CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, November 5, 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) **S145-001R**
(CC District 13)

An application to revise a previously approved preliminary plat (S145-001) to replat a 1.5152-acre tract of land containing all of Lots 5, 6, 7A, and 7B in City Block 10/5201 into one lot on property located at 7039 Twin Hills Avenue.
Applicant/Owner: Prescott Interests, Ltd. and Michelle Pineda
Surveyor: Davis Land Surveying Co., Inc.
Application Filed: October 9, 2015
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(2) **S156-002**
(CC District 2)

An application to replat a 0.91-acre tract of land containing all of Lots 15, 16, and 17 in City Block 9/1884 into one lot on property located on Glasgow Drive at Gaston Avenue, east corner.
Applicant/Owner: UHS of Timberlawn, Inc.
Surveyor: Davis Land Surveying Co., Inc.
Application Filed: October 9, 2015
Zoning: PD 99, Area 1
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(3) **S156-004**
(CC District 2)

An application to replat a 0.7819-acre tract of land containing all of Lots 17, 18, 19 and 20 in City Block A/1989 into one lot on property located on Moser Avenue southeast of Capitol Avenue.
Applicant/Owner: Moser Homes, Ltd.
Surveyor: Coombs Land Surveying, Inc.
Application Filed: October 8, 2015
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(4) **S156-005**
(CC District 7)

An application to replat a 10.571 acre tract of land containing all of Lots 1, 3, 4, and 5 in City Block A/8476 into one 6.340 acre lot, one 1.475-acre lot, one 0.899 acre lot and one 1.857-acre lot on property located in the vicinity of S. Buckner Boulevard and Samuell Boulevard, northeast corner.
Owner: NEC Buckner & Samuel, L.P.
Surveyor: Arthur Surveying Co., Inc.
Application Filed: October 8, 2015
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(5) **S156-006**
(CC District 2)

An application to replat a 1.305-acre tract of land containing all of Lots 1A, 7, and 8 in City Block 4/1637 on property located on Samuell Boulevard at Winslow Avenue, southeast corner.
Applicant/Owner: Shaun Ganji
Surveyor: Drommer and Associates
Application Filed: October 8, 2015
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(6) **S156-007**
(CC District 8)

An application to replat a 0.519-acre tract of land containing all of Lots 36, 37, and 38 in City Block 2/8778 into one 0.173-acre lot and one 0.346-acre lot on property fronting on Rylie Road at Tempest Drive, southeast corner.
Applicant/Owner: Francisco Jove
Surveyor: Surveying Associates
Application Filed: October 9, 2015
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(7) **S156-008**
(CC District 6)

An application to replat a 0.699-acre tract of land containing all of Lots 17, 18, and 19 in City Block C/7248, into one lot on property located on Pollard Street at Vilbig Road, northwest corner.
Applicant/Owner: HF Commercial Properties, LLC
Surveyor: Geomatic Solutions, Inc.
Application Filed: October 9, 2015
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(8) **S156-010**
(CC District 4)

An application to replat a 1.798-acre tract of land containing all of Lot 1B in City Block 10/5993 into one 0.867-acre lot and one 0.931-acre lot on property located on Oak Park Drive at Ledbetter Drive.
Applicant/Owner: Corinth I-35 & Ledbetter, LLC
Surveyor: Brockette-Davis-Drake, Inc.
Application Filed: October 9, 2015
Zoning: RR, MC-1`
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(9) **S156-012**
(CC District 2)

An application to replat a 0.826-acre tract of land containing all of Lots 7, 8, 9, and 10 in City Block 8/695 to create one lot on property located on Bennett Avenue at Fuqua Street, west corner.
Applicant/Owner: Larkspur Bennett II LLC
Surveyor: Gonzalez & Schneeberg Engineers & Surveyors
Application Filed: October 9, 2015
Zoning: MF-2(A)
Staff Recommendation: **Approval,** subject to compliance with the conditions listed in the docket.

(10) **S156-013**
(CC District 2)

An application to replat a 0.736-acre tract of land containing all of Lot 2A in City Block 1/2475; and all of Lots 1, 2, 3, and 4 in City Block 3/2475 into 12 lots ranging in size from 2,545 square feet to 2,750 square feet on property located on Dorothy Avenue, southwest of Holland Street.
Applicant/Owner: Arcilio Castaigne
Surveyor: Blue Star Surveying
Application Filed: October 9, 2015
Zoning: PD 193 (MF-2)
Staff Recommendation: **Approval,** subject to compliance with the conditions listed in the docket.

Residential Replats:

(11) **S145-183R**
(CC District 10)

An application to remove the 30 foot platted building line from Lots 18 and 19 along the southeast line of Goforth Road, and to replat a 0.573-acre tract of land containing all of Lots 17, 18, and 19 in City Block B/5446 into one lot on property located at 7720 Goforth Road and 7728 Goforth Circle.
Owner: Dagmawi Asseged Yemenu and Addisalem W. Kassa
Surveyor: A&W Surveyors, Inc.
Application Filed: October 8, 2015
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(12) **S156-001**
(CC District 9)

An application to replat a 0.5011-acre tract of land containing all of Lot 7, part of Lots 6, 8 and a portion of an abandoned alley in City Block J/2838 to create one 12,876-square foot lot, and one 8,951 square foot lot on property located at 7131 Tokalon Drive at Heath Street, west corner.
Applicant/Owner: Richard Triplett
Surveyor: Davis Land Surveying Co., Inc.
Application Filed: October 7, 2015
Zoning: R-7.5(A)
Staff Recommendation: **Approval,** subject to compliance with the conditions listed in the docket.

(13) **S156-003**
(CC District 2)

An application to replat a 0.6807-acre tract of land containing part of Lot 12, and all of Lots 13, 14, 15, and 16 in City Block O/2605 to create one lot on property located on Mockingbird Lane at Roper Street, northwest corner.
Owner: MSC-1 Ltd.
Surveyor: Texas Heritage Surveying, LLC
Application Filed: October 8, 2015
Zoning: PD 944
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

W145-009
Warren Ellis
(CC District 14)

An application for a waiver of the two-year waiting period to submit a request to amend Subdistrict B in Planned Development District No. 466, on the east side of North Central Expressway, north of Cochran Street.
Staff Recommendation: **Denial**
Applicant/Representative: Rainscott Investments, LLC

W156-001
Olga Torres Holyoak
(CC District 2)

An application for a waiver of the two-year waiting period to submit a request to terminate Specific Use Permit No. 2158 for a tattoo studio on property zoned Tract A in Planned Development District No. 269, the Deep Ellum/Near East Side District located on the south line of Elm Street, east of North Good Latimer Expressway.
Staff Recommendation: **Approval**
Applicant: Shawn Hodges
Representative: Audra Buckley, Permitted Development

D145-032
Laura Evans
(CC District 6)

An application for a development plan and landscape plan on property within Planned Development District No. 741, Subarea A-2, at the south of the intersection of Water Mill Road and Chapel Oaks Drive.
Staff Recommendation: **Approval**
Applicant: Trammel Crow Co #43 Ltd
Representative: Rob Baldwin

D145-034
Laura Evans
(CC District 13)

An application for a development/landscape plan on property within Planned Development District No. 745, Subarea B, east of Manderville Lane and north of Meadow Road.
Staff Recommendation: **Approval**
Applicant: HT Midtown LP
Representative: Suzan Kedron, Jackson Walker

D145-035
Danielle Lerma
(CC District 14)

An application for a development plan and a landscape plan for property zoned Subarea D-3 of Subdistrict D within the West Mixed Use Subzone of the West Zone within Planned Development District No. 305, on the south corner of Noble Avenue and Blackburn Street.
Staff Recommendation: **Approval**
Applicant: Forest City Residential, Inc.
Representative: Susan Mead, Jackson Walker, L.L.P.

D145-036
Danielle Lerma
(CC District 2)

An application for a development plan on property zoned South Subdistrict of Planned Development District No. 582, the Victory Planned Development District, on the northeast corner of Museum Way and Victory Avenue.
Staff Recommendation: **Approval**
Applicant: Anland Block D, LP
Representative: Robert Baldwin, Baldwin Associates

M134-013
Richard Brown
(CC District 11)

An application for a minor amendment to the development plan and landscape plan for the Tract B portion of Planned Development District No. 272 for SC Shopping Center District Uses, on property along the west line of Preston Road, south of the terminus of Alexis Drive at Preston Road.
Staff Recommendation: **Approval**
Applicant: Preston Sports Center, LTD
Representative: Rob Baldwin

Certificates of Appropriateness for Signs:

1509031116
Laura Evans
(CC District 2)

An application for a Certificate of Appropriateness, by Kuni Shimizu of Texas Pro Signs, for a 64.4-square foot attached sign at 333 1st Avenue (southeast elevation).
Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**
Applicant: Kuni Shimizu

Zoning Cases - Consent:

1. **Z145-358(LE)**
Laura Evans
(CC District 14)

An application for a development plan and landscape plan on property zoned Planned Development District No. 466 generally bounded by North Hall Street, Flora Street, Watkins Avenue, and Cochran Street.
Staff Recommendation: **Approval**, subject to a development and landscape plan.
Applicant/Representative: Michael Clark, Winkelmann & Associates

2. **Z145-334(SM)**
Sarah May
(CC District 14)

An application for a Specific Use Permit for a vehicle display, sales and service on property zoned a CA-1(A) Central Area District with a Core Pedestrian Overlay on the west corner of Olive Street and Live Oak Street.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant/Representative: Sixt Rent A Car, LLC

3. **Z145-354(SM)**
Sarah May
(CC District 7)

An application for a Specific Use Permit for an adult day care facility and to repeal Specific Use Permit No. 1161 for a community service center on property zoned an R-7.5(A) Single Family District with Specific Use Permit No. 105 for an institutional use on the southwest corner of Samuell Boulevard and Hunnicut Road.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.
Applicant: Buckner Retirement Services, Inc.
Representative: Tommy Mann and Brad Williams, Winstead PC

4. **Z145-338(WE)**
Warren Ellis
(CC District 6)

An application for a Specific Use Permit for a bail bond office on property zoned Mixmaster Riverfront Subarea, Planned Development District No. 784, the Trinity River Corridor Special Purpose District, on the southwest corner of Rock Island Street and South Riverfront Boulevard.
Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewals for additional three-year periods, subject to a site plan and conditions.
Applicant: Real Adventure Properties of Texas #12, LLC
Representative: Tailim Song, Tailim Song Law Firm

5. **Z145-345(AF)**
Aldo Fritz
(CC District 8)

An application for an R-10(A) Single Family District on property zoned an A(A) Agricultural District generally southwest of the intersection of South St. Augustine Road and Middlefield Road.
Staff Recommendation: **Approval**
Applicant/Representative: Gerald Preas

6. **Z145-348(AF)**
Aldo Fritz
(CC District 6)

An application for a Specific Use Permit for an animal shelter or clinic with outside runs on property zoned an IR Industrial Research District along the north line of West Commerce Street, west of Chappell Street.
Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant/Representative: Steven Bell, Bones & Bacon, LLC.

7. **Z145-349(AF)**
Aldo Fritz
(CC District 6)

An application for an MU-3 Mixed Use District on property zoned an IR Industrial Research District on the southwest line of Monitor Street, west of Wycliff Avenue.
Staff Recommendation: **Approval**
Applicant: Keith Johnston
Representative: Audra Buckley, Permitted Development

Zoning Cases – Under Advisement:

8. **Z145-308(SM)**
Sarah May
(CC District 14)

An application for a Planned Development Subdistrict and a Specific Use Permit for a winery and tasting room on property zoned Center Core Area, Subdistrict E-F within Planned Development District No. 281, the Lakewood Special Purpose District, on the southeast corner of Prospect Avenue and Kidwell Street.
Staff Recommendation: **Approval** of a new Planned Development Subdistrict, subject to staff's recommended conditions; and **approval** of a Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: Lawler Platner Wilson, LP
Representative: Rob Baldwin, Baldwin Associates
U/A From: October 15, 2015

9. **Z145-322(SM)**
Sarah May
(CC District 5)

An application for a Specific Use Permit for a utility or government installation other than listed on property zoned an LI Light Industrial District on the east line of Guard Drive, north of Lake June Road.
Staff Recommendation: **Approval** for a permanent period, subject to a site plan and conditions.
Applicant: Raul Acosta, City of Dallas
Representative: Charyl F. McAfee-Duncan, McAfee3 Architects, Inc.
U/A From: October 1, 2015

10. **Z145-306(RB)**
Richard Brown
(CC District 2)

An application for an amendment to Planned Development Subdistrict No. 96 within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west line of Harry Hines Boulevard and the east line of the Houston Street Extension.
Staff Recommendation: **Approval**, subject to revised conditions.
Applicant: ASA Apartments, LP
Representative: Rob Baldwin
U/A From: October 1, 2015

Zoning Cases – Individual:

11. **Z145-346(DL)**
Danielle Lerma
(CC District 7)

An application for the amendment to a development plan on property zoned Subarea 1 of Planned Development District No. 883 on property at the terminus of Jeane Street, west of Pemberton Hill Road, and north of Great Trinity Forest Way.
Staff Recommendation: **Approval**, subject to a revised development plan.
Applicant: Equest
Representative: Santos Martinez, Masterplan Consultants

12. **Z134-353(WE)** Warren Ellis (CC District 14)

An application for a Planned Development Subdistrict for GR General Retail Subdistrict uses and an outdoor dining area on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the southwest line of Fairmount Street, west of Cedar Springs Road.
Staff Recommendation: **Denial**
Applicant: TCT Uptown, LLC
Representative: Robert Baldwin

13. **Z145-343(AF)** Aldo Fritz (CC District 2)

An application for the renewal of Specific Use Permit No. 1922 for a late-hours establishment limited to an alcoholic beverage establishment operated limited to a bar, lounge or tavern on property zoned Planned Development District No. 842 on the west side of Greenville Avenue, southeast of Ross Avenue.
Staff Recommendation: **Approval** for a four-year period, subject to conditions.
Applicant: Ship's Lounge
Representative: Audra Buckley, Permitted Development

Other Matters

Update on CA145-427(JKA) 4903 Junius Street - appeal of the Landmark Commission's decision heard by CPC on October 1, 2015.
Neva Dean, Interim Assistant Director, Current Planning

Consideration of appointments to CPC Committees

Minutes: October 15, 2015

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, November 5, 2015

ZONING ORDINANCE COMMITTEE (ZOC) MEETING - Thursday, November 5, 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.

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 negations 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 negations 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 5, 2015**

FILE NUMBER: S145-001R **Subdivision Administrator:** Paul Nelson

LOCATION: 7039 Twin Hills Avenue

DATE FILED: October 9, 2015 **ZONING:** MU-3

CITY COUNCIL DISTRICT: 13 **SIZE OF REQUEST:** 1.5152-Acres **MAPSCO:** 26P

APPLICANT/OWNER: Prescott Interests, LTD and Michelle Pineda

REQUEST: An application to revise a previously approved preliminary plat (S145-001) to replat a 1.5152-acre tract of land containing all of Lots 5, 6, 7A, and 7B in City Block 10/5201 into one lot on property located at 7039 Twin Hills Avenue.

SUBDIVISION HISTORY:

1. S145-001 was an application to replat a 1.7677-acre tract of land containing all of Lots 4, 5, 6 and Lot 7B in City Block 10/5201 into one lot on property located at 7039 Twin Hills Avenue. The request was approved on November 6, 2014 but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the MU-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), and (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), and (d)
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (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) and (b)

7. On the final plat include two boundary corners tagged with these coordinates: “Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.”

8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman’s signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.

9. The maximum number of lots permitted by this plat is 1.

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 Section 51A-8.601(b)(4), (5), (6), (7), (8), and (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 25 feet of ROW, or a street easement, or Public Utility and Sidewalk Easement from the established centerline of Twin Hills Avenue. Section 51A-8.602(c), Section 51A-9.101

13. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(A)(xii)

14. On the final plat show all additions or tracts of land within 150 feet of the property with the recording information for each tract. Platting Guidelines

15. On the final plat show the recording information on all existing easements within 150 feet of the property. Platting Guidelines

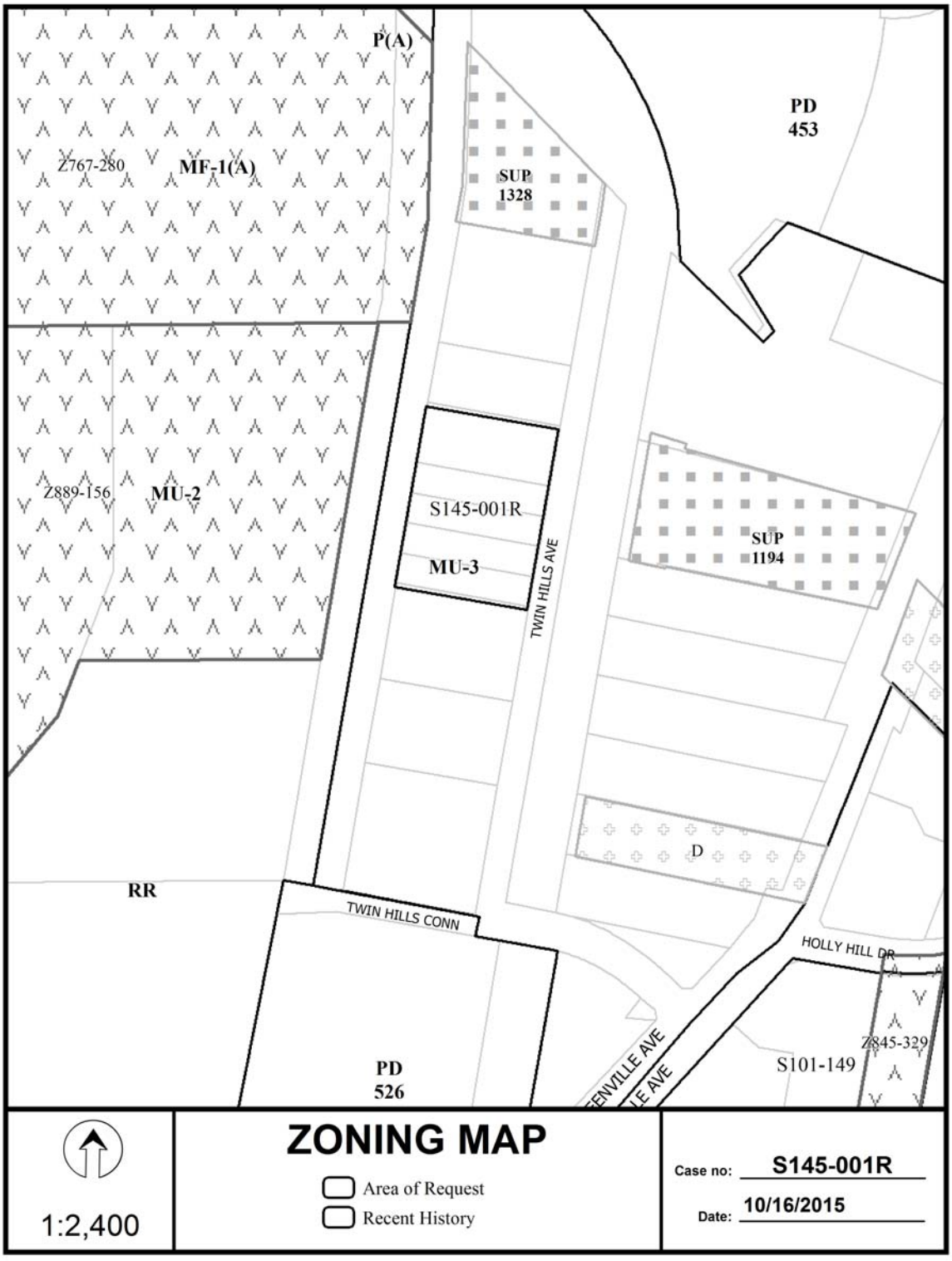
16. On the final plat show the correct recording information. Platting Guidelines

17. On the final plat include Michelle Pineda as an owner

18. 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)

19. Wastewater main extension may be required by Private Development Contract. Sections 49-60(g)(1)(2), 49-62(f)(1) and 49-62(b)(c)

20. On the final plat identify the property as Lot 5A in City Block 10/5201. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872)

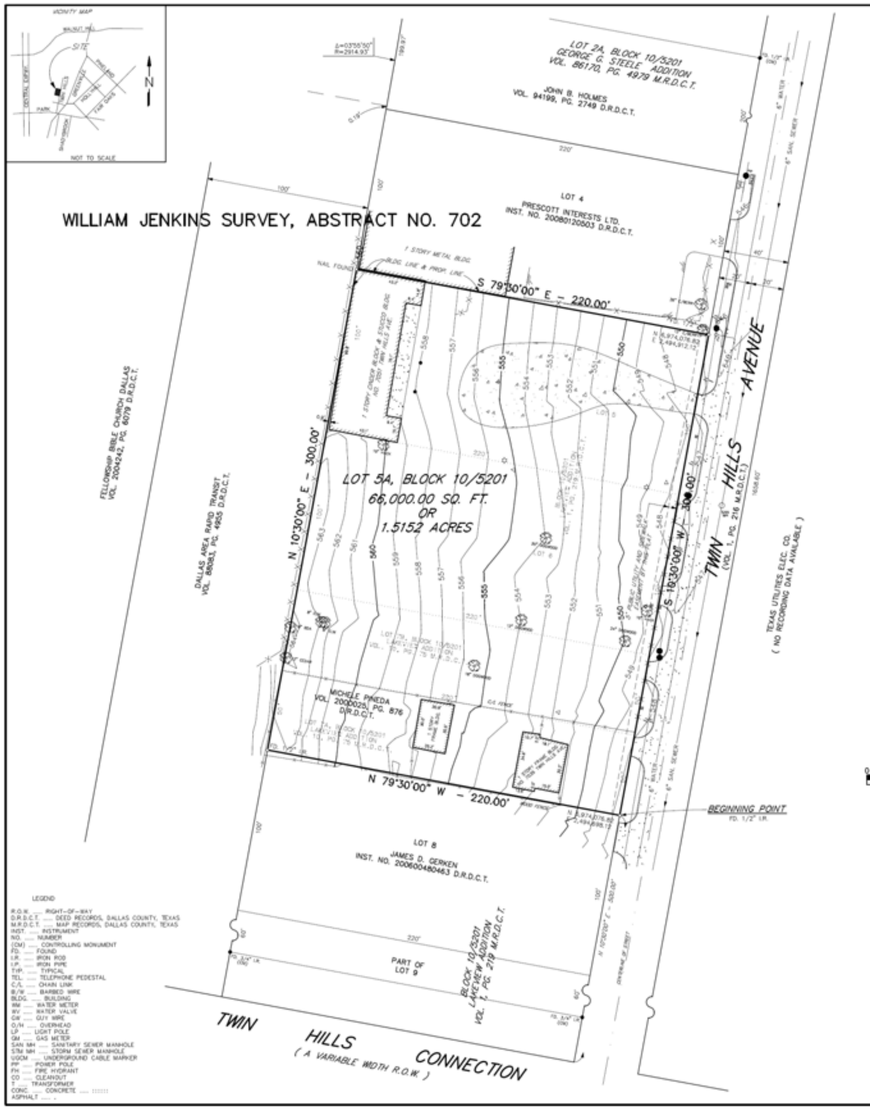

P(A)
PD
453
Z767-280
MF-1(A)
SUP
1328
Z889-156
MU-2
S145-001R
MU-3
TWIN HILLS AVE
SUP
1194
D
RR
TWIN HILLS CONN
HOLLY HILL DR
PD
526
Z845-329
S101-149
1:2,400
ZONING MAP
Area of Request
Recent History
Case no: S145-001R
Date: 10/16/2015

1:2,400

AERIAL MAP

Area of Request
Recent History

Case no: S145-001R
Date: 10/16/2015



OWNERS DEDICATION

STATE OF TEXAS:
COUNTY OF DALLAS:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, PRESCOTT INTERESTS, LTD., acting by and through its duly authorized agent, SANDY OWENS, does hereby adopt this plat, designating the herein above described property as **PRESCOTT INTERESTS 7039 TWIN HILLS ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever the streets and alleys shown hereon. The easements shown hereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility.)

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

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas. Sidewalks shall be constructed by the builder as required by City Council Resolution No. 68-1038 and in accordance with the requirements of the Director of Public Works and Transportation.

Witness, my hand at Dallas, Texas, this the ___ day of __________ , 2015.

____
SANDY OWENS, Vice President

STATE OF TEXAS:

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

GIVEN under my hand and seal of office, this the ___ day of __________, 2015.

____
Notary Public in and for the State of Texas.

OWNERS CERTIFICATE

STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS, PRESCOTT INTERESTS, LTD. is the owner of Lots 5 and 6, Block 10/5201 of LAKEVIEW ADDITION, an addition to the City of Dallas, Dallas County, Texas, recorded in Volume 1, Page 219 of the Map Records of Dallas County, Texas, and Lots 7A and 7B, Block 10/5201 of LAKEVIEW ADDITION, an addition to the City of Dallas, Texas, recorded in Volume 10, Page 75 of the Map Records of Dallas County, Texas, and being all of those same tracts of land described in deeds to Prescott Interests, Ltd., recorded in County Clerk Instrument Nos. 20070225234, 20070138298 of the Deed Records of Dallas County, Texas, and said composite parcel being situated in the WILLIAM JENKINS SURVEY, ABSTRACT NO. 702 and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the common southeast corner of Lot 7A and the northeast corner of Lot 8 of said Lakeview Addition, said point being in the west R.O.W. line of Twin Hills Avenue (a 40' R.O.W.) and being N 10°30'00" E, 500.00' from the present intersection of the west line of Twin Hills Avenue with the north line of Twin Hills Connection (a variable width R.O.W.);

THENCE N 79°30'00" W, 220.00' along the common line of said Lots 7A and 8 to a 1/2" iron rod found in the east line of that same tract of land described in deed to Dallas Area Rapid Transit, recorded in Volume 88083, Page 4955 of the Deed Records of Dallas County, Texas;

THENCE N 10°30'00" E, 300.00' along the east line of said Dallas Area Rapid Transit property to a nail found at the common northwest corner of said Lot 5 and the southwest corner of Lot 4, of said Lakeview Addition;

THENCE S 79°30'00" E, 220.00' along the common line of said Lots 5 and 4 to a 3/4" iron rod found in the west line of Twin Hills Avenue;

THENCE S 10°30'00" W, 300.00' along the west line of Twin Hills Avenue to the point of beginning and containing 66,000.00 square feet or 1.5152 acres of land.

SURVEYOR'S STATEMENT:

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

RELEASED FOR PRELIMINARY REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

SCOTT DAVIS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5111

STATE OF TEXAS:
COUNTY OF DALLAS:

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

GIVEN under my hand and seal of office, this the ___ day of __________ 2015.

____
Notary Public in and for the State of Texas.

GENERAL NOTES:

1. BASIS OF BEARINGS IS WEST R.O.W. LINE OF TWIN HILLS AVE. AS SHOWN ON PLAT OF TWIN HILLS OFFICE PARK, RECORDED IN VOLUME 86045, PAGE 3776 (M.R.D.C.T.).
2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
3. THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM 4 EXISTING LOTS.
4. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
5. THE BUILDINGS SHOWN ON THIS PLAT WILL BE DEMOLISHED.

FINAL PLAT
OF

PRESCOTT INTERESTS 7039 TWIN HILLS ADDITION

LOT 5A, BLOCK 10/5201

A REPLAT OF LOTS 5 AND 6, BLOCK 10/5201 OF LAKEVIEW ADDITION, AND LOTS 7A AND 7B, BLOCK 10/5201 OF LAKEVIEW ADDITION, AND BEING SITUATED IN THE WILLIAM JENKINS SURVEY, ABSTRACT NO. 702, CITY OF DALLAS, DALLAS COUNTY, TEXAS.

CITY PLAN FILE NO. S 145-001R

OWNER/DEVELOPER
PRESCOTT INTERESTS, LTD.
P.O. BOX 7270
DALLAS, TEXAS 75209-7270
PH. 214-420-5569

DAVIS LAND SURVEYING CO., INC.
9777 FERGUSON ROAD, SUITE 105
DALLAS, TEXAS 75228 214-321-0569
DATE: 10/7/15
JOB NO. 07013F

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2015**

FILE NUMBER: S156-002 **Subdivision Administrator:** Paul Nelson

LOCATION: Glasgow Drive at Gaston Avenue, east corner

DATE FILED: October 9, 2015 **ZONING:** PD 99, Area 1

CITY COUNCIL DISTRICT: 2 **SIZE OF REQUEST:** 0.91-Acre **MAPSCO:** 36Y

APPLICANT/OWNER: UHS of Timberlawn, Inc.

REQUEST: An application to replat a 0.91-acre tract of land containing all of Lots 15, 16 and 17 in City Block 9/1884 into one lot on property located on Glasgow Drive at Gaston Avenue, east corner.

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

STAFF RECOMMENDATION: The proposed lot complies with the requirements of PD 99, Area I which allows single family, duplex and multifamily. There are other lots along Gaston Avenue that are similar in size to the proposed lot; 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), and (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), and (d)
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (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. Sections 51A-8.501(b) and 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) and (b)
7. On the final plat include two boundary corners tagged with these coordinates: “Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.” Section 51A-8.617

8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. The maximum number of lots permitted by this plat is 1.

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 either 28 feet of right-of-way, street easement, or sidewalk easement from the established center line of Glasgow Street. Section 51A-8.602(c), Section 51A-9.101

13. On the final plat, dedicate a 15 foot by 15 foot corner clip at Gaston Street and Glasgow Drive. Section 51A-8.602(d)(1).

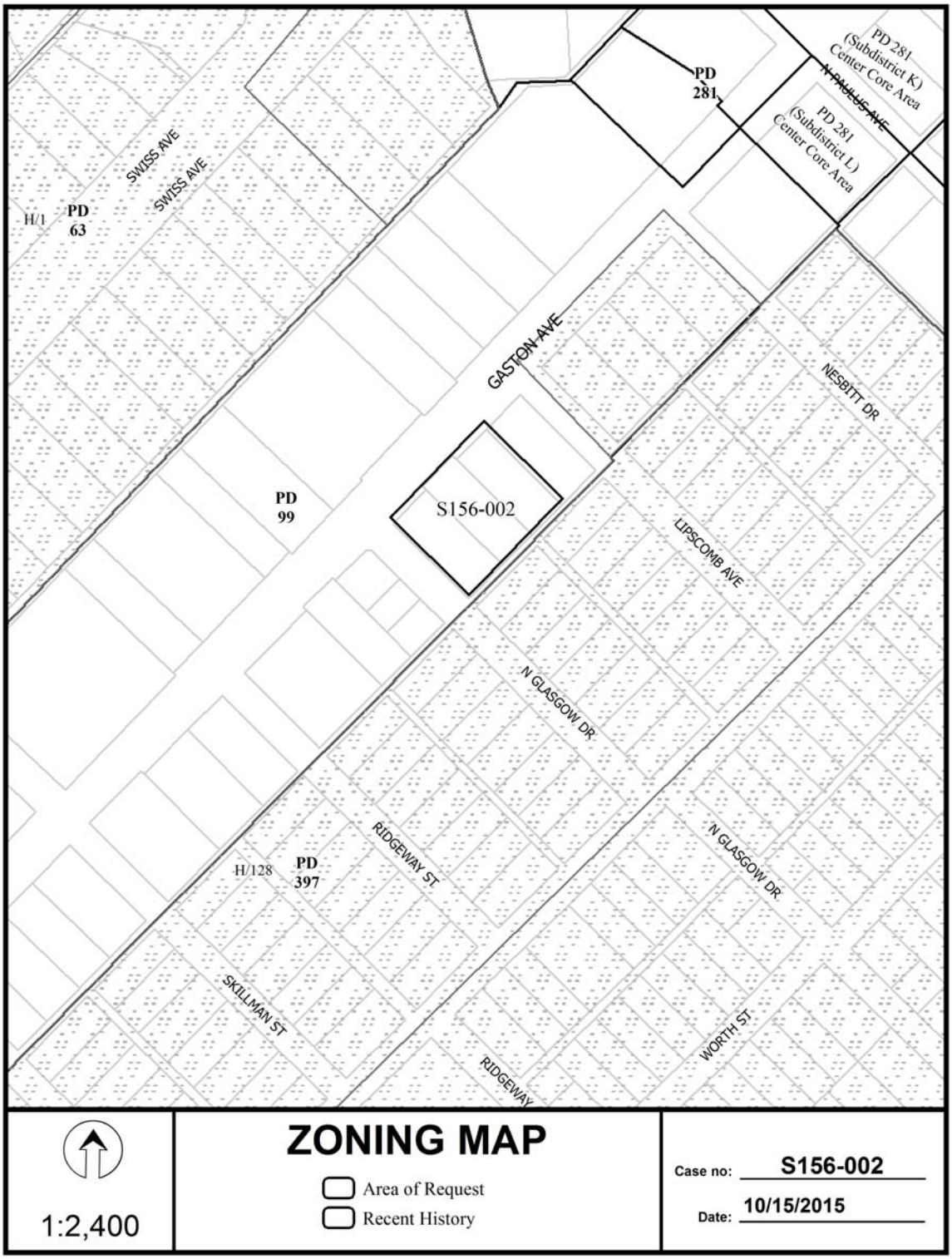
14. On the final plat dedicate a 15 feet by 15 feet Alley Sight Easement at Glasgow Street and the alley. Sections 51A-8.602(e) and 51A-9.101

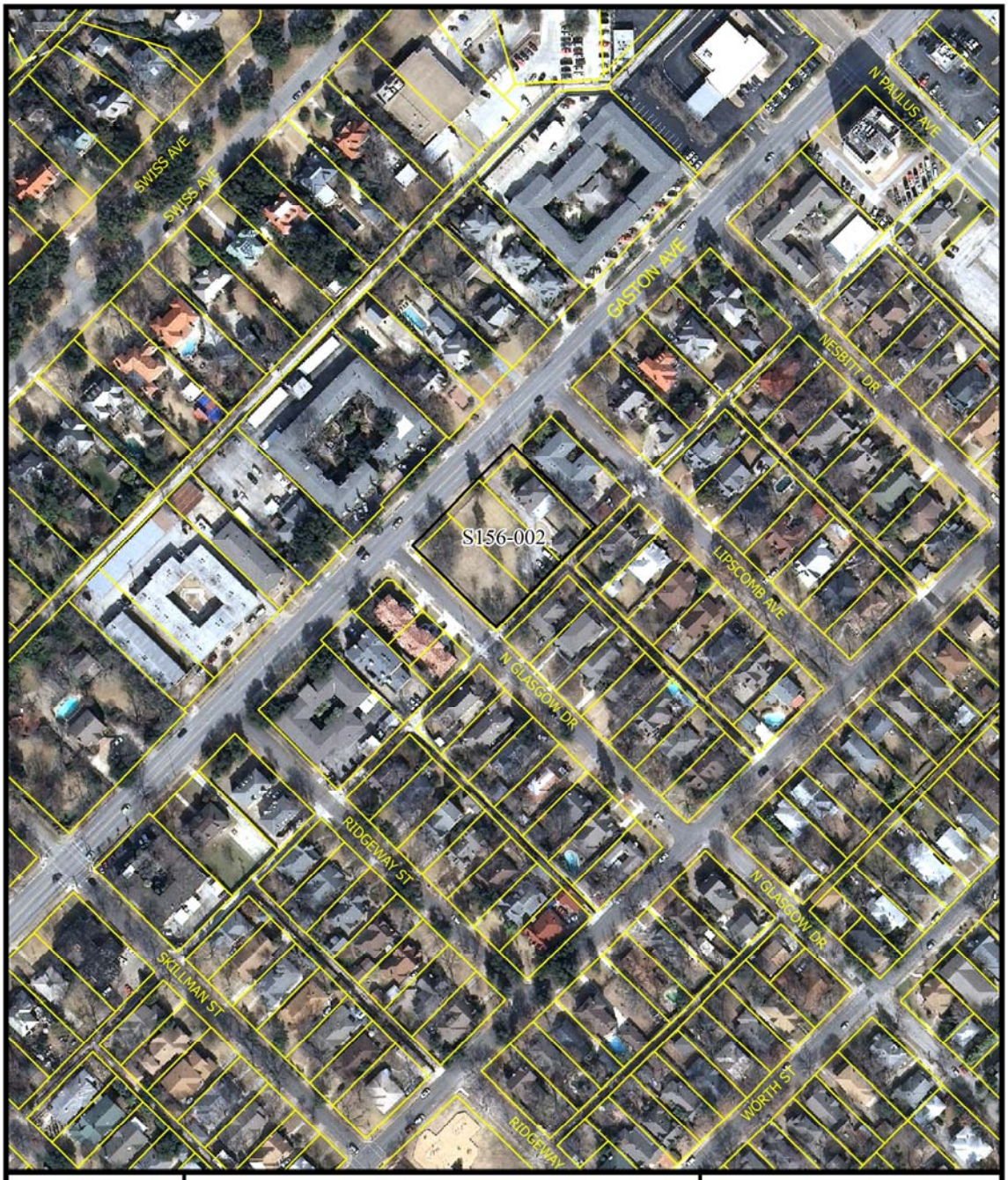
15. On the final plat call out the deed type and record information in the legal description. Survey Manual

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. The number and location of fire hydrants, must comply with the Dallas Fire Code.

18. On the final plat identify the property as Lot 15A in City Block 9/1884. Ordinance Book 1A, pages 131-148, Section 2 (passed August 13, 1872); Section 51A-8.403(a)(1)(A)(viii)


PD 281 (Subdistrict K) Center Core Area
PD 281
N PAULUS AVE
PD 281 (Subdistrict L) Center Core Area
SWISS AVE
SWISS AVE
H/1
PD 63
GASTON AVE
NESBITT DR
PD 99
S156-002
LIPSCOMB AVE
N GLASGOW DR
RIDGEWAY ST
H/128
PD 397
N GLASGOW DR
SKILLMAN ST
WORTH ST
RIDGEWAY
1:2,400
ZONING MAP
Area of Request
Recent History
Case no: S156-002
Date: 10/15/2015



1:2,400

AERIAL MAP

Area of Request

Recent History

Case no: S156-002

Date: 10/15/2015

GASTON AVENUE
GLASGOW DRIVE
LIPSCOMB STREET
15' ALLEY
LOT 154, BLOCK 9/1884
39,776 SQ. FT. OR 0.91 ACRES
N. 45°00'00" W - 180.80'
S 45°00'00" E - 180.80'
N 45°00'00" E - 220.00'
S 45°00'00" W - 220.00'
BEGINNING POINT
GRAPHIC SCALE
SCALE 1" = 30'
LOT 7A, BLOCK 1/1882
PIONEER HEIGHTS
VOL. 2001044, PG. 1572 M.R.D.C.T.
BLOCK 1/1882
MUNGER PLACE EXTENSION
VOL. 21, PG. 290 M.R.D.C.T.
BLOCK 8/1883
HILLS ADDITION
INST. 20070220042
O.P.R.D.C.T.
BLOCK 9/1884
MUNGER PLACE EXTENSION
VOL. 2, PG. 239 M.R.D.C.T.
BLOCK 21/1884
MUNGER PLACE EXTENSION
VOL. 2, PG. 239 M.R.D.C.T.
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11A
LOT 12A
LOT 13A
LOT 14A
LOT 15A
LOT 16A
LOT 17A
LOT 18A
LEGEND
GENERAL NOTES
OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS
OWNER'S DEDICATION
SURVEYOR'S STATEMENT:
STATE OF TEXAS
COUNTY OF DALLAS
CITY PLAN FILE NO. S 156-002
OWNER/DEVELOPER
CITY OF PLANO APPROVAL
DAVIS LAND SURVEYING CO., INC.
FINAL PLAT
MAGNOLIA PROPERTY ADDITION
LOTS 15A, BLOCK 9/1884
A REPLAT OF LOTS 15, 16 & 17, BLOCK 9/1884 OF MUNGER PLACE EXTENSION, SITUATED IN THE ROBERT RAY SURVEY, ABSTRACT NO. 1242, CITY OF DALLAS, DALLAS COUNTY, TEXAS.
OWNER/DEVELOPER
1305 OF THAMESLAWN, INC.
301 SOUTH COLEMAN ROAD
KING OF PRUSSIA, PENN 19406
PH. 214 505-5783
DAVIS LAND SURVEYING CO., INC.
2323 N. CARROLL AVE., SUITE 130
DALLAS, TEXAS 75204
PH. 214-521-0999
DATE: 9/30/15
JOB NO. 15060

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2015**

FILE NUMBER: S156-004 **Subdivision Administrator:** Paul Nelson

LOCATION: Moser Avenue, southeast of Capitol Avenue

DATE FILED: October 8, 2015 **ZONING:** MF-2(A)

CITY COUNCIL DISTRICT: 2 **SIZE OF REQUEST:** 0.7819-Acres **MAPSCO:** 36W

APPLICANT/OWNER: Moser Homes, LLC

REQUEST: An application to replat a 0.7819-acre tract of land containing all of Lots 17, 18, 19, and 20 in City Block A/1989 into one lot on property located on Moser Avenue southeast of Capitol Avenue.

SUBDIVISION HISTORY:

1. S145-201 was an application south of the present request to replat a 0.975-acre tract of land containing all of Lots 1, 2, 3, 4 and 5 in City Block E/1491 into one lot on Moser Avenue at Fuqua Street, north corner. The request was approved June 18, 2015 but has not been recorded.

2. S145-181 was an application south of the present request to replat a 0.976-acre tract of land containing all of Lots 1, 2, 3, 4 and 5 in City Block F/1491 on property located on Moser Avenue at Fuqua Street, west corner. The request was approved on June 4, 2015, but has not been recorded.

3. S145-059 was an application north east of the present request to replat a 0.665-acre tract of land containing all of Lots 11, 12, 13, and 14 in City Block 1/1975 into one lot on property located on Henderson Avenue at Capitol Avenue. The request was approved on January 8, 2015; a request for an Early Release Building Permit was applied for on January 29, 2015 but has not been issued. The plat also has not been recorded.

4. S145-003 was a request southwest of the present request to replat a 1.827-acre tract of land containing all of Lots 8, 9, 10, 11, 12, 13, 14 and 15 in City Block D/1990 into one lot on property located at 4910 Capitol Avenue. The request was approved October 15, 2014 but has not been recorded.

5. S134-035 was an application south of the present request to replat a 0.975-acre tract of land containing all of Lots 21, 22, 23, 24, and 25 in City Block B/1989; to create a 24 lot Shared Access Development with lots ranging in size from 1,494 square feet to 1,682 square feet on property located on Garrett Avenue between Fuqua Street and Capitol Avenue. The request was approved on December 5, 2013, and has not yet been recorded.

6. S134-031 was an application northeast of the present request to replat a 0.17-acre tract of land containing all of Lot 30 in City Block 30/1949 into one 3,653 square foot lot and one 3,956 square foot lot on property located at the northeast corner of Melrose Avenue and Glencoe Street. The request was denied on December 5, 2013.

7. S112-103 was an application southwest of the present request to replat a 4.456 acre tract of land containing part of Lot 2 and all of Lots 3 through 23 and abandoned alley right-of-way into one lot on property located on Capitol Avenue between Bennett Avenue and Garrett Avenue. The request was approved on April 12, 2012 and recorded on April 21, 2014.

8. S112-077 was an application west of the present request to create an 18 lot shared access development subdivision from a 0.822 acre tract of land containing part of Lot 11 and all of Lot 12 in City Block C/1993 located at 5119, 5125, and 5129 Capital Avenue. The request was approved on March 22, 2012 and recorded on November 15, 2013.

9. S101-061 was an application southwest of the present request to replat all of Lot 16 and part of Lot 15 in City Block D/1994 into one 0.610 acre lot on 2407, 2411, and 2415 Garrett Avenue, and 5025 Capitol Avenue. The request was approved March 12, 2011 and recorded May 10, 2012.

STAFF RECOMMENDATION: The proposed lot complies with the requirements of the MF-2(A) District and is similar in size to other lots in the area; 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), and (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), and (d)

3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (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. Sections 51A-8.501(b) and 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) and (b)

7. On the final plat include two boundary corners tagged with these coordinates: “Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.” Section 51A-8.617

8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. The maximum number of lots permitted by this plat is 1.

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-8.603; and 51A-8.604

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. 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 how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xii)

14. On the final plat show recording information on all existing easements within 150 feet of the property. Survey Manual.

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. On the final plat call out the property owner name and the recording information in the preamble of the legal description. Survey Manual

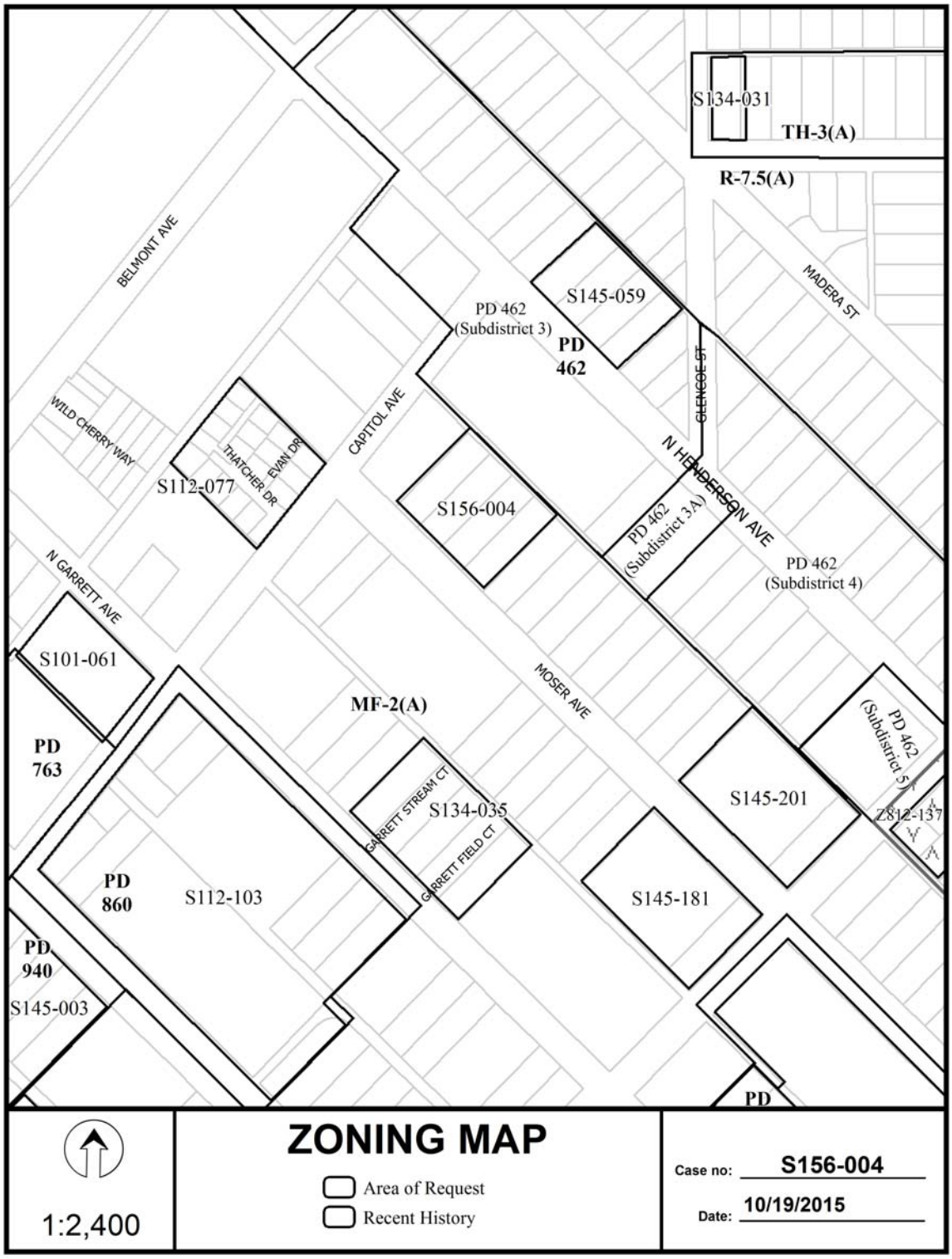
17. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)

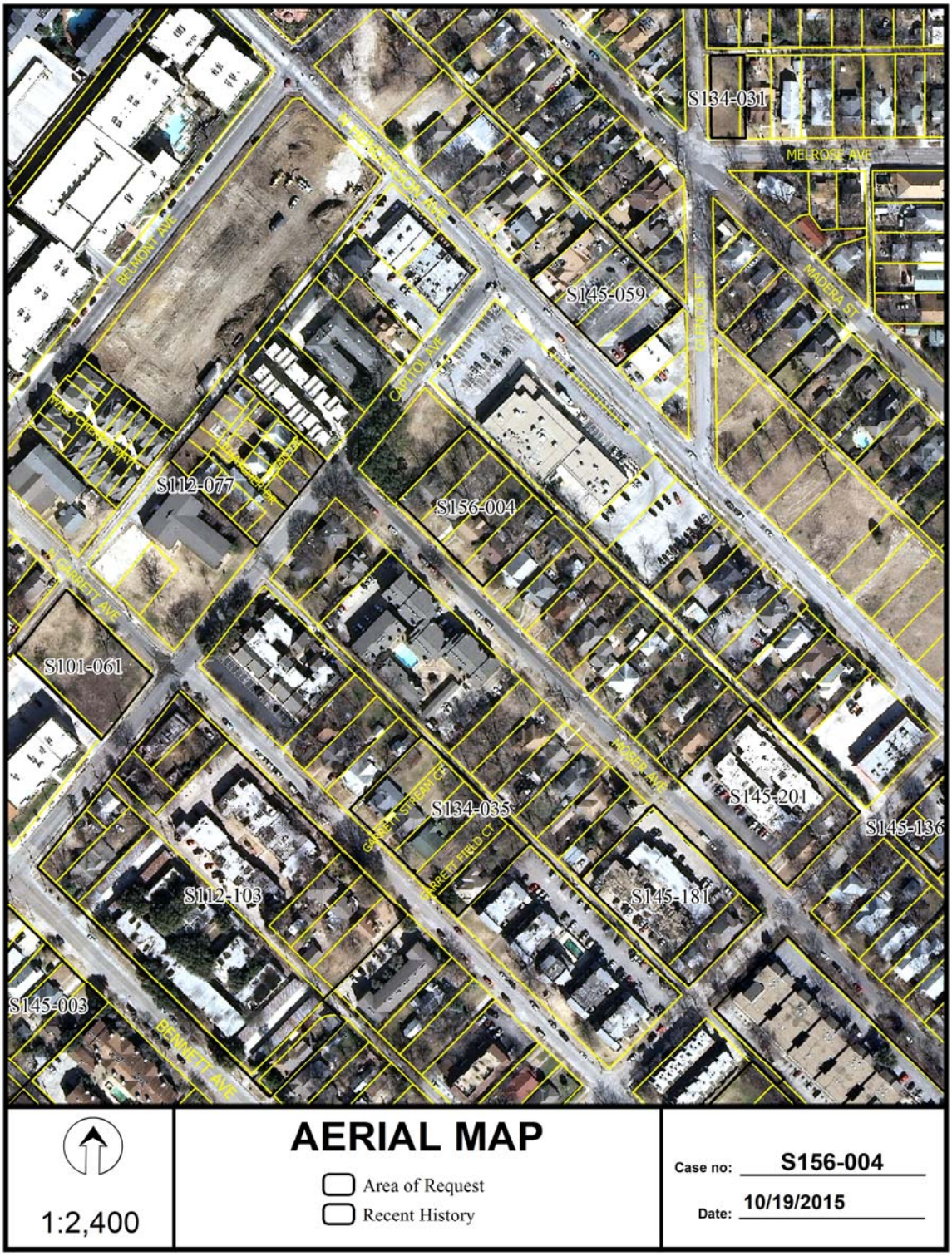
18. The number and location of fire hydrants, must comply with the Dallas Fire Code.

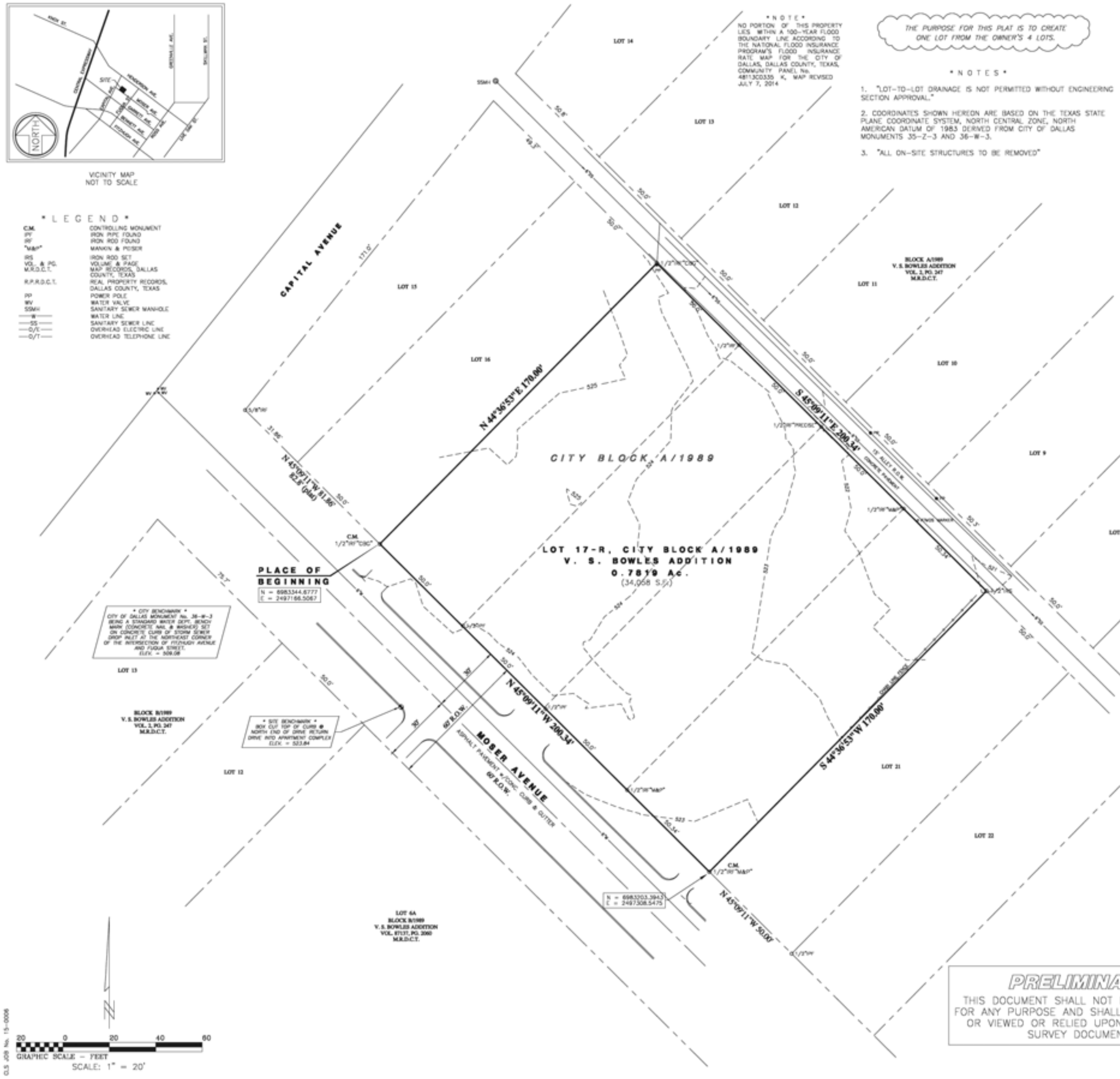
19. Water/wastewater main extension may be required by Private Development Contract. Sections 49-60(g)(1) and (2); 49-62(f)(1); and 49-62(b) and (c).

20. On the final plat change "Capital Avenue" to "Capitol Avenue". Section 51A-8.403(a)(1)(xii)

21. On the final plat identify the property as Lot 17A in City Block A/1989. Ordinance Book 1A, pages 131-148, Section 2 (passed August 13, 1872); Section 51A-8.403(a)(1)(A)(viii)


S134-031
TH-3(A)
R-7.5(A)
BELMONT AVE
S145-059
MADERA ST
PD 462
(Subdistrict 3)
PD
462
GLENCOE ST
WILD CHERRY WAY
EVAN DR
THATCHER DR
S112-077
CAPITOL AVE
N HENDERSON AVE
S156-004
PD 462
(Subdistrict 3A)
PD 462
(Subdistrict 4)
N GARRETT AVE
S101-061
MF-2(A)
MOSER AVE
PD 462
(Subdistrict 5)
PD
763
GARRETT STREAM CT
S134-035
GARRETT FIELD CT
S145-201
Z812-137
PD
860
S112-103
S145-181
PD
940
S145-003
PD
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S156-004
Date: 10/19/2015


S134-031
MELROSE AVE
N HASKELL AVE
BELMONT AVE
S145-059
GLENCOE ST
MADERA ST
CAPITOL AVE
S112-077
S156-004
CARRETT AVE
S101-061
S134-035
S145-201
S145-136
S112-103
S145-181
S145-003
BENNETT AVE
1:2,400
AERIAL MAP
Area of Request
Recent History
Case no: S156-004
Date: 10/19/2015



* N O T E *
NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, COMMUNITY PANEL No. 48113C0335 K, MAP REVISED JULY 7, 2014

THE PURPOSE FOR THIS PLAT IS TO CREATE ONE LOT FROM THE OWNER'S 4 LOTS.

* N O T E S *

1. "LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL."

2. COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 DERIVED FROM CITY OF DALLAS MONUMENTS 35-Z-3 AND 36-W-3.

3. "ALL ON-SITE STRUCTURES TO BE REMOVED"

Coombs Land Surveying, Inc.
P.O. Box 11370 Fort Worth Texas 76110
(817) 920-7600 (817) 920-7617 FAX
CLS JOB No. 15-0006
GF No. NONE

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, MOSER HOMES, LLC, acting by and throught the undersigned, its duly authorized agent, is the sole owner of Lots 17 through 20, Block A/1989, V. S. Bowles Addition to the City of Dallas Dallas County, Texas according to the plat recorded in Volume 2, Page 247 of the Map Records of Dallas County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found with plastic cap stamped "CBG" at the most Westerly corner of said Lot 17 being the most Southerly corner of Lot 16, said BLock A/1989, lying in the Northeast right-of-way line of Moser Avenue (a 60-foot wide right-of-way) and lying S 45° 09' 11"E, 81.86 feet along said right-of-way line from a 5/8-inch iron rod found at its intersection with the Southeast right-of-way line of Capital Avenue;

THENCE N 44° 36' 53" E, 170.00 feet along the common boundary line between said Lots 16 and 17 to a 1/2-inch iron rod found with plastic cap stamped "CBG" at the most Northerly corner of said Lot 17 lying in the Southwest right-of-way line of a 15-foot wide alley;

THENCE S 45° 09' 11" E, 200.34 feet along the Southwest right-of-way line of said alley to a 1/2-inch iron rod set with orange plastic cap stamped "R W COOMBS RPLS 5294" at the most Easterly corner of aforesaid Lot 20 being the most Northerly corner of Lot 21, aforesaid Block A/1989;

THENCE S 44° 36' 53" W, 170.00 feet along the common boundary line between said Lots 20 and 21 to a 1/2-inch iron rod found with plastic cap stamped "MANKIN & PEISER" at the most Southerly corner of said Lot 20 lying in the aforesaid Northeast right-of-way line of Moser Avenue;

THENCE N 45° 09' 11" W, 200.34 feet along the said Northeast right-of-way line of Moser Avenue to the PLACE OF BEGINNING, containing 0.7819 acre (34,058 square feet) of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That MOSER HOMES, LLC, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat, designating the herein described property as LOT 17-R, CITY BLOCK A/1989, V. S. BOWLES ADDITION to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets, alleys and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements, or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity ay any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

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

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

WITNESS, my hand at Dallas, Texas, this the _______ day of ____________________, 2015

MOSER HOMES, LLC

____
BRAD BOSWELL, President

STATE OF TEXAS
COUNTY OF DALLAS

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

Given under my hand and seal of office this the ________ day of ________________, 2015

____
NOTARY PUBLIC
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF TARRANT

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

____
RONALD W. COOMBS
R.P.L.S No. 5294

STATE OF TEXAS
REGISTERED
RONALD W. COOMBS
5294
PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared RONALD W. COOMBS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this the

________ day of ________________, 2015

____
NOTARY PUBLIC
STATE OF TEXAS

FINAL PLAT

LOT 17-R, CITY BLOCK A/1989
V. S. BOWLES ADDITION

TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS
BEING A REVISION OF LOTS 17 THRU 20, BLOCK A/1989
V. S. BOWLES ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS
ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGE 247
OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS

CITY BLOCK No. 1989
CITY OF DALLAS, DALLAS COUNTY, TEXAS

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

SURVEYOR:	ENGINEER:	OWNER/DEVELOPER:
COOMBS LAND SURVEYING, INC.	DYNAMIC ENGINEERING CONSULTANTS, PC	MOSER HOMES, LLC
P.O. BOX 11370	1301 CENTRAL EXPRESSWAY SOUTH #201	P.O. BOX 560491
FORT WORTH, TEXAS 76110	ALLEN, TEXAS 75013	DALLAS, TEXAS 75356
(817) 920-7600	(972) 534-2100	(972) 812-7370
ron.coombs@sbcglobal.net	jedge@dynamicec.com	bboswell@psg-dallas.com

CITY PLAN FILE No. S 156-004
1 LOT 0.7819 Ac.
OCTOBER 9, 2015

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2015**

FILE NUMBER: S156-005 **Subdivision Administrator:** Paul Nelson

LOCATION: S. Buckner Boulevard and Samuell Boulevard, northeast corner

DATE FILED: October 8, 2015 **ZONING:** RR

CITY COUNCIL DISTRICT: 7 **SIZE OF REQUEST:** 10.571-Acres **MAPSCO:** 48G

APPLICANT/OWNER: NEC Buckner & Samuel, L.P.

REQUEST: An application to replat a 10.571-acre tract of land of which, approximately 3 acres lies within the City of Dallas, and contains all of Lots 1, 3, 4 and 5 in City Block A/8476 into one 6.340 acre lot, one 1.475-acre lot, one 0.899 acre lot and one 1.857-acre lot on property located in the vicinity of S. Buckner Boulevard and Samuell Boulevard, northeast corner.

SUBDIVISION HISTORY:

1. S067-217 was an application on the same property to create a 5 lot subdivision from an 11.5240 acre tract of land of which approximately 3 acres lies within the City of Dallas in City Block 2/8476 on S. Buckner Boulevard at Samuell Blvd., northeast corner. The request was approved July 19, 2007 and recorded February 10, 2009.

STAFF RECOMMENDATION: The proposed replat complies with the requirements of the RR 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), and (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), and (d)
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (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. Sections 51A-8.501(b) and 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) and (b)

7. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection." Section 51A-8.617

8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. The maximum number of lots permitted by this plat is 4.

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-8.603; and 51A-8.604

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 of right-of-way from the established centerline of Samuell Boulevard. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e)

13. On the final plat dedicate 53.5 feet of right-of-way from the established centerline of Buckner Boulevard. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e)

14. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xii)

15. On the final plat show two control monuments. Survey Manual

16. On the final plat show the owner along with the recording information in the legal description preamble. Survey Manual

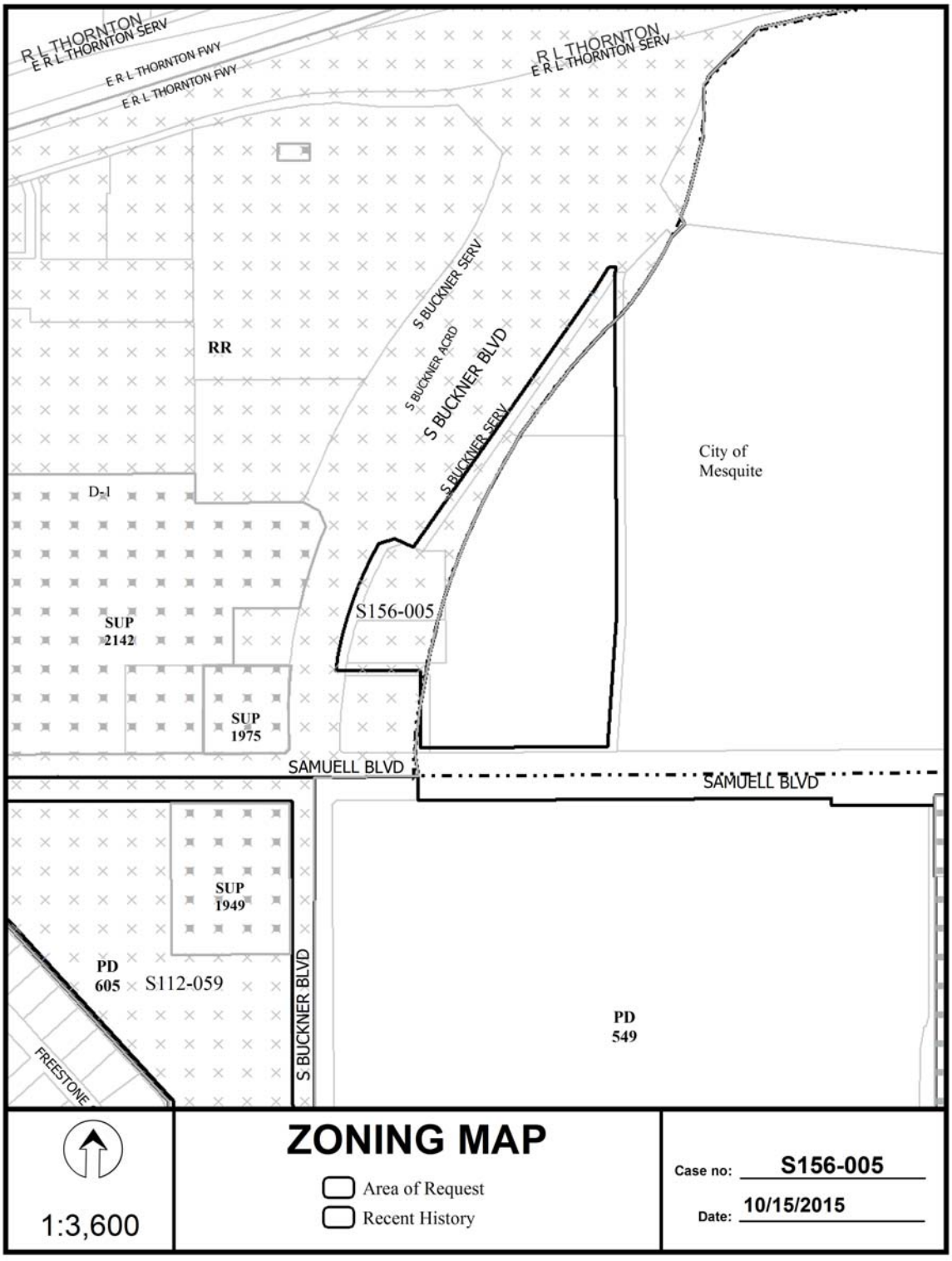
17. On the final plat show the Dallas City Limits information. Section 51A-8.403(a)(1)(A)(xii)

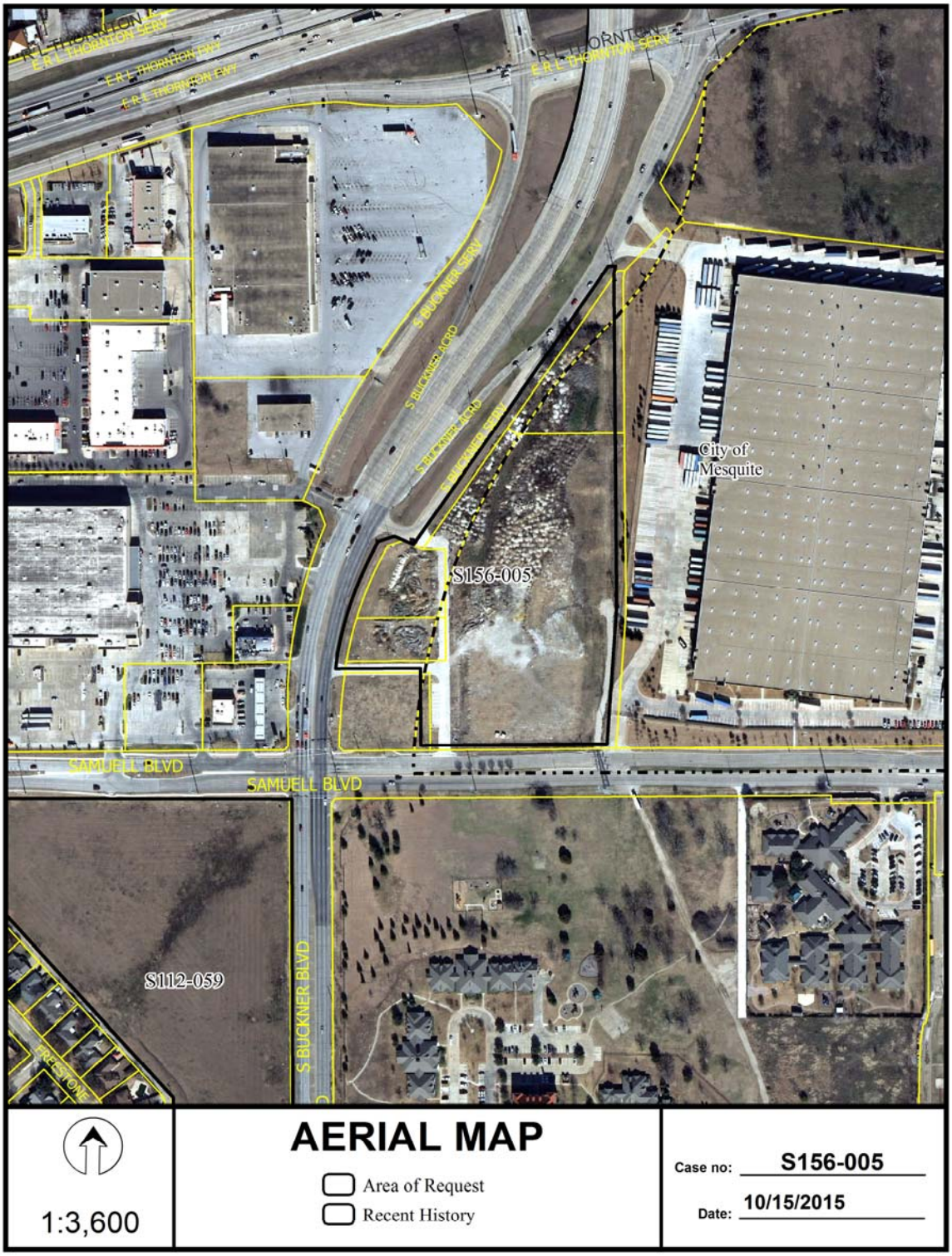
19. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)

20. The number and location of fire hydrants, must comply with the Dallas Fire Code.

21. On the final plat identify the property as Lots 1A, 1B, 1C and 3A in City Block A/8476. Ordinance Book 1A, pages 131-148, Section 2 (passed August 13, 1872); Section 51A-8.403(a)(1)(A)(viii)

22. The final plat must be approved by the platting authority of the City of Mesquite before the final plat can be submitted to the Chairman of the Dallas City Plan Commission for signature.


R L THORNTON
E R L THORNTON SERV
E R L THORNTON FWY
E R L THORNTON FWY
R L THORNTON
E R L THORNTON SERV
S BUCKNER SERV
S BUCKNER ACRD
S BUCKNER BLVD
S BUCKNER SERV
RR
City of
Mesquite
D-1
S156-005
SUP
2142
SUP
1975
SAMUELL BLVD
SAMUELL BLVD
SUP
1949
PD
605
S112-059
S BUCKNER BLVD
PD
549
FREESTONE
ZONING MAP
Area of Request
Recent History
1:3,600
Case no: S156-005
Date: 10/15/2015



AERIAL MAP

1:3,600

Area of Request

Recent History

Case no: S156-005

Date: 10/15/2015

SAMUELL BOULEVARD
S. BUCKNER BOULEVARD
SITE
VICINITY MAP
Owner's Dedication
Surveyor's Certificate
LEGEND
NOTES
BUCKNER CROSSING
REPLAT
Lots 1R, 3R, 4R and 5R, Block A/8476
Being a replat of Lots 1, 3, 4, and 5, Block A/8476,
Buckner Crossing, City of Mesquite and
City of Dallas, Dallas County, Texas, as recorded
under Doc. No. 200900038099, M.R.D.C.T.
Arthur Surveying Co., Inc.
Professional Land Surveyors
PRELIMINARY

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2015**

FILE NUMBER: S156-006 **Subdivision Administrator:** Paul Nelson

LOCATION: Samuell Boulevard at Winslow Avenue, southeast corner

DATE FILED: October 8, 2015 **ZONING:** RR

CITY COUNCIL DISTRICT: 2 **SIZE OF REQUEST:** 1.305-Acres **MAPSCO:** 46H

APPLICANT/OWNER: Shaun Ganji

REQUEST: An application to replat a 1.305-acre tract of land containing all of Lots 1A, 7, and 8 in City Block 4/1637 on property located on Samuell Boulevard at Winslow Avenue, southeast corner.

SUBDIVISION HISTORY:

1. S134-152 was an application on property south of the present request to replat a 0.992-acre tract of land containing all of Lots 4, through 9 in City Block 8/1639 into one lot on property located at 5626 E. R.L. Thornton Freeway. The request was approved June 5, 2014 and recorded December 8, 2014.

STAFF RECOMMENDATION: The proposed replat complies with the requirements of the RR 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), and (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), and (d)
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (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. Sections 51A-8.501(b) and 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) and (b)

7. On the final plat include two boundary corners tagged with these coordinates: “Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.” Section 51A-8.617

8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman’s signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. The maximum number of lots permitted by this plat is 1.

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-8.603; and 51A-8.604

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 30 feet of right-of-way from the established centerline of Winslow Avenue. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e)

13. On the final plat, dedicate a 20 foot by 20 foot corner clip easement at Winslow Avenue and Samuell Boulevard. Section 51A-8.602(d)(1)

14. On the final plat dedicate a 15 foot by 15 foot Alley Sight Easement at Winslow Avenue and the alley. Section 51A-8.602(e), Section 51A-9.101

15. On the final plat dedicate 7.5 feet of right-of-way from the established centerline of the alley and provide an Estate in Expectancy for the portion of the building that lies within the right-of-way dedication.

16. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xii)

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

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

19. On the final plat show the distance of right-of-way across Samuell Boulevard and Winslow Avenue in two locations each. Survey Manual

20. On the final plat provide separate detail for each existing building within 5 feet of the proposed platted lot lines. Survey manual.

21. 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).

22. 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)

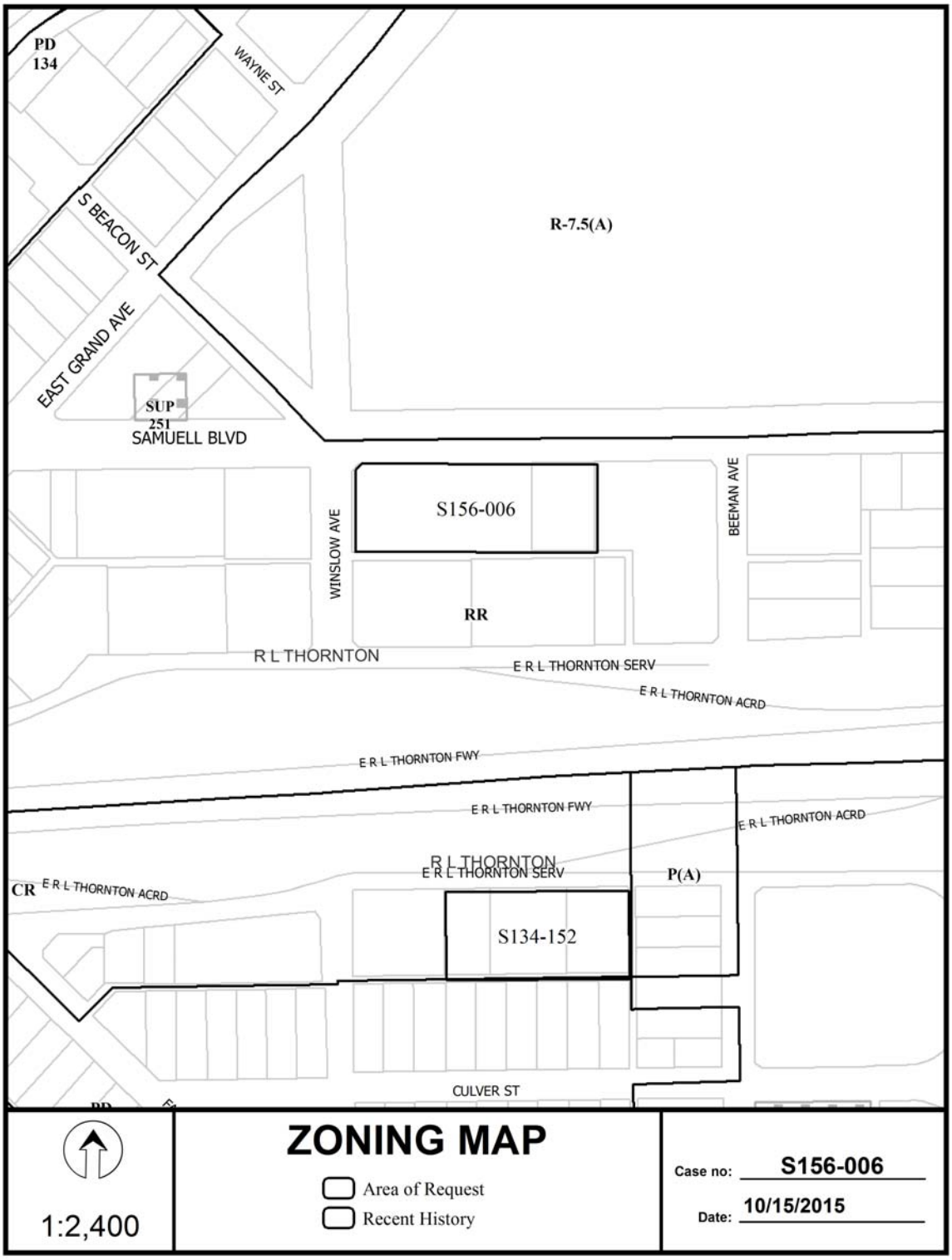
23. The number and location of fire hydrants, must comply with the Dallas Fire Code.

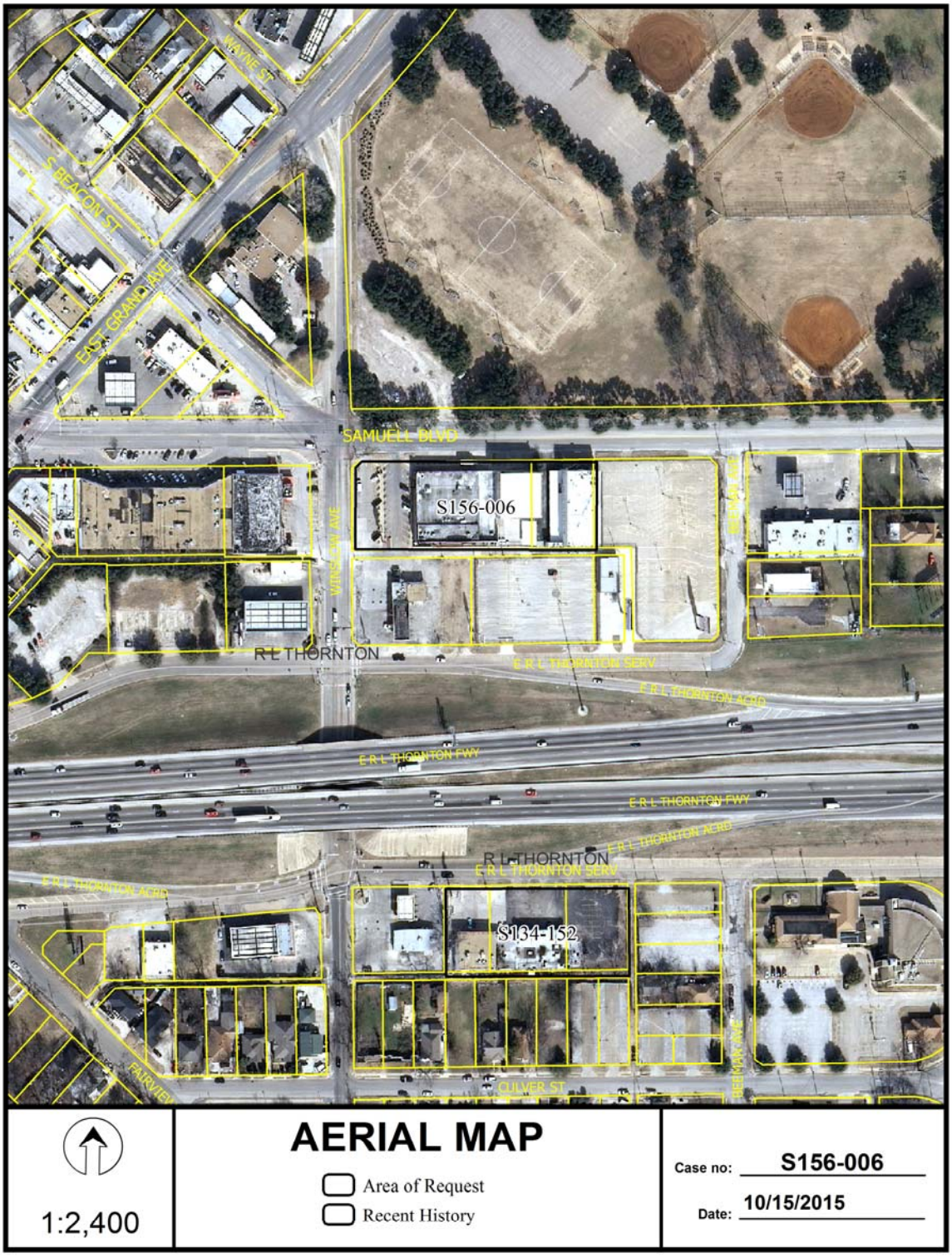
24. Water/wastewater main extension is required by Private Development Contract. Sections 49-60(g)(1), and (2); 49-62(f)(1); and 49-62(b) and (c).

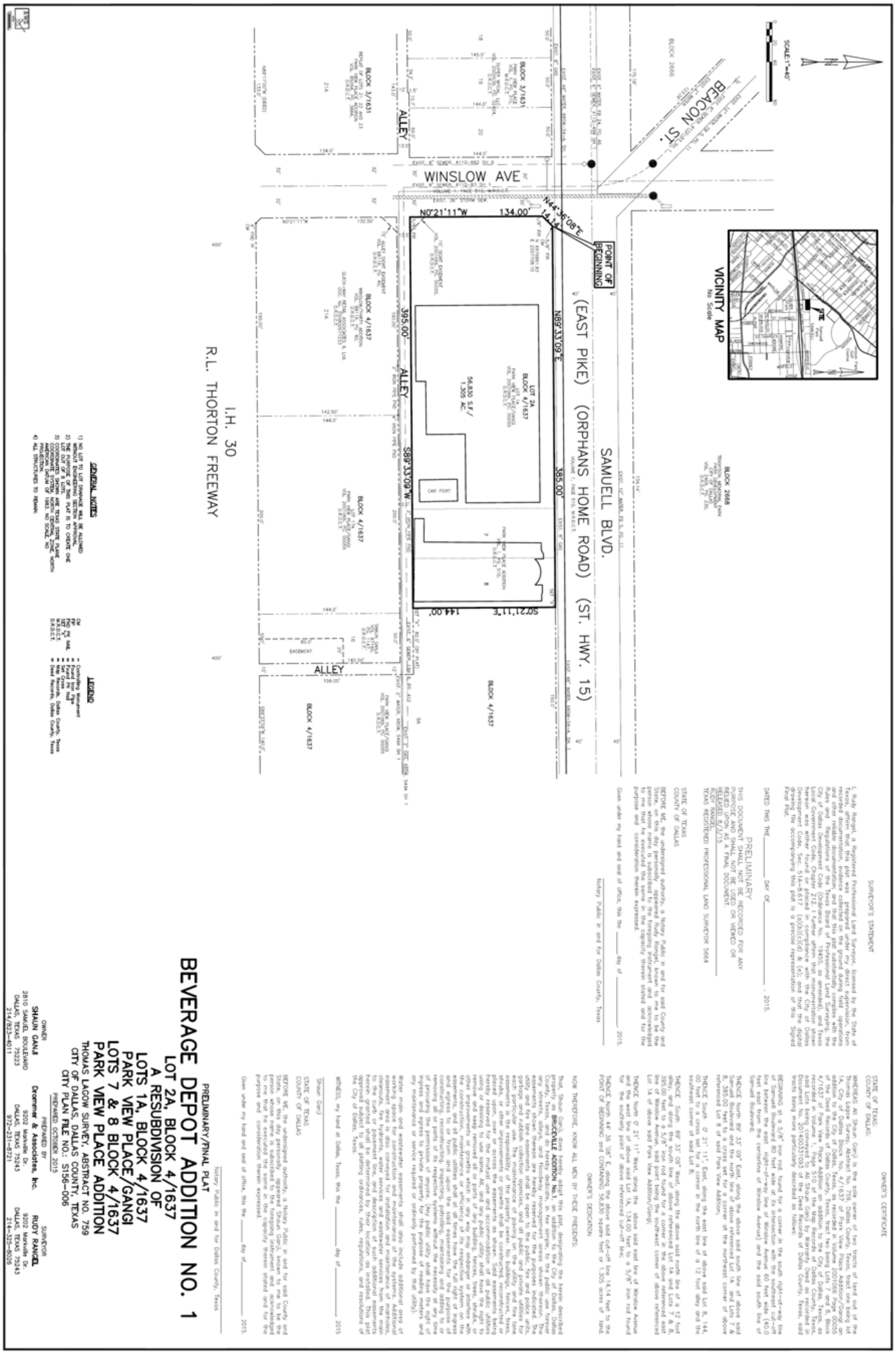
25. On the final plat change “IH 30” to “Interstate Highway No. 30”. Section 51A-8.403(a)(1)(xii)

26. On the final plat change “R.L. Thorton Freeway” to “R.L. Thornton Freeway”. Section 51A-8.403(a)(1)(xii).

27. On the final plat identify the property as Lot 1B in City Block 4/1637. Ordinance Book 1A, pages 131-148, Section 2 (passed August 13, 1872); Section 51A-8.403(a)(1)(A)(viii)


PD
134
WAYNE ST
S BEACON ST
R-7.5(A)
EAST GRAND AVE
SUP
251
SAMUELL BLVD
S156-006
WINSLOW AVE
BEEMAN AVE
RR
R L THORNTON
E R L THORNTON SERV
E R L THORNTON ACRD
E R L THORNTON FWY
E R L THORNTON FWY
E R L THORNTON ACRD
R L THORNTON
E R L THORNTON SERV
P(A)
CR
E R L THORNTON ACRD
S134-152
CULVER ST
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S156-006
Date: 10/15/2015


WAYNE ST
S BEACON ST
EAST GRAND AVE
SAMUELL BLVD
S156-006
VIRGIL KEY AVE
R L THORNTON
E R L THORNTON SERV
E R L THORNTON ACRD
E R L THORNTON FWY
E R L THORNTON FWY
E R L THORNTON ACRD
R L THORNTON
E R L THORNTON SERV
E R L THORNTON ACRD
S134-152
FAIRVIEW
CULVER ST
BERMAN AVE
1:2,400
AERIAL MAP
Area of Request
Recent History
Case no: S156-006
Date: 10/15/2015


BEVERAGE DEPOT ADDITION NO. 1
SAMUELL BLVD.
(EAST PIKE) (ORPHANS HOME ROAD) (ST. HWY. 15)
WINSLOW AVE
BEACON ST.
I.H. 30
R.L. THORTON FREEWAY
VICINITY MAP
POINT OF BEGINNING
ALLEY
395.00'
385.00'
134.00'
144.00'
N89°33'09"E
S89°33'09"W
N0°21'11"W
S0°21'11"E
N44°36'08"E

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2015**

FILE NUMBER: S156-007 **Subdivision Administrator:** Paul Nelson

LOCATION: Rylie Road at Tempest Drive, southeast corner

DATE FILED: October 9, 2015 **ZONING:** CR

CITY COUNCIL DISTRICT: 8 **SIZE OF REQUEST:** 0.519-Acres **MAPSCO:** 69G

APPLICANT/OWNER: Francisco Jove

REQUEST: An application to replat a 0.519-acre tract of land containing all of Lots 36, 37 and 38 in City Block 2/8778 into one 0.173-acre lot and one 0.346-acre lot on property fronting on Rylie Road at Tempest Drive, southeast corner.

SUBDIVISION HISTORY: The existing lots are part of an unrecorded subdivision. The owner wants to formally plat Lot 38 even though the city recognizes it as a "building site". Lots 36 and 37 are also recognized as separate "building sites" by being part of the same unrecorded subdivision.

STAFF RECOMMENDATION: The proposed replat complies with the requirements of the CR 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), and (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), and (d)
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (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. Sections 51A-8.501(b) and 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) and (b)
7. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American

Datum of 1983 on Grid Coordinate values, No Scale and no Projection." Section 51A-8.617

8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. The maximum number of lots permitted by this plat is 2.

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-8.603; and 51A-8.604

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 corner clip at Rylie Road and Tempest Drive. Section 51A-8.602(d)(1).

13. On the final plat show the correct recording information for the property. Survey Manual

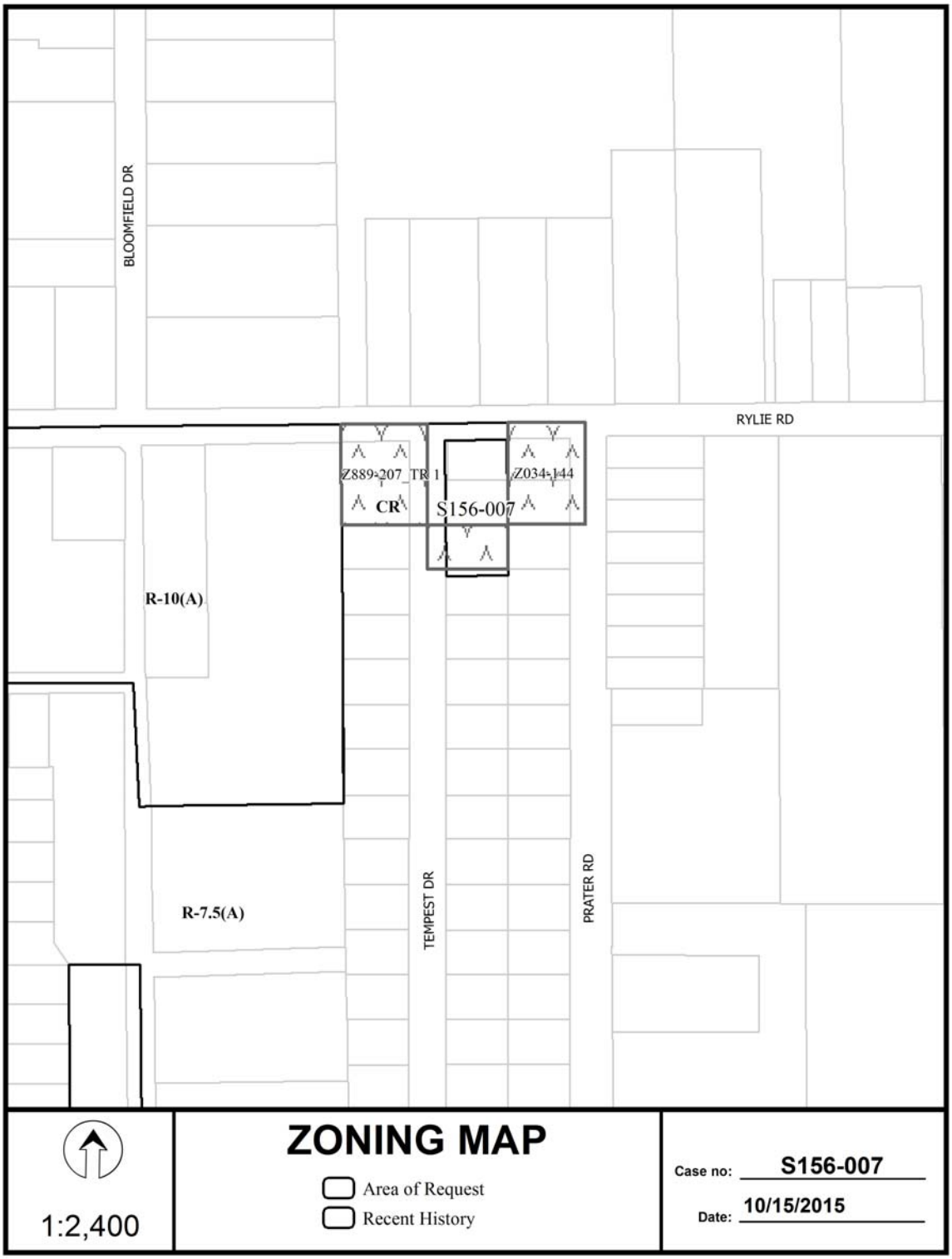
14. On the final plat show two controlling monuments. Survey Manual

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. The number and location of fire hydrants, must comply with the Dallas Fire Code.

17. 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) and (c).

18. On the final plat identify the property as Lots 36A and 38A in City Block 2/8778. Ordinance Book 1A, pages 131-148, Section 2 (passed August 13, 1872); Section 51A-8.403(a)(1)(A)(viii)


BLOOMFIELD DR
RYLIE RD
Z889-207_TR 1
Z034-144
CR
S156-007
R-10(A)
R-7.5(A)
TEMPEST DR
PRATER RD
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S156-007
Date: 10/15/2015

S156-007
1:2,400
AERIAL MAP
Area of Request
Recent History
Case no: S156-007
Date: 10/15/2015

GENERAL NOTES:
1. The Purpose of this plat is to create
2. All Recording references shown are
Recorded in Dallas County, Texas.
3. Cut-for-Foot drainage is not permitted
4. Basis of Bearings: East line of Tempest
Drive as N 00°33'49" W, per Texas
State Plane Coordinate System, North
American Datum of 1983 (2011)
values. No Scale and No Projection.
5. Property Zoned CR
6. Subject Property is not situated in a
100-year flood plain area per FIRM
Community Panel No. 48113C0510 K
(Zone X) Map Revised: July 7, 2014.
7. One Structure existing on property
will remain.
LEGEND
IRF. (CM.) IRON ROD FOUND CONTROLLING MONUMENT
D.R.D.C.T. Deed Records, Dallas County, Texas.
M.R.D.C.T. Map Records, Dallas County, Texas.
O.P.R.D.C.T. Official Public Records, Dallas County, Texas.
R.P.R.D.C.T. Real Property Records, Dallas County, Texas.
Inst. Instrument Number
Vol. Volume
Pg. Page
R.O.W. Right of Way
A.K.A. Also Known As
TEMPEST DRIVE
RYLIE ROAD
PRATER ROAD
BLOCK 1/8778
BARNEY JETTS PRATER ROAD SUBDIVISION SECTION 1 (Un-Recorded)
BLOCK 2/8778
BARNEY JETTS PRATER ROAD SUBDIVISION SECTION 2 (Un-Recorded)
BLOCK 3/8778
BARNEY JETTS PRATER ROAD SUBDIVISION SECTION 3 Vol. 76210, Pg. 1828 M.R.D.C.T.
LOT 36A
BLOCK 2/8778
Area= 15,519 Sq. Ft. or 0.356 Acres
LOT 38A
Area= 7,438 Sq. Ft. or 0.171 Acres
Total Area= 22,613 Sq. Ft. or 0.519 Acres
N 89°31'11" E 101.86'
S 89°31'11" W 101.86'
N 00°33'49" W 222.00'
S 00°33'49" E 222.00'
Vicinity Map
(not to scale)
S. Saint Augustine Rd.
Tempest Dr.
John Rose Rd.
Scale 1" = 30'
Owner(s): Francisco Jove
287 Shady Shore Drive
Madison, Tx. 75156
Phone: 214-236-6704
SURVEYING ASSOCIATES
1018 SOUTH BECKLEY AVE.
DALLAS, TEXAS 75203
PHONE (214) 946-3304
FAX (214) 946-7540
Email: Brychlik@vBell.net
FINAL PLAT
JOVES ADDITION
LOT 36A AND LOT 38A, BLOCK 2/8778
Being a Replat of part of Block 2/8778
A.K.A. Lots 36, 37, & 38
Barney Jetts Prater Road Subdivision Section 2
(Un-Recorded)
Solomon Dixon Survey, Abstract No. 407
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-007
PRELIMINARY PLAT — NOT TO BE RECORDED FOR ANY PURPOSE

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2015**

FILE NUMBER: S156-008 **Subdivision Administrator:** Paul Nelson

LOCATION: Pollard Street at Vilbig Road, northwest corner

DATE FILED: October 9, 2015 **ZONING:** IR

CITY COUNCIL DISTRICT: 6 **SIZE OF REQUEST:** 0.699-Acres **MAPSCO:** 44S

APPLICANT/OWNER: HF Commercial Properties, LLC

REQUEST: An application to replat a 0.699-acre tract of land containing all of Lots 17, 18, and 19 in City Block C/7248, into one lot on property located on Pollard Street at Vilbig Road, northwest corner.

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

STAFF RECOMMENDATION: The proposed replat complies with the requirements of the IR 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), and (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), and (d)
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (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. Sections 51A-8.501(b) and 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) and (b)
7. On the final plat include two boundary corners tagged with these coordinates: “Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.” Section 51A-8.617

8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. The maximum number of lots permitted by this plat is 1.

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-8.603; and 51A-8.604

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 either 28 feet of right-of-way, street easement, or sidewalk easement from the established center line of Pollard Street. Section 51A-8.602(c), Section 51A-9.101

13. On the final plat dedicate 30 feet of right-of-way from the established centerline of Vilbig Road. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e)

14. On the final plat, dedicate a 15-foot by 15-foot corner clip at Vilbig Road and Pollard Street. Section 51A-8.602(d)(1).

15. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xii)

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

17. On the final plat show additions or tracts of land within 150 feet of the property and the recording information for each. Platting Guidelines

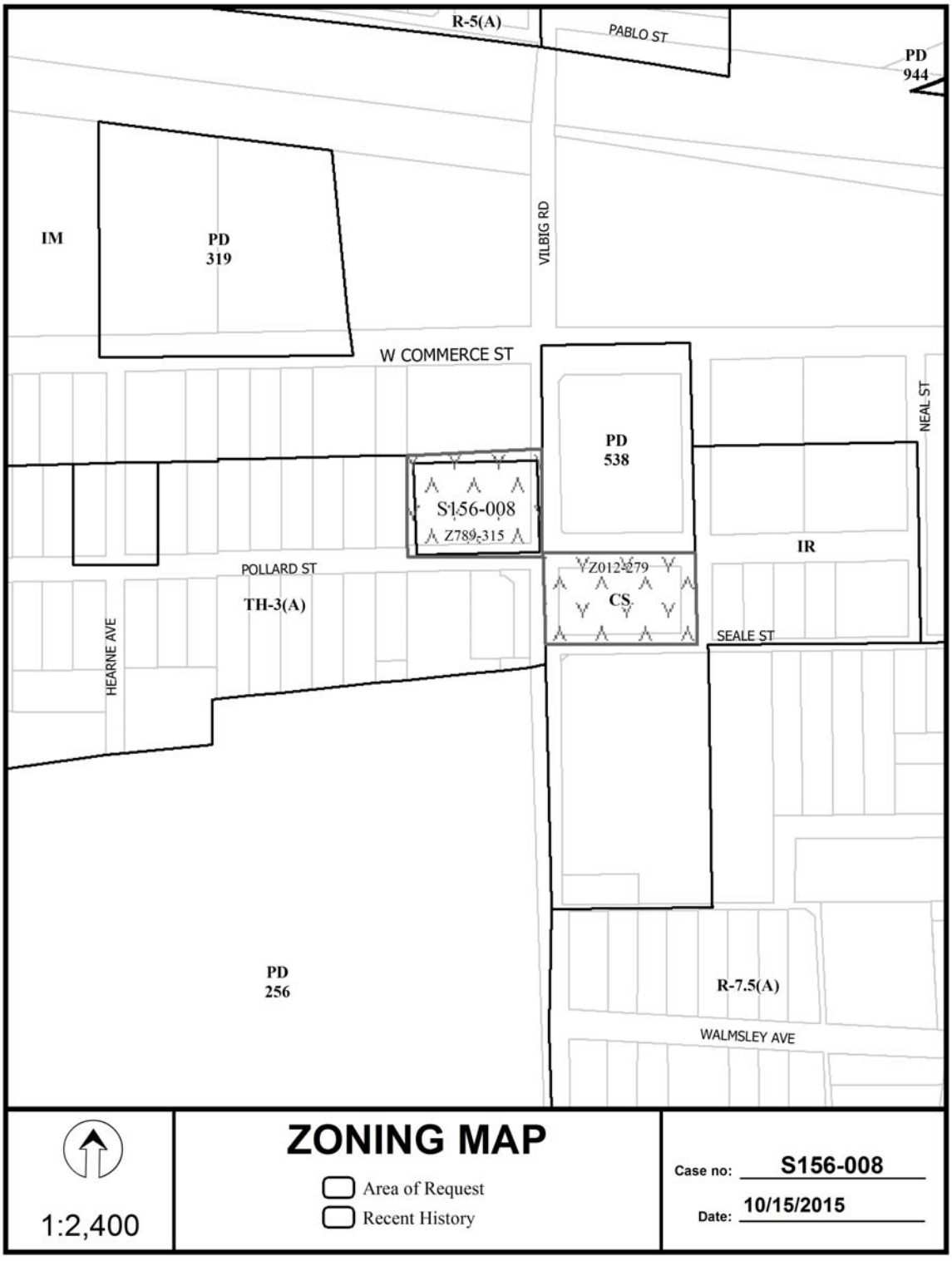
18. On the final plat show distances/width of right-of-way in two places on Pollard Street and Vilbig Road. Platting Guidelines

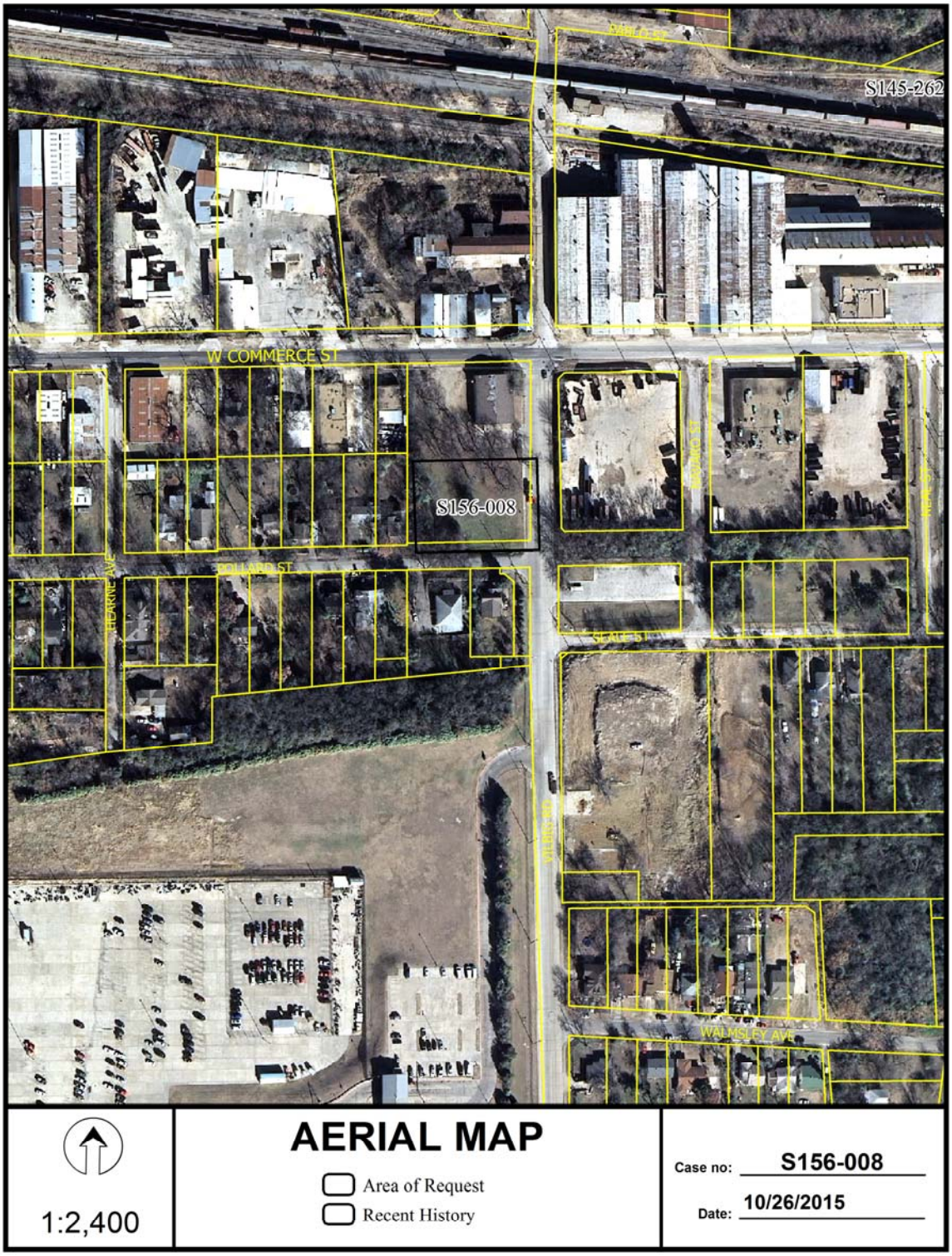
19. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)

20. The number and location of fire hydrants, must comply with the Dallas Fire Code.

21. 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) and (c).

22. On the final plat identify the property as Lot 17A in City Block C/7248. Ordinance Book 1A, pages 131-148, Section 2 (passed August 13, 1872); Section 51A-8.403(a)(1)(A)(viii)


R-5(A)
PABLO ST
PD
944
IM
PD
319
VILBIG RD
W COMMERCE ST
PD
538
NEAL ST
S156-008
Z789-315
Z012-279
CS
IR
POLLARD ST
TH-3(A)
HEARNE AVE
SEALE ST
PD
256
R-7.5(A)
WALMSLEY AVE
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S156-008
Date: 10/15/2015


S145-262
W COMMERCE ST
S156-008
BOLLARD ST
HERRIN AVE
WALMSLEY AVE
1:2,400
AERIAL MAP
Area of Request
Recent History
Case no: S156-008
Date: 10/26/2015

FINAL PLAT
HF COMMERCIAL ADDITION,
SHOWING LOT 19 R, BEING A REPLAT OF LOTS 17-20,
CITY BLOCK C/7248
CAMPBELLS RESUBDIVISION OF THE ONEAL AND
HUFFMANS ADDITION, AN ADDITION TO THE CITY OF
DALLAS, AS RECORDED IN VOLUME 2, PAGE 38,
MAP RECORDS, DALLAS COUNTY, TEXAS.
D. HUNTER SURVEY, ABSTRACT NO. 660
CASE FILE NO. S156-008
SURVEYOR:
GEOMATIC SOLUTIONS, INC.
3000 S. HULEN, SUITE 124-236, FORT WORTH, TEXAS
OFFICE: 817-487-8916
Scale: 1"=20' Date: 10/15/15 DWG: 2012003-FINAL PLAT
Drawn: GF Checked: SJH Job: 2012-003
PROJECT
VICINITY MAP
(NOT TO SCALE)
WEST COMMERCE ST.
(A 60' R.O.W.)
VILBIG ROAD
(A 40' R.O.W.
VOLUME 2, PAGE 38)
POLLARD ST.
(A 40' R.O.W.
VOLUME 2, PAGE 38)
CENTERLINE
LOT 19R
274,615 Sq. Ft.
6.303 Acres
D.R. 79998-315
LOT 1, BLOCK B/7250
O'NEAL AND
HUFFMAN'S ADDITION
VOLUME 118, PAGE 303
M.R.D.C.T.
LOT 2, BLOCK B/7250
HUFFMAN'S ADDITION
VOLUME 118, PAGE 303
M.R.D.C.T.
LOT 20, BLOCK C/7248
CAMPBELLS
RESUBDIVISION OF
O'NEAL AND
HUFFMAN'S ADDITION
VOLUME 2, PAGE 38
M.R.D.C.T.
LOT 17, BLOCK C/7248
CAMPBELLS
RESUBDIVISION OF
O'NEAL AND
HUFFMAN'S ADDITION
VOLUME 2, PAGE 38
M.R.D.C.T.
LOT 18, BLOCK C/7248
CAMPBELLS
RESUBDIVISION OF
O'NEAL AND
HUFFMAN'S ADDITION
VOLUME 2, PAGE 38
M.R.D.C.T.
LOT 15, BLOCK C/7248
CAMPBELLS
RESUBDIVISION OF
O'NEAL AND
HUFFMAN'S ADDITION
VOLUME 2, PAGE 38
M.R.D.C.T.
LOT 16, BLOCK C/7248
CAMPBELLS
RESUBDIVISION OF
O'NEAL AND
HUFFMAN'S ADDITION
VOLUME 2, PAGE 38
M.R.D.C.T.
LOT 14, BLOCK C/7248
CAMPBELLS
RESUBDIVISION OF
O'NEAL AND
HUFFMAN'S ADDITION
VOLUME 2, PAGE 38
M.R.D.C.T.
LOT 4, BLOCK B/7248
LOT 5, BLOCK B/7248
LOT 6, BLOCK B/7248
LOT 7, BLOCK B/7248
LOT 8, BLOCK B/7248
O'NEAL AND
HUFFMAN'S ADDITION
VOLUME 2, PAGE 38
M.R.D.C.T.
D. HUNTER SURVEY
A-660
NO EXISTING STRUCTURES
ON PROPERTY
A PORTION OF
PROPERTY CONVEYED TO
HF COMMERCIAL PROPERTIES, LLC
BY SPECIAL WARRANTY DEED
INSTRUMENT NO.
20120095428
D.R.D.C.T.
CRF
CM
FOUND
BEGINNING
N:6947703.24
E:2476034.09
WIRE FENCE
1/2" IRF
"X" CUT SET
N:6947707.35
E:2476236.35
"X" CUT
SCHOOL
SIDEWALK
W.M. COMER SURVEY
A-286
OWNER:
HF COMMERCIAL PROPERTIES, LLC
1000 S. POLLARD ST.
ARLINGTON, TEXAS 76017
PROPERTY ADDRESS:
DALLAS, TEXAS
LEGEND
MAP RECORDS DALLAS COUNTY TEXAS
CERTIFICATE OF APPROVAL
APPROVED THIS ____ DAY OF ____ 2015
DALLAS, TEXAS
CHAIRMAN, PLANNING AND ZONING COMMISSION
ATTESTED
CITY SECRETARY
CERTIFICATE OF APPROVAL
APPROVED THIS ____ DAY OF ____ 2015
BY THE COMMISSIONERS COURT OF THE COUNTY OF DALLAS, TEXAS
COUNTY JUDGE
APPROVED THIS ____ DAY OF ____ 2015
BY THE COMMISSIONERS COURT OF THE COUNTY OF DALLAS, TEXAS
DIRECTOR OF COUNTY PLANNING
SURVEYOR'S NOTES:
FLOODPLAIN NOTES:
OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS
NOTARY PUBLIC
STATE OF TEXAS
COUNTY OF DALLAS
NOTARY PUBLIC
DIRECTOR OF PLANNING
DALLAS, TEXAS

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2015**

FILE NUMBER: S156-010 **Subdivision Administrator:** Paul Nelson

LOCATION: Oak Park Drive at Ledbetter Drive

DATE FILED: October 9, 2015 **ZONING:** RR, MC-1

CITY COUNCIL DISTRICT: 4 **SIZE OF REQUEST:** 1.798-Acres **MAPSCO:** 64M

APPLICANT/OWNER: Corinth I-35 & Ledbetter, LLC

REQUEST: An application to replat a 1.798-acre tract of land containing all of Lot 1B in City Block 10/5993 into one 0.867-acre lot and one 0.931-acre lot on property located on Oak Park Drive at Ledbetter Drive.

SUBDIVISION HISTORY:

1. S145-067 was an application that included the present request and contiguous property on the south to replat a 6.208-acre tract of land containing all of Lots 1B and 6 in City Block 10/5993 and a portion of abandoned right-of-way (Short Boulevard) into one 1.798-acre lot and one 4.410-acre lot on property located on Vista Wood Boulevard, south of West Ledbetter Drive. The request was approved January 22, 2015 and recorded July 30, 2015.

2. S112-082 was an application that included the present request and contiguous property on the south to replat a 38.912 acre tract of land containing all of Lot 1A in City Block 10/5993 and tracts of land into one 1.806 acre lot, one 5.127 acre lot, one 3.671 acre lot, one 26.901 acre lot, and 1.407 acres of land for street right of way and located on Ledbetter Drive at R.L Thornton Freeway (I-35E) southwest corner. The request was approved on March 22, 2012, and was recorded on November 14, 2014.

STAFF RECOMMENDATION: The proposed replat complies with the requirements of the RR and MC-1 Districts; 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), and (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), and (d)

3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (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. Sections 51A-8.501(b) and 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) and (b)

7. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection." Section 51A-8.617

8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. The maximum number of lots permitted by this plat is 2.

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-8.603; and 51A-8.604

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)

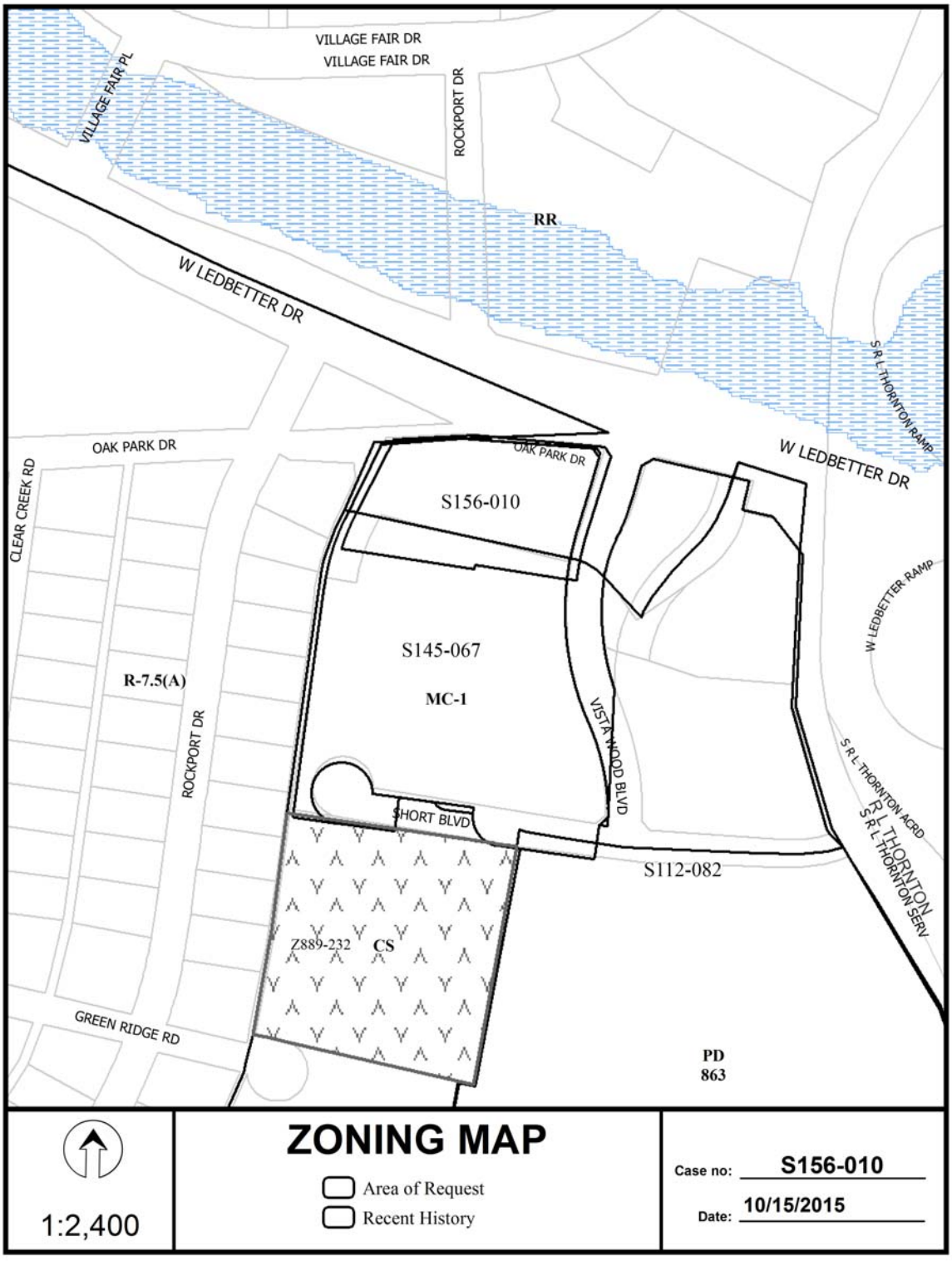
13. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)

14. The number and location of fire hydrants, must comply with the Dallas Fire Code.

15. 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) and (c).

16. On the final plat provide the recording information for Ordinance No. 21198.

17. On the final plat identify the property as Lots 1C and 1D in City Block 10/5993. Ordinance Book 1A, pages 131-148, Section 2 (passed August 13, 1872); Section 51A-8.403(a)(1)(A)(viii)


VILLAGE FAIR DR
VILLAGE FAIR DR
VILLAGE FAIR PL
ROCKPORT DR
RR
W LEDBETTER DR
S R L THORNTON RAMP
OAK PARK DR
OAK PARK DR
W LEDBETTER DR
CLEAR CREEK RD
S156-010
W LEDBETTER RAMP
S145-067
MC-1
R-7.5(A)
ROCKPORT DR
VISTA WOOD BLVD
S R L THORNTON ACRD
S R L THORNTON
S R L THORNTON SERV
SHORT BLVD
S112-082
Z889-232
CS
GREEN RIDGE RD
PD
863
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S156-010
Date: 10/15/2015

1:2,400

AERIAL MAP

Area of Request
Recent History

Case no: S156-010
Date: 10/15/2015

LEGEND
GENERAL NOTES:
PRELIMINARY PLAT
GLEN OAKS CENTER NO. 2 ADDITION
1075 'IC' AND 'ID', BLOCK 10/5993
LOT 1C, BLOCK 10/5993
LOT 1D, BLOCK 10/5993
GLEN OAKS CENTER No. 2 ADDITION
INSTRUMENT NO. 20150000222306, O.P.R.D.C.T.
SITUATED IN THE
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAUL HARBOR SURVEY ABSTRACT NO. 1077
CITY PLAN FILE NO. S 156-010
OWNER:
SURVEYORS:
OAK PARK DRIVE
LEDBETTER DRIVE
VISTA WOOD BOULEVARD
ROCKPORT DRIVE
BLOCK 10/5993
GROSS AREA
1.798 ACRES
78,330 SQ. FT.
LOT 1C
0.867 ACRES
37,772 SQ. FT.
LOT 1D
0.931 ACRES
40,558 SQ. FT.
TEXAS STATE PLANE
N=6,937,042.767
E=2,483,117.947
TEXAS STATE PLANE
N=6,937,209.905
E=2,483,548.924
Dallas
Location Map
CURVE TABLE
LINE TABLE
PURPOSE OF PLAT:
To subdivide one platted lot into two platted lots.
October, 2015
Page 1 of 2

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2015**

FILE NUMBER: S156-012 **Subdivision Administrator:** Paul Nelson

LOCATION: Bennett Avenue at Fuqua Street, west corner

DATE FILED: October 9, 2015 **ZONING:** MF-2(A)

CITY COUNCIL DISTRICT: 2 **SIZE OF REQUEST:** 0.826-Acres **MAPSCO:** 36W

APPLICANT/OWNER: Larkspur Bennett II LLC

REQUEST: An application to replat a 0.826-acre tract of land containing all of Lots 7, 8, 9, and 10 in City Block 8/695 to create one lot on property located on Bennett Avenue at Fuqua Street, west corner.

SUBDIVISION HISTORY:

1. S145-206 was an application southeast of the present request to replat a 5.474-acre tract of land containing all of Lots 1 through 10 in City Block 2/692 and a 20-foot alley to be abandoned into one 2.486-acre lot; all of Lots 4 and 5 in City Block 3/693 into one 0.431-acre lot; and all of Lots 6, 7, 8, 9, 9A, and 10A in City Block 3/693 into one 1.142-acre lot; and all of Lots 15 through 21 in City Block D/1491 into one 1.415-acre lot on property generally bounded by Fitzhugh Avenue, Chambers Street, Garrett Avenue and Monarch Street. The request was approved on May 7, 2015 and was withdrawn July 8, 2015.

2. S145- 201 was an application northeast of the present request to replat a 0.975-acre tract of land containing all of Lots 1-5 in City Block E/1491 into one lot on Moser Avenue at Fuqua Street, north corner. The request was approved June 18, 2015 but has not been recorded.

3. S145-181 was an application northeast of the present request to replat a 0.976-acre tract of land containing all of Lots 1, 2, 3, 4 and 5 in City Block F/1491 on property located on Moser Avenue at Fuqua Street, west corner. The request was approved on June 4, 2015, but has not been recorded.

4. S145-169 was an application northwest of the present request to replat a 0.620-acre tract of land containing all of Lots 16-18 in City Block D/1990 into one lot on property located at 2216, 2222, and 2302 Fitzhugh Avenue. The request was approved May 21, 2015 but has not been recorded.

5. S145-030 was an application south of the present request to replat a 0.463-acre tract land containing all of Lots 20, 21 and 22 in City Block 1/691 to create a 14 lot Shared Access Development with lots ranging in size from 1020 square feet to 1909 square feet on property located at 1913 through 1921 North Fitzhugh Avenue. The request was app[roved December 4, 2014 but has not been recorded.

5. S145-003 was an application northwest of the present request to replat a 1.827-acre tract of land containing all of Lots 8-15 in City Block D/1990 into one lot on property located at 4910 Capitol Avenue. The request was approved on November 6, 2014, but has not been recorded.

6. S134-196 was an application adjacent on the southeast to replat a 0.207-acre tract of land containing all of Lot 12 in City Block 5/695 into 6 lots ranging in sizes from 1,333 square feet to 2,083 square feet on property located on Bennett Avenue and Fuqua Street, southwest corner. The request was approved on July 11, 2014, but has not been recorded.

7. S134-166 was an application southwest of the present request 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 on 2117 North Fitzhugh Avenue at Deere Street, south corner. The request was approved on June 19, 2014 but has not been recorded.

8. S134-142 was an application west of the present request to replat a 0.620-acre tract of land containing all of Lots 20, 21 and 22 in City Block D/1990 into 17 Shared Access Development with lots ranging in size from 1267 square feet to 2675 square feet on property located at 2204 Fitzhugh Avenue north of Deere Street. The request was approved on May 22, 2014 and recorded September 1, 2015.

9. S134-053R was an application northwest of the present request to revise the previously approved preliminary plat to replat a 0.413-acre lot containing all of Lots 1 and 2 in City Block D/1990 into a 12 lot shared access development with lots ranging in size from 1,045 square feet to 1,080 square feet on property located at 2207 Bennett Avenue. The request was approved on January 23, 2014 and recorded on January 8, 2015.

10. S123-171 was an application adjacent on the west of the present request to replat a 0.620 acre tract of land containing all of Lots 4, 5, and 6 in City Block 8/695 into a 17 lot shared access development with lots ranging in size from 1,114.12 square feet to 2,401.11 square feet on property located on Fitzhugh Avenue at Deere Street. The application was approved on June 20, 2013 and was recorded May 8, 2014.

11. S112-103 was an application north of the present request to replat a 4.456 acre tract of land containing part of Lot 2 and all of Lots 3 through 23 and abandoned alley right-of-way into one lot on property located on Capitol Avenue between Bennett Avenue and Garrett Avenue. The request was approved on April 12, 2012 and recorded on April 21, 2014.

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

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c), and (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), and (d)

3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (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. Sections 51A-8.501(b) and 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) and (b)

7. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection." Section 51A-8.617

8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. The maximum number of lots permitted by this plat is 1.

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-8.603; and 51A-8.604

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 Fuqua Street and Bennett Avenue. Section 51A-8.602(d)(1).

13. On the final plat dedicate a 15-foot by 15-foot Alley Sight Easement at Fuqua Street and the alley. Section 51A-8.602(e), Section 51A-9.101

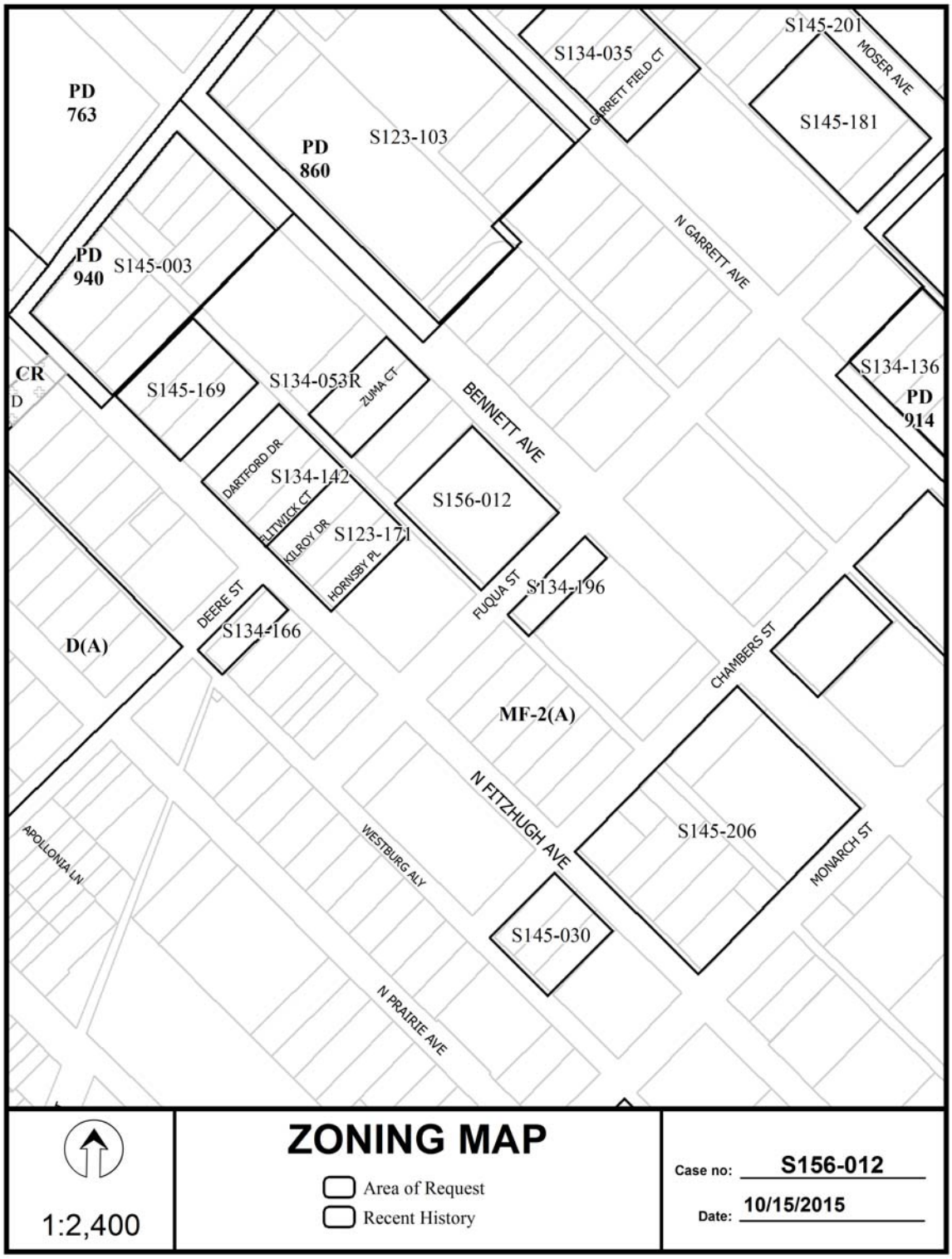
14. Comply with Mill Creek drainage requirement. Finish floor elevation must be 3 feet above nearest inlet, top of curb. Section 51A-8.611(d), C.9 of Mill Creek, Master Drainage Plan Study

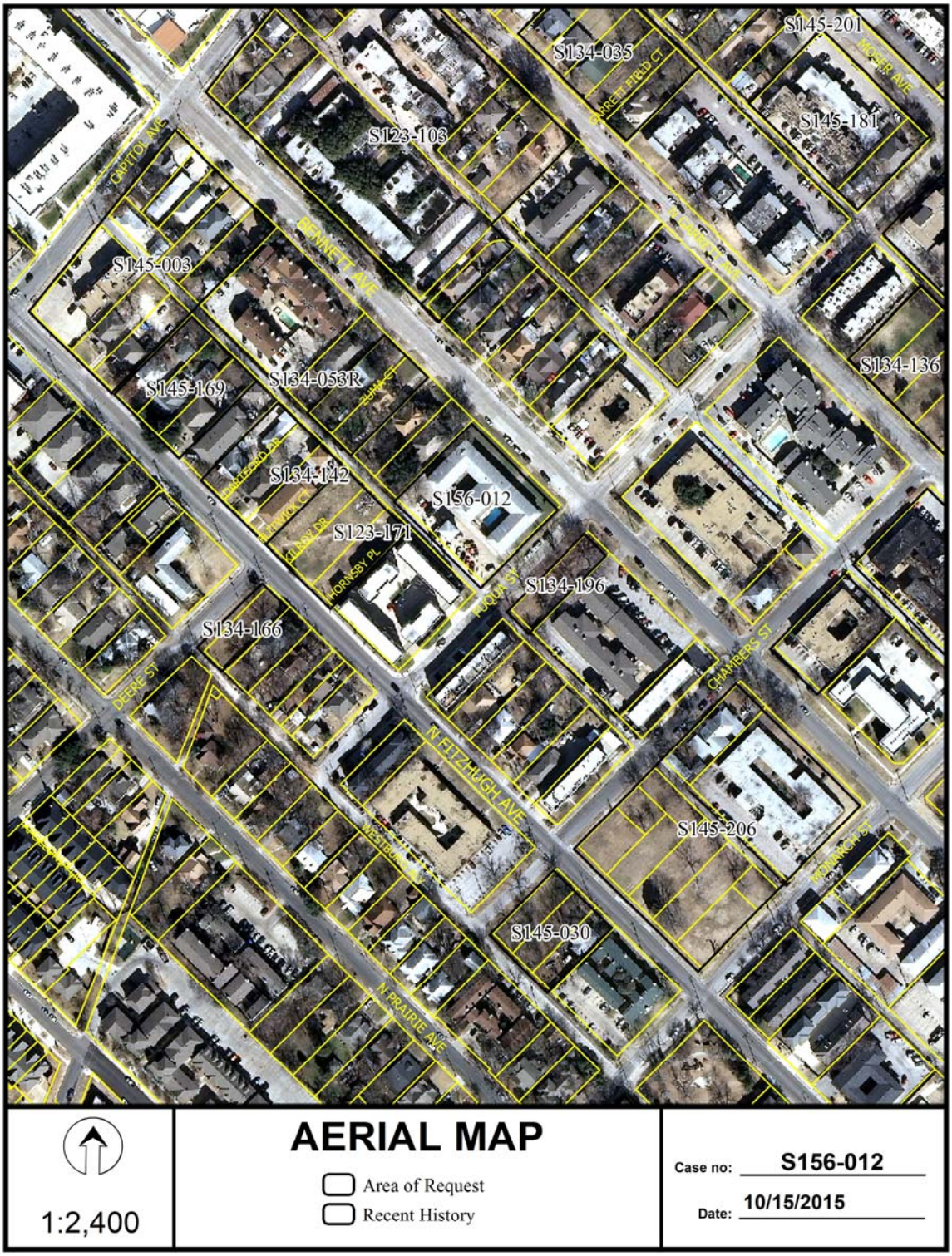
15. On the final plat show distances/width of right-of-way of Bennett Avenue and Fuqua Street in two places on each street. Platting Guidelines

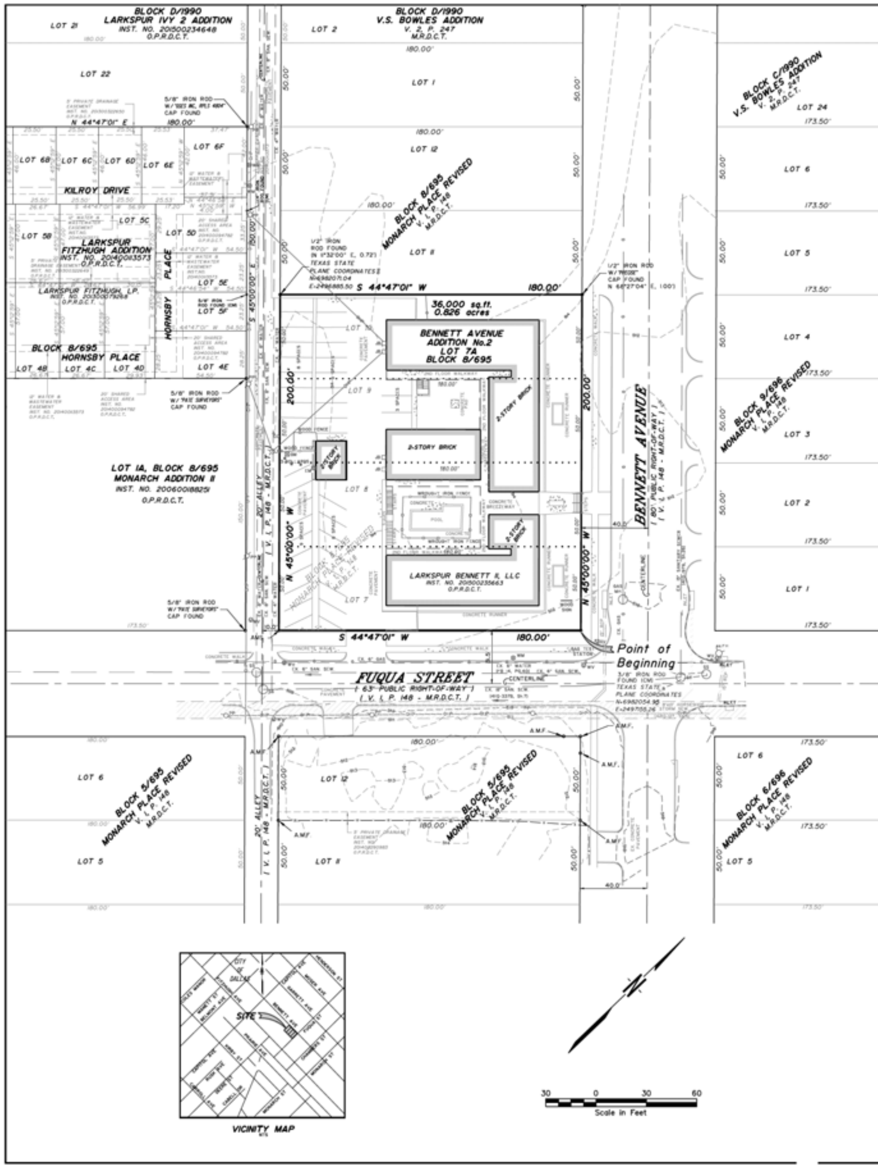
16. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)

17. The number and location of fire hydrants, must comply with the Dallas Fire Code.

18. On the final plat identify the property as Lot 7A in City Block 8/695. Ordinance Book 1A, pages 131-148, Section 2 (passed August 13, 1872); Section 51A-8.403(a)(1)(A)(viii)


PD 763
PD 860
S123-103
S134-035
GARRETT FIELD CT
S145-201
MOSER AVE
S145-181
N GARRETT AVE
PD 940
S145-003
CR
D
S145-169
S134-053R
ZUMA CT
BENNETT AVE
S134-136
PD 914
DARTFORD DR
S134-142
FLITWICK CT
KILROY DR
S123-171
HORNSBY PL
S156-012
FUQUA ST
S134-196
DEERE ST
S134-166
D(A)
CHAMBERS ST
MF-2(A)
N FITZHUGH AVE
S145-206
MONARCH ST
APOLLONIA LN
WESTBURG ALY
S145-030
N PRAIRIE AVE
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S156-012
Date: 10/15/2015


S145-201
S134-035
S145-181
S123-103
S145-003
S134-136
S145-169
S134-053R
S134-142
S156-012
S123-171
S134-196
S134-166
S145-206
S145-030
CAPITOL AVE
BENNETT AVE
GARRETT FIELD CT
MOSER AVE
HORNSBY PL
KINSLEY DR
DEERE ST
N FITZHUGH AVE
CHAMBERS ST
MONARCH ST
N PRAIRIE AVE
1:2,400
AERIAL MAP
Area of Request
Recent History
Case no: S156-012
Date: 10/15/2015



SURVEYOR'S STATEMENT

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

Dated this the __________day of____________, 2015.

RELEASED 10/7/2015 - FOR REVIEW ONLY
NOT TO BE RECORDED

Robert W. Schneeberg
Texas Registered Professional Land Surveyor No. 4804

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Robert W. Schneeberg, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the_______day of_______________, 2015.

Notary Public in and for the State of Texas

SURVEYOR'S NOTES

1. Bearing system for this survey are based upon the east right-of-way line of Fitzhugh Avenue, bearing North 45 degrees 00 minutes 00 seconds East, as shown on the plat or Monarch Addition II, recorded in Volume 200122, Page 2013, Map Records, Dallas County, Texas.
2. Lot-to-lot drainage will not be allowed without Engineering Section approval.
3. Purpose of this Plat: To create one lot out of three lots.
4. Coordinates shown are based upon Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
5. Existing buildings to be removed.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Larkspur Bennett II, LLC is the owner of a 0.826 acre tract of land situated in the John Grigsby Survey, Abstract No. 495, Dallas County, Texas and being all of Lots 7-10, Block 8/695, Monarch Place Revised Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume I, Page 148, Map Records, Dallas County, Texas; said 0.826 acre tract also being all of that tract of land conveyed to Larkspur Bennett II LLC by Special Warranty Deed recorded in County Clerk's Instrument No. 201500235663, Official Public Records, Dallas County, Texas; said 0.826 acre tract being more particularly described by metes and bounds as follows;

BEGINNING, at a 3/8-inch iron rod found at the east corner of said Lot 7, Block 8/695; said point also being at the intersection of the northeast right-of-way line of Fuqua Street (63 feet wide) and the southwest right-of-way line of Bennett Avenue (80 feet wide);

THENCE, South 44 degrees 47 minutes 01 seconds West, with said northeast right-of-way, a distance of 180.00 feet to a 3/4-inch aluminum disc stamped "BENNETT AVENUE ADDITION NO.2, GONZALEZ & SCHNEEBERG, TX RPLS 4804" set on a 5/8-inch iron rod at the south corner of said Lot 7, Block 8/695; said point also being on the northwest right-of-way line of a 20-foot alley;

THENCE, North 45 degrees 00 minutes 00 seconds West, with said northwest right-of-way line, a distance of 200.00 feet to a 1/2-inch iron rod found (South 46 degrees 22 minutes 41 seconds East, 0.12 feet); said point also being the north corner of said Lot 10, Block 8/695; said point also being on the south corner of Lot 11, Block 8/695, of Monarch Place Revised Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume I, Page 148, Map Records, Dallas County, Texas;

THENCE, South 44 degrees 47 minutes 01 seconds West, leaving said northwest right-of-way line, a distance of 180.00 feet to a 1/2-inch iron rod with plastic cap stamped "PRECISE" cap found at the north corner of said Lot 10, Block 8/695; said point also being the east corner of said Lot 11, Block 8/695; said point also being on the southwest right-of-line of Bennett Avenue;

THENCE, North 45 degrees 00 minutes 00 seconds West, with said southwest right-of-way line, a distance of 200.00 feet to the POINT OF BEGINNING;

CONTAINING, 36,000 square feet or 0.826 acres of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

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

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

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

WITNESS, my hand at Dallas, Texas this the________day of_______________, 2015.

Carl Anderson
Co-President

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared CARL ANDERSON of LARKSPUR BENNETT LLC, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the_______day of_______________, 2015.

Notary Public in and for the State of Texas

LEGEND

Symbol	Meaning
(heavy solid line)	PROPERTY LINE
(thin solid line)	ADJOINER PROPERTY LINE
(dashed line)	EASEMENT LINE
(dash-dot line)	CENTERLINE
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. No.	INSTRUMENT NUMBER
V.	VOLUME
P.	PAGE
CM	CONTROLLING MONUMENT
AMS	3/4" ALUMINUM DISC STAMPED "BENNETT AVENUE ADDITION NO. 2, GONZALEZ & SCHNEEBERG, TX RPLS 4804"

ENGINEER – SURVEYOR:
GONZALEZ & SCHNEEBERG,
ENGINEERS & SURVEYORS, INC.
660 North Central Expressway
Suite 250
Plano, Texas 75074
Phone: 972-516-8855
Fax: 972-516-8901

OWNER:
LARKSPUR BENNETT II LLC
CARL ANDERSON
8111 PRESTON ROAD, STE. 610
DALLAS, TEXAS 75225
Phone: 214-695-4795

SHEET 1 OF 1

PRELIMINARY PLAT
BENNETT AVENUE ADDITION No. 2
LOT 7A
BLOCK 8/695

BEING A REPLAT OF ALL OF
LOTS 7-10, BLOCK 8/695
MONARCH PLACE REVISED
V. 1, P. 148, M.R.D.C.T.
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-012

Gonzalez & Schneeberg engineers ▪ surveyors
660 N. Central Expressway Suite 250, Plano, Texas 75074 (972) 516-8855 Fax(972) 516-8901

SCALE	DATE	PROJ. NO.	DWG. NO.
1" = 30'	OCTOBER, 2015	6435-15-08-27	6435-PRE PLAT

FILED IN INSTRUMENT NO. ____________________

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2015**

FILE NUMBER: S156-013 **Subdivision Administrator:** Paul Nelson

LOCATION: Dorothy Avenue, southwest of Holland Street

DATE FILED: October 9, 2015 **ZONING:** PD 193 (MF-2)

CITY COUNCIL DISTRICT: 2 **SIZE OF REQUEST:** 0.736-Acres **MAPSCO:** 34R

APPLICANT/OWNER: Arcilio Castaigne

REQUEST: An application to replat a 0.736-acre tract of land containing all of Lot 2A in City Block 1/2475; and all of Lots 1, 2, 3 and 4 in City Block 3/2475 into 12 lots ranging in size from 2,545 square feet to 2,750 square feet on property located on Dorothy Avenue, southwest of Holland Street.

SUBDIVISION HISTORY:

1. S145-285 was an application north of the present request to replat a 0.148-acre tract of land containing all of Lot 7A in City Block G/2477 into two, equally-sized, 0.074-acre lots on property located at 3702 West Beverly Drive. The request was approved October 15, 2015 but has not been recorded.

2. S145-097 was an application southeast of the present request to replat a 1.690-acre tract of land containing all of Lots 1 through 5 in City Block 4/2475 and all of Lots 1 through 12 in City Block 2/2463 to create a 26-lot and one common area Shared Access Development with lot sizes ranging from 1,460 square feet to 5,055 square feet in size on property located on Bowser Avenue, Dorothy Avenue, Holland Avenue, and Miles Street. The request was approved March 5, 2015 but has not been recorded.

3. S134-230 was an application southeast of the present request to replat a 2.159-acre tract of land containing all of Lots 1 through 24 in City Block 5/2466 into a 31-lot Shared Access Development ranging in size from 1,626 square feet to 4,223 square feet and one Common Area on property located at 3610 Miles Street. The request was approved on August 20, 2014 but has not been recorded.

4. S134-108 was an application southeast of the present request to replat a 2.1591-acre tract of land containing all of Lots 1 through 24 in City Block 8/2469 into 1 lot; also replat a 2.1130-acre tract of land containing all of Lots 1 through 12, 15 through 24, 13A and 14A in City Block 9/2470 into 1 lot and remove the 25 foot platted building line along the northwest line of Wheeler Street on property located on Bowser Street between Cedar Plaza and Wheeler Street. The request was approved April 3, 2014 but has not been recorded.

5. S123-246 was an application north of the present request to replat a 5.922-acre tract of land in City Block 2478 into one 4.319-acre lot and an 8 lot Shared Access Development on a 1.4065-acre lot with lots ranging in size from 0.177-acres to 0.199-acres in size and located on Westside Drive at Lorraine Avenue. The request was approved on September 12, 2013 but has not been recorded.

6. S123-237 was an application southeast of the present request to replat a 9.910 acre tract of land containing all of Lot 1 in City Block A/5703 into one lot on property located at the east corner of Vandelia Street at Hudnall Street. The request was approved on September 12, 2013 and recorded September 3, 2015.

STAFF RECOMMENDATION: The proposed lot complies with the requirements of the PD 193 (MF-2) sub-district and is similar in size to other lots in the area that have been created over the last few years; 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), and (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), and (d)
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (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. Sections 51A-8.501(b) and 51A-8.503(e)
6. On the final plat, all easement abandonments and right-of-way 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) and (b)
7. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection." Section 51A-8.617
8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. The maximum number of lots permitted by this plat is 12.
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-8.603; and 51A-8.604

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 23-feet of right-of-way from the established centerline of Dorothy Street. Sections 51A-8.602(a) and 51A-8.611(e)

13. On the final plat dedicate 7.5-feet of right-of-way from the established centerline of the alley. Sections 51A-8.602(a) and 51A-8.611(e)

14. On the final plat show two controlling monuments. Platting Guidelines.

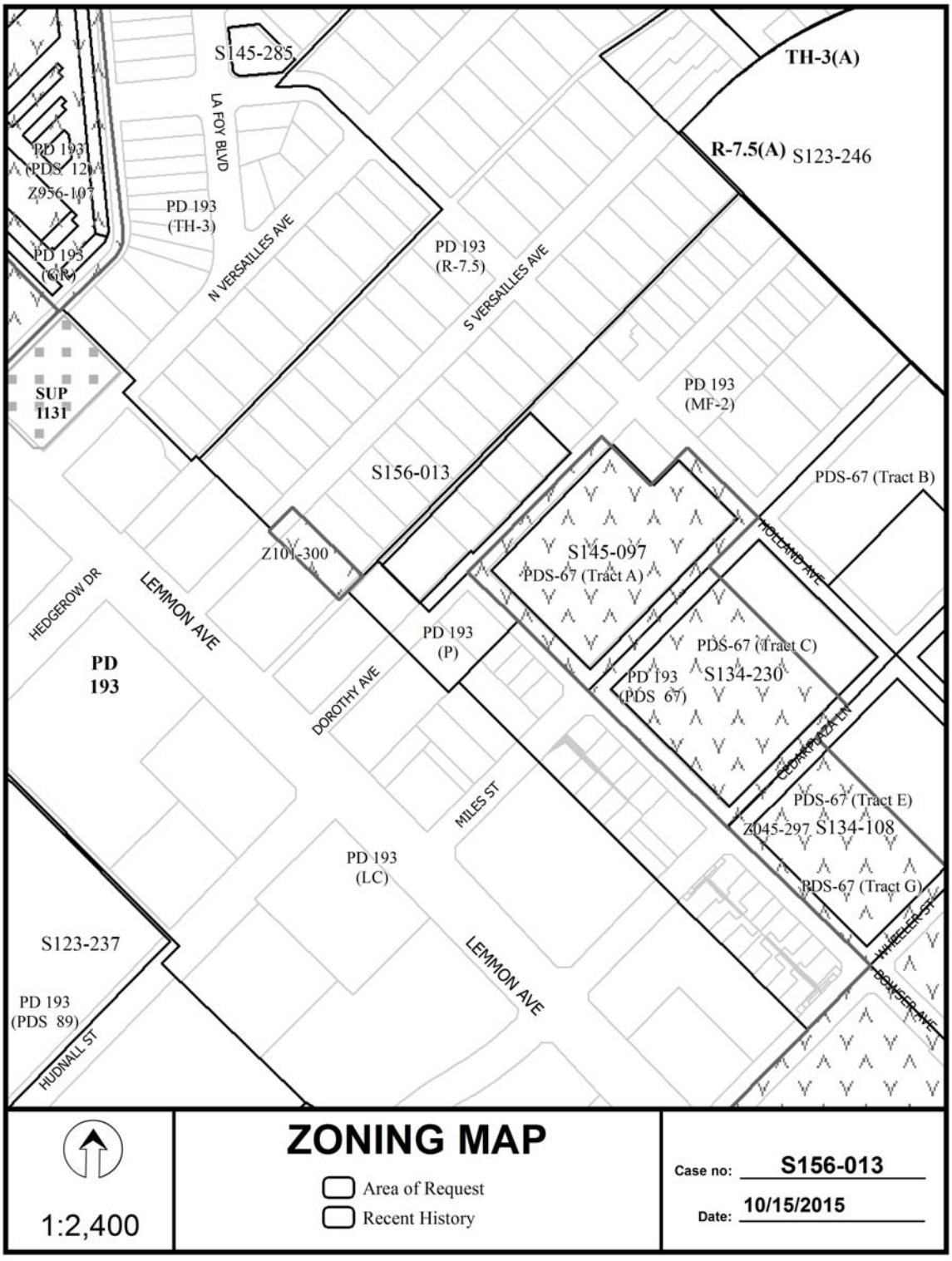
15. On the final plat list utility easements as retained within street abandonments when stated in the abandonment ordinance, or follow the City of Dallas standard affidavit requirements.

16. The number and location of fire hydrants, must comply with the Dallas Fire Code.

17. On the final plat change “Bowser Street” to “Bowser Avenue”. Section 51A-8.403(a)(1)(xii)

18. On the final plat change “Holland Street” to “Holland Avenue”. Section 51A-8.403(a)(1)(xii)

19. On the final plat identify the property as Lots 2B through 2E, and Lots 3 through 10 in City Block 1/2475. Ordinance Book 1A, pages 131-148, Section 2 (passed August 13, 1872); Section 51A-8.403(a)(1)(A)(viii)


S145-285
LA FOY BLVD
TH-3(A)
R-7.5(A)
S123-246
PD 193
(PDS 120)
Z956-107
PD 193
(TH-3)
PD 193
(GR)
N VERSAILLES AVE
PD 193
(R-7.5)
S VERSAILLES AVE
SUP
1131
PD 193
(MF-2)
S156-013
PDS-67 (Tract B)
Z101-300
S145-097
PDS-67 (Tract A)
HOLLAND AVE
HEDGEROW DR
LEMMON AVE
PD
193
PD 193
(P)
PDS-67 (Tract C)
PD 193
(PDS 67)
S134-230
DOROTHY AVE
CEDAR PLAZA LN
MILES ST
PDS-67 (Tract E)
Z045-297
S134-108
PDS-67 (Tract G)
PD 193
(LC)
WHEELER ST
S123-237
LEMMON AVE
BOWSER AVE
PD 193
(PDS 89)
HUDNALL ST
1:2,400
ZONING MAP
Area of Request
Recent History
Case no: S156-013
Date: 10/15/2015

1:2,400

AERIAL MAP

Area of Request

Recent History

Case no: S156-013

Date: 10/15/2015

S. VERSAILLES STREET
(A 50' WIDE PUBLIC RIGHT-OF-WAY)
VOL. 6, PG. 139 (M.R.D.C.T.)
(CONCRETE PAVEMENT)
BLOCK A/2477
BLOCK 2474
BLOCK 1/2475
BLOCK 1/2462
BLOCK 2/2475
BLOCK 2/2463
BLOCK 4/2475
BLOCK 3/2475
POINT OF BEGINNING
N45°20'31"W 87.83'
N44°15'57"E
234.28'
N44°39'15"E 57.21'
N44°01'07"E 57.22'
S45°31'32"E 94.08'
BOWSER STREET
(A 50' WIDE PUBLIC RIGHT-OF-WAY)
VOL 6, PG. 147 (M.R.D.C.T.)
(CONCRETE PAVEMENT)
DOROTHY AVENUE
HOLLAND STREET
(A 50' WIDE PUBLIC RIGHT-OF-WAY)
VOL 6, PG. 147 (M.R.D.C.T.)
(CONCRETE PAVEMENT)
OWNER'S DEDICATION
SURVEYOR'S STATEMENT
OWNER'S CERTIFICATE
VICINITY MAP
LEGEND
NOTE:
EXISTING PAVEMENT & EXISTING BUILDINGS WILL BE REMOVED
DEVELOPER:
URBAN GENESIS
610 HAWTHORNE, SUITE 200
DALLAS, TEXAS 75219
CONTACT: TRISTA PATPOOR
(469) 688-5398
OWNER:
ARTEJA A. CASTAGNE
3702 S. VERSAILLES AVE.
DALLAS, TEXAS 75209
CRAWFORD GRISBY SURVEY, ABSTRACT NO. 532
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-013
PRELIMINARY PLAT
WEST HP DOROTHY
Lots 1A-12A, Block 1/2475
0.736 ACRES
BLUE STAR LAND SURVEYING
FIRM #10194700
(817) 658-9208
bluestarsurveying@att.net
DATE: 10/08/15

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2015**

FILE NUMBER: S145-183R **Subdivision Administrator:** Paul Nelson

LOCATION: 7720 Goforth Road and 7728 Goforth Circle.

DATE FILED: October 8, 2015 **ZONING:** R-7.5(A)

CITY COUNCIL DISTRICT: 10 **SIZE OF REQUEST:** 0.573-Acre **MAPSCO:** 27T

APPLICANT/OWNER: Dagmawi Asseged Yemenu and Addisalem W. Kassa

REQUEST: An application to remove the 30 foot platted building line from Lots 18 and 19 along the southeast line of Goforth Road, and to replat a 0.573-acre tract of land containing all of Lots 17, 18, and 19 in City Block B/5446 into one lot, on property located at 7720 Goforth Road and 7728 Goforth Circle.

NOTICES: 17 notices were sent to property owners within 200 feet of the property on October 14, 2015.

SUBDIVISION HISTORY:

1. S145-183 was an application on the same property as the present request to replat a 0.573-acre tract of land containing all of Lots 17, 18, and 19 in City Block B/5446 into one lot on property located at 7720 Goforth Road and 7728 Goforth Circle. The request was approved June 4, 2015 but has not been recorded.

BUILDING LINE REMOVAL STANDARD: The Commission may approve a relocation or removal of the platted building line with a minimum front, side, or rear yard setback greater than required by zoning regulation only:

(1) upon the affirmative vote of at least three- fourths of the commission members present; and

(2) if the commission finds that relocation or removal of the platted building line will not:

"(i) require a minimum front, side, or rear yard setback less than required by zoning regulation;"

- The Goforth Road building line is 30 feet; however, the zoning setback for the R-7.5(A) district is 25 feet.

"(ii) be contrary to the public interest;"

- Notices were sent to 17 property owners within 200 feet of the boundary of this request on October 14, 2015. As of October 22, 2015 we have received 0 replies in favor and 0 replies in opposition to the request.

"(iii) adversely affect neighboring properties; and"

- The removal of the building line will not adversely impact neighboring properties as the building line on Lot 17 is on the curve of Goforth Road and is not being removed. A large portion of Lot 17 lies within the 100 year flood plain and will be difficult to develop. The lots northeast from Goforth

Circle do not have a platted building line along Goforth Road but have the 25 foot setback as required by the R-7.5(A) district.

"(iv) adversely affect the plan for the orderly development of the subdivision."

- The removal of the building line along Goforth Road will not negatively affect the development in the area because the lots along Goforth Road, northeast of Goforth Circle have a 25 foot zoning setback with no building line. The removal of the 30 foot building line will allow for the property to be developed in accordance with the R-7.5(A) requirements while also complying with the requirements of Dallas Water Utilities.

STAFF RECOMMENDATION OF BUILDING LINE REMOVAL: The existing 6-foot wide easement along the southeast line of Lot 19 will have to be widened to meet City standards. The removal of the building line will result in an increase in buildable lot area to allow for the additional easement width, while also accommodating the future development of the site. As such, staff supports the removal of the building line.

STAFF RECOMMENDATION OF REPLAT: Staff has determined that the request complies with the requirements of Section 51A-8.503 because a significant portion of the property lies within the 100 year flood plain, thereby reducing the lot area that could be used for development. Also, the property faces a City of Dallas Service Center, which is many acres in size, to the northwest; and a sizable City of Dallas Park adjacent to the west of the property. Staff concludes that the request does comply with Section 51A-8.503 because a portion of the property lies within the flood plain, the property lies on a curve of the street and is adjacent to a large City of Dallas facility on the west and a regional park on the northwest; therefore, staff recommends **approval** of the request subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c), and (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), and (d)
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (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-8.501(b)

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) and (b).

7. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection." Section 51A-8.617

8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. The maximum number of lots permitted by this plat is 1. 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. Section 51A-8.603; Section 51A-8.604

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-611(d) 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-611(d), Trinity Watershed Management; Drainage Manual, Article V

15. On the final plat specify minimum fill and minimum finished floor elevations. Section 51A-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-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. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Section 51A-5.105(g).

19. On the final plat monument all set corners per the monumentation ordinance. Survey Manual.

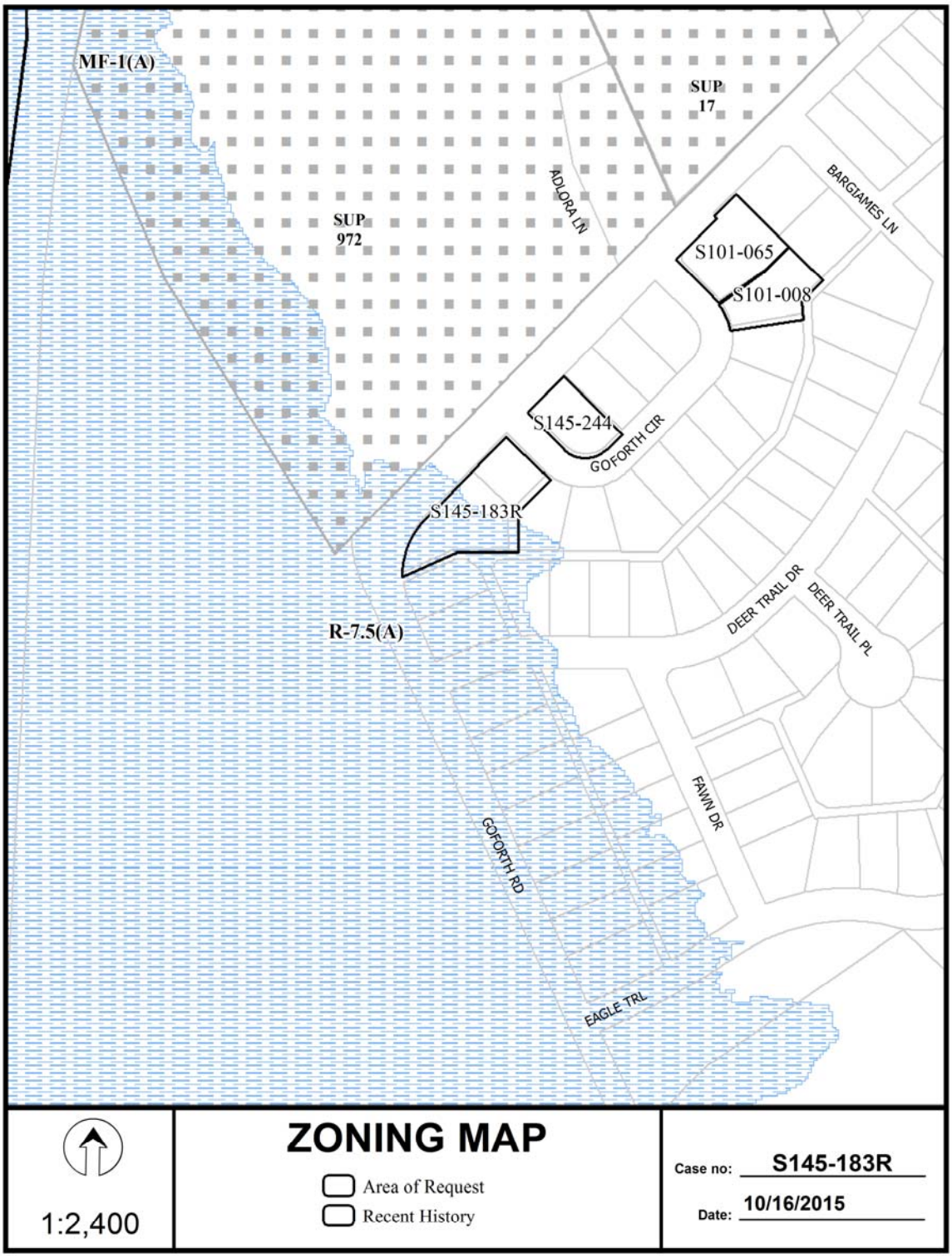
20. On the final plat show two controlling monuments. Survey Manual.

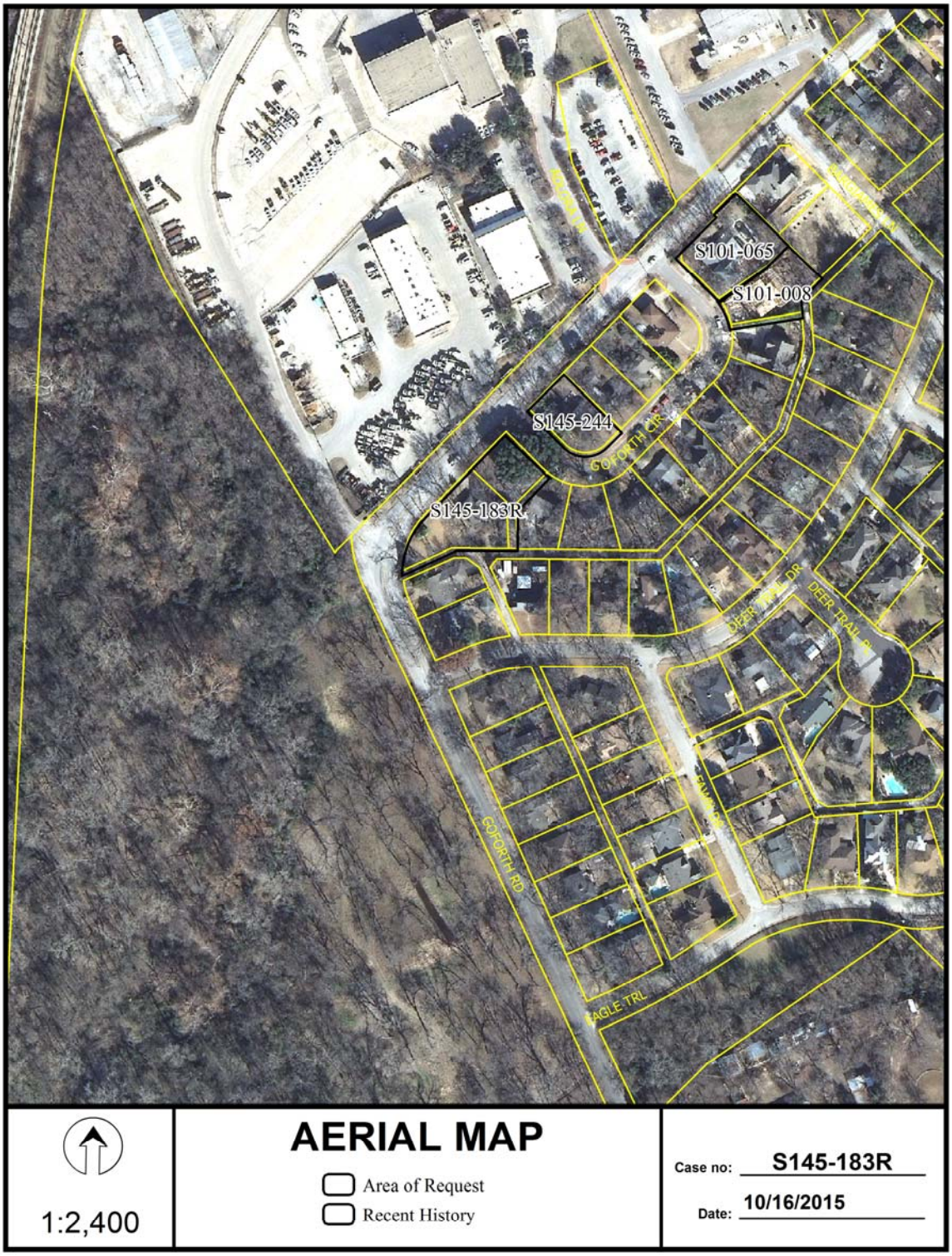
21. On the final plat show a notwithstanding statement in the second paragraph of the owner's dedication.

22. The number and location of fire hydrants, must comply with the Dallas Fire Code Section 103.1, Appendix C.

23. On the final plat add the following note: "The 30 foot building line on the southeast line of Goforth Road on Lots 18 and 19 is removed by this plat."

24. On the final plat identify the property as Lot 17A in City Bock B/5446. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).


MF-1(A)
SUP 17
SUP 972
ADLORA LN
BARGIAMES LN
S101-065
S101-008
S145-244
GOFORTH CIR
S145-183R
R-7.5(A)
DEER TRAIL DR
DEER TRAIL PL
FAWN DR
GOFORTH RD
EAGLE TRL
1:2,400
ZONING MAP
Area of Request
Recent History
Case no: S145-183R
Date: 10/16/2015



1:2,400

AERIAL MAP

Area of Request
Recent History

Case no: S145-183R
Date: 10/16/2015

ADLORA LN
BARGIAMES LN
GOFORTH CIR
GOFORTH RD
DEER TRAIL DR
DEER TRAIL PL
FAWN DR
EAGLE TRL
0
0
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
17
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: S145-183R
Date: 10/16/2015

10/08/2015

Notification List of Property Owners

S145-183R

17 Property Owners Notified

Label #	*Address*		*Owner*
1	7728	GOFORTH CIR	SMITH ALEXANDER GEORGE
2	7732	GOFORTH CIR	GONZALES ANTONIO C
3	7720	GOFORTH RD	SOLOMON SAMUEL
4	7743	GOFORTH CIR	MILLER MATTHEW &
5	7749	GOFORTH CIR	BALDWIN ADAM K & SUMMER L
6	7723	DEER TRAIL DR	WALKER VERNON W
7	7715	DEER TRAIL DR	VASSAUR JOHN LEWIS II
8	7711	DEER TRAIL DR	OSBORN PATRICIA J &
9	7704	GOFORTH RD	BRITT H DAVID &
10	7710	GOFORTH RD	MILLS CANDICE M &
11	7736	GOFORTH CIR	MCELROY VENTURES LLC
12	7742	GOFORTH CIR	MOORHEAD ROBERT J &
13	7746	GOFORTH CIR	RASMUSSEN ANNE REILLY
14	7750	GOFORTH CIR	NUTT TERRY L & STEPHANIE L
15	7640	GOFORTH RD	SIDHOM MATTHEW G & PAIGE H
16	8733	FAWN DR	SCHIELE LOREN EUGENE &
17	7719	DEER TRAIL DR	SCHMID CAROL A &

OWNER'S CERTIFICATE

OWNER'S DEDICATION

SURVEYOR'S NOTES

TREE LIST

FLOOD

PRELIMINARY REPLAT

LOT 17A, BLOCK B/5446
WHITE ROCK / ADDISALEM

A&W SURVEYORS, INC.
Professional Land Surveyors

Owners: Dagmawi Assegedi Yemenu and Addisalem W. Kassa

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

PRELIMINARY, RELEASED 10-07-2015 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

Registered Professional Land Surveyor

STATE OF TEXAS
COUNTY OF DALLAS

Notary Public in and for the State of Texas

FLOODWAY EASEMENT STATEMENT

STATE OF TEXAS
COUNTY OF DALLAS

Notary Public in and for The State of Texas

STATE OF TEXAS
COUNTY OF DALLAS

Notary Public in and for The State of Texas

THE PURPOSE OF THIS AMENDMENT IS TO REMOVE BUILDING LINE FROM LOTS 18 AND 19 ADJACENT TO GOFORTH ROAD

THE PURPOSE OF THIS PLAT IS TO DEFINE ONE (1) LOT FROM THREE (3) FOR PURPOSES OF NEW CONSTRUCTION. NO STRUCTURES TO REMAIN

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2015**

FILE NUMBER: S156-001 **Subdivision Administrator:** Paul Nelson

LOCATION: 7131 Tokalon Drive at Heath Street, west corner

DATE FILED: October 7, 2015 **ZONING:** R-7.5(A)

CITY COUNCIL DISTRICT: 9 **SIZE OF REQUEST:** 0.5011-Acre **MAPSCO:** 37S

APPLICANT/OWNER: Richard Triplett

REQUEST: An application to replat a 0.5011-acre tract of land containing all of Lot 7, part of Lots 6 and 8 and a portion of an abandoned alley in City Block J/2838 to create one 12,876-square foot lot, and one 8,951 square foot lot on property located at 7131 Tokalon Drive at Heath Street, west corner.

NOTICES: 15 notices were sent to property owners within 200 feet of the property on October 14, 2015.

SUBDIVISION HISTORY:

1. S112-201 was an application north of the present request to replat a 0.765 acre tract of land containing all of Lot 9 and part of Lots 7 and 8 in City Block C/2827 into one 0.365 acre lot on property located at 7118 Delrose Drive, and one 0.40 acre lot on property located at 7145 Meadowlake Avenue. The request was approved September 20, 2012 but has not been recorded. The plat has expired.

STAFF RECOMMENDATION OF REPLAT: Staff has determined that the request complies with the requirements of Section 51A-8.503 in that the property lies on a curve of two streets, and is similar in size with adjacent properties. The proposed lots also comply with the R-7.5(A) requirements; therefore, staff recommends **approval** of the request subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c) and (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) and (d)
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c) and (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-8.501(b)

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) and (b)

7. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection." Section 51A-8.617

8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. The maximum number of lots permitted by this plat is 2. 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-8.603 and 51A-8.604

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 25 feet of right-of-way from the established centerline of Tokalon Drive. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e)

13. On the final plat dedicate a 15-foot by 15-foot Alley Sight Easement at Heath Street and the alley. Sections 51A-8.602(e) and Section 51A-9.101

14. On the final plat show recording information on all existing easements within 150 feet of the property. Platting Guidelines

15. 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.

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. The number and location of fire hydrants, must comply with the Dallas Fire Code Section 103.1, Appendix C.

18. The final plat cannot be recorded until both proposed lots comply with the plat, Building Code, and zoning requirements.

19. On the final plat identify the property as Lot 7A and 7B in City Bock J/2838. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2015**

FILE NUMBER: S156-003 **Subdivision Administrator:** Paul Nelson

LOCATION: Mockingbird Lane at Roper Street, northwest corner

DATE FILED: October 8, 2015 **ZONING:** PD 944

CITY COUNCIL DISTRICT: 2 **SIZE OF REQUEST:** 0.6807-Acre **MAPSCO:** 34L

APPLICANT/OWNER: MSC-1 Ltd.

REQUEST: An application to replat a 0.6807-acre tract of land containing part of Lot 12, and all of Lots 13, 14, 15, and 16 in City Block O/2605 to create one lot on property located on Mockingbird Lane at Roper Street, northwest corner.

NOTICES: 27 notices were sent to property owners within 200 feet of the property on October 14, 2015.

SUBDIVISION HISTORY:

1. S101-117 was an application west of the present request to replat an approximate 1,278 acre tract of land containing multiple blocks to create three lots on property generally bounded by Mockingbird Lane, Lemon Avenue, Denton Drive and Shorecrest Drive and known as Dallas Love Field Airport. The request was approved July 7, 2011 but has not been recorded.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of Section 51A-8.503 because the property was the subject of a zoning request to change the zoning from PD Number 67 to PD 944 and was approved by the City Council on September 22, 2015 with the Development Plan approved by the City Plan Commission on July 23, 2015. The proposed plat conforms to the approved development plan; therefore, staff recommends **approval** of the request subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c) and (d).
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a), (b), (c) and (d).
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c) and (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-8.501(b).

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) and (b)

7. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection." Section 51A-8.617

8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. The maximum number of lots permitted by this plat is 1. 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-8.603 and 51A-8.604.

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 either 28-feet of right-of-way, street easement, or sidewalk easement from the established center line of Roper Street. Sections 51A-8.602(c) and 51A-9.101

13. On the final plat dedicate 50 feet of right-of-way from the established centerline of Mockingbird Lane. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e)

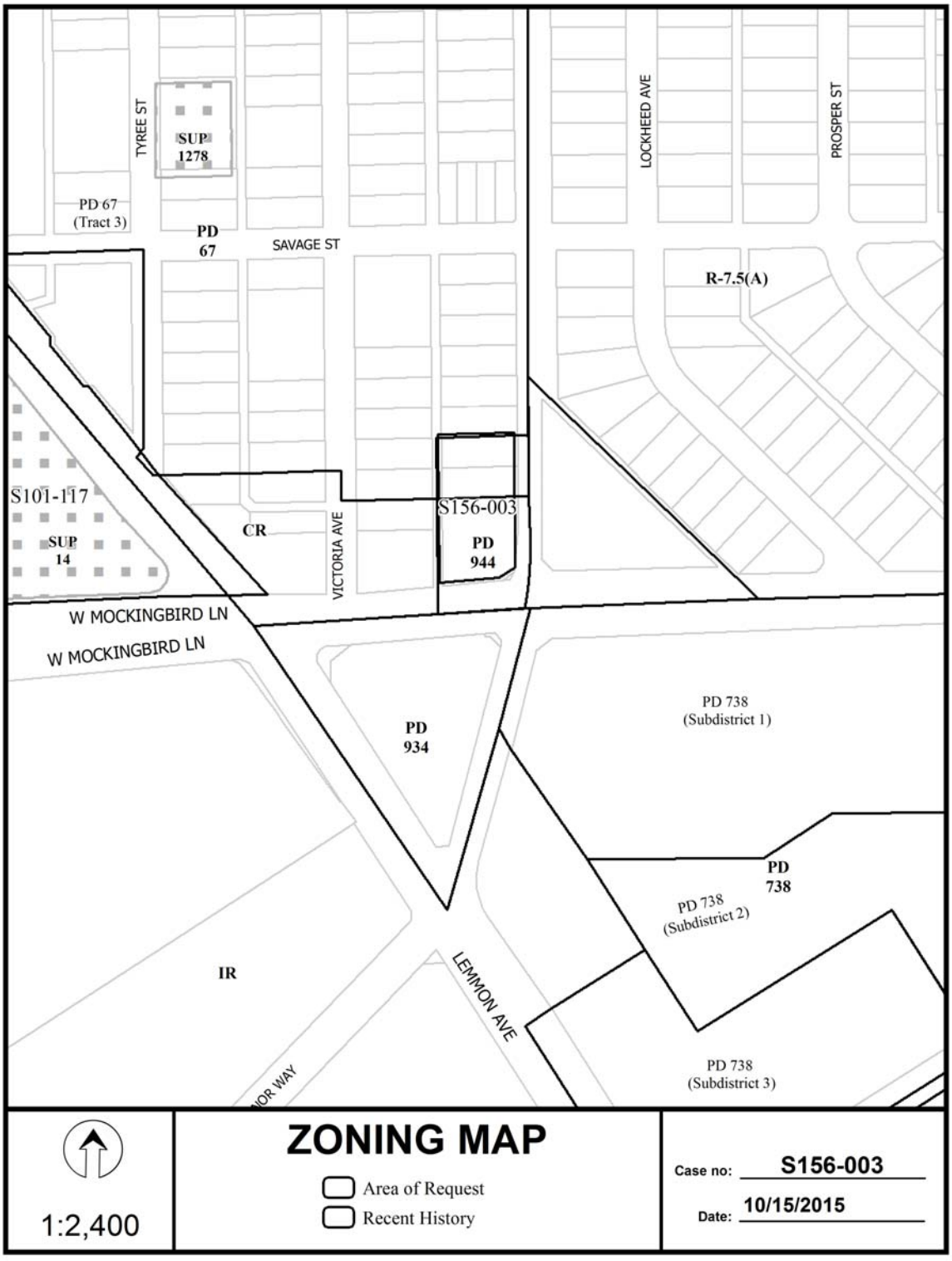
14. On the final plat, dedicate a 15-foot by 15-foot corner clip at Mockingbird Lane and Roper Street. Section 51A-8.602(d)(1)

15. On the final plat dedicate a 15-foot by 15-foot Alley Sight Easement at Mockingbird Lane and the alley. Section 51A-8.602(e), Section 51A-9.101

16. On the final plat show the correct recording information and owner for the subject property. Survey Manual

17. The number and location of fire hydrants, must comply with the Dallas Fire Code Section 103.1, Appendix C

18. On the final plat identify the property as Lot 12A in City Bock O/2605. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).


TYREE ST
SUP 1278
PD 67 (Tract 3)
PD 67
SAVAGE ST
LOCKHEED AVE
PROSPER ST
R-7.5(A)
S101-117
SUP 14
CR
VICTORIA AVE
S156-003
PD 944
W MOCKINGBIRD LN
W MOCKINGBIRD LN
PD 934
PD 738 (Subdistrict 1)
PD 738
PD 738 (Subdistrict 2)
IR
LEMMON AVE
PD 738 (Subdistrict 3)
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S156-003
Date: 10/15/2015

AERIAL MAP

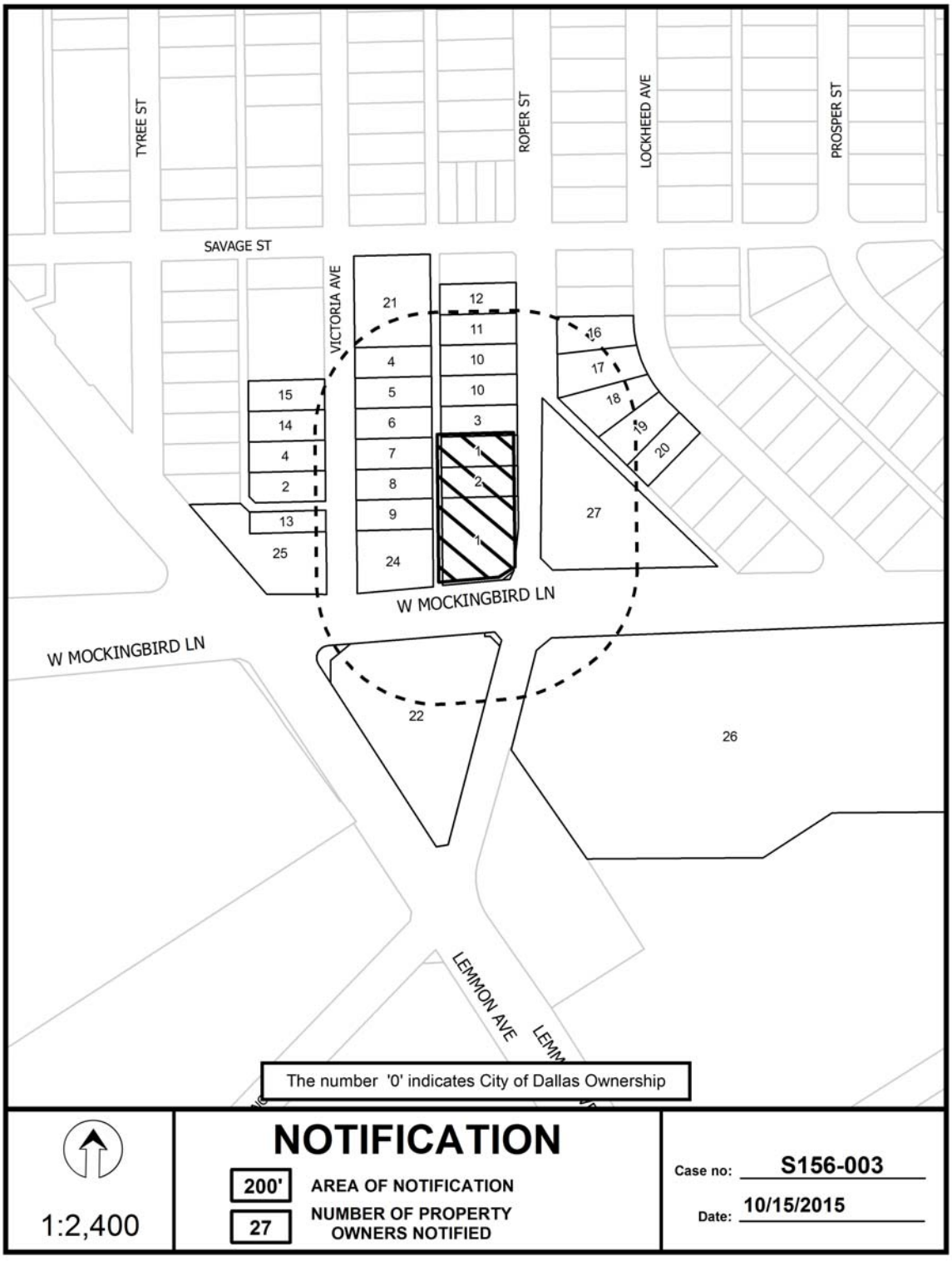
1:2,400

Area of Request

Recent History

Case no: S156-003

Date: 10/15/2015


TYREE ST
ROPER ST
LOCKHEED AVE
PROSPER ST
SAVAGE ST
VICTORIA AVE
W MOCKINGBIRD LN
W MOCKINGBIRD LN
LEMMON AVE
21
12
11
4
10
5
10
6
3
7
1
8
2
9
1
24
15
14
4
2
13
25
16
17
18
19
20
27
22
26
The number '0' indicates City of Dallas Ownership
1:2,400
NOTIFICATION
200'
AREA OF NOTIFICATION
27
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: S156-003
Date: 10/15/2015

10/09/2015

Notification List of Property Owners

S156-003

27 Property Owners Notified

Label #	*Address*		*Owner*
1	4415	MOCKINGBIRD LN	MSC 1 LTD
2	6515	ROPER ST	MSC I LTD
3	6525	ROPER ST	NGUYEN LOC TRONG
4	6532	VICTORIA AVE	GREATER NORTH PARK
5	6528	VICTORIA AVE	TRAN SANG QUANG
6	6524	VICTORIA AVE	BONILLA NIDIA M ET AL
7	6520	VICTORIA AVE	JDAL PROPERTIES INC
8	6516	VICTORIA AVE	MSC-I LTD
9	6512	VICTORIA AVE	4407 CORPORATION
10	6527	ROPER ST	LEWIS LEOLICE
11	6535	ROPER ST	BROWN JEWELL DEAN LIFE ESTATE
12	6539	ROPER ST	GUZMAN ANGEL
13	6511	VICTORIA AVE	CHURCHS FRIED CHICKEN INC
14	6527	VICTORIA AVE	ESCALANTE MARICRUZ
15	6529	VICTORIA AVE	WOODEN RHODA EST OF
16	6539	LOCKHEED LN	LIU JOHN M
17	6535	LOCKHEED LN	ROBINSON CHARLES L &
18	6531	LOCKHEED LN	BERRY MURDINE E
19	6529	LOCKHEED LN	SCATES LULA M &
20	6525	LOCKHEED LN	PARKER WILLIAM H
21	6540	VICTORIA AVE	PLEASANT RUN /LANCASTER LTD
22	6410	LEMMON AVE	NWH LAND
23	403	REUNION BLVD	DALLAS AREA RAPID TRANSIT
24	4407	MOCKINGBIRD LN	4407 CORPORATION
25	6502	LEMMON AVE	CHURCHS FRIED CHICKEN INC
26	4550	MOCKINGBIRD LN	CARLYLE CYPRESS

10/09/2015

Label #	*Address*		*Owner*
27	4515	MOCKINGBIRD LN	PEGASUS BANK

OWNERS DEDICATION

NON THEREPHONE, KNOW ALL MEN BY THESE PRESENTS

THAT I, MSC-1, Ltd. acting by and through it's duly authorized agent Louis H. Lebowitz, does hereby adopt this plan designating the hereinabove described property as **MOCKINGBIRD/ROPER 7-ELEVEN ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon. The undersigned does hereby covenant and agree that all paving, drainage, erosion control, and public improvements shall be constructed in accordance with plans and specifications submitted to and approved by the Director of Public Works and Transportation. The undersigned does hereby dedicate to the public use forever the easements as shown. Said easements being hereby reserved for the mutual use, access and accommodation of all public utilities desiring or using same. Said easements shall be open at all times for the purpose of ingress and egress to and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of any of its respective systems without the necessity at any time of procuring the permission of anyone. The undersigned does hereby restrict the use of the private property for the purpose of leading meters and any maintenance or service required or incidental to the utility.

Water main and wastewater easements shall also include additional area of working space for construction and maintenance purposes to operate the type of equipment necessary for such work. The restrictions, conditions, and provisions of all easements and restrictions shall be binding upon the owner, his heirs, assigns, successors, and grantees and shall be determined for there duration as created by the terms of this instrument. The owner agrees to indemnify and hold the City of Dallas, Texas, its officers, employees, agents, and successors and assigns harmless from any and all claims of any nature arising from or occasioned by the construction, reconstruction, inspection, patrolling, maintenance, and adding to or removing all or part of any of its respective systems without the necessity at any time of procuring the permission of anyone. The undersigned does hereby restrict the use of the private property for the purpose of leading meters and any maintenance or service required or incidental to the utility.

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

WITNESS MY HAND THIS _____ DAY OF _____, 2015

Louis H. Lebowitz, President

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Louis H. Lebowitz, known to me to be the person whose name is subscribed to the foregoing instrument and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2015

Notary Signature

SURVEYOR'S STATEMENT

I, Larry E. Johnson, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat represents an actual survey made on the ground under my supervision; that all boundary corners, angle points, points of curve and other points of reference have been or will be set as shown hereon; that all boundary corners and monuments shown thereon were either found or placed in compliance with the City of Dallas Development Code, Sec. _____ and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2015

PRELIMINARY, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document.

Texas Registered Professional Land Surveyor No. 5099

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Larry E. Johnson, known to me to be the person whose name is subscribed to the foregoing instrument and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2015

Notary Signature

GENERAL NOTES

1. BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD 83 (2011).
2. THE BASIS OF BEARINGS FOR THIS PLAT IS 15' ALLEY AS SHOWN ON VOL. 124, PG. 3381 (M.R.D.C.T.)
3. THIS PLAT IS PART OF A LOT.
4. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
5. ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES (NAD 83) TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202). NORTH AMERICAN DATUM OF 1983 (NA 2011) ADJUSTMENT. ALL DISTANCES ARE SURFACE VALUES. NO SCALE AND NO PROJECTION.
6. THERE ARE NO EXISTING STRUCTURES ON THE SITE.

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
1909 Meridian Drive, Suite 114, Dallas, TX 75243
Office 214-349-9200 Fax 214-349-9210
txheritage.com
Firm #10193900

OWNER
MSC-1, LTD.
4311 W. LOVERS LANE, SUITE 200
DALLAS, TEXAS 75209

ENGINEER

PRELIMINARY PLAT
MOCKINGBIRD/ROPER
7-ELEVEN ADDITION
LOT 1A, BLOCK O/2805
REPLAT OF PART OF LOT 12 AND ALL OF LOTS 13-16, BLOCK O/2805
WEBSTER AND WOOD'S NORTH PARK ADDITION
MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-003

DATE: 04/27/15 / JOB # 1509028.2 / SCALE: 1" = 30' MC

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2015**

Planner: Warren F. Ellis

FILE NUMBER: W145-009 **DATE FILED:** October 1, 2015

LOCATION: East side of North Central Expressway, north of Cochran Street

COUNCIL DISTRICT: 14 **MAPSCO:** 45-C, 45-G

SIZE OF REQUEST: Approx. 0.531 acres **CENSUS TRACTS:** 16.00

MISCELLANEOUS DOCKET ITEM:

APPLICANT/OWNER: Rainscott Investments, LLC

RESPRESENTATIVE: Rainscott Investments, LLC

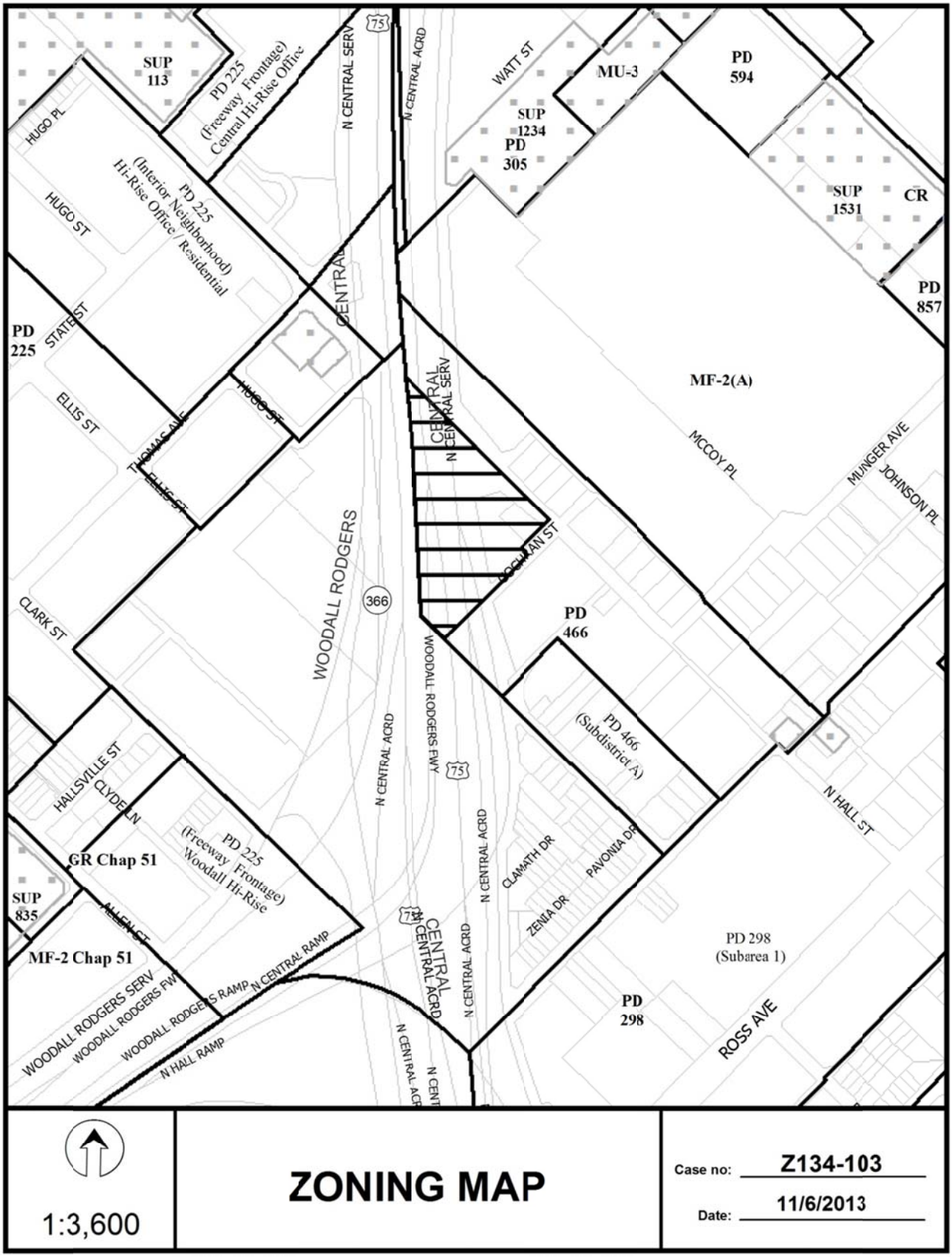
REQUEST: An application for a waiver of the two-year waiting period to submit a request to amend Subdistrict B in Planned Development District No. 466 located on the east side of North Central Expressway, north of Cochran Street.

SUMMARY: Upon the City Plan Commission's recommendation, City Council approved zoning case Z134-103(MW) on February 26, 2014, for a new subdistrict in Planned Development District No. 466, the Hall Street Special Purpose District, at the above referenced location.

The applicant is requesting a waiver of the two-year waiting period in order to submit an application to amend the business sign regulations in Article VII of Planned Development District No. 466. The development code only permits one detached sign per street frontage; however, the applicant is requesting to install an additional sign to promote a future development on site.

According to Section 51A-4.701(d) of the Dallas Development Code, a new application on this property cannot be filed prior to February 26, 2016, without a waiver of the two-year waiting period. According to the Dallas Development Code, "the commission may waive the time limitation if there are changed circumstances regarding the property sufficient to warrant a new hearing." The circumstances that existed when the subdistrict was approved in February have not changed. Therefore, staff recommends denial.

Staff Recommendation: Denial



1:3,600

ZONING MAP

Case no: Z134-103

Date: 11/6/2013

W145-009

APPLICATION FOR WAIVER OF TWO-YEAR WAITING PERIOD

Zoning File No. Z 134-103

Location 2103 N. HALL STREET DALLAS, TX 75204

Date of last CPC or CC Action JANUARY 22, 2015

Applicant's Name, Address & Phone Number RAINSCOTT INVESTMENTS LLC
4514 COLE AVE SUITE 1100 DALLAS, TEXAS 75205 214.750.7688

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

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

WITHOUT APPROVAL OF THE SIGNAGE REQUIRED BY STARBUCKS, THEY WILL NOT BE ABLE TO BUILD THEIR NEW STORE AT THIS LOCATION. THE CONSTRUCTION IS READY TO BEGIN IMMEDIATELY.

Applicant's Signature

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

10/01/15
Date Received
Fee: **$300.00**

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2015**

Planner: Olga Torres-Holyoak

FILE NUMBER: W156-001 **DATE FILED:** October 9, 2015

LOCATION: South line of Elm Street, east of North Good Latimer Expressway

COUNCIL DISTRICT: 2 **MAPSCO:** 45M

SIZE OF REQUEST: ± 0.11 acres **CENSUS TRACT:** 204.00

MISCELLANEOUS DOCKET ITEM:

APPLICANT: Shawn Hodges

OWNER: 42 Deep Ellum LP

REPRESENTATIVE: Audra Buckley, Permitted Development

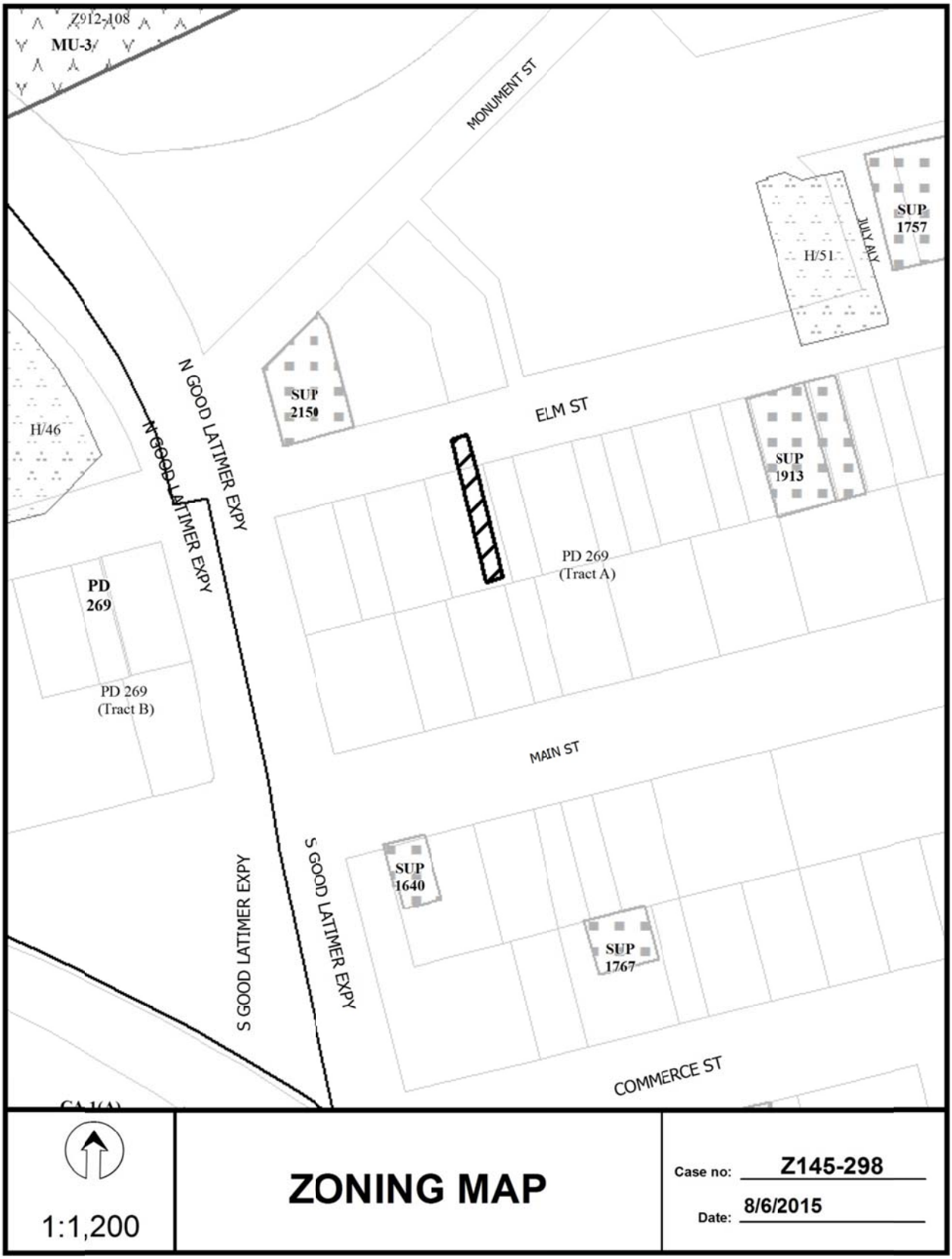
REQUEST: An application for a waiver of the two-year waiting period to submit a request to terminate Specific Use Permit No. 2158 for a tattoo studio on property zoned Tract A in Planned Development District No. 269, the Deep Ellum/Near East Side District located on the south line of Elm Street, east of North Good Latimer Expressway.

SUMMARY: Upon the City Plan Commission's recommendation, City Council approved a Specific Use Permit for a tattoo studio (Z145-298OTH) on September 22, 2015.

The representative indicates that they submitted an application and legal description for the wrong suite, both owned by the same property owner. The applicant seeks to terminate SUP No. 2158 and request a new SUP for the adjoining suite. The existing SUP must be terminated before a new SUP is established in the correct suite due to the proximity requirement for tattoo studios.

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 22, 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." Since the only way to remedy the problem is by removing the SUP, staff recommends approval as this property was never intended to be a tattoo studio.

Staff Recommendation: Approval


Z912-108
MU-3
MONUMENT ST
SUP 1757
H/51
JULY ALY
SUP 2150
ELM ST
H/46
N GOOD LATIMER EXPY
SUP 1913
PD 269
(Tract A)
PD 269
PD 269
(Tract B)
MAIN ST
S GOOD LATIMER EXPY
SUP 1640
SUP 1767
COMMERCE ST
1:1,200
ZONING MAP
Case no: Z145-298
Date: 8/6/2015

APPLICATION FOR WAIVER OF TWO-YEAR WAITING PERIOD

Zoning File No. Z145-298(OTH)

Location 2614 Elm Street

Date of last CPC or CC Action September 22, 2015

Applicant's Name, Address & Phone Number Audra Buckley
Permitted Development, 416 S Ervay, Dallas 75201

Property Owner's Name, Address and Phone No., if different from above
42 Deep Ellum LP, 8333 Douglas Avenue, Ste 342
Dallas, TX 75225 214-739-4200

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

Location of suite number incorrect in original SUP request.

Applicant's Signature

42 Deep Ellum, LP
10/9/15
GS manager
Owner's Signature (if individual) or
Letter of Authorization (from corporation/partnership)

RECEIVED
OCT 09 2015
By

Date Received
Fee: **$300.00**

W156-001

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2015**

Planner: Laura Evans

FILE NUMBER: D145-032 **DATE FILED:** August 5, 2015

LOCATION: South of the intersection of Water Mill Road and Chapel Oaks Drive

COUNCIL DISTRICT: 6 **MAPSCO:** 11A-P

SIZE OF REQUEST: Approx. 10.61 acres **CENSUS TRACT:** 141.09

MISCELLANEOUS DOCKET ITEM

APPLICANT: Trammel Crow Co #43 Ltd

REPRESENTATIVE: Rob Baldwin

OWNER: Trammel Crow Co #43 Ltd

REQUEST: An application for a development plan and landscape plan on property within Planned Development District No. 741, Subarea A-2, located at the south of the intersection of Water Mill Road and Chapel Oaks Drive.

SUMMARY: On January 25, 2006, the Dallas City Council established Planned Development District No. 741 by Ordinance No. 26233. The size of the PD is approximately 1,036.18 acres of land and it is located on the north side of Hackberry Road, east of Belt Line Road.

The plan provides for the construction of offices uses of approximately 225,000 square feet with surface parking facilities that will cover an area of approximately 10.61 acres. The zoning was granted as a Planned Development District with a conceptual plan and requires City Plan Commission approval of a development plan and landscape plan for Subarea A-2 prior to the issuance of a building permit. Staff has reviewed the proposed development plan and landscape plan and it complies with the requirement of the ordinance.

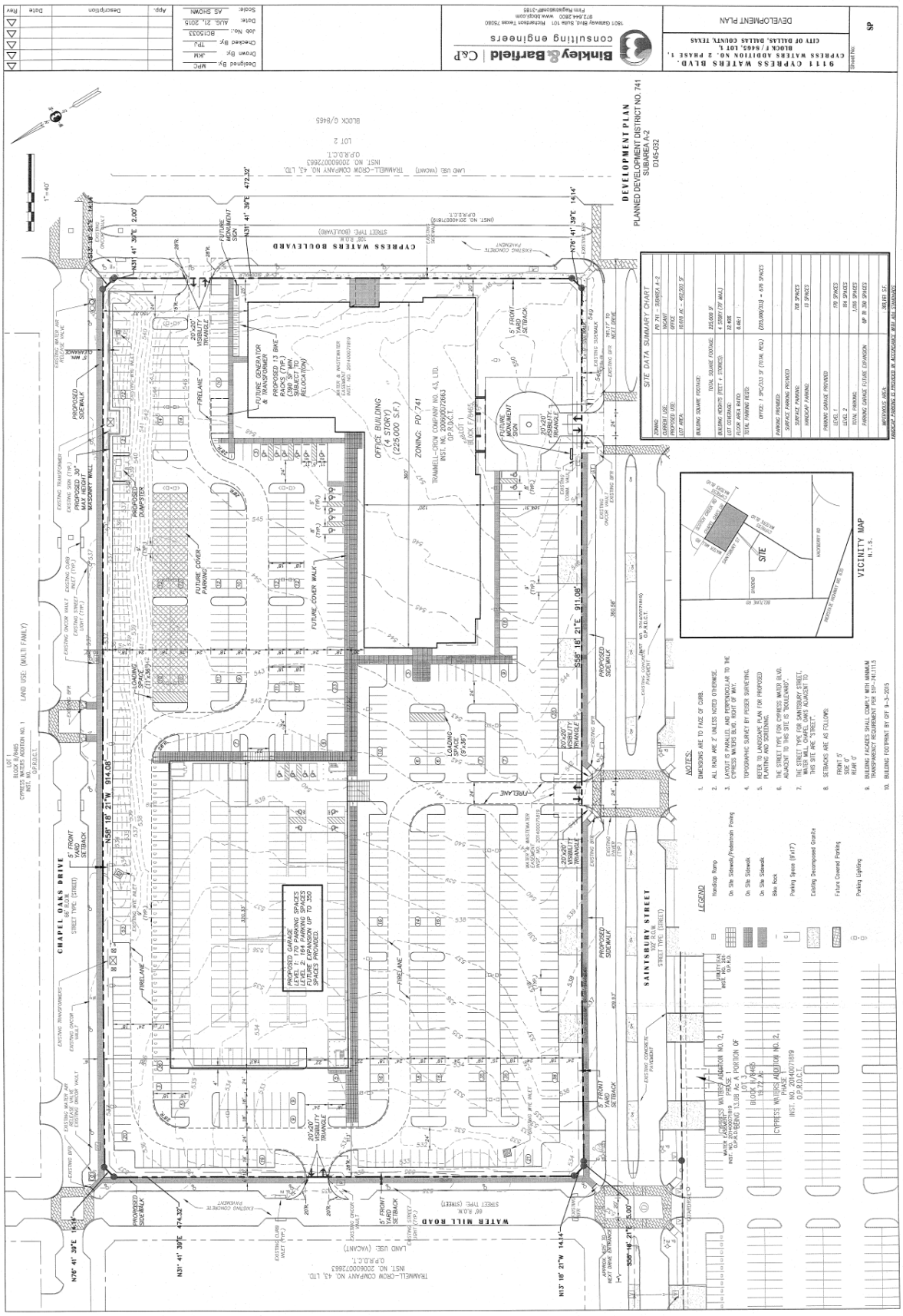
In conjunction with the above requirement, the attached development plan and landscape plan are submitted for the City Planning Commission's consideration. The PD ordinance may be viewed at this link:
http://www.dallascityattorney.com/51P/Articles%20Supp%2038/ARTICLE%20741.pdf

STAFF RECOMMENDATION: Approval

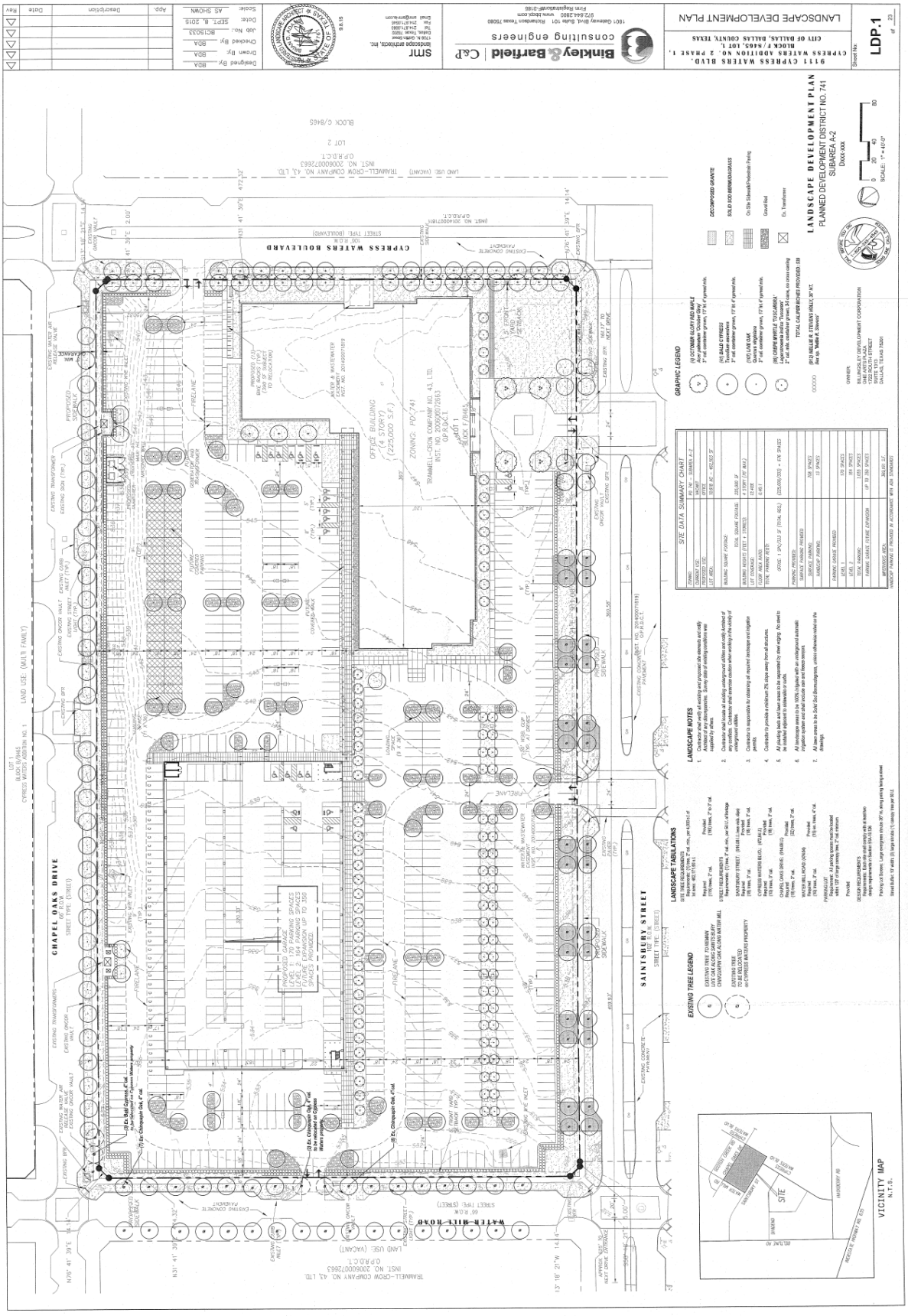
List of Officers

Trammel Crow Company No. 43, Ltd.
Henry GP, LLC (General Partner)
Henry Billingsley (Member/Manager)
Kenneth Mabry (Manager)
Kimberly Meyer (Manager)

Proposed Development Plan

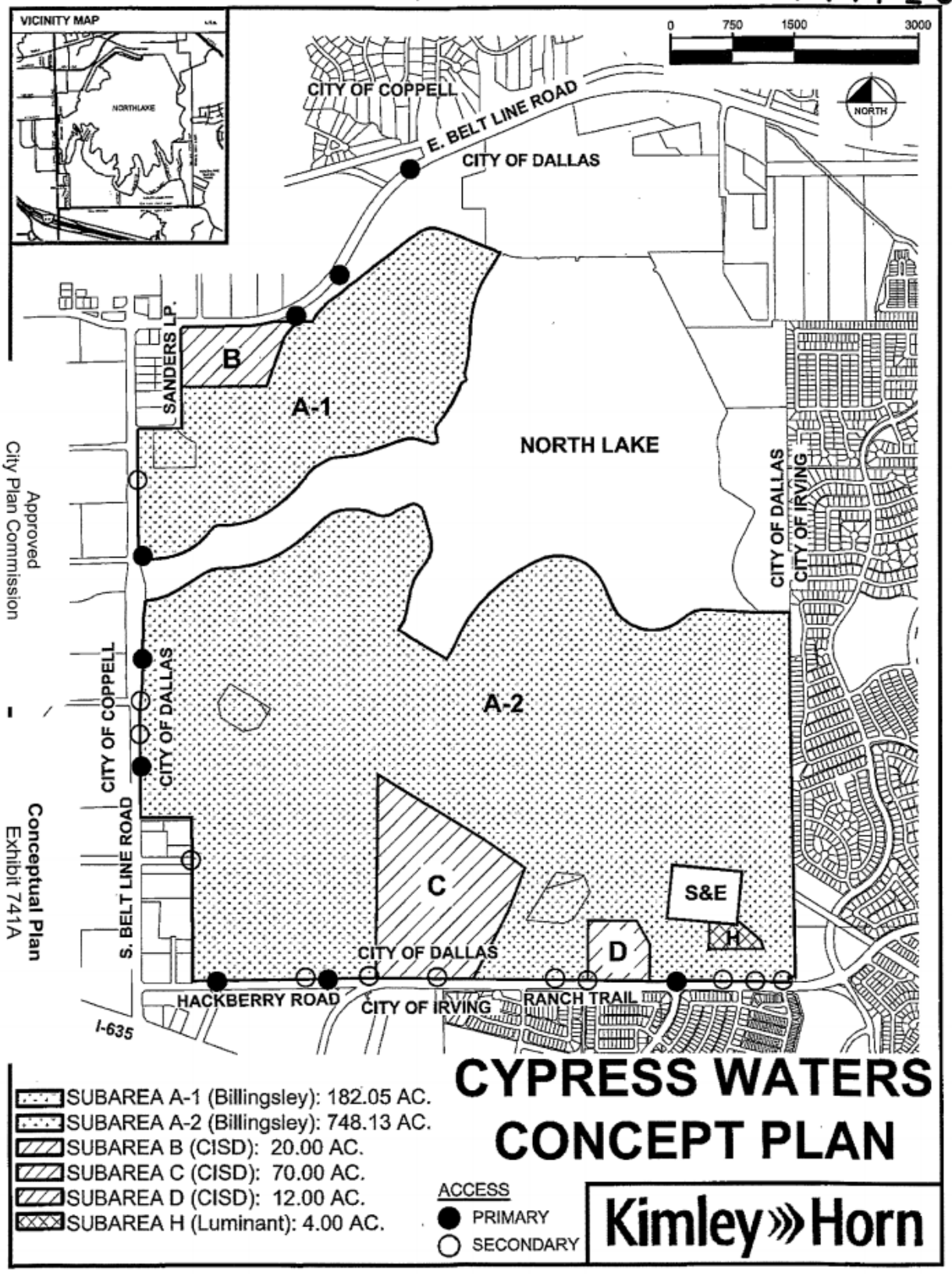


Proposed Landscape Plan



Existing Conceptual Plan

29502 141720



Approved
City Plan Commission
August 21, 2014

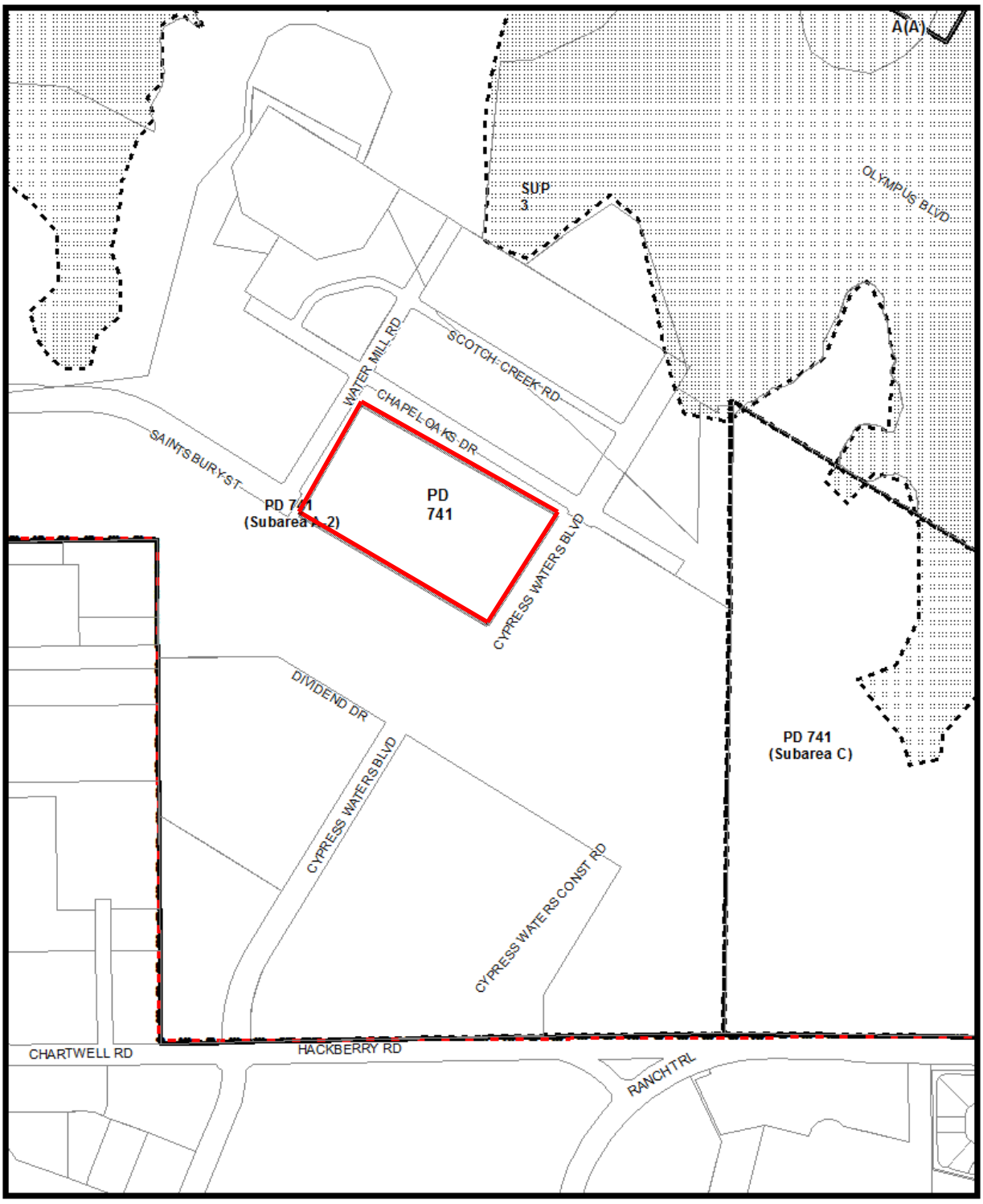
Conceptual Plan
Exhibit 741A
Planned Development No. 741

Aerial Map

1:5,579

Printed Date: 10/1/2015

Zoning Map



1:5,579

Printed Date: 10/1/2015

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2015**

Planner: Laura Evans

FILE NUMBER: D145-034 **DATE FILED:** August 28, 2015

LOCATION: East of Manderville Lane and north of Meadow Road

COUNCIL DISTRICT: 13 **MAPSCO:** 26F; 26K

SIZE OF REQUEST: Approx. 0.425 acres **CENSUS TRACT:** 78.23

MISCELLANEOUS DOCKET ITEM

APPLICANT: HT Midtown LP

REPRESENTATIVE: Suzan Kedron, Jackson Walker

OWNER: HT Midtown LP

REQUEST: An application for a development/landscape plan on property within Planned Development District No. 745, Subarea B, located east of Manderville Lane and north of Meadow Road.

SUMMARY: On June 14, 2006, the Dallas City Council established Planned Development District No. 745 by Ordinance No. 26372. The size of the PD is approximately 77.028 acres of land and it is located on both sides of Manderville Lane, north of Blair Road and south of Royal Lane.

The plan provides for the construction of a private community center of approximately 375 square feet with surface facilities that will cover an area of approximately 0.425 acres within PDD 745, Subarea B. The zoning was granted as a Planned Development District with a conceptual plan and requires City Plan Commission approval of a development plan and landscape plan prior to the issuance of a building permit. Staff has reviewed the proposed development plan and landscape plan and they comply with the requirements of the ordinance.

In conjunction with the above requirement, the attached development/landscape plan is submitted for the City Planning Commission's consideration. The PD ordinance may be viewed at this link:

http://www.dallascityattorney.com/51P/Articles%20Supp%2023/ARTICLE%20745.pdf

STAFF RECOMMENDATION: Approval

List of Partners, Principals, and Officers

Delaware Limited Partnership
HT Midtown LP

General Partner
Hines Midtown Associates Limited Partnership

General Partner
Hines Midtown GP LLC

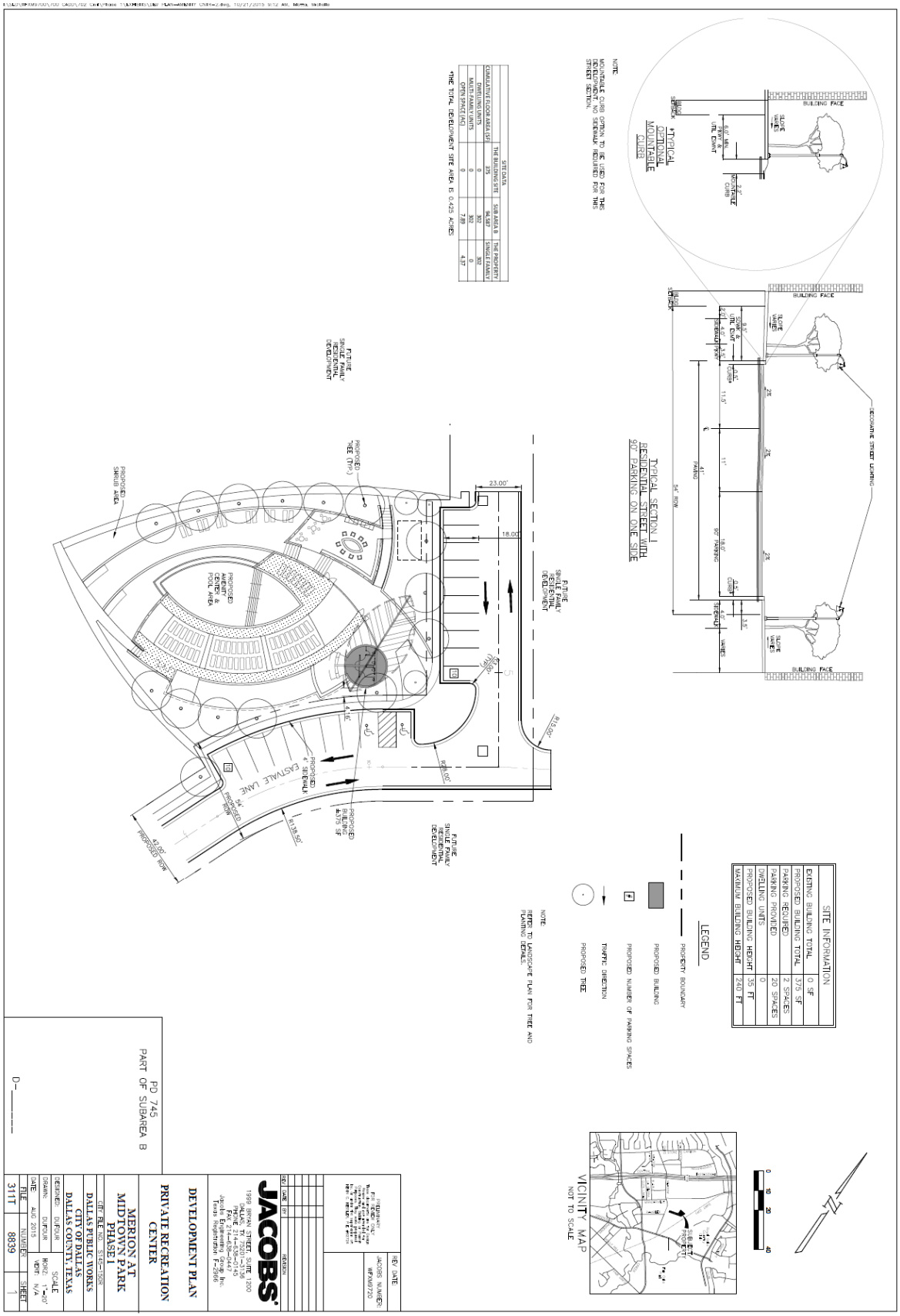
Sole Member
Hines Investment Management Holdings Limited Partnership

General Partner
HIMH GP LLC

Sole Member
Hines Real Estate Holdings Limited Partnership

General Partner
JCH Investments, Inc.
Mark A. Cover – Senior Managing Director/CEO
Rob White – Senior Managing Director

Proposed Development and Landscape Plan



Existing Conceptual Plan

Exhibit 745A
(1 of 2)
27713

ZD89-233
09 2659

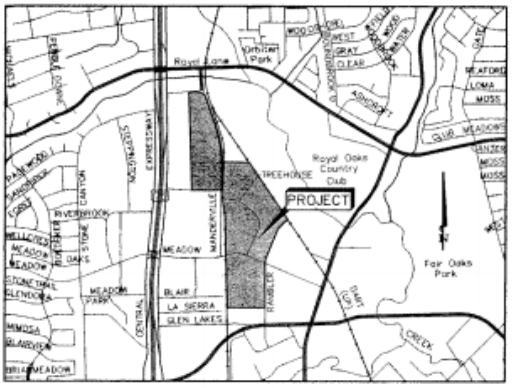
Exhibit 745A
1 of 2

CASE XXXX-XXX

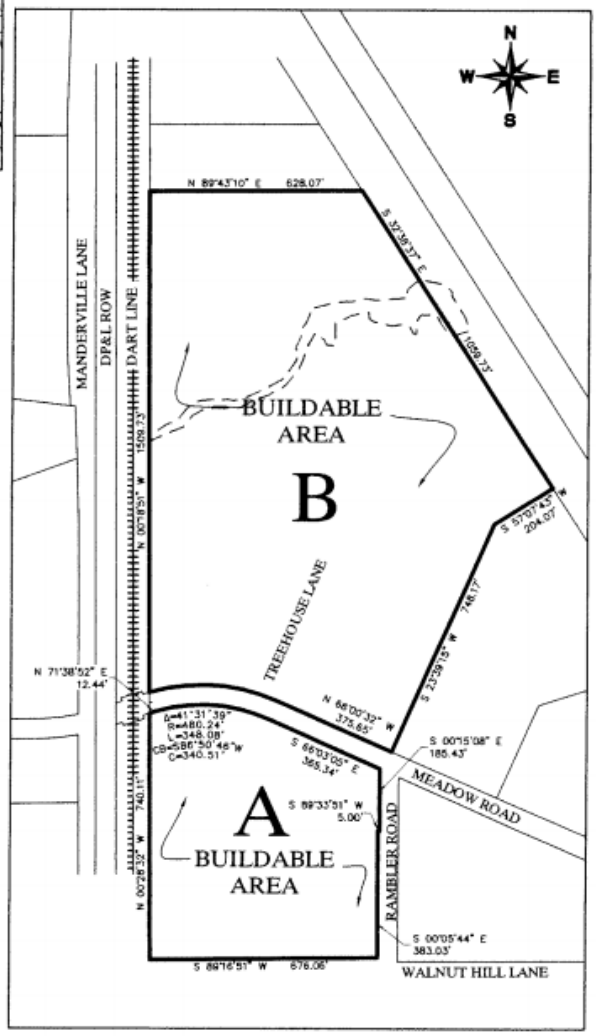
JUNE 2009

CONCEPTUAL PLAN
MEADOW ROAD AND RAMBLER ROAD

0 200' 400'



VICINITY MAP
N.T.S.



Sub-District A (10.939 Acres)		
Issue	Min.	Max.
Height (ft)	None	270'
Commercial/Residential FAR	None	4.00
Residential Density (Dwelling Units/Acre)	None	80
Lot Coverage	None	90%
Front Yard Setback (ft. from "Roadway Zone")*	10'	20'
Rear/Side Yard Setback (ft. from Property Line)*	6'	None

* - Except for mews frontage

Sub-District B (32.952 Acres)		
Issue	Min.	Max.
Height (ft)	None	240'
Commercial/Residential FAR	None	4.00
Residential Density (Dwelling Units/Acre)	None	120
Lot Coverage	None	90%
Front Yard Setback (ft. from "Roadway Zone")*	10'	16'
Rear/Side Yard Setback (ft. from Property Line)*	6'	None

* - Except for mews frontage

Planned Development
District
No. 745

Planned Development
District No. 745

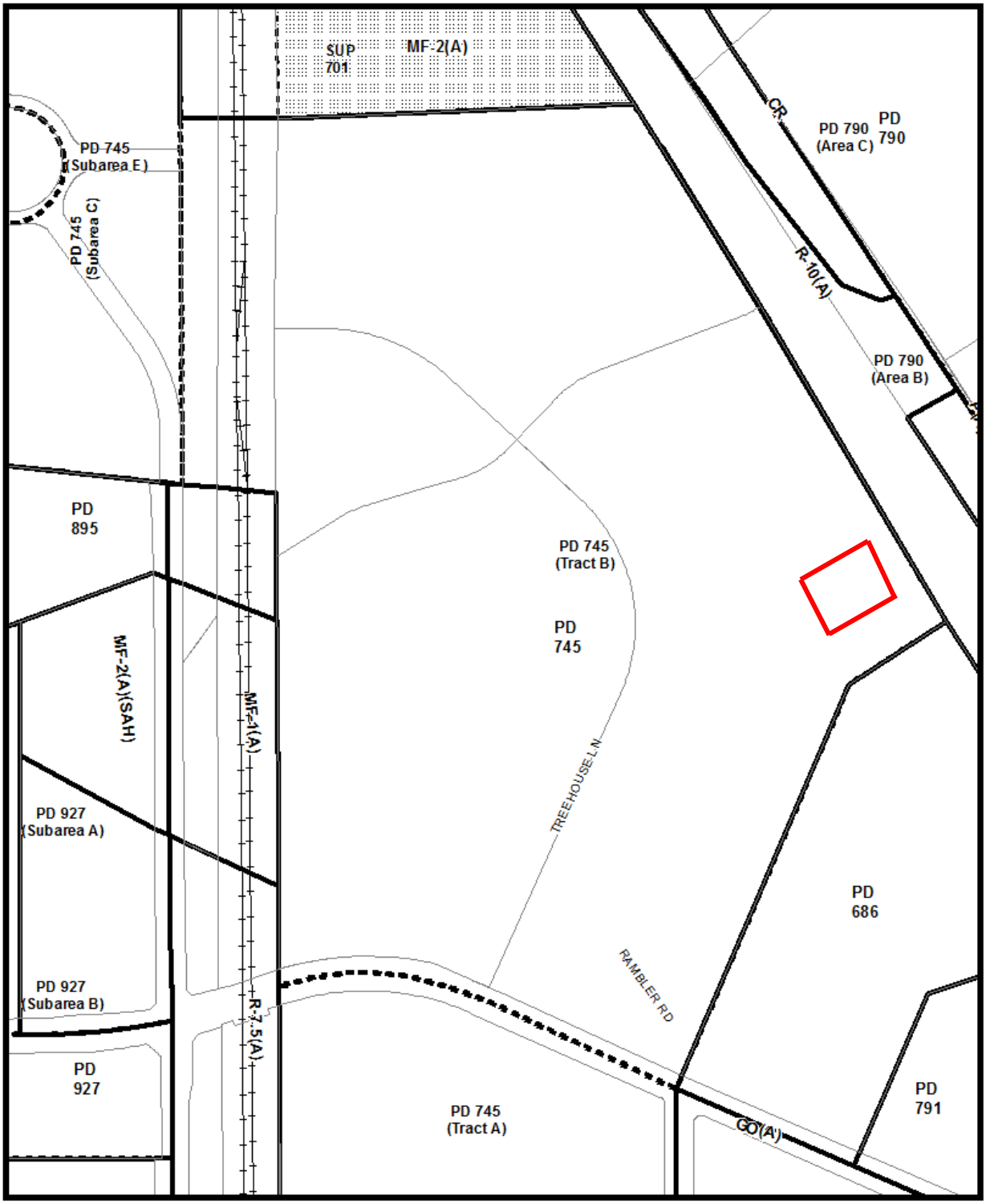
Approved
City Plan Commission
September 24, 2009

Aerial Map

1:2,536

Printed Date: 10/21/2015

Zoning Map



1:2,536

Printed Date: 10/21/2015

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2015**

Planner: Danielle R. Lerma

FILE NUMBER: D145-035 **DATE FILED:** September 01, 2015

LOCATION: South corner of Noble Avenue and Blackburn Street

COUNCIL DISTRICT: 14 **MAPSCO:** 35-Y

SIZE OF REQUEST: ±2.5517 acres **CENSUS TRACT:** 7.01

MISCELLANEOUS DOCKET ITEM

APPLICANT: Forest City Residential, Inc.

OWNER: Blackburn Central Holdings, L.P.

REPRESENTATIVE: Susan Mead, Jackson Walker, L.L.P.

REQUEST: An application for a development plan and a landscape plan for property zoned Subarea D-3 of Subdistrict D within the West Mixed Use Subzone of the West Zone within Planned Development District No. 305, on the south corner of Noble Avenue and Blackburn Street.

SUMMARY: On January 10, 1990, the City Council passed Ordinance No. 20546, which established Planned Development District No. 305, also known as the Cityplace Planned Development District. PDD No. 305 is approximately 175.89 acres in size and is divided into two zones: the West Zone and the East Zone. The West Zone is divided into two subzones: the West Residential Subzone and the West Mixed Use Subzone. The East Zone is divided into two subzones as well: the East Residential Subzone and the East Mixed Use Subzone. Each subzone is further divided into subdistricts:

- West Residential Subzone: Subdistricts A, B, and B1.
- West Mixed Use Subzone: Subdistricts C and D.
- East Residential Subzone: Subdistricts I and J.
- East Mixed Use Subzone: Subdistricts E, E1, E2, F, G, and H.

Regarding subareas, Subdistrict D is divided into five subareas: Subareas D-1, D-2, D-3, D-4, and D-5. Subdistrict J is divided into three subareas: Subareas J-1, J-2, and J-3. Subdistrict C contains one subarea: Subarea C-1.

At this time, the applicant proposes a mixed use project that will include a restaurant use, combined hotel/retail uses, retail use, and residential units within Subarea D-3. Development must comply with the conceptual plan, and detailed development plans must not only comply with the development plan provisions outlined in Section 51A-4.702 of Chapter 51A of the Dallas Development Code, but also include: a cumulative

floor area and dwelling unit total by use category for the building site; the subdistrict, subzone, and zone in which the building site is located; and the district as a whole. Because the ordinance has very stringent floor area requirements, the development plan must also include sufficient information to verify compliance with the maximum floor area requirements. Finally, a detailed development plan must account for street improvements required by the ordinance and the source of the required percentage of funding for those improvements approved by the director of public works and transportation. This development plan includes the required tables and does not exceed the 640,000 square feet maximum allowance for retail and personal service uses. The plan also denotes the street improvements required as per ordinance.

The zoning was granted as a Planned Development District with a conceptual plan and requires City Plan Commission approval of a development plan and a landscape plan for each building site prior to the issuance of a building permit to authorize work on that site.

In conjunction with the above requirement, the attached development and landscape plans are submitted for approval. The ordinance may be viewed at this link: http://www.dallascityattorney.com/51P/Articles%20Supp%2039/ARTICLE%20305.pdf

STAFF RECOMMENDATION: **Approval**

Partners and Officers

Blackburn Central Holdings, L.P.

General Partner of Blackburn Central Holdings, L.P.
Ross Venture Land Investments, L.P.

General Partner of Ross Venture Land Investments, L.P.
Hampstead Associates, Inc.

Hampstead Associates, Inc. President
Donald McNamara

Hampstead Associates, Inc. Vice President
Neal Sleeper

Hampstead Associates, Inc. Vice President
Dan Decker

Forest City Residential, Inc.

Executive Vice President and Assistant Secretary
Thomas Henneberry

President/Chief Executive Officer
Ronald A. Ratner

Treasurer
Robert G. O'Brien

Vice President
John D. Brocklehurst

Vice President
James Truitt

Senior Vice President/Chief Financial Officer
James T. Brady

Executive Vice President/Chief Operating Officer
James J. Prohaska

Secretary
Geralyn M. Presti

Vice President
Gerald Leuhsler

Vice President
George M. Cvijovic

Vice President & Assistant Secretary
Deborah Ratner Salzberg

Vice President
David S. Conway

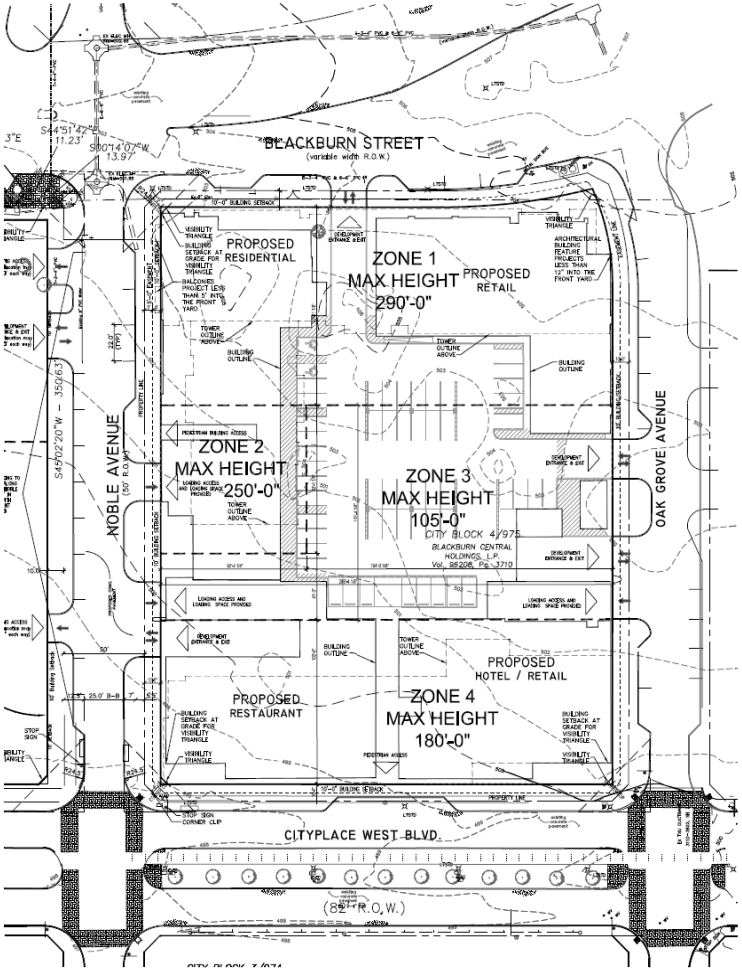
Executive Vice President
David J. Levey

Executive Vice President
David J. LaRue

Vice President
Angelo N. Pimpas

Assistant Secretary
Amanda M. Seewald

PROPOSED DEVELOPMENT PLAN



WEST ZONE OF PD 305
WEST MIXED USE SUBZONE
SUBDISTRICT D-3

VICINITY MAP
MAPSCO NO. 35-Y
NTS

CITYPLACE WEST SECTION D-3 ADDITION

BLOCK 4/975
JOHN GROSSBY SURVEY, NO. 495
CITY PLAN FILE NO. 9045-329
PD 305 SUBAREA "D-3"
TOTAL LAND AREA = 2.55 Acres OR 111,154 s.f.
RESIDENTIAL F.A.R. = 444,000 / 111,154 = 3.99
NON RESIDENTIAL F.A.R. = 125,000 / 111,154 = 1.12

MAX ALLOWABLE RESIDENTIAL F.A.R. = 444,616 SF = 4.0
MAX ALLOWABLE NON RESIDENTIAL F.A.R. = 444,616 SF = 4.0

SIDEWALK SUMMARY

	REQUIRED	PROVIDED
BLACKBURN AVENUE	6'-0"	6'-0"
OAK GROVE AVENUE	7'-0"	7'-0"
NOBLE AVENUE	7'-0"	7'-0"
CITYPLACE WEST	6'-0"	6'-0"

BUILDING HEIGHT SUMMARY

		MAXIMUM HEIGHT PROPOSED	MAXIMUM HEIGHT ALLOWED
	AVG. GRADE ELEVATION	502.00 (0'-0")	502.00 (0'-0")
ZONE 1	TOP OF MAIN STRUCTURE (ROOF SLAB)	792.00 (290'-0")	792.00 (290'-0")
	TOP OF PARAPET	792.00 (294'-0")	792.00 (294'-0")
	TOP OF ROOF SCREEN/MECHANICAL	806.00 (302'-0")	806.00 (302'-0")
ZONE 2	TOP OF MAIN STRUCTURE (ROOF SLAB)	752.00 (250'-0")	752.00 (250'-0")
	TOP OF PARAPET	756.00 (254'-0")	756.00 (254'-0")
	TOP OF ROOF SCREEN/MECHANICAL	764.00 (262'-0")	764.00 (262'-0")
ZONE 3	TOP OF MAIN STRUCTURE (ROOF SLAB)	607.00 (105'-0")	607.00 (105'-0")
	TOP OF PARAPET	611.00 (109'-0")	611.00 (109'-0")
	TOP OF ROOF SCREEN/MECHANICAL	619.00 (117'-0")	619.00 (117'-0")
ZONE 4	TOP OF MAIN STRUCTURE (ROOF SLAB)	682.00 (180'-0")	682.00 (180'-0")
	TOP OF PARAPET	686.00 (184'-0")	686.00 (184'-0")
	TOP OF ROOF SCREEN/MECHANICAL	694.00 (192'-0")	694.00 (192'-0")

* HIGHEST FF ELEVATION ABOVE AVG. GRADE

CUMULATIVE DEVELOPMENT WEST ZONE OF PD 305

SUBDISTRICT		UNITS	RETAIL/PERS. SERV.
A (PART B)		20	0
B		28	0
B		232	0
C	(EXISTING)	150	124,000
	(PROPOSED)	75	18,259
D	SUBAREA		
	D-1*	218	19,857
	D-2	380	37,301
	D-3**	389	25,000
	D-4	103	57,406
	D-5	232	10,372
TOTAL		1,827	292,195

**WEST MIXED USE SUBZONE OF PD 305

CURRENT CUMULATIVE RETAIL/PERS. SERV. DEVELOPMENT PD 305

	RETAIL/ PERS. SERV.
EAST ZONE	
SUB DISTRICTS E-J	346,935
WEST ZONE	
SUB DISTRICTS A-D	267,195
AREA ADDED IN D-3	25,000
WEST ZONE NEW TOTAL	292,195
CURRENT PD TOTAL	614,130
PD TOTAL WITH D-3	638,590

PD 305 CUMULATIVE AREA MAX

THE MAXIMUM ALLOWABLE FLOOR AREA FOR ALL NON RESIDENTIAL USES COMBINED IS 7,715,114 SF.

THE MAXIMUM ALLOWABLE FLOOR AREA FOR RETAIL AND PERSONAL SERVICE USES ALLOWED ON THE PROPERTY IS 640,000 SF, FURTHER LIMITED TO A MAXIMUM OF 450,000 SF OF FLOOR AREA FOR EITHER SIDE OF N. CENTRAL EXPRESSWAY.

THIS PLAN DOES NOT EXCEED THE MAXIMUM ALLOWABLE FLOOR AREA AND RATIO REQUIREMENTS FOR RETAIL, PERSONAL SERVICE USES, AND NON RESIDENTIAL USES STATED IN THE PD.

BUILDING AREA

TYPE	PROPOSED	UNITS
RETAIL/RESTAURANT/PERS.	25,000 SF	
HOTEL/ LODGING	100,000 SF	150 UNITS
RESIDENTIAL	444,000 SF	389 UNITS
TOTAL	569,000 SF TOTAL	

PARKING SPACE CALCULATION

MINIMUM PARKING REQUIRED

PD #305 PARKING REQUIREMENT PER USE
RESIDENTIAL = 1 SPACE / 1 UNIT (.25 VISITOR PARKING INCLUDED)
BAR AND RESTAURANT = 1 SPACE / 100 SF
RETAIL AND PERSONAL SERVICE = 1 SPACE / 200 SF
LODGING = 1 SPACE / 1-250 UNITS

PD #305 PARKING REQUIRED WITHOUT EXHIBIT 305B-1 MIXED USE CHART
RESIDENTIAL = 389 SPACES
BAR AND RESTAURANT = 113 SPACES
RETAIL AND PERSONAL SERVICE = 68 SPACES
LODGING = 150 SPACES
TOTAL PARKING = 720 SPACES REQUIRED

PARKING	REQUIRED	PROVIDED
TOTAL	685	860
BICYCLE PARKING	LEED STANDARD	
TOTAL	138	146

* USED EXHIBIT 305B-1 MIXED USE DEVELOPMENT PARKING CHART FOR REQUIRED PARKING CALCULATION - EVENING PEAK TIME.

REQUIRED STREET IMPROVEMENTS

SEC. 51P-305.114.1 - SUBAREA D-3 STREET INTERSECTION IMPROVEMENTS
1. INSTALLATION OF AN ALL-WAY STOP SIGN AT THE INTERSECTION OF CITYPLACE WEST BOULEVARD AND NOBLE AVENUE.
   A. SHOWN ON DEVELOPMENT PLAN.
2. INSTALLATION OF AN ALL-WAY STOP SIGN AT THE INTERSECTION OF CITYPLACE WEST BOULEVARD AND OAK GROVE.
   A. SHOWN ON DEVELOPMENT PLAN.

NOTE:
ZONES STRUCTURE MAXIMUM HEIGHT APPROVED BY CITY COUNCIL ON MARCH 25, 2015; ZONING NUMBER Z145-164(RB)

0 30 60 120 Feet

PROPOSED LANDSCAPE PLAN

5

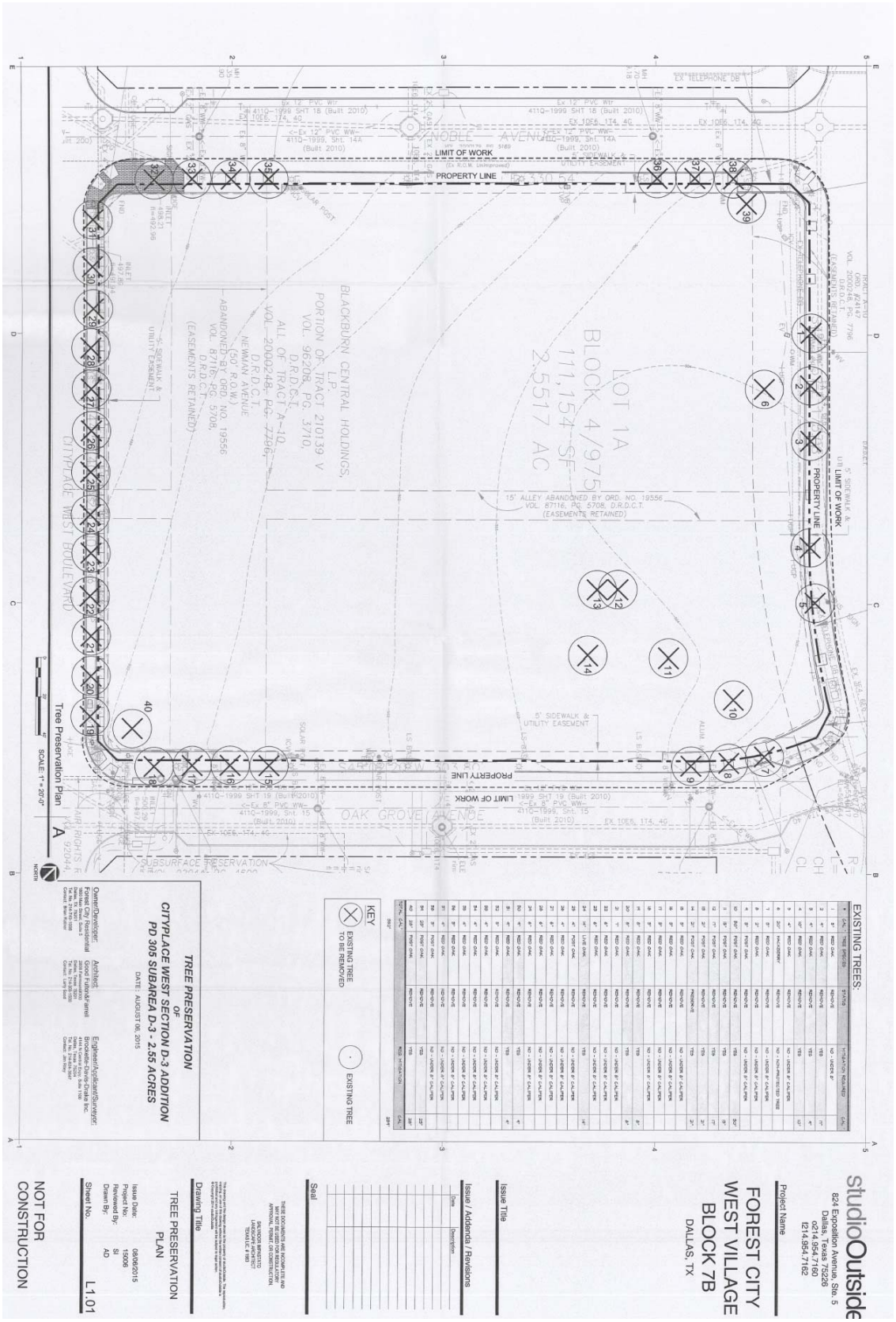
DEVELOPMENT PLAN

Cityplace Block 7B
Dallas, Texas
D145-035

Job #: 14262.00
File Name: zoning 040115_REVISED.dwg
Date: 10/16/2015
Drawn by: LG, LNE

gff ARCHITECTS

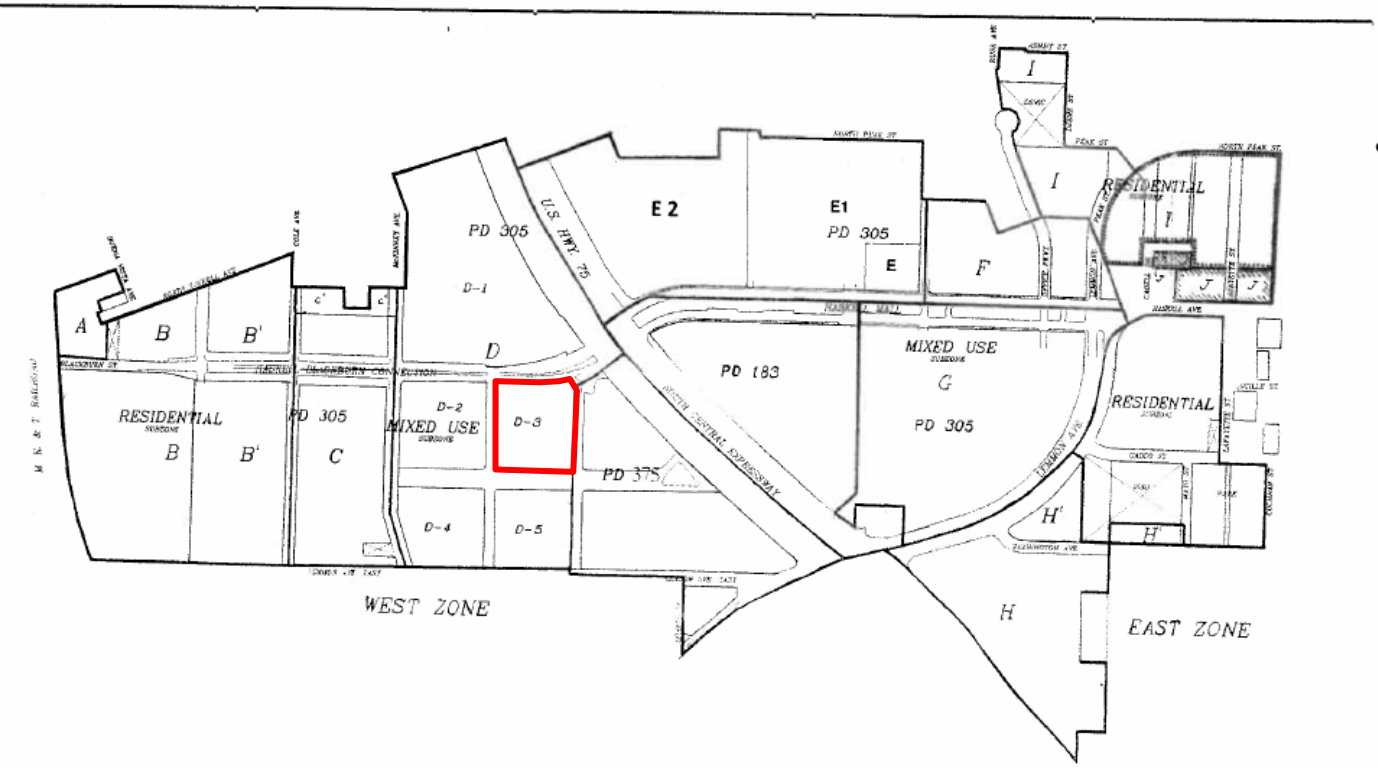
TREE PRESERVATION PLAN



EXISTING CONCEPTUAL PLAN

132087

29210



CONCEPTUAL PLAN FOR PD305
Scale: 1:200

NORTH

WEST RESIDENTIAL SUBZONE

SUBDISTRICT	STORIES	DU/AC	HEIGHT	LAND AREA (AC)
A	3	10	40'	1.85
B	3	24	40'	13.89
B'	5	24	80'	14.63

WEST MIXED USE SUBZONE

SUBDISTRICT	STORIES	FAR COMMERCIAL	FAR RESIDENTIAL	HEIGHT	LAND AREA (AC)
C	8	1.5	1.5	80'	8.64
C'	8	1.5	1.5	80'	17.24

SUBDISTRICT	STORIES	COMMERCIAL AND RESIDENTIAL FAR	HEIGHT	LAND AREA (AC)
SUBAREA D-1	20	3.81	240'	13.17
SUBAREA D-2	20	4.0	240'	1.584
SUBAREA D-3	20	4.0	240'	1.552
SUBAREA D-4	20	2.5	240'	2.703
SUBAREA D-5	20	2.5	240'	2.319

EAST RESIDENTIAL SUBZONE

SUBDISTRICT	STORIES	DU/AC	HEIGHT	LAND AREA (AC)
I	5	24	80'	13.54
J	5	24	80'	1.80

EAST MIXED USE SUBZONE

SUBDISTRICT	STORIES	FAR COMMERCIAL	FAR RESIDENTIAL	HEIGHT	LAND AREA (AC)
E	20	2.5	1.5	270'	0.97
E1	12	2.5	1.75	135'	9.90
E2	20	2.5	2.5	270'	18.50
F	24	3.5	3.5	180'	5.3
G	20	2.5	2.5	270'	15.96
H	14	1.5	1.5	180'	8.30
H1	5	1.5	1.5	80'	1.43

Masterplan

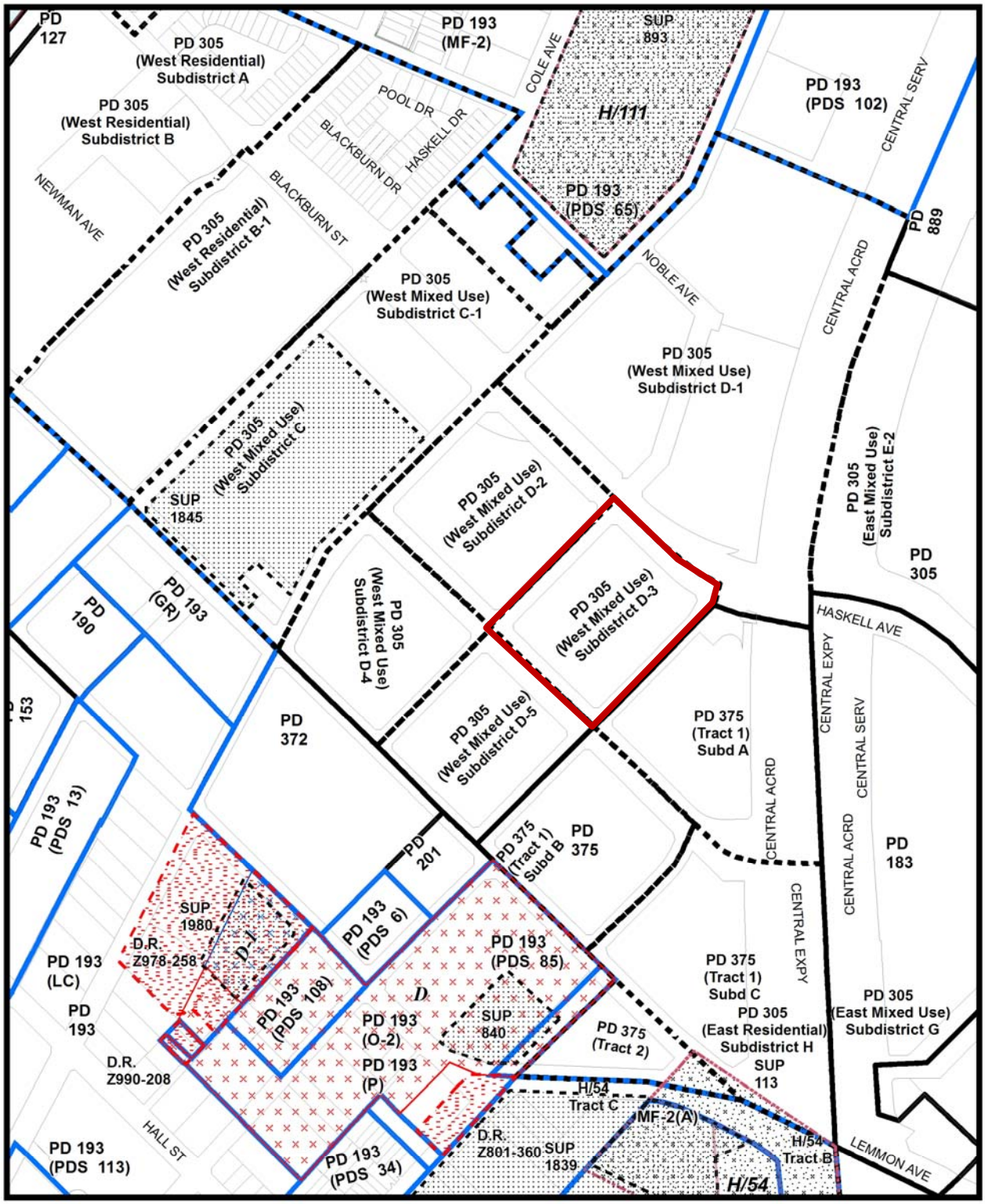
CONCEPTUAL PLAN PD 305

8

Z112-265

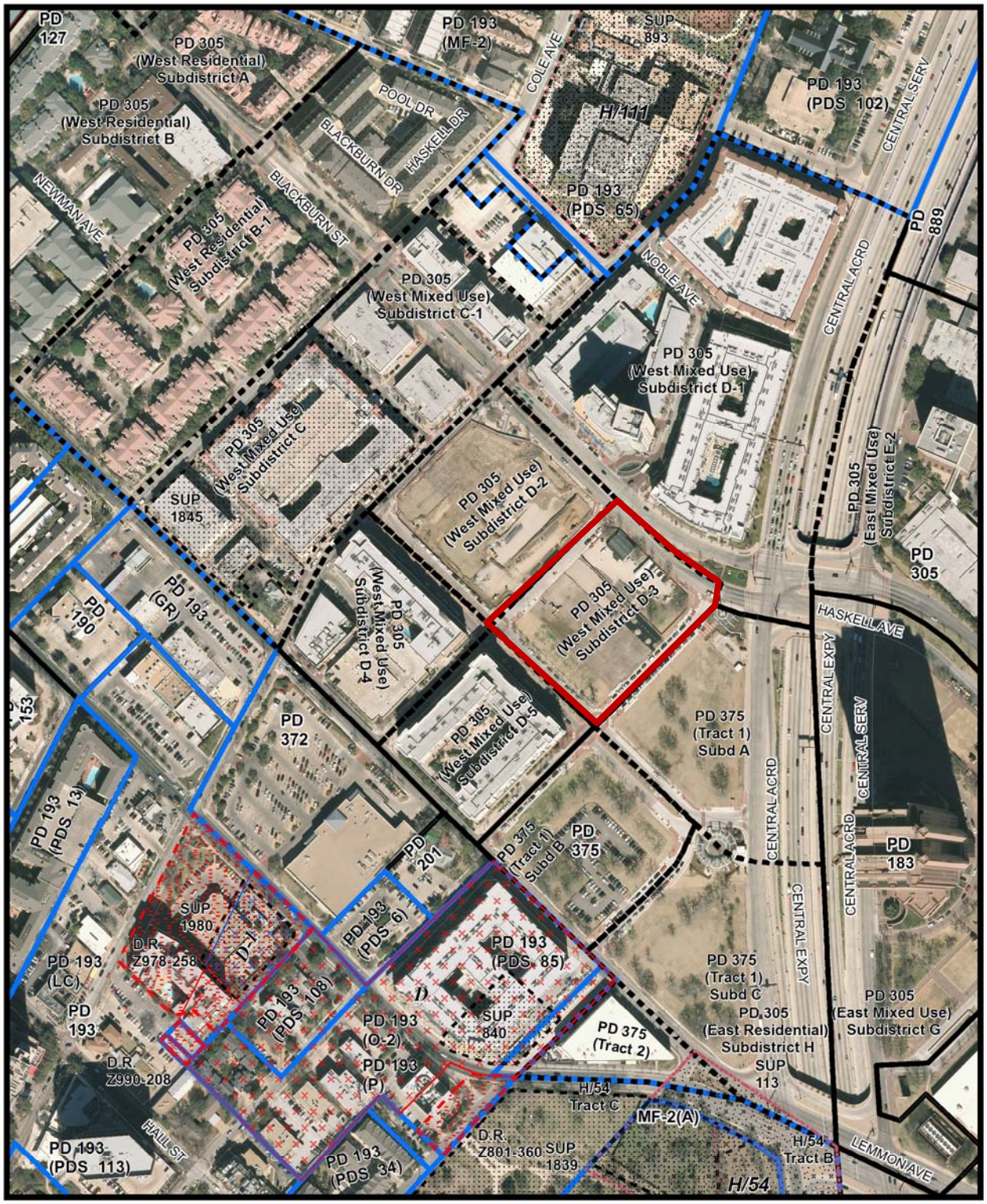
Exhibit 305A
Conceptual Plan

ZONING MAP



D145-035

AERIAL MAP



1:3,600

D145-035

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2015**

Planner: Danielle R. Lerma

FILE NUMBER: D145-036 **DATE FILED:** September 18, 2015

LOCATION: Northeast corner of Museum Way and Victory Avenue

COUNCIL DISTRICT: 2 **MAPSCO:** 45J

SIZE OF REQUEST: Approx. 3.921 acres **CENSUS TRACT:** 19.00

MISCELLANEOUS DOCKET ITEM

APPLICANT/OWNER: Anland Block D, LP

REPRESENTATIVE: Robert Baldwin, Baldwin Associates

REQUEST: An application for a development plan on property zoned South Subdistrict of Planned Development District No. 582, the Victory Planned Development District, located on the northeast corner of Museum Way and Victory Avenue.

SUMMARY: On August 23, 2000, the City Council passed ordinance No. 24346, which established Planned Development District No. 582. This Planned Development District is approximately 86.95 acres in size and is divided into three subdistricts: the Entertainment Complex Subdistrict, the North Subdistrict, and the South Subdistrict. At this time, the applicant/property owner proposes the partial redevelopment of the existing parking garage structure for retail and personal service uses on the portion of the South Subdistrict within Planned Development No. 582 known as Block D.

The ordinance governing PDD No. 582 limits the maximum cumulative floor area of all three subdistricts to 10.6 million square feet and further requires that a development plan provide tabulation boxes consisting of the proposed floor area, the existing floor area, the proposed pedestrian open space, and the existing pedestrian open space. The maximum cumulative floor area is divided between the three subdistricts as follows: the North Subdistrict accounts for six million square feet; the Entertainment Complex caps development at 2.8 million square feet; and the South Subdistrict allows for seven million square feet, except for Tract A, which is allowed 1.5 million square feet.

Currently, the South Subdistrict has 3,259,284 square feet of existing development. The proposed development will add 22,030 square feet, which brings the cumulative development of the South Subdistrict to 3,281,314 square feet and leaves 3,718,686square feet of development remaining by right.

The zoning was granted as a Planned Development District with a conceptual plan and requires City Plan Commission approval of a development plan for each building site prior to the issuance of a building permit to authorize work on that site.

In conjunction with the above requirement, the attached development plan is submitted for approval. The PD ordinance may be viewed at this link:
http://www.dallascityattorney.com/51P/Articles%20Supp%2017/Article%20582.pdf

STAFF RECOMMENDATION: Approval

Partners and Officers

Anland Block D, LP

General Partner
Anland Block D GP, LLC

- Lothar Estein, President
- Lance Fair, Vice President

Proposed Development Plan

Master Parking and Floor Area Plan No. 12
Update

MASTER PARKING AND FLOOR AREA PLAN No. 11

Victory

Dallas, Texas

SEPTEMBER 25, 2015

SUBMITTED, IF APPLICABLE, WITH DEVELOPMENT PLAN/MINOR AMENDMENT: VICTORY BLOCK D

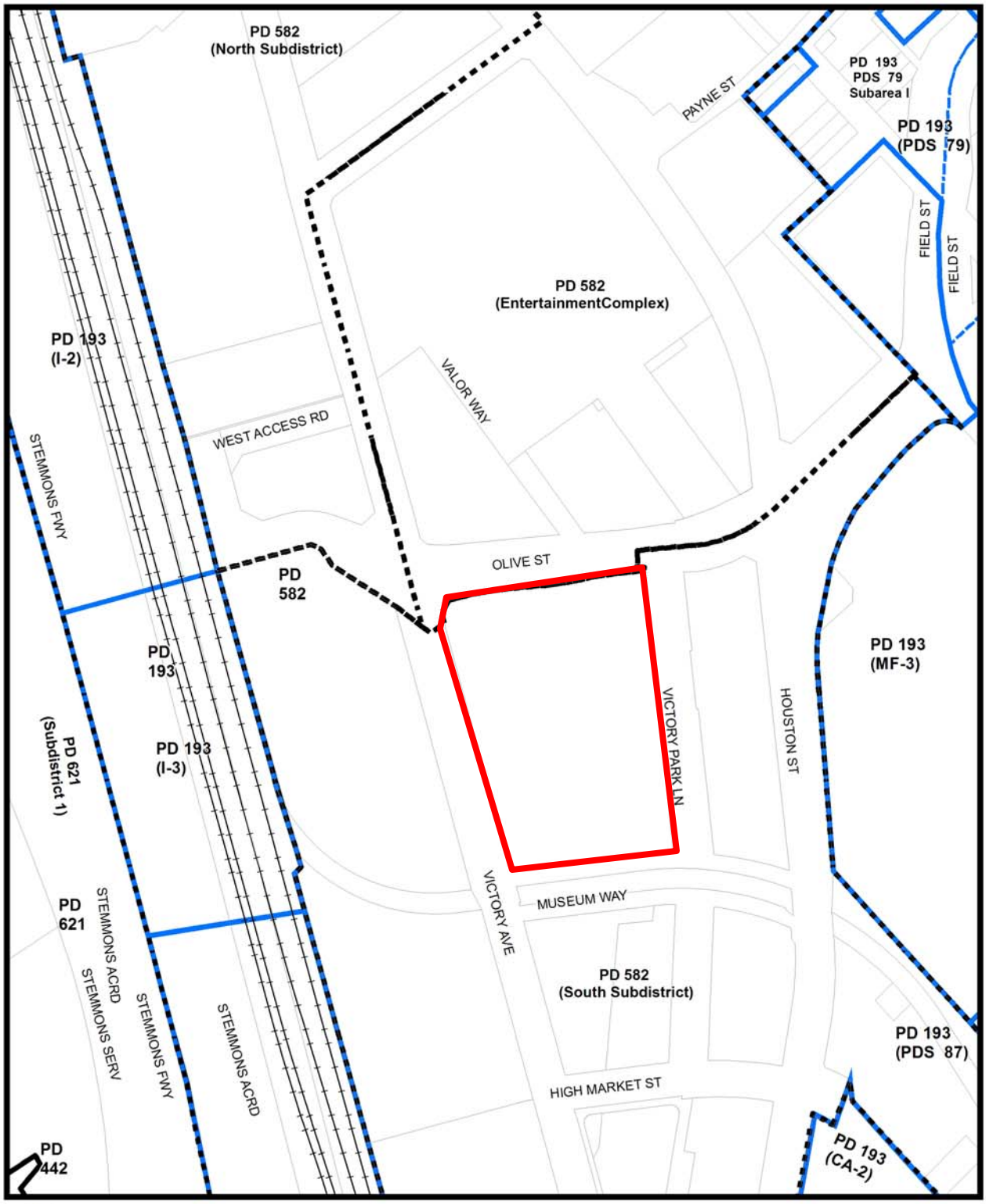
Existing Conceptual Plan

Aerial Map

1:2,600

Printed Date: 10/22/2015

Zoning Map



1:2,600

Printed Date: 10/22/2015

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2015**

Planner: Richard E. Brown

FILE NUMBER: M134-013 **DATE FILED:** December 18, 2013

LOCATION: West Line of Preston Road, South of the Terminus of Alexis Drive at Preston Road

COUNCIL DISTRICT: 11 **MAPSCO:** 15 F

SIZE OF REQUEST: Approx. 13.63 Acres **CENSUS TRACT:** 136.22

MISCELLANEOUS DOCKET ITEM

APPLICANT/OWNER: Preston Sports Center, LTD

REPRESENTATIVE: Rob Baldwin

REQUEST: An application for a minor amendment to the development plan and landscape plan for the Tract B portion of Planned Development District No. 272 along the west Line of Preston Road, south of the terminus of Alexis Drive at Preston Road.

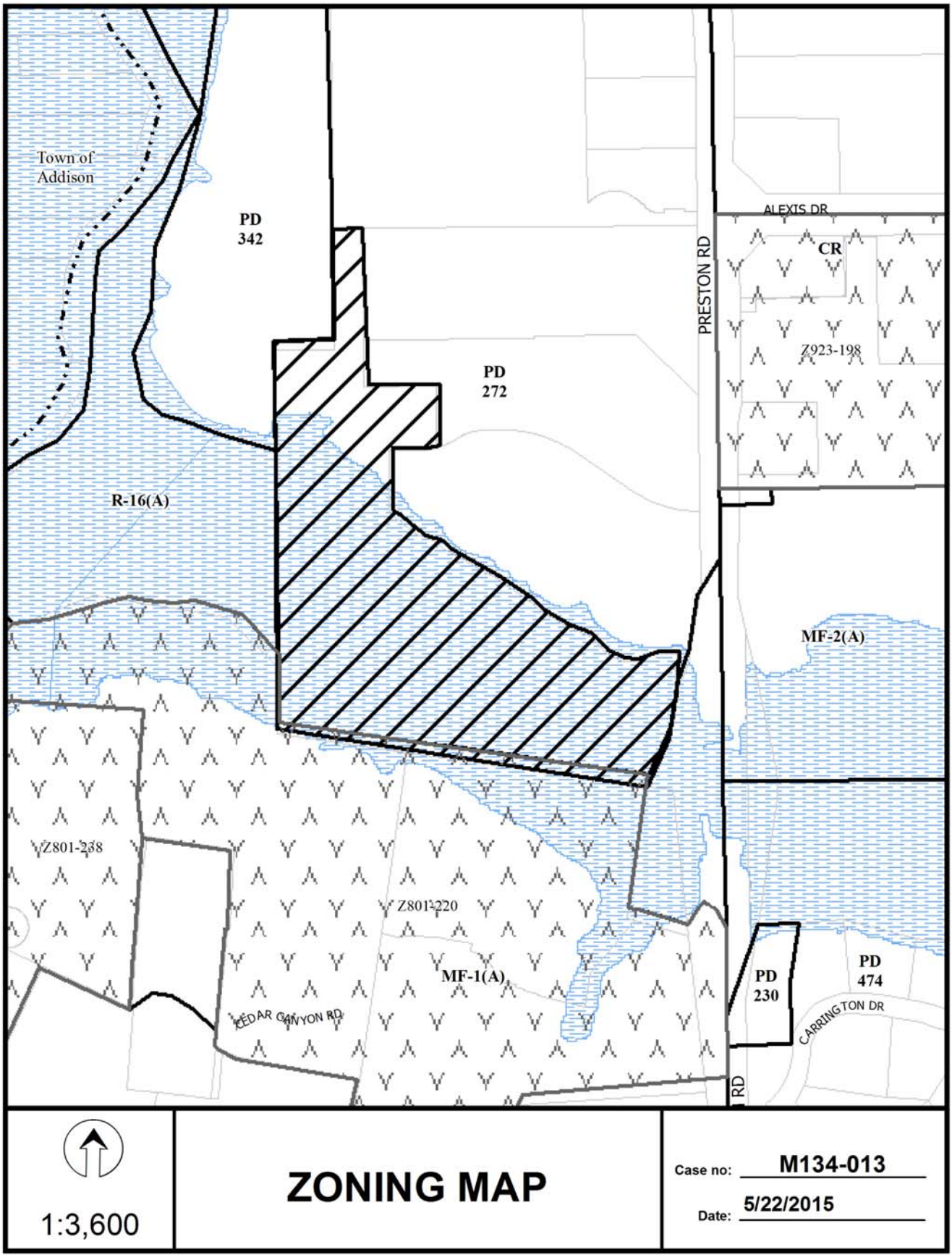
On July 29, 1987, the City Council passed Ordinance No. 19612 which established Planned Development District No. 272 on property at the above location. The PDD was subsequently amended by Ordinance Nos. 21339 and 21560.

The zoning was granted as a Planned Development District with a conceptual plan and requires City Plan Commission approval of a development plan and landscape plan for each building site prior to the issuance of a building permit. On January 24, 2013, the City Plan Commission recommended approval of a development plan and landscape plan providing for athletic fields and support areas.

At this time, the property owner has submitted an application for consideration of a minor amendment to the development plan to permit provide for various improvements within the outside recreational area, inclusive of relocated athletic fields, gathering/seating areas along internal pathways, the location of a zip line traversing from southeast to northwest across the site's northeastern property line, and various revisions to planting areas across the site. The landscape plan is being amended to provide for consistency with those revisions to the development plan as well as revising landscape materials and locations for required plantings.

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

STAFF RECOMMENDATION: Approval



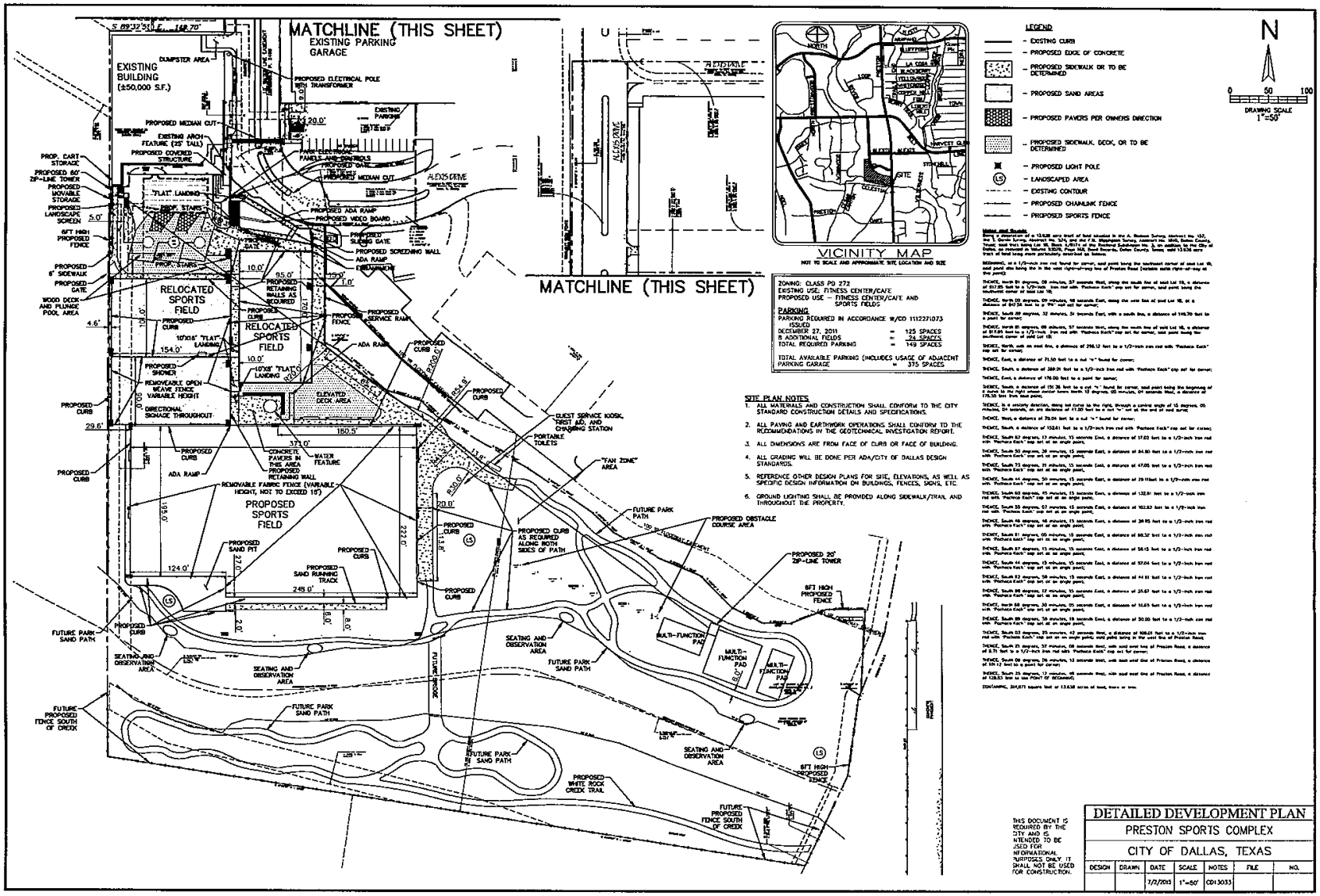
1:3,600

ZONING MAP

Case no: M134-013

Date: 5/22/2015

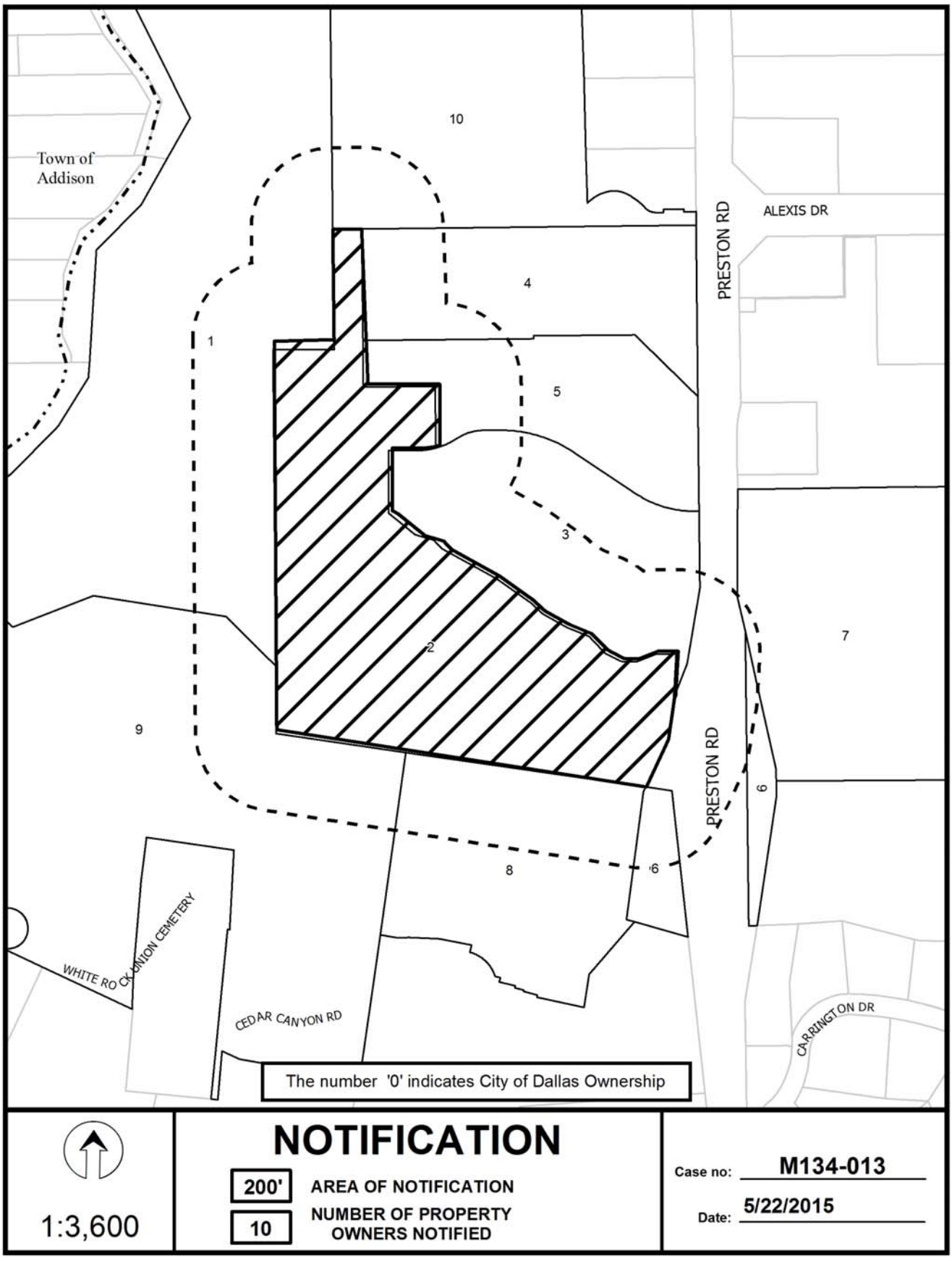
Proposed Development Plan



Proposed Landscape Plan

Existing Development Plan

Existing Landscape Plan



NOTIFICATION

1:3,600

200' AREA OF NOTIFICATION

10 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: M134-013

Date: 5/22/2015

05/22/2015

Notification List of Property Owners

M134-013

10 Property Owners Notified

Label #	*Address*		*Owner*
1	5850	BELT LINE RD	WESTDALE ROCK CREEK LTD
2	14725	PRESTON RD	PRESTON SPORTS CENTER LTD
3	14665	PRESTON RD	NIC 16 SIGNATURE POINTE OWNER LLC
4	14785	PRESTON RD	SPUS6 SIGNATURE PLACE LP
5	14755	PRESTON RD	SPUS6 SIGNATURE PLACE LP
6	14601	PRESTON RD	TEXAS STATE OF
7	6050	BELT LINE RD	FIELDS BERT JR
8	14455	PRESTON RD	TEXAS SFI PS 7 LTD
9	5711	PRESTON OAKS RD	VILLAS AT MONTFORT 2012 LP
10	14827	PRESTON RD	GATEWAY GREYCREST INC

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2015**

Planner: Laura Evans

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

DEEP ELLUM/NEAR EAST SIDE DISTRICT (TRACT A)

CASE NUMBER: 1509031116 **DATE FILED:** September 3, 2015

LOCATION: 333 1st Avenue **SIZE OF REQUEST:** 64.4 square feet

COUNCIL DISTRICT: 2 **ZONING:** PD No. 269 **MAPSCO:** 46-J

APPLICANT: Kuni Shimizu

CONTRACTOR: Kuni Shimizu, Texas Pro Signs

OWNER/TENANT: Trunk Club

REQUEST: An application for a Certificate of Appropriateness, by Kuni Shimizu of Texas Pro Signs, for a 64.4-square foot attached sign at 333 1st Avenue (southeast elevation).

SUMMARY: The applicant will construct an upper-level attached illuminated sign that will read, "Trunk Club".

STAFF RECOMMENDATION: Approval

BACKGROUND:

- The subject site is located in the Deep Ellum/Near East Side (Tract A) SPSD.

- The request is for an *upper level sign*, which is an attached sign wholly situated within the upper level sign area. The *upper level sign area* is the portion of a facade more than 36 feet above grade and within the top 12 feet of a facade on buildings 18 stories or less, or within the top 36 feet of a facade on buildings more than 18 stories.

- The upper level sign area is approximately 10,980 sq. ft. X 30% = 3,294 square feet. The proposed sign is 64.4 square feet. It will be located on the Southeast elevation, approximately 51.5 feet above grade. Signage will be constructed of fabricated aluminum with remote channel letters that will be internally lit incandescent tungsten lamps.

- Construction of the upper level attached sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per SEC. 51A-7.911. ATTACHED PREMISE SIGNS:

(a) Attached signs in general.

(1) Attached signs must be securely attached.

(2) Attached signs overhanging the public way are permitted, except that no sign may project closer than two feet to the vertical plane extending through the back of a street curb.

(3) The total effective area for all signs on a facade may not exceed:

(A) 30 percent of the area in the lower level sign area;

(B) 20 percent of the area in the middle level sign area; and

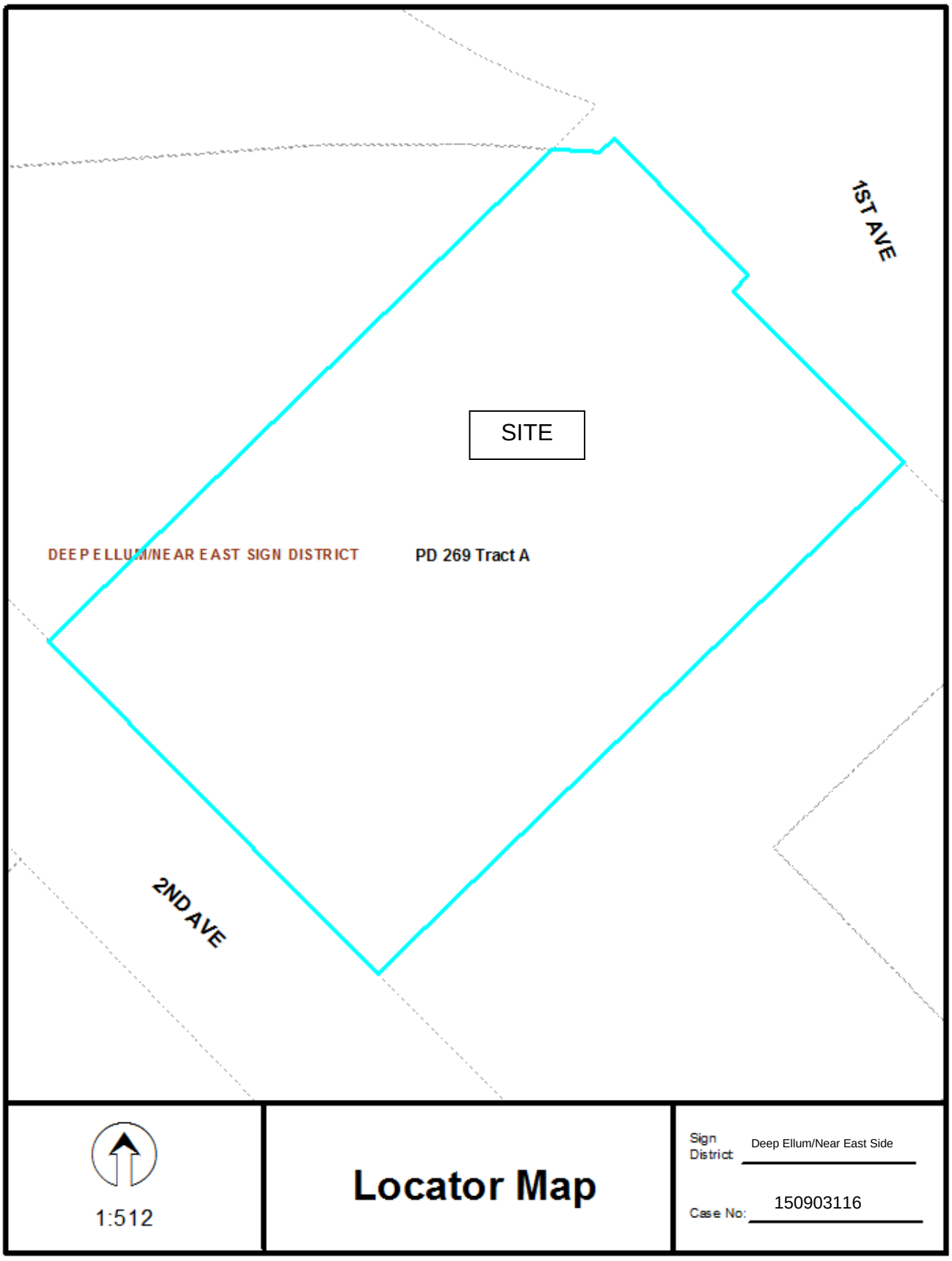
(C) 30 percent of the area in the upper level sign area.

Projecting attached signs are not included in these effective area calculations. See additional restrictions on sign area in the provisions for specific sign types.

(4) Except as provided in this paragraph, attached signs may not project more than four feet above the roof line. Attached signs in the Convention Center Subdistrict may not project more than nine feet above the roof line.

(5) Attached premise signs may be videoboard signs, provided that the message content concerns businesses on the premise which are open for business for a minimum of 50 weeks per year with employees present a minimum of 30 hours per week. For operational and maintenance requirements, see Section 51A-7.910.

Case Number: 1509031116



Date: October 6, 2015

Case Number: 1509031116

1:512

Locator Map

Sign District: Deep Ellum/Near East Side

Case No: 150903116

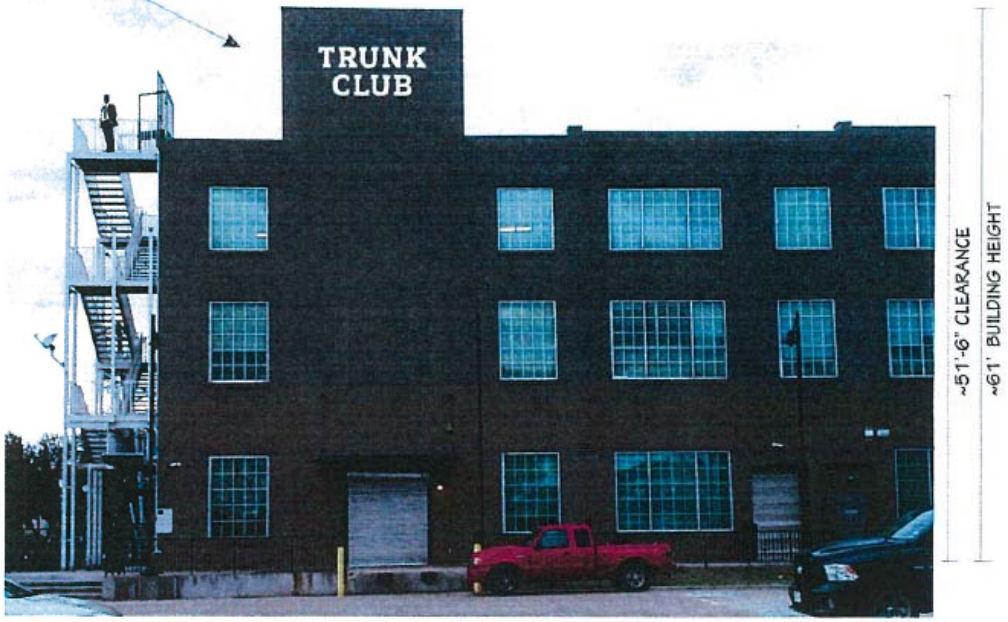
Date: October 6, 2015

TPS - TRUNK CLUB - DALLAS 333 1ST AVE - WALL 05v2

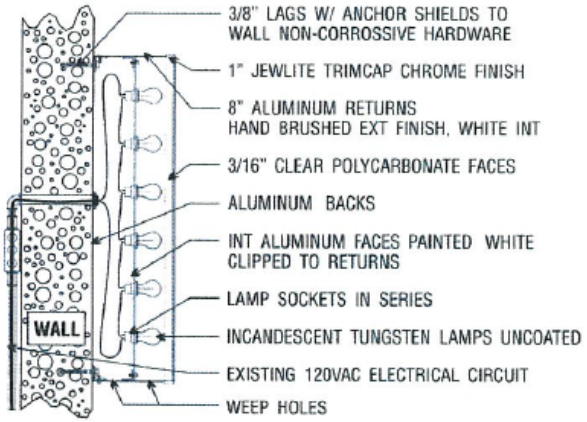
LIGHTED CHANNEL LETTERS (DRIECT MOUNTED)

PROPOSED SIGN: 64.4 SQ.FT.

SOUTHEAST ELEVATION: 180'



CONSTRUCTION DETAILS



- 3/8" LAGS W/ ANCHOR SHIELDS TO WALL NON-CORROSSIVE HARDWARE
- 1" JEWLITE TRIMCAP CHROME FINISH
- 8" ALUMINUM RETURNS HAND BRUSHED EXT FINISH, WHITE INT
- 3/16" CLEAR POLYCARBONATE FACES
- ALUMINUM BACKS
- INT ALUMINUM FACES PAINTED WHITE CLIPPED TO RETURNS
- LAMP SOCKETS IN SERIES
- INCANDESCENT TUNGSTEN LAMPS UNCOATED
- EXISTING 120VAC ELECTRICAL CIRCUIT
- WEEP HOLES

TPS TEXAS PRO SIGNS
TEL 214-956-7811
FAX 972-241-6744
tps@texasplasticsign.com
2312 Fabens Road, Dallas, Texas 75229

JOB TITLE	TRUNK CLUB	CLIENT APVL		ARTIST	M.GARY
LOCATION	333 1ST AVE, DALLAS, TX 75226	LANDLORD APVL		SCALE	1:TBD
		SALESPERSON	MIKE GARY	DATE	09-03-15

All designs and drawings remain Texas Plastic Sign's exclusive property and in no way may be copied or duplicated without written consent.

UNDERWRITERS LABORATORIES INC. (UL) # E206103

Case Number: 1509031116

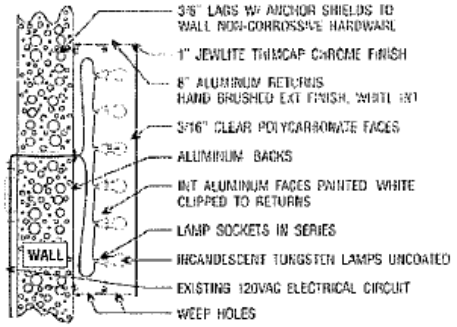
TRUNK CLUB - DALLAS 333 1ST AVE - WALL 05v3

PROPOSED ILLUMINATED SIGN FACE

SCALE 1:96

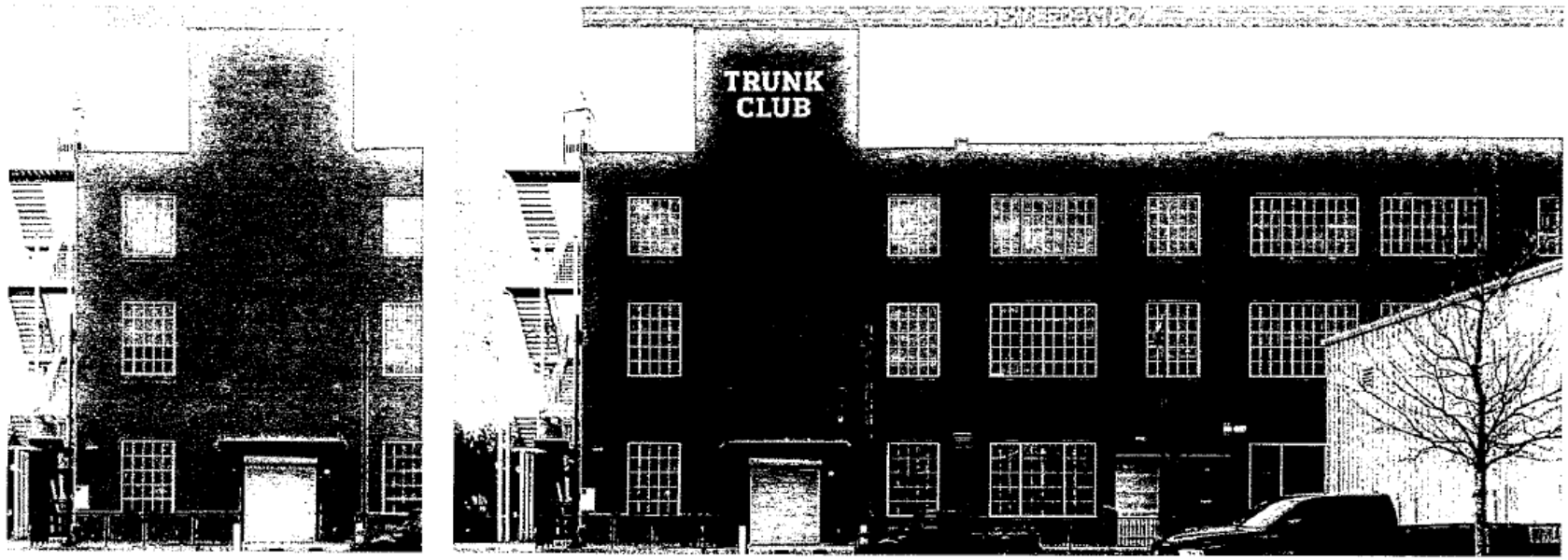
CROSS SECTION DETAIL

NOT TO SCALE



PROPOSED SIGN LOCATION • SOUTHEAST ELEVATION

SCALE 1:96



TPS TEXAS PRO SIGNS
TEL. 214-956-7611
FAX 972-241-6744
tps@texasplasticsign.com
2312 Fabens Road, Dallas, Texas 75229

JOB TITLE	TRUNK CLUB	CLIENT APVL	
LOCATION	333 1ST AVE. DALLAS, TX 75226	LANDLORD APVL	
		SALESPERSON	MIKE GARY

ARTIST	MG / TP
SCALE	AS NOTED
DATE	09-09-2015

All designs and drawings remain Texas Plastic Sign's exclusive property and in no way may be copied or duplicated without written consent.

UNDERWRITERS LABORATORIES INC. (UL) # E206103

Case Number: 1509031116

EXPOSITION PLAZA
(PROPOSED SIGN LOCATION)
SECOND AVENUE
FIRST AVENUE
HICKORY STREET
1 SITE PLAN
SITE GENERAL NOTES
LEGEND
PARKING REQUIREMENTS
three three
DALLAS, TEXAS
SITE PLAN
A2.0

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2015**

PLANNER: Laura Evans

FILE NUMBER: Z145-358(LE) **DATE FILED:** September 15, 2015

LOCATION: Bounded by North Hall Street, Flora Street, Watkins Avenue, and Cochran Street

COUNCIL DISTRICT: 14 **MAPSCO:** 45G

SIZE OF REQUEST: ±5.049 acres **CENSUS TRACT:** 16.00

APPLICANT: Michael Clark, Winkelmann & Associates

OWNER: Kroger Texas LP

REPRESENTATIVE: Michael Clark, Winkelmann & Associates

REQUEST: An application for a development and landscape plan on property zoned Planned Development District No. 466.

SUMMARY: The applicant is proposing to replace the currently approved development/landscape plan for a mixed use development with multi-family, retail, and commercial uses, with the proposed development plan and landscape plan for a general merchandise or food store greater than 3,500 square feet. Due to the change in uses, it cannot be a minor amendment.

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

Guiding Criteria for Recommendation:

Staff recommends approval of the request, subject to a development and landscape plan, based upon:

1. *Performance impacts upon surrounding property* – An amendment of the existing development plan should not negatively impact surrounding properties as long as the development is consistent with the purpose stated in PDD 466.

2. *Traffic impact* – The Engineering Section of the Department of Sustainable Development and Construction has determined that the surrounding roadway system can accommodate the request.

3. *Comprehensive Plan or Area Plan Conformance* – According to the *forwardDallas! Vision*, the request site is located within an Urban Mixed-use Neighborhood Building Block. Therefore, the proposed development plan is consistent with the building block.

BACKGROUND INFORMATION:

- On February 26, 1997, the City Council passed Ordinance No. 23048, which established PDD No. 466, a nonresidential zoning district that various commercial, institutional, residential, retail, and personal service uses.

- On, April 28, 2005, the City Plan Commission approved a development plan for a mixed-use development located within PDD No. 466, which includes the property on the proposed development plan.

Zoning History:

1. Z134-103(MW) On March 25, 2015, the City Council approved an application for two new subdistricts (A & B) and a development plan within Planned Development District No. 466.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
North Hall Street	Minor Arterial	20’ and 45’
Flora Street	Minor Arterial	36’
Watkins Avenue	Minor Arterial	36’

Cochran Street	Minor Arterial	36’

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that the surrounding roadway system can accommodate the request.

STAFF ANALYSIS:

Comprehensive Plan:

The request site is located in an area considered a Urban Mixed-Use neighborhood in *forwardDallas*! 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. The proposed development plan meets these objectives by adding amenities which can be enjoyed at ground level, such as bicycle parking, benches, a 6-foot sidewalk along North Hall Street, a pedestrian-only entrance via the patio, as well as an enhanced façade along North Hall Street and Flora Street.

Land Use:

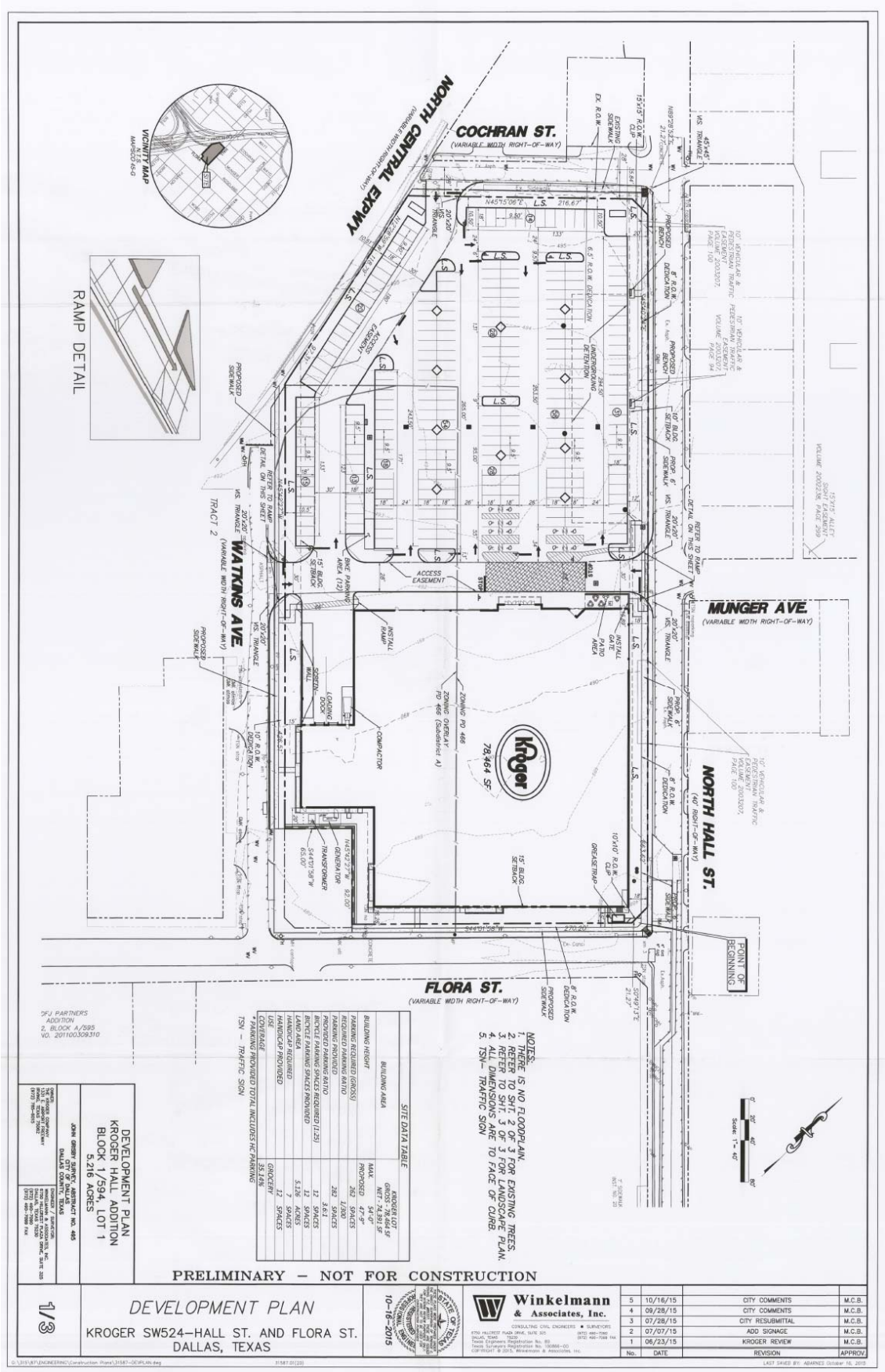
	Zoning	Land Use
Site	PDD 466	Undeveloped
North	PDD 466, WR-5	Retail/Personal Service, Multi-Family
East	PDD 298	Multi-Family
South	MF-2(A)	Multi-Family
West	PDD 466 Subdistrict B	Undeveloped; Highway 75

Land Use Compatibility: The site is undeveloped. The areas directly east and south of the site are zoned PD 298 and MF-2(A) respectively and have been developed with multifamily residences. The area directly west of the site is undeveloped and abuts to Highway 75. Retail/personal service/office uses are developed along the north area of the site, which is zoned PD 466 and WR-5, with multi-family directly adjacent to the north.

The general objectives of PDD 466 are to protect the health, safety, welfare, convenience, and enjoyment of the public, and in part, foster economic vitality in the area, promote and develop an urban character along Hall Street, promote diverse housing options and residential development, and to preserve the community characteristics of the neighborhood. Bicycle parking, benches, a 6-foot sidewalk along North Hall Street, a pedestrian-only entrance via the patio, as well as an enhanced façade along North Hall Street and Flora Street, and landscape islands within the parking lot.

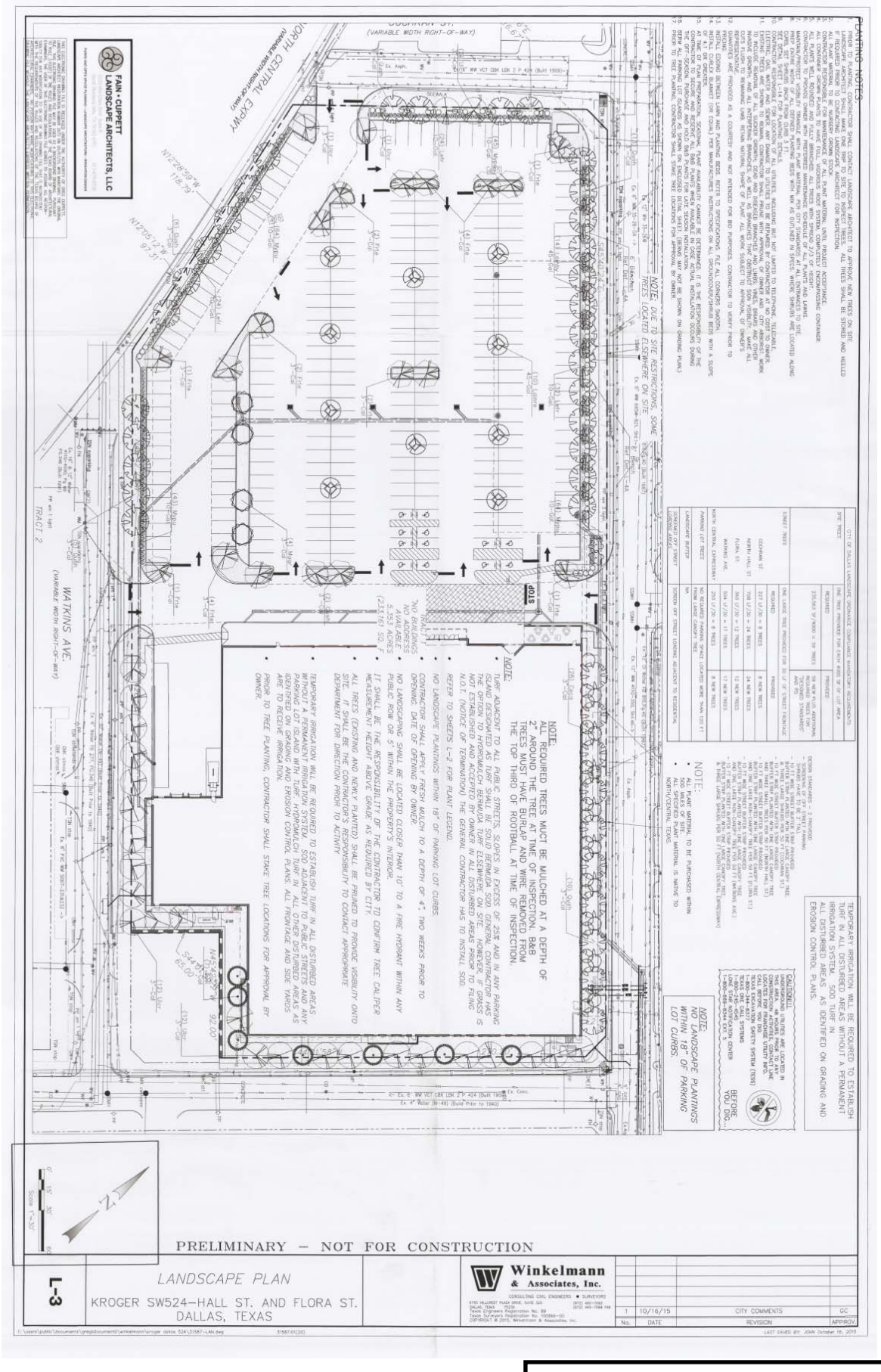
Parking: Current Chapter 51A Single Family parking standards regulate the site. This proposed development requires 1 parking space per 300 square feet. The proposed development plan complies with 282 parking spaces. Parking for 12 bicycles is also being proposed in compliance with Section 51A-4.330

Landscaping: A landscape plan must be submitted with the development plan. The landscape plan adheres to the regulations set forth by Article X and the PDD regulations.

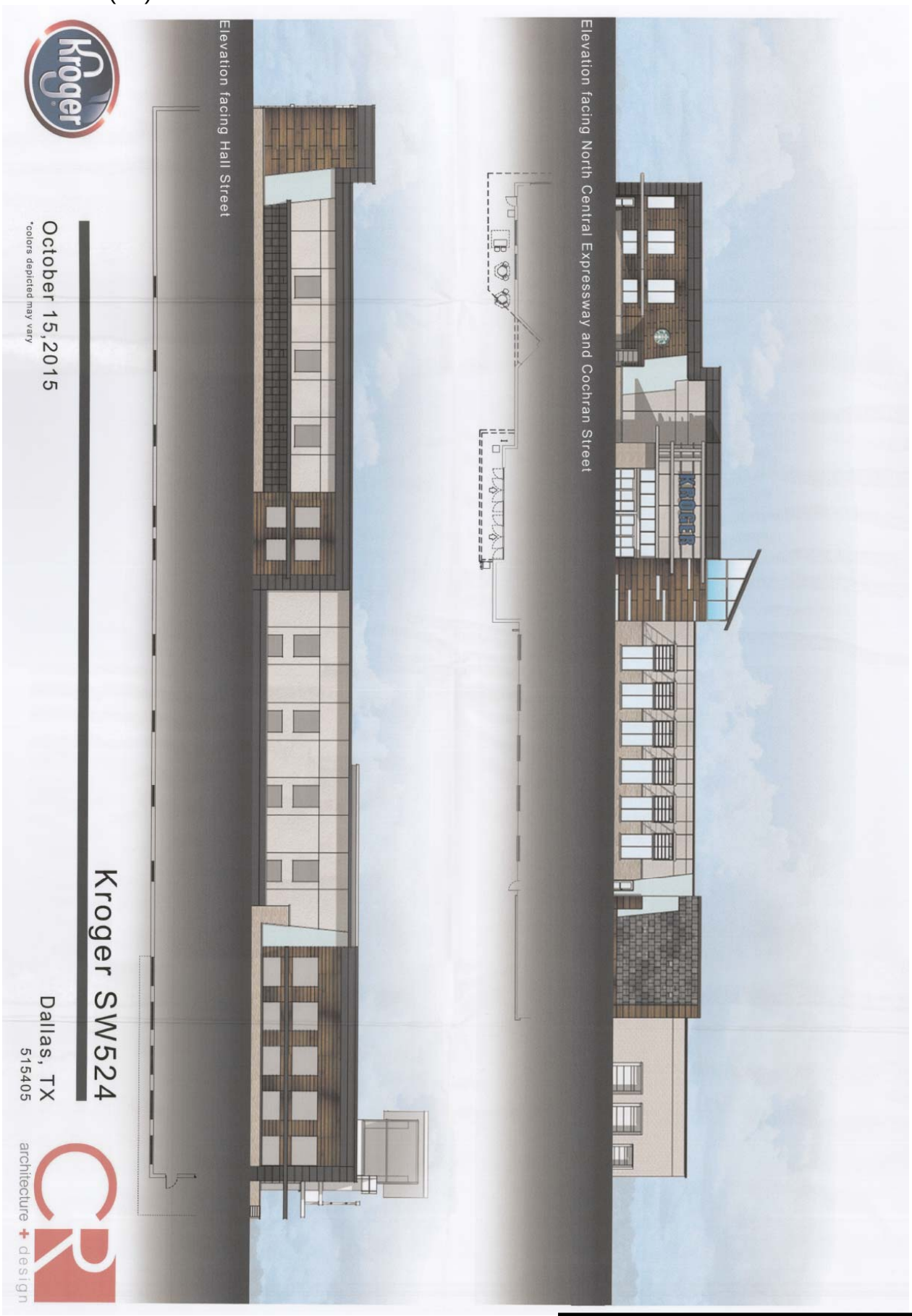


1-5

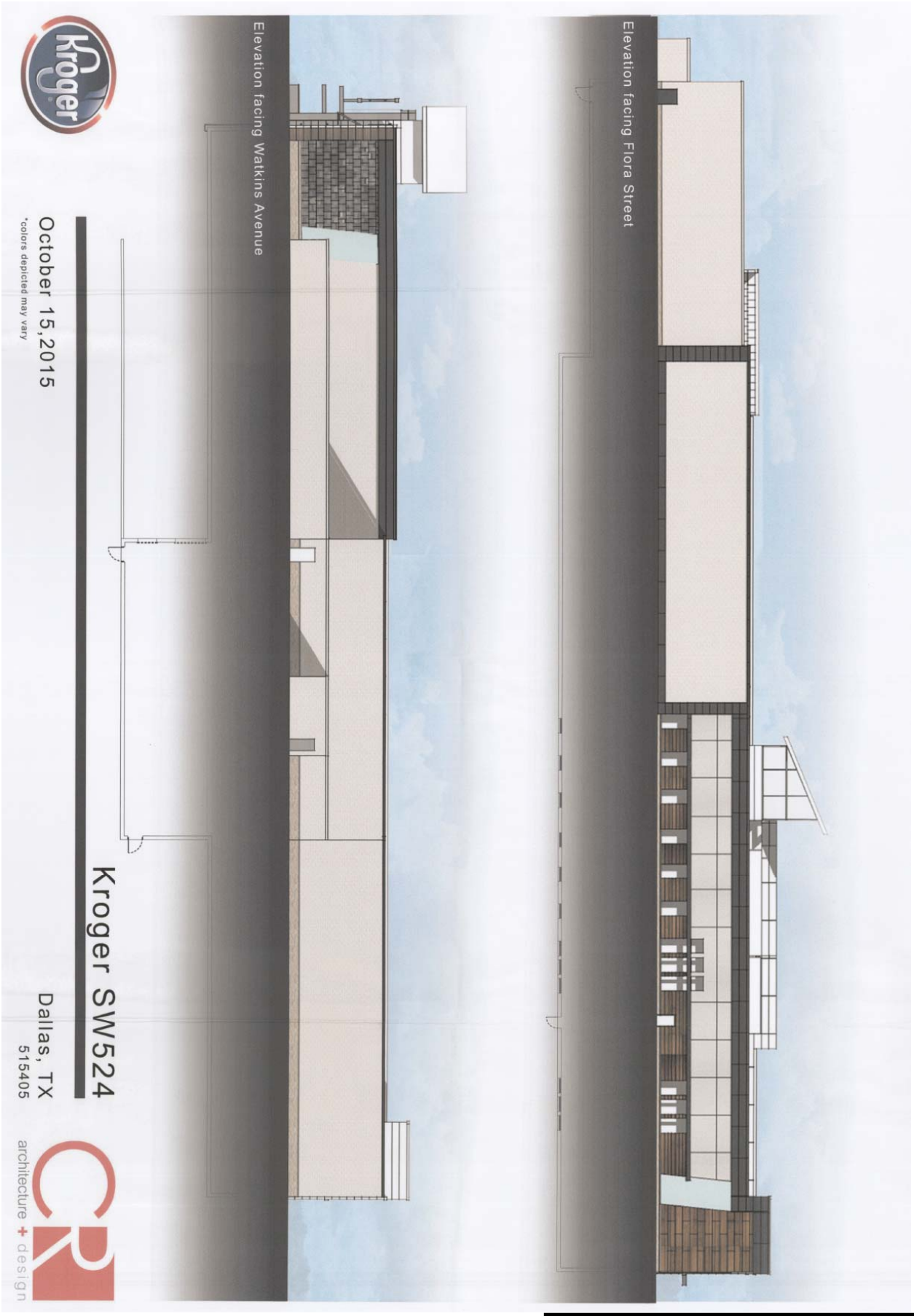
Proposed Development Plan



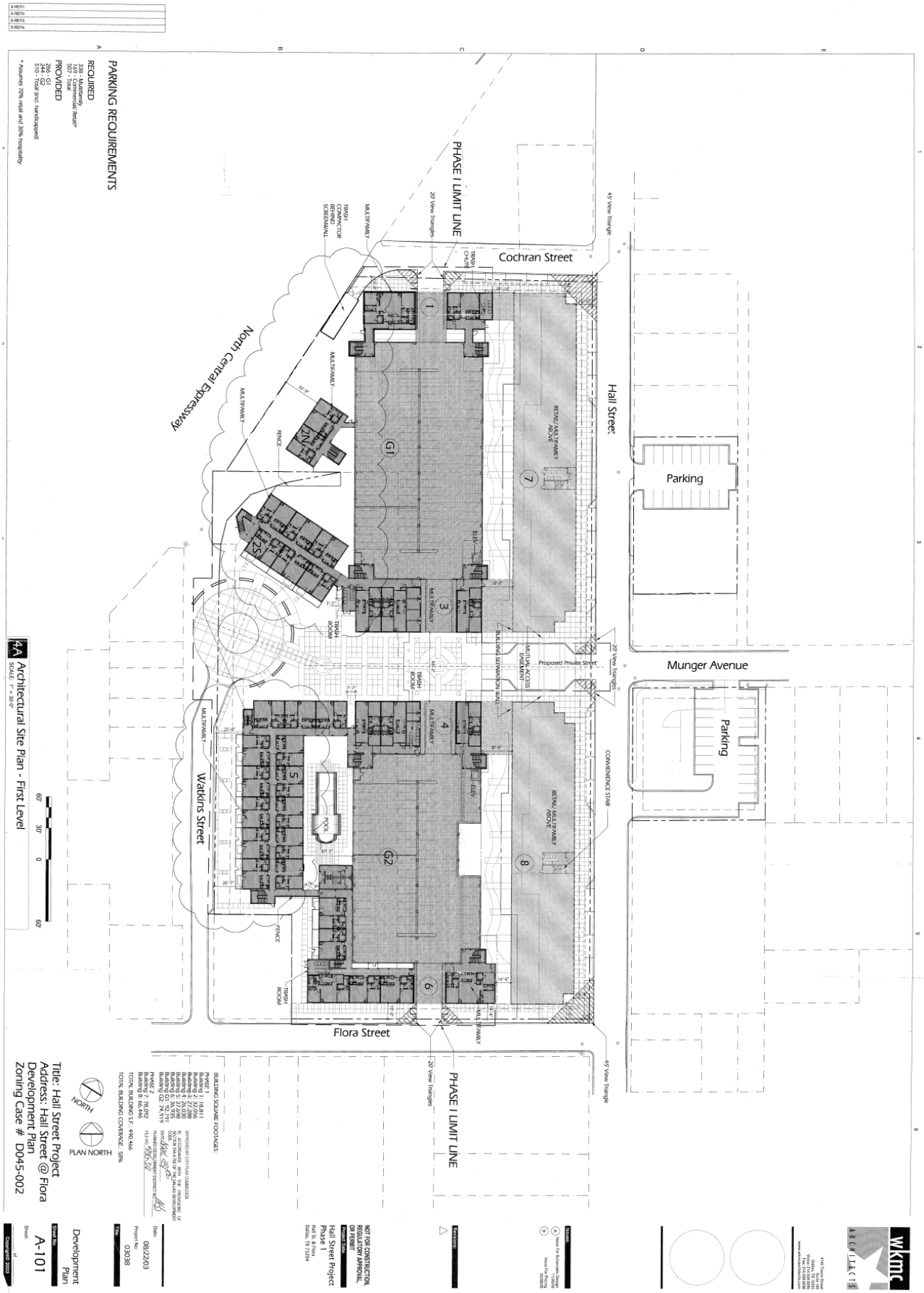
Proposed Landscape Plan



Proposed Elevations

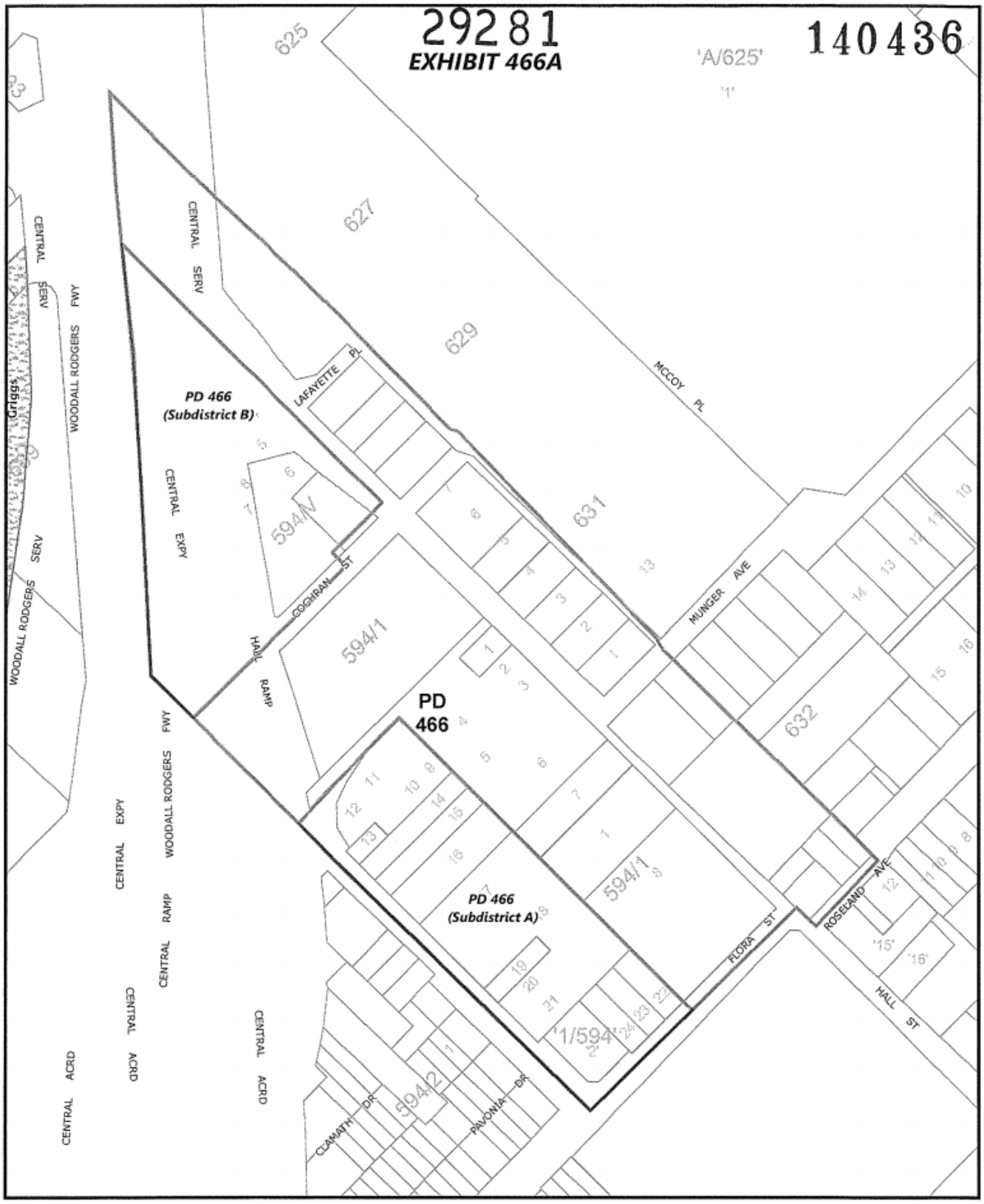


Proposed Elevations



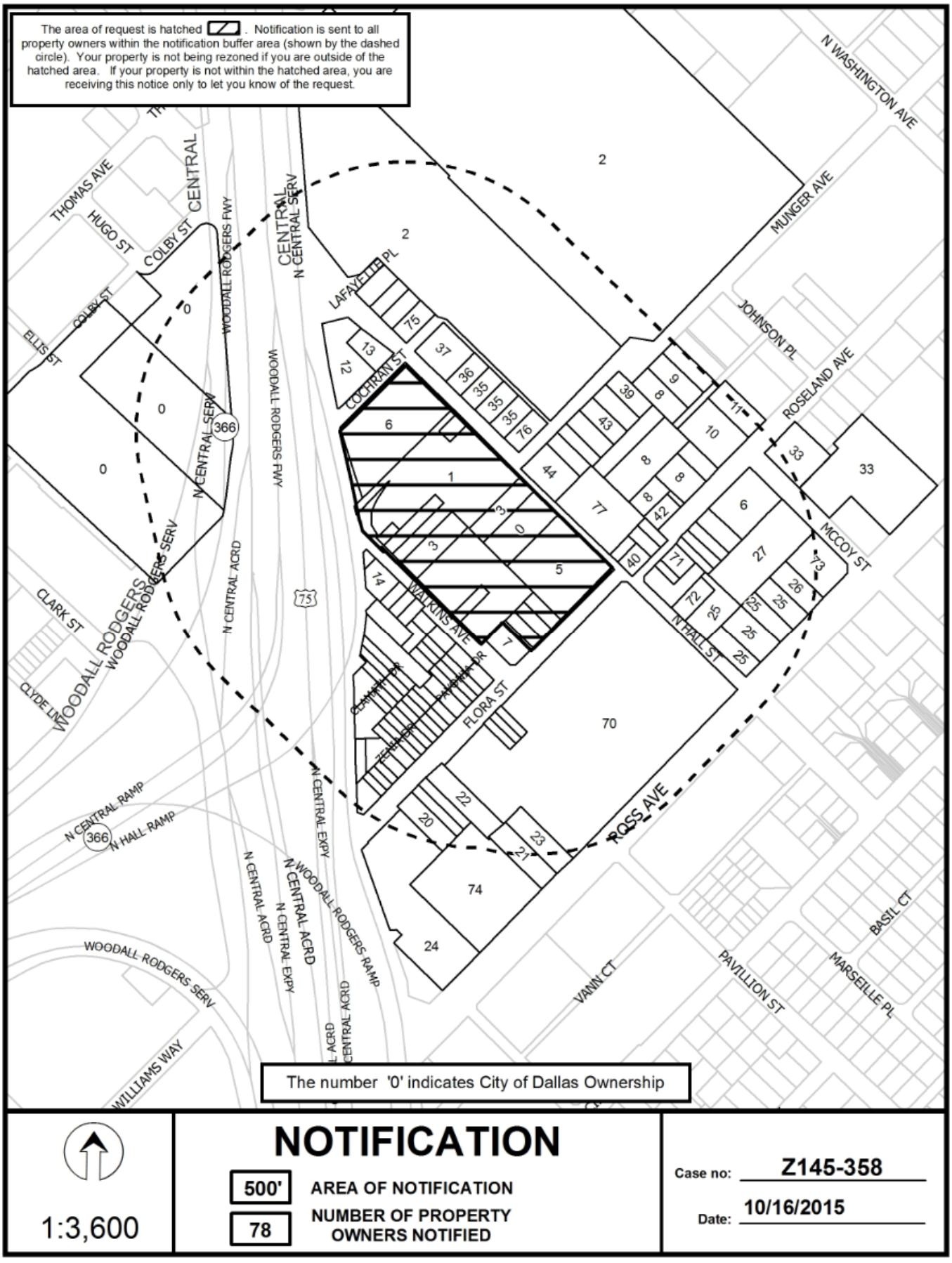
1-9

Existing Development/Landscape Plan



PD466 TRACT MAP
Contains 2 Subdistricts
Subdistricts: A and B

Tract Map


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.
N WASHINGTON AVE
MUNGER AVE
JOHNSON PL
ROSELAND AVE
MCCOY ST
N HALL ST
ROSS AVE
FLORA ST
WATKINS AVE
LAFAYETTE PL
COCHRAN ST
THOMAS AVE
HUGO ST
COLBY ST
ELLIS ST
CLARK ST
CLYDE LN
WILLIAMS WAY
WOODALL RODGERS FWY
WOODALL RODGERS SERV
WOODALL RODGERS RAMP
N CENTRAL SERV
N CENTRAL ACRD
N CENTRAL EXPY
N CENTRAL RAMP
N HALL RAMP
CENTRAL EXPY
CENTRAL SERV
CENTRAL ACRD
VANN CT
PAVILLION ST
MARSEILLE PL
BASIL CT
366
75
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
78
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z145-358
Date: 10/16/2015

10/16/2015

Notification List of Property Owners

Z145-358

78 Property Owners Notified

Label #	*Address*		*Owner*
1	1913	HALL ST	HOUSING AUTHORITY OF THE
2	3209	FLORA ST	DALLAS HOUSING AUTHORITY
3	1812	WATKINS AVE	HOUSING AUTHORITY
4	1915	HALL ST	HOUSING AUTHORITY OF CITY
5	1801	HALL ST	HOUSING AUTHORITY OF THE
6	2015	HALL ST	HOUSING AUTHORITY OF THE
7	3201	FLORA ST	FLORA STREET PROP INC
8	3508	MUNGER AVE	TOPLETZ INVESTMENTS
9	3504	MUNGER AVE	HARDEN H M
10	3505	ROSELAND AVE	LAMPO CATALINA LILLIAN ROSE & ETAL
11	3509	ROSELAND AVE	PILGRIM REST VILLAGE
12	3213	COCHRAN ST	ADVA REALTY GROUP LLC
13	2103	HALL ST	ADVA REALTY GROUP LLC
14	1829	WATKINS AVE	INTERRANTE INTERESTS LTD
15	1823	WATKINS AVE	BELMORE ERNEST
16	3108	MUNGER AVE	TOPLETZ DENNIS
17	1821	WATKINS AVE	1821 WATKINS LAND TRUST
18	1825	WATKINS AVE	LEVIN M L
19	1825	WATKINS AVE	TOPLETZ HAROLD ET AL
20	3020	FLORA ST	PATRONMARCHE LLC
21	3125	ROSS AVE	3125 ROSS AVENUE HOLDINGS LLC
22	3024	FLORA ST	CROW STUART
23	3129	ROSS AVE	IVEY HOLDINGS LLC
24	3101	ROSS AVE	DUCKINS PARTNERS LTD A TX
25	3311	ROSS AVE	TOMAINO PPTIES LP
26	3405	ROSS AVE	3405 ROSS AVE PTNRS LP

10/16/2015

Label #	*Address*		*Owner*
27	1711	MCCOY ST	GIRMA ASKE
28	3404	ROSELAND AVE	ROSE LIMITED PS
29	3402	ROSELAND AVE	KIM RACHEL
30	3400	ROSELAND AVE	WOODARD JOHN R JR
31	3310	ROSELAND AVE	WOODARD JOHN R JR
32	3304	ROSELAND AVE	WOODARD JULIA J ET AL
33	3509	ROSS AVE	CRP/MAPLE ROSS ARTS OWNER
34	2012	HALL ST	DANG YION LIVING TRUST &
35	1906	HALL ST	LUPSHIRE RESTORATION INC
36	1916	HALL ST	RAZA PERVEZ
37	1922	HALL ST	RAZA PERVIZ
38	3310	MUNGER AVE	LUPSHIRE RESTORATION IN
39	3408	MUNGER AVE	ANDERSON M B
40	1800	HALL ST	MOXIE INVESTMENTS LTD
41	3409	ROSELAND AVE	BUTLER VERNON JR
42	3403	ROSELAND AVE	MOXIE INV LTD
43	3402	MUNGER AVE	AMOR REAL ESTATE INVESTMENTS
44	1828	HALL ST	LUPSHIRE RESTORATION INC
45	3027	CLAMATH DR	TWIN LAKES PLAZA LP
46	3025	CLAMATH DR	TWIN LAKES PLAZA LP
47	3113	PAVONIA DR	TWIN LAKES PLAZA LP
48	3109	PAVONIA DR	TWIN LAKES PLAZA LP
49	3107	SUNNY BRAE DR	TWIN LAKES PLAZA LP
50	3103	SUNNY BRAE DR	TWIN LAKES PLAZA LP
51	3009	ZENIA DR	LI ANNAGAE
52	3001	ZENIA DR	BIRMINGHAM ANDREW
53	3002	ZENIA DR	GARCIA RAUL
54	3004	ZENIA DR	PETERSON ERIK N &
55	3006	ZENIA DR	CORELLO DANIEL P & DANIELLE M TUCCIO
56	3008	ZENIA DR	LAPLANTE MARK
57	3010	ZENIA DR	TUCKER NICHOLAS COY

10/16/2015

Label #	*Address*		*Owner*
58	3012	ZENIA DR	ROGERS SCOTT &
59	3014	ZENIA DR	MEGATEL HOMES II LLC
60	3020	ZENIA DR	CRESCENT ESTATE CUSTOM HOMES LP
61	3022	ZENIA DR	CRESCENT ESTATE CUSTOM HOMES LP
62	3102	PAVONIA DR	HOLCOMB LAURA
63	3106	PAVONIA DR	ARROYAVE CHRISTIAN A
64	3108	PAVONIA DR	KHATTAK ASIF
65	3110	PAVONIA DR	PRATT ANDREW CLIFFORD
66	3112	PAVONIA DR	BROWN STEWART
67	3108	FLORA ST	DELANNEY WENDELL
68	3108	FLORA ST	STEWART OWEN
69	3108	FLORA ST	GUIVA ALEXANDER
70	1707	HALL ST	SHF I ICON LLC
71	3306	ROSELAND AVE	WOODARD JOHN O JR
72	1716	HALL ST	HALL & ROSS LTD
73	3411	ROSS AVE	R & F INVESTMENTS II LTD
74	3113	ROSS AVE	PATRONMARCHE LLC
75	2000	HALL ST	RAZA PERVEZ
76	1900	HALL ST	AMOR REAL ESTATE INVESTMENTS INC
77	1810	HALL ST	TOPLETZ INVESTMENTS
78	1722	HALL ST	HALL & ROSS LTD PS

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2015**

Planner: Sarah May

FILE NUMBER: Z145-334(SM) **DATE FILED:** August 24, 2015

LOCATION: West corner of Olive Street and Live Oak Street

COUNCIL DISTRICT: 14 **MAPSCO:** 45-L

SIZE OF REQUEST: 2.8196 acres **CENSUS TRACT:** 21.00

APPLICANT/REPRESENTATIVE: Sixt Rent A Car, LLC

OWNER: W2007 MUP Dallas, LLC

REQUEST: An application for a Specific Use Permit for a vehicle display, sales and service on property zoned a CA-1(A) Central Area District with a Core Pedestrian Overlay.

SUMMARY: The applicant proposes to operate a car rental facility in the existing parking garage at 2007 Live Oak Street. The applicant is not proposing any changes to the parking garage facility. The offices and transactions, not a part of this request, will occur within the Dallas Sheraton building at 400 North Olive.

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

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 vehicle display sales and service use is compatible with the surrounding land uses and the character of the area as it will provide a transportation amenity to downtown users and the hotel's guests within a structured parking garage.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The vehicle display, sales and service use does not negatively impact the surrounding properties.

3. *Not a detriment to the public health, safety, or general welfare* – The vehicle display, sales and service use is not a detriment to the public health, safety, or general welfare.

4. *Conforms in all other respects to all applicable zoning regulations and standards* – Based on information depicted on the site plan the property and use comply with all applicable zoning regulations and standards. No variances or special exceptions are requested.

BACKGROUND INFORMATION

- The Dallas Sheraton, located across the street from the area of request, was constructed in 1958 according to Dallas Central Appraisal District records.

- The parking garage and convention center at the area of request was constructed in 1997 according to Dallas Central Appraisal District records.

- Specific Use Permit No. 1361 was approved in 1998 for two pedestrian skybridges that connect the above two buildings.

Zoning History:

There have been no recent zoning changes in the vicinity within the last five years relevant to this request.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
North Olive Street	Local	59’ ROW
North Harwood Street	Local	60’ ROW
Live Oak Street	Local	70’ ROW
Bryan Street	Local	70’ ROW

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 existing roadway system.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. It 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 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.

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.

The request is consistent with the Downtown building block as it is tucked away in a parking garage and it provides users an additional transportation option.

Land Use:

	Zoning	Land Use
Site	CA-1(A) CP	Parking garage and Convention Center
Northeast	CA-1(A) CP	Hotel and restaurant
Southeast	CA-1(A) CP	Offices and multi-tenant data center
South	CA-1(A) CP	James W Aston Park
Southwest	CA-1(A) CP	Offices and surface parking
Northwest	CA-1(A) CP	DART ROW and Offices

Land Use Compatibility:

The applicant is a German car rental company that proposes to open its first location in Dallas at the request site. The offices and storefront for the car rental facility will occur in the Dallas Sheraton at 400 N. Olive Street and the vehicles will be parked across the street inside a garage at 2007 Live Oak Street, the request site that requires the Specific Use Permit. The applicant has a lease to park up to 30 vehicles behind the facade facing Live Oak Street on the first floor of the parking garage.

Surrounding uses for the site include a convention center on the same parcel that was constructed in 1997, a hotel and restaurant on the north that will also house the applicant's office and transactional functions, a multi-story office and communications exchange facility is located to the southeast, a small park is located just to the south across Olive and Live Oak, a large surface parking lot and office tower is located to the southwest, and finally the DART light rail line is located on the northwest boundary of the site, the nearest rail station is the Saint Paul Station that is just on the south side of North Harwood Street.

Since the request is located within an existing parking garage that is surrounded by uses that are likely to use the services of a car rental facility, such as a hotel, convention center, and rail station, the proposed land use is compatible with surrounding properties.

Parking:

The CA-1(A) District requires a ratio of one parking space for each 2,000 square feet of floor area. Dallas Central Appraisal District shows the site to have 292,056 square feet of floor area and therefore 146 off-street parking spaces are required. Permit records show 550 parking spaces in the six level parking garage so if the proposed use occupies 30 of those parking spaces, the convention center will still have 374 parking spaces above the minimum parking requirement.

Landscaping:

The applicant's request does not trigger any landscape requirements.

PROPOSED CONDITIONS

1. USE: The only use authorized by this specific use permit is a vehicle display, sales, and service use.

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

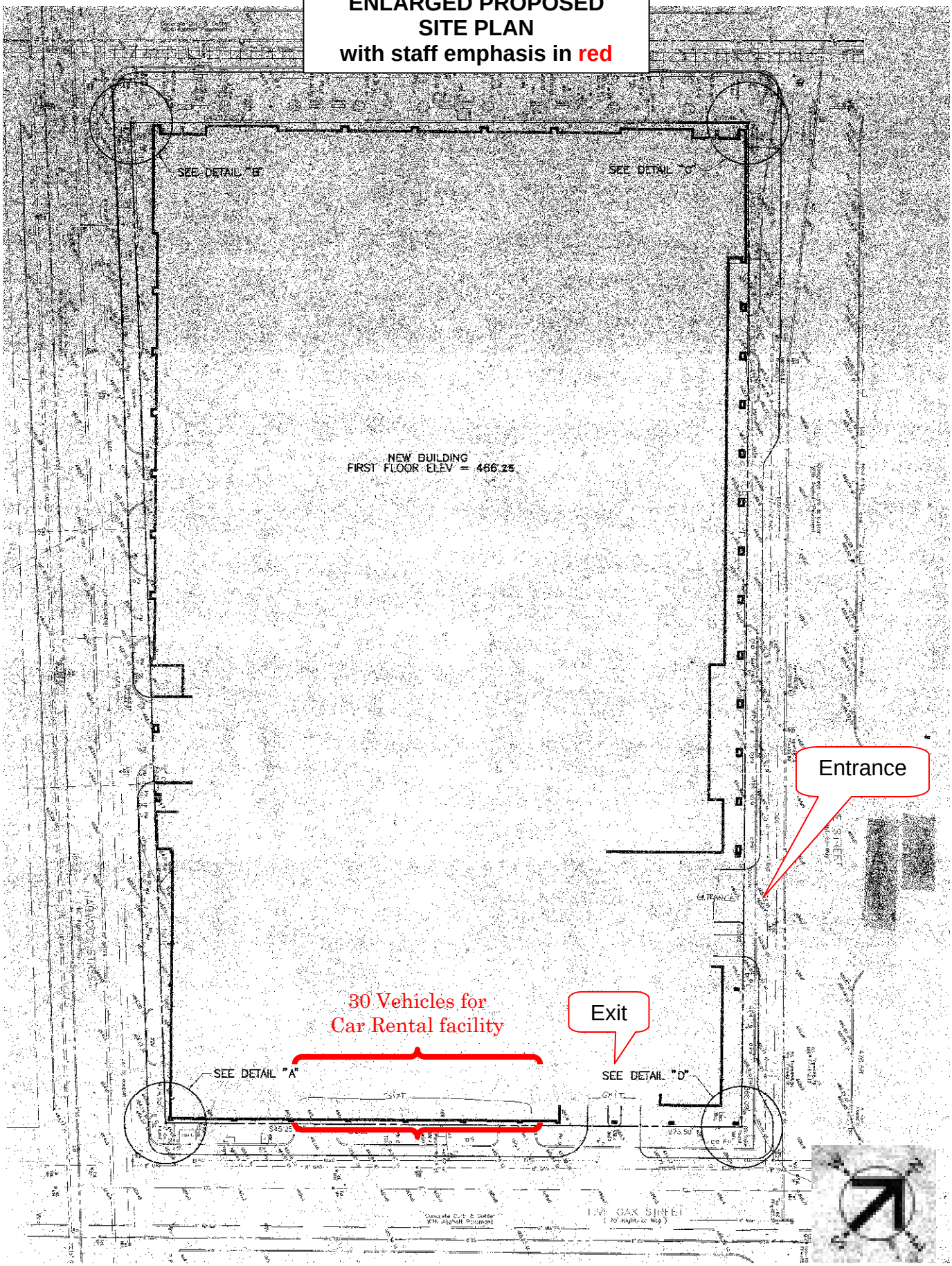
3. TIME LIMIT: This specific use permit expires on (five years) but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application 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.)

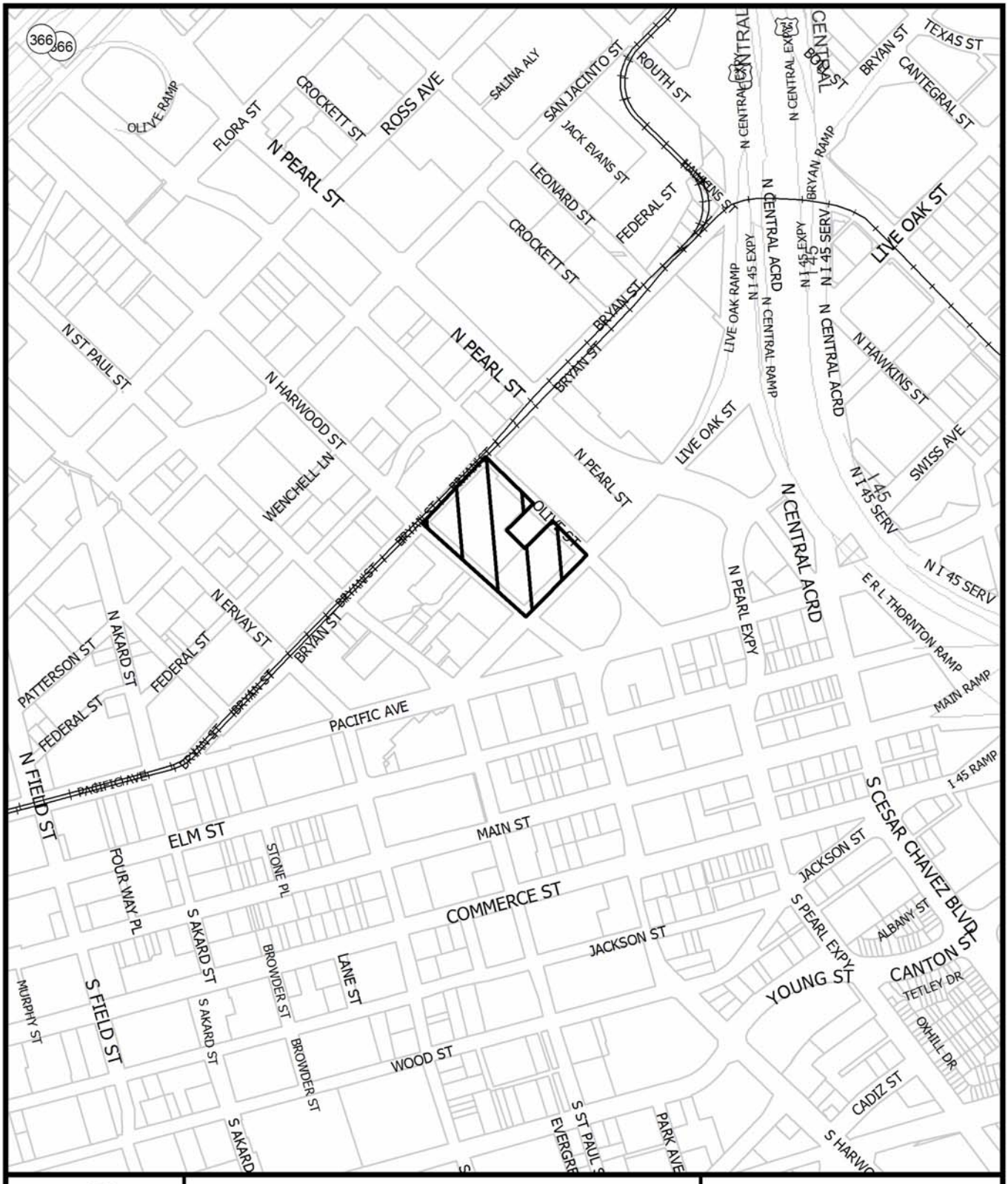
4. VEHICLE DISPLAY AND STORAGE: A maximum of 30 parking spaces may be used for the display or storage of rental vehicles.

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

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

ENLARGED PROPOSED SITE PLAN with staff emphasis in red



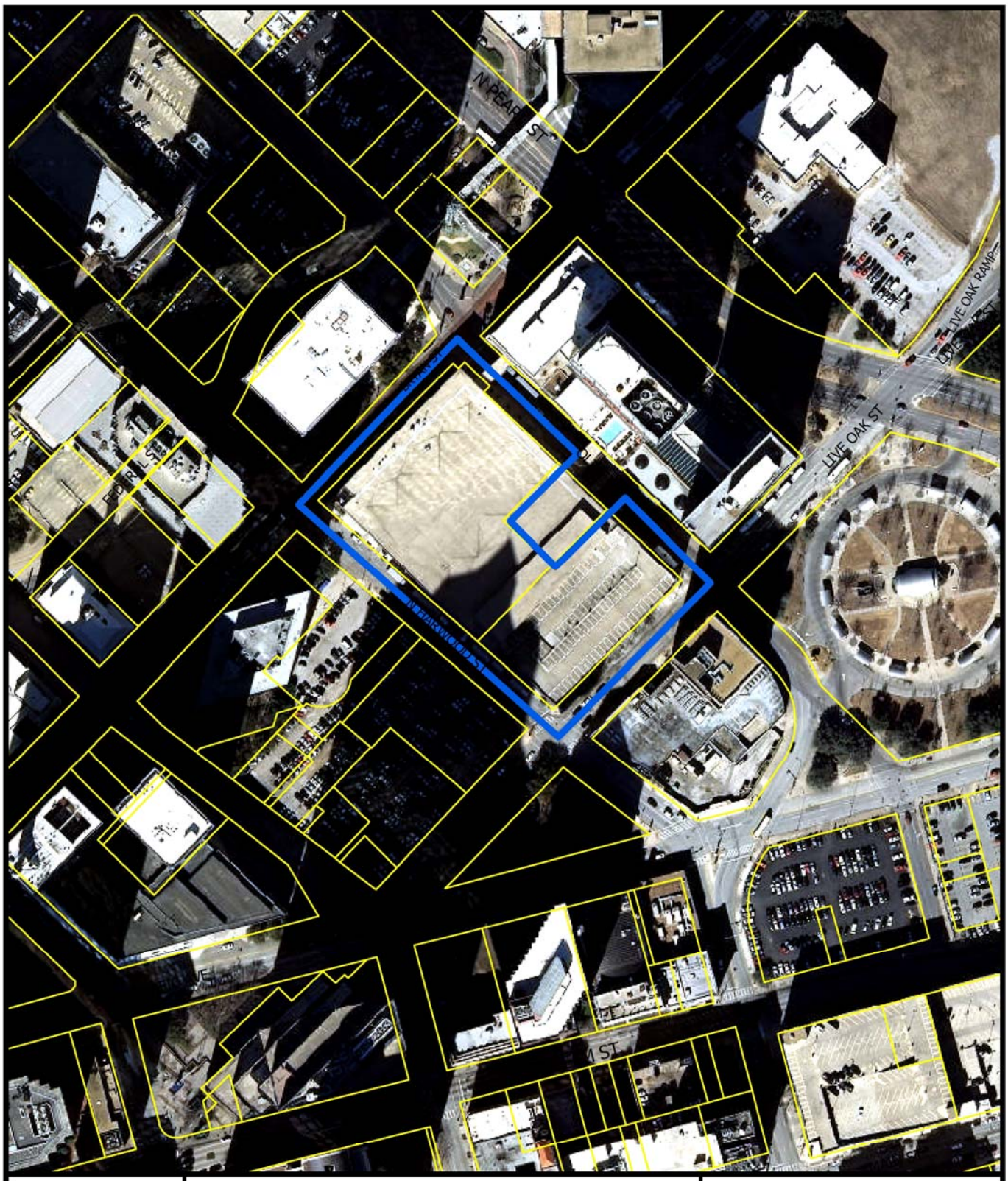


1:6,000

VICINITY MAP

Case no: Z145-334

Date: 10/16/2015

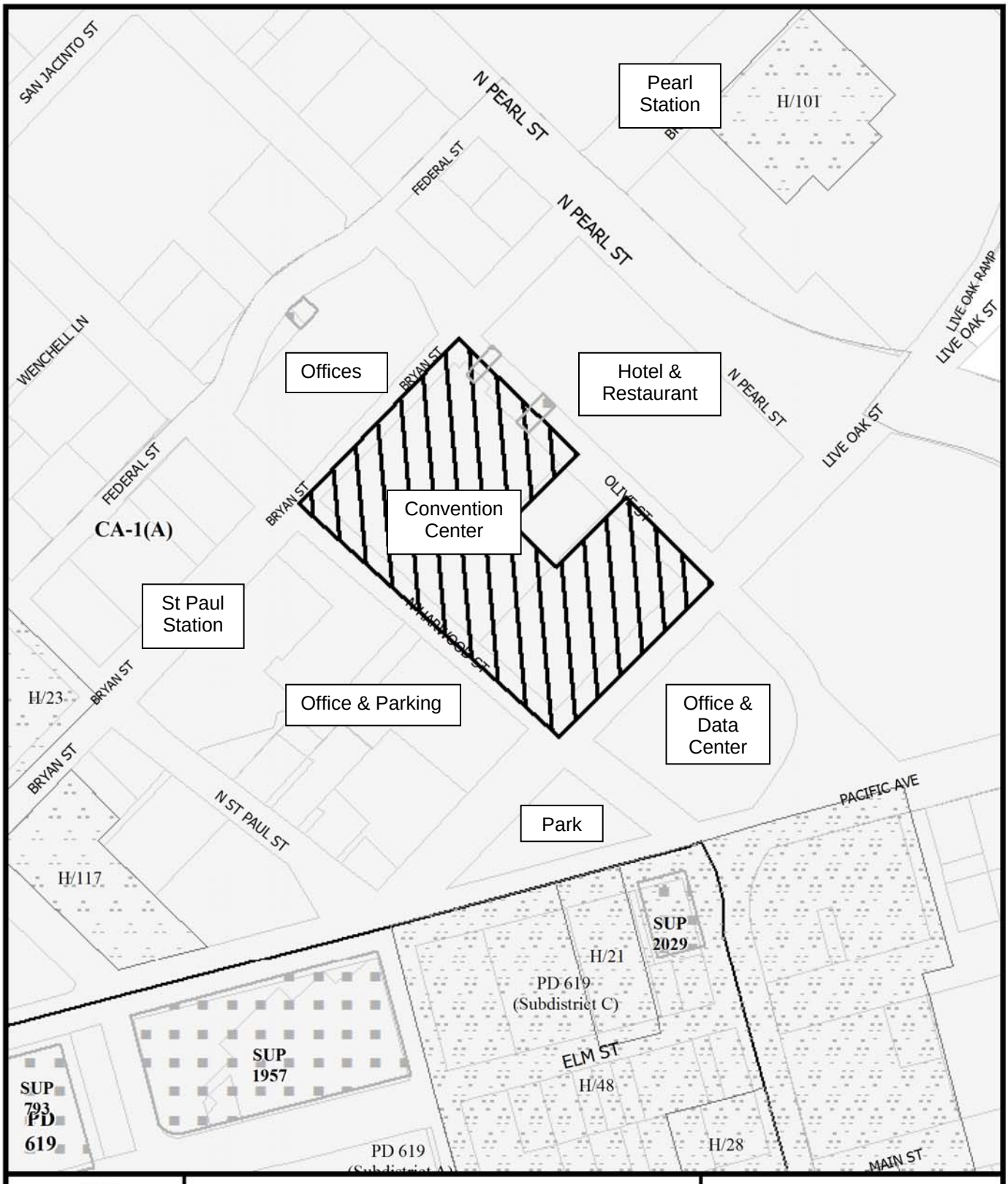


1:2,400

AERIAL MAP

Case no: Z145-334

Date: 10/23/2015

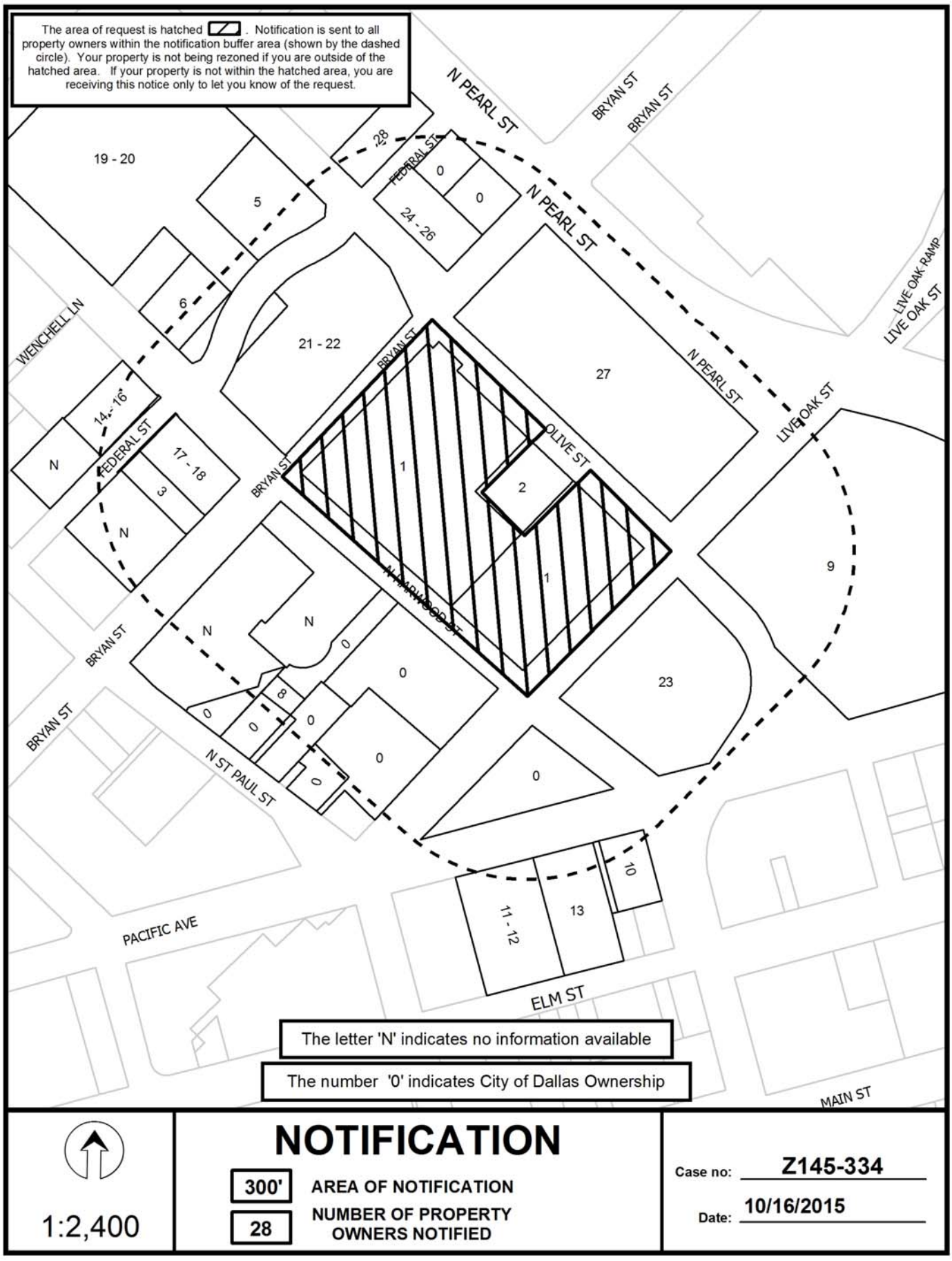


1:2,400

ZONING AND LAND USE

Case no: Z145-334

Date: 10/16/2015


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.
N PEARL ST
BRYAN ST
FEDERAL ST
LIVE OAK RAMP
LIVE OAK ST
WENCHELL LN
OLIVE ST
ARMOUR ST
N ST PAUL ST
PACIFIC AVE
ELM ST
MAIN ST
19 - 20
28
5
24 - 26
6
21 - 22
27
14 - 16
17 - 18
3
1
2
9
23
11 - 12
13
10
8
N
0
The letter 'N' indicates no information available
The number '0' indicates City of Dallas Ownership
NOTIFICATION
300'
AREA OF NOTIFICATION
28
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z145-334
Date: 10/16/2015

10/16/2015

Notification List of Property Owners

Z145-334

28 Property Owners Notified

Label #	*Address*		*Owner*
1	2007	LIVE OAK ST	W2007 MVP DALLAS LLC
2	419	OLIVE ST	HALEBIAN INVESTMENTS LTD
3	1923	BRYAN ST	1999 ASSOC LTD
4	1923	BRYAN ST	FPG-DMT HARWOOD LP
5	605	OLIVE ST	BT PARKS LP
6	600	HARWOOD ST	BT PARKS L P
7	2000	FEDERAL ST	POLLOCK REALTY CORP
8	322	ST PAUL ST	TRUST FOR PUBLIC LAND
9	2110	LIVE OAK ST	DALLAS AREA RAPID TRANSIT
10	1930	PACIFIC AVE	PACIFIC ELM BUILDING LLC
11	1910	PACIFIC AVE	1910 PACIFIC LP
12	1910	PACIFIC AVE	BERKELEY FIRST CITY LP
13	1925	ELM ST	DALLAS CITY OF
14	601	HARWOOD ST	FPG DMT HARWOOD LP
15	1801	FEDERAL ST	FPG-DMT HARWOOD LP
16	1803	FEDERAL ST	1999 ASSOCIATES LTD
17	1999	BRYAN ST	FPG DMT HARWOOD LP
18	509	HARWOOD ST	1999 PROPERTY CORP
19	704	HARWOOD ST	POLLOCK REALTY CORP
20	704	HARWOOD ST	BRYAN TOWER LP
21	2001	BRYAN ST	BRYAN TOWER II LP
22	2001	BRYAN ST	BRYAN TOWER LP
23	2020	LIVE OAK ST	UNIFIED 2020 REALTY
24	500	OLIVE ST	DALLAS CITY OF
25	2101	BRYAN ST	STEVENS CREEK ASSOC
26	2101	BRYAN ST	STEVENS CREEK ASSOC

10/16/2015

Label #	*Address*		*Owner*
27	2117	LIVE OAK ST	W2007 MVP DALLAS LLC
28	701	PEARL ST	OLIVE PEARL PARK LP

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2015**

Planner: Sarah May

FILE NUMBER: Z145-354(SM) **DATE FILED:** September 11, 2015

LOCATION: On the southwest corner of Samuell Boulevard and Hunnicut Road

COUNCIL DISTRICT: 7 **MAPSCO:** 47H

SIZE OF REQUEST: Approximately 2.844 acres **CENSUS TRACT:** 122.06

APPLICANT/OWNER: Buckner Retirement Services, Inc.

REPRESENTATIVE: Tommy Mann and Brad Williams, Winstead PC

REQUEST: An application for a Specific Use Permit for an adult day care facility and to repeal Specific Use Permit No. 1161 for a community service center on property zoned an R-7.5(A) Single Family District with Specific Use Permit No. 105 for an institutional use.

SUMMARY: Specific Use Permit No. 1161 was approved on June 23, 1993 for a community service center. The SUP is being repealed since the use and site are changing. The applicant proposes additions to the existing building to operate a center for the federal Program of All-Inclusive Care for the Elderly (PACE). The adult daycare facility use proposes to utilize the existing 13,386 square foot vacant building and construct up to 6,000 additional square feet for this use as shown on the attached site plan. SUP 105 will remain in case the use transitions back to an institutional use for a convalescent center or nursing home.

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

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* – Specific Use Permit No. 105 was established in 1961 and is an underlying SUP that covers the subject site and a remaining 43 acres for a convalescent, nursing home, and related institutions use. Within this overall 46 acre tract of land, there is retirement housing, assisted living cottages, community meeting facilities, and a nursing home. An adult day care is a complimentary and compatible use for this overall tract of land.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The request is part of the federal Program of All-Inclusive Care for the Elderly (PACE). PACE is a Medicare and Medicaid program that aids seniors in meeting their health care needs in a familiar community rather than nursing homes and similar care facilities. According to the 2010 Census, 35.1% of this census tract is aged 62 and over as compared to 29.2% for Dallas County. Due to the higher percentage of more mature persons in this census tract, this use will provide a much needed service to adjacent properties.

3. *Not a detriment to the public health, safety, or general welfare* – The request is not foreseen to be a detriment to the public health, safety or general welfare of the community.

4. *Conforms in all other respects to all applicable zoning regulations and standards* – Based on information depicted on the site plan, it complies with all applicable zoning regulations and standards.

BACKGROUND INFORMATION:

- The submitted land use statement notes that Buckner Retirement Services, Inc. is a prominent, locally founded and faith-based nonprofit organization that has focused on serving senior adults for over 135 years.

- Dallas Central Appraisal District states that within the overall 46 acre tract, which contains the 2.844 acre request site, the oldest buildings were constructed in 1955 and the newest buildings, including the request site, were constructed in 1985.

- The site has remained largely unchanged since the mid-1980's.

- Specific Use Permit No. 105 was approved on September 18, 1961 to allow what we now call a convalescent, nursing home, and related institutions use for a permanent time period. The applicant proposes to keep SUP No. 105 unchanged and to add a new SUP on top of SUP 105 that would regulate the proposed adult daycare facility use.

- Specific Use Permit No. 1161 was also approved for a permanent time period on June 23, 1993 for a community service center. The facility has been vacant for a few years and the applicant has agreed to repeal this specific use permit.

- The proposed PACE Center will include activity areas, dining areas, a clinic, private toilet areas, personal care and bathing areas, rehab therapy areas, mobility supports, staff offices, storage, and an outdoor area.

- Although PACE programs coordinate and provide care for participants 24 hours a day, PACE Centers are typically open only during daytime hours and participants are transported home at the end of each day.

Zoning History:

There has been one recent zoning activity near the area of request in the past five years.

1. Z134-195: On August 13, 2014, the City Council denied an application for a specific use permit for the sale of alcoholic beverages in conjunction with a general merchandise store 3,500 square feet or less.

STAFF ANALYSIS:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing Dimension
Samuell Boulevard	Community Collector	Standard-4 lanes-Divided, 120’ ROW
Hunnicut Road	Local	60 feet ROW

Comprehensive Plan:

The comprehensive plan does not make a specific land use recommendation related to the request, however 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 Vision Illustration depicts the request site as within a *Residential Neighborhood*. While single family dwellings are the dominate land use in such areas, shops, restaurants, or institutional land uses that serve residents may be located at the edges or at key intersections.

In general, the applicant's proposal to provide an adult day-care facility at this location is consistent with the residential building block described in the Comprehensive Plan.

Surrounding Land Uses:

	Zoning	Land Use
Site	R-7.5(A), SUP 105	Vacant Community Service Center
North	RR	General merchandise store <3500 SF
East	MF-2(A)	Multifamily
South and West	R-7.5(A), SUP 105	Buckner Retirement Village

Land Use Compatibility:

The 2.844-acre request site is developed with a 13,386-square-foot building previously utilized as a community service center. The proposed adult daycare facility will serve less than 200 adults, age 55 and over with less than half served at the facility at any one time in conjunction with the federal Program of All-Inclusive Care for the Elderly (PACE). The applicant's intent is to renovate the existing building and add up to 6,000 square feet in additions as shown on the attached site plan.

The request site is surrounded by multifamily to the east; a small food store to the north and the Buckner Retirement Village to the south and west. The request provides a much needed service to allow seniors to age in place while they receive care during the day. The proposed use is compatible with the surrounding development.

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

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

The applicant's request, subject to a site plan and conditions, complies with the general provisions for consideration of an SUP.

Parking:

Pursuant to §51A-4.204 of the Dallas Development Code, the off-street parking requirement for an adult daycare facility is one space per 500 square feet of floor area. Therefore, the overall proposed 19,386 square adult day care facility will require 39 parking spaces. The site plan proposes 67 parking spaces within the area of request.

Landscaping:

Landscaping must be provided in accordance with Article X of the Dallas Development Code.

OFFICERS AND DIRECTORS

Buckner Retirement Services, Inc.

Officers:

Albert L. Reyes, President
Charlie Wilson, Senior Vice President
Tony Lintelman, Treasurer
Jack David, Secretary

Directors:

Billy R. Allen
Barry Pryor
David C. Hennessee
Lynette Guy Ranton
Sue Courts
Scott McIlveene
Ellis Orozco
Carol C. Brian
Rodney Henry
Duke Presley
George S. Vorpahl
Rebeca L. Brokenbek
Lee E. Bush
Nell McCallum Morris
Cassandra Harris
Mary Barnes
J. Daniel Ellis
Ann Graves
Steve M. King
Henry G. Will
David E. Wulf
Watson Moore
Kay Struzick
Susan Sosebee

Volunteers of America

Officers:

Michael King, President and CEO
Joseph A. Budzynski, EVP and CFO
Jatrice Martel Gaiter, EVP
Margaret Ratcliff, EVP
Jonathan E. Sherin, EVP
Patrick Sheridan, EVP
Thomas Turnbull, COO

Board of Directors

Mr. Richard Cavanagh, Board Chair
Ms. Rubye Noble, Vice Chair
Ms. June Koegel, Secretary
Mr. Jerry G. Langley, Treasurer
Mr. Mike King, President and Chief Executive Officer
Mr. Alex Brodrick, Chair, Church Governing Board
Ms. Gina R. Adams
Dr. Katrice Albert
Ms. Agatha Aurbach
Ms. Dawn Batts
Mr. Thomas Bierbaum
Ms. Linda Bowers
Ms. Elaine Dahlgren
Ms. Karen Dale
Mr. Thomas Dolan
Dr. Gary Filerman
Ms. Renee Huffaker
Mr. William P. Jennings
Dr. Dianna Kunz
Mr. James LeBlanc
Mr. Manuel L. Martinez
Ms. Karen Mathis
Mr. Gerald McFadden
Mr. Leo McFarland
Dr. Madhukar "Maud" Rao
Mr. Donald Russell
Mr. Leonard Simmons, Jr.
Mr. Jeffrey Slavin
Mr. Russell Snyder
Ms. Allison Tutwiler
Ms. Jacqueline E. Woods
Mr. Curt Zaske

Z145-354

4843-2099-7415v.1
54423-2 8/31/2015

Recommended Conditions
Z145-354

1. USE: The only use authorized by this specific use permit is an adult day care facility.

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 (ten years) but is eligible for automatic renewal for additional 10-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. FLOOR AREA: The maximum floor area for an adult day care facility is 19,386 square feet.

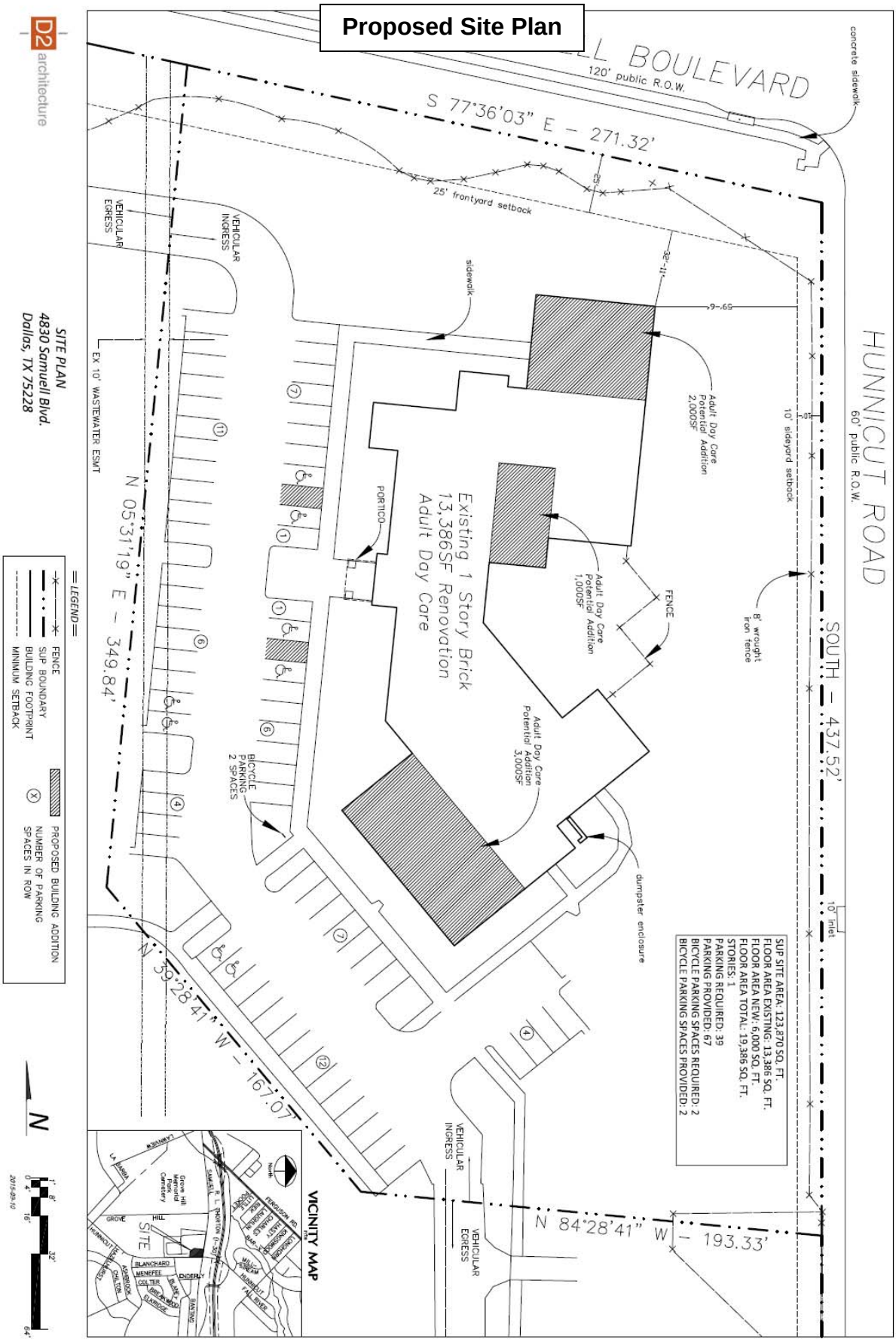
5. INGRESS-EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.

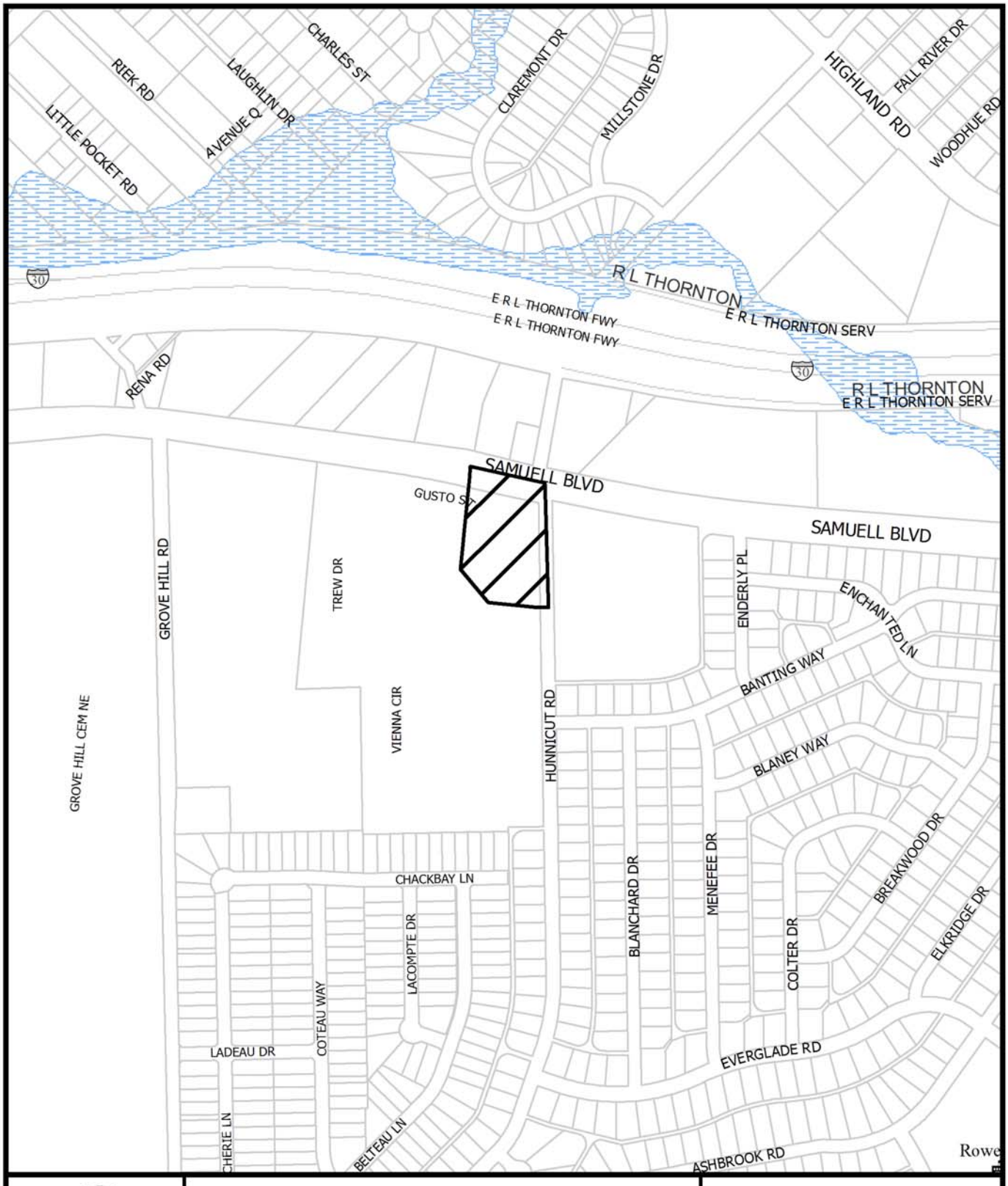
6. LANDSCAPING: Landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.

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

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

Proposed Site Plan



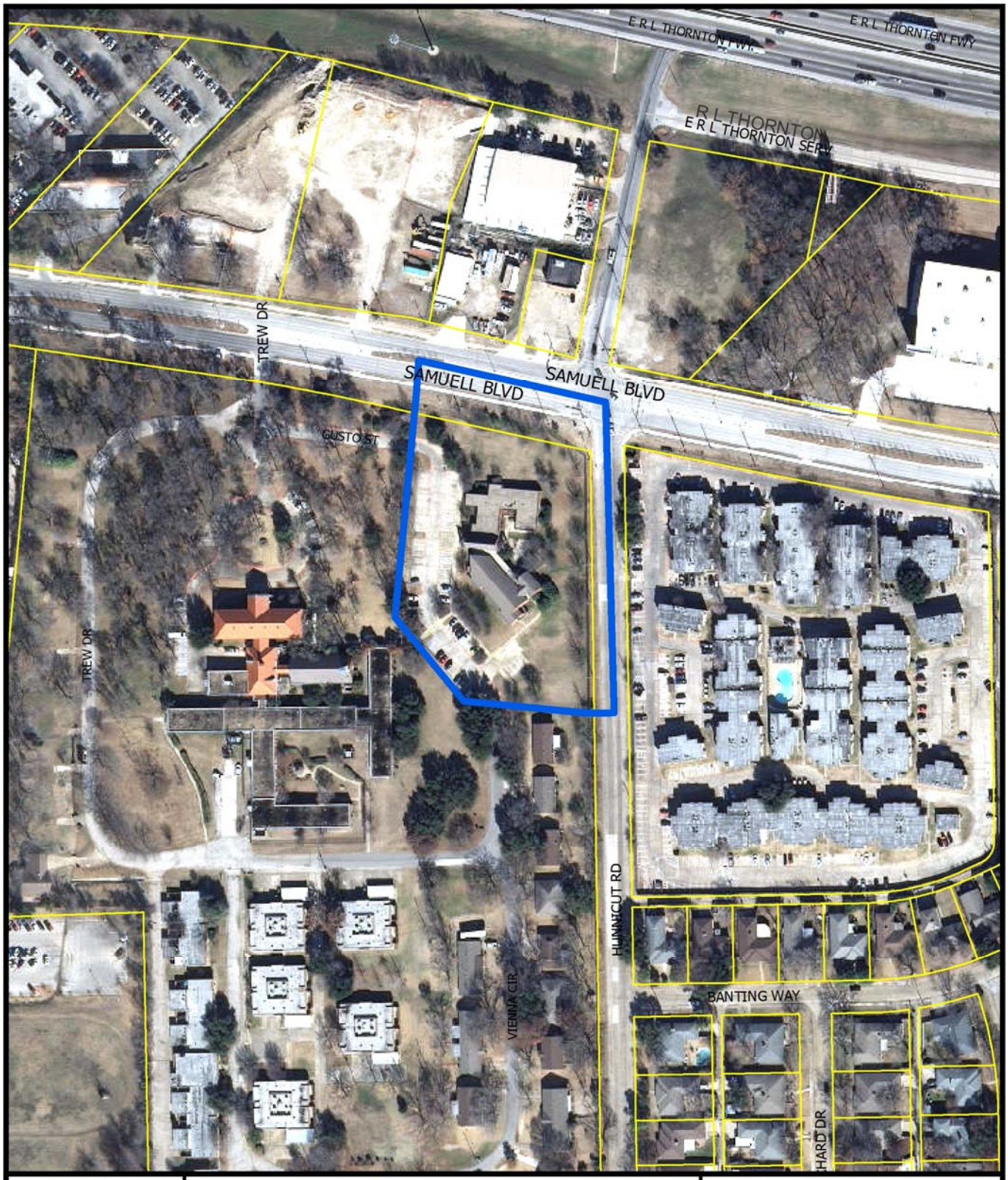


1:6,000

VICINITY MAP

Case no: Z145-354

Date: 10/16/2015

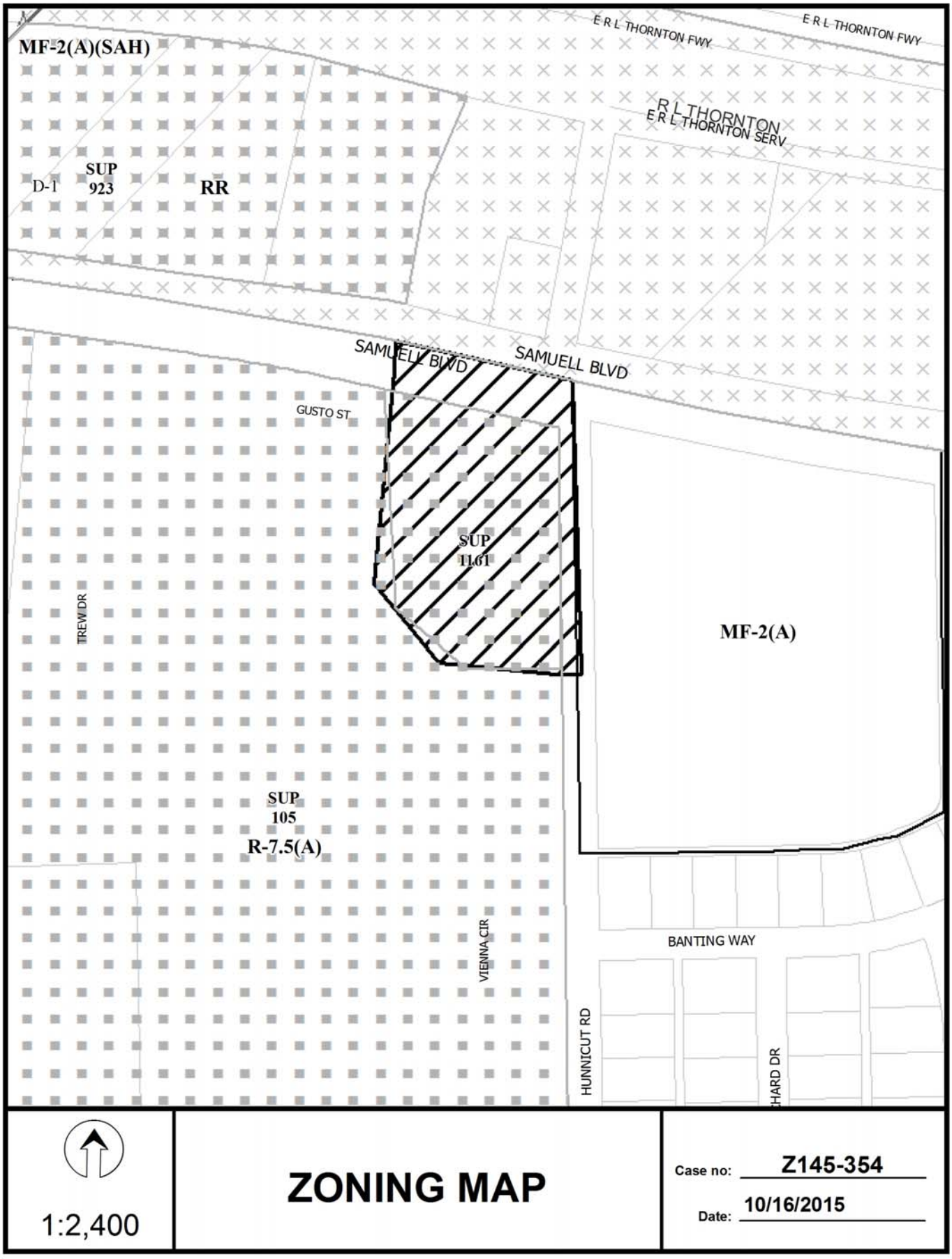


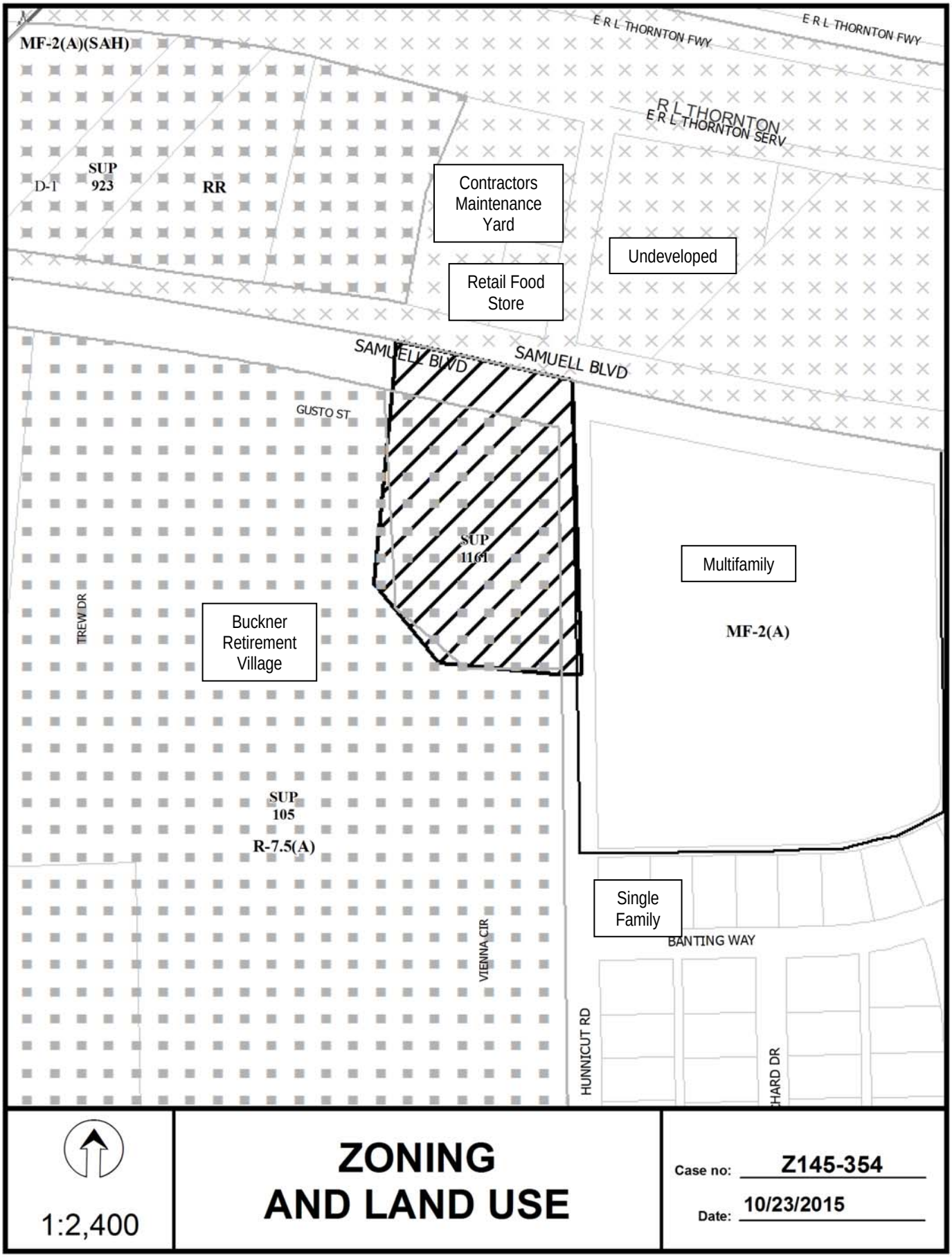
1:2,400

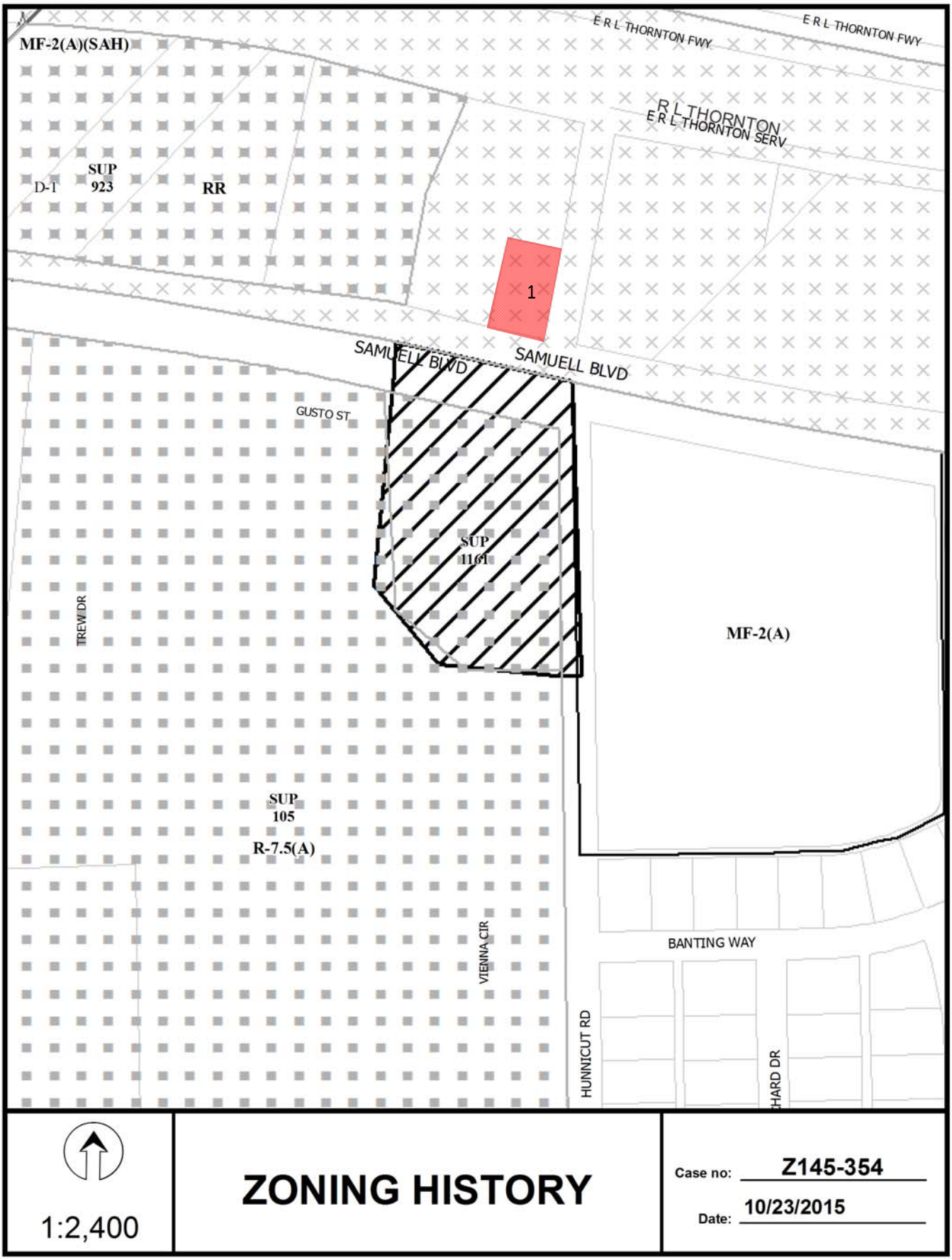
AERIAL MAP

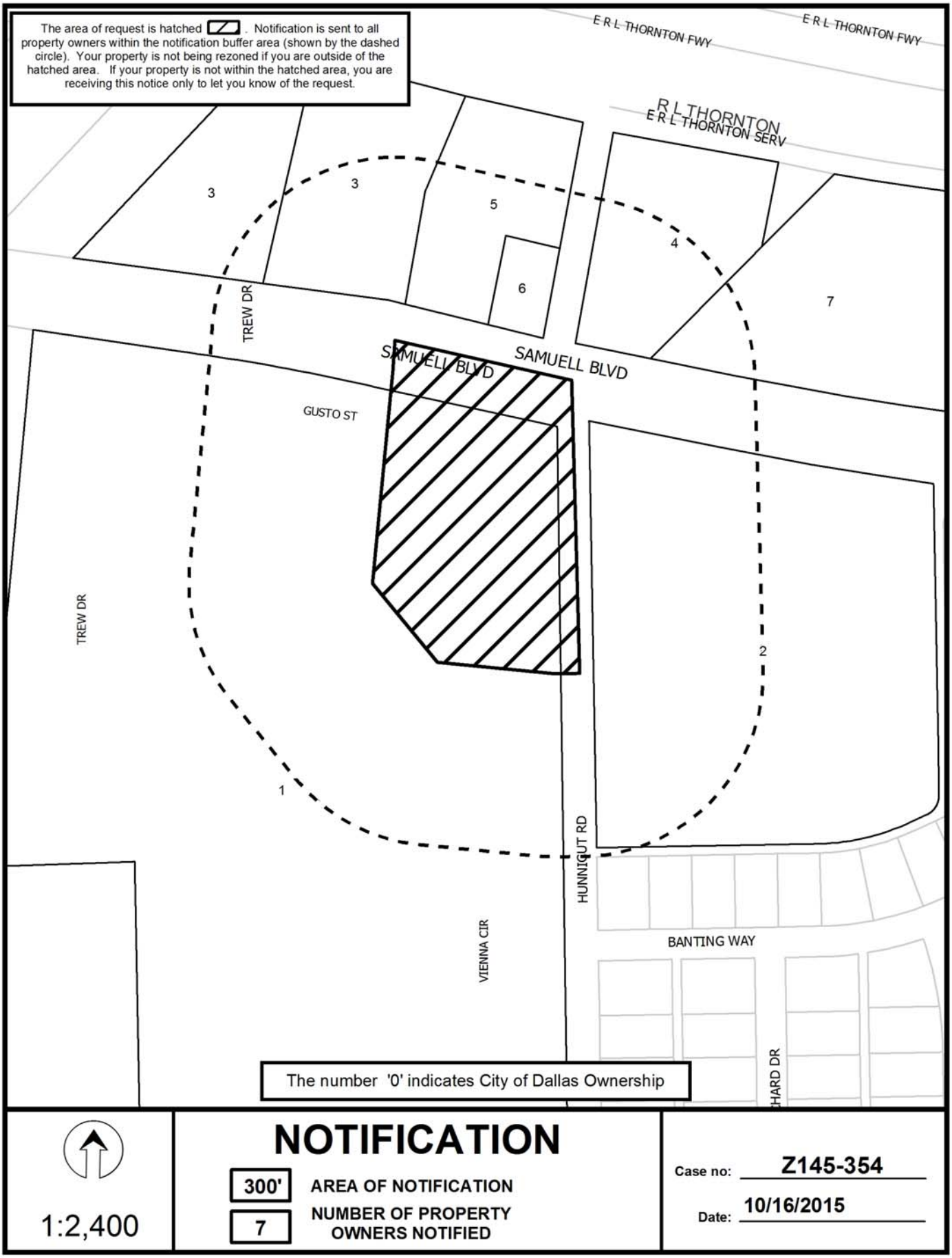
Case no: Z145-354

Date: 10/16/2015


MF-2(A)(SAH)
E R L THORNTON FWY
E R L THORNTON FWY
R L THORNTON
E R L THORNTON SERV
D-1
SUP
923
RR
SAMUELL BLVD
SAMUELL BLVD
GUSTO ST
SUP
1161
MF-2(A)
TREW DR
SUP
105
R-7.5(A)
VIENNA CIR
BANTING WAY
HUNNICUT RD
HARD DR
1:2,400
ZONING MAP
Case no: Z145-354
Date: 10/16/2015


MF-2(A)(SAH)
E R L THORNTON FWY
E R L THORNTON FWY
R L THORNTON
E R L THORNTON SERV
SUP
D-1
923
RR
Contractors Maintenance Yard
Undeveloped
Retail Food Store
SAMUELL BLVD
SAMUELL BLVD
GUSTO ST
SUP
1161
Multifamily
MF-2(A)
TREW DR
Buckner Retirement Village
SUP
105
R-7.5(A)
Single Family
BANTING WAY
VIENNA CIR
HUNNICUT RD
HARD DR
1:2,400
ZONING
AND LAND USE
Case no: Z145-354
Date: 10/23/2015


MF-2(A)(SAH)
E R L THORNTON FWY
E R L THORNTON FWY
R L THORNTON
E R L THORNTON SERV
SUP
923
D-1
RR
1
SAMUELL BLVD
SAMUELL BLVD
GUSTO ST
SUP
1161
TREW DR
MF-2(A)
SUP
105
R-7.5(A)
VIENNA CIR
BANTING WAY
HUNNICUT RD
HARD DR
1:2,400
ZONING HISTORY
Case no: Z145-354
Date: 10/23/2015


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.
E R L THORNTON FWY
E R L THORNTON FWY
R L THORNTON
E R L THORNTON SERV
3
3
5
4
6
7
TREW DR
SAMUELL BLVD
SAMUELL BLVD
GUSTO ST
TREW DR
2
1
HUNNICUT RD
VIENNA CIR
BANTING WAY
The number '0' indicates City of Dallas Ownership
1:2,400
NOTIFICATION
300'
AREA OF NOTIFICATION
7
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z145-354
Date: 10/16/2015

10/16/2015

Notification List of Property Owners

Z145-354

7 Property Owners Notified

Label #	*Address*		*Owner*
1	4800	SAMUELL BLVD	BUCKNER RETIREMENT
2	5000	SAMUELL BLVD	MAYAN PALMS HLD LLC
3	4721	SAMUELL BLVD	RS TEXAS INV LP
4	4901	SAMUELL BLVD	DALLAS COUNTY SCHOOLS
5	7677	HUNNICUT RD	RS TEXAS INVESTMENTS LP
6	4835	SAMUELL BLVD	THAI THU NGA T
7	5151	SAMUELL BLVD	DALLAS COUNTY SCHOOLS

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2015**

Planner: Warren F. Ellis

FILE NUMBER: Z145-338(WE) **DATE FILED:** August 28, 2015

LOCATION: Rock Island Street and South Riverfront Boulevard, southwest corner

COUNCIL DISTRICT: 6 **MAPSCO:** 45N

SIZE OF REQUEST: Approx. 0.691 acres **CENSUS TRACT:** 100.00

APPLICANT: Real Adventure Properties of Texas #12, LLC

OWNER: Jiffy Properties, L.P.

REPRESENTATIVE: Tailim Song, Tailim Song Law Firm

REQUEST: An application for a Specific Use Permit for a bail bond office on property zoned Mixmaster Riverfront Subarea, Planned Development District No. 784, the Trinity River Corridor Special Purpose District.

SUMMARY: The purpose of this request is to allow for a bail bonds company to operate within an existing one-story, 3,541 square foot building.

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

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* – There are several bail bond offices that are located along Riverfront Boulevard. The proposed site is located approximately 2,525 feet from the nearest bail bond office and approximately 1,087 feet from the nearest detention facility [Dawson State Jail].

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – This use does not contribute nor deter from the welfare of adjacent properties. The SUP has conditions that are associated with the use. An SUP can have a reduced time period or not be renewed if the applicant does not comply or is found to be incompatible.

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.

4. *Conforms in all other respects to all applicable zoning regulations and standards* – The existing vacant retail does not conform to the planting and amenity zones, pedestrian zone between planting and amenity zone and pedestrian oriented uses The structure is being enlarged by approximately 800 square feet. The development code states that a nonconforming structure may be enlarged if the work does not cause the structure to become more nonconforming as to the yard, lot, and space regulations.

BACKGROUND INFORMATION:

On September 24, 2008, the City Council approved the creation of Planned Development District No. 784, the Trinity River Corridor Special Purpose District. The request site is located within the Mixmaster Riverfront Subarea.

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
Riverfront Boulevard	Principal Arterial	130 ft.	130 ft.
Rock Island Street	Local	50 ft.	50 ft.

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.

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 located within Commercial Corridor.

These areas primarily function as service and job destinations and are similar to Business Centers or Corridors, but are smaller and incorporate less density. These corridors, commonly at the intersection of major streets, are easily accessed via automobiles. Buckner Boulevard is an example of a Commercial Corridor. Buildings in these areas tend to be on separate parcels and stand one to five stories with offices, restaurants and a range of retail and commercial uses. In addition to jobs and services, Commercial Centers or Corridors also may include multifamily housing in low- to mid-rise apartment buildings or condominiums. Landscaping and urban design will enhance the visitor's experience and is used to separate sidewalks from major roads and define pedestrian routes in large parking lots. For large shopping centers, this may involve adding public plazas or other "town center" features. Public transit enhancements as well as quality access and visibility are important components of successful auto-oriented development.

The proposed request is consistent with the *forwardDallas! Comprehensive Plan.*

Land Use:

	Zoning	Land Use
Site	PDD No.784	Vacant structures
North	PDD No.784	Undeveloped
South	PDD No.784	Surface parking, Retail and personal service, Bail bonds office
East	PDD No.784, SUP No. 1831	Bail bond office, Bail bonds office (SUP No. 1831), Undeveloped
West	PDD No.784	Cellular tower

Land Use Compatibility: The request site is developed with a commercial structure and surface parking area. The applicant proposes to operate a bail bonds office within the building in northwest corner of the site, occupying approximately 4,341 square feet of floor area. The creation of PDD No. 784 requires an SUP for the use when located more than 500 feet from a detention facility.

The surrounding land use consists of a mix of nonresidential uses in all directions. It should be noted there are numerous bail bonds offices on properties concentrated along Riverfront Boulevard.

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.

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

Parking: The requirement for off-street parking for a bail bonds office is one space per 333 square feet of floor area. Based on the 3,541 square feet of floor area, the required number of parking spaces is 11 spaces. The applicant is providing 36 spaces.

LIST OF OFFICERS

Real Adventure Properties of Texas #12, LLC

- Buckley Chappell
- Tammie McMillin

Jiffy Properties, LP

- Laura Oznick General Partner
- Woodrow W. Merket Limited Partner
- Melissa Renee Merket Limited Partner
- David J. McGowan Limited Partner

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a bail bonds office.

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

3. FLOOR AREA: The maximum floor area for a bail bonds office is 4,341 square feet as shown on the site plan.

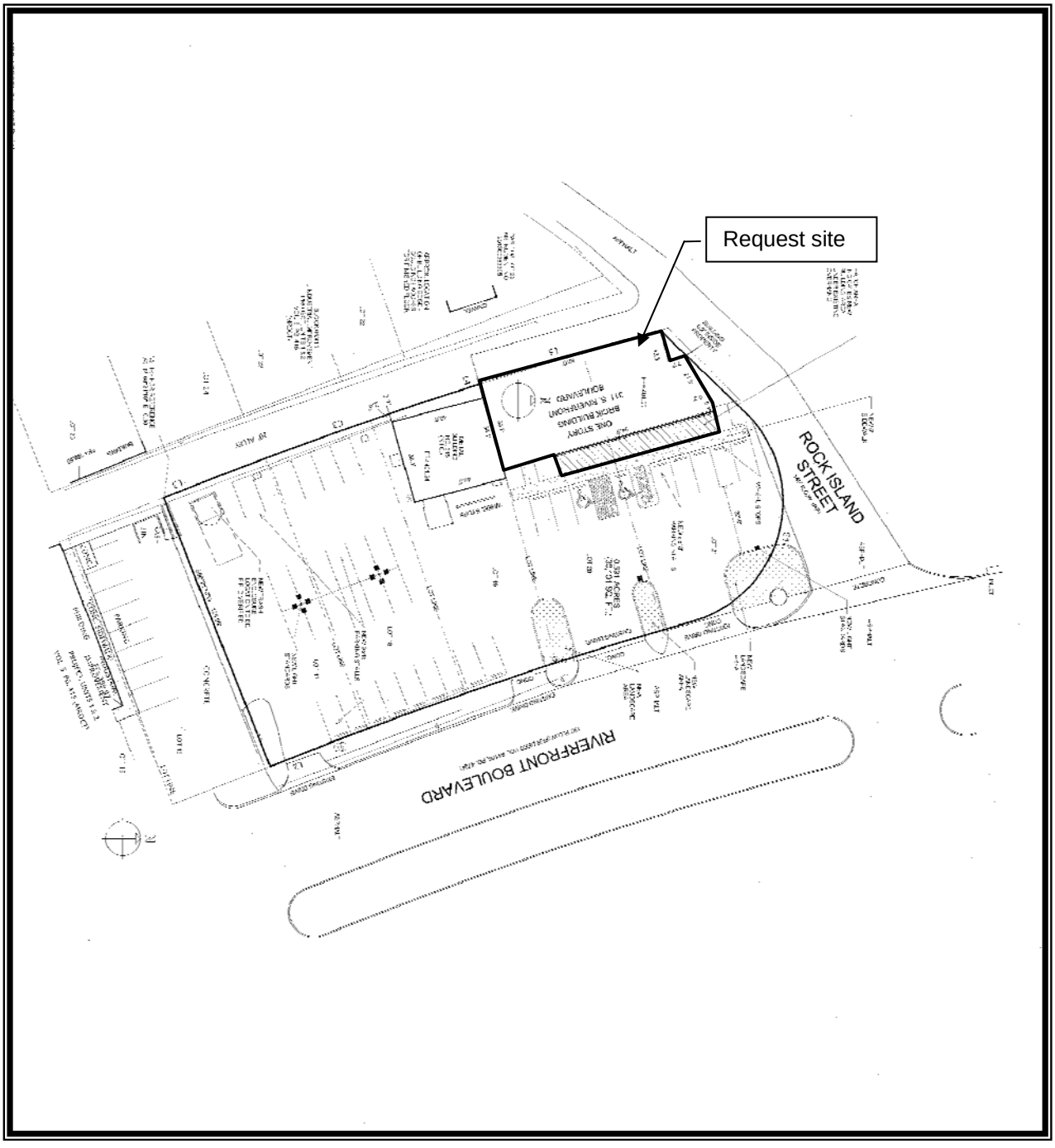
4. TIME LIMIT: This specific use permit expires on_____, (three-year period from the passage of this ordinance), but is eligible for automatic renewal for additional three-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the 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).

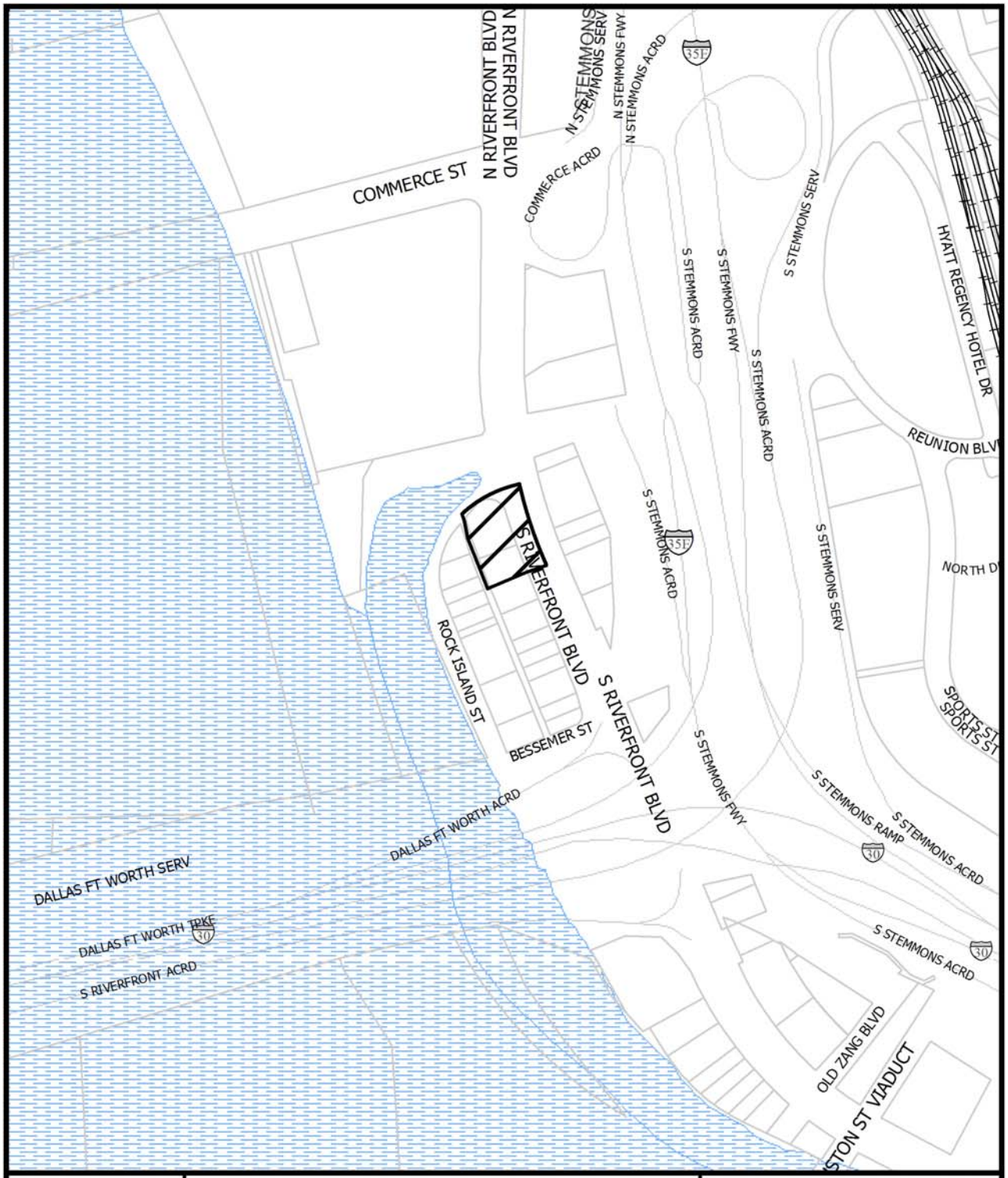
5. INGRESS AND EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted

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

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

PROPOSED SITE PLAN





1:4,800

VICINITY MAP

Case no: Z145-338

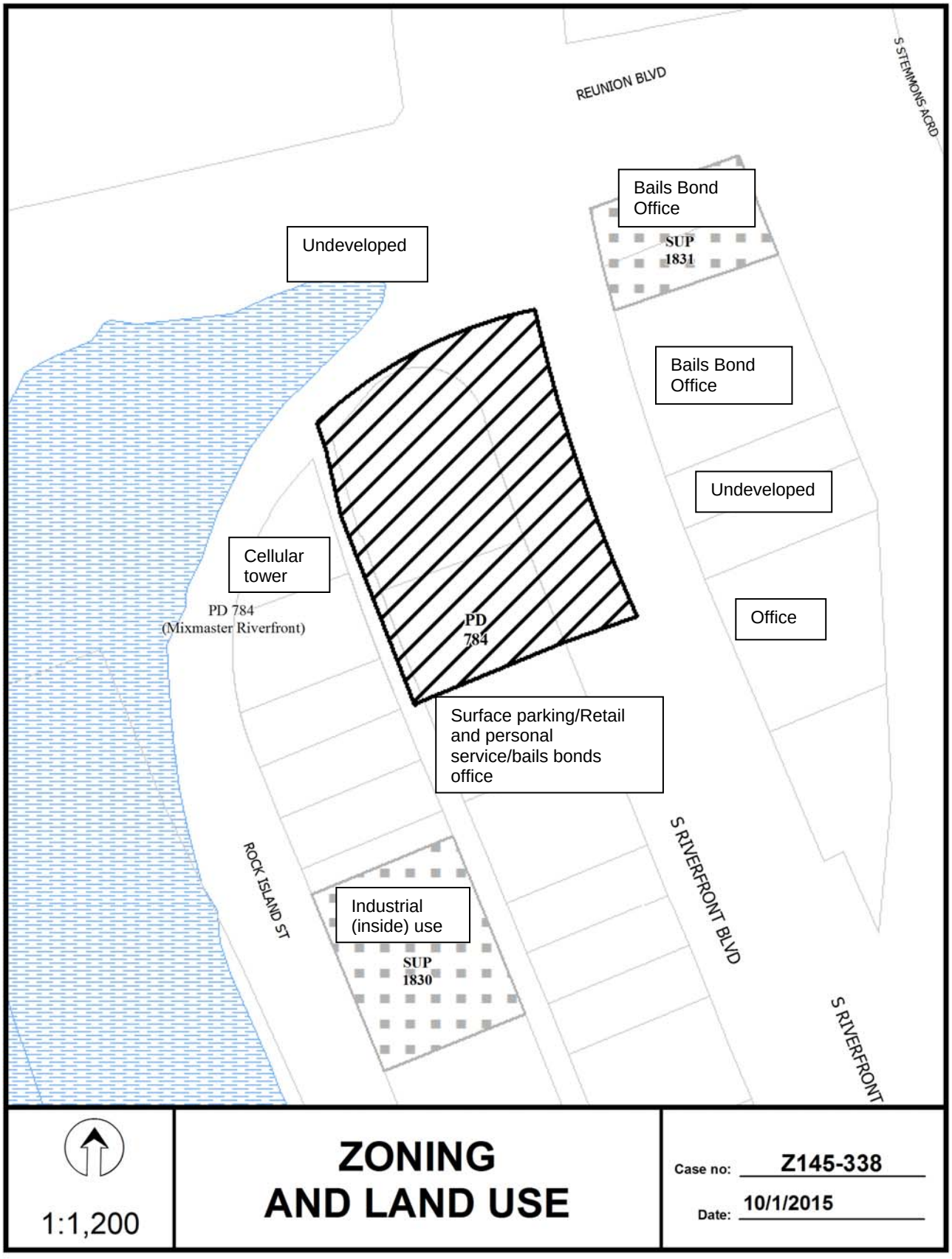
Date: 10/1/2015

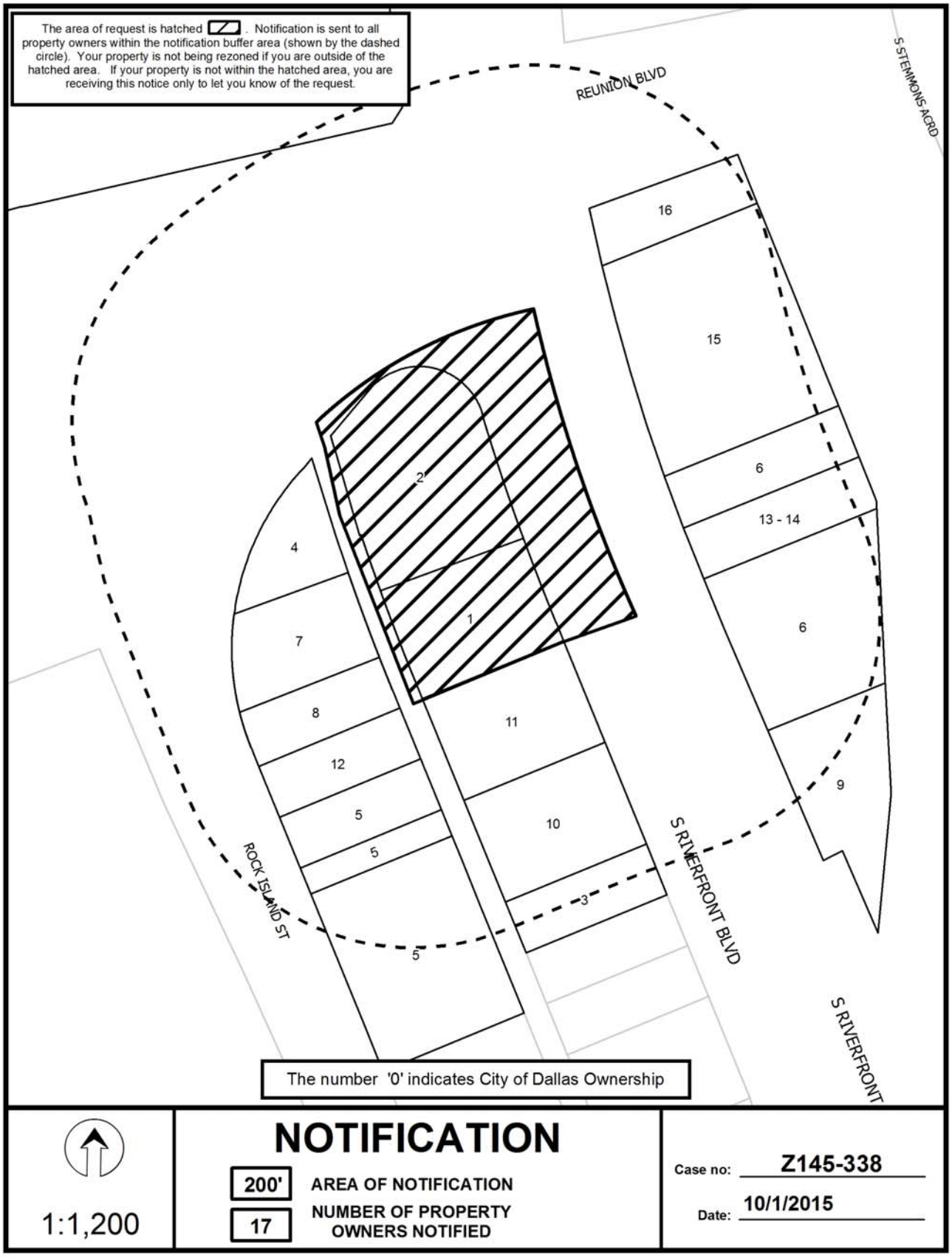
1:1,200

AERIAL MAP

Case no: Z145-338

Date: 10/1/2015


REUNION BLVD
S STEMMONS ACRD
Bails Bond Office
SUP 1831
Undeveloped
Bails Bond Office
Undeveloped
Cellular tower
PD 784 (Mixmaster Riverfront)
PD 784
Office
Surface parking/Retail and personal service/bails bonds office
ROCK ISLAND ST
S RIVERFRONT BLVD
Industrial (inside) use
SUP 1830
S RIVERFRONT
1:1,200
ZONING AND LAND USE
Case no: Z145-338
Date: 10/1/2015


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.
REUNION BLVD
S STEMMONS ACRD
16
15
6
13 - 14
6
9
4
7
8
12
5
5
2
1
11
10
3
5
ROCK ISLAND ST
S RIVERFRONT BLVD
S RIVERFRONT
The number '0' indicates City of Dallas Ownership
1:1,200
NOTIFICATION
200'
AREA OF NOTIFICATION
17
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z145-338
Date: 10/1/2015

Notification List of Property Owners

Z145-338

17 Property Owners Notified

Label #	*Address*		*Owner*
1	317	RIVERFRONT BLVD	JIFFY PROPERTIES LP
2	311	RIVERFRONT BLVD	JIFFY PPTIES LP
3	339	RIVERFRONT BLVD	LAKHANI MEHMOOD &
4	200	ROCK ISLAND ST	NCWPCS MPL 28 YR SITE TWR HOLDINGS LLC
5	314	ROCK ISLAND ST	HARGETT ELECTRIC COMPANY LP
6	350	RIVERFRONT BLVD	330 RIVERFRONT JOINT VENTURE LLC
7	304	ROCK ISLAND ST	THOMPSON RUSSELL W
8	306	ROCK ISLAND ST	WILLIAM , LYN , CASH & ELLA LLC
9	362	RIVERFRONT BLVD	SANTIAGO GP LLC
10	331	RIVERFRONT BLVD	CHPD LP
11	323	RIVERFRONT BLVD	LAMS FAMILY LTD
12	310	ROCK ISLAND ST	WILLIAM , LYN , CASH & ELLA LLC
13	330	RIVERFRONT BLVD	RIEKE LUCY CHRISTINE TR &
14	330	RIVERFRONT BLVD	330 RIVERFRONT JOINT VENTURE LLC
15	314	RIVERFRONT BLVD	OZNICK LAUREN LYNN &
16	310	RIVERFRONT BLVD	JIFFY PROPERTIES LP
17	257	RIVERFRONT BLVD	CHPD-LP

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2015**

Planner: Aldo Fritz

FILE NUMBER: Z145-345(AF) **DATE FILED:** September 2, 2015

LOCATION: Southwest of the intersection of South St. Augustine Road and Middlefield Road

COUNCIL DISTRICT: 8 **MAPSCO:** 69W

SIZE OF REQUEST: Approx. 4.72 acres **CENSUS TRACT:** 171.02

APPLICANT/OWNER: Gerald Preas

REPRESENTATIVE: Gerald Preas

REQUEST: An application for an R-10(A) Single Family District on property zoned an A(A) Agricultural District.

SUMMARY: The intention of the applicant is to build single family homes on the properties.

STAFF RECOMMENDATION: **Approval**

GUIDING CRITERIA FOR STAFF RECOMMENDTION:

Staff recommends approval of the request based upon:

1. *Performance impacts upon surrounding property* – The proposed zoning district is consistent with the adjacent land use pattern, which consists of agricultural land and low-density residential.

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 states that this area is within the Residential Neighborhood Building Block. The requested zoning district is consistent with the 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 Dimension
Middlefield Road	Minor Arterial	40’
Bicentennial Lane	Minor Arterial	50’

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the requested amendment and determined that it will not significantly impact the current state of the surrounding roadway system.

Comprehensive Plan: The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request. The 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	A(A)	Agriculture
North	R-10(A)	Single Family
South	A(A)	Agriculture
East	A(A)	Agriculture
West	A(A)	Agriculture

Land Use Compatibility: The site is located at the periphery of the city limits, in between the cities of Seagoville and Hutchins. The area is predominately low density residential and agricultural in nature. The integration of R-10(A) can be considered a smooth transition into the area because of its large lot size requirements. It is important to mention that the applicant is not required to provide a site plan depicting future development, but has expressed interest in developing the property with seven dwelling units. R-10(A) limits development to one dwelling unit per lot. Therefore, replatting would be necessary to accomplish the applicant's goal. Because the parcel measures to be approximately 4.72 acres or 205,603 square feet, the applicant could subdivide into approximately 20 lots.

Development Standards:

Current Development Standards							
DISTRICT	Setbacks: Front	Setbacks: Side/ Rear	Density	Height	Lot Coverage	Special Standards	Primary Uses
A(A) Agricultural	50’	20”	1 Dwelling Unit / 3 acres	24’	10%, 25%	N/A	Single family, agricultural

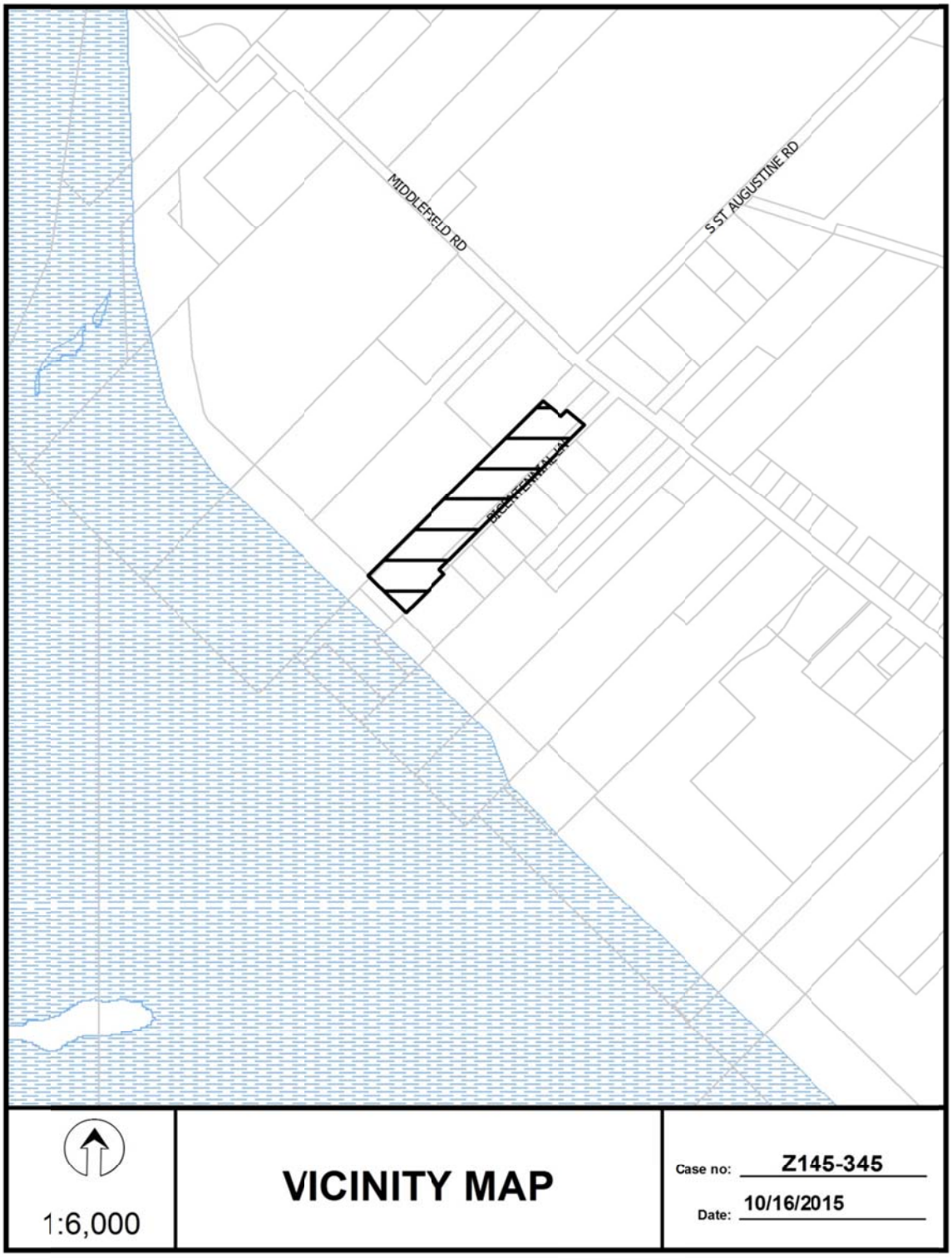
Propose Development Standards							
DISTRICT	Setbacks: Front	Setbacks: Side/ Rear	Density	Height	Lot Coverage	Special Standards	Primary Uses
R-10(A) Single Family	30’	6’	1 Dwelling Unit / 10,000 sq. ft.	30’	45%	N/A	Single family

Landscaping: All development on the property will require landscaping per Article X of the Dallas Development Code.

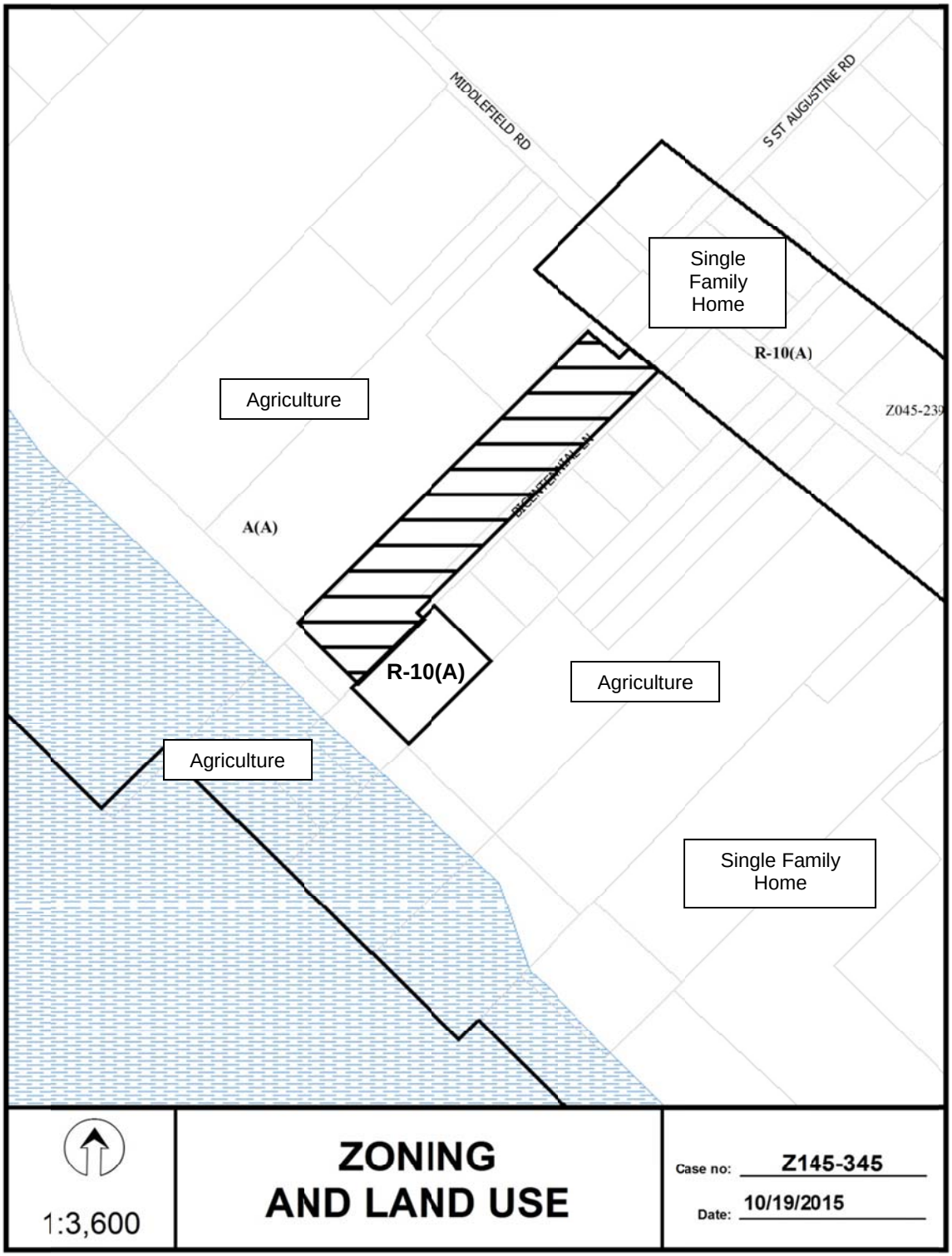
Parking: Pursuant to the Dallas Development Code, off-street parking and loading must be provided in accordance with Division 51A-4.200. Two parking spaces are required per dwelling unit.

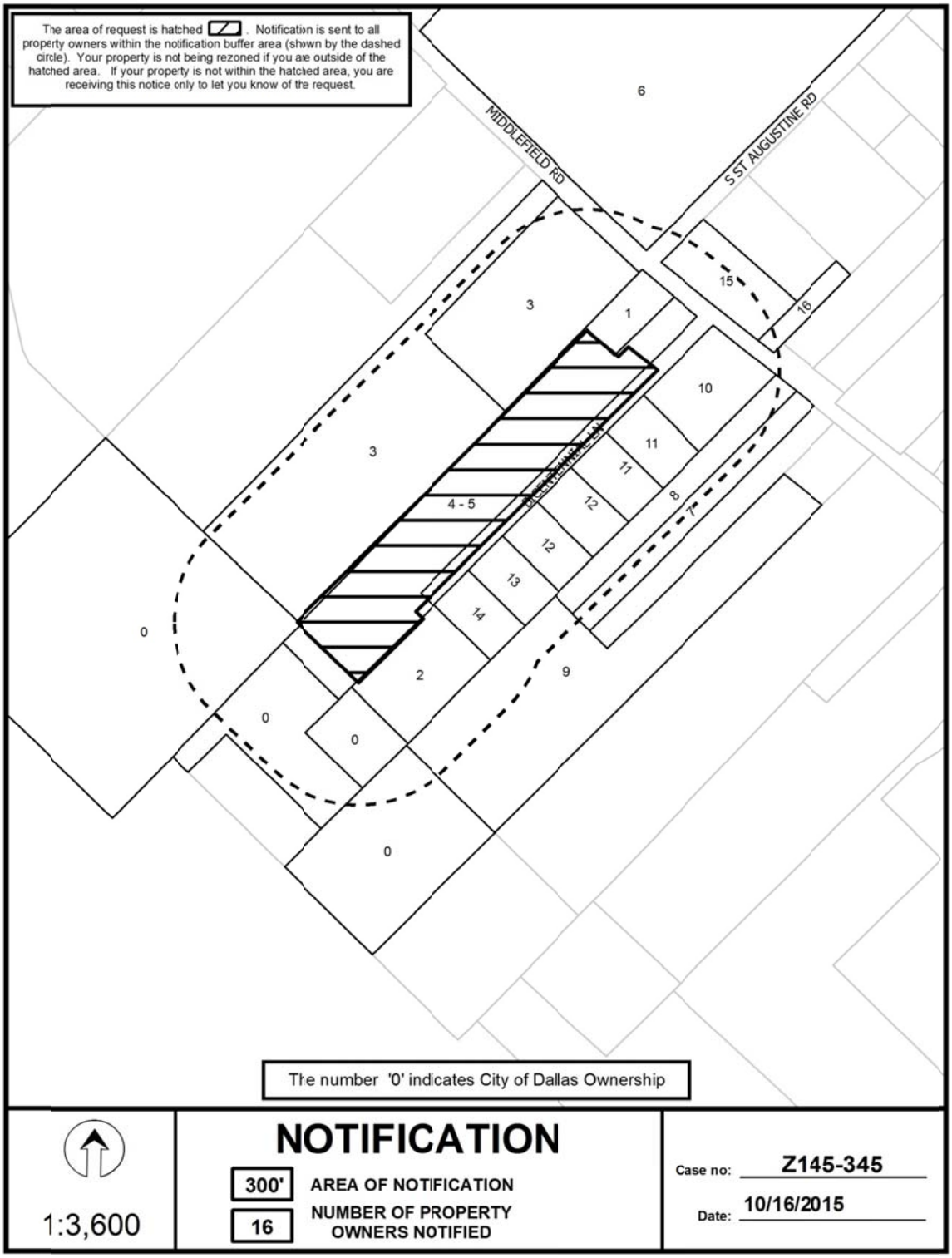
List of Partners

Gerald Preas, Owner


MIDDLEFIELD RD
S ST AUGUSTINE RD
1:6,000
VICINITY MAP
Case no: Z145-345
Date: 10/16/2015

MIDDLEFIELD RD
S ST AUGUSTINE RD
BICENTENNIAL LN
1:3,600
AERIAL MAP
Case no: Z145-345
Date: 10/16/2015


MIDDLEFIELD RD
S ST AUGUSTINE RD
Single Family Home
R-10(A)
Agriculture
Z045-239
CENTENNIAL LN
A(A)
R-10(A)
Agriculture
Agriculture
Single Family Home
1:3,600
ZONING AND LAND USE
Case no: Z145-345
Date: 10/19/2015


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.
MIDDLEFIELD RD
S ST AUGUSTINE RD
GLENWOOD CIR
6
3
1
15
16
10
11
11
8
7
12
12
13
14
4 - 5
3
0
0
0
0
2
9
The number '0' indicates City of Dallas Ownership
NOTIFICATION
300'
AREA OF NOTIFICATION
16
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z145-345
Date: 10/16/2015

10/16/2015

Notification List of Property Owners

Z145-345

16 Property Owners Notified

Label #	*Address*		*Owner*
1	3301	MIDDLEFIELD RD	OBRIANT MARY E
2	3333	BICENTENNIAL LN	RODRIGUEZ PEDRO & MA LUISA
3	3231	MIDDLEFIELD RD	RIOS JUAN MANUEL
4	3301	MIDDLEFIELD RD	PREAS GERALD L
5	3303	MIDDLEFIELD RD	PREAS GERALD
6	3228	MIDDLEFIELD RD	JB BURROWS FAMILY
7	3327	MIDDLEFIELD RD	FULTON KAYE
8	3323	MIDDLEFIELD RD	KLOPP DOLORES
9	3405	MIDDLEFIELD RD	BAWCUM CAROLE ANN J
10	3309	MIDDLEFIELD RD	AUSTEN T CHRISTOPHER
11	3305	MIDDLEFIELD RD	PREAS GERALD L & MARTHA A
12	3311	BICENTENNIAL LN	GAIDA PHILLIP J & MARY E
13	3317	BICENTENNIAL LN	GAIDA PHILLIP & MARY
14	3319	BICENTENNIAL LN	MARTINEZ AUTUM SHAW
15	3310	ST AUGUSTINE RD	FISCAL ALBERTO & EDUVILLA
16	3300	MIDDLEFIELD RD	MAY JIMMY DEAN

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2015**

Planner: Aldo Fritz

FILE NUMBER: Z145-348(AF) **DATE FILED:** September 3, 2015

LOCATION: North line of West Commerce Street, west of Chappell Street

COUNCIL DISTRICT: 6 **MAPSCO:** 44P

SIZE OF REQUEST: Approx. 0.62 acres **CENSUS TRACT:** 43.00

APPLICANT: Steven Bell, Bones & Bacon, LLC.

OWNER: Daboub Realty LTD.

REPRESENTATIVE: Steven Bell, Bones & Bacon, LLC.

REQUEST: An application for a Specific Use Permit for an animal shelter or clinic with outside runs on property zoned an IR Industrial Research District. Generally speaking, animal shelters with outdoor runs are allowed by right within IR, Industrial Research Districts. Pursuant to the Dallas Development Code, Division 51A-4.210, an SUP is required to be obtained by animal shelters or clinics with outdoor runs that are located less than 1,000 feet from residential districts. The site is located approximately 550 feet from a residential district, hence the need for an SUP.

SUMMARY: The intention of the applicant is to add outside runs to an animal boarding facility [Bones and Bacon Pet Resort] that is currently operating.

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

GUIDING CRITERIA FOR STAFF RECOMMENDTION:

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 surrounding area primarily consists of industrial uses and an operational freight rail. Therefore, the outdoor runs are not anticipated to negatively impact the surrounding uses.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – This request neither contributes to nor is a detriment to the welfare of adjacent property.

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. The proposed Specific Use Permit conditions are an additional layer of regulatory requirements the owner will have to comply with when operating the business.

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.

Sounding Zoning History:

1. **Z145-129:** On March 13, 2015, an application was approved for an automatic renewal of Specific Use Permit No. 1804 for an industrial (outside) not potentially incompatible use limited to a concrete batch plant, located at 1025 W. Commerce Street, was approved for a three year period.

2. **Z134-327:** On December 10, 2014 City Council approved an application for the renewal and amendment of Specific Use Permit No. 1752 for an industrial (outside) use limited to a concrete batch plant on property zoned an IR Industrial Research District.

3. **Z134-145:** On September 10, 2014, City Council approved an application for a Planned Development District for certain Residential and Utility and public service uses on property zoned a TH-3(A) Townhouse District, an MF-2(A) Multifamily District, an MF-4(A) Multiple Family District, and a CS Commercial Service District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing Dimension
West Commerce Street	Major Arterial	60’
Sylvan Avenue	Major Arterial	Variable

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the requested amendment and determined that it will not impact the current state of the surrounding roadway system.

STAFF ANALYSIS:

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

Industrial Areas, which offer important employment opportunities, occupy large areas of land and usually are near major roads and heavy rail lines. Evolving technology and the need for freight movement through Dallas to the rest of the country and internationally means this sector can offer good opportunities for jobs. Logistics and warehousing, a growing industry with strong potential for upward mobility of skilled workers, would thrive in such areas. Examples include Southport and the Agile Port, parts of West Dallas along I-30, and the Stemmons industrial area. These areas include a mix of low- and medium-density industrial buildings and industrial yards and have large surface parking for cars and trucks. Industrial Areas rely on quality road access and may be linked to rail for freight purposes. Street lanes are wide and intersections are large. Transit, sidewalks and other pedestrian improvements are limited.

Land Use:

	Zoning	Land Use
Site	IR	Animal Shelter or Clinic
North	IR & TH-3(A)	Railroad & Single Family Homes
East	PD 714	Office/Showroom/Warehouse
South	CS	Office
West	IR	Office/Showroom/Warehouse

Land Use Compatibility: The site is located within a predominately low density industrial area, west of Sylvan Avenue and north of West Commerce Street. A certificate of occupancy for an animal shelter or clinic was originally issued in August of 2015. The applicant has been conducting business under the current CO since that time. It is now the applicant's intention to add outdoor runs. Generally speaking, animal shelters with outdoor runs are allowed by right within IR Industrial Research Districts. Pursuant to the Dallas Development Code, Division 51A-4.210, an SUP is required to be obtained by animal shelters or clinics with outdoor runs that are located less than 1,000 feet from residential districts. The site is located approximately 550 feet from a residential district, hence the need for an SUP. Although within 1,000 feet of a residential district, the site is separated by a fully functional industrial railroad, which creates a sufficient buffer.

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 to 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:

District	Setbacks		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: IR Industrial research	15’	30’ adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	200’ 15 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail

Landscaping: Landscaping requirements of Article X of the Dallas Development Code will be triggered if additional impervious surface is added to the site.

Parking: Pursuant to the Dallas Development Code, off-street parking and loading must be provided in accordance with Division 51A-4.200. One parking space is required per 300 square feet of floor area. The existing build measures to be approximately 4,320 square feet, which would require 14 parking spaces. The site has 15 parking spaces. No additional parking is required for outside runs.

List of Partners

Steven Bell, Managing Partner, Bones & Bacon LLC

Henry A. Daboub, Owner, Daboub Realty, LTD

Catehrine M. Daboub, Daboub Realty LTD

Proposed SUP Conditions

1. USE: The only use authorized by this specific use permit is an animal shelter or clinic with outside runs.

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), but is eligible for automatic renewals for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)

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

5. ANIMAL WASTE CONTAINERS & DUMPSTERS:

   A. Animal waste containers and dumpsters must be provided in the locations shown on the attached site plan.

   B. Animal waste containers and dumpsters must be monitored for noxious odors and treated to eliminate odors if noxious odors are present.

6. FENCING:

   A. Outside runs, as shown on the attached site plan, must be enclosed
   with a minimum eight-foot-high solid wood fence (unless another material is required by the floodplain administrator).

   B. The screening fence on the south side of the property must be maintained in a state of good repair at all times (and prior to the issuance of a of occupancy) such that:

      i. the screening is not out of vertical alignment more than six inches, measured at the top of the screening; and

ii.. any rotted, fire damaged, or broken slats or support posts are repaired or replaced.

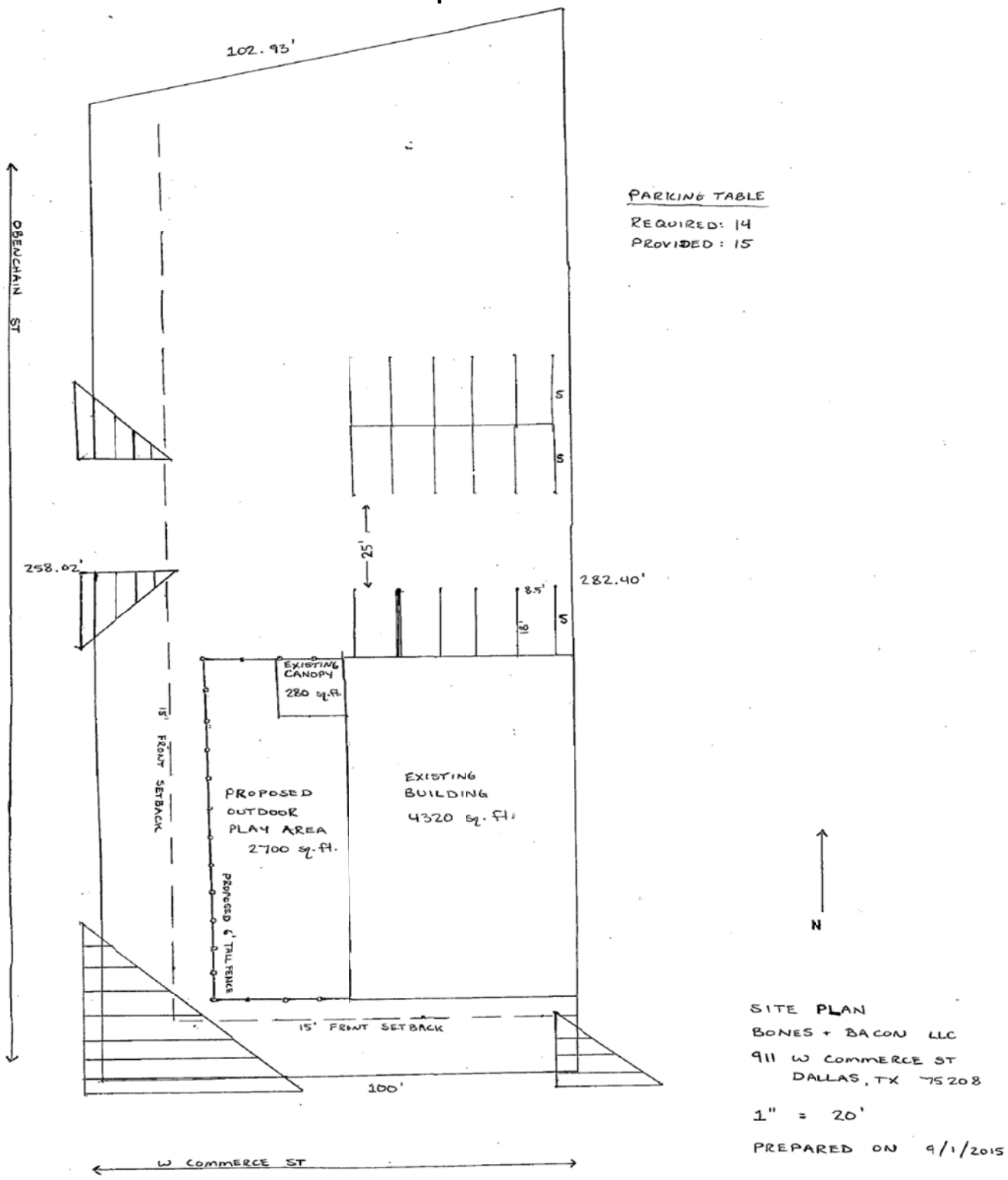
7. FLOOR AREA: The location of the outdoor runs is limited to the location shown on the attached site plan, labeled “play area”.

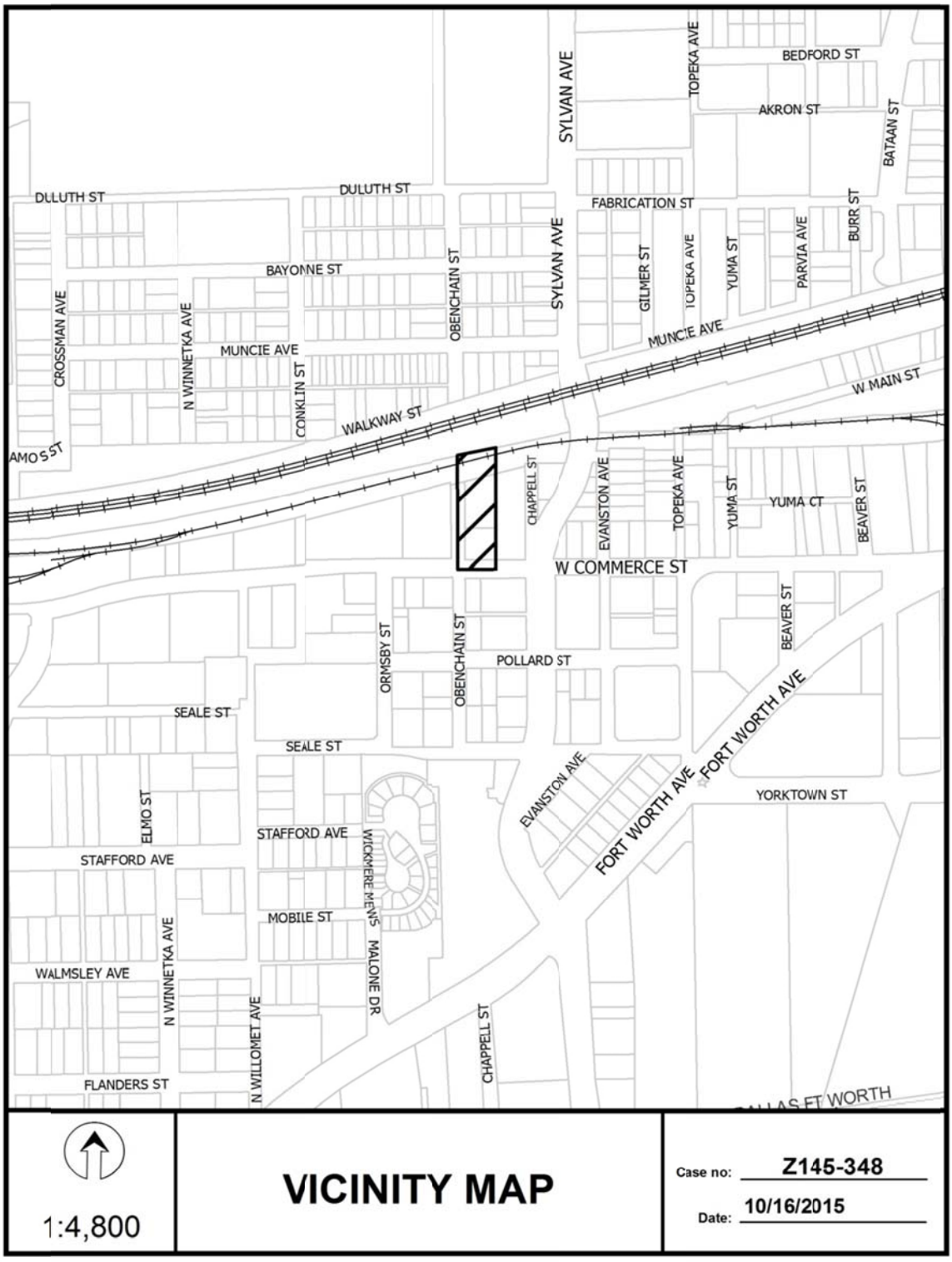
8. PARKING: Parking must be located as shown on the attached site plan.

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

Proposed Site Plan



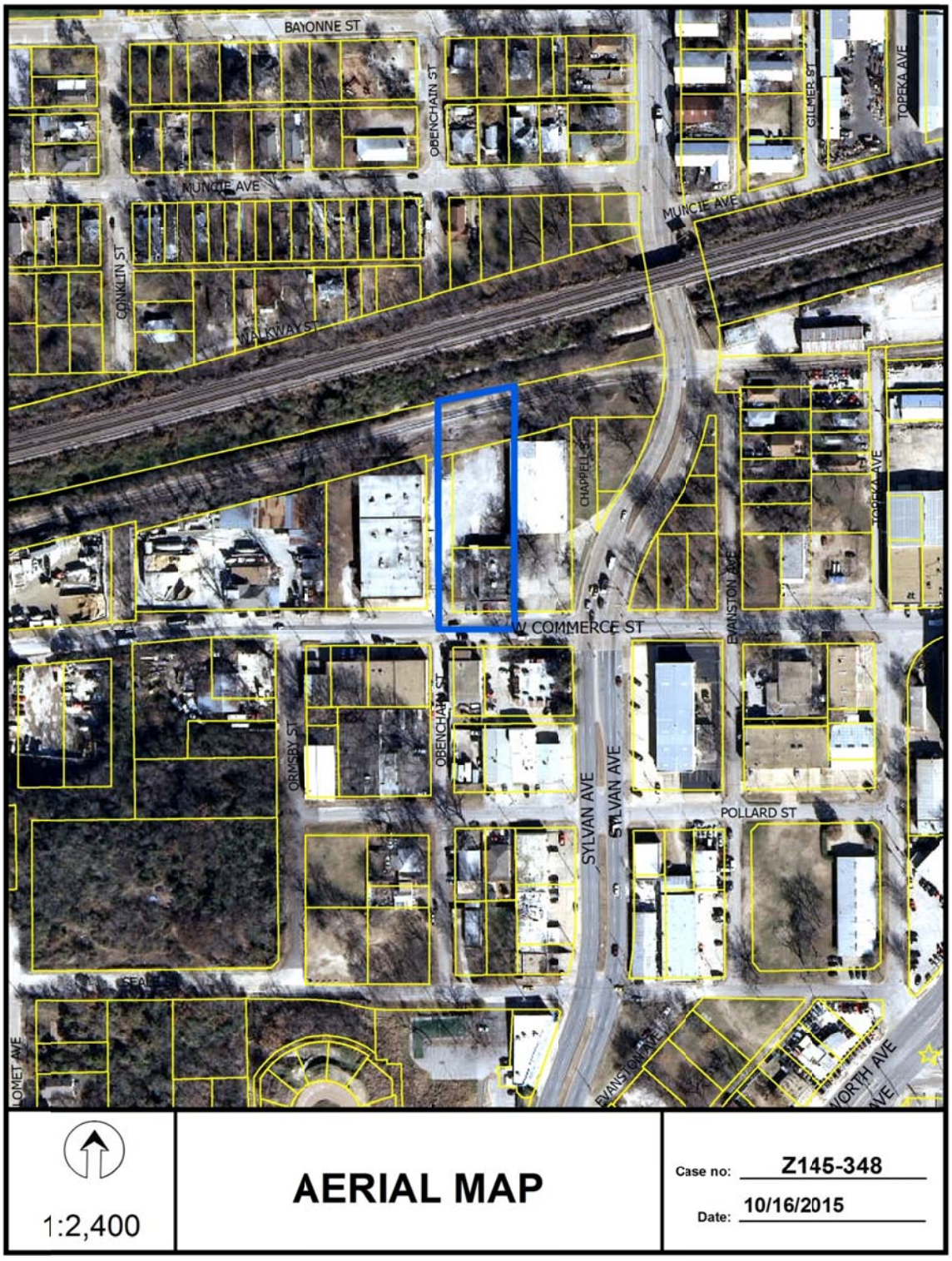


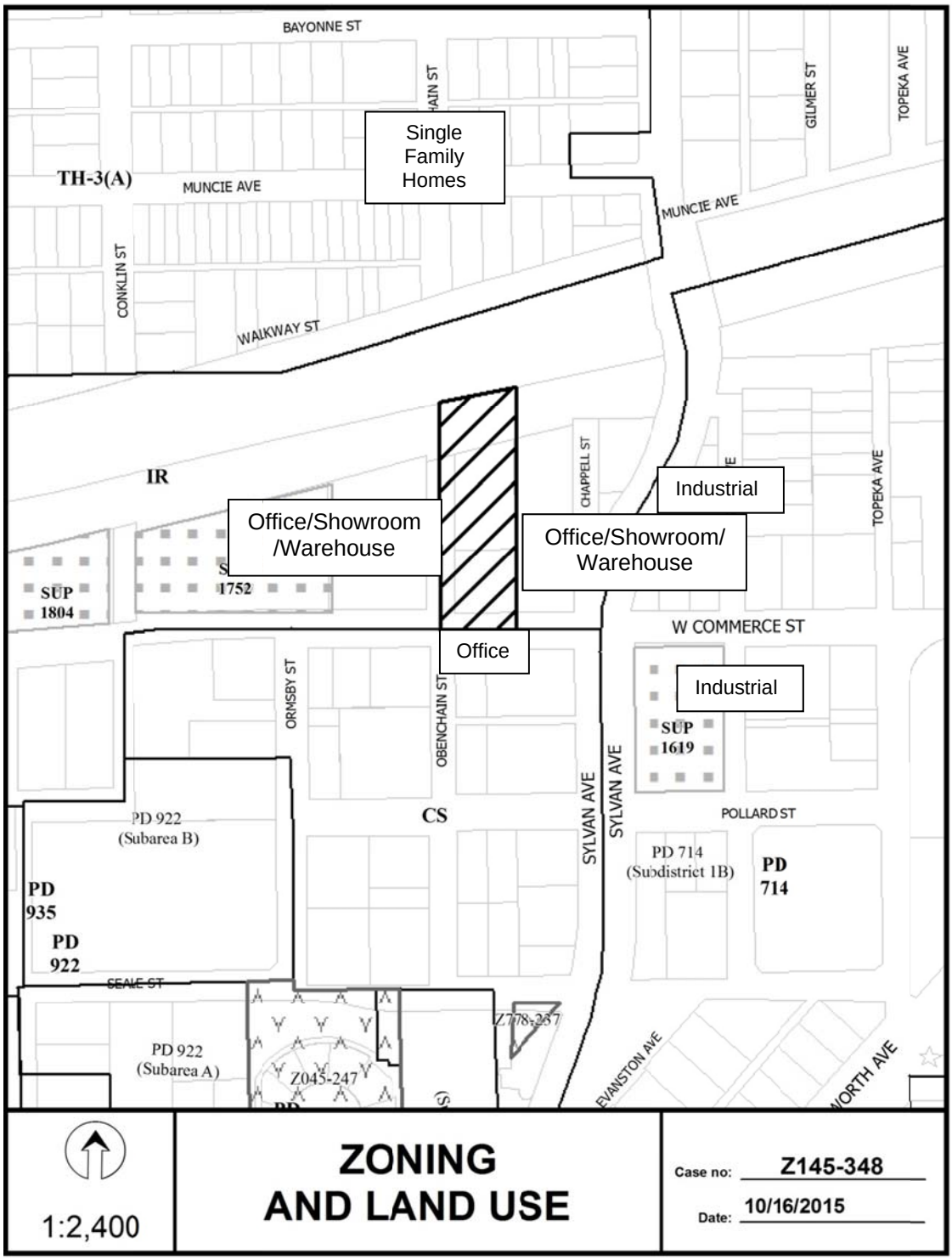
1:4,800

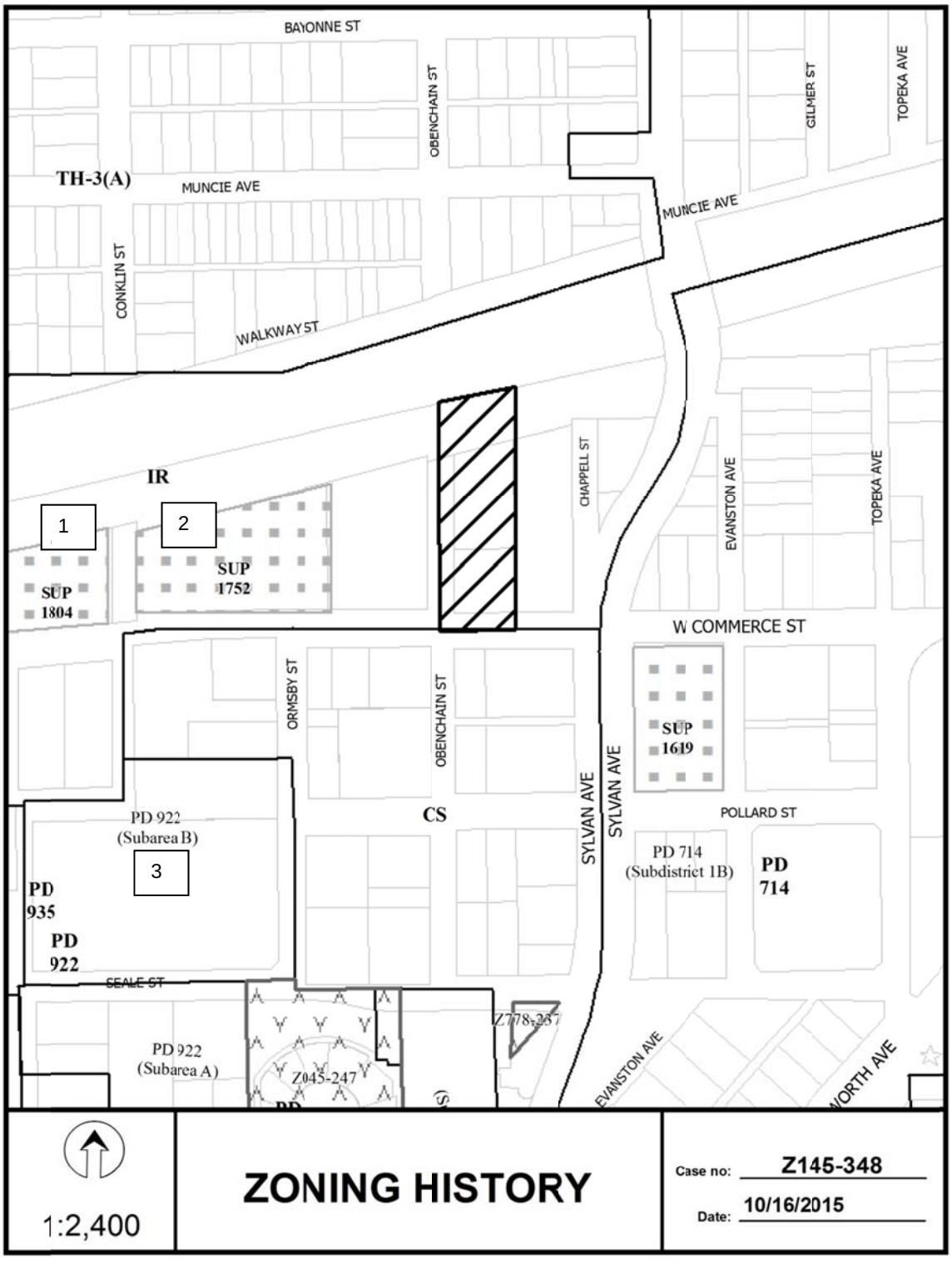
VICINITY MAP

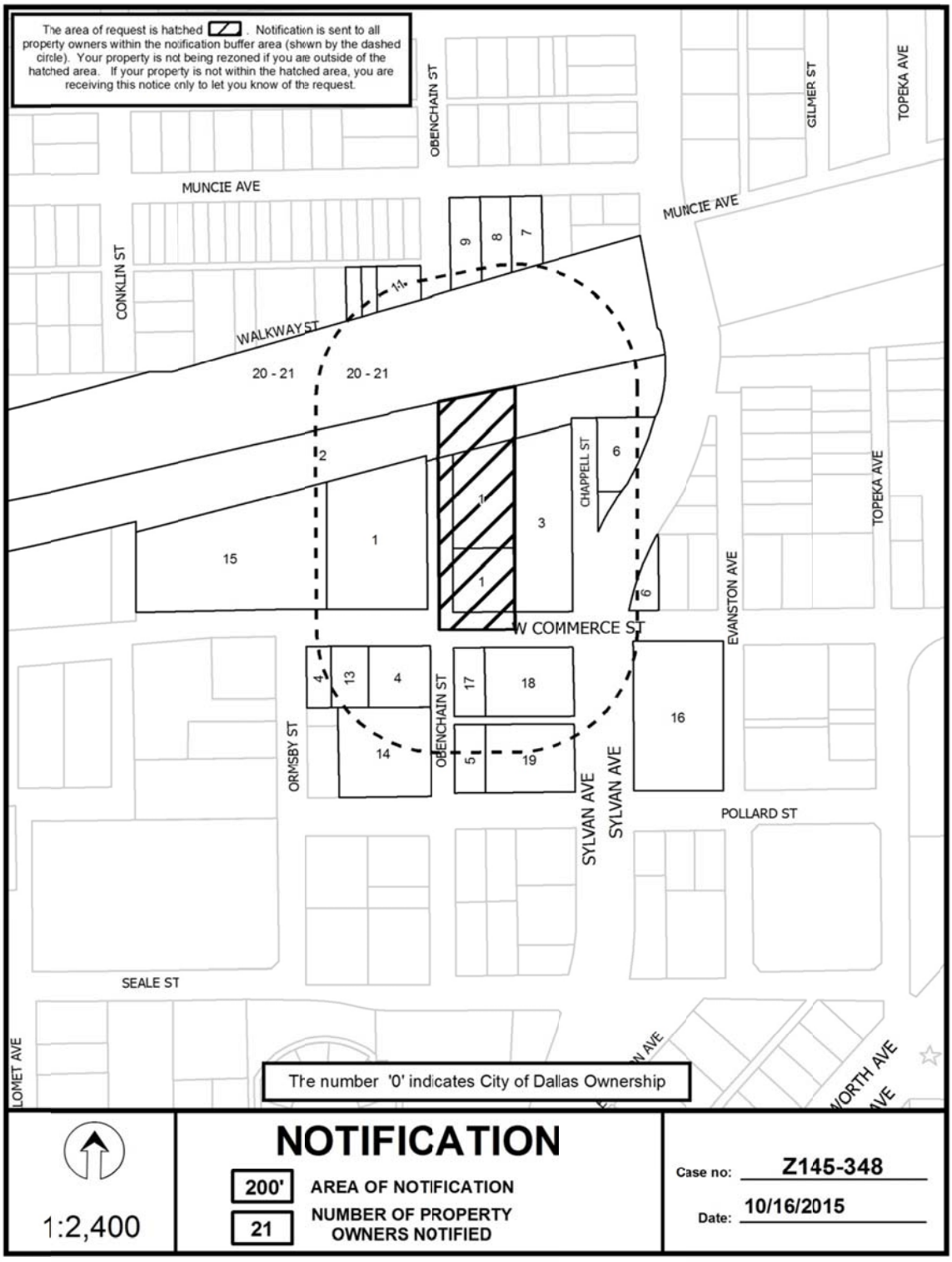
Case no: Z145-348

Date: 10/16/2015


BAYONNE ST
OBENCHAIN ST
GILMER ST
TOPEKA AVE
MUNCIE AVE
CONKLIN ST
NAKWAY ST
CHAPPELL ST
EVANSTON AVE
W COMMERCE ST
ORMSBY ST
SYLVAN AVE
POLLARD ST
LOMET AVE
1:2,400
AERIAL MAP
Case no: Z145-348
Date: 10/16/2015


BAYONNE ST
Single Family Homes
TH-3(A)
MUNCIE AVE
MUNCIE AVE
GILMER ST
TOPEKA AVE
CONKLIN ST
WALKWAY ST
IR
Office/Showroom /Warehouse
Office/Showroom/ Warehouse
Industrial
CHAPPELL ST
TOPEKA AVE
SUP 1804
1752
W COMMERCE ST
Office
Industrial
ORMSBY ST
OBENCHAIN ST
SUP 1619
SYLVAN AVE
SYLVAN AVE
POLLARD ST
PD 922 (Subarea B)
CS
PD 714 (Subdistrict 1B)
PD 714
PD 935
PD 922
SEALE ST
Z778-287
PD 922 (Subarea A)
Z045-247
EVANSTON AVE
NORTH AVE
1:2,400
ZONING AND LAND USE
Case no: Z145-348
Date: 10/16/2015


BAYONNE ST
OBENCHAIN ST
GILMER ST
TOPEKA AVE
TH-3(A)
MUNCIE AVE
MUNCIE AVE
CONKLIN ST
WALKWAY ST
IR
CHAPPELL ST
EVANSTON AVE
TOPEKA AVE
1
2
SUP 1804
SUP 1752
W COMMERCE ST
ORMSBY ST
OBENCHAIN ST
SUP 1619
CS
SYLVAN AVE
SYLVAN AVE
POLLARD ST
PD 922 (Subarea B)
3
PD 714 (Subdistrict 1B)
PD 714
PD 935
PD 922
SEALE ST
Z778-267
PD 922 (Subarea A)
Z045-247
EVANSTON AVE
WORTH AVE
1:2,400
ZONING HISTORY
Case no: Z145-348
Date: 10/16/2015


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.
OBENCHAIN ST
GILMER ST
TOPEKA AVE
MUNCIE AVE
MUNCIE AVE
CONKLIN ST
WALKWAY ST
20 - 21
20 - 21
CHAPPELL ST
TOPEKA AVE
EVANSTON AVE
W COMMERCE ST
ORMSBY ST
OBENCHAIN ST
SYLVAN AVE
SYLVAN AVE
POLLARD ST
SEALE ST
LOMET AVE
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
21
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z145-348
Date: 10/16/2015

10/16/2015

Notification List of Property Owners

Z145-348

21 Property Owners Notified

Label #	*Address*		*Owner*
1	921	COMMERCE ST	DABOUB REALTY LTD
2	2300	GRAND AVE	BNSF RAILWAY
3	901	COMMERCE ST	DABOUB REALTY LTD
4	934	COMMERCE ST	JLK IRREVOCABLE TRUST &
5	915	POLLARD ST	SAUCEDO ABEL &
6	811	COMMERCE ST	HMK LTD
7	812	MUNCIE AVE	MORENO VICTOR &
8	818	MUNCIE AVE	FISHER CHARLES H &
9	822	MUNCIE AVE	HAGGERTY TERA
10	909	WALKWAY ST	ATTAWAY EVA M
11	2403	OBENCHAIN ST	BRADFIELD MINNIE B
12	907	WALKWAY ST	CHOYCE MYZELLA
13	930	COMMERCE ST	JLK IRREVOCABLE TRUST &
14	2203	OBENCHAIN ST	ARRINGTON ROFFING COMPANY INC
15	1001	COMMERCE ST	MARTINEZ DIONICIO
16	2222	SYLVAN AVE	WADE TRANSMISSION & GEAR
17	914	COMMERCE ST	SAUCEDO ABEL JR
18	902	COMMERCE ST	GUERRERO EVELYN M TRUSTEE
19	907	POLLARD ST	WADE WAYNE
20	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
21	9999	NO NAME ST	UNION PACIFIC RR CO

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2015**

PLANNER: Aldo Fritz

FILE NUMBER:	Z145-349(AF)	**DATE FILED:**	September 4, 2014
LOCATION:	Southwest line of Monitor Street, west of Wycliff Avenue		
COUNCIL DISTRICT:	6	**MAPSCO:**	44-B
SIZE OF REQUEST:	Approx. 0.27 acres	**CENSUS TRACT:**	100.00

APPLICANT/ OWNER: Keith Johnston

REPRESENTATIVE: Audra Buckley, Permitted Development

REQUEST: An application for an MU-3 Mixed Use District on property zoned an IR Industrial Research District.

SUMMARY: The applicant currently has warehouse space that is being used as office/showroom/warehouse and wishes to integrate residential use to the building. Currently a residential use cannot be located within an Industrial Research District.

STAFF RECOMMENDATION: **Approval**

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

1. *Performance impacts upon surrounding property* – The proposed use allows for the integration of a new use within an area that is predominantly office and showroom warehouses. The integration of the residential units are expected to have a smooth transition into the neighborhood due to the fact that: a) There has been a recent trend of residential development throughout the area; and b) the intensity of the industrial uses within the area is not very high.

2. *Traffic impact* – The proposed rezoning does not have direct access to a major thoroughfare and will have small impact on the existing street system.

3. *Comprehensive Plan or Area Plan Conformance* – The requested land use change is currently in compliance with the overall vision for the area that is depicted in the *Forward Dallas!* Plan, which is to create an urban-mixed use area that allows for a variety of mixed uses to be comingled. In addition, the Stemmons Corridor-Southwestern Medical District Area Plan envisions a dramatic increase in jobs and households for the area.

Zoning History:

File No.	Request, Disposition, and Date
1. Z134-324	On February 12, 2014, an application for an MU-3 Mixed Use District on property zoned an IM Industrial Manufacturing District on the north side of Vantage Road was approved by City Council.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Valdina St	Minor Arterial	40’

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and has determined that the proposed development will not have a negative impact on 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 Urban Mixed-Use building block.

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 midrise 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.

The request site is located in an area that serves as a major hub for industrial use and within close proximity of a major transit hub. The applicant proposes to allow for residential units to be located on premise. The applicant's request is in compliance with the following goal and policy in the *forwardDallas! Comprehensive Plan*.

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

Furthermore, the site is located within the Stemmons Corridor-Southwestern Medical District Area which currently has an area plan in place that provides a strategic plan of action to accommodate for the approximately 56,000 new jobs and the 22,000 households that are envisioned to grow over the new few decades. Integrating residential uses in this area is consistent with the projections for the area.

Land Use:

	Zoning	Land Use
Site	IR	Office/Showroom/Warehouse
North	IR	Office/Showroom/Warehouse
East	IR	Office/Showroom/Warehouse
South	Turtle Creek	River & Trails
West	IR	Undeveloped Lot

Land Use Compatibility:

The subject site is currently developed with a +/- 9,090 square foot industrial warehouse building with a certificate of occupancy for an office/showroom/warehouse. Directly adjacent to the west of the site is a vacant lot, and to the east of the site is another industrial warehouse building used as an office/showroom/warehouse. Located to the south is the Turtle Creek with the Trinity Strand Pedestrian and Bike Trail. Surface parking separates the industrial buildings located north of the site along Monitor Street. The integration of residential units will not serve to degrade or change the already established land use patter.

Development Standards:

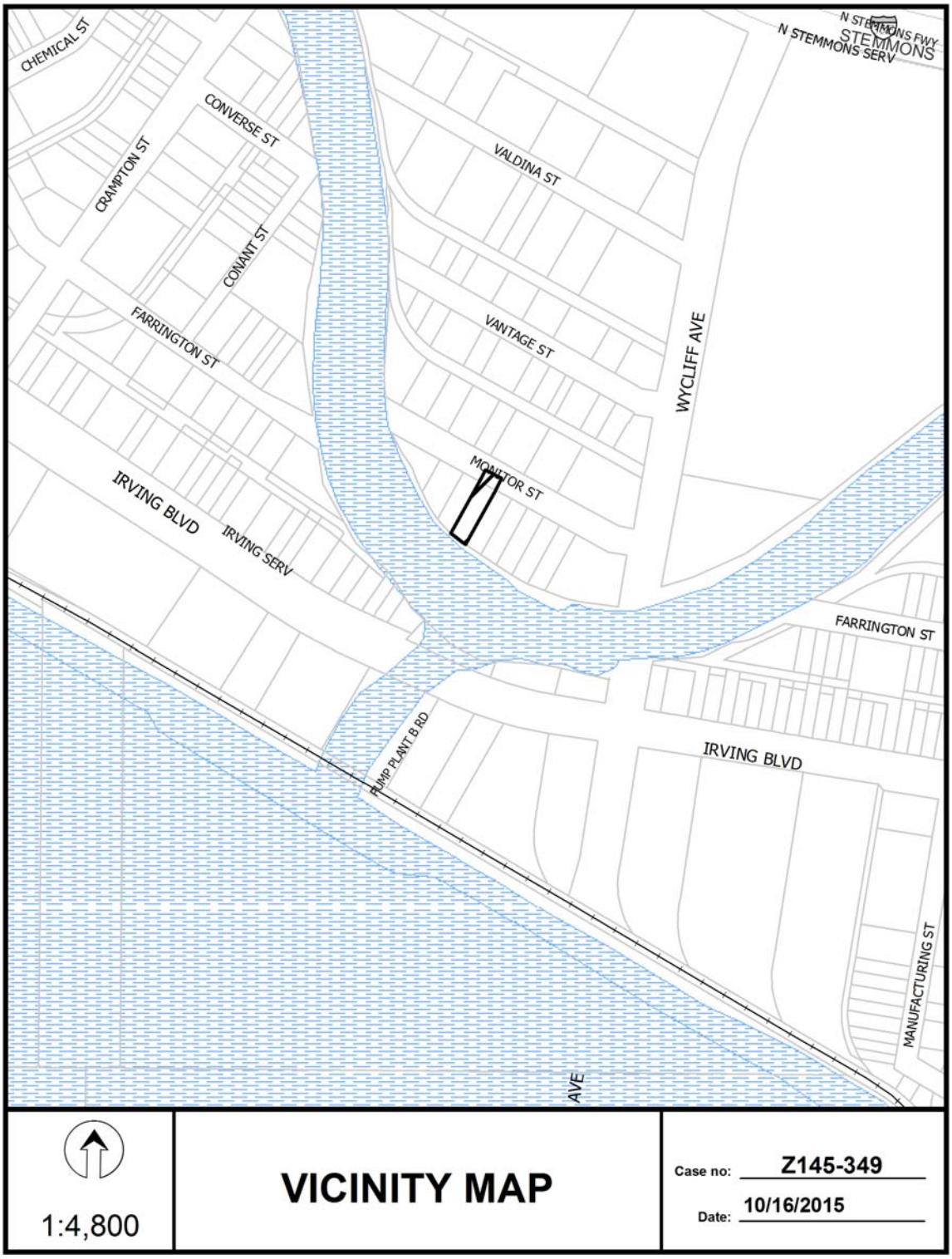
District	Setbacks		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: IR Industrial research	15'	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	200' 15 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
Proposed MU-3	Min. front yard is: 15'	20'	No maximum dwelling unit density	Max. structure height is: 270 feet	80%	No Min. Lot size	High density retail, office, hotel and/or multifamily residential uses in combination on single or contiguous building sites

Landscaping: Landscaping requirements of Article X of the Dallas Development Code will be triggered if additional impervious surface is added to the site.

List of Property Owners

Eugene N. Braden
Betty L.C. Braden

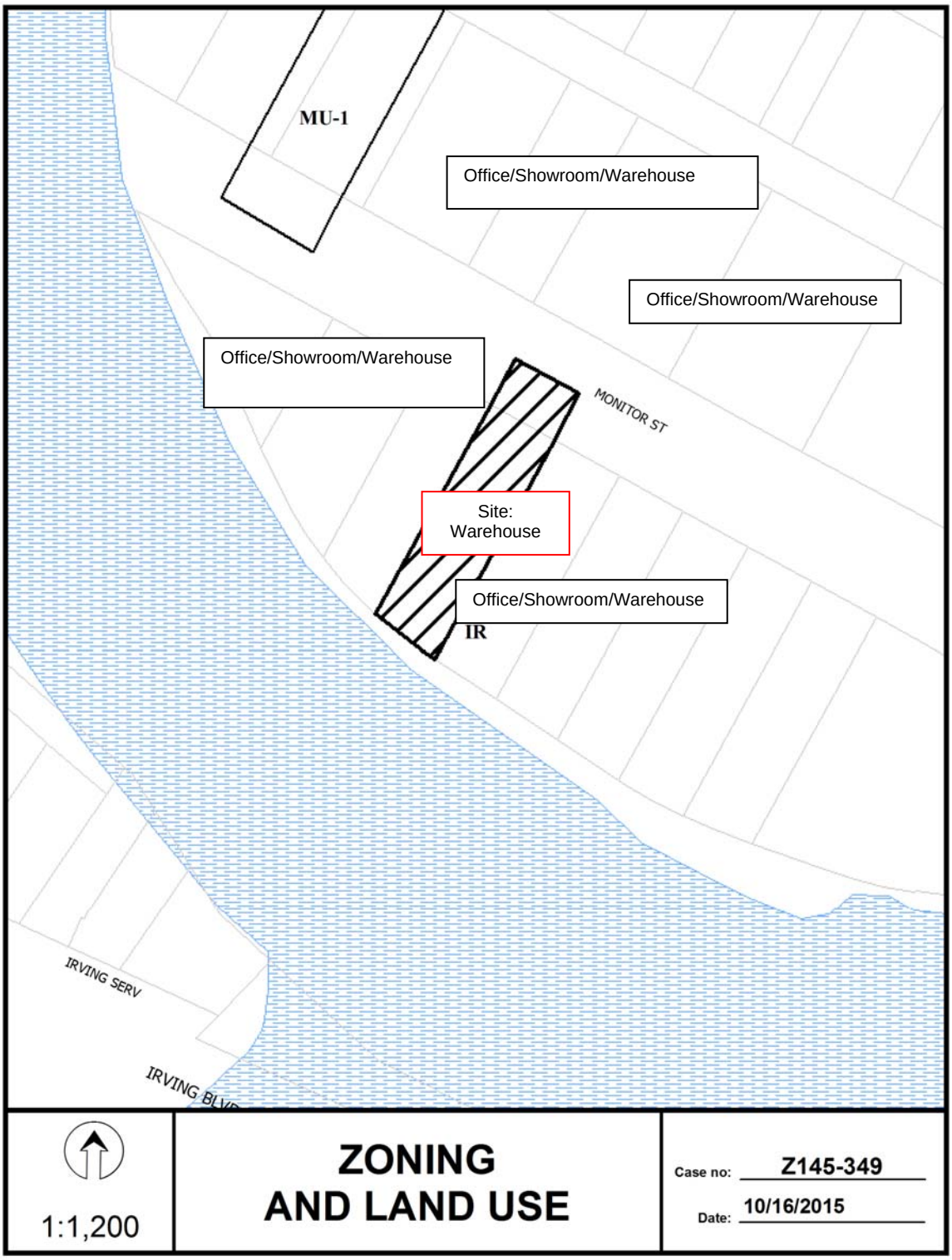

CHEMICAL ST
CRAMPTON ST
CONVERSE ST
CONANT ST
FARRINGTON ST
VALDINA ST
VANTAGE ST
WYCLIFF AVE
MONITOR ST
IRVING BLVD
IRVING SERV
N STEMMONS FWY
N STEMMONS SERV
STEMMONS
FARRINGTON ST
PUMP PLANT B RD
IRVING BLVD
MANUFACTURING ST
AVE
1:4,800
VICINITY MAP
Case no: Z145-349
Date: 10/16/2015

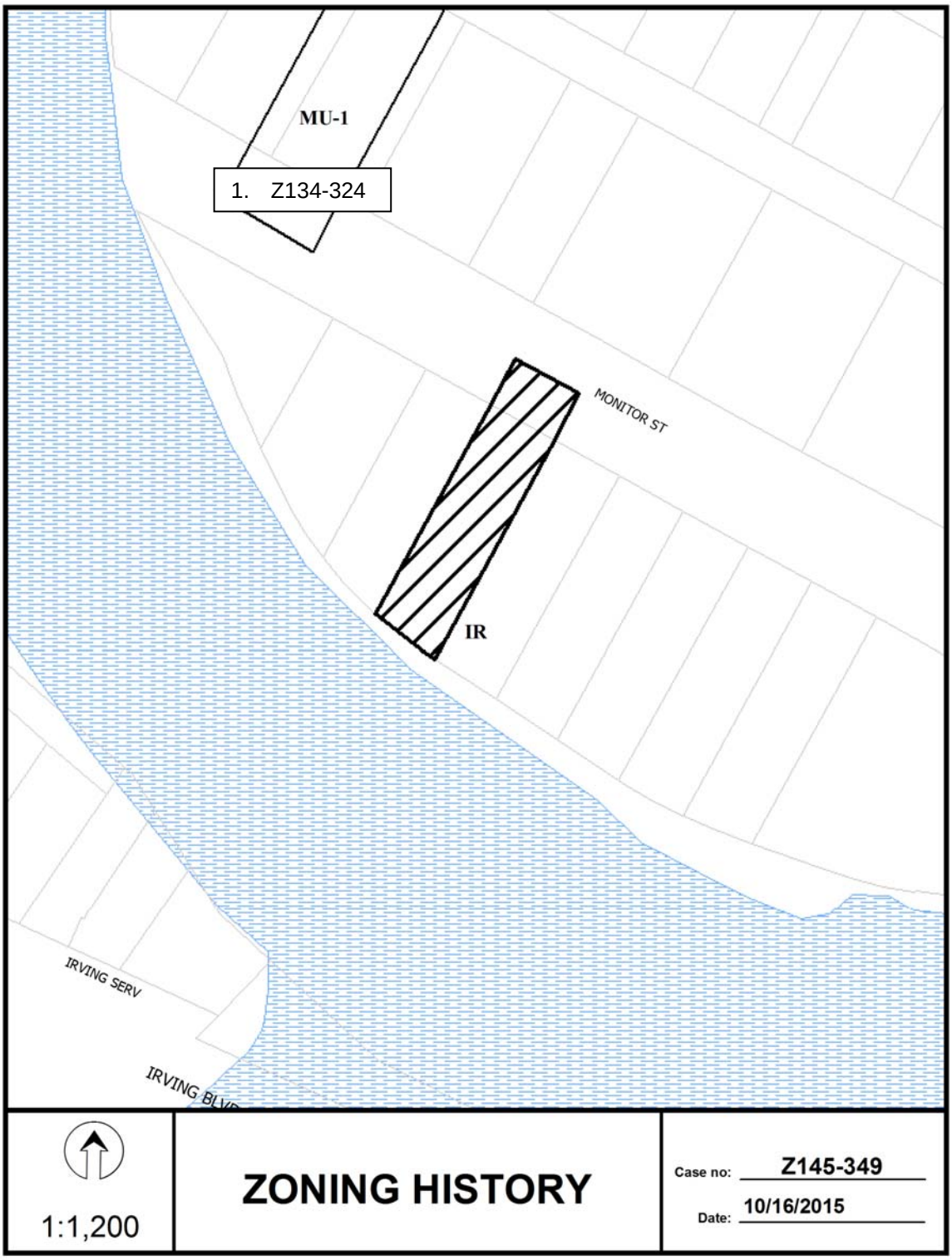
1:1,200

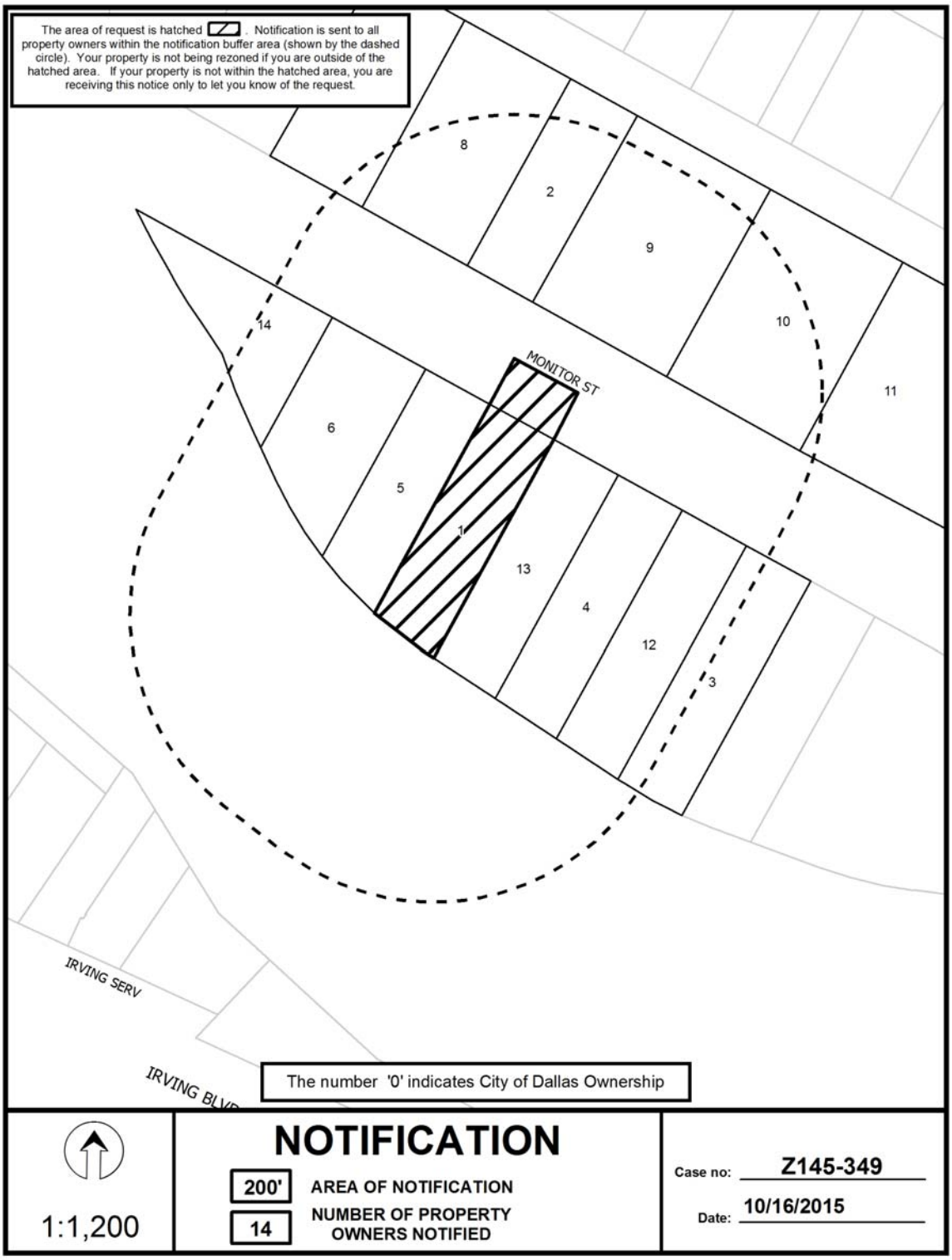
AERIAL MAP

Case no: Z145-349

Date: 10/16/2015


MU-1
Office/Showroom/Warehouse
Office/Showroom/Warehouse
Office/Showroom/Warehouse
MONITOR ST
Site:
Warehouse
Office/Showroom/Warehouse
IR
IRVING SERV
IRVING BLVD
1:1,200
ZONING
AND LAND USE
Case no: Z145-349
Date: 10/16/2015


MU-1
1. Z134-324
MONITOR ST
IR
IRVING SERV
IRVING BLVD
1:1,200
ZONING HISTORY
Case no: Z145-349
Date: 10/16/2015


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.
8
2
9
10
11
14
6
5
1
13
4
12
3
MONITOR ST
IRVING SERV
IRVING BLVD
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
14
NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: Z145-349
Date: 10/16/2015

10/16/2015

Notification List of Property Owners

Z145-349

14 Property Owners Notified

Label #	*Address*		*Owner*
1	2253	MONITOR ST	BRADDEN EUGENE N & BETTY L C
2	2260	MONITOR ST	THORNTON CHARLES S
3	2229	MONITOR ST	DALLAS AUCTION GALLERY
4	2241	MONITOR ST	SHUFORD REALTY LP
5	2259	MONITOR ST	AGATSTONE DEVELOPMENT
6	2265	MONITOR ST	LAWSON HOWARD L
7	2278	MONITOR ST	SUGARMAN LYNN D
8	2266	MONITOR ST	DICKEY & JENKINS LP
9	2250	MONITOR ST	CHAN LUNGFONG &
10	2242	MONITOR ST	A3 PROPERTIES LP
11	1305	WYCLIFF AVE	JESSUP INVESTMENTS LLC
12	2235	MONITOR ST	DALLAS AUCTION GALLERY
13	2247	MONITOR ST	ABDULWAHAB HUSAIN &
14	2271	MONITOR ST	BUCK ROBERT T

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2015**

Planner: Sarah May

FILE NUMBER: Z145-308(SM) **DATE FILED:** July 27, 2015

LOCATION: Southeast corner of Prospect Avenue and Kidwell Street

COUNCIL DISTRICT: 14 **MAPSCO:** 36U

SIZE OF REQUEST: ±0.4502 acre **CENSUS TRACT:** 11.02

APPLICANT/ OWNER: Lawler Platner Wilson, LP

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

REQUEST: An application for a Planned Development Subdistrict and a Specific Use Permit for a winery and tasting room on property zoned Center Core Area, Subdistrict E-F within Planned Development District No. 281, the Lakewood Special Purpose District.

SUMMARY: The applicant has requested a specific use permit and a new subdistrict to allow for the continued operation of 6324 Prospect Avenue and expansion into the next door building at 2018 Kidwell Street. When the current establishment opened in 2005, the "winery" use was not codified into the Dallas Development Code. The building official determined that the most appropriate use permitted in the planned development regulations was a "beverage [or liquor] store". The new subdistrict will incorporate the "winery and tasting room" use similar to the Dallas Development Code's use for "microbrewery, microdistillery, or winery". The PDD is not incorporating the Development Code's definition in the PDD because Dallas Development Code's definition does not permit outside activities. The newly created use is proposed to be permitted by Specific Use Permit, similar to the Dallas Development Code.

STAFF RECOMMENDATION: **Approval** of a new Planned Development Subdistrict, subject to staff's recommended conditions; and **approval** of a Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

PRIOR CPC ACTION: On October 15, 2015, the City Plan Commission held this item under advisement for the applicant to add a specific use permit to the request.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval of staff's recommended Planned Development Subdistrict regulations based upon:

1. *Performance impacts upon surrounding property* – The proposed conditions offer additional protection for surrounding neighbors as it requires a winery and tasting room to obtain a specific use permit, and prohibits outside activities between the hours of 10 p.m. and 6 a.m. the next day. These restrictions will require specific and regular reviews of a winery and tasting room and the late hours provision will prohibit nighttime activities that cause a nuisance to adjacent residential properties.

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

3. *Comprehensive Plan or Area Plan Conformance* – The *forward*Dallas! Comprehensive Plan indicates that this area is a Commercial Center or Corridor Building Block. The proposed changes are consistent with this building block.

4. *Justification for PD Planned Development District Zoning as opposed to a straight zoning district* – Since a microbrewery, microdistillery, and winery use do not allow outside activities, an amendment to the planned development regulations is required to create a new use, winery and tasting room.

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* – Limiting the total floor area and outdoor patio will help mitigate potential impacts upon surrounding land uses.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – While it is unknown at this time whether or not the proposed expansion will contribute to the welfare of the area of the request, it is not anticipated to be a deterrent.

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 business.

4. *Conforms in all other respects to all applicable zoning regulations and standards* – The request will comply with all zoning regulations and standards.

BACKGROUND INFORMATION:

- The main building at 6324 Prospect Avenue was originally constructed in 1945, according to Dallas Central Appraisal District Records, as an art deco themed post office.

- According to Dallas Central Appraisal District records, the smaller building at 2018 Kidwell Street was originally constructed in 1947 as a retail building.

- The post office building was remodeled in 1978 for an office use.

- In June 2005, Times Ten Cellars was issued a retail certificate of occupancy. The planned development district, originally adopted in 1988, allows a "beverage store". The term "beverage store" was renamed to "liquor store" in the Dallas Development code by ordinance 21735, passed by Council June 23, 1993 and is "an establishment principally for the retail sale of alcoholic beverages for off-premise consumption, as defined in the Texas Alcoholic Beverage Code."[1]

- On July 8, 2005, The Texas Alcoholic Beverage Commission issued the original winery permit for Times Ten Cellars at 6324 Prospect Avenue. Among other authorized activities, a TABC winery permit allows the permit holder to

    - manufacture, bottle, label and package wine containing not more than 24% alcohol by volume;

    - sell or buy wine from permit holders authorized to purchase and sell wine, including wholesalers, winery and wine bottler's permittees;

    - sell wine to ultimate consumers for consumption on the winery premises or in unbroken packages for off-premise consumption; and

    - dispense free wine for consumption on the winery premises.[2]

- On December 12, 2005, the Board of Adjustments (BDA056-057) granted a parking variance of seven spaces for a retail use to allow the site to provide 15 parking spaces, instead of 23. Since a parking variance (not special exception) was granted, the variance is only tied to the approved site plan and has no requirement to a use condition or termination because it was granted based on a hardship of the land. In contrast, parking special exceptions are only applicable to the use that was considered for the special exception; if there is a change in land use, the special exception is no longer valid.

- On May 24, 2006, a permit was completed to extend an outdoor patio 600 square feet at 6324 Prospect Avenue.

[1] Reference Section 51A-4.210(b)(17).
[2] Reference Section 16.01 of the Texas Alcoholic Beverage Code.

- On June 22, 2012, Council approved an amendment to the Dallas Development Code which included the addition of a new term, *microbrewery, microdistillery or winery*, which means:

  > an establishment for the manufacture, blending, fermentation, processing and packaging of alcoholic beverages with a floor area of 10,000 square feet or less that takes place wholly inside a building. A facility that only provides tasting, or retail sale of alcoholic beverages is not a microbrewery, microdistillery or winery use.[3]

- Because "winery" was not codified into the Dallas Development Code in 2005, the time that Times Ten Cellars filed for a certificate of occupancy, the building official determined that the most appropriate use for their certificate of occupancy was a kind of retail store, or more specifically a "beverage [or liquor] store" as allowed by the planned development regulations.

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

STAFF ANALYSIS:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Prospect Avenue	Local	50 feet
Kidwell Street	Local	50 feet

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 located along a Commercial Center or Corridor.

These areas primarily function as service and job destinations and are similar to Business Centers or Corridors, but are smaller and incorporate less density. These corridors, commonly at the intersection of major streets, are easily accessed via automobiles. Buckner Boulevard is an example of a Commercial Corridor. Buildings in these areas tend to be on separate parcels and stand one to five stories with offices,

[3] Reference Section 51A-4.210(4)(A)(ii) of the Dallas Development Code.

restaurants and a range of retail and commercial uses. In addition to jobs and services, Commercial Centers or Corridors also may include multifamily housing in low- to mid-rise apartment buildings or condominiums. Landscaping and urban design will enhance the visitor's experience and is used to separate sidewalks from major roads and define pedestrian routes in large parking lots. For large shopping centers, this may involve adding public plazas or other "town center" features. Public transit enhancements as well as quality access and visibility are important components of successful auto-oriented development.

Surrounding Land Uses:

	PDD 281 Center Core Area	Land Use
North	Subdistrict S	Medical clinic
East	Subdistrict E-F	Office
South	Subdistrict E-F	Retail
West	Subdistrict P	Single family townhomes

Land Use Compatibility:

The applicant is proposing to continue the following primary operations:

- produce and bottle wines and to provide tastings and retail sales in accordance with Texas Alcoholic Beverage Commission (TABC) regulations,
- allow clients to have food delivered and the applicant provides light meals and plates to compliment the wine, and
- allow designated spaces to be rented for private events.

The applicant also proposes to include the smaller building, 2018 Kidwell Street, if the request is approved. The smaller building will provide room for a commercial kitchen and additional tasting areas so that the applicant can forgo caterers and prepare its own food for its customers.

Pursuant to the Dallas Development Code, *microbrewery, microdistillery or winery* means an establishment for the manufacture, blending, fermentation, processing and packaging of alcoholic beverages with a floor area of 10,000 square feet or less that takes place wholly inside a building. A facility that only provides tasting, or retail sale of alcoholic beverages is not a microbrewery, microdistillery or winery use. This use also prohibits outside activities and therefore a new use, *winery and tasting room*, was proposed.

The applicant operates with a TABC Winery Permit (G). This authorizes the holder to manufacture, bottle, label and package wine containing not more than 24% alcohol by volume; sell or buy wine from permit holders authorized to purchase and sell wine including wholesalers, winery and wine bottler's permittees; sell wine to ultimate

consumers for consumption on the winery premises or in unbroken packages for off-premise consumption; and sell wine to ultimate customers for consumption on the winery premises or in unbroken packages for off-premises consumption.[4]

The area of request is at the corner of two streets that contain both residential and non-residential uses and is on the edge of a non-residentially developed area. To the north of the site, there is a multi-tenant medical office with various practitioners. These clinics also provide private off-street parking just to the west of their building. To the east of the site is a small realtor office, then surface parking, and ultimately there is a multi-tenant retail building before Abrams Road. To the south, there is surface parking and a dental practice just north of Oram Street. These businesses are often compatible with a winery because peak hours of these businesses are often at different times and therefore agreeable private parking agreements are beneficial to those neighbors.

On the opposite Kidwell Street, just to the west of the area of request, there is a seven unit shared access development. Six of the units were constructed in 1999 and the last was constructed in 2000 according to Dallas Central Appraisal District records.

Staff has recommended that a winery and tasting room be allowed by specific use permit, similar to a microbrewery, microdistillery, and winery use.

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

Parking:

Because the request will add additional tasting areas to the existing use, staff has recommended equivalent parking requirements as adopted in the Dallas Development Code. With staff's recommended conditions, the proposed changes will require accommodations for the increase in patrons in off-street parking areas. Staff has recommended that a winery and tasting room use mimic the parking requirements of a winery because it would require twice as much parking for the retail and seating areas and this will provide more parking for patrons in code compliant off-street parking areas. The applicant has requested a retail parking ratio for the retail sales and seating areas of the use. A winery requires one space per 1,000 square feet of floor area that is

[4] Reference Texas Alcoholic Beverage Code Section 16.01 (2015)
http://www.tabc.state.tx.us/laws/code/84th/AllTitles.pdf

devoted to storage, one space per 100 square feet of floor area for retail sales and seating, and one space per 600 square feet of floor area as otherwise provided.

Landscaping:

The Lakewood Special Purpose District requires landscaping review when a permit for construction is submitted for work that:

- increases the number of stories in a building on the lot;
- increases by more than 10 percent or 10,000 square feet, whichever is less, the combined floor areas of all buildings on the lot; or
- increases by more than 10 percent or 2,000 square feet, whichever is less, the nonpermeable coverage on the lot.[5]

The proposed application does not include any of the above; hence, it will not trigger any landscaping requirements under Lakewood Special Purpose District.

[5] Reference 51P-281.107(c)(2)(A) of the Dallas Development Code.

List of Officers

LAWLER PLATNER WILSON, LP

Chris Lawler, Partner

Kert Platner, Partner

Robert Wilson, Partner

ARTICLE 281.

PD 281.

Lakewood Special Purpose District

SEC. 51P-281.101. LEGISLATIVE HISTORY.

PD 281 was established by Ordinance No. 20062, passed by the Dallas City Council on September 14, 1988. Ordinance No. 20062 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. Ordinance No. 20062 was amended by Ordinance No. 23498, passed by the Dallas City Council on April 22, 1998, and Ordinance No. 24381, passed by the Dallas City Council on September 13, 2000. (Ord. Nos. 10962; 19455; 20062; 23498; 24381; 25711)

SEC. 51P-281.102. PROPERTY LOCATION AND SIZE.

PD 281 is established on property generally located on both sides of Abrams Parkway, between Junius Street and Goliad Avenue. The size of PD 281 is approximately 44.17 acres. (Ord. Nos. 20062; 25711)

SEC. 51P-281.103. PURPOSE.

State law authorizes the city to regulate and restrict the construction, reconstruction, alteration, or razing of buildings and other structures in "places and areas of historic, cultural, or architectural importance and significance." These provisions are established for the Lakewood Special Purpose District for the purpose of providing a means of conserving the area's distinctive atmosphere or character by protecting or enhancing its significant architectural or cultural attributes. (Ord. Nos. 20062; 25711)

SEC. 51P-281.104. CREATION OF AREA AND SUBDISTRICTS.

(a) In general. The following areas and subdistricts are hereby established within the Lakewood Center SPD. A map showing the boundaries of the four areas and the [~~27~~] 28 subdistricts of the Lakewood Center SPD is labelled Exhibit 281A.

(b) The Center Core area. The Center Core area consists of Subdistricts A, B, C, D, E-F, E-F-1, G, H, I, J, K, L, M/a, M/b, N, O, P, Q, R, S, and T on properties more particularly described in Exhibit B of Ordinance No. 20062, as amended.

(c) The North Abrams area. The North Abrams area consists of Subdistricts A, A-1, and B on properties more particularly described in Exhibit C of Ordinance No. 20062, as amended.

(d) The Abrams/Richmond/Gaston area. The Abrams/Richmond/Gaston area consists of Subdistricts A and B on properties more particularly described in Exhibit D of Ordinance No. 20062, as amended.

(e) The Paulus Avenue area. The Paulus Avenue area consists of Subdistricts A and B on properties more particularly described in Exhibit E of Ordinance No. 20062, as amended. (Ord. Nos. 20062; 25711; 26523)

SEC. 51P-281.105. RECONCILIATION WITH OTHER ORDINANCES.

(a) The definitions and other provisions of Chapter 51A apply to the Lakewood Center SPD unless expressly modified by this article or unless a specific reference is made in this article to Chapter 51.

(b) The provisions of Section 51A-4.702, "Planned Development (PD) District Regulations," do not apply to the Lakewood Center SPD. (Ord. Nos. 20062; 25711)

SEC. 51P-281.106. INTERPRETATIONS.

Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A. (Ord. 25711)

SEC. 51P-281.106.1. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 281A: map.

(2) Exhibit 281B: Paulus Avenue elevations.

(3) Exhibit 281C: Abrams Road elevation concept sketch (proposed retail).

(4) Exhibit 281D: Abrams Road elevation concept sketch (proposed bank).

(5) Exhibit 281E: Subdistrict A-1development plan and landscape plan.

(6) Exhibit 281F: photos of existing structure. and existing canopy

SEC. 51P-281.107. GENERAL PROVISIONS APPLICABLE TO THE LAKEWOOD CENTER SPD.

(a) Definitions. Unless the context clearly indicates otherwise, the following definitions apply in the Lakewood Center SPD:

(1) ABRAMS PARKWAY (OLD ABRAMS ROAD) means the right-of-way between Prospect Avenue and Junius Street previously known as Abrams Road before the construction of the bypass roadway to the east.

(2) ABRAMS PARKWAY PARKING MALL means the parking areas and circulation aisles within the Abrams Parkway right-of-way between Prospect Avenue and Abrams Road.

(3) ABRAMS ROAD (BYPASS) means the roadway constructed to the east of the Old Abrams Road right-of-way between Richmond Avenue and a point in Abrams Road south of Junius Street.

(4) ART GALLERY USE means a privately-owned facility for the display or retail sale of art.

(5) AVERAGE SIDEWALK WIDTH means the total sidewalk area divided by the length of its lot frontage.

(6) BLOCKFACE means all of the lots on one side of a block.

(7) BUFFER ZONE means a setback corridor along street frontages providing a landscaped separation between uses in the SPD and adjacent residential uses.

(8) BUSINESS SUPPLY STORE USE means a facility for the sale of supplies used in business, including desk, computer, and mailing supplies.

(9) CALIPER means the diameter of a tree trunk measured 12 inches above the root ball. If a tree is of a multi-trunk variety, the caliper of the tree is the average caliper of all of its trunks.

(10) COMMERCIAL PARKING LOT OR GARAGE means a surface or below-grade vehicle parking facility that is operated as a business enterprise by charging a fee for parking.

(11) COURT OR PLAZA means a pedestrian area covered with a permeable or nonpermeable surface paving material.

(12) COVERED WALKWAY means a pedestrian passageway with a paved surface and a roof structure.

(13) CUSTOM FURNITURE REPAIR OR UPHOLSTERY USE means a facility for repairing or reupholstering furniture on a single-item basis.

(14) DESIGNATED RETAIL STREET means the portion of a street which has been designated for restaurant, food, and drink service uses, and retail and service uses, and where special landscape improvements are required.

(15) DEVELOPMENT IMPACT REVIEW ("DIR") means "development impact review" as provided in the Dallas Development Code.

(16) DEVELOPMENT RIGHTS mean the maximum permissible floor area of structures permitted on a building site, expressed as maximum floor area ratio for the site.

(17) FENCE means a structure or hedgerow that provides a physical barrier.

(18) FLOOR AREA means the total square feet of floor space in a building measured to the outside faces of exterior walls or to the omitted wall lines, whichever produces the larger area. Parking structures are not included in the calculation of floor area.

(19) FLOOR AREA RATIO means the ratio of floor area of a structure, other than a parking structure, to lot area.

(20) FRONT FACADE means the wall of a building that faces an adjoining street.

(21) FRONT YARD means the portion of a lot that abuts a street and extends across the width of the lot between the street and the main building and lines parallel to and extending outward from the front facade of the main building.

(22) GAME COURT CENTER (INDOOR) USE means an indoor facility that contains a court for engaging in tennis, handball, racquetball, or similar physical activities.

(23) GROUND COVER means natural plants, of species which normally reach a height of less than three feet upon maturity, that form a continuous cover over the ground.

(24) JEWELRY STORE OR GIFT SHOP USE means a facility for the retail sale of jewelry, novelties, or other small manufactured articles intended mainly for personal or household adornment.

(25) LARGE SHRUB means a shrub that normally reaches a height of six feet or more upon maturity.

(26) LARGE TREE means a tree of a species that normally reaches a height of 30 feet or more upon maturity.

(27) LOBBY means an enclosed hall or foyer connected with a series of rooms and used as a passageway or waiting room.

(28) MAILING CENTER USE means a facility for handling bulk mailings of small parcels such as letters, advertisements, newspapers, and magazines, including public or private delivery services.

(29) MASONRY PAVER means a solid brick or block of masonry material used as a paving material.

(30) MEDICAL CLINIC USE means a facility for examination, testing, analyzing, and treatment of medical, dental, or optical patients.

(31) MEDIUM TREE means a tree of a species which normally reaches a height of 20 feet or more upon maturity.

(32) MINIMUM FRONT YARD means that portion of a lot that abuts a street and extends across the width of the lot between the street and the setback line.

(33) MOTORCYCLE DISPLAY, SALES, AND SERVICE (INSIDE DISPLAY) USE means a facility for the display, service, and retail sale of new or used motorcycles and motor scooters.

(34) MOUNTED CELLULAR ANTENNA means a cellular antenna that is attached to an existing structure, that does not exceed 12 feet above the structure to which it is attached (whip antennas are excluded from this calculation), that has a cross sectional area less than or equal to 25 square inches, and that is part of a cellular system authorized by the Federal Communications Commission. An auxiliary building housing electronic and communication equipment is permitted as part of this use.

(35) NONPERMEABLE COVERAGE means coverage with nonpermeable pavement.

(36) OFF-STREET PARKING means code-required parking, parking in excess of code requirements, and related circulation areas other than access to and from the adjoining street.

(37) PARKING LOT OR GARAGE USE means a surface or below-grade vehicle parking facility.

(38) PARKWAY means the portion of right-of-way located between the street curb and the property line of an adjoining lot.

(39) PARKWAY LANDSCAPE PERMIT means a permit issued by the director of public works and transportation that allows landscaping within the parkway, subject to certain conditions.

(40) PEDESTRIAN PAVEMENT means pavement for pedestrian foot traffic and not for vehicular traffic.

(41) PROJECTED STREET CURB means the future location of the street curb pursuant to the city thoroughfare plan, as determined by the director of public works and transportation. If the existing street curb is indicated on the city thoroughfare plan, the projected street curb means the existing street curb.

(42) RESIDENTIAL ADJACENCY REVIEW ("RAR") means "residential adjacency review," as provided in the Dallas Development Code.

(43) RESTAURANT WITH ALCOHOLIC BEVERAGE USE means an establishment for the sale and service of food and alcoholic and non-alcoholic beverages on the premises.

(44) RESTAURANT WITH ALCOHOLIC BEVERAGES AND ENTERTAINMENT USE means an establishment for the sale and service of food and alcoholic and non-alcoholic beverages and facilities for entertainment and dancing may be provided under this use.

(45) RESTAURANT WITH DRIVE-THROUGH SERVICE means an establishment principally for the sale and consumption of food which has direct window service allowing customers in motor vehicles to pick up food for off-premise consumption.

(46) ROOF SLOPE means the degree and direction of roof slope in terms of a specified amount of rise in inches for a specified amount of horizontal distance. (Example: A 2:1 roof slope means two inches of rise for each one inch of horizontal distance.)

(47) SERVICE AREA means an off-street occupancy support service area, including but not limited to areas for delivery, loading, and trash storage and removal.

(48) SIDE YARD means any portion of a lot not occupied by a main building that is not a front or rear yard.

(49) SMALL SHRUB means a shrub of a species which normally reaches a height of less than three feet upon maturity.

(50) SMALL TREE means a tree of a species which normally reaches a height of less than 20 feet upon maturity.

(51) SPD means special purpose district.

(52) SPECIAL AMENITIES ZONE means a portion of the parkway, in the form of a corridor area along the street curb, that is designated for landscape improvements and pedestrian facilities.

(53) STORY means the portion of a structure between two successive floors or between the floor and the ceiling of a structure.

(54) STREET FRONTAGE means the length of the portion of a lot abutting a public street.

(55) STREETSCAPE means the landscape improvements and pedestrian amenities located within or adjacent to the parkway.

(56) STREET TREE means a tree within the parkway.

(57) SUBDISTRICT means a designated tract within the Lakewood Center SPD that is governed by unique use regulations and development standards.

(58) "SUP" means "specific use permit" as provided in the Dallas Development Code.

(59) TOOL AND EQUIPMENT AND APPLIANCE RENTAL, SALES, AND SERVICE (INSIDE) USE means a facility for renting, selling, and servicing tools, equipment, or appliances.

(60) TOY STORE USE means a facility for the sale of items with which a child can play for amusement, entertainment, or education.

(61) UNDERGROUND STRUCTURE means a structure with a roof located below-grade. For example, a building basement or an underground parking garage is an underground structure.

(62) UNOBSTRUCTED SIDEWALK WIDTH means the portion of a public sidewalk that is maintained without impediments to the free movement of pedestrians.

(63) VIDEO AND MOVIE STORE USE means a facility for the rental or sale of video tapes or devices.

(64) VOCATIONAL AND TECHNICAL SCHOOL USE means a business enterprise offering instruction and training in a trade such as welding, bricklaying, machinery operation, and other similar trades or crafts.

(65) WATER FEATURE means a pool or fountain.

(66) WINERY AND TASTING ROOM: means a facility for the manufacture, blending, fermentation, processing, packaging, and consumption of wine. A winery and tasting room use includes but is not limited to hosting event meetings, food preparation and service, outdoor consumption, and retail sales for off-premise consumption and related items, and in accordance with Texas Alcoholic Beverage Commission regulations.

(b) Development impact review. Before making application for a building permit, a site plan must be submitted in accordance with Division 51A-4.800 if:

(1) the work to be permitted will create a floor area ratio equal to or greater than one to one on the lot; or

(2) the work to be permitted will increase the building floor area by more than 20,000 square feet.

(c) General landscape and streetscape regulations.

(1) Introduction.

(A) The submission of a landscape plan is required with building permit applications that come under the applicability section below. Each property owner is required to provide landscaping and pedestrian facilities in the minimum front yard or the adjacent parkway. Points may be earned by providing landscaping and trees; enhanced pavement; various pedestrian facilities including covered walkways, courts or plazas, amenities areas, and seating areas; street trees; or pedestrian-scale lighting. Points are earned only if the landscaping and facilities provided occupy a specified amount of area, called an increment, and if they are not required by other provisions in this subsection. Credit is also given for retention of existing trees if they comply with all of the applicable criteria.

(B) In addition to the general landscape regulations, a streetscape amenities zone is required in some areas for building sites with frontage on a designated retail street or for building sites with frontage on a buffer zone. (See area regulations for more information.) Street trees and pedestrian-scale lighting are required in a streetscape amenities zone.

(C) General regulations are provided that require screening of parking, loading, and service areas, as well as those that govern the installation of landscaping, including acceptable landscape materials, soil requirements, protection barriers, and irrigation requirements. Provisions are also provided to regulate when landscaping must be completed and how it must be maintained.

(D) A private license is granted to authorize use of the public parkway for the required landscaping as long as a parkway landscape permit is obtained in accordance with the procedure outlined.

(2) Applicability.

(A) This subsection and the landscape regulations for the areas of this SPD contained in Sections 51P-281.108 through 51P-281.111 only become applicable to a lot when an application is made for a building permit for construction work that:

(i) increases the number of stories in a building on the lot;

(ii) increases by more than 10 percent or 10,000 square feet, whichever is less, the combined floor areas of all buildings on the lot; or

(iii) increases by more than 10 percent or 2,000 square feet, whichever is less, the nonpermeable coverage on the lot.

(B) When this subsection becomes applicable to a lot, its requirements are binding on all current and subsequent owners of the lot.

(C) Paragraphs (3), (4), and (5) of this subsection do not apply to Subdistrict A-1 of the North Abrams area as long as plans submitted for a building permit are in compliance with the development plan/landscape plan for Subdistrict A-1 of the North Abrams area (Exhibit 281E), and

elevations (Exhibits 281C and 281D), with any minor amendments authorized in accordance with Section 51A-4.702.

(3) Landscape plan and point requirement. A landscape plan is required for all building sites in this SPD. All landscape plans must earn a minimum of 15 points.

(4) Design standards. In order to earn points under this subsection, landscape areas and pedestrian facilities must be placed in the minimum front yard of a building site or in the adjacent parkway. For building sites with more than one front yard, each front yard or the adjacent parkway must earn 15 points. The following provisions apply to all building sites in all areas, unless more restrictive provisions are stated elsewhere in this subsection.

(A) Front yard area landscaping.

(i) Points for landscape area increments. Five points are awarded for the first landscape area increment, and one point is awarded for each additional landscape area increment, to a maximum under this provision of eight points. A landscape area increment is one square foot times the total length (in feet) of the lot's street frontage. Credits for earning the square foot increment requirements are listed below.

(ii) Square foot landscape area credits. The following is a menu of plant materials for which landscape area credit can be earned. Landscape area (square foot) credits for trees or shrubs must be equal to the landscape area increment requirements specified in Subparagraph (A)(i).

(aa) One large canopy tree earns a 100 square foot landscape area credit.

(bb) One medium canopy tree earns a 50 square foot landscape area credit.

(cc) One small tree or one large shrub earns a 30 square foot landscape area credit.

(dd) One small shrub earns a 15 square foot landscape area credit.

(iii) Ground coverage requirement. The soil beneath trees and shrubs must be planted with ground cover in order to obtain landscape area credit.

(iv) Existing tree credits. Existing healthy trees retained in or relocated to the front yard of a building site or to the parkway may be credited toward meeting the landscape increments if they have a caliper equal to or greater than that required in this paragraph or Subsection (c)(5)(A).

(B) Pavement enhancement.

(i) Five point are awarded when an increment of at least 50 percent of all outdoor pavement area, both vehicular and pedestrian, within the front yard and the adjoining parkway of a lot, consists of enhanced pavement. One-half of a point is awarded for each additional enhanced pavement increment which represents an additional 10 percent of the total front yard of a lot and the adjoining parkway pavement, to a maximum under this provision of seven and one-half points.

(ii) All vehicular pavement must comply with the applicable construction and maintenance provisions in the Dallas Development Code.

(iii) The material and design for all pedestrian pavement within the public right-of-way, or elsewhere if required as a public pedestrianway, must be approved by the director of public works and transportation.

(C) Pedestrian facilities and amenities.

(i) Covered walkways. Three points are awarded for the first 25 percent covered walkway increment, and one point is awarded for each additional 25 percent increment. The covered walkway increment is expressed as a percentage of the total length of the allowable front facade for the lot occupied by a covered walkway with a depth of at least five feet.

(ii) Courts or plazas. Three points are awarded for the first on-site court or plaza area increment equal to three square feet times the length (in feet) of the lot's street frontage. One point is awarded for each additional on-site court or plaza area increment equal to .5 square feet times the length (in feet) of the lot's street frontage. The maximum number of points available under this provision is five points. Court or plaza areas must be covered with a pedestrian paving surface. Vehicle parking or traffic is not permitted on the court or plaza pavement.

(iii) Amenities areas. Three points are awarded for the first amenities area increment, and one point is awarded for each additional amenities area increment, up to a maximum under this provision of five points. An amenities area is that area occupied by fountains, pools, or sculpture. An amenities area increment is equal to .5 square feet times the total length (in feet) of the lot's street frontage.

(iv) Seating areas. Three points are awarded for the first seating area increment equal to 25 percent of the length (in feet) of the lot's street frontage. One point is awarded for each additional 25 percent seating area increment. The maximum number of points available under this provision is five points. The seating area must have at least a 16-inch width or depth.

(D) Street trees outside of streetscape amenities zone. This paragraph applies to all building sites where the designation of a streetscape amenities zone is not required. A building site under this provision is awarded six points for street trees that meet the standards listed in Paragraph (5)(A).

(E) Pedestrian-scale lighting. This paragraph applies to all building sites where the designation of a streetscape amenities zone is not required. A building site which qualifies under this provision is awarded three points for pedestrian-scale lighting that meets the standards listed in Paragraph (5)(C).

(5) Mandatory provisions.

(A) Street trees within streetscape amenities zone. The following provisions apply to building sites in any area where the designation of a streetscape amenities zone is a requirement.

(i) Location, number, and type of trees required.

(aa) Each building site must have a minimum number of trees located within the streetscape amenities zone pursuant to Subparagraph (bb). A tree is not considered

located within the streetscape amenities zone unless its trunk is entirely within that zone. If a property owner cannot obtain a parkway landscape permit in accordance with provisions of Paragraph (10), the trees must be located in the required front yard as near as practicable to the front lot line. If a lot has no front yard requirement and the property owner cannot obtain a parkway landscape permit to locate a required tree in the parkway, the property owner need not provide that required tree.

(bb) The minimum number of trees required is one or the number calculated by dividing the length (in feet) of the lot's street frontage by 25, whichever is greater. Fractions are rounded to the nearest whole number, with .5 being rounded up to the next higher whole number.

(cc) All required trees must be recommended for local area use by the director of the park and recreation department.

(ii) Minimum tree height and trunk caliper. Required trees must have a minimum height of 12 feet, and a minimum trunk caliper of two and one-half inches measured at a point 12 inches above the root ball.

(iii) Tree spacing requirements. Required trees must be spaced as uniformly as practicable. The center of the trunk of a required tree, measured at grade, must be within 50 feet of the center of the trunk of another required tree, measured at grade.

(iv) Minimum clearance above pavement. All required trees must be maintained to comply with the following minimum vertical height clearances over street and sidewalk pavements:

(aa) Thirteen and one-half feet above street pavement.

(bb) Seven and one-half feet above public sidewalks and any other sidewalk required by this article.

(v) Tree grates required near sidewalks. Tree grates must be provided for large and medium size trees with trunks within 18 inches of public sidewalks or any other sidewalk required by this article. The grates must:

(aa) conform to state standards and specifications adopted to eliminate, insofar as possible, architectural barriers encountered by aged, handicapped, or disabled persons; and

(bb) be large enough to permit healthy tree growth.

(B) Screening of off-street parking spaces, loading spaces, and service areas.

(i) Screening required in this paragraph must comply with the standards set forth in Section 51A-4.602.

(ii) Off-street parking spaces and related vehicular circulation areas must be screened by a three-foot-high fence or hedge from public streets, and by a six-foot-high fence or hedge from all residentially zoned abutting property or residentially zoned property located directly across an alley or easement from the parking.

(iii) Off-street loading spaces and service areas, including related vehicular circulation areas, must be screened by a six-foot-high fence or hedge from public streets and from abutting residentially zoned property or residentially zoned property located directly across an alley or easement from the loading or service area.

(C) Pedestrian-scale lighting. At least one pedestrian-scale light must be provided for each building site located in an area where the designation of a streetscape amenities zone is required. The design and placement of the standards and fixtures must be approved by the director of public works and transportation. Each property owner is responsible for the cost of installation, operation, and maintenance of pedestrian-scale lighting on his property or in the public right-of-way adjacent to his property. To qualify as pedestrian scale lighting, lighting must:

(i) be mounted at a height no greater than 14 feet above the grade of the sidewalk; and

(ii) provide a minimum maintained average illumination level of 1.5 footcandles on the designated public sidewalk.

(6) Installation standards for landscaping.

(A) Acceptable landscape materials. No artificial plant materials may be used to satisfy the requirements of this section. The plant materials used to satisfy the requirements of this section must comply with the following minimum size requirements at the time of installation.

(i) Large trees must have a minimum caliper of five inches and a minimum height of 18 feet.

(ii) Medium trees must have a minimum caliper of two and one-half inches and a minimum height of 12 feet.

(iii) Small trees must have a minimum caliper of one inch and a minimum height of six feet.

(iv) Large shrubs must be installed from at least five gallon containers and have a minimum height of four feet.

(v) Small shrubs must be installed from at least three gallon containers and have a minimum height of two feet.

(B) Measurement of height. For purposes of this subparagraph, "height" is measured from a point 12 inches above the top of the root ball or, if the plant is in a container, from the soil level in the container.

(C) Plant materials recommended. In satisfying the landscaping requirements of this section, the use of high-quality, hardy, and drought-tolerant plant materials is recommended.

(D) Soil requirements.

(i) Landscape planting areas must have the following soil depths and dimensions. (The building official may waive the minimum soil requirements if a landscape architect certifies that the proposed alternative soil depth and dimensions are sufficient to support the health and vigorous growth of the plant materials.)

(ii) For each small shrub installed, a minimum of 16 inches of soil depth and four square feet of surface area (totaling five cubic feet) is required. For each small shrub installed above an underground structure, a minimum of 18 inches of soil depth and nine square feet of surface area, totaling 13.5 cubic feet, is required.

(iii) For each large shrub or small tree installed, a minimum of 24 inches of soil depth and 12 square feet of surface area (totaling 24 cubic feet) is required. For each large shrub or small tree installed above an underground structure, a minimum of 30 inches of soil depth and 16 square feet of surface area, totaling 40 cubic feet, is required.

(iv) For each medium tree installed, a minimum of 36 inches of soil depth and 25 square feet of surface area (totaling 75 cubic feet) is required. For each medium tree installed above an underground structure, a minimum of 42 inches of soil depth and 36 square feet of surface area (totaling 126 cubic feet) is required.

(v) For each large tree installed, a minimum of 48 inches of soil depth and 49 square feet of surface area (totaling 196 cubic feet) is required. For each large tree installed above an underground structure, a minimum of 54 inches of soil depth and 64 square feet of surface area (totaling 288 cubic feet) is required.

(E) Protection of landscape areas. Required landscape areas must be protected from vehicular traffic by concrete curbs, wheel stops, or other permanent barriers.

(F) Irrigation requirements. Required plant materials must be located within 100 feet of a verifiable water supply. Proposed water sources must be:

(i) shown on the landscape plan; and

(ii) adequate to maintain the plant materials in a healthy, growing condition at all times.

(7) When landscaping must be completed.

(A) Except as otherwise provided in this paragraph, all landscaping must be completed in accordance with the approved landscape plant before a certificate of occupancy may be issued for any use on the lot.

(B) If the property owner provides the building official with satisfactory documentation showing that the landscaping will be completed within six months, the building official may issue one six-month temporary certificate of occupancy and permit the property owner to complete his landscaping during the six-month period. For purposes of this subsection, "documented assurance" means:

(i) a copy of a valid contract to install the landscaping in accordance with the landscape plan within the six-month period; or

(ii) a set of deed restrictions containing a covenant to install the landscaping in accordance with the landscape plan within the six-month period. The deed restrictions must:

(aa) expressly provide that they may be enforced by the city;

(bb) be approved as to form by the city attorney; and

(cc) be filed in the deed records of the county in which the land is located.

(iii) If a temporary certificate of occupancy is issued under this paragraph and if, at the end of the six-month period, no permanent certificate of occupancy has been issued because the landscaping has not been installed in accordance with the landscape plan, the owner of the property is liable to the city for a civil penalty in the amount of $2,000 a day for each calendar day thereafter until the landscaping is properly installed. The building official shall give written notice to the property owner of the amount owed to the city in civil penalties, and shall notify the city attorney of any unpaid civil penalty. The city attorney shall collect unpaid civil penalties in a suit on the city's behalf.

(iv) The civil penalty provided for in Subparagraph (B)(iii) is in addition to any other enforcement remedies the city may have under city ordinances and state law.

(8) General maintenance.

(A) Required landscaping must be maintained in a healthy, growing condition at all times. The property owner is responsible for regular weeding, mowing of grass, irrigation, fertilizing, pruning, and other maintenance of all plantings as needed. Any plant that dies must be replaced with another living plant that complies with the approved landscape plan within 90 days after notification by the city.

(B) Any damage to utility lines resulting from the negligence of the property owner or his agents or employees in the installation and maintenance of required landscaping in a utility easement is the responsibility of the property owner. If a public utility disturbs a landscaped area in a utility easement, it shall make every reasonable effort to preserve the landscaping materials and return them to their prior locations after the utility work. If, nonetheless, some plant materials die, it is the obligation of the property owner to replace the plant materials.

(9) Private license granted. The city council hereby grants a private license to the owners of all property in the Lakewood Center SPD for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this section. A property owner is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit in accordance with Subparagraph (10)(B). This private license shall not terminate at the end of any specific time period, however, the city council retains the right to terminate this license whenever the purpose or use of this license is likely to become a nuisance.

(10) Parkway landscape permit.

(A) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees, landscaping, or pavement other than for the sidewalk required under this article in the parkway. An application for a parkway landscape permit, if required, must be made to the director of public works and transportation before an application for a building permit is made for work on the lot. The application must be in writing on a form approved by the director of public works and transportation and accompanied by plans or drawings showing the area of the parkway affected and the construction and planting proposed.

(B) Upon receipt of the application and any required fees, the director of public works and transportation 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 of

public works and transportation determines that the construction and planting proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, the director shall issue a parkway landscape permit to the property owner; otherwise, the director shall deny the permit.

(C) A property owner is not required to comply with any parkway landscaping requirement of this section if compliance is made impossible due to the director of public works and transportation's denial of a parkway landscape permit.

(D) A parkway landscape permit issued by the director of public works and transportation 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.

(E) The issuance of a parkway landscape permit under this section does not excuse the property owner, his agents, or employees from liability in the installation or maintenance of trees, landscaping, or pavement in the public right-of-way.

(d) Lakewood Center SPD general plan review.

(1) Except as otherwise provided, prior to applying for a building permit, a person desiring to develop property in the Lakewood Center SPD shall consult with the director or his designated representative to discuss whether the project is consistent with the general plan for the area and the requirements of this article. The director shall determine if the project complies with this article generally, and shall advise the applicant of any landscape review, residential adjacency review, development impact review, or any other review which may be necessary prior to the issuance of a building permit. The director shall forward a written copy of his determination to the building official.

(2) Paragraph (1) of this subsection does not apply in Subdistrict A-1 of the North Abrams area as long as plans submitted for a building permit are in compliance with Exhibits 281C, 281D, and 281E, with minor amendments authorized in accordance with Section 51A-4.702.

(e) Nonconforming uses and structures. Section 51A-4.704, relating to nonconforming uses and structures, applies in the Lakewood Center SPD.

(f) Parking structures (above-grade) prohibited. Above-grade parking structures are prohibited in this district.

(g) Use group categories applicable to the Lakewood Center SPD. The uses listed in the following use group categories are the only uses permitted in the Lakewood Center SPD. If "*[SUP]*" follows a use, a specific use permit is required for that use. If "*[RAR]*" follows a use, residential adjacency review is required for that use. If "*[DIR]*" follows a use, development impact review is required for that use. Unless expressly modified by this article, the definitions of uses contained in Chapter 51 apply in this district.

(1) Office uses.

-- Bank or savings and loan office (without drive-in windows).

-- Bank or savings and loan (with drive-in window). *[DIR required except in Subdistrict A-1 of the North Abrams area as long as plans submitted for a building permit are in*

compliance with Exhibits 281C, 281D, and 281E, with any minor amendments authorized in accordance with Section 51A-4.702.]

-- Broadcasting or recording studio.
-- Medical clinic.
-- Office.
-- Veterinarian's office.
-- Safe deposit boxes.
-- Travel bureau.

(2) Public service, utility, and institutional uses.

-- Amateur communication tower.
-- Bus passenger shelter.
-- Church.
-- Electrical substation. *[SUP]*
-- Establishments of a religious, charitable, or philanthropic nature. *[SUP]*
-- Local utilities.
-- Parking lot or garage.
-- Public or private school. *[SUP]*
-- Public park or playground.
-- Radio, television, or microwave tower. *[SUP]*
-- Sewage pumping station. *[SUP]*
-- Telephone exchange, switching, and transmitting equipment. *[SUP]*
-- Temporary construction or sales office.
-- Utility or governmental installation other than listed. *[SUP]*
-- Water reservoir, well, or pumping station. *[SUP]*

(3) Residential uses.

-- Multiple-family.
-- Residence home for the aged.
-- Single-family.
-- The following residential accessory uses: game court (private); home occupation; occasional sales (garage sales); open storage; and swimming pool (private).

(4) Restaurant, food, and drink service uses.

-- Bakery or confectionery shop.
-- Private club. *[SUP]*
-- Catering service.
-- Restaurant with alcoholic beverages.
-- Restaurant with alcoholic beverages and entertainment. *[SUP]*
-- Restaurant with drive-through service. *[RAR]*

(5) Restricted Paulus Avenue Subdistrict A uses.

(A) Residential uses.

-- Single-family.
-- Duplex.

(B) Office-related uses.

-- All office uses listed in Paragraph (1).

(C) Retail uses (2,000 square feet or less).

-- Art gallery.
-- Antique shop.
-- Book and stationery store.
-- Camera shop.
-- Florist store.
-- Jewelry store or gift shop.
-- Photography studio.
-- Travel bureau.

(6) Restricted Paulus Avenue Subdistrict B uses.

(A) Residential uses.

-- Single-family.
-- Duplex.

(B) Office-related uses.

-- All office uses listed in Paragraph (1).

(C) Retail uses (3,500 square feet or less).

-- Antique shop.
-- Appliance fix-it shop.
-- Art gallery.
-- Book and stationery store.
-- Business school.
-- Business supply store.
-- Camera shop.
-- Cigar, tobacco, and candy store.
-- Clothing store.
-- Computer service center.
-- Custom print shop.
-- Custom commercial engraving.
-- Duplication shop.
-- Florist store.
-- Furniture store.
-- Game court center (indoor).
-- Handcraft bookbinding.
-- Handcrafted art work studio.
-- Hardware or sporting goods store.
-- Hobby and art supplies store.
-- Home improvement center.
-- Instructional arts studio.
-- Jewelry store or gift shop.
-- Key shop.
-- Mailing center.
-- Medical appliance fitting and sales.

-- Optical shop.
-- Paint and wallpaper store.
-- Pet shop.
-- Photography studio.
-- Retail or service uses similar to those listed in this group category.
-- Safe deposit boxes.
-- Shoe repair.
-- Tailor, custom sewing, and millinery shop.
-- Toy store.
-- Travel bureau.
-- Venetian blind or window shade repair, assembly, and sales.
-- Video and movie store.
-- Vocational and technical school.

(7) Retail and service uses.

-- Aluminum collection center. *[SUP]*
-- Ambulatory surgical center.
-- Animal clinic without outside run.
-- Antique shop.
-- Appliance fix-it shop.
-- Auto glass, muffler, or seat cover shop. *[RAR]*
-- Auto parts sales (inside only).
-- Auto repair garage (inside). *[RAR]*
-- Barber and beauty shop.
-- Beverage store.
-- Book and stationery store.
-- Business school.
-- Camera shop.
-- Car wash. *[SUP]*
-- Cigar, tobacco, and candy store.
-- Clothing store.
-- Commercial parking lot or garage.
-- Community, welfare, or health center. *[SUP]*
-- Computer service center.
-- Custom commercial engraving.
-- Custom furniture repair or upholstery.
-- Custom print shop.
-- Custom cleaning shop.
-- Day care center.
-- Diamond and precious stone sales (wholesale only).
-- Drug store.
-- Duplication shop.
-- Feed store.
-- Florist store.
-- Furniture store.
-- Game court center.
-- Garden shop, plant sales, or greenhouse.
-- Handcraft bookbinding.
-- Handcrafted art work studio.
-- Hardware or sporting goods store.

-- Health studio.
-- Hobby and art supplies store.
-- Home improvement center. *[RAR]*
-- Inside commercial amusement.
-- Instructional arts studio.
-- Key shop.
-- Laundry or cleaning pickup and receiving station.
-- Library, art gallery, or museum.
-- Medical appliance fitting and sales.
-- Mortuary or funeral home.
-- Motorcycle display, sales, and service (inside display).
-- Optical shop.
-- Outside commercial amusement. *[SUP]*
-- Paint and wallpaper store.
-- Passenger bus station and terminal. *[RAR]*
-- Pet shop.
-- Photography studio.
-- Plumbing, electrical, air conditioning, and heating shops. *[RAR]*
-- Post office.
-- Private recreation club or area. *[SUP]*
-- Retail and personal service uses similar to those listed in this group category.
-- Retail food store. *[RAR]*
-- Safe deposit boxes.
-- Second hand store.
-- Self service laundry or dry cleaning.
-- Service station. *[RAR]*
-- Shoe repair.
-- Swimming pool sales and supply.
-- Tailor, custom sewing, and millinery.
-- Theatre.
-- Tool and equipment and appliance rental, sales, and service (inside).
-- Travel bureau.
-- Venetian blind or window shade repair, assembly, and sales.
-- Wax museum.

(8) Winery and tasting room*. [Limited to Subdistrict E-F-1 only.] [SUP]*

(h) Use restrictions. The following use restrictions apply in the Lakewood Center SPD.

(1) Business supply store use. The sale of heavy equipment is prohibited in this use.

(2) Medical clinic use. This use may only be conducted between 7 a.m. through 7 p.m., Monday through Saturday. This use is limited to office space for no more than three doctors.

(3) Motorcycle display, sales, and service (inside display) use. Only display, sales, and service conducted within a structure are permitted in this use.

(4) Restaurant with alcoholic beverage use. The on-premise sale of alcoholic beverages may comprise no more than 75 percent of this use's gross revenue.

(5) Restaurant with alcoholic beverages and entertainment use. The on-premise sale of alcoholic beverages may comprise no more than 75 percent of this use's gross revenue.

(6) Tool and equipment and appliance rental, sales, and service (inside) use. Only rental, sales, and service conducted within a structure are permitted in this use. (Ord. Nos. 20062; 23498; 25711; 26523)

SEC. 51P-281.108. DEVELOPMENT STANDARDS FOR THE CENTER CORE AREA.

(a) Height and story standards in the center core area.

(1) Residential proximity slope applies. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exceptions:

(A) Structures on building sites located in Subdistricts G and H are not required to observe any proximity slope emanating from the Lakewood Country Club property.

(B) Structures listed in Section 51A-4.408(a)(2) may project through the residential proximity slope to a height not to exceed the maximum structure height or 12 feet above the slope, whichever is less.

(2) Height and stories. Unless further restricted under Paragraph (1), maximum height and number of stories allowed in all subdistricts of the center core area are as follows:

Subdistrict	Maximum Height (In feet)	Maximum Number of Stories
A, B, E-F, E-F-1 G, and M/a	**75**	**5**
C	**125**	**9**
D and Q	**60**	**4**
H, I, M/b, O, P, R, S, and T	**50**	**3**
J and N	**36**	**2**
K	**75**	**5**
L	**90**	**7**

(b) Landscaping in the center core area.

(1) Additional regulations. General landscape regulations applicable to the Lakewood Center SPD are listed in Section 51P-281.107(c) of this article. The following landscaping regulations must be satisfied in addition to the regulations in Section 51P-281.107(c).

(2) Buffer zone. All building sites with frontage on Abrams Road (Bypass) between Abrams Parkway and Gaston Avenue must designate the area between a line 25 feet back of and parallel to the Abrams Road Street curb and the street curb as a buffer zone. Use of the buffer zone area is

restricted to landscaping, pedestrian walkways and facilities, and vehicular driveways to and from the street. The buffer zone area must contain a streetscape amenities zone.

(3) Streetscape amenities zone. All building sites with frontage on either a designated retail street or a buffer zone must designate the area between a line three feet back from the designated retail street curb, and a line six feet back and parallel to the curb, as a streetscape amenities zone. Use of a streetscape amenities zone is restricted to vehicular driveways to and from the street, street trees, pedestrian-scale lights, and other pedestrian amenities approved by the director of public works and transportation. The installation of street trees and pedestrian-scale lights is mandatory and must be completed before a certificate of occupancy is issued for any use located on these building sites.

(c) Lot coverage in the center core area. Maximum lot coverage for building sites in all subdistricts of the center core area is as follows:

Subdistrict	**Maximum Lot Coverage (in percent)**
A, B, C, E-F, E-F-1, G, I K, M/a, Q, and S	**80**
D, H, M/b, N, O, P, R, and T	**70**
J	**40**
L	**60**

(d) Lot size in the center core area. There are no lot size requirements in the center core area.

(e) Maximum floor area ratios in the center core area.

(1) General standards. Maximum floor area ratios for building sites in all subdistricts of the center core area are as follows:

Subdistrict	**Maximum Floor Area Ratio**
A, B, G, and K	**2.0**
C	**2.5**
D, E-F, E-F-1, L, Q, and S	**1.5**
H, I, M/b, N, O, P, R, and T	**1.0**
J	**0.8**
M/a	**1.5**

(2) Special provisions.

(A) Retail and service use bonus.

(i) Maximum floor area ratios provided in Paragraph (1) may be increased in Subdistricts A, B, E-F, E-F-1, G, H, I, K, M/a, Q, and R if:

(aa) the amount of floor area designated for retail and service uses exceeds that required in the ground floor use requirement contained in Subsection (k)(2); and

(bb) an exterior entrance accessible from a city sidewalk is provided for all retail and service uses in excess of the ground floor use requirement. An exterior entrance that requires passage through a lobby serving multiple uses does not satisfy this requirement.

(ii) The floor area available under this bonus is calculated by subtracting the amount of floor area of retail and service uses required under the ground floor use requirement from the total amount of floor area designated for retail and service uses and multiplying the difference by two.

(iii) A development plan designating all retail and service uses must be submitted to the building official at the time application is made for a building permit. A deed restriction instrument must be filed with the building official concurrently with the development plan which contains a covenant limiting the relevant portion of the property to retail and service use. This instrument must expressly provide that the restrictions may be enforced by the city; must be approved as to form by the city attorney's office; and must be filed in the deed records of Dallas County.

(iv) An amendment to this article is required to permit any use other than one within the retail and service use group in space designated for retail and service use pursuant to this subparagraph. At least 30 days before filing an application for such an amendment with the city, the owner of the property subject to the amendment must mail notices of intent to amend this article to all owners of lots or land within 500 feet of the subject property and to the designated representative of the following neighborhood groups:

(aa) Abrams Brookside Neighborhood Association.

(bb) Lakewood Heights Neighborhood Association.

(cc) Edgemont Park Residents Association.

(dd) Lakewood Homeowners Association.

(ee) Junius Heights Homeowners Association.

(ff) Gastonwood/Coronado Hills Association.

(gg) Lakewood Country Club Estates Association.

(hh) Swiss Avenue Historic District Association.

(B) Transfer of development rights from Subdistrict J.

(i) Introduction. The following provisions permit a one-time transfer of floor area from the building sites where the Lakewood Theater and the former city library structures are located to other specified subdistricts in the center core area. A review procedure is provided to insure proper documentation of the transfer. The listed information must be provided on a document that must be filed in county deed records. The consequences of the transfer to the property from which the transfer is made would be to tie the future development of that property to the elevation drawings filed in deed records. The purpose of this provision is to provide an incentive to conserve and protect the Lakewood Theater and the former city library structures pursuant to state law authority to regulate places and areas of historical, cultural, or architectural importance and significance.

(ii) Transfer allowed. If the Lakewood Theater and the former city library structures are preserved in accordance with this subparagraph, square footage reflecting up to a floor area ratio of 1.2 may be transferred from each of the building sites where those structures are located to building sites in Subdistricts A, B, E-F, E-F-1, G, H, I, K, M/a, Q, or R.

(iii) Transfer process.

(aa) An owner who wishes to transfer development rights shall submit to the director the following information on a form approved by the director and suitable for filing in the county deed records:

-- Names and addresses of the owners of the development rights.

-- Street address, lot, and block number, and legal description of the property from which the development rights are to be transferred.

-- Street address, lot, and block number, and legal description of the property to which the development rights are to be transferred.

-- The floor area of the structure on the property from which the development rights are to be transferred (Lakewood Theater or former city library) and the lot area of the building site where the structure involved is located.

-- The amount of development rights to be transferred.

(bb) The applicant shall also provide to the director elevation drawings of the structure (Lakewood Theater or former city library structure) on the property from which the development rights are to be transferred. These elevations must indicate facade materials, roof form and materials, door and window openings, entry covers, and signage spaces, including the theater marquee.

(cc) The director shall check the information supplied on the form and sign the form if the applicant has complied with the requirements of this section.

(dd) When the director has signed the form, the applicant shall file the form in the county deed records, and shall supply the director and the building official with a copy of the filed document.

(ee) When a person applies for a building permit to use the transferred development rights, the building official shall forward the building permit application and the form transferring the development rights to the director. The director shall review the application and verify that the development rights have been properly transferred and may be used.

(iv) Consequences of transfer. If development rights are transferred in accordance with this subparagraph, all development of the building sites where the Lakewood Theater or the former city library structure are located must comply with the elevation drawings of those structures required in this subparagraph. If the Lakewood Theater or former city library structure is destroyed after the transfer of development rights, any new structure on those building sites must comply with the elevation drawings.

(C) Maximum floor area ratio under special provisions. Maximum floor area ratios attainable under Subparagraphs (A) and (B) are as follows:

Subdistrict	Maximum Bonus Floor Area Ratio
A, B, G, and K	**.5**
E-F, E-F-1, **M/a, and Q**	**.375**
H, I, and R	**.25**

(D) Transfer bonus from Subdistricts M/b and N.

(i) The following provisions permit a one-time transfer of floor area from Subdistricts M/b and N to Subdistrict M/a. The transfer must occur when an application for a building permit is made which would involve the use of the additional floor area in Subdistrict M/a. Before the building permit application may be accepted as complete, the applicant must submit deed restrictions in accordance with the following provisions that limit the maximum floor area in Subdistrict M/b or N to reflect the amount transferred to Subdistrict M/a. The purpose of this provision is to permit flexibility in the development of Subdistricts M/a, M/b, and N, and to provide an incentive for lessening the intensity of development in Subdistricts M/b and N due to their proximity to residential uses and for increasing the intensity of development in Subdistrict M/a, which is further from residential uses and good accessibility to major area roadways.

(ii) The floor area in Subdistrict M/a may be increased by a transfer of the amount of floor area not used in Subdistricts M/b or N if deed restrictions are filed in accordance with Subparagraphs (D)(iii) at the time application is made for a building permit involving the use of the additional floor area in Subdistrict M/a.

(iii) A set of deed restrictions must be filed in deed records of Dallas County that contains a covenant limiting the floor area to that existing or reserved for Subdistricts M/b or N after the transfer to Subdistrict M/a. The formula for calculating the amount of floor area for Subdistricts M/b or N after the transfer to Subdistrict M/a is as follows:

$$A - B = C$$

where A represents the maximum floor area permitted under this article in Subdistricts M/b or N, B represents the amount of floor area transferred to Subdistrict M/a, and C is the maximum amount of floor area permitted in Subdistricts M/b or N after the transfer. These restrictions must expressly provide that they may be enforced by the city, and must be approved as to form by the city attorney.

(f) Off-street parking in the center core area.

(1) Minimum number of spaces required.

(A) Uses in the public service, utility, and institutional use group must provide off-street parking at the ratios indicated in Division 51-4.200 of Chapter 51.

(B) Except as provided in Subparagraph (D), uses in the retail and service use group must provide off-street parking at the ratios indicated in Division 51-4.200 of Chapter 51.

(C) Except as provided in Subparagraph (D), uses in the restaurant, food, and drink service use group must provide one off-street parking space for each 100 square feet of floor area.

(D) Uses in the retail and service, and restaurant, food, and drink service use groups located on building sites in Subdistricts A, B, E-F, G, I, and J with frontage on the Abrams

Parkway Parking Mall must provide off-street parking at the ratio of 65 percent of the requirement indicated in Division 51-4.200 of Chapter 51.

(E) Uses in the office use group must provide one off-street parking space for each 333 square feet of floor area.

(F) Uses in the residential use group must provide one off-street parking space for each dwelling unit.

(G) For a winery and tasting room,

(i) Except as otherwise provided, one space per 600 square feet of floor area.

(ii) One space per 1,000 square feet of floor area used for storage.

Staff recommended:

(iii) One space per 100 square feet of floor area used for retail sales and seating.

Applicant requested:

(iii) One space per 200 square feet of floor area used for retail sales and seating.

(2) Location of off-street parking. No off-street parking is permitted in the front yard. Required off-street parking must be provided on the lot occupied by the main use, or in compliance with the special parking regulations of the Dallas Development Code.

(g) Other regulations applicable to the center core area.

(1) Outside speaker and intercom system use restrictions.

(A) The use of an outside public address or paging speaker is prohibited.

(B) The use of an outside speaker as a part of an intercom system is prohibited within 150 feet of a residential zoning district unless its use is approved through the residential adjacency review procedure.

(C) Outside speakers are prohibited along Kidwell Street in Subdistrict E-F-1.

(D) In Subdistrict E-F-1, a use defined within the restaurant, food, and drink service use group and a winery and tasting room must cease outdoor activities between the hours of 10 p.m. and 6 a.m. the next day.

(2) Alley use restriction. If a nonresidential use adjoins an alley that is within or abuts a residential zoning district, truck delivery and garbage or trash pickup is prohibited between the hours of 10 p.m. and 7 a.m. The board of adjustment may grant a special exception to the alley use restriction in accordance with the provisions of Section 51A-4.301(h)(2).

(3) Building site. For parking purposes and yard, lot, and space regulations, all of Subdistrict E-F-1 is considered a building site.

(h) Setbacks in the center core area.

(1) Setbacks in subdistricts. The setbacks required in the subdistricts of the center core area are as follows. All street frontages are treated as front yards, and there is no distinction between side and rear yard setbacks.

Subdistrict	Front Yard Setback	Side and Rear Yard Setback
A, B, C, D, E-F, E-F-1, G, H, I, J, K, M/a, O, P, Q, R, and S	**0**	**0**
L and T	**10**	**10**
M/b and N	**15**	**0**

(2) Other setback requirements in the center core area.

(A) Residential adjacency setbacks. The following setbacks apply to building sites adjacent to a residential zoning district.

(i) A 10-foot front yard setback must be provided on a building site located across an adjoining street from a residential zoning district or on a building site located within the same blockface as a residential zoning district.

(ii) A 10-foot side and rear yard setback must be provided on a building site that adjoins or is across a public alley or easement from a residential district.

(B) Designated retail street setbacks.

(i) Designation. The designated retail streets in this area are Abrams Parkway between Abrams Road (Bypass) and Prospect Avenue; Abrams Road between Gaston Avenue and Richmond Avenue; Gaston Avenue between Paulus Avenue and Abrams Road (Bypass); La Vista Drive between Alderson Street and Gaston Avenue; and Paulus Avenue between Gaston Avenue and La Vista Drive. The following setbacks apply to building sites with frontage on a designated retail street.

(ii) Minimum front yard setback. Structures on a building site with frontage on a designated retail street must have a minimum setback of five feet from the front property line and 15 feet from the projected street curb.

(iii) Exception to the minimum front yard setback. Trellises, screens, stairs, awnings, and canopies may encroach into the minimum front yard of a building site with frontage on a designated retail street if at least a seven-foot unobstructed sidewalk width is maintained between these improvements and the projected street curb.

(iv) Maximum front yard setback. Structures on a building site with frontage on a designated retail street may not have a setback greater than 15 feet from the front property line, or 25 feet from the projected street curb.

(C) Buffer zone setback. A minimum setback of 25 feet must be provided for all structures on a building site with frontage on Abrams Road (Bypass) between Abrams Parkway and Gaston Avenue. This buffer zone setback area may not be used for vehicular parking or vehicular circulation except for access to and from the street.

(D) Urban form setback. If any portion of a structure located in this area is over 36 feet in height, an additional front yard setback of 15 feet must be provided for that portion of the structure.

(E) Setback from Lakewood Theater required. Any structure located in Subdistrict K that is more than 36 feet in height must provide a setback from the Lakewood Theater structure of at least one foot of horizontal distance for each one foot of height over 36 feet.

(i) Sidewalks in the center core area.

(1) Sidewalks required. Before the issuance of a certificate of occupancy, owners of building sites in the center core area must construct and maintain a minimum average seven-foot sidewalk width generally parallel to the back curb of any adjoining street. Five feet of the required average sidewalk width must be maintained in an unobstructed state. The remaining two feet may be used as authorized by this article or the Dallas City Code, as amended.

(2) Special sidewalk width standards. Before the issuance of a certificate of occupancy, all owners of building sites in the center core area with frontage on a designated retail street, as defined in Subsection (h)(2)(B), must construct and maintain a minimum average 10-foot sidewalk width generally parallel to the back curb of any adjoining designated retail street. Seven feet of the required average sidewalk width must be maintained in an unobstructed state. The remaining three feet may be used as authorized by this article or the Dallas City Code, as amended.

(3) Sidewalk easement required in some cases. If any portion of the sidewalk is to be located in the front yard of the building site, the owner must dedicate a sidewalk easement to the city to assure its availability to the public as a permanent pedestrianway.

(j) Sign in the center core area.

(1) Except as otherwise provided in Paragraphs (2) and (3), attached and detached signs are permitted in the center core area in accordance with the provisions for business zoning districts contained in the Dallas Development Code.

(2) In Subdistricts L, M/b, N, O, and T, attached and detached signs must comply with the provisions for non-business zoning districts contained in the Dallas Development Code.

(3) Signs in the front yard of a building site in Subdistricts D and P with frontage on Prospect Street, Alderson Street, or Oram Street must comply with provisions for non-business zoning districts contained in the Dallas Development Code.

(k) Uses in the center core area.

(1) Subdistrict uses. Only the uses within the listed use groups are permitted in the following subdistricts of the center core area.

(A) Subdistricts A, B, C, E-F, E-F-1, G, H, I, K, M/a, Q, and R.

(i) Office use group.

(ii) Public service, utility, and institutional use group.

(iii) Residential use group, providing that residential uses do not exceed 50 percent of the total developed floor area of any structure.

(iv) Restaurant, food, and drink service use group.

(v) Retail and service use group.

(vi) Mounted cellular antenna. *[Permitted in Subarea C only.]*

(vii) Winery and tasting room. *[Permitted in Subdistrict E-F-1 only. SUP.]*

(B) Subdistrict J.

(i) Office use group.

(ii) Public service, utility, and institutional use group.

(iii) Restaurant, food, and drink service use group.

(iv) Retail and service use group.

(C) Subdistrict M/b.

(i) Office use group.

(ii) Public service, utility, and institutional use group.

(iii) Residential use group, except that the southerly 50 feet of this subdistrict is limited to only those uses allowed in the Restricted Paulus Avenue Subdistrict B use group.

(iv) Restaurant, food, and drink service use group.

(v) Retail and service use group.

(D) Subdistrict P.

(i) Office use group.

(ii) Public service, utility, and institutional use group.

(iii) Residential use group.

(iv) Retail and service use group, with the condition that access to any retail use is limited to the Kidwell Street frontage.

(E) Subdistrict S.

(i) Office use group.

(ii) Public service, utility, and institutional use group.

(iii) Residential use group.

(iv) Retail and service use group.

(F) Subdistricts D, N, O, and T.

(i) Office use group.
(ii) Public service, utility, and institutional use group.

(iii) Residential use group.

(G) Subdistrict L.

(i) Mounted cellular antenna.

(ii) Office use group.

(iii) Public service, utility, and institutional use group.

(iv) Residential use group, providing that residential uses do not exceed 50 percent of the total developed floor area of any structure.

(2) Ground floor use requirement.

(A) The ground floor use requirement set forth in Subparagraph (B) applies to all new construction and additions that increase floor area. The ground floor use requirement does not apply to existing structures or to remodeling or additions that do not increase floor area.

(B) At least 75 percent of the floor area of all uses on the ground floor of structures in Subdistricts A, B, E-F, G, I, K, Q, and R must be devoted to those uses listed in the retail and service, or restaurant, food, and drink service use groups.

(C) At least 75 percent of the floor area of all uses on the ground floor of structures in Subdistrict E-F-1 must be devoted to those uses listed in the retail and service, or restaurant, food, and drink service use groups.

(l) Width in the center core area.

(1) The minimum building width regulations in this subsection apply only to that portion of a building site in Subdistricts A, B, C, D, E-F, G, I, K, M/a, Q, and R that has frontage on a designated retail street.

(2) All structures must have a front building wall that extends through the setback corridor along a line generally parallel to the street for a distance that is at least 70 percent of a number equal to the length of the minimum front yard setback line minus any required setbacks at either end of the minimum front yard setback line. This calculation expressed mathematically is: .70 x (length of front yard setback line minus required setback lines at either end). The setback corridor is a ten-foot-wide

corridor that runs across the width of the lot from the minimum front yard setback line towards the rear of the lot a distance of 10 feet and across the lot from setback line to setback line. The portion of front building wall affected by this subsection extends from grade to 15 feet in height. (Ord. Nos. 20062; 23498; 24381; 25711)

SEC. 51P-281.109. DEVELOPMENT STANDARDS FOR THE NORTH ABRAMS AREA.

OMITTED FOR BREVITY

SEC. 51P-281.110. DEVELOPMENT STANDARDS FOR THE ABRAMS/RICHMOND/GASTON AREA.

OMITTED FOR BREVITY

SEC. 51P-281.111. DEVELOPMENT STANDARDS FOR THE PAULUS AVENUE AREA.

OMITTED FOR BREVITY

SEC. 51P-281.112. SPECIAL PENALTY PROVISIONS.

(a) General. A person violating a provision of this article, upon conviction, is punishable by a fine not to exceed $2,000. A person commits an offense if the person is criminally responsible for a violation of the use regulations or development standards of this article. A person is criminally responsible for a violation if the person:

(1) commits or assists in the commission of an act in violation; or

(2) owns part or all of the land or a structure on the land where a violation exists.

(b) Additional penalty. In addition to punishment by fine, the city may institute any appropriate action or proceedings to prevent, restrain, correct, or abate the unlawful erection, construction, reconstruction, alteration, repair, conversion, or maintenance of a building, structure, or land in the Lakewood Center SPD. (Ord. Nos. 20062; 25711)

~~**[SEC. 51P-281.113. ZONING MAP.**~~

~~PD 281 is located on Zoning Map No. I-8.~~] (Ord. Nos. 20062; 25711)

PROPOSED SUP CONDITIONS

Z145-308

1. USE: The only use authorized by this specific use permit is a winery and tasting room.

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

3. TIME LIMIT: This specific use permit expires on _____ (two years), 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.

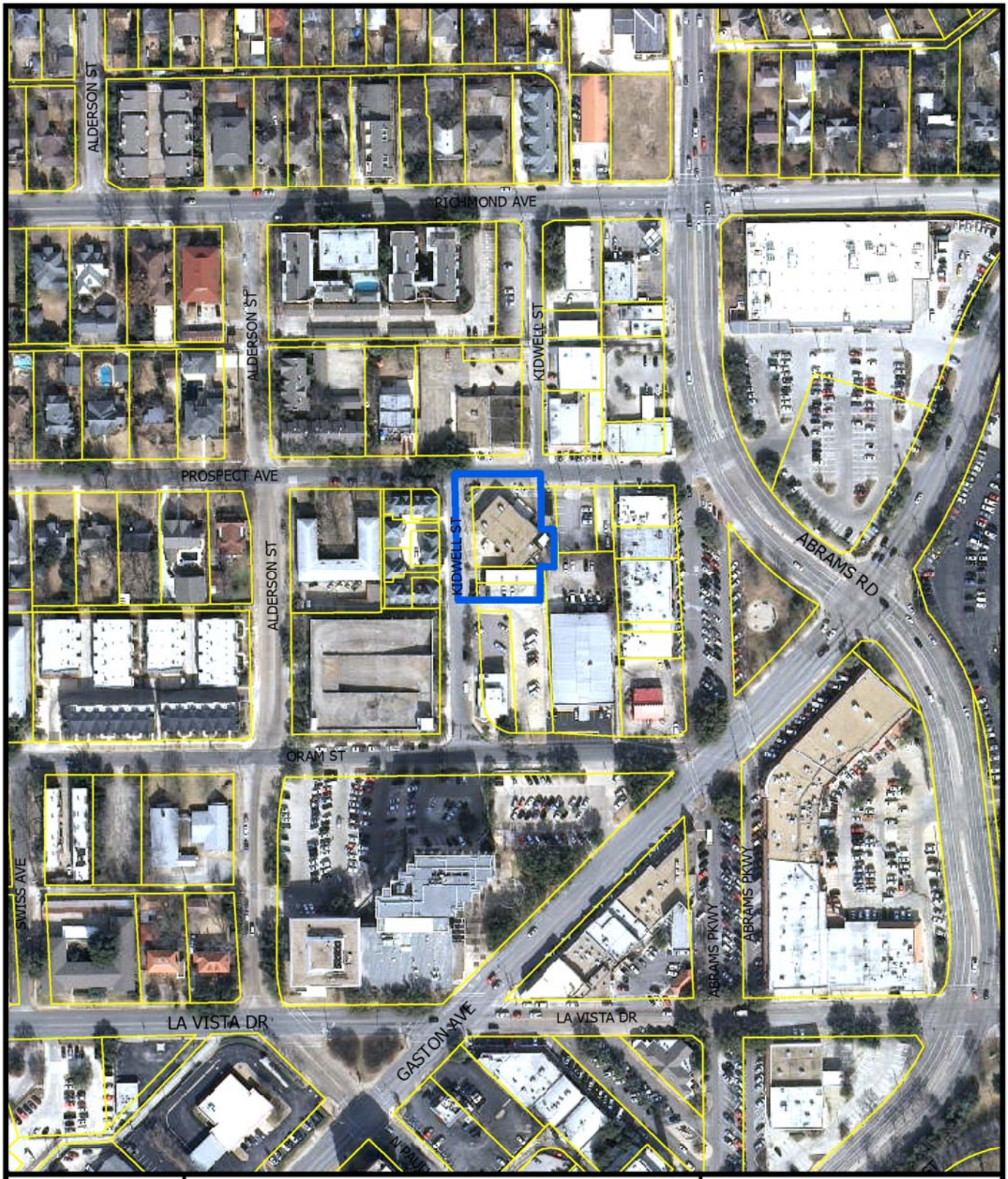
4. FLOOR AREA: The maximum floor area is 7,600 square feet in the location shown on the attached site plan.

5. OUTDOOR PATIO: The outdoor patio may not exceed 900 square feet in area in the location shown on the attached site plan.

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.

PALO PINTO AVE
GLENROSE CT
HILLSIDE DR
LAKESHORE DR
CECILLE ST
GOLIAD AVE
LAKEWOOD BLVD
CAMBRIA BLVD
AVALON AVE
BELMONT AVE
RICHMOND AVE
ALDERSON ST
KIDWELL ST
COUNTRY CLUB CIR
PROSPECT AVE
MODERN PL
EMPIRE DR
ORAM ST
BRYAN PKWY
SWISS AVE
ABRAMS PKWY
LA VISTA DR
JUNIUS ST
N BROOKSIDE DR
N PAULUS AVE
LARGENT AVE
NESBITT DR
GASTON AVE
LIPSCOMB AVE
CLUB LAKE CT
N GLASGOW DR
TREMONT ST
RIDGEWAY ST
SKILLMAN ST
WORTH ST
VICTOR ST
1:6,000
VICINITY MAP
Case no: Z145-308
Date: 10/1/2015

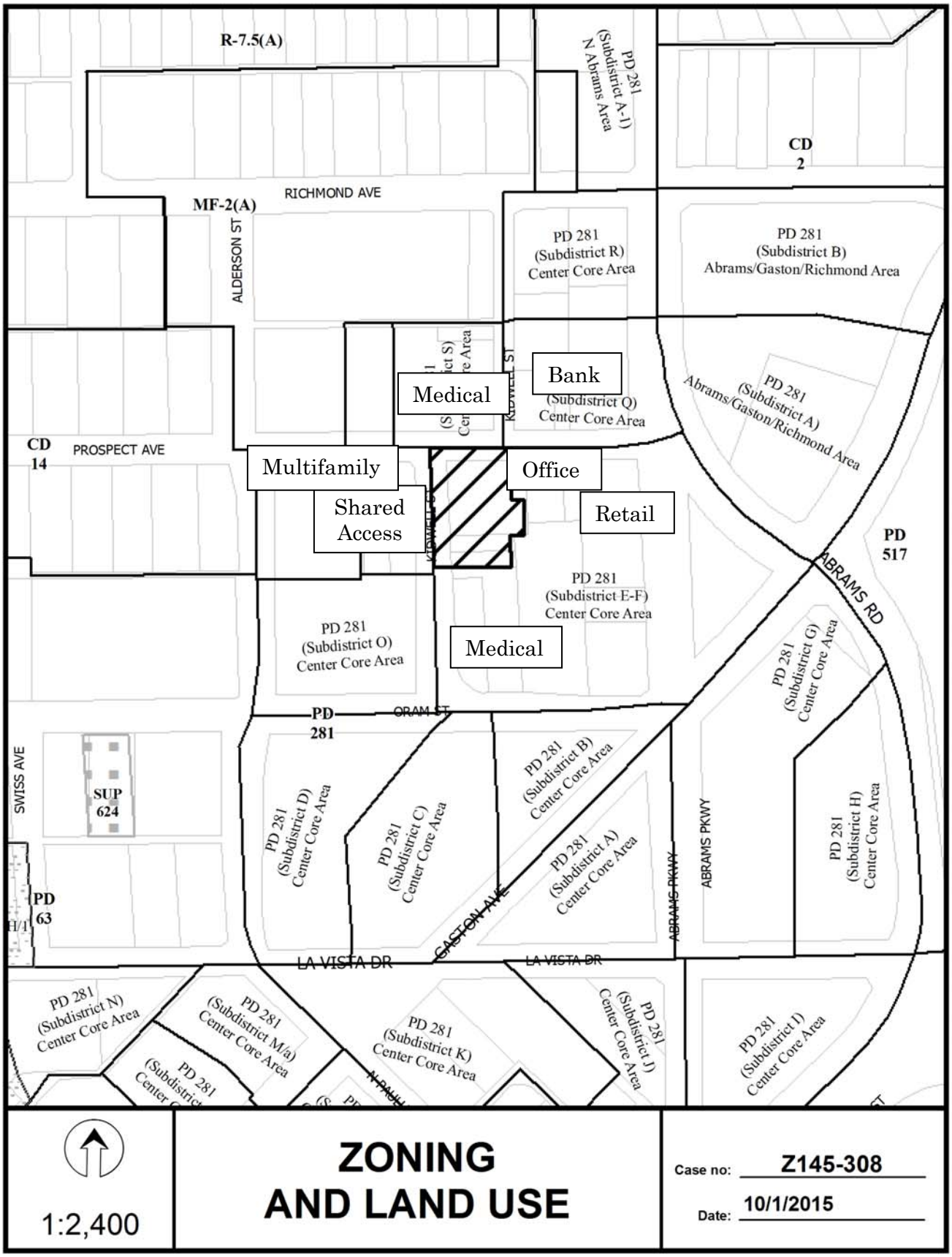


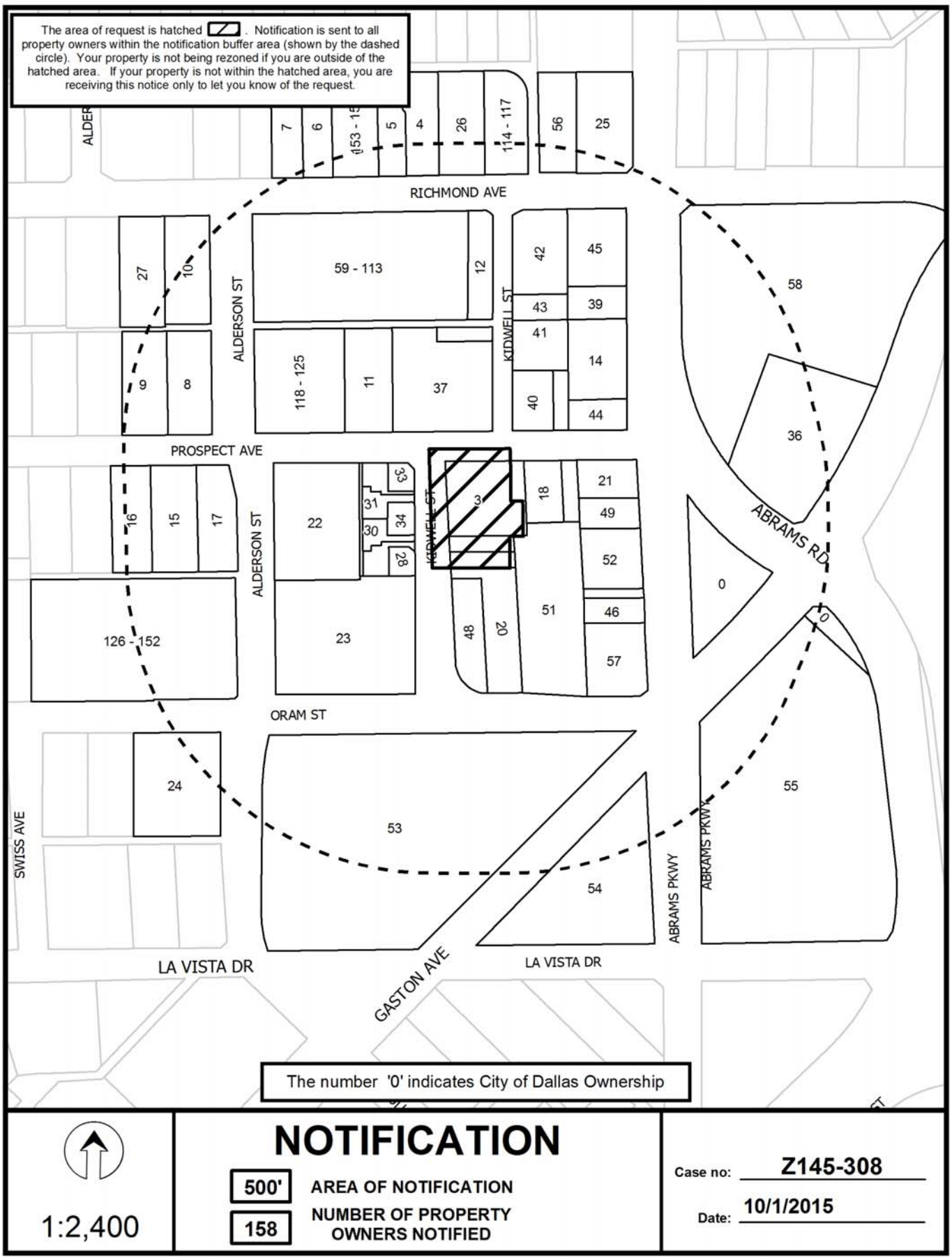
1:2,400

AERIAL MAP

Case no: Z145-308

Date: 10/1/2015


R-7.5(A)
MF-2(A)
RICHMOND AVE
ALDERSON ST
PROSPECT AVE
CD 14
CD 2
PD 281 (Subdistrict A-1) N Abrams Area
PD 281 (Subdistrict R) Center Core Area
PD 281 (Subdistrict B) Abrams/Gaston/Richmond Area
PD 281 (Subdistrict Q) Center Core Area
PD 281 (Subdistrict A) Abrams/Gaston/Richmond Area
Medical
Bank
Multifamily
Office
Shared Access
Retail
Medical
PD 281 (Subdistrict E-F) Center Core Area
PD 281 (Subdistrict O) Center Core Area
PD 517
ABRAMS RD
PD 281
ORAM ST
SWISS AVE
SUP 624
PD 63
PD 281 (Subdistrict D) Center Core Area
PD 281 (Subdistrict C) Center Core Area
PD 281 (Subdistrict B) Center Core Area
PD 281 (Subdistrict A) Center Core Area
PD 281 (Subdistrict G) Center Core Area
PD 281 (Subdistrict H) Center Core Area
ABRAMS PKWY
GASTON AVE
LA VISTA DR
PD 281 (Subdistrict N) Center Core Area
PD 281 (Subdistrict M/a) Center Core Area
PD 281 (Subdistrict K) Center Core Area
PD 281 (Subdistrict J) Center Core Area
PD 281 (Subdistrict I) Center Core Area
1:2,400
ZONING AND LAND USE
Case no: Z145-308
Date: 10/1/2015


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.
RICHMOND AVE
PROSPECT AVE
ORAM ST
LA VISTA DR
LA VISTA DR
GASTON AVE
ALDERSON ST
ALDERSON ST
KIDWELL ST
KIDWELL ST
ABRAMS RD
ABRAMS PKWY
ABRAMS PKWY
SWISS AVE
59 - 113
118 - 125
126 - 152
114 - 117
153 - 15
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
158
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z145-308
Date: 10/1/2015

10/01/2015

Notification List of Property Owners

Z145-308

158 Property Owners Notified

Label #	*Address*		*Owner*
1	2016	KIDWELL ST	PLATNER KERT &
2	2018	KIDWELL ST	PLATNER KERT &
3	6324	PROSPECT AVE	LAWLER PLATNER WILSON LP
4	6343	RICHMOND AVE	FERGUSON CARLTON W &
5	6339	RICHMOND AVE	LAHAT GAL
6	6329	RICHMOND AVE	SCOTT WILLIAM H JR &
7	6325	RICHMOND AVE	PATTS NICHOLAS JAMES
8	6285	PROSPECT AVE	CORNELIUS TODD M & ELIZABETH B
9	6277	PROSPECT AVE	YOUNG JENEAN A &
10	6284	RICHMOND AVE	HOLMES JOHN B
11	6315	PROSPECT AVE	SMITH JAMES & LAUREL REVOCABLE TRUST
12	6328	RICHMOND AVE	2122 KIDWELL LLC
13	6341	PROSPECT AVE	J LAKEWOOD LTD
14	2111	ABRAMS RD	J LAKEWOOD LTD
15	6280	PROSPECT AVE	CHITWOOD ROBERT EUGENE &
16	6274	PROSPECT AVE	SMITH HELEN L
17	6284	PROSPECT AVE	DONLIN PATRICK
18	6336	PROSPECT AVE	ALLEGRO MANAGEMENT TRUST
19	6338	PROSPECT AVE	INTERRANTE INTERESTS LTD
20	6337	ORAM ST	TETER JACK
21	2031	ABRAMS PKWY	2031 ABRAMS LLC
22	6304	PROSPECT AVE	WWW PROPERTIES LTD
23	2010	ALDERSON ST	HIGHLAND LAKEWOOD LLC
24	6282	ORAM ST	BETHANY CHRISTIAN CHURCH
25	2201	ABRAMS RD	JB & T PROPERTIES LLC
26	6345	RICHMOND AVE	BUCHANAN JO ANN

10/01/2015

Label #	*Address*		*Owner*
27	6276	RICHMOND AVE	GARRETT JOHN & NATALIA
28	2005	KIDWELL ST	IVERSON CLAIRE A
29	2007	KIDWELL ST	BOZARTH CHARLOTTE TR
30	2009	KIDWELL ST	WHETSTINE DANIEL A
31	2013	KIDWELL ST	REGO RHONDA A
32	2015	KIDWELL ST	HEDRICK KATHLEEN
33	2017	KIDWELL ST	ETHRIDGE RICHARD L
34	2011	KIDWELL ST	FEROZE ZAMMURAD H
35	2011	KIDWELL ST	LAKEWOOD VILLAS HOA
36	6433	GASTON AVE	MERIDITH JANET DINES ETAL
37	6331	PROSPECT AVE	LAKEWOOD MEDICAL BLDG INC
38	2105	KIDWELL ST	LAKEWOOD MEDICAL BLGD INC
39	2115	ABRAMS RD	GOOD PPTIES LLC
40	6333	PROSPECT AVE	J LAKEWOOD LTD
41	2108	KIDWELL ST	HOLMES JOHN
42	2122	KIDWELL ST	2122 KIDWELL LLC
43	2114	KIDWELL ST	CHAMBERLAIN NICHOLAS
44	2101	ABRAMS RD	J LAKEWOOD LTD
45	2121	ABRAMS RD	SEJ ASSET MGMT & INVESTMENT COMPANY
46	2009	ABRAMS PKWY	CCP 2009 ABRAMS LP
47	2011	ABRAMS PKWY	MAST ELIZABETH
48	6329	ORAM ST	HELDON CORP
49	2025	ABRAMS PKWY	INTERRANTE INTERESTS LTD
50	6326	PROSPECT AVE	ALLEGRO MANAGEMENT TRUST
51	6337	ORAM ST	TETER JACK
52	2015	ABRAMS PKWY	LAKEWOOD SHOPPING CTR LTD
53	6301	GASTON AVE	HIGHLAND LAKEWOOD LLC
54	6316	GASTON AVE	GREENWAY LAKEWOOD PTNRS
55	1904	ABRAMS PKWY	1924 ABRAMS LTD
56	6363	RICHMOND AVE	HOPKINS A F TRUSTEE
57	2001	ABRAMS PKWY	TEXAS MCFARLIN LTD PS

10/01/2015

Label #	*Address*		*Owner*
58	2118	ABRAMS RD	ALEFF LLC
59	6318	RICHMOND AVE	SHEUMAKER ANDREW
60	6318	RICHMOND AVE	BURKHALTER BRADLEY G
61	6318	RICHMOND AVE	HALE VALLI
62	6318	RICHMOND AVE	HEARN ROBERT J
63	6318	RICHMOND AVE	MOSELEY KATE K
64	6318	RICHMOND AVE	TOPP PATRICIA ANN
65	6318	RICHMOND AVE	PIGG MICHAEL W
66	6318	RICHMOND AVE	SAUCEDO GUADALUPE
67	6318	RICHMOND AVE	JOHN PAUL HOLDING INVESTMENTS CORP
68	6318	RICHMOND AVE	ADCOCK RONALD K & BARBARA
69	6318	RICHMOND AVE	NEMETH MARY A
70	6318	RICHMOND AVE	ECKIAN ALBERT G REVOCABLE TRUST
71	6318	RICHMOND AVE	BRADY PATRICIA A
72	6318	RICHMOND AVE	MAYER BARBARA ANN &
73	6318	RICHMOND AVE	SHRIVER JODI LYN
74	6318	RICHMOND AVE	SEUFER AIMEE R
75	6318	RICHMOND AVE	THIBAUT JEANNINE
76	6318	RICHMOND AVE	LACHER KIMBERLY A
77	6318	RICHMOND AVE	TODD BRETT
78	6318	RICHMOND AVE	BAILEY GRETCHEN
79	6318	RICHMOND AVE	COX CRISTIN E
80	6318	RICHMOND AVE	GONZALEZ LEONOR
81	6318	RICHMOND AVE	HARTFIEL HOLLY M
82	6318	RICHMOND AVE	DELANEY DENA
83	6318	RICHMOND AVE	LEOPOLD ANTHONY M
84	6318	RICHMOND AVE	BALARAMA KRISHNA
85	6318	RICHMOND AVE	BELL KENDRA
86	6318	RICHMOND AVE	MCLEAN MELISSA MARY
87	6318	RICHMOND AVE	MILLER JACQUELINE N
88	6318	RICHMOND AVE	AUTREY STEPHANIE M

10/01/2015

Label #	*Address*		*Owner*
89	6318	RICHMOND AVE	LABRIE LINDSAY
90	6318	RICHMOND AVE	PERKINS SYDNEY MARIE &
91	6318	RICHMOND AVE	MOON ADAM
92	6318	RICHMOND AVE	J & P LEYMON FAMILY TRUST
93	6318	RICHMOND AVE	BLONS JEANETTE M LIF EST
94	6318	RICHMOND AVE	ROBINSON BECKY
95	6318	RICHMOND AVE	GANN THOMAS K & ANN M
96	6318	RICHMOND AVE	MCCOLLUM MILES G
97	6318	RICHMOND AVE	POLLAK ROBERT N
98	6318	RICHMOND AVE	BACH PROPERTIES LLC
99	6318	RICHMOND AVE	FANNIE MAE
100	6318	RICHMOND AVE	MINICK MATTHEW
101	6318	RICHMOND AVE	BONGANI HOLDINGS LLC
102	6318	RICHMOND AVE	WILLE ELIZABETH A
103	6318	RICHMOND AVE	CLAYTON LESLEY
104	6318	RICHMOND AVE	LEATHERWOOD NANCY R
105	6318	RICHMOND AVE	MEYERS KAREN LINNET
106	6318	RICHMOND AVE	GERHART MARTHA
107	6318	RICHMOND AVE	BONDURANT KAREN
108	6318	RICHMOND AVE	HUTCHESON MELEISSA L
109	6318	RICHMOND AVE	BERRELLS BRENDAN J
110	6318	RICHMOND AVE	WADINO MICHAEL J JR &
111	6318	RICHMOND AVE	REAVES CATHRYN
112	6318	RICHMOND AVE	REYNA MICHAL
113	6318	RICHMOND AVE	ACOSTA VERONICA M
114	6355	RICHMOND AVE	TRAVIS PATRICIA J
115	6355	RICHMOND AVE	ESPENSEN SCOTT LETH
116	6355	RICHMOND AVE	MARSHALL DAHL
117	6355	RICHMOND AVE	MARTIN ELAINE P
118	6303	PROSPECT AVE	WOHLRABE BARBARA LEE
119	6303	PROSPECT AVE	BRAZOS PROPERTIES INC

10/01/2015

Label #	*Address*		*Owner*
120	6303	PROSPECT AVE	NELSON JAMES ANDREW
121	6303	PROSPECT AVE	SHELTON THOMAS B
122	6303	PROSPECT AVE	DANZA ISABEL C
123	6303	PROSPECT AVE	ARTH WILLIAM P
124	6303	PROSPECT AVE	WITT KENT P & YOLANDA E
125	6303	PROSPECT AVE	CROSIER PAMELA G
126	6269	ORAM ST	WEST SHELLY V
127	6269	ORAM ST	EVANS JOSHUA & TANYA
128	6269	ORAM ST	SULLIVAN CYNTHIA ANN
129	6269	ORAM ST	HERNANDEZ ELIZABETH
130	6269	ORAM ST	QUICK BRENDON C & GENEVIEVE
131	6269	ORAM ST	IRONS KYLE T
132	6269	ORAM ST	GOBERT JUSTIN R
133	6269	ORAM ST	CULLISON MATTHEW T
134	6269	ORAM ST	GRUSSENDORF CECILIA
135	6269	ORAM ST	PERRYMAN JOHN
136	6269	ORAM ST	RICE ADAM T
137	6269	ORAM ST	RICKARD LIONEL
138	6269	ORAM ST	BRONAUGH SHARON L
139	6269	ORAM ST	DOUGLAS ANN B
140	6269	ORAM ST	ANDRIEN KENNETH J & ANNE B
141	6269	ORAM ST	BILL NATALIE A
142	6269	ORAM ST	SCHMITT JULIE ANNA
143	6269	ORAM ST	CARTER ANDREW F
144	6269	ORAM ST	FERTITTA STACY MICHELLE
145	6269	ORAM ST	LUBBOCK B & V INVESTMENTS LLC
146	6269	ORAM ST	MONNICH C R
147	6269	ORAM ST	LYNCH CAROL J
148	6269	ORAM ST	LACHER KIMBERLY A
149	6269	ORAM ST	FREDERICK LISA
150	6269	ORAM ST	STEPHENS KANDICE

10/01/2015

Label #	*Address*		*Owner*
151	6269	ORAM ST	HILL VAN D & ANNE B
152	6269	ORAM ST	MIKESKA JEFFREY W & DEBORAH J
153	6333	RICHMOND AVE	HILL HAYLEY &
154	6333	RICHMOND AVE	SHAH LINA A & ATIT M
155	6333	RICHMOND AVE	MERBLER KENNETH G
156	6333	RICHMOND AVE	BOHANNON GEORGE T
157	6333	RICHMOND AVE	FENNER RYAN DONALD
158	6333	RICHMOND AVE	JOHANNESEN TRACE

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2015**

Planner: Sarah May

FILE NUMBER:	Z145-322(SM)	**DATE FILED:**	August 10, 2015
LOCATION:	East line of Guard Drive, north of Lake June Road		
COUNCIL DISTRICT:	5	**MAPSCO:**	57M
SIZE OF REQUEST:	Approx. 5.447 acres	**CENSUS TRACT:**	115.00

APPLICANT: Raul Acosta, City of Dallas

REPRESENTATIVE: Charyl F. McAfee-Duncan, McAfee3 Architects, Inc.

OWNER: Louise Elam, City of Dallas

REQUEST: An application for a Specific Use Permit for a utility or government installation other than listed on property zoned an LI Light Industrial District.

SUMMARY: The purpose of the request is to operate a service center with offices and storage for the City of Dallas' Parks and Recreation Department. The floor area of the existing building is being expanding for a City of Dallas, Parks and Recreation Department District Service Center.

STAFF RECOMMENDATION: **Approval** for a permanent period, subject to a site plan and conditions.

PRIOR CPC ACTION: On October 1, 2015, the City Plan Commission held this item under advisement for the applicant to provide additional information included in this report's traffic section, conditions 4 and 7, and the updated site plan. A community meeting is scheduled for October 27, 2015.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval permit based upon:

1. *Compatibility with surrounding uses and community facilities* – The service yard is fully screened and physically separated by changes in elevation from single-family homes. As a result, the request is not anticipated to have a negative impact on the surrounding areas.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The functions of the utility or government installation other than listed use contributes to the city functions in the management of the parks and recreation centers throughout the City of Dallas.

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 general public as it will provide a location for parks and recreation equipment for the City of Dallas.

4. *Conforms in all other respects to all applicable zoning regulations and standards* – The proposed use will comply with all applicable zoning regulations and standards.

BACKGROUND INFORMATION:

- In 1949, the site was annexed into the City of Dallas.
- In 1961, the site was dedicated to the City of Dallas for purposes of building an armory building for the Texas National Guard and the 60-foot right-of-way was named Guard Drive.
- In 1961, a permit for new construction was issued for the armory building.
- In 2004 plat number S012-249R was recorded in Dallas County records to create 125 single family lots to the north and west of the site. The majority of new construction on these lots took place between 2004 and 2007.
- The Army Reserve vacated the site in September 2011.
- Preliminary plat S145-247 was approved by the City Plan Commission August 20, 2015.

Zoning History: There has not been any recent zoning activity in the immediate area relevant to this request within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	ROW
Guard Drive	Local	100 ft.

Traffic:

The applicant provided the following explanation of the planned functions and day to day operations of a Park and Recreation Service Center.

Personal Vehicles:

The service center will have 36 full time positions. They estimate that an average of 30 personal vehicles would be entering the employee parking lot between the hours of 6:30 AM and 7:00 AM. A few carpool or take public transportation.

When employees return to the facility in City vehicles at the end of the day, they check their tools back in the warehouse, park and secure their vehicles, go to the Break Room to complete their daily paperwork, and check in with their supervisors. The typical day for most employees ends at 3:30 PM, but there is after-hour staff and on most days members of the Leadership Team work until 6:00 PM.

Two personal vehicles from the Evening and Weekend Litter Crew will be entering the facility around 11:45 AM Thursday and Friday and 10:45 AM on the weekends and will be exiting the facility around 8:30 PM daily. Winter hours will be Thursday thru Monday from 7:00 AM to 3:30 PM for this crew.

City Vehicles:

On average 15 to 18 City vehicles will be exiting the facility daily at 7:30 AM and returning at 3:00 PM. From 7:30 AM to 3:30 PM, an average of 5 to 10 City vehicles will be coming and going. These include Leadership Team members going back and forth to the field, support staff conducting miscellaneous business throughout the day, and other City staff coming over for items such as building and equipment maintenance.

A few vehicles, including Weekend and Evening Litter Crew, will be coming in after hours or at the end of the shifts between 6:00 PM and 8:30 PM but this will be minimal and for special events.

Vendor vehicles:

A propane truck comes to fill the tanks for the mowers late morning approximately twice a week during growing season and then weekly though the winter. A uniform truck comes mid-morning on Mondays to collect soiled uniforms and drop off clean ones. Ice deliveries typically come once a week during the growing season and as needed during the winter months. Miscellaneous deliveries from vendors take place during the year, especially during early winter.

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that the proposed SUP will not have a negative impact on the surrounding street system. The analysis is based upon the traffic worksheet the applicant provided during the application submittal.

COMPREHENSIVE PLAN:

The *forwardDallas! Comprehensive Plan* designates the area of request in the Urban Neighborhood Building Block.

The 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.

LI zoning is not typically a zoning district that is envisioned for Urban Neighborhood Building Blocks. However, given that LI is the existing zoning on the property, the proposed site changes are minor in nature, the screening wall will mitigate potential impacts the use may have on surrounding properties, and because the site has been commercially utilized for over 40 years, the request can be supported.

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	LI	Vacant (former Armory Building)
South	MU-1	Undeveloped
North, East, and West	R-7.5(A)	Single Family

Land Use Compatibility:

Work at the facility during the day includes Administration staff working in the building, minor work in the Drill Hall and in the yard preparing for projects or tasks, and staff returning to the facility for supplies or materials if a hazard or problem is identified in the field.

The proposed design is to renovate the Armory to be utilized for the Crawford Service Center replacement facility. The 10,773 square foot building will be expanded by 273 square feet and will house offices, locker rooms, breakroom, warehouse, conference room, and storage. The equipment yard will include 17,480 square feet of various sheds. One drive-through storage shed for equipment and one amenity shed to house park amenities such as trash cans, grills, and bleachers. There will also be various portable storage units. The paving will include 10 visitor parking spaces and 46 spaces for staff vehicles.

The service yard will have a flex base and 14-16 parking spaces for vehicles & trailers. There are some items that have to be stored outside in the open including sandy loam, two types of mulch, soil mix, gravel, ball field conditioner, and ball field clay. These products do not stay in the yard long as they will keep one pile of each for emergencies. Each pile is around 15 feet across and 5 feet tall.

On pages 8 and 9 of this report, two maintenance district maps are shown that identify the overall park maintenance districts within the City of Dallas and the park facilities that the proposed park and recreation service center will maintain within Park Maintenance District 2. A list of the parks that the proposed service center will maintain is on page 10 and shows the proposed service center will maintain 64 parks.

The site is developed with a one-story, masonry building and surface parking lots on the north and south. The original armory building was constructed for the Texas National Guard on city-owned land in 1962 when it was surrounded by undeveloped land. The building was used as offices, locker rooms, warehouse, and a drill hall and the Guard also stored vehicles and equipment outside.

The site to the south is undeveloped and the request site is also bounded by the Green DART rail right-of-way to the east and the Lake June Station just a half-mile walk to the southeast.

A single-family subdivision exists to the north and west of the request site. The previously undeveloped land was subdivided and the homes were constructed in the mid-2000's. The physical separation of the single-family homes to the north and the service yard ranges from 170 feet to 300 feet. The homes to the west of the request site are about six to eight feet below the level of Guard Drive, as the topography of the area slopes down into the floodplain to the west. The homes to the west of the request site have a six-foot solid screening fence atop a six to eight-foot retaining wall that separates the homes from Guard Drive and the request site.

The request site is also required to provide a solid screening fence to enclose the service yard. The physical separation between the proposed service yard's screening fence to the single-family fences to the north is thirty feet and the physical separation between the screening fence to the single family fences to the west is 75 feet.

Because the service yard is fully screened and physically separated from single-family homes and the day to day operations of the use will not create traffic hazards as discussed in the traffic section, staff recommendation is for approval of a Specific Use Permit for a utility or governmental installation, for a permanent time period, subject to a site plan and conditions.

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.

Parking:

The Dallas Development Code states that a government installation other than listed use requires that minimum off-street parking that must be provided is a ratio that is, "the most equivalent to the proposed use in terms of function."[1] Equivalencies for this use are as follows: the structure's proposed occupancy classification is a B occupancy, which is similar to an office use, which is parked at one space per 333 square feet; the proposed service yard is similar to outside storage, which is parked at one space per

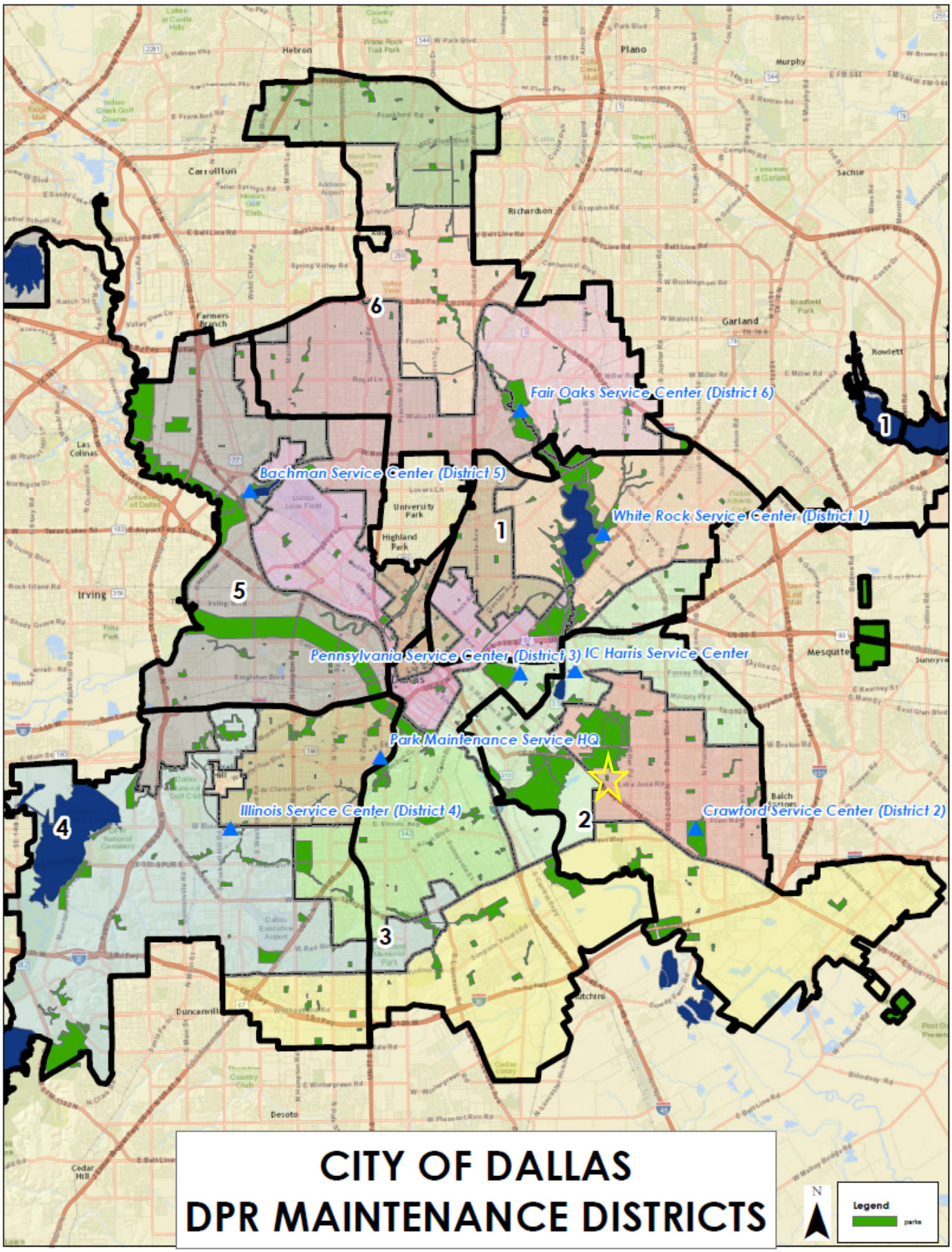
[1] Reference Section 51A-4.212(11)(C) of the Dallas Development Code.

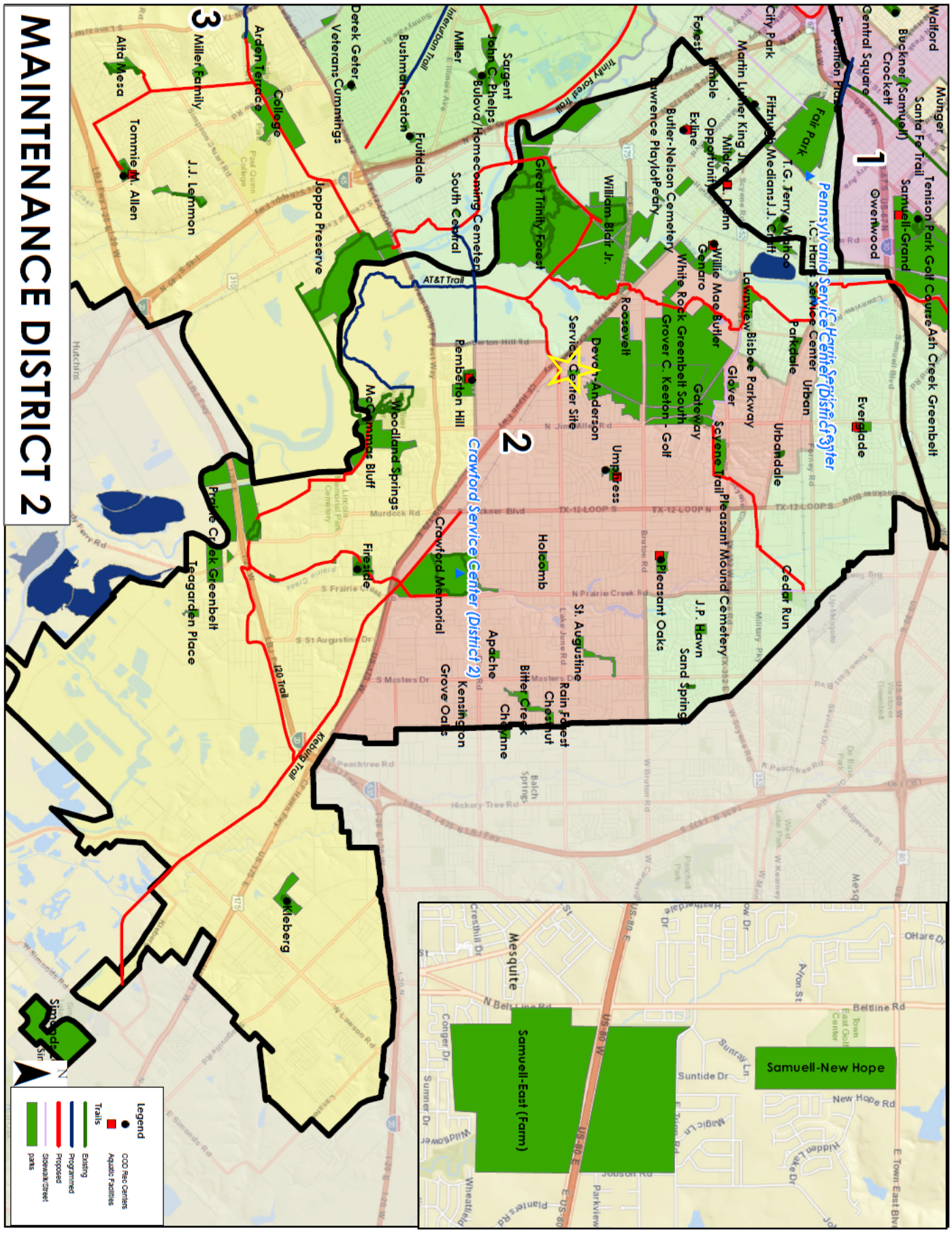
5,000 square feet of site area. The equivalent minimum parking requirements are as shown in the below table.

Area	***Size***	***Ratio***	***Required***
Structure	11,046 SF	1 per 333 SF	33
Service yard	61,860 SF	1 per 5,000 SF	12
Total			**45**

The request will provide 61 parking spaces on site, which exceeds the minimum required parking requirements by 35 percent.

Landscaping: Landscaping must be provided in accordance with Article X, as amended.


Fair Oaks Service Center (District 6)
Bachman Service Center (District 5)
White Rock Service Center (District 1)
Pennsylvania Service Center (District 3)
IC Harris Service Center
Park Maintenance Service HQ
Illinois Service Center (District 4)
Crawford Service Center (District 2)
CITY OF DALLAS
DPR MAINTENANCE DISTRICTS
Legend
parks


MAINTENANCE DISTRICT 2
1
2
3
Pennsylvania Service Center (District 1)
Crawford Service Center (District 2)
Service Center Site
Samuell-East (Farm)
Samuell-New Hope
Legend
CCD Rec Centers
Aquatic Facilities
Trails
Existing
Programmed
Proposed
Sidewalk/Street
parks

Maintenance District 2 Park System

Updated 8-28-13

Park Name	Address	Mapsco	Council Dist.
AT&T Trail	6500 Great Trinity Forest BLVD	68X	8
Buckeye Trail	8000 Bexar Street	56&57	8
Dallas Audubon Center	6500 Great Trinity Forest BLVD	68X	8
Apache	701 Apache Ln.	59-P	05
Beeman Cemetery	4640 Pepper St.	47-N	07
Bisbee Parkway	3100-3600 Bisbee Dr.	47-V	05
Bitter Creek	800 Bitter Creek	59-Q	05
Butler-Nelson Cemetery	2900 Hatcher at Cason	46-Z	07
Cedar Run	4100 Prairie Creek Rd.	49-N	07
Chestnut	1100 Cheyenne	59-M	05
Cheynne	700 Cheyenne	59-R	05
Confederate Cemetery	3100 Reed Lane	46-Y	07
Crawford Memorial	8700 Elam Rd.	58-V	05
Devon-Anderson	1525 Devon	57-H	05
Everglade	5100 Jim Miller Road	48-J	07
Exline	2525 Pine Street	46-Y	07
Fireside	8600 Fireside	68-D	08
Gateway	2400 Jim Miller Rd.	58-A	05
Genaro	5420 Grovewood	47-X	05, 07
Glover	6600 Scyene Rd.	47-V	05
Great Trinity Forest	2nd Avenue to Trinity River	56 & 57	07, 08
Grove Oaks	10426 Grove Oaks	59-U	05
Holcomb	1044-1114 Holcomb	58-M	05
I.C. Harris Service Center	5620 Parkdale Drive	47-P	07
J.J. Craft	4500 Spring Avenue	47-N	07
J.J. Craft House	2618 Warren Ave.	46-T	07
J.P. Hawn	2600 St. Augustine	49-X	07
Kensington	10600 Chesapeake	59-U	05
Kimble	2215 Warren	46-W	07
Kleberg	1515 Edd Rd.	69A-M	08
Lawnview	5500 Scyene Road	47-T	07
Lawrence Playlot	2400 Lawrence	56-C	07
Liberty	3300 Court	46-U	07
McCommas Bluff	7000 Fairport Rd.	68-X	08
Mildred L. Dunn	3300 Carpenter	46-V	07
Opportunity	3105 Pine	46-Y	07
Opportunity Cemetery	3105 Pine	46-Y	07
Owenwood	3100 Fairview	47-E	02
Parkdale	6000 Military Parkway	47-Q	07
Parkview	1400 Fairview	46-H	02
Peary	2800 Peary	56-D	07
Pemberton Hill	6424 Elam Rd.	57-V	08
Pleasant Mound Cemetery	8000 Scyene Rd.	48-U	05
Pleasant Oaks	8700 Greenmound	58-D	05
Prairie Creek Greenbelt	Elam to Dowdy Ferry	59, 68, 69	05
Rain Forest	10600 Lake June Rd.	59-M	05
Roosevelt	2342 Moonlight	57-C	05
Samuell-East (Farm)	Highway 80 at Belt Line Rd.	50-E	0
Sand Springs	10243 Hillhouse Ln.	49-Y	07
Scyene Trail	7400Scyene rd	48-X	05
SE Police Station	725 N Jim Miller		8
SE Police Sub Station	5450 Bexar St	56-D	7
Simonds Lake	1911 Bowers Road	80-E	0
St. Augustine	1500 North St. Augustine	59-K	05
Teagarden Place	9300 Crimson Court	69-S	08
Trinity Trails Phase 2	6500 Great Trinity Forest	68X	8
Umphress	7700 Umphress	58-F	05
Urban	4300 Academy	48-N	05
Urbandale	7400 Ireland	48-T	05
Wahoo	4600 Hatcher Street	47-N	07
Wheatley	3700 Meyers	46-U	07
William Blair Jr.	3000 Rochester	56 & 57	07
Willie Mae Butler	3700 Dixon Ave.	47-W	07
Woodland Springs	500 Schepps PKWY	58-X	08

PROPOSED
SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is for a utility or governmental Installation other than listed limited to a park and recreation service center.

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

3. TIME LIMIT: This specific use permit has no expiration date.

4. HOURS OF OPERATION: The park and recreation service center may only operate between 6:30 a.m. and 8:30 p.m., Monday through Sunday.

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

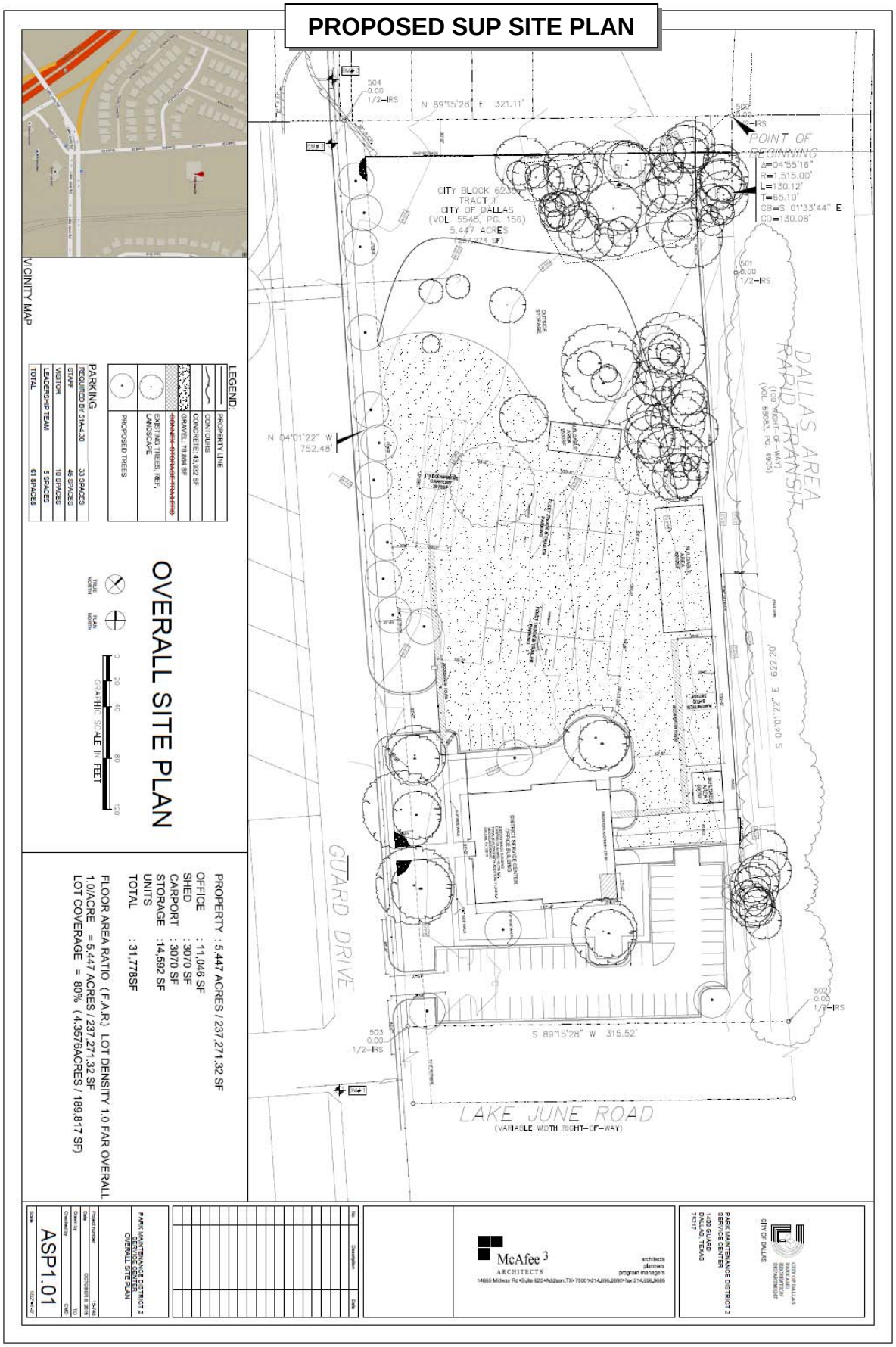
~~5~~6. SCREENING: A minimum six-foot-high solid fence must be provided in the location shown on the attached site plan.

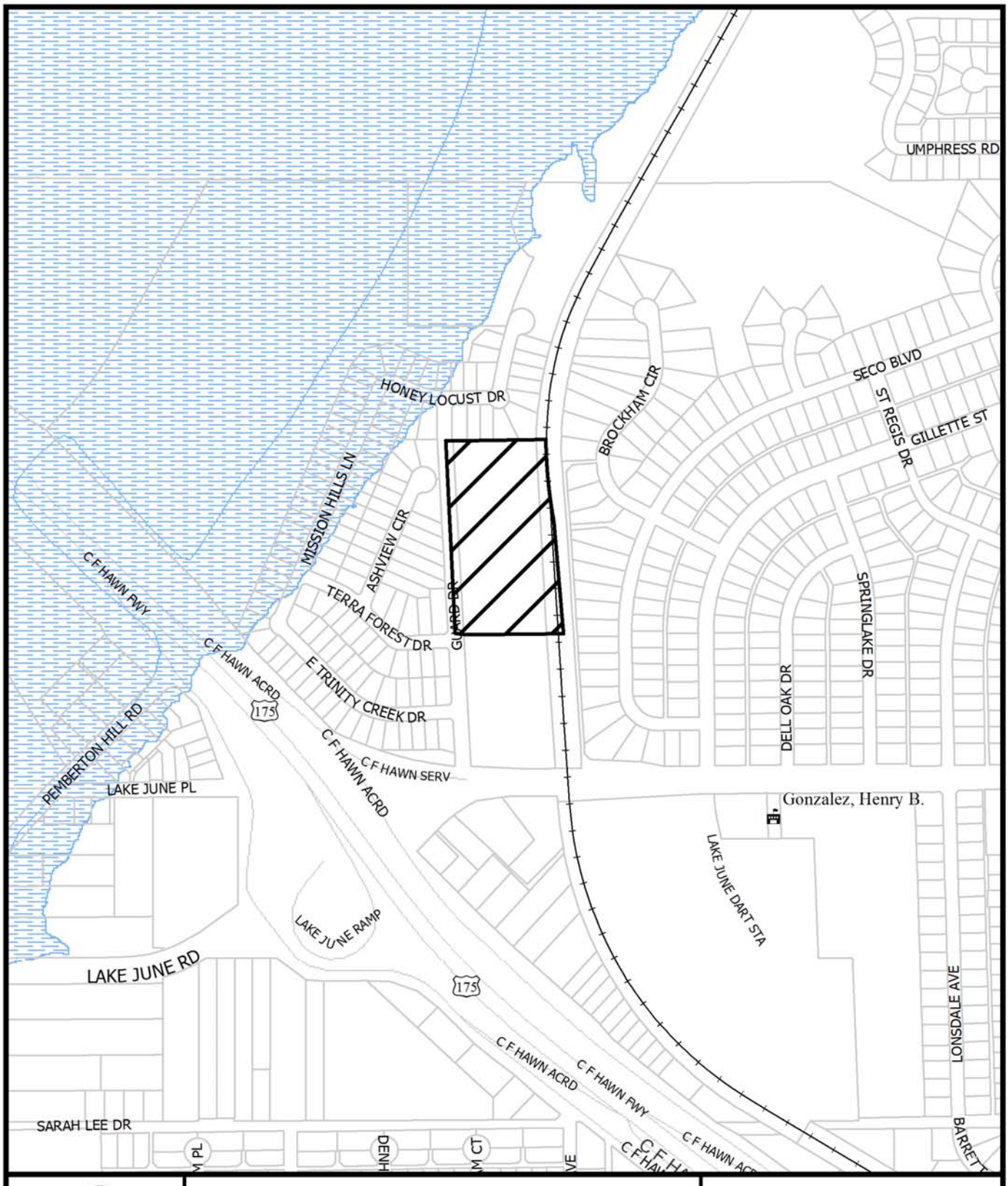
~~6~~7. STACKING HEIGHT: Except as provided in this paragraph, maximum stacking height of open storage is 30 feet. Maximum stacking height of open storage within 10 feet of the required screening is no higher than the height of the screening.

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

~~7~~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 SUP SITE PLAN



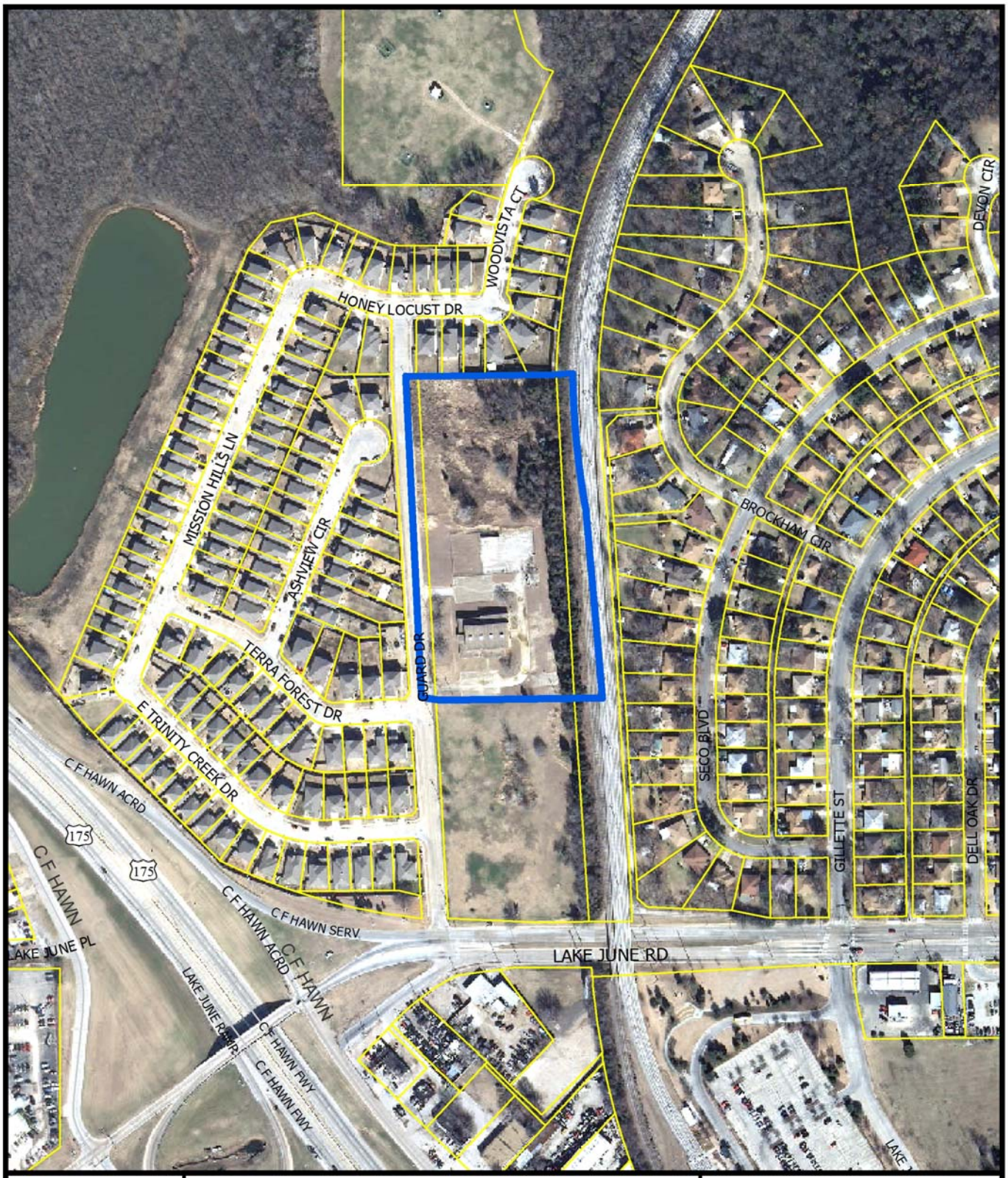


1:6,000

VICINITY MAP

Case no: Z145-322

Date: 9/15/2015

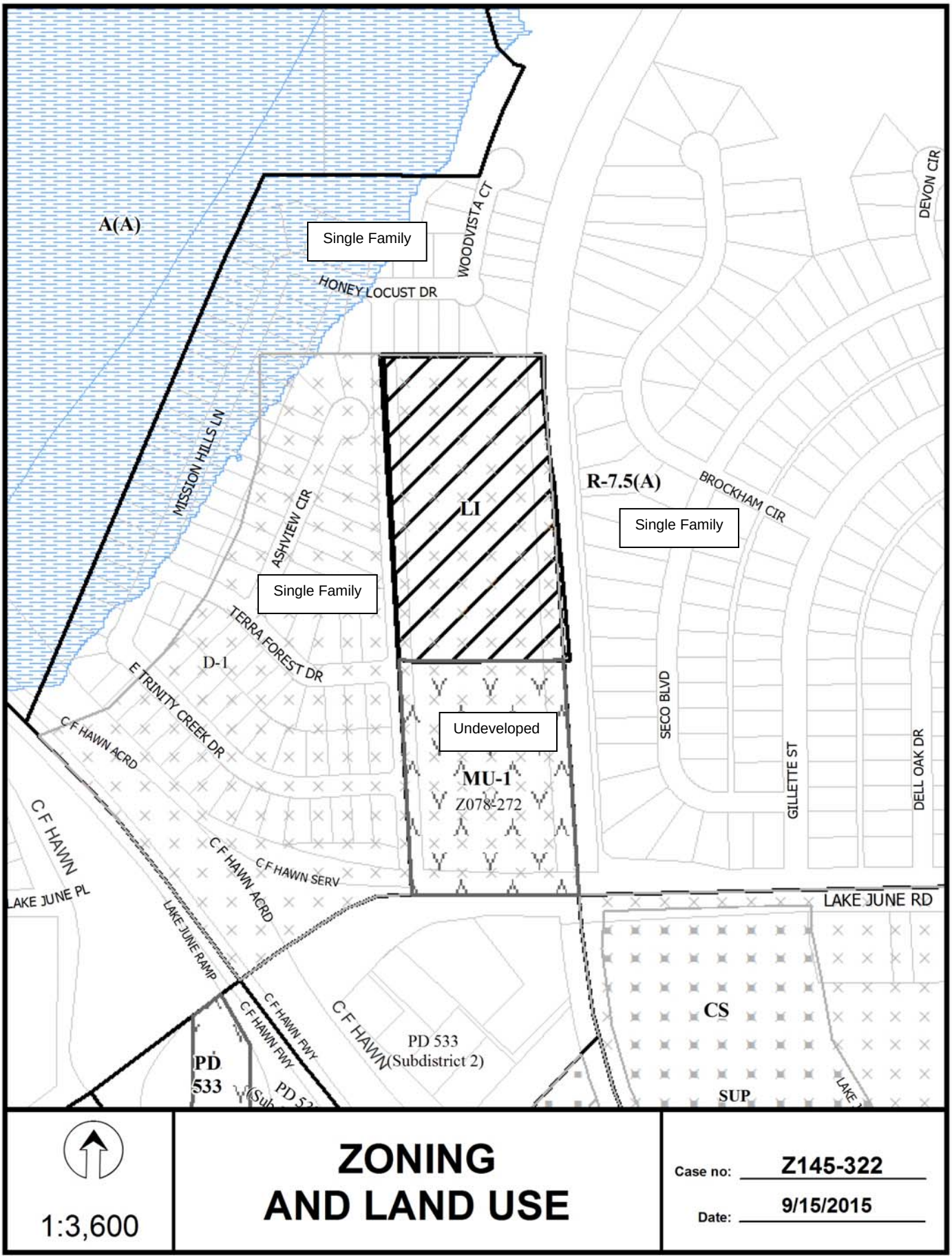


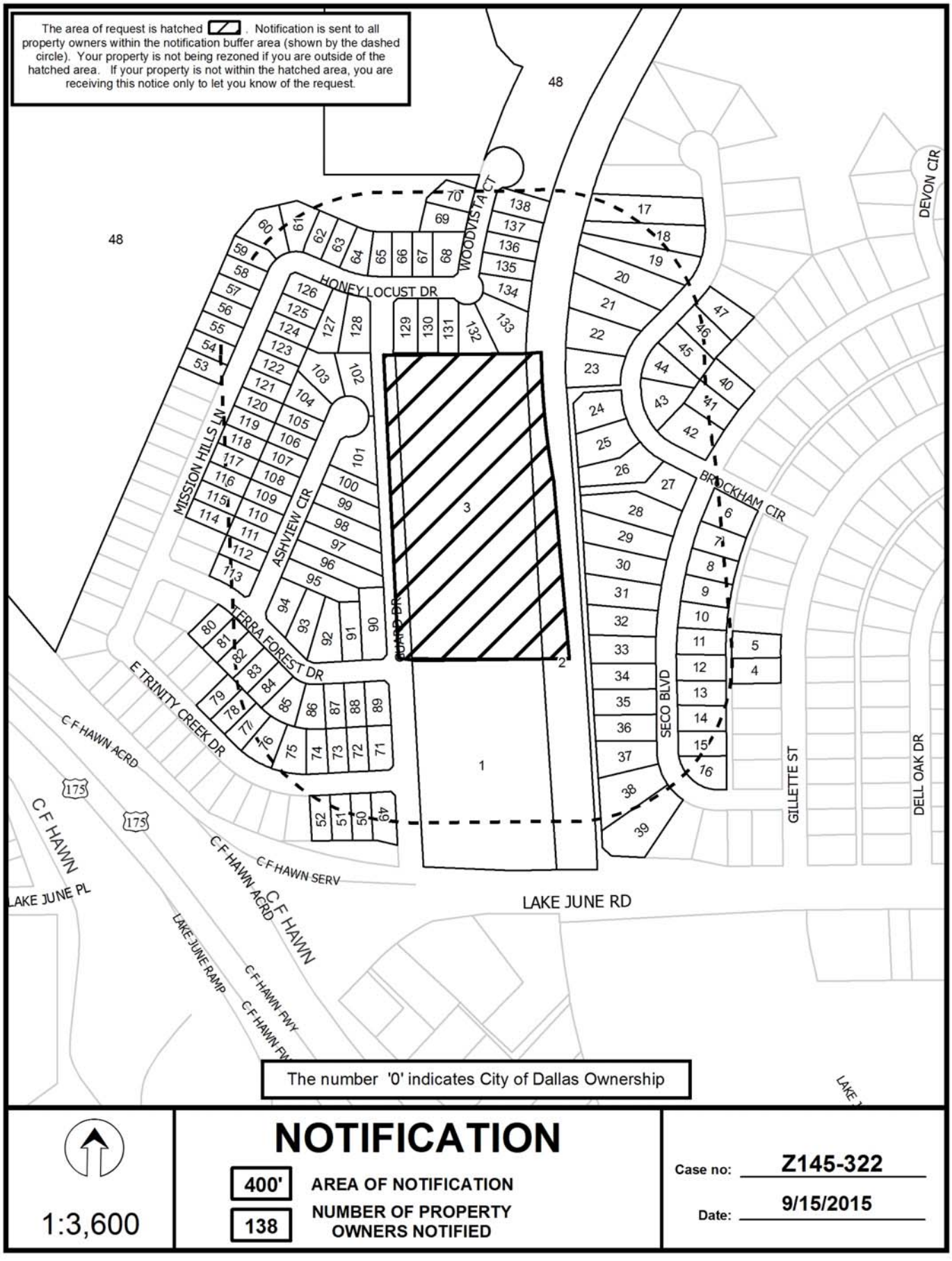
1:3,600

AERIAL MAP

Case no: Z145-322

Date: 9/15/2015


A(A)
Single Family
WOODVISTA CT
DEVON CIR
HONEY LOCUST DR
MISSION HILLS LN
ASHVIEW CIR
LI
R-7.5(A)
BROCKHAM CIR
Single Family
Single Family
TERRA FOREST DR
D-1
E TRINITY CREEK DR
C F HAWN ACRD
Undeveloped
SECO BLVD
GILLETTE ST
DELL OAK DR
MU-1
Z078-272
C F HAWN
C F HAWN ACRD
C F HAWN SERV
LAKE JUNE PL
LAKE JUNE RD
LAKE JUNE RAMP
C F HAWN FWY
C F HAWN FWY
C F HAWN
PD 533
(Subdistrict 2)
CS
PD 533
SUP
1:3,600
ZONING
AND LAND USE
Case no: Z145-322
Date: 9/15/2015


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.
HONEY LOCUST DR
WOODVISTA CT
MISSION HILLS LN
ASHVIEW CIR
TERRA FOREST DR
E TRINITY CREEK DR
C F HAWN ACRD
C F HAWN
C F HAWN SERV
LAKE JUNE PL
LAKE JUNE RAMP
C F HAWN FWY
LAKE JUNE RD
SECO BLVD
BROCKHAM CIR
GILLETTE ST
DELL OAK DR
DEVON CIR
BOARD DR
The number '0' indicates City of Dallas Ownership
NOTIFICATION
400' AREA OF NOTIFICATION
138 NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z145-322
Date: 9/15/2015

09/15/2015

Notification List of Property Owners

Z145-322

138 Property Owners Notified

Label #	*Address*		*Owner*
1	6343	LAKE JUNE RD	FLECK LINDSAY A TRUSTEE
2	401	BUCKNER BLVD	DART
3	1400	GUARD DR	DALLAS CITY OF
4	1337	GILLETTE ST	WEBB SELMA
5	1341	GILLETTE ST	MAGEE VERA M
6	6482	SECO BLVD	BROWN ADA J
7	6478	SECO BLVD	STARLING JOHN R JR
8	6474	SECO BLVD	PAXTON MILDRED L
9	6468	SECO BLVD	IBARRA JUAN
10	6460	SECO BLVD	MORA PEDRO AGUILAR
11	6454	SECO BLVD	DYESS ROGER R
12	6450	SECO BLVD	TORRES DANIEL &
13	6444	SECO BLVD	RODRIGUEZ MOISES &
14	6440	SECO BLVD	WILSON BOBBIE J
15	6436	SECO BLVD	WILSON CAROL V
16	6426	SECO BLVD	PARSEEC BOBBIE J
17	1525	BROCKHAM CIR	STANTON FREDERICK A
18	1517	BROCKHAM CIR	SAVING GRACE LLC
19	1511	BROCKHAM CIR	DAVIS DOROTHY
20	1505	BROCKHAM CIR	BUTLER JAMES OTIS
21	1459	BROCKHAM CIR	BROWN INEZ
22	1453	BROCKHAM CIR	WALKER GEORGE W & ARACELI
23	1447	BROCKHAM CIR	NUNEZ DOROTHY O
24	1441	BROCKHAM CIR	FLORES JOSE L & GENOVEVA
25	1435	BROCKHAM CIR	PORCAYO LEOPOLDA ANDREA &
26	1431	BROCKHAM CIR	MARTINEZ LUIS

09/15/2015

Label #	*Address*		*Owner*
27	6481	SECO BLVD	TODD LUE E
28	6479	SECO BLVD	RAMIREZ RAMIRO & MARIA
29	6475	SECO BLVD	GALARZA SALVADOR & MARIA
30	6469	SECO BLVD	VILLEGAS MIGUEL & MARIA
31	6465	SECO BLVD	RODRIGUEZ CRESCENCIO
32	6459	SECO BLVD	PATTERSON CAROLYN J
33	6453	SECO BLVD	WARREN MARY R
34	6449	SECO BLVD	BOCANEGRA ROSENDO ALMANZA & OLGA EQUIA
35	6443	SECO BLVD	BUTLER ANNETTA AVERY
36	6439	SECO BLVD	YATES ANITA
37	6435	SECO BLVD	GONZALEZ VINCENTE &
38	6429	SECO BLVD	PRICE CAMERON
39	6425	SECO BLVD	BROGDON WALLACE E
40	6515	SECO BLVD	BUSTOS FERNANDO &
41	6509	SECO BLVD	WILLIAMS WILLIE G
42	6505	SECO BLVD	ERVIN BARBARA JANE
43	1442	BROCKHAM CIR	FERNANDEZSANABRIA JORGE A &
44	1450	BROCKHAM CIR	WHALEY REESTHER
45	1458	BROCKHAM CIR	HUFF KENNETH EARL &
46	1504	BROCKHAM CIR	DANIELS BERNETTA
47	1508	BROCKHAM CIR	GUAJARDO RAUL GERARDO JR
48	6010	C F HAWN FWY	TRINITY FOREST DALLAS HOA
49	6266	TRINITY CREEK DR	RESIDENTIAL RESERVICES LLC
50	6262	TRINITY CREEK DR	HOLLAND KELVIN
51	6258	TRINITY CREEK DR	GUTIERREZ RODRIGO S &
52	6254	TRINITY CREEK DR	MARTINEZ VALENTIN
53	1457	MISSION HILLS LN	COLFIN AI TX 1 LLC
54	1461	MISSION HILLS LN	ESCOBEDO FAUSTO &
55	1465	MISSION HILLS LN	RODRIGUEZ JOHN
56	1469	MISSION HILLS LN	BARNES TIMOTHY &
57	1473	MISSION HILLS LN	AH4R I TX DFW LLC

09/15/2015

Label #	*Address*		*Owner*
58	1477	MISSION HILLS LN	MONSIBAIS SULEMA &
59	1481	MISSION HILLS LN	GARCIA VICTOR C & MARIA
60	1485	MISSION HILLS LN	WILLIAMS TONI
61	6301	HONEY LOCUST DR	POLK NENA A
62	6305	HONEY LOCUST DR	SINGLETON PHYLLIS E
63	6309	HONEY LOCUST DR	GARCIA JOSE L
64	6313	HONEY LOCUST DR	DELATORRE JUAN C JR
65	6317	HONEY LOCUST DR	CASAS MARIO & YAZMIN
66	6321	HONEY LOCUST DR	SWENEY JOSIE L
67	6325	HONEY LOCUST DR	CAMARILLO MIRIAM
68	6329	HONEY LOCUST DR	VENCES VICTOR H
69	1513	WOODVISTA CT	CASAS JESUS & ALMA D
70	1517	WOODVISTA CT	RAMOS LEONARDO &
71	6255	TRINITY CREEK DR	GUADALUPE JOSE &
72	6251	TRINITY CREEK DR	ROBINSON KEN
73	6247	TRINITY CREEK DR	HERRERA CRYSTAL &
74	6243	TRINITY CREEK DR	ADAMS GODFREY A
75	6239	TRINITY CREEK DR	ESCOBOSA JORGE R
76	6235	TRINITY CREEK DR	MOIBI MOJISOLA O
77	6231	TRINITY CREEK DR	SIMON GENESIS CASTILLO & JUSTIN J
78	6227	TRINITY CREEK DR	HARWELL RONNIE &
79	6223	TRINITY CREEK DR	LAMPKIN MILDRED & JAMES
80	6210	TERRA FOREST DR	F & M PPTIES
81	6214	TERRA FOREST DR	ZAMORA PATRICIA
82	6218	TERRA FOREST DR	AGUILAR ERIKA
83	6222	TERRA FOREST DR	RUNNELS GLENN
84	6226	TERRA FOREST DR	CAMARILLO JAELA
85	6230	TERRA FOREST DR	WOODS KENETRA & KERRY
86	6234	TERRA FOREST DR	MYERS LETRECIA
87	6238	TERRA FOREST DR	ESCOBAR EDWIN
88	6242	TERRA FOREST DR	PERETTE ERICK G & FABIOLA

09/15/2015

Label #	*Address*		*Owner*
89	6246	TERRA FOREST DR	ZUNIGA BONIFACIO &
90	6241	TERRA FOREST DR	IBARRA JOSE G &
91	6237	TERRA FOREST DR	TRINITY FOREST HOMEOWNERS ASSOCIATION
92	6233	TERRA FOREST DR	SAUCEDO URBANO &
93	6229	TERRA FOREST DR	CANELO SERAFIN & M CONSUELO
94	6225	TERRA FOREST DR	RODRIGUEZ IGNACIO & CONSUELO
95	1406	ASHVIEW CIR	HERNANDEZ FELIX J
96	1410	ASHVIEW CIR	HERNANDEZ MARIA A
97	1414	ASHVIEW CIR	PRECIADO CARLOS &
98	1418	ASHVIEW CIR	HERNANDEZ TERESA
99	1422	ASHVIEW CIR	VARGAS YURITZA
100	1426	ASHVIEW CIR	ROBINSON JOSHUA A
101	1430	ASHVIEW CIR	LOPEZ JOSE
102	1445	ASHVIEW CIR	RUELAS JAIME & AMPARO
103	1441	ASHVIEW CIR	EQUITY TRUST COMPANY
104	1437	ASHVIEW CIR	WADLEY LORENZO III &
105	1433	ASHVIEW CIR	TORRES LUIS DE REFUGIO &
106	1429	ASHVIEW CIR	NEGRETE MOISES
107	1425	ASHVIEW CIR	CHAN SHUN H & VIVIAN THUAN HIANG
108	1421	ASHVIEW CIR	RODRIGUEZ MARLLY
109	1417	ASHVIEW CIR	TONCHE ISIAS & MARIA
110	1413	ASHVIEW CIR	LEE VICKIE
111	1409	ASHVIEW CIR	AMH 2014 1 BORROWER LLC
112	1405	ASHVIEW CIR	SANCHEZ WENDOLYN C
113	1401	ASHVIEW CIR	HUNT EVANS & BEULAH
114	1430	MISSION HILLS LN	VELASQUEZ FRANCISCO
115	1434	MISSION HILLS LN	YOUNG JOHN W
116	1438	MISSION HILLS LN	HADNOT WALTER
117	1442	MISSION HILLS LN	BELTRAN ARMIDA
118	1446	MISSION HILLS LN	RETIZ JULIAN V &
119	1450	MISSION HILLS LN	GALVAN BERTHA ALICIA

09/15/2015

Label #	*Address*		*Owner*
120	1454	MISSION HILLS LN	ROMERO EVERADO
121	1458	MISSION HILLS LN	ROSS JEREMIAH & NORMA
122	1462	MISSION HILLS LN	TRINITY FOREST HOA INC
123	1466	MISSION HILLS LN	GIRON DAVID R
124	1470	MISSION HILLS LN	ROSS PAMELA &
125	1474	MISSION HILLS LN	PEREZ CARLOS & MARIA GUADALUPE REYES
126	1478	MISSION HILLS LN	GALVAN JUAN
127	6312	HONEY LOCUST DR	HARRIS FAMILY TRUST
128	6316	HONEY LOCUST DR	AVALOS SALVADOR
129	6324	HONEY LOCUST DR	PATIN DAVID M
130	6328	HONEY LOCUST DR	GIBSON DENISE M
131	6332	HONEY LOCUST DR	MACARENO REYNALDO &
132	6336	HONEY LOCUST DR	MENDOZA ADRIAN O
133	6340	HONEY LOCUST DR	BATRES JULIA E
134	1502	WOODVISTA CT	LUCIANO MARTIN V &
135	1506	WOODVISTA CT	MANRIQUEZ JUAN
136	1510	WOODVISTA CT	SALAZAR LUIS F
137	1514	WOODVISTA CT	CAMPA JUAN M DE LA
138	1518	WOODVISTA CT	BLT REJV3 DALLAS LLC

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2015**

Planner: Richard E. Brown

FILE NUMBER: Z145-306(RB) **DATE FILED:** July 24, 2015

LOCATION: West line of Harry Hines Boulevard and the east line of the Houston Street Extension

COUNCIL DISTRICT: 2 **MAPSCO:** 45 E

SIZE OF REQUEST: Approx. 4.995 Acres **CENSUS TRACT:** 19.00

APPLICANT/OWNER: ASA Apartments, LP

REPRESENTATIVE: Rob Baldwin

REQUEST: An application for an amendment to Planned Development Subdistrict No. 96 within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The applicant is proposing to provide for standards to locate a utility structure along the east façade and revised sign regulations. Specific attached signage along with one detached sign will provide for an effective area greater than permitted by existing sign regulations. Due to the site's topography, the development rises above the adjacent roadway network. As such, the attached enhanced signage will provide for required visibility normally associated with sign regulations while not impacting adjacent uses.

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

PRIOR CPC ACTION: On October 15, 2015, the City Plan Commission held this request under advisement to permit staff to consider the applicant's additional revised sign provisions.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The proposed revisions, certain sign additions and criteria for locating electric generator infrastructure will not impact the adjacent high-density mixed use developments.

2. *Traffic impact* – The applicant's request will not revise any existing entitlements nor existing construction efforts on the property.

3. *Comprehensive Plan or Area Plan Conformance* – The request complies with the Urban Mixed-Use Building Block as well as the Objectives of the Oak Lawn Plan.

Zoning History: Other than noted above, there has been no recent zoning activity in the immediate area relevant to the request.

Thoroughfare	Existing & Proposed ROW
Harry Hines Boulevard	Principal Arterial/Existing Couplet; 85' ROW
Houston Street	Minor Arterial/Existing Couplet; 80' ROW

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the requested amendment and determined it will not impact the surrounding street system.

STAFF ANALYSIS

Area Plans:

The Oak Lawn Special Purpose District and the Oak Lawn Plan include the following objectives:

(1) To achieve buildings more urban in form.
(2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.
(3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.

(4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.
(5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.
(6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods, or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.
(7) To promote landscape/streetscape quality and appearance.

The site is currently under construction to provide for multiple family dwellings and a small component of retail uses (see Existing Development Plan). As such, the above referenced Objectives are not being impacted by the applicant's request.

Comprehensive Plan: The request site is located in an area considered Urban Mixed-Use. 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.

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.

Land Use Compatibility: On January 9, 2013, the City Council adopted PDS No. 96 for development of a mixed use development comprised of 375 multiple family dwelling units, retail (6,000 sf), and accessory uses to the residential component of the development. The site is currently developing according to the attached development plan. The site wraps (as well as incorporates, design-wise) a billboard that is outside

the PDS property boundary.

At this time, the applicant has requested certain amendments to the sign regulations. Specifically, specific attached signage along with one detached sign will provide for an effective area greater than permitted by existing sign regulations.

The site possesses significant topography, rising approximately 40 feet from its intersection with Houston Street/Harry Hines Boulevard to the Katy Trail site frontage, with a highpoint in the middle of the site, approximately 50 feet above the Houston Street elevation, as measured midpoint along the street's frontage. As such, the site is somewhat isolated yet is surrounded by high-density mixed use projects. Examples of this includes Harwood International's 'Walk to Life' mixed use area that is situated to the east and generally spans along both sides of the Harwood Street frontage from Jack Street southeasterly to Olive Street. The Victory Planned Development District (PDD No. 582) is situated on approximately to the south/southwest on approximately 87 acres and is partially developed within the southern half of its boundary with a mix of uses inclusive of American Airlines Arena. The DART Victory Station (served by the Orange and Green Lines) is situated along the IH 35 frontage and interconnects with the balance of the DART system and the Trinity Rail Express (TRE) service line at DART's Union Station platform. It should be noted that acceptable walking distances to mass transit are approximately one-quarter mile (1,320 feet); the distance from the site's southernmost point along Houston Street to the Victory Station, measured diagonally, is approximately 1,900 feet and approximately 2,900 feet measured along existing right-of-way alignments.

During the initial zoning process creating the subdistrict, the applicant worked with staff to require certain design criteria as well as a commitment to publicly accessible open space being provided, thus ensuring this development becomes part of the ground level activity generated by the Katy Trail, future connection to the Trinity Strand Trail (see attached masterplan) and their interconnectivity with adjacent high-density mixed use developments. The development plan and ordinance provide for this commitment, with no revisions proposed at this time.

Regarding signage, due to the site's topography, the development rises above the adjacent roadway network. As such, the attached enhanced signage will provide for required visibility normally associated with sign rights for a mixed use development while not impacting adjacent uses.

As a result of this analysis, staff supports the requested amendment to PDS No. 96, subject to the revised conditions attached to this material.

Signs: As noted above, the site is located on an elevated parcel at the intersection of two thoroughfares and significantly separated from adjacent developments, either horizontally or vertically. When the PDS was subsequently amended, the applicant maintained comfort with the existing non-business sign provisions.

As the development has now taken up a more prominent presence in the area, predominately due to the topography of the property and its interaction with the Katy Trail and Trinity Strand Trail, the retail component and required publicly accessible open space area commands signage greater than that permitted by existing signage provisions. Additionally, existing sign provisions limit effective area of both attached (limit of two signs per building, each on a separate façade, maximum of 40 sf of effective area, increasing as the sign moves up the building) and detached (restricted setbacks, one sign per 600 feet of frontage, maximum of 50 sf of effective area/< 25' height).

The applicant has worked with staff to ensure the vision of embracing the human element that exists due to the trail connections and mixed use development within PDD 582 possesses signage that is more appropriate to identify this area. With regard to attached signage, the development is very linear with 360 degree exposure, thus additional signage is warranted.

In summary, staff supports the attached sign enhancements and has determined they will not detract from the site's unique visibility nor will the signs impact adjacent development.

Landscaping: PDS No. 96 generally requires compliance with PDD No. 193's landscape requirements, subject to specific revisions that were adopted with the recently adopted revision to the PDS (January 9, 2013). Additionally, there is a Houston Street Tree Plan that was created, in part, due to the existing topography (at the time) and a difficulty to create a streetscape; the applicant's request does not affect this plan.

Environmental: As noted in this material, the site enjoys significant topography that the applicant has indicated plans on showcasing within the development of the property.

As a result, PDS No. 96 requires a slope stability analysis, of which has been submitted and accepted by the Engineering Section of the Department of Sustainable Development and Construction.

List of Officers

ASA Apartments Limited Partnership

DCH 104 Skyline, LP, General Partner

Maple Multi-Family Development, LLC

Anne L. Raymond, Manager

Kenneth J. Valach, Vice President

Mathew D. Schildt, Vice President

Matt Enzler, Vice President

Megan T. Smith, Vice President

Scott D. David, Vice President

Stephen Bancroft, Vice President

Timothy Hogan, Vice President

Behringer Harvard Skyline Project GP, LLC, General Partner

Behringer Harvard Skyline Investors LP

E. Alan Patton, Chaiman

Sami S. Abbasi, Member

Roger D. Bowler, Member

David D. Fitch, Member

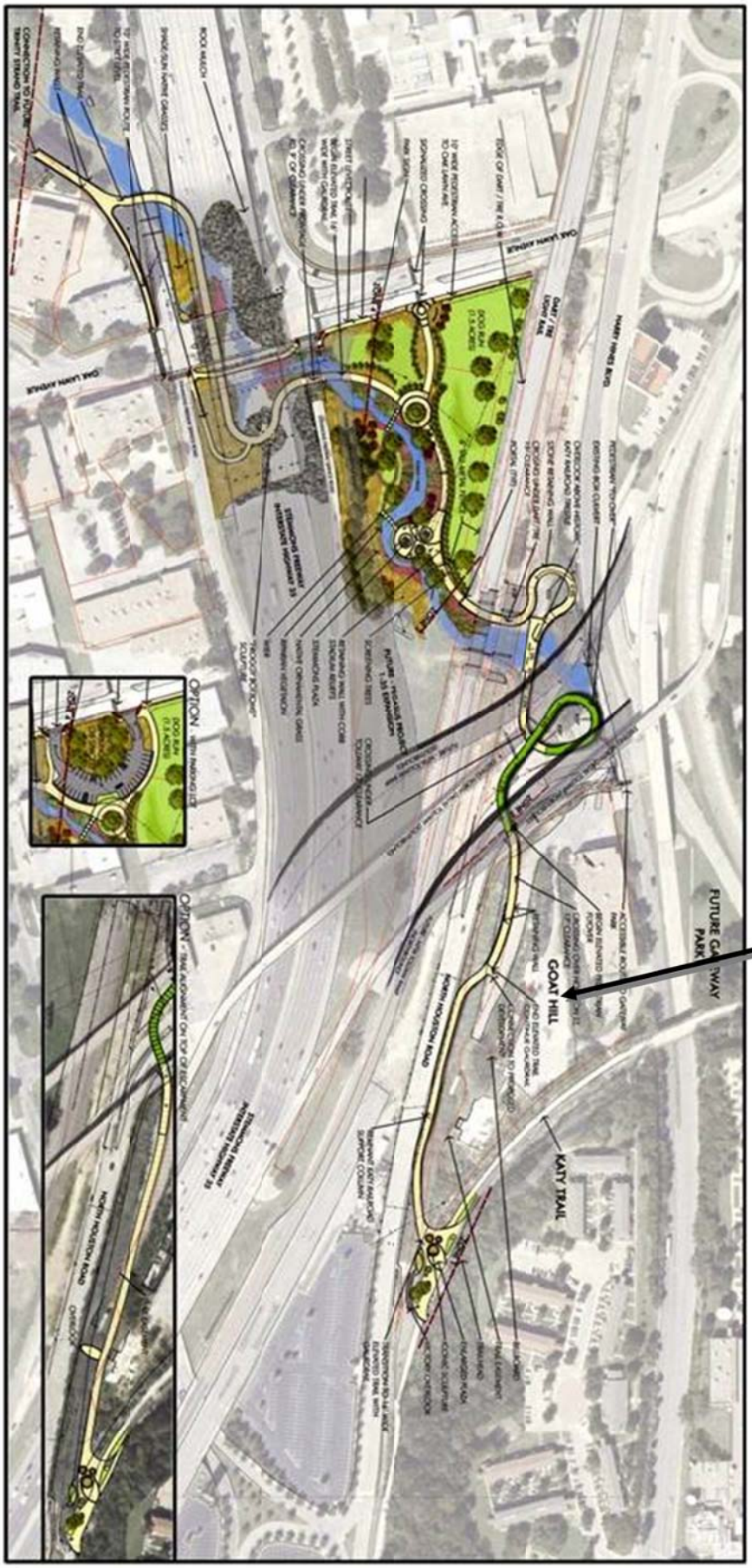
Jonathan L. Kempner, Member

Mark T. Alfieri, Member

Murray J. McCabe, Member

Rober S. Aisner, Member

Trinity Strand Trail/Katy Trail Master Plan



Proposed Conditions

Division S-96. PD Subdistrict 96.

SEC. S-96.101. LEGISLATIVE HISTORY.

PD Subdistrict 96 was established by Ordinance No. 28878, passed by the Dallas City Council on January 9, 2013.

SEC. S-96.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict 96 is established on property generally bounded by Harry Hines Boulevard, the Dallas North Tollway, Houston Street, and the Katy Trail. The size of PD Subdistrict 96 is 4.995 acres. (Ord. 28878)

SEC. S-96.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part I of this article apply to this division. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part I of this article, Part I of this article controls.

(b) In this division:

(1) HIGHLY REFLECTIVE GLASS means glass with exterior visible reflectance percentages in excess of 27 percent. Visible reflectance is the percentage of available visible light energy reflected away from the exterior surface of the glass.

(2) SUBDISTRICT means a subdistrict of PD 193.

(c) Unless otherwise stated, all references to articles, divisions, or sections in this division are to articles, divisions, or sections in Chapter 51.

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

SEC. S-96.104. EXHIBITS.

The following exhibits are incorporated into this division:

(1) Exhibit S-96A: conceptual plan.

(2) Exhibit S-96B: Houston Street tree plan.

SEC. S-96.105. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit S-96A). If there is a conflict between the text of this division and the conceptual plan, the text of this division controls.

SEC. S-96.106. DEVELOPMENT PLAN.

A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this subdistrict. If there is a conflict between the text of this division and the development plan, the text of this division controls.

SEC. S-96.107. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted in this subdistrict are those main uses permitted in the I-2 Industrial Subdistrict, subject to the same conditions applicable in the I-2 Industrial Subdistrict, as set out in Part I of this article. For example, a use permitted in the I-2 Industrial Subdistrict only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the I-2 Industrial Subdistrict is subject to DIR in this subdistrict; etc.

(b) The following additional uses are permitted in this subdistrict:

-- Multiple-family.
-- Community center (private). *[Only as a limited use within a multiple-family use.]*

SEC. S-96.108. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

(b) The following accessory uses are prohibited:

-- Amateur communications tower.
-- Open storage.
-- Private stable.

SEC. S-96.109. 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 Part I of this article. If there is a conflict between this section and Part I of this article, this section controls.)

(a) <u>In general</u>. Except as provided in this section, the yard, lot, and space regulations for the I-2 Industrial Subdistrict apply.

(b) <u>Multiple-family uses</u>.

(1) Front yard. Minimum front yard is 10 feet. Balconies may extend up to five feet into the required front yard setback.

(2) Side and rear yard. Minimum side and rear yards are 10 feet. Balconies may extend up to five feet into the required side or rear yard setback, provided that any balcony projecting towards the Katy Trail must have a clear height of at least 25 feet above the Katy Trail.

(3) Density. Maximum number of dwelling units is 388.

(4) Height. Except as provided in this paragraph, maximum structure height for occupied floor area is 150 feet.

(A) Elevator penthouses, mechanical equipment, or a clerestory may project a maximum of 12 feet above occupied floor area.

(B) A parapet wall, limited to a height of four feet, may project above the maximum structure height for occupied floor area.

(5) 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.

(6) Stories. Except as provided in this paragraph, maximum number of stories is 12. Maximum number of stories for an aboveground parking garage is three.

SEC. S-96.110. OFF-STREET PARKING AND LOADING.

(a) In general. Except as provided in this section, consult Part I of this article for the specific off-street parking and loading requirements for each use.

(b) Multiple-family uses.

(1) In general. Parking and loading must be provided in accordance with Part I of this article.

(2) Leasing office. A minimum of four off-street parking spaces must be provided for the exclusive use of the leasing office between the hours of 8:00 a.m. and 6:00 p.m., Monday through Sunday.

(3) Community center (private). No off-street parking is required for the first 2,000 square feet of floor area. For floor area over 2,000 square feet, one space is required for each 1,000 square feet of floor area, with no less than one space being provided.

(c) Parking structures.

(1) All permanent parking structures must be located either underground or be concealed by a facade that is similar in appearance to the facade of either the main building it serves or the closest main building.

(2) Aboveground parking structures must be constructed so as to screen vehicle headlights from shining on adjacent property to the east and shining into the airspace above the Katy Trail by a minimum forty-two-inch high wall.

(3) Openings in a parking structure facade must not exceed 55 percent of the total garage facade area.

(d) Valet parking. Use of the right-of-way for valet parking is subject to a central valet plan if required by Chapter 43 of the Dallas City Code.

SEC. S-96.111. SIDEWALKS.

(a) In general. Except as provided in this section, sidewalks must be provided in accordance with Part I of this article.

(b) Houston Street. Existing sidewalks along Houston Street must be maintained and located as shown on the conceptual plan.

(c) Variance. The Board of Adjustment may not grant a variance to the sidewalk requirements in this subsection.

(d) Waiver. Sidewalk waivers are not permitted.

SEC. S-96.112. TRAIL IMPROVEMENTS.

For the Trinity Strand Trail located as shown on the conceptual plan, a minimum unobstructed trail width of 12 feet must be provided.

SEC. S-96.113. STABILITY SLOPE ANALYSIS.

Prior to the issuance of a building permit, a stability slope analysis, as part of the engineering plans, must be submitted to the Engineering Section of the Department of Sustainable Development and Construction to confirm that a minimum safety factor of 1.5 is achieved for any overturning along the slip surface of the structure.

SEC. S-96.114. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-96.115. LANDSCAPING.

(a) In general. Except as provided in this section, landscaping and screening must be provided in accordance with Part I of this article.

(b) Tree preservation. Protected trees must be preserved in accordance with Article X. The protective fencing and tree mitigation requirements apply to all uses. No grading may occur and no building permit may be issued to authorize work on the Property until required protective fencing is inspected and approved by the building official.

(c) Parkway trees.

(1) Except as provided in this subsection, parkway trees must have a minimum height of 12 feet and a minimum caliper of three-and-one-half inches measured at a point 12 inches above the root ball at the time of installation.

(2) If the building official determines that a tree with a minimum height of 12 feet will interfere with utilities, a parkway tree may be a small tree and may have a minimum height of six feet and a minimum caliper of two inches measured at a point 12 inches above the root ball at the time of installation.

(3) Except as provided in this paragraph, landscaping along Houston Street must comply with the Houston Street tree plan (Exhibit S-96B). In order to maintain the integrity of the existing slopes and areas of dense vegetation, any removal of vegetation in the areas shown on the Houston Street Tree Plan must be approved by the building official.

(d) Loading screening. Off-street loading spaces abutting a street must be screened by a minimum three-foot-wide planting area with minimum three-foot-tall evergreen shrubs spaced a minimum three feet on center.

(e) Emergency generator screening.

(1) Solid screening must be provided on all sides, excluding an area to access the emergency generator, utilizing one or a combination of both of the following:

(i) Solid fencing a minimum of six feet in height.

(ii) Evergreen plant materials, a minimum of six feet in height at time of planting and capable of obtaining a solid appearance within three years of planting.

(2) The emergency generator is not required to be shown on a development plan if it is less than six feet in height.

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

SEC. S-96.116. URBAN DESIGN REQUIREMENTS FOR MULTIPLE-FAMILY USES.

(a) Building facades longer than 80 feet must incorporate at least three of the following:

(1) Changes in building materials, color, and texture that contrast with the rest of the facade.

(2) Building articulation with projections, recesses, parapets, cornices, and varying roof height.

(3) Distinction between the building's base (street and lower levels), middle (core mid-section), and top (upper level) by use of architectural elements, materials, details, or changes in wall plane.

(4) Deep inset windows.

(5) Stepped-back floor plates at upper levels to diminish overall scale.

(6) Architectural elements that protrude from the face of the building, such as balconies, decks, overhangs, sunshades, and terraces, that are integrated into the building's architecture.

(b) A minimum of 1,000 square feet of publicly accessible, high quality usable open space must be provided as noted on the conceptual plan and must contain a minimum of four of the following:

(1) Benches, and/or built-in seatwalls to accommodate a minimum of 16 people.

(2) A minimum of one trash receptacle.

(3) Bicycle racks to accommodate a minimum of 12 bicycles.

(4) Enhanced paving, wherever paving is provided.

(5) Pedestrian scaled lighting.

(6) A minimum of one drinking fountain.

(c) Highly reflective glass may not be used as an exterior building material.

SEC. S-96.117. SIGNS.

(a) Except as provided, s ~~S~~igns must comply with the provisions for non-business zoning districts in Article VII.

(b) Detached signs and monument signs.

(1) A maximum of three are permitted on the Property.

(2) A minimum 10 foot front yard setback is required for a monument sign.

(3) Maximum height of a monument sign is 15 feet.

(4) A monument sign may not exceed 70 square feet in effective area.

(c) Attached signs.

(1) A maximum of one attached sign per occupancy located on the first two stories of a building is allowed up to 180 square feet of effective area for each .

(2) For attached signs located above the fourth story of a building, maximum effective area is 65 square feet each.

SEC. S-96.118. ADDITIONAL PROVISIONS.

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

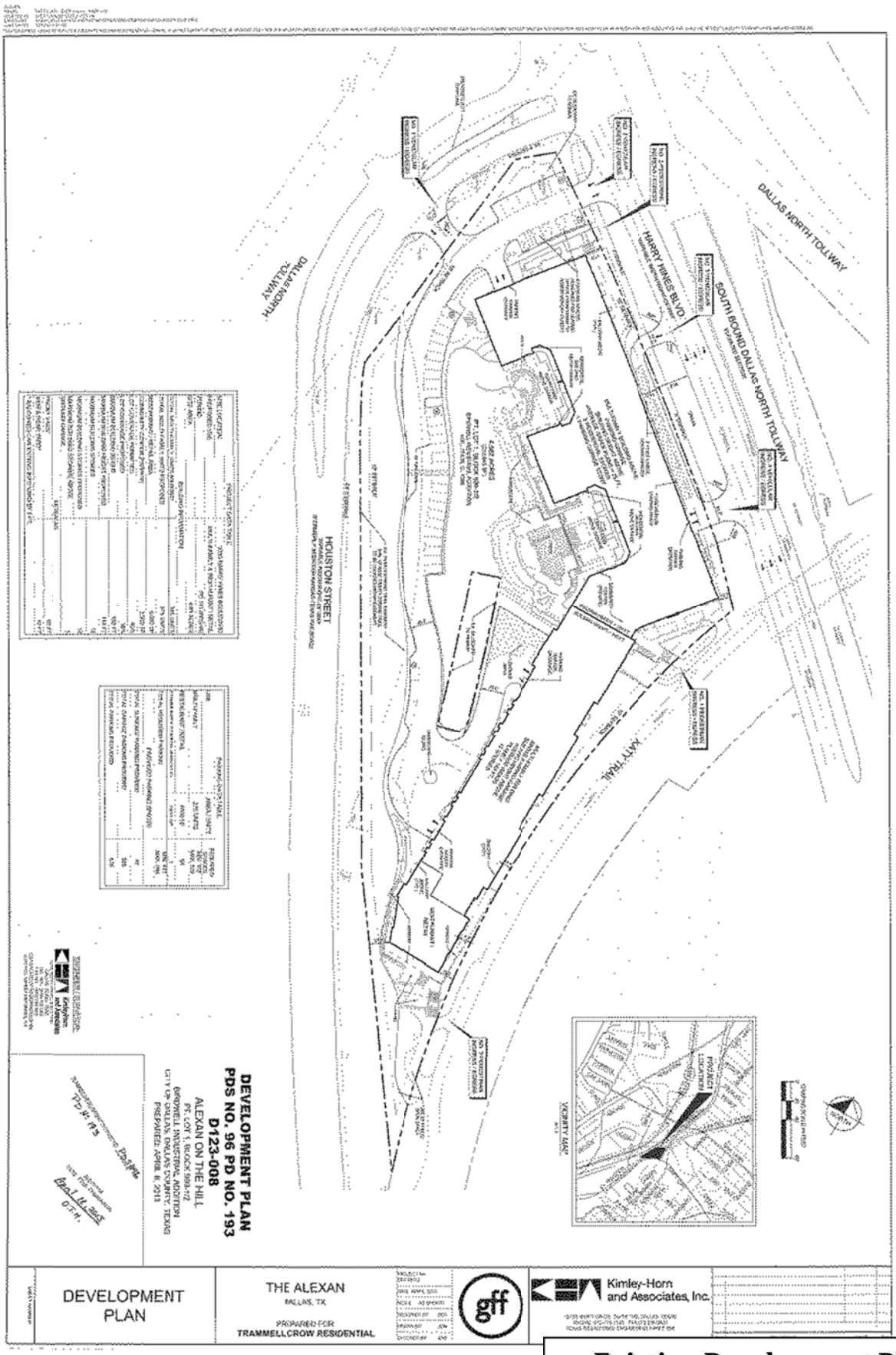
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

(c) Development and use of the Property must comply with Part I of this article.

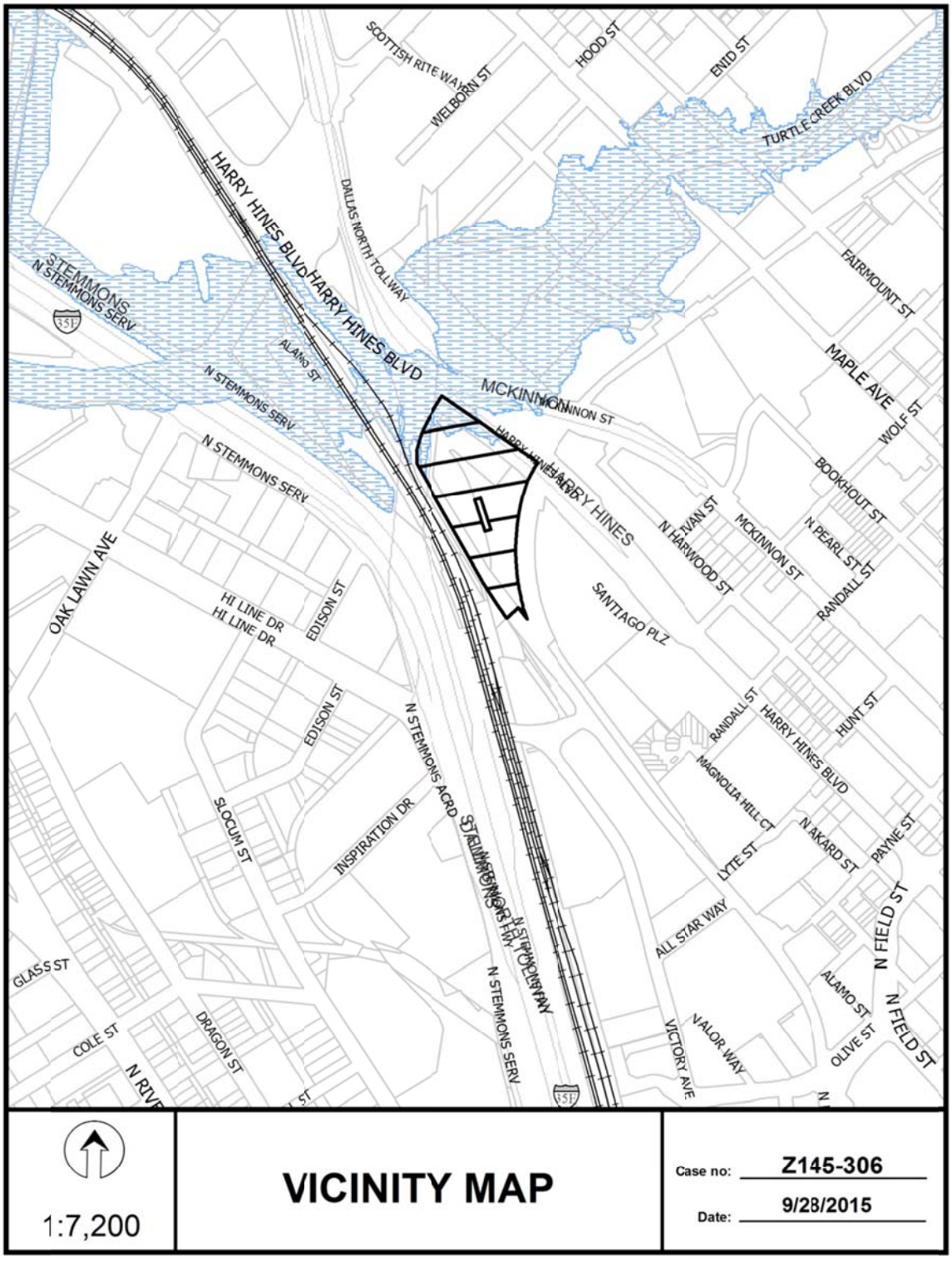
SEC. S-96.119. COMPLIANCE WITH CONDITIONS.

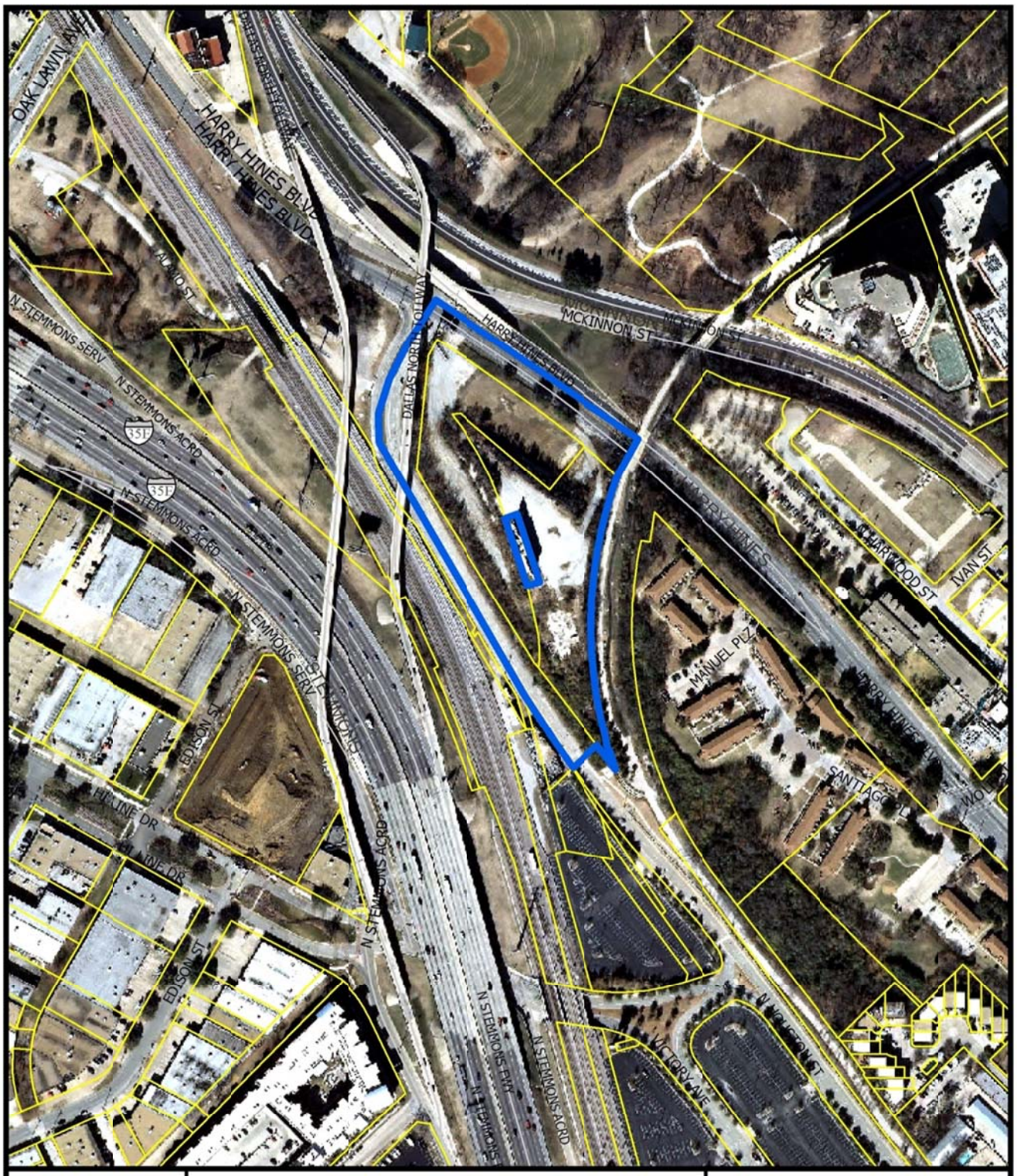
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

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



Existing Development Plan


SCOTTISH RITE WAY
WELBORN ST
HOOD ST
ENID ST
TURTLE CREEK BLVD
HARRY HINES BLVD
DALLAS NORTH TOLLWAY
STEMMONS
N STEMMONS SERV
ALAMO ST
MCKINNON
MCKINNON ST
FAIRMOUNT ST
MAPLE AVE
WOLF ST
BOOKHOUT ST
HARRY HINES
IVAN ST
N HARWOOD ST
MCKINNON ST
N PEARL ST
RANDALL ST
SANTIAGO PLZ
OAK LAWN AVE
HI LINE DR
EDISON ST
RANDALL ST
HARRY HINES BLVD
HUNT ST
MAGNOLIA HILL CT
N AKARD ST
PAYNE ST
LYTE ST
INSPIRATION DR
SLOCUM ST
N STEMMONS ACRD
ALL STAR WAY
N FIELD ST
GLASS ST
COLE ST
DRAGON ST
VICTORY AVE
VALOR WAY
OLIVE ST
ALAMO ST
1:7,200
VICINITY MAP
Case no: Z145-306
Date: 9/28/2015

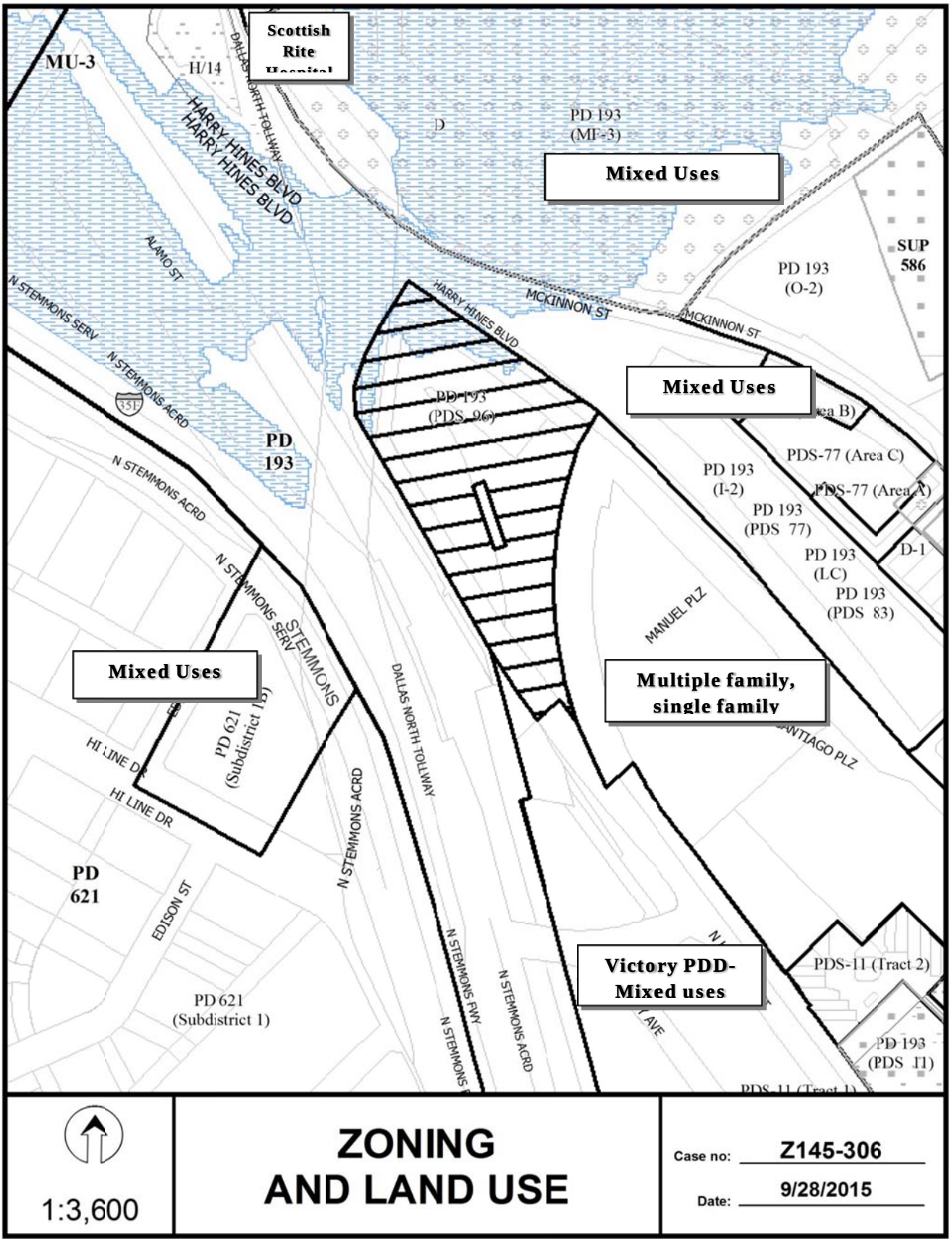


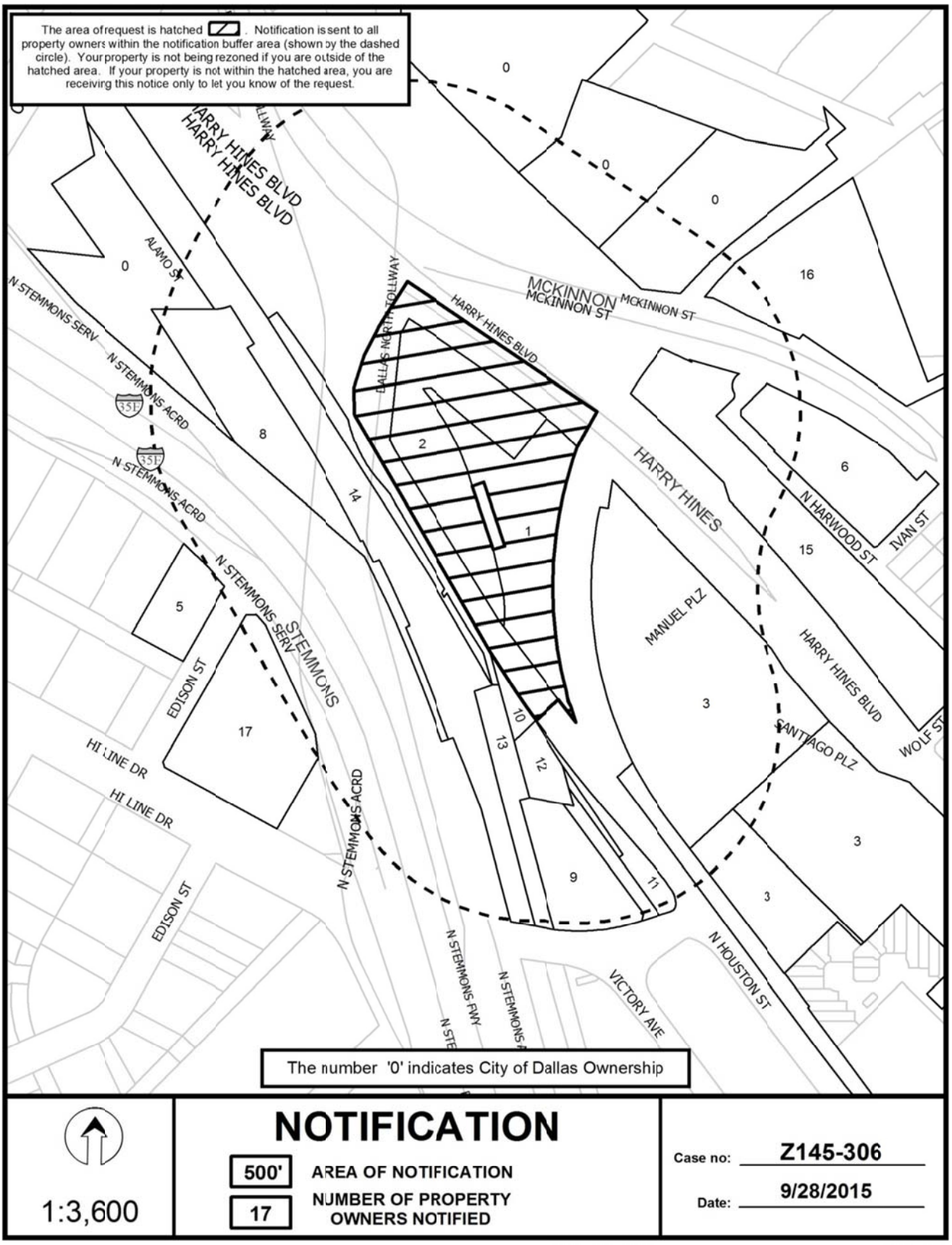
1:3,600

AERIAL MAP

Case no: Z145-306

Date: 9/28/2015


Scottish Rite Hospital
MU-3
H/14
HARRY HINES BLVD
PD 193 (MF-3)
Mixed Uses
SUP 586
PD 193 (O-2)
MCKINNON ST
ALANO ST
N STEMMONS SERV
N STEMMONS ACRD
PD 193 (PDS 96)
Mixed Uses
PD 193
PDS-77 (Area C)
PD 193 (I-2)
PDS-77 (Area A)
PD 193 (PDS 77)
D-1
PD 193 (LC)
PD 193 (PDS 83)
MANUEL PLZ
Mixed Uses
STEMMONS
PD 621 (Subdistrict 1B)
HI LINE DR
DALLAS NORTH TOLLWAY
Multiple family, single family
SANTIAGO PLZ
PD 621
EDISON ST
Victory PDD- Mixed uses
PDS-11 (Tract 2)
PD 621 (Subdistrict 1)
N STEMMONS FWY
PD 193 (PDS 11)
1:3,600
ZONING AND LAND USE
Case no: Z145-306
Date: 9/28/2015


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.
HARRY HINES BLVD
HARRY HINES BLVD
ALAMO ST
N STEMMONS SERV
N STEMMONS ACRD
351
N STEMMONS ACRD
N STEMMONS SERV
STEMMONS
EDISON ST
HI LINE DR
HI LINE DR
EDISON ST
N STEMMONS ACRD
DALLAS NORTH TOLLWAY
HARRY HINES BLVD
MCKINNON
MCKINNON ST
MCKINNON ST
HARRY HINES
MANUEL PLZ
HARRY HINES BLVD
SANTIAGO PLZ
N HARWOOD ST
IVAN ST
WOLF ST
N HOUSTON ST
VICTORY AVE
N STEMMONS FWY
0
0
0
0
16
6
15
8
14
2
1
5
17
10
13
12
9
11
3
3
3
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
17
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z145-306
Date: 9/28/2015

09/28/2015

Notification List of Property Owners

Z145-306

17 Property Owners Notified

Label #	*Address*		*Owner*
1	3305	HARRY HINES BLVD	ASA APARTMENTS LIMITED PARTNERSHIP
2	3333	HARRY HINES BLVD	ASA APARTMENTS LP
3	2927	HARRY HINES BLVD	DALLAS HOUSING AUTHORITY
4	3303	HARRY HINES BLVD	CLEAR CHANNEL OUTDOOR INC
5	1605	STEMMONS FWY	LUI2 DALLAS OAK LAWN VI
6	3130	HARWOOD ST	BLEU CIEL TOWER DEVELOPMENT LTD
7	1300	STEMMONS FWY	DALLAS AREA RAPID TRANSIT
8	1680	STEMMONS FWY	MILLWEE STEPHEN MICHAEL
9	1400	ALAMO ST	ANLAND NORTH LP
10	1400	ALAMO ST	ANLAND 2A LP
11	1400	ALAMO ST	ANLAND NORTH LP
12	1400	ALAMO ST	ANLAND NORTH COMM LP
13	555	2ND AVE	DART
14	1900	OAK LAWN AVE	DART & FT WORTH TRANSP AUTH
15	3000	HARRY HINES BLVD	NORTH TEXAS PUBLIC
16	3100	MCKINNON ST	HINES REIT 3100 MCKINNON
17	1400	HI LINE DR	LOWER OAK LAWN INVESTMENT LP

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2015**

PLANNER: Danielle R. Lerma

FILE NUMBER: Z145-346(DL) **DATE FILED:** September 02, 2015

LOCATION: At the terminus of Jeane Street, west of Pemberton Hill Road, and north of Great Trinity Forest Way

COUNCIL DISTRICT: 7 **MAPSCO:** 57Q and 57U

SIZE OF REQUEST: Approx. 346.172 acres **CENSUS TRACT:** 93.03

APPLICANT: Equest

OWNER: City of Dallas

REPRESENTATIVE: Santos Martinez, Masterplan Consultants

REQUEST: An application for the amendment to a development plan on property zoned Subarea 1 of Planned Development District No. 883.

SUMMARY: The applicant proposes to amend the existing development plan, labeled Subarea 1 Trinity Horse Park—Phase 1, to account for a cumulative total of approximately 100,000 square feet of covered arena and/or paddock area, labeled Area A and Area B on the proposed development plan, and to provide for an accessory residential structure in Area B. Areas A and B are labeled as such to differ between the two approximately 50,000-square foot covered arenas and/or paddock areas. While the size of Subarea 1 within PDD No. 883 is approximately 346.172 acres of land, the request only affects the portion of the proposed development plan labeled Area A and Area B.

The Director has chosen to forward this application to the City Plan Commission because the proposed amendment increases covered floor area from that which was originally approved on April 24, 2013.

STAFF RECOMMENDATION: **Approval**, subject to a revised development plan.

Guiding Criteria for Recommendation:

Staff recommends approval of the request, subject to a development plan, based upon:

1. *Performance impacts upon surrounding property* – An amendment of the existing development plan to provide for approximately 100,000 square feet of covered arena and/or paddock area, as well as account for an accessory residential structure, is not expected to negatively impact surrounding properties. The eastern boundary of PDD No. 883 is located approximately 65 feet west of an established single family residential neighborhood. Existing landscape/trees buffer the nearest structure, one of two horse barns on site, located approximately 113 feet to the eastern property line.

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* – According to the *forwardDallas! Vision*, the request site is located within a Residential Neighborhood Building Block, as well as within Floodplain and Stream/Riparian Natural Features. A horse park is defined as follows: "…an equestrian facility that provides educational, recreational, and therapeutic opportunities to the public. Accessory uses include agricultural, institutional, and community service, lodging, miscellaneous, residential, retail, and personal service, and utility and public service uses."

BACKGROUND INFORMATION:

- On April 24, 2013, the City Council passed Ordinance No. 28980, which established PDD No. 883, a nonresidential zoning district, with retention of the D-1 Liquor Control Overlay, from the following districts: an A(A) Agricultural District, a CS Commercial Service District with a D-1 Liquor Control Overlay, an IM Industrial Manufacturing District, an IR Industrial/Research District with a D-1 Liquor Control Overlay, an LI Light Industrial District, and an R-7.5(A) Single Family District.

- In conjunction with the approval of Ordinance No. 28980, the City Council also approved a development plan for Subarea 1, Phase 1, labeled Exhibit 883B. This development plan provided for the development of Texas Horse Park.

- On September 18, 2014, the City Plan Commission approved a development plan for a borrow source within Subarea 1 of this district.

- Development and landscape plans, both conceptual and permanent, have been approved and amended for the development of a country club with private membership and accessory uses on property zoned Subareas 2a and 2b within PDD No. 883.

Zoning History:

There have been no other zoning requests in the vicinity within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Jeane Street	Minor Arterial	60 feet
Pemberton Hill Road	Major Arterial	70 feet
Great Trinity Forest Way	Principal Arterial	225 feet

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the requested amendment and determined that it will not significantly impact the surrounding roadway system.

STAFF ANALYSIS:

Comprehensive Plan:

The comprehensive plan does not make a specific land use recommendation related to the request; however, 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 request site is located in an area considered a Residential Neighborhood in *forwardDallas*! This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. While single family dwellings are the dominant land use in such areas, shops, restaurants, or institutional land uses that serve residents may be located at the edges or at key intersections.

The site is also located within the following Natural Features: Stream/Riparian and Floodplain.

Single family housing is the dominant land use to the east of the site. Existing development on the site, as well as proposed development south of the site, is expected to remain compatible with surrounding land uses and consistent with the comprehensive plan.

Land Use:

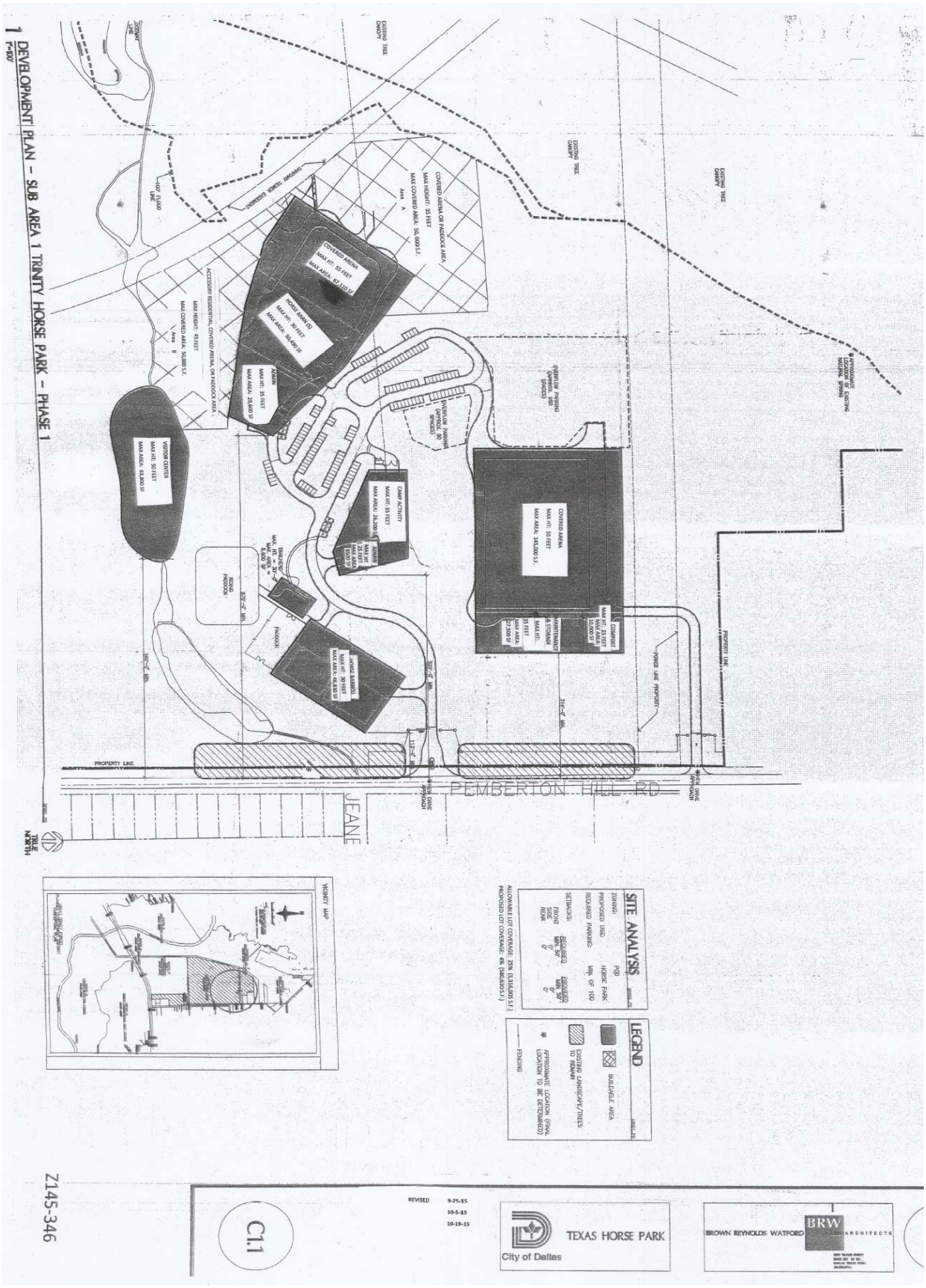
	Zoning	Land Use
Site	PDD 883, Subarea 1	Texas Horse Park
North	R-7.5(A), LI, and IR	Undeveloped, Single Family Residential, and Automotive Type Uses
East	R-7.5(A)	Single Family Residential, Church, Automotive Type Uses, and Undeveloped
South	PDD 883, Subareas 2a and 2b	Undeveloped
West	PDD 883, Subareas 3a and 4b	Undeveloped

Land Use Compatibility: The site is currently developed with a horse park. To the north lie undeveloped land, single family residential housing, and automotive type uses. To the east is single family residential housing, a church, automotive type uses, and undeveloped land. Undeveloped subareas within Planned Development District No. 883 extend to the south and west of the site, but a development plan for a country club with private membership and accessory uses has been approved for Subareas 2a and 2b of this PDD.

Staff supports the requested amendment, subject to the attached revised development plan.

Parking: The PDD requires parking for an arena within a horse park as follows: "One space per four fixed seats is required. If fixed benches are provided, each 18 inches of length of the fixed bench constitutes one fixed seat. If portions of the arena that are meant for audience and spectator viewing are not equipped with fixed seats or benches, one space per 28 square feet of floor area is required for these portions of the arena." The approved development plan notes that a minimum of 100 parking spaces must be provided and shows 143 off-street parking spaces. Overflow parking areas of 50 spaces and 250 spaces are also shown to allow for parking to occur on grass for special events only. At this time, the applicant has not specified whether or not fixed seating or fixed bleachers will be used, so staff cannot determine the number of parking spaces needed in conjunction with the request. If, after site plan review at the permitting phase, the approved plan does not account for the required off-street parking spaces shown, an amendment will need to be submitted to designate the additional spaces.

Landscaping: Regarding Subarea 1, a landscape plan must be approved by the building official before issuance of a building permit for any work. Due to the request for additional floor area, additional landscaping may be required.

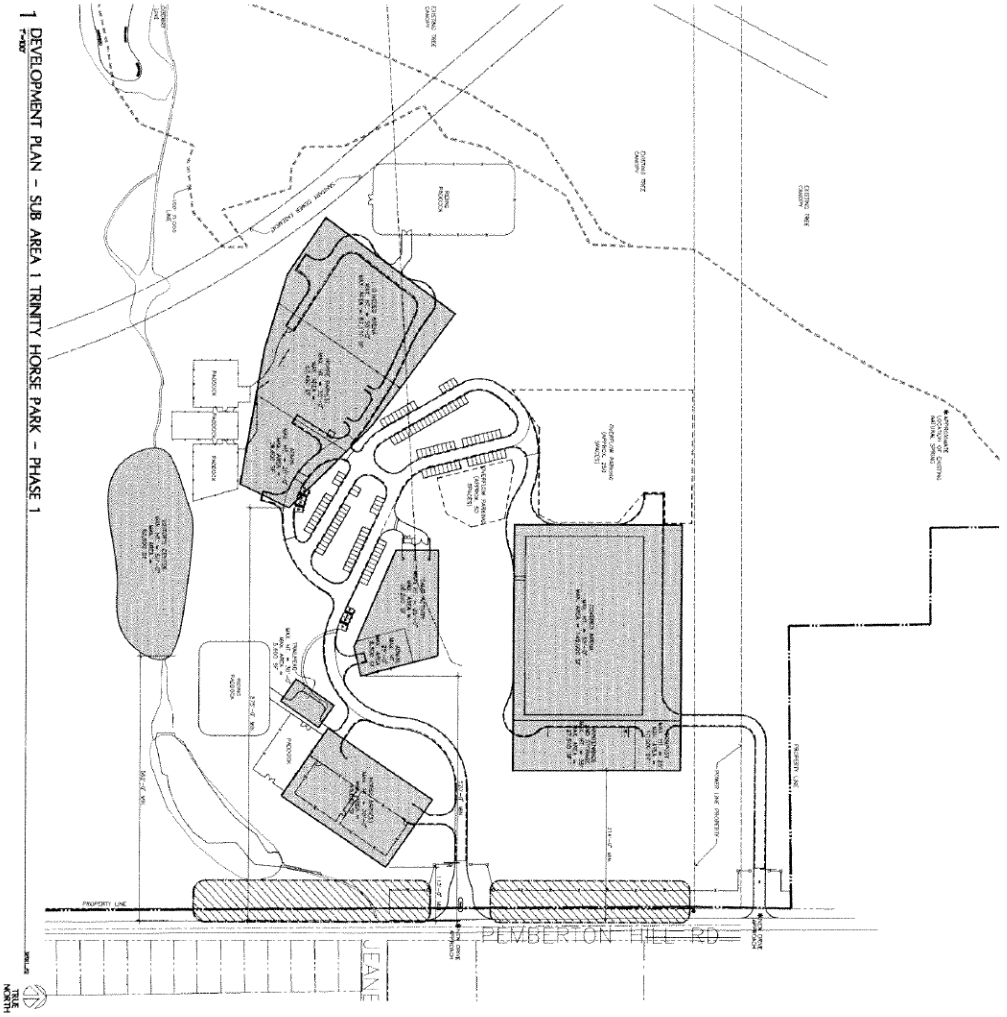


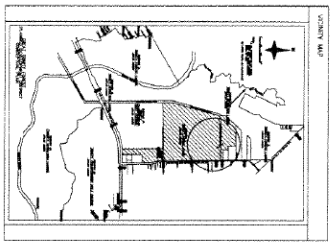
Proposed Development Plan

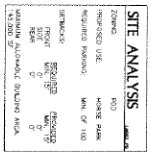
130740

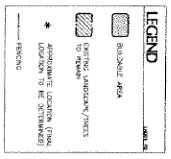
Exhibit 883B

28980







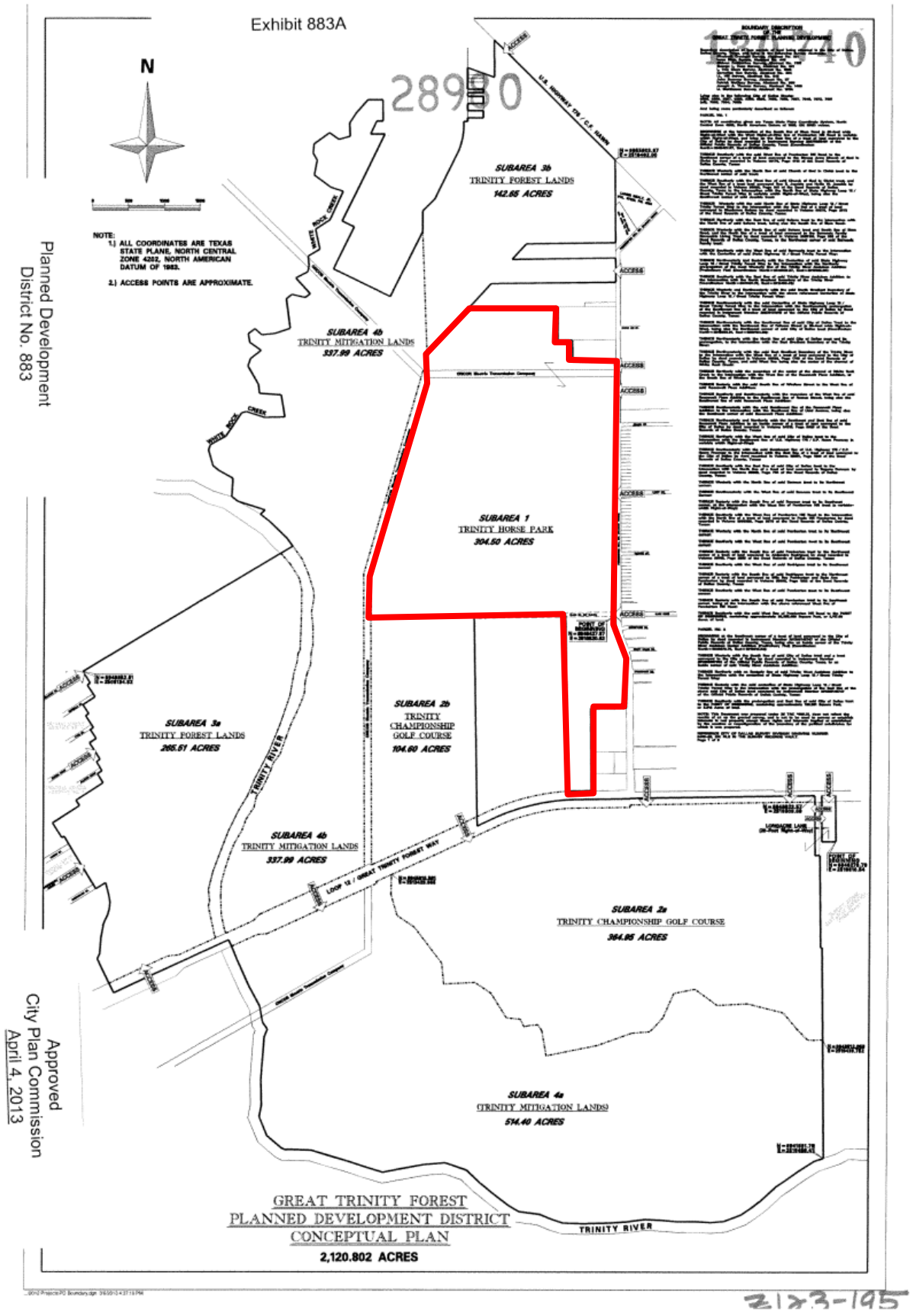


Planned Development
District No. 883

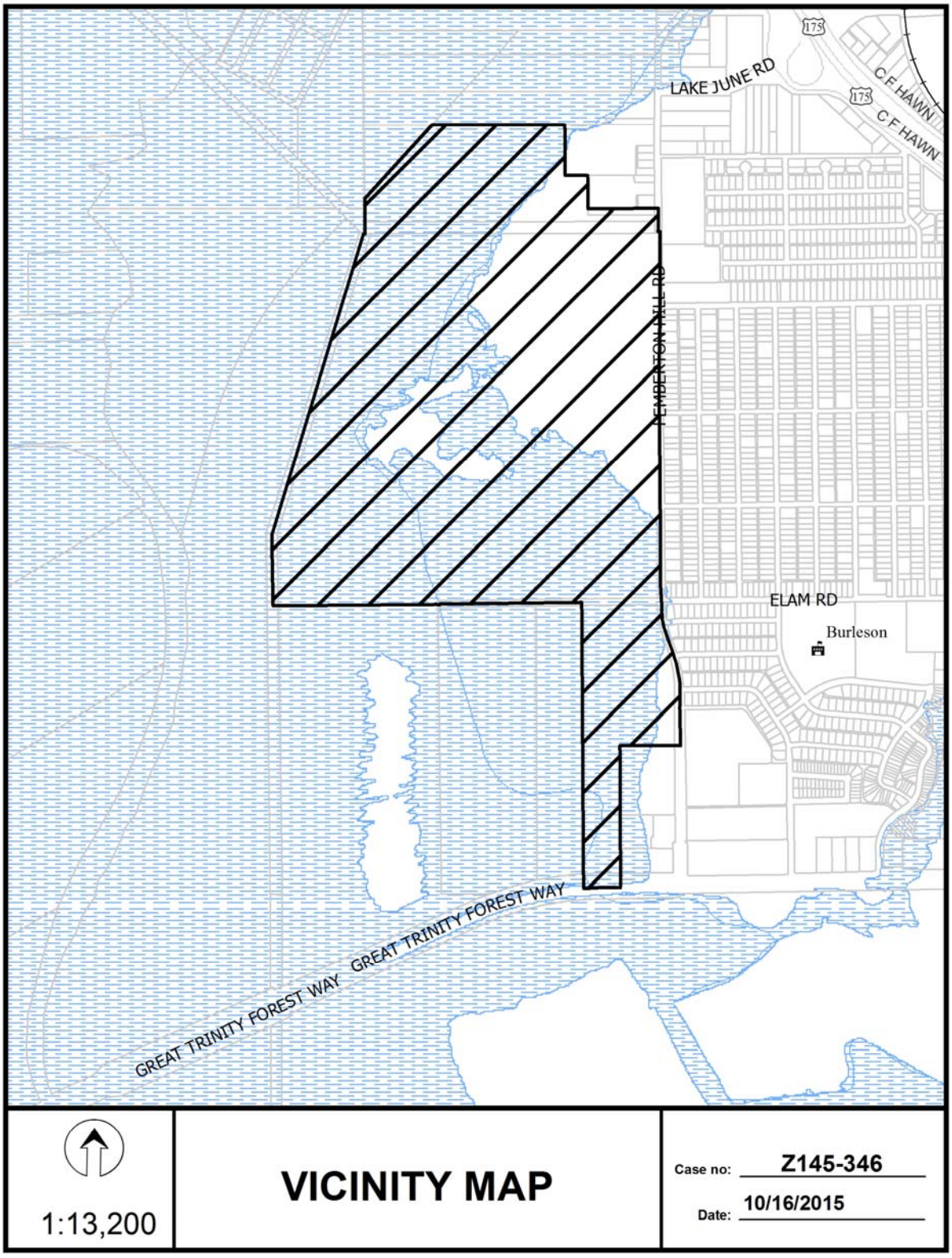
Approved
City Plan Commission
April 4, 2013

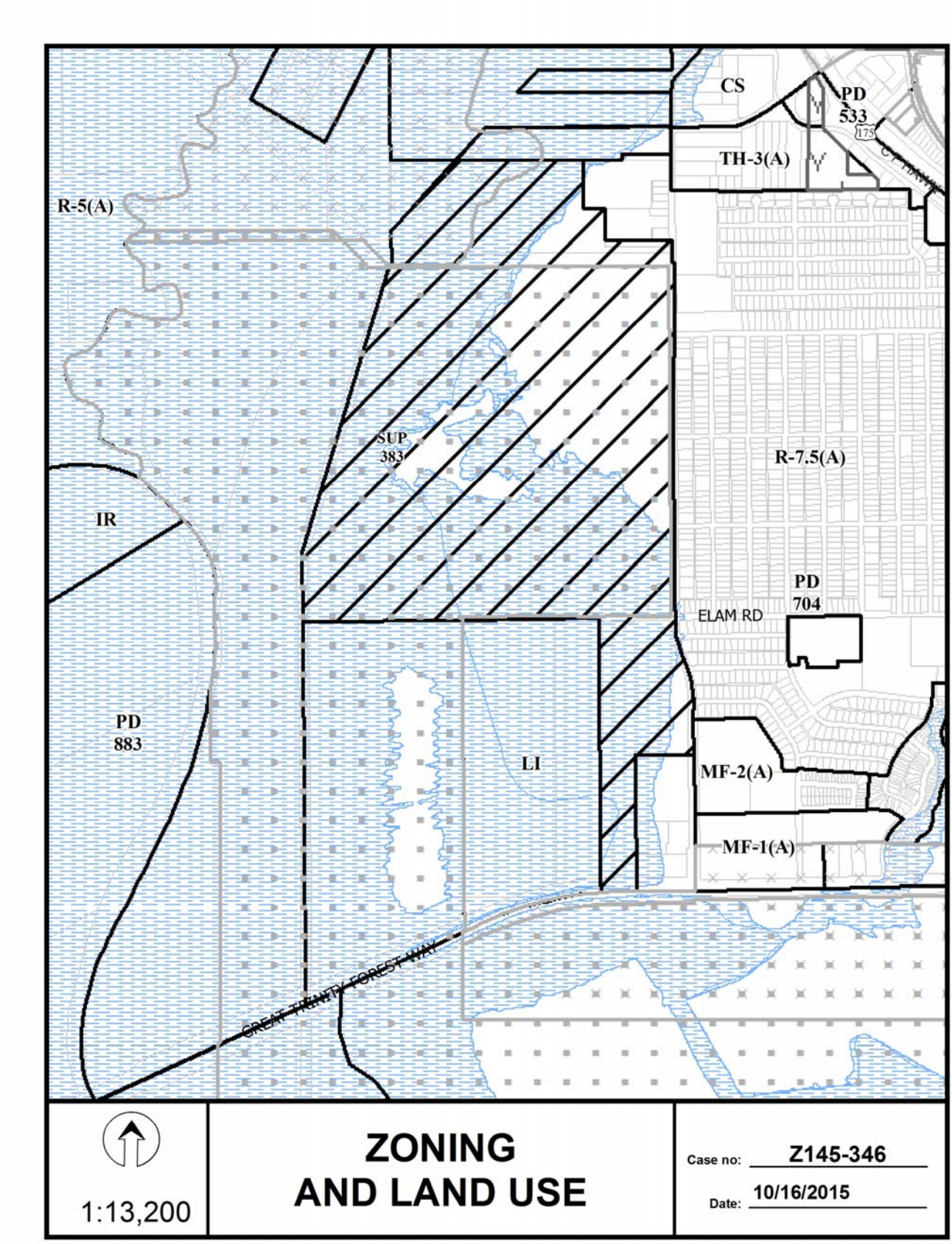
Z123-195

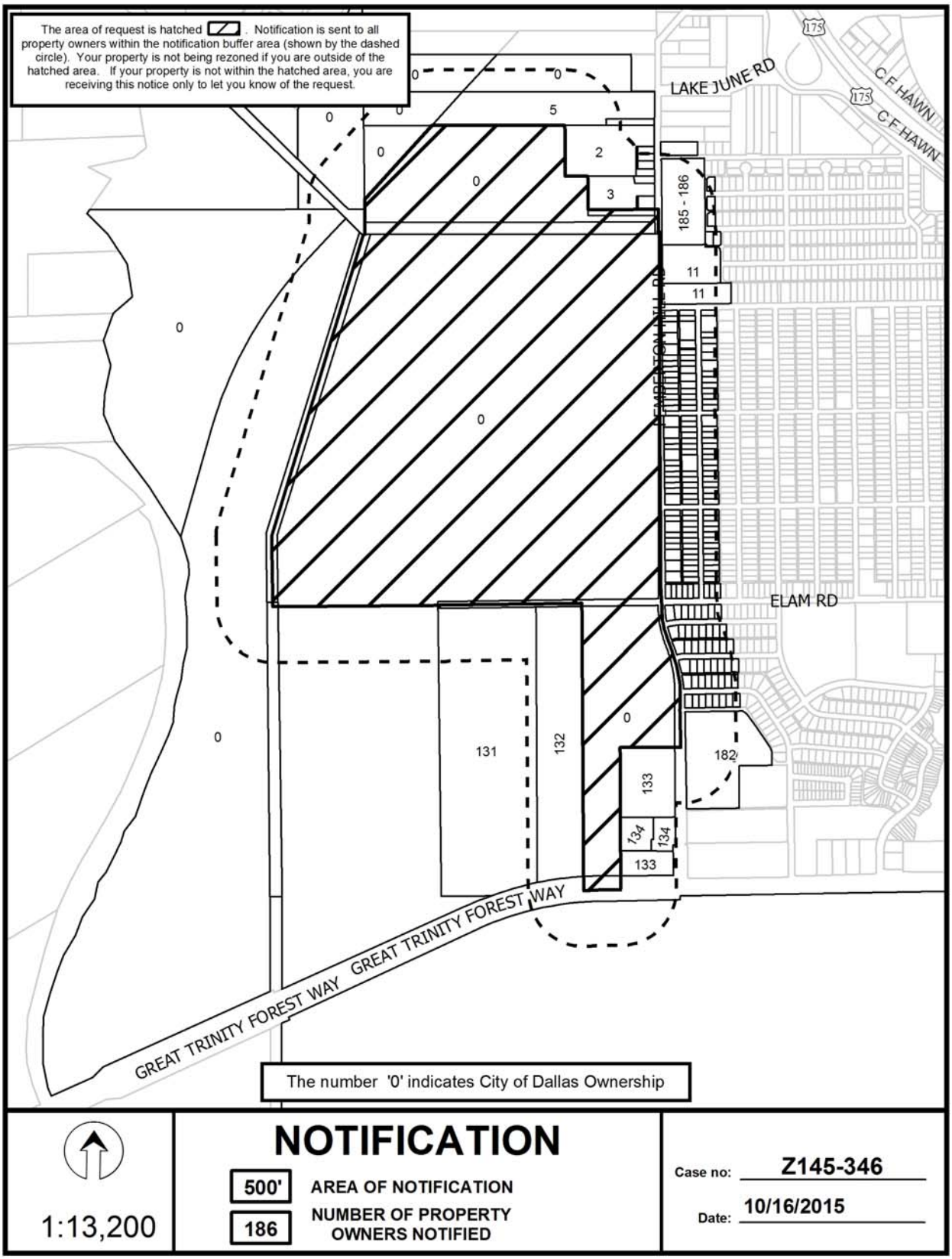
Existing Development Plan



Conceptual Plan


LAKE JUNE RD
175
C F HAWN
175
C F HAWN
PEMBERTON HILL RD
ELAM RD
Burleson
GREAT TRINITY FOREST WAY
GREAT TRINITY FOREST WAY
1:13,200
VICINITY MAP
Case no: Z145-346
Date: 10/16/2015


CS
PD 533
TH-3(A)
R-5(A)
SUP 383
R-7.5(A)
IR
PD 704
ELAM RD
PD 883
LI
MF-2(A)
MF-1(A)
GREAT TRINITY FORREST WAY
1:13,200
ZONING AND LAND USE
Case no: Z145-346
Date: 10/16/2015


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.
LAKE JUNE RD
C F HAWN
C F HAWN
175
175
ELAM RD
GREAT TRINITY FOREST WAY
GREAT TRINITY FOREST WAY
185 - 186
11
11
131
132
133
134
134
133
182
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
186
NUMBER OF PROPERTY OWNERS NOTIFIED
1:13,200
Case no: Z145-346
Date: 10/16/2015

10/16/2015

Notification List of Property Owners

Z145-346

186 Property Owners Notified

Label #	*Address*		*Owner*
1	901	PEMBERTON HILL RD	TEXAS UTILITIES ELEC CO
2	1117	PEMBERTON HILL RD	JASSO DAVID JR
3	911	PEMBERTON HILL RD	PEMBERTON BILLY R
4	1019	PEMBERTON HILL RD	RODRIGUEZ MANUEL & MAURA
5	1125	PEMBERTON HILL RD	PEMBERTON PAULA HILL
6	1125	PEMBERTON HILL RD	HILL PAULA PEMBERTON
7	1031	PEMBERTON HILL RD	JASSO DIANA M
8	1103	PEMBERTON HILL RD	VALENZUELA MARICELA
9	1107	PEMBERTON HILL RD	CONTRERAS EDGAR
10	1100	PEMBERTON HILL RD	APOSTOLIC ASSEMBLY OF THE
11	826	PEMBERTON HILL RD	MCHALE PROPERTIES INC
12	6136	FENWAY ST	GARRETTE CHRISTINE
13	6140	FENWAY ST	NEELY CORINE LIFE EST
14	6204	DENHAM DR	TZINTZUN JOSE MIGUEL &
15	6137	FENWAY ST	SAINZ MARCO OCHOA &
16	6203	DENHAM DR	LAZARO RAYMUNDO
17	770	PEMBERTON HILL RD	CASTILLO RODOLFO &
18	766	PEMBERTON HILL RD	MACEDO LEONIDES OSORIO &
19	758	PEMBERTON HILL RD	VALDEZ MATILDE OSORIO &
20	754	PEMBERTON HILL RD	DOMINGUEZ ELEAZAR &
21	742	PEMBERTON HILL RD	PALACIOS RICARDO
22	734	PEMBERTON HILL RD	CUMMINGS JOHN E
23	722	PEMBERTON HILL RD	RESIDENTIAL RESERVICES LLC
24	710	PEMBERTON HILL RD	ELEGANT INVESTMENT GROUP INC
25	706	PEMBERTON HILL RD	FRIESEN ERVIN
26	702	PEMBERTON HILL RD	RUIZ JUAN & MICHELLE

10/16/2015

Label #	*Address*		*Owner*
27	769	NEOMI ST	MENDEZ RODOLFO
28	767	NEOMI ST	CASTILLO LAZARO &
29	761	NEOMI ST	FREED RICHARD WILLIAM
30	749	NEOMI ST	RANGEL PATRICIO & MARY
31	743	NEOMI AVE	RANGEL JOSE RODRIGO &
32	735	NEOMI ST	CALDERA ROGELIO &
33	731	NEOMI ST	DALLAS HOUSING ACQUISITION & DEV CORP
34	725	NEOMI ST	ARANA MARIA D
35	719	NEOMI ST	MORIN EFRAIN A &
36	715	NEOMI ST	SANCHEZ FABIAN
37	711	NEOMI ST	VARGAS JUAN R
38	707	NEOMI ST	MUNOZ HUGO SANCHEZ &
39	703	NEOMI ST	VILLARREAL HOPE
40	770	NEOMI ST	BECERRIL MARIA D C &
41	760	NEOMI AVE	RANGEL LUIS
42	746	NEOMI ST	CALVILLO SAUL &
43	738	NEOMI ST	SANCHEZ JACINTA
44	732	NEOMI ST	BROWN TIFFANY L
45	726	NEOMI ST	MARES IMELDA & ANTONIO
46	722	NEOMI ST	GARCIA GUADALUPE & MARIA
47	718	NEOMI ST	NUNO ARNULFO B
48	714	NEOMI ST	MUNOS MIKE V
49	710	NEOMI ST	MORIN EFRAIN & MARIA
50	706	NEOMI ST	YOUNG ROY CLYDE
51	702	NEOMI ST	CHOICE VERA
52	658	PEMBERTON HILL RD	JIMENEZ MARIA DELROCIO
53	650	PEMBERTON HILL RD	PALACIOS RICARDO
54	648	PEMBERTON HILL RD	PALACIOS RICARDO
55	642	PEMBERTON HILL RD	YBARRA ADELA
56	634	PEMBERTON HILL RD	ARBIZU CRESENCIO &
57	630	PEMBERTON HILL RD	PALACIOS RICARDO

10/16/2015

Label #	*Address*		*Owner*
58	626	PEMBERTON HILL RD	CAUDILLO TONY
59	622	PEMBERTON HILL RD	VASQUEZ LUCRECIA
60	614	PEMBERTON HILL RD	COTTON BILLIE RENEE
61	606	PEMBERTON HILL RD	LOGAN STERLING & MILDRED
62	663	NEOMI ST	LUZ PATRICIA AGUILAR
63	659	NEOMI ST	BURNETT SALLY A
64	655	NEOMI ST	GONZALEZ JOSE LEONARDO &
65	651	NEOMI ST	GOMEZ OSEAS & HILDA
66	647	NEOMI ST	GOMEZ OSEAS & CAROLINA
67	643	NEOMI ST	GOMEZ BLAKE ISHMAEL
68	639	NEOMI ST	TORRES MARIA M
69	631	NEOMI ST	ESCANDON GONZALO
70	623	NEOMI ST	ESCANDON GONZALO
71	619	NEOMI ST	PUENTE MARIA ELENA
72	615	NEOMI ST	ESCARENO JOSE JR &
73	611	NEOMI ST	GOLDEN FALLS PPTIES LLC
74	601	NEOMI ST	DELGADO NANCY LOPEZ
75	662	NEOMI ST	JIMENEZ ARACELI
76	654	NEOMI ST	ESCANDON JOSE ANTONIO
77	650	NEOMI ST	TREJO ADRIAN HERNANDEZ &
78	646	NEOMI ST	HUDSPETH KATHERINE HODGE
79	642	NEOMI ST	HUDSPETH AMY L
80	638	NEOMI ST	BARNES HELERACE
81	630	NEOMI ST	ESCANDON GUADALUPE
82	626	NEOMI ST	GONZALES MARTINA
83	622	NEOMI ST	HURTADO JUAN MANUEL &
84	618	NEOMI ST	VAZQUEZ BASILIO &
85	614	NEOMI ST	VASQUEZ RAYMUNDO &
86	610	NEOMI ST	MENEVILAY BOUNPONE &
87	606	NEOMI ST	ROJAS JOSE RAUL
88	602	NEOMI ST	KINOS HOMES LLC SERIES I

10/16/2015

Label #	*Address*		*Owner*
89	562	PEMBERTON HILL RD	RODRIGUEZ JACOB J
90	558	PEMBERTON HILL RD	SMITH L V
91	550	PEMBERTON HILL RD	GAMIZ ARTURO & MARIA V
92	546	PEMBERTON HILL RD	LEYVA ALFONSO & ANGELITA
93	542	PEMBERTON HILL RD	DANIEL & BROOK LAS VEGAS ONE LLC
94	538	PEMBERTON HILL RD	VALLEJO LUIS REYES & GLORIA GAYTAN LOPEZ
95	534	PEMBERTON HILL RD	HERNANDEZ ANTONIO C &
96	526	PEMBERTON HILL RD	SANCHEZ LENORA R EST OF
97	514	PEMBERTON HILL RD	HERNANDEZ BRENDA A
98	563	NEOMI ST	GRANADOS ANA E &
99	559	NEOMI ST	GALLEGOS JOSE &
100	551	NEOMI ST	DEZHAM HOSSAIN
101	549	NEOMI ST	GARCIA ANTONIA
102	541	NEOMI ST	MENDOZA SERGIO & MARIA
103	543	NEOMI ST	JACKSON RODERICK
104	535	NEOMI ST	GUZMAN ENRIQUE &
105	533	NEOMI ST	HERNANDEZ SECUNDINO &
106	531	NEOMI ST	OROZCO ALICIA FLORES &
107	527	NEOMI ST	OROZCO JUAN TERCERO &
108	523	NEOMI AVE	BANDA ANATALIA
109	519	NEOMI AVE	MARTINEZ JOSE &
110	515	NEOMI AVE	GAMIZ JESUS & MARIA V
111	6103	ELAM RD	TRACEY SEAN M & RACHELLE
112	6107	ELAM RD	BARGINEAR WAYNE N
113	6111	ELAM RD	BARGINEAR WAYNE &
114	6115	ELAM RD	ORNELAS MANUEL
115	6119	ELAM RD	TYSON ARTIS & ELOUISA
116	6123	ELAM RD	MOGG ANDREW J
117	562	NEOMI ST	ESTRADA JOSE LUIS
118	558	NEOMI ST	TAYLOR BOB
119	550	NEOMI ST	TAYLOR MATTIE LUE

10/16/2015

Label #	*Address*		*Owner*
120	546	NEOMI ST	MARQUEZ PEDRO
121	542	NEOMI ST	PALACIOS ROBERTO & MARIA
122	538	NEOMI ST	SPIGNER CEDRICK HENRY
123	534	NEOMI ST	LOPEZ MARIA R
124	530	NEOMI ST	ESTRADA ARTEMIO
125	526	NEOMI ST	VAZQUEZ MANUEL
126	522	NEOMI ST	RODARTERAMIREZ JOSE ANTONIO &
127	514	NEOMI ST	ALVARADO JOSE
128	6131	ELAM RD	VASQUEZ CARMELO &
129	6135	ELAM RD	SANTOS RICARDO J
130	6139	ELAM RD	CANTU JOSE DE JESUS
131	5950	ELAM RD	BURRESCIA FAMILY
132	5980	ELAM RD	SOLANO RHADAMES
133	300	PEMBERTON HILL RD	STRONG ARMS CHURCH OF
134	135	PEMBERTON HILL RD	STRONG ARMS CHURCH OF GOD
135	6103	CAPESTONE DR	STUBBERFIELD ANGELA
136	6107	CAPESTONE DR	ECHOLS RAYMOND &
137	6111	CAPESTONE DR	MUHAMMAD LURLENE &
138	6115	CAPESTONE DR	BIGGS LORETTA
139	6119	CAPESTONE DR	GRAY NOAMI J
140	6123	CAPESTONE DR	GARCIA JORGE A
141	6127	CAPESTONE DR	WILBURN LESLIE M
142	6131	CAPESTONE DR	FOSTER JAMES JR &
143	6102	CAPESTONE DR	GROUP MICHAEL O LLC
144	6110	CAPESTONE DR	BOWENS EULA MAE
145	6114	CAPESTONE DR	RAY ROBERTA
146	6120	CAPESTONE DR	DFW DEALS LLC
147	6124	CAPESTONE DR	PRITCHETT MARY LEFTWICH
148	6128	CAPESTONE DR	BAKER FREDDIE MAE &
149	6134	CAPESTONE DR	ALDACO EDNA
150	6135	MISTY WOOD DR	ARRIAGA AURELIO

10/16/2015

Label #	*Address*		*Owner*
151	6131	MISTY WOOD DR	WILLIAMS CHRISTI
152	6127	MISTY WOOD DR	VENEGAS BENIGNO
153	6123	MISTY WOOD DR	HILL ANNTRONETTE &
154	6119	MISTY WOOD DR	CARRILLO DANIEL
155	6115	MISTY WOOD DR	RUIZ JAMIE
156	6111	MISTY WOOD DR	THOMPSON PATRICK C
157	6107	MISTY WOOD DR	WEST HUBERT LEE
158	6106	MISTY WOOD DR	CAMPBELL MABLE MACON
159	6110	MISTY WOOD DR	MARTINEZ BRUNO
160	6114	MISTY WOOD DR	DURHAM EARLIE J &
161	6120	MISTY WOOD DR	JAMES RUTH E
162	6124	MISTY WOOD DR	ORTA RAYMOND V
163	6128	MISTY WOOD DR	ESCAMILLA SANDRA
164	6134	MISTY WOOD DR	RAMOS SIMON
165	6138	MISTY WOOD DR	MARTINEZ OTILIO
166	350	STONEPORT DR	GREGG DORIS MARIE
167	354	STONEPORT DR	NEST EGG PROPERTIES
168	360	STONEPORT DR	MARSHALL AARON JR & ROSIE
169	364	STONEPORT DR	WOODSON HAMPTON EVA
170	370	STONEPORT DR	CASTILLO LUZ MARIA & ROBERT
171	374	STONEPORT DR	BROOKS AUDREY M
172	380	STONEPORT DR	WILLIAMS MIREL &
173	384	STONEPORT DR	HAWKINS JO ANN
174	385	STONEPORT DR	CAMPOS JOSE I
175	381	STONEPORT DR	CASTILLO RAMON
176	375	STONEPORT DR	JACKSON RAQUEL &
177	371	STONEPORT DR	BREEDLOVE JEANETTE
178	365	STONEPORT DR	EDMOND GEORGE EDDY
179	361	STONEPORT DR	RANGEL MARTIN
180	355	STONEPORT DR	MENDEZ JOSE & RAQUEL
181	351	STONEPORT DR	LEWIS CHARLES E

10/16/2015

Label #	*Address*		*Owner*
182	320	PEMBERTON HILL RD	CHURCH OF CHRIST ON
183	754	NEOMI ST	CHIHUAHUA JOSE MANUEL
184	750	NEOMI ST	TORRES JOSE
185	924	PEMBERTON HILL RD	HORAK F J ESTATE OF
186	924	PEMBERTON HILL RD	HORAK F J EST OF

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2015**

Planner: Warren F. Ellis

FILE NUMBER: Z134-353(WE) **DATE FILED:** September 30, 2014

LOCATION: Southwest line of Fairmount Street, west of Cedar Springs Road

COUNCIL DISTRICT: 14 **MAPSCO:** 45B

SIZE OF REQUEST: Approx. 15,450 sq. ft. **CENSUS TRACT:** 18.0

APPLICANT: TCT Uptown, LLC

OWNER: Calabaza Holdings, LLC

REPRESENTATIVE: Robert Baldwin

REQUEST: An application for a Planned Development Subdistrict for GR General Retail Subdistrict uses and an outdoor dining area on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The purpose of this request is to create a separate, main use for "outdoor dining area" to be utilized for an existing patio on the northern lot. The patio structure was constructed without building permits and encroaches in the front yard setback and in the visibility triangle. It serves as an extension of the restaurant [The Common Table] on the adjoining lot to the south, which is also included in this request. Because the patio is located on a separate lot, it requires a separate Certificate of Occupancy, which requires a main use. The inclusion of the restaurant in this request is not necessary (from staff's perspective), but has been submitted.

STAFF RECOMMENDATION: **Denial**

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends denial based upon:

1. *Performance impacts upon surrounding property* – Reducing the front yard setbacks to solely accommodate a structure that was constructed without permits interrupts the established building form on the block. Furthermore, the applicant has provided no justification as to why parking should not be required for the outdoor dining area. A parking deficiency could create a nuisance for surrounding property.

2. *Traffic impact* – The Engineering Section of the Department of Sustainable Development and Construction has determined that the proposed use [outdoor dining area] will have no impact on the street system because the development shows a one-way driveway approach. However, if the parking lot changes to two-way approach, then the encroachment into the visibility triangle will become a major concern.

3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas! Comprehensive Plan* shows that the request site in located in an Urban Neighborhood Building Block and is not in compliance with the Comprehensive Plan. The difference in the front yard setback midblock to accommodate the outdoor dining and patio area is not consistent with the development pattern in the area.

4. *Justification for PDS Planned Development Subdistrict Zoning* – The applicant has submitted this request to: 1) circumvent replatting the two lots into one lot (the patio or "outdoor dining area" serves as an accessory use to the restaurant); 2) legalize a structure that was constructed in the front yard setback and the visibility triangle without permits; and 3) require no parking for the outdoor dining area. Staff does not believe that these are reasons to justify a Planned Development Subdistrict.

BACKGROUND INFORMATION:

- Between 1980 and 2010, the Building Official has issued several CO's certificate of occupancy for a restaurant without drive-in service. However, a CO has not been issued for the patio (proposed outdoor dining area).

Zoning History: There are two recent zoning cases requested in the area within the last five years.

1. Z134-301 A Planned Development Subdistrict for GR General Retail Subdistrict and mixed uses property zoned a Planned Development District No. 9 and a GR General Retail Subdistrict with a D Liquor Control Overlay within Planned Development District No. 193, the Oak Lawn Special

Purpose District in an area generally bounded by Cedar Springs Road, Routh Street, Howell Street and Fairmount Street. A City Plan Commission hearing date has not been scheduled at this time.

2. Z145-190 A PDS for GR Subdistrict Uses on property zoned a GR Subdistrict within PDD No. 193, the Oak Lawn Special Purpose District on the southwest line of Fairmount Street at Cedar Springs Road. A City Plan Commission hearing date has not been scheduled at this time

Land Use:

	Zoning within PDD No. 193	Land Use
Site	GR	Restaurant, outside dining area
Northeast	GR	Office, parking structure
Southeast	GR	Office
Northwest	GR	Office
Southwest	LC	Office

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 an Urban Neighborhood Building Block. The encroachments of the outdoor dining and patio area in the front yard setbacks in midblock are not consistent with the development pattern in the area. The proposed zoning is not in compliance with the *forwardDallas! Comprehensive Plan.*

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.

Area Plans:

The Oak Lawn Special Purpose District and the Oak Lawn Plan include the following objectives:

(1) To achieve buildings more urban in form.

(2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.

(3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.

(4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.

(5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.

(6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods, or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.

(7) To promote landscape/streetscape quality and appearance.

The front yard setback encroachment and request for no parking are inconsistent with Objectives 6 and 7. The main issue is that the proposed new main use and patio area encroaches into the required front yard setbacks. Even though there are Planned Development Subdistricts that modify the established setbacks, it typically does not occur midblock or on such a small parcel to be noticeable.There are no other developments within the block where the setbacks have been reduced.

STAFF ANALYSIS:

Land Use Compatibility: The surrounding land uses consist of office uses.

A restaurant without drive-in service use is permitted by right in a GR General Retail Subdistrict. The proposed use will be defined in the PDS conditions and will receive a separate certificate of occupancy. Staff believes that the best use for this site is to replat the lot into one; thus, eliminating the need for a Planned Development Subdistrict. The outdoor dining area will become an accessory use to the main use.

However, the applicant constructed the outdoor dining area without a building permit and was given a citation to bring the structure into conformance. The restaurant use was converted from a single family dwelling and records show that the Building Official have issued several certificate of occupancy's for a restaurant without a drive-in service

since 1970s. In 2011, the outdoor dining area was constructed and is currently being used by the restaurant.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
GR General Retail	10'	0/0'	2:1 FAR	120'	80%	None	Residential uses, Bar & Restaurant uses, Office
PDS General Retail	0'	0/0'	2:1 FAR	120'	80%	None	Residential uses, Bar & Restaurant uses, Office, Outdoor Dining area

Landscaping:

The request site will also have to comply with Part I of the landscaping requirements in PDD No. 193 because the portion of the impermeable surface (patio area) exceeds 2,000 square feet.

Currently, the Building Official has not issued any permits for the improvement made by the restaurant as it relates to the impermeable surface (patio area) in front yard and the outdoor patio.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Fairmount Street	Local Street	50 ft.	50 ft.

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.

Parking: There are several outstanding issues the applicant will have to resolve with the Building Official Office before issuing a permit for the proposed use. The issues are parking agreements, possible delta credits and parking the proposed use. The applicant will have to comply with the parking regulations. The off-street parking requirement for a restaurant without drive-in service is 1 space per 100 square feet of floor area.

LIST OF OFFICERS

Calabaza Holdings, LLC

Margaret Hancock, member
Barry Hancock, member

TCT Uptown, LLC

Keith Camp, member
Scott Siers, member
Latham Capital Partners
- Jess B. Latham, III, Member
- Jess B. Latham IV, Member

Ponds Free House
- Corey Pond, member
- Hilary Ferguson Pond, member

Twomey Concepts, LLC
- Brian Twomey, member
- Mark Hearl, member
- Michael Yeatman, member
- Mick Twomey, member

APPLICANT'S PROPOSED PDD CONDITIONS

SEC. S-___.___. LEGISLATIVE HISTORY.

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

SEC. S-___.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict ___ is established on property located on the southwest side of Fairmount Street, south of Wolf Street. The size of PD Subdistrict ___is 0.35 acres.

SEC. S-___.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part I of this article apply to this division. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part I of this article, Part I of this article controls.

(b) In this division, SUBDISTRICT means a subdistrict of PD 193.

(c) Unless otherwise stated, all references to articles, divisions, or sections in this division are to articles, divisions, or sections in Chapter 51.

(d) OUTDOOR DINING means a facility for the consumption of food and beverages in a structure that is not fully enclosed and is considered within the bar and restaurant uses category 51P-193.107(i) in this subdistrict.

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

SEC. S-___.104. EXHIBIT.

The following exhibit is incorporated into this division: Exhibit S-101A: development plan.

SEC. S-___.105. DEVELOPMENT PLAN.

For uses within the bar and restaurant uses category 51P-193.107(i) and a commercial parking lot, 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. For all other uses, no development plan is required.

SEC. S-___.106. MAIN USES PERMITTED.

(a) Except as provided, the only main uses permitted in this subdistrict are those main uses permitted in the GR General Retail Subdistrict, subject to the same conditions applicable in the GR General Retail Subdistrict, as set out in Part I of this article. For example, a use permitted in the GR General Retail Subdistrict only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the GR General Retail Subdistrict is subject to DIR in this subdistrict; etc.

(b) Outdoor dining is permitted in the area shown on the development plan.

SEC. S-___.107. ACCESSORY USES AND STRUCTURES.

(a) As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

(b) The following accessory uses are not permitted:

-- Amateur communication tower.
-- Open storage.
-- Private stable.

SEC. S-___.108. YARD, LOT, AND SPACE REGULATIONS.

(a) Except as provided, the yard, lot, and space regulations for the GR General Retail Subdistrict apply.

(b) No front yard setback is required for the outdoor dining structure shown on the development plan.

SEC. S-___.109. OFF-STREET PARKING AND LOADING.

(a) Consult Part I of this article for the specific off-street parking and loading requirements for each use.

(b) For outdoor dining, no minimum parking is required.

SEC. S-___.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-___.111. LANDSCAPING.

(a) Except as provided, landscaping must comply with Part I.

(b) For uses within the bar and restaurant uses category 51P-193.107(i) and a commercial parking lot, sidewalk location is as shown on the development plan. All other uses must provide a sidewalk in the location required in Part I.

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

SEC. S-___.112. SIGNS.

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

SEC. S-___.113. ADDITIONAL PROVISIONS.

(a) The only visibility triangle obstruction permitted is limited to the accessory structures shown on the development plan.

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

(c) 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.

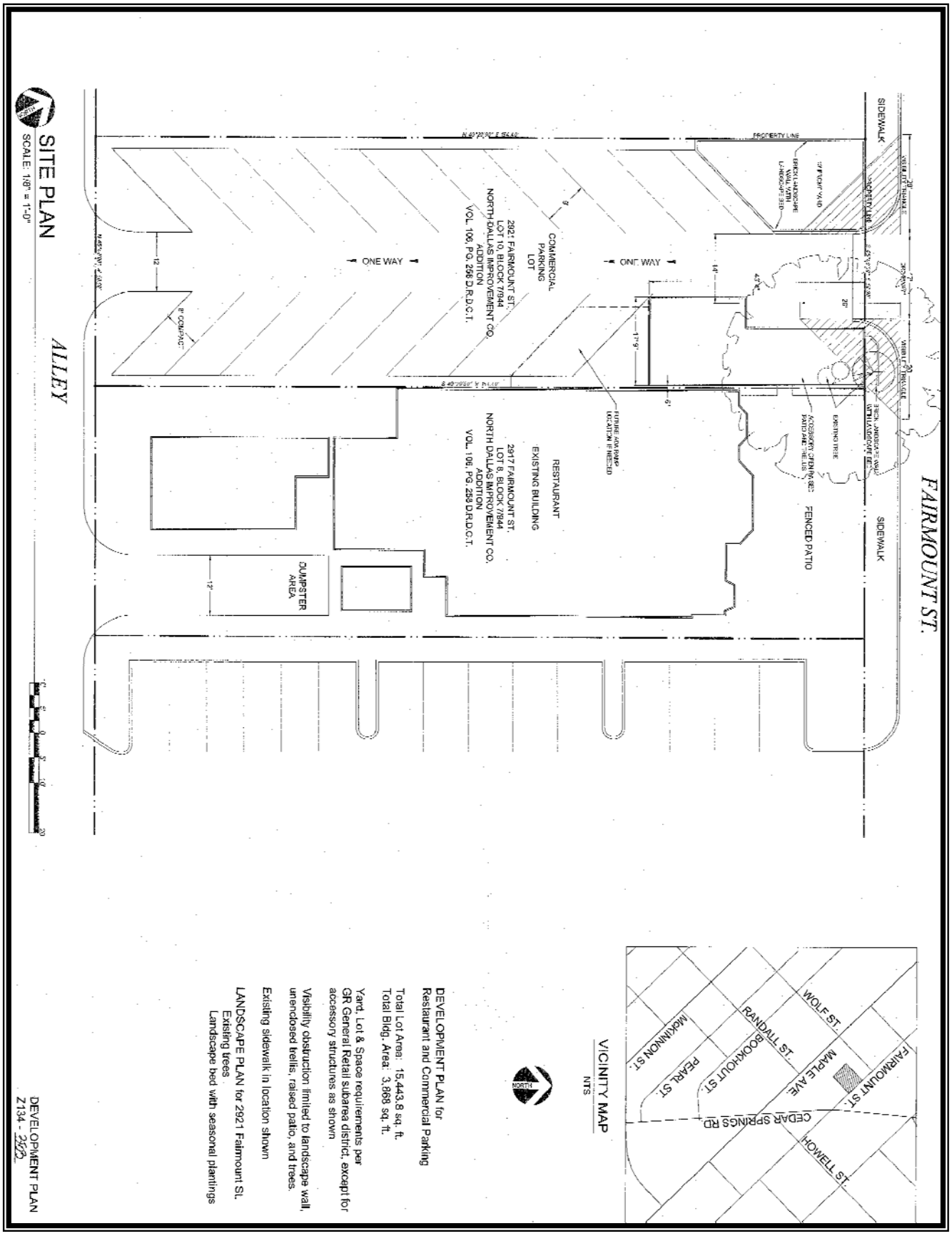
(d) Development and use of the Property must comply with Part I of this article.

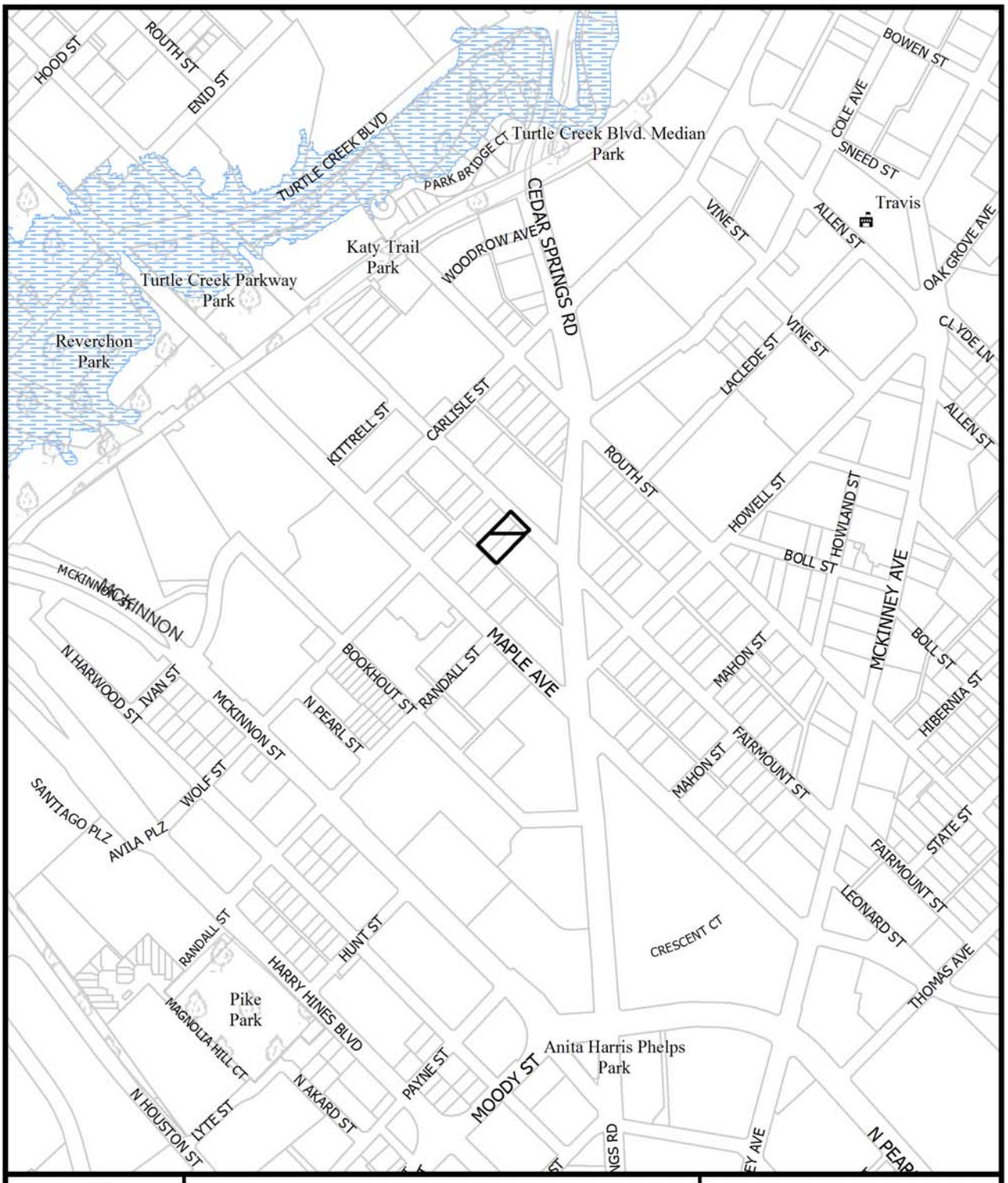
SEC. S-___.114. COMPLIANCE WITH CONDITIONS.

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

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

PROPOSED DEVELOPMENT PLAN



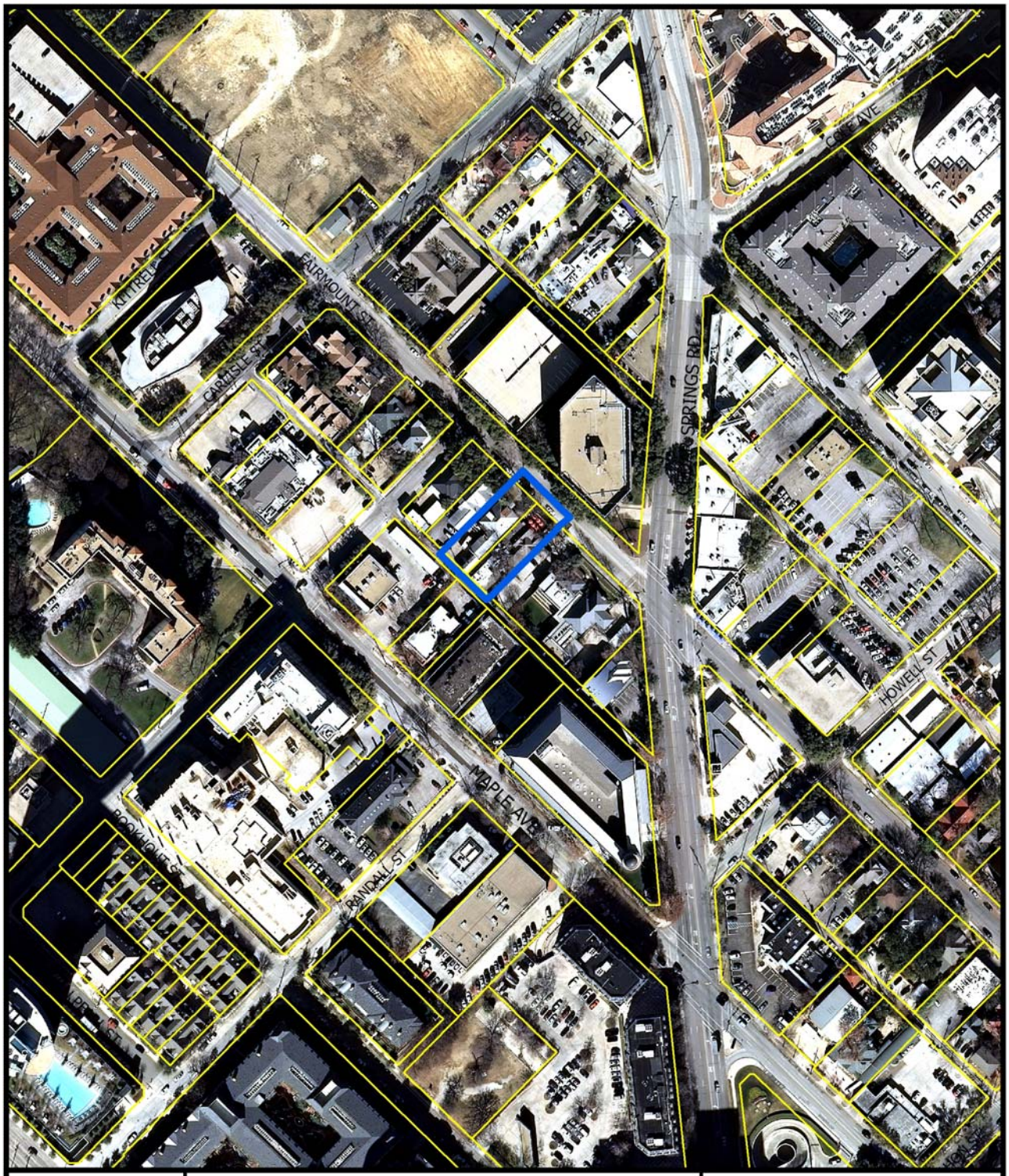


1:6,000

VICINITY MAP

Case no: Z134-353

Date: 10/29/2014



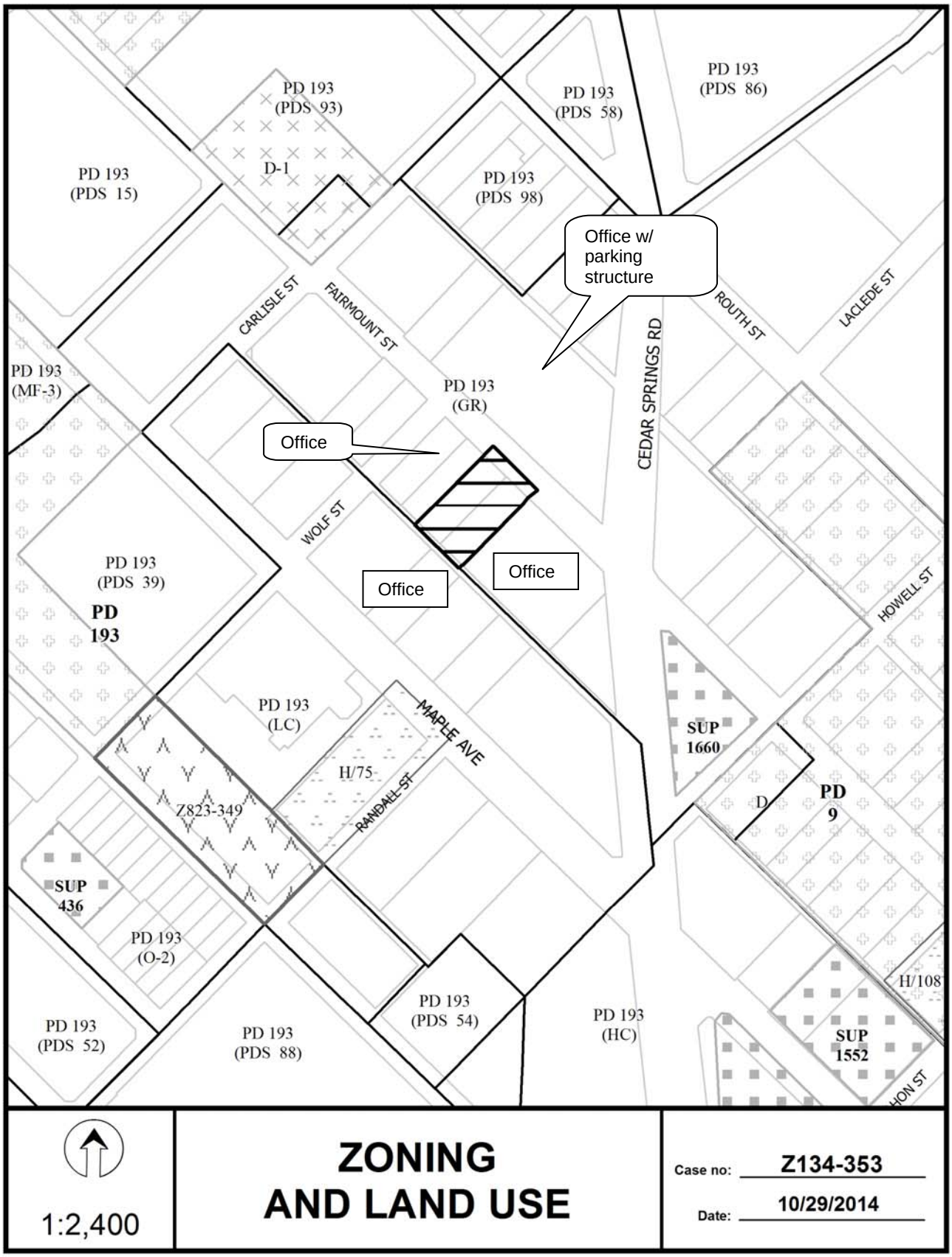
1:2,400

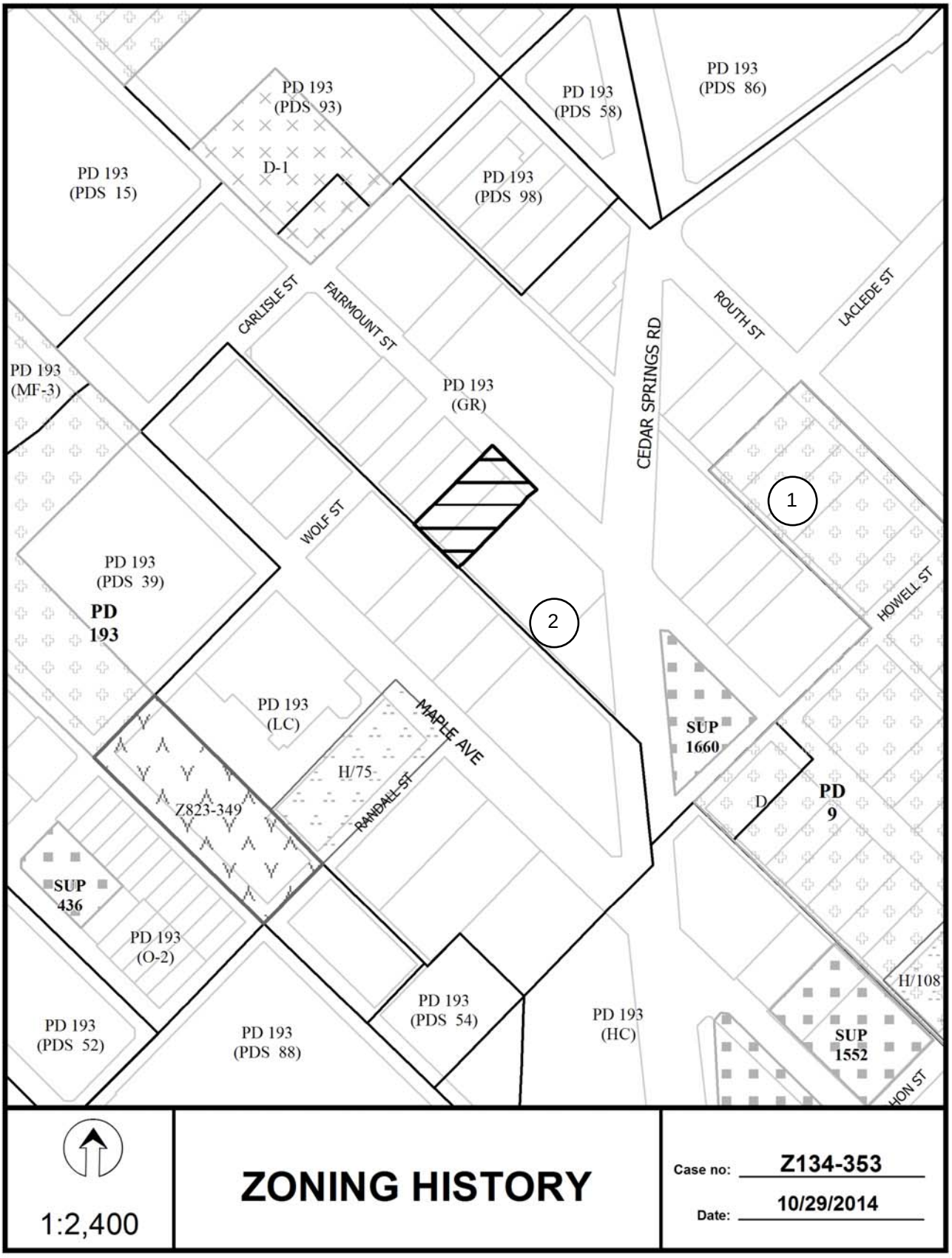
AERIAL MAP

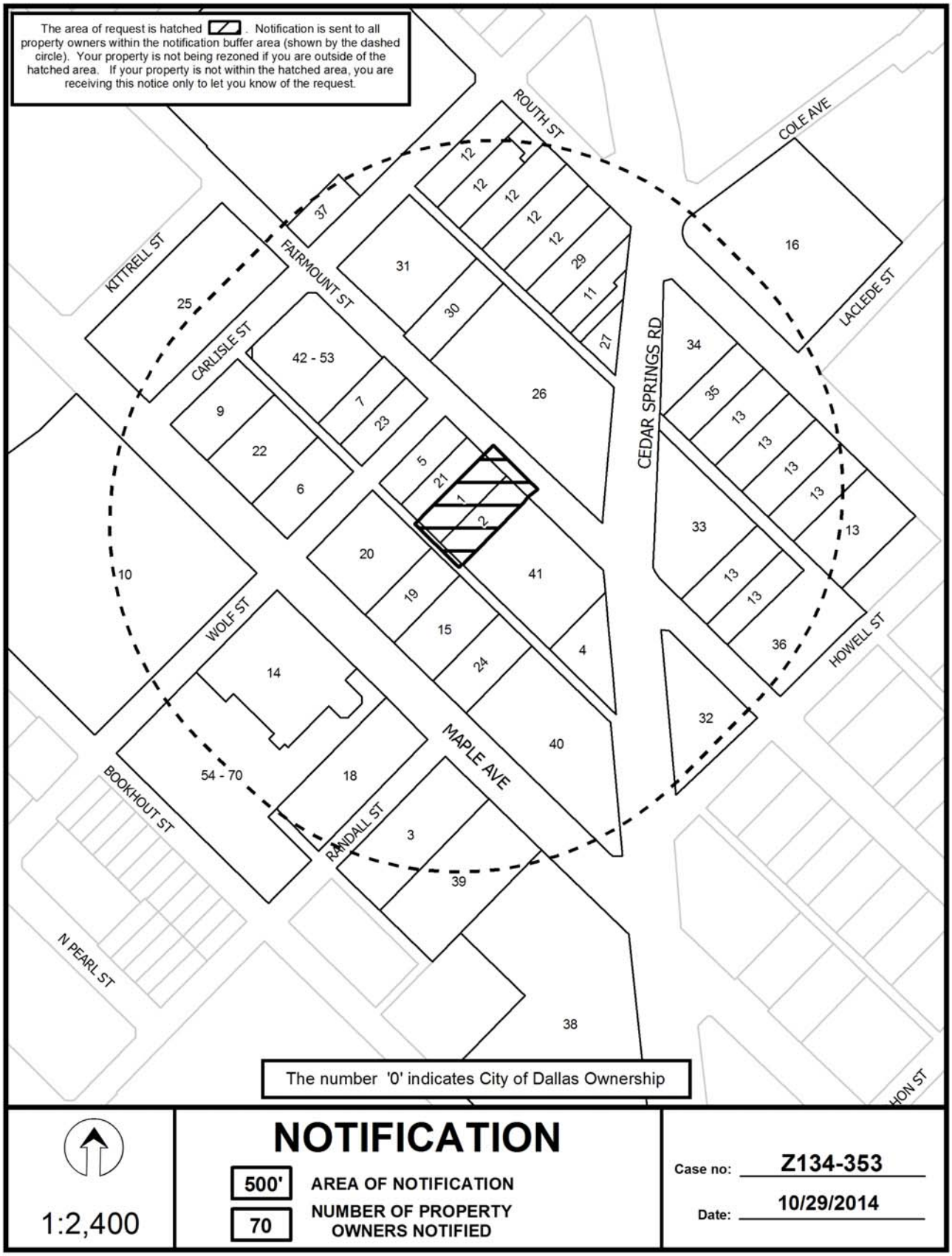
Case no: Z134-353

Date: 10/29/2014

Office


PD 193 (PDS 93)
D-1
PD 193 (PDS 58)
PD 193 (PDS 86)
PD 193 (PDS 15)
PD 193 (PDS 98)
Office w/ parking structure
CARLISLE ST
FAIRMOUNT ST
ROUTH ST
LACLEDE ST
CEDAR SPRINGS RD
PD 193 (MF-3)
PD 193 (GR)
Office
WOLF ST
Office
Office
PD 193 (PDS 39)
PD 193
HOWELL ST
PD 193 (LC)
MAPLE AVE
SUP 1660
H/75
RANDALL ST
Z823-349
D
PD 9
SUP 436
PD 193 (O-2)
H/108
PD 193 (PDS 52)
PD 193 (PDS 88)
PD 193 (PDS 54)
PD 193 (HC)
SUP 1552
HON ST
1:2,400
ZONING AND LAND USE
Case no: Z134-353
Date: 10/29/2014


PD 193
(PDS 93)
D-1
PD 193
(PDS 15)
PD 193
(PDS 58)
PD 193
(PDS 86)
PD 193
(PDS 98)
CARLISLE ST
FAIRMOUNT ST
ROUTH ST
LACLEDE ST
CEDAR SPRINGS RD
PD 193
(MF-3)
PD 193
(GR)
1
WOLF ST
PD 193
(PDS 39)
PD
193
2
HOWELL ST
PD 193
(LC)
MAPLE AVE
SUP
1660
H/75
RANDALL ST
Z823-349
D
PD
9
SUP
436
PD 193
(O-2)
H/108
PD 193
(PDS 52)
PD 193
(PDS 88)
PD 193
(PDS 54)
PD 193
(HC)
SUP
1552
HON ST
1:2,400
ZONING HISTORY
Case no: Z134-353
Date: 10/29/2014


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.
ROUTH ST
COLE AVE
KITTRELL ST
FAIRMOUNT ST
CARLISLE ST
CEDAR SPRINGS RD
LACLEDE ST
WOLF ST
MAPLE AVE
HOWELL ST
BOOKHOUT ST
RANDALL ST
N PEARL ST
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
70
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z134-353
Date: 10/29/2014

Notification List of Property Owners

Z134-353

70 Property Owners Notified

Label #	*Address*		*Owner*
1	2921	FAIRMOUNT ST	CALABAZA HOLDINGS LLC
2	2917	FAIRMOUNT ST	CALABAZA HOLDINGS LLC
3	2817	MAPLE AVE	HIGHLAND CAPITAL MANGT LP
4	2425	CEDAR SPRINGS RD	MDB CAPITAL GROUP LLC
5	2925	FAIRMOUNT ST	REILLY PARKWAY LTD PTNS
6	3000	MAPLE AVE	GREENWAY 3000 MAPLE LTD
7	3005	FAIRMOUNT ST	COVINGTON TERRIE I
8	3000	FAIRMOUNT ST	SLOCUM PROPERTIES INC
9	3012	MAPLE AVE	MAPLE TREE PARTNERS LTD
10	3001	MAPLE AVE	KENSINGTON MAPLE LLC
11	2537	CEDAR SPRINGS RD	SPURGIN ROBERT B & SALLY
12	3011	ROUTH ST	ALAMO MANHATTAN ROUTH STREET LLC
13	2812	FAIRMOUNT ST	GREENWAY CEDAR SPRINGS LP
14	2927	MAPLE AVE	HEI STONELEIGH HOTEL LLC
15	2906	MAPLE AVE	2906 MAPLE AVE LLC
16	2600	COLE AVE	GABLES REALTY LTD PS
17	2525	CARLISLE ST	FAIRMOUNT G/ U LLC
18	2905	MAPLE AVE	2905 MAPLE LLC
19	2912	MAPLE AVE	2912 MAPLE LLC
20	2926	MAPLE AVE	SHIELDS LTD PS
21	2923	FAIRMOUNT ST	CALABAZA HOLDINGS LLC
22	3008	MAPLE AVE	MAPLE TREE PARTNERS LTD
23	3001	FAIRMOUNT ST	FRENCH JAMES F &
24	2902	MAPLE AVE	2902 MAPLE LP
25	3102	MAPLE AVE	MAPLE COUNTRY LTD
26	2501	CEDAR SPRINGS RD	GH CEDAR SPRINGS INC

10/29/2014

Label #	*Address*		*Owner*
27	2521	CEDAR SPRINGS RD	THORNTON LAURIE L &
28	2535	CEDAR SPRINGS RD	SPURGIN ROBERT B
29	3005	ROUTH ST	JEH FAMILY TRUST
30	3004	FAIRMOUNT ST	3004 FAIRMOUNT LP
31	3012	FAIRMOUNT ST	MAVINA FAIRMOUNT LLC
32	2408	CEDAR SPRINGS RD	GREENWAY MAPLE LP
33	2816	FAIRMOUNT ST	GREENWAY CEDAR SPRINGS LP
34	2911	ROUTH ST	GREENWAY CEDAR SPRINGS LP
35	2907	ROUTH ST	GREENWAY CEDAR SPRINGS LP
36	2808	FAIRMOUNT ST	GREENWAY CEDAR SPRINGS LP
37	3104	FAIRMOUNT ST	RIDDELL ROYD L & CONNIE J
38	2305	CEDAR SPRINGS RD	GPI CEDAR MAPLE LP
39	2811	MAPLE AVE	GUIDESTONE FINANCIAL RESOURCES
40	2401	CEDAR SPRINGS RD	GUIDESTONE FINANCIAL RES
41	2913	FAIRMOUNT ST	GUIDESTONE FINANCIAL RESOURCES OF THE SOUT
42	3033	FAIRMOUNT ST	GIANCASPERO WALDEMAR N
43	3011	FAIRMOUNT ST	KAMINER MARC
44	3013	FAIRMOUNT ST	NAGESH KONANUR
45	3015	FAIRMOUNT ST	BURNELL JEREMY
46	3017	FAIRMOUNT ST	SARMA SATYAM
47	3019	FAIRMOUNT ST	BAKER JENNIFER ANNE
48	3021	FAIRMOUNT ST	MEDINA LANA
49	3023	FAIRMOUNT ST	HIRZEL JEFF L & CAROL A
50	3025	FAIRMOUNT ST	GARNER KATHERINE
51	3027	FAIRMOUNT ST	SIMPSON THOMAS A &
52	3029	FAIRMOUNT ST	LEUNG KEVIN
53	3031	FAIRMOUNT ST	MOORE CAROL A
54	2919	MAPLE AVE	CRESCENT ESTATES CUSTOM HOMES LP
55	2919	MAPLE AVE	CRESENT ESTATES CUSTOM HOMES LP
56	2919	MAPLE AVE	MAPLE WOLF STONELEIGH LLC
57	2919	MAPLE AVE	CRESCENT ESTATES

10/29/2014

Label #	*Address*		*Owner*
58	2919	MAPLE AVE	ELLENBOGEN PAUL H &
59	2919	MAPLE AVE	CRESCENT ESTATES CUSTOM HOMES LP
60	2919	MAPLE AVE	COLE THOMAS B
61	2919	MAPLE AVE	CRESCENT ESTATES CUSTOM HOMES LP
62	2919	MAPLE AVE	CRESCENT ESTATE CUTOME HOMES LP
63	2919	MAPLE AVE	CRESCENT ESTATE CUSTOM HOMES LP
64	2919	MAPLE AVE	MAPLE WOLF STONELEIGH LLC
65	2919	MAPLE AVE	REDFIELD VANCE & SUSAN
66	2919	MAPLE AVE	EAST JOHN WAYNE
67	2919	MAPLE AVE	ETTER TODD F
68	2919	MAPLE AVE	MASSAD GENE F & BARBARA J
69	2919	MAPLE AVE	GREER CHARLES SCOTT & LINDA L
70	2919	MAPLE AVE	MONTGOMERY WILLIAM A &

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2015**

Planner: Aldo Fritz

FILE NUMBER: Z145-343(AF) **DATE FILED:** September 1, 2015

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

COUNCIL DISTRICT: 2 **MAPSCO:** 36X

SIZE OF REQUEST: Approx. 0.05 acres **CENSUS TRACT:** 0010.02

APPLICANT: Ship's Lounge

OWNER: RGC Properties, LLC.

REPRESENTATIVE: Audra Buckley, Permitted Development

REQUEST: An application for the renewal of Specific Use Permit No. 1922 for a late-hours establishment limited to an alcoholic beverage establishment limited to a bar, lounge or tavern on property zoned Planned Development District No. 842.

SUMMARY: This request would allow the existing establishment [Ship's Lounge] to continue to operate after midnight. This SUP initially was approved in December 2011 for a four-year period.

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

GUIDING CRITERIA FOR STAFF RECOMMENDTION:

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 is located along a portion of Greenville Avenue where there are a variety of retail uses, restaurants, and bars, some of which also have Specific Use Permits for late hours. While there is residential zoning less than 200 feet to the east, the late hours operation for the use has proven to be compatible with the area.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – This request neither contributes to nor is a detriment to the welfare of adjacent property.

3. *Not a detriment to the public health, safety, or general welfare* – The use is not a detriment to the public health, safety, or general welfare. The Specific Use Permit conditions are an additional layer of regulatory requirements the owner will have to comply with when operating the business.

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.

The Planned Development lists the following factors to be considered for a specific use permit for a late-hours establishment. The data is based upon Police Department crime statistics from January 2009 to October 2015.

1. The number of citations issued by police to patrons of the establishment – 0

2. The number of citations issued by police for noise ordinance violations by the establishment – 0

3. The number of arrests for public intoxication or disorderly conduct associated with the establishment – 1incident occurred in 2010

4. The number of Texas Alcoholic Beverage Code violations of the establishment – 0

5. The number of violent crimes associated with the establishment, with emphasis on violent crimes originating inside the establishment – 0

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Greenville Avenue	Major Arterial	Varies
Ross Avenue	Major Arterial	Varies

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that the request has not had a negative impact on the surrounding street system.

STAFF ANALYSIS:

Area Plans:

In 1997, the Greenville Avenue Urban Design Study was authorized by the Dallas City Council with the intent to encourage and support a distinctive, cohesive, and attractive urban environment for the people who live on, work on, or visit Greenville Avenue. The intent of the study was to attract and maintain interest to a broad range of ages, cultures, interests, activities, economic abilities, and including shoppers, diners, and business investors.

Comprehensive Plan: The subject site is identified as being within a Main Street Building Block. Main streets are modeled after the American tradition of "Main Street" as a place for living, working and shopping. Examples of these streets with concentrations of pedestrian activity include Jefferson Boulevard, Knox-Henderson and Lovers Lane. Main streets, typically no more than a mile long, are active areas with buildings one to four stories in height and usually placed right up to the sidewalk with parking available on-street. Away from the "main street," density quickly diminishes, thus minimizing impacts on nearby neighborhoods. This Building Block will likely be served by bus or rail and contain safe and pleasant walking environments. Streets have trees and wide sidewalks. There may even be landscaped paths from the "main street" to rear parking areas, sidewalk cafes, outdoor dining areas or courtyards. The primary

public investment in these areas will be upgrading streets and walkways to create safe high-quality pedestrian environments.

Land Use:

	Zoning	Land Use
Site	PDD No. 842	Lounge
North	PDD No. 842	Restaurant/Retail
East	PDD No. 842	Retail; residential
South	PDD No. 842	Retail
West	PDD No. 842	Retail

Land Use Compatibility: The request site is surrounded by a restaurant and retail to the north, retail and residential to the east and retail to the south and west. The closest residential development is approximately 150 feet to the east of the request site on the other side of Greenville Avenue. Public right-of-way and low-rise businesses that are not open late hours, create a buffer between the request site and residential – mitigating possible conflicts between the two land uses. The ±2,215-square foot request site comprises of a ±1,060-square feet of floor area within a shopping center

The main uses permitted and applicable conditions in PDD No. 842 are those established in the CR Community Retail District, as set out in Chapter 51A. Although alcohol beverage establishments are permitted by right in CR Community Retail Districts, the PDD requires a Specific Use Permit to operate between midnight and 6:00 a.m. This is intended to help mitigate the possible negative impacts of late hour uses on adjacent residential neighborhoods.

A late-hours establishment is defined in PDD No. 842 as a retail and personal service use that operates between 12 a.m. (midnight) and 6 a.m.

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 to the applicable zoning regulations and standards and is consistent with the intent of the Dallas Development Code. Therefore, staff recommends approval.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side / Rear					
PD 842	Min. front yard is: 15'	20'	No maximum dwelling unit density	Max. structure height is: 54 feet	60%	No Min. Lot size	Community Retail

Landscaping: Landscaping requirements of Article X of the Dallas Development Code will be triggered if additional impervious surface is added to the site.

Parking: In 2011, SUP No. 1922 was approved by City Council with the attached site plan which does not delineate the dedicated parking for the site. Because no new development is being proposed, the same site plan will be used for the SUP renewal. Pursuant to §51A-4.210, an alcohol beverage establishment requires one (1) space per 100 square feet of floor area. Therefore, the ±1,060-square-foot lounge requires 11 spaces. .

List of Partners

RGC Properties, LLC, Owner

Stephen G. Schwartz, Governing Person

Proposed SUP Conditions

1. USE: The only use authorized by this specific use permit is a late-hours establishment limited to an alcoholic beverage establishment limited to a bar, lounge or tavern.

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

3. TIME LIMIT: This specific use permit terminates on (three years).

4. CERTIFICATE OF OCCUPANCY: The owner or operator must obtain a certificate of occupancy for a late-hours establishment before operating after 12:00 a.m. (midnight).

5. FLOOR AREA: The maximum floor area is 1,060 square feet in the location shown on the attached site plan.

6. HOURS OF OPERATION: The late-hours establishment limited to an alcoholic beverage establishment limited to a bar, lounge or tavern may only operate between 12:00 a.m. (midnight) and 2:00 a.m., Monday through Sunday. All customers must be removed from the Property by 2:15 a.m.

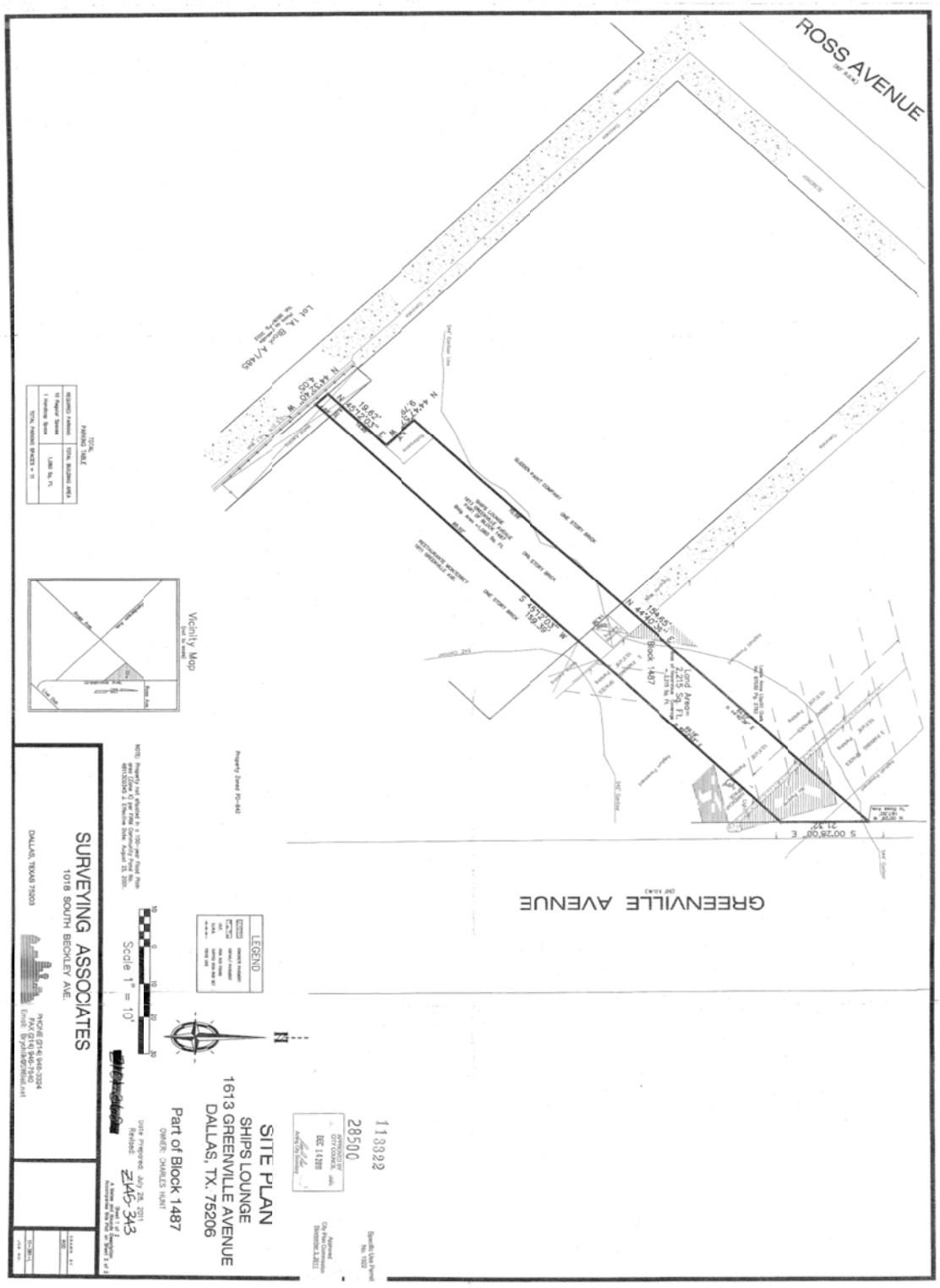
7. OUTSIDE SPEAKERS: Outside speakers are prohibited.

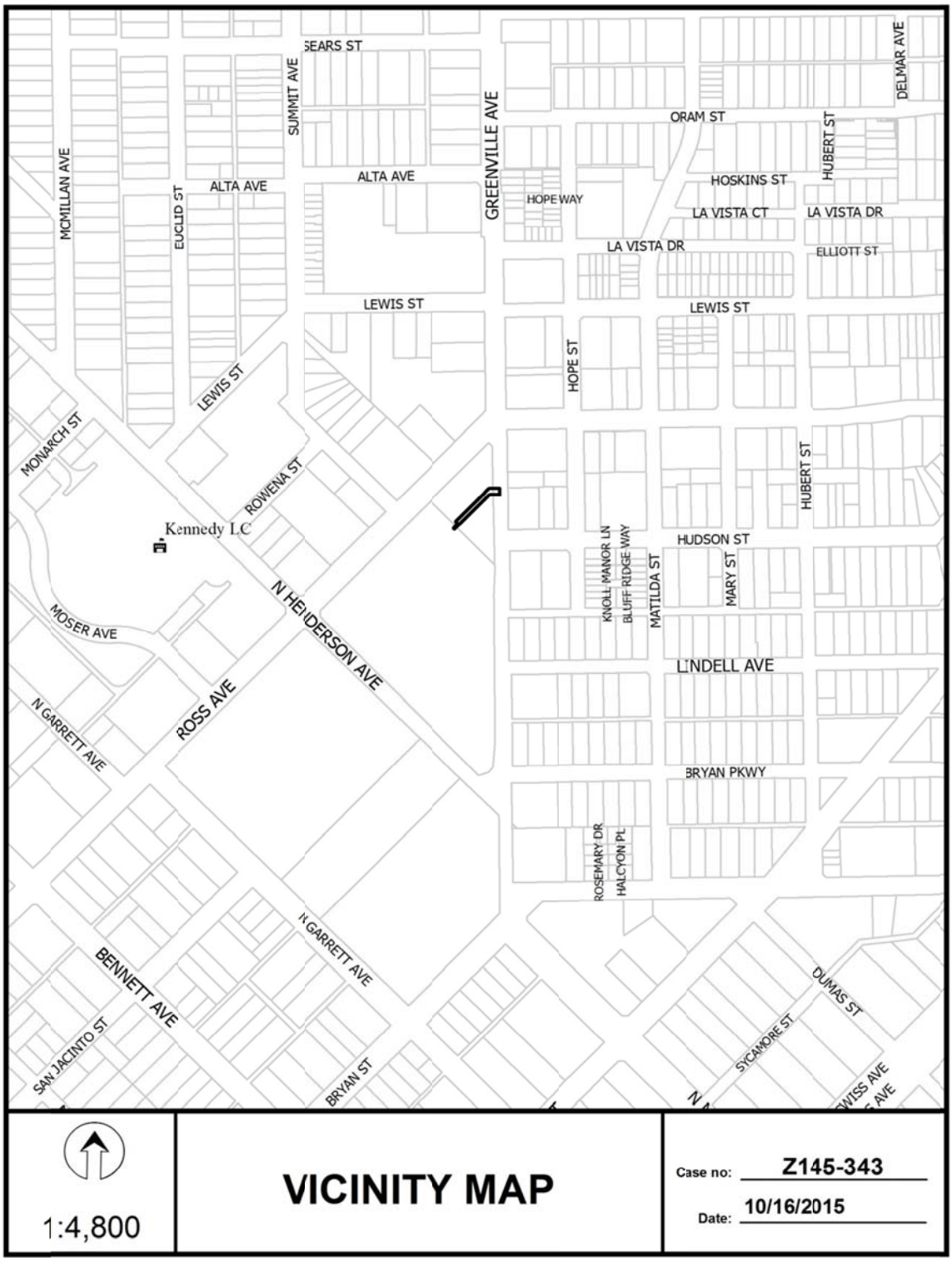
8. PARKING: Parking must be provided in accordance with Planned Development District No. 842 and MD-1 Modified Delta Overlay No. 1.

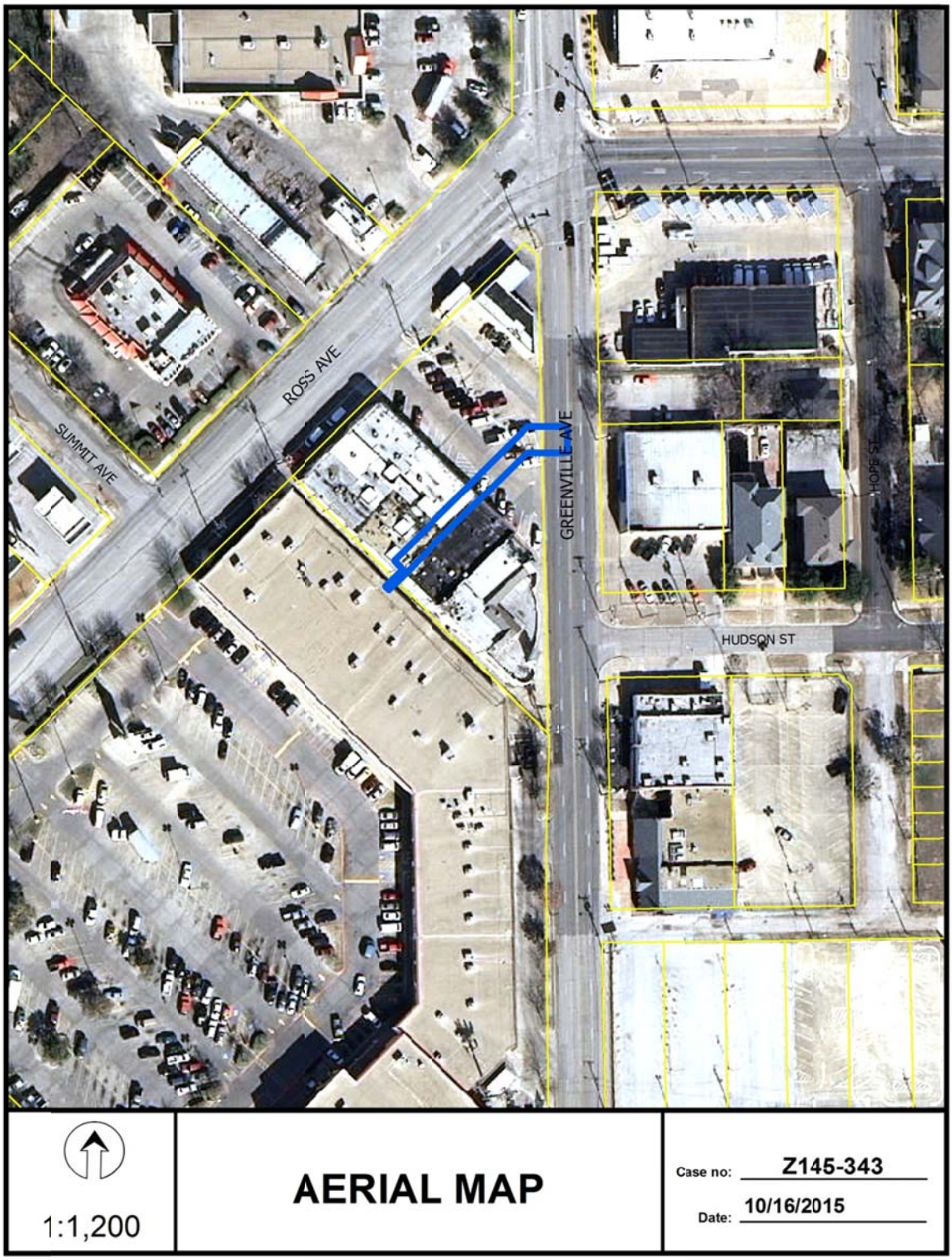
9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

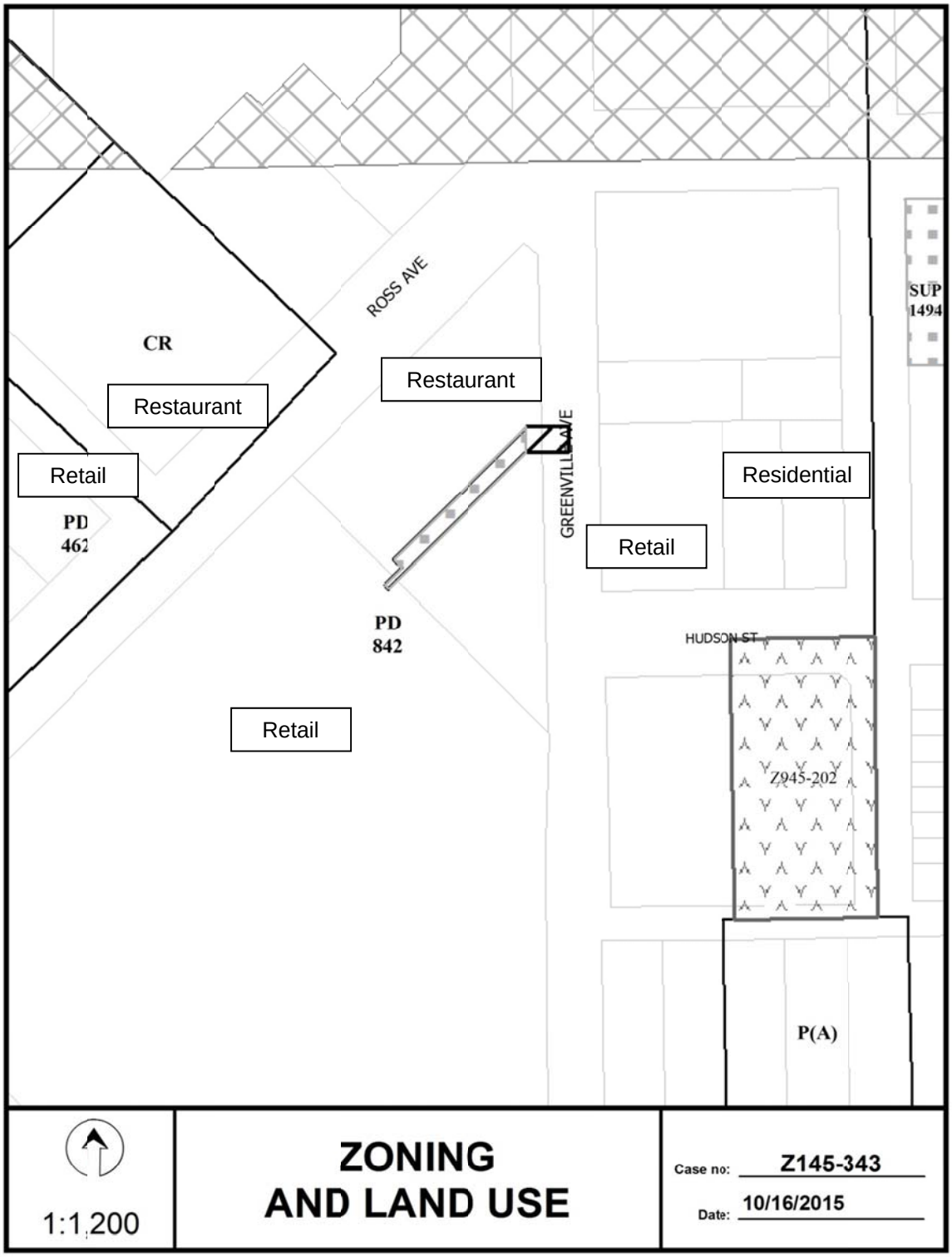
10. GENERAL REQUIREMENT: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

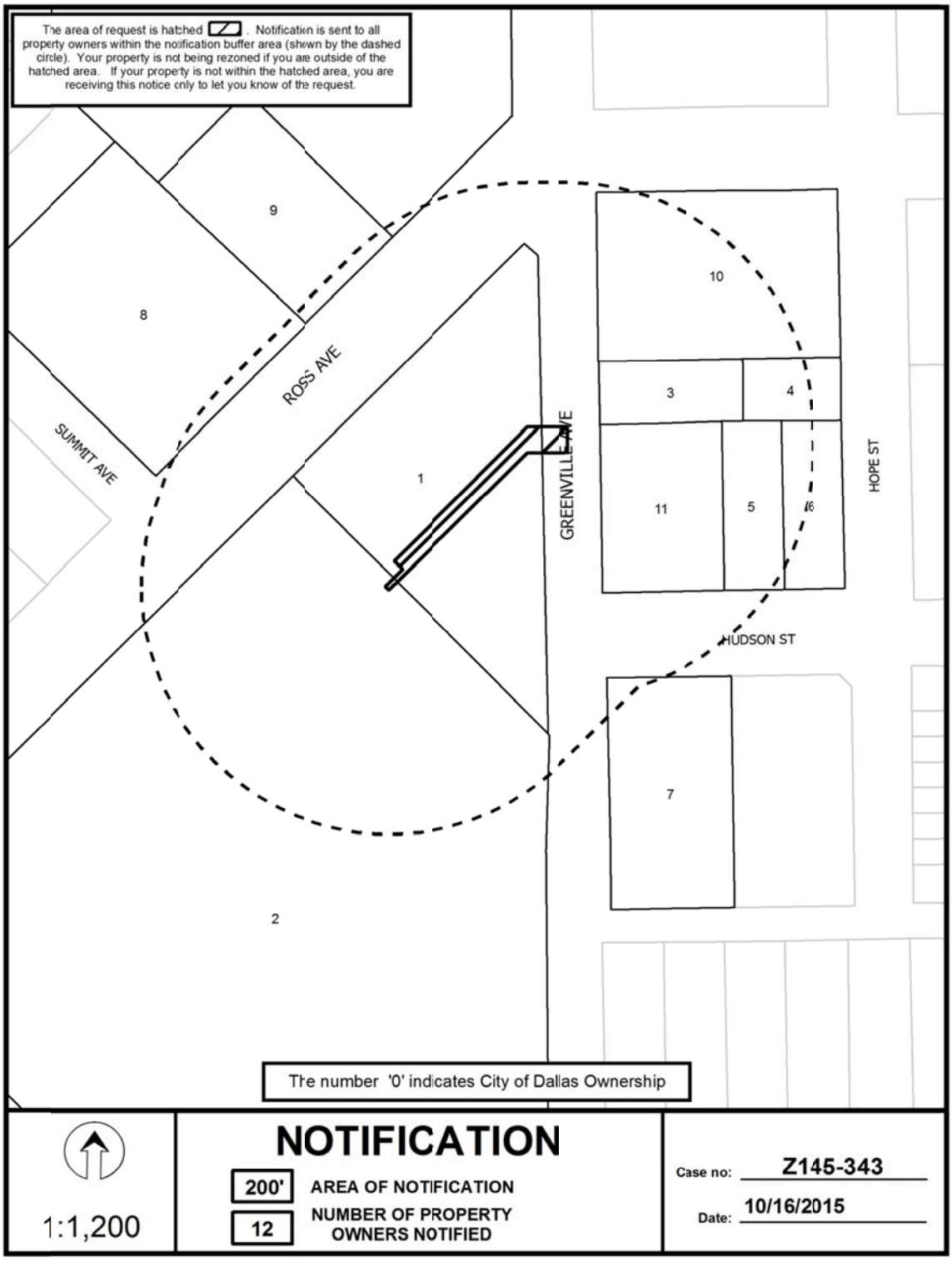
Existing Site Plan




SEARS ST
SUMMIT AVE
GREENVILLE AVE
DELMAR AVE
ORAM ST
HUBERT ST
HOSKINS ST
MCMILLAN AVE
EUCLID ST
ALTA AVE
ALTA AVE
HOPE WAY
LA VISTA CT
LA VISTA DR
LA VISTA DR
ELLIOTT ST
LEWIS ST
LEWIS ST
HOPE ST
LEWIS ST
MONARCH ST
ROWENA ST
Kennedy LC
HUBERT ST
HUDSON ST
KNOLL MANOR LN
BLUFF RIDGE WAY
MATILDA ST
MARY ST
N HENDERSON AVE
MOSER AVE
LINDELL AVE
ROSS AVE
N GARRETT AVE
BRYAN PKWY
ROSEMARY DR
HALCYON PL
N GARRETT AVE
BENNETT AVE
DUMAS ST
SYCAMORE ST
SAN JACINTO ST
BRYAN ST
1:4,800
VICINITY MAP
Case no: Z145-343
Date: 10/16/2015


ROSS AVE
SUMMIT AVE
GREENVILLE AVE
HOPE ST
HUDSON ST
1:1,200
AERIAL MAP
Case no: Z145-343
Date: 10/16/2015


CR
ROSS AVE
Restaurant
Restaurant
Retail
PD
462
PD
842
GREENVILLE AVE
Retail
Residential
SUP
1494
HUDSON ST
Z945-202
Retail
P(A)
1:1,200
ZONING
AND LAND USE
Case no: Z145-343
Date: 10/16/2015


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.
9
8
10
3
4
11
5
6
1
ROSS AVE
SUMMIT AVE
GREENVILLE AVE
HOPE ST
HUDSON ST
7
2
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
12
NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: Z145-343
Date: 10/16/2015

10/16/2015

Notification List of Property Owners

Z145-343

12 Property Owners Notified

Label #	*Address*		*Owner*
1	5434	ROSS AVE	RGC PROPERTIES LLC
2	5334	ROSS AVE	ROSS HENDERSON DEV GROUP
3	1610	GREENVILLE AVE	GOODWILL INDUSTRIES OF
4	1615	HOPE ST	INFIRMACARE MEDICAL CTR
5	5509	HUDSON ST	COX ROBIN LEE
6	5513	HUDSON ST	HARBER CAROL
7	1516	GREENVILLE AVE	MARS PARTNERS JOINT
8	5403	ROSS AVE	MCDONALDS CORP
9	5415	ROSS AVE	GABERINO JAMES D ETAL LTD
10	1616	GREENVILLE AVE	AMERCO REAL ESTATE CO
11	1606	GREENVILLE AVE	GOODWILL INDUSTRIES OF
12	5429	ROSS AVE	CHAN ALVIN B INC