CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, February 16, 2017
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, Assistant Director of Current Planning

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket — Planner: Paul Nelson

Consent Items:

(1) **S156-046R**
(CC District 12)

An application to revise a previously approved preliminary plat (S156-046) to create one 7.35-acre lot and one 14.00-acre lot from a 21.35-acre tract of land in City Block 8759 on property located between George Bush Turnpike and Frankford Road, and east of Coit Road, northwest corner.
Applicant/Owner: I-190/Frankford Partners, Ltd., Pack Properties XII, LLC
Surveyor: Garcia Land Data, Inc.
Application Filed: January 17, 2017
Zoning: MC-3, RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(2) **S167-077**
(CC District 14)

An application to replat all of Lots 1, 2, 3, 8, 9, and part of Lots 4 and 10 in City Block 596 to create one 0.8297-acre lot on property located on Roseland Avenue and McCoy Street, south quadrant.
Applicant/Owner: Colin Dooley/Girma Aske, Rose Limited Partnership, Kim Rachel
Surveyor: Dynamic Engineering Consultants, PC
Application Filed: January 17, 2017
Zoning: PD 298, Sub Area 1
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(3) **S167-078**
(CC District 8)

An application to create one 18.0542-acre lot, one 35.1825-acre lot, and one 66.0790 acre lot from a 124.918-acre tract of land in City Block 8279 on property located on Cleveland Road east of Bonnie View Road.
Applicant/Owner: 2ML Real Estate Interests, Inc.
Surveyor: Kimley Horn
Application Filed: January 18, 2017
Zoning: PD 761 (LI)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(4) **S167-079**
(CC District 2)

An application to replat all of Lot 1, City Block A/393 to create one 1.5084-acre lot, and one 2.4127-acre lot from a 3.9211-acre tract of land on property located on Olive Street between Victory Avenue and Victory Park Lane.
Owners: Anland Block D, L.P.
Surveyor: Kimley Horn
Application Filed: January 18, 2017
Zoning: PD 582, Sub-district B-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(5) **S167-080**
(CC District 8)

An application to create 284 lots and 3 common areas as a Community Unit Development from a 78.202-acre tract of land in City Block 8813 on property located on U.S. Highway 175 (C. F. Hawn Freeway) between Stark Road and Woody Road.
Applicant/Owner: LGI Homes-Texas, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: January 18, 2017
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(6) **S167-081**
(CC District 8)

An application to replat all of Lot 1 in City Block B/8310 and a 103.54-acre tract of land in City Block 8310 to create one 50.55-acre lot, one 56.00 acre lot, and one 2.19-acre lot on property located on Cedardale Road between Cleveland Road and Honeysuckle Road.
Owner: TCDFW Acquisitions, LLC
Surveyor: Halff Associates, Inc.
Application Filed: January 18, 2017
Zoning: PD 980
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(7) **S167-083**
(CC District 6)

An application to replat a 3.862-acre tract of land to create one 3.225-acre lot and one 0.637-acre lot on property containing all of Lots 22 and 23 in City Block 6821 on property located on West Commerce Street at Pittman Street, northeast corner.
Applicant/Owner: Toll Brothers
Surveyor: Brown & Gay Engineers, Inc.
Application Filed: January 18, 2017
Zoning: PD 714, Sub-district 1A
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(8) **S167-084**
(CC District 5)

An application to create one 0.969-acre lot, one 1.551-acre lot and one 1.586-acre lot from a 4.106-acre tract of land in City Block 6189 on property located on Bruton Road at McKim Drive/Greendale Drive, northeast corner.
Applicant/Owner: Donaldson Properties, Ltd.
Surveyor: Lim and Associates Inc.
Application Filed: January 18, 2017
Zoning: CR (D-1)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(9) **S167-086**
(CC District 6)

An application to create one 3.2044-acre lot and 3.381-acres of right-of-way from a 6.5853-acre tract of land in City Block 8461 on property located on East Belt Line Road at Northlake Road.
Applicant/Owner: Luminant Generation Company, LLC. / Henry Land, Ltd.
Surveyor: Kimley-Horn & Associates
Application Filed: January 18, 2017
Zoning: A(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(10) **S167-087**
(CC District 2)

An application to replat a 0.3575-acre tract of land containing part of Lot 7 and all of Lot 8 in City Block 1/716 to create a 10 lot Shared Access Development on property located on Burlew Street at Scurry Street, east corner.
Applicant/Owner: GRBK Frisco, LLC
Surveyor: Votex Surveying, Company
Application Filed: January 19, 2017
Zoning: PD 324, Tract 3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(11) **S167-088**
(CC District 2)

An application to replat a 0.3194-acre tract of land containing all of Lots 18, 19 and part of 20 in City Block A/653 to create an 8 lot Shared Access Development on property located between Prairie Avenue and Westburg Avenue, between Capitol Avenue and Ross Avenue.
Applicant/Owner: Yolanda Segura and COG Dallas Homes, LLC
Surveyor: Votex Surveying Company
Application Filed: January 19, 2017
Zoning: MF-2A
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(12) **S167-090**
(CC District 14)

An application to replat a 0.5182-acre tract of land containing all of Lots 10, 11, and 12 in City Block 5/602 to create a 16 lot Shared Access Development on property located on Caddo Street at Roseland Avenue, north corner.
Applicant/Owner: GRBK Frisco, LLC
Surveyor: Votex Surveying Company
Application Filed: January 20, 2017
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(13) **S167-091**
(CC District 14)

An application to create one 0.692-acre lot from a tract of land located in City Blocks 641 and 644 on property located on Washington Avenue at San Jacinto Street, east quadrant.
Applicant/Owner: 3816 SJ Partners, LP
Surveyor: Texas Heritage Surveying, LLC, Inc.
Application Filed: January 20, 2017
Zoning: PD 298, Subarea 8
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Building Line Removal:

(14) **S167-089**
(CC District 2)

An application to replat a 0.692-acre tract of land containing all of Lot 12A in City Block A/441 to remove the platted 10 foot building line on the southerly line of Griffin Street West, and the platted 10 foot building line on the northeasterly line of Griffin Street East on property located on Peters Street between Griffin Street West and Griffin Street East.
Applicant/Owner: 1901 Harwood LLC
Surveyor: Gonzalez and Schneeberg
Application Filed: January 20, 2017
Zoning: PD 317, Sub district 3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

(15) **S167-085**
(CC District 3)

An application to create two 9,000 square foot lots (0.2066-acre per lot) from the remainder of Lot 24 (0.4132-acre tract of land) in City Block 1/8016 on property located west of Knoxville Street between Wyoming Street and La Rue Street.
Applicant/Owner: Hugo and Maria Alvarez
Surveyor: Peiser & Mankin Surveying, LLC
Application Filed: January 18, 2017
Zoning: R-7.5 (A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

Z156-260(SM)
Sarah May
(CC District 2)

Extension of the six month time period for scheduling a zoning request for City Council consideration of an application to renew Specific Use Permit No. 1601 for a Commercial amusement (inside) use, limited to a Class A dance hall for a three-year period, subject to a site plan and conditions on the west corner of East Grand Avenue and St. Mary Avenue.
Staff Recommendation: **Approval** for a three-month extension period.
Applicant/Representative: Jaime Tamayo

D167-008
Andrew Ruegg
(CC District 2)

An application for a development plan for retail uses on property zoned Subdistrict 1 within Planned Development District No. 759, on the northwest side of West Mockingbird Lane, southwest of Maple Avenue.
Staff Recommendation: **Approval**
Applicant: Mockingbird Venture Partners, LLC – Jorge Ramirez
Representative: Jackson Walker, LLP – William S. Dahlstrom

D167-011
Andrew Ruegg
(CC District 6)

An application for a development plan and landscape plan for retail and office uses on property zoned Subarea A within Planned Development District No. 741, north of Olympus Boulevard, west of Cypress Waters Boulevard.
Staff Recommendation: **Approval**
Applicant: Billingsley Development Corporation
Representative: Bradley Moss, Kimley-Horn

Miscellaneous Items – Under Advisement:

D167-007
Pamela Daniel
(CC District 10)

An application for a development plan on property zoned Planned Development District No. 779, on the northwest corner of Shoreview Road and Ferndale Road.
Staff Recommendation: **Approval**
Applicant: AMFP III Shoreview, LLC
Representative: Jack Fiedler, Masterplan Consultants
U/A From: January 19, 2017.

Thoroughfare Plan Amendments:

Harwood Street between Commerce Street and Jackson Street and Harwood Street between Jackson Street and IH-30 Amendment

Tanya Brooks
(CC District 2 & 14)

An amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to reduce the right-of-way on (1) Harwood Street between Commerce Street and Jackson Street from 85 feet of right-of-way to 64 feet of right-of-way and (2) Harwood Street between Jackson Street and IH-30 from 78-130 feet of right-of-way to 64-68 feet of right-of-way.
Staff Recommendation: **Approval** of the amendment to reduce the right-of-way on (1) Harwood Street between Commerce Street and Jackson Street from 85 feet of right-of-way to 64 feet of right-of-way and (2) Harwood Street between Jackson Street and IH-30 from 78-130 feet of right-of-way to 64-68 feet of right-of-way.
CPC Transportation Committee Recommendation: **Approval**

Live Oak Street from Harwood Street to Saint Paul Street Amendment

Tanya Brooks
(CC District 14)

An amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to delete Live Oak Street from Harwood Street to Pacific Avenue/Saint Paul Street.
Staff Recommendation: **Approval** of the amendment to delete Live Oak Street from Harwood Street to Pacific Avenue/Saint Paul Street from the Central Business District Streets and Vehicular Circulation Plan.
CPC Transportation Committee Recommendation: **Approval**

Zoning Cases – Consent:

1. **Z167-145(SM)**
Sarah May
(CC District 3)

An application to amend and expand Specific Use Permit No. 1496 for an open-enrollment charter school on property zoned an IR Industrial Research District, on the southeast corner of Exchange Service Drive and Joseph Hardin Drive and on the west side Joseph Hardin Drive between Country Creek Drive and the terminus of Exchange Service Drive.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a Tract 2 site plan, traffic management plan, and conditions.
Applicant: Eagle Advantage Schools, Inc.; Owner
Representative: Karl A. Crawley, Masterplan Consultants

2. **Z167-163(SM)**
Sarah May
(CC District 2)

An application for a Planned Development Subdistrict for GR General Retail Subdistrict, bank or savings and loan office with drive-through window service, and service station uses on property zoned an LC Light Commercial and an MF-2 Multiple Family Subdistricts within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west corner of Denton Drive and Hudnall Street.
Staff Recommendation: **Approval**, subject to a revised development plan and conditions.
Applicant: RP Dentwood SC, LP
Representative: Rob Baldwin

3. **Z167-114(JM)**
Jennifer Muñoz
(CC District 7)

An application for 1) a TH-2(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an LI Light Industrial District and an R-7.5(A) Single Family District on the northern portion of the request area, and (2) termination of deed restrictions on property zoned an LI Light Industrial District, on the east line of North Prairie Creek Road, north of Cedar Run Drive.
Staff Recommendation: **Approval** of a TH-2(A) Townhouse District, subject to deed restrictions volunteered by the applicant; and **approval** of the termination of existing deed restrictions.
Applicant/Representative: Victor Toledo, Greenleaf Ventures, LLC

4. **Z167-123(JM)**
Jennifer Muñoz
(CC District 3)

An application for a Specific Use Permit for a private school or open-enrollment charter school on property zoned an A(A) Agricultural District on the north line of Grady Niblo Road, between the termini of Old Settlers Way and Founders Court.
Staff Recommendation: **Approval** for a five-year period, subject to a site plan, a traffic management plan and conditions.
Applicant: Bethel Temple Lakeview
Representative: Craig Spiers, PE

5. **Z167-150(JM)** Jennifer Muñoz (CC District 7)

An application for an R-3.8(A) Single Family Subdistrict on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the northwest line of Frank Street, northeast of Foreman Street.
Staff Recommendation: **Approval**
Applicant: South Dallas/Fairpark Innercity Community Development Corporation
Representative: Diane Ragsdale

6. **Z167-156(JM)** Jennifer Muñoz (CC District 11)

An application to amend Planned Development District No. 206 for a pre-retirement home and a private community center to revise the parking regulations and update the uses to MF-2(A) Multifamily District uses on the northeast corner of Meadow Road and Stone Canyon Road.
Staff Recommendation: **Approval**, subject to a development plan, a landscape plan, and conditions.
Applicant: Meadowstone Limited Partnership
Representative: Rob Baldwin

7. **Z167-161(JM)** Jennifer Muñoz (CC District 13)

An application to amend Planned Development District No. 76 to allow changes to the sign regulations on the northeast corner of Walnut Hill Lane and Rambler Road.
Staff Recommendation: **Approval**, subject to a sign location plan and conditions.
Applicant: Woodhill Medical Park and Texas Health Resources
Representative: Masterplan Consultants

8. **Z167-154(OTH)** Olga Torres Holyoak (CC District 2)

An application to renew Specific Use Permit No. 2122 for a bar, lounge, or tavern use on property zoned Tract A within Planned Development District No. 269 Tract A on the south side of Elm Street, west of North Crowdus Street.
Staff Recommendation: **Approval** for a three-year period, subject to conditions.
Applicant/Representative: Dan Murry

9. **Z167-158(PD)** Pamela Daniel (CC District 7)

An application for an NC Neigbhorhood Commercial Subdistrict on property zoned an MF-2(A) Multifamily Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the north corner of Julius Schepps Freeway Service Road and Lenway Street.
Staff Recommendation: **Approval**
Applicant: David A. Frisby

Zoning Cases – Under Advisement:

10. **Z156-360(PD)**
Pamela Daniel
(CC District 7)

An application for a Specific Use Permit for a motor vehicle fueling station on property zoned an NS(A)-D-1 Neighborhood Service District with a D-1 Liquor Overlay Control on the west corner of Buckner Boulevard and St. Francis Avenue.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan, landscape plan and conditions.
Applicant: Sikka Investments LLC
Representative: S.I. Abed
U/A From: January 19, 2017.

11. **Z156-334(OTH)**
Olga Torres Holyoak
(CC District 2)

An application for a Planned Development District for R-7.5(A) Single Family District uses and a child-care facility and repealing Specific Use Permit No. 597 for a day nursery on property zoned an R-7.5(A) Single Family District, on the northwest corner of Inwood Road and Oriole Drive.
Staff Recommendation: **Approval**, subject to a development plan and conditions; and **approval** of the repealing of Specific Use Permit No. 597.
Applicant: Park Cities Pre School LLC
Representative: Karl A. Crawley, MASTERPLAN
U/A From: November 10, 2016, November 17, 2016, December 15, 2016 and January 19, 2017.

12. **Z167-101(OTH)**
Olga Torres Holyoak
(CC District 3)

An application to amend Planned Development District No. 938 on property on the south side of Clarkwood Drive and the east side of Clark Springs Drive, north of Camp Wisdom Road.
Staff Recommendation: **Approval**, subject to a revised development plan and staff's recommended conditions.
Applicant: Clark Ridge Canyon Ltd.
Representative: Dr. Carrie Gordon
U/A From: January 5, 2017 and February 2, 2017

13. **Z145-300(SH)**
Sharon Hurd
(CC District 2)

An application for a new subdistrict on property zoned Subdistricts 4 and 5 within Planned Development District No. 462, and an MF-2(A) Multifamily District, on the northeast side of Henderson Avenue, between McMillan Avenue and Glencoe Street, and the southwest side of Henderson Avenue, east of Glencoe Street.
Staff Recommendation: **Approval**, subject to an alternate development plan, alternate landscape plan, and staff's recommended conditions.
Applicant: See attached list
Representative: Tommy Mann & Laura Hoffman, Winstead PC
U/A From: January 5, 2017

14. **Z145-209(WE)**
Warren Ellis
(CC District 2)

An application for a Specific Use Permit for an open-enrollment charter school on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side District with an H/30 Historic District Overlay, on the east line of Trunk Avenue, north of Elm Street.
Staff Recommendation: **Denial**
Applicant: Tail Cotton Properties, Ltd.
Representative: Robert Baldwin - Baldwin and Associates
U/A Date: December 1, 2016, December 15, 2016 and January 19, 2017.

15. **Z145-301(WE)**
Warren Ellis
(CC District 7)

An application for 1) a Planned Development District for commercial, industrial and transportation uses, 2) an amendment to Specific Use Permit No. 1715 for an industrial (outside) potentially incompatible use for an asphalt batching plant, 3) a Specific Use Permit for two industrial (outside) potentially incompatible use for concrete batching plants [Tract I and Tract III], 4) terminate Specific Use Permit No. 1613 for an industrial (outside) not potentially incompatible use for a concrete batch plant, and 5) terminate deed restrictions [Z078-204] on property zoned an IR Industrial Research District with a Dry Overlay on a portion and Specific Use Permit No. 1613 on a portion; a CS Commercial Service District with a Dry Overlay on a portion and Specific Use Permit No. 1602 on a portion; and an IM Industrial Manufacturing District with a Dry Overlay on a portion, Specific Use Permit No. 1715 on a portion and deed restrictions on a portion on the northeast corner of State Highway 310 and Linfield Road.
Staff Recommendation: **Approval** of a Planned Development District for commercial, industrial and transportation uses, subject to a conceptual plan and conditions, **approval** of an amendment to Specific Use Permit No. 1715 for an asphalt batch plant for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site/landscape plan and conditions, **approval** of a Specific Use Permit for an industrial (outside) not potentially incompatible use for a concrete batch plant on Tract I for a ten-year period with eligibility for automatic renewal for one ten-year period, subject to a site/landscape plan and conditions, **approval** of an Specific Use Permit for an industrial (outside) not potentially incompatible use for a concrete batch plant on Tract III for a ten-year period with eligibility for automatic renewal for one ten-year period, subject to a site/landscape plan and conditions, **approval** of the termination of Specific Use Permit No. 1613 and termination of deed restrictions on a portion; and **approval** of the termination of deed restrictions [Z078-204].
Applicant: St. Louis S. W. Railway Co. Union Pacific %Erik Omar
Representative: Maxwell Fisher, MASTERPLAN
U/A Date: December 15, 2016 and January 19, 2017.

Zoning Cases – Individual:

16. **Z167-164(WE)** Warren Ellis (CC District 1)
An application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge or tavern on property zoned Subdistrict 6 (Davis Corridor) within Planned Development District No. 830, on the east side of North Tyler Street, between Fouraker Street and West Davis Street.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant: Good Space X, LLC - David Spence Sole Owner
Representative: Santos Martinez – MASTERPLAN

17. **Z156-323(JM)** Jennifer Muñoz (CC District 8)
An application for a Specific Use Permit for a private recreation center, club, or area on property zoned an A(A) Agricultural District on the south line of Tea Garden Road, west of Haymarket Road.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant/Representative: Joel Torres

18. **Z167-135(KK)** Kiesha Kay (CC District 8)
An application for an RR Regional Retail District on property zoned an R-7.5(A) Single Family District, on the southwest corner of Beckleymeade Avenue and Bluecrest Drive.
Staff Recommendation: **Denial**
Applicant/Representative: Barry Brewer

19. **Z167-162(KK)** Kiesha Kay (CC District 6)
An application 1) to create a new subdistrict within Planned Development District No. 784 to allow a tower/antenna for cellular communication use by Specific Use Permit and 2) a Specific Use Permit for the tower/antenna for cellular communication use on property zoned the Mixmaster Riverfront Subarea within Planned Development District No. 784, Trinity River Corridor Special Purpose District, on the southeast side of Rock Island Street, west of South Riverfront Boulevard.
Staff Recommendation: **Approval** for a new subarea; and **approval** of a Specific Use Permit for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.
Applicant: Crown Castle/AT&T Mobility – New Cingular Wireless
Representative: Vincent Gerard & Associates Inc., Vincent Gerard

20. **Z156-155(SH)** Sharon Hurd (CC District 11)
An application to amend Planned Development District No. 750 for certain mixed uses on property generally on the northwest corner of North Central Expressway and Walnut Hill Lane.
Staff Recommendation: **Hold under advisement until April 6, 2017**.
Applicant: 75 and Walnut Hill LP and Walnut Hill Phase 1 LP
Representative: Suzan Kedron with Jackson Walker, LLP

Other Matters:

Minutes: February 2, 2017

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, February 16, 2017

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, February 16, 2017, 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, and **(2) DCA 156-006** - Consideration of amending the Dallas Development Code to create regulations to allow accessory dwelling units.

TRANSPORTATION COMMITTEE MEETING - Thursday, February 16, 2016, City Hall, 1500 Marilla Street, in Council Chambers at 9:00 a.m., to consider the following: (1) Central Business District Streets and Vehicular Circulation Plan Amendment - **AT&T Area** - (1) Change the operational characteristics of Commerce Street from Houston Street to Ervay Street from a four-lane eastbound roadway in 80 feet of right-of-way to a three-lane eastbound roadway in 80 feet of right-of-way; (2) Delete Akard Street between Jackson Street and Wood Street; (3) Change the operational characteristics of Akard Street from Wood Street to Young Street from a three-lane southbound roadway in 61-74 feet of right-of-way to a one-lane northbound and one-lane southbound roadway in 61-74 feet of right-of-way; (4) Delete Jackson Street between Field Street and 350 feet west of Lane Street; (5) Change the operational characteristics of Jackson Street from 350 feet west of Lane Street to Cesar Chavez Boulevard from a three-lane westbound roadway in 50-70 feet of right-of-way to a one-lane westbound and one-lane eastbound roadway in 50-70 feet of right-of-way; and (6) Change the operational characteristics of Wood Street from Griffin Street to Pearl Expressway from a three-lane eastbound roadway in 45-80 feet of right-of-way to a one-lane westbound and one-lane eastbound roadway in 45-80 feet of right-of-way.

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

EXECUTIVE SESSION NOTICE

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

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the Commission/Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex, Govt. Code §551.071]

2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]

3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]

4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]

5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]

6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.086]

CITY PLAN COMMISSION **THURSDAY, FEBRUARY 16, 2017**

FILE NUMBER: S156-046R **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: George Bush Turnpike and Frankford Road, east of Coit Road

DATE FILED: January 17, 2017 **ZONING:** MC-3, RR

CITY COUNCIL DISTRICT: 12 **SIZE OF REQUEST:** 21.35-Acres **MAPSCO:** 6G

APPLICANT/OWNER: I-190/Frankford Partners, Ltd., Pack Properties XII, LLC

REQUEST: An application to revise a previously approved preliminary plat (S156-046) to create one 7.35-acre lot, and one 14.00-acre lot from a 21.35-acre tract of land in City Block 8759 on property located between George Bush Turnpike and Frankford Road, and east of Coit Road, northwest corner.

SUBDIVISION HISTORY:

1. S112-007 was a request adjacent on the west of the present request to create one 6.259-acre lot from a tract of tract of land located east of Coit Road. The request was approved November 3, 201 and was recorded July 5, 2016
2. S123-260 was a request southeast of the present request to replat a 52.510-acre tract of land containing part of City Block A/8735 and all of Lot 3 in City Block A/8735 into 5 lots ranging in size from 3.885 acres to 18.621 acres in size on property located at 17923 Waterview Parkway, north of Cullum Street. The request was approved September 26, 2013 and recorded July 5, 2016.

STAFF RECOMMENDATION: The request complies with the requirements of the MC-3, and RR 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, The Professional Land Surveying Practices Act and Amendment, and the General Rules of Procedures and Practices of the "Texas Board of Professional Land Surveying".
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas.
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines.
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."

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

9. 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. Section 51A8.603; 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. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)

13. On the final plat add note: "TXDOT approval may be required for any driveway modification or new access point(s)." No citation.

14. On the final plat show distances/width of adjoining right-of-way. Platting Guidelines

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

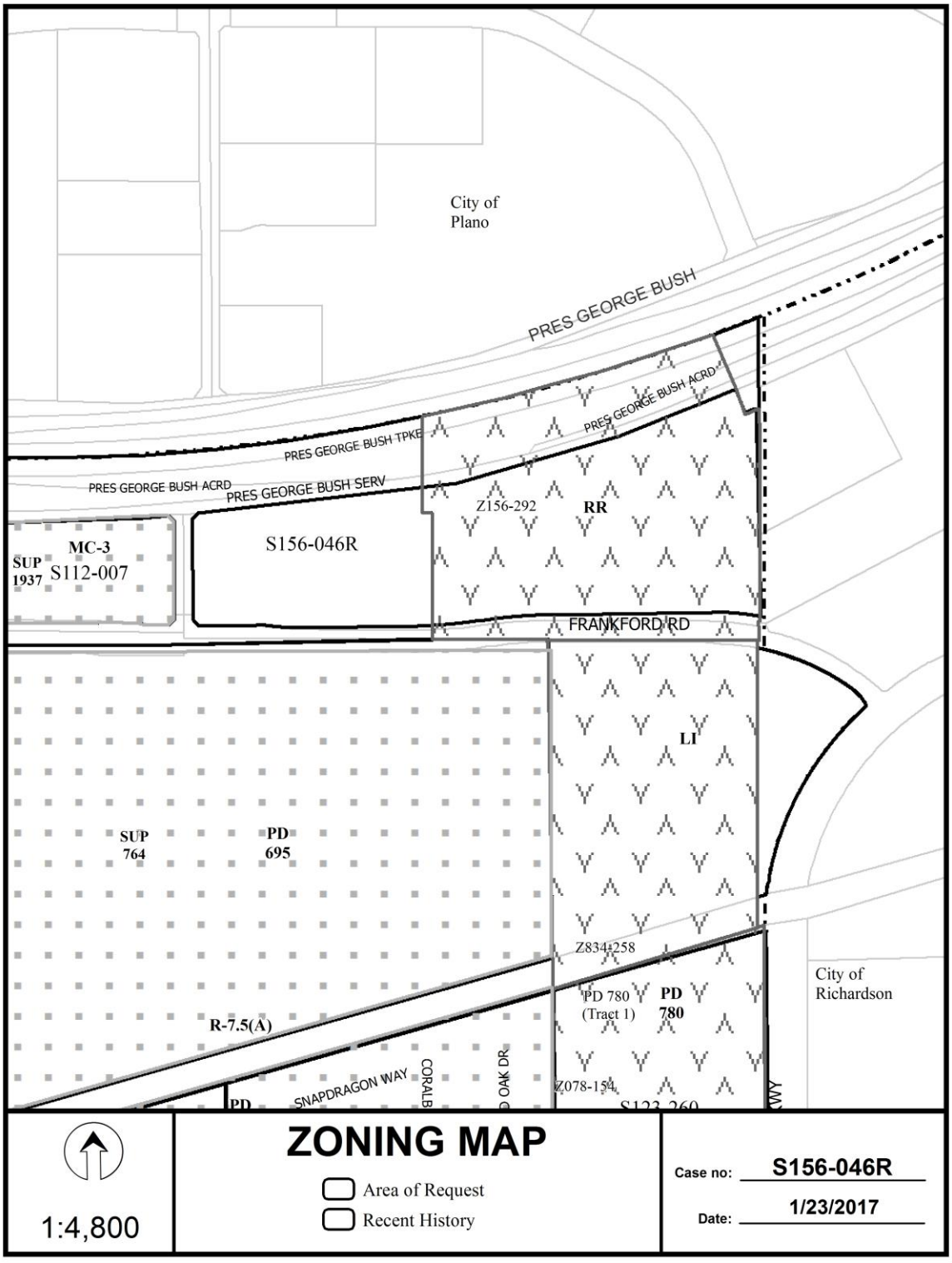
16. On the final plat show and label correct abstract. Platting Guidelines

17. 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)

18. Additional design information is required for assessment. 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 improvement is 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 identify the property as Lots 1 and 2 in City Block D/8759. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872)


City of Plano
PRES GEORGE BUSH
PRES GEORGE BUSH TPKE
PRES GEORGE BUSH ACRD
PRES GEORGE BUSH ACRD
PRES GEORGE BUSH SERV
MC-3
SUP 1937 S112-007
S156-046R
Z156-292
RR
FRANKFORD RD
LI
SUP 764
PD 695
Z834-258
PD 780 (Tract 1)
PD 780
City of Richardson
R-7.5(A)
SNAPDRAGON WAY
CORALBELL
OAK DR
Z078-154
S123-260
ZONING MAP
Area of Request
Recent History
1:4,800
Case no: S156-046R
Date: 1/23/2017

AERIAL MAP

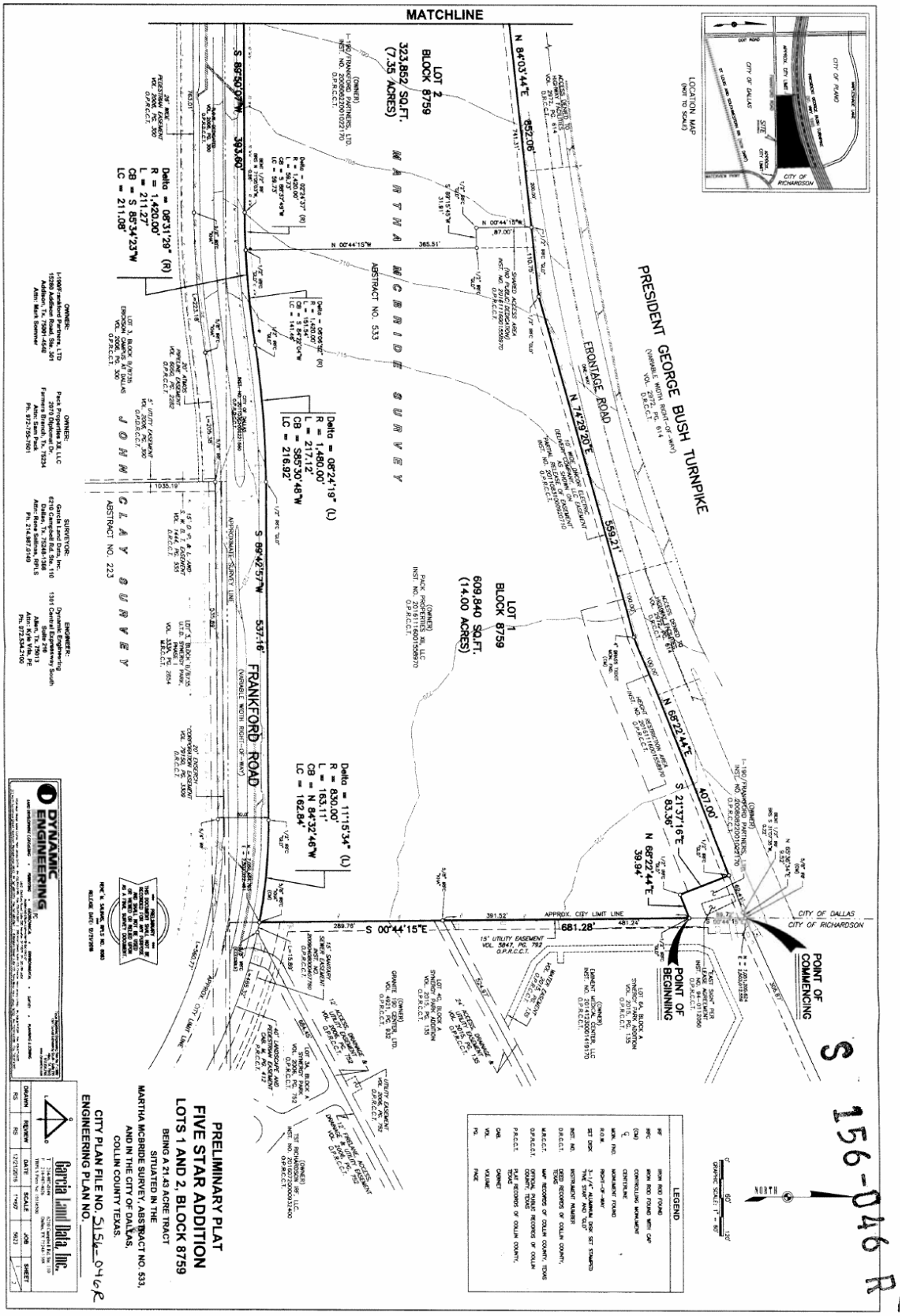
1:4,800

Area of Request

Recent History

Case no: S156-046R

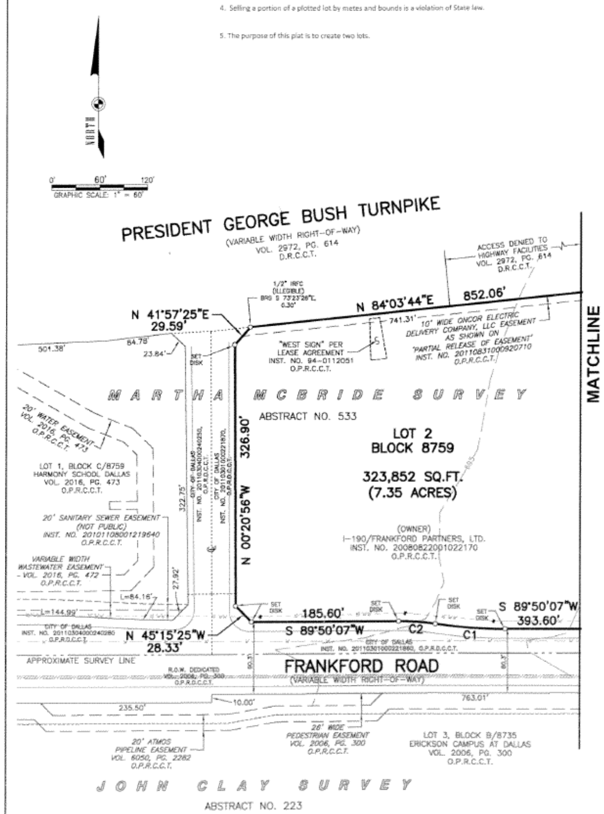
Date: 1/23/2017


PRELIMINARY PLAT
FIVE STAR ADDITION
LOTS 1 AND 2, BLOCK 8759
BEING A 21.43 ACRE TRACT
SITUATED IN THE
MARTHA MCBRIDE SURVEY, ABSTRACT NO. 533,
AND IN THE CITY OF DALLAS,
COLLIN COUNTY, TEXAS.
CITY PLAN FILE NO. S156-046R
ENGINEERING PLAN NO. _____
MATCHLINE
PRESIDENT GEORGE BUSH TURNPIKE
FRONTAGE ROAD
FRANKFORD ROAD
LOT 2
BLOCK 8759
323,852 SQ.FT.
(7.35 ACRES)
LOT 1
BLOCK 8759
609,840 SQ.FT.
(14.00 ACRES)
MARTHA MCBRIDE SURVEY
ABSTRACT NO. 533
JOHN CLAY SURVEY
ABSTRACT NO. 223
POINT OF BEGINNING
POINT OF COMMENCING
CITY OF DALLAS
CITY OF RICHARDSON
APPROX. CITY LIMIT LINE
LOCATION MAP
(NOT TO SCALE)
LEGEND
OWNER:
I-190/Frankford Partners, LTD
15290 Addison Road, Ste. 301
Addison, Tx. 75001-4548
Attn: Mark Sommer
OWNER:
Pace Properties XII, LLC
2970 Diplomat Dr.
Farmers Branch, Tx. 75234
Attn: Jeff Pace
Ph. 972-755-7661
SURVEYOR:
Garcia Land Data, Inc.
6210 Campbell Rd. Ste. 110
Dallas, Tx. 75248-1386
Attn: Ricky Garcia, RPLS
Ph. 214.987.8140
ENGINEER:
Dynamic Engineering
1951 Central Expressway South
Suite 210
Allen, Tx. 75013
Attn: Kirk Vela, PE
Ph. 972.534.2100
DYNAMIC ENGINEERING
Garcia Land Data Inc.
DRAWN
RS
REVIEW
RS
DATE
12/21/2016
SCALE
1"=60'
JOB
9621
SHEET
1
S 156-046 R

CURVE DATA TABLE	
C1	Delta = 08°32'57" (R) R = 590.50' L = 88.11' CB = N 85°53'25"W LC = 88.03'
C2	Delta = 08°32'57" (L) R = 309.50' L = 46.18' CB = N 85°53'25"W LC = 46.14'

NOTES:

1. Basis of Bearings is west line Block A, Synergy Park Addition, in the City of Richardson, being North 00 degrees 43 minutes 01 seconds West, as shown on plat recorded in Volume 2015, Page 135, Official Public Records of Collin County, Texas, and rotated counter-clockwise 00 degrees 01 minute 14 seconds.
2. Coordinates shown are Texas Coordinate System of 1983, North Central Zone (4202). All distances shown hereon are surface distances; Surface adjustment Scale Factor: 1.000136506O (TxDOT Dallas).
3. Lot-to-Lot drainage will not be allowed without engineering section approval.
4. Selling a portion of a platted lot by metes and bounds is a violation of State law.
5. The purpose of this plat is to create two lots.



OWNER:
I-190/Frankford Partners, LTD
15280 Addison Road, Ste. 301
Addison, Tx. 75001-4545
Attn: Mark Sommer

OWNER:
Pack Properties XII, LLC
2070 Diplomat Dr.
Farmers Branch, Tx. 75234
Attn: Sam Pack
Ph. 972-755-7601

SURVEYOR:
Garcia Land Data, Inc.
6210 Campbell Rd. Ste. 110
Dallas, Tx. 75248-1388
Attn: Rene Salinas, RPLS
Ph. 214.987.6149

ENGINEER:
Dynamic Engineering
1301 Central Expressway South
Suite 210
Allen, Tx. 75013
Attn: Kyle Vrla, PE
Ph. 972.534.2100

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS I-190/FRANKFORD PARTNERS, LTD., and PACK PROPERTIES XII, LLC, are the owners of a 21.43 acre tract of land situated in the Martha McBride Survey, Abstract Number 533, and in the City of Dallas, Collin County, Texas, said 21.43 acre tract being a part of that tract of land described in Warranty Deed with Vendor's Lien to I-190/Frankford Partners, LTD., as recorded thereof in Instrument Number 20080822001022170 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.) (hereinafter referred to as "Remainder tract"), and being all of that tract of land described in Special Warranty Deed to Pack Properties XII, LLC, as recorded thereof in Instrument Number 20161116001558970, O.P.R.C.C.T., and being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod found for the northeast corner of said I-190/Frankford Partners tract, said iron rod being on the southeasterly right-of-way line of President George Bush Turnpike (a variable width right-of-way), said iron rod also being the northwest corner of Lot 6A, Block A, Synergy Park Addition, as shown on plat thereof recorded in Volume 2015, Page 135, O.P.R.C.C.T.;

THENCE South 00 degrees 44 minutes 15 seconds East, departing said southeasterly right-of-way line of President George Bush Turnpike, with the east line of said I-190/Frankford Partners tract and with the west line of said Lot 6A, Block A, Synergy Park Addition, a distance of 89.72 feet to a 1/2-inch iron rod found with cap stamped "GLD" for corner and the **POINT OF BEGINNING** and the easterly northeast corner of said Pack Properties tract;

THENCE South 00 degrees 44 minutes 15 seconds East, with the east line of said Pack Properties tract and the west line of said Lot 6A, Block A, Synergy Park Addition, passing at a distance of 391.52 feet a 5/8-inch iron rod found with cap stamped "KHA" on the southwest corner of said Lot 6A and the northwest corner of Lot 4C, Block A, of said Synergy Park Addition, continuing with the east line of said Pack Properties tract and with the west line of said Lot 4C, Block A, Synergy Park Addition, a total distance of 681.28 feet to a 5/8-inch iron rod found with cap stamped "KHA" for the southeast corner of the herein described tract of land and the southwest corner of said Lot 4C, Block A, Synergy Park Addition, said iron rod being on the north right-of-way line of Frankford Road (a variable width right-of-way), as described in Special Warranty Deed to City of Dallas, as recorded in Instrument Number 20110301000221860, O.P.R.C.C.T, said southeast corner being the beginning of a non-tangent curve to the left, having a radius of 830.00 feet and a chord which bears North 84 degrees 32 minutes 46 seconds West, a distance of 162.84 feet;

THENCE departing the east line of said Pack Properties tract, with the south line of said Pack Properties tract and with the north right-of-way line of said Frankford Road the following courses and distances:

Northwesterly, with said curve, through a central angle of 11 degrees 15 minutes 34 seconds, an arc distance of 163.11 feet to a 1/2-inch iron rod found with cap stamped "GLD" and the end of said curve;

South 89 degrees 42 minutes 57 seconds West, a distance of 537.16 feet to a 1/2-inch iron rod found with cap stamped "GLD" and the beginning of a tangent curve to the left, having a radius of 1,480.00 feet and a chord which bears South 85 degrees 30 minutes 48 seconds West, a distance of 216.92 feet;

Southwesterly, with said curve, through a central angle of 08 degrees 24 minutes 19 seconds, an arc distance of 217.12 feet to a 1/2-inch iron rod found with cap stamped "GLD" and the end of said curve, said iron rod being on the beginning of a tangent curve to the right, having a radius of 1,420.00 feet and a chord which bears South 84 degrees 34 minutes 23 seconds West, a distance of 211.08 feet;

THENCE Southwesterly, continuing with the south line of said Pack Properties tract and the north right-of-way line of said Frankford Road and with said curve, through a central angle of 08 degrees 31 minutes 29 seconds, passing at an arc distance of 151.54 feet a 1/2-inch iron rod found with cap stamped "GLD" for the southwest corner of said Pack Properties tract and the southeast corner of said Remainder tract, continuing with the north right-of-way line of said Frankford Road and said curve for a total arc distance of 211.27 feet to a point for corner and the end of said curve, from which a 1/2-inch iron rod found bears North 71 degrees 05 minutes 03 seconds West, a distance of 0.26 feet;

THENCE, continuing with the north right-of-way line of said Frankford Road, the following courses and distances:

South 89 degrees 50 minutes 07 seconds West, a distance of 393.60 feet to a 3-1/4 inch aluminum disk set stamped "FIVE STAR GLD" for corner and the beginning of a tangent curve to the right, having a radius of 590.50 feet and a chord which bears North 85 degrees 53 minutes 25 seconds West, a distance of 88.03 feet;

Northwesterly, with said curve, through a central angle of 08 degrees 32 minutes 57 seconds, an arc distance of 88.11 feet to a 3-1/4 inch aluminum disk set stamped "FIVE STAR GLD" for corner and the end of said curve, said corner being the beginning of a tangent curve to the left, having a radius of 309.50 feet and a chord which bears North 85 degrees 53 minutes 25 seconds West, a distance of 46.14 feet;

Northwesterly, with said curve, through a central angle of 08 degrees 32 minutes 57 seconds, an arc distance of 46.18 feet to a 3-1/4 inch aluminum disk set stamped "FIVE STAR GLD" for corner and the end of said curve;

South 89 degrees 50 minutes 07 seconds West, a distance of 185.60 feet to a 3-1/4 inch aluminum disk set stamped "FIVE STAR GLD" for corner;

THENCE North 45 degrees 15 minutes 25 seconds West, departing the north right-of-way line of said Frankford Road, and along the east right-of-way line of said City of Dallas tract described in said Instrument Number 20110301000221860, O.P.R.C.C.T, a distance of 28.33 feet to a 3-1/4 inch aluminum disk set stamped "FIVE STAR GLD" for corner;

THENCE North 00 degrees 20 minutes 56 seconds West, continuing with said east right-of-way line of said City of Dallas tract described in said Instrument Number 20110301000221860, O.P.R.C.C.T, and the east right-of-way line of that tract of land described in said Special Warranty Deed to City of Dallas, recorded in Instrument Number 20110301000221870, O.P.R.C.C.T, a distance of 326.90 feet to a 3-1/4 inch aluminum disk set stamped "FIVE STAR GLD" for corner;

THENCE North 41 degrees 57 minutes 25 seconds East, continuing with said east right-of-way line, a distance of 29.59 feet to a point for corner on the north line of said Remainder tract and the southeasterly right-of-way line of President George Bush Turnpike (a variable width right-of-way), from which 1/2-inch iron rod found with illegible cap bears South 73 degrees 23 minutes 28 seconds East, a distance of 0.30 feet;

THENCE North 84 degrees 03 minutes 44 seconds East, departing the east right-of-way line of said City of Dallas tract, and with the north line of said Remainder tract and with said southeasterly right-of-way line of President George Bush Turnpike, passing at a distance of 741.31 feet a 1/2-inch iron rod found with cap stamped "GLD" for the northwest corner of said Pack Properties tract, continuing with said southeasterly right-of-way line and with the north line of said Pack Properties tract, in all, a total distance of 852.06 feet to a 1/2-inch iron rod found with cap stamped "GLD" for corner;

THENCE North 74 degrees 29 minutes 20 seconds East, continuing with said southeasterly right-of-way line and said north line of said Pack Properties tract, a distance of 559.21 feet to a 4-inch brass TxDOT monument found for corner;

THENCE North 68 degrees 22 minutes 44 seconds East, continuing with said southeasterly right-of-way line and said north line of said Pack Properties tract, a distance of 407.00 feet to a 1/2-inch iron rod found with cap stamped "GLD" for corner;

THENCE South 21 degrees 37 minutes 16 seconds East, departing said southeasterly right-of-way line of President George Bush Turnpike and with the northeasterly line of said Pack Properties tract, a distance of 83.36 feet to a 1/2-inch iron rod found with cap stamped "GLD" for corner;

THENCE North 68 degrees 22 minutes 44 seconds East, with a northwesterly line of said Pack Properties tract, a distance of 39.94 feet to the **POINT OF BEGINNING** and **CONTAINING** 933,692 square feet or 21.43 acres, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **I-190/FRANKFORD PARTNERS, LTD., and PACK PROPERTIES XII, LLC,** acting by and through their duly authorized agent or agents, do hereby adopt this plat, designating the herein described property as **FIVE STAR ADDITION,** an addition to the City of Dallas, Collin County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements, for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

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

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

WITNESS, my hand at Dallas County, Texas, this the _____ day of ________________, 2017

By: ______________________
Sam Pack
President
Pack Properties XII, LLC

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Sam Pack, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this the _____ day of ________________, 2017

____
NOTARY PUBLIC in and for the State of Texas

WITNESS, my hand at Collin County, Texas, this the _____ day of ________________, 2017

By: ______________________
Mark Sommer
Agent
I-190/Frankford Partners, LTD.

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for Collin County, Texas, on this day personally appeared ______________, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this the _____ day of ________________, 2017

____
NOTARY PUBLIC in and for the State of Texas

SURVEYOR'S STATEMENT

I, Rene M. Salinas, 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 ________________, 2017.

____
Rene M. Salinas
Registered Professional Land Surveyor
Texas Registration No. 6093

*** 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.
RENE' M. SALINAS, RPLS NO. 6093
RELEASE DATE: 12/21/2016

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Rene M. Salinas, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this the ___ of ____________, 2017.

____
NOTARY PUBLIC in and for the State of Texas

PRELIMINARY PLAT
FIVE STAR ADDITION
LOTS 1 AND 2, BLOCK 8759
BEING A 21.43 ACRE TRACT
SITUATED IN THE
MARTHA MCBRIDE SURVEY, ABSTRACT NO. 533,
AND IN THE CITY OF DALLAS,
COLLIN COUNTY TEXAS.

CITY PLAN FILE NO. S156-046R
ENGINEERING PLAN NO. ________

DYNAMIC ENGINEERING

Garcia Land Data, Inc.
T 214-987-6149 F 214-987-4026 TBPLS Firm No. 10136500
6210 Campbell Rd. Ste. 110 Dallas, TX 75248-1388

DRAWN	REVIEW	DATE	SCALE	JOB	SHEET
RS	RS	12/21/2016	1"=60'	5623	2/2

CITY PLAN COMMISSION **THURSDAY, FEBRUARY 16, 2017**

FILE NUMBER: S167-077 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Roseland Avenue and McCoy Street, south quadrant

DATE FILED: January 17, 2017 **ZONING:** PD 298, Sub Area 1

CITY COUNCIL DISTRICT: 14 **SIZE OF REQUEST:** 0.8297-Acres **MAPSCO:** 45G, H

APPLICANT/OWNER: Colin Dooley / Girma Aske, Rose Limited Partnership, Kim Rachel

REQUEST: An application to replat all of Lots 1, 2, 3, 8, 9, and part of Lots 4 and 10 in City Block 596 to create one 0.8297-acre lot on property located on Roseland Avenue and McCoy Street, south quadrant.

SUBDIVISION HISTORY:

1. S156-058 was a request contiguous on the south of the present request to create a 1.003-acre lot from a tract of land containing part of City Block 596 on property located on Ross Avenue at Hall Street, north corner. The request was approved January 7, 2016 and has not been recorded.

2. S145-229 was a request west of the present request to replat a 5.409-acre tract of land containing all of Lot 1, part of an unplatted tract, all of abandoned Jewett Alley, and an abandoned 14-foot street easement in City Block 1/594 into one lot on property bounded by Cochran Street, Watkins Avenue, North Hall Street, and Flora Street. The request was approved on August 6, 2015, and has not been recorded.

3. S145-175 was a request west of the present request to replat a 3.245-acre tract of land containing part of Lot 12, and all of Lots 13, 14, 15, and 16 in City Block 592 ½ and part of City Block 632 and a portion of an alley to be abandoned, into one lot on property located on Hall Street between Roseland Avenue and Munger Avenue. The request was approved on June 4, 2015, and has not been recorded.

4. S123-042 was a request northeast of the present request to replat a 3.655 acre tract of land containing all of Lot 1 in City Block A/597; all of Lot 1 in City Block A/598 and a tract of land in City Blocks 597 and 598 on property located on McCoy Street between Ross Avenue and Roseland Street. The request was approved on December 20, 2012, and was recorded August 7, 2015.

STAFF RECOMMENDATION: The request complies with the requirements of PD 298, Sub Area 1; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, The Professional Land Surveying Practices Act and Amendment and the General Rules of Procedures and Practices of the "Texas Board of Professional Land Surveying".

2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.

3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas.

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

5. Any structure new or existing may not extend across new property lines.

6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

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

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

9. 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. Section 51A8.603; 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 show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)

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

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

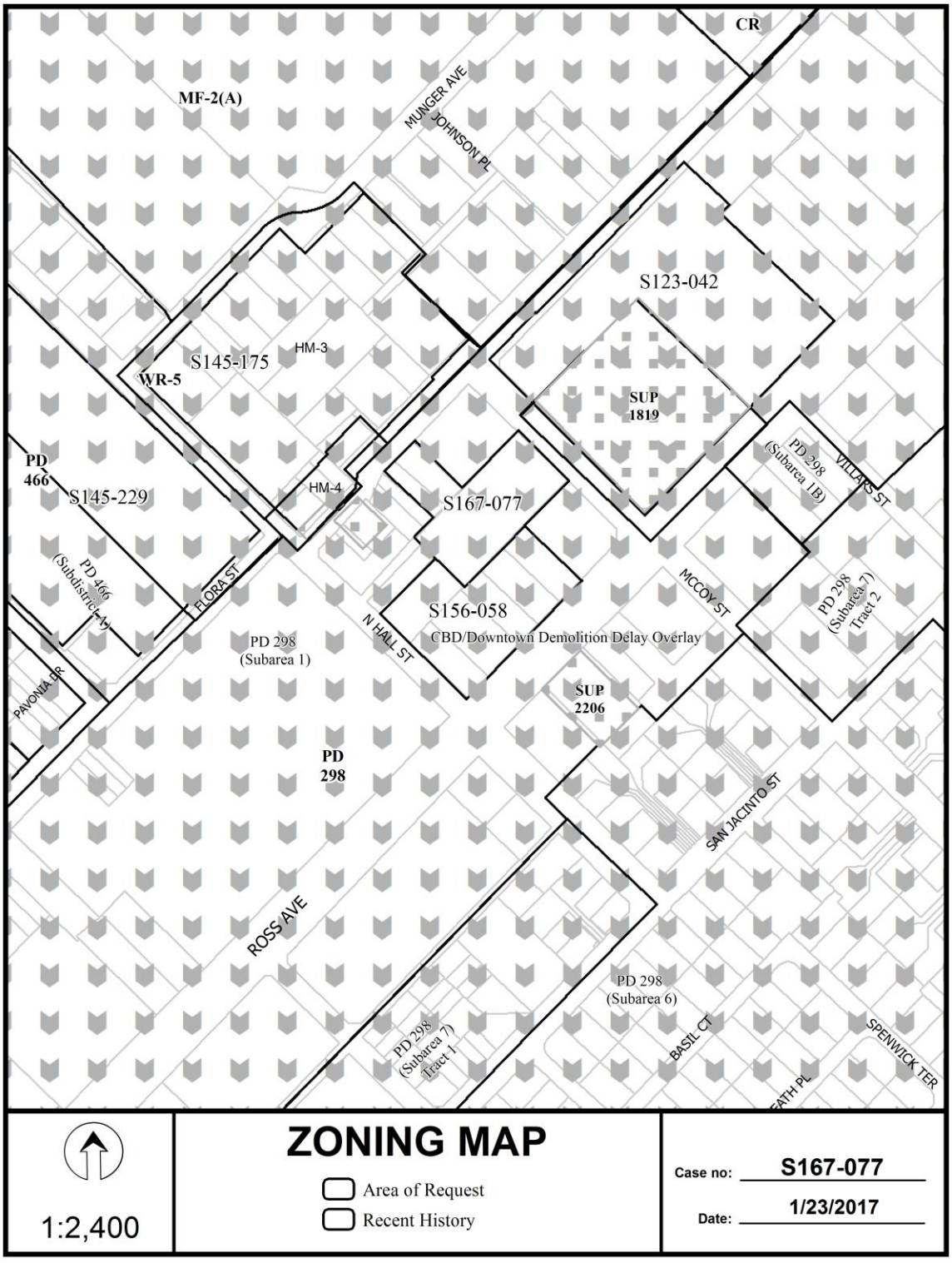
15. On the final plat show the correct recording information for the subject property. Platting Guidelines

16. On the final plat show or list the prior plat on the map, in the legal description, and/or title block. Platting Guidelines

17. Additional design information is required for assessment. 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. Water and Wastewater main extension may be required by Private Development Contract. Submit plans to 320 E. Jefferson Blvd., Room 200, Attention Water and Wastewater Engineering. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b) and (c)Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b) and (c)

19. On the final plat identify the property as Lot 3 in City Block A/596. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872)


CR
MF-2(A)
MUNGER AVE
JOHNSON PL
S123-042
S145-175
HM-3
WR-5
SUP
1819
PD 298
(Subarea 1B)
VILLARS ST
PD
466
S145-229
HM-4
S167-077
PD 466
(Subdistrict A)
FLORA ST
MCCOY ST
S156-058
CBD/Downtown Demolition Delay Overlay
PD 298
(Subarea 7)
Tract 2
N HALL ST
PD 298
(Subarea 1)
PAVONIA DR
SUP
2206
PD
298
SAN JACINTO ST
ROSS AVE
PD 298
(Subarea 6)
PD 298
(Subarea 7)
Tract 1
BASIL CT
SPENWICK TER
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S167-077
Date: 1/23/2017

MUNGER AVE
ROSELAND AVE
S123-042
S145-175
S145-229
S167-077
S156-058
N HALL ST
MCCOY ST
VILLARS ST
WAYNE S AVE
FLORA ST
S134-033R
ROSS AVE
SAN JACINTO ST
BASIL CT
SPENWICK TER
1:2,400
AERIAL MAP
Area of Request
Recent History
Case no: S167-077
Date: 1/23/2017

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DALLAS

WHEREAS, Aske Girma is the owner of a called 0.6364 acre tract of land situated in the J. Grisby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas, being all of Lots 1-3 and the southeast half of Lot 4, Block 596, "MURNANE" Addition (unrecorded), as recorded in Volume 99098, Page 5623, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and Rose Limited Partnership is the owner of a tract of land situated in said survey and said county, being Lot 8 and the northeast half of Lot 9, Block 596, "MURNANE" Addition (unrecorded), as recorded in Document Number 1636691, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and Rachel Kim is the owner of a tract of land situated in said survey and said county, being part of Lots 9 and 10, Block 596, "MURNANE" Addition (unrecorded), as recorded in Document Number 201300331644, O.P.R.D.C.T. and being more particularly described as follows:

BEGINNING at an "X" cut found in concrete for the most easterly southeast corner of the herein described tract, said point being in the southwesterly right-of-way line of McCoy Street (50' wide R.O.W.) and being the most easterly northeast corner of Lot 1, Block 596 of Ross-McCoy Addition, according to the plat thereof, as recorded in Clerks File 201600161123, O.P.R.D.C.T., from which an "X" cut found at the most easterly southeast corner of said Ross-McCoy Addition bears South 44 degrees 57 minutes 03 seconds East, a distance of 129.06 feet;

THENCE South 44 degrees 09 minutes 11 seconds West, leaving said right-of-way line of McCoy Street and with the northwest line of said Ross-McCoy Addition, passing a 1/2-inch iron rod with a cap stamped "FD" found at a distance of 53.18 feet, and passing a City of Dallas Monument found at the west corner of said Ross-McCoy Addition at a distance of 103.07 feet, and continuing on said course for a total distance of 243.37 feet to a point for corner being an interior Ell corner for a called 0.853 acre tract described in deed to DHG, LLC, a Texas Limited Liability Company, recorded in Document Number 201500327445, O.P.R.D.C.T., from which a 1-inch iron pipe (inside diameter 1-inch) found bears North 58 degrees 00 minutes 59 seconds East, a distance of 0.50 feet;

THENCE North 45 degrees 37 minutes 57 seconds West, with the common line of said 0.853 acre tract and said 0.6364 acre tract, passing at a distance of 68.90 feet a City of Dallas monument found for the most northerly northwest corner of said 0.853 acre tract, same being the east corner of a 4020.7 square feet tract described in deed to Hall & Ross, LTD, a Texas Limited Partnership, recorded in Volume 95205, Page 2204, D.R.D.C.T. and continuing on said course along the common line of said 0.6364 acre tract and said 4020.7 square foot tract for a total distance of 116.80 feet to a point for corner being the south corner of a called 0.10 acre tract described in deed to John O. Woodard, Jr., recorded in Volume 78238, Page 2740, D.R.D.C.T., from which a 1/2-inch iron rod with a cap stamped "RPLS 4888" found bears South 65 degrees 00 minutes 30 seconds East, a distance of 0.69 feet and a 5/8-inch iron rod found bears North 72 degrees 33 minutes 03 seconds East, a distance 1.42 feet;

THENCE North 44 degrees 08 minutes 13 seconds East, with the common line of said 0.6364 acre tract and said 0.10 acre tract, a distance of 45.60 feet to a 1/2-inch iron rod found for the east corner of said 0.10 acre tract, same being the south corner of said Rachel Kim tract;

THENCE North 47 degrees 06 minutes 59 seconds West, with the common line of said 0.10 acre tract and said Rachel Kim tract, a distance of 109.70 feet to a 1/2-inch iron rod found at the north common corner of said 0.10 acre tract and said Rachel Kim tract, also being in the southeasterly right-of-way line of Roseland Avenue (variable width R.O.W.);

THENCE North 44 degrees 03 minutes 52 seconds East, with said right-of-way line of Roseland Avenue, passing a 1/2-inch iron rod found at the most northerly common corner of said Rachel Kim tract and said Rose Limited Partnership tract at a distance of 27.00 feet and continuing along said course for a total distance of 71.33 feet to a 1/2-inch iron rod found at the most northerly common corner of said Rose Limited Partnership tract and a tract of land described in deed to The Housing Authority of Dallas, recorded in Document Number 2236750, O.P.R.D.C.T.;

THENCE South 45 degrees 14 minutes 53 seconds East, leaving said right-of-way line of Roseland Avenue and with the common line of said Rose Limited Partnership tract and said City of Dallas tract, a distance of 109.77 feet to a 1/2-inch iron rod found at the most southerly common corner of said Rose Limited Partnership tract and said City of Dallas tract and being in the northwest line of said 0.6364 acre tract;

THENCE North 44 degrees 08 minutes 13 seconds East, with the common line of said 0.6364 acre tract and said City of Dallas tract, a distance of 131.40 feet to a point for corner at the east common corner of said 0.6364 acre tract and said City of Dallas tract and being in said right-of-way line of McCoy Street;

THENCE South 44 degrees 57 minutes 03 seconds East, with said right-of-way line of McCoy Street, a distance of 116.89 feet to the POINT OF BEGINNING and containing 0.8297 of an acre of land (36,145 square feet).

SURVEYOR'S STATEMENT:

I, ______________________, 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 ___________________________, 20__

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
Release date: 11/11/16

____
Joel C. Howard
Texas Registered Professional Land Surveyor No.6267

STATE OF TEXAS COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___________ day of ________________ 20__.

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

STATE OF TEXAS COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___________ day of ________________ 20__.

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

OWNER'S DEDICATION

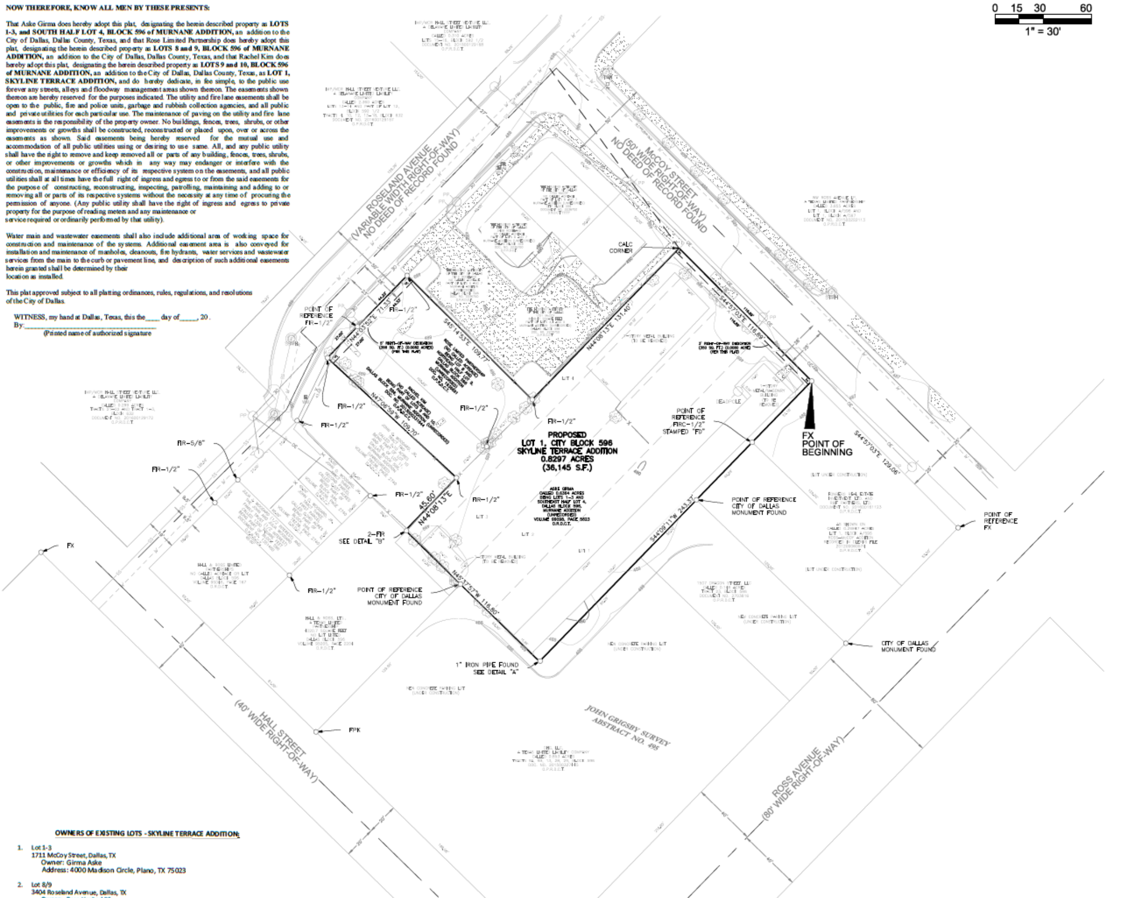
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

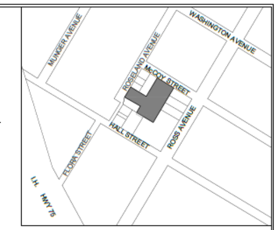
That Aske Girma does hereby adopt this plat, designating the herein described property as **LOTS 1-3, and SOUTH HALF LOT 4, BLOCK 596 of MURNANE ADDITION,** an addition to the City of Dallas, Dallas County, Texas, and that Rose Limited Partnership does hereby adopt this plat, designating the herein described property as **LOTS 8 and 9, BLOCK 596 of MURNANE ADDITION,** an addition to the City of Dallas, Dallas County, Texas, and that Rachel Kim does hereby adopt this plat, designating the herein described property as **LOTS 9 and 10, BLOCK 596 of MURNANE ADDITION,** an addition to the City of Dallas, Dallas County, Texas, as **LOT 1, SKYLINE TERRACE ADDITION,** and do hereby dedicate, in fee simple, to the public use forever any streets, alleys and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

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

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

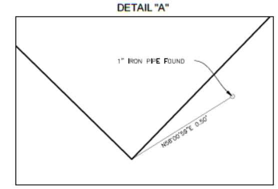
WITNESS, my hand at Dallas, Texas, this the____ day of_____, 20.
By:________________________________
(Printed name of authorized signature





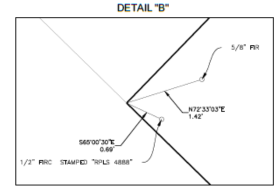
VICINITY MAP
(N.T.S.)

DETAIL "A"



NOT TO SCALE

DETAIL "B"



NOT TO SCALE

SURVEYOR'S NOTES:

1. Bearing system for this survey based on the Texas Coordinate System of 1983, North Central zone, (4202)
2. The purpose of this plat is to combine three (3) deed tracts into a single platted lot.
3. Lot to Lot Drainage will not be allowed without Engineering Department Section Approval.
4. Coordinates shown are State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Surface values, scale is published TxDOT surface adjustment factor of 1.000136506

OWNERS OF EXISTING LOTS - SKYLINE TERRACE ADDITION:

1. Lot 1-3
   1711 McCoy Street, Dallas, TX
   Owner: Girma Aske
   Address: 4000 Madison Circle, Plano, TX 75023
2. Lot 8/9
   3404 Roseland Avenue, Dallas, TX
   Owner: Rose Limited PS
   Address: 709 Paulus Avenue, Dallas, TX 75214
3. Lot 9/10
   3402 Roseland Avenue, Dallas, TX
   Owner: Rachel Kim
   Address: 12480 Abrams Road Suite 408, Dallas, TX 75243

DEVELOPER:
DOOLEY DEVELOPMENTS
4210 FAIRMONT ST, APT# 5006
DALLAS, TEXAS 75219

ENGINEER:
DYNAMIC ENGINEERING
1301 CENTRAL EXPRESSWAY SOUTH, SUITE 210
ALLEN, TEXAS 75013

LEGEND:

M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
FX	FOUND "X" CUT IN CONCRETE
SIR	SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "GEONAV"
TMH	TELEPHONE MANHOLE
G.I.	GRATE INLET
C.I.	CURB INLET
☼	BUILDING LIGHT
PP	POWER POLE
SGN	TRAFFIC SIGNAGE
FIR	FOUND IRON ROD
FIRC	FOUND IRON ROD WITH CAP
MON	BRASS MONUMENT
FNC	FENCE
SSMH	SANITARY SEWER MANHOLE
STMH	STORM WATER MANHOLE
SSCO	SANITARY SEWER CLEANOUT
RCP	REINFORCED CONCRETE PIPE
ICV	IRRIGATION CONTROL VALVE
ER	ELECTRIC RISER
WM	WATER METER
CVLT	CABLE VAULT
EVLT	ELECTRIC VAULT
TPED	TELEPHONE PEDESTAL
TSB	TRAFFIC SIGNAL CONTROL BOX
EM	ELECTRIC METER
EB	ELECTRIC BOX
WE	WATER EASEMENT
	CONCRETE PAVEMENT
	TREE

REVISION NOTES:
Text revisions
Text revisions
Text revisions
Text revisions

DYNAMIC ENGINEERING
(dba) MIDWEST DYNAMIC ENGINEERING CONSULTANTS, PC
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

Texas Registered Engineering Firm No. F-13660
1301 Central Expressway South - Suite 210
Allen, TX 75013
T: 972.534.2100
www.dynamicec.com

Additional offices conveniently located at:
14521 Old Katy Road, Suite 250, Houston, TX 77079 Ph: 281.789.6400
1904 Main Street, Lake Como, New Jersey 07719 Ph: 732.974.0198 Fax: 732.974.3521 | 245 Main Street, Suite 113, Chester, New Jersey 07930 Ph: 908.879.9229 Fax: 908.879.0222
223 North Sycamore Street, Newtown, Pennsylvania 18940 Ph: 267.685.0276 Fax: 267.685.0361 | 8 Robbins Street, Suite 102, Toms River, New Jersey 08753 Ph: 732.974.0198 Fax: 732.974.3521

GEONAV
SURVEYING • MAPPING • SCANNING
2061 HUTTON DRIVE, SUITE 107 CARROLLTON, TEXAS 75006
SCALE 1"=30' (972) 243-2409 PROJECT NUMBER: 1093
TBPLS FIRM NO. 10194205
DATED: November 11, 2016 DRAWN BY: NS

PRELIMINARY PLAT
OF
LOT 1, BLOCK 596
SKYLINE TERRACE
ADDITION
OF
0.8297 OF AN ACRE OF LAND
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-077

CITY PLAN COMMISSION **THURSDAY, FEBRUARY 16, 2017**

FILE NUMBER: S167-078 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Cleveland Road east of Bonnie View Road

DATE FILED: January 18, 2017 **ZONING:** PD 761 (LI)

CITY COUNCIL DISTRICT: 8 **SIZE OF REQUEST:** 124.918-Acres **MAPSCO:** 76H,M

APPLICANT/OWNER: 2ML Real Estate Interests, Inc.

REQUEST: An application to create one 18.0542-acre lot, one 35.1825-acre lot, and one 66.0790 acre lot from a 124.918-acre tract of land in City Block 8279 on property located on Cleveland Road east of Bonnie View Road.

SUBDIVISION HISTORY:

1. S167-049 was a request adjacent on the north of the present request to create a 10.000-acre lot from a tract of land containing all in City Block 8281 on property located on Cleveland Road east of Blanco Drive. The request was approved January 5, 2017 and has not been recorded.

2. S156-128 was a request west of the present request to create one 26.108-acre lot, one 31.495-acre lot, one 1.680-acre lot, and 2.442 acres of land for right-of-way dedications from a 61.725-acre tract of land in City Block 8314 on property located on Bonnie View Road between IH-20 and Wintergreen Road. The request was approved on April 7, 2016, and Phase a (S156-128A) was created June 3, 2016.

STAFF RECOMMENDATION: The request complies with the requirements of PD 761 (LI); 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, The Professional Land Surveying Practices Act and Amendment, and the General Rules of Procedures and Practices of the "Texas Board of Professional Land Surveying".

2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.

3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas.

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

5. Any structure new or existing may not extend across new property lines.

6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

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

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

9. The maximum number of lots permitted by this plat is 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 51A8.603; 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. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)

13. On the final plat dedicate either 30 feet of right-of-way, street easement, or sidewalk easement from the established center line of Blanco Road. Sections 51A-8.602(c) and 51A-9.101

14. On the final plat determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management

15. On the final plat dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V

16. On the final plat include additional paragraph in owner’s certificate (pertaining to floodplain). Section 51A-8.611(d), Trinity Watershed Management; Drainage Manual, Article V

17. On the final plat specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), Trinity Watershed Management

18. On the final plat show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), Trinity Watershed Management.

19. 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).

20. 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. 51A-5.105(g)

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

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

23. 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)

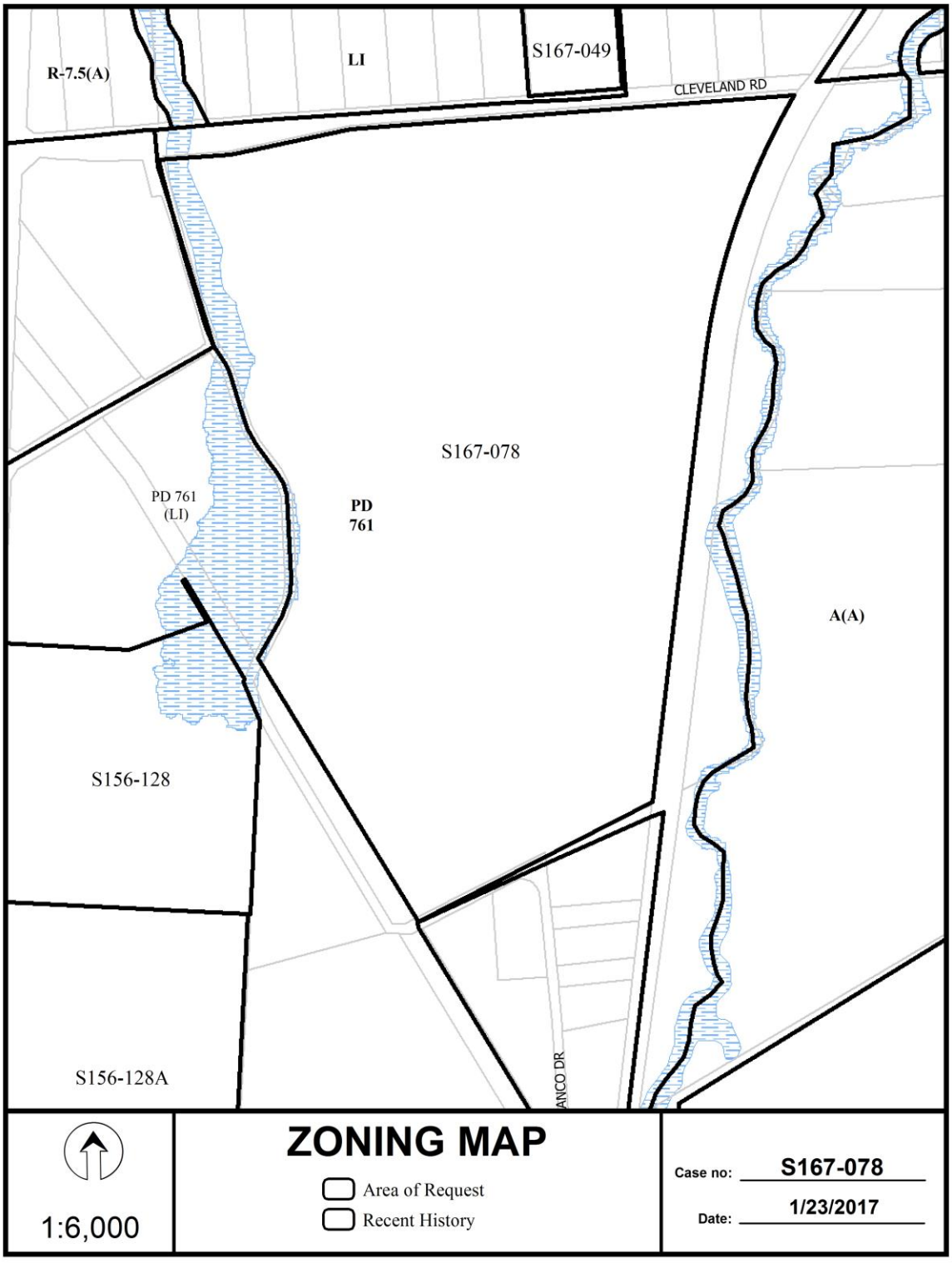
24. Additional design information is required for assessment. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)

25. 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)

26. On the final plat identify the property as Lots 1 through 3 in City Block A/8279. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872)

27. On the final plat change “Blanco Road” to “Blanco Drive”. Section 51A-8.403(a)(1)(A)(xii).

28. Contact the Street Name Coordinator to obtain an approved street name”. Sections 51A-8.403(a)(1)(A)(xii)


R-7.5(A)
LI
S167-049
CLEVELAND RD
S167-078
PD 761
(LI)
PD
761
A(A)
S156-128
S156-128A
ANCO DR
ZONING MAP
Area of Request
Recent History
1:6,000
Case no: S167-078
Date: 1/23/2017

1:6,000

AERIAL MAP

Area of Request
Recent History

Case no: S167-078
Date: 1/23/2017

PRELIMINARY PLAT
I-20 DISTRIBUTION PARK ADDITION
LOTS 1, 2 & 3, BLOCK 8279
PART OF CITY OF DALLAS BLOCK NO. 8279
AND BEING 124.918 ACRES OUT OF THE
WILLIAM F. NEWTON SURVEY, ABSTRACT NO. 1084 AND
CASWELL C. OVERTON SURVEY, ABSTRACT NO. 1102
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-078
ENGINEERING #311T-___
Kimley»Horn
VICINITY MAP
SITE
LEGEND
LINE TYPE LEGEND
GENERAL NOTES:
LOT 1, BLOCK 8279
66.9790 ACRES
2,878,402 SQ. FT.
LOT 2, BLOCK 8279
16.1625 ACRES
786,439 SQ. FT.
LOT 3, BLOCK 8279
31.7328 ACRES
1,532,648 SQ. FT.
LOGISTICS DRIVE DEDICATION
BY THIS PLAT
5.6024 ACRES
244,042 SQ. FT.
TELEPHONE ROAD
BLANCO ROAD
CLEVELAND ROAD
M K & T RAILROAD
P.O.B.
MATCHLINE (SEE SHEET 2)
N44°22'39"W 2,493.48'
S44°22'39"E 2,548.71'
S89°37'21"W 1,550.49'
N89°37'21"E 1,551.65'
S56°48'13"W 1,800.68'
PARCEL 42
CALLED 12.493 ACRES
PART OF CITY BLOCK NO. 8279
DLH MASTER PARCEL #42-52 (44.75 ACRES), LLC
(INST. NO. 20080100853)
O.P.R.D.C.T.
CALLED 5 ACRE
TRACT 98'
WWM PARTNERSHIP TRUST
(INST. NO. 200600265336)
O.P.R.D.C.T.
FIRST TRACT
VIRGINIA L. SINGLETON
(INST. NO. 200600154209)
O.P.R.D.C.T.
KAPPA ALPHA PSI
FOUNDATION OF DALLAS, INC.
(VOL. 87070, PG. 1649)
D.R.D.C.T.
CALLED 5 ACRE TRACT
WWM PARTNERSHIP TRUST
(INST. NO. 200800365897)
O.P.R.D.C.T.
"LOT #13, BLOCK #8281"
WWM PARTNERSHIP TRUST
(INST. NO. 200600436392)
O.P.R.D.C.T.
A ONE-HALF UNDIVIDED INTEREST
"LOT #14 BONNIE VIEW ADDITION"
WWM PARTNERSHIP TRUST
(INST. NO. 200707175962)
O.P.R.D.C.T.
A ONE-HALF UNDIVIDED INTEREST
"LOT #14 BONNIE VIEW ADDITION"
VIRGINIA L. SINGLETON
(INST. NO. 200707175983)
O.P.R.D.C.T.
HATTIE MAE WILLIAMS,
ALZEE E. WILLIAMS AND
ROY LEE WILLIAMS
(VOL. 94020, PG. 3735)
D.R.D.C.T.
JOHNIE ENGLISH
AND WIFE, JACKIE ENGLISH
(VOL. 2000034, PG.373)
D.R.D.C.T.
TRACT A
MOSE A. JOHNSON AND BARBARA J.
JOHNSON REVOCABLE TRUST
(INST. NO. 20080316260)
O.P.R.D.C.T.
TRACT B
MOSE A. JOHNSON AND BARBARA J.
JOHNSON REVOCABLE TRUST
(INST. NO. 20080316260)
O.P.R.D.C.T.
TRACT I
CAROL RAY HUNT AND
WIFE, RUBY JOYCE HUNT
VOL. 78110, PG. 2261
D.R.D.C.T.
TRACT II
CAROL RAY HUNT AND
WIFE RUBY JOYCE HUNT
VOL. 78110, PG. 2261
D.R.D.C.T.
CALLED 20.415 ACRE
DLH MASTER PARCEL #40-53 LP
(INST. NO. 20080230731)
O.P.R.D.C.T.
ST. JOHN MISSIONARY
BAPTIST CHURCH
(VOL. 865, PG. 1636)
D.R.D.C.T.
DALLAS POWER & LIGHT
(VOL. 8122, PG. 186)
D.R.D.C.T.
NOTICE OF RESTRICTIONS
(VOL. 2004198, PG. 7574)
D.R.D.C.T.
CITY OF DALLAS
(INST. NO. 201300277027)
O.P.R.D.C.T.
CALLED 10.343 ACRES
DLH MASTER PARCEL #40-52-44A (5 ACRES), LLC
(VOL. 97172, PG. 2712)
D.R.D.C.T.
CALLED 10.343 ACRES
DLH MASTER PARCEL #40-52-44A (5 ACRES), LLC
(INST. NO. 20080100853)
D.R.D.C.T.
CALLED 10.343 ACRES
DLH MASTER PARCEL #40-52-44A (5 ACRES), LLC
(INST. NO. 20080100853)
D.R.D.C.T.
2ML REAL ESTATE INTERESTS, INC.
(FORMERLY KNOWN AS
GROCERS SUPPLY CO., INC.")
(INST. NO. 201300382300)
O.P.R.D.C.T.
M K & T RAILROAD
(A 100-FOOT WIDE RIGHT-OF-WAY)
LONNIE SANDERS AND JOSEPH E.
CONWAY I, TRUSTEES OF THE ST. JOHN
ERNIE E. FRANKLIN, O.J. JACKSON, NEAL
CLAYTON, AND WILLIE CLAYTON, A.C. MILLER
(VOL. 367, PG. 656)
D.R.D.C.T.
JIM ISBELL, JR. ET AL
(VOL. 367, PG. 622)
D.R.D.C.T.
BLANCO ROAD
(NO RECORD FOUND)
TELEPHONE ROAD
(NO RECORD FOUND)
CLEVELAND ROAD
(NO RECORD FOUND)
ZONE "X"
ZONE "AE"
BARBED WIRE FENCE
CHAIN LINK FENCE
OWNER/APPLICANT:
DLH REAL ESTATE INTERESTS, INC.
ADDRESS: 922 ECHO LANE, SUITE 314
HOUSTON, TEXAS 77024
CONTACT: JIM ARNOLD
PHONE: 281-974-2828
ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
CONTACT: CHRIS A. KOHER, P.E.
PHONE: 972-770-1390
Scale: 1" = 100'
Drawn by: MTC
Checked by: JAG
Date: JAN. 2017
Project No.: 063043007
Sheet No.: 1 OF 2
TBPE FIRM # 10115500
TBPLS FIRM # 10194150
Fax No. (972) 239-3820

MATCHLINE (SEE SHEET 1)
PRELIMINARY PLAT
I-20 DISTRIBUTION PARK ADDITION
LOTS 1, 2 & 3, BLOCK 8279
PART OF CITY OF DALLAS BLOCK NO. 8279
AND BEING 124.918 ACRES OUT OF THE
WILLIAM F. NEWTON SURVEY, ABSTRACT NO. 1084 AND
CASWELL C. OVERTON SURVEY, ABSTRACT NO. 1102
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-078
ENGINEERING #311T-____
Kimley»Horn
PRELIMINARY
NOT FOR RECORDING OR CONSTRUCTION PURPOSES
RELEASED FOR REVIEW
PURPOSES ONLY
BLANCO ROAD
(NO RECORD FOUND)
GENERALLY RECOGNIZED PUBLIC ROAD
(NO RECORD FOUND)
LOGISTICS DRIVE DEDICATION
BY THIS PLAT
5.6024 ACRES
244,042 SQ. FT.
LOT 1, BLOCK 8279
66.0790 ACRES
2,878,402 SQ. FT.
M.K. & T. RAILROAD
(A 100-FOOT WIDE RIGHT-OF-WAY)
PARCEL 42
CALLED 12.493 ACRES
PART OF CITY BLOCK NO. 8279
DLH MASTER PARCEL #42-52 (444.75 ACRES), LLC
(INST. NO. 20080160953)
O.P.R.D.C.T.
VICINITY MAP
SITE
LEGEND
LINE TYPE LEGEND
OWNER/DEVELOPER
KIMLEY-HORN AND ASSOCIATES INC
12755 MERIT DRIVE SUITE 1000
DALLAS, TEXAS 75251
CONTACT: DAN GALLAGHER, P.E.
PHONE: 972-776-1790
OWNER/APPLICANT
2ML REAL ESTATE INTERESTS, INC.
ADDRESS: 902 ECHO LANE SUITE 314
HOUSTON, TX 77024
CONTACT: JIM ARNOLD
PHONE: 281-974-2828
GENERAL NOTES:
1. The purpose of this plat is to create three lots for development and dedicate right-of-way from a 124.918 acre tract of land.
2. The basis of bearings is based on grid north of the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
3. The coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011) at surface values.
4. No buildings observed.
5. According to Flood Insurance Rate Map No. 48251C0615J, dated July 7, 2014, of the National Flood Insurance Program, this property is in Flood Zone "X" (Unshaded), which is defined as areas determined to be outside the 0.2% annual chance floodplain. No portion of this tract within an identified special flood hazard area; this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
6. Lot to lot drainage will not be allowed without engineering section approval.
SURVEYOR'S STATEMENT:
OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF DALLAS §
2ML REAL ESTATE INTERESTS, INC.
STATE OF TEXAS §
COUNTY OF DALLAS §
STATE OF TEXAS §
COUNTY OF DALLAS §
Date | Drawn by | Checked by | Date | Project No.
2/7/2017 | MTC | JAD | JAN 2017 | 093004507
Sheet No.
1 OF 2
Kimley-Horn and Associates, Inc.
13455 Noel Road, Suite 700
Dallas, Texas 75240
Fax No. (972) 335-3779
FIRM # 10193822

CITY PLAN COMMISSION **THURSDAY, FEBRUARY 16, 2017**

FILE NUMBER: S167-079 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Olive Street between Victory Avenue and Victory Park Lane

DATE FILED: January 18, 2017 **ZONING:** PD 582, Sub-district B-3

CITY COUNCIL DISTRICT: 2 **SIZE OF REQUEST:** 3.9211-Acres **MAPSCO:** 45J

APPLICANT/OWNER: Anland Block D, L.P.

REQUEST: An application to replat all of Lot 1, City Block A/393 to create one 1.5084-acre lot, and one 2.4127-acre lot from a 3.9211-acre tract of land on property located on Olive Street between Victory Avenue and Victory Park Lane.

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

STAFF RECOMMENDATION: The request complies with the requirements of PD 582, Sub-district B3; 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, The Professional Land Surveying Practices Act and Amendment and the General Rules of Procedures and Practices of the "Texas Board of Professional Land Surveying".
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas.
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines.
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. 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. Section 51A8.603; Section 51A-8.604

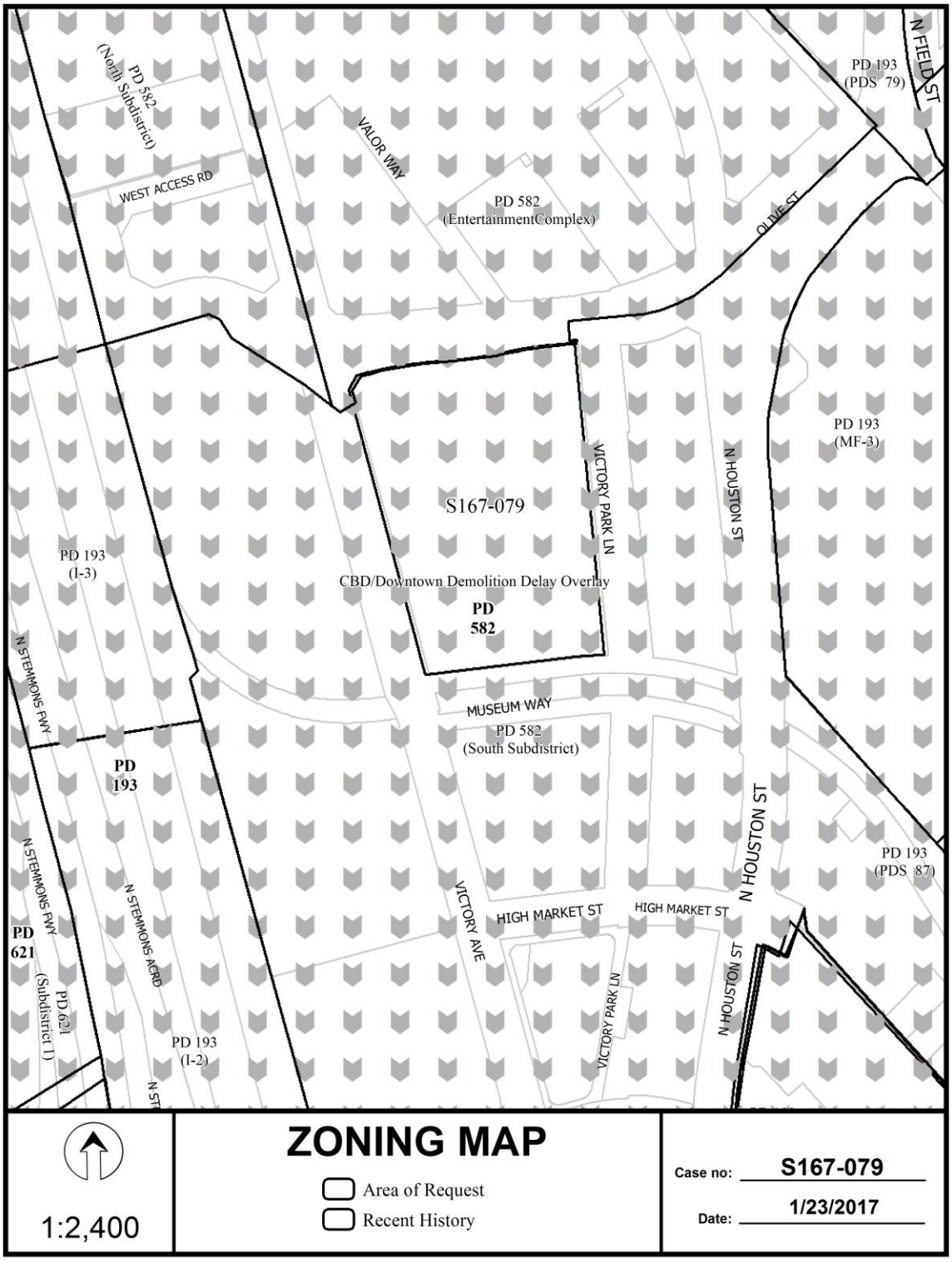
11. Place a note on the final plat “Lot-to-lot drainage is not permitted without Engineering Section approval.” Section 51A-8.611(e)

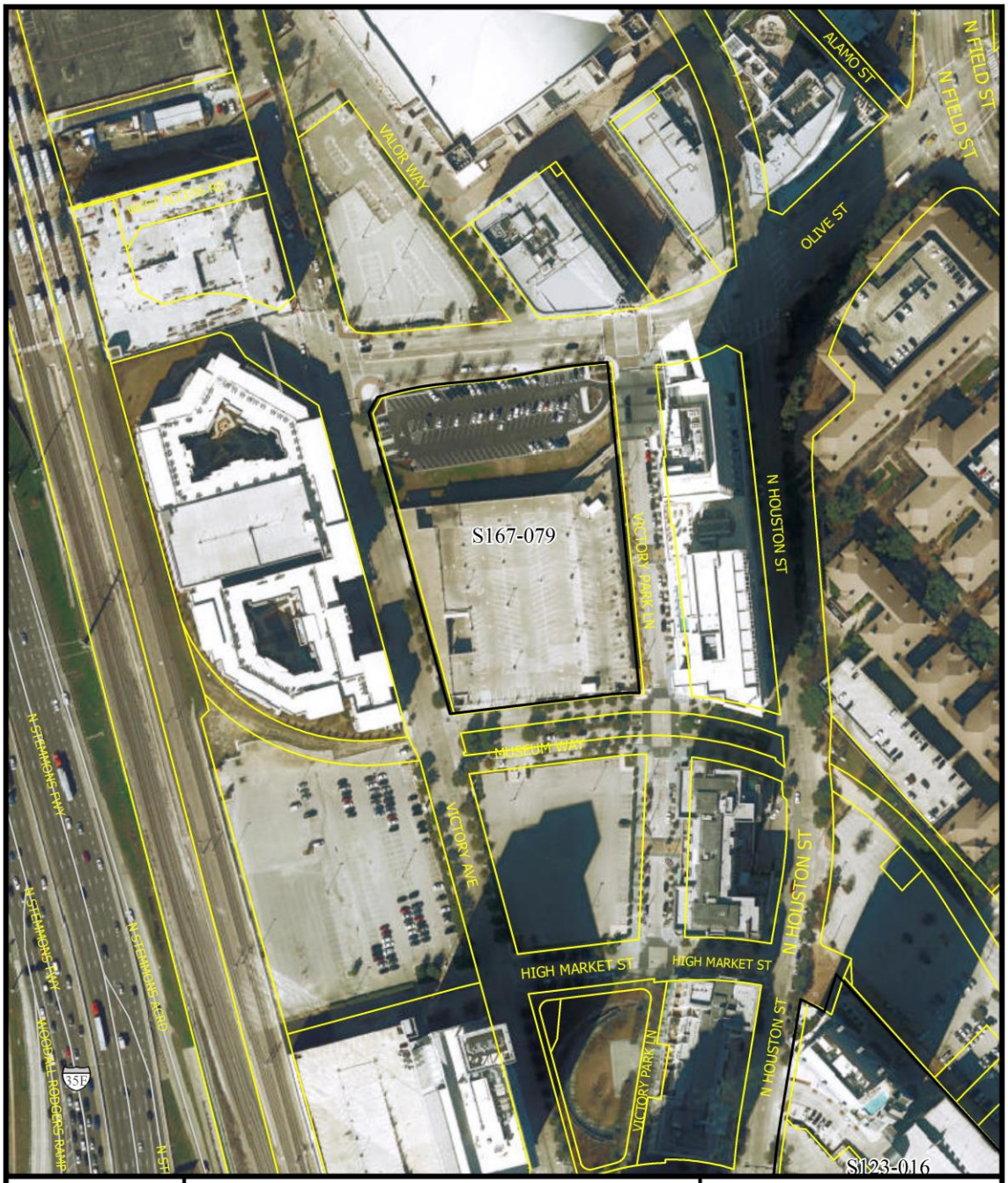
12. On the final plat list utility easements as retained within street abandonments when stated in the abandonment ordinance, or follow the City of Dallas standard affidavit requirements.

13. Additional design information is required for assessment. 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. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)

15. On the final plat identify the property as Lots 1A and 1B in City Block A/393. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872)


PD 582
(North Subdistrict)
WEST ACCESS RD
VALOR WAY
PD 582
(EntertainmentComplex)
PD 193
(PDS 79)
N FIELD ST
OLIVE ST
PD 193
(MF-3)
S167-079
VICTORY PARK LN
N HOUSTON ST
PD 193
(I-3)
CBD/Downtown Demolition Delay Overlay
PD
582
N STEMMONS FWY
MUSEUM WAY
PD 582
(South Subdistrict)
PD
193
PD 193
(PDS 87)
N HOUSTON ST
VICTORY AVE
HIGH MARKET ST
HIGH MARKET ST
PD
621
N STEMMONS FWY
(Subdistrict 1)
PD 621
N STEMMONS ACRD
PD 193
(I-2)
VICTORY PARK LN
N HOUSTON ST
N ST
1:2,400
ZONING MAP
Area of Request
Recent History
Case no: S167-079
Date: 1/23/2017



1:2,400

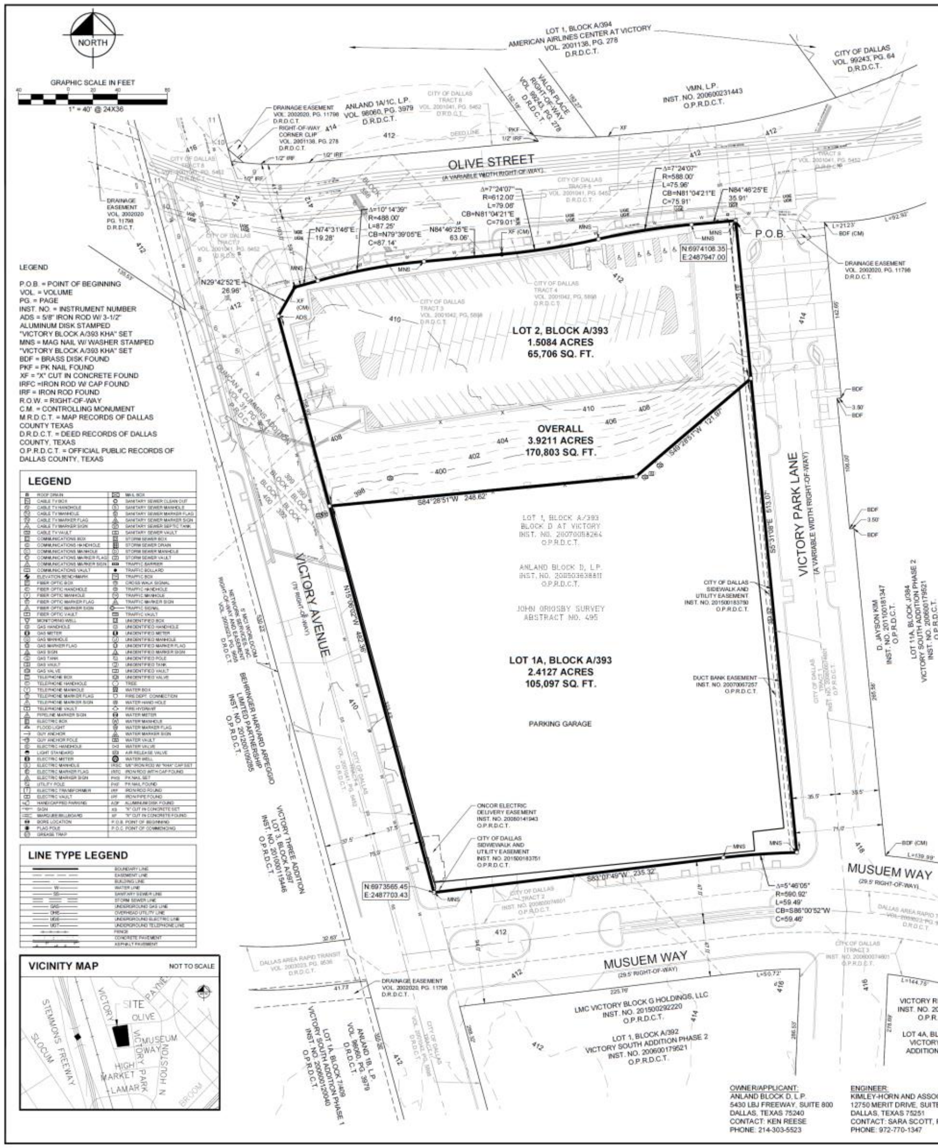
AERIAL MAP

Area of Request

Recent History

Case no: S167-079

Date: 1/23/2017



OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, ANLAND BLOCK D, L.P. is the owner of a tract of land situated in the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas; and being part of Official City Block Numbers A/393; and being all of Lot 1, Block A/393, of Block D at Victory, an addition to the City of Dallas according to the plat recorded in Instrument No. 20070058264, Official Public Records of Dallas County, Texas; and being all of a 3.921 acre tract of land described in Special Warranty Deed to Anland Block D, L.P. recorded in Instrument No. 200503638811 of said Official Public Records, and being more particularly described as follows:

BEGINNING at a mag nail with washer stamped "VICTORY BLOCK A/393 KHA" set at the intersection of the south right-of-way line of Olive Street (a variable width right-of-way, Volume 2001041, Page 5452, and Volume 2001042, Page 5895 of said Deed Records) and the west right-of-way line of Victory Park Lane (a variable width right-of-way, Instrument No. 200600074601 of said Official Public Records);

THENCE with said west right-of-way line of Victory Park Lane, South 5°31'08" East, a distance of 513.07 feet to a mag nail with washer stamped "VICTORY BLOCK A/393 KHA" set at intersection of said west right-of-way line of Victory Park Lane and the north right-of-way line of Museum Way (a 29.5-foot wide right-of-way Instrument No. 200600074601 of said Official Public Records), and being the beginning of a non-tangent curve to the left having a central angle of 5°46'05", a radius of 590.92 feet, a chord bearing and distance of South 86°00'52" West, 59.46 feet;

THENCE with said north right-of-way line of Museum Way, in a southwesterly direction, with said curve to the left, an arc distance of 59.49 feet to a mag nail with washer stamped "VICTORY BLOCK A/393 KHA" set for corner;

THENCE continuing with said north right-of-way line of Museum Way, South 83°07'49" West, a distance of 235.32 feet to a mag nail with washer stamped "VICTORY BLOCK A/393 KHA" set at the intersection of said north right-of-way line of Museum Way and the east right-of-way line of Victory Avenue (a 75-foot wide right-of-way, Volume, 2004042, Page 5898 of said Deed Records);

THENCE with said east right-of-way line of Victory Avenue, North 15°06'02" West, a distance of 482.36 feet to a 5/8-inch iron rod with 3-1/2" aluminum disk stamped "VICTORY BLOCK A/393 KHA" set for corner at the south end of a right-of-way corner clip at the intersection of said east right-of-way line Victory Avenue and said south right-of-way line of Olive Street;

THENCE with said right-of-way corner clip, North 29°42'52" East, a distance of 26.96 feet to an "X" cut in concrete found for corner at the north end of said right-of-way corner clip;

THENCE with said south right-of-way line of Olive Street, the following courses and distances to wit:
North 74°31'46" East, a distance of 19.28 feet to a mag nail with washer stamped "VICTORY BLOCK A/393 KHA" set at the beginning of a tangent curve to the right having a central angle of 10°14'39", a radius of 488.00 feet, a chord bearing and distance of North 79°39'05" East, 87.14 feet;
In a northeasterly direction, with said curve to the right, an arc distance of 87.25 feet to a mag nail with washer stamped "VICTORY BLOCK A/393 KHA" set for corner;
North 84°46'25" East, a distance of 63.06 feet to a mag nail with washer stamped "VICTORY BLOCK A/393 KHA" set at the beginning of a tangent curve to the left having a central angle of 7°24'07", a radius of 612.00 feet, a chord bearing and distance of North 81°04'21" East, 79.01 feet;
In a northeasterly direction, with said curve to the left, an arc distance of 79.06 feet to a mag nail with washer stamped "VICTORY BLOCK A/393 KHA" set at the beginning of a reverse curve to the right having a central angle of 7°24'07", a radius of 588.00 feet, a chord bearing and distance of North 81°04'21" East, 75.91 feet;
In a northeasterly direction, with said curve to the right, an arc distance of 75.96 feet to a mag nail with washer stamped "VICTORY BLOCK A/393 KHA" set for corner;
North 84°46'25" East, a distance of 35.91 feet to the **POINT OF BEGINNING** and containing 3.9211 acres or 170,803 square feet of land.

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS FROM ONE PLATTED LOT.
2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
3. THE BASIS OF BEARINGS IS BASED ON GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
4. THE GRID COORDINATES SHOWN ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

WITNESS, my hand at Dallas, Texas, this ____________ day of ________________, 2017.

ANLAND BLOCK D, L.P., a Texas limited partnership

By: ____________________________________
Name: C. Douglas Lanning
Title: Vice President and Chief Financial Officer

STATE OF TEXAS §
COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____________ day of ________________, 2017.

____
Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, J. Andy Dobbs, 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 _________________________, 2017.

____
J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
Ph. 972-770-1300
andy.dobbs@kimley-horn.com

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

STATE OF TEXAS §
COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____day of ___________ 2017.

____
Notary Public in and for the State of Texas

PRELIMINARY PLAT
BLOCK D AT VICTORY
LOTS 1A AND 2, BLOCK A/393
BEING A REPLAT OF
LOT 1, BLOCK A/393
BLOCK D AT VICTORY
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-079
ENGINEERING PLAN NO. 311T-_______

Kimley»Horn
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	JAN. 2017	063043006	1 OF 1

CITY PLAN COMMISSION **THURSDAY, FEBRUARY 16, 2017**

FILE NUMBER: S167-080 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: U.S. Highway 175 (C. F. Hawn Freeway) between Stark Road and Woody Road

DATE FILED: January 18, 2017 **ZONING:** R-7.5(A)

CITY COUNCIL DISTRICT: 8 **SIZE OF REQUEST:** 78.202-Acres **MAPSCO:** 70N, P

APPLICANT/OWNER: LGI Homes-Texas, LLC

REQUEST: An application to create 284 lots and 3 common areas as a Community Unit Development from a 78.202-acre tract of land in City Block 8813 on property located on U.S. Highway 175 (C. F. Hawn Freeway) between Stark Road and Woody Road.

SUBDIVISION HISTORY:

1. S123-127 was a request northwest of the present request to create two 0.505 acre lots from a 1.0101 acre tract of land in City Block A/8820 on property located at 13909 Garden Grove Drive. The request was approved May 2, 2013 and recorded October 23, 2013.

STAFF RECOMMENDATION: Section 51A-8.503(a) indicates that "…Lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of streets…". The adjoining subdivisions to the northwest and northeast are also developed with lots that are 7,500 square feet in size. The present request is creating the "established lot pattern for this 284 lot development".

The following chart provides the data for compliance with the Community Unit Development regulations for the proposed subdivision:

Total number of lots:	284
Total Lot Area	1,004,143 sq. ft.
Lot area within the 100 year flood plain	672,857 sq. ft.
Lot Area needed for 30% reduction (flood plain)	301,243 sq.ft.
Lot area reduction allowed [2,225 sq. ft./lot; (30%)]	301,243 sq. ft.
Open space provided (23.25 acres)	1,012,770.0 sq. ft.
R-7.5(A) lot area required:	7,500.0 sq. ft.
Allowed lot area reduction (30%) per lot	-2,250 sq. ft.
Minimum lot area allowed	5,250 sq. ft.
Smallest lots	5,231 sq. ft.

The final plat will need to be redrawn so that no lot is less than 5,250 square feet in size. With that adjustment the proposed subdivision complies with the requirements of the community unit development regulations (51A-8.510) for the 30% lot size reduction, Section 51A-8.503, and the requirements of the R-7.5(A) 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, The Professional Land Surveying Practices Act and Amendment and the General Rules of Procedures and Practices of the "Texas Board of Professional Land Surveying".

2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.

3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas.

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

5. Any structure new or existing may not extend across new property lines.

6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

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

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

9. The maximum number of lots permitted by this plat is 284 and 3 common areas.

10. The minimum lot area for any unimproved common area is 10,000 square feet.

11. The open space provided in this CUD must be approved as appropriate for its intended use by the director and the chief planning officer prior to recording the final plat.

12. 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 51A8.603; Section 51A-8.604

13. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)

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

15. On the final plat dedicate a 10 foot by 10 foot corner clip at Greenhow Lane and Coltview Place.

16. On the final plat add note: "TXDOT approval may be required for any driveway modification or new access point(s)." No citation.

17. On the final plat determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management

18. On the final plat dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V

19. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), Trinity Watershed Management; Drainage Manual, Article V

20. On the final plat specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), Trinity Watershed Management

21. On the final plat show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), Trinity Watershed Management.

22. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set. Section 51A-8.617(d)(1),(2), (3), and (4).

23. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g)

24. The Open Space Area must be approved for its intended use by the Director and the Chief Planning Officer.

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

26. On the final plat show and label the abstract line.

27. The CUD must comply with all requirements of Section 51A-8.510 of the Dallas Development Code.

28. 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)

29. 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)

30. On the final plat change "S. Woody Road" to "Woody Road". Section 51A-8.403(a)(1)(A)(xii).

31. On the final plat provide an abandonment ordinance number for the existing "Lariat Drive". Section 51A-8.403(a)(6)(A)(vi)

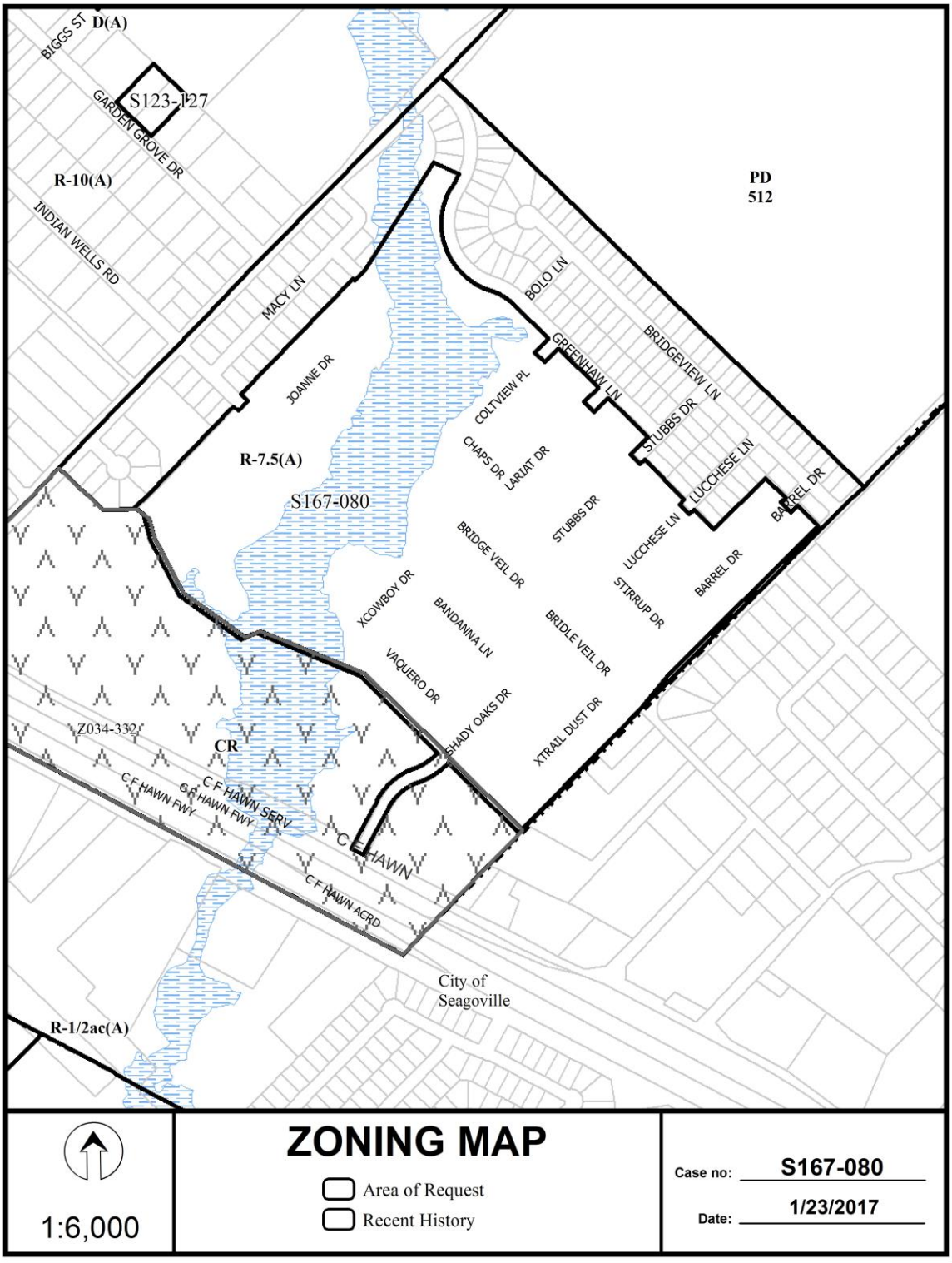
32. On the final plat provide new names to replace the proposed "Shady Oaks Drive" and "Vaquero Drive".

33. Contact the Street Name Coordinator to obtain approved street names. Sections 51A-8.403(a)(1)(A)(xii)

34. Contact the GIS Lot & Block Section at 320 E. Jefferson Blvd. to obtain the correct lot and block numbers on the final plat.

35. On the final plat include the words “A Community Unit Development” in the Title Block.

36. On the final plat the minimum lot size permitted is 5,250 square feet.


D(A)
BIGGS ST
S123-127
GARDEN GROVE DR
R-10(A)
INDIAN WELLS RD
MACY LN
PD
512
BOLO LN
GREENHAW LN
BRIDGEVIEW LN
JOANNE DR
COLTVIEW PL
STUBBS DR
LUCCHESE LN
BARREL DR
R-7.5(A)
S167-080
CHAPS DR
LARIAT DR
STUBBS DR
BRIDGE VEIL DR
LUCCHESE LN
BARREL DR
XCOWBOY DR
BANDANNA LN
STIRRUP DR
VAQUERO DR
BRIDLE VEIL DR
SHADY OAKS DR
XTRAIL DUST DR
Z034-332
CR
C F HAWN FWY
C F HAWN SERV
C F HAWN
C F HAWN ACRD
City of
Seagoville
R-1/2ac(A)
ZONING MAP
Area of Request
Recent History
1:6,000
Case no: S167-080
Date: 1/23/2017

1:6,000

AERIAL MAP

Area of Request

Recent History

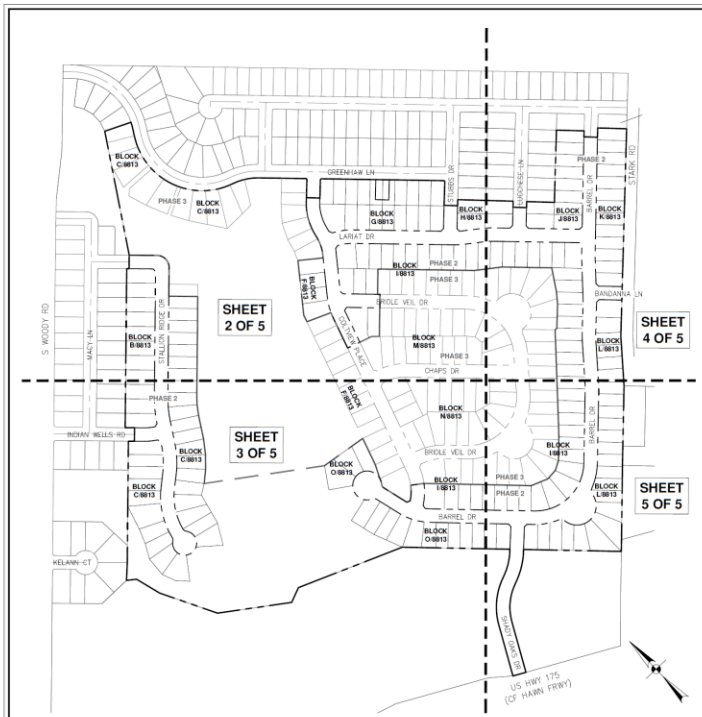
Case no: S167-080

Date: 1/23/2017

S167-080

5(g)

City Plan Commission Date: 02/16/17
2/8/2017 1:36:08 PM



INDEX MAP
SCALE 1"=200'

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, LGI HOMES-TEXAS, LLC, is the sole owner of a tract of land situated in the ROBERT KLEBURG Survey, Abstract No. 716 in the City of Dallas, Dallas County, Texas, and being part of City Block 8813, and being conveyed to LGI HOMES-TEXAS, LLC, by Special Warranty Deed recorded in Instrument Number 201602280945, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Being a tract of land situated in the ROBERT KLEBERG SURVEY, ABSTRACT NO. 716 in the City of Dallas Block No. 8813, Dallas County, Texas, being a portion of that same tract of land conveyed to Shady Oaks 75, Ltd. by deed recorded in Volume 2004083, Page 9083, of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch iron found in the Northwest right-of-way line of Stark Road (50 foot public right-of-way), said point being the most easterly South corner of Block Shady Oaks Estates, Phase 1, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201605040943 of the Map Records of Dallas County, Texas, same being the East corner of the herein described tract;

Thence South 45 Degrees 12 Minutes 01 Seconds West, along the Northwest right-of-way line of Stark Road, a distance of 852.87 feet to a 5/8 inch iron rod found for corner;

Thence South 39 Degrees 54 Minutes 58 Seconds West, continuing along the Northwest right-of-way line of said Stark Road, a distance of 205.18 feet to a 1/2 inch iron rod found for corner, said point being the North corner of a tract of land conveyed to Betty Jean Boultinghouse by deed recorded in Volume 79025, Page 918 of the Deed Records of Dallas County, Texas;

Thence South 44 Degrees 44 Minutes 20 Seconds West, along the Northwest line of said Boultinghouse tract, passing also along the Northwest line of a tract of land conveyed to Lisa Jo Nolen by deed recorded in Instrument No. 20030001764 of the Deed Records of Dallas County, Texas for a total distance of 533.13 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TNHC" set for corner, said point being the West corner of said Nolen tract, same being the North corner of the Parrish Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2003037, Page 11 of the Map Records of Dallas County, Texas;

Thence South 44 Degrees 23 Minutes 32 Seconds West, along the Northwest line of said Parrish Addition, a distance of 357.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TNHC" set for corner, said point being the East corner of tract 2 as conveyed to UDF Ash Creek, LP, by deed recorded in Instrument No. 20060099810 of the Deed Records of Dallas County, Texas, same being the most easterly South corner of the herein described tract;

Thence North 45 Degrees 16 Minutes 12 Seconds West, along the Northeast line of said tract 2, a distance of 405.55 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TNHC" set for corner, said point being an interior ell corner of the herein described tract, same being the North corner of said tract 2 and the beginning of a non-tangent curve to the right, having a central angle of 25 Degrees 23 Minutes 22 Seconds, a radius of 328.00 feet and a chord bearing and distance of South 57 Degrees 08 Minutes 28 Seconds West, 144.16 feet;

Thence, in a southwesterly direction, along the Northwest line of said tract 2, and said non-tangent curve to the right, an arc length of 145.35 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TNHC" set for corner, at the beginning of a reverse curve to the left having a central angle of 43 Degrees 49 Minutes 36 Seconds, a radius of 225.00 feet, and a chord bearing and distance of South 46 Degrees 54 Minutes 22 Seconds West, 168.63 feet;

Thence, in a southwesterly direction, continuing along the Northwest line of said tract 2, and along said reverse curve to the left, an arc length of 184.25 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TNHC" set for corner;

Thence South 28 Degrees 05 Minutes 48 Seconds West, a distance of 217.50 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TNHC" set for corner in the Northeast right-of-way line of U.S. Highway No. 175 (C.F. Hawn Freeway) (variable width public right-of-way), said corner being the West corner of said tract 2, said point being the most westerly South corner of the herein described tract;

Thence North 62 Degrees 01 Minutes 28 Seconds West, along the Northeast right-of-way line of said U.S. Highway No. 175, a distance of 56.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TNHC" set for corner, said point being the South corner of tract 1 of said UDF Ash Creek, LP tract;

Thence North 28 Degrees 05 Minutes 48 Seconds East, along the Southeast line of said tract 1, a distance of 217.50 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TNHC" set for corner, said point being the beginning of a curve to the right having a central angle of 41 Degrees 49 Minutes 37 Seconds, a radius of 281.00 feet and a chord bearing and distance of North 48 Degrees 43 Minutes 22 Seconds East, 200.61 feet;

Thence, in a northeasterly direction, continuing along the Southeast line of said tract 1, and along said curve to the right, an arc length of 205.13 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TNHC" set for corner, said point being the beginning of a reverse curve to the left having a central angle of 25 Degrees 27 Minutes 17 Seconds, a radius of 272.00 feet and a chord bearing and distance of North 57 Degrees 04 Minutes 30 Seconds East, 119.85 feet;

Thence, in a northeasterly direction, along said reverse curve to the left, an arc length of 120.84 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TNHC" set for corner, said point being the East corner of said tract 1, and being an interior ell corner of the herein described tract;

Thence in a northwesterly direction, along the Northeast line of said tract 1, the following courses and distances:

North 45 Degrees 19 Minutes 12 Seconds West, a distance of 446.40 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TNHC" set for corner;

North 67 Degrees 40 Minutes 15 Seconds West, a distance of 462.60 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TNHC" set for corner;

South 68 Degrees 28 Minutes 04 Seconds West, a distance of 67.56 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TNHC" set for corner;

North 54 Degrees 27 Minutes 37 Seconds West, a distance of 310.64 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TNHC" set for corner;

North 27 Degrees 18 Minutes 45 Seconds West, a distance of 254.21 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TNHC" set for corner;

North 15 Degrees 25 Minutes 11 Seconds West, a distance of 111.59 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TNHC" set for corner;

Thence North 52 Degrees 29 Minutes 46 Seconds West, a distance of 42.25 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TNHC" set for corner, said point being the South corner of Block C/8813 of the aforementioned Shady Oaks Estates, Phase 1, and being the West corner of the herein described tract;

Thence North 46 Degrees 08 Minutes 41 Seconds East, along the Southeast line of said Block C/8813, a distance of 73.40 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TNHC" set for corner;

Thence North 44 Degrees 10 Minutes 13 Seconds East, continuing along the Southeast line of said Block C/8813, a distance of 504.32 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TNHC" set for corner in the Southwest right-of-way line of Indian Wells Road (56 foot public right-of-way), said point being the East corner of Lot 13 of said Block C/8813;

Thence South 45 Degrees 49 Minutes 47 Seconds East, along the Southwest right-of-way line of said Indian Wells Road, a distance of 25.00 feet to a 5/8 inch iron rod found for corner;

Thence North 44 Degrees 10 Minutes 13 Seconds East, along the Southwest right-of-way line of said Indian Wells Road, a distance of 56.00 feet to a 5/8 inch iron rod found for corner in the Northeast right-of-way line of said Indian Wells Road;

Thence North 45 Degrees 49 Minutes 47 Seconds West, along the Northeast right-of-way line of said Indian Wells Road, a distance of 39.00 feet to a 5/8 inch iron rod found for corner, said point being the South corner of Block B/8813 of said Shady Oaks Estates, Phase 1;

Thence North 44 Degrees 10 Minutes 13 Seconds East, along the Southeast line of said Block B/8813, a distance of 660.00 feet to a 5/8 inch iron rod found for corner in the Southwest right-of-way line of Stallion Ridge Drive (56 foot public right-of-way), said point being the East corner of said Block B/8813;

Thence South 45 Degrees 49 Minutes 47 Seconds East, along the Southwest right-of-way line of said Stallion Ridge Drive, a distance of 10.00 feet to a 5/8 inch iron rod for corner;

Thence North 44 Degrees 10 Minutes 13 Seconds East, along the Southwest right-of-way line of said Stallion Ridge Drive, a distance of 56.00 feet to a 5/8 inch iron rod found for corner, said point being the South corner of Block C/8813 of said Shady Oaks Estates, Phase 1;

Thence North 32 Degrees 27 Minutes 23 Seconds East, along the Southeast line of said Block C/8813, a distance of 524.28 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TNHC" set for corner, said point being the West corner of Lot 47 of said Block C/8813, same being the North corner of the herein described tract;

Thence South 65 Degrees 13 Minutes 58 Seconds East, along the Southwest line of said Lot 47, a distance of 115.00 feet to a 5/8 inch iron rod found for corner in the West right-of-way line of Greenhaw Lane (56 foot public right-of-way), same being the Southeast corner of said Lot 47 and the beginning of a non-tangent curve to the right having a central angle of 06 Degrees 42 Minutes 56 Seconds, a radius of 268.00 feet and a chord bearing and distance of South 28 Degrees 07 Minutes 29 Seconds West, 31.10 feet;

Thence, in a southwesterly direction, along the West right-of-way line of said Greenhaw Lane, and along said curve to the right, an arc length of 31.53 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TNHC" set for corner;

Thence South 31 Degrees 28 Minutes 55 Seconds West, continuing along the West right-of-way line of said Greenhaw Lane, a distance of 27.02 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TNHC" set for corner, said point being the beginning of a curve to the left having a central angle of 104 Degrees 05 Minutes 44 Seconds, a radius of 268.00 feet and a chord bearing and distance of South 20 Degrees 33 Minutes 56 Seconds East, 424.19 feet;

Thence, in a southeasterly direction, continuing along the West right-of-way line of said Greenhaw Lane, and along said curve to the left, an arc length of 523.24 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TNHC" set for corner, said point being the beginning of a reverse curve to the right having a central angle of 27 Degrees 05 Minutes 30 Seconds, a radius of 232.00 feet, and a chord bearing and distance of South 59 Degrees 03 Minutes 59 Seconds East, 108.68 feet;

Thence, in a southeasterly direction, continuing along the Southwest right-of-way line of said Greenhaw Lane, an arc length of 109.70 feet to a 5/8 inch iron rod found for corner;

Thence, in a southeasterly direction, along the Southwest right-of-way line of said Greenhaw Lane, the following courses and distances:

South 45 Degrees 39 Minutes 12 Seconds East, a distance of 198.11 feet to a 5/8 inch iron rod found for corner;

South 00 Degrees 09 Minutes 13 Seconds East, a distance of 4.22 feet to a 5/8 inch iron rod found for corner;

South 45 Degrees 12 Minutes 46 Seconds West, a distance of 76.28 feet to a 5/8 inch iron rod found for corner;

South 44 Degrees 47 Minutes 14 Seconds East, a distance of 56.00 feet to a 5/8 inch iron rod found for corner;

North 45 Degrees 12 Minutes 46 Seconds East, a distance of 77.00 feet to a 5/8 inch iron rod found for corner;

North 89 Degrees 50 Minutes 47 Seconds East, a distance of 4.27 feet to a 5/8 inch iron rod found for corner;

South 45 Degrees 39 Minutes 12 Seconds East, a distance of 224.02 feet to a 5/8 inch iron rod found for corner;

South 00 Degrees 09 Minutes 13 Seconds East, a distance of 4.22 feet to a 5/8 inch iron rod found for corner;

South 45 Degrees 12 Minutes 46 Seconds West, a distance of 79.94 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TNHC" set for corner;

South 44 Degrees 47 Minutes 14 Seconds East, a distance of 56.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TNHC" set for corner;

North 45 Degrees 12 Minutes 46 Seconds East, a distance of 80.66 feet to a 5/8 inch iron rod found for corner;

North 89 Degrees 50 Minutes 47 Seconds East, a distance of 4.27 feet to a 5/8 inch iron rod found for corner;

South 45 Degrees 39 Minutes 12 Seconds East, a distance of 224.02 feet to a 5/8 inch iron rod found for corner;

Thence South 00 Degrees 09 Minutes 13 Seconds East, a distance of 4.22 feet to a 5/8 inch iron rod found for corner to a 5/8 inch iron rod found for corner in the Northwest right-of-way line of Stabbs Drive (56 foot public right-of-way);

Thence South 45 Degrees 12 Minutes 46 Seconds West, along the Northwest right-of-way line of said Stabbs Drive, a distance of 80.66 feet to a 5/8 inch iron rod found for corner;

Thence South 44 Degrees 47 Minutes 14 Seconds East, a distance of 56.00 feet to a 5/8 inch iron rod found for corner;

Thence North 45 Degrees 12 Minutes 46 Seconds East, along the Southeast line of said Stabbs Drive, a distance of 25.00 feet to a 5/8 inch iron rod found for corner, said point being the West corner of Lot 9, Block R/8813 of said Shady Oaks Estates, Phase 1;

Thence South 44 Degrees 47 Minutes 14 Seconds East, along the Southwest line of said R/8813, a distance of 230.00 feet to a 5/8 inch iron rod found for corner in the Northwest right-of-way line of Lucchese Lane (56 foot public right-of-way), said point being the South corner of Lot 22 of said Block R/8813;

Thence South 45 Degrees 12 Minutes 46 Seconds West, along the Northwest right-of-way line of said Lucchese Lane, a distance of 25.00 feet to a 5/8 inch iron rod found for corner;

Thence South 44 Degrees 47 Minutes 14 Seconds East, a distance of 56.00 feet to a 5/8 inch iron rod found for corner in the Southeast right-of-way line of said Lucchese Lane;

Thence North 45 Degrees 12 Minutes 46 Seconds East, along the Southeast right-of-way line of said Lucchese Lane, a distance of 25.00 feet to a 5/8 inch iron rod for corner, said point being the West corner of Lot 9, Block J/8813 of said Shady Oaks Estates, Phase 1;

Thence South 44 Degrees 47 Minutes 14 Seconds East, along the Southwest line of said Block J/8813, a distance of 115.00 feet to a 5/8 inch iron rod found for corner, said point being the South corner of said Block J/8813, same being an interior ell corner of the herein described tract;

Thence North 45 Degrees 12 Minutes 46 Seconds East, along the Southeast line of said Block J/8813, a distance of 300.00 feet to a 5/8 inch iron rod found for corner, said point being the West corner of Lot 16, Block J/8813 of Shady Oaks Estates, Phase 1;

Thence South 44 Degrees 47 Minutes 14 Seconds East, along the Southwest line of said Lot 16, a distance of 115.00 feet to a 5/8 inch iron rod found for corner in the Northwest right-of-way line of Barrel Drive (56 foot public right-of-way), said point being the South corner of said Lot 16;

Thence South 45 Degrees 12 Minutes 46 Seconds West, along the Northwest right-of-way line of said Barrel Drive, a distance of 25.00 feet to a 5/8 inch iron rod found for corner;

Thence South 44 Degrees 47 Minutes 14 Seconds East, a distance of 56.00 feet to a 5/8 inch iron rod found for corner in the Southeast right-of-way line of said Barrel Drive (56 foot public right-of-way);

Thence North 45 Degrees 12 Minutes 46 Seconds East, along the Southeast right-of-way line of said Barrel Drive, a distance of 38.72 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TNHC" set for corner, said point being the West corner of the aforementioned Block K/8813;

Thence South 44 Degrees 47 Minutes 14 Seconds East, along the Southwest line of said Block K/8813, a distance of 120.00 feet to the POINT OF BEGINNING and containing 3,426,494 square feet or 78.672 acres of land.

LOCATION MAP
NOT-TO-SCALE

LEGEND

D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS	ROW	RIGHT-OF-WAY
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS	(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
O.P.R.D.C.T.	OPEN PUBLIC RECORDS, DALLAS COUNTY, TEXAS		BLOCK NUMBER
ORF	5/8" IRON ROD WITH A PLASTIC CAP FOUND		FOUND 1/2" IRON ROD SET
M.F.E.	MONUMENTATION/ SPECIAL UTILITY DISTRICT EASEMENT	BL	BUILDING LINE
BSL	BUILDING SETBACK LINE	AC	ACRES
	SURVEY LINE		

GENERAL NOTES:

1. ACCORDING TO THE F.I.R.M. NO. 48113C0924K, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA, EXCEPT AS SHOWN.
2. BEARINGS ARE BASED ON THE RECORDED PLAT OF SHADY OAKS ESTATES, PHASE 1, RECORDED IN INSTRUMENT NO. 201605040943 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.
3. THE PURPOSE OF THIS PLAT IS TO CREATE A COMMUNITY UNIT DEVELOPMENT (CUD) CONSISTING OF 284 RESIDENTIAL LOTS AND 3 COMMON AREA LOTS FROM AN EXISTING TRACT OF LAND.

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

PAPE-DAWSON ENGINEERS

DALLAS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH
5700 W PLANO PKWY, STE 2500 | PLANO, TX 75093 | 214.420.8404
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION #470

DATE OF PRINT: DECEMBER 12, 2016

PRELIMINARY PLAT
OF
SHADY OAKS ESTATES

LOTS 13-40, 48-58 BLOCK C/8813
LOTS 1-21, BLOCK F/8813
LOTS 1-19, BLOCK G/8813
LOTS 1-2, 17-18, BLOCK H/8813
LOTS 1-85, BLOCK I/8813
LOTS 1-2, 11-18, BLOCK J/8813
LOTS 1-13, BLOCK K/8813
LOTS 1-24, BLOCK L/8813
LOTS 1-12, BLOCK M/8813
LOTS 1-19, BLOCK N/8813
LOTS 1-25, BLOCK O/8813

SHEET 1

CITY PLAN FILE NO. S167-080

BEING **78.31** ACRES SITUATED IN THE ROBERT KLEBERG SURVEY, ABSTRACT NUMBER 716 CITY OF DALLAS, DALLAS COUNTY, TEXAS.

284 RESIDENTIAL LOTS & 3 COMMON AREA LOTS

OWNER/DEVELOPER:
LGI HOMES - TEXAS, LLC
1450 LAKE ROBBINS DR. SUITE 430
THE WOODLANDS, TX 77380

SURVEYOR:
TEXAS HERITAGE SURVEYING, LLC
10610 METRIC DRIVE, SUITE 124
DALLAS, TX 75243
TEL: 214.349.9700
TBPLS FIRM# 10193900

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	328.00'	025°23'22"	N57°56'28"E	144.16'	145.35'
C2	225.00'	041°46'36"	N48°52'22"E	160.62'	164.25'
C3	281.00'	041°49'37"	S48°51'23"W	200.61'	205.13'
C4	272.00'	025°27'17"	S57°04'30"W	119.85'	120.84'
C5	262.20'	006°56'24"	N28°07'25"E	31.51'	31.53'
C6	268.00'	104°55'44"	N33°33'56"W	424.19'	523.24'
C7	232.00'	027°05'30"	S59°03'59"E	108.68'	109.70'
C8	250.00'	025°23'22"	S57°56'28"W	144.16'	145.35'
C9	250.00'	023°22'26"	N71°01'14"E	81.67'	84.98'
C10	250.00'	018°23'51"	N27°48'57"E	77.74'	78.11'
C11	250.00'	015°37'29"	N04°40'07"E	67.97'	68.17'
C12	230.00'	030°47'09"	N28°49'29"W	121.92'	123.57'
C13	230.00'	090°07'51"	S89°45'51"W	325.60'	361.70'
C14	440.00'	009°18'18"	S42°34'36"W	71.92'	72.00'
C15	230.00'	003°30'28"	S43°21'25"W	14.02'	14.03'
C16	230.00'	003°30'28"	S46°51'53"W	14.02'	14.03'
C17	230.00'	030°07'46"	N69°37'14"W	29.81'	29.84'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C18	230.00'	090°00'00"	N89°50'36"W	32.40'	32.40'
C19	230.00'	014°24'40"	N52°42'24"W	57.70'	57.86'
C20	230.00'	089°59'37"	N00°47'17"E	312.03'	362.01'
C21	230.00'	089°52'05"	S89°51'36"W	324.62'	360.69'
C22	230.00'	012°27'30"	N52°03'27"W	49.90'	50.00'
C23	230.00'	029°09'38"	S58°49'36"E	81.43'	82.25'
C24	328.00'	025°23'22"	S57°56'28"W	144.16'	145.35'
C25	225.00'	041°46'36"	S48°52'22"W	160.62'	164.25'
C26	500.00'	012°27'30"	N37°56'33"E	108.48'	108.76'
C27	440.00'	019°35'35"	N47°15'05"E	152.72'	153.32'
C28	230.00'	029°41'11"	N58°33'34"W	196.38'	197.33'
C29	300.00'	041°44'47"	N28°56'24"E	242.83'	250.00'
C30	300.00'	041°44'47"	N28°56'24"E	242.83'	250.00'
C31	500.00'	004°46'54"	S42°18'28"W	41.38'	41.41'
C32	232.00'	027°05'30"	N59°03'59"W	108.68'	109.70'

LINE TABLE

LINE #	BEARING	LENGTH
L1	S62°01'28"E	56.00'
L2	S02°28'48"E	25.00'
L4	N43°48'47"W	25.00'
L5	S46°10'13"W	56.00'
L6	N00°09'13"E	4.22'
L7	N43°48'47"W	10.00'
L8	S46°10'13"W	56.00'
L9	N43°48'47"W	5.00'
L10	N31°28'55"E	27.02'
L11	N46°31'12"W	198.11'
L12	N00°09'13"E	4.22'
L13	S46°12'46"E	76.28'
L14	S43°48'47"E	56.00'
L15	N46°12'46"W	77.00'
L16	N00°09'13"E	4.27'
L17	S46°12'46"E	79.94'
L18	N46°12'46"W	80.66'
L19	N00°09'13"E	4.27'
L20	S46°12'46"E	224.02'
L21	S46°12'46"E	77.00'
L22	S89°50'47"E	4.27'
L23	N43°31'12"W	510.05'
L24	N00°09'13"E	4.22'
L25	N45°12'46"E	99.46'

LINE TABLE

LINE #	BEARING	LENGTH
L26	N44°47'14"W	56.00'
L27	S45°12'46"W	25.00'
L28	N44°47'14"W	230.00'
L29	N45°12'46"E	25.00'
L30	S44°47'14"E	56.00'
L31	S45°12'46"W	25.00'
L32	N44°47'14"W	115.00'
L33	N44°47'14"W	115.00'
L34	N44°47'14"W	115.00'
L35	N44°47'14"W	56.00'
L36	S45°12'46"W	38.72'
L37	N44°47'14"W	120.00'
L38	S71°55'45"E	57.74'
L39	N71°55'45"W	45.82'
L40	N09°14'46"E	55.19'
L41	N53°31'01"W	90.08'
L42	N53°46'48"E	50.00'

Date: Jan 16, 2017, 7:55am User ID: JWEAVER
File Name: S:\Projects\LGI Homes\Shady Oaks Estates\Exhibits\Preliminary Plats\161201-prelimPlat.dwg

LOT LISTING

BLOCK	LOT #	AREA
B	17	7,200 SF
B	19	7,200 SF
B	20	7,200 SF
B	21	7,200 SF
B	16	7,200 SF
B	15	7,200 SF
B	14	7,200 SF
B	13	7,200 SF
B	12	7,144 SF
B	22	7,582 SF
B	23	7,362 SF
B	18	7,200 SF
B	24	8,282 SF
C	0	367,412 SF
C	0	636,580 SF
C	40	9,247 SF
C	51	8,116 SF
C	53	10,047 SF
C	52	11,278 SF
C	57	9,648 SF
C	55	8,508 SF
C	56	10,078 SF
C	54	8,120 SF
C	32	5,994 SF
C	33	6,530 SF
C	19	10,814 SF

LOT LISTING

BLOCK	LOT #	AREA
C	20	8,288 SF
C	41	8,000 SF
C	33	5,996 SF
C	48	8,187 SF
C	50	8,982 SF
C	31	8,744 SF
C	22	6,866 SF
C	39	6,000 SF
C	30	6,533 SF
C	21	6,510 SF
C	38	6,000 SF
C	28	8,250 SF
C	18	8,009 SF
C	37	6,000 SF
C	27	7,175 SF
C	17	6,916 SF
C	59	6,000 SF
C	36	6,000 SF
C	26	7,623 SF
C	16	7,190 SF
C	43	6,000 SF
C	35	6,574 SF
C	25	6,402 SF
C	15	7,268 SF
C	42	6,000 SF

LOT LISTING

BLOCK	LOT #	AREA
C	24	8,304 SF
C	14	7,878 SF
C	48	8,187 SF
C	50	8,982 SF
F	10	7,044 SF
G	4	5,460 SF
G	5	5,250 SF
F	4	6,095 SF
F	2	5,286 SF
F	1	6,284 SF
F	3	6,788 SF
F	6	6,752 SF
F	10	5,590 SF
G	10	5,953 SF
F	8	6,352 SF
F	13	6,516 SF
F	16	6,510 SF
F	18	6,378 SF
F	20	6,900 SF
G	35	6,574 SF
F	9	6,144 SF
F	14	6,510 SF
F	12	6,516 SF

LOT LISTING

BLOCK	LOT #	AREA
F	11	6,316 SF
G	1	10,424 SF
G	16	5,452 SF
G	17	5,241 SF
G	18	5,241 SF
G	3	5,460 SF
G	4	5,460 SF
G	5	5,250 SF
F	4	6,095 SF
F	2	5,286 SF
G	19	5,798 SF
G	8	5,250 SF
G	9	5,765 SF
G	2	5,278 SF
G	10	5,953 SF
G	13	5,245 SF
G	11	5,247 SF
G	12	5,246 SF
G	14	5,244 SF
G	15	5,453 SF
M	2	6,356 SF
M	1	7,783 SF
H	18	6,742 SF
H	17	6,213 SF
F	12	6,516 SF

LOT LISTING

BLOCK	LOT #	AREA
I	82	5,250 SF
I	83	5,250 SF
I	84	5,250 SF
I	40	5,250 SF
I	41	5,250 SF
I	42	5,437 SF
I	46	6,070 SF
I	45	5,250 SF
I	44	5,250 SF
I	49	6,777 SF
I	48	5,408 SF
I	50	5,262 SF
I	51	5,530 SF
I	52	6,307 SF
I	53	5,256 SF
I	81	5,704 SF
I	69	8,569 SF
I	77	5,250 SF
I	47	6,797 SF
I	62	5,741 SF
I	70	6,777 SF
I	78	5,250 SF
I	55	7,933 SF
I	63	5,893 SF
I	71	6,765 SF

LOT LISTING

BLOCK	LOT #	AREA
I	79	5,250 SF
I	56	7,728 SF
I	64	5,898 SF
I	72	5,908 SF
I	80	5,250 SF
I	57	7,021 SF
I	65	6,139 SF
I	73	6,771 SF
I	81	5,250 SF
I	58	6,068 SF
I	66	6,658 SF
I	74	5,768 SF
I	59	6,643 SF
I	67	6,133 SF
I	75	5,314 SF
I	60	6,003 SF
I	68	6,775 SF
I	76	5,250 SF
I	47	6,797 SF
I	5	5,250 SF
I	13	5,548 SF
I	18	5,948 SF
I	29	5,803 SF
I	37	7,498 SF
I	6	5,250 SF

LOT LISTING

BLOCK	LOT #	AREA
I	14	5,506 SF
I	22	5,396 SF
I	30	5,803 SF
I	38	7,130 SF
I	7	5,250 SF
I	15	5,460 SF
I	23	5,278 SF
I	31	5,811 SF
I	39	6,815 SF
I	8	5,250 SF
I	16	5,371 SF
I	24	5,278 SF
I	32	5,575 SF
I	40	5,250 SF
I	1	5,253 SF
I	9	5,250 SF
I	17	5,383 SF
I	25	5,506 SF
I	33	5,253 SF
I	2	5,883 SF
I	10	5,317 SF
I	18	5,948 SF
I	26	5,592 SF
I	34	5,278 SF
I	3	5,250 SF

LOT LISTING

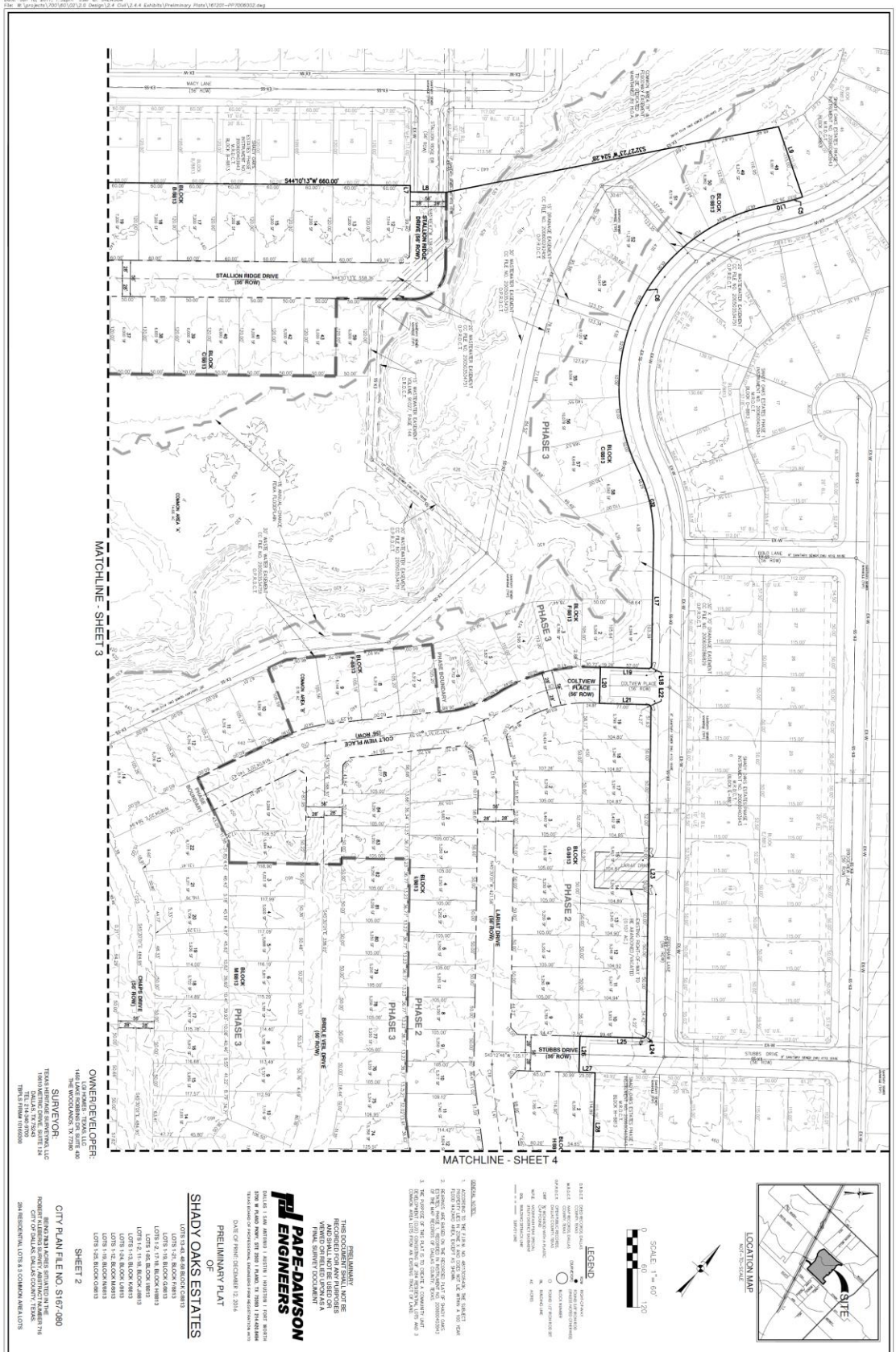
BLOCK	LOT #	AREA
K	6	5,863 SF
K	5	5,862 SF
K	4	5,862 SF
K	3	5,750 SF
K	2	5,750 SF
K	1	5,883 SF
J	11	5,734 SF
J	12	5,750 SF
J	13	5,750 SF
J	14	5,750 SF
J	15	5,830 SF
J	16	5,830 SF
J	17	5,891 SF
J	18	6,870 SF
J	2	5,737 SF
J	1	6,889 SF
K	11	5,991 SF
K	10	5,990 SF
K	9	5,924 SF
K	8	5,923 SF
K	12	5,985 SF

LOT LISTING

BLOCK	LOT #	AREA
L	7	5,245 SF
L	6	5,245 SF
L	5	5,232 SF
L	4	5,348 SF
L	3	5,231 SF
L	12	5,231 SF
M	3	6,003 SF
M	2	5,894 SF
M	7	5,781 SF
M	15	5,868 SF
M	8	5,758 SF
M	14	5,852 SF
M	1	9,299 SF
M	9	5,737 SF
M	13	5,787 SF
M	10	7,116 SF
M	16	5,732 SF
M	11	7,871 SF
M	19	5,938 SF
M	4	5,933 SF
M	12	6,781 SF
M	20	5,708 SF
M	5	5,868 SF
M	17	5,938 SF
M	21	8,231 SF

LOT LISTING

BLOCK	LOT #	AREA
O	1	8,105 SF
O	3	5,243 SF
O	2	5,249 SF
O	8	7,369 SF
O	7	5,851 SF
O	9	7,497 SF
O	10	6,832 SF
O	16	6,556 SF
O	12	7,254 SF
O	14	7,388 SF
O	15	7,616 SF
O	13	10,282 SF



OWNER/DEVELOPER:
CLARIDGE HOMES
1460 LAKE ROBBINS DR., SUITE 440
THE WOODLANDS, TX 77380

SURVEYOR:
TEXAS HERITAGE SURVEYING, LLC
1999 W. BETHANY DR., SUITE 124
ALLEN, TX 75013
TEL: 214-340-9700
TBPLS FIRM # 10193900

PAPE-DAWSON ENGINEERS

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

DATE OF PRINT: DECEMBER 12, 2016

PRELIMINARY PLAT
OF
SHADY OAKS ESTATES

LOTS 13-20, 46-56 BLOCK C/8813
LOTS 1-21 BLOCK F/8813
LOTS 1-5, 17-18, BLOCK H/8813
LOTS 1-65 BLOCK I/8813
LOTS 1-14, 17-18, BLOCK J/8813
LOTS 1-15, BLOCK K/8813
LOTS 1-34, BLOCK L/8813
LOTS 1-11, BLOCK M/8813
LOTS 1-12, BLOCK N/8813
LOTS 1-19, BLOCK O/8813
LOTS 1-25, BLOCK C/8813

SHEET 2

CITY PLAN FILE NO. S167-080

BEING 78.31 ACRES SITUATED IN THE
ROBERT HALL SURVEY, ABSTRACT NO. 746
CITY OF DALLAS, DALLAS COUNTY, TEXAS.

394 RESIDENTIAL LOTS & 5 COMMON AREA LOTS

MATCHLINE - SHEET 2
MATCHLINE - SHEET 3
PHASE 1
PHASE 2
PHASE 3
PHASE 2
PHASE 3
STALLION RIDGE DRIVE (50' ROW)
HONAN WELLS RD. (50' ROW)
COLT VIEW PLACE
BRIDLE VUE DRIVE (50' ROW)
MACY LANE (50' ROW)
COMMON AREA 'A'
COMMON AREA 'B'
COMMON AREA 'C'
COMMON AREA 'D'
COMMON AREA 'E'
COMMON AREA 'F'
COMMON AREA 'G'
COMMON AREA 'H'
COMMON AREA 'I'
COMMON AREA 'J'
COMMON AREA 'K'
COMMON AREA 'L'
COMMON AREA 'M'
COMMON AREA 'N'
COMMON AREA 'O'
COMMON AREA 'P'
COMMON AREA 'Q'
COMMON AREA 'R'
COMMON AREA 'S'
COMMON AREA 'T'
COMMON AREA 'U'
COMMON AREA 'V'
COMMON AREA 'W'
COMMON AREA 'X'
S44°10'13"W 504.32'
S45°49'47"E 213.47'
S44°37'37"E 393.64'
N89°58'04"E 67.38'
S0°16'15"E 402.60'
S0°16'12"E 446.40'
LOCATION MAP
NOT-TO-SCALE
SITE
LEGEND
SCALE: 1" = 60'
0
60
120
GENERAL NOTES:
1. ACCORDING TO THE F.I.R.M. NO. 48113C0310K, THE SUBJECT PROPERTY LIES WITHIN ZONE X (SHADED), ZONE AE WITHIN A 100 YEAR FLOOD HAZARD AREA, EXCEPT AS SHOWN, AE WITHIN A 500 YEAR FLOOD HAZARD AREA.
2. BEARINGS ARE BASED ON THE RECORDED PLAT OF SHADY OAKS OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, 20060043343
3. THE PURPOSE OF THIS PLAT IS TO CREATE A COMMUNITY LOT (COMMON AREA LOTS) FROM AN EXISTING TRACT OF LAND.
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
PAPE-DAWSON ENGINEERS
DALLAS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH
10800 PAUL PKWY, STE 250 | PLANO, TX 75093 | 214.420.8844
TEXAS BOARD OF PROFESSIONAL ENGINEERS REGISTRATION NO. 470
DATE OF PREP: DECEMBER 12, 2016
PRELIMINARY PLAT
OF
SHADY OAKS ESTATES
LOTS 31-40, 46-48, BLOCK C/8813
LOTS 1-21, BLOCK F/8813
LOTS 1-19, BLOCK G/8813
LOTS 1-20, BLOCK H/8813
LOTS 12, 13, 19, BLOCK J/8813
LOTS 1-15, BLOCK K/8813
LOTS 1-34, BLOCK L/8813
LOTS 1-19, BLOCK N/8813
LOTS 1-19, BLOCK O/8813
LOTS 1-25, BLOCK O/8813
SHEET 3
CITY PLAN FILE NO. S167-080
BEING 79.91 ACRES SITUATED IN THE ROBERT KLEBERG SURVEY, ABSTRACT NUMBER 716 CITY OF DALLAS, DALLAS COUNTY, TEXAS
284 RESIDENTIAL LOTS & 3 COMMON AREA LOTS
OWNER/DEVELOPER:
LGI HOMES - TEXAS, LLC
1450 LAKE ROBBINS DR., SUITE 430
THE WOODLANDS, TX 77380
SURVEYOR:
PAPE-DAWSON ENGINEERS, LLC
10800 PAUL PKWY, STE 250
PLANO, TX 75093
TEL: 214.420.8844
TBPLS FIRM # 10194000

MATCHLINE - SHEET 2
MATCHLINE - SHEET 5
PHASE 2
BRIDLE VEIL DRIVE (56' ROW)
LUCCHESE LN (56' ROW)
LARAT DRIVE (56' ROW)
BARREL DRIVE (56' ROW)
BARRACUDA LANE (56' ROW)
CHAMPAGNE (56' ROW)
LUCCHESE LANE (56' ROW)
BARREL DRIVE (56' ROW)
S45°24'49"W 300.00'
N45°17'01"E 862.67'
STAIR ROAD
LOCATION MAP
NOT TO SCALE
SITE
SCALE: 1" = 60'
LEGEND
GENERAL NOTES:
OWNER/DEVELOPER:
SURVEYOR:
PAPE-DAWSON ENGINEERS
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
DATE OF PRINT: DECEMBER 12, 2016
PRELIMINARY PLAT OF
SHADY OAKS ESTATES
LOTS 1-14, 46-60, BLOCK C/8813
LOTS 1-15, BLOCK D/8813
LOTS 1-5, 17-19, BLOCK H/8813
LOTS 1-65, BLOCK 18813
LOTS 1-13, BLOCK K/8813
LOTS 1-34, BLOCK L/8813
LOTS 1-42, BLOCK M/8813
LOTS 1-26, BLOCK O/8813
SHEET 4
CITY PLAN FILE NO. S167-080
ROBERT ENGLISH 83.1 ACRES ABSTRACT NUMBER 716
CITY OF DALLAS, DALLAS COUNTY, TEXAS
284 RESIDENTIAL LOTS & 3 COMMON AREA LOTS

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, LD HOMES—TEXAS, LLC, does hereby adopt this plat, designating the herein described property as SHADY OAKS ESTATES, 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 easements shown on this plat are hereby reserved for the purposes as indicated. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of Dallas. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City's use thereof. The City of Dallas and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring the permission of anyone. No buildings, fences, trees, shrubs or other improvements or growths may be constructed or placed upon, over or across the utility easements as described above, but it shall be understood that any such property may be used for gardens, shrubs, landscape improvements, and other uses of the property which do not then or later interfere with the aforementioned uses and rights; and any prohibited structures, improvements, shrubs, trees, landscape improvements or other growths may be removed by the City of Dallas or the public utilities having easements in the property, but the City of Dallas or the public utilities shall be under no duty to replace or restore the property to the condition in which it was prior to the removal. 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 anchors for guying poles supporting overhead electrical power, telephone and cable television facilities. Any public utility shall have the right of ingress and egress to and from property for the purpose of reading meters and any maintenance or service required or ordered performed by this ordinance. Any public utility shall have the right of ingress and egress to and from property for the purpose of reading meters and for reasonable and necessary maintenance and service and reasonable service from the main to the curb of pavement line, and description of such additional easements herein granted shall be determined by their respective locations as installed.

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

LD HOMES—TEXAS, LLC

Name

Owner/Signee/Agent

STATE OF TEXAS

COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2016.

Notary Signature

SURVEYOR'S STATEMENT

I, Gary E. Johnson, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision from recorded documentation, evidence found on the ground, and other relevant information. To the best of my knowledge and belief, this plat is true and correct to the extent shown hereon. Additionally, the City of Dallas Development Code, Ordinance No. 19455, as amended, and Texas Local Government Code, Chapter 212, further affirm that monumentation shown hereon was either found or placed in accordance with the City of Dallas Development Code, Sec. 51A-8.617, 51P-193.132(d)(5)(B & (d), and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2016.

Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5309
PAPE-DAWSON ENGINEERS
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 Gary E. Johnson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed 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 _____, 2016.

Notary Signature

GENERAL NOTES:

1. ACCORDING TO THE F.I.R.M. NO. 48113C0315K, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (SHADED), DEFINED AS 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, DATED JULY 7, 2014.
2. BEARINGS ARE BASED ON THE RECORDED PLAT OF SHADY OAKS ESTATES, BLOCK 16811, LOTS 1-20, BLOCK 16812, LOTS 1-27, BLOCK 16813, LOTS 1-28, BLOCK X16813, LOTS 1-12, BLOCK L16813, LOTS 1-15, BLOCK K16813, LOTS 1-24, BLOCK L16813, LOTS 1-26, BLOCK N16813, LOTS 1-26, BLOCK O16813, LOTS 1-25, BLOCK O16813, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, 20060402343, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.
3. THE PURPOSE OF THIS PLAT IS TO CREATE A COMMUNITY UNIT DEVELOPMENT CONSISTING OF 284 RESIDENTIAL LOTS AND 3 COMMON AREA LOTS FROM AN ENTIRE TRACT OF LAND.

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

PAPE-DAWSON ENGINEERS

DALLAS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH
2828 W. LAMB PKWY, STE 2828 | PLANO, TX 75093 | 214.420.8444
TEXAS BOARD OF PROFESSIONAL ENGINEERS REGISTRATION NO. 470

DATE OF PRINT: DECEMBER 12, 2016

PRELIMINARY PLAT
OF
SHADY OAKS ESTATES

LOTS 1-20, 49-66, BLOCK O/16813
LOTS 1-20, BLOCK F/16813
LOTS 1-19, BLOCK G/16813
LOTS 1-27, 70, BLOCK H/16813
LOTS 1-28, BLOCK J/16813
LOTS 1-15, BLOCK K/16813
LOTS 1-24, BLOCK L/16813
LOTS 1-26, BLOCK N/16813
LOTS 1-26, BLOCK O/16813
LOTS 1-25, BLOCK O/16813

SHEET 5

CITY PLAN FILE NO. S167-080

BEING 19.81 ACRES SITUATED IN THE
ROBERT KLEBERG SURVEY, ABSTRACT NUMBER 716
CITY OF DALLAS, DALLAS COUNTY, TEXAS

284 RESIDENTIAL LOTS & 3 COMMON AREA LOTS

OWNER/DEVELOPER:
LD HOMES - TEXAS, LLC
1400 PRESTON ROAD, SUITE 400
PLANO, TEXAS 75093
THE WOODLANDS, TX 77380

SURVEYOR:
PAPE-DAWSON ENGINEERS, LLC
10800 METRIC DRIVE, SUITE 124
DALLAS, TEXAS 75243
TEL: 214-340-9700
TBPLS FIRM# 10193500

CITY PLAN COMMISSION **THURSDAY, FEBRUARY 16, 2017**

FILE NUMBER: S167-081 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Cedardale Road east of Bonnie View Road

DATE FILED: January 18, 2017 **ZONING:** PD 980

CITY COUNCIL DISTRICT: 8 **SIZE OF REQUEST:** 106.55-Acres **MAPSCO:** 76F,G

APPLICANT/OWNER: TCDFW Acquisitions, LLC

REQUEST: An application to replat all of Lot 1 in City Block B/8310 and a 103.54-acre tract of land in City Block 8310 to create one 50.55-acre lot, one 56.00 acre lot, and one 2.19-acre lot on property located on Cedardale Road between Cleveland Road and Honeysuckle Road.

SUBDIVISION HISTORY:

1. S134-246 was a request northwest of the present request to replat a 3.4404-acre tract of land containing part of City Block 8312 into one 3.4404-acre lot on property located at 3401 Cedardale Road. The request was approved October 2, 2014 and has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of PD 980; 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, The Professional Land Surveying Practices Act and Amendment and the General Rules of Procedures and Practices of the "Texas Board of Professional Land Surveying".
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas.
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines.
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. The maximum number of lots permitted by this plat is 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 51A8.603; 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. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)

13. On the final plat determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management

14. On the final plat dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V

15. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), Trinity Watershed Management; Drainage Manual, Article V

16. On the final plat specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), Trinity Watershed Management

17. On the final plat show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), Trinity Watershed Management.

18. 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).

19. 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. 51A-5.105(g)

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

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)

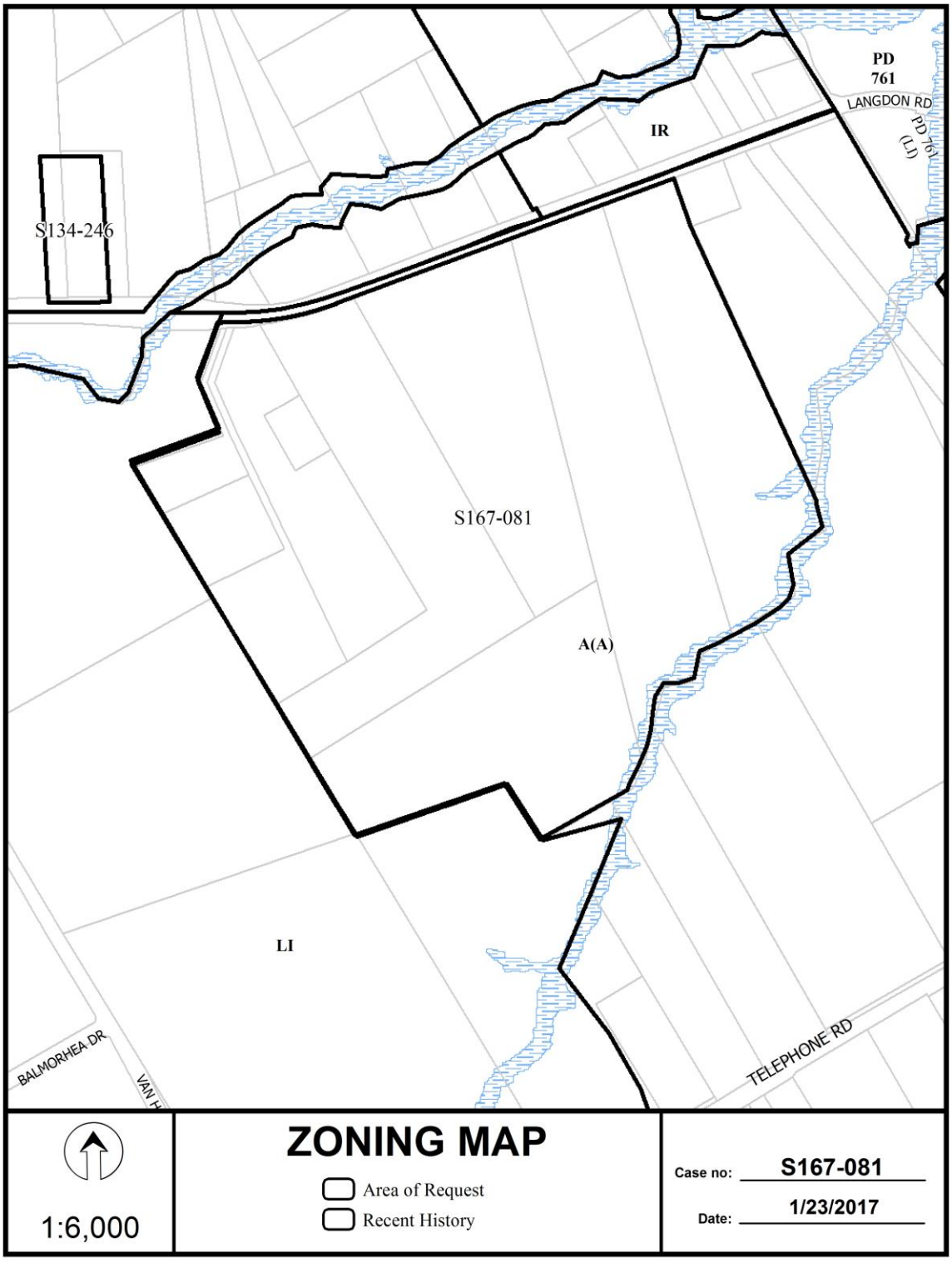
22. Additional design information is required for assessment. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)

23. 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)

24. Existing water and/or wastewater easements must be shown and/or increased to conform to current design standards. The minimum DWU easement size is 20 feet for water or wastewater and is 25 feet for an easement having both water and wastewater. Section 49-60(d) and Water & Wastewater Design Manual, Table 1.8.3 pg. 1-10

25. Any structure new or existing may not extend across new property line.

26. On the final plat identify the property as Lots 1A, 1B and 2 in City Block B/8310. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872)

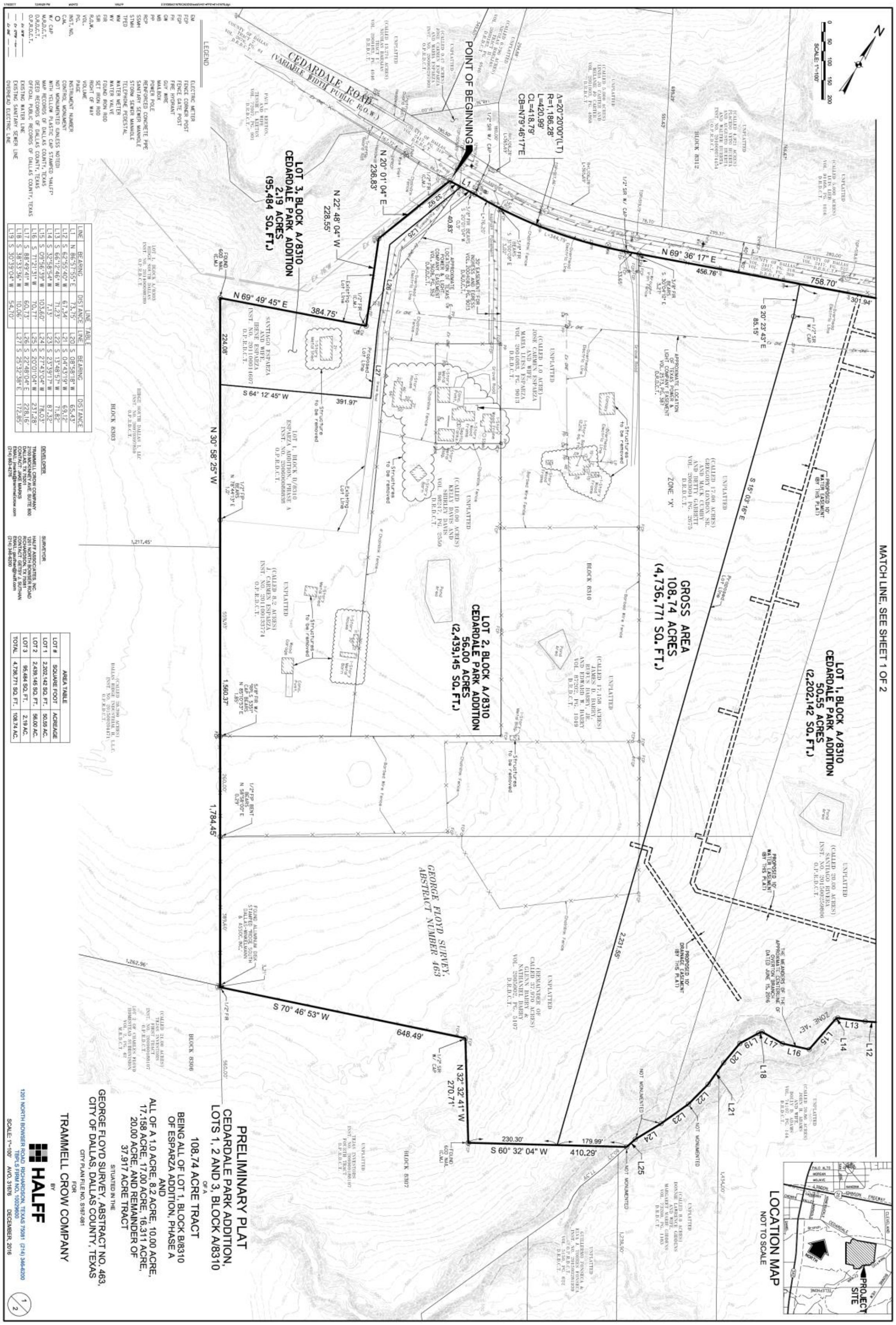

PD
761
LANGDON RD
PD 761
(LI)
IR
S134-246
S167-081
A(A)
LI
BALMORHEA DR
TELEPHONE RD
ZONING MAP
Area of Request
Recent History
1:6,000
Case no: S167-081
Date: 1/23/2017

1:6,000

AERIAL MAP

Area of Request
Recent History

Case no: S167-081
Date: 1/23/2017


MATCH LINE, SEE SHEET 1 OF 2
SCALE: 1"=100'
LOT 1, BLOCK A/8310
CEDARDALE PARK ADDITION
50.55 ACRES
(2,202,142 SQ. FT.)
GROSS AREA
108.74 ACRES
(4,736,771 SQ. FT.)
LOT 2, BLOCK A/8310
CEDARDALE PARK ADDITION
56.00 ACRES
(2,439,145 SQ. FT.)
LOT 3, BLOCK A/8310
CEDARDALE PARK ADDITION
2.19 ACRES
(95,484 SQ. FT.)
POINT OF BEGINNING
Δ=20°20'00"(LT)
R=1,186.28'
L=420.99'
CL=418.79'
CB=N79°46'17"E
CEDARDALE ROAD
(VARIABLE WIDTH PUBLIC R.O.W.)
GEORGE FLOYD SURVEY,
ABSTRACT NUMBER 463
LOCATION MAP
NOT TO SCALE
PROJECT SITE
LEGEND
EM ELECTRIC METER
FCP FENCE CORNER POST
FGP FENCE GATE POST
FH FIRE HYDRANT
GW GUY WIRE
MB MAILBOX
PP POWER POLE
RCP REINFORCED CONCRETE PIPE
SSMH SANITARY SEWER MANHOLE
STMH STORM SEWER MANHOLE
TPED TELEPHONE PEDESTAL
WM WATER METER
WV WATER VALVE
FIR FOUND IRON ROD
SIR SET IRON ROD
R.O.W. RIGHT OF WAY
VOL. VOLUME
PG. PAGE
INST. NO. INSTRUMENT NUMBER
C.M. CONTROL MONUMENT
NOT MONUMENTED (UNLESS NOTED)
W/ CAP WITH YELLOW PLASTIC CAP STAMPED "HALFF"
M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
EXISTING WATER LINE
EXISTING SANITARY SEWER LINE
OVERHEAD ELECTRIC LINE
LINE TABLE
LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE
L1 | N 86°57'55" E | 73.75' | L20 | S 08°58'18" W | 65.43'
L12 | S 62°55'40" W | 67.34' | L21 | S 04°43'19" W | 69.12'
L13 | S 66°12'46" W | 71.23' | L22 | S 13°48'57" W | 71.82'
L14 | S 32°58'54" W | 7.13' | L23 | S 23°39'17" W | 87.32'
L15 | S 09°56'39" W | 103.60' | L24 | S 27°43'04" W | 78.03'
L16 | S 71°21'31" W | 70.77' | L25 | S 20°01'04" W | 237.28'
L17 | S 88°49'41" W | 60.73' | L26 | S 22°48'04" E | 228.16'
L18 | S 38°33'36" W | 10.06' | L27 | S 25°32'38" E | 172.85'
L19 | S 30°39'04" W | 54.70'
AREA TABLE
LOT # | SQUARE FOOT | ACREAGE
LOT 1 | 2,202,142 SQ. FT. | 50.55 AC.
LOT 2 | 2,439,145 SQ. FT. | 56.00 AC.
LOT 3 | 95,484 SQ. FT. | 2.19 AC.
TOTAL | 4,736,771 SQ. FT. | 108.74 AC.
DEVELOPER
TRAMMELL CROW COMPANY
2100 MCKINNEY AVE. SUITE 800
DALLAS, TX 75201
CONTACT: JAKE MARKS
SURVEYOR
HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081
(214) 346-6200
PRELIMINARY PLAT
CEDARDALE PARK ADDITION,
LOTS 1, 2 AND 3, BLOCK A/8310
OF A
108.74 ACRE TRACT
BEING ALL OF LOT 1, BLOCK B/8310
OF ESPARZA ADDITION, PHASE A
AND
ALL OF A 1.0 ACRE, 8.2 ACRE, 10.00 ACRE,
17.158 ACRE, 17.00 ACRE, 16.311 ACRE,
20.00 ACRE, AND REMAINDER OF
37.917 ACRE TRACT
SITUATED IN THE
GEORGE FLOYD SURVEY, ABSTRACT NO. 463,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-081
FOR
TRAMMELL CROW COMPANY
BY
HALFF
1201 NORTH BOWSER ROAD RICHARDSON, TEXAS 75081 (214) 346-6200
TBPLS FIRM NO. 10029600
SCALE: 1"=100' AVO. 31676 DECEMBER, 2016
1/2

LOCATION MAP
NOT TO SCALE

SCALE: 1"=100'

LEGEND

EM	ELECTRIC METER
FCP	FENCE CORNER POST
FGP	FENCE GATE POST
FH	FIRE HYDRANT
GW	GUY WIRE
MB	MAILBOX
PP	POWER POLE
RCP	REINFORCED CONCRETE PIPE
SSMH	SANITARY SEWER MANHOLE
STMH	STORM SEWER MANHOLE
TPED	TELEPHONE PEDESTAL
WM	WATER METER
WV	WATER VALVE
FIR	FOUND IRON ROD
SIR	SET IRON ROD
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
C.M.	CONTROL MONUMENT
O	NOT MONUMENTED (UNLESS NOTED)
W/ CAP	WITH YELLOW PLASTIC CAP STAMPED "HALFF"
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
— W —	EXISTING WATER LINE
— SS —	EXISTING SANITARY SEWER LINE
— OE —	OVERHEAD ELECTRIC LINE

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

WITNESS, my hand at Dallas, Texas, this the__________ day of, ________, 2016.

TRAMMELL CROW COMPANY

By: ______________
Name: ______________
Title: ______________

GENERAL NOTES

1. The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202). All distances shown hereon are surface distances. Surface Adjustment Scale Factor: 1.000136506.
2. Lot-to-lot drainage is not permitted without Engineering Division approval.
3. The purpose of this plat is to create three lots from all of a platted lot and unplatted tracts of land.
4. This property is Zoned PD ____ (Case No. Z156-354 per the City of Dallas, Texas).
5. See plat for structures to be removed.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, The Trammell Crow Company is the owner of a 108.74 acre tract of land situated in the George Floyd Survey, Abstract No. 463 in the City of Dallas, Dallas County, Texas, and being part of City of Dallas Block Numbers 8310, and being all of Lot 1, Block B/8310 of the Esparza Addition, Phase A, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 200600088838 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being all of a tract of land described in deed to Santiago Esparza and wife, Irene Esparza as recorded in Instrument Number 201100014607, O.P.R.D.C.T., and being all of a 8.2 acre tract of land described in deed to J. Carmen Esparza as recorded in Instrument Number 201100133774, O.P.R.D.C.T., and being all of a 10.00 acre tract of land described in deed to Kelly Davis and Shirley Davis as recorded in Volume 98247, Page 2550 of the Deed Records of the Dallas County, Texas (D.R.D.C.T.), and being all of a 1.0 acre tract of land described in deed to Jose Carmen Esparza and wife, Maria Luisa Esparza, as recorded in Volume 2004083, Page 9013, D.R.D.C.T., and being all of a 17.158 acre tract of land described in deed to James D. Barry, Rufus Barry, Jr. and Edward W. Barry as recorded in Volume 87202, Page 1049, D.R.D.C.T., and being all of a remainder of a called 37.970 acre tract of land described in deed to Glenn Barry & Nathaniel Barry as recorded in Volume 2005002, Page 5107, D.R.D.C.T., and being all of a 17.00 acre tract of land described in deed to Gregory London Sr., and Mack Cumby, and Betty Garrett as recorded in Volume 2003004, Page 2675, D.R.D.C.T., and being all of a 20.00 acre tract of land described in deed to Santiago Rivera as recorded in Instrument Number 201500259806, (O.P.R.D.C.T.), and being all of a 16.311 acre tract of land described in deed to Joseph Taylor and Vivian as recorded in Volume 81246, Page 191, D.R.D.C.T., and being part of a called 110 acre tract of land described in easement deed to Lone Star Gas Company, as recoded in Volume 1330, Page 593, D.R.D.C.T., and being more particularly described as follows:

BEGINNING at a 1/2-inch found iron rod for the northerly northwest corner of Lot 1, Block B/8310 of said Esparza Addition, Phase A and the northerly northeast corner of Lot 1, Block A/8303 of Ridge South Dallas, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 201400098280, O.P.R.D.C.T., said point being on the south right-of-way line of Cedardale Road (a variable width right-of-way);

THENCE with the north line of Lot 1, Block B/8310 of said Esparza Addition, Phase A, said 8.2 acre tract, said 10.00 acre tract, said 17.158 acre tract, said 17.00 acre tract, said 20.00 acre tract, said 16.311 acre tract, and the south right-of-way line of said Cedardale Road, the following bearings and distances:

North 86 degrees 57 minutes 55 seconds East, a distance of 73.75 feet to a corner (not monumented), from which a 3/8-inch found iron rod bears South 20 degrees 01 minute 04 seconds West, a distance of 0.9 of a foot, said point being the beginning of a non-tangent circular curve to the left, having a radius of 1,186.28 feet, chord that bears North 79 degrees 46 minutes 17 seconds East, a distance of 418.79 feet;

Easterly, with said curve, through a central angle of 20 degrees 20 minutes 00 seconds, an arc distance of 420.99 feet to a corner (not monumented);

North 69 degrees 36 minutes 17 seconds East, a distance of 758.70 feet to a corner (not monumented);

North 69 degrees 33 minutes 17 seconds East, a distance of 715.75 feet to a 1/2-found iron pipe for the northeast corner of said 16.311 acre tract and the northwest corner of a tract of land described in deed to Kristina Mextega, as recorded in Instrument Number 201200278520, O.P.R.D.C.T.;

THENCE South 18 degree 58 minutes 58 seconds East, departing the south right-of-way line of said Cedardale Road and with the east line of said 16.311 acre tract and the west line of said Mextega tract, a distance of 210.04 feet to a 3/8-inch found iron rod for the southwest corner of said Mextega tract, the most westerly northwest corner of a called 16.311 acre tract of land described in deed to Fernando Martinez, as recorded in Instrument 200600331451, O.P.R.D.C.T., and an "el" corner of said 16.311 acre tract;

THENCE South 24 degrees 42 minutes 13 seconds East, with the east line of said 16.311 acre tract and the west line of said Martinez tract, a distance of 1,233.01 feet to the northeast corner (not monumented) of said 16.311 acre tract and the southeast corner of said Martinez tract, said corner being on the meanders of the approximate centerline of Overton Branch;

THENCE with the south line of said 16.311 acre tract, said 20.00 acre tract, said remainder of 37.970 acre tract, and with the meanders of the approximate centerline of Overton Branch, the following bearings and distances:

South 01 degree 59 minutes 42 seconds East, a distance of 12.62 feet to a corner (not monumented);

South 15 degrees 56 minutes 06 seconds East, a distance of 95.38 feet to a corner (not monumented);

South 45 degrees 29 minutes 32 seconds West, a distance of 22.38 feet to a corner (not monumented);

South 51 degrees 20 minutes 20 seconds West, a distance of 158.00 feet to a corner (not monumented);

South 09 degrees 47 minutes 43 seconds West, a distance of 6.22 feet to a corner (not monumented);

South 10 degrees 29 minutes 29 seconds East, a distance of 118.91 feet to a corner (not monumented);

South 15 degrees 35 minutes 07 seconds West, a distance of 59.60 feet to a corner (not monumented);

South 47 degrees 50 minutes 00 seconds West, a distance of 52.59 feet to a corner (not monumented);

South 56 degrees 16 minutes 33 seconds West, a distance of 128.57 feet to a corner (not monumented);

South 62 degrees 24 minutes 28 seconds West, a distance of 107.50 feet to a corner (not monumented);

South 62 degrees 55 minutes 40 seconds West, a distance of 67.34 feet to a corner (not monumented);

South 66 degrees 12 minutes 46 seconds West, a distance of 71.23 feet to a corner (not monumented);

South 32 degrees 58 minutes 54 seconds West, a distance of 7.13 feet to a corner (not monumented);

South 09 degrees 56 minutes 39 seconds West, a distance of 103.60 feet to a corner (not monumented);

South 71 degrees 21 minutes 31 seconds West, a distance of 70.77 feet to a corner (not monumented);

South 88 degrees 49 minutes 41 seconds West, a distance of 60.73 feet to a corner (not monumented);

South 38 degrees 33 minutes 36 seconds West, a distance of 10.06 feet to a corner (not monumented);

South 30 degrees 39 minutes 04 seconds West, a distance of 54.70 feet to a corner (not monumented);

South 08 degrees 58 minutes 18 seconds West, a distance of 65.43 feet to a corner (not monumented);

South 04 degrees 43 minutes 19 seconds West, a distance of 69.12 feet to a corner (not monumented);

South 13 degrees 48 minutes 57 seconds West, a distance of 71.82 feet to a corner (not monumented);

South 23 degrees 39 minutes 17 seconds West, a distance of 87.32 feet to a corner (not monumented);

South 27 degrees 43 minutes 04 seconds West, a distance of 78.03 feet to a corner (not monumented);

South 17 degrees 06 minutes 13 seconds West, a distance of 29.84 feet to a corner (not monumented);

South 60 degrees 32 minutes 04 seconds West, a distance of 410.29 feet to a found 60D nail for corner;

North 32 degrees 32 minutes 41 seconds West, a distance of 270.71 feet to a 1/2-inch set iron rod with cap for corner;

South 70 degrees 46 minutes 53 seconds West, a distance of 648.49 feet to a 1/2-inch found iron rod for the southwest corner of said 37.970 acre tract, said corner being on the east line of Lot 2 of Charles Floyd Homestead Subdivision, an addition to the City of Dallas, as recorded in Volume 2, Page 42 of the Map Records of Dallas County, Texas;

THENCE North 30 degrees 58 minutes 25 seconds West, with the southwest line of said 37.970 acre tract, said 17.158 acre tract, said 8.2 acre tract, said Lot 1, Block B/8310 of the Esparza Addition, Phase A and the east line of Lot 1, Block A/8303 of said Ridge South Dallas, a distance of 1,784.45 feet to a found 60D nail for the southerly west corner of said Santiago Esparza and Irene Esparza and an "el" corner of said Lot 1, Block A/8303 of said Ridge South Dallas;

THENCE North 69 degrees 49 minutes 45 seconds East, with the northwest line of said Santiago Esparza and Irene Esparza tract and the east line of Lot 1, Block A/8303 of said Ridge South Dallas, a distance of 384.75 feet to a 1/2-inch found iron rod for an "el" corner of Lot 1, Block B/8310 of said Esparza Addition, Phase A and Lot 1, Block A/8303 of said Ridge South Dallas;

THENCE with the east line of Lot 1, Block A/8303 of said Ridge South Dallas and the west line of Lot 1, Block B/8310 of said Esparza Addition, the following bearings and distances:

North 22 degrees 48 minutes 04 seconds West, a distance of 228.55 feet to a corner (not monumented);

North 20 degrees 01 minute 04 seconds East, a distance of 236.83 feet to the POINT OF BEGINNING AND CONTAINING 108.74 acres (4,736,771 square feet) of land, more or less.

SURVEYOR'S STATEMENT:

I, Getsy J. Suthan, 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 ______________, 2016

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Getsy J. Suthan
Texas Registered Professional Land Surveyor No. 6449
TBPLS Firm No. 10029600

STATE OF TEXAS
COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ______ day of ________________, 2016.

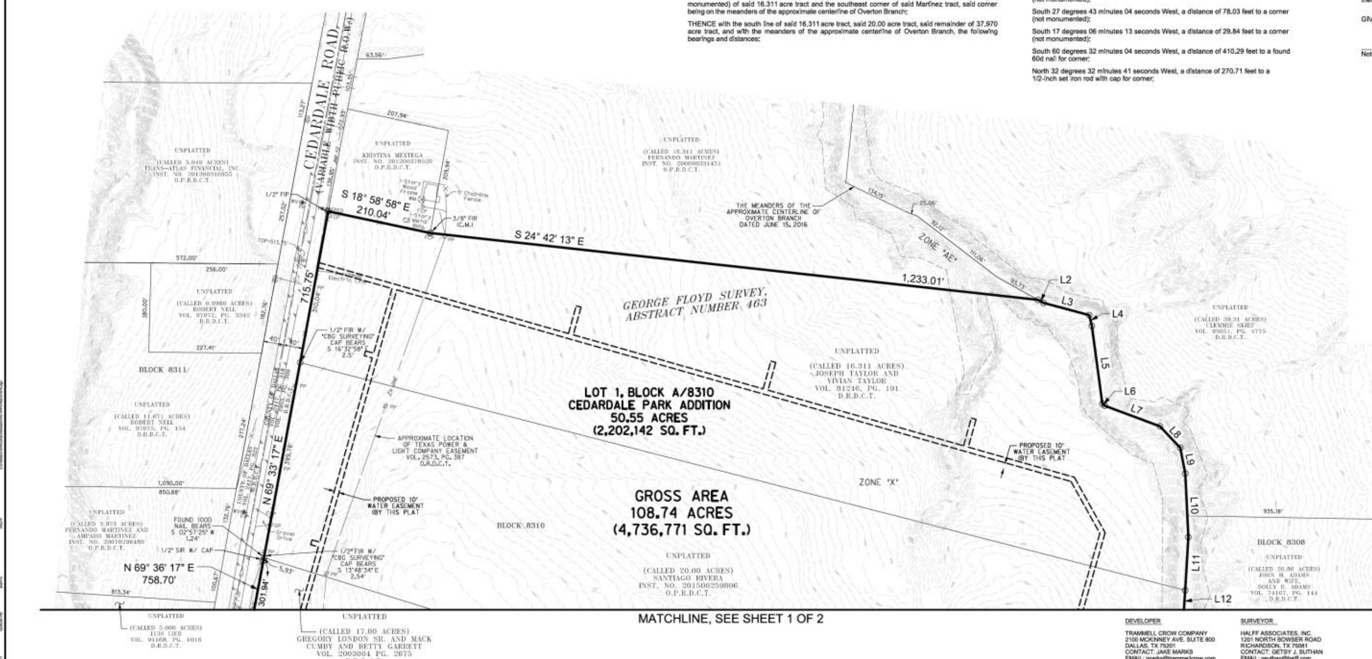
Notary Public in and for the State of Texas

LINE	BEARING	DISTANCE
L2	S 01°59'42" E	12.62'
L3	S 15°56'06" E	95.38'
L4	S 45°29'32" W	22.38'
L5	S 51°20'20" W	158.00'
L6	S 09°47'43" W	6.22'
L7	S 10°29'29" E	118.91'
L8	S 15°35'07" W	59.60'
L9	S 47°50'00" W	52.59'
L10	S 56°16'33" W	128.57'
L11	S 62°24'28" W	107.50'
L12	S 62°55'40" W	67.34'

AREA TABLE

LOT #	SQUARE FOOT	ACREAGE
LOT 1	2,202,142 SQ. FT.	50.55 AC.
LOT 2	2,439,145 SQ. FT.	56.00 AC.
LOT 3	95,484 SQ. FT.	2.19 AC.
TOTAL	4,736,771 SQ. FT.	108.74 AC.

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.
Release date: 12/09/2016
Getsy J. Suthan
RPLS No. 6449
FOR REVIEW & COMMENT



DEVELOPER:
TRAMMELL CROW COMPANY
2100 MCKINNEY AVE. SUITE 800
DALLAS, TX 75201
CONTACT: JAKE MARKS
EMAIL: jmarks@trammellcrow.com
(214) 863-4276

SURVEYOR:
HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081
CONTACT: GETSY J. SUTHAN
EMAIL: gsuthan@halff.com
(214) 346-6200

PRELIMINARY PLAT
CEDARDALE PARK ADDITION, LOTS 1, 2, AND 3, BLOCK A/8310

OF A
108.74 ACRE TRACT
BEING ALL OF LOT 1, BLOCK B/8310
OF ESPARZA ADDITION, PHASE A
AND
ALL OF A 1.0 ACRE, 8.2 ACRE, 10.00 ACRE, 17.158 ACRE, 17.00 ACRE, 16.311 ACRE, 20.00 ACRE, AND REMAINDER OF 37.917 ACRE TRACT
SITUATED IN THE
GEORGE FLOYD SURVEY, ABSTRACT NO. 463, CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-081
FOR
TRAMMELL CROW COMPANY
BY

HALFF
1201 NORTH BOWSER ROAD RICHARDSON, TEXAS 75081 (214) 346-6200
TBPLS FIRM NO. 10029600
SCALE: 1"=100' AVO. 31676 DECEMBER, 2016

2/2

CITY PLAN COMMISSION **THURSDAY, FEBRUARY 16, 2017**

FILE NUMBER: S167-083 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: West Commerce Street at Pittman Street, northeast corner

DATE FILED: January 18, 2017 **ZONING:** PD 714, Sub-district 1A

CITY COUNCIL DISTRICT: 6 **SIZE OF REQUEST:** 3.862-Acres **MAPSCO:** 44Q

APPLICANT/OWNER: Toll Brothers

REQUEST: An application to replat a 3.862-acre tract of land to create one 3.225-acre lot and one 0.637-acre lot on property containing all of Lots 22 and 23 in City Block 6821 on property located on West Commerce Street at Pittman Street, northeast corner.

SUBDIVISION HISTORY:

1. S156-136 was a request west of the present request to replat a 2.381-acre tract of land containing all of Lots 1 through 3 in City Block A/6820, all of Robert's and West Addition, and all of Lots 13, 14, 25 and 26, 47, 48, 49, and 50, and a called 67.5 foot wide tract of land lying on the west side of Lots 14, 25, 26, 47, 48, 49, and 50 in City Block 6819,to create one lot on property located on West Commerce Street at Guest Street, northwest corner. The request was withdrawn prior to the Plan Commission Hearing.

2. S145-162 was a request contiguous on the east of the present request to create one lot from a 4.4536-acre tract of land in City Block 6821 on property located at 449 West Commerce Street. The request was approved May 21, 2015 and approved June 3, 2016.

3. S134-227 was a request west of the present request to create one 2.003-acre lot from a tract of land in City Block 6819 on Pittman Street, south of West Main Street. The request was approved on September 4, 2014 and has not been recorded.

4. S134-223 was a request west of the present request to replat a 5.844-acre tract of land containing part of Lots 4, 5, 6, 7, 8, 21, 22, and 23, in City Block 2/6817; part of Lots 15, 26, 27, and all of Lots 16 through 25 in City Block 1/6817; part of an abandoned alley in the North Oak Cliff Addition; all of Lot 9A in City Block 2/6817; and part of abandoned Eastus Drive right-of-way into one lot on property located at the northeast corner of Fort Worth Avenue and Yorktown Street. The request was approved September 4, 2014 and recorded July 24, 2015.

5. S123-274 was a request southwest of the present request to replat an 8.001-acre tract of land containing a portion of Lots 1 through 9, and all of Lots 10 through 15 in City Block A/6814; a portion of Lots 6 through 10, and all of Lots 1 through 5, and Lot 11 in City Block B/6814; a portion of Lot 2 and a portion of Lots 7 through 11, and all of Lots 3 through 6, City Block C/6814; a portion of Lots 2 through 6 and Lot 11, and all of Lots 7 through 10, in City Block D/6814; and a portion of the streets and alleys abandoned and quit claimed from the County of Dallas by the Instrument Recorded in Volume 3240, Page 149 D.R.D.C.T into one lot on property bounded by West Commerce Street, Haslett Street, Yorktown

Street, and Pittman Street. The request was approved October 24, 2013 and recorded December 18, 2015.

STAFF RECOMMENDATION: The request complies with the requirements of PD 714; 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.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas.
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines.
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. 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. Section 51A8.603; 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 dedicate a 15 foot by 15 foot corner clip at Commerce Street and Pitman Street.
13. On the final plat dedicate a 15 foot by 15 foot corner clip at proposed Herbert Street and Commerce Street (both sides).
14. On the final plat add note: "TXDOT approval may be required for any driveway modification or new access point(s)." No citation.

15. On the final plat dedicate 56 feet of right-of-way for proposed Herbert Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e)

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

17. On the final plat show the correct recording information for the subject property. Platting Guidelines

18. On the final plat chose a new or different addition name. Platting Guidelines

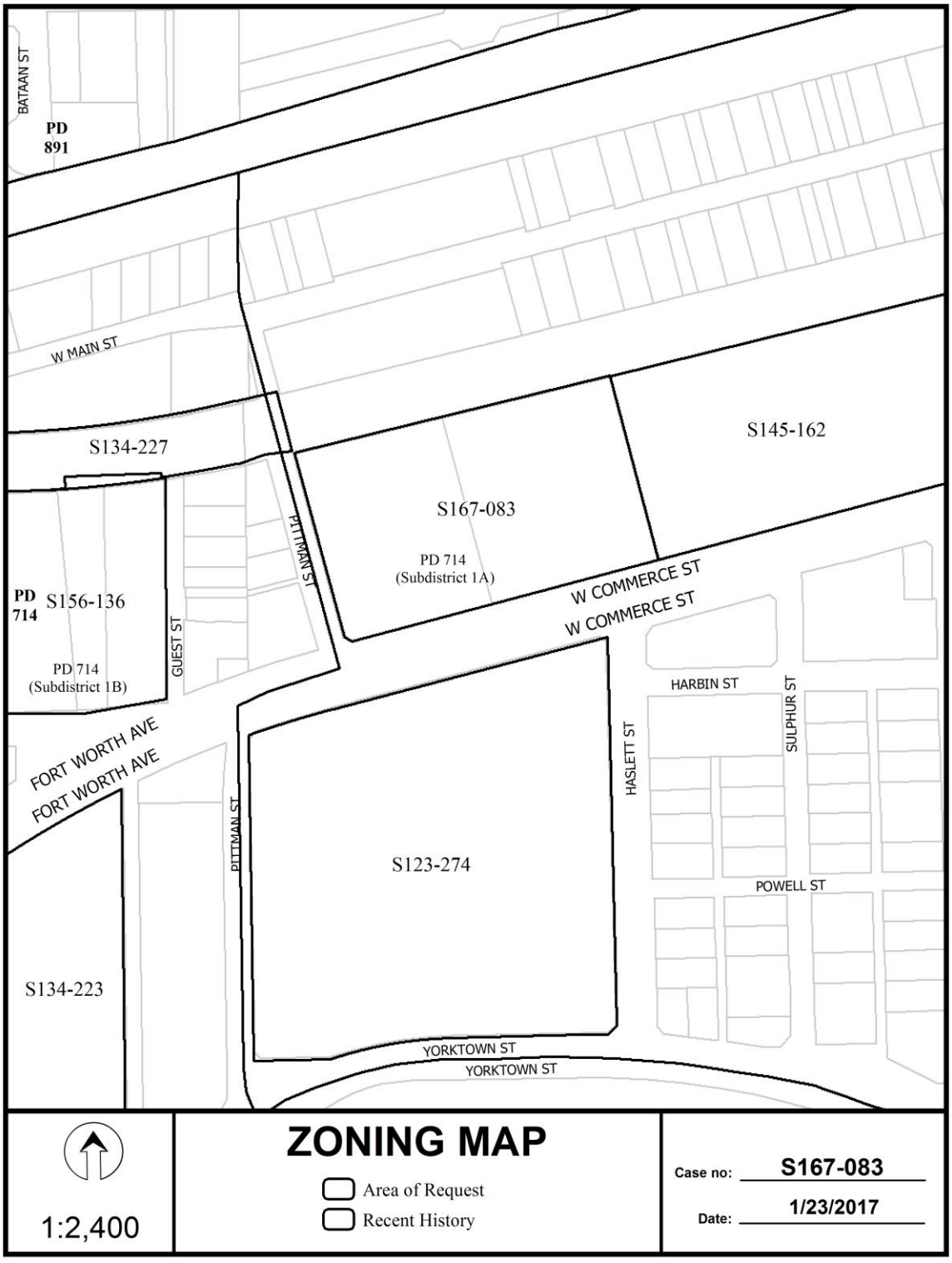
19. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)

20. Additional design information is required for assessment. 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)

21. Water and wastewater main improvements are required by Private Development Contract. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b) and (c)

22. Capacity of existing wastewater system is questionable. Submit proposed G.P.M. of the development for investigation. Sections 49-60(b)(2)(d) and 49-60(d).

23. On the final plat identify the property as Lots 2 and 3 in City Block A/6821. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872)


BATAAN ST
PD 891
W MAIN ST
S134-227
S145-162
S167-083
PD 714 (Subdistrict 1A)
PITTMAN ST
W COMMERCE ST
W COMMERCE ST
PD 714
S156-136
PD 714 (Subdistrict 1B)
GUEST ST
HARBIN ST
SULPHUR ST
HASLETT ST
FORT WORTH AVE
FORT WORTH AVE
PITTMAN ST
S123-274
POWELL ST
S134-223
YORKTOWN ST
YORKTOWN ST
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S167-083
Date: 1/23/2017

AERIAL MAP

1:2,400

Area of Request

Recent History

Case no: S167-083

Date: 1/23/2017

PRELIMINARY PLAT
COMMERCE & PITTMAN ADDITION
LOTS 1 & 2, BLOCK B/6821
BEING A REPLAT OF LOTS 22-A & 23-A, BLOCK 6821,
OF WESTCOM SUBDIVISION
BEING 3.882 ACRES
IN THE W.P. OVERTON SURVEY, ABSTRACT NO. 1106
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S 167-083
ENGINEERING FILE NO. 3111-XXXX
JANUARY 2017
OWNER
TOLL BROTHERS
ENGINEER/SURVEYOR
Brown & Gay Engineers, Inc.
PITTMAN STREET
WEST COMMERCE STREET
HABLEY STREET
P.O.B.
LOT 1, BLOCK B/6821
3.225 ACRES
(140,488 SF)
LOT 2, BLOCK B/6821
0.657 ACRES
(27,792 SF)
VICINITY MAP
SITE
OWNER'S CERTIFICATION
STATE OF TEXAS §
COUNTY OF DALLAS §
WHEREAS, Toll Brothers, is the owner of a tract or parcel of land situated in the W.P. Overton Survey, Abstract Number 1106 in the City of Dallas, Dallas County, Texas, and being all of Lot 22-A and all of Lot 23-A, Block A/6821, Broadstone Trinity Groves, an addition to the City of Dallas as recorded in Instrument Number 20130314015, Official Public Records, Dallas County, Texas, and being more particularly described as follows:
BEGINNING at PK nail found for the southeast corner of said Lot 22-A, said point being the southwest corner of Lot 1, Block A/6821, Broadstone Trinity Groves, an addition to the City of Dallas as recorded in Instrument Number 20130314015, Official Public Records, Dallas County, Texas, said point being in the northeast line of West Commerce Street (a 100-foot right-of-way);
THENCE North 75 degs. 10 mins. 37 secs. West, along said common line, a distance of 519.79 feet to a 5/8-inch iron rod with yellow cap stamped "BGE" set for corner, said point being the northwest corner of said Lot 22-A and the northeast corner of said Lot 23-A, and the southeast corner of Lot 2, Block A/6821, Broadstone Trinity Groves;
THENCE North 14 degs. 49 mins. 23 secs. West, departing said common line and along the common line of said Lot 23-A and said Lot 2, a distance of 311.53 feet to a 5/8-inch iron rod with yellow cap stamped "BGE" set for corner, said point being the northwest corner of said Lot 23-A and the northeast corner of said Lot 2, and being in the southeast line of Pittman Street (a Variable Width Right-of-Way);
THENCE North 15 degs. 13 mins. 46 secs. West, departing said common line and along the common line of said Lot 23-A and said Pittman Street, a distance of 312.44 feet to a 5/8-inch iron rod with yellow cap stamped "BGE" set for corner, said point being in the northwest line of said Lot 23-A and the southeast line of Lot 1, Block A/6821, Broadstone Trinity Groves;
THENCE North 74 degs. 46 mins. 14 secs. East, along said common line, a distance of 519.79 feet to a 5/8-inch iron rod with yellow cap stamped "BGE" set for corner, said point being the northeast corner of said Lot 23-A and the southeast corner of said Lot 1, Block A/6821, Broadstone Trinity Groves, said point being in the northwest line of said Lot 22-A and the southeast line of said Lot 1, Block A/6821, said point being the northeast corner of said Lot 1, Block A/6821;
THENCE South 14 degs. 49 mins. 23 secs. East, departing said common line and along the common line of said Lot 1, Block A/6821 and said Lot 22-A, a distance of 311.53 feet to the POINT OF BEGINNING and containing 169,277 square feet of land or 3.882 acres of land, more or less.
OWNER'S DEDICATION
Now therefore, know all men by these presents:
That Toll Brothers, acting herein by and through its duly authorized agent, Trevor Rhodes does hereby adopt this plat designating the herein above described property as COMMERCE & PITTMAN ADDITION an addition to the City of Dallas, Dallas County, Texas and do hereby dedicate, in fee simple, to the public use forever any streets, alleys and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes as indicated. All utility easements (except electrical, gas, cable television, or telecommunications) are dedicated to the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of the City of Dallas 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. The maintenance of drainage facilities and storm sewer easements is the responsibility of the property owner. If the property owner fails to maintain the easements as provided herein, the City of Dallas shall have the right of ingress and egress to and from and upon said easements for the purpose of inspection, operation, maintenance or reconstruction or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of the City of Dallas 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. The maintenance of drainage facilities and storm sewer easements is the responsibility of the property owner. If the property owner fails to maintain the easements as provided herein, the City of Dallas shall have the right of ingress and egress to and from and upon said easements for the purpose of inspection, operation, maintenance or reconstruction of any or all 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 and from and upon said easements 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 at locations as installed.
This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.
Witness my hand this the _____ day of _____, 2017.
Toll Brothers
By _____
Signature _____
STATE OF TEXAS §
COUNTY OF DALLAS §
Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
Given under my hand and seal of office, this the _____ day of _____, 2017.
Notary Public in and for the State of Texas
SURVEYOR'S STATEMENT:
I, Cheryl F. McCollin, 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 and monuments found or placed under my supervision, in accordance with the Texas Board Of Professional Land Surveying, the City of Dallas Development Code (ordinance no. 19455, as amended), and Texas Local Government Code, Sec. 212.045. To the best of my knowledge and belief, this plat is a true and correct representation of the Signed Final Plat.
Dated this the 18th day of January, 2017.
DRAFT
DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
Cheryl F. McCollin
Texas Registered Professional Land Surveyor No. 4623
STATE OF TEXAS §
COUNTY OF DALLAS §
Before me, the undersigned, a Notary public in and for said state, on this day personally appeared Cheryl F. McCollin, known to me to be the person and officer 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 _____, 2017
Notary Public in and for the State of Texas
GENERAL NOTES:
1. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
2. BEARINGS ARE BASED ON PROPERTY CORNERS FOUND TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983.
3. THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) LOTS FROM TWO (2) EXISTING LOTS.
4. ALL PAVEMENT, STRUCTURES AND OBJECTS WITHIN THE PROPERTY BOUNDARIES ARE TO BE REMOVED
5. NO FLOODPLAIN EXISTS ON SITE.
LEGEND
DCAD DALLAS CENTRAL APPRAISAL DISTRICT
D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
IRF IRON ROD FOUND
IRS IRON ROD SET
FND FOUND
R.O.W. RIGHT-OF-WAY
P.O.B. POINT OF BEGINNING
PP POWER POLE
SMH SANITARY SEWER MANHOLE
FH FIRE HYDRANT
CO CLEANOUT
LA LIGHT ANCHOR
STMH STORM SEWER MANHOLE
SCB SPRINKLER CONTROL BOX
WM WATER METER
VOL VOLUME
PG PAGE
IRCV IRRIGATION CONTROL VALVE
ET ELECTRIC TRANSFORMER
OWNER
TOLL BROTHERS
3535 Travis Street, Suite 210
Dallas, Texas 75204
PHONE (817) 339-8870
ENGINEER/SURVEYOR
Brown & Gay Engineers, Inc.
5939 Sherry Lane, Suite 1428, Dallas, Texas 75225
Tel: 972-484-4800 • www.brwneay.com
TBPE Registration No. F-1046
TBPLS Registration No. 10070100
JOB NO. 4411-00
DWG. NO. FINSCO-DS
KB/ghr
SHEET 1 OF 1

CITY PLAN COMMISSION **THURSDAY, FEBRUARY 16, 2017**

FILE NUMBER: S167-084 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Bruton Road at McKim Drive/Greendale Drive, northeast corner

DATE FILED: January 18, 2017 **ZONING:** CR (D-1)

CITY COUNCIL DISTRICT: 5 **SIZE OF REQUEST:** 4.106-Acres **MAPSCO:** 59A

APPLICANT/OWNER: Donaldson Properties, Ltd.

REQUEST: An application to create one 0.969-acre lot, one 1.551-acre lot and one 1.586-acre lot from a 4.106-acre tract of land in City Block 6189 on property located on Bruton Road at McKim Drive/Greendale Drive, northeast corner.

SUBDIVISION HISTORY:

1. S156-248 was a request contiguous on the east of the present request to create one 1.140-acre lot and one 0.085-acre lot from a 1.225-acre tract of land in City Block 6189 on property located at 9005 Bruton Road, west of Prairie Creek Road. The request was approved August 18, 2016 and has not been recorded.
2. S123-202 was a request southeast of the present request to create one 0.438-acre lot from a tract of land in City Block 6314 on property located at 9110 Bruton Road. The request was approved on July 25, 2013, and has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of 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, The Professional Land Surveying Practices Act and Amendment and the General Rules of Procedures and Practices of the "Texas Board of Professional Land Surveying".
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas.
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines.
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."

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

9. The maximum number of lots permitted by this plat is 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 51A8.603; 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 dedicate a 15 foot by 15 foot corner clip at McKim Drive and Bruton Road.

13. On the final plat determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management

14. On the final plat dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V

15. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), Trinity Watershed Management; Drainage Manual, Article V

16. On the final plat specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), Trinity Watershed Management

17. On the final plat show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), Trinity Watershed Management.

18. 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).

19. 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. 51A-5.105(g)

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

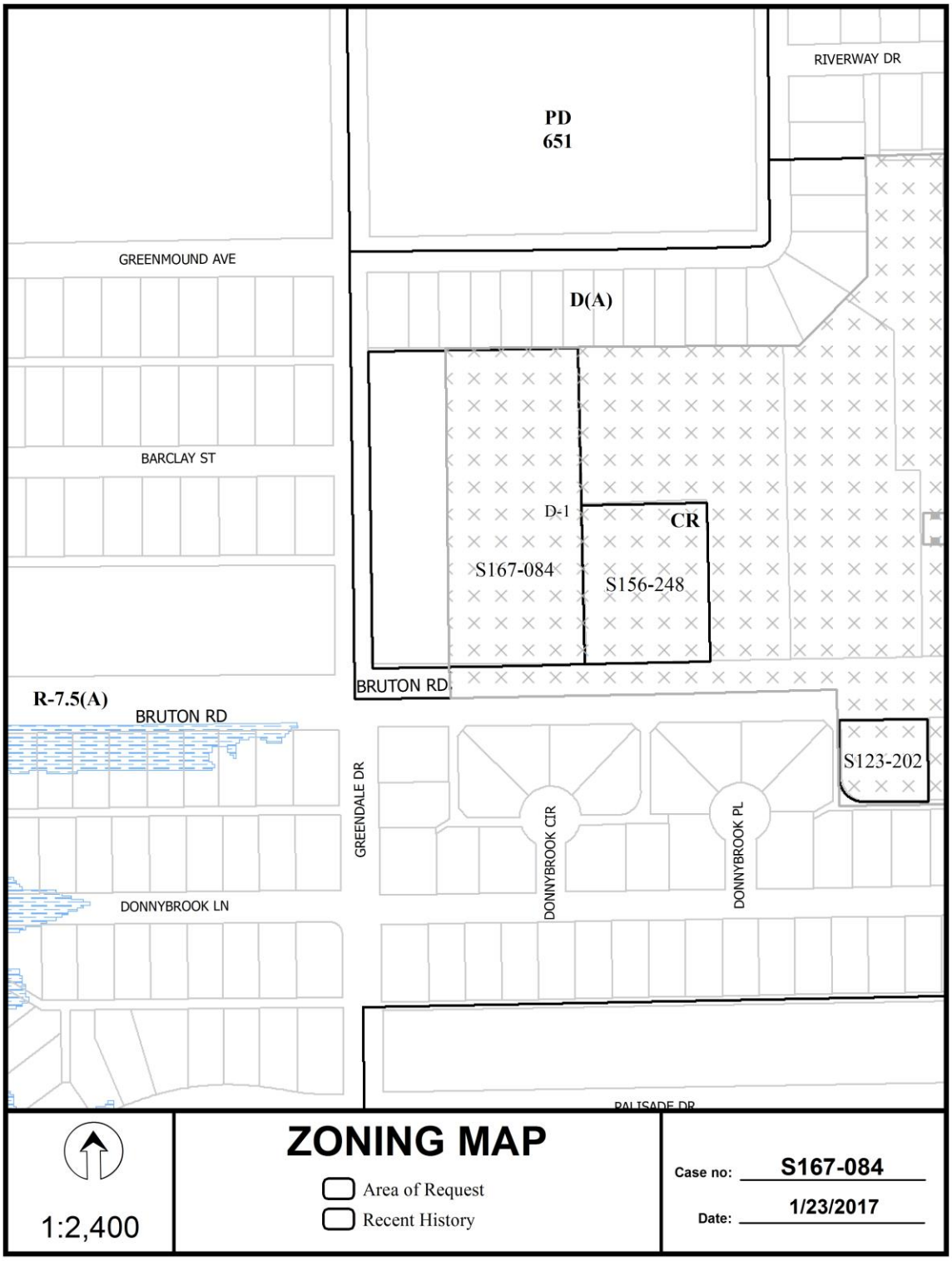
21. Access easements must be recorded by separate instruments and the recording information placed on the face of the plat.

22. 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)

23. Additional design information is required for assessment. 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)

24. Water and Wastewater main improvements requires a Private Development Contract. Submit plans to 320 E. Jefferson Blvd., Room 200, Attention Water and Wastewater Engineering. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b) and (c)Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b) and (c)

25. On the final plat identify the property as Lots 1, 2, and 3 in City Block C/6139. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872)


RIVERWAY DR
PD
651
GREENMOUND AVE
D(A)
BARCLAY ST
D-1
CR
S167-084
S156-248
BRUTON RD
R-7.5(A)
BRUTON RD
S123-202
GREENDALE DR
DONNYBROOK CIR
DONNYBROOK PL
DONNYBROOK LN
PALISADE DR
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S167-084
Date: 1/23/2017

1:2,400

AERIAL MAP

Area of Request

Recent History

Case no: S167-084

Date: 1/23/2017

LEGEND:

I.R.S.	IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LIM ASSOC."
I.R.F.	IRON ROD FOUND
INST. NO.	INSTRUMENT NUMBER
PG.	PAGE
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DALLAS COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT
GW	GUY WIRE
SSMH	SANITARY SEWER MANHOLE
OHL	OVERHEAD LINE
FH	FIRE HYDRANT
WM	WATER METER
PP	POWER POLE
LP	LIGHT POLE
TS	TRAFFIC SIGN

GENERAL NOTES:

1. NO LOT TO LOT DRAINAGE WILL BE ALLOWED WITHOUT APPROVAL OF ENGINEERING DIVISION.
2. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A 4.106-ACRE TRACT INTO THREE (3) LOTS FOR DEVELOPMENT.
3. BASIS OF BEARING IS THE EAST LINE OF McKIM DRIVE, ACCORDING TO INSTRUMENT NO. 20090070784(O.P.R.D.C.T.).
4. NO STRUCTURES ON SITE.
5. MAXIMUM NUMBER OF LOTS TO BE CREATED IS THREE (3).
6. SITE IS SUBJECT TO DECLARATION OF COVENANTS FOR OPERATION, MAINTENANCE AND RECIPROCAL EASEMENTS RECORDED IN VOLUME 95013, PAGE 3101, D.R.D.C.T.
7. SITE IS SUBJECT TO FIRST AMENDMENT OF DECLARATION OF COVENANTS FOR OPERATION, MAINTENANCE AND RECIPROCAL EASEMENTS RECORDED IN VOLUME 2002251, PAGE 00, D.R.D.C.T.
8. THE EASEMENT RECORDED IN VOLUME 70216, PAGE 1671, D.R.D.C.T. DOES NOT AFFECT THE SUBJECT PROPERTY.
9. NO TREES ON SITE.

SURVEYOR'S STATEMENT

I, SHANE W. LIM, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direction and supervision from an actual on the ground survey of the land; that the corner monuments shown thereon were properly placed under my supervision, in accordance with the Platting Rules and Regulations of the Board of Professional Land Surveying, the City of Dallas Development Code, Chapter 212 further affirm that monumentation shown hereon was either found or placed in accordance with the Platting Rules and Regulations of the City of Dallas, Texas and that the plat accompanying this plat is a precise representation of this signed Final Plat.

Dated this the _____ day of _____, 2017.

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.

SHANE W. "SHANE" LIM
Texas Registered Professional Land Surveyor No. 5322

STATE OF TEXAS I
COUNTY OF DALLAS I

BEFORE ME, the undersigned authority, on this day personally appeared, Shane W. Lim, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same as the act and deed 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 _____, 2017.

_____
Notary Public in and for the State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS I
COUNTY OF DALLAS I

WHEREAS, DONALDSON PROPERTIES, LTD., is the Owner of a tract of land out of the [illegible] and being the same tract of land as conveyed to Donaldson Properties, Ltd. by the correction special warranty deed recorded in Instrument No. 20090070784(O.P.R.D.C.T.) of the unplatted land in City Block 6188, and being more particularly described as follows:

BEGINNING at a cut "X" on concrete found at the intersection of the East line of said McKim Drive (80 foot right-of-way) with the North line of Bruton Road (100-foot right of way);

THENCE North 00 degrees 08 minutes 57 seconds East, along the East line of said McKim Drive, a distance of 518.88 feet to a point also being the Southeasterly corner of Lot 28 of Block A/6189 of Bruton Terrace Addition No. 20, an addition to the City of Dallas, recorded in Volume 84246, Page 587 of the D.R.D.C.T.;

THENCE North 00 degrees 08 minutes 57 seconds East, continuing along the East line of said McKim Drive and along the South line of said Bruton Terrace Addition No. 20, a distance of 343.30 feet to a 1/2-inch iron rod found for corner;

THENCE South 89 degrees 53 minutes 00 seconds East, continuing along the South line of said Bruton Terrace Addition No. 20, a distance of 517.18 feet to a nail in asphalt found for corner in the North line of said Bruton Road;

THENCE South 89 degrees 51 minutes 03 seconds West, continuing along the North line of said Bruton Road, a distance of 193.20 feet to a 1/2-inch iron rod found for corner;

THENCE South 89 degrees 52 minutes 10 seconds West, continuing along the North line of said Bruton Road a distance of 255.31 feet to the POINT OF BEGINNING and containing 178,839 square feet or 4.106 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Donaldson Properties, Ltd., acting through its duly authorized agent, does hereby adopt this plat designating the hereinabove described property as **BRUTON LAND ADDITION, LOTS 1, 2 & 3, BLOCK 6189**, an addition to the City of Dallas, Dallas County, Texas. The easements shown thereon are hereby reserved for the purposes indicated. The utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to and from and upon the said easements 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 acres of working space for construction and maintenance of mains adjacent to the easement. Such additional working space is necessary for the safe excavation, construction and maintenance of mains adjacent to the easement and is hereby granted. Such additional working space shall be limited to the area of pavement line, and description of such additional easements may be obtained from the City of Dallas.

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

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2017.

By: _____
Name: _____
Title: _____

STATE OF TEXAS I
COUNTY OF DALLAS I

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same as the act and deed 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 _____, 2017.

_____
Notary Public in and for the State of Texas

OWNER:
DONALDSON PROPERTIES, LTD.
70 NE LOOP 41, SUITE 185
SAN ANTONIO, TEXAS 78216

SURVEYOR:
LIM & ASSOCIATES, inc.
Texas Firm Registration No. F-2932
TBPE Reg. F-2932, TBPLS Reg. 100236-00
1112 N. Zang Boulevard, Suite 200
Dallas, Texas 75208
Tel: (214) 942-1888 * Fax (214) 942-9881
Email: Limassoc@sbcglobal.net

PRELIMINARY PLAT
BRUTON LAND ADDITION
LOTS 1, 2, & 3, BLOCK 6189
BEING 4.106 ACRES
OF UNPLATTED LAND
IN BLOCK 6189
AND OUT OF
THE WILLIAM PRUITT SURVEY, ABSTRACT NO. 1161
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-084
JANUARY 16, 2017

CITY PLAN COMMISSION **THURSDAY, FEBRUARY 16, 2017**

FILE NUMBER: S167-086 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: East Belt Line Road at Northlake Road

DATE FILED: January 18, 2017 **ZONING:** A(A)

CITY COUNCIL DISTRICT: 6 **SIZE OF REQUEST:** 6.5853-Acres **MAPSCO:** 11A, D

APPLICANT/OWNER: Luminant Generation Company, LLC. / Henry Land, Ltd.

REQUEST: An application to create one 3.2044-acre lot and 3.381-acres of right-of-way from a 6.5853-acre tract of land in City Block 8461 on property located on East Belt Line Road at Northlake Road.

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

STAFF RECOMMENDATION: The request complies with the requirements of the A(A) 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, The Professional Land Surveying Practices Act, and Amendment and the General Rules of Procedures and Practices of the "Texas Board of Professional Land Surveying".
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas.
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines.
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. 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. Section 51A8.603; 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 dedicate 28 feet of right-of-way from the established centerline of the proposed street off of Northlake Road. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e)

13. Design and construct all proposed streets to city standard.

14. On the final plat determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management

15. On the final plat dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V

16. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), Trinity Watershed Management; Drainage Manual, Article V

17. On the final plat specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), Trinity Watershed Management

18. On the final plat show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), Trinity Watershed Management.

19. 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).

20. 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. 51A-5.105(g)

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. Additional design information is required for assessment. 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)

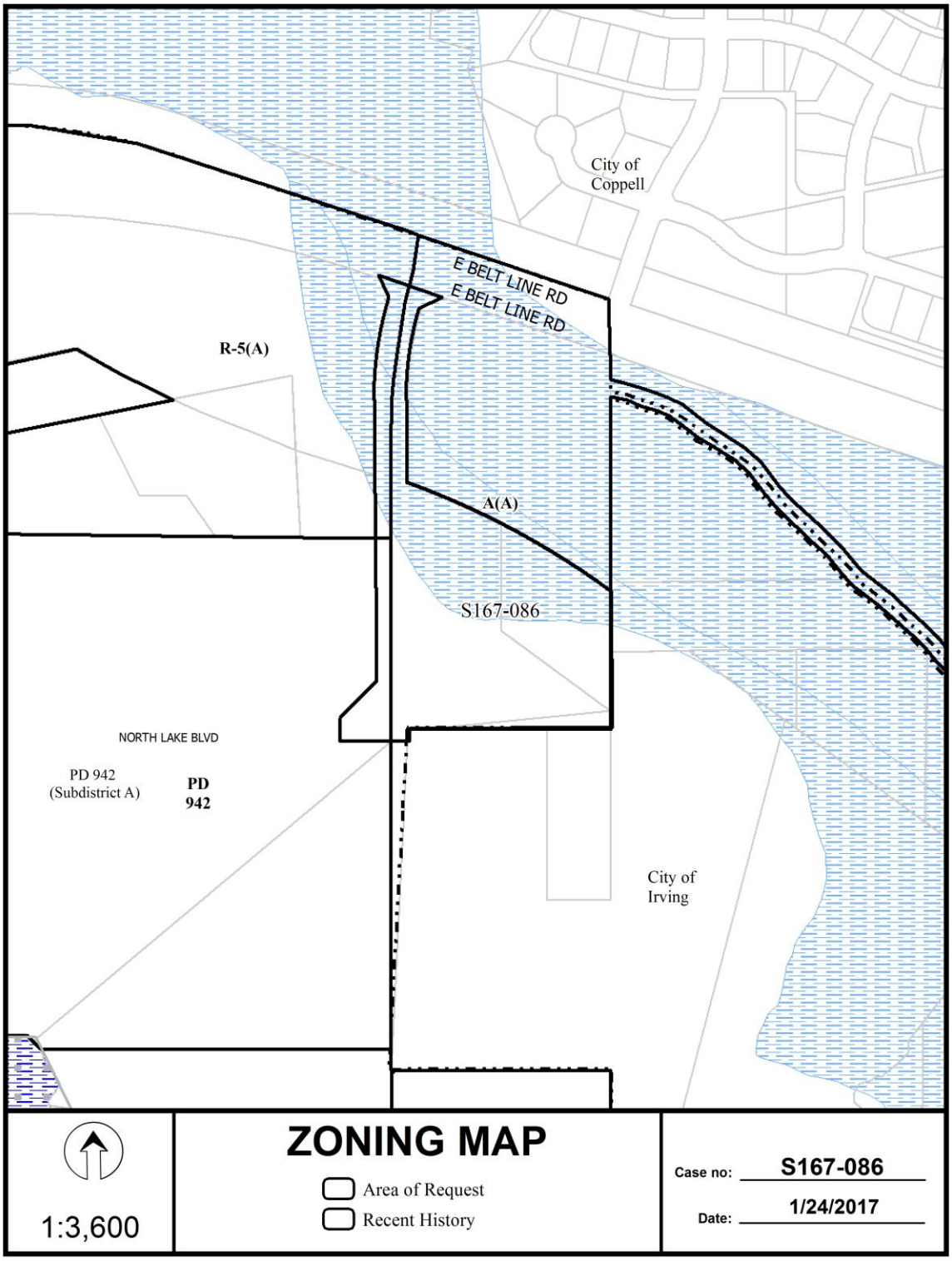
23. Water/wastewater main extension is required by Private Development Contract. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b) and (c)

24. On the final plat change "Beltline Road" to "Belt Line Road". Section 51A-8.403(a)(1)(A)(xii).

25. On the final plat show the Dallas/Irving corporate boundary changes created by Ordinance 30161. Section 51A-8.403(a)(1)(A)(xii).

26. Contact the street name coordinator to determine appropriate name for the new right-of-way. Section 51A-8.403 (a) (1) (A) (xiv), Section 51A-8.506. (e)

27. On the final plat identify the property as Lot 1 in City Block 1/8461. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872)


City of
Coppell
E BELT LINE RD
E BELT LINE RD
R-5(A)
A(A)
S167-086
NORTH LAKE BLVD
PD 942
(Subdistrict A)
PD
942
City of
Irving
ZONING MAP
Area of Request
Recent History
1:3,600
Case no: S167-086
Date: 1/24/2017

1:3,600

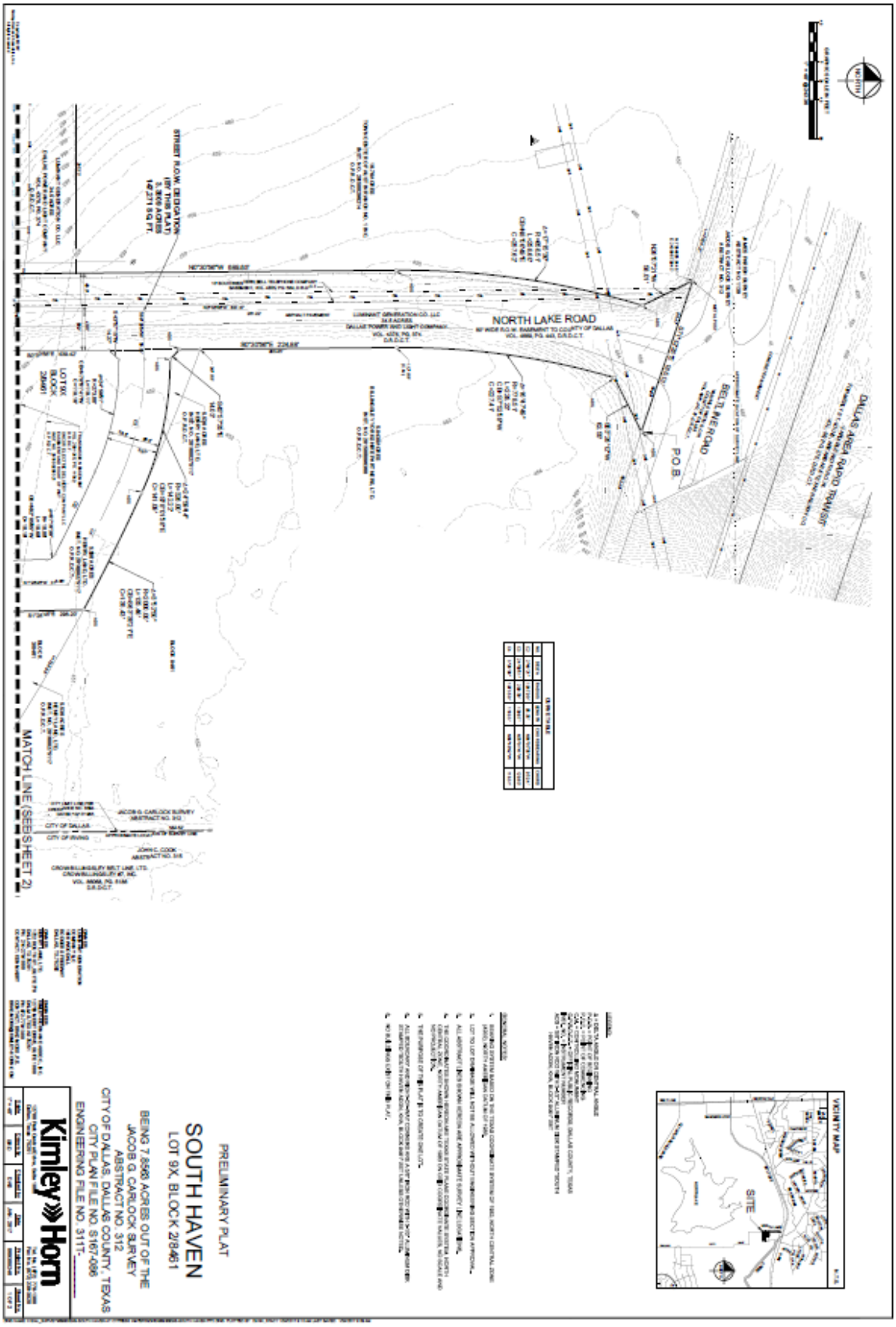
AERIAL MAP

Area of Request

Recent History

Case no: S167-086

Date: 1/24/2017


PRELIMINARY PLAT
SOUTH HAVEN
LOT 9X, BLOCK 2/8461
BEING 7.8568 ACRES OUT OF THE
JACOB G. CARLOCK SURVEY
ABSTRACT NO. 312
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-086
ENGINEERING FILE NO. 3117-
Kimley»Horn
NORTH LAKE ROAD
BELT LINE ROAD
DALLAS AREA RAPID TRANSIT
P.O.B.
MATCHLINE (SEE SHEET 2)
VICINITY MAP
SITE

NORTH LAKE ROAD
MATCH LINE (SEE SHEET 1)
PRELIMINARY PLAT
SOUTH HAVEN
LOT 9X, BLOCK 2/8461
BEING 6.5838 ACRES OUT OF THE
JACOB G. CARLOCK SURVEY
ABSTRACT NO. 312
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-086
ENGINEERING FILE NO. 3111.
Kimley»Horn

CITY PLAN COMMISSION **THURSDAY, FEBRUARY 16, 2017**

FILE NUMBER: S167-087 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Burlew Street at Scurry Street, east corner

DATE FILED: January 19, 2017 **ZONING:** PD 324, Tract 3

CITY COUNCIL DISTRICT: 2 **SIZE OF REQUEST:** 0.3575-Acres **MAPSCO:** 46G

APPLICANT/OWNER: GRBK Frisco, LLC

REQUEST: An application to replat a 0.3575-acre tract of land containing part of Lot 7 and all of Lot 8 in City Block 1/716 to create a 10 lot Shared Access Development on property located on Burlew Street at Scurry Street, east corner.

SUBDIVISION HISTORY:

1. S167-034 was a request northeast of the present request to replat a 0.29-acre tract of land containing part of Lot 9 and all of Lot 8 in City Block 4/699 to create six lots ranging in size from 1,687-square feet to 2,993-square feet on property located on Virginia Avenue at Annex Avenue, north corner. The request was approved December 15, 2016 and has not been recorded.

2. S156-178 was a request north of the present request to create one lot from a 0.680-acre tract of land in City Block 2/648 and City Block 712 on property located on Carroll Avenue east of San Jacinto Street. The request was approved April 21, 2016 and has not been recorded.

3. S134-248 was a request southwest of the present request to replat a 5.556-acre tract of land containing all of Tract 1 and part of an unplatted tract of land in City Block B/7926 into one 1.963-acre lot and one 3.593-acre lot on property located at the southwest corner of Hinton Street and Riverside Drive. The request was approved September 18, 2014 and has not been recorded.

4. S112-167 was a request south of the present request to replat a 0.767 acre tract of land containing all of Lots 2, 3 and 4 in City Block 12/724 into one lot located at 4316 Bryan Street. The request was withdrawn prior to being heard by the Commission.

STAFF RECOMMENDATION: Section 51A-4.411(b)(2) states that Shared Access Development …"means a development where one or more of the lots within the development do not front on a public or private street, whereas access to the lots within the development is provided via a shared access area and that meets all of the requirements of this section."

Section 51A-8.503(a) indicates that "…Lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of streets…"

The request complies with the requirements of PD 324, Tract 3 and the Development Plan approved by the Commission August 4, 2016 and also complies with Section 51A-8.503; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, The Professional Land Surveying Practices Act and Amendment and the General Rules of Procedures and Practices of the "Texas Board of Professional Land Surveying".
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas.
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines.
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. The maximum number of lots permitted by this plat is 10.
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 51A8.603; 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 dedicate 28 feet of right-of-way from the established centerline of Burlew Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e)
13. On the final plat dedicate 28 feet of right-of-way from the established centerline of Scurry Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e)
14. On the final plat dedicate 7.5 feet of right-of-way from the established centerline of alley. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e)

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

16. On the final plat dedicate a 10-foot by 10-foot corner clip at Scurry Street and Burlew Street. Section 51A-8.602(e), Section 51A-9.101

16. There must be no more than 2 access area points, each limited to serve no more than 18 dwelling units. Section 51A-4.411(d)(10)

17. The Shared Access Easement must terminate a minimum of 3 feet from the adjoining property line.

18. The Shared Access Area easement must be a minimum of 20 feet wide and contain a minimum paving width of 16 feet. Section 51A-411(d)(7)

19. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater below grade must be provided within the Shared Access Area easement & labeled on the plat. Section 51A-4.411(d)(2) and Sections 49-60(d), 49-61(c)(5)(B), and Development Design Procedure and Policy Manual Section 6.2

20. No building permit may be issued to authorize work in the shared access area development until the final plat and the Shared Access Area Agreement have been recorded in the real property records of Dallas County, and the recording information has been placed on the face of the plat, and all other requirements of the shared access area have been met. Section 51A-4.411(c)(3)

21. Prior to submittal of the final plat the Shared Access Development must meet all of the requirements of Section 51A-4.411. Section 51A-4.411(c)

22. The recording information of the “Shared Access Area Agreement” must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature. The Shared Access Area Agreement shall include a metes and bounds description of the shared access area as part of an attachment to the document. Section 51A-4.411(e)

23. For frontage purposes and determining building setback lines only, all of the property in this shared access development is considered to be one lot. Section 51A-4.411(f)(2)

24. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the right-of-way line of a street or alley if the parking space for the lot(s) is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley. Section 51A-4.411(f)(2)

25. Include the words “Shared Access Development” in the title block of the final plat. Platting Guidelines

26. Place a note on the final plat stating: “No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved Private Street.” Section 51A-4.411(d)(3), and 51A-4.411(d)(10)

27. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d)(8)

28. On the final plat provide a City of Dallas approved street name for the Shared Access Area Easement. Contact the Street Name Coordinator to obtain an approved street name". Sections 51A-8.403(a)(1)(A)(xiv) and 51A-8.506(e)

29. On the final plat identify the property as Lots 7A thru 7E and Lots 8A thru 8E, City Block 1/716. Ordinance Book 1A, pages 131-148, Section 2 (passed August 13, 1872); Section 51A-8.403(a)(1)(A)(viii)

30. The Shared Access Development must provide 0.25 guest parking spaces per lot. Section 51A-4.411(g)

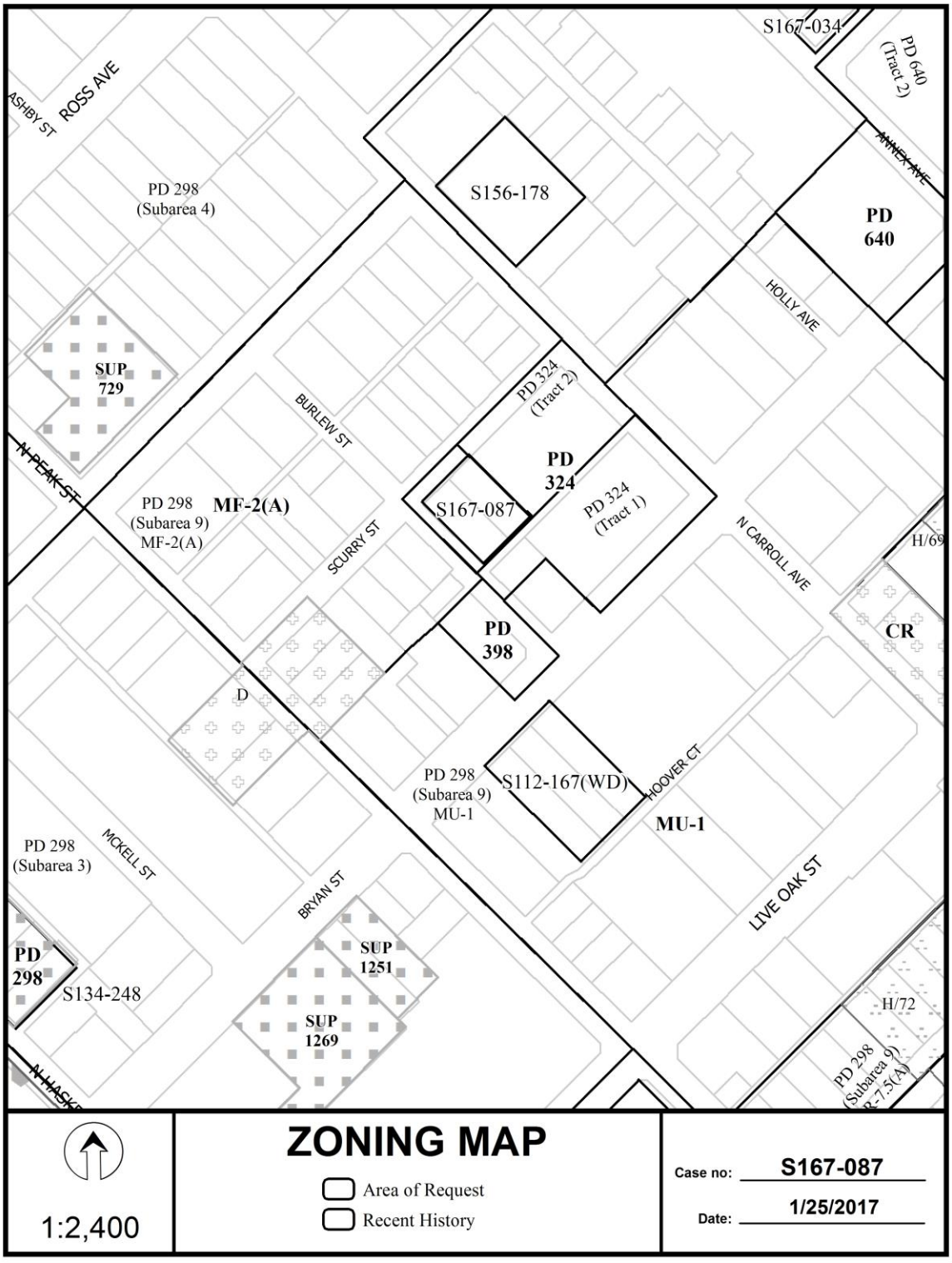
31. Shared Access Area developments must comply with DWU standards for water and wastewater construction and design and be accepted by the City of Dallas prior to submittal of the final plat for the Chairperson's signature. Section 49-61(c)(5)(B) and the Development Design Procedures and Policy Manual, Section 2

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

33. 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)

34. 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)

35. On the final plat identify the property as Lots 7A through 8E in City Block 1/716. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872)


S167-034
PD 640 (Tract 2)
ROSS AVE
ASHBY ST
ANNEX AVE
PD 298 (Subarea 4)
S156-178
PD 640
HOLLY AVE
SUP 729
BURLEW ST
PD 324 (Tract 2)
PD 324
N PEAK ST
PD 298 (Subarea 9) MF-2(A)
MF-2(A)
S167-087
PD 324 (Tract 1)
SCURRY ST
N CARROLL AVE
H/69
PD 398
CR
D
PD 298 (Subarea 9) MU-1
S112-167(WD)
HOOVER CT
MU-1
PD 298 (Subarea 3)
MCKELL ST
BRYAN ST
LIVE OAK ST
PD 298
S134-248
SUP 1251
SUP 1269
H/72
PD 298 (Subarea 9)
N HASKELL
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S167-087
Date: 1/25/2017

1:2,400

AERIAL MAP

Area of Request

Recent History

Case no: S167-087

Date: 1/25/2017

NOTES:
1. NO LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL
2. BEARINGS BASED ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SCURRY STREET IN A 4" CIRF, ELTEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 1983
3. COORDINATES BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 1983 ON GRID COORDINATE VALUES. NO SCALE AND NO PROJECTION
4. THIS DEVELOPMENT IS RESTRICTED TO SINGLE FAMILY DWELLINGS ONLY
5. NO VEHICULAR ACCESS IS PERMITTED TO ADJACENT PROPERTY OUTSIDE THE PLATTED PROPERTY FROM THE SHARED ACCESS AREA EXCEPT TO A PUBLIC OR CITY COUNCIL APPROVED PRIVATE STREET.
6. SHARED ACCESS AREA EASEMENT RECORDED IN INSTRUMENT NO. _____, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.
7. THE PURPOSE OF THIS PLAT IS TO ESTABLISH 10 SINGLE FAMILY LOTS.
LEGEND
PP POWER POLE
SSMH SANITARY SEWER MANHOLE
STMH STORM SEWER MANHOLE
SS SANITARY SEWER
ST STORM SEWER
W WATER
1/2" I.R.S. IRON ROD FOUND
IRON ROD SET WITH CAP STAMPED "VOTEX SURVEYING"
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 PROPERTY RECORDS, DALLAS COUNTY, TEXAS
LOCATION MAP
NTS
SITE LOCATION
IH 75 CENTRAL EXPRESSWAY
LOVE DAL 30
OAKTON AVE
MAPLE AVE
MCKINNEY AVE
SCURRY ST
BURLEW AVE
BRYAN ST
GRAPHIC SCALE
1" = 20'
SURVEYOR'S STATEMENT
I, Chady Hanon, Registered Professional Land Surveyor, in the State of Texas, affirm that this plat was prepared from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision, in accordance with the Subdivision Ordinance of the City of Dallas, Texas, to the best of my knowledge and belief, and that this plat is true and correct to said extent as indicated hereon; that the data and other existing monuments found during the survey were adequate and correctly represented on this plat; that all boundary corners, angle points, points of curve, and other points required by the Subdivision Ordinance of the City of Dallas, Texas, have been correctly shown thereon; that all monuments set will be sufficient to enable the survey to be readily retraced; that the dimensions and geographical locations of all boundary lines, corners, and boundary monuments are shown thereon; that the boundary corners and monuments are sufficiently described on this plat so that their locations may be readily ascertained; that no apparent encroachments or protrusions exist unless noted on this plat; that all lot corners will be properly marked with iron rods or other objects of permanent construction; that the field data upon which this plat is based has a closure precision of one foot in 7,500 feet or greater; that the plat was prepared in accordance with the Platting Ordinance of the City of Dallas, Texas, to the best of my knowledge and belief; and that the monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (b)(b)(c)(d) & (e); and that this digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.
Dated this the _____ day of _____, 2017.
PRELIMINARY
RELEASED DECEMBER 16, 2016 FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
Chady Hanon, Registered Professional Land Surveyor, No. 5987
Votex Surveying Company - Firm No. 10013000 - (469) 333-4031
STATE OF TEXAS §
COUNTY OF DALLAS §
Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Chady Hanon, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2017.
Notary Public, State of Texas
OWNER'S CERTIFICATION
STATE OF TEXAS §
COUNTY OF DALLAS §
WHEREAS GBRK Frisco LLC is the owner of a 0.3575 acre tract of land situated in the JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, City of Dallas, Dallas County, Texas, being all of Lot 8 and part of Lot 7, Block 1/716 of A.J. Porter's Subdivision, an addition to the City of Dallas, according to the plat thereof recorded in Volume 80, Page 583, Deed Records, Dallas County, Texas, and being all of the tract of land described in Special Warranty Deed, recorded in Instrument No. 201602020574 Official Public Records, Dallas County, Texas and being more particularly described as follows:
BEGINNING at an "X" cut in concrete found for corner at the intersection of the northeasterly right-of-way line of the Texas & Pacific Railroad (a 100' R.O.W.) with the southeasterly right-of-way line of Scurry Street (a 50' R.O.W.) being the most Westerly corner of said Lot 8A;
THENCE N 45°51'04" E, along the southeasterly right-of-way line of Scurry Street, a distance of 110.00 feet to a 5/8" iron rod with a cap stamped "ICI&A" found for corner, being the west corner of Lot 5A, Block 1/716 of Dallas Bike Addition, an addition to the City of Dallas, according to the plat thereof recorded in Volume 93047, Page 3706, Plat Records, Dallas County, Texas;
THENCE S 44°44'24" E, along the northeast line of said Lot 5A, a distance of 95.56 feet to a 1/2" iron rod set with a cap stamped "VOTEX SURVEYING" for corner;
THENCE N 45°15'04" E, a distance of 1.15 feet to a 1/2" iron rod set with a plastic cap stamped "VOTEX SURVEYING" for corner in the southwest line of said Lot 5A;
THENCE S 44°44'24" E, along the southwest line of said Lot 5A, a distance of 15.00 feet to a 5/8" iron rod with cap stamped "ICI&A found for corner in the northwesterly line of a 12.5 foot alley and being the south corner of said Lot 5A;
THENCE S 44° 44' 24" W, along the northwesterly right-of-way line of said Burlew Street, a distance of 142.00 feet to the POINT OF BEGINNING and containing 15,575 sq. ft. or 0.3575 acres of land.
OWNER'S DEDICATION
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENT:
WHEREAS, GBRK FRISCO, LLC, by and through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as **SCURRY AT BURLEW**, 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 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, garage and rubbish collection agencies, and all public and private utilities for the purpose of serving the property and adjacent properties with utility service and fire protection. 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 desiring to use or using the same. All and any public utility shall have the full right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other growths or improvements which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easements; and any public utility shall at all times have the right of ingress and egress to and from and upon said easement for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system 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 and 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 manholes, cleanouts, fire hydrants, water services, wastewater services, from the main to the curb or pavement line, and the description of such additional easements herein shall be determined by their location as installed.
This Plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.
WITNESS my hand this the _____ day of _____, 2017.
by: GBRK Frisco, LLC
JED OLSON
TITLE: President
STATE OF TEXAS §
COUNTY OF DALLAS §
Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Jed Olson, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2017.
Notary Public, State of Texas
Shared Access Area Easement Statement
This plat is approved subject to the Chief Engineer of the Department of Development Services of the City of Dallas and accepted by the Owner, subject to the following conditions, which shall be binding upon the Owner, his heirs, grantees and assigns.
The shared access area as designated within the limits of this addition will be maintained by a homeowner's association. The City of Dallas will not be responsible for the maintenance and operation of the shared access area or for any damage to private property or person that results from the use or condition of the shared access area. In the event that the homeowner's association fails to maintain the shared access area in a manner that is free of debris and obstructions that impair the passage of fire-fighting equipment, the Director of Sanitation may notify the owners of the property within the shared access area that they must correct the deficiencies identified by the Director of Sanitation within 30 days of the date of the notice. If the deficiencies are not corrected within the 30 days, the Director of Sanitation may call for a public hearing to be held before the governing body of the City of Dallas to show cause why the governing body should not direct the Director of Sanitation to remove all obstructions that impair the passage of fire-fighting equipment. The governing body of the City of Dallas may assess the property owners within the shared access area for the cost of removing the obstructions. The assessment may be collected in the same manner that property taxes are collected. The owners of property within the shared access area are jointly and severally responsible for paying the assessment. The Director of Sanitation may enter the property and remove the obstructions at any time after 30 days following the hearing. The governing body of the City of Dallas may also file a lien against the property for the cost of removing the obstructions. The lien may be foreclosed by the City of Dallas. On water or wastewater lines or for any other reason, the pavement repair will be to minimum standards set forth in the City of Dallas pavement cut and repair standards manual or its successor and any special pavers or other surface treatments must be repaired or replaced by the homeowners association at its option.
ELIAS K. SASSOUN, P.E.
CHIEF ENGINEER OF DEPARTMENT OF DEVELOPMENT SERVICES
LOT TABLE
LOT NO. SQ. FT. ACRES
7A 1440 0.0330
7B 1174 0.0270
7C 1460 0.0335
7D 1460 0.0335
7E 1208 0.0277
7F 1208 0.0277
7G 1974 0.0453
7H 1580 0.0363
7I 1580 0.0363
7J 1544 0.0423
OWNER
GBRK FRISCO, LLC
CONTACT: JED OLSON
2805 N. DALLAS PARKWAY, SUITE 400
PLANO, TEXAS 75093
PH. (469) 450- 5585
EMAIL:jed@grandbridgepartners.com
PRELIMINARY PLAT
SCURRY AT BURLEW
A SHARED ACCESS DEVELOPMENT
LOT 7A - LOT 7J
BLOCK 1/716
0.3575 ACRES
BEING A REPLAT OF
ALL OF LOT 8, BLOCK 1/716
AND PART LOT 7, BLOCK 1/716
A. J. PORTER'S SUBDIVISION
SITUATED IN THE
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-087
DATE: JANUARY 19, 2017
VOTEX SURVEYING COMPANY — TBPLS FIRM NO. 10013000
2323 N. PLANO ROAD, SUITE 100, RICHARDSON, TEXAS 75082
PH. (469) 333-4031, contact@votexsurveying.com
PROJECT NO. 2016-0684

CITY PLAN COMMISSION **THURSDAY, FEBRUARY 16, 2017**

FILE NUMBER: S167-088 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Prairie Ave. and Westburg Ave. between Capitol Ave, and Ross Avenue

DATE FILED: January 19, 2017 **ZONING:** MF-2A

CITY COUNCIL DISTRICT: 2 **SIZE OF REQUEST:** 0.3194-Acres **MAPSCO:** 35Z

APPLICANT/OWNER: Yolanda Segura and COG Dallas Homes, LLC

REQUEST: An application to replat a 0.3194-acre tract of land containing all of Lots 18, 19 and part of 20 in City Block A/653 to create an 8 lot Shared Access Development on property located between Prairie Avenue and Westburg Avenue, between Capitol Avenue and Ross Avenue.

SUBDIVISION HISTORY:

1. S167-056 was a request northeast of the present request to replat a 0.398-acre tract of land containing all of Lot 24 in City Block C/1990 and all of Lot 6 in City Block 9/696 to create one lot on property located on Bennett Avenue, northwest of Fuqua. The request was withdrawn prior to the Plan Commission hearing.

2. S156-268 was a request north of the present request to replat a 0.408-acre tract of land containing all of Lots 38 and 39 into one lot on property located at 2023 and 2027 Prairie Avenue, northwest of Monarch Avenue. The request was approved September 15, 2016 and has not been recorded.

3. S156-145 was a request northeast of the present request to replat a 0.414-acre tract of land containing all of Lots 3 and 4 in City Block 5/695 into a Shared Access Development with 13 lots ranging in size from 1,265 square feet to 1,900 square feet on property located on Fitzhugh Avenue, between Fuqua Street and Chambers Street. The request was approved April 21, 2016 and was recorded January 20, 2017.

4. S156-072 was a request northwest of the present request to replat a 0.249-acre tract of land containing all of Lot 1 in City Block B/2008 into four lots ranging in size between 2,064 square feet and 3,656 square feet on property located on Deere Street, between Prairie Avenue and Fitzhugh Avenue. The request was approved December 3, 2016 and has not been recorded.

5. S156-027 was a request east of the present request to replat a 5.474-acre tract of land into 4 lots on property generally bounded by Fitzhugh Avenue, Chambers Street, Garrett Avenue and Monarch Street. The request was approved December 3, 2015 and has not been recorded.

6. S156-021 was a request southwest of the present request 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. The request was approved on November 5, 2015, but has not been recorded.

7. S156-016 was a request west of the present request to replat a 0.254-acre tract of land containing all of Lot 7 in City Block E/2011 into one 0.165-acre lot and one 0.089-acre lot on property located on Kirby Street at Deere Street, west

corner. The request was approved on November 19, 2015 and recorded August 11, 2016.

8. S156-012 was a request north of the present request 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. The request was approved November 5, 2015 and has not been recorded.

9. S145-207 was a request south of the present request to replat a 0.268-acre tract of land containing part of Lot 7, and part of Lot 8 in City Block C/667 to create one lot on property located on Monarch Street at Kirby Street, east corner. The request was approved June 22, 2015 and was recorded September 18, 2016.

10 S145-169 was a request north 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 June 22, 2015 and was recorded January 6, 2017.

11. S145-030 was a request southeast 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 approved December 4, 2014 but has not been recorded.

12. S145-003 was a request north 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 November 6, 2014 and was recorded December 9, 2015.

13. S134-196 was a request northeast of the present request 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 and was recorded March 18, 2016.

14. S134-190 was a request southeast of the present request and was withdrawn prior to the Plan Commission hearing.

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

16. S134-142 was a request north 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 a Shared Access Development with 17 lots ranging in size from 1,267 square feet to 2,675 square feet on property located at 2204 Fitzhugh Avenue north of Deere Street. The request was approved on May 22, 2014, and the final plat was recorded on September 1, 2015.

17. S134-053R was a request north of the present request to replat 0.413-acre lot containing all of Lots 1 and 2 in City Block D/1990 into an 11 lot shared access development with lots ranging in size from 1,375 square feet to 2,125 square feet on property located at 2207 Bennett Avenue. The request was approved on January 23, 2014, and the final plat was recorded on January 8, 2015.

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

19. S123-171 was a request north 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.

STAFF RECOMMENDATION: Section 51A-8.503(a) indicates that "…Lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of streets…"

The request complies with the requirements of the MF-2A 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, The Professional Land Surveying Practices Act and Amendment and the General Rules of Procedures and Practices of the "Texas Board of Professional Land Surveying".

2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.

3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas.

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

5. Any structure new or existing may not extend across new property lines.

6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

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

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

9. The maximum number of lots permitted by this plat is 8.

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 51A8.603; 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. 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 all access easements must be recorded by separate easement and the recording information must be shown on the final plat. Platting Guidelines.

14. The Shared Access Area easement must be a minimum of 20 feet wide and contain a minimum paving width of 16 feet. Section 51A-411(d)(7)

15. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater below grade must be provided within the Shared Access Area easement & labeled on the plat. Section 51A-4.411(d)(2) and Sections 49-60(d), 49-61(c)(5)(B), and Development Design Procedure and Policy Manual Section 6.2

16. No building permit may be issued to authorize work in the shared access area development until the final plat and the Shared Access Area Agreement have been recorded in the real property records of Dallas County, and the recording information has been placed on the face of the plat, and all other requirements of the shared access area have been met. Section 51A-4.411(c)(3)

17. Prior to submittal of the final plat the Shared Access Development must meet all of the requirements of Section 51A-4.411. Section 51A-4.411(c)

18. The recording information of the "Shared Access Area Agreement" must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature. The Shared Access Area Agreement shall include a metes and bounds description of the shared access area as part of an attachment to the document. Section 51A-4.411(e)

19. For frontage purposes and determining building setback lines only, all of the property in this shared access development is considered to be one lot. Section 51A-4.411(f)(2)

20. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the right-of-way line of a street or alley if the parking space for the lot(s) is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley. Section 51A-4.411(f)(2)

21. Include the words “Shared Access Development” in the title block of the final plat. Platting Guidelines

22. Place a note on the final plat stating: “No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved Private Street.” Section 51A-4.411(d)(3), and 51A-4.411(d)(10)

23. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d)(8)

24. The Shared Access Area Easement must be terminated a minimum of 3 feet from the adjacent property or right-of-way. Section 51A-8.618(b)

25. On the final plat provide a City of Dallas approved street name for the Shared Access Area Easement. Contact the Street Name Coordinator to obtain an approved street name”. Sections 51A-8.403(a)(1)(A)(xiv) and 51A-8.506(e)

26. The Shared Access Development must provide 0.25 guest parking spaces per lot. Section 51A-4.411(g)

27. The Shared Access Area development must comply with DWU standards for water and wastewater construction and design and be accepted by the City of Dallas prior to submittal of the final plat for the Chairperson’s signature. Section 49-61(c)(5)(B) and the Development Design Procedures and Policy Manual, Section 2

28. 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)

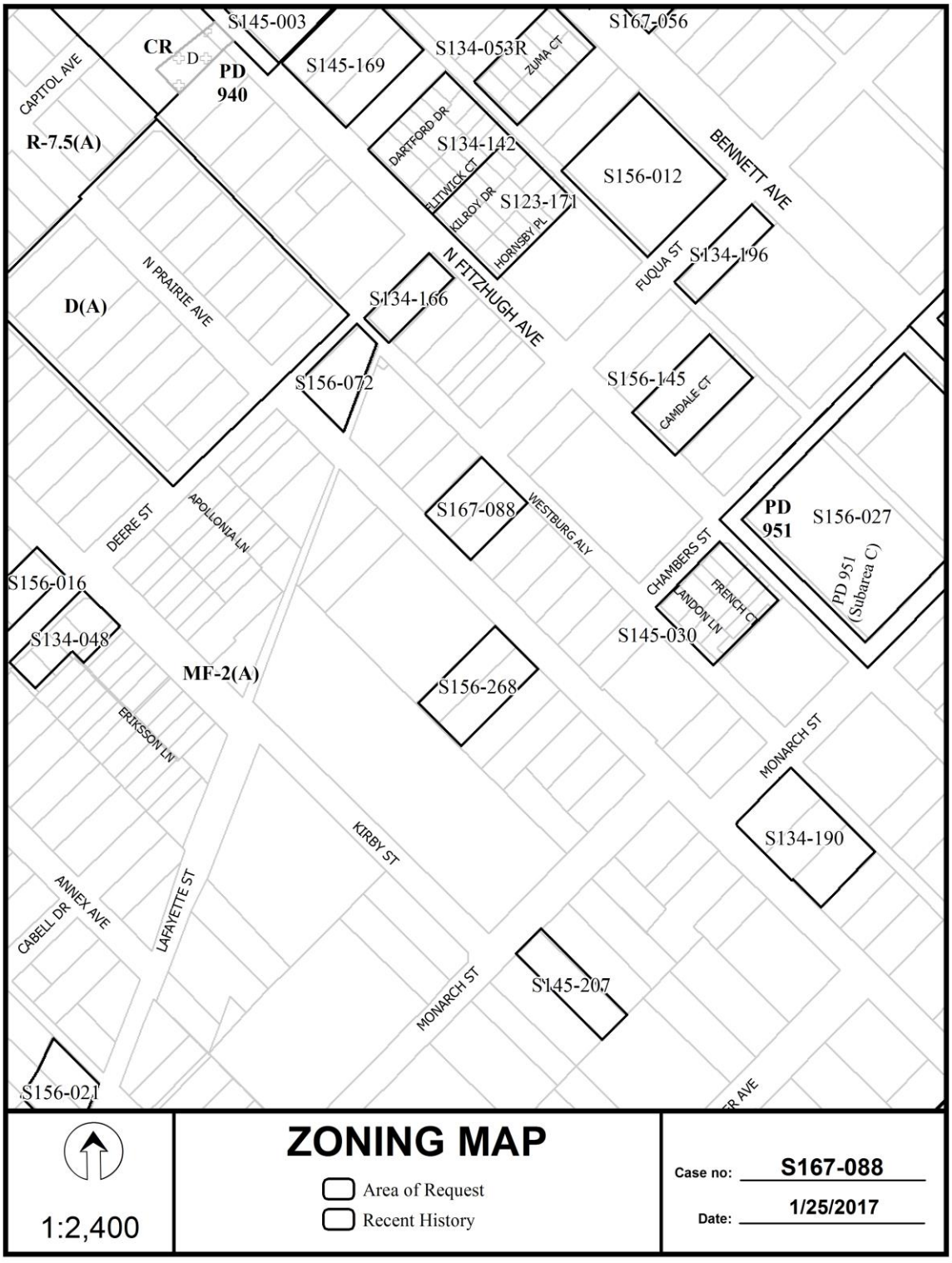
26. Additional design information is required for assessment. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)

30. Water and 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)

31. On the final plat change “Westburg Avenue” to “25 foot alley”. Section 51A-8.403(a)(1)(A)(xii).

32. On the final plat choose a different name for the Shared Access Drive. Sections 51A-8.403(a)(1)(A)(xiv), Section 51A-8.506(e).

33. On the final plat identify the property as Lots 18A through 19D in City Block A/653. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872)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S145-169
S134-053R
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DARTFORD DR
S134-142
BENNETT AVE
S156-012
ELTWICK CT
KILROY DR
S123-171
HORNSBY PL
FUQUA ST
S134-196
N FITZHUGH AVE
N PRAIRIE AVE
D(A)
S134-166
S156-072
S156-145
CAMDALE CT
PD 951
S156-027
PD 951 (Subarea C)
S167-088
WESTBURG ALY
DEERE ST
APOLLONIA LN
CHAMBERS ST
FRENCH CT
LANDON LN
S145-030
S156-016
S134-048
MF-2(A)
S156-268
ERIKSSON LN
MONARCH ST
S134-190
KIRBY ST
ANNEX AVE
CABELL DR
LAFAYETTE ST
MONARCH ST
S145-207
S156-021
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S167-088
Date: 1/25/2017

S145-003
S145-169
S134-053R
S167-056
S134-142
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S156-021
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DEERE ST
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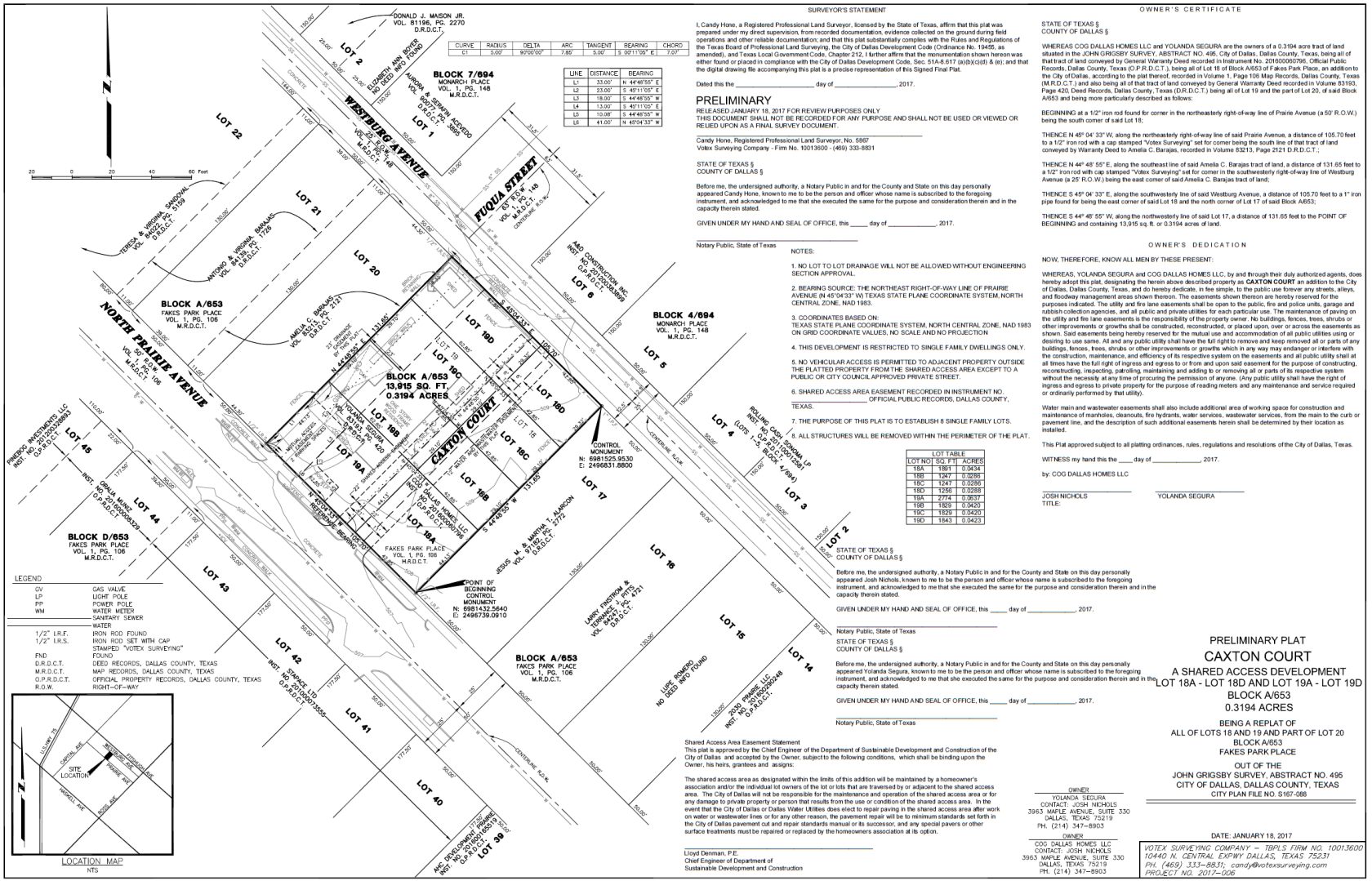
FLORA ST
BENNETT AVE
CHAMBERS ST
WESTBURG DR
KIRBY ST
KINNEY AVE
LAFAYETTE ST
1:2,400
AERIAL MAP
Area of Request
Recent History
Case no: S167-088
Date: 1/25/2017



S167-088

11(h)

City Plan Commission Date: 02/16/17
2/8/2017 1:47:43 PM

CITY PLAN COMMISSION **THURSDAY, FEBRUARY 16, 2017**

FILE NUMBER: S167-090 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Caddo Street at Roseland Avenue, north corner

DATE FILED: January 20, 2017 **ZONING:** MF-2(A)

CITY COUNCIL DISTRICT: 14 **SIZE OF REQUEST:** 0.5182-Acres **MAPSCO:** 45D

APPLICANT/OWNER: GRBK Frisco, LLC

REQUEST: An application to replat a 0.5182-acre tract of land containing all of Lots 10, 11, and 12 in City Block 5/602 to create a 16 lot Shared Access Development on property located on Caddo Street at Roseland Avenue, north corner.

SUBDIVISION HISTORY:

1. S167-091 is a request southeast of the present request to create one 0.70-acre lot from a tract of land located in City Blocks 641 and 644 on property located on Washington Avenue at San Jacinto Street, east quadrant. This request is also scheduled for plan Commission on February 16, 2017 Plan Commission Hearing.

2. S167-066 was a request north of the present request to replat a 0.408-acre tract of land containing all of Lots 38 and 39 into one lot on property located at 2023 and 2027 Prairie Avenue, northwest of Monarch Avenue. The request was approved September 15, 2016 and has not been recorded.

3. S167-040 was a request northeast of the present request to replat a 0.414-acre tract of land containing all of Lots 3 and 4 in City Block 5/695 into a Shared Access Development with 13 lots ranging in size from 1,265 square feet to 1,900 square feet on property located on Fitzhugh Avenue, between Fuqua Street and Chambers Street. The request was approved January 5, 2017 and has not been recorded.

4. S156-259 was a request northeast of the present request to replat a 0.3713-acre tract of land containing all of Lots 12 and 13 in City Block 3/649 on property located on 4222 and 4226 Roseland Avenue, southwest of Peak Street. The request was approved September 1, 2016 and has not been recorded.

5. S156-243 was a request west of the present request to replat a 0.440-acre tract of land in City Block 2/600 into one lot on property located on Caddo Street at Munger Avenue, southwest corner. The request was approved on November 5, 2015, but has not been recorded.

6. S156-087 was a request east of the present request to replat a 3.0915-acre tract of land containing all of Lots 1A and 1B; part of Lots 5-10; all of Lots 11-18; and a portion of an alley to be abandoned, all in City Block 4/601, into one lot on property located on Roseland Avenue at Haskell Avenue, south corner. The request was approved February 18, 2016 and has not been recorded.

7. S145-004 was a request southeast of the present request to create one 0.210-acre lot from a tract of land in City Block 2/600 on property located at 3825 Ross Avenue. The request was approved on November 6, 2014 and was recorded December 17, 2015.

8. S123-261 was a request south of the present request to create one 0.210-acre lot from a tract of land in City Block 2/600 on property located at 3825 Ross Avenue. The request was approved on November 6, 2014 and was recorded December 17, 2015.

9. S123-098 was a request north of the present request to replat a 0.3213 acre tract of land into one 0.095 acre lot and one 0.226 acre lot on property located at 1904 Haskell Avenue between Munger Avenue and Delano Place. The request was approved on April 3, 2014 and has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the MF-2A 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, The Professional Land Surveying Practices Act and Amendment, and the General Rules of Procedures and Practices of the "Texas Board of Professional Land Surveying".

2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.

3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas.

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

5. Any structure new or existing may not extend across new property lines.

6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

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

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

9. The maximum number of lots permitted by this plat is 16.

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 51A8.603; 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 dedicate 28 feet of right-of-way from the established centerline of Caddo street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e)

13. On the final plat dedicate 28 feet of right-of-way from the established centerline of Roseland Avenue. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e)

14. On the final plat dedicate a 10 foot by 10 foot corner clip at Roseland Avenue and Caddo Street.

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

16. 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

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

18. The Shared Access Area easement must be a minimum of 20 feet wide and contain a minimum paving width of 16 feet. Section 51A-411(d)(7)

19. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater below grade must be provided within the Shared Access Area easement & labeled on the plat. Section 51A-4.411(d)(2) and Sections 49-60(d), 49-61(c)(5)(B), and Development Design Procedure and Policy Manual Section 6.2

20. No building permit may be issued to authorize work in the shared access area development until the final plat and the Shared Access Area Agreement have been recorded in the real property records of Dallas County, and the recording information has been placed on the face of the plat, and all other requirements of the shared access area have been met. Section 51A-4.411(c)(3)

21. Prior to submittal of the final plat the Shared Access Development must meet all of the requirements of Section 51A-4.411. Section 51A-4.411(c)

22. The recording information of the “Shared Access Area Agreement” must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature. The Shared Access Area Agreement shall include a metes and bounds description of the shared access area as part of an attachment to the document. Section 51A-4.411(e)

23. For frontage purposes and determining building setback lines only, all of the property in this shared access development is considered to be one lot. Section 51A-4.411(f)(2)

24. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the right-of-way line of a street or alley if the parking space for the lot(s) is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley. Section 51A-4.411(f)(2)

25. Include the words “Shared Access Development” in the title block of the final plat. Platting Guidelines

26. Place a note on the final plat stating: “No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved Private Street.” Section 51A-4.411(d)(3), and 51A-4.411(d)(10)

27. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d)(8)

28. The Shared Access Area Easement must be terminated a minimum of 3 feet from the contiguous property or right-of-way. Section 51A-8.618(b)

29. On the final plat provide a City of Dallas approved street name for the Shared Access Area Easement. Contact the Street Name Coordinator to obtain an approved street name”. Sections 51A-8.403(a)(1)(A)(xiv) and 51A-8.506(e)

30. The Shared Access Development must provide 0.25 guest parking spaces per lot and the spaces must be located within the Shared Access Area Easement. Section 51A-4.411(g)

31. The Shared Access Area development must comply with DWU standards for water and wastewater construction and design and be accepted by the City of Dallas prior to submittal of the final plat for the Chairperson’s signature. Section 49-61(c)(5)(B) and the Development Design Procedures and Policy Manual, Section 2

32. 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)

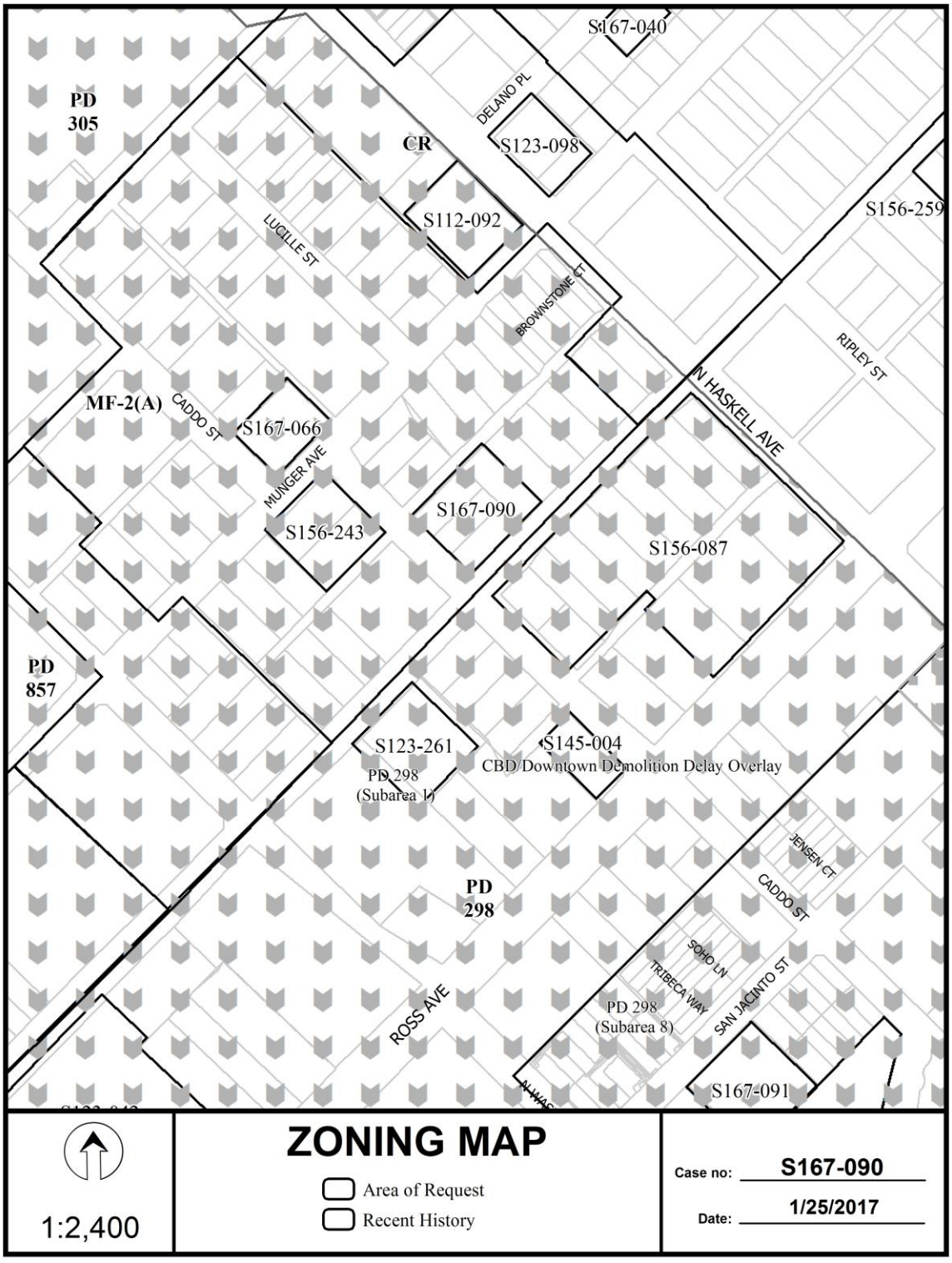
33. Water and wastewater main extension is required by Private Development Contract. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b) and (c)

34. Contact Real Estate Division concerning the steps located in the Caddo Street right-of-way.

35. On the final plat choose a different name for the Shared Access Drive. Sections 51A-8.403(a)(1)(A)(xiv), Section 51A-8.506(e).

36. On the final plat identify the property as Lots 10A through 12E in City Block 6339. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872)

37. Water and Wastewater main improvements are required to be by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200: Attention Water and Wastewater Engineering.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PD 305
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BROWNSTONE CT
RIPLEY ST
N HASKELL AVE
MF-2(A)
CADDO ST
S167-066
MUNGER AVE
S167-090
S156-243
S156-087
PD 857
S123-261
PD 298 (Subarea 1)
S145-004
CBD/Downtown Demolition Delay Overlay
JENSEN CT
CADDO ST
PD 298
SOHO LN
TRIBECA WAY
SAN JACINTO ST
ROSS AVE
PD 298 (Subarea 8)
S167-091
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S167-090
Date: 1/25/2017

AERIAL MAP

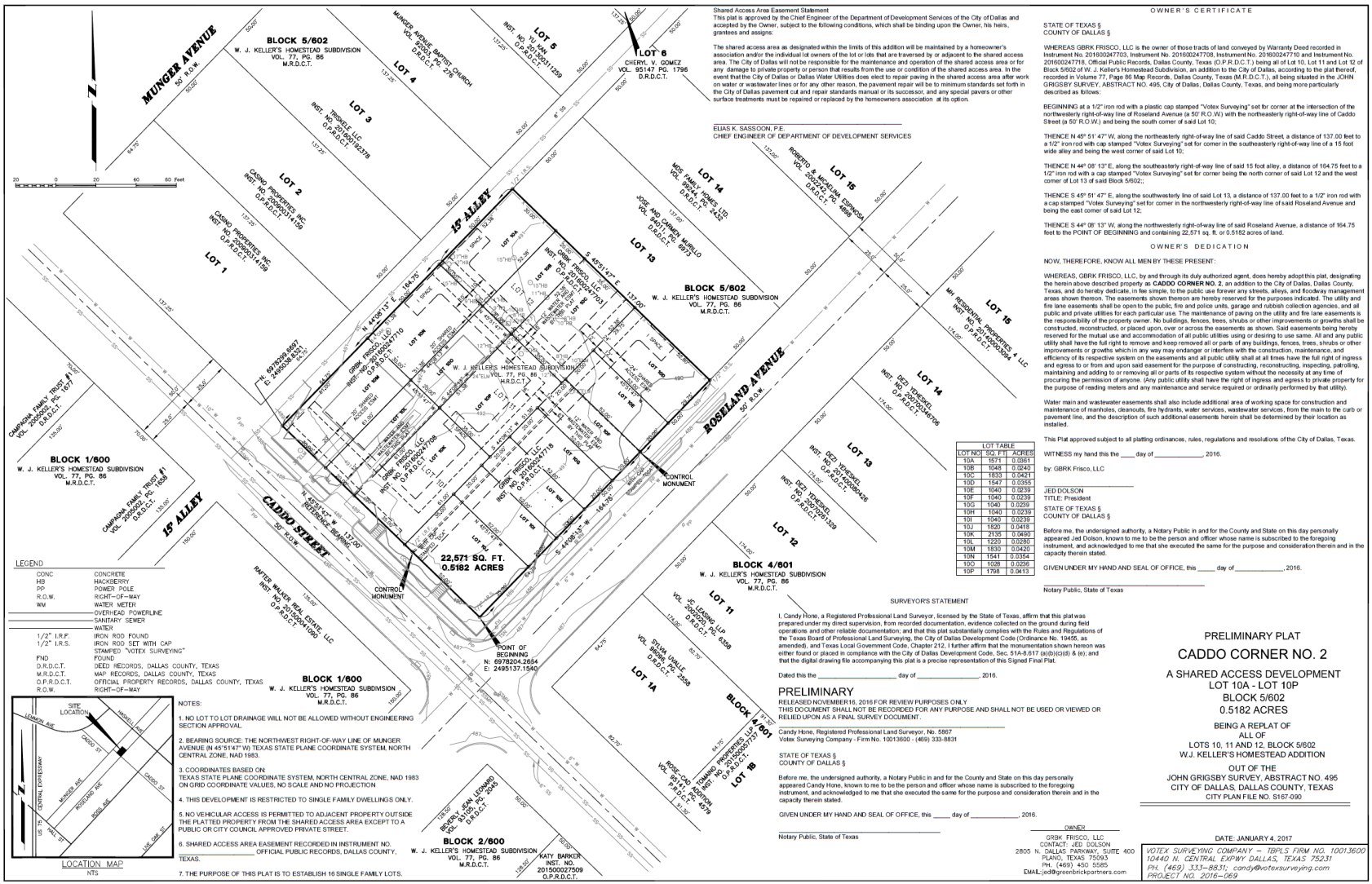
1:2,400

Area of Request

Recent History

Case no: S167-090

Date: 1/25/2017



Shared Access Area Easement Statement

This plat is approved by the Chief Engineer of the Department of Development Services of the City of Dallas and accepted by the Owner, subject to the following conditions, which shall be binding upon the Owner, his heirs, grantees and assigns:

The shared access area as designated within the limits of this addition will be maintained by a homeowner's association and/or the individual lot owners of the lot or lots that are traversed by or adjacent to the shared access area. The City of Dallas will not be responsible for the maintenance and operation of the shared access area or for any damage to private property or person that results from the use or condition of the shared access area. In the event that the City of Dallas or Dallas Water Utilities does elect to repair paving in the shared access area after work on water or wastewater lines or for any other reason, the pavement repair will be to minimum standards set forth in the City of Dallas pavement cut and repair standards manual or its successor, and any special pavers or other surface treatments must be repaired or replaced by the homeowners association at its option.

ELIAS K. SASSOON, P.E.
CHIEF ENGINEER OF DEPARTMENT OF DEVELOPMENT SERVICES

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS GBRK FRISCO, LLC is the owner of those tracts of land conveyed by Warranty Deed recorded in Instrument No. 201600247703, Instrument No. 201600247708, Instrument No. 201600247710 and Instrument No. 201600247718, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) being all of Lot 10, Lot 11 and Lot 12 of Block 5/602 of W. J. Keller's Homestead Subdivision, an addition to the City of Dallas, according to the plat thereof, recorded in Volume 77, Page 86 Map Records, Dallas County, Texas (M.R.D.C.T.), all being situated in the JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, City of Dallas, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a plastic cap stamped "Votex Surveying" set for corner at the intersection of the northeasterly right-of-way line of Roseland Avenue (a 50' R.O.W.) with the northeasterly right-of-way line of Caddo Street (a 50' R.O.W.) and being the south corner of said Lot 10;

THENCE N 45° 51' 47" W, along the northeasterly right-of-way line of said Caddo Street, a distance of 137.00 feet to a 1/2" iron rod with cap stamped "Votex Surveying" set for corner in the southeasterly right-of-way line of a 15 foot wide alley and being the west corner of said Lot 10;

THENCE N 44° 08' 13" E, along the southeasterly right-of-way line of said 15 foot alley, a distance of 164.75 feet to a 1/2" iron rod with a cap stamped "Votex Surveying" set for corner being the north corner of said Lot 12 and the west corner of Lot 13 of said Block 5/602;;

THENCE S 45° 51' 47" E, along the southeasterly line of said Lot 13, a distance of 137.00 feet to a 1/2" iron rod with a cap stamped "Votex Surveying" set for corner in the northwesterly right-of-way line of said Roseland Avenue and being the east corner of said Lot 12;

THENCE S 44° 08' 13" W, along the northwesterly right-of-way line of said Roseland Avenue, a distance of 164.75 feet to the POINT OF BEGINNING and containing 22,571 sq. ft. or 0.5182 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENT:

WHEREAS, GBRK FRISCO, LLC, by and through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as **CADDO CORNER 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 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, garage 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 full right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance, and efficiency of its respective system on the easements and all public utility shall at all times have the full right of ingress and egress to or from and upon said easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective system 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 and 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 manholes, cleanouts, fire hydrants, water services, wastewater services, from the main to the curb or pavement line, and the description of such additional easements herein shall be determined by their location as installed.

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

WITNESS my hand this the ____ day of _____, 2016.

by: GBRK Frisco, LLC

_____
JED DOLSON
TITLE: President

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Jed Dolson, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2016.

_____
Notary Public, State of Texas

LOT TABLE		
LOT NO.	SQ. FT.	ACRES
10A	1571	0.0361
10B	1048	0.0240
10C	1833	0.0421
10D	1547	0.0355
10E	1040	0.0239
10F	1040	0.0239
10G	1040	0.0239
10H	1040	0.0239
10I	1040	0.0239
10J	1820	0.0418
10K	2135	0.0490
10L	1220	0.0280
10M	1830	0.0420
10N	1541	0.0354
10O	1028	0.0236
10P	1798	0.0413

SURVEYOR'S STATEMENT

I, Candy Hone, 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 the 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 _____, 2016.

PRELIMINARY
RELEASED NOVEMBER16, 2016 FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

_____
Candy Hone, Registered Professional Land Surveyor, No. 5867
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2016.

_____
Notary Public, State of Texas

OWNER
GBRK FRISCO, LLC
CONTACT: JED DOLSON
2805 N. DALLAS PARKWAY, SUITE 400
PLANO, TEXAS 75093
PH. (469) 450 5585
EMAIL: jed@greenbrickpartners.com

PRELIMINARY PLAT

CADDO CORNER NO. 2

A SHARED ACCESS DEVELOPMENT
LOT 10A - LOT 10P
BLOCK 5/602
0.5182 ACRES

BEING A REPLAT OF
ALL OF
LOTS 10, 11 AND 12, BLOCK 5/602
W.J. KELLER'S HOMESTEAD ADDITION

OUT OF THE
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-090

DATE: JANUARY 4, 2017

VOTEX SURVEYING COMPANY – TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY. DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO. 2016-069

LEGEND

CONC	CONCRETE
HB	HACKBERRY
PP	POWER POLE
R.O.W.	RIGHT-OF-WAY
WM	WATER METER
	OVERHEAD POWERLINE
	SANITARY SEWER
	WATER
1/2" I.R.F.	IRON ROD FOUND
1/2" I.R.S.	IRON ROD SET WITH CAP STAMPED "VOTEX SURVEYING"
FND	FOUND
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 PROPERTY RECORDS, DALLAS COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY

LOCATION MAP
NTS

NOTES:

1. NO LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.

2. BEARING SOURCE: THE NORTHWEST RIGHT-OF-WAY LINE OF MUNGER AVENUE (N 45°51'47" W) TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 1983.

3. COORDINATES BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION

4. THIS DEVELOPMENT IS RESTRICTED TO SINGLE FAMILY DWELLINGS ONLY.

5. NO VEHICULAR ACCESS IS PERMITTED TO ADJACENT PROPERTY OUTSIDE THE PLATTED PROPERTY FROM THE SHARED ACCESS AREA EXCEPT TO A PUBLIC OR CITY COUNCIL APPROVED PRIVATE STREET.

6. SHARED ACCESS AREA EASEMENT RECORDED IN INSTRUMENT NO. _____ OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.

7. THE PURPOSE OF THIS PLAT IS TO ESTABLISH 16 SINGLE FAMILY LOTS.

S167-090

12(g)

City Plan Commission Date: 02/16/17
2/8/2017 1:48:28 PM

CITY PLAN COMMISSION **THURSDAY, FEBRUARY 16, 2017**

FILE NUMBER: S167-091 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Washington Avenue at San Jacinto Street, east quadrant

DATE FILED: January 20, 2017 **ZONING:** PD 298, Subarea 8

CITY COUNCIL DISTRICT: 14 **SIZE OF REQUEST:** 0.692-Acres **MAPSCO:** 45H

APPLICANT/OWNER: 1901 Harwood LLC

REQUEST: An application to create one 0.692-acre lot from a tract of land located in City Blocks 641 and 644 on property located on Washington Avenue at San Jacinto Street, east quadrant.

SUBDIVISION HISTORY:

1. S156-087 was a request north of the present request to replat a 3.0915-acre tract of land containing all of Lots 1A and 1B; part of Lots 5-10; all of Lots 11-18; and a portion of an alley to be abandoned, all in City Block 4/601, into one lot on property located on Roseland Avenue at Haskell Avenue, south corner. The request was approved February 18, 2016 and has not been recorded.

2. S145-004 was a request north of the present request to create one 0.210-acre lot from a tract of land in City Block 2/600 on property located at 3825 Ross Avenue. The request was approved on November 6, 2014 and was recorded December 17, 2015.

3. S134-248 was a request northeast of the present request to replat a 1.09 acre tract of land containing part of Lots 33 and 40, and all of Lots 34 through 39 in City Block 14/717 to create one 1.09-acre lot on Haskell Avenue between San Jacinto Street and Bryan Street. The request was approved October 2, 2014 and has not been recorded.

4. S123-261 create one 0.210-acre lot from a tract of land in City Block 2/600 on property located at 3825 Ross Avenue. The request was approved on November 6, 2014 and was recorded December 17, 2015.

STAFF RECOMMENDATION: The request complies with the requirements of PD 298, Sub district 8; 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, The Professional Land Surveying Practices Act and Amendment and the General Rules of Procedures and Practices of the "Texas Board of Professional Land Surveying".

2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.

3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas.

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

5. Any structure new or existing may not extend across new property lines.

6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

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

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

9. 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. Section 51A8.603; 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)

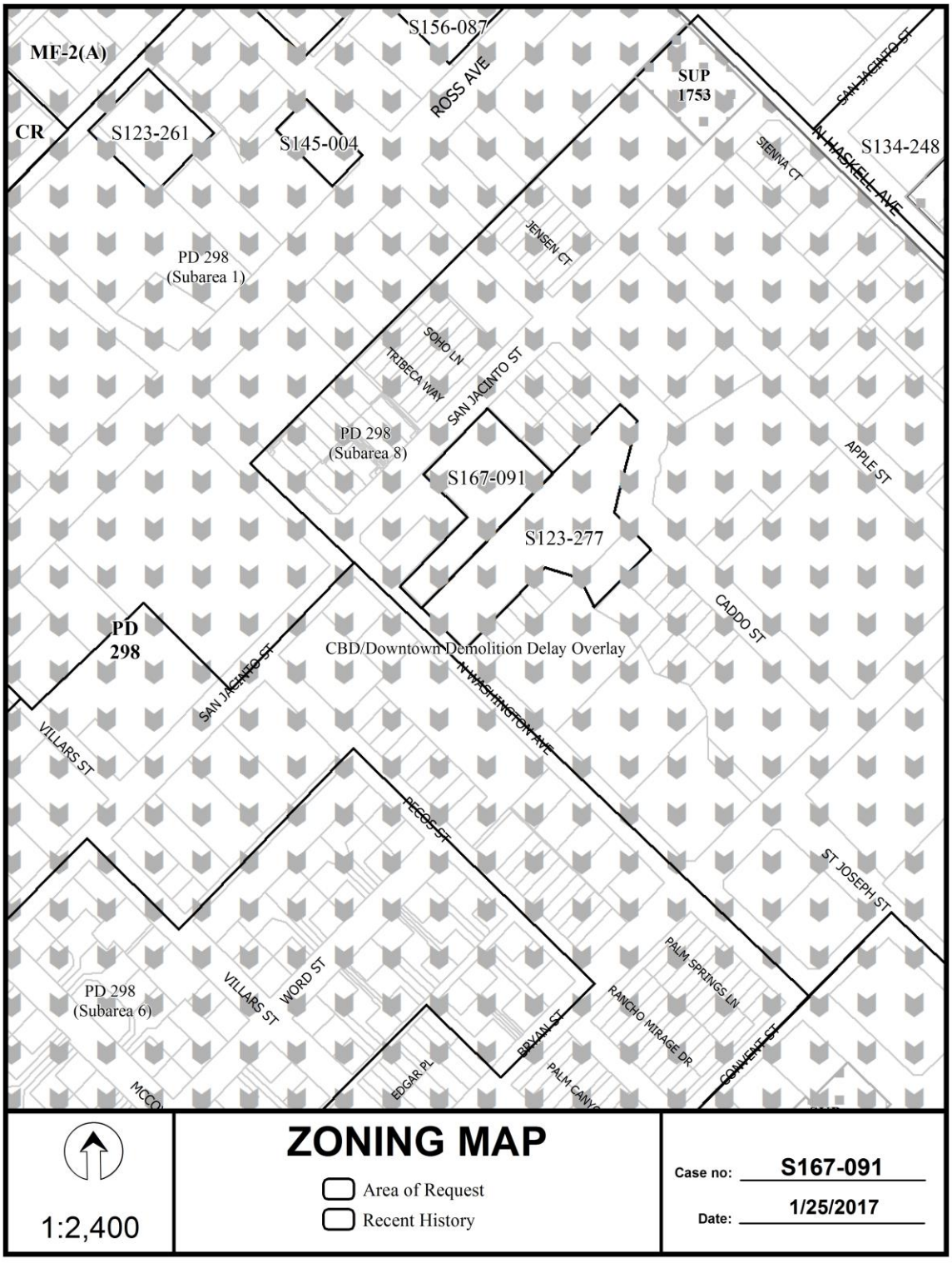
12. On the final plat dedicate either 28 feet of right-of-way, street easement, or sidewalk easement from the established center line of Washington Avenue. Sections 51A-8.602(c) and 51A-9.101

13. On the final plat dedicate either 28 feet of right-of-way, street easement, or sidewalk easement from the established center line of San Jacinto Street. Sections 51A-8.602(c) and 51A-9.101

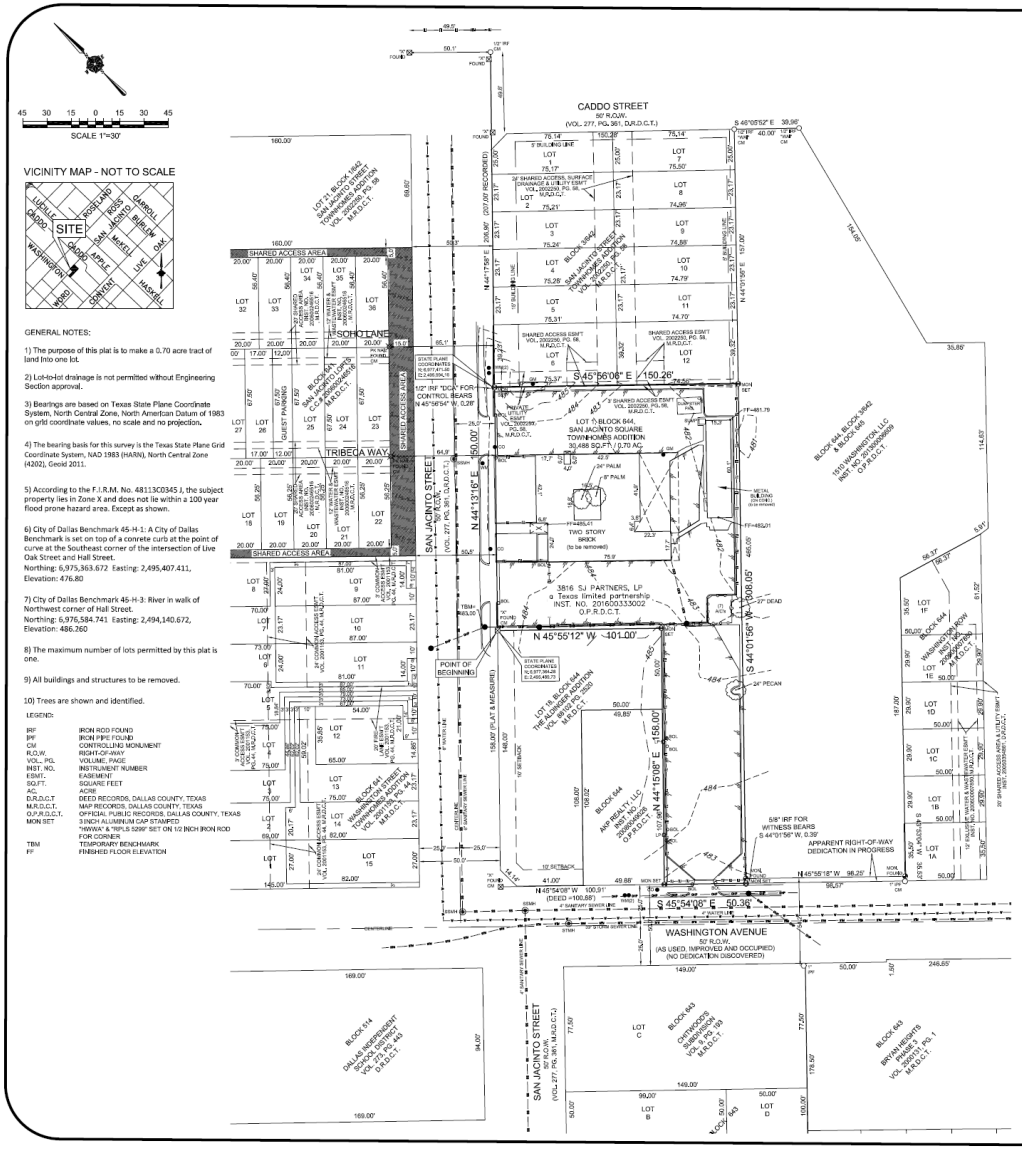
14. Comply with Mill Creek drainage requirement. Finish floor elevation must be 3 feet above nearest inlet, top of curb. Section 51A-8.611(d), C.9 of Mill Creek, Master Drainage Plan Study

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

16. On the final plat identify the property as Lot 19 in City Block 644. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872)


MF-2(A)
CR
S123-261
S145-004
S156-087
ROSS AVE
SUP
1753
SAN JACINTO ST
N HASKELL AVE
S134-248
SIENNA CT
JENSEN CT
PD 298
(Subarea 1)
SOHO LN
TRIBECA WAY
SAN JACINTO ST
PD 298
(Subarea 8)
S167-091
S123-277
APPLE ST
CADDO ST
PD
298
CBD/Downtown Demolition Delay Overlay
N WASHINGTON AVE
SAN JACINTO ST
VILLARS ST
PEGGS ST
ST JOSEPH ST
PD 298
(Subarea 6)
VILLARS ST
WORD ST
PALM SPRINGS LN
RANCHO MIRAGE DR
BRYAN ST
CONVENT ST
EDGAR PL
PALM CANYO
MCCO
1:2,400
ZONING MAP
Area of Request
Recent History
Case no: S167-091
Date: 1/25/2017

S156-087
ROSELAND AVE
S123-261
S145-004
ROSS AVE
SAN JACINTO ST
N HASKELL AVE
S134-248
S167-091
S123-277
N WASHINGTON AVE
CADDO ST
SAN JACINTO ST
PECOS ST
ST JOSEPH ST
CONVENT ST
1:2,400
AERIAL MAP
Area of Request
Recent History
Case no: S167-091
Date: 1/25/2017



GENERAL NOTES:

1) The purpose of this plat is to make a 0.70 acre tract of land into one lot.

2) Lot-to-lot drainage is not permitted without Engineering Section approval.

3) Bearings are based on Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.

4) The bearing basis for this survey is the Texas State Plane Grid Coordinate System, NAD 1983 (HARN), North Central Zone (4202), Geoid 2011.

5) According to the F.I.R.M. No. 48113C0345 J, the subject property lies in Zone X and does not lie within a 100 year flood prone hazard area. Except as shown.

6) City of Dallas Benchmark 45-H-1: A City of Dallas Benchmark is set on top of a conrete curb at the point of curve at the Southeast corner of the intersection of Live Oak Street and Hall Street.
Northing: 6,975,363.672 Easting: 2,495,407.411,
Elevation: 476.80

7) City of Dallas Benchmark 45-H-3: River in walk of Northwest corner of Hall Street.
Northing: 6,976,584.741 Easting: 2,494,140.672,
Elevation: 486.260

8) The maximum number of lots permitted by this plat is one.

9) All buildings and structures to be removed.

10) Trees are shown and identified.

LEGEND:

IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
CM	CONTROLLING MONUMENT
R.O.W.	RIGHT-OF-WAY
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
ESMT.	EASEMENT
SQ.FT.	SQUARE FEET
AC.	ACRE
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
MON SET	3 INCH ALUMINUM CAP STAMPED "HWWA" & "RPLS 5299" SET ON 1/2 INCH IRON ROD FOR CORNER
TBM	TEMPORARY BENCHMARK
FF	FINISHED FLOOR ELEVATION

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, 3816 SJ Partners, LP, a Texas limited partnership, do hereby adopt this plat, designating the herein described property as **LOT 1, BLOCK 644, SAN JACINTO SQUARE TOWNHOMES ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of Ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, Inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of Ingress or 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 for the systems. Additional easement area is also conveyed for Installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

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

WITNESS MY HAND THIS _____ DAY OF _____, 2017.

3816 SJ Partners, LP,
a Texas limited partnership

_____
Robert Tabak, General Partner

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 Robert Tabak, known to me to be the person whose name is subscribed to the foregoing Instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed 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 _____, 2017.

_____
Notary Signature

LIEN HOLDER' SUBORDINATION

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

Texas Brand Bank

By: _____
Name:
Title:

STATE OF TEXAS
COUNTY OF DALLAS

This Instrument was acknowledged before me on this the _____ day of _____, 2017 by _____ as _____ of Texas Brand Bank.

_____
Notary Signature

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, 3816 SJ Partners, LP., a Texas limited partnership is the sole owner of a tract of land situated in the John Grigsby Survey, Abstract No. 495 in the City of Dallas, Dallas County, Texas, and being in Block 641 and Block 644, same being conveyed to 3816 SJ Partners, LP, a Texas limited partnership by Warranty Deed with Vendor's Lien recorded in Instrument No. 20160033002, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at an "X" found at the North corner of The Aldinger Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 88102, Page 2520, Map Records, Dallas County, Texas, and lying in the Southeast right-of-way line of San Jacinto Street (variable width right-of-way);

Thence North 44 degrees 13 minutes 16 seconds East, along said Southeast right-of-way line of San Jacinto Street, a distance of 150.00 feet to a 3 inch aluminum cap stamped "HWWA" & "RPLS 5299" set on a 1/2 Inch Iron rod at the West corner of San Jacinto Street Townhomes Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 2002250, Page 58, Map Records, Dallas County, Texas;

Thence South 45 degrees 56 minutes 08 seconds East, along the Southwest line of said San Jacinto Street Townhomes Addition, a distance of 150.26 feet to a 3 Inch aluminum cap stamped "HWWA" & "RPLS 5299" set on a 1/2 inch Iron rod at the South corner of said San Jacinto Street Townhomes Addition and lying In the Northwest line of a tract of land conveyed to 1510 Washington, LLC, by Deed recorded In Instrument No. 20130009669, Official Public Records, Dallas County, Texas;

Thence South 44 degrees 01 minutes 56 seconds West, along said Northwest line of 1510 Washington tract, a distance of 308.05 feet to a 3 Inch aluminum cap stamped "HWWA" & "RPLS 5299" set on a 1/2 Inch Iron rod lying In the Northeast right-of-way line of Washington Avenue (variable width right-of-way) and the West corner of said 1510 Washington tract;

Thence North 45 degrees 54 minutes 08 seconds West, along said Northeast right-of-way line of Washington Avenue, a distance of 50.36 feet to a 3 Inch aluminum cap stamped "HWWA" & "RPLS 5299" set on a 1/2 Inch Iron rod at the South corner of a tract of land conveyed to AKP Realty, LLC, by Deed recorded In Instrument No. 20080049026, Official Public Records, Dallas County, Texas;

Thence North 44 degrees 15 minutes 08 seconds East, a distance of 158.00 feet to a 3 Inch aluminum cap stamped "HWWA" & "RPLS 5299" set on a 1/2 Inch Iron rod at the East corner of said The Aldinger Addition;

Thence North 45 degrees 55 minutes 12 seconds West, along the Northeast line of said The Aldinger Addition, a distance of 101.00 feet to the POINT OF BEGINNING and containing 30,488 square feet or 0.70 acre of land.

SURVEYOR'S STATEMENT

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

Dated this the _____ day of _____, 2017.

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. (01/23/2017)

Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299

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 Gary E. Johnson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed 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 _____, 2017.

_____
Notary Signature

OWNER
3816 SJ Partners, LP
7607 Currin Drive
Dallas, Texas 75230
attn: Robert Tabak

ENGINEER
Webb Consulting Group, Inc.
5803 Copperwood Lane, #2118
Dallas, Texas 75248
attn: Mark C. Webb, P.E.

TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300

PRELIMINARY PLAT
SAN JACINTO SQUARE TOWNHOMES ADDITION
LOT 1, BLOCK 644
30,488 SQ.FT. / 0.70 ACRE
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-091

DATE: 12/06/2016 / JOB # 1602519-1 / SCALE= 1" = 30' / DRAWN: CN

S167-091

13(e)

City Plan Commission Date: 02/16/17
2/8/2017 1:50:48 PM

CITY PLAN COMMISSION **THURSDAY, FEBRUARY 16, 2017**

FILE NUMBER: S167-089 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Peters Street between Griffin Street West and Griffin Street East

DATE FILED: January 20, 2017 **ZONING:** PD 317, Sub district 3

CITY COUNCIL DISTRICT: 2 **SIZE OF REQUEST:** 0.692-Acres **MAPSCO:** 45U

APPLICANT/OWNER: 1901 Harwood LLC

REQUEST: An application to replat a 0.692-acre tract of land containing all of Lot 12A in City Block A/441 to remove the platted 10 foot building line on the southerly line of Griffin Street West, and the platted 10 foot building line on the northeasterly line of Griffin Street East on property located on Peters Street between Griffin Street West and Griffin Street East.

SUBDIVISION HISTORY:

1. S156-244 was a request north of the present request to replat a 0.282-acre tract of land containing part of Lots 5 and 6 in City Block 13/84 to create one lot on property located at 1423 Griffin Street, at Akard Street, northeast corner. The request was approved August 17, 2016 and has not been recorded.

2. S145-095 was a request south of the present request to create a 12 lot Shared Access Development with lot sizes ranging from 1,526 square feet to 2,464 square feet in size from a 0.558-acre tract of land containing part of City Block 446 on property located on Powhattan Street between S. Lamar Street and the DART Rail Line. The request was approved March 5, 2015 and recorded June 16, 2016.

3. S123-209 was a request north of the present request to create a 3.935 acre lot from a tract of land in City Block 420 and City Block 460 located at the northeast corner of Lamar Street and Powhattan Street. The plat was approved March 21, 2013 and recorded January 12, 2015.

BUILDING LINE REMOVAL: 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 building line is 10 feet, the front yard setback for Subarea 3 in PD 317 District requires a minimum front yard setback of zero.

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

- Notices were not sent because the district is not considered a single family district.

"(iii) adversely affect neighboring properties; and"

- The 10 foot front yard building line is only located on Lot 12.

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

- The removal of the 10-foot building lines will allow the property to be developed in accordance with the regulations of PD 317, Sub Area 3.

STAFF RECOMMENDATION OF BUILDING LINE REMOVAL: The removal of the building line will allow the property to be developed in accordance with the regulations of PD 317, Sub district 3; therefore, staff recommends approval of the removal of the building line.

STAFF RECOMMENDATION OF PLAT: The request complies with the requirements of PD 317, Sub district 3; 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, The Professional Land Surveying Practices Act and Amendment and the General Rules of Procedures and Practices of the "Texas Board of Professional Land Surveying".
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas.
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines.
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. 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. Section 51A8.603; Section 51A-8.604

11. On the final plat dedicate 28 feet of right-of-way, street easement, or sidewalk easement from the established center line of Peters Street. Sections 51A-8.602(c) and 51A-9.101

12. On the final plat create an Estate in Expectancy for the portion of the building fronting on Peters Street that is/will encroach into the right-of-way.

13. On the final plat dedicate a 10 foot by 10 foot corner clip at the intersection of West Griffin Street at Peters Street, and East Griffin Street at Peters Street.

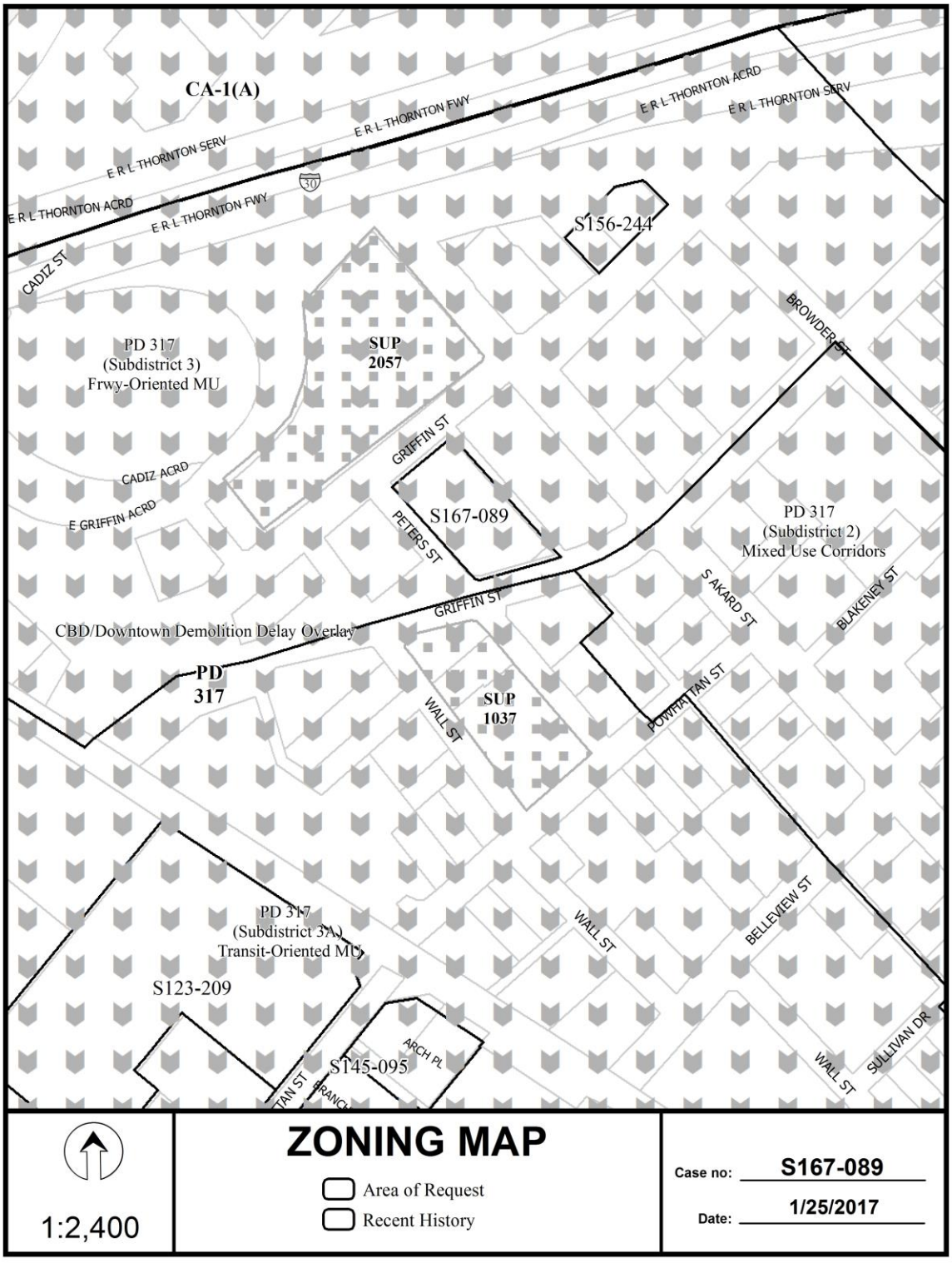
14. On the final plat dedicate a 15-foot by 15-foot Alley Sight Easement at the alley and West Griffin Street, and the alley at East Griffin Street. Section 51A-8.602(e), Section 51A-9.101

15. On the final plat chose a different addition name. Platting Guidelines

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

17. On the final plat add the following note: “The existing 10 foot platted building lines are removed by this plat.

18. On the final plat identify the property as Lot 12A in City Block A/441. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872)


CA-1(A)
E R L THORNTON SERV
E R L THORNTON FWY
E R L THORNTON ACRD
E R L THORNTON FWY
E R L THORNTON ACRD
E R L THORNTON SERV
CADIZ ST
S156-244
BROWDER ST
PD 317
(Subdistrict 3)
Frwy-Oriented MU
SUP
2057
GRIFFIN ST
CADIZ ACRD
E GRIFFIN ACRD
PETERS ST
S167-089
PD 317
(Subdistrict 2)
Mixed Use Corridors
S AKARD ST
BLAKENEY ST
GRIFFIN ST
CBD/Downtown Demolition Delay Overlay
PD
317
SUP
1037
WALL ST
POWHATTAN ST
PD 317
(Subdistrict 3A)
Transit-Oriented MU
S123-209
WALL ST
BELLEVIEW ST
ARCH PL
S145-095
WALL ST
SULLIVAN DR
1:2,400
ZONING MAP
Area of Request
Recent History
Case no: S167-089
Date: 1/25/2017

1:2,400

AERIAL MAP

Area of Request

Recent History

Case no: S167-089

Date: 1/25/2017

SURVEYOR'S STATEMENT

I, Robert W. Schaeberg, 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 actual surveys performed by me or under my supervision, and that all corners and monuments shown thereon as set will be properly placed under my supervision, in accordance with the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance No. 19455, as amended) and Texas Local Government Code, Sec. 212.045. To the best of my knowledge and belief, this plat is true and correct and was prepared in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e) and Texas Local Government Code, Sec. 212.045. Dimensions shown thereon are in grid values. Bearings are based on the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011) epoch 2010.00. Distances shown are surface values. Plat No. the digital drawing file accompanying this plat is a precise representation of this Signed Paper Plat.

Dated this the _____day of_____ 2017.

RELEASED FOR PLAT FOR REVIEW ONLY
NOT TO BE RECORDED

Robert W. Schaeberg
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. Schaeberg, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the _____day of_____ 2017.

NOTARY PUBLIC in and for the State of Texas

SURVEYOR'S NOTES

1. Bearing system for this survey is based on the plat of Peters St. recorded in Volume 106, Page 186, Deed Records, Dallas County, Texas. Bearing North 37 degrees 00 minutes 00 seconds West, according to the plat of Riverside Service Center Addition, recorded in Volume 75080, Page 380, Deed Records, Dallas County, Texas.
2. Latch-up drainage will not be allowed without Engineering Section approval.
3. Purpose of this Plat: To remove 30-foot building area as shown on the plat of Riverside Service Center, recorded in Volume 75080, Page 380, Deed Records, Dallas County, Texas.
4. Coordinates shown are based upon Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
5. Existing building to remain.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, IBO HARWOOD, LLC, is the owner of a tract of land situated in the City of Dallas, Dallas County, Texas, and being all of Lot 2B, Block A/440, 1112 Peters Street Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 2016, Page 178, Deed Records, Dallas County, Texas, and being all of Lot 1A, Block A/440, Simple Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in Instrument No. 201600178864, Official Public Records, Dallas County, Texas, and being all of that tract of land conveyed to IBO HARWOOD, LLC, by Special Warranty Deed recorded in Instrument No. 201600178863, Official Public Records, Dallas County, Texas, said 0.692 acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2-inch iron rod with yellow cap stamped "3043" found at the southeast corner of said Lot 2B-A, Block A/440, said point also being at the southwest corner of Lot 1, Block A/440, Hat M. Burford's Homestead Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 106, Page 186, Deed Records, Dallas County, Texas, said point also being on the north right-of-way line of Peters Street (60 feet wide);

THENCE, North 52 degrees 49 minutes 00 seconds West, with said corner clip, a distance of 8.50 feet to a "+" cut in concrete found at the north end of said corner clip;

THENCE, North 2 degrees 00 minutes 00 seconds West, with said east right-of-way line, a distance of 201.45 feet to a "+" cut in concrete found at the intersection of said east right-of-way line of Griffin Street East (60 feet wide) with the south right-of-way line of Griffin Street West (60 feet wide);

THENCE, North 71 degrees 05 minutes 55 seconds East, with said south right-of-way line, a distance of 128.04 feet to a "+" cut in concrete found at the intersection of said south right-of-way line of Griffin Street West and the west line of a 15-foot alley;

THENCE, South 2 degrees 00 minutes 00 seconds East, with said west line, a distance of 264.97 feet to a "+" cut in concrete found at the southwest corner of said Lot 2A-A, Block A/440, said point also being on the north line of Lot 1A, Block A/440, Simple Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201600178864, Official Public Records, Dallas County, Texas;

THENCE, South 52 degrees 49 minutes 37 seconds East, with said north line, a distance of 8.50 feet to a "+" cut in concrete found at the northeast corner of said Lot 1A, Block A/440, said point also being on the west right-of-way line of 15-foot alley;

THENCE, South 2 degrees 00 minutes 00 seconds East, with said west right-of-way line, a distance of 42.60 feet to a "+" cut in concrete found at the intersection of said west right-of-way line of 15-foot alley with the said north right-of-way line of Akard Street;

THENCE, North 71 degrees 05 minutes 55 seconds West, with said north right-of-way line, a distance of 127.79 feet to the POINT OF BEGINNING;

CONTAINING, 30,047 square feet or 0.692 acres of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, **IBO HARWOOD, LLC**, acting by and through it's duly authorized agent, does hereby adopt this plat, designating the herein described property as **lot 2B, BLOCK A/440, 1112 PETERS STREET ADDITION**, an addition to the City of Dallas, Texas, and does hereby dedicate to the public use forever any streets, alleys, and drainage management areas shown thereon. The undersigned does hereby covenant and agree that all of the drainage management areas shown thereon shall be maintained in a state of good repair and neat appearance at all times by the undersigned, its successors and assigns, and that the City of Dallas will not be responsible for the maintenance or repair of any improvements in the drainage management areas shown thereon. The undersigned does hereby grant to the City of Dallas, Dallas County, Texas, and to any public utility, its successors and assigns, the right to use the drainage management areas shown thereon for the purpose of installing and maintaining, constructing, reconstructing, or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. The undersigned does hereby grant to the City of Dallas, Dallas County, Texas, and to any public utility, its successors and assigns, the right to use the drainage management areas shown thereon for the purpose of ingress and egress to and from and upon said drainage management areas for the purpose of reading meters and for the purpose of maintaining and servicing drainage structures and appurtenances located within the drainage management areas. The undersigned does hereby grant to the City of Dallas, Dallas County, Texas, and to any public utility, its successors and assigns, the right to install, maintain, and operate its respective systems in, on, over, under, through, across and along the drainage management areas shown thereon, and the right to make such changes, additions, repairs, removals, and relocations in or to its respective system on the drainage management areas shown thereon as may be necessary or convenient in the judgment of the City of Dallas, Dallas County, Texas, and any public utility, its successors and assigns, 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 ordinary performed by that utility.

Buildings and maintenance easements within this addition additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for overhang of eaves, footings, and foundations of the buildings adjacent to said maintenance easements hereon granted shall be determined by that 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_____ 2017.

IBO Harwood, LLC

Name
Title

STATE OF TEXAS
COUNTY OF DALLAS

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

Given under my hand and seal of office this the _____day of_____ 2017.

Notary Public in and for the State of Texas

OWNER
IBO HARWOOD, LLC
1100 SOUTH AKARD STREET
DALLAS, TEXAS 75203
Phone: 214-948-0004
SAEED BASHOUR
sabkutlass@gmail.com

ENGINEER / SURVEYOR
GONZALEZ & SCHAEBERG ENGINEERS & SURVEYORS, INC.
600 North Central Expressway, Suite 850
Richardson, Texas 75080
Phone: 972-516-0801
Fax: 972-516-0805
Robert W. Schaeberg, R.P.L.S.
robert.schaeberg@gs-engineers.com

LEGEND

	PROPERTY LINE
	ADJOINER PROPERTY LINE
	CENTERLINE
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. No.	INSTRUMENT NUMBER
P.	PAGE
CM	CONTROLLING MONUMENT
sq.ft.	SQUARE FEET

SHEET 1 OF 1

PRELIMINARY PLAT
1112 PETERS STREET ADDITION
LOT 12B
BLOCK A/441
BEING A REPLAT OF
LOT 12-A, BLOCK A/441
RIVERSIDE SERVICE CENTER
V. 75080, P. 380, D.R.D.C.T.
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-089
CITY ENGINEERING PLAN FILE NO. 311T-9014

Gonzalez & Schaeberg engineers ■ surveyors
600 N. Central Expressway
Suite 850
Richardson, Texas 75080
(972) 516-0801 Fax(972) 516-0805
TX ENGINEERING FIRM REG. NO. F-3374
TX SURVEYING FIRM REG. NO. 100752-00

1" = 30'
JANUARY, 2017
6427-1E-B-1
6427-PREPLAT

CITY PLAN COMMISSION **THURSDAY, FEBRUARY 16, 2017**

FILE NUMBER: S167-085 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Knoxville Street between Wyoming Street and La Rue Street

DATE FILED: January 18, 2017 **ZONING:** R-7.5(A)

CITY COUNCIL DISTRICT: 3 **SIZE OF REQUEST:** 0.4132-Acres **MAPSCO:** 52U

APPLICANT/OWNER: Hugo and Maria Alvarez

REQUEST: An application to create two 9,000 square foot lots (0.2066-acre per lot) from the remainder of Lot 24 (0.4132-acre tract of land) in City Block 1/8016 on property located west of Knoxville Street between Wyoming Street and La Rue Street.

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

NOTICES: 18 notices were sent to property owners within 200 feet of the property on January 25, 2017.

STAFF RECOMMENDATION: Section 51A-8.503 states that "lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets."

The proposed lot is similar to the lots contiguous on both sides of the property. However, most of the lots in the vicinity range in size from approximately 11,000 square feet to 30,000 square feet in size. The 2 proposed lots are 9,000 square feet in size; the 2 lots contiguous on the east of the proposed lots are 11,200 square feet in size while the 2 smaller lots adjacent to the west are approximately 14,000 square feet in size.

The staff has reviewed the plats in the area and find that there is no "established lot pattern" for the lots lying south of Wyoming Street and west of Knoxville Street in the vicinity of this request. Therefore, because the proposed lots meet the minimum lot area requirement of the R-7.5(A) zoning designation, and there is no established lot pattern, we recommend 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, The Professional Land Surveying Practices Act and Amendment and the General Rules of Procedures and Practices of the "Texas Board of Professional Land Surveying".
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas.
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines.

6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

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

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

9. 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. 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)

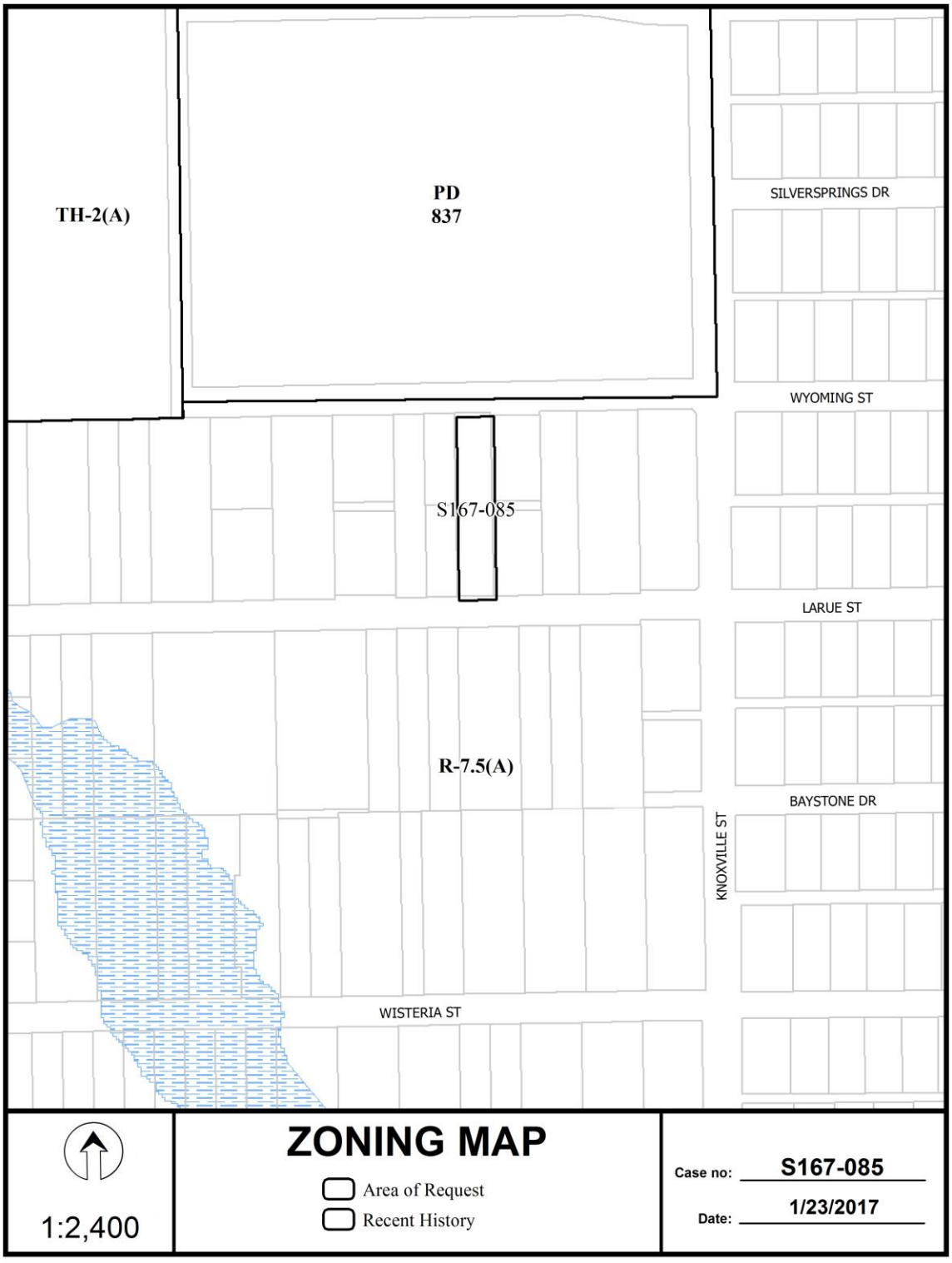
12. On the final plat dedicate either 28 feet of right-of-way, street easement, or sidewalk easement from the established center line of Larue Street and Wyoming Street. Sections 51A-8.602(c) and 51A-9.101

13. 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)

14. Additional design information is required for assessment. 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)

15. Wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200: Attention: Water and Wastewater Engineering. Sections 49-60(g)(1)

16. On the final plat identify the property as Lot 24B, and 24C in City Block 1/8016. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872)


TH-2(A)
PD
837
SILVERSPRINGS DR
WYOMING ST
S167-085
LARUE ST
R-7.5(A)
BAYSTONE DR
KNOXVILLE ST
WISTERIA ST
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S167-085
Date: 1/23/2017

1:2,400

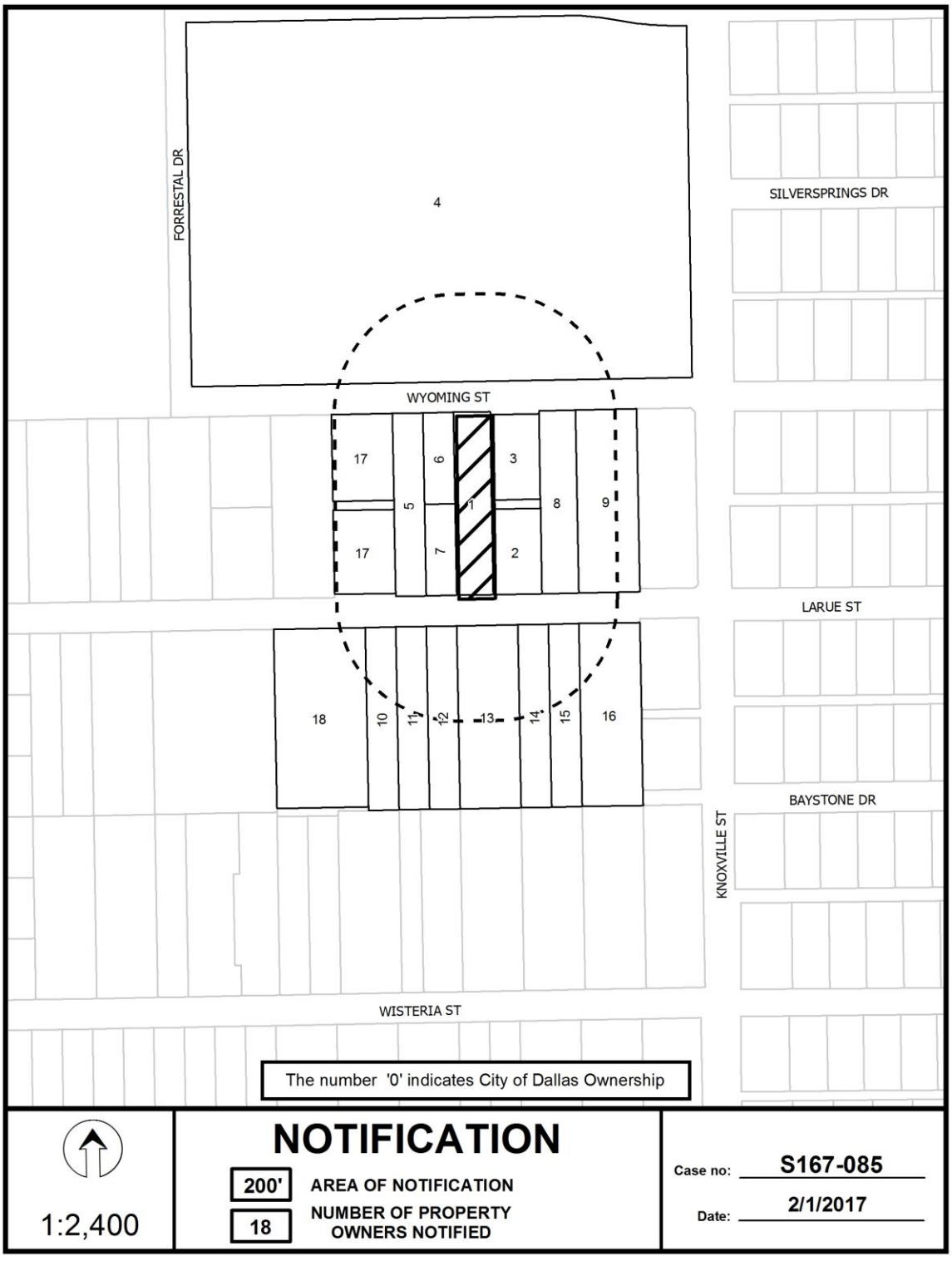
AERIAL MAP

Area of Request

Recent History

Case no: S167-085

Date: 1/23/2017


FORRESTAL DR
4
SILVERSPRINGS DR
WYOMING ST
17
6
3
5
1
8
9
17
7
2
LARUE ST
18
10
11
12
13
14
15
16
BAYSTONE DR
KNOXVILLE ST
WISTERIA ST
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
18
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: S167-085
Date: 2/1/2017

01/23/2017

Notification List of Property Owners

S167-085

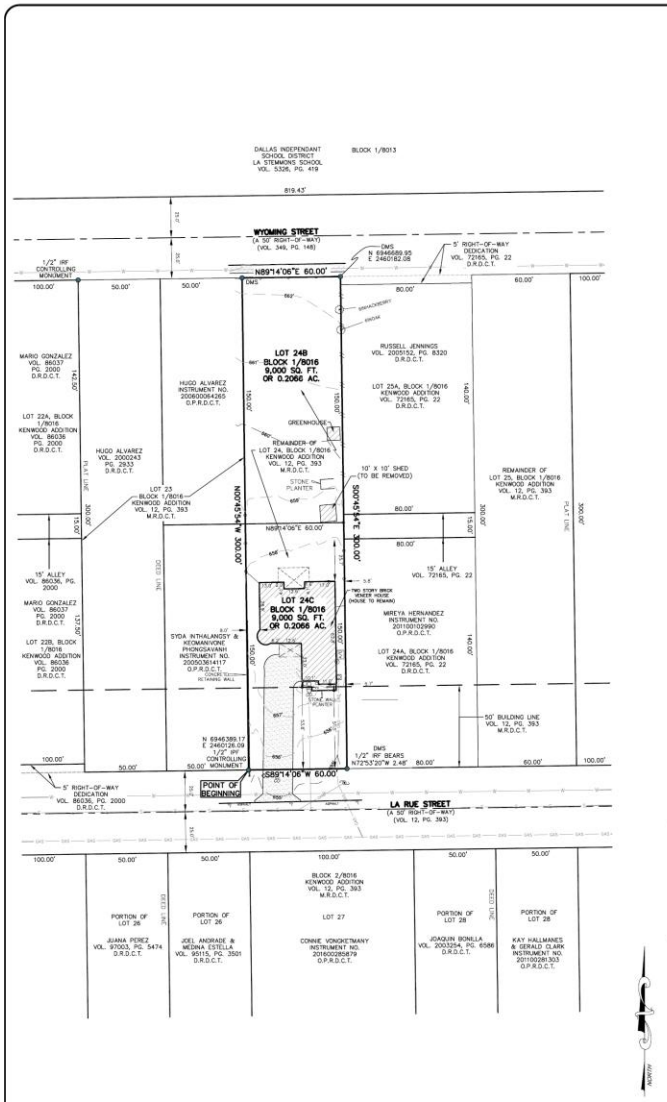
18 Property Owners Notified

Label #	*Address*		*Owner*
1	4727	LARUE ST	TRUJILLO HUGO ALVAREZ &
2	4725	LARUE ST	HERNANDEZ MIREYA R
3	4724	WYOMING ST	JENNINGS RUSSELL
4	2727	KNOXVILLE ST	Dallas ISD
5	4743	LARUE ST	ALVAREZ HUGO & MARIA D
6	4739	WYOMING ST	ALVAREZ HUGO
7	4739	LARUE ST	INTHALANGSY SYDA &
8	4719	LARUE ST	ZARAGOZA LUIS ELIAS & CLAUDIA
9	4707	LARUE ST	AVA MANAGEMENT TRUST
10	4746	LARUE ST	HERNANDEZ MARIA
11	4740	LARUE ST	PEREZ JUANA
12	4738	LARUE ST	ANDRADE JOEL &
13	4732	LARUE ST	PHONGSAVATH LAMPHONE
14	4726	LARUE ST	BONILLA JOAQUIN
15	4722	LARUE ST	HALLMANES KAY K &
16	4710	LARUE ST	FRANCISCO DE JESUS &
17	22	WYOMING ST	GONZALEZ MARIO LUIS
18	4806	LARUE ST	VO VI DALLAS FT WORTH

S167-085

15(g)

City Plan Commission Date: 02/16/17
2/8/2017 1:44:42 PM



VICINITY MAP
N.T.S.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas Hugo Alvarez–Trujillo and Maria Dolorez Alvarez are the sole owners of that certain 0.4132 acre tract of land situated in the Wm. Pearson Survey, Abstract No. 1127, City of Dallas, Dallas County, Texas, and being the remaining west 60 feet of Lot 24, Block 1/8016, Kenwood Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 12, Page 393, Map Records, Dallas County, Texas, and being all of that certain tract of land to Hugo Alvarez–Trujillo and Maria Dolorez Alvarez, by Warranty Deed recorded in Instrument Number 20120033980, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron pipe found for the southwest corner of said Lot 24, same being the southwest corner of said Alvarez tract, same being the southeast corner of Lot 23, said Block 1/8016, of said Kenwood Addition, same being in the north right-of-way line of La Rue Street (a 50 foot right-of-way);

THENCE North 00 deg. 45 min. 54 sec. West, along the common line of said Lot 24, and said Lot 23, a distance of 300.00 feet to a 3 inch disk monument set with "Alvarez at La Rue Addition RPLS 6122" (hereinafter referred to as DMS) for the northwest corner of said Lot 24, same being the northeast corner of said Lot 23, same being in the south right-of-way line of Wyoming Street (a 50 foot right-of-way);

THENCE North 89 deg. 14 min. 06 sec. East, along the common line of said Lot 24, and the south right-of-way line of said Wyoming Street, a distance of 60.00 feet to a DMS for the northeast corner of said Alvarez tract, same being the northeast corner of aforesaid remainder of Lot 24, same being the northwest corner of Lot 25A, Block 1/8016, Kenwood Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 72165, Page 22, Deed Records, Dallas County, Texas;

THENCE South 00 deg. 45 min. 54 sec. East, along the common line of said Alvarez tract, and the west line of said Lot 25A, a distance of 300.00 feet to a DMS for the southeast corner of said Alvarez tract, from which a 1/2 inch iron rod found bears North 72 deg. 53 min. 20 sec. West, 2.48 feet, said point being the southeast corner of said Lot 24A, same being the southeast corner of aforesaid remainder of Lot 24, same being in the north right-of-way line of aforesaid La Rue Street;

THENCE South 89 deg. 14 min. 06 sec. West, along the common line of said Alvarez tract, said Lot 24, and the north right-of-way line of said La Rue Street, a distance of 60.00 feet to the POINT OF BEGINNING and containing 18,000 square feet or 0.4132 acre of computed land.

GENERAL NOTES:

1. Basis of Bearing was established using GPS Observations holding City of Dallas Geodetic Monuments 52-V-1 and 52-R-1 and is on the TX Coordinate System (North Central Zone)-NAD83 (2007).
2. Lot-to-lot drainage is not permitted without Engineering Section approval.
3. 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.
4. Purpose of plat–To create two lots from a 0.4132 remainder of a platted lot.
5. House to remain, 10'x10' shed to be removed, as noted.

LEGEND

1. M.R.D.C.T. – MAP RECORDS, DALLAS COUNTY, TEXAS
2. D.R.D.C.T. – DEED RECORDS, DALLAS COUNTY, TEXAS
3. O.P.R.D.C.T. – OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
4. IRF – IRON ROD FOUND
5. INST. NO. – INSTRUMENT NUMBER
6. VOL. – VOLUME
7. PG. – PAGE
8. IRS – 1/2" IRON ROD SET WITH "PEISER & MANKIN SURV" RED PLASTIC CAP
9. DMS – 3" ALUMINUM DISK STAMPED "ALVAREZ AT LA RUE ADDITION RPLS 6122"

LINETYPE TABLE

	BOUNDARY LINE
	ADJOINER LINE
500	CONTOUR LINE
W	WATER LINE
OHU	OVERHEAD SERVICE LINE
S	SEWER LINE
SD	STORM DRAIN LINE
G	GAS LINE
UGE	UNDERGROUND ELEC. LINE
	EASEMENT LINE
	BUILDING LINE
	STREET CENTERLINE

GRAPHIC SCALE

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

EXECUTED THIS _____ DAY OF _____, 2017.

BY: _____
HUGO ALVAREZ–TRUJILLO, OWNER

STATE OF TEXAS:
COUNTY OF DALLAS:
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED HUGO ALVAREZ–TRUJILLO, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ___ DAY OF _____, 2017.

_____
NOTARY PUBLIC IN AND FOR DALLAS COUNTY

EXECUTED THIS _____ DAY OF _____, 2017.

BY: _____
MARIA DOLOREZ ALVAREZ, OWNER

STATE OF TEXAS:
COUNTY OF DALLAS:
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MARIA DOLOREZ ALVAREZ, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ___ DAY OF _____, 2017.

_____
NOTARY PUBLIC IN AND FOR DALLAS COUNTY

SURVEYOR'S STATEMENT

I, TIMOTHY R. MANKIN, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, THE CITY OF DALLAS DEVELOPMENT CODE (ORDINANCE NO. 19455, AS AMENDED), AND TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212. I FURTHER AFFIRM THAT MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED IN COMPLIANCE WITH THE CITY OF DALLAS DEVELOPMENT CODE, SEC. 51A–8.617 (A)(B)(C)(D)&(E); AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

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

TIMOTHY R. MANKIN
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6122

STATE OF TEXAS:
COUNTY OF TARRANT:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TIMOTHY R. MANKIN, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 2017.

_____
NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

PRELIMINARY PLAT
ALVAREZ AT LA RUE ADDITION
LOTS 24B AND 24C, BLOCK 1/8016

W. M. PEARSON SURVEY, ABSTRACT NO. 1127
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167–085
ENGINEERING PLAN NO. _____
THIS PLAT FILED IN INSTRUMENT NO. _____

OWNER:
HUGO AND MARIA ALVAREZ
4743 LA RUE STREET
DALLAS, TEXAS 75211

ENGINEER:
SHOLA MOROHUNFOLA
OKM ENGINEERING, INC.
112 S. MADISON AVE.
DALLAS, TX 75208
214–941–9412

JOB NO.:	16–150
DATE:	12/22/2016
FLD. DATE:	12/21/2016
SCALE:	1" = 30'
FIELD:	J.R.
DRAWN:	A.M.B.
CHECKED:	T.R.M.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com
623 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051
817–481–1806 (O)
817–481–1809 (F)
tmankin@peisersurveying.com
COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE
TBPLS Texas Society of Professional Surveyors
Member Since 1974
FIRM No. 100999–00

SHEET 1 OF 1

CITY PLAN COMMISSION **THURSDAY, FEBRUARY 16, 2017**

Planner: Sarah May

FILE NUMBER: Z156-260(SM) **DATE FILED:** May 4, 2016

LOCATION: West corner of East Grand Avenue and St. Mary Avenue

COUNCIL DISTRICT: 2 **MAPSCO:** 46 G, H

SIZE OF REQUEST: Approx. 20,000 Sq. Ft. **CENSUS TRACT:** 25.00

APPLICANT/REPRESENTATIVE: Jaime Tamayo

OWNER: Tamex Investments, Inc. – Jaime Tamayo, Sole Officer

MISCELLANEOUD DOCKET ITEM:

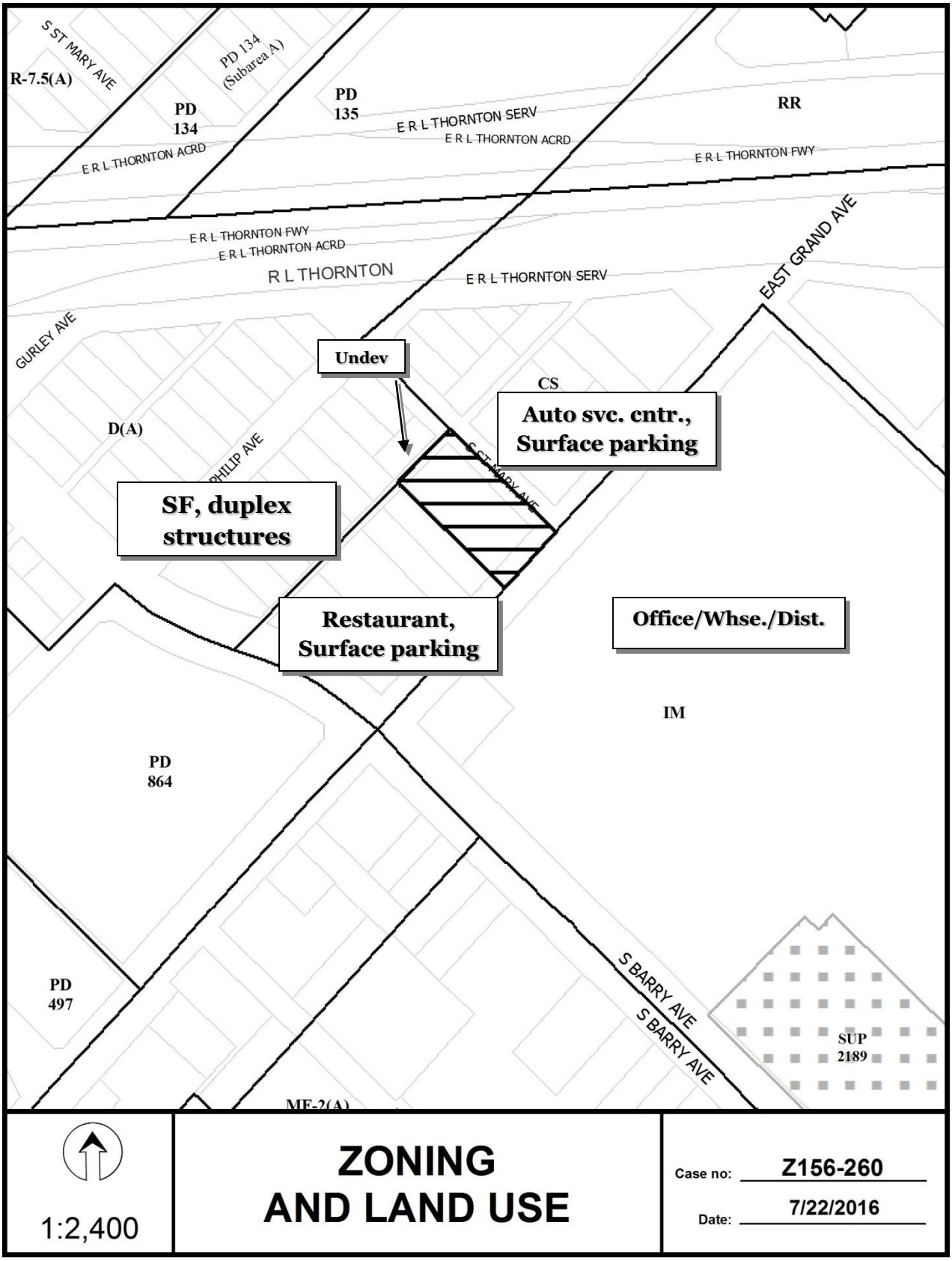
Extension of the six month time period for scheduling a zoning request for City Council.

On August 18, 2016, the City Plan Commission recommended **approval** of an application to renew Specific Use Permit No. 1601 for a Commercial amusement (inside) use, limited to a Class A dance hall for a three-year period, subject to a site plan and conditions.

The Dallas Development Code states that a request for a zoning change may not be held for longer than six months from the date of the Commission's action without being scheduled for a City Council hearing. Furthermore, the Commission shall review a zoning request that has not been scheduled within six months of the Commission's action to determine whether a time extension should be granted for a specified period or whether the application should be terminated and declared null and void.

The delay in forwarding this request to the City Council has been attributed to the discovery that the applicant had not complied with the overall maximum floor area specified in the conditions upon Building Inspections review of a new certificate of occupancy. The applicant had previously converted an existing restaurant space into a commercial amusement (inside) use. Since the original SUP conditions specified both the overall floor area for a commercial amusement (inside) use and the floor area for a Class A dance hall, a revision to the SUP conditions and a revised site plan is required to reflect the change. The conversion of floor area from restaurant to commercial amusement (inside) does not increase the floor area limited to a Class A dance hall or the amount of required parking. Class A dance halls require a Specific Use Permit in this zoning district; general commercial amusement (inside) use that is not a Class A dance hall does not require a SUP. Staff recommends an extension of two months to allow the item to be placed on the May 24, 2017, City Council agenda.

Staff Recommendation: Approval of a three-month extension period.


S ST MARY AVE
R-7.5(A)
PD 134 (Subarea A)
PD 134
PD 135
E R L THORNTON SERV
E R L THORNTON ACRD
RR
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
EAST GRAND AVE
GURLEY AVE
Undev
CS
Auto svc. cntr., Surface parking
D(A)
PHILIP AVE
S ST MARY AVE
SF, duplex structures
Restaurant, Surface parking
Office/Whse./Dist.
IM
PD 864
PD 497
S BARRY AVE
S BARRY AVE
SUP 2189
MF-2(A)
1:2,400
ZONING AND LAND USE
Case no: Z156-260
Date: 7/22/2016

CITY PLAN COMMISSION **THURSDAY, FEBRUARY 16, 2017**

Planner: Andrew Ruegg

FILE NUMBER: D167-008 **DATE FILED:** December 2, 2016

LOCATION: On the northwest side of West Mockingbird Lane, southwest of Maple Avenue

COUNCIL DISTRICT: 2 **MAPSCO:** 34-N

SIZE OF REQUEST: ±1.2 acres **CENSUS TRACT:** 4.06

MISCELLANEOUS DOCKET ITEM

OWNER/APPLICANT: Mockingbird Venture Partners, LLC – Jorge Ramirez

REPRESENTATIVE: Jackson Walker, LLP – William S. Dahlstrom

REQUEST: An application for a development plan for retail uses on property zoned Subdistrict 1 within Planned Development District No. 759.

SUMMARY: On November 9, 2016, the Dallas City Council passed Ordinance No. 30263 which amended Planned Development District No. 759 for multiple uses on property at the above referenced location.

The zoning was granted as a conceptual planned development district and requires City Plan Commission approval of a development plan prior to the issuance of a building permit. The plan provides for two buildings totaling 11,443 square feet of retail development.

In conjunction with the above requirement, the attached development plan is submitted for the City Planning Commission's consideration. Staff has reviewed the proposed development plan and determined the plan complies with the requirements of the ordinance for PD No. 759.

The ordinance amending the PD may be viewed at the following link:
http://citysecretary.dallascityhall.com/resolutions/2016/11-09-16/16-1832.PDF

The original PD ordinance may be viewed at the following link:
http://www.dallascityattorney.com/51P/Articles%20Supp%2035/Article%20759.pdf

STAFF RECOMMENDATION: Approval

LIST OF OFFICERS
MOCKINGBIRD VENTURE PARTNERS, LLC

Mockingbird Venture Partners, LLC
A Delaware Limited Liability Company

- Jorge Ramirez – President

Sole Managing Member: Highridge Asset Management, LLC
A Delaware Limited Liability Company

Sole Managing Member: Highridge Management, Inc.
A California Corporation

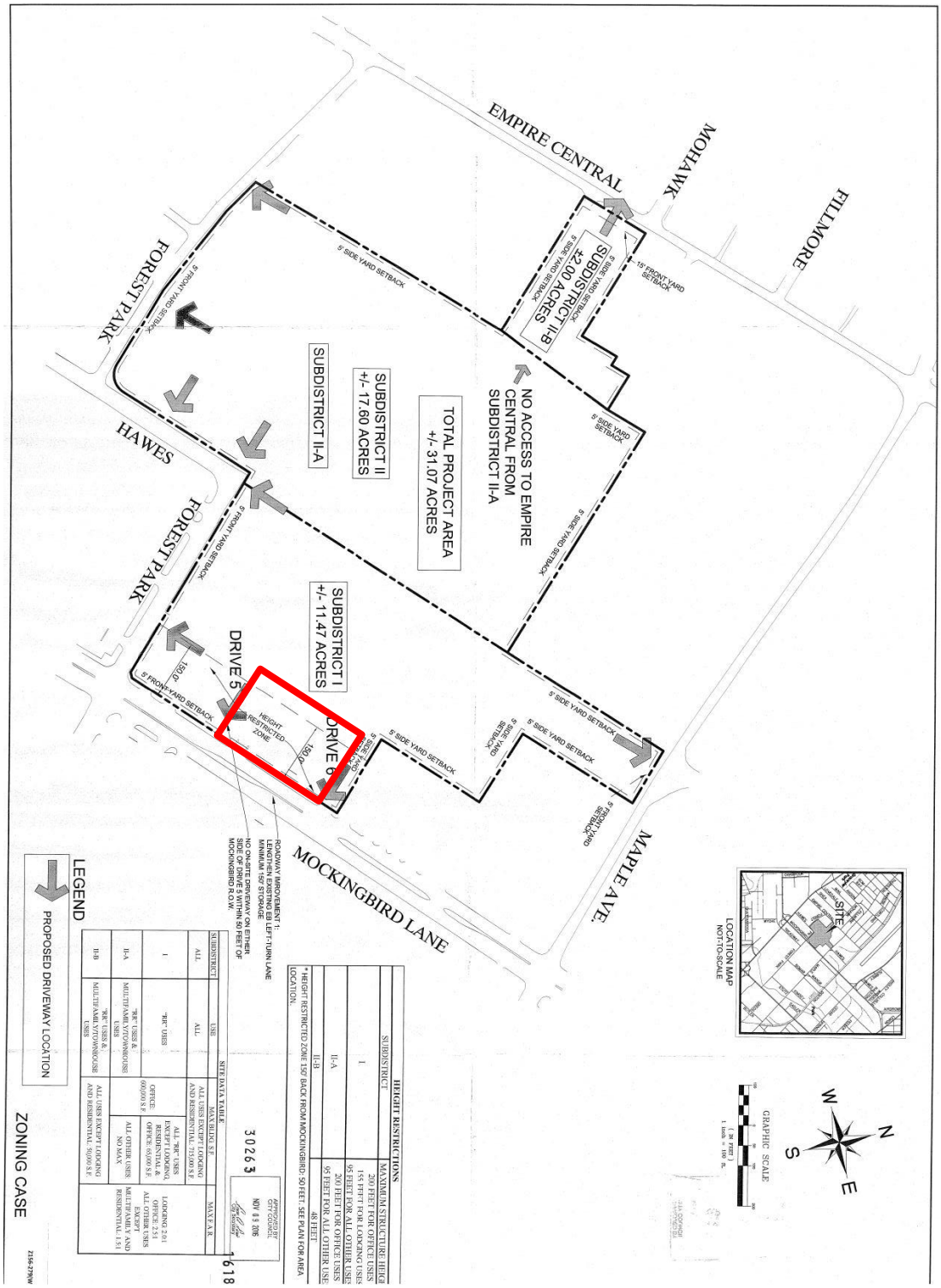
Highridge Asset Management, LLC – Officers

- John S. Long – President
- Steven A. Berlinger – Executive VP/CFO
- Jack L Mahoney – VP
- Eugene S. Rosenfield – VP
- Parviz Vaghti – VP
- Linda Kasai – VP/Secretary

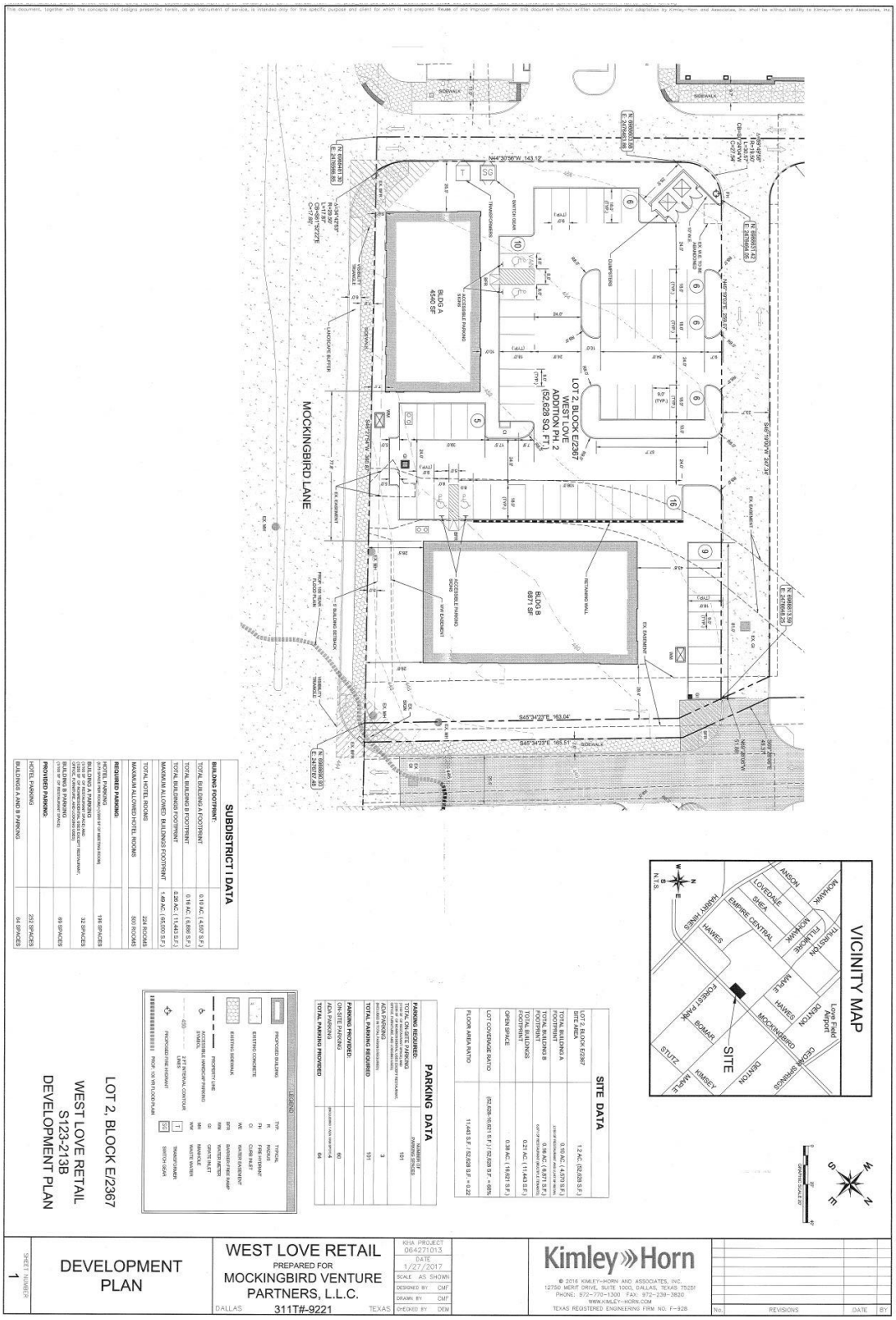
Highridge Asset Management, LLC – Directors

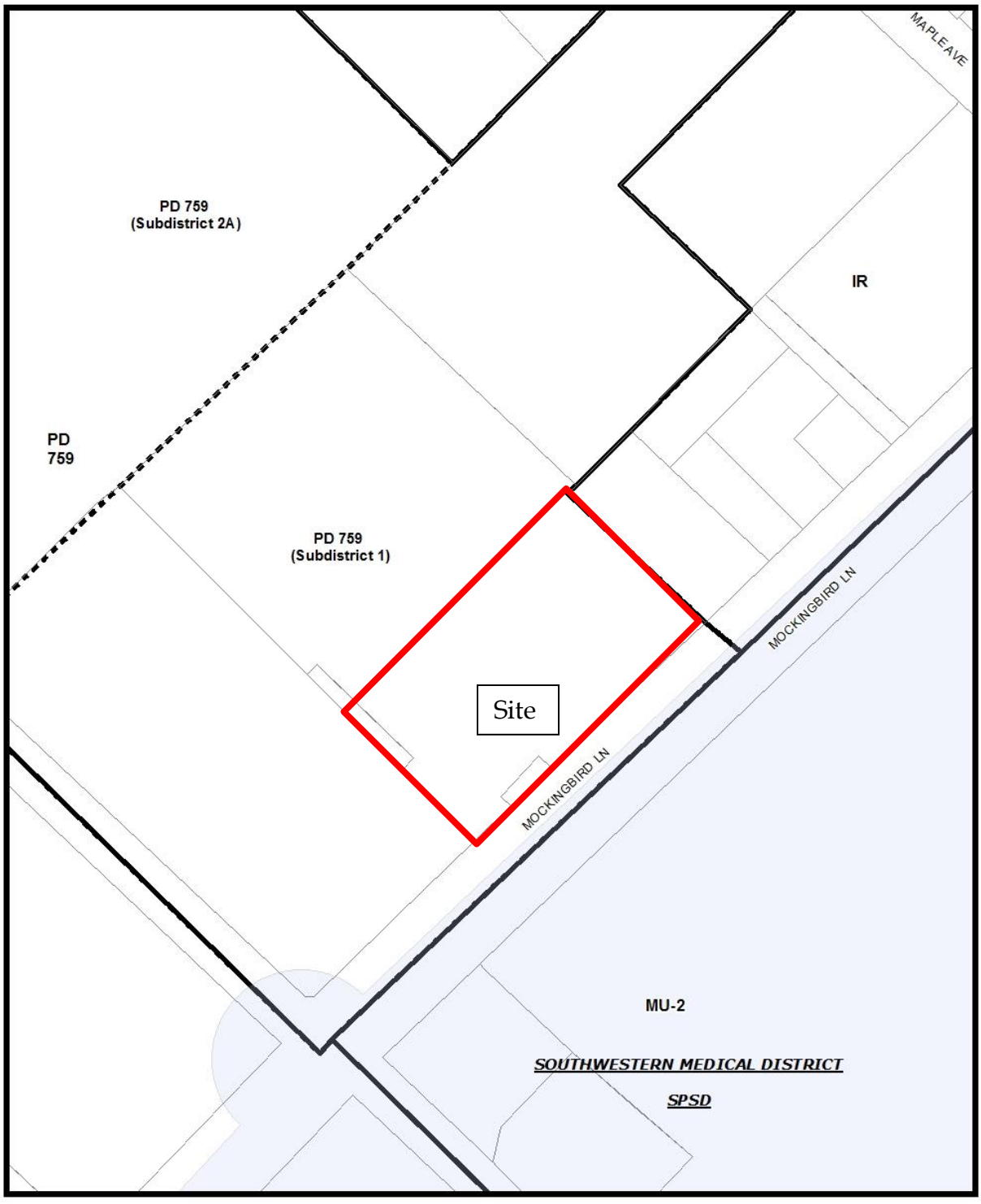
- John S. Long
- Steven A. Berlinger

Existing Conceptual Plan



Proposed Development Plan





1:1,600

Zoning Map

Printed Date: 1/24/2017

1:1,600

Aerial Map

Printed Date: 1/24/2017

CITY PLAN COMMISSION **THURSDAY, FEBRUARY 16, 2017**

Planner: Andrew Ruegg

FILE NUMBER: D167-011 **DATE FILED:** December 22, 2016

LOCATION: North of Olympus Boulevard, west of Cypress Waters Boulevard

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

SIZE OF REQUEST: ±1.6 acres **CENSUS TRACT:** 141.27

MISCELLANEOUS DOCKET ITEM

OWNER: Cypress Waters Land A, Ltd

APPLICANT: Billingsley Development Corporation

REPRESENTATIVE: Bradley Moss, Kimley-Horn

REQUEST: An application for a development plan and landscape plan for retail and office uses on property zoned Subarea A within Planned Development District No. 741.

SUMMARY: On January 25, 2006, the Dallas City Council established Planned Development District No. 741 by Ordinance No. 26233. On September 28, 2016, the Dallas City Council approved an amendment to PD No. 741 by Ordinance No. 30231. The size of the PD is approximately 1,036.05 acres of land and is located on the north side of Ranch Trail, east of Belt Line Road.

The zoning was granted as a conceptual planned development district and requires City Plan Commission approval of a development plan and landscape plan prior to the issuance of a building permit for each phase of the development. The plan provides for a two-story retail and office building with surface parking that will cover an area of approximately 1.6 acres.

In conjunction with the above requirement, the attached development plan and landscape plan are submitted for the City Planning Commission's consideration. Staff has reviewed the proposed development plan and landscape plan and determined the plans comply with the requirements of the ordinance for PD No. 741.

The most up to date PD ordinance may be viewed at the following link:
http://www.dallascityattorney.com/51P/Articles%20Supp%2045/ARTICLE%20741.pdf

STAFF RECOMMENDATION: Approval

List of Partners/Principals/Officers

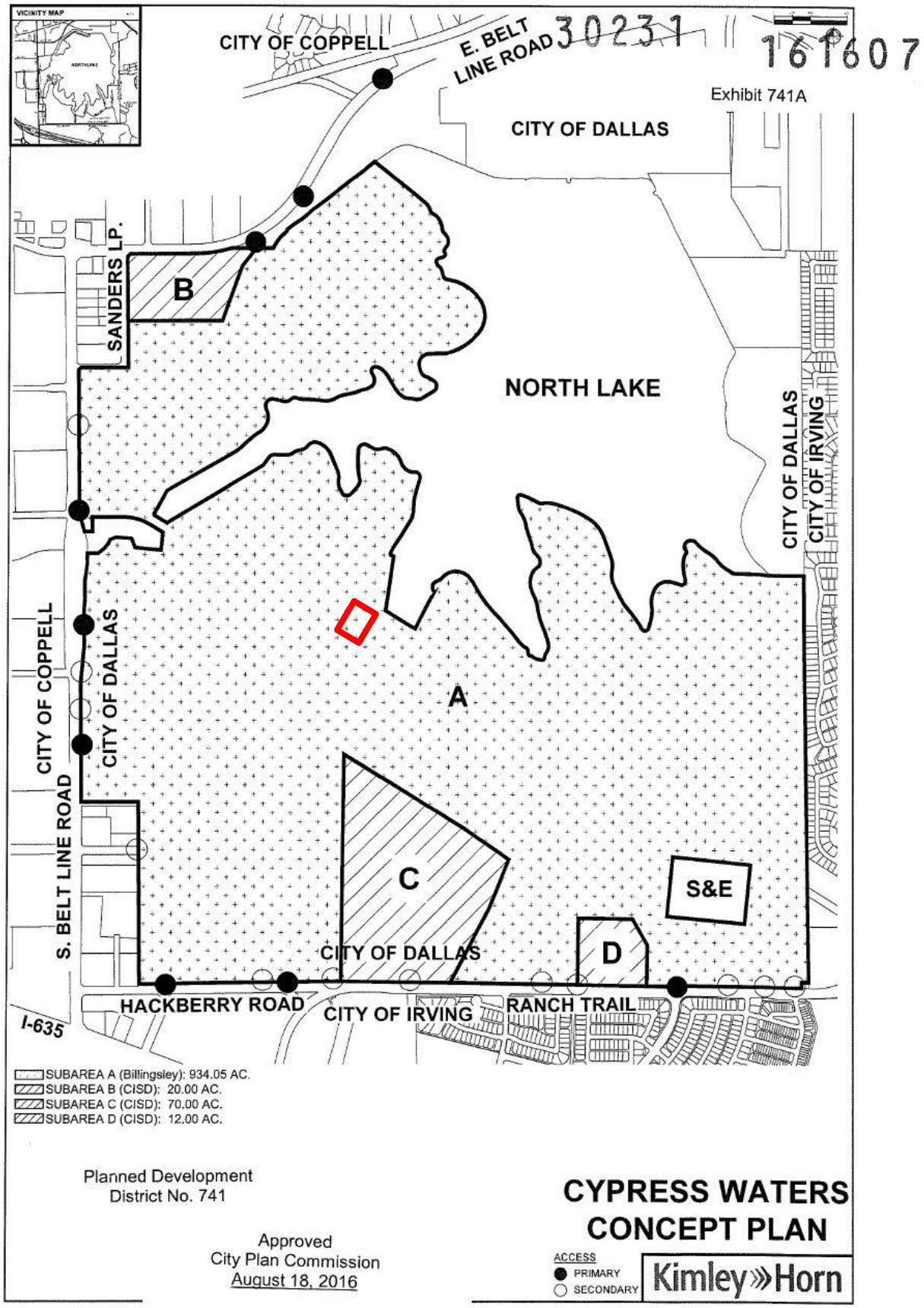
Cypress Water Land A, Ltd.

Billingsley 380 North GP, LLC (General Partner)
Lucy Billingsley (Member/Manager)
Kenneth Mabry (Manager)
Kimberly Meyer (Manager)

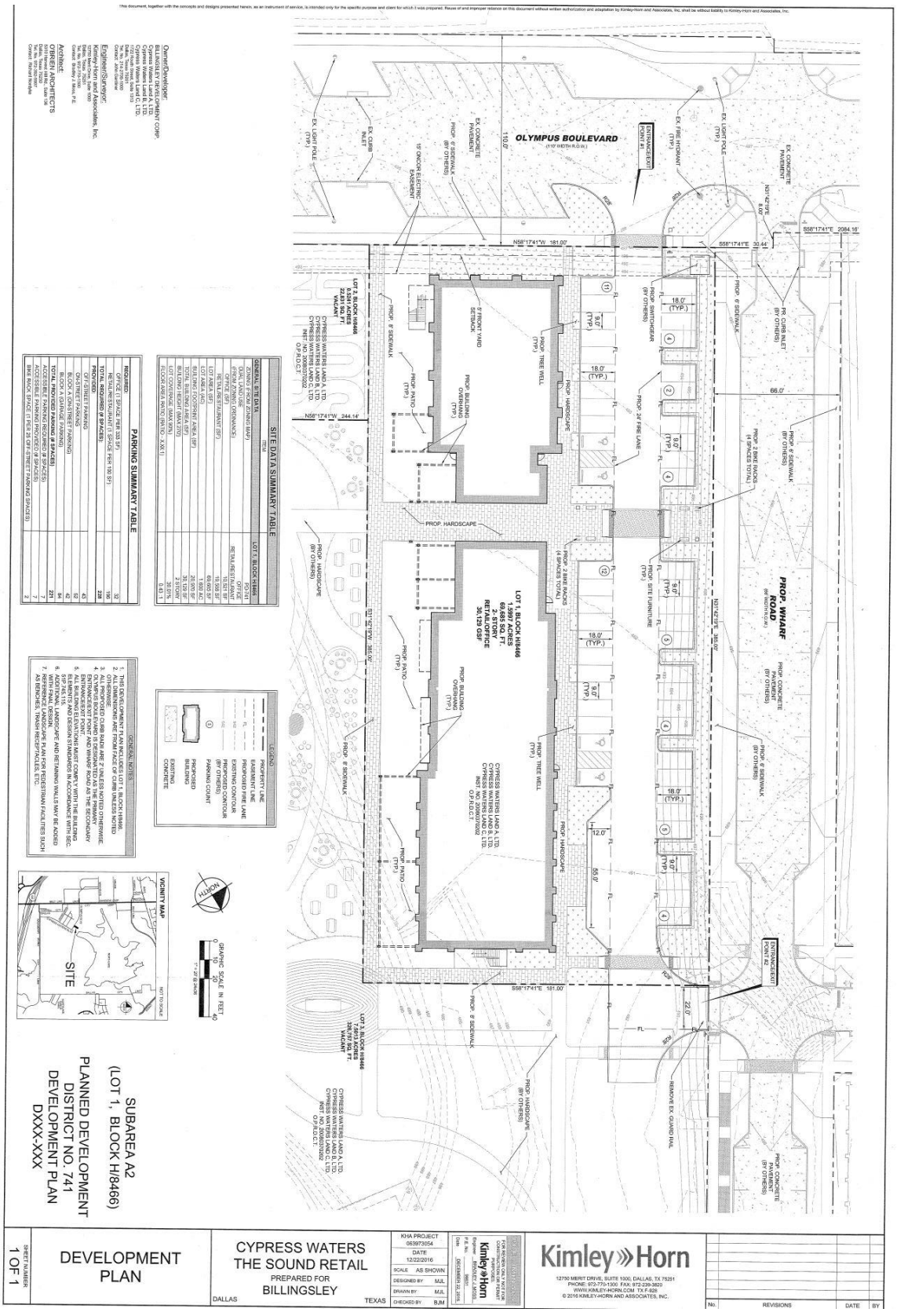
Billingsley Development Corporation

Lucy Billingsley (Shareholder/Director/Treasurer)
Lucilo Pena (President)
Kenneth Mabry (Senior Vice President/Secretary)
Kimberly Meyer (Senior Vice President)

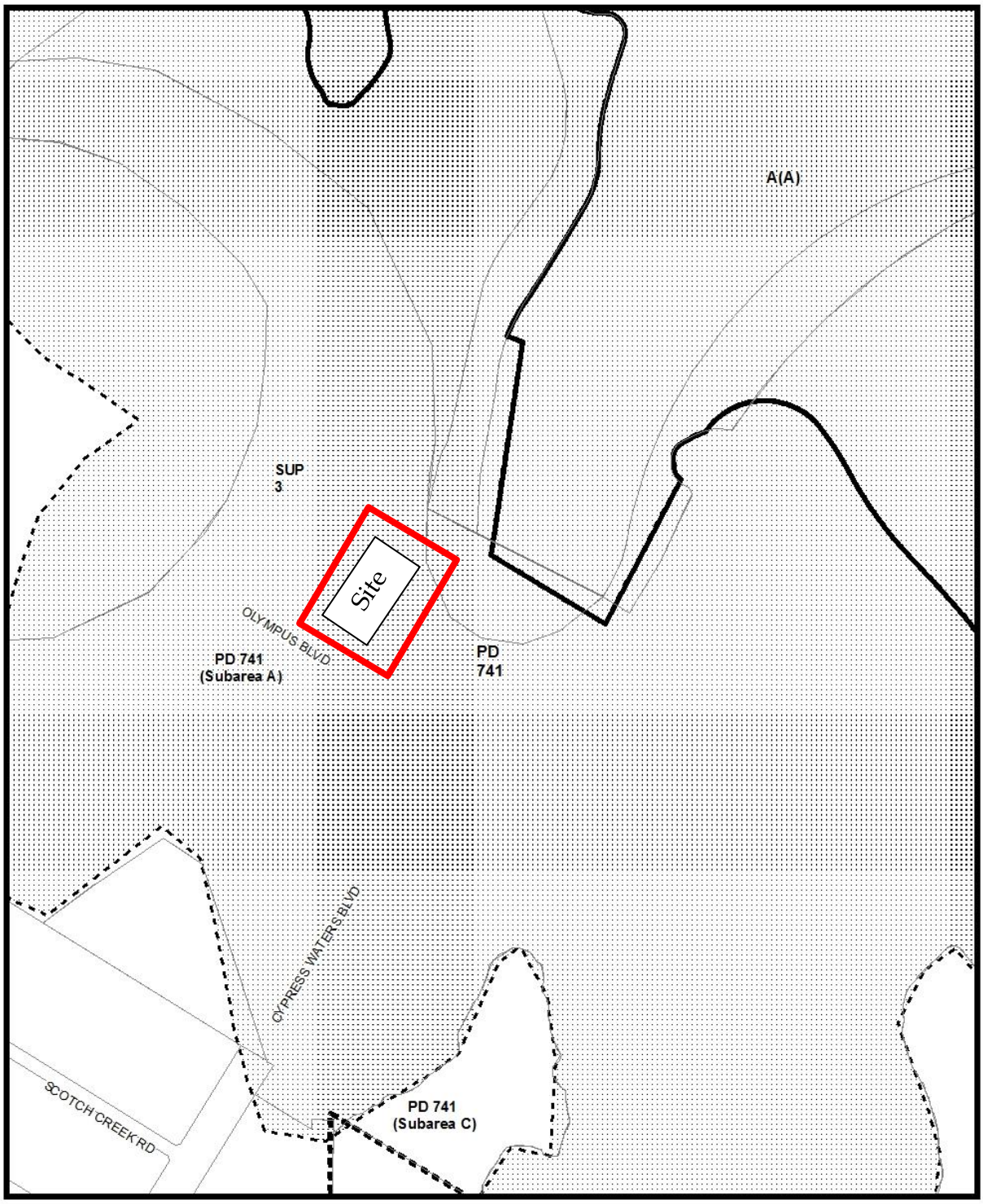
Existing Conceptual Plan



Proposed Development Plan



Proposed Landscape Plan



1:4,000

Zoning Map

Printed Date: 2/1/2017

1:4,000

Aerial Map

Printed Date: 2/1/2017

CITY PLAN COMMISSION **THURSDAY, FEBRUARY 16, 2017**

Planner: Pamela Daniel

FILE NUMBER:	D167-007	**DATE FILED:**	November 17, 2016
LOCATION:	Northwest corner of Shoreview Road and Ferndale Road		
COUNCIL DISTRICT:	10	**MAPSCO:**	27-V
SIZE OF REQUEST:	±4.074 acres	**CENSUS TRACT:**	130.04

MISCELLANEOUS DOCKET ITEM

APPLICANT/OWNER: AMFP III Shoreview, LLC

REPRESENTATIVE: Jack Fiedler, Masterplan Consultants

REQUEST: An application for a development plan on property zoned Planned Development District No. 779.

SUMMARY: Planned Development District No. 779 was established by Ordinance No. 27121, passed by the Dallas City Council on March 26, 2008. PD No. 779 was amended by Ordinance No. 27762 by the City Council on December 9, 2009 to reflect the expansion of the planned development district; amending the regulations in Sections 51P-779.102, 51P-779.106, 51P-779.l 09, and 51P-779.110 of Article 779; and providing a new conceptual plan. This PD is approximately 6.34 acres in size.

At this time, the applicant proposes to develop 235 multifamily units and an associated parking structure. The maximum height proposed is 65 feet. The site currently houses an existing cellular tower which will remain. The PD allows this use and requires City Plan Commission approval of a development plan prior to the issuance of a building permit.

In conjunction with the above requirement, the attached development plan is submitted for the City Plan Commission's consideration. The PD ordinance may be viewed using the link below:

http://www.dallascityattorney.com/51P/Articles%20Supp%2023/ARTICLE%20779.pdf

STAFF RECOMMENDATION: Approval

PRIOR ACTION AND UPDATE: On January 19, 2017, the City Plan Commission held this case under advisement until February 16, 2017. There have been no changes to the request.

Owner/Applicant Partners

AMFP III Shoreview LLC

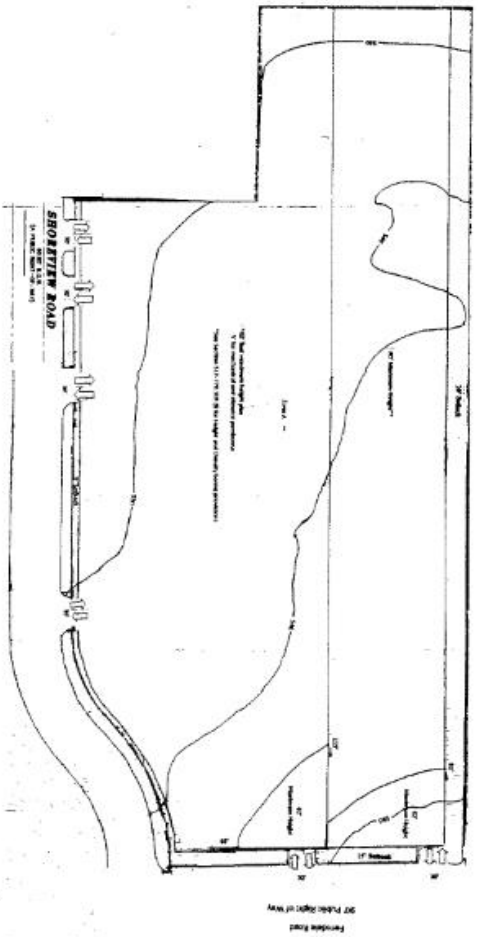
Abacus Multi-Family Partners III LP,	managing member
AMFP GP II LLC,	general partner
Benjamin Friedman,	managing member

Existing Conceptual Plan

27762

Exhibit 779A

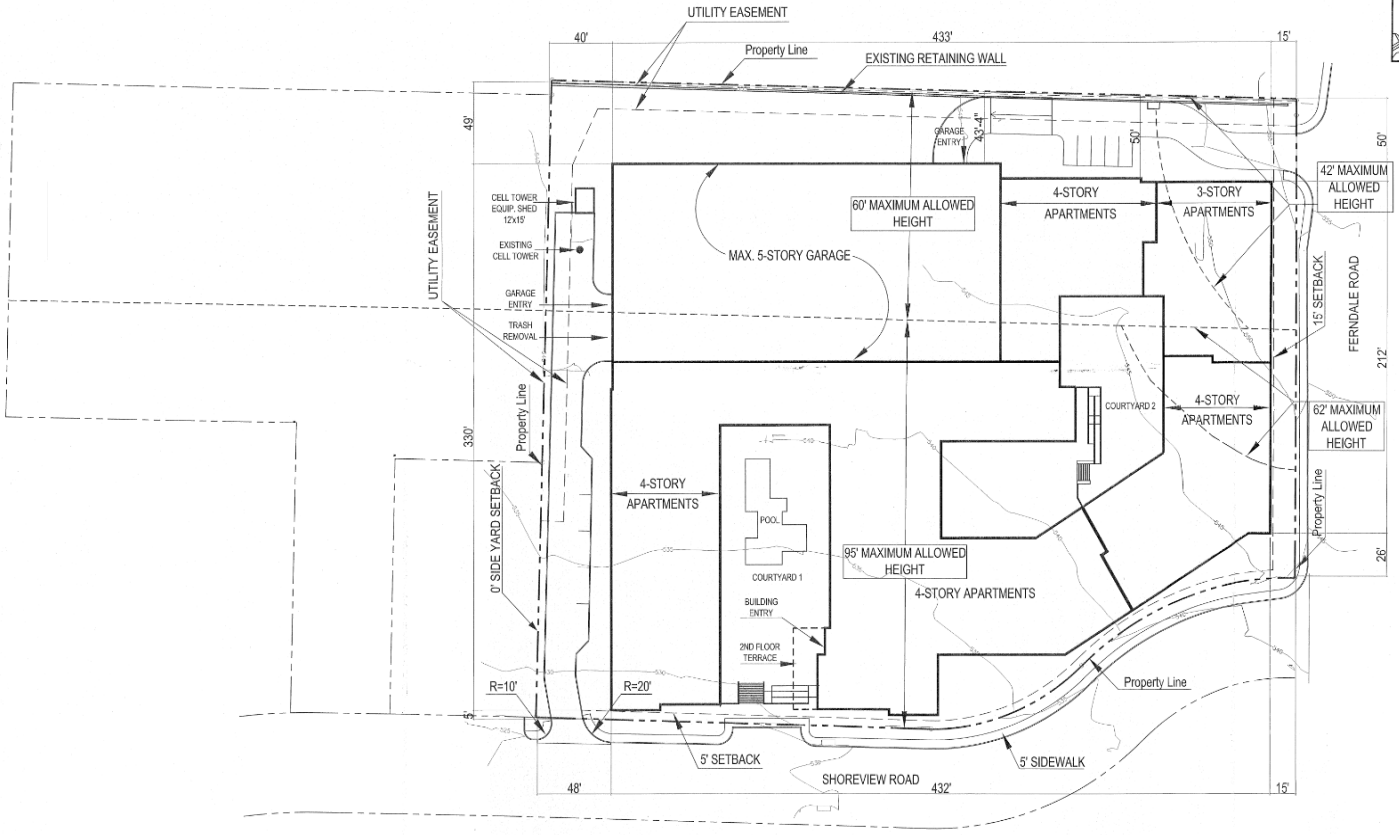
093003

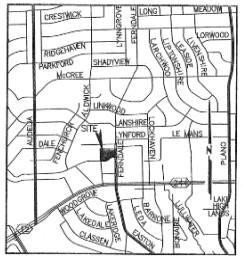


Planned Development
District No. 779

Approved
City Plan Commission
November 5, 2009

Proposed Development Plan





LOCATION MAP
NTS

PROJECT DATA

Current Zoning: PD 779

Site Area : 4.074 Acres

	Allowed per zoning	Proposed
Density	235 Units 253 with bonus	235 Units
FAR	No max.	1.58
Height	Varied	60' Max.
Lot Coverage	80 %	59 %
Stories	Max. 5	4
Parking Structures Stories	No max.	Max. 5
Parking	(Min.1 per Bedroom) 323 Spaces	358 Spaces

N

SCALE: 1" = 30' - 0" (24"x36" SHEET)

0' 30' 60' 120'

A-201

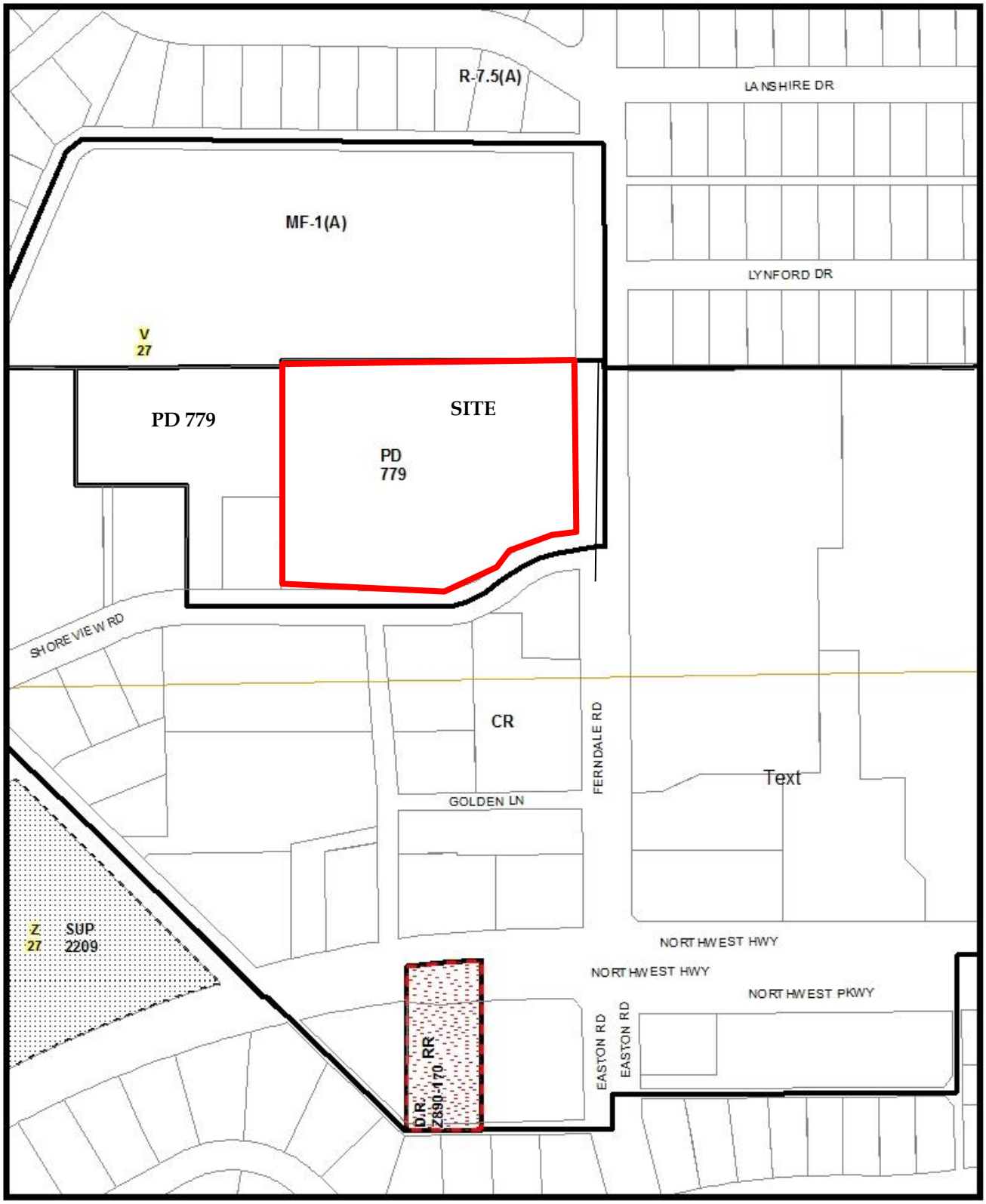
HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

AMFP III SHOREVIEW LLC

DEVELOPMENT PLAN
December 29, 2016

Masterplan

SHOREVIEW
DALLAS, TX
HPA# 16194



Zoning Map

D167-007

Printed Dated: 12/19/2016

Zoning Map

D167-007

Printed Dated: 12/19/2016

CITY PLAN COMMISSION **THURSDAY, FEBRUARY 16, 2017**

LOCATION: (1) Harwood Street between Commerce Street and Jackson Street and (2) Harwood Street between Jackson Street and IH-30

COUNCIL DISTRICT: 2 &14 **MAPSCO**: 45-L, Q, R
CONTACT: Tanya Brooks

REQUEST

Amendments to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to reduce the right-of-way on (1) Harwood Street between Commerce Street and Jackson Street from 85 feet of right-of-way to 64 feet of right-of-way and (2) Harwood Street between Jackson Street and IH-30 from 78-130 feet of right-of-way to 64-68 feet of right-of-way.

SUMMARY

The City has received applications from Viewtech and the Office of Economic Development to amend to the Central Business District Streets and Vehicular Circulation Plan. The amendments will modify the sidewalk width on Harwood Street. The requests for reductions in the right-of-way will maintain a 10-foot sidewalk on both sides of the roadway for the pedestrian zone, while not impact vehicle capacity.

The amendment to Harwood Street between Commerce Street and Jackson Street was requested by Viewtech to reduce the right-of-way to facilitate development of an underground parking garage for the Statler Hotel on land that currently exists as a surface level parking lot. The surface parking lot that encroaches in the City's designated right-of-way; however, the existing sidewalk width is 5.5 feet. The applicant has agreed to dedicate the additional 4.5 feet of parkway to ensure a 10-foot sidewalk adjacent to their development.

The amendment to Harwood Street between Jackson Street and IH-30 was submitted by the Office of Economic Development. They have requested a reduction to the right-of-way to facilitate development in the Farmers Market area. Economic Development has requested that the developer of Harvest Lofts add stoops/doors facing Harwood Street. The reduction of the right-of-way is needed to add the requested stoops.

The proposed right-of-way reductions do not preclude the proposed changes being analyzed in the 360 update. Harwood from Pacific Avenue to IH-30 is one of the priority corridors that will be studied for multimodal amenities in more detail in the 360 Plan for conceptual design changes.

STAFF RECOMMENDATION

Staff recommends approval of the amendment to reduce the right-of-way on (1) Harwood Street between Commerce Street and Jackson Street from 85 feet of right-of-

way to 64 feet of right-of-way and (2) Harwood Street between Jackson Street and IH-30 from 78-130 feet of right-of-way to 64-68 feet of right-of-way.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The City Plan Commission Transportation Committee acted on this item on February 2, 2017, and followed staff recommendation of approval.

MAP

Attached

FACT SHEET

PROPOSED COUNCIL AGENDA: March 22, 2017

PROJECT: An amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to reduce the right-of-way on (1) Harwood Street between Commerce Street and Jackson Street from 85 feet of right-of-way to 64 feet of right-of-way and (2) Harwood Street between Jackson Street and IH-30 from 78-130 feet of right-of-way to 64-68 feet of right-of-way.

BACKGROUND:

- Harwood Street operates as a two-lane southbound, two-lane northbound roadway and center turn lane from Young Street to IH-30.

- Existing traffic volumes on Harwood Street

Harwood Street Segments	Date, Source	Vehicles per day
Commerce to Jackson	8/19/2002, COD	6,332
Jackson to Wood	8/19/2002, COD	6,423
Wood to Young	8/19/2002, COD	6,336
Young to Canton	8/19/2002, COD	7,736
Canton to Cadiz	8/19/2002, COD	6,974
Taylor to IH-30 Frontage	11/18/2009, TxDOT	6,412

- There are 24 property owners within 200 feet of the proposed amendment.

- The Central Business District Streets and Vehicular Circulation Plan (CBD Plan) existing right-of-way varies between 50 - 80 feet and existing pavement width varies between 44 – 48 feet.

- The CBD Plan proposed right-of-way varies between 78 – 130 feet and proposed pavement width varies between 44 – 48 feet.

- The proposed amendment would change the CBD Plan proposed right-of-way to 64 – 68 feet, pavement would remain 44 – 48 feet.

- Harwood Street between Commerce Street and Jackson Street
    - The Plat # 167-006 went before the CPC on November 10, 2016, with the following condition:
        - 13. On the final plat dedicate 42.5 feet of right-of-way from the established centerline of Harwood Street. Section 51A-8.602(c)

- Harwood Street between St Louis Street and IH-30
    - Property Management cannot lease stoops in the right-of-way because they are permanent structures, requiring an abandonment.
    - Abandonment # 43784 was routed August 24, 2016

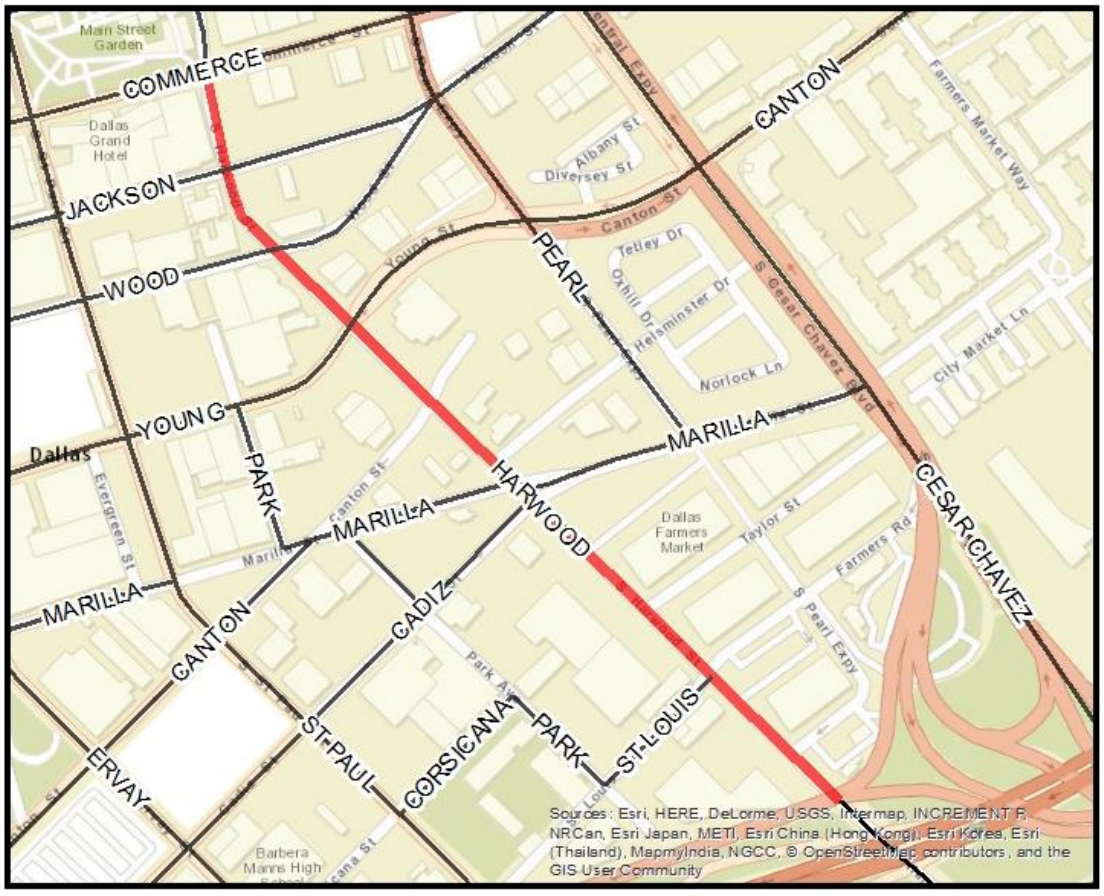
Harwood Street

Commerce Street to IH-30

Council District: 2 & 14

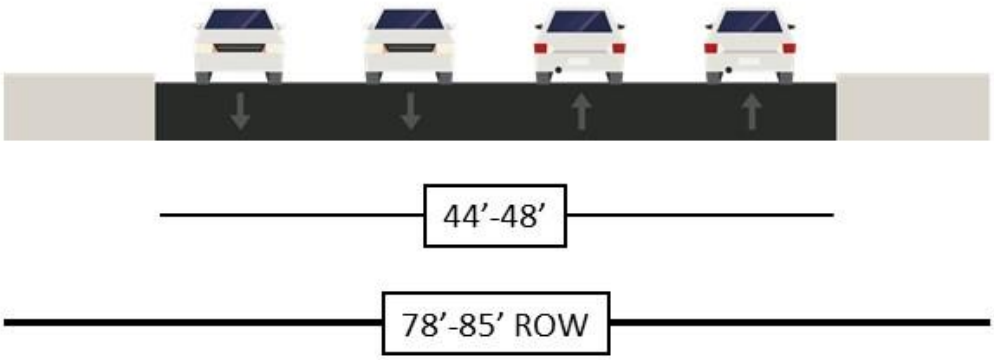
MAPSCO: 45L,Q,R

Central Business District
Vehicle Circulation Plan Amendment Map

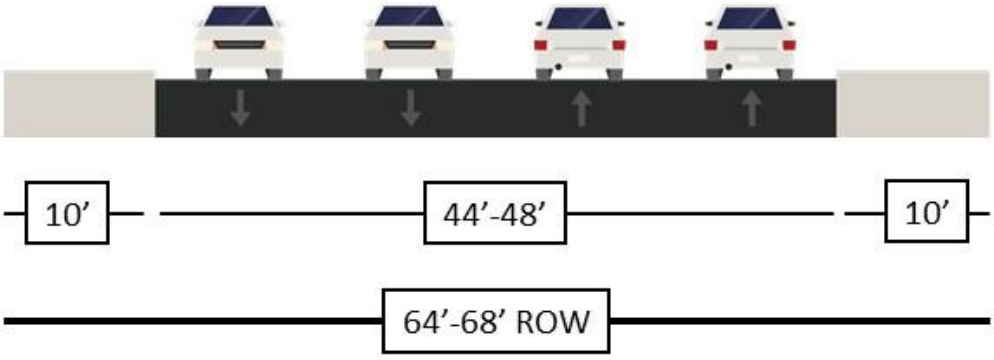


Harwood Street between Commerce Street and IH-30

CBD Plan* Existing Designation



Proposed Amendment



*Central Business District Streets and Vehicular Circulation Plan

CITY PLAN COMMISSION **THURSDAY, FEBRUARY 16, 2017**

LOCATION: Live Oak Street from Harwood Street to Saint Paul Street

COUNCIL DISTRICT: 14 **MAPSCO**: 45-L
CONTACT: Tanya Brooks

REQUEST

An amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to delete Live Oak Street from Harwood Street to Pacific Avenue/Saint Paul Street.

SUMMARY

The City of Dallas' Park and Recreation Department has requested an amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to delete a section of Live Oak Street. Live Oak Street is a three-lane one-way southbound roadway. On the east side of the road there is a dedicated parking lane and James W. Aston Park. The west side of the road there is peak hour restricted parking with meters and a parking lot.

This proposed amendment change would facilitate the integration of James W. Aston Park into a larger contiguous open space, Pacific Plaza. City Council adopted the Downtown Parks Master Plan Update in April 2013, which designated Pacific as one of the park priorities. This proposed project provides enhanced open space and will provide a more walkable environment in and around the proposed park.

The proposed amendment would require vehicles to reroute to their destination. There are various options for drivers heading westbound on Live Oak Street to continue west after the closure: one alternative is to turn southbound on Pearl Street to Elm Street to continue farther westbound; another is to head southbound on Harwood Street to Elm Street to continue farther westbound. Both options have been studied in a traffic impact analysis and determined to be feasible.

STAFF RECOMMENDATION

Staff recommends approval of the amendment to delete Live Oak Street from Harwood Street to Pacific Avenue/Saint Paul Street from the Central Business District Streets and Vehicular Circulation Plan.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The City Plan Commission Transportation Committee acted on this item on February 2, 2017, and followed staff recommendation of approval.

MAP

Attached

FACT SHEET

PROPOSED COUNCIL AGENDA: March 22, 2017

PROJECT: An amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to delete Live Oak Street from Harwood Street to Pacific Avenue/Saint Paul Street.

BACKGROUND:

- Live Oak Street operates as a three-lane southbound roadway with a dedicated parking lane on the east side of the roadway and metered unrestricted parking on the west side of the roadway.

- Existing traffic volumes on Live Oak Street is 7,460 vehicles per day (vpd) (KH 2016 counts).

- Historical traffic volumes on Live Oak Street were 7,861 vpd (COD 1986 counts).

- There are nine property owners within 200 feet of the proposed amendment; which received notice about the public hearing.

- Public Meetings:
    - March 29, 2016
        - City of Dallas Park & Recreation Department, Parks for Downtown Dallas hosted
        - 62 people signed in at the meeting
    - September 22, 2016
        - City of Dallas Park & Recreation Department, Parks for Downtown Dallas, and Mobility Planning hosted
        - 55 people signed in at the meeting

- Park and Recreation owns all of the adjacent property required to facilitate the construction of the park.

- The study suggested other improvements with or without the proposed Live Oak closure, which will be further explored in the 360 update:
    - Provide a protected eastbound left-turn phase at Pearl Street and Pacific Avenue; and
    - Harwood Street from Pacific Avenue to Woodall Rodgers should be converted to a two-way roadway.

- Pacific Avenue - Existing roadway operations
    - Two-way from Ervay Street to Saint Paul Street west of project
    - One-way from Saint Paul Street to Olive Street is eastbound east of project
    - Two-way from Olive Street to Gaston Avenue

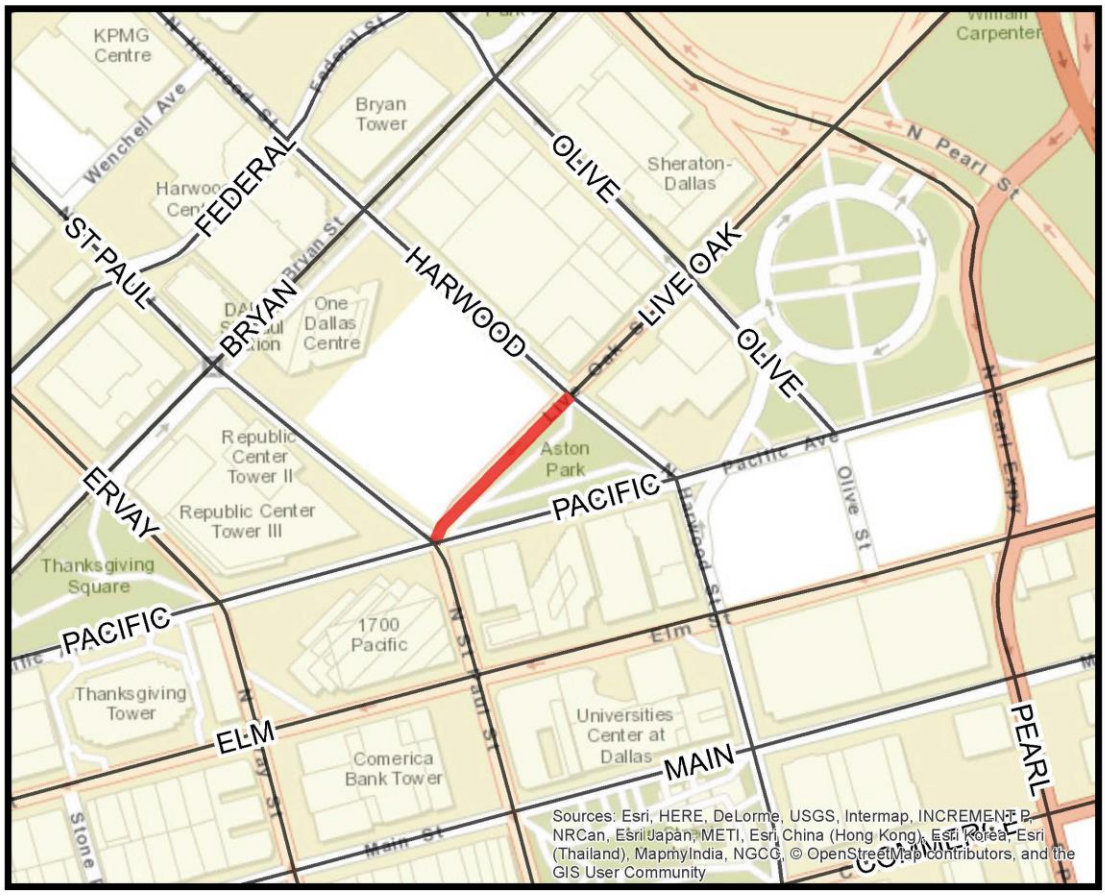
Live Oak Street

Harwood Street to Pacific Avenue/Saint Paul Street

Council District: 14

MAPSCO: 45L

Central Business District Streets and Vehicular Circulation Plan Amendment Map



CITY PLAN COMMISSION **THURSDAY, FEBRUARY 16, 2017**

Planner: Sarah May

FILE NUMBER: Z167-145(SM) **DATE FILED:** November 30, 2016

LOCATION: Southeast corner of Exchange Service Drive and Joseph Hardin Drive and on the west side Joseph Hardin Drive between Country Creek Drive and the terminus of Exchange Service Drive

COUNCIL DISTRICT: 3 **MAPSCO:** 62 H, G

SIZE OF REQUEST: Approx. 3.1527 Acres **CENSUS TRACT:** 165.2

APPLICANT: Eagle Advantage Schools, Inc.; Owner

REPRESENTATIVE: Karl A. Crawley, Masterplan Consultants

REQUEST: An application to amend and expand Specific Use Permit No. 1496 for an open-enrollment charter school on property zoned an IR Industrial Research District.

SUMMARY: The applicant proposes 1) to continue the operation of an open-enrollment charter school on the southeast corner of Exchange Service Drive and Joseph Hardin Drive and 2) construct additions to the south of the existing open-enrollment charter school on the west line of Joseph Hardin Drive.

STAFF RECOMMENDATION: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a Tract 2 site plan, traffic management plan, and conditions.

BACKGROUND INFORMATION:

- 4009 Joseph Hardin Drive, or the existing Tract 2 of SUP No. 1496 which is located on the west side of Joseph Hardin Drive and the terminus of Exchange Service Drive, was originally approved by the City Council on April 14, 1999 as SUP No. 1384 for a ten-year period with eligibility for automatic renewal for additional five-year periods.

- 4010 Joseph Hardin Drive, or the existing Tract 1 of SUP No. 1496 which is located on the southeast corner of Exchange Service Drive and Joseph Hardin Drive, was originally approved by the City Council on November 13, 2002 for a three-year period with eligibility for automatic renewal for one additional two-year period.

- SUP No. 1496 was amended on May 10, 2006 which provided for a time period to expire on April 14, 2009. In conjunction with this amendment, deed restrictions were volunteered by the applicant that address certain operational issues (hours of operation and permitted grade levels) associated with the applicant's school site across Joseph Hardin Drive.

- On December 16, 2008, the applicant submitted an application to renew SUP No. 1384. Due to the City Council directive, this application was withdrawn and included a separate request to expand SUP No. 1496.

- On June 9, 2010, City Council terminated SUP No. 1384 as well as terminated the existing deed restrictions and approved the expansion of SUP No. 1496 to the west side of Joseph Hardin Drive, Tract 2.

- An automatic renewal was approved on June 5, 2015 that extended the time period for SUP No.1496 to June 8, 2020.

- Tract 1 is developed with 18 elementary classrooms and is proposed to move the fourth and fifth grades to Tract 2 but no physical changes to the Tract 1 site plan.

- Tract 2 is developed with 10 middle school classrooms. Tract 2 is proposed to house 12 elementary classrooms and 14 middle school classrooms for a total of 26 open-enrollment charter school classrooms.

Zoning History: There have been no recent zoning requests in the area.

Street	Designation; Existing & Proposed ROW
Joseph Hardin Drive	Local; 60’ ROW
Exchange Service Drive	Local; 60’ ROW

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.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.3 Encourage complementary building height, scale, design and character.

The applicant has agreed to provide enhanced sidewalk crossings, a crossing guard, and parking in the rear in order to create a safer environment for students traversing the campus on foot and the school provides a complementary building to transition from multifamily to adjacent industrially developed and undeveloped properties.

Land Use Compatibility:

As mentioned in the background information, the request area now consists of two tracts, each currently regulated by an SUP for an open-enrollment charter school. Surrounding land uses to Tract 1 remain unchanged from the 2006 ordinance and consists of a governmental office building with surface parking to the north, a financial institution with drive through window to the east, undeveloped land to the south, and Tract 2 to the west.

Surrounding land uses to Tract 2 also remains unchanged from the previous ordinance amending SUP No. 1496 but since this request expands Tract 2, the development moves closer to the undeveloped industrial zoned land to the south and a storage facility to the southeast. The surrounding property that remains unchanged since the previous ordinance consists of surface parking to the north for a federal governmental office building to the northeast, Tract 1 to the east, and medium-density multifamily uses.

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

Staff has determined the location and use of both school campuses is compatible with the surrounding uses because it acts as a buffer between the adjacent multifamily and the industrial areas. Additionally, since the traffic management plan requires periodic review that alleviates circulation conflicts with surrounding properties and streamlines the school's drop-off and pick-up operations over time, staff supports an automatic renewal provision at this location.

Traffic: The Engineering Division of the Sustainable Development and Construction Department has reviewed the requested amendment and determined that it will not impact the surrounding street system subject to a Traffic Management Plan being attached to the ordinance and providing for updates every two years. The last known update to the Traffic Management Plan was from the previous change to SUP No. 1496 in 2010; however, an automatic renewal was reviewed and approved June 5, 2015 that sent notices to adjacent property owners within 200 feet of the existing boundaries of SUP No. 1496. Ten property owners were notified, four responded in favor and no responses were received in opposition.

Landscaping: The applicant's request to enlarge the facilities on the expanded Tract 2 will trigger additional landscape requirements that will comply with Article X.

Board of Directors

Mrs. Angela McDonald – Board President
Mr. Jerry Zielke – Treasurer
Mr. Robert Nickell, Jr. – Board Member
Mrs. Kristina Blake - Board Member
Mrs. Wilma Mallory-Sneed – Board Appointed Secretary

PROPOSED AMENDING CONDITIONS
FOR A SPECIFIC USE PERMIT NO 1496

1. USE: The only use authorized by this specific use permit is an open-enrollment charter school.

2. SITE PLAN: Use and development of the Property must comply with the attached Tract 1 site plan and the attached Tract 2 site plan.

3. TIME LIMIT: This specific use permit expires on (five years) [~~June 9, 2015~~], 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 the specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th day 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:

   A. Landscaping must be provided as shown on the attached Tract 1 site plan [~~and the attached Tract 2 site plan~~].

   B. Except as provided in this subparagraph, for Tract 2, landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.

   C. Plant materials must be maintained in a healthy, growing condition.

5. HOURS OF OPERATION:

   A. In Tract 1, the open-enrollment charter school may only operate between 7:00 a.m. and 4:30 p.m., Monday through Friday.

   B. In Tract 2, the open-enrollment charter school may only operate between 7:00 a.m. and 6:00 p.m., Monday through Friday.

6. CLASSROOMS:

   A. In Tract 1, the maximum number of classrooms is 18.

   B. In Tract 2, the maximum number of classrooms is 26 [~~10~~].

7. GRADE LEVELS PERMITTED:

A. In Tract 1, Kindergarten through fifth grade only.

B. In Tract 2, Kindergarten [~~sixth grade~~] through eighth grade only.

8. INGRESS AND EGRESS: Ingress and egress must be provided in the locations shown on the attached Tract 1 site plan and the attached Tract 2 site plan. No other ingress or egress is permitted.

9. CROSSWALK: The building official shall not issue a certificate of occupancy for a use authorized by this specific use permit until a crosswalk has been provided at the intersection of Joseph Hardin Drive and Exchange Service Drive. A uniformed crossing guard must be provided in this location to facilitate student and school personnel crossing between tracts at all times during school hours.

10. SIDEWALK CROSSINGS: At each intersection of driveway and sidewalk, sidewalks must be constructed of a material that differs in finish and color from that of vehicular ingress and egress driveways.

11. PARKING: Parking must be located as shown on the attached Tract 1 site plan and the attached Tract 2 site plan.

12[~~11~~]. TRAFFIC MANAGEMENT PLANS:

A. In general. Operation of an open-enrollment charter school must comply with the attached Tract 1 traffic management plan and the attached Tract 2 traffic management plan.

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

C. Traffic study.

i. The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plans. The initial traffic study must be submitted to the director by November 1, 2020 [~~2012~~]. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1 of each even-numbered year.

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

a. ingress and egress points;

b. queue lengths;

c. number and location of personnel assisting with loading and unloading of students;

d. drop-off and pick-up locations;

e. drop-off and pick-up hours for each grade level;

f. hours for each grade level; and

g. circulation.

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

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

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

D. Amendment process.

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

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

13[~~12~~]. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

14[~~13~~]. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Traffic Management Plan

TRAFFIC MANAGEMENT PLAN FOR

THE ADVANTAGE ACADEMY NORTH DUNCANVILLE CAMPUS

DALLAS, TEXAS

DeShazo Project No. 16133

Z167-145

Prepared for:

Advantage Academy
618 W Wheatland Road
Duncanville, Texas 75116

Prepared by:
DeShazo Group, Inc.
Texas Registered Engineering Firm F-3199
400 South Houston Street, Suite 330
Dallas, Texas 75202
214.748.6740

February 1, 2017

DeShazo Group
Traffic. Transportation Planning. Parking. Design.

Traffic Management Plan for

Advantage Academy – North Duncanville Campus

~ DeShazo Project No. 16133 ~

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DeShazo Group

Traffic. Transportation Planning. Parking. Design.

Technical Memorandum

To: *Angela McDonald – Advantage Academy*

From: *David Nevarez, PE, PTOE* — DeShazo Group, Inc.

Date: February 1, 2017

Re: Traffic Management Plan for Advantage Academy North Duncanville Campus in Dallas, Texas

DeShazo Project Number 16133; Zoning No. Z167-145

INTRODUCTION

DeShazo Group, Inc. (DeShazo) is an engineering consulting firm based in Dallas, Texas providing licensed professional engineers and urban planners skilled in the field of traffic/transportation engineering. The services of DeShazo were retained by Building Solutions ("the client") on behalf of Advantage Academy to provide a requisite traffic management plan (TMP) for a proposed expansion of their North Duncanville campus in Dallas, Texas.

Advantage Academy is an open-enrollment charter school serving students from pre-kindergarten to eighth grade. The "North Duncanville" campus currently operates in two separate city blocks. Students in Pre-Kindergarten through Grade 5 attend classes at 4010 Joseph Hardin Drive. A separate building across the street, located at 4009 Joseph Hardin Drive serves grades 6, 7 and 8. The current school enrollment is 487 students. DeShazo previously prepared a TMP update on October 8, 2015. **Exhibit 1** presents a site location map with all the properties associated with the North Duncanville Campus.

The proposed expansion of the school campus plans to retain Pre-Kindergarten through 3rd grade of 4010 Joseph Hardin Drive building and relocate 4th and 5th grade with 6th through 8th grade to proposed expansion of 4011 Joseph Hardin Drive.

The school property is zoned Industrial Research (IR) District and is regulated by Chapter 51A of the Dallas Development Code. City of Dallas approval is required to gain entitlements for the proposed expansion. As part of the approval process, submittal of a TMP is required as a record of the preferred strategies to be used by the school to ensure overall traffic safety and efficiency. This TMP is intended to assess existing and anticipated traffic conditions during the school's peak periods on the basis of satisfying these objectives. By consent of the TMP submittal, the school agrees to the strategies for which the school will be held self-accountable until and unless the City of Dallas deems further measures are appropriate.

400 S Houston St, Suite 330 Dallas, TX 75202 P. 214.748.6740 F. 214.748.7037 www.deshazogroup.com

TRAFFIC MANAGEMENT PLAN

A school Traffic Management Plan (TMP) is important to safely achieve an optimum level of traffic flow and circulation during peak traffic periods associated with student drop-off and pick-up. Properly managing the vehicular traffic generated during the critical periods inherently improves the safety and efficiency of all modes of travel and also minimizes the operational impact on the public street system. The TMP should not be considered a comprehensive set of instructions to ensure adequate safety; however, it should be used as a tool to facilitate a safer and more efficient environment.

The analysis summarized below utilizes the proposed school site plan to evaluate aspects such as passenger loading/unloading and vehicle queuing (i.e. stacking) that occur at the school in order to accommodate the observed peak demands within the site. A concerted effort and full participation by the school administration, staff, students, and parents are encouraged to provide and maintain safe and efficient traffic operations.

School Operational Characteristics

Table *1* summarizes operational characteristics for Advantage Academy assumed in this analysis:

Table 1. School Operational Characteristics

	Existing Conditions	Proposed Conditions
Enrollment (by grade)	4010 Joseph Hardin: Pre-K – 5th Grade, 315 Students 4009 Joseph Hardin: 6th – 8th Grade, 172 Students Total Enrollment: 487 Students	4010 Joseph Hardin: Pre-K – 3rd Grade, 260 Students 4009 Joseph Hardin: 4th – 5th Grade, 176 Students 6th – 8th Grade, 264 Students Total Enrollment: 700 Students
Daily Schedule	• Pre-K – 5th Grade: 9:15 AM – 3:20 PM • 6th – 8th Grade – 7:50 AM – 3:40 PM	Same as existing
Mode of Transportation:	By Bus/Van ≅0% By Walking ≅0% Parent Pick-Up ≅100%	Same as existing

Site Access and Circulation

The proposed expansion of the school property at 4009 Joseph Hardin Drive has frontage on both Joseph Hardin Drive and Country Creek Drive. There is one driveway on County Creek Drive that serves as an entrance only with direct access to Joseph Hardin Drive. This driveway entrance is 24 feet wide and can accommodate two parallel queues inbound. One plan was prepared to accommodate the traffic operations based on student population. **Exhibit 2** presents recommendations at 4010 Joseph Hardin Drive that can support up to 260 students per dismissal time at 3:20 pm—an anticipated proposed condition for the site expansion. **Exhibit 3A** presents recommendations at 4009 Joseph Hardin Drive that can support up to 176 students in 4th and 5th grade students per dismissal time at 3:20 pm and **Exhibit 3B** presents recommendations at 4009 Joseph Hardin Drive that can support up to 264 students in grades 6th through 8th per dismissal time at 3:40 pm—an anticipated proposed condition for the site expansion. Based upon actual observations of existing traffic operations at the existing sites, parents have no problem exiting sequentially upon leaving the loading area. Exiting traffic drives towards the egress driveway along the designated route.

Passenger Loading and Vehicular Queue

During the afternoon pick-up period, the proposed school site will implement a managed "carpool" system. Parents will arrive to the site with identification name tags that pairs them with the corresponding student. During the pick-up period, the names of students are on display through the vehicle's windshield while parents circulate through the prescribed route. School staff is positioned at strategic locations to relay the sequence of parent arrival back to the loading area. In the meantime, students are prepped for pick-up as parents approach their corresponding loading area. Several vehicles are loaded simultaneously with the assistance of other school staff stationed at the loading area. Only one single loading zone in front of the main building entrance will serve pick-up operations. In general, the site provides ample queuing space with vehicles forming two rows. Once loaded, vehicles are cleared by school staff to carefully exit the site along the designated route.

School observations consistently indicate that maximum queues occur during the afternoon peak period when students are being picked-up—the morning period is typically not a significant traffic issues since drop-off activities are more temporally distributed and occur much more quickly than student pick-up. DeShazo empirically quantified the peak number of parent-vehicles on site during the afternoon pick-up period based upon field observations commissioned during typical school-day conditions (on Tuesday, September 20, and Thursday, September 22, 2016). Assuming that the number of vehicles generated during the afternoon pick-up period is directly proportional to the number of students enrolled, the peak queue for the future conditions at full occupancy can be estimated. The projected peak number of vehicles during each dismissal time is summarized in **Table *2***.

Table 2. Peak Vehicles Parked and In Queue during Afternoon Pick-Up Period

Group	Dismissal Time	Existing Max Queue *(observed)*
Grades Pre-K – 5th	3:20 PM	36 cars *315 students*
Grades 6, 7, 8	3:40 PM	22 cars *172 students*

Table 3. Queueing Summary for Pick-Up

Group	Dismissal Time	Vehicular Traffic
Grades Pre-K – 3rd 260 Students	3:20 PM	Provided: 705 LF (30 cars) Required: 681 LF (29 cars) Surplus: 23.5 LF (1 car)
Grades 4th – 5th 176 Students	3:20 PM	Provided: 705 LF (30 cars) Required: 470 LF (20 cars) Surplus: 235 LF (10 cars)
Grades 6th – 8th 264 Students	3:40 PM	Provided: 1,200 LF (51 cars) Required: 799 LF (34 cars) Surplus: 401 LF (17 cars)

Recommendations

The following recommendations are provided by DeShazo to the Advantage Academy Charter School for the management of vehicular traffic generated by the school during peak traffic conditions. Generally, traffic delays and congestion that occurs during the afternoon pick-up period is notably greater than the traffic generated during the morning drop-off period due to the timing and concentration characteristics. In most instances, achieving efficiency during the afternoon period is most critical, while the morning traffic operations require nominal active management. Therefore, the recommendations provided herein pertain specifically to the afternoon period operations.

1. This TMP was designed with the intent of optimizing vehicular circulation and retention of vehicle queuing in a manner that promotes safety and operational efficiency. The plan includes a recommended configuration of temporary traffic control devices that shall be installed on a daily basis when typical traffic conditions are expected. An appropriate number of school staff shall be assigned to fulfill the duties of student supervision, traffic control, and other related duties as generally depicted on the plan.

    - The recommended plan presented in **Exhibit 2** provides approximately 705 linear feet of on-site vehicular queuing at 4010 Joseph Hardin Drive for Pre–Kindergarten through 3rd grade students. This capacity provides enough storage for a projected maximum queue of 29 vehicles at 3:20 PM.
    - The recommended plan presented in **Exhibit 3A** provides approximately 705 linear feet of on-site vehicular queuing at 4009 Joseph Hardin Drive for 4th-5th grade students at 3:20 PM. This capacity provides enough storage for a maximum queue of 20 vehicles and yields a surplus of 325 feet.

      Note: An additional 470 linear feet is provided for early arrivals of 6th – 8th grade students dismissal period.
    - The recommended plan presented in **Exhibit 3B** provides approximately 1,200 linear feet of on-site vehicular queuing at 4009 Joseph Hardin Drive for 6th-8th grade students at 3:40 PM. This capacity provides enough storage for a maximum queue of 34 vehicles and yields a surplus of 400 feet.

2. The plan also includes a recommended configuration of temporary traffic control devices (such as traffic cones, etc.) that shall be installed on a daily basis when typical traffic conditions are expected. An appropriate number of school staff should be assigned to fulfill the duties of student supervision, traffic control, and other related duties as generally depicted on the plan.

3. Staff directing traffic at the intersecting point of two queue lanes (and other areas, where appropriate) should procure and use reversible hand-paddle signs with the messages (and symbols) for STOP and for SLOW (i.e., proceed slowly). Optional additional equipment used by staff may include whistles (for audible warnings) and flashlights (for visual warnings) in order to better-gain the attention of motorists.

The full cooperation of all school staff members, students, and parents is crucial for the success of any traffic management plan. Proper training of school staff on duties and expectations pertaining to the plan is recommended. Sufficient communications at the beginning of each school term (and otherwise, as needed) with students and parents on their duties and expectations is also recommended.

Passenger loading and unloading within public right-of-way should be avoided at all times. To the extent possible, all queuing and parking should be accommodated within the school site boundaries. For circumstances where this cannot be avoided, the school should coordinate with City staff responsible for traffic operations in the area to investigate appropriate mitigation measures. Also, to minimize liabilities, no person(s) other than deputized officers of the law should engage or attempt to influence traffic operations in public right-of-way to minimize liabilities.

SUMMARY

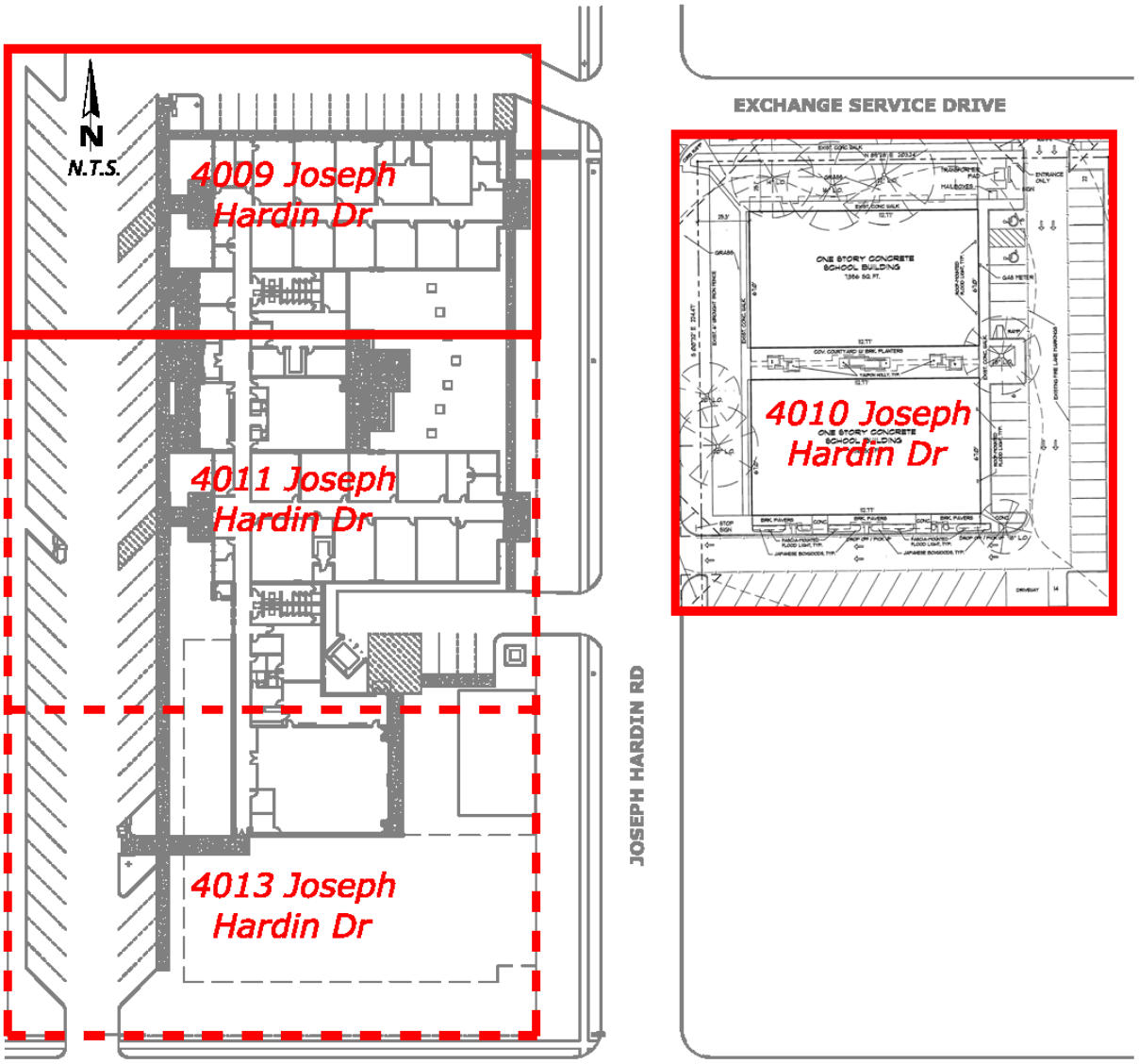
Observations of the existing traffic management and a cursory review of carpool procedures indicate that current operations are optimal and should remain in practice in the future. This TMP is to be used by Advantage Academy to provide safe and efficient transportation of students, staff, and faculty to and from the site. The Plan was developed with the intent of optimizing safety and efficiency and the goal of accommodating vehicular traffic generated by the school at peak traffic periods within the site. The details of the TMP shall be reviewed by the school on a regular basis to confirm its effectiveness.

END OF MEMO

DeShazo Group

Z167-145 (SM)

DeShazo Group, Inc. Job No. 161193 Exhibit Created on 02-01-2017



Pick-Up Location	Student Group	Student Enroll.	Schedule
EXISTING CONDITIONS			
4010 Joseph Hardin Dr	Pre-School to 5th Grade	315 Students	7:50 AM-3:20 PM
4009 Joseph Hardin Dr	6-8th Grade	172 Students	7:50 AM-3:40 PM
PROPOSED CONDITIONS			
4010 Joseph Hardin Dr	Pre-School to 3rd Grade	260 Students	7:50 AM-3:20 PM
4009-4013 Joseph Hardin Dr	4-5th Grade	176 Students	7:50 AM-3:20 PM
4009-4013 Joseph Hardin Dr	6-8th Grade	264 Students	7:50 AM-3:40 PM

Legend

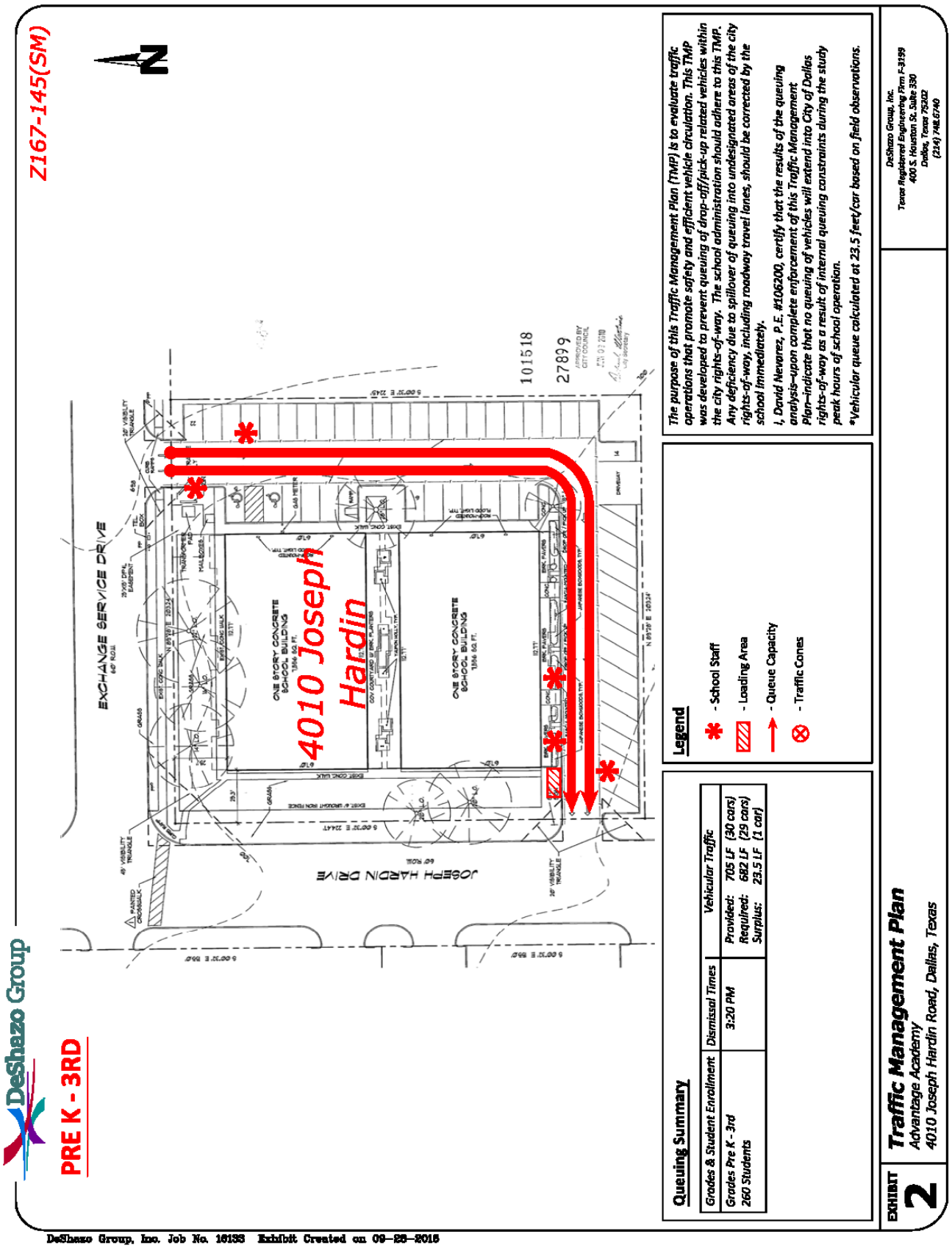
- Existing School Property: 4009 & 4010 Joseph Hardin Drive
- Proposed Advantage Academy School Expansion (4-8th Grades): 4009, 4011, 4013 Joseph Hardin Drive

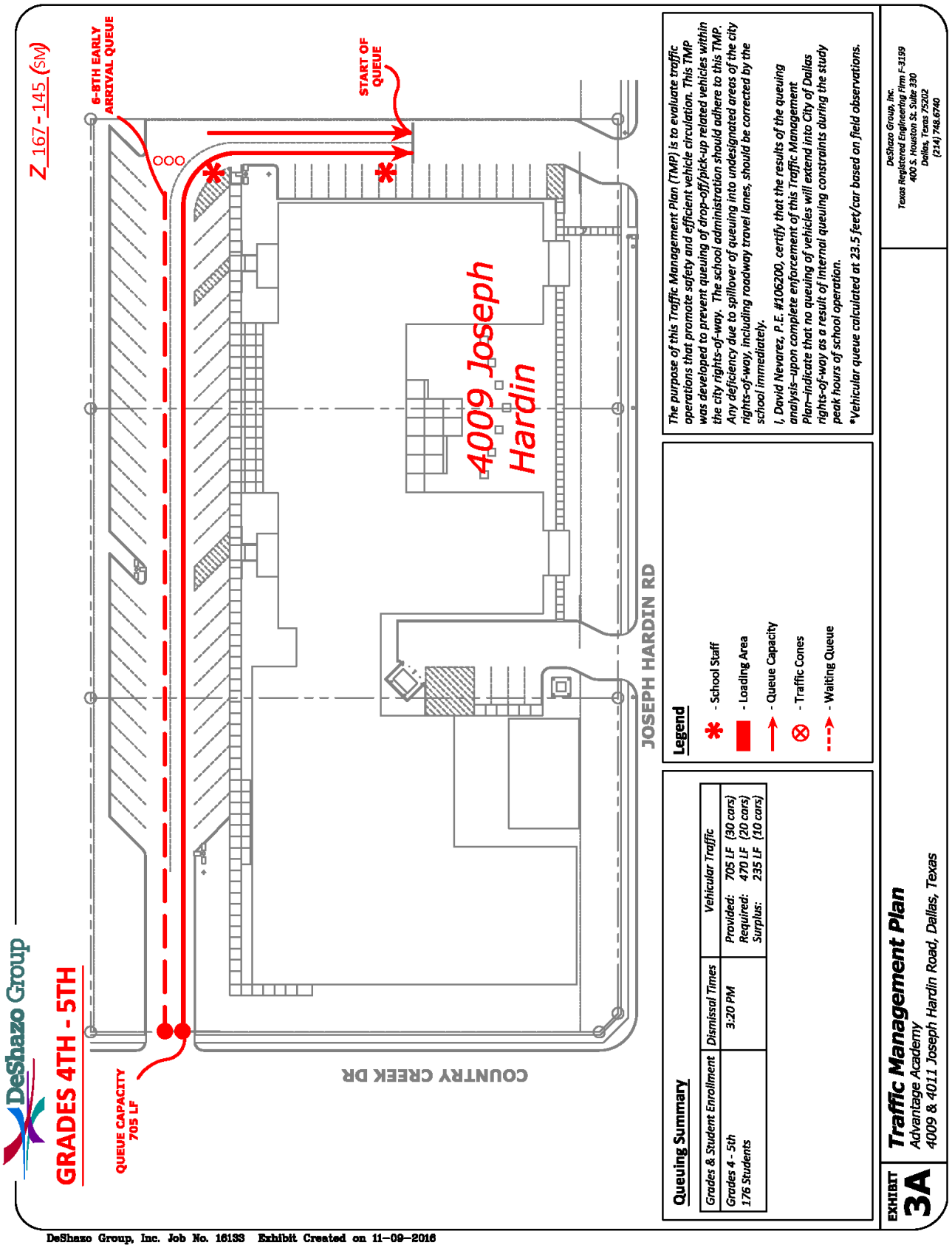
EXHIBIT 1

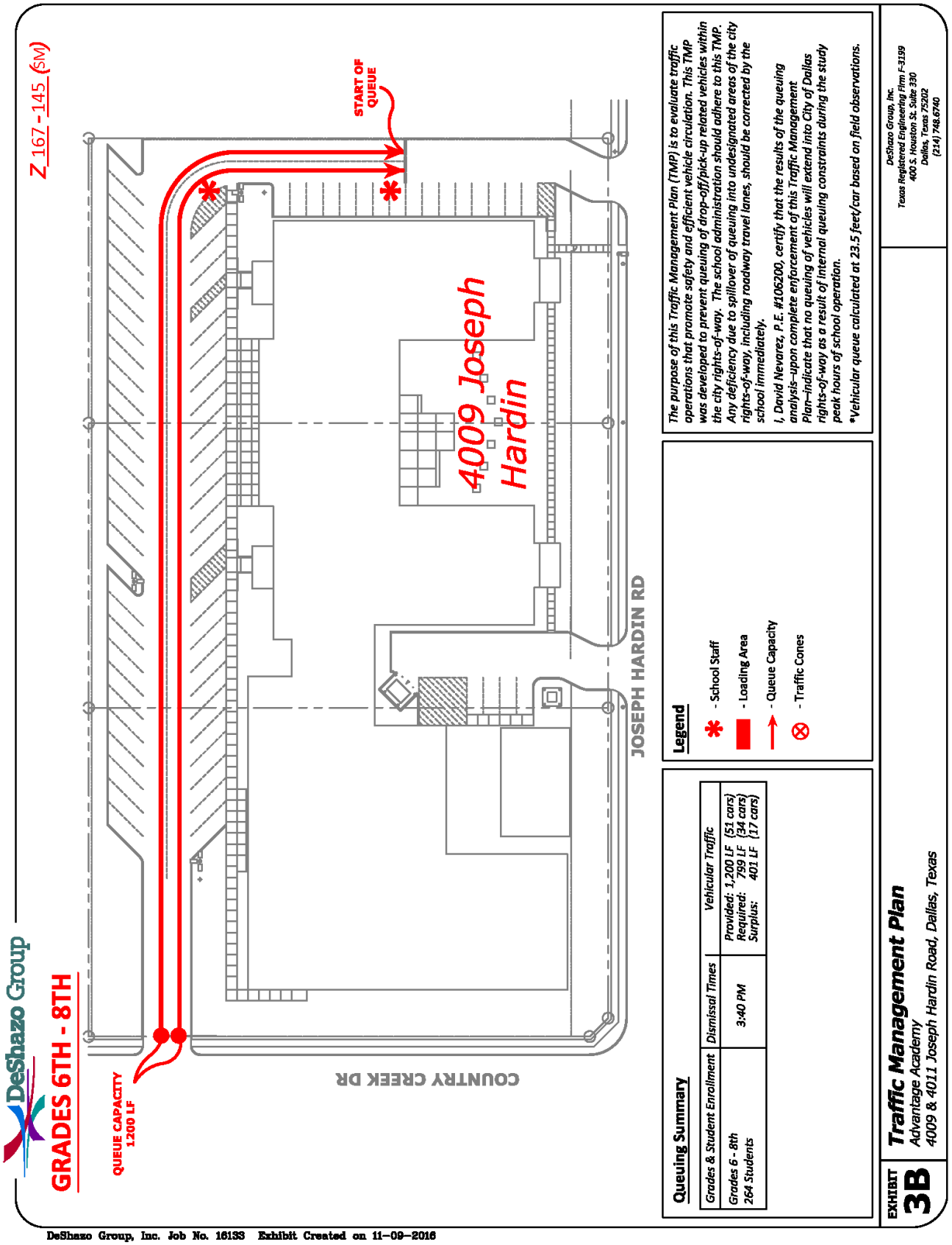
Site Location Map

Advantage Academy - North Duncanville Campus
4009 Joseph Hardin Drive, Dallas, Texas

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


Z167-145(SM)
DeShazo Group
PRE K - 3RD
EXCHANGE SERVICE DRIVE
JOSEPH HARDIN DRIVE
4010 Joseph Hardin
ONE STORY CONCRETE SCHOOL BUILDING
ONE STORY CONCRETE SCHOOL BUILDING
101518
27899
Queuing Summary
Grades & Student Enrollment
Dismissal Times
Vehicular Traffic
Grades Pre K - 3rd
260 Students
3:20 PM
Provided: 705 LF (30 cars)
Required: 682 LF (29 cars)
Surplus: 23.5 LF (1 car)
Legend
- School Staff
- Loading Area
- Queue Capacity
- Traffic Cones
The purpose of this Traffic Management Plan (TMP) is to evaluate traffic operations that promote safety and efficient vehicle circulation. This TMP was developed to prevent queuing of drop-off/pick-up related vehicles within the city rights-of-way. The school administration should adhere to this TMP. Any deficiency due to spillover of queuing into undesignated areas of the city rights-of-way, including roadway travel lanes, should be corrected by the school immediately.
I, David Nevarez, P.E. #106200, certify that the results of the queuing analysis-upon complete enforcement of this Traffic Management Plan-indicate that no queuing of vehicles will extend into City of Dallas rights-of-way as a result of internal queuing constraints during the study peak hours of school operation.
*Vehicular queue calculated at 23.5 feet/car based on field observations.
EXHIBIT 2
Traffic Management Plan
Advantage Academy
4010 Joseph Hardin Road, Dallas, Texas
DeShazo Group, Inc.
Texas Registered Engineering Firm F-3199
400 S. Houston St. Suite 330
Dallas, Texas 75202
(214) 748.6740
DeShazo Group, Inc. Job No. 16133 Exhibit Created on 09-28-2016


Z_167-145 (SM)
DeShazo Group
GRADES 4TH - 5TH
6-8TH EARLY ARRIVAL QUEUE
START OF QUEUE
QUEUE CAPACITY 705 LF
4009 Joseph Hardin
COUNTRY CREEK DR
JOSEPH HARDIN RD
Queuing Summary
Grades & Student Enrollment
Grades 4 - 5th 176 Students
Dismissal Times
3:20 PM
Vehicular Traffic
Provided: 705 LF (30 cars)
Required: 470 LF (20 cars)
Surplus: 235 LF (10 cars)
Legend
- School Staff
- Loading Area
- Queue Capacity
- Traffic Cones
- Waiting Queue
The purpose of this Traffic Management Plan (TMP) is to evaluate traffic operations that promote safety and efficient vehicle circulation. This TMP was developed to prevent queuing of drop-off/pick-up related vehicles within the city rights-of-way. The school administration should adhere to this TMP. Any deficiency due to spillover of queuing into undesignated areas of the city rights-of-way, including roadway travel lanes, should be corrected by the school immediately.
I, David Nevarez, P.E. #106200, certify that the results of the queuing analysis--upon complete enforcement of this Traffic Management Plan--indicate that no queuing of vehicles will extend into City of Dallas rights-of-way as a result of internal queuing constraints during the study peak hours of school operation.
*Vehicular queue calculated at 23.5 feet/car based on field observations.
EXHIBIT 3A
Traffic Management Plan
Advantage Academy
4009 & 4011 Joseph Hardin Road, Dallas, Texas
DeShazo Group, Inc.
Texas Registered Engineering Firm F-3199
400 S. Houston St. Suite 330
Dallas, Texas 75202
(214) 748.6740
DeShazo Group, Inc. Job No. 16133 Exhibit Created on 11-09-2016


Z 167 -145 (SM)
DeShazo Group
GRADES 6TH - 8TH
QUEUE CAPACITY
1200 LF
START OF
QUEUE
4009 Joseph
Hardin
COUNTRY CREEK DR
JOSEPH HARDIN RD
Queuing Summary
Grades & Student Enrollment
Grades 6 - 8th
264 Students
Dismissal Times
3:40 PM
Vehicular Traffic
Provided: 1,200 LF (51 cars)
Required: 799 LF (34 cars)
Surplus: 401 LF (17 cars)
Legend
- School Staff
- Loading Area
- Queue Capacity
- Traffic Cones
The purpose of this Traffic Management Plan (TMP) is to evaluate traffic operations that promote safety and efficient vehicle circulation. This TMP was developed to prevent queuing of drop-off/pick-up related vehicles within the city rights-of-way. The school administration should adhere to this TMP. Any deficiency due to spillover of queuing into undesignated areas of the city rights-of-way, including roadway travel lanes, should be corrected by the school immediately.
I, David Nevarez, P.E. #106200, certify that the results of the queuing analysis–upon complete enforcement of this Traffic Management Plan–indicate that no queuing of vehicles will extend into City of Dallas rights-of-way as a result of internal queuing constraints during the study peak hours of school operation.
*Vehicular queue calculated at 23.5 feet/car based on field observations.
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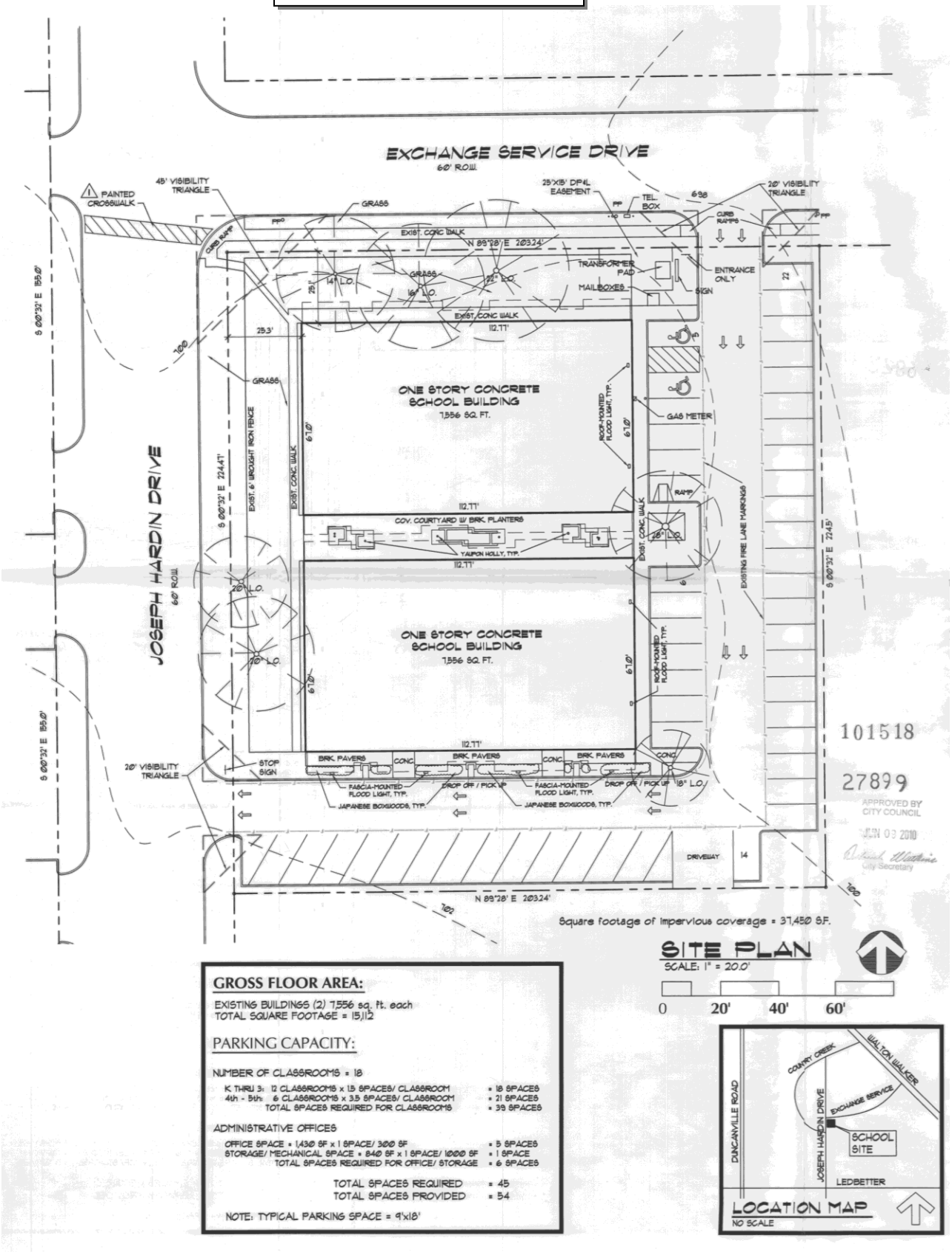
4009 & 4011 Joseph Hardin Road, Dallas, Texas
DeShazo Group, Inc.
Texas Registered Engineering Firm F-3199
400 S. Houston St. Suite 330
Dallas, Texas 75202
(214) 748.6740
DeShazo Group, Inc. Job No. 16133 Exhibit Created on 11-09-2016

Existing Tract 1
Site Plan (no changes)



101518

27899

APPROVED BY CITY COUNCIL

JUN 09 2010

City Secretary

Square footage of impervious coverage = 37,450 S.F.

SITE PLAN

SCALE: 1" = 20.0'

0 20' 40' 60'

GROSS FLOOR AREA:

EXISTING BUILDINGS (2) 7,556 sq. ft. each
TOTAL SQUARE FOOTAGE = 15,112

PARKING CAPACITY:

NUMBER OF CLASSROOMS = 18

K THRU 3:	12 CLASSROOMS x 1.5 SPACES/ CLASSROOM	= 18 SPACES
4th - 5th:	6 CLASSROOMS x 3.5 SPACES/ CLASSROOM	= 21 SPACES
	TOTAL SPACES REQUIRED FOR CLASSROOMS	= 39 SPACES

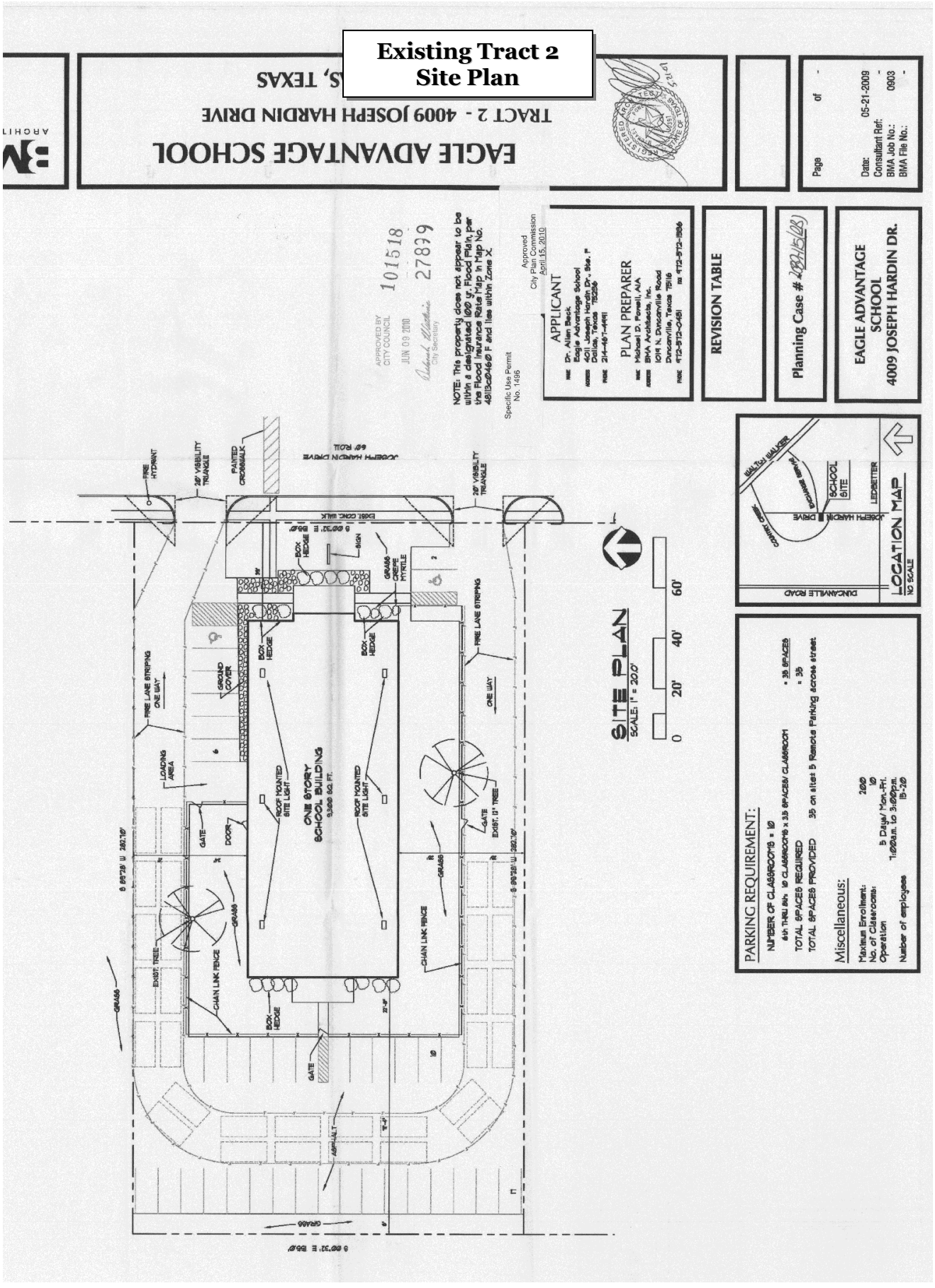
ADMINISTRATIVE OFFICES

OFFICE SPACE = 1,430 SF x 1 SPACE/ 300 SF		= 5 SPACES
STORAGE/ MECHANICAL SPACE = 840 SF x 1 SPACE/ 1000 SF		= 1 SPACE
	TOTAL SPACES REQUIRED FOR OFFICE/ STORAGE	= 6 SPACES

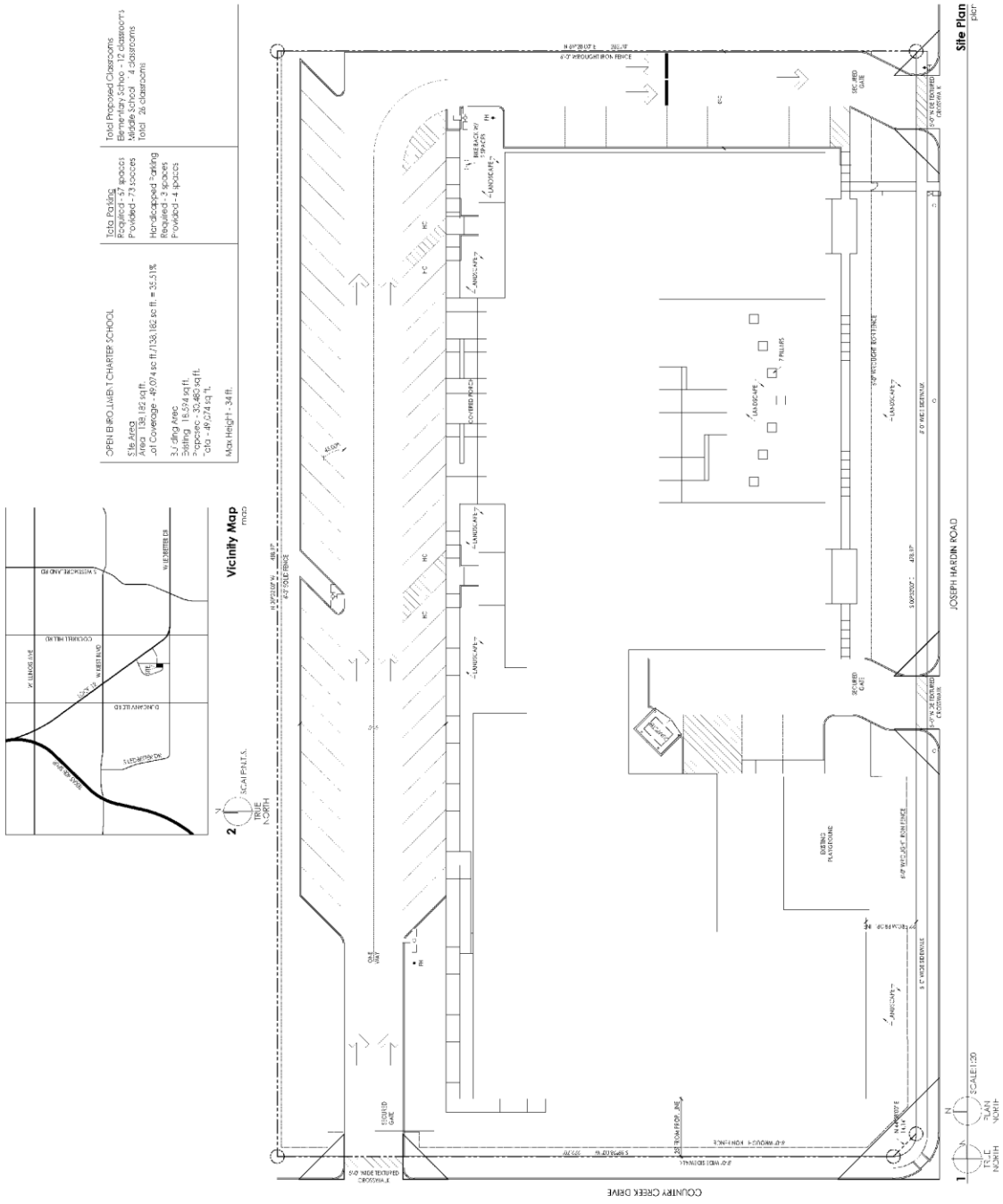
TOTAL SPACES REQUIRED	= 45
TOTAL SPACES PROVIDED	= 54

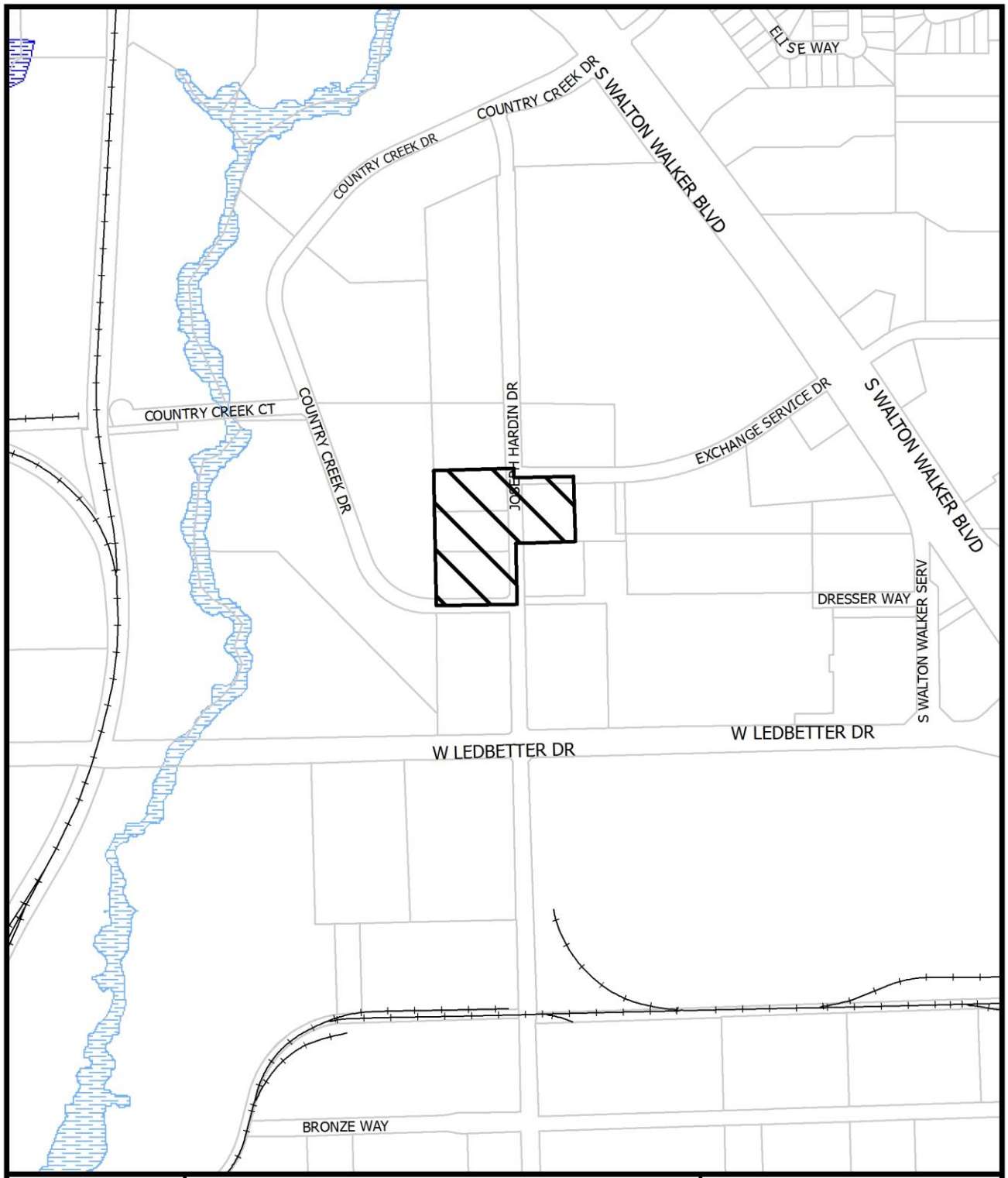
NOTE: TYPICAL PARKING SPACE = 9'x18'

Existing Tract 2 Site Plan



Proposed Tract 2 Site Plan





1:6,000

VICINITY MAP

Case no: Z167-145

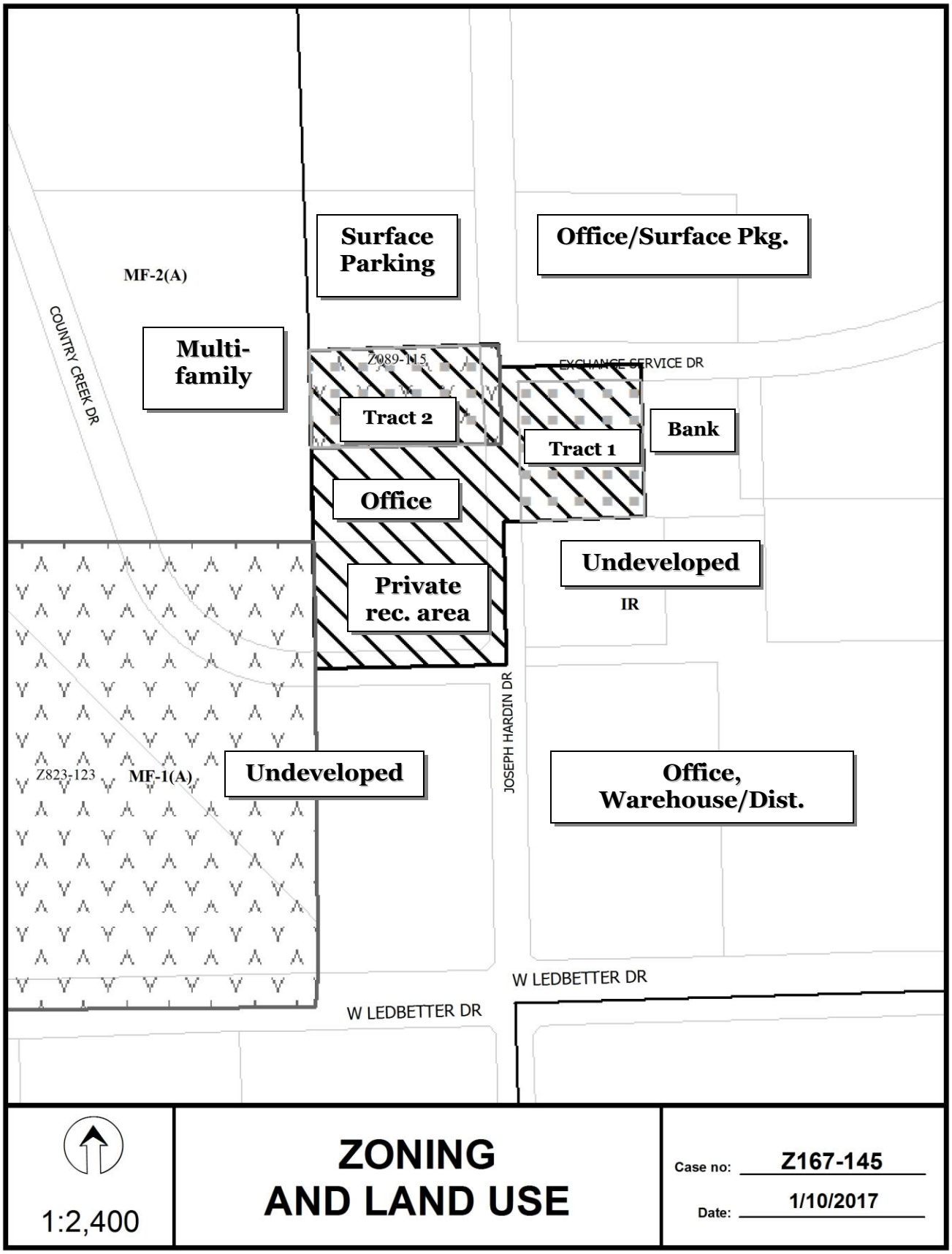
Date: 1/10/2017

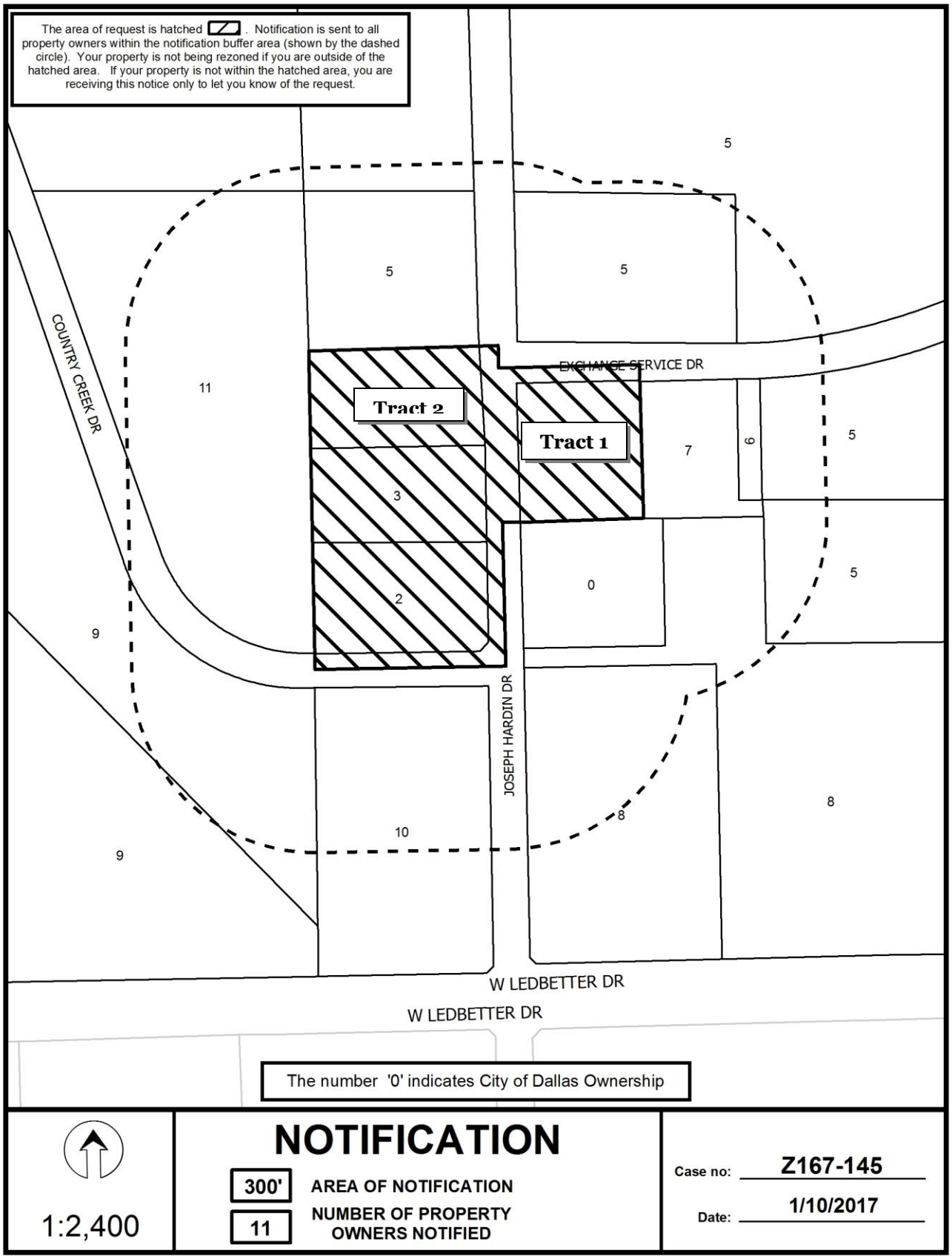
1:2,400

AERIAL MAP

Case no: Z167-145

Date: 1/10/2017


Surface Parking
Office/Surface Pkg.
MF-2(A)
COUNTRY CREEK DR
Multi-family
Z089-115
EXCHANGE SERVICE DR
Tract 2
Tract 1
Bank
Office
Undeveloped
Private rec. area
IR
JOSEPH HARDIN DR
Z823-123
MF-1(A)
Undeveloped
Office, Warehouse/Dist.
W LEDBETTER DR
W LEDBETTER DR
1:2,400
ZONING AND LAND USE
Case no: Z167-145
Date: 1/10/2017


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.
Tract 2
Tract 1
COUNTRY CREEK DR
EXCHANGE SERVICE DR
JOSEPH HARDIN DR
W LEDBETTER DR
W LEDBETTER DR
The number '0' indicates City of Dallas Ownership
NOTIFICATION
300'
AREA OF NOTIFICATION
11
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z167-145
Date: 1/10/2017

01/10/2017

Notification List of Property Owners

Z167-145

11 Property Owners Notified

Label #	*Address*		*Owner*
1	4010	JOSEPH HARDIN DR	EAGLE ADVANTAGE SCHOOLS
2	4013	JOSEPH HARDIN DR	EAGLE ADVTG SCHOOLS INC
3	4011	JOSEPH HARDIN DR	EAGLE ADVANTAGE SCHOOLS INC
4	4009	JOSEPH HARDIN DR	EAGLE ADVANTAGE SCHOOLS
5	4542	EXCHANGE SERVICE DR	ARMY & AIR FORCE
6	4634	EXCHANGE SERVICE DR	ARMY & AIR FORCE EXCHG
7	4630	EXCHANGE SERVICE DR	ARMY & AIR FORCE EXCHG
8	4601	W LEDBETTER DR	WALLACE H DALTON
9	4800	COUNTRY CREEK DR	INDEPENDENT BUILDERS INC
10	4019	JOSEPH HARDIN DR	EAGLE ADVANTAGE SCHOOL INC
11	4700	COUNTRY CREEK DR	DALLAS HOUSING AUTHORITY

CITY PLAN COMMISSION **THURSDAY, FEBRUARY 16, 2017**

Planner: Sarah May

FILE NUMBER: Z167-163(SM) **DATE FILED:** December 21, 2016

LOCATION: West corner of Denton Drive and Hudnall Street

COUNCIL DISTRICT: 2 **MAPSCO:** 34U

SIZE OF REQUEST: Approx. 5.22 acres **CENSUS TRACT:** 4.04

APPLICANT / OWNER: RP Dentwood SC, LP

REPRESENTATIVE: Rob Baldwin

REQUEST: An application for a Planned Development Subdistrict for GR General Retail Subdistrict, bank or savings and loan office with drive-through window service, and service station uses on property zoned an LC Light Commercial and MF-2 Multiple Family Subdistricts within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The purpose of the request is to construct a new development with consideration of the following: 1) require the first 30 feet of a building, measured inward from the street-facing facade, to be limited to residential uses where directly across a street from a single family district; 2) require street-facing dwelling units to provide entries that directly connect to the adjacent public sidewalk; 3) establish setbacks, height, lot coverage, and density; and 4) allow two new uses: bank or savings and loan office with drive-through window service, with a maximum of two drive-through lanes, and service station only if it is on same lot as a general merchandise or food store that is 50,000 square feet or larger.

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

BACKGROUND INFORMATION:

- The southern portion of the site was previously developed with an auto sales use that was demolished in 2009, according to permit records.

- The Inwood/Love Field Station on DART's Green light rail line opened December 6, 2010.

- The northern portion of the site was developed with medium-density multiple family buildings and was demolished in 2012, according to permit records.

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

Traffic: The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed development will not have a negative impact on the surrounding street system. The analysis is based upon a traffic impact analysis the applicant provided during the application submittal.

Thoroughfare/Street	Function	Proposed Dimension
Denton Drive Cut Off	Collector	3 lanes undivided, 60-80' ROW, with bicycle lanes
Denton Drive	Local	56' ROW
Hudnall Street	Local	50' ROW

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.

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.

Policy 1.1.4 Capitalize on transit oriented development opportunities.

The Vision Illustration depicts the request site as within an *Urban Mixed-Use* and the site is within a quarter mile of a light rail station. The request is characteristic of the Urban Mixed-Use Building Block because it provides residents with a vibrant blend of

opportunities to live, work, shop and play within a closely defined area and it capitalizes on transit oriented development opportunities.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.3 Encourage complementary building height, scale, design and character.

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 applicant's request for a new PDS meets the above listed objectives. The Property will be redeveloped with a minimum of one structure that has ground-level vehicular circulation that breaks up the development into three connected structures that are part of an overall development with the property to the northwest of the request site. The proposed overall development, including the portion that is currently zoned GR and is outside of the area request, is a mixed use development that engages and enhances the adjacent Inwood/Love Field DART light rail station and is proposed in accordance with transit oriented objectives.

The proposed development complies with objectives one through four and with objectives six and seven as follows. According to the proposed development plan, the majority of the area of request is proposed to be a maximum of four stories and may contain a mixture of a maximum of 425 dwelling units and other permitted non-

residential uses as prescribed in the proposed subdistrict. The reminder of the property shown on the development plan allows a maximum five stories of an above grade parking structure that is wrapped with a maximum of three stories of a use that is not parking. The proposed wrap must have a minimum depth of 30 feet from facades that are across a street from single family districts. The PDS conditions restrict ground level uses to residential uses where across the street from single family districts and those units must have entries that connect directly to the adjacent sidewalk in order to activate the ground floor and screen the parking structure. The requirement to (1) restrict the ground level uses to residential uses for the first 30 feet of the building, (2) wrap the above ground parking garage where adjacent to single family, and (3) require that ground level dwelling units have entries that connect directly to the adjacent sidewalk is characteristic of the Oak Lawn Plans objectives.

The request is also consistent with the fifth objective, "to use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas." The Oak Lawn Special Purpose District regulates densities based on subdistrict, lot size, and configuration of units (e.g. efficiency, one-bedroom, two-bedroom, etc.). The request site is currently split-zoned with approximately 54,600 square feet in the LC Subdistrict and 160,940 square feet in the MF-2 Subdistrict, each figure excludes rights-of-way. Based on these lot areas, the area of request is currently limited to 436 one-bedroom units in the LC Subdsitrict lot area and 160 one-bedroom units in the MF-2 Subdistrict lot area, these two figures total a maximum of 596 one-bedroom units allowed. If these two lot areas were considered for all two-bedroom units, the existing zoning would allow 498 two-bedroom units. Since the request limits density to 425 units, regardless of number of bedrooms, the density proposed is consistent with the existing zoned densities.

The development plan included in this report shows a maximum building foot print with little facade articulation or definition. The applicant's intention was to create flexibility by providing minimal detail however, the footprint shown on the attached development plan exceeds the proposed maximum lot coverage (80 percent) and therefore staff recommends that a revised plan be provided in order to show a building that does not exceed the proposed maximum lot coverage.

STAFF ANALYSIS:

Land Use:

	Zoning within PDD No. 193	Land Use
Site	LC & MF-2	Undeveloped
Northeast	R-7.5	Single Family
Southeast	R-7.5; MF-2; LC	Single Family; Multiple family; Mixed retail and entertainment uses
Southwest	IR; PDD No. 862	Auto Service; Multifamily
Northwest	GR	Vacant Retail

Development Standards:

DISTRICT	SETBACKS		FAR	Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear				
MF-2 Multiple-family Subdistrict (existing)	15'	10'/15'	N/A	36'	50%	Retail, Office, single family, multiple-family
LC Light Commercial Subdistrict (existing)	10'	0'/0'	4:1	36' sf 240' non-residential	80%	Retail, Office, single family, Multiple-family
GR General Retail (base of proposed and to northwest)	10'	0'	2.5:1	120'	80%	Residential, Community service, Medical uses, Personal, professional, and custom craft uses
PDD for GR General Retail	10' & 15'	0'	2.5:1	48'	80%	Residential, Community service, Medical uses, Personal, professional, and custom craft uses

Landscaping: Landscaping must be provided in accordance with Part I of PDD No. 193, the Oak Lawn Special Purpose District.

Parking: The applicant is not requesting any parking reductions and will comply with the parking requirements set forth in Part I of PDD No. 193, the Oak Lawn Special Purpose District.

LIST OF OFFICIERS

RP Dentwood SC, LP

RP Dentwood SC/GP, LLC

Elizabeth J. Rader, Manager

Homer J. Rader, III, Member

William S. Rader, Member

APPLICANT PROPOSED PDS CONDITIONS

Division S-___. PD Subdistrict ___.

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 at the west corner of Denton Drive and Hudnall Drive. The size of PD Subdistrict ___is 4.2210 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) This subdistrict is considered to be a nonresidential zoning district.

SEC. S-___.104. EXHIBIT.

The following exhibit is incorporated into this division: Exhibit S-___A: development plan.

SEC. S-___.105. DEVELOPMENT PLAN.

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

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) The following main use is also permitted:

-- Bank or savings and loan office with drive-through window service. *[Limited to two drive-through lanes.]*

-- Service station. *[Must be on same lot as a general merchandise or food store that is 50,000 square feet or larger.]*

(c). Where contiguous to or perpendicularly across an adjoining alley or street from a single family district, the ground story for the first 30 feet of the building measured inward from the street-facing facade is limited to residential uses.

SEC. S-___.107. ACCESSORY USES.

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.

SEC. S-___.108. YARD, LOT, AND SPACE REGULATIONS.

(a) In general. Except as provided, the yard, lot, and space regulations for the GR General Retail Subdistrict apply.

(b) Front yard.

(1) For Denton Drive and Hudnall Drive, minimum front yard is 15 feet.

(2) For Denton Drive Cut Off, minimum front yard is 10 feet.

(3) Encroachments such as stairs and stoops and landscape walls four feet in height and less are allowed five feet into the required setback and need not be shown on the development plan.

(4) No additional setback is required above 36 feet.

(c) Side and rear yard. No side or rear yard setback is required.

(d) Height.

(1) Except as provided in this subsection, maximum height is 48 feet.

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

(A) Elevator penthouse or bulkhead.

(B) Mechanical equipment room.

(C) Cooling tower.

(D) Tank designed to hold liquids.

(E) Gable, hip, or gambrel roof.

(F) Skylights.

(G) Clerestory.

(H) Visual screens which surround roof mounted mechanical equipment.

(I) Chimney and vent stacks.

(J) Light standards on a parking structure.

(K) Parapet wall and parking structure safety wall, limited to a height of four feet.

(e) Lot coverage. Maximum lot coverage is 80 percent.

(f) Lot area. No minimum lot area.

(g) Density. Maximum number of dwellings is 425.

SEC. S- ____.109. URBAN DESIGN STANDARDS.

(a) Entries. A minimum of 80 percent of the street-facing, ground-level dwelling units must have individual entries that face the street and have an improved path connecting to the public sidewalk. Individual sidewalks may be constructed of concrete or a permeable hardscape material such as decomposed granite.

(b) Off-street parking structure. Where directly across a street from a single family district, off-street parking structures must contain a permitted main use that is not parking or vehicular circulation on the ground story for the first 30 feet of the building measured inward from the street-facing facade. Otherwise, there is no active ground-story use requirement and off-street parking structures must comply with Sec. 51P-193.127(a).

(c) Pedestrian crossings at driveways that intersect Hudnall Drive or Denton Drive must be enhanced, using striping, pavers, or providing a continuous elevation across the driveway if the continuous elevation does not create a traffic hazard.

SEC. S-___.110. OFF-STREET PARKING AND LOADING.

Consult Part I of this article for the specific off-street parking and loading requirements for each use.

SEC. S-___.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-___.112. LANDSCAPING.

(a) Landscaping and screening must be provided in accordance with Part I of this article.

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

SEC. S-___.113. SIGNS.

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

SEC. S-___.114. ADDITIONAL PROVISIONS.

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

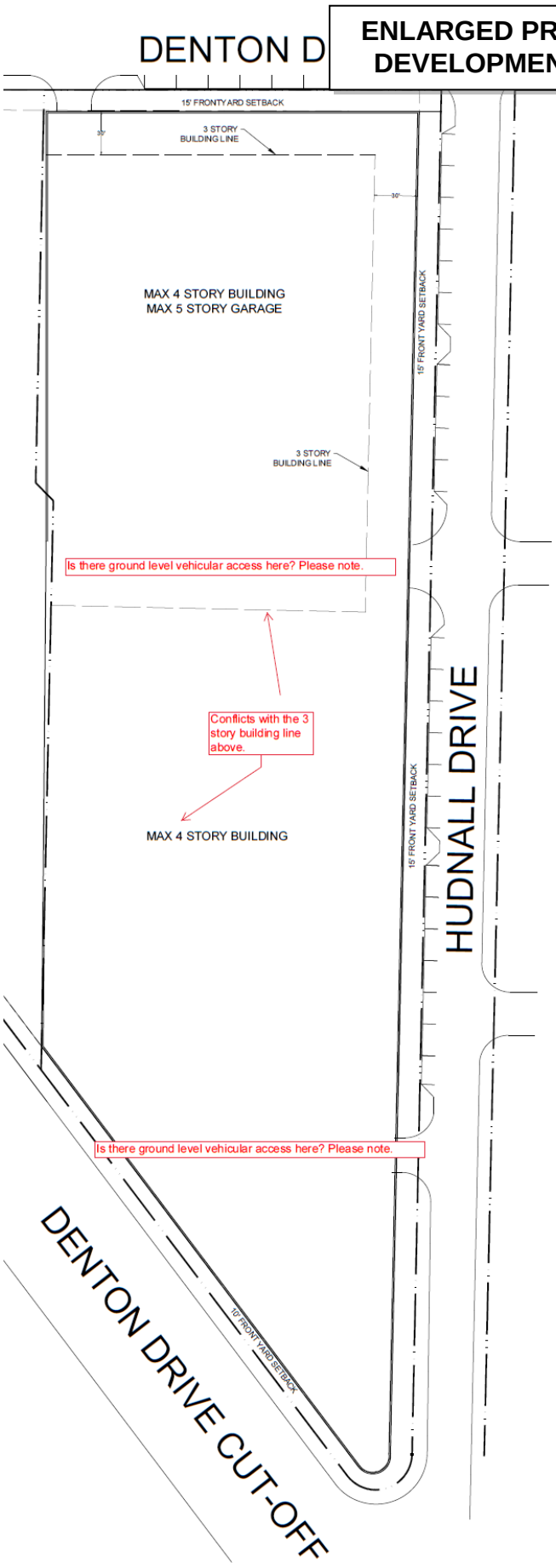
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

(c) Development and use of the Property must comply with Part I of this article.

SEC. S-___.115. COMPLIANCE WITH CONDITIONS.

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

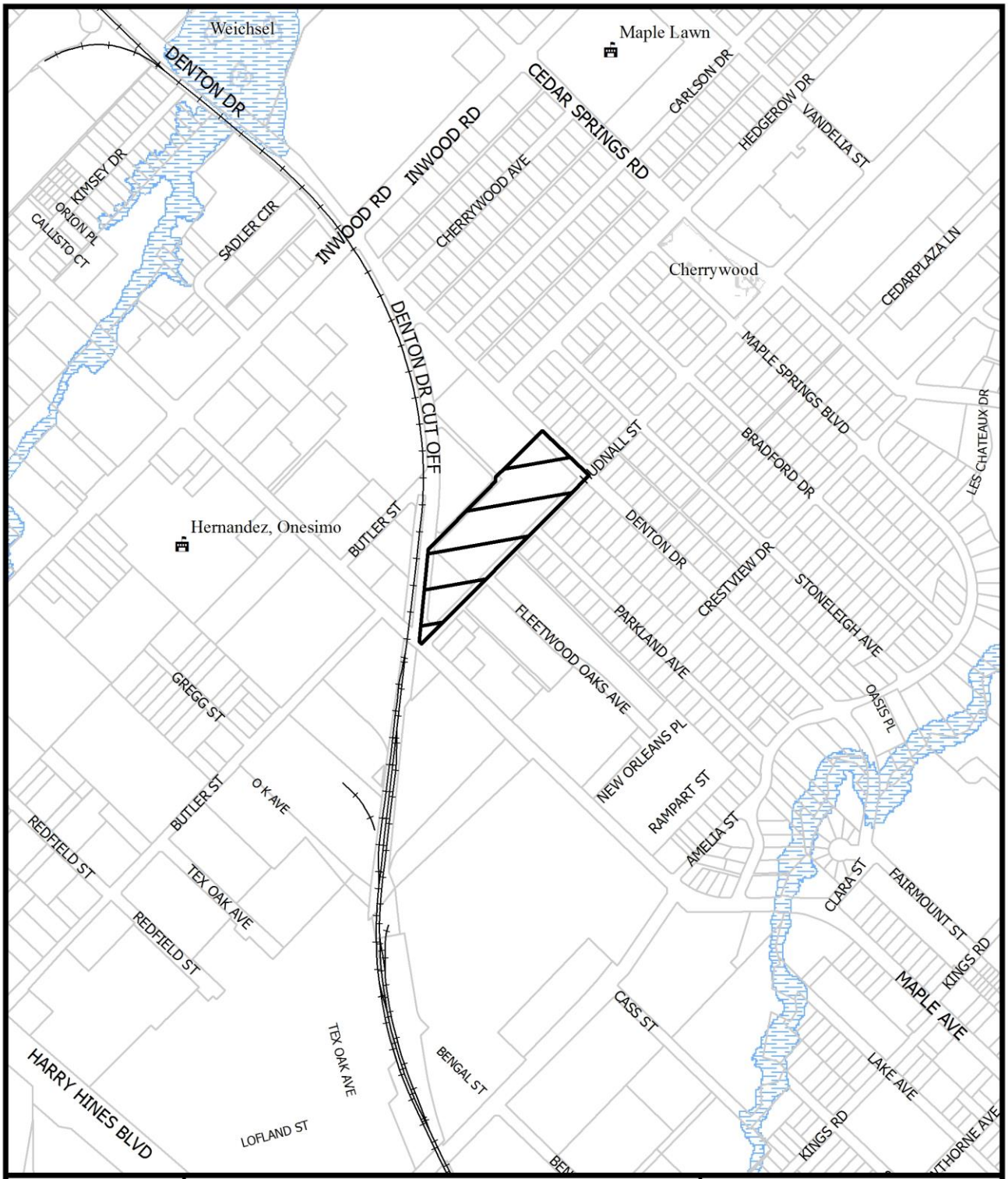
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances,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

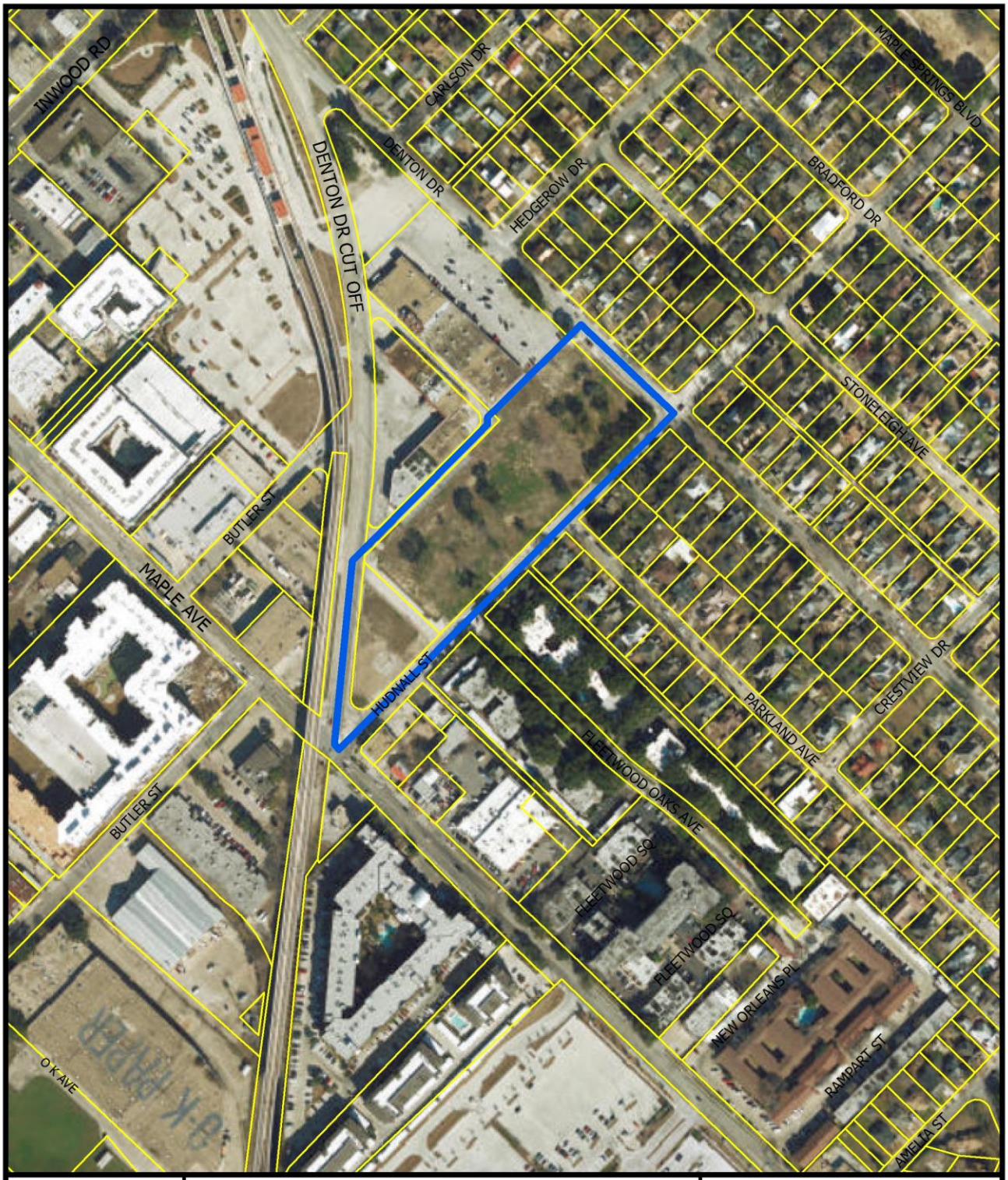


Staff recommends that a revised plan be provided that (1) complies with the maximum lot coverage of 80 percent (2) clarify the limits of the three-story wrap around the parking garage, and (3) indicate ground level vehicular circulation at the shown drive approaches.

SITE DATA TABLE

TOTAL SITE AREA	183,869 SF / 4.221 AC
LAND USE	MIXED USES
MINIMUM FRONT SETBACK - DENTON DRIVE AND HUDNALL	15 FT
MINIMUM FRONT SETBACK - DENTON DRIVE CUT OFF	10 FT
MINIMUM SIDE AND REAR SETBACK	0 FT
MAXIMUM DENSITY	425 DWELLING UNITS
MAXIMUM FLOOR AREA RATIO	2.5:1
MAXIMUM BUIDING HEIGHT	48 FT
MAXIMUM LOT COVERAGE	80%


Weichsel
Maple Lawn
Cherrywood
Hernandez, Onesimo
DENTON DR
INWOOD RD
CEDAR SPRINGS RD
CARLSON DR
HEDGEROW DR
VANDELIA ST
KIMSEY DR
ORION PL
CALLISTO CT
SADLER CIR
CHERRYWOOD AVE
DENTON DR CUT OFF
CEDARPLAZA LN
MAPLE SPRINGS BLVD
LES CHATEAUX DR
JUDNALL ST
BRADFORD DR
BUTLER ST
DENTON DR
CRESTVIEW DR
STONELEIGH AVE
FLEETWOOD OAKS AVE
PARKLAND AVE
OASIS PL
GREGG ST
NEW ORLEANS PL
RAMPART ST
AMELIA ST
O K AVE
REDFIELD ST
TEX OAK AVE
CLARA ST
FAIRMOUNT ST
KINGS RD
MAPLE AVE
CASS ST
LAKE AVE
HARRY HINES BLVD
LOFLAND ST
BENGAL ST
KINGS RD
1:7,200
VICINITY MAP
Case no: Z167-163
Date: 1/13/2017


INWOOD RD
CARLSON DR
DENTON DR
DENTON DR CUT OFF
HEDGEROW DR
MAPLE SPRINGS BLVD
BRADFORD DR
STONELEIGH AVE
BUTLER ST
MAPLE AVE
HUDNALL ST
CRESTVIEW DR
PARKLAND AVE
FLEETWOOD OAKS AVE
FLEETWOOD SQ
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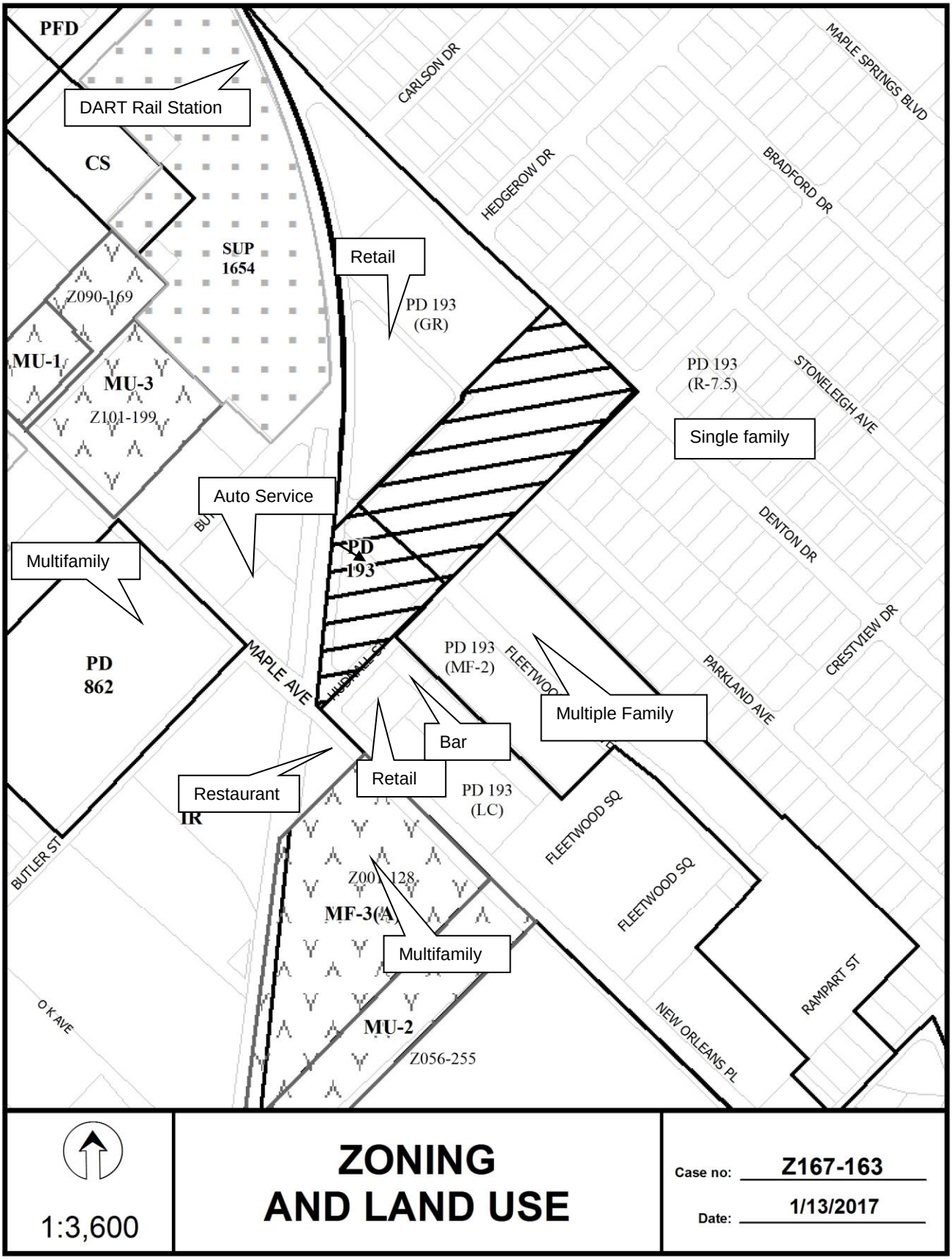
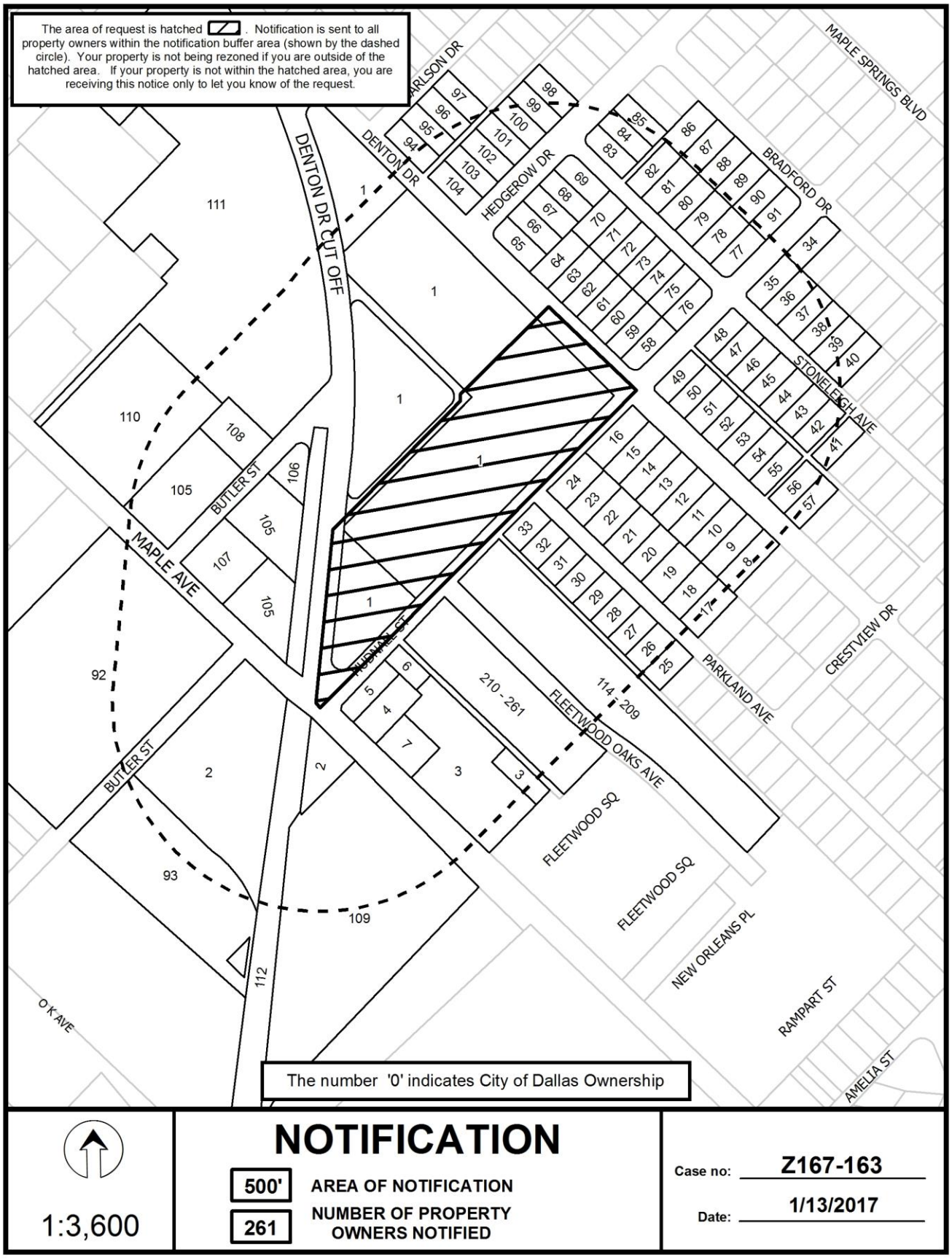
AMELIA ST
O K AVE
1:3,600
AERIAL MAP
Case no: Z167-163
Date: 1/13/2017


PFD
DART Rail Station
CS
SUP 1654
Z090-169
MU-1
MU-3
Z101-199
Retail
PD 193 (GR)
CARLSON DR
MAPLE SPRINGS BLVD
HEDGEROW DR
BRADFORD DR
PD 193 (R-7.5)
STONELEIGH AVE
Single family
Auto Service
DENTON DR
Multifamily
PD 193
PD 862
MAPLE AVE
PD 193 (MF-2)
CRESTVIEW DR
PARKLAND AVE
Multiple Family
Bar
Retail
Restaurant
IR
PD 193 (LC)
FLEETWOOD SQ
BUTLER ST
Z001-128
MF-3(A)
Multifamily
MU-2
Z056-255
O K AVE
NEW ORLEANS PL
RAMPART ST
1:3,600
ZONING AND LAND USE
Case no: Z167-163
Date: 1/13/2017


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.
MAPLE SPRINGS BLVD
CARLSON DR
DENTON DR
DENTON DR CUT OFF
HEDGEROW DR
BRADFORD DR
STONELEIGH AVE
CRESTVIEW DR
PARKLAND AVE
FLEETWOOD OAKS AVE
FLEETWOOD SQ
NEW ORLEANS PL
RAMPART ST
AMELIA ST
O K AVE
BUTLER ST
MAPLE AVE
INDUSTRIAL ST
210 - 261
114 - 209
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
261
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z167-163
Date: 1/13/2017

01/13/2017

Notification List of Property Owners

Z167-163

261 Property Owners Notified

Label #	*Address*		*Owner*
1	5520	DENTON DR CUT OFF DR	RP DENTWOOD SC LP
2	5321	MAPLE AVE	CRS MAPLE LLC
3	5308	MAPLE AVE	MAYA FOODS INC
4	5320	MAPLE AVE	ES & S REALTY LLC
5	5326	MAPLE AVE	ES & S REALTY LLC
6	2514	HUDNALL ST	RUBIN CANDACE
7	5312	MAPLE AVE	SCHWARTZ JERRY TRUSTEE &
8	5223	DENTON DR	PAIR DOUGLAS B
9	5227	DENTON DR	GEORGE EDWARD &
10	5303	DENTON DR	BURTCHAELL CAROL ANN
11	5307	DENTON DR	GONZALEZ SALVADOR &
12	5311	DENTON DR	HAWKEN RICHARD K
13	5315	DENTON DR	NIXON V BRUCE
14	5319	DENTON DR	LOPEZ JULIO
15	5323	DENTON DR	MC DESIGN LLC
16	5327	DENTON DR	VONGPHACHANH XAYVIPHAEH
17	5220	PARKLAND AVE	HENDON HARPER M
18	5224	PARKLAND AVE	BROWN ADAM B & REBECCA M
19	5304	PARKLAND AVE	FOX THOMAS P &
20	5308	PARKLAND AVE	BRITT KATIE B
21	5312	PARKLAND AVE	UGALDE FIDEL
22	5314	PARKLAND AVE	M Y A L TEXAS LLC
23	5322	PARKLAND AVE	JIMENEZ IRENE H & JOE
24	5328	PARKLAND AVE	LACKIE JAMES K
25	5219	PARKLAND AVE	SWEERBRIAR INVESTMENTS INC
26	5223	PARKLAND AVE	ANISE MARY C &

01/13/2017

Label #	*Address*		*Owner*
27	5227	PARKLAND AVE	GRAF JOYCE ANN &
28	5303	PARKLAND AVE	AGER SUSAN N & BRADLY E
29	5307	PARKLAND AVE	MENDEZ MARTIN & ANGELICA
30	5311	PARKLAND AVE	SLAUGHTER SCOTT A &
31	5315	PARKLAND AVE	MITLYNG JAMES ALLAN & SUSAN JANE
32	5317	PARKLAND AVE	GUTIERREZ MANUEL SR
33	5323	PARKLAND AVE	JARVIS STEVEN D
34	5327	BRADFORD DR	VALENCIA KENNETH L
35	5328	STONELEIGH AVE	ALONZO MARTIN P
36	5322	STONELEIGH AVE	BERKLEY NANCY J
37	5320	STONELEIGH AVE	VAZQUEZ GABRIEL
38	5314	STONELEIGH AVE	PHAM VIET MY
39	5310	STONELEIGH AVE	SILVA MANUEL R
40	5306	STONELEIGH AVE	GOWDY CHRISTOPHER MICHAEL &
41	5227	STONELEIGH AVE	MCDONALD JAMES
42	5303	STONELEIGH AVE	MENCHACA FAINE H
43	5307	STONELEIGH AVE	IBARRA MARIA ESPERANZA
44	5311	STONELEIGH AVE	GUAJARDO PATRICIA & MARTIN
45	5315	STONELEIGH AVE	VILLASANA EULALIA
46	5319	STONELEIGH AVE	FLORES CARLOS C
47	5323	STONELEIGH AVE	BEARDEN BILL S
48	5325	STONELEIGH AVE	SOWDEN JOAN ELAINE
49	5328	DENTON DR	SERAPHY INVESTMENTS INTERNATIONAL
50	5322	DENTON DR	WELF ERICK S
51	5318	DENTON DR	KEESEE JEFFREY A &
52	5314	DENTON DR	NOLEN DARRELL
53	5310	DENTON DR	MARTINEZ FEDERICO J &
54	5306	DENTON DR	FLORES ALBERTO
55	5302	DENTON DR	SROPATHI CHANDRA & SUNANDA
56	5226	DENTON DR	GARCIA FEDERICO
57	5222	DENTON DR	CERRILLO ROSA A

01/13/2017

Label #	*Address*		*Owner*
58	5402	DENTON DR	MARTINEZ TRINIDAD A
59	5406	DENTON DR	REDWINE TONY TR
60	5410	DENTON DR	RUIZ DAVID GERARDO
61	5414	DENTON DR	MEYER LAURA A
62	5418	DENTON DR	GARCIA RICHARD
63	5422	DENTON DR	ROGERS CORINNA GARCIA
64	5426	DENTON DR	ALMARAZ TRINIDAD &
65	2802	HEDGEROW DR	DENNIS LOUIS
66	2806	HEDGEROW DR	JC LEASING LLP
67	2810	HEDGEROW DR	WEST CHRISTINE E
68	2814	HEDGEROW DR	SEHAT MEHRDAD
69	2820	HEDGEROW DR	VILLESCAS VINCENT G
70	5427	STONELEIGH AVE	PRZYBORSKI JAY
71	5423	STONELEIGH AVE	MAIA DAVID E
72	5419	STONELEIGH AVE	BISHOP DAVID C
73	5415	STONELEIGH AVE	RADO MARK ALEXANDER
74	5411	STONELEIGH AVE	MANN SUSAN J
75	5407	STONELEIGH AVE	KAZANAS DEAN
76	5403	STONELEIGH AVE	DUSSEAU BERNARD G & DONNA L
77	5402	STONELEIGH AVE	WOOD GREGORY S
78	5406	STONELEIGH AVE	DAVIS ASHLEY M & TAYLOR R
79	5410	STONELEIGH AVE	TRENT DONALD L
80	5418	STONELEIGH AVE	PERINI CAROLINE &
81	5422	STONELEIGH AVE	MANN SUSAN
82	5426	STONELEIGH AVE	WOOD AUTUMN
83	2826	HEDGEROW DR	NOW HOMES LLC
84	2832	HEDGEROW DR	DELEON JUANITA
85	2836	HEDGEROW DR	SANCHEZ RICHARD
86	5427	BRADFORD DR	THOMPSON DENNIS M &
87	5423	BRADFORD DR	RIVERA RACHEL &
88	5419	BRADFORD DR	JONES AMANDA S

01/13/2017

Label #	*Address*		*Owner*
89	5411	BRADFORD DR	GILBERT JAMES RALPH
90	5407	BRADFORD DR	MARCHESE GREGORY & ELIZABETH
91	5403	BRADFORD DR	BERENCSI ERICA
92	5415	MAPLE AVE	MAPLE BUTLER LLC
93	2422	BUTLER ST	DALLAS COUNTY HOSPITAL DISTRICT
94	2802	CARLSON DR	RIVERA SOLEDAD
95	2806	CARLSON DR	GALVAN MARIO A &
96	2810	CARLSON DR	FRANCO ANADELINA
97	2814	CARLSON DR	MARTINEZ JO ANN B
98	2831	HEDGEROW DR	MONDRAGON JUANITA
99	2825	HEDGEROW DR	MOLINA JUAN & M GUADALUPE
100	2821	HEDGEROW DR	ROJAS ARCELIA DEL CARMEN
101	2815	HEDGEROW DR	DAVILA ELENA SALINAS
102	2811	HEDGEROW DR	MARTINEZ CARMEN
103	2807	HEDGEROW DR	BAIRD ROBERT KENNETH
104	2803	HEDGEROW DR	LONG ELENA
105	5454	MAPLE AVE	PIMENTAL HOLDINGS LLC
106	2530	BUTLER ST	4152 BUENA VISTA LTD
107	2500	BUTLER ST	TEXAS UTILITIES ELEC CO
108	2525	BUTLER ST	CONSTANCE 2525 BUTLER LTD
109	5225	MAPLE AVE	MAEDC MAPLE APTS LLC
110	5522	MAPLE AVE	SHREE MAPLE LLC
111	2720	INWOOD RD	DART
112	401	S BUCKNER BLVD	DART
113	555	2ND AVE	DART
114	5322	FLEETWOOD OAKS DR	FLEETWOOD OAKS 5322 143 LAND TRUST
115	5322	FLEETWOOD OAKS DR	GUZMAN MANUEL
116	5322	FLEETWOOD OAKS DR	LASKA DAVID
117	5322	FLEETWOOD OAKS DR	LITTLE ROGER L
118	5326	FLEETWOOD OAKS DR	STORY SHAN
119	5326	FLEETWOOD OAKS DR	GONZALEZ JULIO E

01/13/2017

Label #	*Address*		*Owner*
120	5326	FLEETWOOD OAKS DR	MCCLUNG ALAN C
121	5326	FLEETWOOD OAKS DR	BURK MICHAEL T &
122	5322	FLEETWOOD OAKS DR	JOUZDANI ELAHE
123	5322	FLEETWOOD OAKS DR	MIDDLETON RICHARD H
124	5322	FLEETWOOD OAKS DR	JOYNER EDWIN E
125	5322	FLEETWOOD OAKS DR	PELLEGRINE JOSEPH MARK
126	5326	FLEETWOOD OAKS DR	RAMOS ROMAN
127	5326	FLEETWOOD OAKS DR	WATSON MATTHEW M
128	5326	FLEETWOOD OAKS DR	YUAN JAY &
129	5326	FLEETWOOD OAKS DR	DARTY STEPHANIE W
130	5310	FLEETWOOD OAKS DR	WELTY TROY
131	5310	FLEETWOOD OAKS DR	KALIENTE INC
132	5310	FLEETWOOD OAKS DR	BENNETT HARALD
133	5310	FLEETWOOD OAKS DR	MIDDLETON RICHARD
134	5322	FLEETWOOD OAKS DR	MATA NORBERTO
135	5322	FLEETWOOD OAKS DR	RIVERA JAIME ENRIQUE
136	5322	FLEETWOOD OAKS DR	JENKINS RANDALL L
137	5322	FLEETWOOD OAKS DR	VILLARREAL MARIO &
138	5310	FLEETWOOD OAKS DR	ARATA DAVID MICHAEL
139	5310	FLEETWOOD OAKS DR	JLC PROPERTIES LLC
140	5310	FLEETWOOD OAKS DR	MIDDLETON RICHARD
141	5310	FLEETWOOD OAKS DR	BARRETT JAMES
142	5322	FLEETWOOD OAKS DR	HENNEN WILMA MARIE &
143	5322	FLEETWOOD OAKS DR	MOSLEY ANGELA ET AL
144	5322	FLEETWOOD OAKS DR	SIMMONS CYNTHIA ANN
145	5322	FLEETWOOD OAKS DR	BOLIVER DOUGLAS
146	5310	FLEETWOOD OAKS DR	MORGAN BRYAN II
147	5310	FLEETWOOD OAKS DR	DUBE CHARLES M JR &
148	5310	FLEETWOOD OAKS DR	REGAN MICHAEL
149	5310	FLEETWOOD OAKS DR	SLAGLE KAREN &
150	5310	FLEETWOOD OAKS DR	BLACHUT AGNES STELLA

01/13/2017

Label #	*Address*		*Owner*
151	5310	FLEETWOOD OAKS DR	MIDDLETON SUSAN L
152	5306	FLEETWOOD OAKS DR	COVINGTON ROBERT LEE JR
153	5306	FLEETWOOD OAKS DR	ROWLAND SIDNEY F JR &
154	5306	FLEETWOOD OAKS DR	RODRIGUEZ ENRIQUE
155	5306	FLEETWOOD OAKS DR	MIDDLETON RICHARD
156	5310	FLEETWOOD OAKS DR	GONZALEZ RAY L
157	5310	FLEETWOOD OAKS DR	MAYIM FL LLC
158	5310	FLEETWOOD OAKS DR	MITCHELL STEVEN L
159	5310	FLEETWOOD OAKS DR	LEBLANC STEPHEN BLAKE
160	5306	FLEETWOOD OAKS DR	HALL JERRY
161	5306	FLEETWOOD OAKS DR	MCCLURE WAYNE
162	5306	FLEETWOOD OAKS DR	OMAR YAZAN
163	5306	FLEETWOOD OAKS DR	GALVAN STEVEN
164	5310	FLEETWOOD OAKS DR	WOOD JIM
165	5310	FLEETWOOD OAKS DR	WANG BING
166	5310	FLEETWOOD OAKS DR	ROY DAVID
167	5234	FLEETWOOD OAKS DR	JACOBSON G & M FAMILY TR &
168	5234	FLEETWOOD OAKS DR	HALL TERRY
169	5234	FLEETWOOD OAKS DR	DUBE CHARLES M &
170	5238	FLEETWOOD OAKS DR	MCCLURE WAYNE &
171	5238	FLEETWOOD OAKS DR	GIOVANNONI BRET L
172	5238	FLEETWOOD OAKS DR	PETERSON DAVID
173	5234	FLEETWOOD OAKS DR	HAGE DONNA J LIVING TRUST
174	5234	FLEETWOOD OAKS DR	DUBE CHARLES M &
175	5234	FLEETWOOD OAKS DR	COVINGTON ROBERT LEE JR
176	5238	FLEETWOOD OAKS DR	MCCLURE WAYNE
177	5238	FLEETWOOD OAKS DR	KOLENOVIC MIRALEM
178	5238	FLEETWOOD OAKS DR	WHITTINGTON LARA J
179	5218	FLEETWOOD OAKS DR	OAKLAWN GROUP LLC
180	5220	FLEETWOOD OAKS DR	TABER WAYLAN
181	5220	FLEETWOOD OAKS DR	HILL DARRYL W

01/13/2017

Label #	*Address*		*Owner*
182	5222	FLEETWOOD OAKS DR	MORSHED TANYA F
183	5222	FLEETWOOD OAKS DR	COLEMAN CHRISTOPHER RICHARD & ELAINE FERGUSON
184	5226	FLEETWOOD OAKS DR	WILLIAM PAUL ART MACMAHON
185	5226	FLEETWOOD OAKS DR	ANDREWS SHERRI
186	5232	FLEETWOOD OAKS DR	TOMASI SALVATORE
187	5232	FLEETWOOD OAKS DR	SIMPSON JOHN K
188	5218	FLEETWOOD OAKS DR	CUMMINGS EUGENE
189	5218	FLEETWOOD OAKS DR	ALFARO MANUEL
190	5220	FLEETWOOD OAKS DR	FLEETWOOD OAKS 5220#209 LAND TRUST
191	5220	FLEETWOOD OAKS DR	RHODES CHRISTOPHER L
192	5222	FLEETWOOD OAKS DR	MACMAHON PAUL
193	5222	FLEETWOOD OAKS DR	ELLIS CHANTAL D
194	5226	FLEETWOOD OAKS DR	HARVEL STUART
195	5226	FLEETWOOD OAKS DR	SMITHERMAN THOMAS SCOTT
196	5232	FLEETWOOD OAKS DR	YU YONGHAO &
197	5232	FLEETWOOD OAKS DR	NEWLAND ALAN R
198	5212	FLEETWOOD OAKS DR	DYNASTY ALPHA LLC
199	5212	FLEETWOOD OAKS DR	BOLIVER DOUGLAS B
200	5212	FLEETWOOD OAKS DR	HU GENE SEAN
201	5214	FLEETWOOD OAKS DR	HART CHARLES
202	5214	FLEETWOOD OAKS DR	FELCH ALAN
203	5214	FLEETWOOD OAKS DR	ROBINSON KEVIN M
204	5212	FLEETWOOD OAKS DR	BRADLEY SUSAN S
205	5212	FLEETWOOD OAKS DR	BACALAO NELSON & MARIA DE ARIZON
206	5212	FLEETWOOD OAKS DR	DAVIS KENNETH W
207	5214	FLEETWOOD OAKS DR	RATIGAN CHRISTOPHER R
208	5214	FLEETWOOD OAKS DR	PRENTICE PHILIP
209	5214	FLEETWOOD OAKS DR	MARTINEZ FERNANDO &
210	5325	FLEETWOOD OAKS DR	BIRDWELL CARY
211	5325	FLEETWOOD OAKS DR	JENSEN DAVID
212	5325	FLEETWOOD OAKS DR	LI LIN &

01/13/2017

Label #	*Address*		*Owner*
213	5323	FLEETWOOD OAKS DR	COCO MAR PROPERTIES COMPANY LLC
214	5323	FLEETWOOD OAKS DR	TURNER LARRY J
215	5323	FLEETWOOD OAKS DR	BOLIVER DOUGLAS B
216	5325	FLEETWOOD OAKS DR	MIDDLETON RICHARD
217	5325	FLEETWOOD OAKS DR	KATES ROBERT ALEXANDER
218	5325	FLEETWOOD OAKS DR	BOON JESSICA
219	5323	FLEETWOOD OAKS DR	ANWEILER DAVID W
220	5323	FLEETWOOD OAKS DR	LI LIN &
221	5323	FLEETWOOD OAKS DR	REYNOLDS JEAN H
222	5319	FLEETWOOD OAKS DR	MAO YI &
223	5139	FLEETWOOD OAKS DR	GHEEN BOBBY D
224	5315	FLEETWOOD OAKS DR	REYNOSO JOSE
225	5315	FLEETWOOD OAKS DR	IVEY EDWARD W JR
226	5315	FLEETWOOD OAKS DR	MARTIN CHARLES D
227	5319	FLEETWOOD OAKS DR	ESPINO HECTOR
228	5319	FLEETWOOD OAKS DR	HARRELL MICHAEL H
229	5315	FLEETWOOD OAKS DR	AHMED NIDA
230	5315	FLEETWOOD OAKS DR	PANTOJA PONCIANO R
231	5311	FLEETWOOD OAKS DR	SHARKEY DANIEL P
232	5311	FLEETWOOD OAKS DR	GIBSON MARK
233	5311	FLEETWOOD OAKS DR	MOSHINSKI KEVIN C
234	5311	FLEETWOOD OAKS DR	SHUEY RAYMOND V & CAROL A
235	5311	FLEETWOOD OAKS DR	SHUEY RAYMOND V & CAROL
236	5311	FLEETWOOD OAKS DR	MORENO BARBARA
237	5311	FLEETWOOD OAKS DR	RAMIREZ FREED
238	5311	FLEETWOOD OAKS DR	KAMY REAL PPTY TRUST
239	5311	FLEETWOOD OAKS DR	HENKE JOHN R
240	5311	FLEETWOOD OAKS DR	KAHN RICHARD
241	5311	FLEETWOOD OAKS DR	NASTASI RAYMOND LEE
242	5311	FLEETWOOD OAKS DR	KNIGHT CLYDE LEROY JR
243	5311	FLEETWOOD OAKS DR	BARNETT DON & MARY ALICE

01/13/2017

Label #	*Address*		*Owner*
244	5311	FLEETWOOD OAKS DR	PRIORE JOSEPH A
245	5311	FLEETWOOD OAKS DR	PIERCE BARRY
246	5311	FLEETWOOD OAKS DR	BARCENAS LEONARDO &
247	5311	FLEETWOOD OAKS DR	BROWN THOMAS L & JULIE A
248	5311	FLEETWOOD OAKS DR	RILEY JEWELL W
249	5311	FLEETWOOD OAKS DR	PHAM DIANA
250	5311	FLEETWOOD OAKS DR	CARROLL LEA
251	5305	FLEETWOOD OAKS DR	FINCH MAID SVC LC
252	5305	FLEETWOOD OAKS DR	ROGERS JOHN NATHAN &
253	5305	FLEETWOOD OAKS DR	SHUEY RAYMOND V & CAROL A
254	5303	FLEETWOOD OAKS DR	SHUEY RAYMOND V & CAROL
255	5303	FLEETWOOD OAKS DR	BARROW THOMAS
256	5305	FLEETWOOD OAKS DR	GEARA PETRA
257	5305	FLEETWOOD OAKS DR	BOLIVER DOUGLAS B
258	5305	FLEETWOOD OAKS DR	MCCAIN WILLIAM D &
259	5303	FLEETWOOD OAKS DR	POLK GREGORY SCOTT
260	5303	FLEETWOOD OAKS DR	DALY PATRICK W
261	5303	FLEETWOOD OAKS DR	CLIFTING LLC

CITY PLAN COMMISSION **THURSDAY, FEBRUARY 16, 2017**

Planner: Jennifer Muñoz

FILE NUMBER: Z167-114(JM) **DATE FILED:** October 21, 2016

LOCATION: On the east line of North Prairie Creek Road, north of Cedar Run Drive.

COUNCIL DISTRICT: 7 **MAPSCO:** 49-N

SIZE OF REQUEST: ±12.378 acres **CENSUS TRACT:** 121.00

APPLICANT/ REPRESENTATIVE: Victor Toledo, Greenleaf Ventures, LLC

OWNER: DWL Real Estate Inc.

REQUEST: An application for 1) a TH-2(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an LI Light Industrial District and an R-7.5(A) Single Family District, on the northern portion of the request area, and (2) termination of deed restrictions on property zoned an LI Light Industrial District.

SUMMARY: The purpose of the request is to allow single-family, detached dwelling units with reduced lot sizes and setbacks. Deed restrictions volunteered by the applicant restrict all other uses including townhome uses. The deed restrictions being terminated remove height, floor area ratio, lot coverage, industrial uses, setbacks, and screening, which would now have to match the proposed TH-2(A) Townhome District proposed. A section of the park was originally included in the existing deed restrictions. The park will remain and will be relieved of the deed restrictions, as part of this request.

STAFF RECOMMENDATION: **Approval** of a TH-2(A) Townhouse District, subject to deed restrictions volunteered by the applicant; and **approval** of the termination of existing deed restrictions.

BACKGROUND INFORMATION:

- The request is made to allow single family, detached dwelling units on smaller lots with reduced setbacks on the northern portion of the request site. The existing zoning of an LI Light Industrial District does not allow for residential uses.

- New deed restrictions being offered with the TH-2(A) request would only allow single family, detached dwelling units.

- Deed restrictions being terminated included a height restriction of 45 feet, a 1:1 floor area ratio maximum, 60% lot coverage maximum, required a 25 foot front yard and a 10 foot side setback, required screening, and prohibited the following uses: multiple family, open storage, auto repair garage (outside), aluminum collection center, auto painting or body rebuilding shop (outside). The area included a portion of park land. For this reason, the existing deed restrictions had to be terminated and new deed restrictions are being offered solely on the northern area of the request.

Zoning History:

There has been one zoning cases within the vicinity of the area of request in the last five years.

1. **Z156-234**: On September 1, 2016, CPC approved an application for a CS Commercial Service District on property zoned an LI Light Industrial District with a D-1 Liquor Control Overlay on the southwest corner of Forney Road and North Prairie Creek Road. *(Pending CC, 2-22-17)*

Thoroughfares/Streets:

Thoroughfare/Street	Type	Right-of-Way
Prairie Creek Road	Principal Arterial	100 feet

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

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

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

LAND USE ELEMENT

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas. The City must ensure affordable, quality rental housing and investments in multifamily housing. Using creative financing options will help create higher standards of living for all Dallas residents.

NEIGHBORHOOD PLUS

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

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

Land Use Compatibility:

	Zoning	Land Use
Site	LI Light Industrial and R-7.5(A) Residential	Undeveloped
North	LI Light Industrial	Train, then Machinery, heavy equipment, or truck sales and services
East	R-7.5(A) Residential	A drainage canal and single family
South	R-7.5(A) Residential	A park and single family
West	LI Light Industrial	Undeveloped

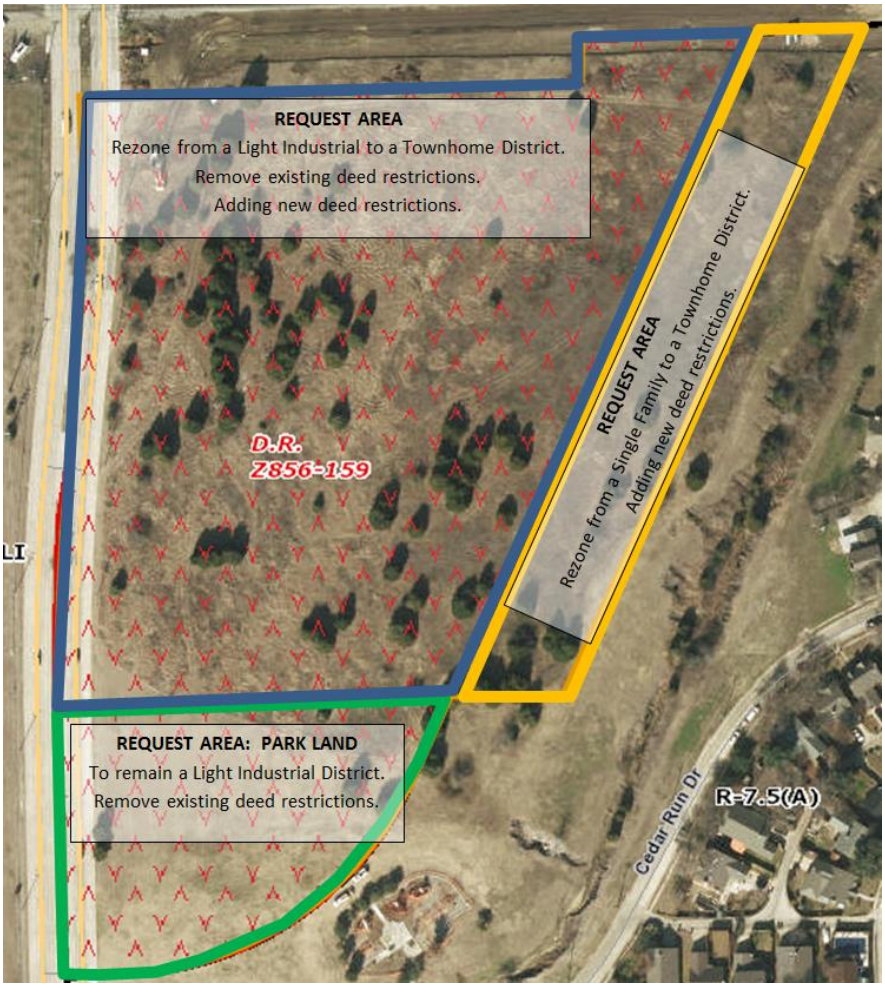
A large portion of the subject site is currently zoned an LI Light Industrial District. The purpose of this district is to provide for light industrial office, research and development, and commercial uses in an industrial park setting. This district is designed to be located in areas appropriate for industrial development which may be adjacent to residential communities. This land contains the existing deed restrictions which focus on limiting the height to 45 feet, providing a 1:1 floor area ratio maximum, 60% lot coverage maximum, a 25 foot front yard and a 10 foot side setback, required screening, and prohibited the following uses: multiple family, open storage, auto repair garage (outside), aluminum collection center, auto painting or body rebuilding shop (outside). All other light industrial uses would be allowed by right. This area includes a portion of park land. The park does not need the existing deed restrictions in order to serve the

public. The park land is a buffer to the single family neighborhoods to the south. The park land would remain an LI Light Industrial District, which allows a park by right.

The area is bisected by an active railroad track. Industrial uses are predominant on the north side of the train tracks. On the south side, land uses shift to accommodate residential neighborhoods. The subject site is located on the south side of the railroad tracks. Those tracks serve as an appropriate division between the light industrial uses to the north, and the residential neighborhoods to the south. The request supports the continued development of the residential neighborhoods to the south.

The easterly section of the area of request is zoned an R-7.5(A) Single Family District. Besides the park land, the remainder area zoned an LI Light Industrial District along with this easterly section compose the new site where the request is made to allow a TH-2(A) Townhome District with deed restrictions volunteered by the applicant which only allow a detached, single family use on the property. Furthermore, the proposed deed restrictions expressly state that townhomes will not be allowed.

Surrounding land uses include light industrial and commercial and business service uses to the north of the train tracks, a park, drainage canal, and residential uses (single family) to the east and south, and undeveloped land to the west—as well as the subject site.



Development Standards:

District	Setbacks		Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear				
Existing: LI w/Deed Restrictions (DR)	15' 25' by DR	30' res. 0' nonres 10' by DR 0' rear	70' 45' by DR	80% 60% by DR	RPS	Commercial and business service, institutional and community service, office, recreation, retail and personal service, utility and public service, wholesale, distribution, and storage, a few industrial uses.
Existing: R-7.5(A) Residential	25'	5' res. 10' nonres 15'	30'	45% res. 25% nonres.	RPS	Residential—single family, institutional and community service, recreation, and utility and public service uses.
Proposed: TH-2(A) Townhome (Northern portion)	0'	0' single family 5' duplex 10' others 0' single family 10' duplex 10' others	36'	60% res. 25% nonres.	RPS	Residential—single family, duplex, institutional and community service, recreation, and utility and public service uses.

The most notable change is the lack of front yards and side setbacks allowed by the proposed TH-2(A) Townhome District. As the applicant has offered new deed restrictions that state the only allowable use is detached single family, it is clear that the front yard and side yard provisions would allow the site to be developed with no front and side yards, if chosen. Otherwise, the request provides reduced height and removes all but single family uses.

Parking:

Parking will be provided per the Dallas Development Code.

Landscaping:

The request is required to comply with Article X.

List of Owners

DWL Real Estate Inc.

Don W. Ledbetter--sole principal/owner

Deed Restrictions Being Terminated

861447

DEED RESTRICTIONS

A 2995 0 11.00 DEED 1 05/15/86

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

That the undersigned, Fox & Jacobs, Inc., a Nevada corporation is owner of the following described property situated in Dallas County, Texas as evidenced by the deed from Baker & Assoc.,1filed on Sept. 16, 1983, and recorded in the Deed Records of Dallas County, Texas, in volume 83185 at Page 0117. The property is more particularly described as follows:

Being 12.3953 acres out of the Job Badgley Survey, Abstract No. 75, City of Dallas, Dallas County, Texas, described in Exhibit A.

That the said owner does hereby impress all of the above described property, hereinafter referred to as "THE PROPERTY," with the following deed restrictions:

1. No structure on THE PROPERTY may exceed 45 feet in height.

2. Development on THE PROPERTY is limited to no more than a one to one (1:1) floor area ratio.

3. Coverage of THE PROPERTY is limited to no more than 60 percent.

4. The only permitted uses on THE PROPERTY are those permitted in an Industrial-1 zoning district pursuant to the Dallas Development Code, as amended, except that the following uses are prohibited on THE PROPERTY:

   a. Multiple-family.

   b. Open storage.

   c. Auto repair garage (outside).

   d. Aluminum collection center.

   e. Auto painting or body rebuilding shop (outside).

5. The front yard setback on THE PROPERTY must be no less than 25 feet. If the side yards or rear yards on THE PROPERTY adjoin a single-family zoning district, a setback of no less than ten feet must be provided.

6. The owner must provide screening as described in Section 51-4.602 of the Dallas Development Code, as amended, on any building site that is adjacent to a residentially zoned district before the issuance of a certificate of occupancy.

7. For the purposes of these restrictions, all definitions of the Dallas Development Code, as amended, apply and are incorporated into this document as if recited verbatim herein.

86095 1401 Z856-159/6101-E

Z167-114

Volunteered Deed Restrictions

DEED RESTRICTIONS

THE STATE OF TEXAS)
)
COUNTY OF _____)

KNOW ALL PERSONS BY THESE PRESENTS:

I.

The undersigned, Greenleaf Ventures, LLC ("the Owner"), is the owner of the following described property ("the Property"), being in particular a tract of land out of the _____ Survey, Abstract No. _____ , City Block _____ , City of Dallas ("City"), _____ County, Texas, and being that same tract of land conveyed to the Owner by _____ , by deed dated _____ , and recorded in Instrument Number _____, in the Deed Records of _____ County, Texas, and being more particularly described as follows:

[*Insert property description*]

II.

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

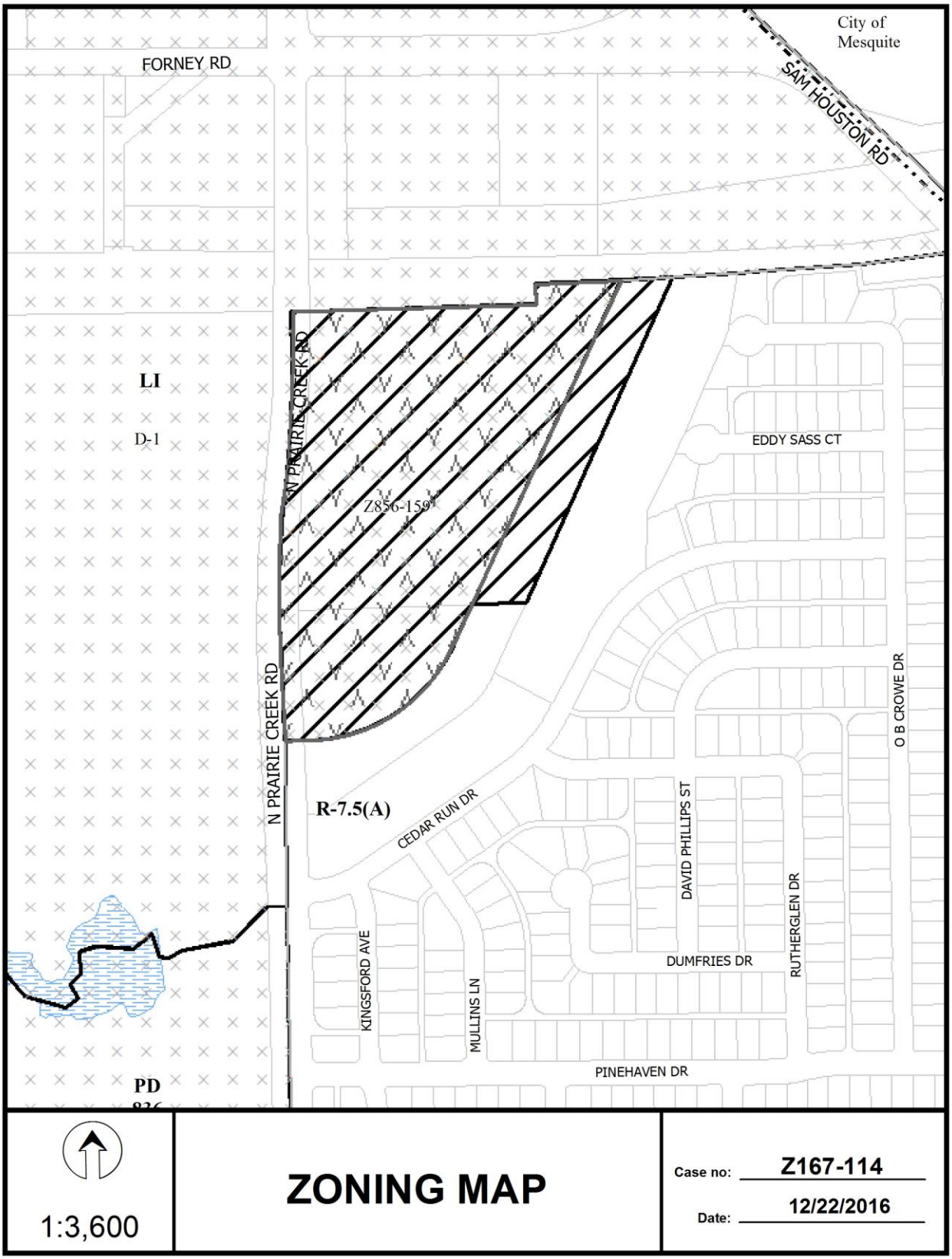
The Property shall be used for single-family detached residential purposes only. No other use, including townhome, is permitted.

III.

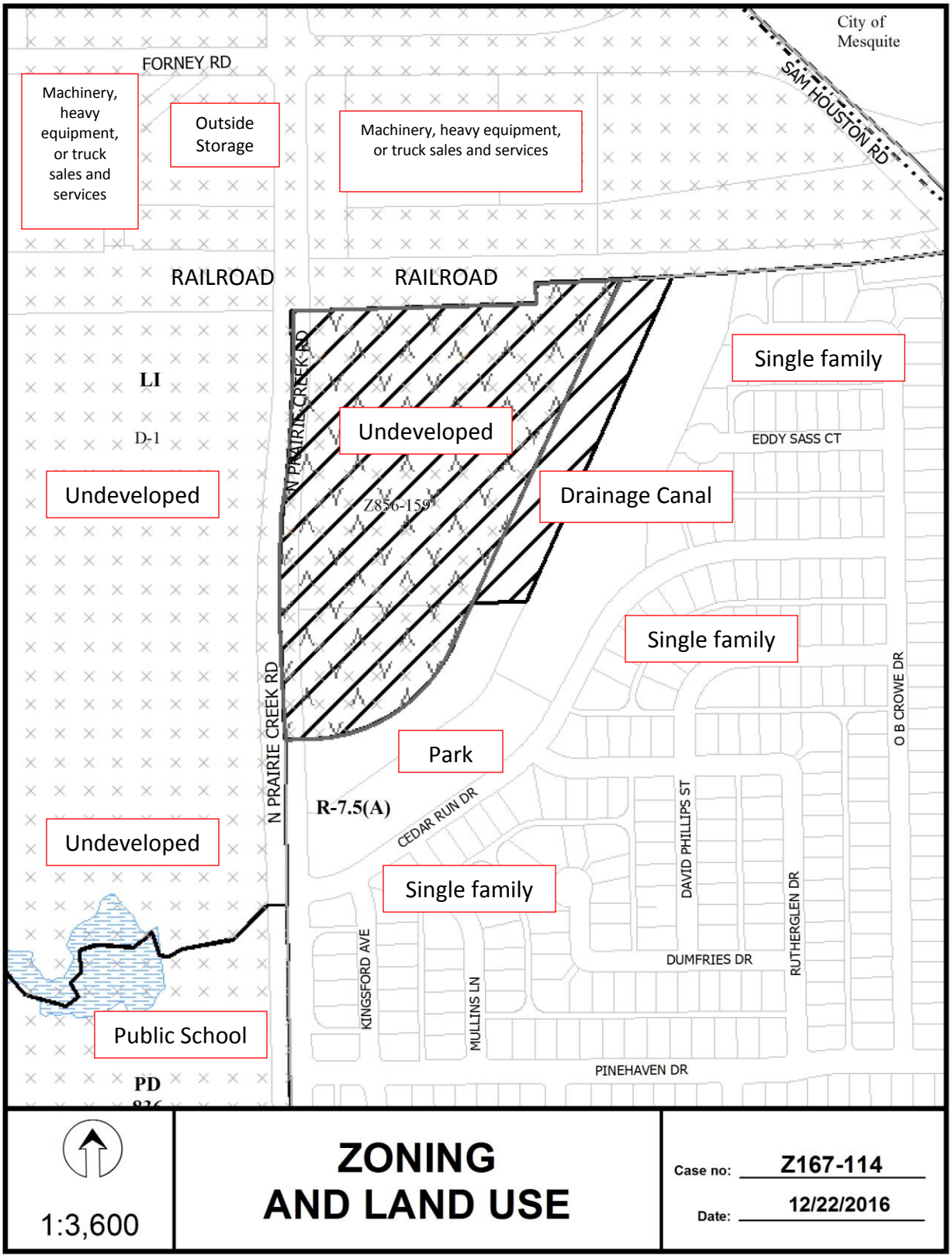
These restrictions shall continue in full force and effect for a period of 20 years from the date of execution, and shall automatically be extended for additional periods of 10 years unless amended or terminated in the manner specified in this document.

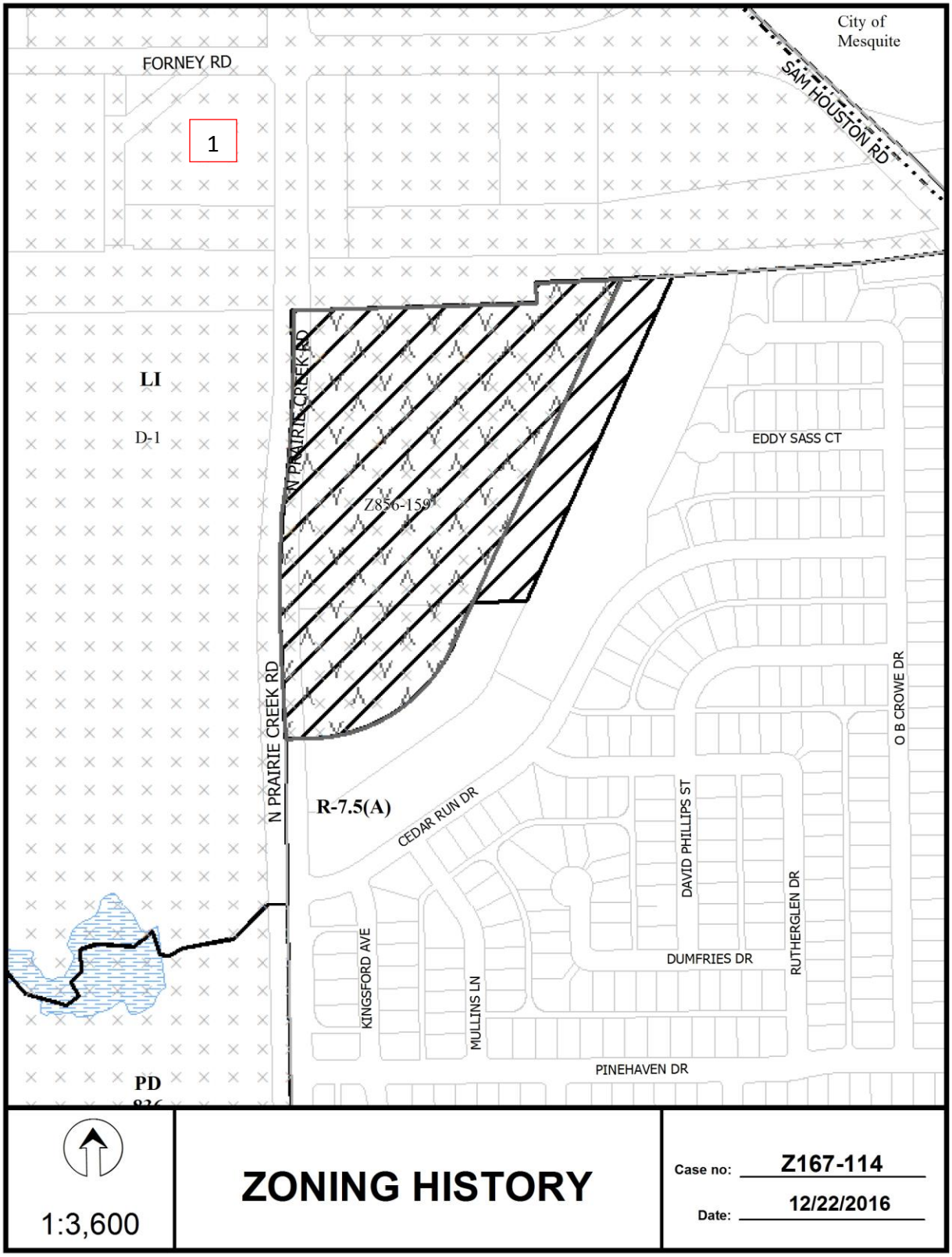
IV.

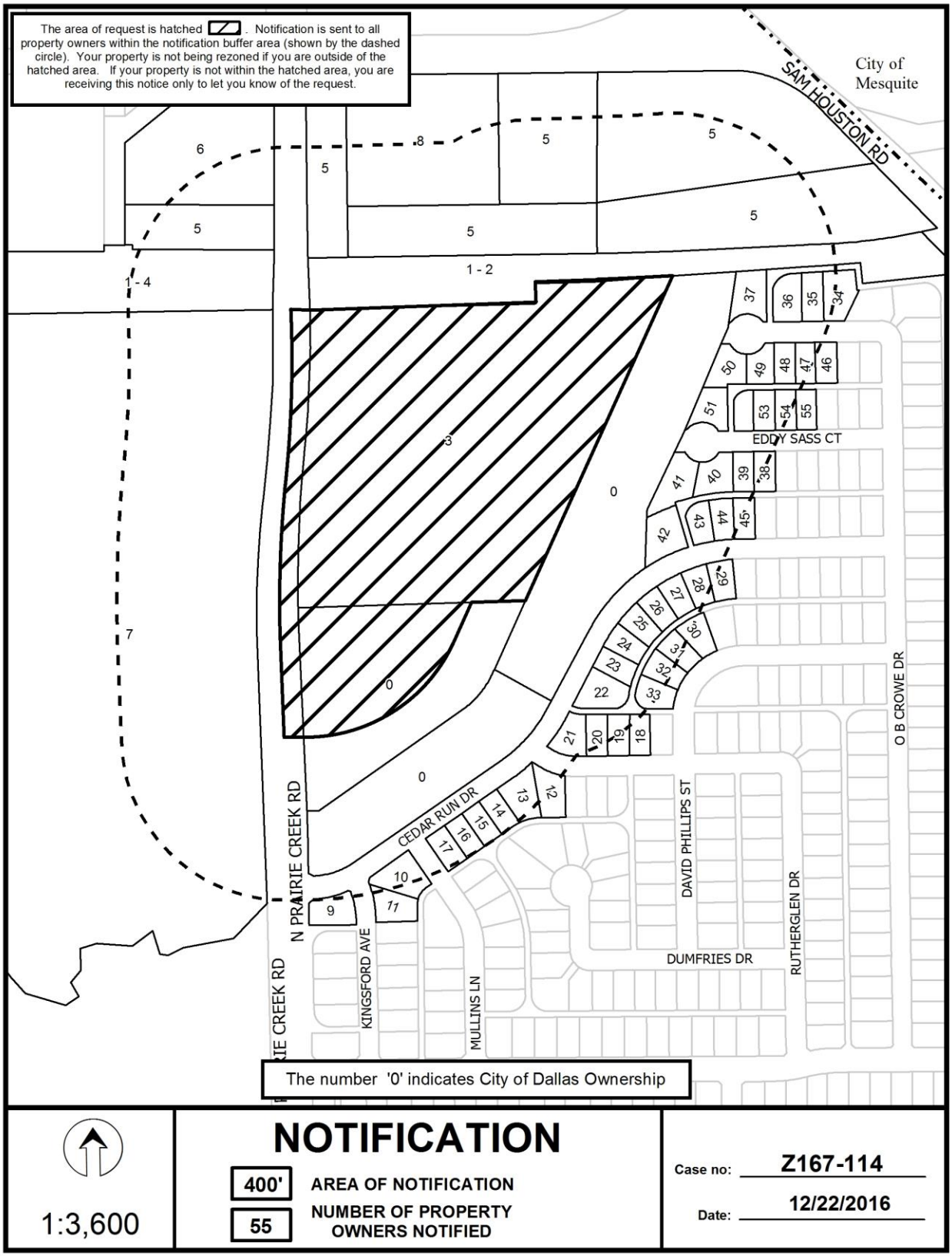
These restrictions may be amended or terminated as to any portion of the Property, upon application to the City of Dallas by the current owner of that portion of the Property, without the concurrence of the owners of the remaining portion of the Property. These restrictions may be amended or terminated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


City of Mesquite
FORNEY RD
SAM HOUSTON RD
LI
D-1
N PRAIRIE CREEK RD
Z856-159
EDDY SASS CT
O B CROWE DR
R-7.5(A)
CEDAR RUN DR
DAVID PHILLIPS ST
RUTHERGLEN DR
DUMFRIES DR
KINGSFORD AVE
MULLINS LN
PINEHAVEN DR
PD
1:3,600
ZONING MAP
Case no: Z167-114
Date: 12/22/2016

FORNEY RD
City of Mesquite
SAM HOUSTON RD
EDDY SASS CT
O B CROWE DR
CEDAR RUN DR
DAVID PHILLIPS ST
RUTHERGLEN DR
DUMFRIES DR
N PRAIRIE CREEK RD
PRAIRIE CREEK RD
KINGSFORD AVE
MULLINS LN
PINEHAVEN DR
1:3,600
AERIAL MAP
Case no: Z167-114
Date: 12/22/2016


City of Mesquite
FORNEY RD
SAM HOUSTON RD
Machinery, heavy equipment, or truck sales and services
Outside Storage
Machinery, heavy equipment, or truck sales and services
RAILROAD
RAILROAD
LI
D-1
N PRAIRIE CREEK RD
Undeveloped
Single family
EDDY SASS CT
Undeveloped
Z856-159
Drainage Canal
Single family
O B CROWE DR
Park
N PRAIRIE CREEK RD
R-7.5(A)
CEDAR RUN DR
Undeveloped
Single family
DAVID PHILLIPS ST
KINGSFORD AVE
MULLINS LN
DUMFRIES DR
RUTHERGLEN DR
Public School
PINEHAVEN DR
PD
1:3,600
ZONING
AND LAND USE
Case no: Z167-114
Date: 12/22/2016


City of Mesquite
FORNEY RD
SAM HOUSTON RD
1
LI
D-1
N PRAIRIE CREEK RD
Z856-159
EDDY SASS CT
O B CROWE DR
R-7.5(A)
CEDAR RUN DR
DAVID PHILLIPS ST
RUTHERGLEN DR
DUMFRIES DR
KINGSFORD AVE
MULLINS LN
PINEHAVEN DR
PD
1:3,600
ZONING HISTORY
Case no: Z167-114
Date: 12/22/2016


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.
City of Mesquite
SAM HOUSTON RD
EDDY SASS CT
O B CROWE DR
DAVID PHILLIPS ST
RUTHERGLEN DR
DUMFRIES DR
CEDAR RUN DR
N PRAIRIE CREEK RD
KINGSFORD AVE
MULLINS LN
The number '0' indicates City of Dallas Ownership
NOTIFICATION
400' AREA OF NOTIFICATION
55 NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z167-114
Date: 12/22/2016

12/22/2016

Notification List of Property Owners

Z167-114

55 Property Owners Notified

Label #	*Address*		*Owner*
1	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
2	9999	NO NAME ST	UNION PACIFIC RR CO
3	4400	N PRAIRIE CREEK RD	DWL REAL ESTATE INC
4	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
5	4501	PRAIRIE CREEK RD	TEXAS UTILITIES ELEC CO
6	9124	FORNEY RD	WEST TEXAS REBAR PLACERS INC
7	4401	PRAIRIE CREEK RD	DAL TILE CORP
8	9208	FORNEY RD	BERRY MARK W &
9	3923	KINGSFORD AVE	HARPER STEPHANIE ESTATE OF
10	9114	CEDAR RUN DR	JONES SHERLYN QUINNELL
11	3928	KINGSFORD AVE	BABU SOPHIA
12	9304	RUTHERGLEN DR	RUIZ GABRIEL
13	9220	CEDAR RUN DR	JONES BRUCE B & MARY L
14	9216	CEDAR RUN DR	PERICA INVESTMENTS LLC
15	9212	CEDAR RUN DR	ONTIVEROS JOSE &
16	9208	CEDAR RUN DR	CHANDY JOSEPH
17	9204	CEDAR RUN DR	ENGLISH WARD BROWN JR
18	9315	RUTHERGLEN DR	JONES KRISSANDRA
19	9311	RUTHERGLEN DR	GRJKJ HOLDINGS LLC
20	9307	RUTHERGLEN DR	WELDAI HABTEZGHI & SARA G
21	9303	RUTHERGLEN DR	MUHAMMAD BILAL A A &
22	9308	CEDAR RUN DR	RESENDIZ JULITA &
23	9312	CEDAR RUN DR	WILLIAMS MILTON L & PATRICIA A
24	9316	CEDAR RUN DR	BULLARD GARY LYNN & OLGA SANTA MARIE
25	9320	CEDAR RUN DR	WOOD KAREN L
26	9324	CEDAR RUN DR	WALLER BRANDON C

12/22/2016

Label #	*Address*		*Owner*
27	9328	CEDAR RUN DR	RODRIGUEZ IMELDA
28	9332	CEDAR RUN DR	GARCIA JUAN M
29	9336	CEDAR RUN DR	BROWN MICHAEL
30	4115	DAVID PHILLIPS ST	SCRUGGS SHELIA
31	4111	DAVID PHILLIPS ST	CONTRERAS SUSANA
32	4107	DAVID PHILLIPS ST	HICKERSON KEITH R &
33	4103	DAVID PHILLIPS ST	CASTILLO JORGE & MARIA D
34	4132	O B CROWE DR	LILLY LORENZA LEE &
35	4136	O B CROWE DR	HAIRE LAQUENTUS U &
36	4140	O B CROWE DR	ASTLE JOHN DANUIL &
37	4144	O B CROWE DR	CRENSHAW LEAH &
38	9416	EDDY SASS CT	PORTLEY CEDRIC W &
39	9412	EDDY SASS CT	SIMPSON CLEVON D &
40	9408	EDDY SASS CT	WILLIAMS ERROL GEORGE &
41	9404	EDDY SASS CT	REYNOLDS MYRTIS L
42	9327	CEDAR RUN DR	PENALOZA SHIRLEY
43	9331	CEDAR RUN DR	IKEMENOGO DONATUS I &
44	9335	CEDAR RUN DR	ARTEAGA ELIZABETH &
45	9403	CEDAR RUN DR	INGRAM PATRICIA A &
46	4131	O B CROWE DR	LOFTON SHERRON DAVIS
47	4135	O B CROWE DR	AMAYA DANA E &
48	4139	O B CROWE DR	CHEATHAM YULONDA
49	4143	O B CROWE DR	HERRERA JOE ANGEL JR &
50	4147	O B CROWE DR	NGUYEN HAI LUONG &
51	9405	EDDY SASS CT	FORDE RAENELL H
52	9411	EDDY SASS CT	MAGALINDAN MANUEL A &
53	9415	EDDY SASS CT	VAZQUEZ MARIBEL TORRES &
54	9419	EDDY SASS CT	PRELOW ALDORSEY III
55	9423	EDDY SASS CT	CARDENAS ARMANDO & ANITA HERNANDEZ

CITY PLAN COMMISSION **THURSDAY, FEBRUARY 16, 2017**

Planner: Jennifer Muñoz

FILE NUMBER: Z167-123(JM) **DATE FILED:** October 28, 2016

LOCATION: On the north line of Grady Niblo Road, between the termini of Old Settlers Way and Founders Court.

COUNCIL DISTRICT: 3 **MAPSCO:** 61B-G

SIZE OF REQUEST: ±6.99 acres **CENSUS TRACT:** 165.21

REPRESENTATIVE: Craig Spiers, PE

APPLICANT/OWNER: Bethel Temple Lakeview

REQUEST: An application for a Specific Use Permit for a private school or an open-enrollment charter school on property zoned an A(A) Agricultural District.

SUMMARY: The purpose of this request is to allow an open-enrollment charter school to operate at the existing church.

STAFF RECOMMENDATION: **Approval** for a five-year period, subject to a site plan, a traffic management plan and conditions.

BACKGROUND INFORMATION:

- The request is made to allow an open-enrollment charter school use to operate at the existing church.

- On September 24, 2008, the City Council approved SUP No. 1716 for an open enrollment or charter school use for a five-year period on the request site. The SUP expired on September 24, 2013.

- The church began operating a new open-enrollment charter school in the fall of 2016, believing they were still permitted to do so under the expired SUP No. 1716. Expected enrollment could reach up to 70 students. At this time, there are five students.

- A traffic management plan was approved by the City Engineering Division.

Zoning History:

There has been one zoning cases within the vicinity of the area of request in the last five years.

1. **Z145-186**: On August 12, 2015, City Council approved an application for an amendment to Planned Development District No. 612 and to repeal Specific Use Permit No. 1950 for an open-enrollment charter school on the east side of Spur 408, north of Grady Niblo Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Right-of-Way
Grady Niblo Road	Local	60 feet

Land Use:

	Zoning	Land Use
Site	A(A)	Church/school
North	MF-1(A)	Undeveloped
East	A(A)	Livestock
South	PD No. 701	Single-family
West	MF-1(A)	Multifamily

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not have a detrimental impact on the surrounding street system. A traffic management plan was provided and is attached.

Comprehensive Plan:

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

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

NEIGHBORHOOD PLUS

Policy 4.2 Support and leverage emerging school quality and school choice programs.

Land Use Compatibility:

The subject site is currently zoned an A(A) Agricultural District. The uses permitted in this district are intended to accommodate normal farming, ranching, and gardening activities. Over time, it is expected that agriculturally zoned properties will develop into other sites.

Surrounding land uses include agricultural or undeveloped land to the north, northwest, and east. A new multifamily development is to the southwest. Single family subdivisions exist across Grady Niblo Road to the south and southeast.

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.

The proposed school is specifically for children with dyslexia. This specialized service will be offered to students from across the region, although the conditions do not limit the school to children with special needs. As this area has begun to take shape as a

residential neighborhood with a variety of densities, institutional uses can help provide services to the region.

This request is tied to a site plan, conditions, and a traffic management plan. The site plan indicates that 10,000 sq. ft. of floor area would be used for educational purposes. This is the part of the church that was previously used for a school, as well. The traffic management plan indicates that traffic will be shifted to one-way along the U-shaped driveway. A few parking spaces have been set as pick-up and drop-off. The traffic management plan is required to be updated on an annual basis following approval. This condition is made to ensure that as the school grows or operations evolve, consideration is given to how to best accommodate the changes to minimize dangers or traffic concerns. The site offers a long driveway for queuing off of the public right-of-way (about 300 feet).

There is a lot of undeveloped and agricultural land in the area. As the surrounding properties develop, needs could change. Staff has recommended a preliminary approval period of five years. No auto renewals are recommended at this time.

Parking:

Parking required by Sec. 51A 4.204(17) states that one and a half parking spaces are required for each elementary school class (including kindergarten). The applicant has proposed a maximum of seven classrooms for elementary school uses. This means that 11 parking spaces are required for the school use.

Additionally, Sec. 51A4.204(4) states that for a church use with a facility with less than 5,000 sq. ft., one parking space must be provided for every 333 sq. ft. of floor area. The site plan provided identifies 5,000 sq. ft. of church floor area. The required parking is 15 spaces.

Overall, 26 parking spaces are required by code. A total of 67 parking spaces, including four handicapped, van accessible spaces, are provided for the proposed school and the existing church.

Landscaping:

The request will comply with Article X.

List of Owners

Bethel Temple Lakeview

The Church located at 6801 Grady Niblo Road, Dallas, Texas 75236 has the following Pastors/Officers/Advisory Board members:

Reverend Paul Ward -	Pastor
Reverend Sandy Ward-	Pastor
Mr. Ernie Resendiz-	Board Member
Mr. Bryant Wray-	Board Member
Mr. Craig Spiers-	Secretary/ Treasurer

Z167-123

PROPOSED SPECIFIC USE PERMIT CONDITIONS

1. USE: The only use authorized by this specific use permit is an open-enrollment charter school.

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

3. TIME LIMIT: This specific use permit expires on _5_ years from passage of this ordinance (date).

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

5. CLASSROOMS: The maximum number of classrooms is seven elementary classrooms.

6. DRIVE: A pick-up and drop-off area for students must be provided in the location shown on the attached site plan.

7. HOURS OF OPERATION: The open-enrollment charter school may only operate between 6:30 a.m. and 6:00 p.m., Monday through Friday.

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

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

10. TRAFFIC MANAGEMENT PLAN: The open-enrollment charter school use must comply with the attached traffic management plan (Exhibit B).

(a) In general. The operation of the uses must comply with the traffic management plan.

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

(c) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by one year from approval date. After the initial traffic study, the Property owner or operator shall submit annual updates of the traffic study to the director by November 1st of each year.

(2) The traffic study must be in writing, performed by a licensed engineer (if trips generated is greater than 1,000 per day per the City of Dallas Traffic Impact Worksheet), based on a minimum of four samples taken on different school days at different drop-off and pick-up times over a two-week period, and must contain an analysis of the following:

(A) ingress and egress points;

(B) queue lengths;

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

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

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

(F) hours for each grade level; and

(G) circulation.

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

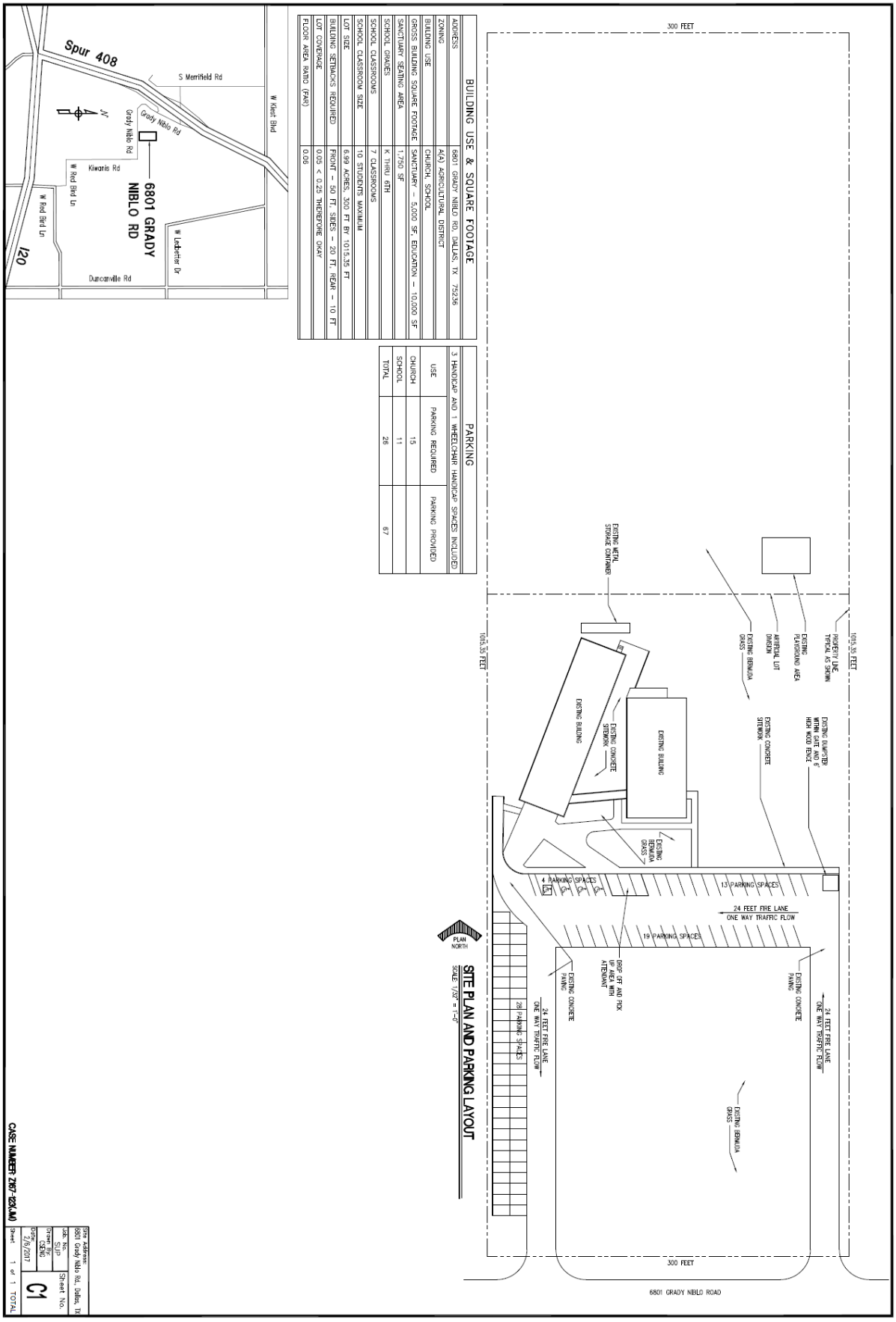
(A) If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

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

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

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

Proposed Site Plan



Traffic Management Plan

Traffic Management Plan and Queuing Analyses

Hope Academy for Dyslexia located at 6801 Grady Niblo Road, Dallas, TX 75236 will provide education services to a maximum of 72 students as follows:

Kindergarten - (10 students maximum per class, maximum 1 classes per grade)

1st thru 6th grades - (10 students maximum per class, maximum 1 classes per grade)

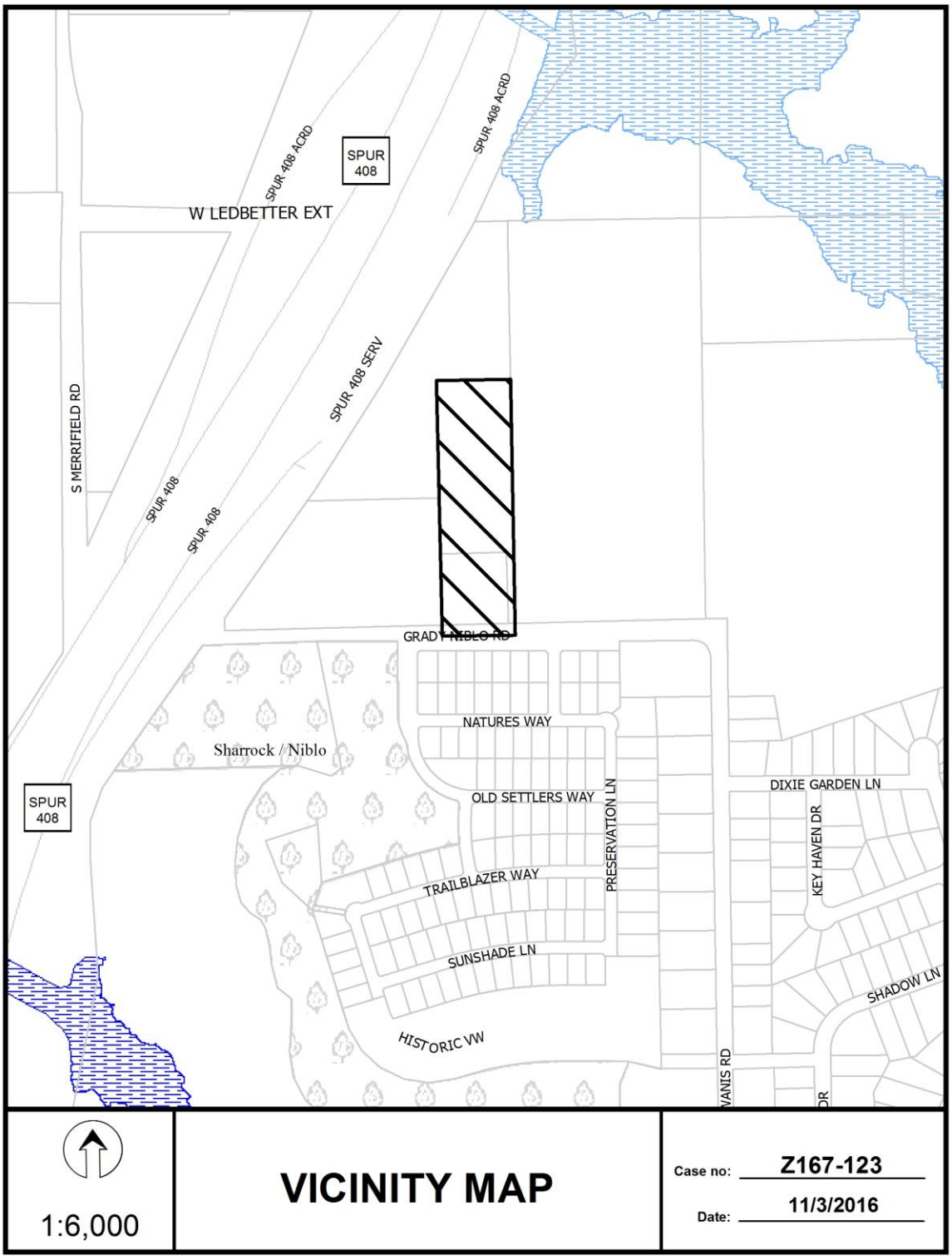
The school provides one central drop off location (see site plan for location) with 66 spaces, each space measuring minimum 9 feet by 20 feet with 500 feet available for queuing of vehicles in a single file.

During traffic periods (drop off and pick up) the school will provide an Administrator and carpool attendants (as needed) to assist children exiting the vehicles thereby decreasing the time a vehicle waits in a Drop Off location. The school will provide security personnel to assist with traffic management as needed. During Drop Off the school expects to have a maximum of 2 vehicles in the Drop Off location and 8 to 10 vehicles in the queuing spaces provided at any given time, if needed. With over 20 student enrolled, more attendants will be provided and different grade levels will be staggered by 5 minutes. During pick up parents will have the option as to parking and escort student(s) to vehicle or student will be escorted to vehicle by carpool attendants.

Each entrance and exit from the campus is unidirectional, allowing for only one way traffic. Vehicle flow throughout the campus is primarily from north to south along a one-way road. All exits from the campus allow for egress to the east or west along Grady Niblo Road. The school will provide their own private security to assist with traffic flow as necessary.

All families will be educated as to the traffic flow plan of the school. This educational process takes place throughout the year by means of meetings and fliers.

This Traffic Management plan will be filed with the City of Dallas' Department of Public Works and Transportation Department and updated each year during the school's summer break.


SPUR 408 ACRD
SPUR 408
SPUR 408 ACRD
W LEDBETTER EXT
SPUR 408 SERV
S MERRIFIELD RD
SPUR 408
SPUR 408
GRADY NIBLO RD
NATURES WAY
Sharrock / Niblo
SPUR 408
OLD SETTLERS WAY
PRESERVATION LN
DIXIE GARDEN LN
KEY HAVEN DR
TRAILBLAZER WAY
SUNSHADE LN
SHADOW LN
HISTORIC VW
VANIS RD
1:6,000
VICINITY MAP
Case no: Z167-123
Date: 11/3/2016

W LEDBETTER EXT
SPUR 408
SPUR 408 ACRD
SPUR 408
SPUR 408 SERV
SPUR 408
SPUR 408 ACRD
GRADY NIBLO RD
GRADY NIBLO PKWY
FOUNDERS CT
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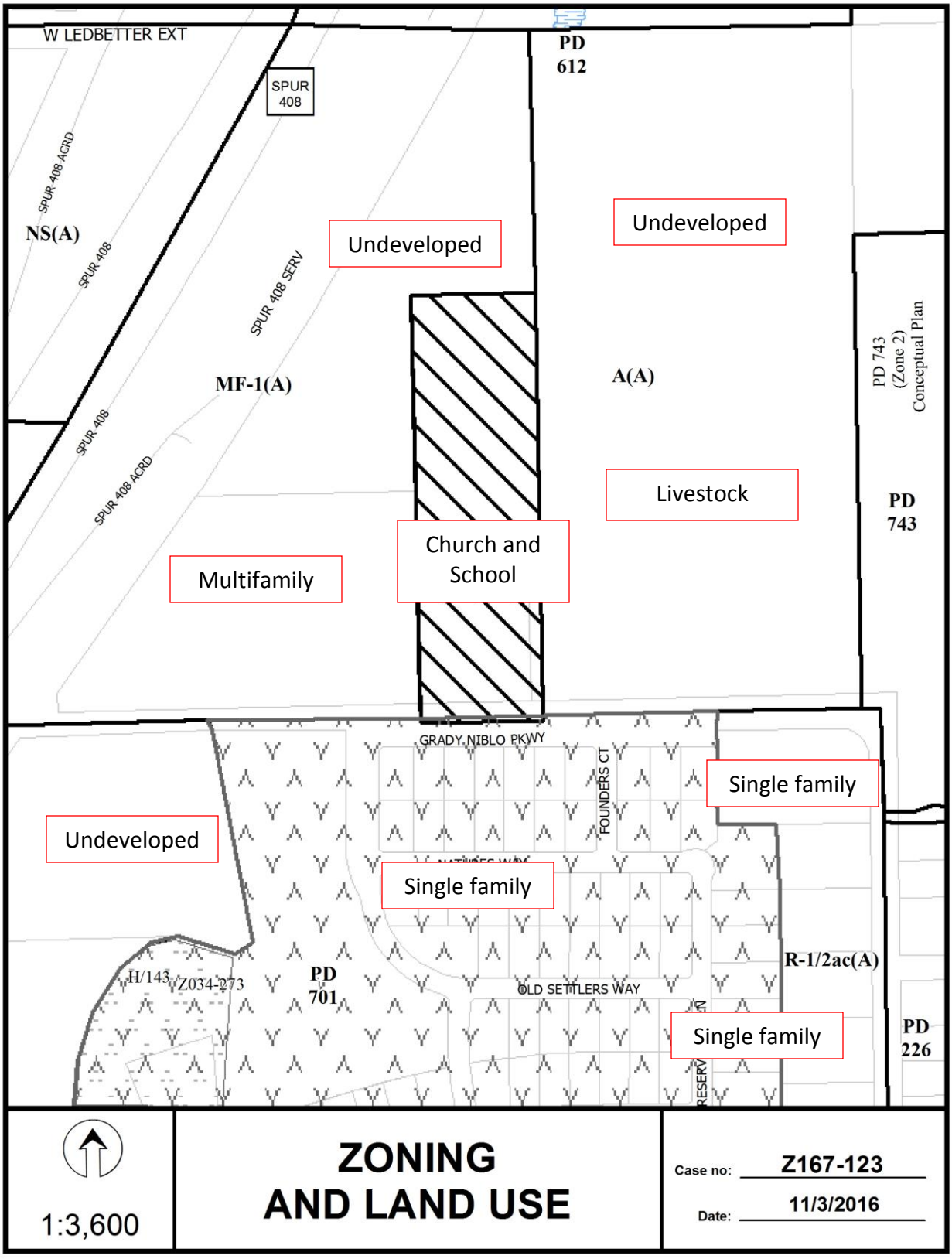
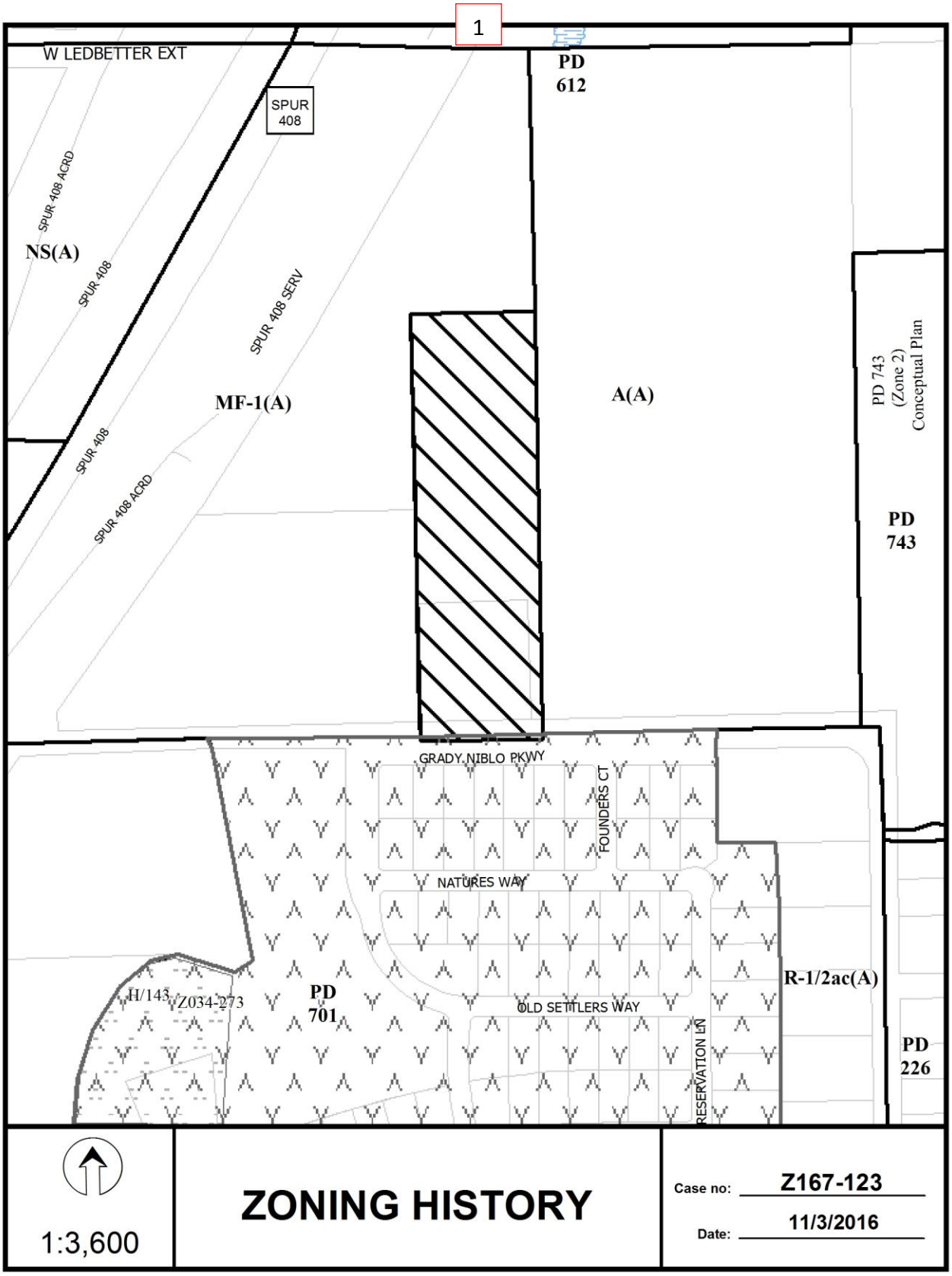
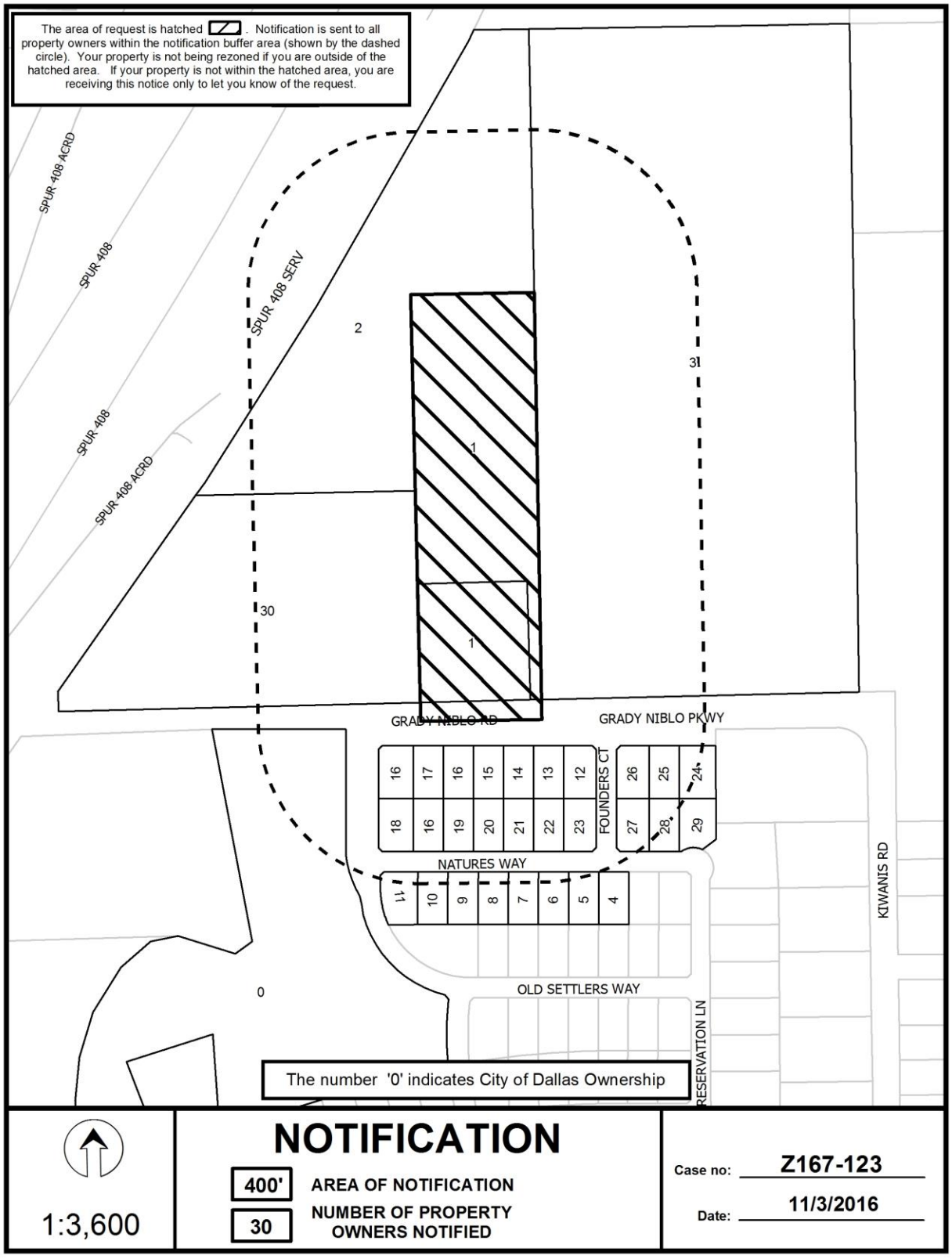
KIWANIS RD
OLD SETTLERS WAY
RESERVATION LN
1:3,600
AERIAL MAP
Case no: Z167-123
Date: 11/3/2016


W LEDBETTER EXT
SPUR 408
SPUR 408 ACRD
SPUR 408
SPUR 408 SERV
SPUR 408
SPUR 408 ACRD
NS(A)
MF-1(A)
PD 612
A(A)
PD 743 (Zone 2) Conceptual Plan
PD 743
Undeveloped
Undeveloped
Livestock
Church and School
Multifamily
GRADY NIBLO PKWY
FOUNDERS CT
Single family
Undeveloped
Single family
H/143 Z034-273
PD 701
OLD SETTLERS WAY
R-1/2ac(A)
Single family
PD 226
1:3,600
ZONING AND LAND USE
Case no: Z167-123
Date: 11/3/2016


1
W LEDBETTER EXT
SPUR 408
SPUR 408 ACRD
SPUR 408
SPUR 408 SERV
SPUR 408
SPUR 408 ACRD
NS(A)
MF-1(A)
PD 612
A(A)
PD 743 (Zone 2) Conceptual Plan
PD 743
GRADY NIBLO PKWY
FOUNDERS CT
NATURES WAY
OLD SETTLERS WAY
RESERVATION LN
H/143 Z034-273
PD 701
R-1/2ac(A)
PD 226
1:3,600
ZONING HISTORY
Case no: Z167-123
Date: 11/3/2016


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.
SPUR 408 ACRD
SPUR 408
SPUR 408 SERV
SPUR 408
SPUR 408 ACRD
2
31
1
30
1
GRADY NIBLO RD
GRADY NIBLO PKWY
16 17 16 15 14 13 12
18 16 19 20 21 22 23
FOUNDERS CT
26 25 24
27 28 29
NATURES WAY
11 10 9 8 7 6 5 4
KIWANIS RD
0
OLD SETTLERS WAY
RESERVATION LN
The number '0' indicates City of Dallas Ownership
NOTIFICATION
400'
AREA OF NOTIFICATION
30
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z167-123
Date: 11/3/2016

11/02/2016

Notification List of Property Owners

Z167-123

30 Property Owners Notified

Label #	*Address*		*Owner*
1	6801	GRADY NIBLO RD	BETHEL TEMPLE LAKEVIEW
2	4500	SPUR 408	SHONUGA GABRIEL T &
3	6711	GRADY NIBLO RD	JOHNSON ZELDA FAY ET AL
4	6720	NATURES WAY	CRIMBLEY NATHANIEL I & APRIL
5	6726	NATURES WAY	WOODELL NANCY G
6	6732	NATURES WAY	PENQUITE SHAVODKAY & MICHAEL
7	6738	NATURES WAY	THOMAS JULIE L &
8	6744	NATURES WAY	GREGORY ALEXANDER ROBERT
9	6750	NATURES WAY	HERNANDEZ JESUS H
10	6756	NATURES WAY	VIGIL CARLOS E & MARIA C
11	6762	NATURES WAY	MILLER TIMOTHY & JANET
12	6724	GRADY NIBLO PKWY	IDEMUDIA JIMMY
13	6730	GRADY NIBLO PKWY	COBBS BARRY G & ELIDA
14	6736	GRADY NIBLO PKWY	VILLANUEVA DAN & FERMINA
15	6802	GRADY NIBLO PKWY	AGUIRRE HUMBERTO
16	6808	GRADY NIBLO PKWY	GEHAN HOMES LTD
17	6814	GRADY NIBLO RD	GEHAN HOMES LTD
18	6763	NATURES WAY	SANCHEZ HECTOR JR
19	6751	NATURES WAY	PEDERSEN DALE E & ANNETTE J
20	6745	NATURES WAY	MILLER FELICIA W
21	6739	NATURES WAY	GUPTA RAJIV K & BHAVANA
22	6733	NATURES WAY	SANTOS DAENA DE LOS
23	6727	NATURES WAY	FINCHER KIMBERLY R & KENNETH D
24	6702	GRADY NIBLO PKWY	PICKNEY JASON A & DEANNE L
25	6706	GRADY NIBLO PKWY	TIMBERLAKE MICHAEL RAY
26	6714	GRADY NIBLO PKWY	COOMER JEFFREY

11/02/2016

Label #	*Address*		*Owner*
27	6715	NATURES WAY	JOHNS KENNETH PERNELL &
28	6709	NATURES WAY	HAWTHORNE CYNETHIA D
29	6703	NATURES WAY	WOODELL ALBERT F IV & ERICA RENE
30	4810	SPUR 408	PATRIOT RIDGE LTD

CITY PLAN COMMISSION **THURSDAY, FEBRUARY 16, 2017**

Planner: Jennifer Muñoz

FILE NUMBER: Z167-150(JM) **DATE FILED:** December 6, 2016

LOCATION: On the northwest line of Frank Street, northeast of Foreman Street.

COUNCIL DISTRICT: 7 **MAPSCO:** 46-R

SIZE OF REQUEST: ±4,800 square feet **CENSUS TRACT:** 27.01

REPRESENTATIVE: Diane Ragsdale

APPLICANT/OWNER: South Dallas/Fairpark Innercity Community Development Corporation

REQUEST: An application for an R-3.8(A) Single Family Subdistrict on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.

SUMMARY: The purpose of this request is to allow a single family residence on the lot.

STAFF RECOMMENDATION: **Approval**

BACKGROUND INFORMATION:

- According to city permit records, a building was established at the site in 1971. In 1996, a demolition permit was issued to raze a 1,313 sq. ft. single family home.

- PD No. 595, the South Dallas/Fair Park Special Purpose District was established in 2001 and contains approximately 3,547 acres.

- The site is currently undeveloped. The existing zoning designation of an NC Neighborhood Commercial Subdistrict within PD No. 595 does not allow for residential development.

- The request is made to allow for the site to be developed with a single-family home. While the nearest residential zoning adjacent to the west and south is zoned an R-5 (A) Single Family Subdistrict, the subject property does not meet the minimum lot size of 5,000 sq. ft.

- The proposed zoning of an R-3.8(A) Single Family Subdistrict will allow for land use consistency within this block on Frank Street.

Zoning History:

1. **Z167-178:** An application for an R-5(A) Single Family Subdistrict on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the northwest line of Frank Street, south of Foreman Street. *(Pending CPC hearing)*

Thoroughfares/Streets:

Thoroughfare/Street	Type	Right-of-Way
Frank Street	Local	Variable (30'-45')

Traffic:

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

Comprehensive Plan:

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

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.2 Focus on Southern Sector development opportunities.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas. The City must ensure affordable, quality rental housing and investments in multifamily housing. Using creative financing options will help create higher standards of living for all Dallas residents.

ECONOMIC ELEMENT

Policy 2.1.3 Support efforts to grow retail and residential opportunities in the Southern Sector.

NEIGHBORHOOD PLUS

Policy 3.2 Develop programs and partnerships to return blighted properties to productive uses.

Policy 3.3 Dispose of City-owned and land bank properties more strategically and efficiently.

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

Land Use Compatibility:

The subject site is currently zoned an NC Neighborhood Commercial Subdistrict. This Subdistrict is characterized by small institutional and community service, office, and retail and personal service uses primarily serving nearby residential areas. The scale, intensity, and design of structures are similar to surrounding residential areas so as to minimize the impact on surrounding neighborhoods.

The proposed zoning district will reduce allowable uses significantly, primarily allowing a single-family residential dwelling unit. While there are several vacant lots in the area and located directly on Frank Street, this property was previously held by the City's Land Bank and is being developed to provide a low to moderate income family a housing opportunity.

Surrounding land uses include primarily single family and/or undeveloped properties. The NC Neighborhood Commercial Subdistrict properties in the vicinity are largely undeveloped.

Area	Zoning	Land Use
Site	PD No. 595 (NC) Neighborhood Commercial	Undeveloped
Northwest	PD No. 595 (NC) Neighborhood Commercial	Undeveloped
Northeast	PD No. 595 (R-5(A)) Single Family	Single Family
Southeast	PD No. 595 (R-5(A)) Single Family	Single Family
Southwest	PD No. 595 (NC) Neighborhood Commercial	Undeveloped

Development Standards:

District	Setbacks		Height	Lot Coverage	FAR	Stories	Primary Uses
	Front	Side/Rear					
Existing: PD No. 595, NC Neighborhood Commercial	0' to 15' w/ landscape	0' to 5' Or 15' w/ residential	30', RPS	40%	no dwelling allowed	2	Institutional and community service, recreation, office, a few retail and personal service, and utility and public service uses.
Proposed: PD No. 595, R-3.8(A) Single Family Residential	15'	5' for single-family 10' all others	30'	50% residential 25% all others	no dwelling max	No Provision	Residential, institutional, recreation, and utility and public service uses.

Parking:

Parking will be provided according to the Dallas Development Code.

Landscaping:

Landscaping will be provided per Article X, as amended.

List of Officers/Partners

ICDC

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2016 ICDC Board of Directors

President - Lewis Rhone Sr., Neighborhood Leader
CEO Lewis Rhone & Assocs.
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(214) 797-3552 Cell
Email: lewisrhodot@msn.com

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Email: whuckaby@sbcglobal.net

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(214) 642-4480) Cell
Email: smotzerjoan6@gmail.com

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Email: tljackson901@sbcglobal.net

Scott Pierce, Neighborhood Leader
Sales Consultant
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972-240-1104 Hm
Email: Vmarsh7@earthlink.net

Ex-Officio Diane Ragsdale, Managing Director (ICDC)
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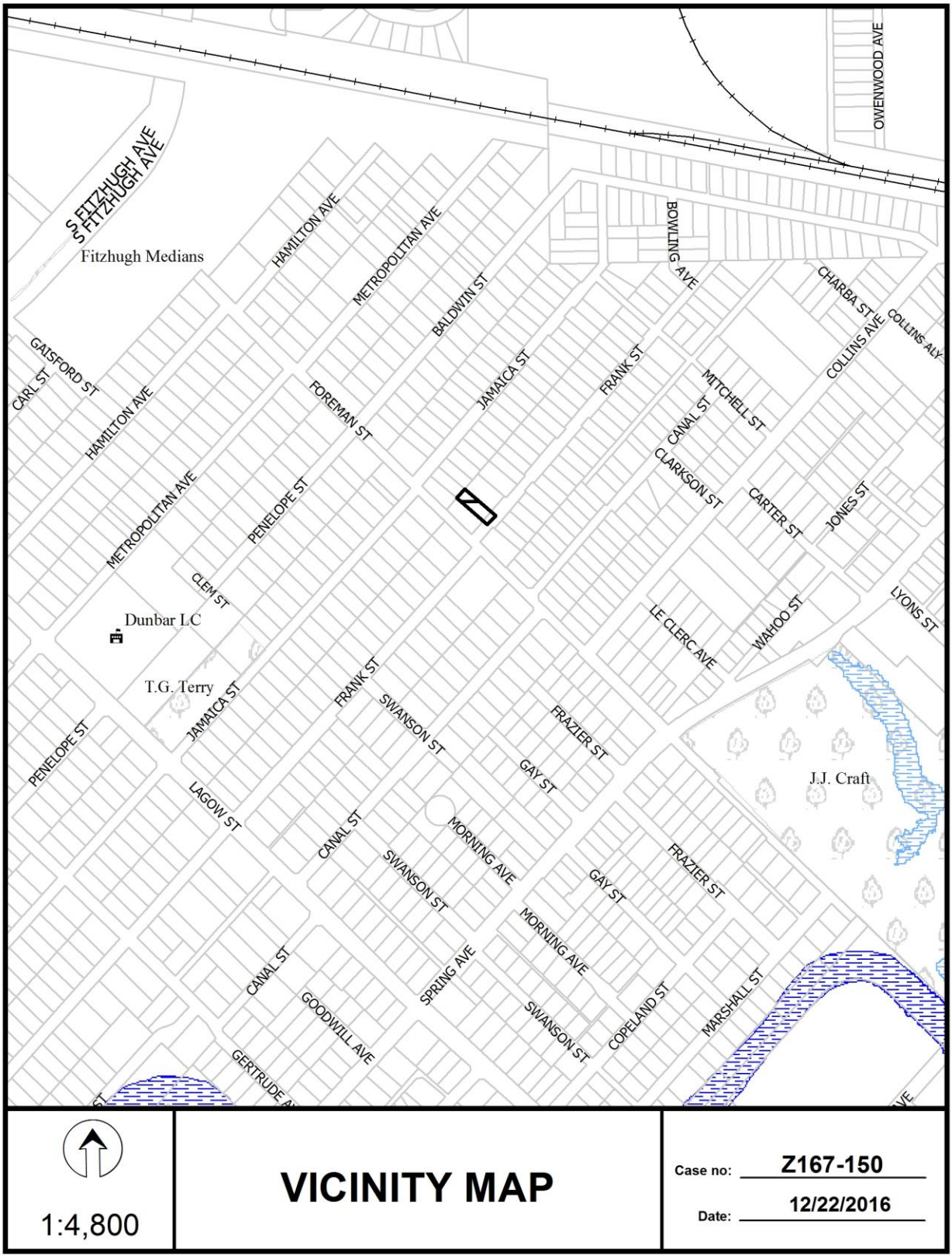
(214) 264-3061 Cell
(214) 915-9904 Wk
Email: dragsdale@icdc.biz

Z167-150

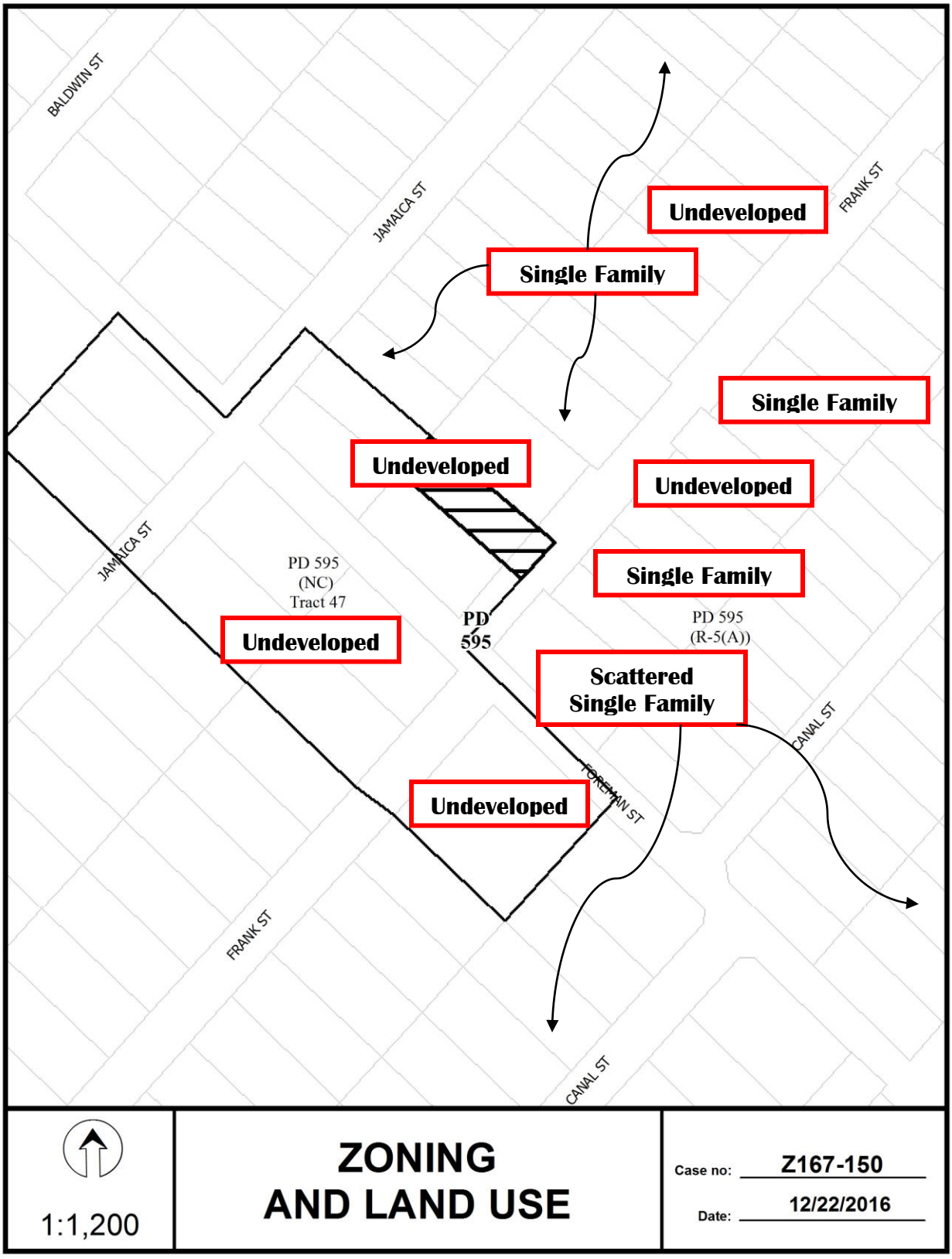

S FITZHUGH AVE
S FITZHUGH AVE
Fitzhugh Medians
HAMILTON AVE
METROPOLITAN AVE
BALDWIN ST
OWENWOOD AVE
BOWLING AVE
CHARBA ST
COLLINS AVE
COLLINS ALY
GAISFORD ST
CARL ST
HAMILTON AVE
FOREMAN ST
JAMAICA ST
FRANK ST
MITCHELL ST
CANAL ST
CLARKSON ST
CARTER ST
JONES ST
METROPOLITAN AVE
PENELOPE ST
CLEM ST
Dunbar LC
LE CLERC AVE
WAHOO ST
LYONS ST
T.G. Terry
JAMAICA ST
FRANK ST
SWANSON ST
FRAZIER ST
PENELOPE ST
GAY ST
J.J. Craft
LAGOW ST
CANAL ST
MORNING AVE
SWANSON ST
FRAZIER ST
GAY ST
MORNING AVE
CANAL ST
SPRING AVE
GOODWILL AVE
SWANSON ST
COPELAND ST
MARSHALL ST
GERTRUDE AVE
1:4,800
VICINITY MAP
Case no: Z167-150
Date: 12/22/2016

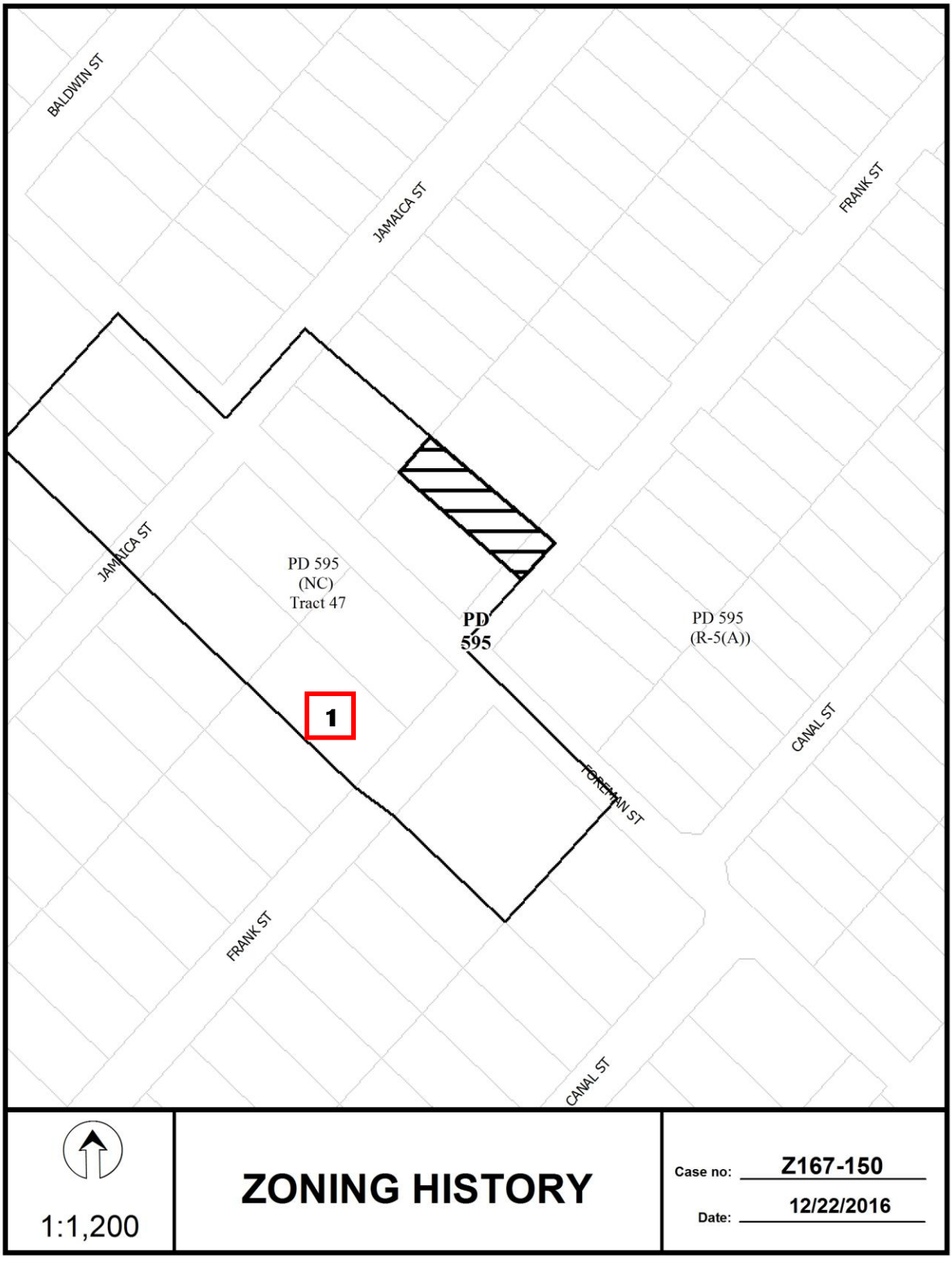
1:1,200

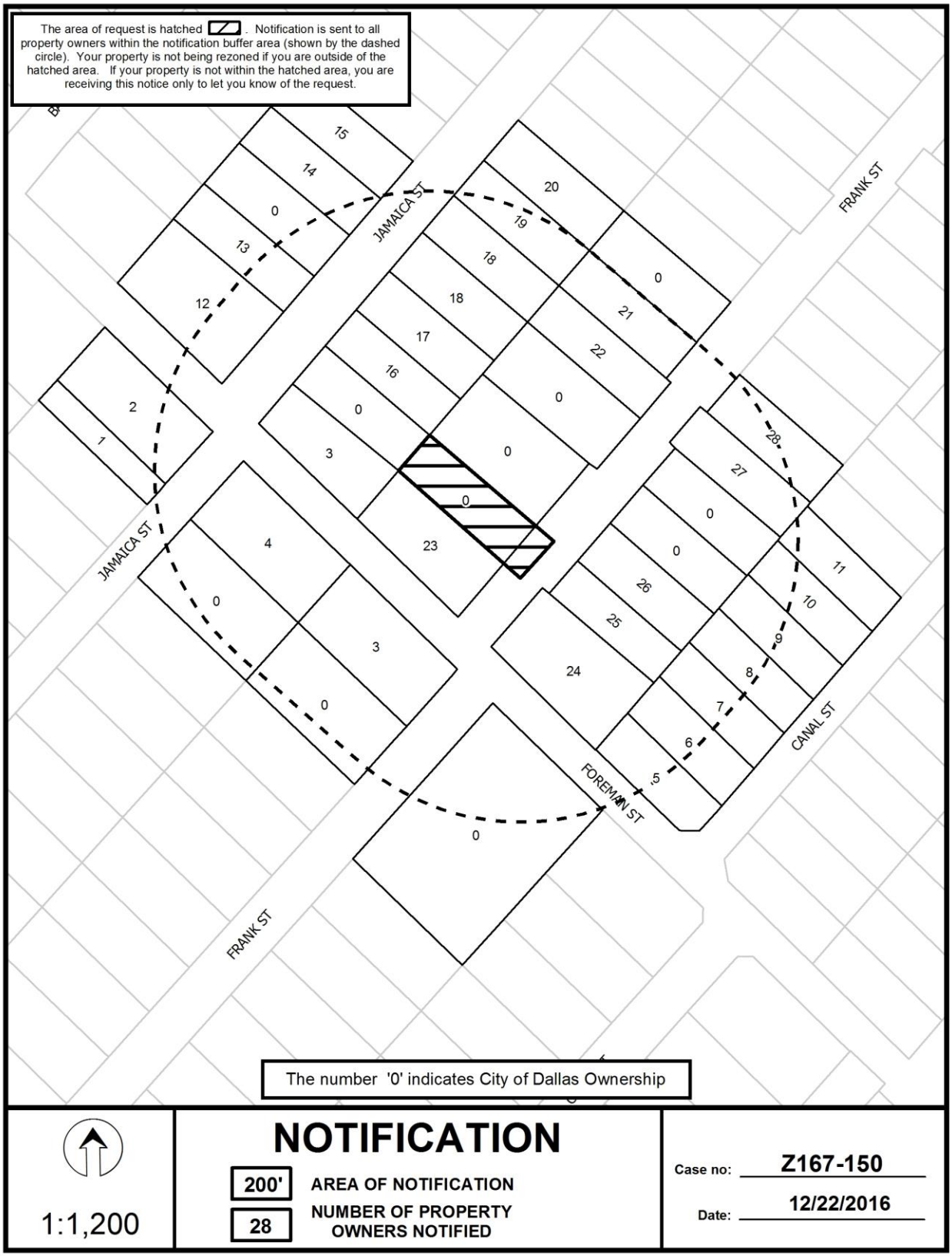
AERIAL MAP

Case no: Z167-150

Date: 12/22/2016


BALDWIN ST
JAMAICA ST
FRANK ST
Undeveloped
Single Family
Single Family
Undeveloped
Undeveloped
JAMAICA ST
PD 595
(NC)
Tract 47
Single Family
PD
595
PD 595
(R-5(A))
Undeveloped
Scattered
Single Family
CANAL ST
FOREMAN ST
Undeveloped
FRANK ST
CANAL ST
1:1,200
ZONING
AND LAND USE
Case no: Z167-150
Date: 12/22/2016


BALDWIN ST
JAMAICA ST
FRANK ST
JAMAICA ST
PD 595
(NC)
Tract 47
PD
595
PD 595
(R-5(A))
1
FOREMAN ST
CANAL ST
FRANK ST
CANAL ST
1:1,200
ZONING HISTORY
Case no: Z167-150
Date: 12/22/2016


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.
JAMAICA ST
FRANK ST
CANAL ST
FOREMAN ST
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
28
NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: Z167-150
Date: 12/22/2016

12/22/2016

Notification List of Property Owners

Z167-150

28 Property Owners Notified

Label #	*Address*		*Owner*
1	4349	JAMAICA ST	CHANDLER W H
2	4351	JAMAICA ST	MARTINEZ MARGARITA H
3	4351	FRANK ST	DANIELS JEANNE
4	4352	JAMAICA ST	BERRY RODNEY
5	4403	CANAL ST	LEWIS SAMMY FRANK
6	4407	CANAL ST	HUDGENS LEROY SR
7	4411	CANAL ST	DALLAS NEIGHBORHOOD ALLIANCE &
8	4415	CANAL ST	KING REGINA A
9	4419	CANAL ST	VALE OF THE SUN LLC
10	4423	CANAL ST	COMSTOCK CHUCK
11	4427	CANAL ST	CORNSTOCK CHARLES M
12	4405	JAMAICA ST	LONG NELLA B &
13	4411	JAMAICA ST	VILLANUEVA ZOILA
14	4419	JAMAICA ST	AGUILAR ANTHONY
15	4421	JAMAICA ST	HORTON ALMA L
16	4410	JAMAICA ST	CLEVELAND WILLIE & ANNIE
17	4414	JAMAICA ST	CLEVELAND ANNIE F
18	4418	JAMAICA ST	DALLAS AREA HABITAT FOR HUMANITY INC
19	4426	JAMAICA ST	V L LACY & CO INC
20	4430	JAMAICA ST	JACKSON DAFFAY
21	4427	FRANK ST	WARD BILLY JOE &
22	4423	FRANK ST	TEFFERA MEGERSA & BINIAM
23	2510	FOREMAN ST	JUNIOR CHARLES E
24	4402	FRANK ST	JACKSON TROY
25	4404	FRANK ST	HARRIS SAM ESTATE
26	4410	FRANK ST	MARYMAN DARLENE

12/22/2016

Label #	*Address*		*Owner*
27	4422	FRANK ST	BROWN WILLIE
28	4428	FRANK ST	AUSTIN SPENCER ESTATE OF

CITY PLAN COMMISSION **THURSDAY, FEBRUARY 16, 2016**

Planner: Jennifer Muñoz

FILE NUMBER: Z167-156(JM) **DATE FILED:** December 12, 2016

LOCATION: On the northeast corner of Meadow Road and Stone Canyon Road.

COUNCIL DISTRICT: 11 **MAPSCO:** E-8

SIZE OF REQUEST: ± 5.5656 acres **CENSUS TRACT:** 131.05

OWNER/APPLICANT: Meadowstone Limited Partnership

REPRESENTATIVE: Rob Baldwin

REQUEST: An application to amend Planned Development District No. 206 for a pre-retirement home and a private community center to revise the parking regulations and update the uses to MF-2(A) Multifamily District uses.

SUMMARY: The purpose of this request is to amend the parking requirements for the retirement housing to refer to current code regulations for parking. Additionally, the uses and definitions would be updated to current code requirements in Chapter 51A. No new units or changes to the existing structures and parking are proposed with this request.

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

BACKGROUND INFORMATION:

- The subject site is developed with retirement housing. The applicant is updating the PD to reflect the current code requirements for retirement housing. This includes referring to Chapter 51A overall, and removing the definition/use for "pre-retirement homes" as it is currently defined under Chapter 51A as retirement housing. The intent of the request is to make the site compliant with current code.

- PD No. 206 was established on June 12, 1985 for "pre-retirement homes and private recreation center uses only." The pre-retirement home use was defined as a multiple-family use. The proposed amendment will have the PD refer to MF-2(A) Multifamily District regulations, since these allow retirement housing by right and a private recreation center as an accessory use.

- There are no proposed increases in density or height. Adopting current code parking requirements for retirement housing will reduce the parking required, but continue to utilize the parking provided.

- The request is made to allow accessory structures like carports, dumpsters, and laundry facilities in the setbacks. The existing development plan showed the carports, dumpsters, laundry facilities, and A/C units. The setbacks were established by the development plan. The proposed setbacks would match MF-2(A) Multifamily District except as provided in PD No. 206 conditions, as proposed.

Zoning History: There has been one recent zoning case in the vicinity in the last five years.

1. **Z156-155:** An application to amend Planned Development District No. 750 for certain mixed uses on property generally located on the northwest corner of North Central Expressway and Walnut Hill Lane. *(Pending CPC on 2/16/17)*

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Meadow Road	Community Collector	60 feet
Stone Canyon Road	Local	60 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed zoning and determined it will not have a negative impact on the existing street system. The development already exists and is not seeking expansion.

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 comprehensive plan does not make a specific land use recommendation related to the request, however the *forwardDallas! Vision Illustration* is comprised of a series of Building Blocks that depict general land use patterns.

Building Blocks are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur. The Plan identifies the request site as being within an Urban Neighborhood Building Block. These areas are predominately residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. The development embodies the characteristics of an Urban Neighborhood.

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

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.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas. The City must ensure affordable, quality rental housing and investments in multifamily housing. Using creative financing options will help create higher standards of living for all Dallas residents.

Land Use Compatibility:

The request site is developed with a retirement housing use providing 142 units in a residential facility principally designed for persons 55 years of age or older. This use does not include a convalescent and nursing homes, hospice care, and related institutions.

The surrounding area is developed with a variety of housing options including multifamily, duplex, and single family uses. The retirement housing site has contributed

to the area by providing homes for the elderly since it was issued a certificate of occupancy in June 1986.

	Zoning	Land Use
Site	PD No. 206	Retirement Housing
North	MF-2(A)	Multifamily
East	MF-2(A)	Multifamily
South	R-7.5(A)	Multifamily
West	D(A) and R-10(A)	Duplex and Single Family

Development Standards:

District	Setbacks		Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear				
Existing: PD No. 206	Per plan		36'	43%	RPS	Pre-retirement homes and Private community center uses.
Proposed: PD No. 206 MF-2(A) Base	15'	10'/15' Provision allowing accessory structures to encroach	36'	50% by PD (60% per MF-2(A))	RPS	MF-2(A)

Landscaping:

Landscaping must be provided per the approved landscape plan. Article X was not in existence when PD No. 206 was established so the landscape was based on the approved plan. If the applicant chooses to change the existing landscape, an amendment to the plan would be required. There are no changes being requested at this time.

Parking:

Sec. 51P-206.111 requires 184 off-street parking spaces for 142 dwelling units. Conditions at the site have changed over time, including providing larger, van accessible handicapped parking spaces. The site currently has 159 parking spaces. The Dallas Development Code was updated to include a retirement housing use category. Per Sec. 51A 4.209 (5.2)(C), a retirement housing use requires one parking space per dwelling unit or suite. There are 142 dwelling units and 159 parking spaces provided, including six handicapped spaces. The applicant has requested to change the parking to allow the site to continue to operate and provide 159 parking spaces for the 142 dwelling units.

List of Officers/Partners

Meadowstone Limited Partnership

Brian Bergersen, Manager

Meadowstone Place Apartments, LP

Brian Bergersen, Manager

Meadowstone Place, LP

Brian Bergersen, Manager

Proposed Revisions to PD Conditions

ARTICLE 206.

PD 206.

SEC. 51P-206.101. LEGISLATIVE HISTORY.

PD 206 was established by Ordinance No. 18761, passed by the Dallas City Council on June 12, 1985. Ordinance No. 18761 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. (Ord. Nos. 10962; 18761; 25711)

SEC. 51P-206.102. PROPERTY LOCATION AND SIZE.

PD 206 is established on property generally located at the northeast corner of Meadow Road and Stone Canyon Road. The size of PD 206 is approximately 5.5656 acres.

SEC. 51P-206.103. DEFINITIONS AND INTERPRETATIONS.

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

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

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

SEC. 51P-206 .103.1. EXHIBITS.

Exhibits section added to follow new format for PDs;

The following exhibits are incorporated into this article:

(1) Exhibit 206A: development plan.

(2) Exhibit 206B: landscape plan.

SEC. 51P-206.104. DEVELOPMENT PLAN.

Development of the Property must comply with the development plan (Exhibit 206A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

SEC. 51P-206.105. MAIN USES PERMITTED.

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

~~[The only permitted uses on the Property are a pre-retirement home and a private community center.~~

~~(1) Pre-retirement home. For the purposes of this article, pre-retirement home means a multiple-family use as defined in the Dallas Development Code except that occupancy of the units within this PD is limited to pre-retirement families. Pre-retirement family means three persons or less, excluding servants, one of whom is age 55 or older, living together as a single household unit. Multiple-family uses are also permitted on the Property without restriction if off-street parking is provided in accordance with the Dallas Development Code.~~

~~(2) Private community center. For purposes of this article, private community center means as defined in the Dallas Development Code. Food service for the residents and their guests is permitted within the private community center.~~]

SEC. 51P-206.106. YARD, LOT, AND SPACE REGLATIONS [~~DENSITY~~].

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

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

(b) Side and rear yard. Accessory structures for a residential use, such as carports, dumpsters, and laundry buildings, do not require a side or rear yard setback.

(c) Density. No more than 142 dwelling units are permitted on the Property.

[~~**SEC. 51P-206.107. SETBACKS.**~~

~~Minimum setbacks must comply with the development plan. (Ord. Nos. 18761; 25711)~~

~~**SEC. 51P-206.108. MAXIMUM FLOOR AREA.]**~~

(d) Floor area. The private community center may not exceed 5,367 square feet of floor area.

~~**SEC. 51P-206.109. HEIGHT.**~~

~~Maximum permitted height for all structures is 36 feet. (Ord. Nos. 18761; 25711)~~

~~**SEC. 51P-206.110. COVERAGE.**~~]

(f) Lot coverage. Maximum lot coverage [~~of the Property~~] is 50 percent. Aboveground [~~, excluding~~] parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

SEC. 51P-206.107[~~**111**~~]**. PARKING.**

(a) Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) The Property is considered one lot for parking.

[~~A minimum of 184 off-street parking spaces must be provided until a parking audit is conducted, after which, more spaces may be required by the city. A parking audit must be performed by a registered professional engineer within three years of June 12, 1985, and must be conducted as outlined in the Parking Audit Exhibit (Exhibit 206B), to the satisfaction of the director of public works and transportation. If the parking audit indicates a parking deficiency in the opinion of the director of public works and transportation, the owner(s) must provide additional spaces to satisfy the indicated deficiency, by constructing all or a portion of the parking deck as shown on the development plan, or any other means authorized by the Dallas Development Code. If the audit is not conducted within the specified period, the city may cause it to be conducted. If additional parking is necessary to satisfy the parking deficiency and none is provided within one year of notification of the deficiency, the city may cause additional parking to be constructed on the easement granted for that purpose. If the city causes the parking audit to be conducted, or causes the additional parking to be constructed, or both, the city may submit a draft for up to $200,000 to recover its costs in accordance with the certificate and letter of credit (Exhibit 206C).~~]

SEC. 51P-206.108[~~**112**~~]**. PAVING.**

(a) All streets, driveways, parking spaces, and maneuvering areas for parking and loading must comply with the requirements of the Dallas Development Code.

(b) 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 [~~director of public works and transportation~~].

SEC. 51P-206.109[~~113~~]. LANDSCAPING.

(a) Landscaping must be provided as shown on [~~installed and maintained in accordance with~~] the landscape plan (Exhibit 206B[~~D~~]). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

(b) All landscaped areas must be fully sprinkled.

[~~**SEC. 51P-206.114. EASEMENT.**~~

~~Prior to issuance of a certificate of occupancy for the private community center, the owner(s) must submit an instrument granting an easement to the city for the area designated as a parking deck on the development plan that would allow the city to construct additional parking spaces as specified above.~~]

SEC. 51P-206.110[~~115~~]. GENERAL REQUIREMENTS.

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

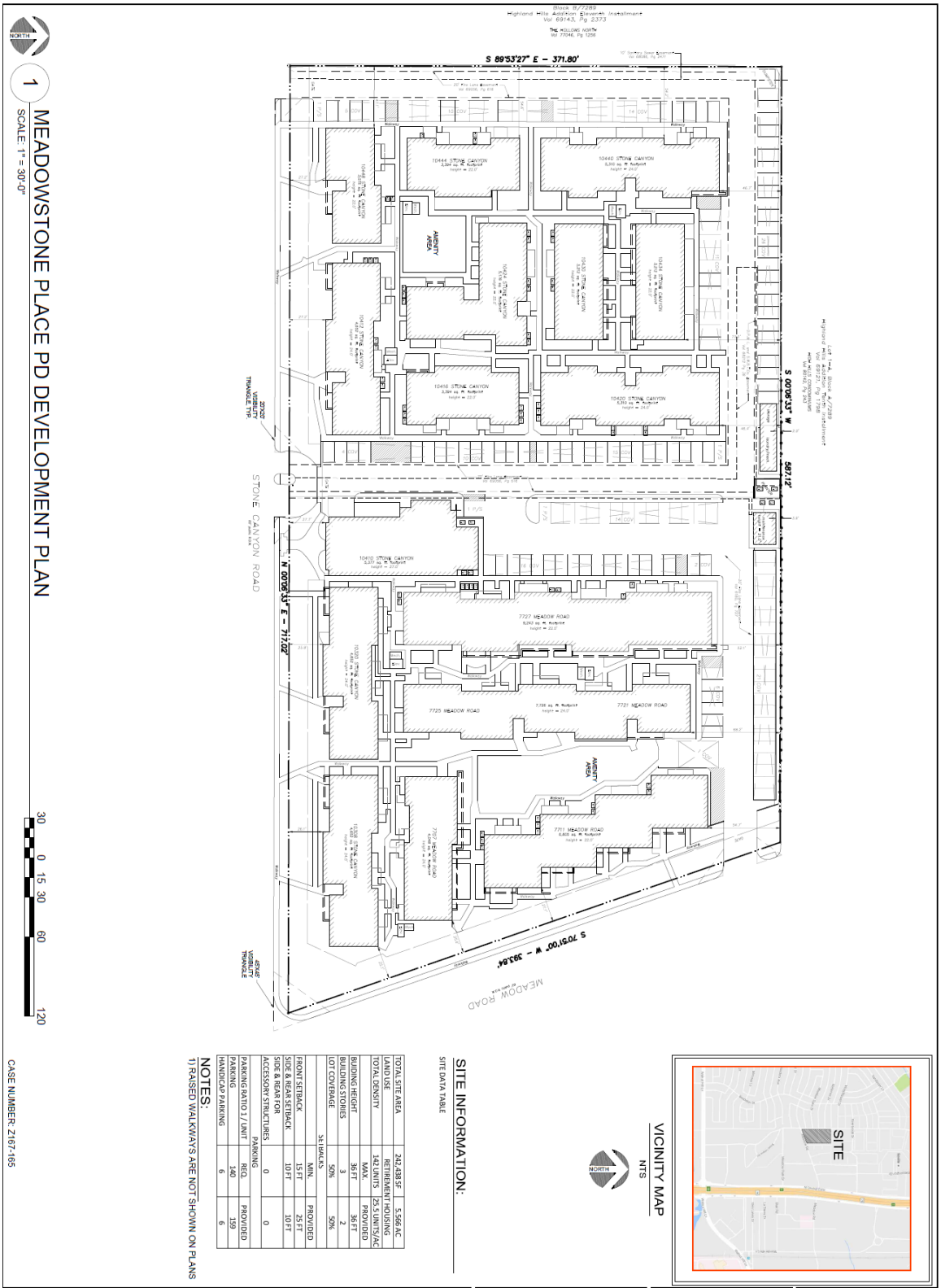
(b) Development and use of the Property must be comply [~~in accordance~~] with all federal and state laws and regulations and with all ordinances, rules, and regulations[~~, and requirements~~] of the city.

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

[~~**SEC. 51P-206.116. ZONING MAP.**~~

~~PD 206 is located on Zoning Map No. E-8.~~]

Proposed Development Plan



SITE INFORMATION:

SITE DATA TABLE

TOTAL SITE AREA	242,438 SF	5.566 AC
LAND USE	RETIREMENT HOUSING	
TOTAL DENSITY	142 UNITS	25.5 UNITS/AC
	MAX.	PROVIDED
BUILDING HEIGHT	36 FT	36 FT
BUILDING STORIES	3	2
LOT COVERAGE	50%	50%
	MIN.	PROVIDED
FRONT SETBACK	15 FT	25 FT
SIDE & REAR SETBACK	10 FT	10 FT
SIDE & REAR FOR ACCESSORY STRUCTURES	0	0
	REQ.	PROVIDED
PARKING RATIO 1 / UNIT	140	159
HANDICAP PARKING	6	6

NOTES:
1) RAISED WALKWAYS ARE NOT SHOWN ON PLANS

VICINITY MAP
NTS

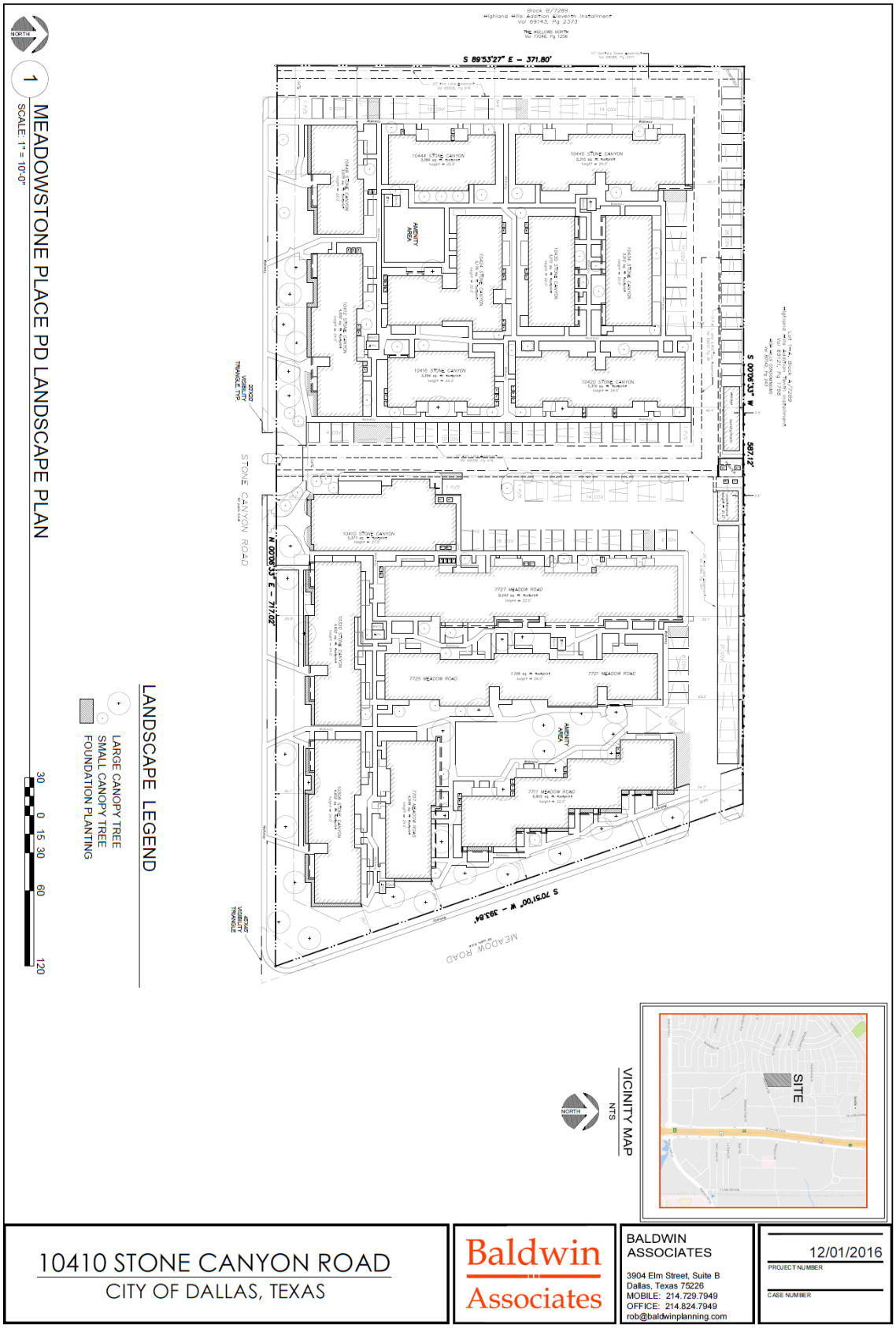
10410 STONE CANYON ROAD
CITY OF DALLAS, TEXAS

Baldwin Associates

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

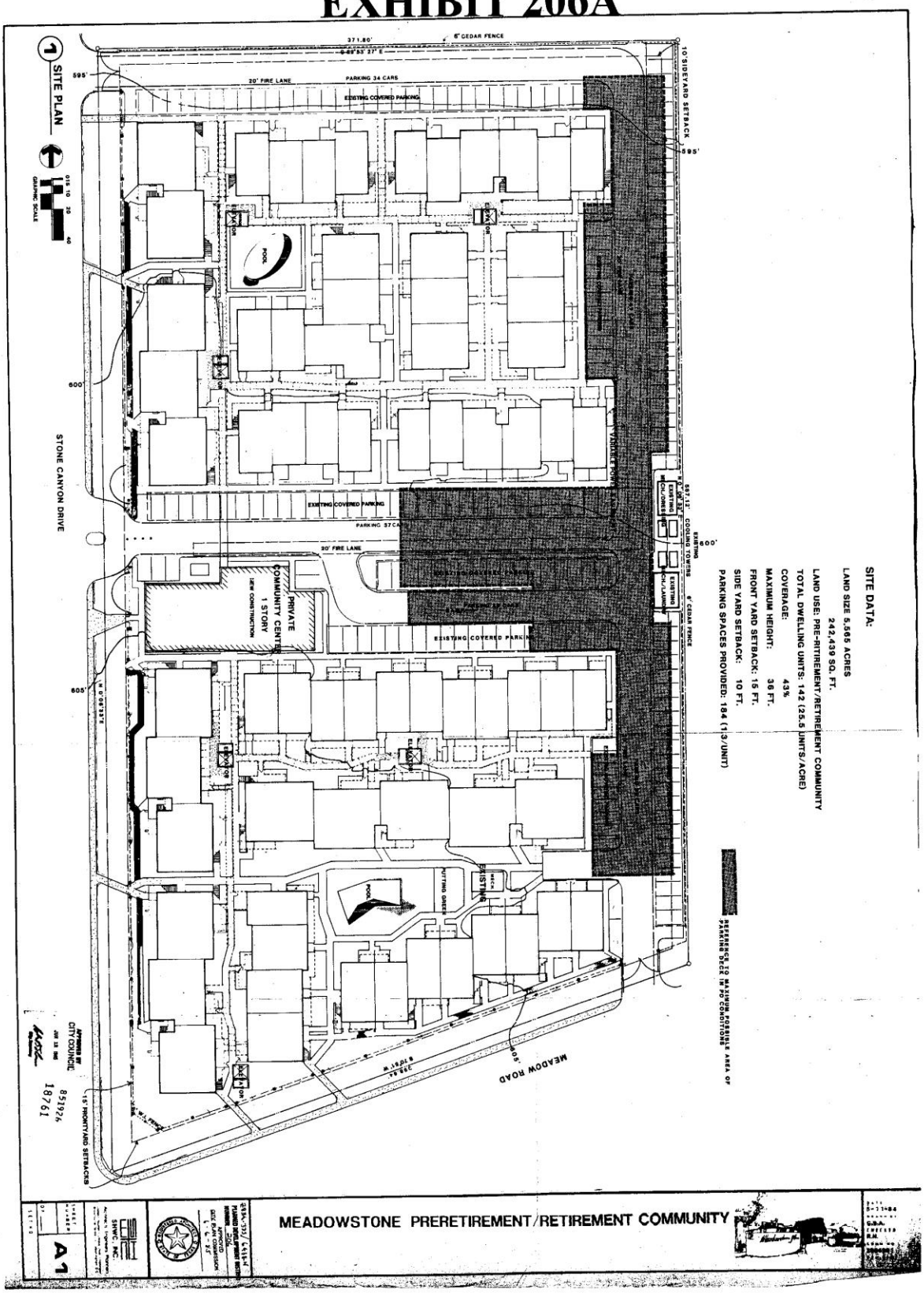
DATE 12/01/2016
DATE REVISED 12/01/2016
CASE NUMBER

Proposed Landscape Plan



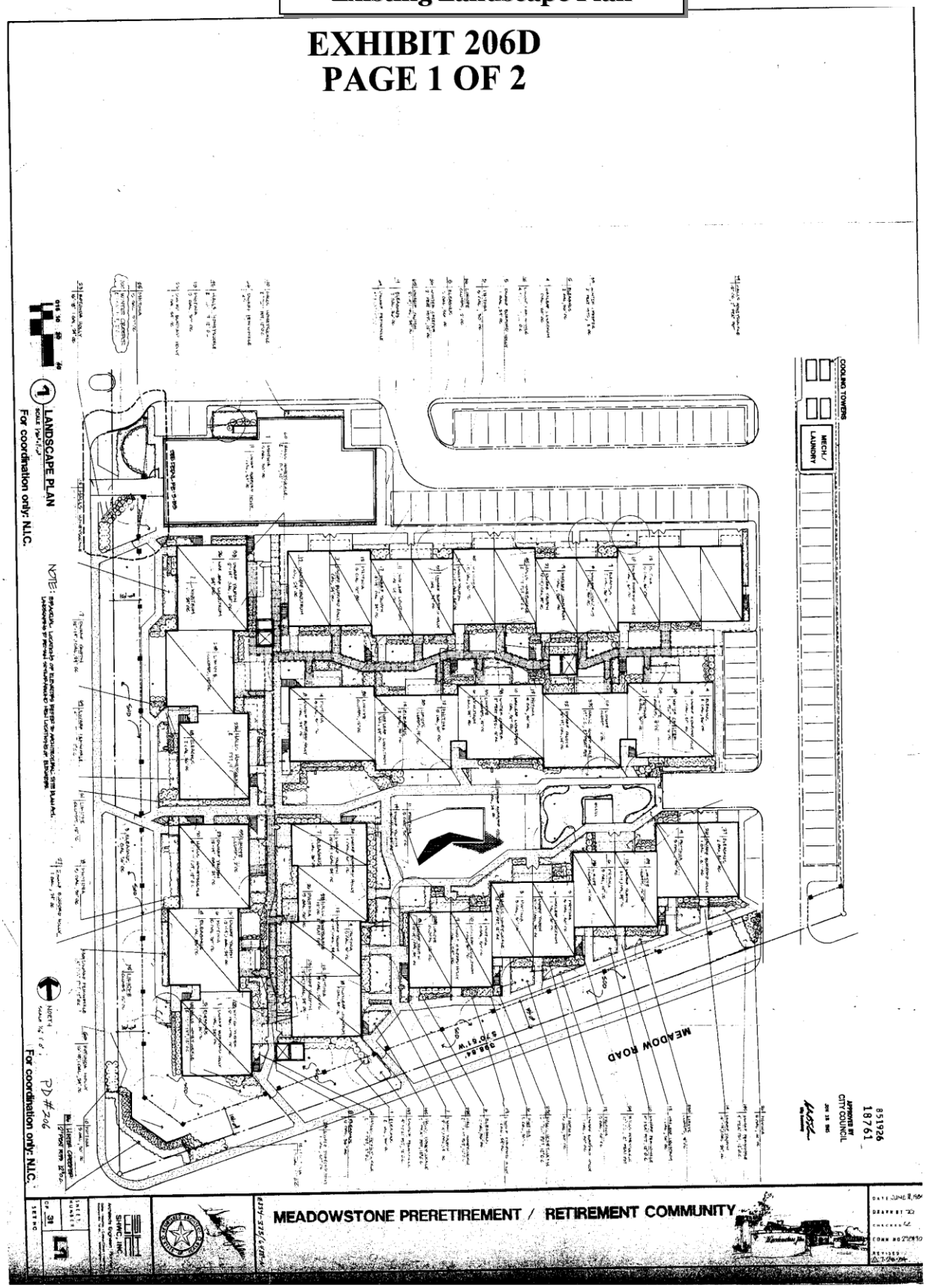
Existing Development Plan

EXHIBIT 206A



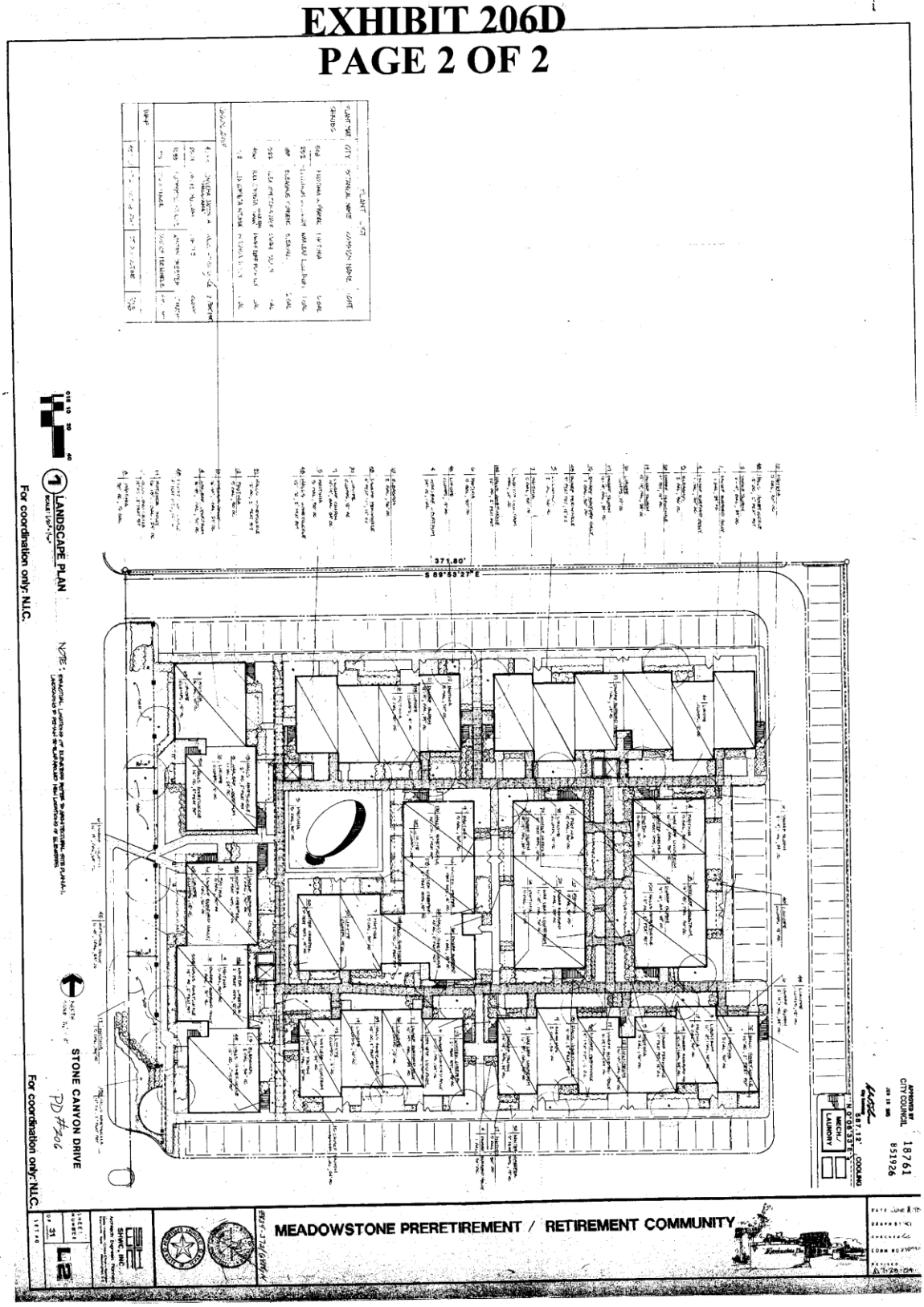
Existing Landscape Plan

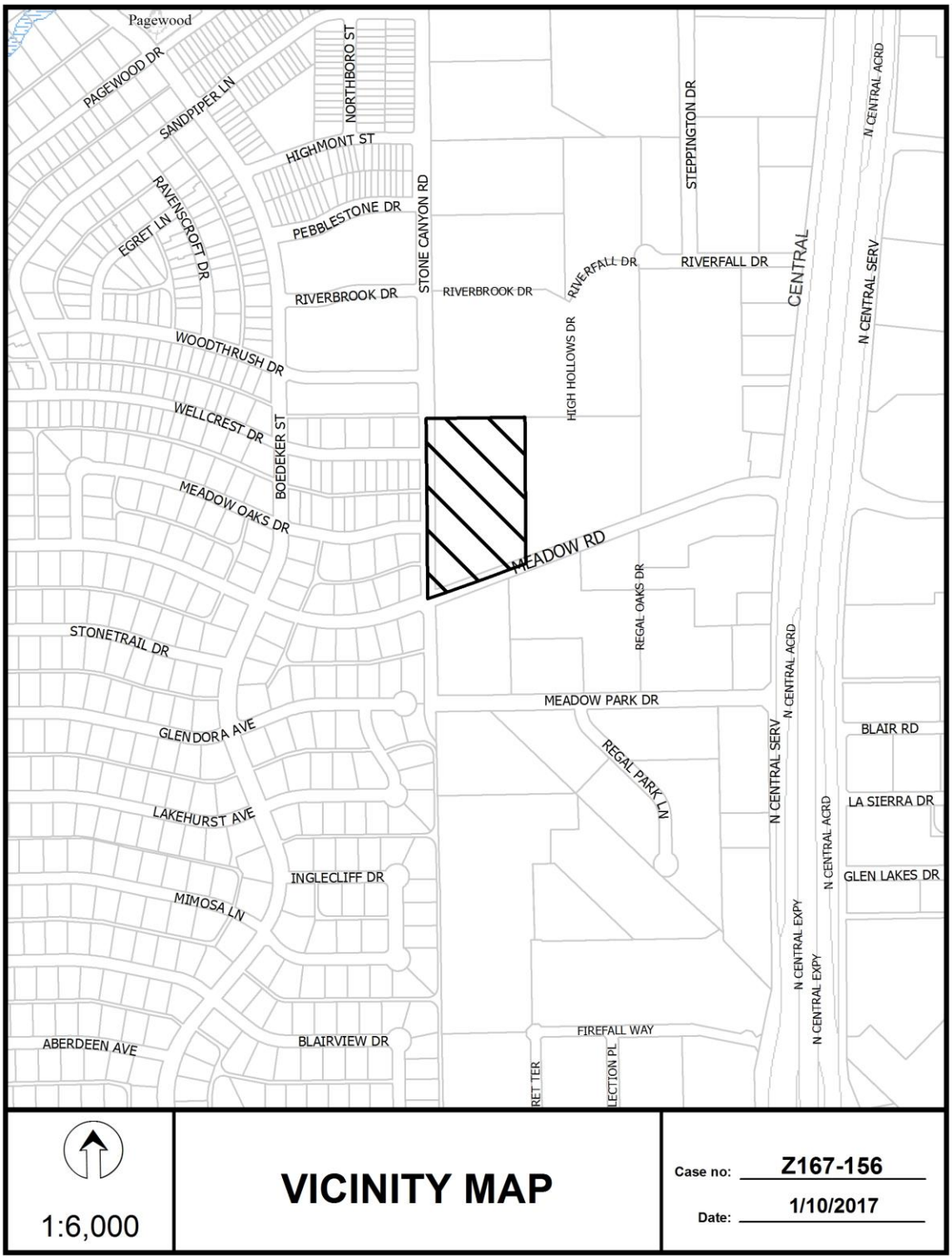
EXHIBIT 206D
PAGE 1 OF 2



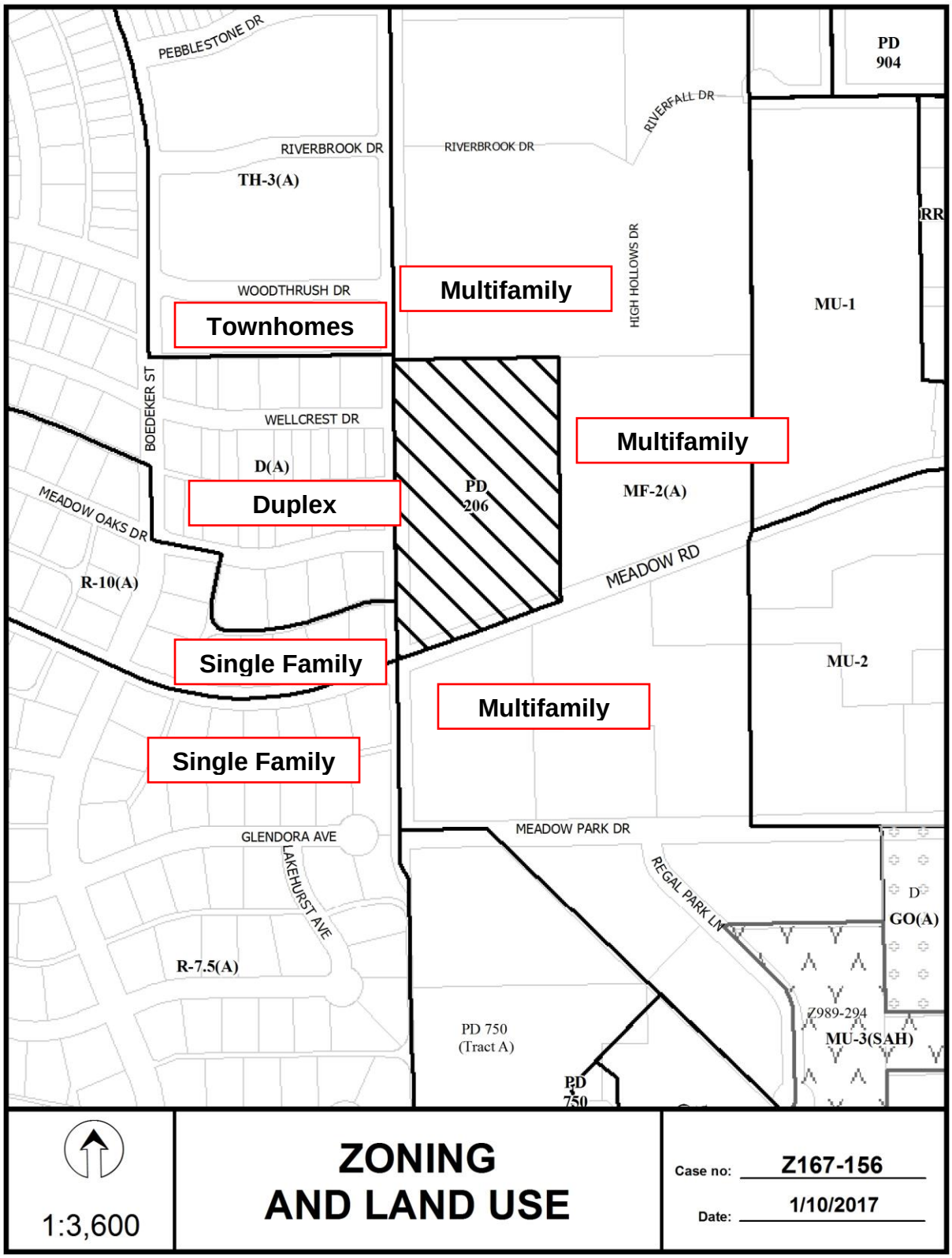
Existing Landscape Plan

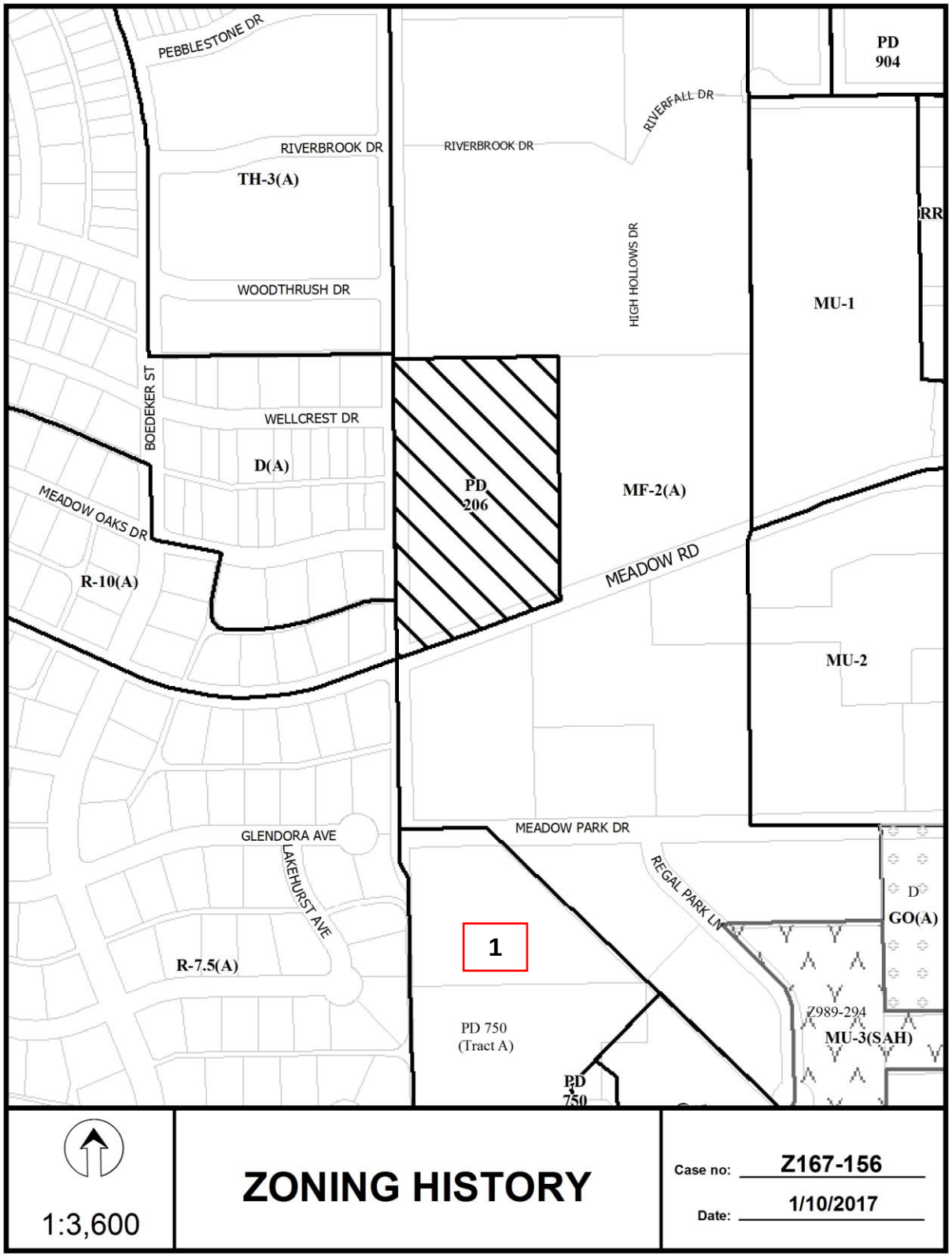
EXHIBIT 206D
PAGE 2 OF 2

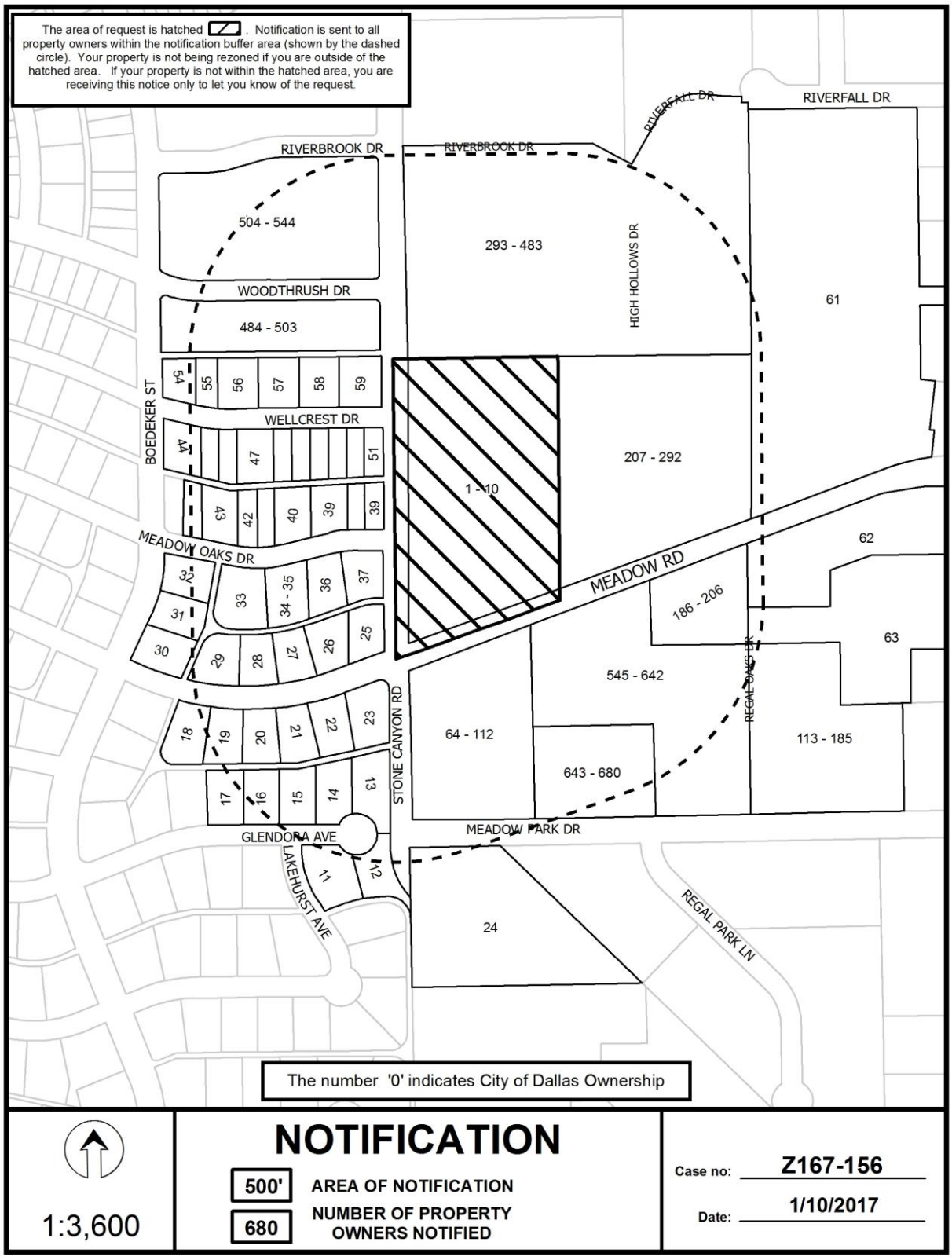



Pagewood
PAGEWOOD DR
SANDPIPER LN
NORTHBORO ST
HIGHMONT ST
RAVENSCROFT DR
EGRET LN
PEBBLESTONE DR
STONE CANYON RD
STEPPINGTON DR
N CENTRAL ACRD
RIVERBROOK DR
RIVERBROOK DR
RIVERFALL DR
RIVERFALL DR
CENTRAL
N CENTRAL SERV
WOODTHRUSH DR
HIGH HOLLOWS DR
WELLCREST DR
BOEDEKER ST
MEADOW OAKS DR
MEADOW RD
REGAL OAKS DR
STONETRAIL DR
MEADOW PARK DR
N CENTRAL ACRD
GLENDORA AVE
REGAL PARK LN
N CENTRAL SERV
BLAIR RD
LAKEHURST AVE
LA SIERRA DR
INGLECLIFF DR
N CENTRAL ACRD
GLEN LAKES DR
MIMOSA LN
N CENTRAL EXPY
N CENTRAL EXPY
FIREFALL WAY
ABERDEEN AVE
BLAIRVIEW DR
RET TER
LECTION PL
1:6,000
VICINITY MAP
Case no: Z167-156
Date: 1/10/2017

PEBBLESTONE DR
RIVERBROOK DR
RIVERBROOK DR
RIVERFALL DR
RIVERFALL DR
HIGH HOLLOWS DR
WOODTHRUSH DR
WELLCREST DR
BOEDEKER ST
MEADOW OAKS DR
MEADOW RD
REGAL OAKS DR
STONE CANYON RD
MEADOW PARK DR
GLENDORA AVE
LAKEHURST AVE
REGAL PARK LN
1:3,600
AERIAL MAP
Case no: Z167-156
Date: 1/10/2017


PEBBLESTONE DR
RIVERBROOK DR
TH-3(A)
WOODTHRUSH DR
Townhomes
Multifamily
RIVERBROOK DR
RIVERFALL DR
HIGH HOLLOWS DR
PD 904
MU-1
BOEDEKER ST
WELLCREST DR
D(A)
Duplex
PD 206
MF-2(A)
Multifamily
MEADOW OAKS DR
R-10(A)
MEADOW RD
MU-2
Single Family
Multifamily
Single Family
GLENDORA AVE
LAKEHURST AVE
R-7.5(A)
MEADOW PARK DR
REGAL PARK LN
GO(A)
Z989-294
MU-3(SAH)
PD 750 (Tract A)
PD 750
1:3,600
ZONING AND LAND USE
Case no: Z167-156
Date: 1/10/2017


PEBBLESTONE DR
RIVERBROOK DR
TH-3(A)
WOODTHRUSH DR
RIVERBROOK DR
RIVERFALL DR
HIGH HOLLOWS DR
PD 904
MU-1
BOEDEKER ST
WELLCREST DR
D(A)
MEADOW OAKS DR
R-10(A)
PD 206
MF-2(A)
MEADOW RD
MU-2
GLENDORA AVE
LAKEHURST AVE
R-7.5(A)
MEADOW PARK DR
REGAL PARK LN
1
PD 750 (Tract A)
PD 750
GO(A)
Z989-294
MU-3(SAH)
1:3,600
ZONING HISTORY
Case no: Z167-156
Date: 1/10/2017


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.
RIVERBROOK DR
RIVERFALL DR
RIVERFALL DR
504 - 544
293 - 483
HIGH HOLLOWS DR
61
WOODTHRUSH DR
484 - 503
BOEDEKER ST
WELLCREST DR
207 - 292
1 - 10
MEADOW OAKS DR
MEADOW RD
62
186 - 206
63
545 - 642
REGAL OAKS DR
64 - 112
113 - 185
643 - 680
STONE CANYON RD
MEADOW PARK DR
GLENDORA AVE
LAKEHURST AVE
24
REGAL PARK LN
The number '0' indicates City of Dallas Ownership
1:3,600
NOTIFICATION
500'
AREA OF NOTIFICATION
680
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z167-156
Date: 1/10/2017

01/10/2017

Notification List of Property Owners

Z167-156

680 Property Owners Notified

Label #	*Address*		*Owner*
1	10412	STONE CANYON RD	MEADOWSTONE LIMITED PS
2	10308	STONE CANYON RD	MEADOWSTONE LIMITED
3	10412	STONE CANYON RD	MEADOWSTONE PLACE APTS LP
4	10308	STONE CANYON RD	MEADOSTONE LTD PL
5	10448	STONE CANYON RD	MEADOWSTONE LP
6	10320	STONE CANYON RD	MEADOWSTONE LTD PS
7	10440	STONE CANYON RD	MEADOWSTONE LIMITED PARTNERSHIP
8	10434	STONE CANYON RD	MEADOWSTONE LIMITED PARTNERSHIP
9	10412	STONE CANYON RD	MEADOWSTONE L P
10	10424	STONE CANYON RD	MEADOWSTONE PLACE LP
11	7348	GLENDORA AVE	TONTZ DANIEL D
12	7352	GLENDORA AVE	ROBINSON ROBERT K
13	7351	GLENDORA AVE	LEIBFARTH JAMES H
14	7347	GLENDORA AVE	ISAACS MARILYN
15	7341	GLENDORA AVE	BROADDUS JACK &
16	7335	GLENDORA AVE	ROBERTS DONALD E &
17	7329	GLENDORA AVE	WHITWORTH LOIS A TR
18	7516	MEADOW RD	HOLTSCLAW OTIS E
19	7522	MEADOW RD	BURKHALTER PAUL B & CHERYL VERA
20	7606	MEADOW RD	7606 MEADOW RD JOINT VENTURE
21	7612	MEADOW RD	MORGAN BLANCHE T
22	7620	MEADOW RD	SENIOR NANCY P &
23	7628	MEADOW RD	YOUNG CHARLYNE F
24	7700	MEADOW PARK DR	75 AND WALNUT HILL LLC
25	7631	MEADOW RD	WILLIAMS DEBRA C M K
26	7623	MEADOW RD	BROWN CHERYL JACKSON

01/10/2017

Label #	*Address*		*Owner*
27	7615	MEADOW RD	POKHAREL ISHWOR &
28	7607	MEADOW RD	DAILEY P K
29	7519	MEADOW RD	LOVELESS THOMAS N & JANE
30	10308	BOEDEKER DR	HENDRICKS MICHAEL & MICHELLE
31	10316	BOEDEKER DR	SMITH LIONEL & JO ANN
32	10324	BOEDEKER ST	PATTERSON BRIAN S
33	7518	MEADOW OAKS DR	DANIEL LINDA L
34	7608	MEADOW OAKS DR	COPLEY HELEN GLADYS FASON
35	7610	MEADOW OAKS DR	COPLEY HELEN FASON
36	7614	MEADOW OAKS DR	HEATH NED M &
37	7622	MEADOW OAKS DR	MASON EDGAR
38	7623	MEADOW OAKS DR	DUNBAR ANN
39	7625	MEADOW OAKS DR	DUNBAR ANN H
40	7607	MEADOW OAKS DR	GLASS STUART E
41	7525	MEADOW OAKS DR	JOHNSON BARBARA L
42	7523	MEADOW OAKS DR	ROSSITER STEPHEN L
43	7517	MEADOW OAKS DR	HOWE JANET
44	7506	WELLCREST DR	BOGNER PHILLIP & VICTORIA L
45	7516	WELLCREST DR	DISEKER RODNEY &
46	7514	WELLCREST DR	DISEKER RODNEY & SARAH
47	7522	WELLCREST DR	CASPERSON PAUL & CYNTHIA FAMILY TRUST
48	7608	WELLCREST DR	BROWN KAREN
49	7616	WELLCREST DR	MOSELEY SARA C
50	7622	WELLCREST DR	BOGEL PHILIP R II & SARA
51	7624	WELLCREST DR	HALL ETHAN C
52	7614	WELLCREST DR	ARANGO GISELE
53	7606	WELLCREST DR	JOHNS RUTH
54	7507	WELLCREST DR	BOGNER DONNA L LIFE ESTATE
55	7509	WELLCREST DR	BOGNER PHILLIP A
56	7517	WELLCREST DR	WELLCREST PROPERTIES LLC
57	7607	WELLCREST DR	MCLENDON BETH B

01/10/2017

Label #	*Address*		*Owner*
58	7615	WELLCREST DR	GRIFFIN JAMES W
59	7623	WELLCREST DR	MATZKE BRENDA R
60	7507	MEADOW OAKS DR	TRUE NANCY
61	10455	N CENTRAL EXPY	MEADOW & CENTRAL LTD PS
62	10333	N CENTRAL EXPY	HPTRI CORPORATION
63	10325	N CENTRAL EXPY	HOSPITALITY PROPERTIES
64	7709	MEADOW PARK DR	SHWIFF HOWARD C
65	7709	MEADOW PARK DR	SCOTT CONDOS LLC
66	7709	MEADOW PARK DR	FARROKH SHARAFPOUR
67	7709	MEADOW PARK DR	MANDELSTAM MARCY
68	7709	MEADOW PARK DR	BICKELMANN SUSAN L
69	7709	MEADOW PARK DR	BAKER BRITTANY RYAN
70	7707	MEADOW PARK DR	RUGGLES BRUCE M
71	7705	MEADOW PARK DR	BESEDA CAROL
72	7705	MEADOW PARK DR	APPLE ANNE ELIZABETH
73	7705	MEADOW PARK DR	BRIZIUS CHARLES A JR
74	7705	MEADOW PARK DR	HARDY ROBERT HOLBROOK
75	7705	MEADOW PARK DR	GAREAU JAMES ANTHONY
76	7705	MEADOW PARK DR	DURAINI BAHA
77	7705	MEADOW PARK DR	ECONOMY3 REAL ESTATE A LLC
78	7705	MEADOW PARK DR	NADELMAN JOHN E &
79	7705	MEADOW PARK DR	COLLIER LARRY B
80	7705	MEADOW PARK DR	MARQUETTE PAMELA
81	7706	MEADOW PARK DR	HERRINGTON STEPHEN F
82	7707	MEADOW PARK DR	LOWREY JEFFREY P
83	7700	MEADOW RD	HARBISON LYNNA THELMA
84	7700	MEADOW RD	WALSH MICHAEL J & POLLY T
85	7700	MEADOW PARK DR	TROSPER PHYLLIS LIV TRUST
86	7700	MEADOW RD	MITCHELL ROBERT
87	7700	MEADOW RD	HAYTER VENTURES LLC
88	7700	MEADOW RD	SAMBOL MARC D

01/10/2017

Label #	*Address*		*Owner*
89	7700	MEADOW RD	APEX FINANCIAL CORP
90	7702	MEADOW RD	YOUKERS JACKIE
91	7704	MEADOW RD	LAMPERT JESSICA S
92	7702	MEADOW RD	SCOTT CONDOS LLC
93	7702	MEADOW RD	WALLACE DEBORAH SCOTT
94	7704	MEADOW RD	DATOON DARIEL JOSEPH ANG &
95	7706	MEADOW RD	POSNER PENELOPE RUTH SODEN &
96	7706	MEADOW RD	BROWN SAVOHNA J
97	7706	MEADOW RD	SHELDON KIMBERLY A
98	7706	MEADOW RD	SANCHEZ IVY L CARRIGER
99	7706	MEADOW RD	RISNER CLINTON L
100	7706	MEADOW PARK DR	VANGELI MICHAEL F
101	7706	MEADOW RD	SMITH WILLIAM
102	7706	MEADOW RD	TANEZER CHARLOTTE
103	7706	MEADOW RD	LAMPERT JESSICA S
104	7704	MEADOW RD	LEHNHOFF KATHLEEN D &
105	7704	MEADOW RD	ASEL ROGER S & JERRYE S
106	7704	MEADOW RD	TALLANT J L EST OF
107	7704	MEADOW RD	MARTINEZ CARLOS &
108	7711	MEADOW PARK DR	LUCAS JENNIFER D
109	7711	MEADOW RD	OWEN INGRID H LIVING TRUST
110	7711	MEADOW RD	WILLIAMS SENA
111	7705	MEADOW PARK DR	A & R TEXAS PROPERTIES LLC
112	7704	MEADOW RD	ZHANG YUANMING
113	7855	MEADOW PARK DR	MEAD KATHY
114	7855	MEADOW PARK DR	THOMAS CAROLYN
115	7855	MEADOW PARK DR	LUKOWSKI MICHAEL &
116	7855	MEADOW PARK DR	LUKOWSKI MIKE
117	7861	MEADOW PARK DR	SCHOENICK KATHLEEN
118	7867	MEADOW PARK DR	EPSTEIN ALVIN L & LOIS B
119	7867	MEADOW PARK DR	MUSGROVE DEBRA

01/10/2017

Label #	*Address*		*Owner*
120	7867	MEADOW PARK DR	PARCHEM ANN
121	7867	MEADOW PARK DR	NANNINGA CARROLL
122	10212	REGAL OAKS DR	OH JOSEPH
123	10212	REGAL OAKS DR	LUNA OSCAR M
124	10212	REGAL OAKS DR	RODRIGUEZ RITA ROSA
125	10212	REGAL OAKS DR	SOLOMON YOSEPH
126	10216	REGAL OAKS DR	SAMANO MARIO EST OF
127	10216	REGAL OAKS DR	BERMAN MARK J
128	10216	REGAL OAKS DR	LODI EDNAN &
129	10216	REGAL OAKS DR	MCALEB DEBORAH
130	10220	REGAL OAKS DR	SOWARD MARY LOU
131	10220	REGAL OAKS DR	NGUYEN LORI
132	10220	REGAL OAKS DR	LUKOWSKI MICHAEL
133	10220	REGAL OAKS DR	ALVAREZ FRANKLIN A
134	10236	REGAL OAKS DR	CARTER KACIE HUNTER
135	10236	REGAL OAKS DR	SCHROLLER JACQUELINE
136	10236	REGAL OAKS DR	MORALES JANICE DENISE EUBANKS
137	10236	REGAL OAKS DR	GENSON BILL L TR & LADONNA R TR
138	10238	REGAL OAKS DR	BIRD SUZY
139	10240	REGAL OAKS DR	BARNARD DOROTHY
140	10240	REGAL OAKS DR	JONES HOWELL R
141	10240	REGAL OAKS DR	CROCKETT TIMMIE LEPINCE
142	10240	REGAL OAKS DR	KATHREE NADIM
143	10224	REGAL OAKS DR	LUKOWSKI MARTA
144	10224	REGAL OAKS DR	TOPLETZ JACK M & JUDY K
145	10224	REGAL OAKS DR	KEBEDE MULUGETA ANTENEH
146	10224	REGAL OAKS DR	MEHANI AVIRAM
147	10228	REGAL OAKS DR	NAVARRO JOHN
148	10228	REGAL OAKS DR	LIPMAN BRYAN
149	10232	REGAL OAKS DR	LANE STEPHEN B
150	10232	REGAL OAKS DR	DEANS REX D

01/10/2017

Label #	*Address*		*Owner*
151	10232	REGAL OAKS DR	LIN FRANK
152	10232	REGAL OAKS DR	RODRIGUEZ PEDRO JULIO
153	10244	REGAL OAKS DR	DODD MARY M
154	10244	REGAL OAKS DR	TARBUTTON JAMES D & EVA
155	10244	REGAL OAKS DR	HERNANDEZ ROSENID
156	10244	REGAL OAKS DR	ABRAMSON ELSA
157	10248	REGAL OAKS DR	KAPLAN BEATRICE
158	10248	REGAL OAKS DR	MASTERS CHARLES L
159	10248	REGAL OAKS DR	BERMAN MARK J &
160	10248	REGAL OAKS DR	HUFFMAN SCOTT
161	10252	REGAL OAKS DR	REED BRANDI
162	10252	REGAL OAKS DR	AMERICAN REALTY SERVICES INC
163	10252	REGAL OAKS DR	ALI BERTUKEN A
164	10252	REGAL OAKS DR	HURTADODEMENDOZA AURELIO
165	7903	MEADOW PARK DR	TAYLOR KATHRYN R
166	7903	MEADOW PARK DR	CHAVEZ BLANCA AMELIA AGUILAR
167	7907	MEADOW PARK DR	HATAMI MANDUCHEHR
168	7907	MEADOW PARK DR	LOREDO PEDRO JUAN
169	7911	MEADOW PARK DR	J STEWART PROPERTIES 1 LLC
170	7911	MEADOW PARK DR	MORELLI LUCRETIA
171	7915	MEADOW PARK DR	HATAMI MANOUCHEHR
172	7915	MEADOW PARK DR	MEADOW PARK 791 110 LAND TR
173	7903	MEADOW PARK DR	KAWINSKA MARIA KRISTINA
174	7907	MEADOW PARK DR	WILLIAMS MICHAEL DEE
175	7911	MEADOW PARK DR	TORRES KARINA
176	7915	MEADOW PARK DR	FOSTER CHIMEKA S
177	7915	MEADOW PARK DR	JUSZCZYK HIERONIM
178	7929	MEADOW PARK DR	CANADA BENNIE LOU
179	7829	MEADOW PARK DR	NGE NU N
180	7919	MEADOW PARK DR	LEGORRETA PABLO A
181	7929	MEADOW PARK DR	MEADOW 7929 202 LAND TRUST

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Label #	*Address*		*Owner*
182	7919	MEADOW PARK DR	MONTE DHEENA
183	7919	MEADOW PARK DR	YANNIELLO CHRISTOPHER &
184	7919	MEADOW PARK DR	HERRERA ABNER ARON
185	7919	MEADOW PARK DR	DEVERICKS SHANE M
186	7770	MEADOW RD	MAWANI AMIN
187	7770	MEADOW RD	DFW SYNERGY LLC
188	7770	MEADOW RD	LANGIN NICOLE
189	7770	MEADOW RD	LANCER CONSTRUCTION & DEVELOPMENT LLC
190	7770	MEADOW RD	CLAYTON CASSANDRA LYNN
191	7770	MEADOW RD	ELEGANT INVESTMENT GROUP INC
192	7770	MEADOW RD	COKER TRAVIS A
193	7770	MEADOW RD	DIEHL BOBBIE JO
194	7770	MEADOW RD	WALTERS FREDERICK W
195	7770	MEADOW RD	ARSHAD MUHAMMAD
196	7770	MEADOW RD	LEWIS MAIYA D
197	7770	MEADOW RD	LIVENGOOD JENNIFER
198	7770	MEADOW RD	LAMBERTH REBECCA A
199	7770	MEADOW RD	RHEIN ROBERT
200	7770	MEADOW RD	ALLAIN JOSEPH R
201	7770	MEADOW RD	CHOKEL CHAD B
202	7770	MEADOW RD	MORAN MICHAEL & BELINDA L
203	7770	MEADOW RD	HOGAN JONATHON L &
204	7770	MEADOW RD	LE JENNY N
205	7770	MEADOW RD	TODD LINDSAY GAVOS &
206	7770	MEADOW RD	ALVEAR MARIA N
207	10401	HIGH HOLLOWS DR	FORD DIANN C
208	10401	HIGH HOLLOWS DR	HUMPHRIES JOHN F JR
209	10403	HIGH HOLLOW DR	BREWER BETTY SUE
210	10403	HIGH HOLLOWS DR	SANCHEZ RENE M
211	10403	HIGH HOLLOWS DR	GAMEL DAVID B
212	10403	HIGH HOLLOWS DR	FRANKENS HTI LTD

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Label #	*Address*		*Owner*
213	10405	HIGH HOLLOWS DR	SPARLIN JIMI
214	10405	HIGH HOLLOWS DR	GROSSMAN ELIZABETH
215	10405	HIGH HOLLOWS DR	ZUCKER ALAN M & DIANNA K
216	10405	HIGH HOLLOWS DR	JANCO HOWARD L
217	10407	HIGH HOLLOWS DR	WALTERS CHRISTINA
218	10407	HIGH HOLLOWS DR	TINKLE MARILYN
219	10407	HIGH HOLLOWS DR	WHITE RICKRICH LLC
220	10419	HIGH HOLLOWS DR	MOFFETT SHARON C
221	10419	HIGH HOLLOWS DR	RUBIN LINDSEY
222	10419	HIGH HOLLOWS DR	JONES SYLVIA
223	10419	HIGH HOLLOWS DR	CABRERA ROXANNE M & LAWRENCE K WHITE
224	10421	HIGH HOLLOWS DR	HARPER JACK
225	10421	HIGH HOLLOWS DR	BREWER AMY
226	10423	HIGH HOLLOWS DR	BECK DEBRA LYNN SUPPLEMENTAL NEEDS TRUST
227	10423	HIGH HOLLOWS DR	THOMAS MARGARET
228	10423	HIGH HOLLOWS DR	GILLIAM JAMES ROBERT
229	10423	HIGH HOLLOWS DR	YANG FAN &
230	10431	HIGH HOLLOWS DR	PELUSO JOANNA GRACE LIVING TRUST
231	10431	HIGH HOLLOWS DR	DOZIER DAVID
232	10431	HIGH HOLLOWS DR	KELL LINDSEY P
233	10431	HIGH HOLLOWS DR	HARPER CAROLYN F
234	10433	HIGH HOLLOWS DR	DELATORRE MARIZEL
235	10433	HIGH HOLLOWS DR	SPIGEL DONALD
236	10433	HIGH HOLLOWS DR	PIERCE DEBRA
237	10433	HIGH HOLLOWS DR	RIGGINS SUMMER
238	10437	HIGH HOLLOWS DR	THOMPSON DOUGLAS DUANE
239	10437	HIGH HOLLOWS DR	HOWDESHELL BECKY
240	10437	HIGH HOLLOWS DR	GRAHAM NANCY
241	10437	HIGH HOLLOWS DR	NEVE SARAPON ANN
242	10439	HIGH HOLLOWS DR	BORBRENKOVA IRINA &
243	10439	HIGH HOLLOWS DR	HAUGHT KIMBERLY M &

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Label #	*Address*		*Owner*
244	10439	HIGH HOLLOWS DR	GOOLSBY MICHELLE P &
245	10439	HIGH HOLLOWS DR	ROGERS DANA DRVER
246	10441	HIGH HOLLOWS DR	CONDON THOMAS JOSEPH
247	10441	HIGH HOLLOWS DR	LEONARD SHIRLEY
248	10404	HIGH HOLLOWS DR	SALTZMAN STEVEN A
249	10404	HIGH HOLLOWS DR	BENINGER GREGORY C
250	10404	HIGH HOLLOWS DR	TUCCI JOYCE
251	10404	HIGH HOLLOWS DR	FOY JOAN
252	10406	HIGH HOLLOWS DR	HUMPHRIES JOHN E JR
253	10406	HIGH HOLLOWS DR	KHAN FARHAN
254	10408	HIGH HOLLOWS DR	DUTY DEBORAH
255	10408	HIGH HOLLOWS DR	THOMPSON WALTER ROWAN
256	10408	HIGH HOLLOWS DR	PERRY KAREN L
257	10408	HIGH HOLLOWS DR	BRADLEY ALISON
258	10410	HIGH HOLLOWS DR	LOEST BARBARA C
259	10410	HIGH HOLLOWS DR	KIBLER CAROLE JEAN
260	10410	HIGH HOLLOWS DR	REGAN LOYD
261	10414	HIGH HOLLOWS DR	ROCA CARLOS ANDRES
262	10414	HIGH HOLLOWS DR	JONES TAMARA RENEE
263	10416	HIGH HOLLOWS DR	ANSPACHER RICHARD B EST OF
264	10416	HIGH HOLLOWS DR	EGAN DEBORAH M
265	10416	HIGH HOLLOWS DR	HALLMARK KAREN SUMMERS
266	10416	HIGH HOLLOWS DR	BATSON BARBARA
267	10420	HIGH HOLLOWS DR	LEVATINO SAL
268	10420	HIGH HOLLOWS DR	GAMMON CATHY
269	10420	HIGH HOLLOWS DR	AVLARADO ERINA OBRIEN &
270	10420	HIGH HOLLOWS DR	FREITAG ALYSSA A
271	10424	HIGH HOLLOWS DR	CORSON ALINE WEST
272	10424	HIGH HOLLOWS DR	COWAN GERALDINE
273	10424	HIGH HOLLOWS DR	MARVELLI CRISTINA
274	10424	HIGH HOLLOWS DR	WHITE CAROLINE C

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Label #	*Address*		*Owner*
275	10430	HIGH HOLLOWS DR	LEONARD SHIRLEY
276	10430	HIGH HOLLOWS DR	BOROUJERDI AMIR H
277	10430	HIGH HOLLOWS DR	BARNARD BRASHIER & JUDITH DAINES
278	10430	HIGH HOLLOWS DR	MARCH ELAINE ET AL
279	10432	HIGH HOLLOWS DR	STAVERN GLENN VAN
280	10432	HIGH HOLLOWS DR	MIANO PAULA L
281	10432	HIGH HOLLOWS DR	HURLEY ROBERT H
282	10432	HIGH HOLLOWS DR	MADDEN JAMES D &
283	10436	HIGH HOLLOWS DR	WALKER DONALD F
284	10436	HIGH HOLLOWS DR	ZUBIK JACQUELINE A
285	10436	HIGH HOLLOWS DR	BERGER SUZANNE W
286	10436	HIGH HOLLOWS DR	LEE DIANE W
287	10438	HIGH HOLLOWS DR	WOODRUFF STEPHANIE
288	10438	HIGH HOLLOWS DR	VICHYASTIT JAY M
289	10438	HIGH HOLLOWS DR	WOLF MARK
290	10438	HIGH HOLLOWS DR	HARRIS MAYNARD B III
291	10440	HIGH HOLLOWS DR	RICKRICH WHITE LLC
292	10440	HIGH HOLLOWS DR	MARCH DONNA EILEEN
293	10526	STONE CANYON RD	EUBANK CAROLYN
294	10526	STONE CANYON RD	MILLER MURIEL LIEBERS
295	10526	STONE CANYON RD	FARRIS ROY D JR
296	10526	STONE CANYON RD	STEWART VERA A
297	10526	STONE CANYON RD	BERRY KENNETH
298	10526	STONE CANYON RD	VYAS ABHINAV
299	10526	STONE CANYON RD	TIMRECK THOMAS J
300	10526	STONE CANYON RD	FLEMING GRACE
301	10530	STONE CANYON RD	EVANS EVA L
302	10530	STONE CANYON RD	KLEINMAN DIANA E
303	10530	STONE CANYON RD	CLAWSON LINDA
304	10530	STONE CANYON RD	SCHNORMEIER MARILYN R
305	10530	STONE CANYON RD	KANNER LEONARD

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Label #	*Address*		*Owner*
306	10530	STONE CANYON RD	IALLONARDO GINO
307	10530	STONE CANYON RD	TURNER KEVIN F & ET AL
308	10530	STONE CANYON RD	YOUNG YVONNE A
309	10532	STONE CANYON RD	KLP INVESTMENTS LLC
310	10532	STONE CANYON RD	GREEN KAY S
311	10532	STONE CANYON RD	DALEY PATRICK
312	10532	STONE CANYON RD	STONE MARILYN R
313	10534	STONE CANYON RD	HERNANDEZ REGINA T
314	10534	STONE CANYON RD	OVERTON BRENT L
315	10534	STONE CANYON RD	HAMILTON GREGORY G
316	10534	STONE CANYON RD	HERMOSILLO JOSE
317	10534	STONE CANYON RD	LINCOLN SUSAN W
318	10534	STONE CANYON RD	RUBENSTEIN LEON
319	10534	STONE CANYON RD	M QUAD GROUP LLC
320	10536	STONE CANYON RD	LONGORIA BARBARA
321	10536	STONE CANYON RD	REEVES TERRY F
322	10536	STONE CANYON RD	GONZALES VANESSA V
323	10536	STONE CANYON RD	DOCKERY DANIEL G
324	10536	STONE CANYON RD	APODACA ADRIAN IVAN
325	10536	STONE CANYON RD	LOZANO ENEDELIA
326	10536	STONE CANYON RD	BOLES MCGUIRE
327	10536	STONE CANYON RD	SPAETH WILLIAM P & CAROL A
328	10544	STONE CANYON RD	WARD BERT TRUST
329	10544	STONE CANYON RD	SUDDATH JOSEPH A
330	10544	STONE CANYON RD	MURPHREE JOHN E
331	10544	STONE CANYON RD	GOODSON CAROLYN K
332	10544	STONE CANYON RD	WEISFELD RONALD A
333	10544	STONE CANYON RD	DONALDSON JAMES A
334	10544	STONE CANYON RD	BLAKE CHRISTOPHER & LYNNE BOWEN
335	10544	STONE CANYON RD	WIGLEY FAMILY TRUST
336	10546	STONE CANYON RD	RIESMAN LINDY K

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Label #	*Address*		*Owner*
337	10546	STONE CANYON RD	GORDON RANDI
338	10546	STONE CANYON RD	
339	10546	STONE CANYON RD	CULPEPPER RONALD
340	10546	STONE CANYON RD	NAVARRO WENDY C
341	10546	STONE CANYON RD	DOWLING JOHN
342	10546	STONE CANYON RD	SANTIAGO DEWITT L
343	10546	STONE CANYON RD	MULLEY MARY
344	10548	STONE CANYON RD	DUKE BILLY J
345	10548	STONE CANYON RD	DUKE BJ
346	10548	STONE CANYON RD	SCALLON BETTY
347	10548	STONE CANYON RD	WALLACE JILL SANDEL BALLARD
348	10548	STONE CANYON RD	ISAACSON PAMELA
349	10548	STONE CANYON RD	CONDON KATHLEEN
350	10548	STONE CANYON RD	ZORG ENTERPRISES LLC
351	10548	STONE CANYON RD	CLINE KINSEY
352	10550	HIGH HOLLOWS DR	ONEILL SHARON
353	10550	HIGH HOLLOWS DR	DAVIS MICHAEL
354	10550	HIGH HOLLOWS DR	ELKINS LAUREL J
355	10550	HIGH HOLLOWS DR	CANTY JOHN P
356	10552	HIGH HOLLOWS DR	SMITH DONALD R & LYNDA J
357	10552	HIGH HOLLOWS DR	GONZALEZ BRUNO &
358	10552	HIGH HOLLOWS DR	HAVERSTICK MICHAEL
359	10552	HIGH HOLLOWS DR	MCCORMICK RICHARD V
360	10552	HIGH HOLLOWS DR	SHALLENBERGER DAVID M & PUNAM D
361	10552	HIGH HOLLOWS DR	GENTILE NANCY
362	10552	HIGH HOLLOWS DR	FOREMAN SHERYL L
363	10552	HIGH HOLLOWS DR	CARSON WILLIAM C
364	10556	HIGH HOLLOWS DR	JACOBSON G & M FAMILY TR
365	10556	HIGH HOLLOWS DR	LOONEY DAVID
366	10556	HIGH HOLLOWS DR	IALLONARDO ROSS JAMES
367	10556	HIGH HOLLOWS DR	SCHILL TERRY M

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Label #	*Address*		*Owner*
368	10556	HIGH HOLLOWS DR	BARGONETTI MERRY ANN
369	10556	HIGH HOLLOWS DR	TRAN BAO H
370	10556	HIGH HOLLOWS DR	VELASQUEZ MARIA
371	10556	HIGH HOLLOWS DR	WEISS ANNE MARIE
372	10558	HIGH HOLLOWS DR	MATISE JAN C
373	10558	HIGH HOLLOWS DR	KENDRA KAROL A
374	10558	HIGH HOLLOWS DR	MOMIN ASMA S
375	10558	HIGH HOLLOWS DR	WHITESIDE JADE ALEXANDRA
376	10558	HIGH HOLLOWS DR	WILLITS STEPHANIE L
377	10558	HIGH HOLLOWS DR	AGADA THERESA & AZU
378	10558	HIGH HOLLOWS DR	EVC PROPERTIES LLC
379	10558	HIGH HOLLOWS DR	BRAMNIK GEORGE & TAMARA
380	10562	HIGH HOLLOWS DR	MINTZ ERIN M
381	10562	STONE CANYON RD	HIGH HOLLOWS 10562 #147 LAND TRUST
382	10562	HIGH HOLLOWS DR	ZUNIGA ADA M
383	10562	HIGH HOLLOWS DR	C8 GROUP LLC
384	10562	HIGH HOLLOWS DR	KLEIN KATHERINE JOANNA
385	10562	HIGH HOLLOWS DR	PARHAM ELIZABETH
386	10562	HIGH HOLLOWS DR	BLAIR DAVID C
387	10562	HIGH HOLLOWS DR	SIMON JASMINE
388	10564	HIGH HOLLOWS DR	SOLSBERY CUSHLA FRANCES
389	10564	HIGH HOLLOWS DR	PALMER CONNELLY
390	10564	HIGH HOLLOWS DR	BARBERO ISABEL
391	10564	HIGH HOLLOWS DR	FITZGERALD DAVID
392	10564	HIGH HOLLOWS DR	MCCURRACH PAMELA & DAVID
393	10564	HIGH HOLLOWS DR	FIRST HOME GROUP LLC
394	10564	HIGH HOLLOWS DR	GRIFFITH CHARLES D
395	10564	HIGH HOLLOWS DR	HOLM RICHARD D
396	10566	HIGH HOLLOWS DR	BARRETT MARTHA E
397	10566	HIGH HOLLOWS DR	VINSONHALER MARY C
398	10566	HIGH HOLLOWS DR	BERNBAUM PHYLISS N EST OF

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Label #	*Address*		*Owner*
399	10566	HIGH HOLLOWS DR	COUNTS LYNNA KAY
400	10566	HIGH HOLLOWS DR	ORDNER KAREN W TRUSTEE
401	10566	HIGH HOLLOWS DR	MOORE D P
402	10566	HIGH HOLLOWS DR	BOAKYE GOLDA NAANA
403	10566	HIGH HOLLOWS DR	ALCALA LUIS M
404	10570	HIGH HOLLOWS DR	SORIA MARIO &
405	10570	HIGH HOLLOWS DR	JERNIGAN JACK & STACEY
406	10570	HIGH HOLLOWS DR	YARBROUGH DANA LEE
407	10570	HIGH HOLLOWS DR	CATHCART PATRICIA
408	10572	HIGH HOLLOWS DR	MONTGOMERY MILLIE
409	10572	HIGH HOLLOWS DR	TSCHUMY SHEILA A
410	10572	HIGH HOLLOWS DR	CARTER VAN C
411	10572	HIGH HOLLOWS DR	SKIPPER TODD
412	10574	HIGH HOLLOWS DR	WILKERSON KAREN M
413	10574	HIGH HOLLOWS DR	ALOI TOM
414	10574	HIGH HOLLOWS DR	SMITH SHARON E
415	10574	HIGH HOLLOWS DR	DUBNOV WILLIAM L
416	10574	HIGH HOLLOWS DR	MOORE CHRISTOPHER HART CAMPBELL
417	10574	HIGH HOLLOWS DR	GLENN DON V
418	10574	HIGH HOLLOWS DR	C&C RESIDENTIAL PROPERTIES
419	10574	HIGH HOLLOWS DR	JSL TRUST
420	10578	HIGH HOLLOWS DR	MARTIN OPAL S
421	10578	HIGH HOLLOWS DR	VIRDEN JOHN C
422	10578	HIGH HOLLOWS DR	MARSHALL JUNE
423	10578	HIGH HOLLOWS DR	SMITH DIANNE
424	10578	HIGH HOLLOWS DR	DURKEE MELISA A
425	10578	HIGH HOLLOWS DR	KINTZ KEVIN GERARD &
426	10578	HIGH HOLLOWS DR	MONSEES MARY S
427	10578	HIGH HOLLOWS DR	KNOX WILLIAM DAVID
428	10580	HIGH HOLLOWS DR	KEOUGH KATHRYN
429	10580	HIGH HOLLOWS DR	SAIDI ROSAMOND VIRGINIA

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Label #	*Address*		*Owner*
430	10580	HIGH HOLLOWS DR	AIKMAN ANITA G
431	10580	HIGH HOLLOWS DR	BLOCK HOWARD
432	10580	HIGH HOLLOWS DR	BITHAS CHARLES
433	10580	HIGH HOLLOWS DR	FANG XU &
434	10580	HIGH HOLLOWS DR	KENT MEREDITH C &
435	10580	HIGH HOLLOWS DR	GUCHEREAU JAN
436	10584	HIGH HOLLOWS DR	WILMOTH AMANDA BYARS &
437	10584	HIGH HOLLOWS DR	FRENCH JOHN &
438	10584	HIGH HOLLOWS DR	WILSON BRANDON & KELLY
439	10584	HIGH HOLLOWS DR	JESNESS ELIZABETH FISHER TRUSTEE &
440	10584	HIGH HOLLOWS DR	BAGGETT SUSANNE L
441	10584	HIGH HOLLOWS DR	GARNER NANCY
442	10584	HIGH HOLLOWS DR	10584 HIGH HOLLOWS LLC
443	10584	HIGH HOLLOWS DR	HEVEY CONNIE &
444	10586	HIGH HOLLOWS DR	JACKSON LORIE M
445	10584	HIGH HOLLOWS DR	BRZEZINSKI MARIA &
446	10586	HIGH HOLLOWS DR	JANIAK TERESA
447	10586	HIGH HOLLOWS DR	GOLDBERG DAVID V
448	10588	HIGH HOLLOWS DR	GALER VINCENT H
449	10588	HIGH HOLLOWS DR	STONE HOMER E
450	10588	HIGH HOLLOWS DR	WERN JASON E
451	10588	HIGH HOLLOWS DR	GARNER NANCY
452	10588	HIGH HOLLOWS DR	DANIEL THIRD PARTY SPECIAL NEEDS TRUST
453	10588	HIGH HOLLOWS DR	SWITZER CASEY A
454	10588	HIGH HOLLOWS DR	MARTINEZ ARMANDO & FLORENCIA
455	10588	HIGH HOLLOWS DR	WANG DI
456	10590	HIGH HOLLOWS DR	WILSON STEPHEN T
457	10590	HIGH HOLLOWS DR	MOHEL TIMOTHY D
458	10590	HIGH HOLLOWS DR	BRUCH MICHELE
459	10590	HIGH HOLLOWS DR	DOWLER LYNNE L
460	10590	HIGH HOLLOWS DR	MOHEL TIMOTHY

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Label #	*Address*		*Owner*
461	10590	HIGH HOLLOWS DR	LAMBERT HELEN &
462	10590	HIGH HOLLOWS DR	DOWLER LYNNE L
463	10590	HIGH HOLLOWS DR	REN XIJING
464	10594	HIGH HOLLOWS DR	WILLIAMS GRIFFIN D
465	10594	HIGH HOLLOWS DR	IALLONARDO JAMES J
466	10594	HIGH HOLLOWS DR	ASTRAHAN EDELWEISS P
467	10594	HIGH HOLLOWS DR	GARCIA RUBIELA VILLA
468	10594	HIGH HOLLOWS DR	WILDBERGER PAUL L
469	10594	HIGH HOLLOWS DR	CLARK ADAIR W
470	10594	HIGH HOLLOWS DR	TSHIBAMBA DANIEL &
471	10594	HIGH HOLLOWS DR	MINOR TRACY
472	10596	HIGH HOLLOWS DR	SEIJAS ENNIE
473	10596	HIGH HOLLOWS DR	ZHANG HUI
474	10596	HIGH HOLLOWS DR	SEIJAS ENNIE G
475	10596	HIGH HOLLOWS DR	CADY LESLIE G & CHARLINE
476	10598	HIGH HOLLOWS DR	BARNETT DON &
477	10598	HIGH HOLLOWS DR	MUETHER ROBERT MICHAEL
478	10598	HIGH HOLLOWS DR	GOULD KEVIN A
479	10598	HIGH HOLLOWS DR	SOLOV ELLEN ROBIN
480	10598	HIGH HOLLOWS DR	HUBBELL ANNA FIRIEL
481	10598	HIGH HOLLOWS DR	RUPP BETTY JO
482	10598	HIGH HOLLOWS DR	SCHLICHTING STEPHEN J
483	10598	HIGH HOLLOWS DR	HOWELL CRAIG
484	7502	WOODTHRUSH DR	ROMAN JOSEPH & ASHLEY
485	7504	WOODTHRUSH DR	PEOPLES DESIREE NICHOLE
486	7506	WOODTHRUSH DR	SMITH JULIE & PATRICK
487	7508	WOODTHRUSH DR	RODRIGUEZ MARCIA &
488	7510	WOODTHRUSH DR	COOPER TIM
489	7512	WOODTHRUSH DR	WALKER HELEN C
490	7514	WOODTHRUSH DR	WILSON DAVID R
491	7516	WOODTHRUSH DR	WARREN MELINDA L

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492	7518	WOODTHRUSH DR	MCBRIDE ROBIN
493	7520	WOODTHRUSH DR	WILLIAMS VEE
494	7602	WOODTHRUSH DR	SARSHALOM DORIT
495	7604	WOODTHRUSH DR	MCAULEY RUTHANN
496	7606	WOODTHRUSH DR	LEE MARIE D
497	7608	WOODTHRUSH DR	GRUNNAH ROBERT J SR
498	7610	WOODTHRUSH DR	KELLY JANET L
499	7612	WOODTHRUSH DR	MILLER JO CAROLYN D FAMILY LIVING TRUST
500	7614	WOODTHRUSH DR	JORDAN MICHAEL
501	7616	WOODTHRUSH DR	SLAYDEN SUMMER
502	7618	WOODTHRUSH DR	RITTER LAUREN E & EDWARD G
503	7620	WOODTHRUSH DR	HAND HOWARD W & JAMIE A
504	7503	WOODTHRUSH DR	LOGAN CHRISTINA LYNN
505	7505	WOODTHRUSH DR	CARVER CANDICE
506	7507	WOODTHRUSH DR	HARRISON JAMES
507	7509	WOODTHRUSH DR	HARRIS JEFFREY & ANA
508	7511	WOODTHRUSH DR	PEREZ THERISA S
509	7515	WOODTHRUSH DR	ONEAL MICHAEL
510	7517	WOODTHRUSH DR	MURRAY HEIDI K
511	7519	WOODTHRUSH DR	VAUGHAN GAYMARIE &
512	7521	WOODTHRUSH DR	DODSON CLIFFORD & DEBORAH RENE
513	7603	WOODTHRUSH DR	SHARP KIMBERLY CECIL
514	7605	WOODTHRUSH DR	BOLANOS MATTHEW &
515	7607	WOODTHRUSH DR	LUM LINDA
516	7609	WOODTHRUSH DR	MURPHY SAM HOUSTON III
517	7611	WOODTHRUSH DR	DU KIM N
518	7615	WOODTHRUSH DR	WARE JANET ALLEN
519	7617	WOODTHRUSH DR	DAVIS MARY MCKEOWN
520	7619	WOODTHRUSH DR	LYNCH CYNTHIA ANDRA &
521	7621	WOODTHRUSH DR	MENCHACA NORMA L
522	7623	WOODTHRUSH DR	CHIA SHIH SUNG

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Label #	*Address*		*Owner*
523	7625	WOODTHRUSH DR	WILSON MARY
524	7502	RIVERBROOK DR	MURRAY HEIDI K
525	7504	RIVERBROOK DR	BASTIDA ALBERTO JORGE
526	7506	RIVERBROOK DR	DONNERSBERGER FLORENCE J
527	7508	RIVERBROOK DR	VERMILLION KATHRYN A TR
528	7510	RIVERBROOK DR	NEWTON JAMES C III
529	7512	RIVERBROOK DR	FABIAN DANIEL W
530	7514	RIVERBROOK DR	BUECHLER MARY V & PAUL A
531	7516	RIVERBROOK DR	DAVIS SCOTT & LINDA
532	7518	RIVERBROOK DR	HARRISON JAMES GREGORY
533	7520	RIVERBROOK DR	JENKINS JOHN & CATHERINE
534	7602	RIVERBROOK DR	SEXTON SHELLY K
535	7604	RIVERBROOK DR	MAGUIRE JOHN M
536	7606	RIVERBROOK DR	MOLLOY BETTY LOUISE LUTTRELL
537	7608	RIVERBROOK DR	LEE STUART E
538	7610	RIVERBROOK DR	JOHNSON MARY GLENDA
539	7612	RIVERBROOK DR	ALLEN MARILYN J
540	7614	RIVERBROOK DR	RIMES LARA A
541	7616	RIVERBROOK DR	DEASON CLIFFORD R &
542	7618	RIVERBROOK DR	IMREN OYA
543	7620	RIVERBROOK DR	COGGAN ERIC
544	7622	RIVERBROOK DR	WRIGHT PETER W &
545	10215	REGAL OAKS DR	BOGARD TABITHA
546	10217	REGAL OAKS DR	GILLIAM CASEY L
547	10219	REGAL OAKS DR	FAWCETT KATHLEEN BERRY
548	10221	REGAL OAKS DR	DENNY RACHEL C
549	10223	REGAL OAKS DR	HEMMER RONALD F
550	10211	REGAL OAKS DR	ALEXANDER MIA
551	10211	REGAL OAKS DR	GIERKE EMILY
552	10211	REGAL OAKS DR	MARZKA CRAIG
553	10211	REGAL OAKS DR	OBUSEK DEBORAH

01/10/2017

Label #	*Address*		*Owner*
554	10211	REGAL OAKS DR	WEIDNER KRISTIN
555	10211	REGAL OAKS DR	JOHNSON KIMBERLY
556	10205	REGAL OAKS DR	KINSMAN RYAN J
557	10205	REGAL OAKS DR	HAAS DEREK A
558	10205	REGAL OAKS DR	BRETSCHNEIDER ANDREW THOMAS
559	10205	REGAL OAKS DR	VANDERGRIFT FRANKLIN J
560	10205	REGAL OAKS DR	GREENE RICHARD
561	10205	REGAL OAKS DR	STEBBINS CARI
562	10203	REGAL OAKS DR	MCGAUGHEY LESLIE
563	10203	REGAL OAKS DR	ESSER STEPHANIE
564	10201	REGAL OAKS DR	BULINO TRACY A
565	10201	REGAL OAKS DR	COX GREGORY B & PATRICIA K
566	10203	REGAL OAKS DR	SMITH TRAVIS M
567	10203	REGAL OAKS DR	MUNN AMY J
568	10201	REGAL OAKS DR	GOSWAMI SONAL
569	10201	REGAL OAKS DR	HEINBUCH DENNIS
570	7807	MEADOW PARK DR	ELLIS DIANE
571	7807	MEADOW PARK DR	COREY MEREDITH L
572	7807	MEADOW PARK DR	WHITEHEAD MASON TR & BRENNA TR
573	7807	MEADOW PARK DR	BURGHARDT RICHARD L
574	7809	MEADOW PARK DR	JONES DAVID
575	7809	MEADOW PARK DR	PRIMITIVE PETROLEUM INC
576	10207	REGAL OAKS DR	LAFITTE JUSTIN & GLENNA
577	10207	REGAL OAKS DR	MELANAPHY KATHRYN ELIZABETH &
578	7809	MEADOW PARK DR	MURPHEY DONALD V &
579	7809	MEADOW PARK DR	KIMBALL MICHELE E
580	10207	REGAL OAKS DR	HUNG HUA HSING
581	10207	REGAL OAKS DR	MOREAU PERLE
582	10209	REGAL OAKS DR	BROWN CRYSTAL &
583	10209	REGAL OAKS DR	HO THU THI
584	10209	REGAL OAKS DR	JUNG NICHOLAS J

01/10/2017

Label #	*Address*		*Owner*
585	10209	REGAL OAKS DR	ROSS JOAN EST OF
586	10209	REGAL OAKS DR	JEFFREY DONNA S
587	10209	REGAL OAKS DR	OVERSTREET KRISTIN E
588	10209	REGAL OAKS DR	MAR STEVEN
589	10209	REGAL OAKS DR	DRAKE RUSSELL M
590	10213	REGAL OAKS DR	DION ERIC
591	10213	REGAL OAKS DR	SHEARER MARK
592	10213	REGAL OAKS DR	PAGE STEPHANIE L
593	10213	REGAL OAKS DR	LIM DOUGLAS
594	10213	REGAL OAKS DR	SANTISTEVAN TANIA
595	10213	REGAL OAKS DR	SNYDERMAN JOEL ALLEN
596	10213	REGAL OAKS DR	VIVEROS RUBN
597	10213	REGAL OAKS DR	SENA SARA ELIABETH
598	7736	MEADOW RD	HORN WILLIAM C
599	7736	MEADOW RD	BOROUGHS NANCY LEE &
600	7736	MEADOW RD	MATHIS KIMBERLY L
601	7736	MEADOW RD	GREEN AMY S
602	7736	MEADOW RD	SPARROW CHASE K
603	7736	MEADOW RD	BOMMA SATISH &
604	7730	MEADOW RD	RAMON MANUEL JR &
605	7730	MEADOW RD	8109 SKILLMAN MM LLC &
606	7730	MEADOW RD	ELMORE JAMES M
607	7730	MEADOW RD	DELZELL EDWIN C
608	7730	MEADOW RD	LEE MARY ALICE
609	7738	MEADOW RD	KENNEMER MEREDITH
610	7738	MEADOW RD	PETERSON KRISTIN D
611	7738	MEADOW RD	GUNTER KEVIN T
612	7738	MEADOW RD	PIERCE ROBERT
613	7732	MEADOW RD	FLEISHMAN DEBBIE
614	7732	MEADOW RD	HOGE VALERIE
615	7732	MEADOW RD	CONTE DERRICK J

01/10/2017

Label #	*Address*		*Owner*
616	7732	MEADOW RD	MURDOCH STEPHANIE
617	7732	MEADOW RD	BAKER CODY
618	7732	MEADOW RD	SARTORIS TANIA M
619	7732	MEADOW RD	CARDENAS LIBRADO
620	7732	MEADOW RD	DIULUS JOHN
621	7740	MEADOW RD	KARRAS VALERIE ANN
622	7740	MEADOW RD	POLLARD JUSTIN ANDREW
623	7740	MEADOW RD	DEVEGOWDA ANIL
624	7740	MEADOW RD	KEATLEY ANDREW
625	7734	MEADOW RD	WASHINGTON RODNEY T
626	7734	MEADOW RD	LIM DEAN
627	7734	MEADOW RD	HOFFACKER CHLOE L &
628	7734	MEADOW RD	PETERSON DAVID BLAIR
629	7734	MEADOW RD	DERICHSWELLER MARK A & JANET D
630	7734	MEADOW RD	JORDAN BLAKE ELLIOTT
631	7734	MEADOW RD	SIBLEY AMII
632	7734	MEADOW RD	PUGH MARK ROBERT
633	7734	MEADOW RD	HOPE GINA
634	7734	MEADOW RD	SPENCER ARNOLD AUGUR
635	7734	MEADOW RD	BART MCCLENDON BROADCASTI
636	7734	MEADOW RD	BARKER JENNISSA L
637	7734	MEADOW RD	WHITAKER SHANE A
638	7734	MEADOW RD	SCOTT JOHN C
639	7734	MEADOW RD	STENGLE JAMIE L
640	7734	MEADOW RD	WILLIAMS TAMEKA
641	7734	MEADOW RD	BRADFORD ANDREW & CHRISTINA
642	7734	MEADOW RD	GARCIA ALBERTINA LEON
643	7721	MEADOW PARK DR	PRICE MARTIN
644	7721	MEADOW PARK DR	OBIKE MERCY UZOMOA
645	7721	MEADOW PARK DR	CAYCE JOHN STEPHEN
646	7721	MEADOW PARK DR	ENGLAND SHEILA M

01/10/2017

Label #	*Address*		*Owner*
647	7721	MEADOW PARK DR	SHERA B DALE
648	7721	MEADOW PARK RD	SHERRY RUBIA E ETAL
649	7721	MEADOW PARK DR	DIMAKOPOULOS VASSILIOS
650	7721	MEADOW PARK DR	VANZANELLA VERA THERESA
651	7721	MEADOW PARK DR	WERRY BETTYE JO
652	7723	MEADOW PARK DR	ALBANOON SERAJ S
653	7723	MEADOW PARK DR	COLEMAN JULIUS H
654	7725	MEADOW PARK DR	RAYBLATT MORRIS
655	7725	MEADOW PARK DR	PETERSON ERIK
656	7727	MEADOW PARK DR	CHEN MIKE
657	7727	MEADOW PARK DR	TEDDLIE LIVING TRUST
658	7727	MEADOW PARK DR	TEDDLIE MERRIT B LIV TR
659	7727	MEADOW PARK DR	BAVARIAN CYRUS &
660	7727	MEADOW PARK DR	TEDDLIE LIVING TRUST
661	7725	MEADOW PARK DR	WADE JOHN P
662	7725	MEADOW PARK DR	ALBANOON SERAJ S
663	7725	MEADOW PARK DR	PHELPS JANICE
664	7727	MEADOW PARK DR	FLUSCHE MICHAEL
665	7727	MEADOW PARK DR	PENNYMAC LOAN SERVICES LLC
666	7727	MEADOW PARK DR	HURT SHARA LYNN
667	7727	MEADOW PARK DR	SWARTZ BRYAN
668	7727	MEADOW PARK DR	JAY DEVON
669	7729	MEADOW PARK DR	MARTIN HOWARD L &
670	7729	MEADOW PARK DR	TEDDLIE MERRITT B LIVING TRUST
671	7729	MEADOW PARK DR	STONE JOHN JEFFERY
672	7729	MEADOW PARK DR	BOND DOROTHY E
673	7731	MEADOW PARK DR	MILESROSENFIELD MARTI
674	7731	MEADOW PARK DR	HARNISCH ANTHONY & RACHEL H
675	7731	MEADOW PARK DR	RODGERS E ARLENE
676	7731	MEADOW PARK DR	KIDWELL TOMMY R
677	7731	MEADOW PARK DR	NEPOMNICK DIANE

01/10/2017

Label #	*Address*		*Owner*
678	7731	MEADOW PARK DR	CARR LUKEISHA
679	7731	MEADOW PARK DR	HOLLAR LINDA L
680	7731	MEADOW PARK DR	SWINDLE LEA ANN

CITY PLAN COMMISSION **THURSDAY, FEBRUARY 16, 2016**

Planner: Jennifer Muñoz

FILE NUMBER: Z167-161(JM) **DATE FILED:** December 20, 2016

LOCATION: On the northeast corner of Walnut Hill Lane and Rambler Road.

COUNCIL DISTRICT: 13 **MAPSCO:** E-8, F-8

SIZE OF REQUEST: ± 11.243 acres **CENSUS TRACT:** 78.23

OWNER/APPLICANT: Woodhill Medical Park and Texas Health Resources

REPRESENTATIVE: Masterplan Consultants

REQUEST: An application to amend Planned Development District No. 76 to allow changes to the sign regulations.

SUMMARY: The purpose of this request is to allow for four monument signs for the medical office plaza. No other changes are associated with this zoning request.

STAFF RECOMMENDATION: **Approval**, subject to a sign location plan and conditions.

BACKGROUND INFORMATION:

- PD No. 76 was established on November 9, 1988 and contains the entire subject site, 11.243 acres. The uses permitted were medical in nature and prescribed to specific floor areas. There are no changes being requested to allowable uses or square footages.

- The subject site was developed with approximately 25,500 sq. ft. of medical office space in 1974. This request consists of modifying the PD regulations to allow additional signs. Existing PD regulations refer to the non-business category for sign standards and are held to a maximum of two detached premise signs. The applicant is seeking to allow four detached premise signs, as indicated on the proposed sign location plan and revised PD conditions.

- The existing exhibits, the development plan (which includes landscaping), and, an as-built survey, are not being modified. In the event that the applicant would like to make additions to the property, a revised development plan and landscape plan would be required.

- Since PD No. 76 refers to Chapter 51 for definitions and regulations, the PD must be updated to refer to the current code, Chapter 51A.

Zoning History: There have been four recent zoning cases in the vicinity in the last five years.

1. **Z145-320:** On Wednesday, September 28, 2016, the City Council approved an amendment to Specific Use Permit No. 1785 for an alcoholic beverage establishment limited to a bar, lounge, or tavern located on the northeast corner of Greenville Avenue and Pineland Drive.
2. **Z145-204:** On Wednesday, August 12, 2015, the City Council approved an amendment to Subareas C and D within Planned Development District No. 745, on property bounded by the west line of Manderville Lane and the north line Midtown Boulevard.
3. **Z145-183:** On Wednesday, May 25, 2016, the City Council approved Planned Development District No. 961 for MU-2 Mixed Use District and mini-warehouse uses and Specific Use Permit No. 2192 for a mini-warehouse on the south side of Meadow Road, west of Greenville Avenue.
4. **Z134-234:** On Wednesday, September 10, 2014, the City Council approved Planned Development District No. 926 for multifamily and nonresidential uses on the north side of Walnut Hill Lane, west of Rambler Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Walnut Hill Lane	Principal Arterial	Variable
Rambler Road	Local	50 feet

Traffic:
The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed zoning and determined it will not have a negative impact on the existing street system. The development already exists and is not seeking expansion.

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 comprehensive plan does not make a specific land use recommendation related to the request.

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

ECONOMIC ELEMENT

GOAL 2.4 CREATE AND MAINTAIN AN ENVIRONMENT FRIENDLY TO BUSINESSES AND ENTREPRENEURS

Policy 2.4.2 Restore Dallas as the premier city for conducting business within the region.

Land Use Compatibility:

The subject site is a part of a larger medical network in the region. The continued use as a medical office park is consistent with the area. Surrounding uses include the hospital and additional medical offices to the south, and a mix of offices, restaurants, and personal service uses to the north, east, and west. Finally, there are multifamily and nursing home units to the west.

Staff recommends approval of the amendment to the planned development district in order to allow for new signage at the site. The surrounding properties have similar or larger signs. Additionally, the medical office park is a significant facility, with over 25,500 sq. ft. of floor area. The maximum of 340 sq. ft. of signage divided among the proposed four detached premise signs (monument signs) is appropriate given the size of the site.

	Zoning	Land Use
Site	PD No. 76	Medical Offices
North	GO(A) w/Deed Rest.	Office and Retail
East	MU-2 and PD No. 961, SUP No. 2192	Restaurant , Office, Mini Warehouse, and Bank w/drive-through
South	PD No. 453	Hospital and Medical Offices
West	PD No. 926, MC-1, MU-3, GO(A)	Office, Bank w/ drive-through, Multifamily, and Nursing Home

Signs:

The existing PD regulations on signs allow two detached premise signs on the corner property with over 25,000 square feet of medical office space. Additionally, the reference to the non-business zoning district sign regulations further limits the size, luminance, and number of signs allowed (further limited by the PD restriction to two detached premise signs—no others).

The applicant is requesting to amend the conditions to refer to the business zoning district and to allow four detached premise signs, two along Rambler Road, one at the intersection of Rambler Road and Walnut Hill Lane, and one on Walnut Hill Lane. A sign location plan denotes where the signs would be allowed. Additionally, size regulations ensure that each structure could not be larger than 85 square feet. The message area would be up to 30 square feet. In this case, since the change to business zoning district would have allowed a greater size, luminance, and/or number of signs, the proposed PD regulations further limit the size and number signs. If the wants to move or amend the signs, a PD amendment would be required.

Landscaping:

Landscaping must be provided per the approved development/landscape plan. No amendments have been requested at this time.

Parking:

No changes are requested to the parking conditions found in Sec. 51P-76.106.

List of Officers/Partners

LIST OF OFFICERS/PRINCIPALS/PARTNERS

WOODHILL MEDICAL PARK

James Utter, President

Pat Allen, Secretary

Ernie Fernandez, Treasurer

Bryan Henderson, Director

Thomas Hedrick, Director

Mark Kogut, Director

TEXAS HEALTH RESOURCES INC.

Barclay E. Berdan, Chief Executive Officer

Ronald R. Long, Chief Financial Officer and Executive President of Resource Development and Deployment

Jeffrey L. Canose, Chief Operating Officer and Senior Executive Vice President

Britt R. Berrett, Executive Vice President and President of Texas Health Presbyterian Hospital Dallas

Lillie M. Biggins, President of Texas Health Fort Worth

Z167-161

Proposed Revisions to PD Conditions

ARTICLE 76.

PD 76.

ARTICLE 76.
PD 76.

SEC. 51P-76.101. LEGISLATIVE HISTORY.

PD 76 was established by Ordinance No. 14838, passed by the Dallas City Council on March 17, 1975. Ordinance No. 14838 amended Ordinance No. 10962, Chapter 51 of the 1960 Revised Code of Civil and Criminal Ordinances of the City of Dallas. Ordinance No. 14838 was amended by Ordinance No. 19830, passed by the Dallas City Council on January 13, 1988, and Ordinance No. 20129, passed by the Dallas City Council on November 9, 1988. (Ord. Nos. 10962; 14838; 19830; 20129; 25423)

SEC. 51P-76.102. PROPERTY LOCATION AND SIZE.

PD 76 is established on property generally located at the intersection of the north right-of-way line of Walnut Hill Road and the east right-of-way line of Rambler Road. The size of PD 76 is approximately 11.243 acres. (Ord. Nos. 14838; 25423)

SEC. 51P-76.103. DEFINITIONS AND INTERPRETATIONS.

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

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

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

SEC. 51P-76 .103.1. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 76A: development/landscape plan.

(2) Exhibit 76B: as-built survey.

(3) Exhibit 76C: sign location plan.

SEC. 51P-76.104. DEVELOPMENT PLAN.

Development of the Property must comply with the development/landscape plan (Exhibit 76A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

~~Utilization of the Property must generally be in conformance with a city plan commission approved site plan (Exhibit 76A) which is attached to and made a part of Ordinance No. 14838. [Note: An "as-built" survey was attached to Ordinance No. 20129 and is labelled Exhibit 76B for reference.] (Ord. Nos. 14838; 20129; 25423)~~

SEC. 51P-76.105. USES PERMITTED AND SQUARE FOOTAGE OF EACH.

The subject property may contain the following uses with the indicated maximum square footage of each: **BUILDING 8325**

FIRST FLOOR

Use	**Square Footage**
1 - Medical Office and Medical Laboratory or General Office	11,023.24
2 - Post Office for Woodhill Medical Park	200.00
3 - Restaurant	6,216.00
Combined Maximum Total	11,023.24

SECOND FLOOR

1 - Medical or General Office	11,170.98

BASEMENT

1 - Private Recreation Club (For use by tenants only)	5,429.00

~~(Ord. Nos. 20129; 25423)~~

SEC. 51P-76.106. OFF-STREET PARKING.

Off-street parking must be provided at the following ratios:

(1) Post office for Woodhill Medical Park - One space per 200 square feet.

(2) General office - One space per 300 square feet.

(3) Restaurant - One space per 100 square feet.

(4) Private recreation club - One space per 100 square feet.

(5) Medical office - One space per 150 square feet.

(6) Medical laboratory - One space per 300 square feet. (Ord. Nos. 19830; 25423)

SEC. 51P-75.107 BUILDING HEIGHT.

Building heights may not exceed a maximum height of 36 feet. (Ord. Nos. 14838; 25423)

SEC. 51P-76.108. SIGNS.

Signs must comply with the business zoning district of Chapter 51-7.100, "Sign Regulations", of the Dallas City Code, with the following exceptions:

(a) That a maximum of two monument signs are allowed along the Rambler Road frontage, with minimum setback of 10 feet;
(b) That a maximum of one monument sign is allowed along the Walnut Hill Lane frontage, with minimum setback of 10 feet;
(c) That a maximum of one monument sign is allowed at the corner of Rambler Road and Walnut Hill Lane, with minimum setback of 10 feet and not to impede on the visibility triangle; and

Monument signs shall not exceed 85 square feet of the total structure or 30 feet active sign area. As located on the attached, Sign Location Plan (Exhibit 76C___)

~~Signs must comply with the non-business category of Chapter 41, "Sign Standards," of the Dallas City Code, with the exception that a maximum of two detached premise signs are allowed. (Ord. Nos. 14838; 25423)~~

~~SEC. 51P-76.109. FIRE LANES.~~

~~Fire lanes must be provided as required by Section 16-61 of the Dallas Fire Code. (Ord. Nos. 14838; 25423)~~

~~SEC. 51P-76.110. DRAINAGE AND UTILITY REQUIREMENTS.~~

~~Drainage and utility requirements must comply with the requirements of the department of public works and transportation. (Ord. Nos. 14838; 25423)~~

~~SEC. 51P-76.111. GENERAL REQUIREMENTS.~~

~~Development within this PD must be in compliance with the requirements of all departments of the city. (Ord. Nos. 14838; 25423)~~

SEC. 51P-76.109. ~~112~~. LANDSCAPE PLAN.

A city plan commission approved landscape plan (Exhibit 76A) is attached to and made a part of Ordinance No. 14838. Landscaping must be provided as shown on the landscape plan and must be maintained in a healthy and growing condition at all times. (Ord. Nos. 14838; 25423)

SEC. 51P-76-110. ADDITIONAL PROVISIONS.

(a) The entire Property must be properly maintained in a state of good repair and neat appearance.
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 25535; 26102)

~~SEC. 51P-76.113. PAVING.~~

~~All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications to the satisfaction of the director of public works and transportation. (Ord. Nos. 14838; 25423; 26102)~~

SEC. 51P-76-111. ~~114~~ COMPLIANCE WITH CONDITIONS.

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

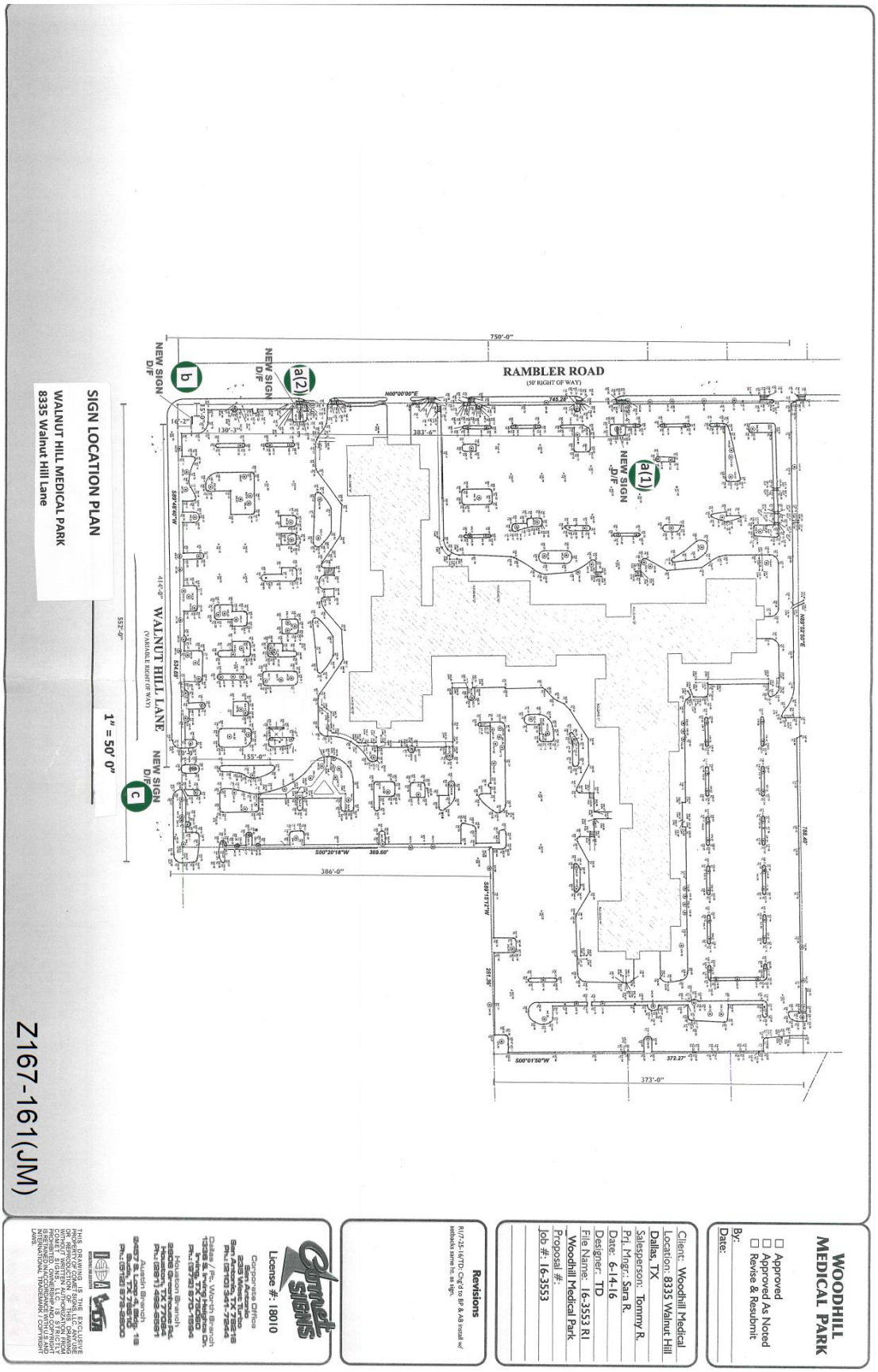
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use in this district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 25535; 26102)

~~No certificate of occupancy may be issued by the building official until there has been full compliance with this article and any applicable provisions of the zoning ordinance and the building codes. (Ord. Nos. 14838; 25423)~~

SEC. 51P-76.112. ~~115~~ ZONING MAP.

PD 76 is located on Zoning Map Nos. E-8 and F-8. (ord. Nos. 19830; 25423)

Proposed Sign Control Plan



Z167-161(JM)

Exhibit 76A
Existing Development Plan

25423 032856

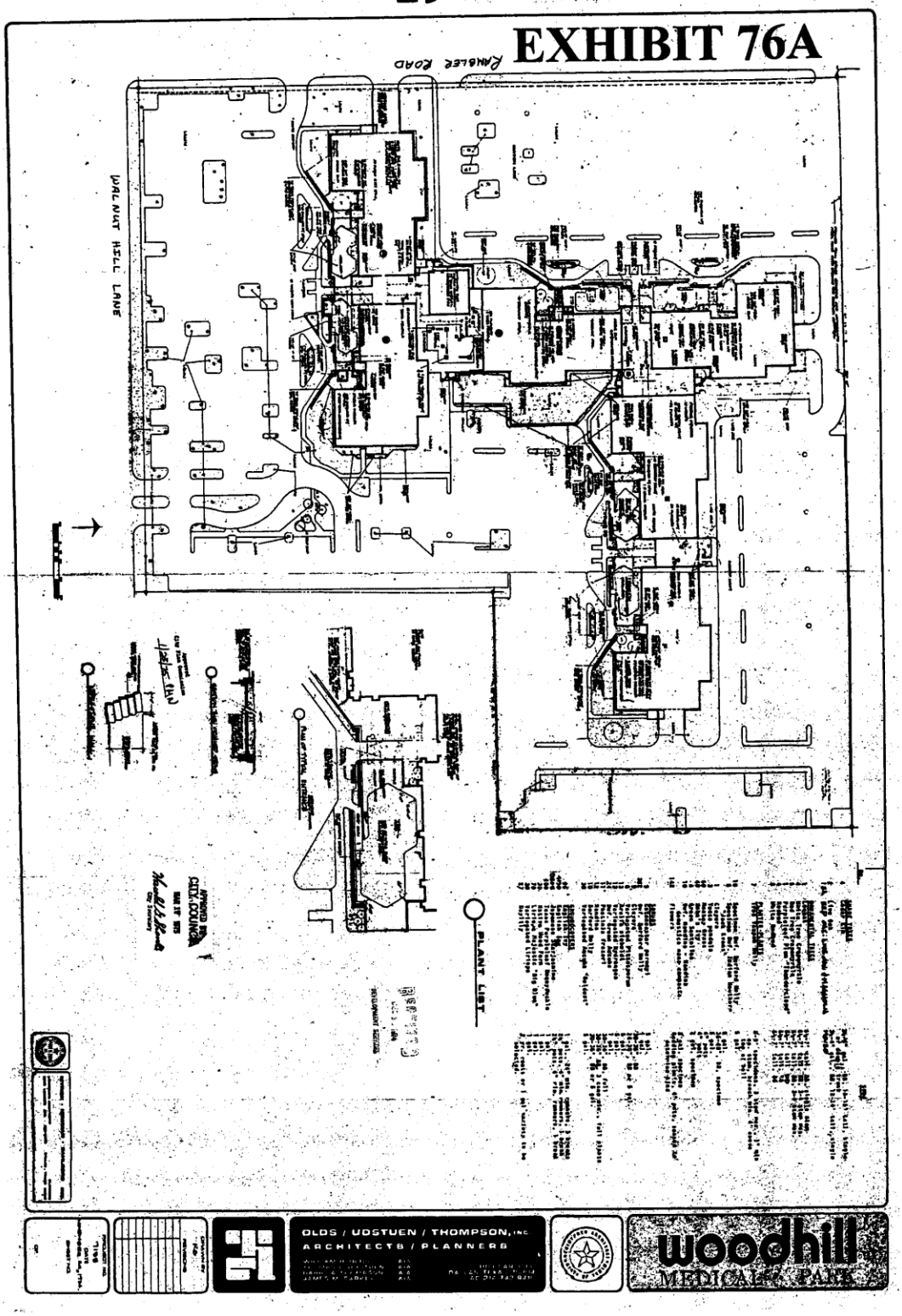
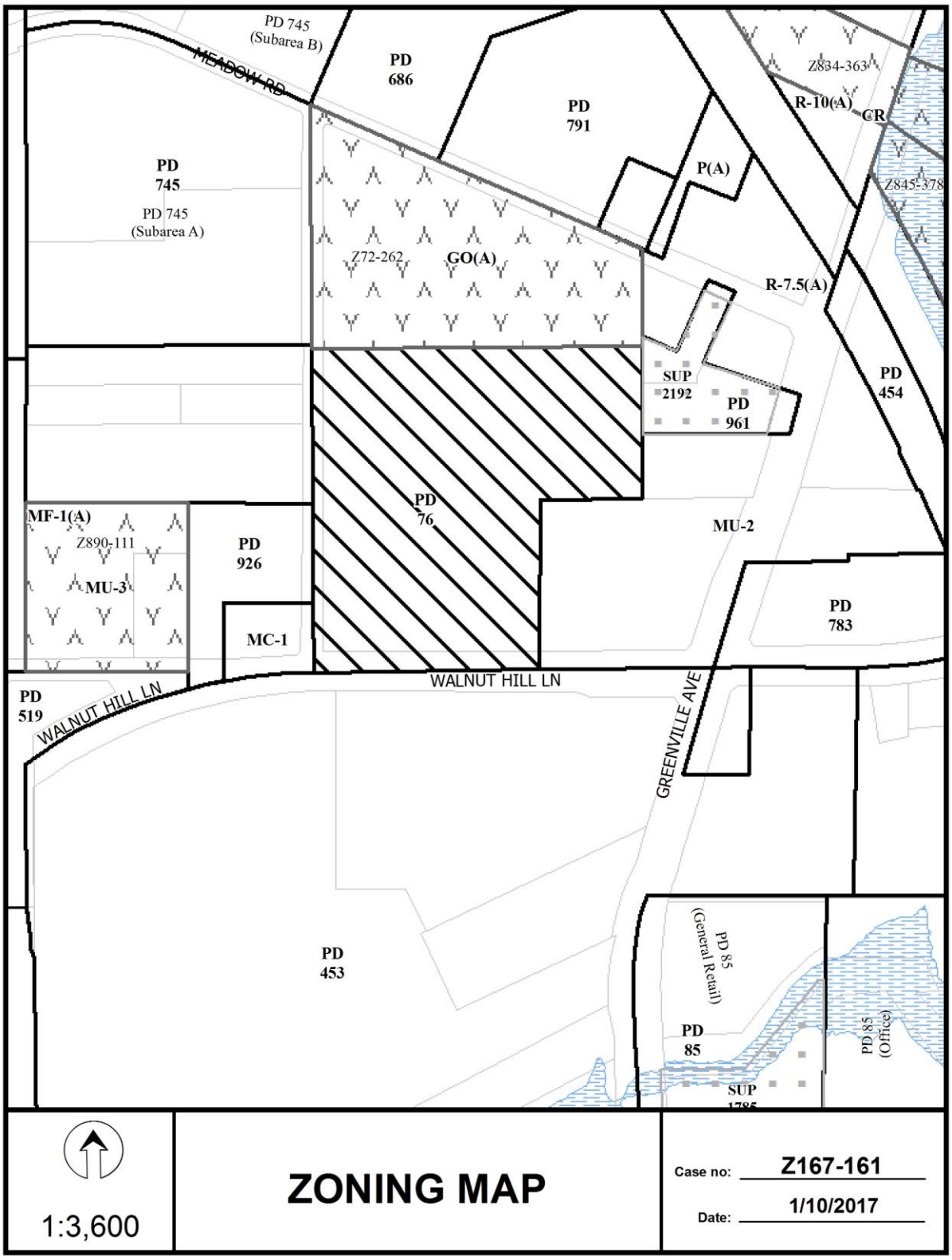
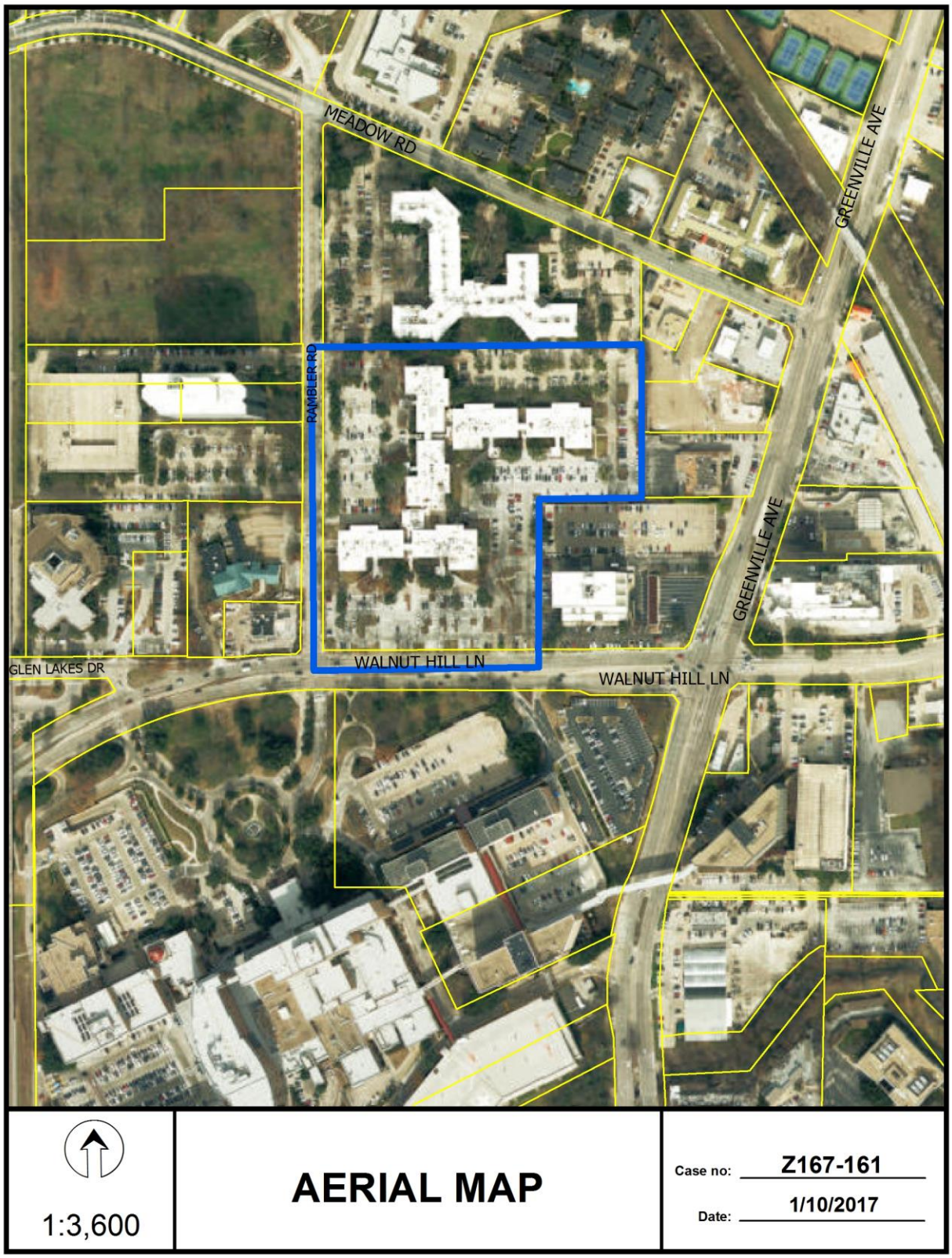
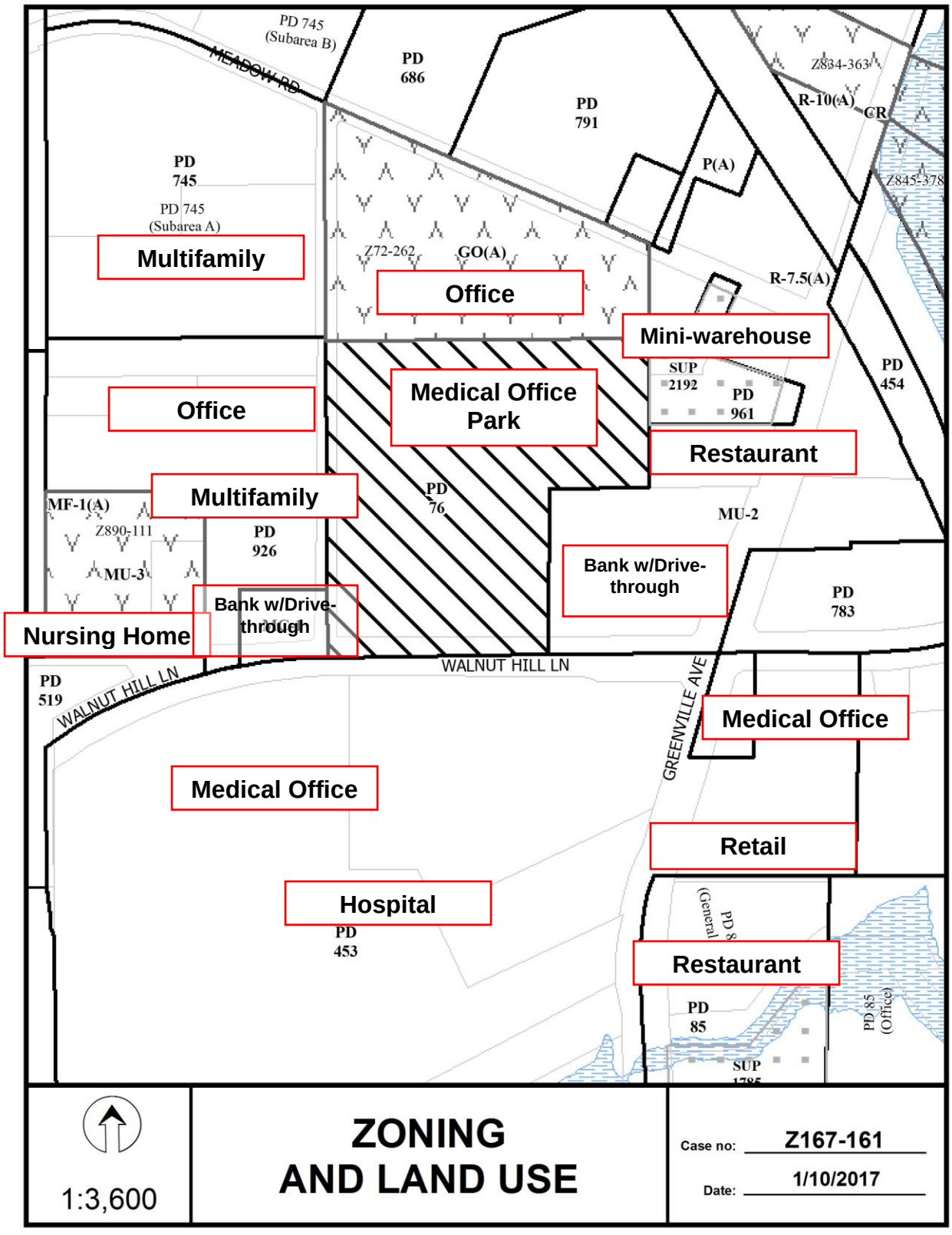
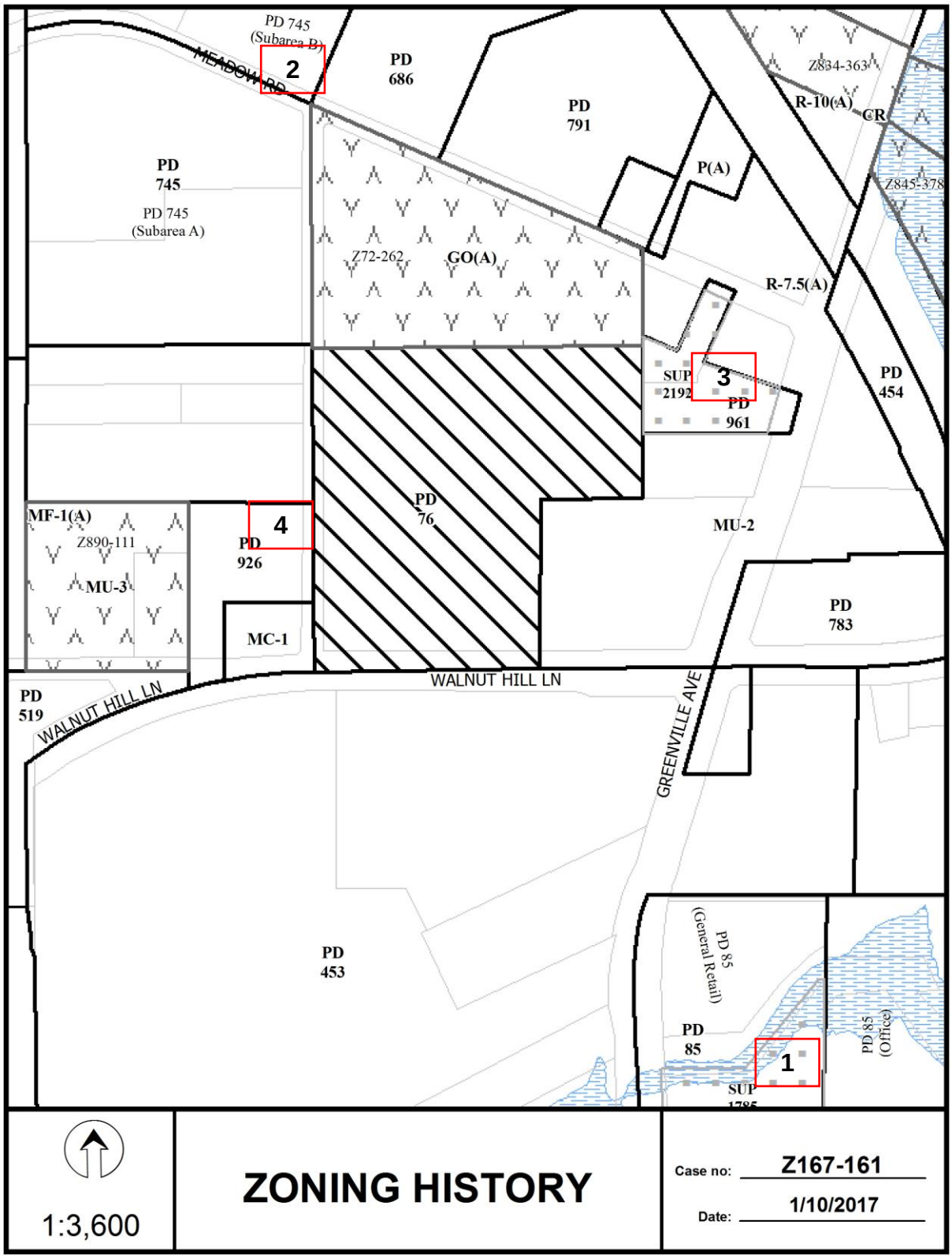


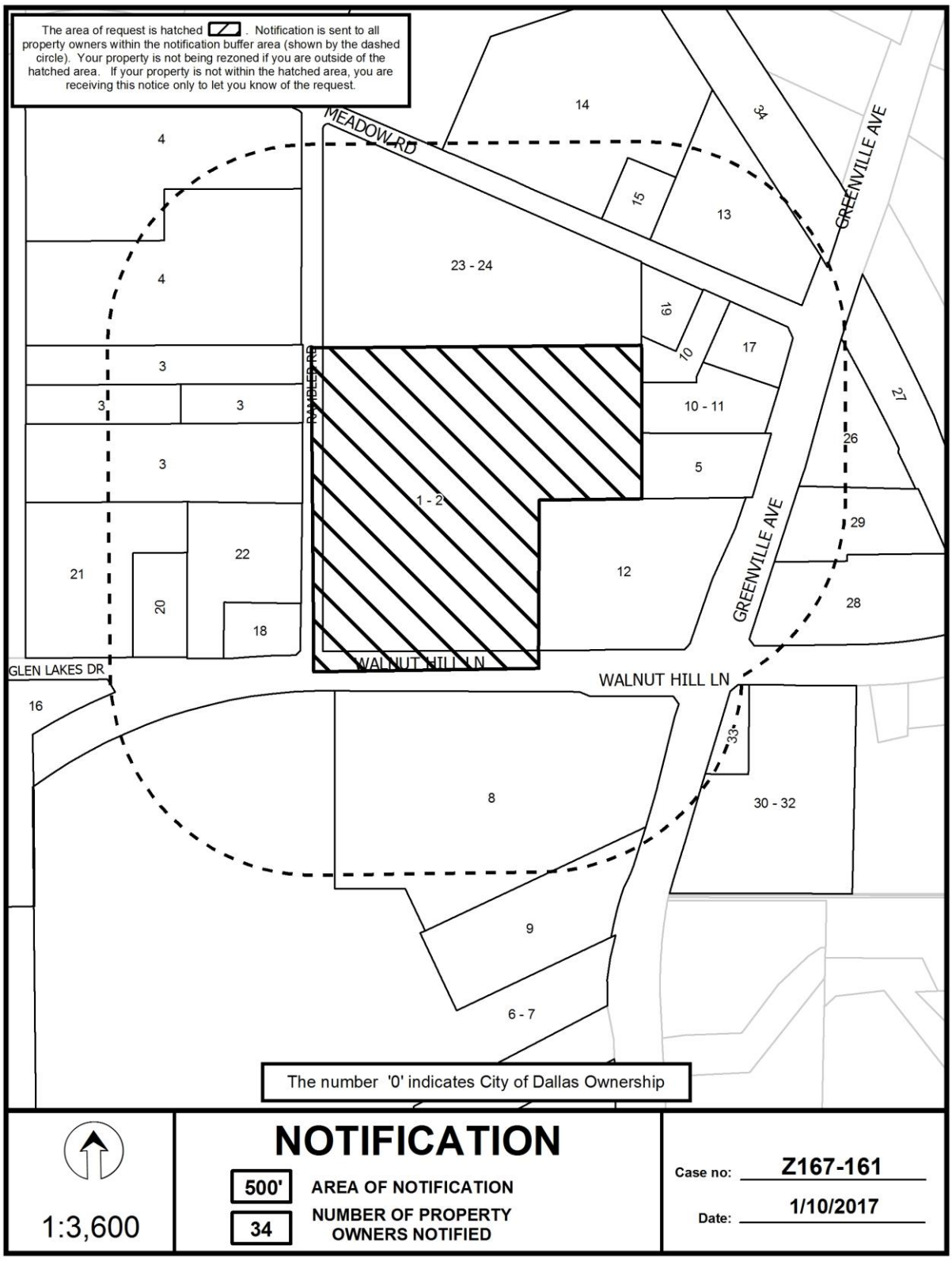
Exhibit 76B
Existing As-Built Survey


PD 745 (Subarea B)
MEADOW RD
PD 686
PD 791
Z834-363
R-10(A)
CR
Z845-378
P(A)
PD 745
PD 745 (Subarea A)
Z72-262
GO(A)
R-7.5(A)
SUP 2192
PD 961
PD 454
PD 76
MU-2
MF-1(A)
Z890-111
MU-3
PD 926
MC-1
PD 783
WALNUT HILL LN
PD 519
WALNUT HILL LN
GREENVILLE AVE
PD 453
PD 85 (General Retail)
PD 85
PD 85 (Office)
SUP
1:3,600
ZONING MAP
Case no: Z167-161
Date: 1/10/2017


MEADOW RD
GREENVILLE AVE
RAMBLER RD
WALNUT HILL LN
GLEN LAKES DR
WALNUT HILL LN
GREENVILLE AVE
1:3,600
AERIAL MAP
Case no: Z167-161
Date: 1/10/2017


PD 745 (Subarea B)
MEADOW RD
PD 686
PD 791
Z834-363
R-10(A)
CR
P(A)
Z845-378
PD 745
PD 745 (Subarea A)
Multifamily
Z72-262
GO(A)
Office
R-7.5(A)
Mini-warehouse
SUP 2192
PD 961
PD 454
Office
Medical Office Park
Restaurant
Multifamily
MF-1(A)
Z890-111
PD 926
MU-3
PD 76
MU-2
Bank w/Drive-through
PD 783
Bank w/Drive-through
Nursing Home
WALNUT HILL LN
PD 519
WALNUT HILL LN
GREENVILLE AVE
Medical Office
Medical Office
Retail
Hospital
PD 453
PD 8 (General)
Restaurant
PD 85
PD 85 (Office)
SUP 1785
1:3,600
ZONING AND LAND USE
Case no: Z167-161
Date: 1/10/2017


PD 745
(Subarea D)
2
MEADOW RD
PD
686
PD
791
Z834-363
R-10(A)
GR
Z845-378
P(A)
PD
745
PD 745
(Subarea A)
Z72-262
GO(A)
R-7.5(A)
SUP
2192
3
PD
961
PD
454
MF-1(A)
Z890-111
MU-3
4
PD
926
PD
76
MU-2
MC-1
PD
783
WALNUT HILL LN
PD
519
WALNUT HILL LN
GREENVILLE AVE
PD
453
PD 85
(General Retail)
PD
85
1
SUP
PD 85
(Office)
1:3,600
ZONING HISTORY
Case no: Z167-161
Date: 1/10/2017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MEADOW RD
GREENVILLE AVE
RAMBLER RD
WALNUT HILL LN
GLEN LAKES DR
14
4
15
13
23 - 24
19
10
17
3
10 - 11
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1 - 2
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12
28
21
22
20
18
16
8
33*
30 - 32
9
6 - 7
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
34
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z167-161
Date: 1/10/2017

01/10/2017

Notification List of Property Owners

Z167-161

34 Property Owners Notified

Label #	*Address*		*Owner*
1	8325	WALNUT HILL LN	TEXAS HEALTH RESOURCES
2	8325	WALNUT HILL LN	WOODHILL MED PARK CONDO
3	7537	RAMBLER RD	RG RAMBLER LLC &
4	7615	RAMBLER RD	MP DALLAS PROJECT OWNER LLC
5	7525	GREENVILLE AVE	WILLS KAZE LLC
6	8200	WALNUT HILL LN	PRESBYTERIAN HEALTHCARE
7	8200	WALNUT HILL LN	TEXAS HEALTH RESOURCES
8	8210	WALNUT HILL LN	TEXAS HEALTH RESOURCES
9	8230	WALNUT HILL LN	TEXAS HEALTH RESOURCES
10	7557	GREENVILLE AVE	CROESUS GREENVILLE AVENUE LP
11	7557	GREENVILLE AVE	CROESUS GRENVILLE AVENUE LP
12	7515	GREENVILLE AVE	GREENVILLE PROPERTIES LTD
13	8383	MEADOW RD	DTX MEADOWS REALTY LLC
14	8325	MEADOW RD	PARK CENTRAL RESIDENTIAL LLC
15	8363	MEADOW RD	ISLA FIRENZE LTD
16	8240	WALNUT HILL LN	DALLAS AREA RAPID TRANSIT
17	7567	GREENVILLE AVE	7567 GREENVILLE ASSOC LLC
18	8277	WALNUT HILL LN	SWISS AVENUE STATE BANK
19	8380	MEADOW RD	7ELEVEN INC
20	5515	GLEN LAKES DR	TELESIS II
21	5515	GLEN LAKES DR	NIC 16 WALNUT PLACE OWNER LLC
22	8255	WALNUT HILL LN	EVERTON RESIDENTIAL LP
23	8350	MEADOW RD	TEXAS HEALTH RESOURCES
24	8330	MEADOW RD	PECAN CREEK OWNERS ASSOCI
25	8307	MEADOW RD	Dallas ISD
26	7560	GREENVILLE AVE	COMMERCIAL NET LEASE

01/10/2017

Label #	*Address*		*Owner*
27	7568	GREENVILLE AVE	SHURGARD FREMONT PARTNERS
28	7502	GREENVILLE AVE	HC 7502 GREENVILLE AVENUE LLC
29	7520	GREENVILLE AVE	RAMSEY LUTHER H
30	8440	WALNUT HILL LN	TEXAS HELATH RESOURCES
31	7450	GREENVILLE AVE	TEXAS HEALTH RESOURCES
32	8440	WALNUT HILL LN	TEXAS HEALTH RESOURCES
33	7470	GREENVILLE AVE	GREENVILLE AVE FUEL
34	401	S BUCKNER BLVD	DART

CITY PLAN COMMISSION **THURSDAY, FEBRUARY 16, 2017**

Planner: Olga Torres-Holyoak

FILE NUMBER: Z167-154(OTH) **DATE FILED:** December 9, 2016

LOCATION: South side of Elm Street, west of North Crowdus Street

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

SIZE OF REQUEST: Approx. 0.03 acres **CENSUS TRACT:** 204.00

OWNER: Elm Street Realty, Ltd.

APPLICANT/REPRESENTATIVE: Dan Murry

REQUEST: An application to renew Specific Use Permit No. 2122 for a bar, lounge, or tavern use on property zoned Tract A within Planned Development District No. 269 Tract A.

SUMMARY: The purpose of this request is to continue the use of the property for bar, lounge, or tavern to operate in conjunction with the existing restaurant within the Deep Ellum District. [Armory]

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

BACKGROUND:

- The 2,393-square-foot tenant space is located within a one-story, multi-tenant structure with mixed uses. It is adjacent to a vacant structure and a parking lot. The applicant proposes to continue the use of the restaurant and the patio of which 265 square feet are covered.

- Specific Use Permit No. 2122 was approved by City Council on December 10, 2014 for a two-year period. The SUP would have expired on December 10, 2016. The applicant submitted the application on December 9, 2016.

- The applicant is not proposing changes to either the existing site plan or the existing conditions.

Zoning History: The following are recent zoning request within the vicinity.

1. **Z167-142** On February 2, 2017, the City Plan Commission recommended approval of the renewal of Specific Use Permit No. 2019 for an alcoholic beverage establishment limited to a bar, lounge or tavern and a commercial amusement (inside) limited to a live music venue on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District south side of Elm Street, east of North Good Latimer Expressway. The case is scheduled for the February 22, 2017 City Council hearing.

2. **Z156-230** On June 22, 2016 the City Council approved the renewal of Specific Use Permit No. 1913 for a bar, lounge, or tavern on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District located at 2638 Elm Street.

3. **Z145-249** On August 12, 2015 the renewal of Specific Use Permit No. 2050 for an alcoholic beverage establishment use limited to a bar, lounge, or tavern on property within Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side District.

4. **Z145-176** On May 13, 2015, the City Council approved the renewal and amendment of Specific Use Permit No. 1696 for an alcoholic beverage establishment use limited to a bar, lounge, or tavern on property within Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side District on the south side of Elm Street, west of North Crowdus Street.

5. **Z145-160** On April 22, 2015, the City Council approved a Specific Use Permit for a Bar, lounge, or tavern on property zoned Tract A, Planned Development No. 269, the Deep Ellum/Near East Side District located on the north side of Main Street, west of North Crowdus Street.

6. **Z145-121** On February 11, 2016, the City Council approved the renewal of Specific Use Permit No. 1783 for a bar, lounge or tavern on property within the Tract A portion of Planned Development District No. 269, the Deep Ellum/Near East Side District.

7. **Z134-307** On December 13, 2014 City Council approved the renewal of Specific Use Permit No. 1982 for a bar, lounge, or tavern and an inside commercial amusement limited to a Class A dance hall on property zoned Planned Development District No. 269, Tract A, the Deep Ellum/Near East Side Special Purpose District on the south line of Elm Street, west of North Crowdus Street.

8. **Z134-222** On August 13, 2014, the City Council approved the renewal of Specific Use Permit No. 1757 for an alcoholic beverage establishment use limited to a bar, lounge or tavern and an inside commercial amusement use limited to a live music venue on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District north of Elm Street and west of North Crowdus Street.

9. **Z123-206** On June 12, 2013, City Council approved renewal of Specific Use Permit No. 1707 for a Tattoo studio on property within the Tract A portion of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District on the northwest line of Main Street, East of Crowdus Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Elm Street	Local	60 feet

Surrounding Land Uses:

	Zoning	Land Use
Site	PDD No. 269, Tract A	Vacant retail space
North	PDD No. 269, Tract A	Restaurants, surface parking lot
East	PDD No. 269, Tract A	Vacant structures, restaurants, bars
South	PDD No. 269, Tract A	Retail
West	PDD No. 269, Tract A	Surface parking lot, restaurants, bars

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

Land Use Element

GOAL 1.1 Align Land Use Strategies with Economic Development Priorities

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

Economic Element

GOAL 2.5 Foster a City of Great Neighborhoods

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

URBAN DESIGN

GOAL 5.2 Strengthen Community and Neighborhood Identity

Policy 5.2.1 Maintain neighborhood scale and character.

STAFF ANALYSIS:

Land Use Compatibility:

The 2,393-square-foot tenant space is located within a one-story, multi-tenant structure with mixed uses. The applicant proposes to continue the use of the restaurant and the patio of which 265 square feet are covered.

The request site is adjacent to a vacant structure and a parking lot. The surrounding uses are office, restaurant, parking lot and bar, lounge or tavern uses.

A bar, lounge, or tavern means an establishment principally for the sale and consumption of alcoholic beverages on the premises that derives 75 percent or more of its gross revenue from the service of alcoholic beverages, as defined in the Texas Alcoholic Beverage Code, for on-premise consumption.

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. Based upon the abovementioned criteria, staff has determined that the request site complies with the provisions for a Specific Use Permit.

The request is compatible in scale and character with the surrounding restaurants and entertainment venues in Deep Ellum. The property had few police issues in the recent history. The short time period will help staff evaluate the request to ensure any potential detrimental effects are not allowed to arise.

Landscaping: The request site is located within an existing structure and the landscaping requirements will not be triggered.

Traffic: The Engineering Division of the Sustainable Development and Construction Department reviewed the request and determined that it will not significantly impact the surrounding street system for the proposed development.

Parking: PDD No. 269 specifies that "no off-street parking spaces are required for the first 2,500 square feet of floor area in a ground level use that has a separate certificate of occupancy if the use is located in an original building". The following paragraph stipulates the parking requirements for the use:

Sec. 51P_ 269.105(j)(1)(E)(i-v) For a bar, lounge, or tavern and private club uses the parking requirements are as follows:

(i) Except as provided in this subparagraph, one off-street parking space for each 100 square feet of floor area is required.

(ii) No off-street parking spaces are required for the first 2,500 square feet of floor area in a ground level use that has a separate certificate of occupancy if the use is located in an original building.

(iii) Delta credits, as defined in Section 51A - 4.704(b)(4)(A), may not be used to meet the off - street parking requirement.

(iv) If an outdoor seating area with a non-permeable cover is within 20 feet of, and has direct access to a street, sidewalk, or publically accessible open space, the

outdoor seating area is not included in the parking requirement calculations for up to 25 percent of the size of the interior floor area.

(v) An outdoor seating area that is uncovered or has a permeable cover is not considered floor area and is not included in the required off street parking calculations.

The area dedicated for the use is 2,393 square-feet; the covered patio is 265 square feet and is not included in the parking calculations. The use is located in an original building. Therefore, the parking requirements are calculated as follows:

Total bar area:	2,393 sq. ft.
Excluded area:	2,500 sq. ft.
Total area to be parked:	- 107 sq. ft.
Total parking required	0 spaces.

Police Records:

The following are the police records for the period of December 10, 2014 to February 1, 2017.

Premise	Incident	Offenses
Sidewalk/street	Item found	1
Bar/NightClub/DanceHall etc.	UUMV	1
Highway street, Alley	Criminal assault	1
Bar/NightClub/DanceHall etc.	Major disturbance ambulance	2
		2

PROPOSED SUP CONDITIONS
Z134-224(OTH)

1. USE: The only uses authorized by this specific use permit are 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 expires on ___ three years) ~~December 10, 2016~~.

4. FLOOR AREA:

   A. Maximum floor area for a bar, lounge or tavern is 2,393 square feet in the location shown on the site plan.

   B. Maximum floor area for the covered patio is 265 square feet in the location shown on the site plan.

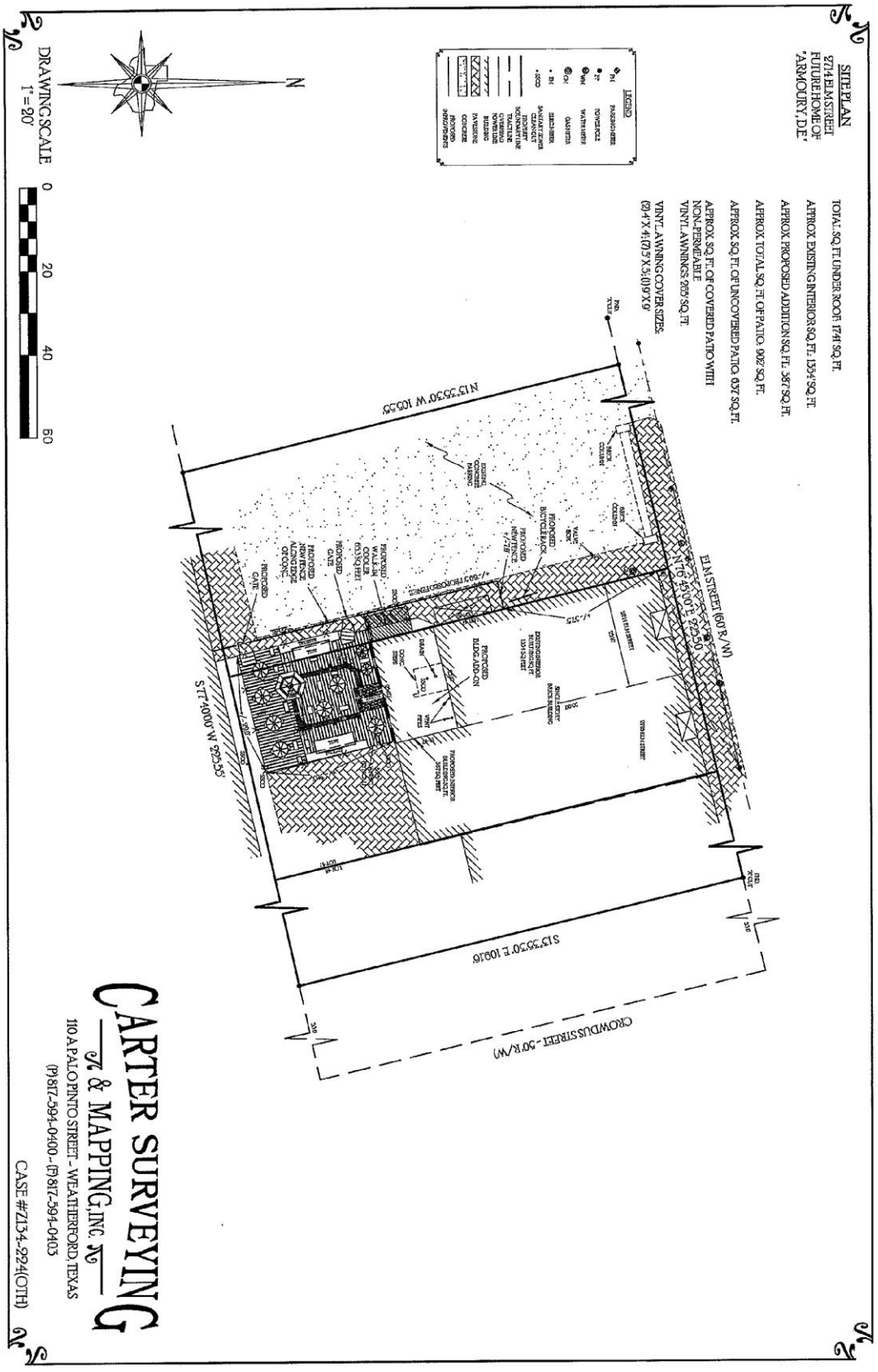
5. HOURS OF OPERATION: The bar, lounge or tavern may only operate between 4:00 p.m. and 2:00 a.m. (the next day), Monday through Friday, and between 11a.m. and 2 a.m. (the next day), on Saturday and Sunday.

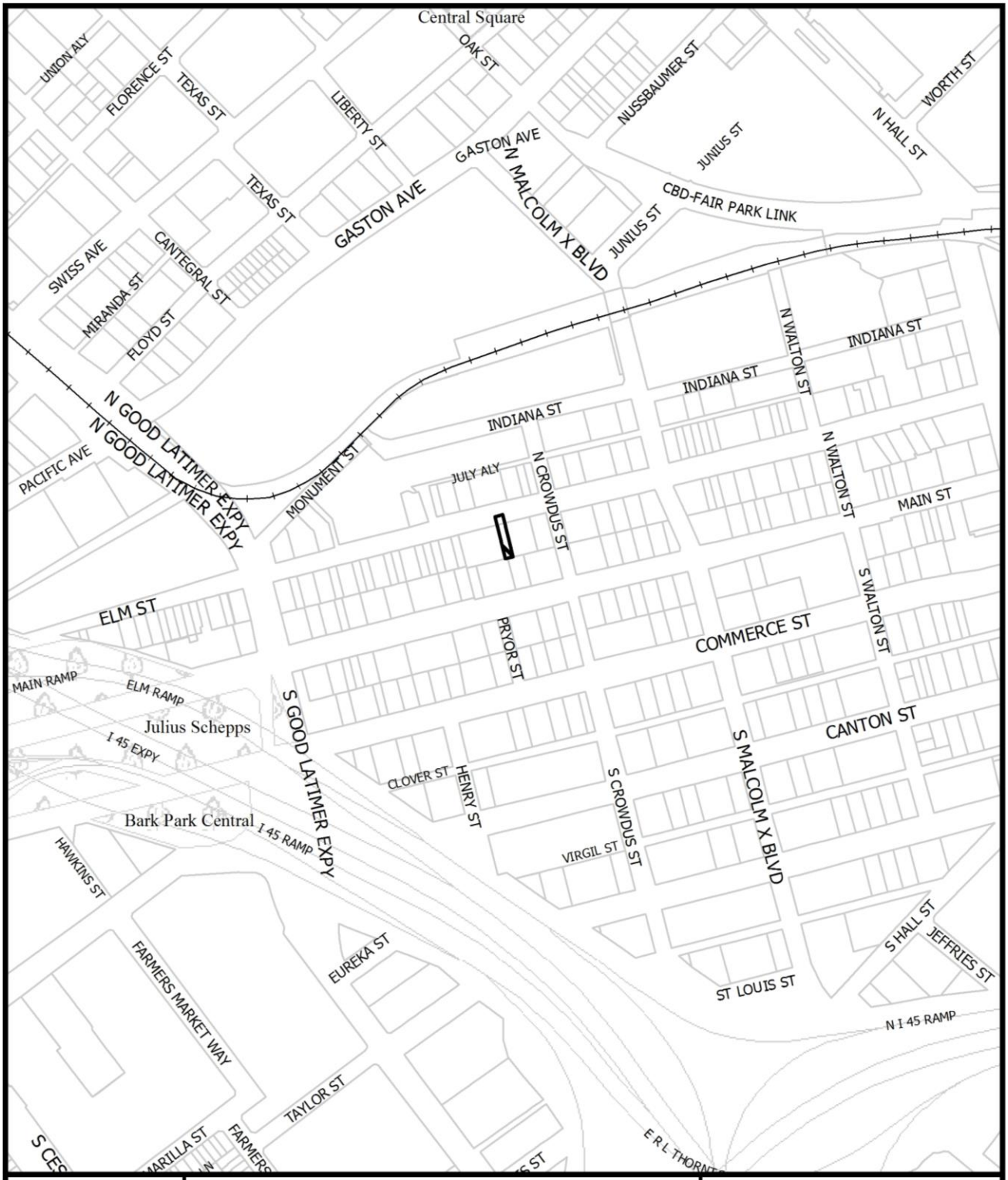
6. PARKING: Parking must be provided in accordance with the requirements of Planned Development District No. 269, the Deep Ellum/Near East Side District. Delta credits, as defined in Section 51A-4.704(b)(4)(A), may not be used to meet the off-street parking requirement.

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

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

EXISTING SITE PLAN





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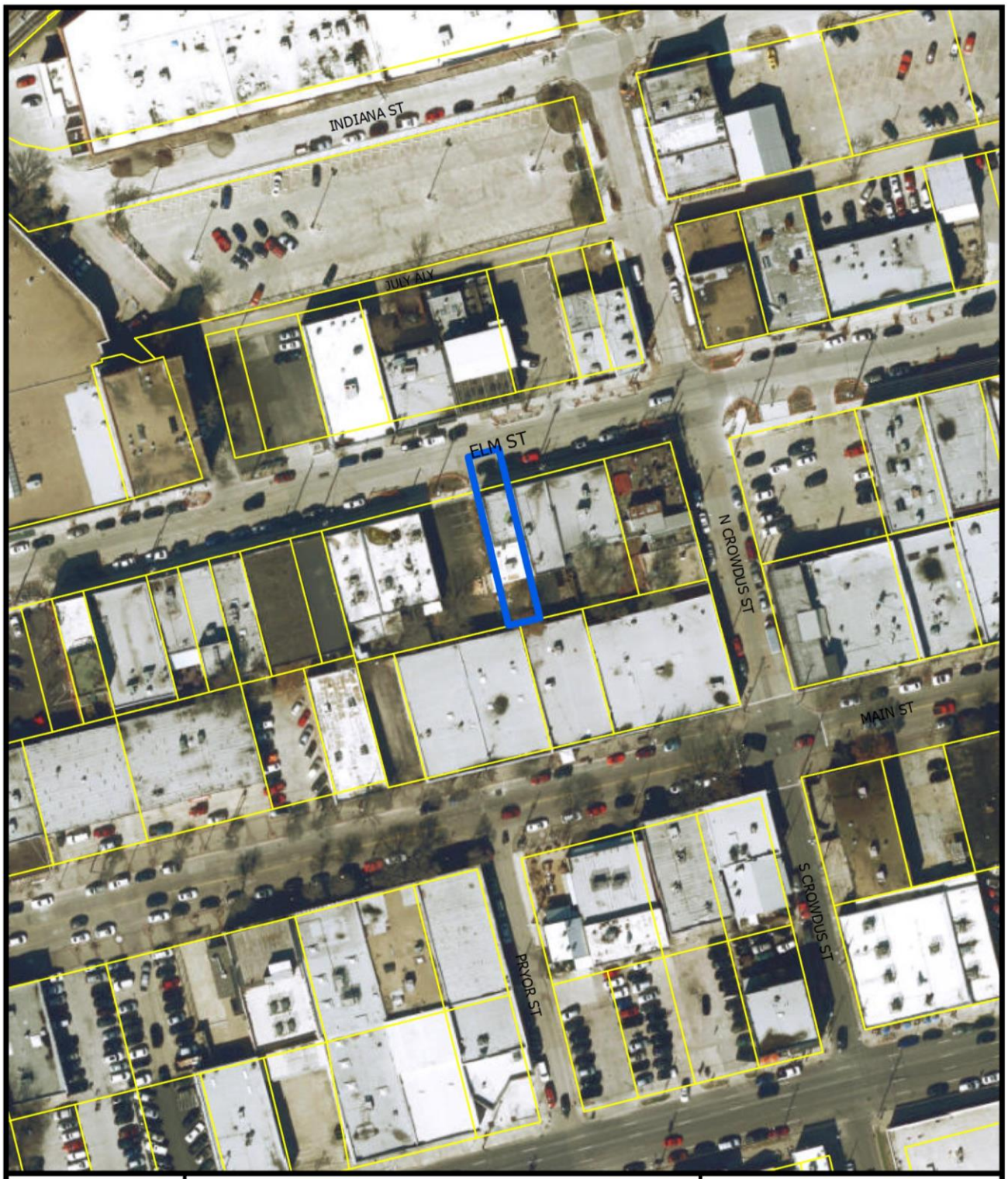
VICINITY MAP

Case no: Z167-154

Date: 12/22/2016



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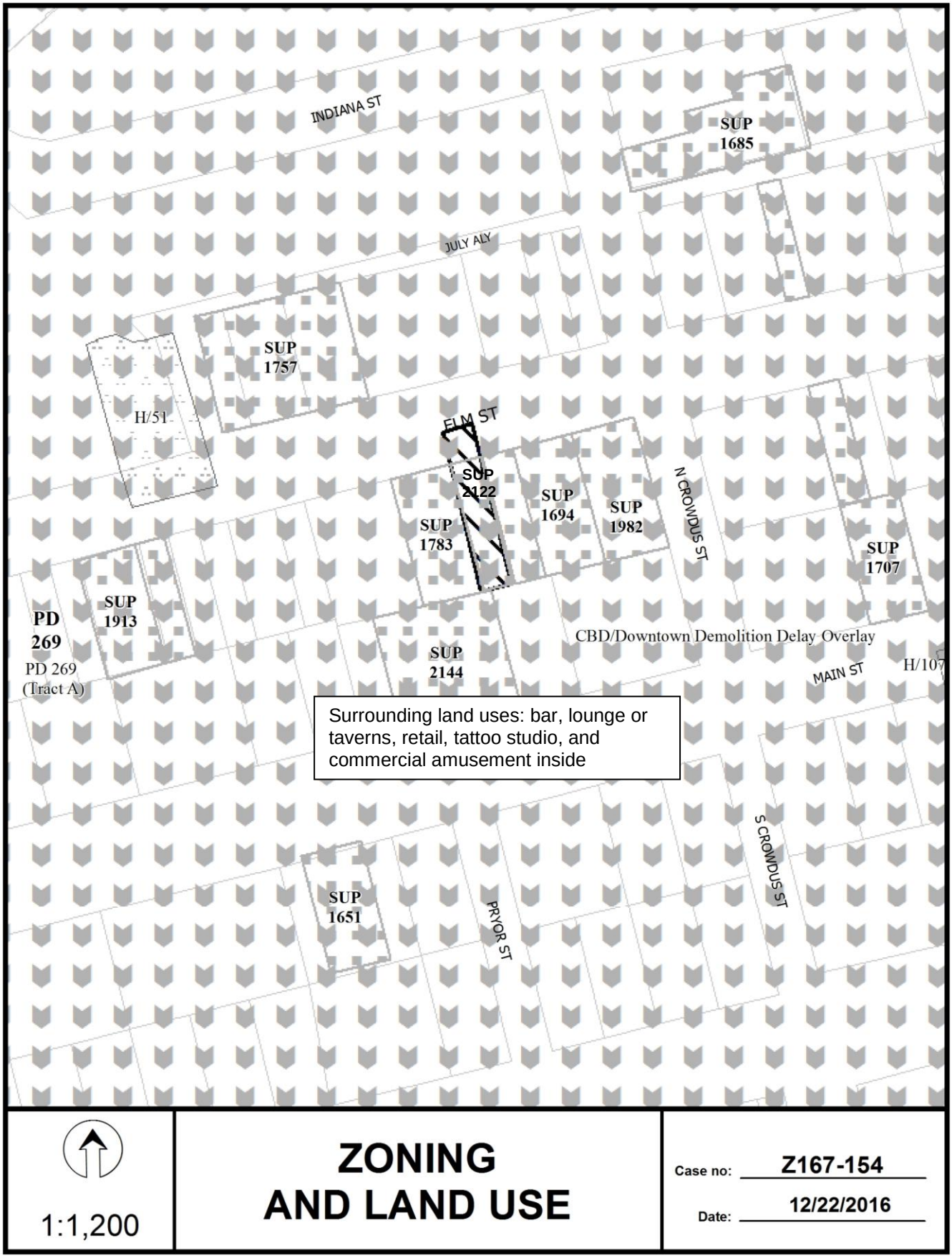
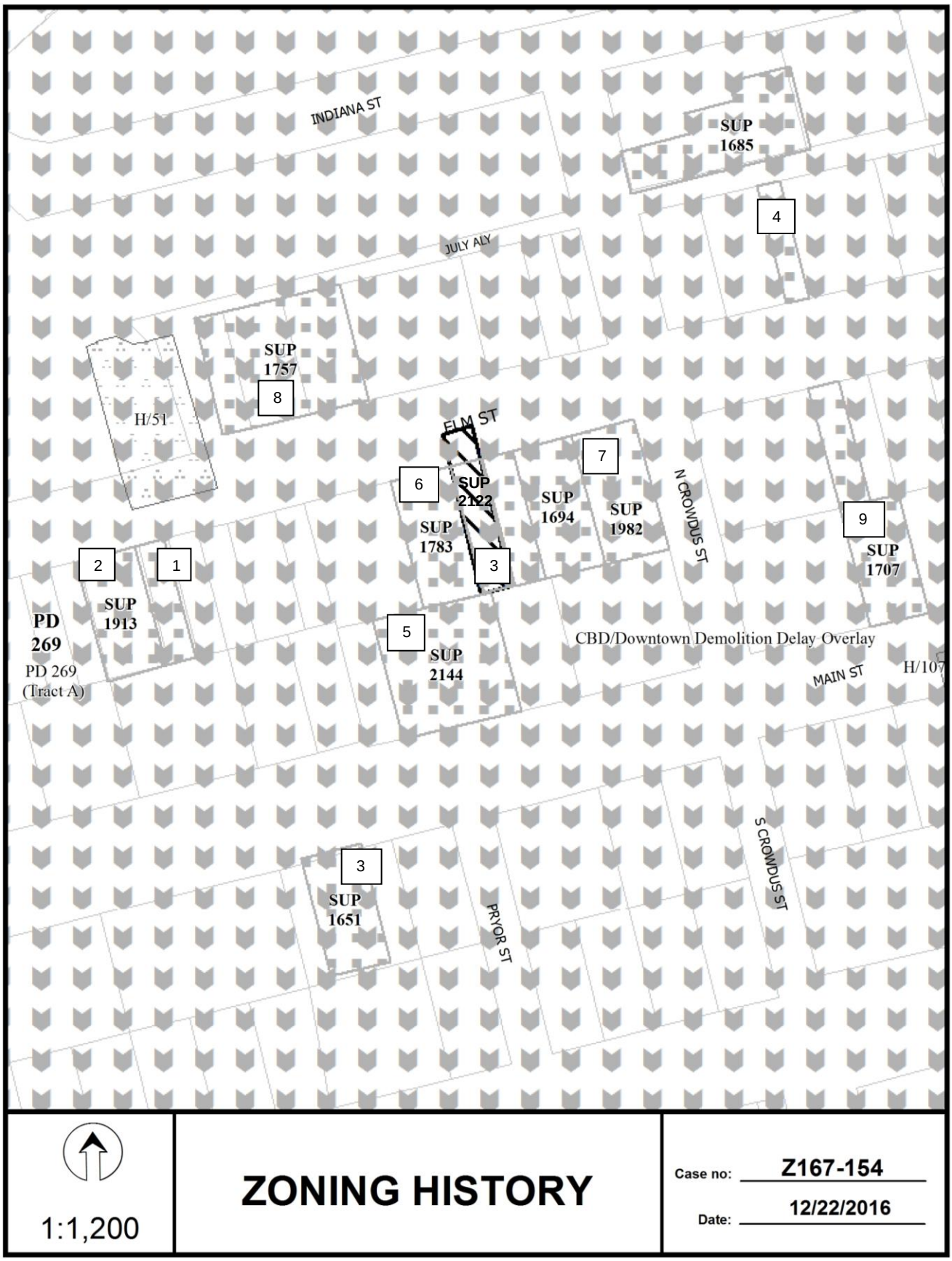
AERIAL MAP

Case no: Z167-154

Date: 12/22/2016


INDIANA ST
SUP 1685
JULY ALY
SUP 1757
H/51
ELM ST
SUP 2122
SUP 1694
SUP 1982
SUP 1783
N CROWDUS ST
SUP 1707
SUP 1913
PD 269
PD 269 (Tract A)
CBD/Downtown Demolition Delay Overlay
SUP 2144
MAIN ST
H/107
Surrounding land uses: bar, lounge or taverns, retail, tattoo studio, and commercial amusement inside
S CROWDUS ST
SUP 1651
PRYOR ST
1:1,200
ZONING AND LAND USE
Case no: Z167-154
Date: 12/22/2016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SUP 1685
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JULY ALY
SUP 1757
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H/51
ELM ST
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SUP 2122
SUP 1694
SUP 1982
SUP 1783
N CROWDUS ST
9
SUP 1707
2
1
3
SUP 1913
PD 269
PD 269 (Tract A)
5
SUP 2144
CBD/Downtown Demolition Delay Overlay
MAIN ST
H/107
S CROWDUS ST
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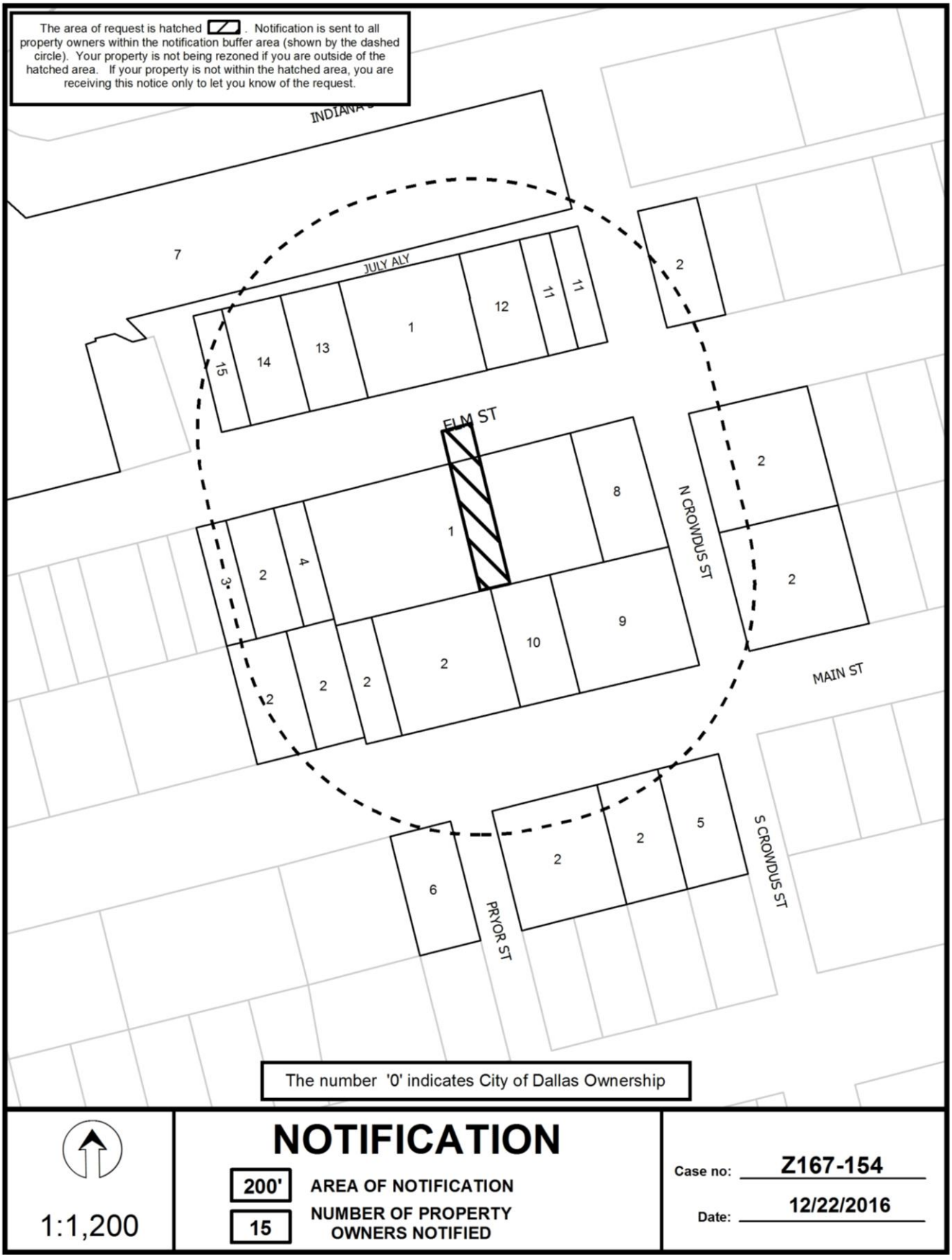
SUP 1651
PRYOR ST
1:1,200
ZONING HISTORY
Case no: Z167-154
Date: 12/22/2016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INDIANA
JULY ALY
ELM ST
N CROWDUS ST
MAIN ST
S CROWDUS ST
PRYOR ST
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2
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5
6
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
15
NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: Z167-154
Date: 12/22/2016

12/22/2016

Notification List of Property Owners

Z167-154

15 Property Owners Notified

Label #	***Address***		***Owner***
1	2720	ELM ST	ELM STREET REALTY LTD
2	2649	MAIN ST	42 DEEP ELLUM LP
3	2644	ELM ST	CAMERON PAUL DARREN
4	2650	ELM ST	ELM ELM LLC
5	2712	MAIN ST	CASS DON E TR
6	2656	MAIN ST	SCHWARTZ HYMIE TRUST &
7	2625	ELM ST	UPLIFT EDUCATION
8	2724	ELM ST	WESTDALE PROPERTIES AMERICA I LTD
9	2715	MAIN ST	MAIN PROPERTIES LLC
10	2707	MAIN ST	DEALEY CHRISTOPHER C
11	2723	ELM ST	2723 ELM STREET JV
12	2717	ELM ST	WESTDALE PPTIES AMERICA LTD
13	2707	ELM ST	BELMOR CORP
14	2703	ELM ST	BELMOR CORP
15	2701	ELM ST	BELMOR CORP

CITY PLAN COMMISSION **THURSDAY, FEBRUARY 16, 2017**

Planner: Pamela Daniel

FILE NUMBER: Z167-158(PD) **DATE FILED:** December 13, 2016

LOCATION: North corner of Julius Schepps Freeway Service Road and Lenway Street

COUNCIL DISTRICT: 7 **MAPSCO:** 46-W

SIZE OF REQUEST: ±.36 acres **CENSUS TRACT:** 34.00

APPLICANT/OWNER: David A. Frisby

REQUEST: An application for an NC Neigbhorhood Commercial Subdistrict on property zoned an MF-2(A) Multifamily Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.

SUMMARY: The purpose of the request is to allow the construction of an approximately 1,750 square foot office building with a maximum structure height of 25 feet.

STAFF RECOMMENDATION: **Approval**

BACKGROUND INFORMATION:

- The site is approximately ± 15,896 square feet.
- The site is vacant and has never been developed.
- The applicant proposes to construct a 1,750 square foot, one story office building to be used as a law office.

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

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Colonial Avenue	Collector	56 feet
Lenway Street	Minor Arterial	50 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the zoning change will not have a detrimental impact on the surrounding street system.

Comprehensive Plan:

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

The site meets the following goals and objectives of the comprehensive plan.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

IMPLEMENTATION MEASURES

1.1.5.3 Encourage neighborhood-serving office, retail, or other non-residential uses to be located in residential community areas, primarily on significant roadways or at key intersections.

1.1.5.7 Ensure that neighborhoods are served by and accessible to neighborhood commercial areas, parks and open space, libraries and schools. Encourage the development of these facilities in priority Area Plans.

Area Plans:

The request site is on the fringe of the Forest Heights Plan area. The South Dallas Fair Park Economic Development Corridor Plan, 2001, puts strong effort in revitalizing the commercial corridors of this area. While the NC Neighborhood Commercial Subdistrict would eliminate the ability for residential uses at the request site it will not disrupt the residential nature of this intersection but will allow the operation of the proposed land use to act as an asset to the community.

Surrounding Land Uses:

	Zoning	Land Use
Site	PDD 595, MF-2(A)	Undeveloped
North	PDD 595, MF-2(A)	Undeveloped
East	PDD 595, MF-2(A)	Undeveloped
South	PDD 595, MF-2(A)	Undeveloped
West	Julius Schepps Freeway Service Road	

Land Use Compatibility:

The approximately 0.36-acre request site is zoned an MF-2(A) Multifamily Subdistrict within PD No. 595 and is undeveloped. The applicant is proposing to construct a one story office building, which is not allowed in the existing zoning.

The request site is adjacent to undeveloped multifamily zoning to the north, east and south and separated from NC Neighborhood Commercial Subdistrict on the west by the Julius Schepps Service Road and Freeway.

The NC Neighborhood Commercial Subdistrict is characterized by small institutional and community service, office, and retail and personal service uses primarily serving nearby residential areas. The scale, intensity, and design of the proposed structure will be similar to surrounding residential areas so as to minimize the impact on surrounding neighborhoods.

Staff does support the request because while the site is adjacent to a Multifamily Subdistrict this intersection is currently undeveloped but can add a vibrant commercial business envisioned by the area plan.

Development Standards:

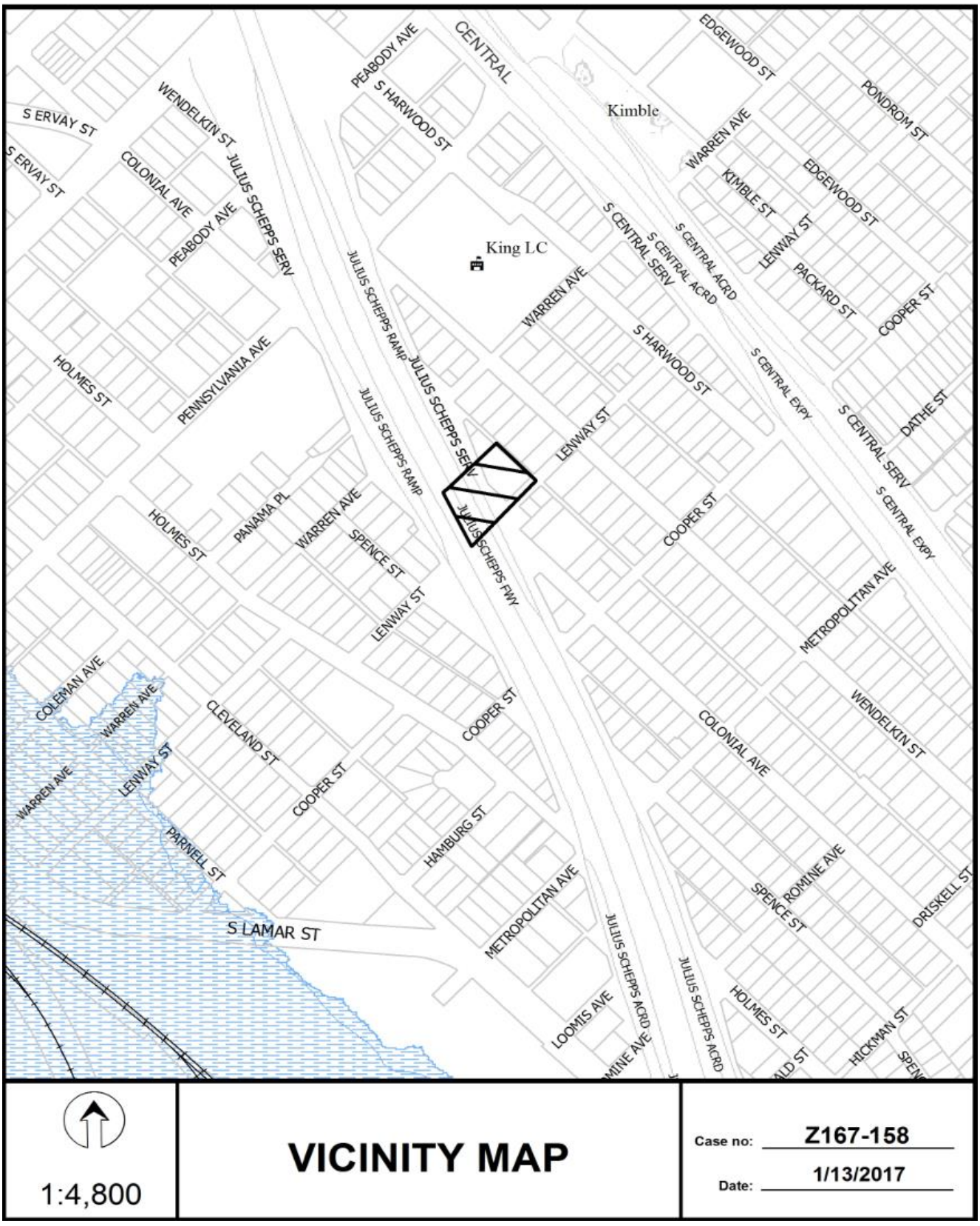
DISTRICT	SETBACKS Front	SETBACKS Side/Rear	Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
Proposed							
PDD 595 NC Neighborhood Commercial	0'/15'	15' adjacent to residential OTHER: No Min.	0.5	30' 2 stories	40%	Proximity Slope	Retail & personal service, office
Existing							
PDD 595 MF-2(A) Multifamily	15'	15'	Min lot 1,000 sq. ft. 800 sq ft – E 1,000 sq. ft – 1 BR 1,200 sq ft – 2 BR +150 sq ft each add BR	36'	60%	Proximity Slope	Multifamily, duplex, single family

Parking:

The office use requires one space per 300 square feet of floor area. The total number of off-street parking spaces for a 1,750 square foot office is six with one van accessible handicap space.

Landscaping:

Landscaping will be per Planned Development District No. 595.



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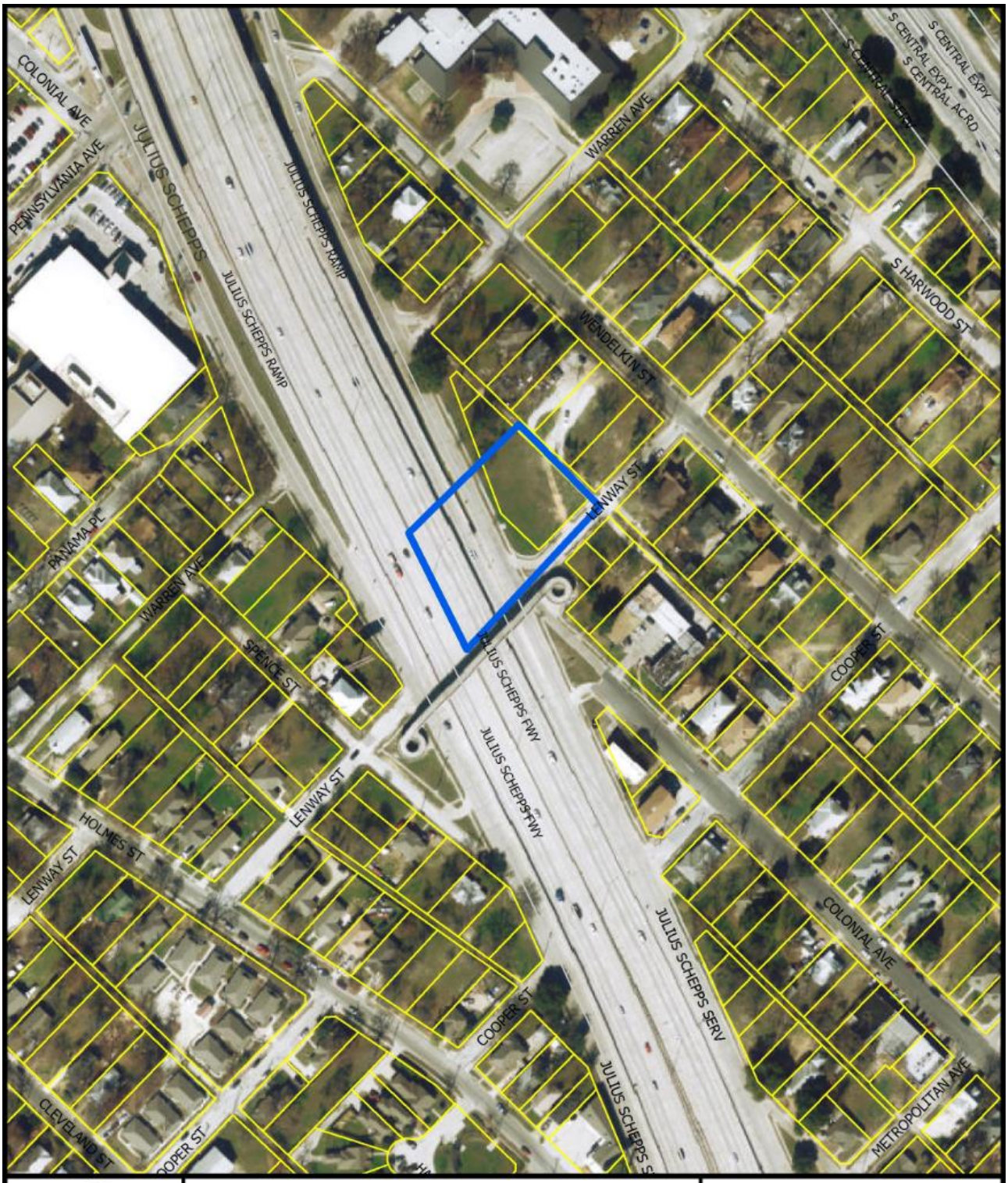
VICINITY MAP

Case no: Z167-158

Date: 1/13/2017



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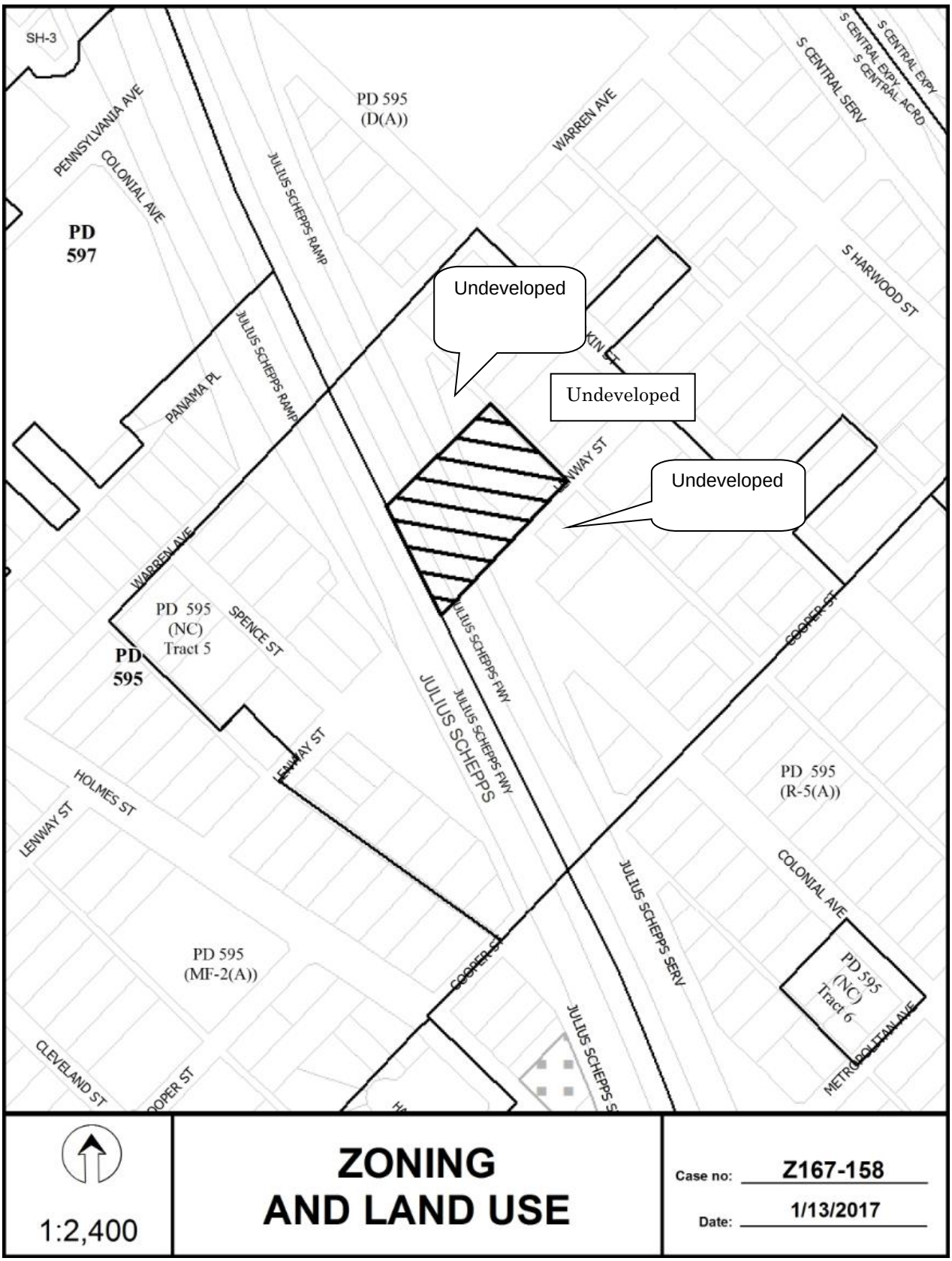
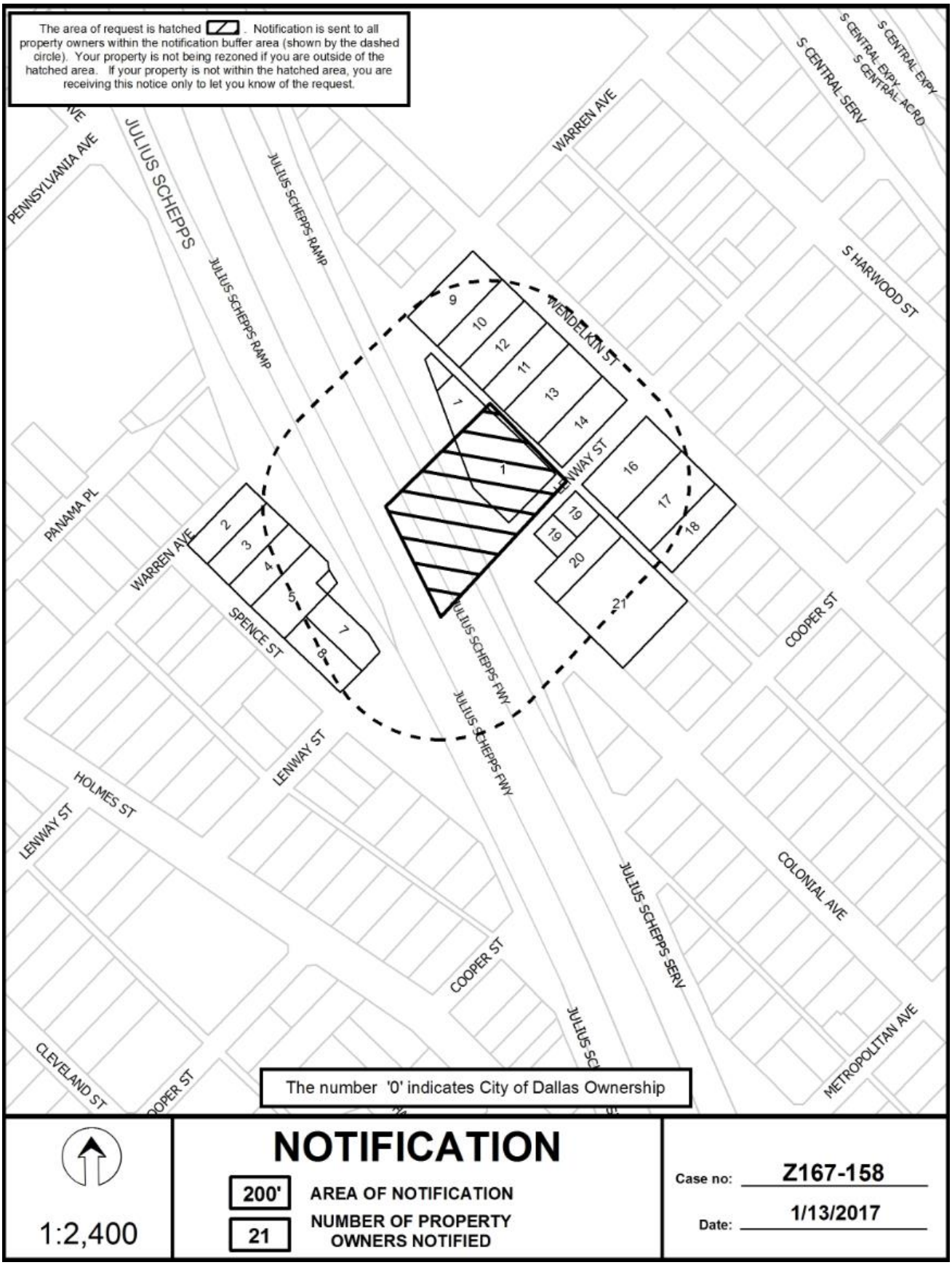
AERIAL MAP

Case no: Z167-158

Date: 1/13/2017


SH-3
PENNSYLVANIA AVE
COLONIAL AVE
PD 595 (D(A))
WARREN AVE
S CENTRAL EXPY
S CENTRAL SERV
S CENTRAL ACRD
JULIUS SCHEPPS RAMP
PD 597
Undeveloped
S HARWOOD ST
PANAMA PL
JULIUS SCHEPPS RAMP
Undeveloped
LENWAY ST
Undeveloped
WARREN AVE
PD 595 (NC) Tract 5
SPENCE ST
PD 595
JULIUS SCHEPPS FWY
JULIUS SCHEPPS
COOPER ST
LENWAY ST
HOLMES ST
PD 595 (R-5(A))
JULIUS SCHEPPS SERV
COLONIAL AVE
PD 595 (MF-2(A))
PD 595 (NC) Tract 6
CLEVELAND ST
METROPOLITAN AVE
1:2,400
ZONING AND LAND USE
Case no: Z167-158
Date: 1/13/2017


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.
PENNSYLVANIA AVE
JULIUS SCHEPPS
JULIUS SCHEPPS RAMP
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WARREN AVE
S CENTRAL SERV
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S HARWOOD ST
WENDELKIN ST
LENWAY ST
PANAMA PL
WARREN AVE
SPENCE ST
JULIUS SCHEPPS FWY
JULIUS SCHEPPS FWY
COOPER ST
LENWAY ST
HOLMES ST
LENWAY ST
COOPER ST
JULIUS SCHEPPS SERV
COLONIAL AVE
METROPOLITAN AVE
CLEVELAND ST
The number '0' indicates City of Dallas Ownership
1:2,400
NOTIFICATION
200'
AREA OF NOTIFICATION
21
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z167-158
Date: 1/13/2017

01/13/2017

Notification List of Property Owners

Z167-158

21 Property Owners Notified

Label #	*Address*		*Owner*
1	3412	JULIUS SCHEPPS FWY	UNLIMITED HEALTHCARE SERV
2	3400	SPENCE ST	MCCULLOUGH RUBY
3	3404	SPENCE ST	JAMES R BROWN REVOCABLE
4	3410	SPENCE ST	BROWN JAMES RAY TR
5	3414	SPENCE ST	PINEDA MARINA CONSUELO
6	3411	SPENCE ST	BLAIR ARNOLD W
7	1605	LENWAY ST	PRESCOTT INTERESTS BILLBOARDS LTD
8	1601	LENWAY ST	JARAMILLO OTONIEL
9	3401	WENDELKIN ST	AUSTIN HOWARD
10	3405	WENDELKIN ST	THOMAS SARAH
11	3413	WENDELKIN ST	EVANS EDDIE
12	3409	WENDELKIN ST	TOWNSELE BOBBIE
13	3417	WENDELKIN ST	DALLAS HOUSING ACQUISITION DEV CORP
14	3425	WENDELKIN ST	HORTON RAYMOND
15	3408	JULIUS SCHEPPS FWY	WATKINS RICKEY D &
16	3501	WENDELKIN ST	DESOTO REAL ESTATE RESOURCE LLC
17	3505	WENDELKIN ST	HAMILTON CRYSTAL NIXON
18	3511	WENDELKIN ST	DAVIS LUCILLE
19	1710	LENWAY ST	HENRY LAKESHIA
20	3504	COLONIAL AVE	D & D PROPERTIES
21	3510	COLONIAL AVE	DANIELS HUGHY P

CITY PLAN COMMISSION **THURSDAY, FEBRUARY 16, 2017**

Planner: Pamela F.R. Daniel

FILE NUMBER: Z156-360(PD) **DATE FILED:** September 9, 2016

LOCATION: West corner of Buckner Boulevard and St. Francis Avenue

COUNCIL DISTRICT: 7 **MAPSCO:** 48-L

SIZE OF REQUEST: Approx. ± 3.0 acres **CENSUS TRACT:** 0122.07

APPLICANT/OWNER: Sikka Investments LLC

REPRESENTATIVE: S.I. Abed

REQUEST: An application for a Specific Use Permit for a motor vehicle fueling station on property zoned an NS(A)-D-1 Neighborhood Service District with a D-1 Liquor Control Overlay.

SUMMARY: The applicant proposes to develop the property with a general merchandise or food store greater than 3,500 square feet. The floor area of 18,652 square feet will consist of a 3,484 square foot laundromat, 734 square feet for restrooms, a 927 square foot dining area, a 700 square foot retail area, a 2,345 square foot restaurant with a 927 square foot dining area, a 2,930 square foot convenience store and a 6,750 square foot canopied motor vehicle fueling station with ten fuel pumps and two 391 square foot loading/unloading zones at each end of the canopy. The retail and personal service use are permitted by right. The restaurant use is permitted subject to residential adjacency review. The motor vehicle fueling station requires an SUP.

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

PRIOR ACTION AND UPDATE: On January 19, 2017, the City Plan Commission held this case under advisement until February 16, 2017, in order for the applicant to discuss the proposed development with the various stakeholders in the community. The discussions are ongoing. There have been no changes to the request.

Background:

- The site is approximately 130,636 square feet and has never been developed.
- On July 26, 2016, the applicant applied for building permits and a Certificate of Occupancy (CO) DBA: Lucky Texan #8 – Fox Fuels #8; however, the scheduled predevelopment meeting was cancelled when staff determined an SUP is needed for the motor vehicle fueling station with canopy.
- The request site is located within the Urbandale/Parkdale NeighborUp target area convened to accelerate the GrowSouth vision and mobilize economic development.

Zoning History:

There have been two zoning changes in the area within the last five years; however, these areas are farther north of the site and not located on the zoning history map.

1. **Z167-102** On December 1, 2016 the City Plan Commission recommended approval of an amendment to Specific Use Permit No. 1501 for a private recreation center, club, or area and private elementary school use to include a middle school and a high school and to revise the existing site plan on property zoned an R-7.5(A) Single Family District on property located on the south line of Samuell Boulevard, east of South Buckner Boulevard. The case is scheduled for the January 25, 2017, City Council hearing.

2. **Z156-114** On January 27, 2016, the City Council approved a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an RR Regional Detail District on property on the south side of Samuell Boulevard, east of North Jim Miller Road

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Buckner Blvd.	Principal Arterial	107 feet
Eastpoint Dr.	Community Collector	60 feet

Traffic:

The Engineering Division of the Department of Sustainable Development and Construction reviewed the request and determined that it will not significantly impact the surrounding roadway system.

STAFF ANALYSIS:

Comprehensive Plan:

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

The use is consistent with the following land use policy:

Land Use Element

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES.

Policy 1.1.2 Focus on Southern Sector development opportunities.

Implementation Measure 1.1.2.1 Initiate Area Plans to evaluate land use opportunities for appropriate and compatible development and to coordinate public investment and land use regulations with development activity. Include area stakeholders in the development of Area Plans.

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

Implementation Measure 1.1.5.3 Encourage neighborhood-serving office, retail, or other non-residential uses to be located in residential community areas, primarily on significant roadways or at key intersections.

Area Plan:

NeighborUp is an independent collective impact nonprofit, convened to accelerate the GrowSouth vision and mobilize economic development in three target Southern Dallas neighborhoods. These neighborhoods are: 1) Red Bird from I-35 to S. Cockrell Hill Rd; 2) Parkdale/Urbandale, a far southeast Dallas neighborhood, and 3) The Education Corridor between Paul Quinn College on the east and the University of North Texas-Dallas on the west. Neighbor Up serves as a new tool to attack poverty and stimulate growth and improvement in Southern Dallas.

Goals of the Parkdale/Urbandale target area are to secure this neighborhood as the best place to raise a family by ensuring great schools through encouraging formalized neighborhood association and school partnerships and increased parental engagement and student awareness of the emerging Dallas job market; ensuring nice homes/neighborhoods through allocating GrowSouth challenge grants to promote beautification events; and providing a great quality of life by promoting ridership and engagement with DART, improving parks and decreasing crime.

Surrounding Land Uses:

	Zoning	Land Use
Site	NS(A) - D-1	Undeveloped
North	NS(A) - D-1	Undeveloped
South	MF-2(A)	Multifamily
West	MF-2(A)	Multifamily
East	LI	Undeveloped

Land Use Compatibility:

The request site is approximately 3.0 acres and is currently undeveloped. The existing zoning of the property is NS(A)-D-1 Neighborhood Service District with a Liquor Control Overlay. The property is adjacent to undeveloped land to the north and east and multifamily development to the west and south with a high density single family neighborhood further north of the site.

The applicant is proposing to develop the request site with an 11,120 square foot building and a 6,750 square foot canopied motor vehicle fueling station with 10 fuel pumps and two, 391 square foot loading/unloading zones at each end of the canopy.

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.

Although the request site is adjacent to several tracts of undeveloped land to the north and east, the site is immediately adjacent to a multifamily district. The proposed design provides an enhanced landscape plan to ensure compatibility with the existing multifamily development to the west and south. In addition, the facility will be secured by a six-foot solid fence to the west and the installation of five foot wide sidewalks will provide accessibility and walkability to the facility from St. Francis Avenue and South Bucker Boulevard. Further in an effort to not only provide a service but to also complement the community by serving as an asset, the applicant intends to operate the facility 24 hours a day. By operating the business 24 hours a day and maintaining a well-lighted facility, the applicant believes it will discourage any unwanted activity within the area. The periodic review during the automatic renewal process will help to ensure the use continues to operate according the conditions and site plan.

Parking:

The Dallas Development Code requires off-street parking to be provided for a general merchandise use at 1 space for each 200 square feet of floor area, 1 space for each 100 square feet of restaurant use, and two spaces for a motor vehicle fueling station. Therefore, the parking requirements for the proposed 3,272 square foot restaurant use are 33 spaces; 22 spaces for the 4,364 square foot general merchandise store, 17 spaces for the 3,484 square foot laundry use and two spaces for the 7,532 square foot motor vehicle fueling station. The total required parking spaces is 74. The attached site plan depicts a total of 74 parking spaces.

Landscaping:

The proposed development is required to provide landscaping in accordance with Article X of the Dallas Development Code. Some of the mandatory requirements are: 10-foot landscape buffer and a solid fence along the boundaries where adjacent residential development occurs, site trees, street trees, and screening of off-street parking.

List of Partners

AP & TA Investments, Inc

Mr. Atiq Pradhan	Owner/President
Mr. Talat Mahmood	Owner/Vice President

Proposed SUP Conditions

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

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

3. TIME LIMIT: This specific use permit expires five years from the passage of this ordinance, but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (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. FENCE: A six-foot-high solid wood fence must be provided in the location shown on the attached landscape plan.

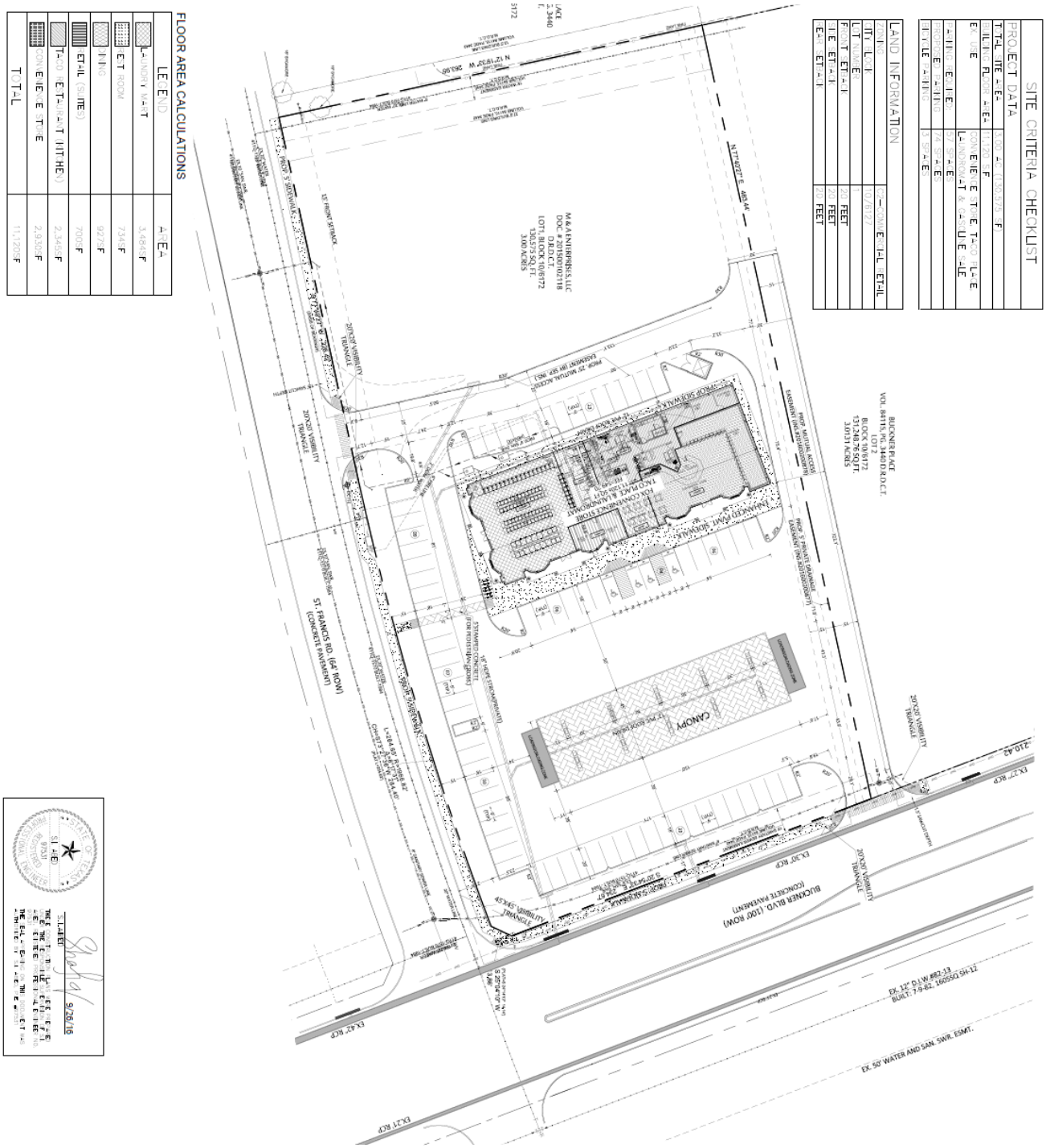
5. INGRESS-EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.

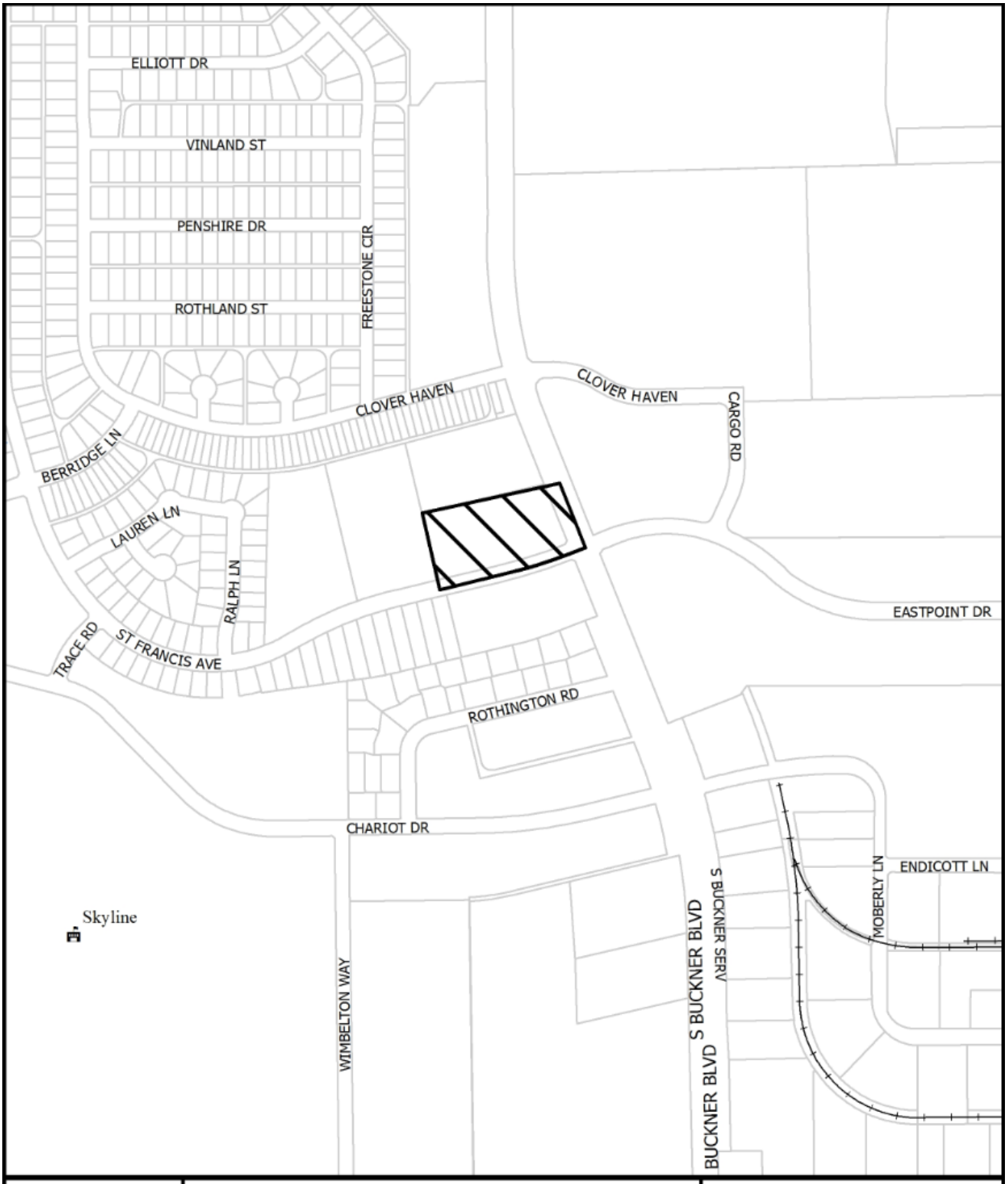
6. PARKING: Off-street parking must be located as shown on the attached site plan.

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

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

Proposed Site Plan





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VICINITY MAP

Case no: Z156-360

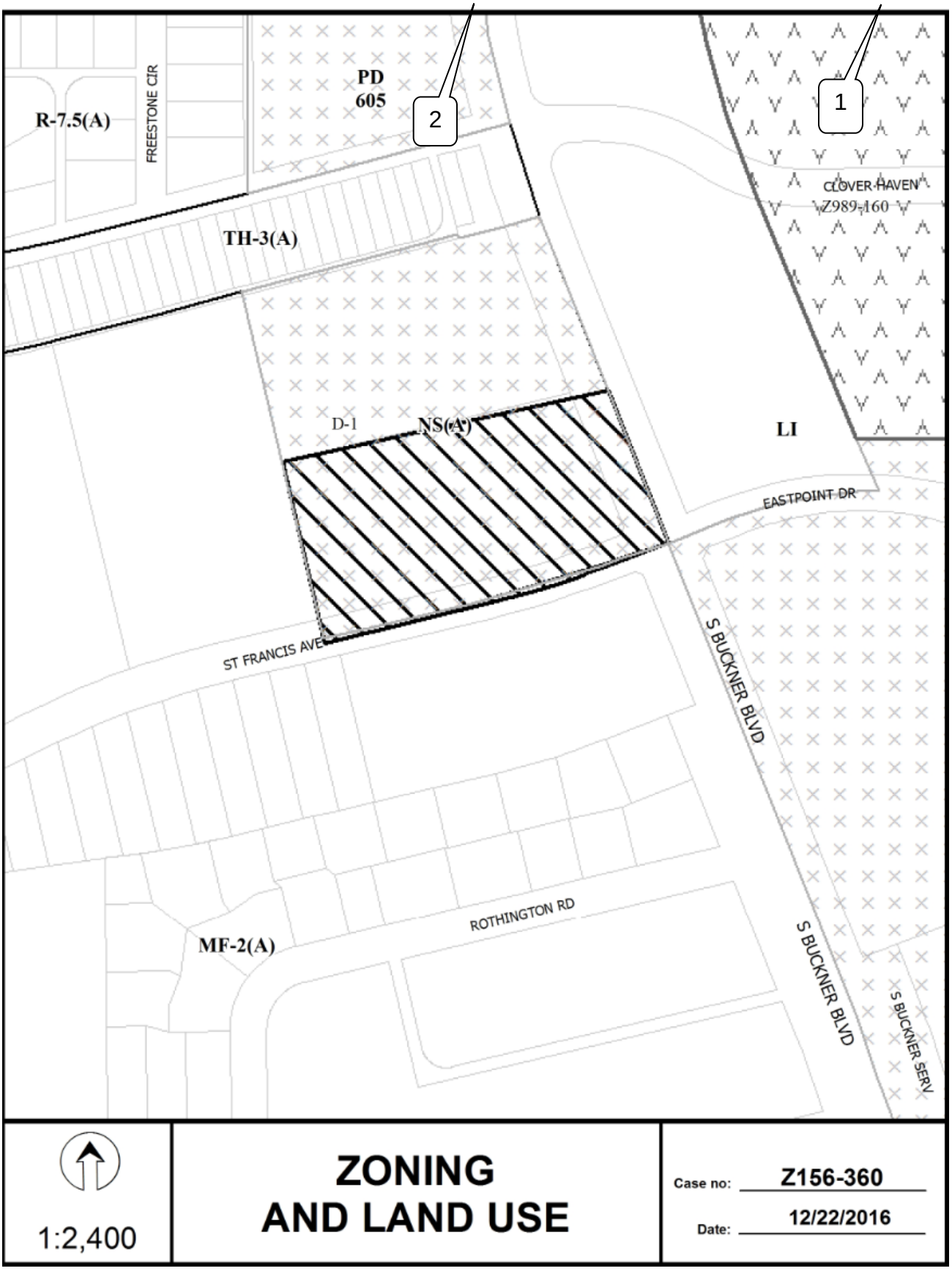
Date: 12/22/2016

1:2,400

AERIAL MAP

Case no: Z156-360

Date: 12/22/2016


PD
605
2
1
R-7.5(A)
FREESTONE CIR
TH-3(A)
CLOVER HAVEN
Z989-160
D-1
NS(A)
LI
EASTPOINT DR
ST FRANCIS AVE
S BUCKNER BLVD
ROTHINGTON RD
MF-2(A)
S BUCKNER BLVD
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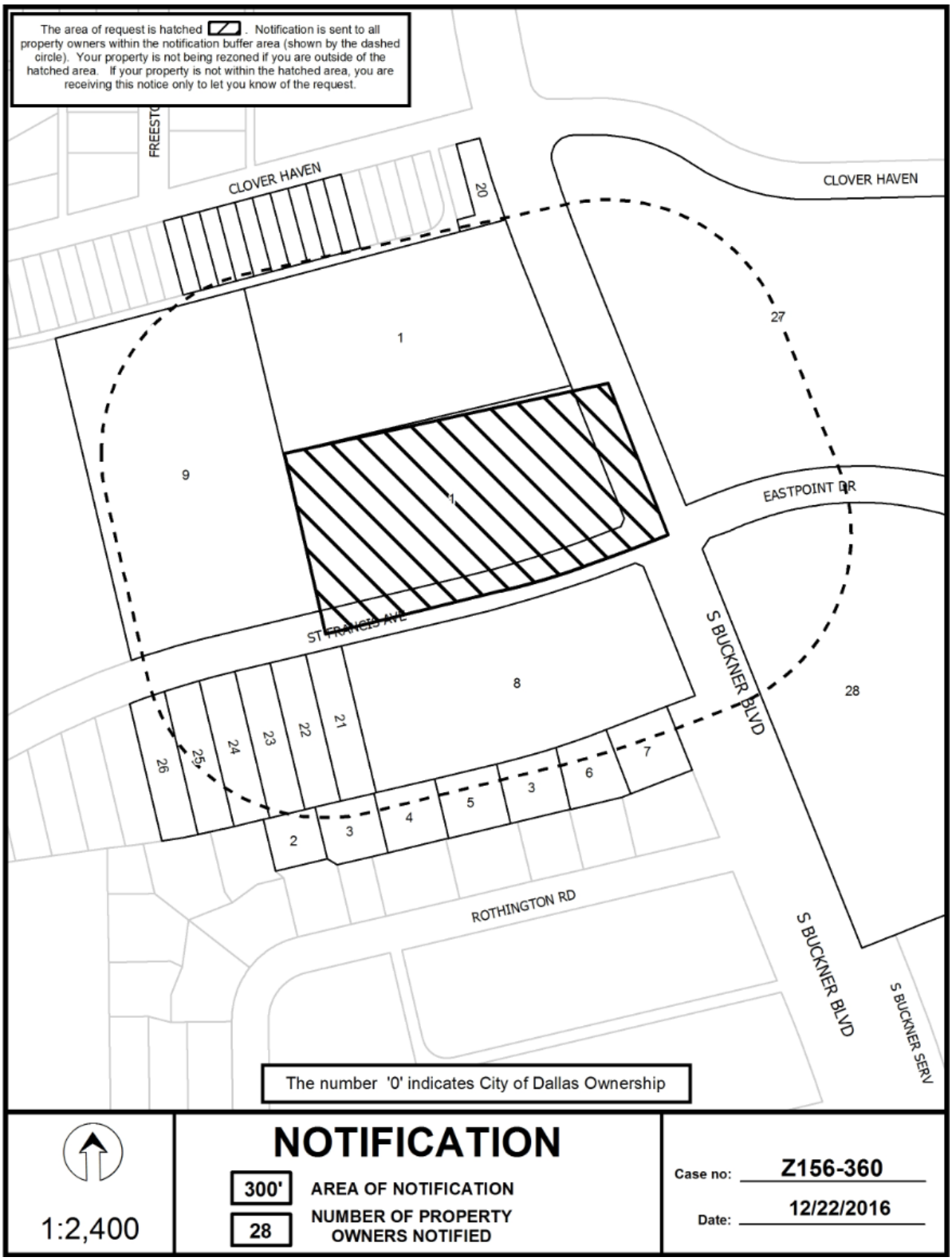
1:2,400
ZONING
AND LAND USE
Case no: Z156-360
Date: 12/22/2016


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.
CLOVER HAVEN
CLOVER HAVEN
EASTPOINT DR
ST FRANCIS AVE
S BUCKNER BLVD
S BUCKNER BLVD
S BUCKNER SERV
ROTHINGTON RD
20
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27
9
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8
28
26
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23
22
21
7
6
3
5
4
3
2
The number '0' indicates City of Dallas Ownership
NOTIFICATION
300'
AREA OF NOTIFICATION
28
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z156-360
Date: 12/22/2016

12/22/2016

Notification List of Property Owners

Z156-360

28 Property Owners Notified

Label #	*Address*		*Owner*
1	5100	S BUCKNER BLVD	M & A ENTERPRISES LLC
2	8005	ROTHINGTON RD	KHAN ARIF
3	8005	ROTHINGTON RD	TKN REALTY LLC
4	8005	ROTHINGTON RD	PHAN VINH KHAI &
5	8005	ROTHINGTON RD	NGUYEN TUNG KIM
6	8007	ROTHINGTON RD	ROTHINGTON APTS LLC
7	8007	ROTHINGTON RD	TNK REALTY LLC
8	4999	S BUCKNER BLVD	BUCKNER TOWN VIEW HOLDINGS LTD
9	4748	ST FRANCIS AVE	RANCHO BUCKNER LTD
10	4803	CLOVER HAVEN	MORENO BRENDA DARLINE
11	4763	CLOVER HAVEN	BROWN EDWARD
12	4759	CLOVER HAVEN	KINGBLACK SANDRA E
13	4755	CLOVER HAVEN	WILLIAMS ERMA JEAN
14	4751	CLOVER HAVEN	ANDERSON GARY D
15	4747	CLOVER HAVEN	CARRAWAY KAROLYN
16	4743	CLOVER HAVEN	PIERRO MAYOLA
17	4739	CLOVER HAVEN	THOMAS CAROLYN ANN
18	4735	CLOVER HAVEN	MENDOZA J CONSEPCION BARBOZA &
19	4731	CLOVER HAVEN	REDDIC GLORIA
20	4703	CLOVER HAVEN	MAYWEATHER LARETA
21	4727	ST FRANCIS AVE	ALLEN JIMMY L & CLOMA M
22	4723	ST FRANCIS AVE	LONG CARL
23	4719	ST FRANCIS AVE	HICKS TONIE Y
24	4715	ST FRANCIS AVE	PITTS SUZANNE
25	4711	ST FRANCIS AVE	HERRERA CECILIA P
26	4707	ST FRANCIS AVE	SANCHEZ JUANA &

12/22/2016

Label #	*Address*		*Owner*
27	5194	BUCKNER BLVD	EXTER BUCKNER LAND LP
28	8200	EASTPOINT DR	VALLEY COCA COLA BOTTLING

CITY PLAN COMMISSION **THURSDAY, FEBRUARY 16, 2017**

Planner: Olga Torres-Holyoak

FILE NUMBER: Z156-334(OTH) **DATE FILED:** July 22, 2016

LOCATION: On the northwest corner of Inwood Road and Oriole Drive

COUNCIL DISTRICT: 2 **MAPSCO:** 34 - M

SIZE OF REQUEST: ± 1.03 acres **CENSUS TRACT:** 71.02

APPLICANT/ OWNER: Park Cities Pre School LLC

REPRESENTATIVE: Karl A. Crawley, MASTERPLAN

REQUEST: An application for a Planned Development District for R-7.5(A) Single Family District uses and a child-care facility and repealing Specific Use Permit No. 597 for a day nursery on property zoned an R-7.5(A) Single Family District.

SUMMARY: The applicant proposes to demolish the existing building and build a 13,639 square feet, two-story building for a child-care facility.

STAFF RECOMMENDATION: **Approval**, subject to a development plan and conditions; and **approval** of the repealing of Specific Use Permit No. 597.

CPC PREVIOUS ACTION: On November 10, 2016, the City Plan Commission held this case under advisement until November 17, 2016; on November 17, 2016, the City Plan Commission held this case under advisement until December 15, 2016; on December 15, 2016, the City Plan Commission held this case until January 19, 2017. On January 19, 2017, the City Plan Commission held the case under advisement until February 16, 2017 to allow the applicant to make changes to the development plan. Staff is supportive of the development plan with the additional items noted in the report.

Background:

- The proposed 1.03 acres are currently developed with a 4,642 square foot, one-story structure built in 1950. The property was previously use for a day school.
- The applicant is proposing to demolish the existing building and construct a new 13,805 square foot, two-story structure for a child-care facility.
- The child-care facility will operate from 6:30 a.m. to 6:30 p.m. from Monday to Friday and serve approximately 180 to 200 students daily.
- The property is located in an established residential neighborhood, surrounded by multifamily to the northwest, west, and south; single family and undeveloped to the north; and single family to the east.

Zoning History: There has been one zoning request in the area within the last five years.

1. BDA 134-018 On March 17, 2014, the Board of Adjustment granted a special exception to the fence height of four feet, subject to compliance with the submitted revised site plan and elevation.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Oriole Drive	Local	50 feet
Inwood Road	Principal Arterial	100 ft.

Land Use:

	Zoning	Land Use
Site	R-7.5(A), SUP 597	Vacant
North	R-7.5(A)	Single Family, undeveloped
East	R-10(A)	Single Family
South	MF-(A)	Multifamily
West	MF-(A)	Multifamily

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 area is considered a residential neighborhood building block which main uses are composed of shops, restaurants or institutional uses such as schools that serve the neighborhood residents. Such uses are more likely to be located along edges or at key intersections. The property is located near multifamily and denser residential development. For such reason, the proposed development is appropriate for the property.

The following goals and policies support the proposed development:

Land Use Element

GOAL 1.1 Align Land Use Strategies with Economic Development Priorities

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

The proposed development will provide a service to the neighborhood and provide one of the preferred uses in a residential neighborhood.

Urban Design

GOAL 5.2 Strengthen Community and Neighborhood Identity

Policy 5.2.1 Maintain neighborhood scale and character.

The new structure will not exceed 35 feet in height. The residential proximity slope requirements will apply when adjacent to single family residential districts. The proposed new structure will be compatible with the existing surrounding structures.

Land Use Compatibility:

The proposed site is currently developed with a 4,642 square foot, one-story structure built in 1950. The property was previously use for a day school. The applicant is proposing to demolish the existing building and construct a new 13,805 square foot, two-story structure for a child-care facility.

The request site is surrounded by multifamily to the northwest, west, and south; single family and undeveloped to the north; and single family to the east.

The proposed hours of operation (6:30 a.m. to 6:30 p.m. Monday-Friday) seem to be appropriate for the neighboring area. The center will provide service to approximately 180 to 200 students daily.

Traffic:

The applicant provided a Traffic Management Plan letter for staff review. The Engineering Division of the Sustainable Development and Construction Department has determined that the proposed use will not significantly impact the surrounding roadway system.

Parking:

The parking requirement for a child-care facility is one parking space for every 500 square feet of floor area for the use. The applicant is required to provide 28 parking spaces for the proposed child-care facility. The applicant is providing 34 parking spaces. Required parking must be provided as shown in the development plan.

Landscaping:

The applicant is requesting that landscaping be required in accordance to Article X.

Partners and Principles

Park Cities Pre School, LLC, owner/operator

Noel J. Rigley, Manager
Pratiksha Rigley, Manager

PROPOSED CONDITIONS

Z156-334

ARTICLE ___.

PD ____.

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

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

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

PD _____ is established on property located on the northwest corner of Inwood Road and Oriole Drive. The size of PD ____ is approximately 1.03 acres. (Ord. ____)

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

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

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

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

SEC. 51P-___.104. EXHIBITS.

The following exhibit is incorporated into this article: Exhibit ___A: development plan.

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

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

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

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-7.5(A) Single Family District only by specific use permit (SUP) is permitted

in this district only by SUP; a use subject to development impact review (DIR) in the R-7.5(A) Single Family District is subject to DIR in this district; etc.

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

-- Child care facility.

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

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

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

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

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

(b) Front yard. For a child-care facility, minimum front yard is 35 feet on Oriole Drive.

(c) Floor area. For a child-care facility, maximum floor area is 15,000 square feet.

(d) Height. Maximum structure height is 35 feet.

(e) Except as provided in this subsection, any portion of a structure over 26 feet in height may not be located above a residential proximity slope. The residential proximity slope is a plane projected upward and outward at a one-to-three rise over run from private property in a single family district. Structures listed in Section 51A-408 are exempt from Residential Proximity Slope requirements.

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

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

(b) Child-care facility.

(1) Off-street parking and loading must be provided as shown on the development plan.

(2) Parking may be provided in the required front yards along Inwood Road and Oriole Drive as shown on the development plan.

(3) Screening of parking must be a minimum height of three feet.

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

See Article VI.

SEC. 51P-___.111. LANDSCAPING.

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

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

(c) Screening of parking as required in Sec. 51P___.109 can be used as a design standard per Article X.

SEC. 51P-___.112. SIGNS.

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

SEC. 51P-____. 113 LIGHTING.

(a) Prohibited light sources. The following light fixtures and sources may not be used if the direct light emitted is visible from adjacent areas:

(1) Low-pressure sodium and mercury vapor light sources.

(2) Cobra-head type fixtures having dished or drop lenses or refractors which house other than incandescent sources.

(3) Searchlights and other high-intensity narrow-beam fixtures.

(b) Lighting design requirements.

(1) In general. Outdoor lighting must primarily be used to provide safety, accent key architectural elements, or emphasize public areas or landscape features. All lighting fixtures must meet the requirements of this section.

(2) Fixture (luminaire)

(A) In order to direct light downward, all lighting fixtures must be full cutoff fixtures.

(B) Fixtures must be mounted in such a manner that the cone of light is contained on-site and does not cross any property line of the site.

(C) Lighting fixtures may not exceed 20 feet in height above the parking.

(D) Lighting fixtures may not be less than nine feet nor more than 15 feet in height above the sidewalk in pedestrian areas. All light fixtures located within 50 feet of a residential district may not extend more than 15 feet in height.

(3) Light source (lamp).

(A) The light source must be concealed and must not be visible from any public right of way or adjacent properties.

(B) Only incandescent, fluorescent, metal halide, or color-corrected high pressure sodium may be used.

(C) The same light source type must be used for the same or similar types of lighting throughout the development.

(4) Security lighting.

(A) Building-mounted security light fixtures such as wall packs may not project above the roof line of the building and must be shielded.

(B) Security fixtures may not be substituted for parking area or walkway lighting and are restricted to loading, storage, service and similar locations.

(5) Accent lighting. Only lighting used to accent architectural elements, landscaping, or art may be directed upward, provided that the fixture is located, aimed, or shielded to minimize light spill into the night sky.

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

(a) For a child-care facility: Playground equipment is allowed in the front yard on Inwood Road and Oriole Drive.

(b) For a child-care facility: Fences with a maximum height of six feet are allowed in the required yards.

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

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

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

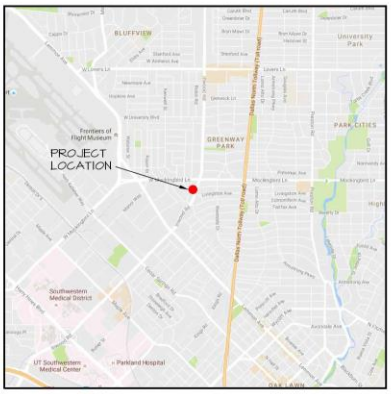
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

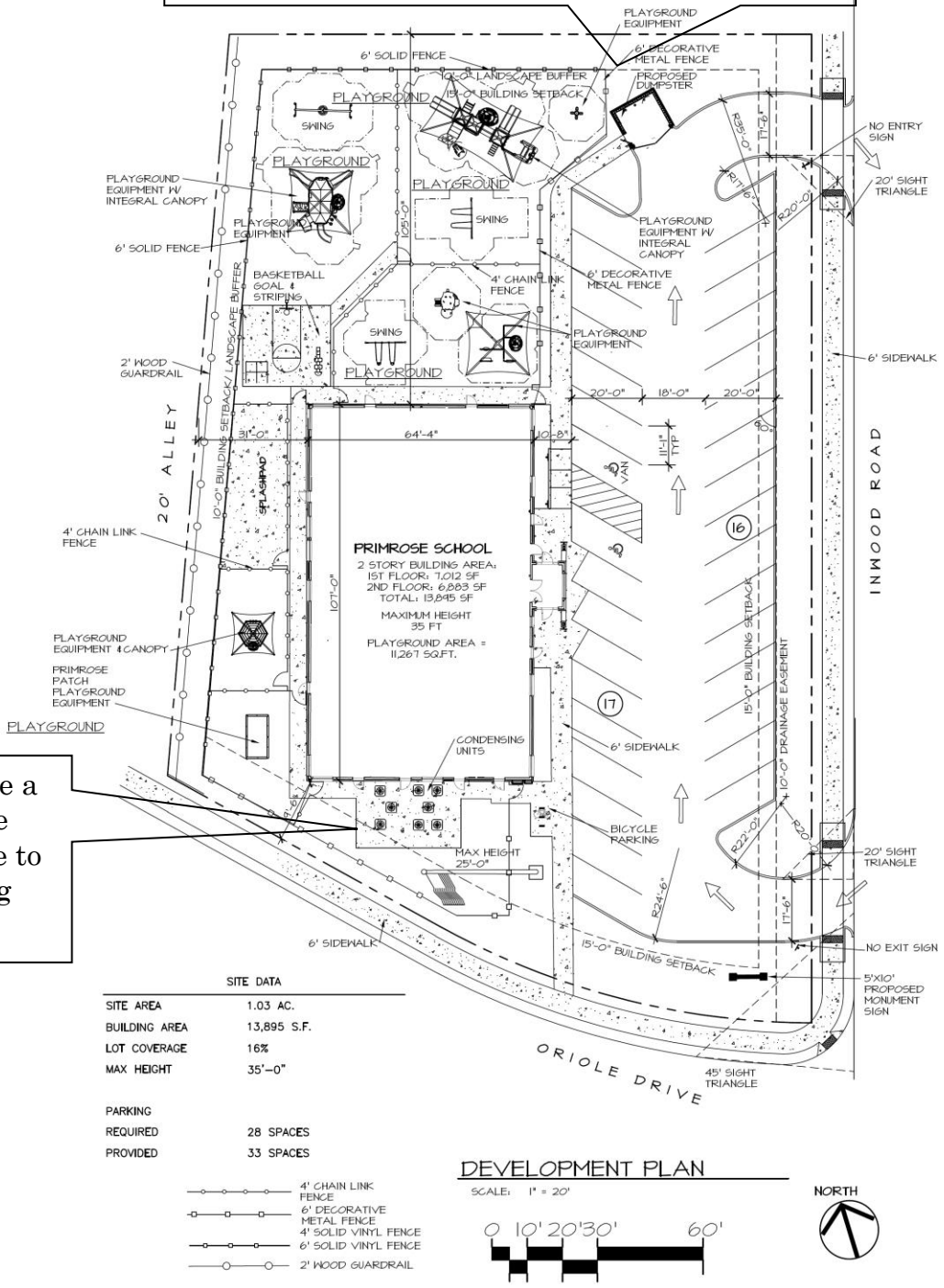
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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

PROPOSED DEVELOPMENT PLAN

In addition to Article X requirements, the applicant will provide a 6-foot large evergreen shrub solid hedge to screen the use from the adjacent residential district.

VICINITY MAP





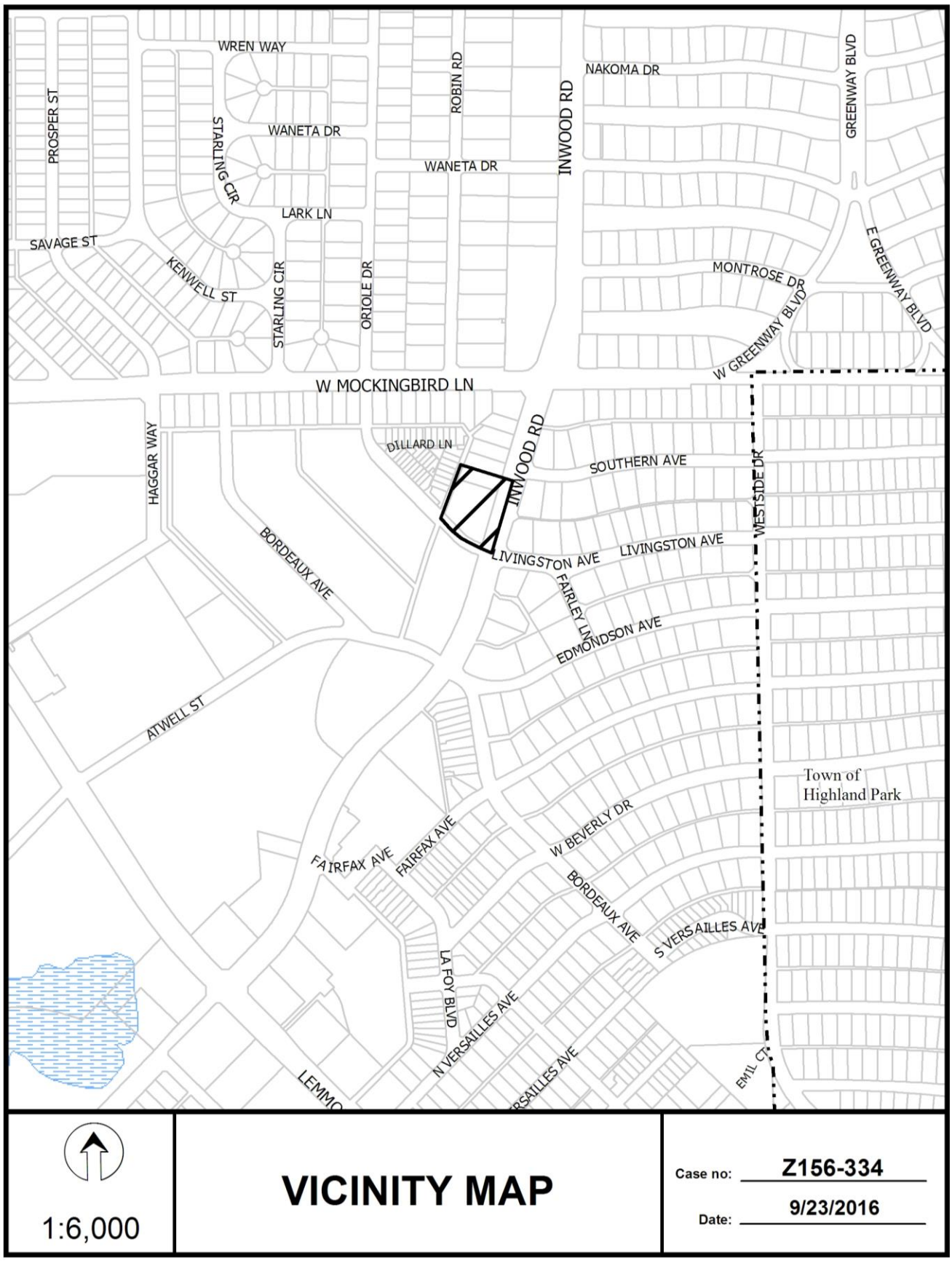
Applicant will provide a minimum 3-foot large solid evergreen hedge to screen the condensing units.

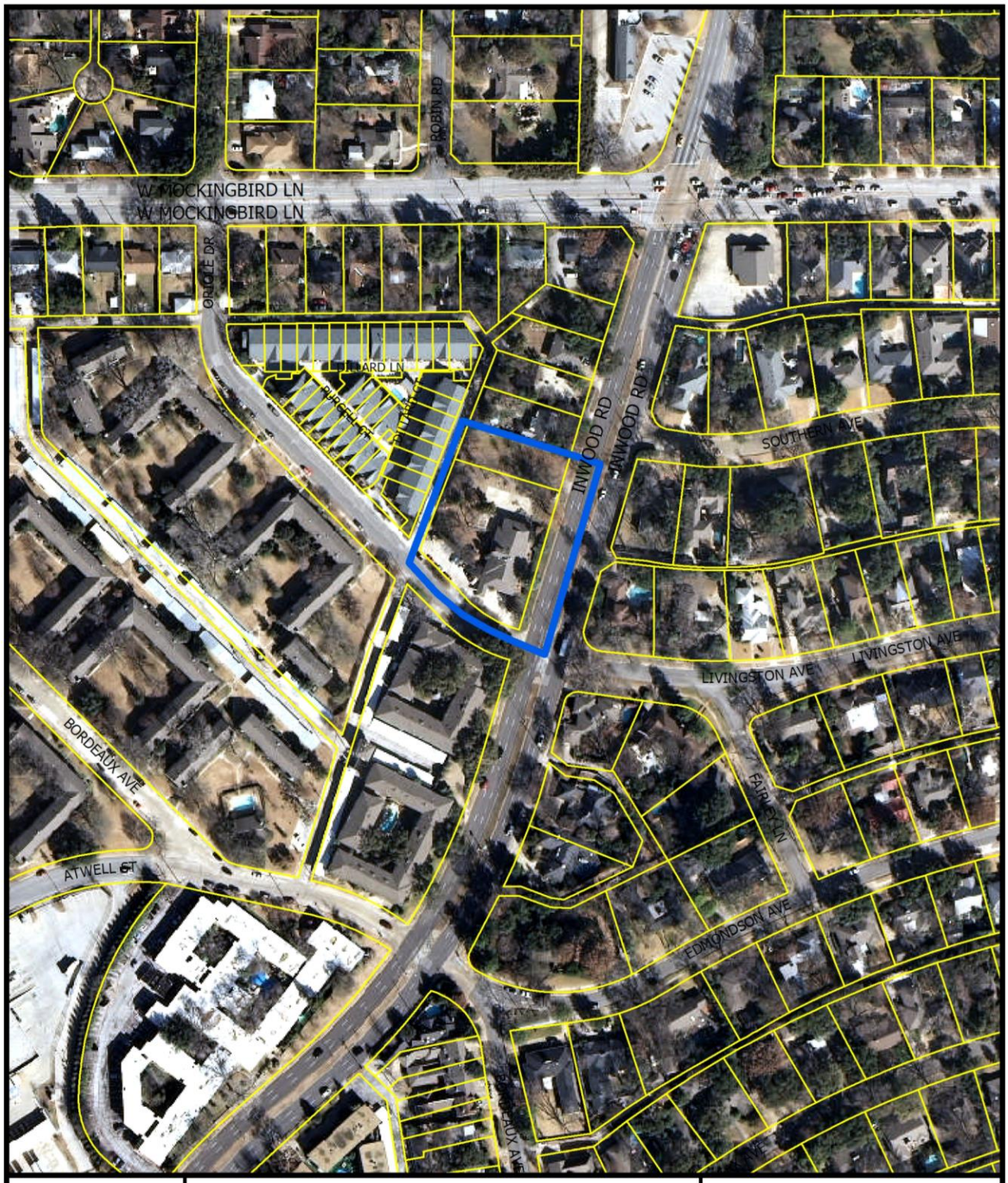
SITE DATA

SITE AREA	1.03 AC.
BUILDING AREA	13,895 S.F.
LOT COVERAGE	16%
MAX HEIGHT	35'-0"
PARKING	
REQUIRED	28 SPACES
PROVIDED	33 SPACES

4' CHAIN LINK FENCE
6' DECORATIVE METAL FENCE
4' SOLID VINYL FENCE
6' SOLID VINYL FENCE
2' WOOD GUARDRAIL

DEVELOPMENT PLAN
SCALE: 1" = 20'
0 10' 20' 30' 60'
NORTH


WREN WAY
PROSPER ST
STARLING CIR
WANETA DR
ROBIN RD
INWOOD RD
NAKOMA DR
GREENWAY BLVD
WANETA DR
LARK LN
SAVAGE ST
KENWELL ST
STARLING CIR
ORIOLE DR
MONTROSE DR
E GREENWAY BLVD
W GREENWAY BLVD
W MOCKINGBIRD LN
DILLARD LN
INWOOD RD
SOUTHERN AVE
HAGGAR WAY
BORDEAUX AVE
LIVINGSTON AVE
LIVINGSTON AVE
WESTSIDE DR
FAIRLEY LN
EDMONDSON AVE
ATWELL ST
Town of
Highland Park
W BEVERLY DR
FAIRFAX AVE
FAIRFAX AVE
BORDEAUX AVE
S VERSAILLES AVE
LA FOY BLVD
N VERSAILLES AVE
EMIL CT
LEMMO
1:6,000
VICINITY MAP
Case no: Z156-334
Date: 9/23/2016

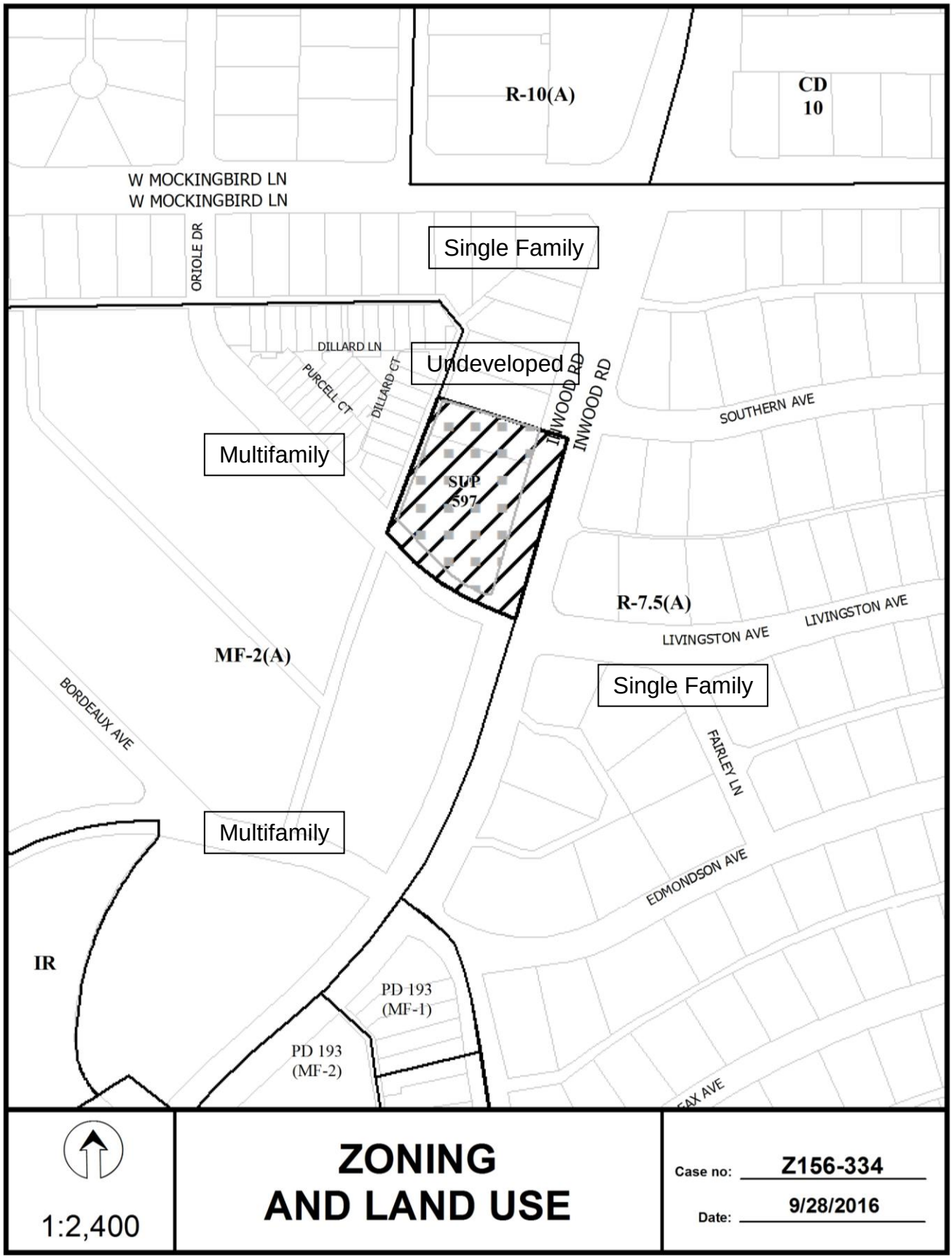


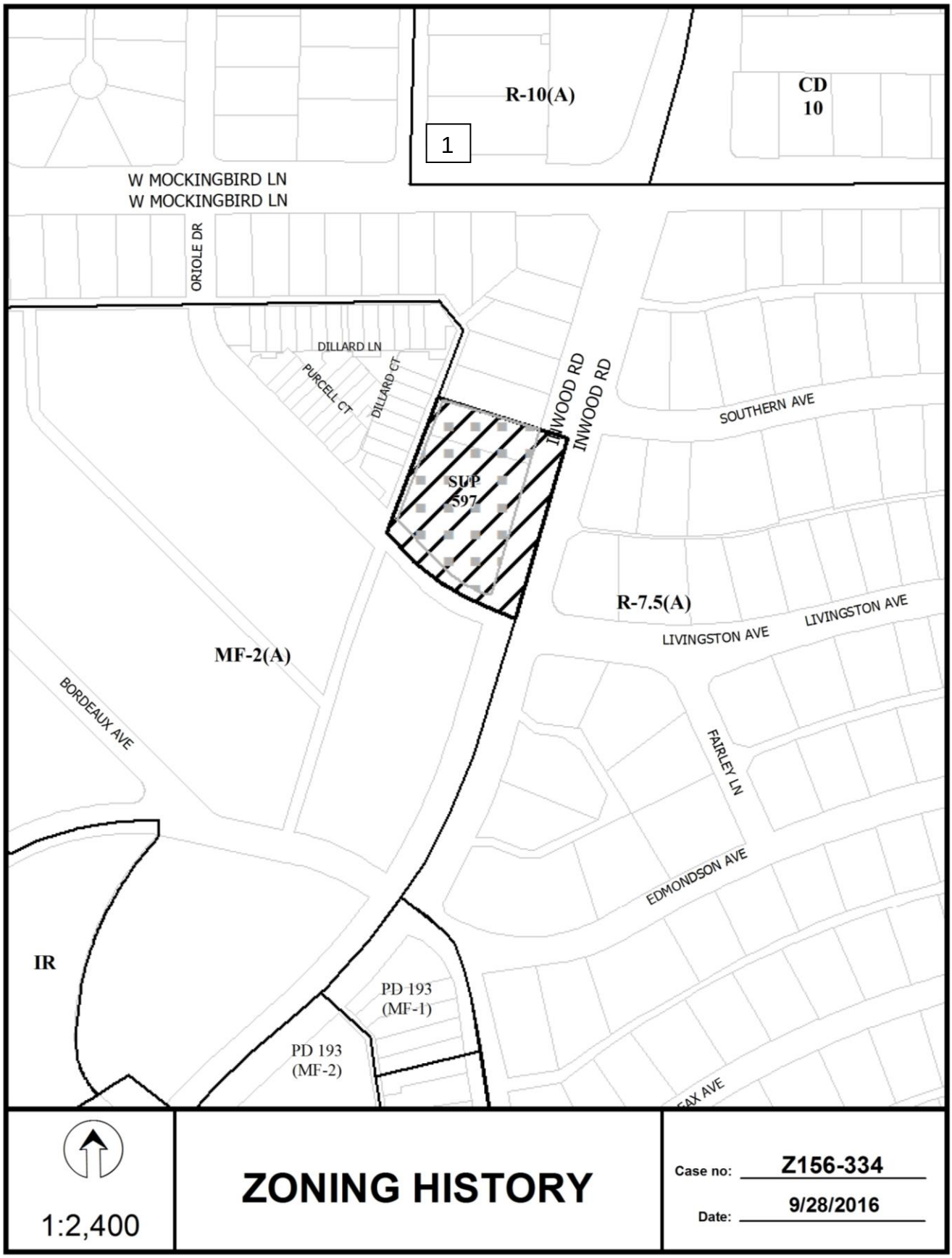
1:2,400

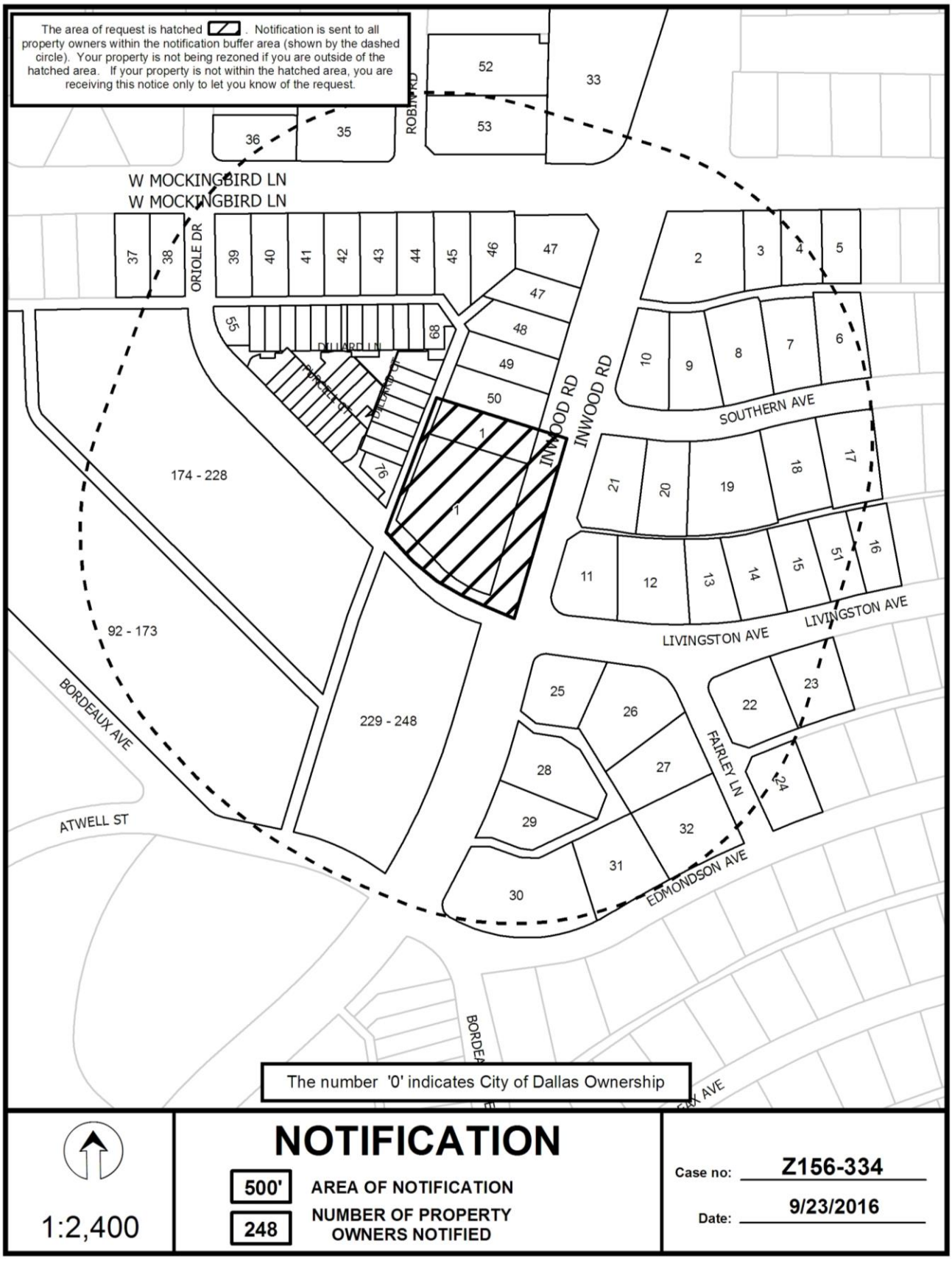
AERIAL MAP

Case no: Z156-334

Date: 9/23/2016


R-10(A)
CD 10
W MOCKINGBIRD LN
W MOCKINGBIRD LN
ORIOLE DR
Single Family
DILLARD LN
PURCELL CT
DILLARD CT
Undeveloped
INWOOD RD
INWOOD RD
SOUTHERN AVE
Multifamily
SUP 597
R-7.5(A)
LIVINGSTON AVE
LIVINGSTON AVE
MF-2(A)
Single Family
BORDEAUX AVE
FAIRLEY LN
Multifamily
EDMONDSON AVE
IR
PD 193 (MF-1)
PD 193 (MF-2)
1:2,400
ZONING AND LAND USE
Case no: Z156-334
Date: 9/28/2016


R-10(A)
CD 10
1
W MOCKINGBIRD LN
W MOCKINGBIRD LN
ORIOLE DR
DILLARD LN
PURCELL CT
DILLARD CT
INWOOD RD
INWOOD RD
SOUTHERN AVE
SUP 597
R-7.5(A)
LIVINGSTON AVE
LIVINGSTON AVE
MF-2(A)
BORDEAUX AVE
FAIRLEY LN
EDMONDSON AVE
IR
PD 193 (MF-1)
PD 193 (MF-2)
1:2,400
ZONING HISTORY
Case no: Z156-334
Date: 9/28/2016


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.
W MOCKINGBIRD LN
W MOCKINGBIRD LN
ROBIN RD
ORIOLE DR
INWOOD RD
INWOOD RD
SOUTHERN AVE
LIVINGSTON AVE
LIVINGSTON AVE
DILLARD LN
DILLARD CT
DILLARD CIR
174 - 228
92 - 173
229 - 248
BORDEAUX AVE
ATWELL ST
FAIRLEY LN
EDMONDSON AVE
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
248
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z156-334
Date: 9/23/2016

09/23/2016

Notification List of Property Owners

Z156-334

248 Property Owners Notified

Label #	*Address*		*Owner*
1	4021	INWOOD RD	PARK CITIES PRE SCHOOL LLC
2	5300	W MOCKINGBIRD LN	NORTH SPANISH CONGREGATION OF
3	5312	W MOCKINGBIRD LN	JACKSON DALE S
4	5314	W MOCKINGBIRD LN	NILES JOHN &
5	5318	W MOCKINGBIRD LN	MCALEXANDER JOHN P &
6	5331	SOUTHERN AVE	NORRED J WESLEY &
7	5323	SOUTHERN AVE	PEARL ALISON
8	5315	SOUTHERN AVE	KELLEY RICHARD &
9	5311	SOUTHERN AVE	SCHONERT CHARLES G
10	5305	SOUTHERN AVE	BLESSING WILLIAM & ELISABETH ANN
11	5203	LIVINGSTON AVE	LAVIE ROBERT
12	5217	LIVINGSTON AVE	BOOTH ANNETTE
13	5305	LIVINGSTON AVE	WORKMAN HILMA
14	5313	LIVINGSTON AVE	VANAMBURGH AMY
15	5319	LIVINGSTON AVE	DEMARCO JENNIFER ANNE
16	5327	LIVINGSTON AVE	POLLOCK MAUREEN D
17	5330	SOUTHERN AVE	MCGEE NANCY CLARK MGMT TRUST
18	5322	SOUTHERN AVE	MAHER CATHARINE M & PATRICK J
19	5314	SOUTHERN AVE	VAREL NICHOLOUS MARK JR &
20	5308	SOUTHERN AVE	CROSBIE DARREN BRUCE
21	5304	SOUTHERN AVE	OKEEFE MARY K
22	5304	LIVINGSTON AVE	CREWS PATRICIA COOK
23	5314	LIVINGSTON AVE	RYDER MARY LYNN M
24	5305	EDMONDSON AVE	SABO MARY SWAIN
25	5206	LIVINGSTON AVE	KERLEY MARGUERITE A
26	5214	LIVINGSTON AVE	SHACKELFORD JOHN C &

09/23/2016

Label #	*Address*		*Owner*
27	3915	FAIRLEY LN	EWERT TRAVIS C & CHRISTINA B
28	3922	INWOOD RD	CALISE CHARLES J & SVITLANA V
29	3914	INWOOD RD	BRIGGS MICHAEL JAMES
30	5203	EDMONDSON AVE	AUMAN SHERRILL LEONARD JR
31	5225	EDMONDSON AVE	5225 EDMONDSON LLC
32	5239	EDMONDSON AVE	WESTEN TRACY A & LINDA LAWSON
33	6529	INWOOD RD	CORPORATION OF EPISCOPAL
34	6515	ROBIN RD	LAMBERT ARTHUR V & JESSICA AYN
35	6507	ROBIN RD	BERRY MURDINE
36	5111	W MOCKINGBIRD LN	WILSON MARY S
37	5016	W MOCKINGBIRD LN	SU GU REN
38	5022	W MOCKINGBIRD LN	SCHEPP ASHLEY STEINER
39	5102	W MOCKINGBIRD LN	STEINER JUNE &
40	5106	W MOCKINGBIRD LN	ELMA NIHAL
41	5112	W MOCKINGBIRD LN	DAVIS ROSEMARY
42	5116	W MOCKINGBIRD LN	SEITZ WILLIAM RAYMOND
43	5122	W MOCKINGBIRD LN	MAGERS BRUCE TERRY
44	5126	W MOCKINGBIRD LN	CONDON SEAN P &
45	5202	W MOCKINGBIRD LN	MUELLER JOHN R &
46	5208	W MOCKINGBIRD LN	DODD ERNEST WAYNE
47	5214	W MOCKINGBIRD LN	KOELZER RONALD J &
48	4103	INWOOD RD	SCHWARZ CHAD J
49	4031	INWOOD RD	DODSON JULIA ANN
50	4025	INWOOD RD	WITHERS BETTY GANTT
51	5323	LIVINGSTON AVE	GARY HOLLAND P & LEILA HENDERSON
52	6510	ROBIN RD	YOUNG DARCY &
53	6506	ROBIN RD	STRICKFADEN BRIAN & CAROLYN
54	6328	ORIOLE DR	PCTH LTD
55	5103	DILLARD LN	COHEN DAVID J
56	5105	DILLARD LN	DOUGLAS ROBERT SAMUEL JR
57	5107	DILLARD LN	LIM LAURA

09/23/2016

Label #	*Address*		*Owner*
58	5109	DILLARD LN	SEHAT REZA
59	5111	DILLARD LN	RAWLINSON MELINDA A
60	5113	DILLARD LN	LOSADA CARA
61	5115	DILLARD LN	SEHAT ALVAN J & SAHHAND C
62	5117	DILLARD LN	ROEVER RICHARD O
63	26	DILLARD LN	HOA PARK CITIES TOWNH INC
64	5119	DILLARD LN	SHU LI
65	5121	DILLARD LN	SISCO DANA & G KIRK
66	5123	DILLARD LN	TOMASO BRUCE NICHOLAS & PATRICIA ANN NOLAN
67	5125	DILLARD LN	SCHOLIN RICHARD J & CATHERINE L
68	5127	DILLARD LN	GIBSON DANA
69	4016	DILLARD CT	VANDIVER WENDY
70	4014	DILLARD CT	ROTNOFSKY HEATHER A
71	4012	DILLARD CT	OHERN PETER M & VICTORIA
72	4010	DILLARD CT	DELROSAL KARLA
73	4008	DILLARD CT	STOKER DARREN J
74	4006	DILLARD CT	HOM SUZANNE
75	4004	DILLARD CT	OLSEN PHYLLIS M
76	4002	DILLARD CT	HUSSEY JUSTIN & KATHRYN L
77	6344	ORIOLE AVE	MARTINEZ SUSANA
78	6346	ORIOLE AVE	BOWEN MICHAEL DAVID
79	6348	ORIOLE AVE	BANDY JASON SHAWN &
80	6350	ORIOLE AVE	KESSLER RAYMOND G & WALTRAUT L
81	6352	ORIOLE AVE	ZHU HONG
82	6354	ORIOLE AVE	BLAIR BELINDA B
83	6356	ORIOLE AVE	FARBER KELLY A
84	6402	ORIOLE AVE	SHEEHAN MAEVE
85	6404	ORIOLE AVE	BROUILLARD DIANE M
86	6406	ORIOLE AVE	CONWAY THAIS CORINNE
87	6312	PURCELL CT	MCCARTHY MASOUMEH HASHEMI
88	6310	PURCELL CT	CALHOUN DIONNE L

09/23/2016

Label #	*Address*		*Owner*
89	6308	PURCELL CT	BETTY YOUNG FAMILY LTD
90	6306	PURCELL CT	WESTHOFF PAIGE
91	6304	PURCELL CT	RODRIGUE MICHAEL
92	6456	BORDEAUX AVE	DE MARCO ROBERT T
93	6458	BORDEAUX AVE	MOITZ MELISSA & RICHARD JR
94	6460	BORDEAUX AVE	SCHULTZE ULRIKE
95	6462	BORDEAUX AVE	FU CHIAWAN
96	6464	BORDEAUX AVE	DAY EVELYN H
97	6466	BORDEAUX AVE	ROSS LISA RENEE
98	6468	BORDEAUX AVE	EELLS ANDREW T & NOHELIA A
99	6470	BORDEAUX AVE	COLOSIMO DOMINIC A &
100	6472	BORDEAUX AVE	KAZI SABIHA
101	6474	BORDEAUX AVE	FREEMAN REBECCA E
102	6476	BORDEAUX AVE	HINOJOSA ALICIA C
103	6478	BORDEAUX AVE	LEWIS SHERIDAN F
104	6480	BORDEAUX AVE	LINDSAY CARREY THOMAS
105	6482	BORDEAUX AVE	MBLS REVOCABLE TRUST
106	6484	BORDEAUX AVE	COLLINS CHRISTA
107	6486	BORDEAUX AVE	SANDLER FRADA
108	6488	BORDEAUX AVE	MARSHALL ROBERT L
109	6490	BORDEAUX AVE	MORRIS BRODY H & PAYDEN E
110	6492	BORDEAUX AVE	BLANSHARD ROBERT JR
111	6494	BORDEAUX AVE	LAMENSDORF EDWARD B
112	6496	BORDEAUX AVE	MCCORMACK MYLES
113	6498	BORDEAUX AVE	FRANK PORFIRIA J
114	6444	BORDEAUX AVE	PRETZLAFF KARA &
115	6446	BORDEAUX AVE	CODY CRISTAL L
116	6448	BORDEAUX AVE	MULVENNA CARLO JOHN & DEBRA
117	6450	BORDEAUX AVE	AMINMAHMOUDI MASOUMEH &
118	6452	BORDEAUX AVE	EDWARDS STEVEN H &
119	6454	BORDEAUX AVE	ESPINOZA FRANCES A

09/23/2016

Label #	*Address*		*Owner*
120	6400	BORDEAUX AVE	GASS CHARLEEN S
121	6402	BORDEAUX AVE	SPERRY KATHRYN
122	6404	BORDEAUX AVE	TAYLOR MARK H
123	6406	BORDEAUX AVE	WAGNER RACHEL
124	6408	BORDEAUX AVE	SHIELDS JOSEPH M
125	6410	BORDEAUX AVE	HAWKINS MARK E
126	6412	BORDEAUX AVE	JONES CATHERINE
127	6414	BORDEAUX AVE	UNGUREANU VANDA
128	6416	BORDEAUX AVE	SMITH OLIVIA GRACE
129	6418	BORDEAUX AVE	WOODBURY MICHELLE
130	6420	BORDEAUX AVE	RAY CYNTHIA A
131	6422	BORDEAUX AVE	MORKEN MITCHELL W &
132	6424	BORDEAUX AVE	OLIVE WALK PPTIES LLC
133	6426	BORDEAUX AVE	PORTER RONALD JAMES
134	6428	BORDEAUX AVE	RIFKIN GARY S
135	6430	BORDEAUX AVE	CLIFTON DOUGLAS W
136	6432	BORDEAUX AVE	NALL STEVE
137	6434	BORDEAUX AVE	HALL JEFFREY A
138	6436	BORDEAUX AVE	MORGAN MELISSA BETH ET AL
139	6438	BORDEAUX AVE	ENLOW J ANDREW & NANCY L
140	6440	BORDEAUX AVE	PORCARI CYNTHIA L
141	6442	BORDEAUX AVE	SANDOVAL BARRY D
142	6336	BORDEAUX AVE	TROOP SARAH
143	6338	BORDEAUX AVE	MOSMEYER RACHEL A
144	6340	BORDEAUX AVE	MONTGOMERY MARGARET
145	6342	BORDEAUX AVE	BERAUD KEVAH C
146	6344	BORDEAUX AVE	GERTSON CAROL A
147	6346	BORDEAUX AVE	JOHNSON JIM S & SUSAN H
148	6348	BORDEAUX AVE	HART KRISTEN DALE
149	6350	BORDEAUX AVE	WILLIAMS SHANNON M
150	6352	BORDEAUX AVE	WITT CAROLINE W

09/23/2016

Label #	*Address*		*Owner*
151	6354	BORDEAUX AVE	CHANG YAMEI
152	6356	BORDEAUX AVE	PERRYMAN KRISTAN
153	6358	BORDEAUX AVE	CRAWFORD MARK S
154	6360	BORDEAUX AVE	SULTEMEIER CINDY
155	6362	BORDEAUX AVE	JACKSON MICHEAL W
156	6364	BORDEAUX AVE	IRWIN WILLIAM C
157	6366	BORDEAUX AVE	DION LONA JEAN
158	6370	BORDEAUX AVE	CORNELL REGENT
159	6372	BORDEAUX AVE	MCELYEA MATTHEW S
160	6374	BORDEAUX AVE	HAFFORD MELANIE
161	6376	BORDEAUX AVE	CROSSLEY ANNE BLAIR
162	6378	BORDEAUX AVE	PETERSON ASHLEY F
163	6324	BORDEAUX AVE	COX AMY SUE
164	6326	BORDEAUX AVE	RANGER CRAIG
165	6328	BORDEAUX AVE	FEDERAL NATIONAL MTG ASSOC
166	6330	BORDEAUX AVE	GONIWIECHA RACHEL
167	6332	BORDEAUX AVE	SUAREZ PETER M JR
168	6334	BORDEAUX AVE	TUCKER LINDA E LIFETIME
169	6314	BORDEAUX AVE	FERGUSON NANCY S
170	6316	BORDEAUX AVE	GONZALEZ VERONICA DARLENE
171	6318	BORDEAUX AVE	WAMSA LLC
172	6320	BORDEAUX AVE	FORD LEIGH R
173	6322	BORDEAUX AVE	ELASHMAWY MARIAM A &
174	6449	ORIOLE DR	GONZALEZ LIZA MARIE
175	6451	ORIOLE DR	JOHNSON JIM S
176	6453	ORIOLE DR	HOFFMAN KELLY D
177	6455	ORIOLE DR	LANE KELLY K
178	6441	ORIOLE DR	LILES JUDY A
179	6443	ORIOLE DR	BUSH EMMA J
180	6445	ORIOLE DR	HENDRIX CHRIS E
181	6447	ORIOLE DR	FUTRELL L RON JR

09/23/2016

Label #	*Address*		*Owner*
182	6401	ORIOLE DR	KELLEY NANCY ANN
183	6403	ORIOLE DR	CURATOLO KELLY
184	6405	ORIOLE DR	GINDRAT TRINA
185	6407	ORIOLE DR	COX JOHN ROBERT
186	6409	ORIOLE DR	WORTHINGTON SUSAN C
187	6411	ORIOLE DR	BERRY RUSSELL
188	6413	ORIOLE DR	FRAWLEY STEVEN A
189	6415	ORIOLE DR	PASCHAL KYLE K
190	6417	ORIOLE DR	LEWIS BRANDEE YVONNE
191	6419	ORIOLE DR	DANIELSON KEVIN L
192	6421	ORIOLE DR	HOFFMAN KEITH
193	6423	ORIOLE DR	SUAN MCKENZIE LEHUA &
194	6425	ORIOLE DR	MASSAD KELLY
195	6427	ORIOLE DR	DUCHENE ELEANOR A
196	6429	ORIOLE DR	CEVALLOS NICHOLAS D
197	6431	ORIOLE DR	BALDWIN DAVID
198	6433	ORIOLE DR	SMITH JUDY GATHRIGHT
199	6435	ORIOLE DR	WOLFE JOHN & LINDA
200	6437	BORDEAUX AVE	LONDON LISA K & MARIAN J
201	6365	ORIOLE DR	MORRISON M MONICA
202	6367	ORIOLE DR	ALTMAN MARCUS I
203	6369	ORIOLE DR	WANG CYNTHIA
204	6371	ORIOLE DR	OLIVE WALK PPTIES LLC
205	6325	ORIOLE DR	BAKER RAMONA A &
206	6327	BORDEAUX AVE	HARRISON JOSHUA
207	6329	ORIOLE DR	PALERMO JO CAROLE
208	6331	ORIOLE DR	WILSON MICHAEL
209	6333	ORIOLE DR	BELLAMY MARCUS D
210	6335	ORIOLE DR	MCKIE REVOCABLE TRUST
211	6337	ORIOLE DR	SCOTT PAUL T
212	6339	ORIOLE DR	NAUGHTON ELIZABETH A

09/23/2016

Label #	*Address*		*Owner*
213	6341	ORIOLE DR	WHEELER ALBERT &
214	6343	ORIOLE DR	WAGNER YVONNE C
215	6345	ORIOLE DR	MARTIN DEBRA D
216	6347	ORIOLE DR	BLACKWELL JANET E
217	6349	ORIOLE DR	ANYZESKI DARLENE M
218	6351	ORIOLE DR	SCHAEFBAUER SUZANNE
219	6353	ORIOLE DR	LYDAY LESLIE MARVIN
220	6355	ORIOLE DR	MARTIN MEGAN RENEE
221	6357	ORIOLE DR	LOGAN JENNIFER J
222	6359	ORIOLE DR	GRIFFIN LAURA
223	6361	ORIOLE DR	GOODMAN SALLY GLENN
224	6363	ORIOLE DR	DEPAULA STEPHEN D & KAREN
225	6317	ORIOLE DR	LERNER PATRICIA M
226	6319	ORIOLE DR	DAVIS MELISSA
227	6321	ORIOLE DR	MORGAN KRISTY JOAN
228	6323	ORIOLE DR	THORSTENS PAMELA ANN
229	3909	INWOOD RD	BALLAS VICTOR
230	3909	INWOOD RD	SANTANGELO WILLIAM C
231	3909	INWOOD RD	BALLAS VICTOR
232	3913	INWOOD RD	ALFORD LORIEN
233	3913	INWOOD RD	ROARK J FRANK
234	3917	INWOOD RD	PORGIER PIER PROPERTIES LLC
235	3917	INWOOD RD	GEROW DAVID P LIVING TRUST
236	3917	INWOOD RD	KELLER ANTHONY PAUL
237	3917	INWOOD RD	MCWILLIAMS COLBY L
238	3921	INWOOD RD	MILLER TONY & MELISSA A
239	3917	INWOOD RD	WARBINGTON RICK
240	3917	INWOOD RD	WOODWARD ROBERT A
241	3921	INWOOD RD	4T ESTATE INVESTMENTS LLC
242	3925	INWOOD RD	ELLIOTT JOSEPHINE L
243	3925	INWOOD RD	NEALY DEBBRA

09/23/2016

Label #	*Address*		*Owner*
244	3929	INWOOD RD	BELL LAUREN T
245	3933	INWOOD RD	BALLAS VICTOR E
246	3933	INWOOD RD	KRUYSHOP KLAAS JR
247	3937	INWOOD RD	SKAUG BRIAN A
248	3937	INWOOD RD	PIERCE SUE HELEN

CITY PLAN COMMISSION **THURSDAY, FEBRUARY 16, 2017**

Planner: Olga Torres-Holyoak

FILE NUMBER: Z167-101(OTH) **DATE FILED:** October 3, 2016

LOCATION: On the south side of Clarkwood Drive and the east side of Clark Springs Drive, north of Camp Wisdom Road.

COUNCIL DISTRICT: 3 **MAPSCO:** 61B-U

SIZE OF REQUEST: Approx. 25.68 acres **CENSUS TRACT:** 165.21

APPLICANT: Clark Ridge Canyon Ltd.

OWNER: Thomas M. Gaubert Trust

REPRESENTATIVE: Dr. Carrie Gordon

REQUEST: An application to amend Planned Development District No. 938.

SUMMARY: The applicant is requesting to increase the density from 200 units to 248; reduce the height of the structures from 38 feet to 35 feet; reduce the required distance for the location of the six-foot fence from 10 feet to three feet; reduce the distance for the location of the front retention wall from 10 feet to three feet; to add the parking garages, storage areas and carports on the development plan; and to reduce the required open area/conservation easement/tree preservation zone.

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

CPC PREVIOUS ACTION: On February 2, 2017, the CPC held this case under advisement to February 16, 2017. On January 5, 2017, the City Plan Commission held this case under advisement to February 2, 2017.

BACKGROUND:

- The 25.68 acres of land in the request site is currently undeveloped. The applicant is preparing the grounds for construction.

- Planned Development District No. 938 was originally approved on March 28, 2015. The applicant submitted a waiver of the two year waiting period in order to be able to submit this application to amend the PD.

- The original Planned Development District was created for a total density of 200 dwelling units (4-plex units) within 50 buildings, a club house, and 14 plus acres of open area/conservation easement/tree preservation zone. As the applicant prepared the land for construction, it was discovered that more land could be developed than originally thought. Thus the request to increase the total number of units to 248.

- Staff was supportive of the existing density in the PD (200 units) because the applicant provided a reasonable open area/conservation easement/tree preservation zone to compensate for the high density.

- In addition to an increase in density, the applicant is requesting the following: 1) to reduce the required open area/conservation easement/tree preservation zone to 8.9337 from 14.4 acres to accommodate the proposed additional density; 2) to reduce the required distance of the location of the six-foot fence and the 10 foot retaining wall from 10 feet to three feet in the front yard setback; 3) to add the garages with storage units and carports to the development plan.

- The maximum height currently allowed in the PD is 38 feet. However, the property has deed restrictions on a portion (southwest end of the property) that restrict the height to a maximum of 35 feet. The applicant agrees to match the height to the deed restrictions height.

- After the January 22, 2017, CPC meeting, the applicant met with the Commissioner of the District and staff. Compromises were suggested and agreed upon and are reflected in the case report and conditions.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Clarkridge Drive	Local	56' ROW
Clarkwood Drive	Local	56' ROW
Clark Road	Principal Arterial	Variable ROW

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.

LAND USE ELEMENT

GOAL 1.1 Align Land Use Strategies with Economic Development Priorities

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

The existing density is high for the location of the property. By increasing the density from 200 to 248 units, staff believes the development would not be compatible with the character of the existing single family neighborhood. The property is surrounded by single family and townhome development in the area. To the east of the property is undeveloped, flood plain and tree canopy.

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 938 with deed restrictions on a portion	Undeveloped
North	A(A)	LBJ Freeway ramp
East	TH-1(A), A(A)	Single family, undeveloped, flood plain, tree canopy
South	City of Duncanville	Single family
West	PD No. 599, CR with deed restrictions	Single Family, undeveloped

Land Use Compatibility:

The request 25.68 acres of land in the request area are currently being prepared for construction. The applicant is requesting to increase the dwelling unit density from 200 units to 248, reduce the required distance of the location of the six-foot fence and 10-foot retaining wall from 10 feet to three-feet; to include the parking garages, storage areas and carports on the development plan; reduce the height of the structures from 38 feet to 35 feet; and to reduce the open space/conservation easement/tree preservation zone area from 14.40 required acres of open space/conservation easement/tree preservation zone to 7.4876 acres of required open space/conservation easement/tree preservation zone.

Density:

The applicant is requesting to increase the density from 200 to 248 units. The original Planned Development District was created for a total density of 200 dwelling units (4-plex units) within 50 buildings along with a 4,000 plus square feet club house. The original density is already high in comparison to the density allowed by the original zoning district of the land, TH-1(A) District. The TH-1(A) District allows for six dwelling units per acre (154 units). The CR District does not allow for residential uses.

When the applicant requested the creation of the PD, staff's recommendation of approval was primarily based in the fact that the applicant was offering a preservation area on the property to protect the existing habitat, the existing tree canopy, and provide open space/conservation easement/tree preservation zone.

As the applicant prepared the land for construction, it was discovered that more land could be developed, thus the request. Even though the zoning of the surrounding area is for PD No. 599 and TH-1(A) which allow for multifamily and single family uses respectively, the site is nestled in a primarily single family developed area. Staff believes the proposed density is generally not compatible in scale to the existing single family development across Clarkwood Drive/Clarkridge Drive.

While it was agreed that some trigger towards the construction of a traffic signal at Clark and Clark Ridge was acceptable prior to obtaining a building permit to go beyond 200 units, the applicant will did not want the additional units to be contingent on a contract being in place for its construction. The applicant indicated a willingness to commit to help funding it, but did not want to commit to a trigger that was beyond their control such as the City executing a contract for construction of the signal. However, staff is not supportive of adding additional units unless the signal is under contract in order to ensure it will be in place in a reasonable time period.

Location of the retention wall and fence, and type of fence:

The applicant is requesting to reduce the required distance of the location of the fence and retaining wall from 10 feet to three feet. Staff is not supportive of this request for aesthetic reasons and for block face compatibility. The residential development across the street has approximately 20 feet unobstructed front yard setback. That is five more

feet than required in PD No. 938. The PD requires a 15 feet front yard setback. Allowing for a six foot fence and a retaining wall within three feet of the property line, the front yard of the development along the street will not have a complimentary design for the already established single family development on the other side of the street and the area in general.

The location of the retention wall and fence within three feet of the property line along the street will not allow sufficient space for the adequate landscaping along the front of the property. According to the applicant, the retaining wall location is variable depending on the final grading of the site. The development plan indicates a retaining wall will only be necessary in certain locations along the street frontage. However, this could change depending on the final grading of the site.

The applicant proposes to install a six foot wrought-iron or tubular metal fence with masonry columns at corners along the street frontages and provide a three foot setback to allow for landscaping. Staff's preferred location of the fence and retaining wall is as it is already permitted in the existing conditions of the PD.

Staff's preferred design along street right-of-way is to provide a street frontage compatible to that of the existing single family development across Clarkwood Drive/Clark Springs Drive.

The applicant is removing the sectional drawing that shows an elevation of a portion of the retaining wall and fence for the units along the Clarkwood Drive/Clark Springs Drive from the plan.

Height:

The maximum height currently allowed in the PD is 38 feet. However, a portion of the property currently has deed restrictions that restrict the height to a maximum of 35 feet (southwest end of the property). After discussing with the applicant, it was agreed that for practical reasons the maximum height allowed in the entire PD should be 35 feet.

DISTRICT	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
PD No. 938 Multifamily	15'	5'	8 dwelling units per acre	35'	75%		Multifamily
Proposed							
PD No. 938 Multifamily	15'	5'	10 dwelling units per acre	35'	75%		Multifamily

Pedestrian Trail:

The applicant had originally proposed constructing a pedestrian trail in the open space area but that is not being proposed as a condition of the PD. Any active use of the proposed conservation area would need to be reviewed to ensure no natural areas were being disturbed.

Parking:

For multifamily uses, the off-street parking must be provided in accordance with Division 51A-4.200 for each use. For multifamily development, a minimum of one parking space is required per bedroom. An additional one-quarter space per dwelling unit must be provided for guest parking if the required parking is restricted to resident parking only. If the property is developed as proposed, the required parking will be a minimum 348 parking spaces for the 248 dwelling units, 62 spaces for guests and five parking spaces required for the club house. The total required parking is 415 parking spaces. The applicant is providing a total of 491 parking spaces, which is an excess of 76 parking spaces for the proposed development.

The applicant proposed to amend the existing development plan to show the parking garages, storage areas and the carports. The structures were inadvertently left out of the original development plan. The garage/storage units will be one-story structures.

Landscaping:

In general, landscaping will be provided in accordance with Article X. As mentioned before, the applicant is proposing a reduction of the required distance of the location of the six-foot fence and 10-foot retaining wall from 10 feet to three feet. The reduction of the setback for the fence and retaining wall will not allow enough space to provide trees to be located between the street and the fence or wall. Staff would prefer to see trees placed closer to the street rather than behind the fence and wall.

Reduction of the required open space/conservation easement/tree preservation zone:

The applicant is requesting to reduce the open space/conservation easement/tree preservation zone (tree conservation area in conditions) as shown on the approved development plan to accommodate the proposed additional 12 buildings, and garages, carports and storage areas. The applicant is requesting the reduction of the open space/conservation easement/tree preservation zone from 14.4 acres to 7.4876 acres.

After the PD was originally created, the City arborist received an inventory of the existing trees. When the lower slope and creek area was surveyed, a larger protected tree count was established. Based on the new information, the arborist determined the potential mitigation for the previously approved development. The applicant removed unprotected trees and vegetation for property assessment after the initial tree survey

was approved by the Chief Arborist. Any ongoing work in the area before mass grading should only be to remove the mass of tree and vegetation debris to prevent public safety issues.

Based on initial survey and sampling of protected trees throughout the property, it is the opinion of the arborist that the expansion of the development shall be mitigated with the tree conservation area after adjustment for the larger development area. Additional required landscape trees would add to the replacement of removed protected trees.

A condition has been added to the Landscaping Section to regulate the preservation of the trees in the conservation areas (as shown on the development plan). A conservation easement must be dedicated prior to obtaining a building permit.

Traffic:

In the original zoning case (Z134-116), staff based the Traffic Impact Analysis on the proposal to develop 156 dwelling units. At that time, staff's comments were that the proposed number of units at build-out would affect the level of service at the intersection of Clark Road and Clark Ridge Drive, reducing the level to D. At the time of the application to create PD No. 938, the TIA recommended that a traffic signal be installed at the intersection. With an increase of units from 156 (original TIA was for only for 156 dwelling units) to 248, or 59 percent, the level of service (LOS) will diminish even more without a traffic signal.

The Engineering Division of the Sustainable Development and Construction Department and the Mobility and Streets Service Department met to discuss the project's proposed 248 dwelling units and the impact on the traffic and the need for a traffic signal at the intersection of Clark Road and Clark Ridge Drive.

The applicant has indicated a commitment to contribute to the cost of the traffic signal installation up to a maximum of $200,000 if the additional 48 units are approved. The applicant also offered to work with state officials to obtain funds for the installation of the tragic signal. For informational purposes, a typical traffic signal costs between $200,000 and $250,000, this includes the cost of conducting a signal warrant analysis as well as the design and construction.

The PD conditions have been updated to include the requirement for the traffic signal to be under contract for construction before the applicant obtains a building permit for any dwelling units above 200.

Access to Camp Wisdom Road:

The applicant removed the road to West Camp Wisdom Road that would have relieved traffic to Clarkwood Drive.

Conditions:

Staff and the applicant now agree on all conditions except for the fence and retaining walls location along the public right-of-way, where the applicant is requesting to reduce the distance from 10 feet to three feet.

Partners & Principles

Clark Ridge Canyon , Ltd.

General Partner is Clark Ridge Canyon GP, LLC
Member Thomas M. Gaubert
President Thomas. M. Gaubert
Chief Financial Officer David L. Hager
Secretary Jessica Trevizo

Class A. Limited Partners
Thomas M. Gaubert

Class Limited Partner
Henry Building Inc.

Class C. Limited Partner
Wildwood Development Company Inc.

PROPOSED CONDITIONS

ARTICLE 938.
PD 938.

SEC. 51P-938.1O1. LEGISLATIVE HISTORY.

PD 938 was established by Ordinance No.29685, passed by the Dallas City Council on March 25, 2015.

SEC. 51P-938.102. PROPERTY LOCATION AND SIZE.

PD 938 was established on property located on Camp Wisdom Road east of Clark Road. The size of PD 938 is approximately 25.68 acres.

SEC. 51P-938.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article, STOOP means a small porch leading to the entrance of a residence.

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

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

SEC. 51P-938.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit 938A development plan, as amended.

SEC. 51P-938.105. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit 938A, as amended). If there is a conflict between the text of this article and the development plan, the text of this article controls.

SEC. 51P-938.106. MAIN USES PERMITTED.

The only main uses permitted are those main uses permitted in the MF-1(A) Multifamily District, subject to the same conditions applicable in the MF-1(A) Multifamily District, as set out in Chapter 51A. For example, a use permitted in the MF-1(A) Multifamily District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MF-1(A) Multifamily District is subject to DIR in this district; etc.

SEC. 51P-938.107. ACCESSORY USES.

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

SEC. 51P-938.108. YARD, LOT, AND SPACE REGULATIONS.

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

(a) Front yard.

(1) Minimum front yard is 15 feet.

(2) Cantilevered roof eaves, stoops, and stairs may project up to five feet into the required front yard. Stoops and stairs that project into the front yard may not exceed eight feet in width and four feet in height.

(3) Railings for stoops, stairs, and porches may project up to five feet into the required front yard. Railings that project into the front yard may not exceed 42 inches in height.

(b) Side and rear yard. Minimum side yard is five feet. Minimum rear yard is five feet.

(c) Density. Maximum dwelling unit density is 8.35 ~~7.79~~ units per acre. Maximum number of dwelling units is 248 ~~200~~. No building permit shall be provided for more than 200 dwelling units unless there is prove that the contract for the installation of the signal light at the intersection of Clarkridge Drive and Clark Road is signed.

(d) Floor area ratio. No maximum floor area ratio.

(e) Height.

(1) Maximum structure height is 35~~8~~ feet.

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

(A) Ornamental cupola or dome.

(B) Skylights.

(C) Chimney and vent stacks.

(f) Lot coverage. Maximum lot coverage is 75 percent. Above ground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(g) Lot size. No minimum lot size.

(h) Stories. Maximum number of stories above grade is one.

(i) Traffic Light: No building permit shall be issued for more than 200 dwelling units unless there is a contract for installation of the traffic light at the intersection of Clark Road and Clarkridge Drive.

SEC. 51P-938.109. OFF-STREET PARKING AND LOADING.

(a) Except as provided in this section, consult the use regulations in Division 51A4.200 for the specific off-street parking and loading requirements for each use.

(b) For an accessory community center (private), one space per 1,000 square feet of floor area is required.

SEC. 51P-938.11O. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-938.111. LANDSCAPING.

(a) In general.

(1) Except as provided in this section, landscaping and tree preservation, removal, and replacement must be provided in accordance with Article X.

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

(b) Tree Conservation Areas.

(1) Protected trees located in a tree conservation area, as shown on the development plan, within a 100-year flood plain may count towards mitigation at a ratio of one inch of replacement tree for every two inches of conserved protected trees.

(2) Protected trees located in a tree conservation area, as shown on the development plan, not located in a 100-year flood plain may count towards mitigation at a ratio of one inch of replacement tree for every one inch of conserved protected trees.

(3) The protected trees in the tree conservation areas shown on the development plan must be preserved. Before the issuance of a building permit, a

conservation easement complying with Article X must be dedicated in the locations shown as tree conservation areas on the development plan.

SEC. 51P-938.112. FENCES AND RETAINING WALLS.

(a) Fencing located in a~~the~~ required front yard must be wrought-iron or tubular metal with masonry columns at corners ~~an open tubular steel type~~.

Staff's Recommendation:

(b) Fencing located in a required front yard may be a maximum height of six ~~eight~~ feet if the fencing is setback 10 feet from the Property line.

(c) Retaining walls located in a front yard may not exceed 10 feet in height and must be setback 10 feet from the Property line.

Applicant's Request:

(b) Fencing located in a required front yard may be a maximum height of six ~~eight~~ feet if the fencing is setback three ~~10~~ feet from the Property line.

(c) Retaining walls located in a front yard may not exceed 10 feet in height and must be setback three ~~10~~ feet from the Property line.

SEC. 51P-938.113. SIGNS.

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

SEC. 51P-938.114. ADDITIONAL PROVISIONS.

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

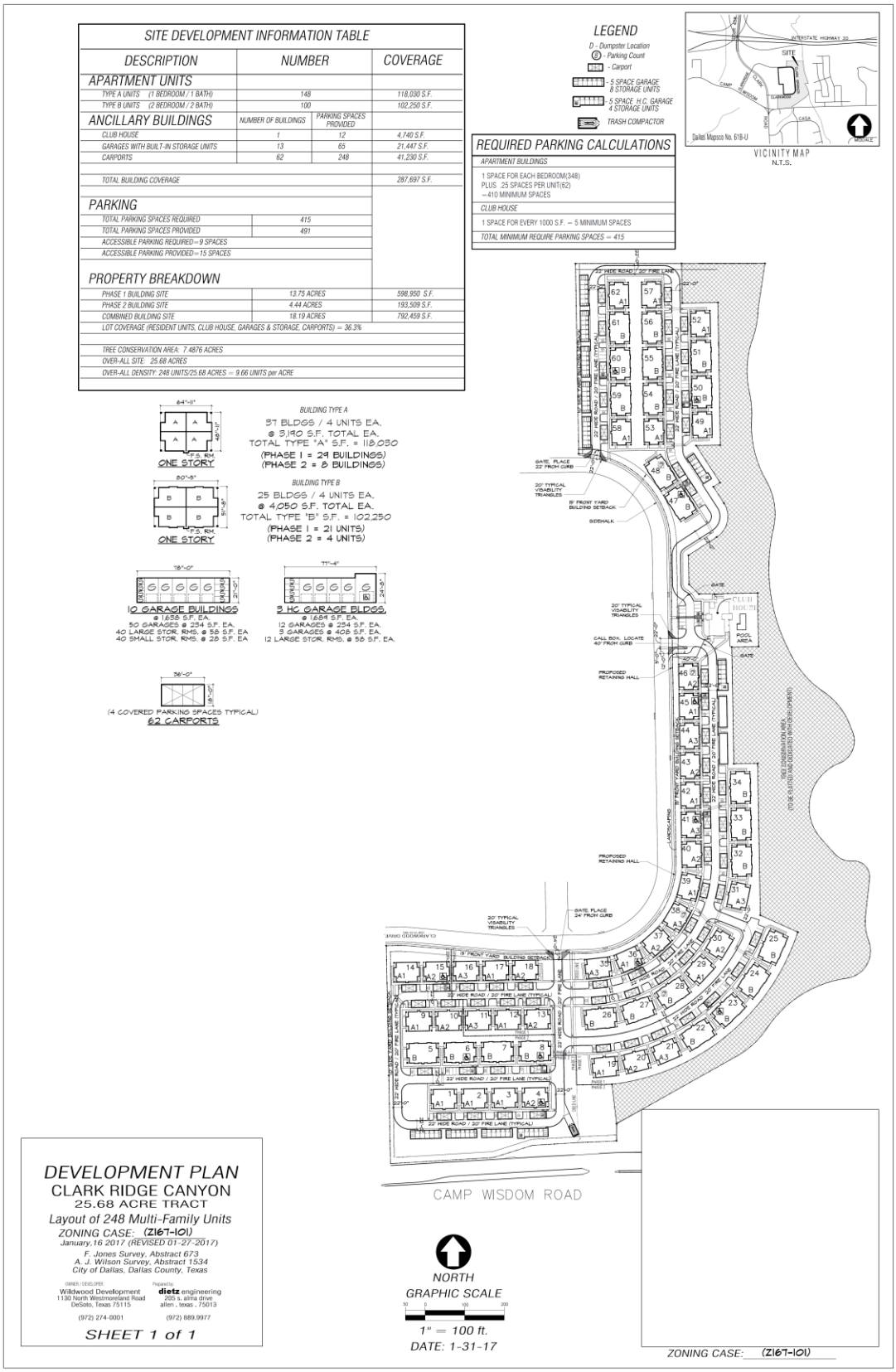
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P-938.115. COMPLIANCE WITH CONDITIONS.

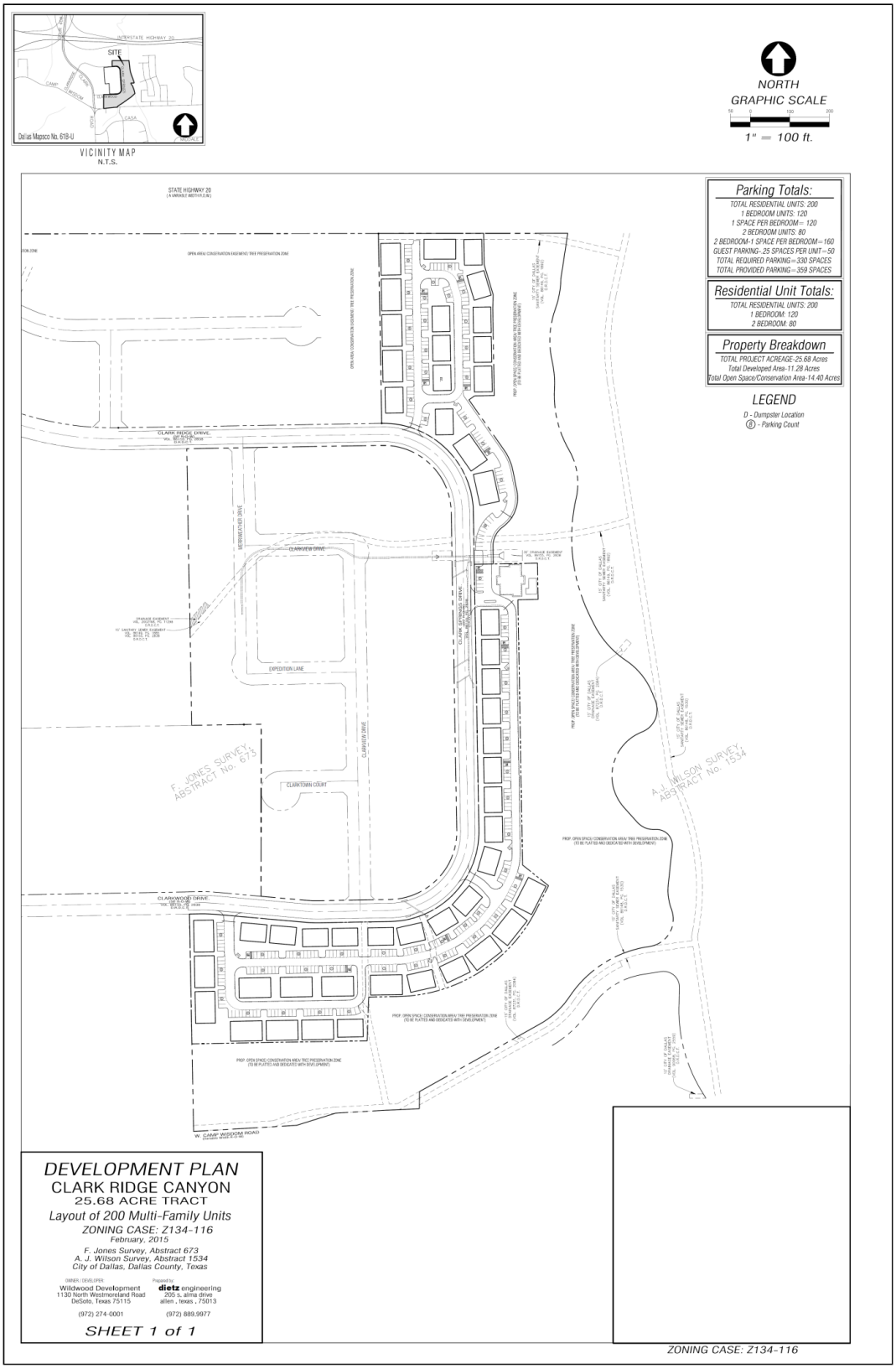
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with the standard city specifications and completed to the satisfaction of the city.

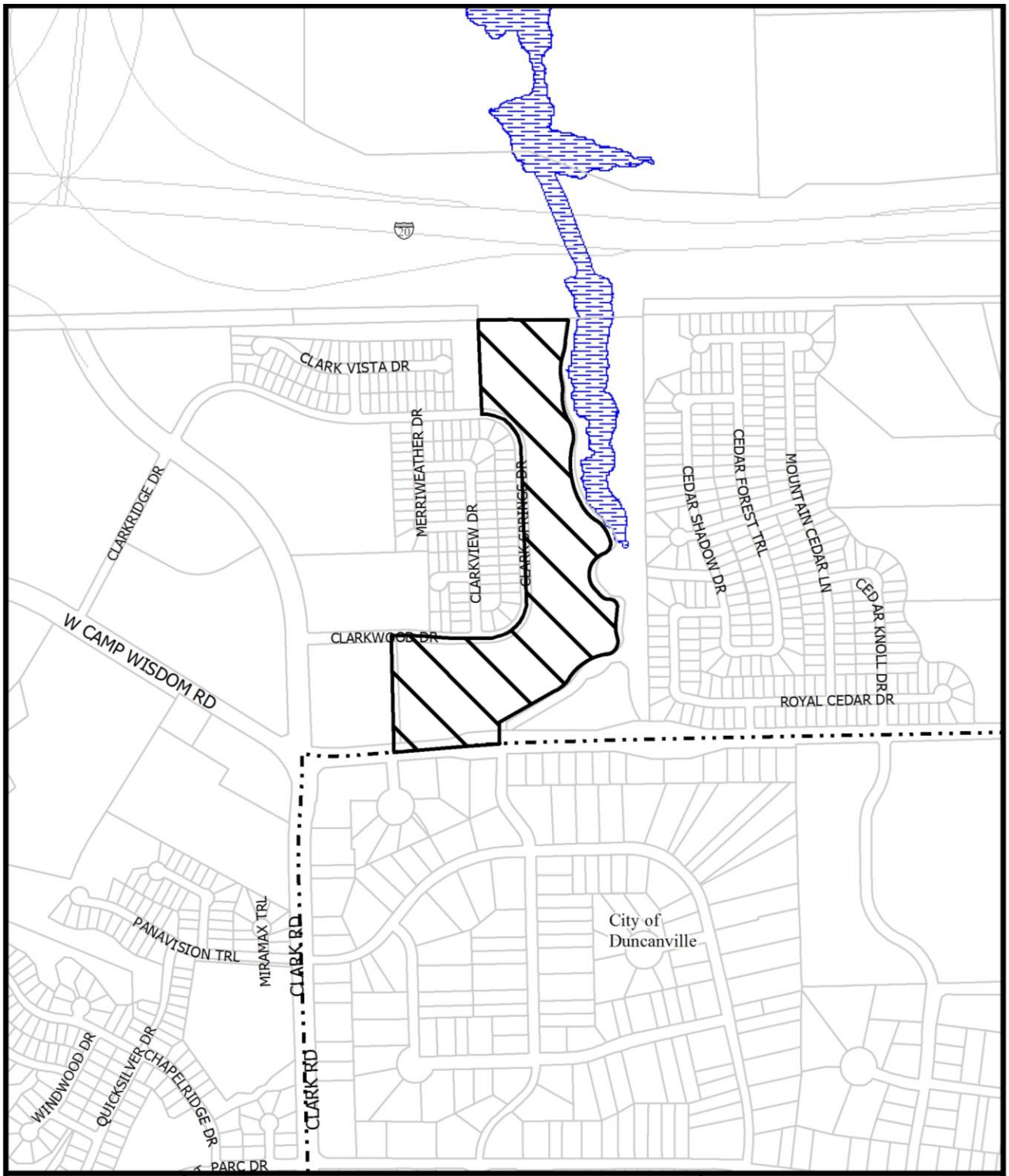
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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

PROPOSED DEVELOPMENT PLAN



EXISTING DEVELOPMENT PLAN

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MERRIWEATHER DR
CLARKRIDGE DR
CLARKVIEW DR
CLARK SPRINGS DR
CEDAR SHADOW DR
CEDAR FOREST TRL
MOUNTAIN CEDAR LN
CEDAR KNOLL DR
ROYAL CEDAR DR
CLARKWOOD DR
W CAMP WISDOM RD
City of Duncanville
PANAVISION TRL
MIRAMAX TRL
CLARK RD
WINDWOOD DR
QUICKSILVER DR
CHAPELRIDGE DR
PARC DR
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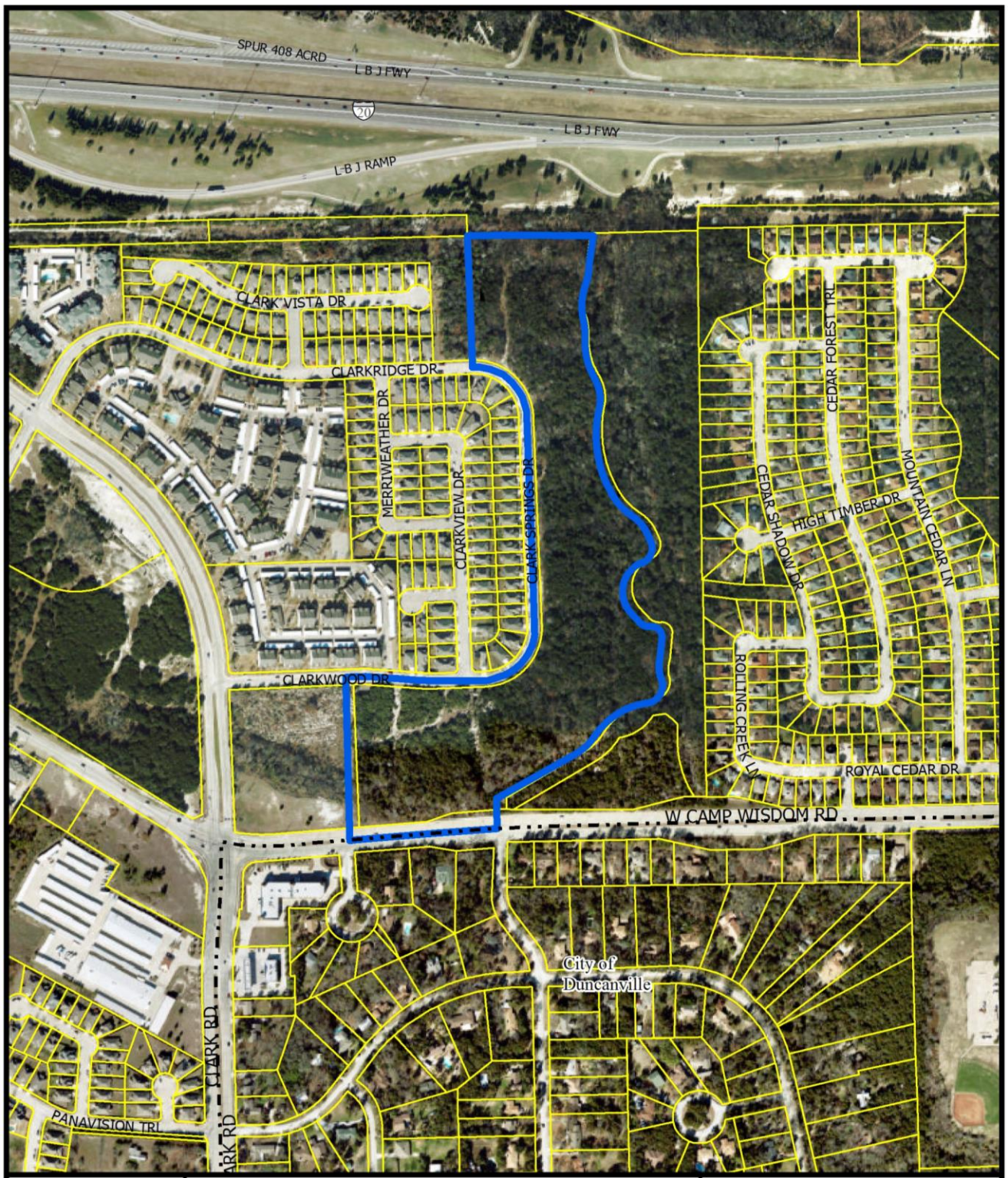
VICINITY MAP
Case no: Z167-101
Date: 11/2/2016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L B J FWY
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L B J FWY
L B J RAMP
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CLARKRIDGE DR
MERRIWEATHER DR
CLARKVIEW DR
CLARK SPRINGS DR
CLARKWOOD DR
CEDAR FOREST TRL
CEDAR SHADOW DR
HIGH TIMBER DR
MOUNTAIN CEDAR LN
ROLLING CREEK LN
ROYAL CEDAR DR
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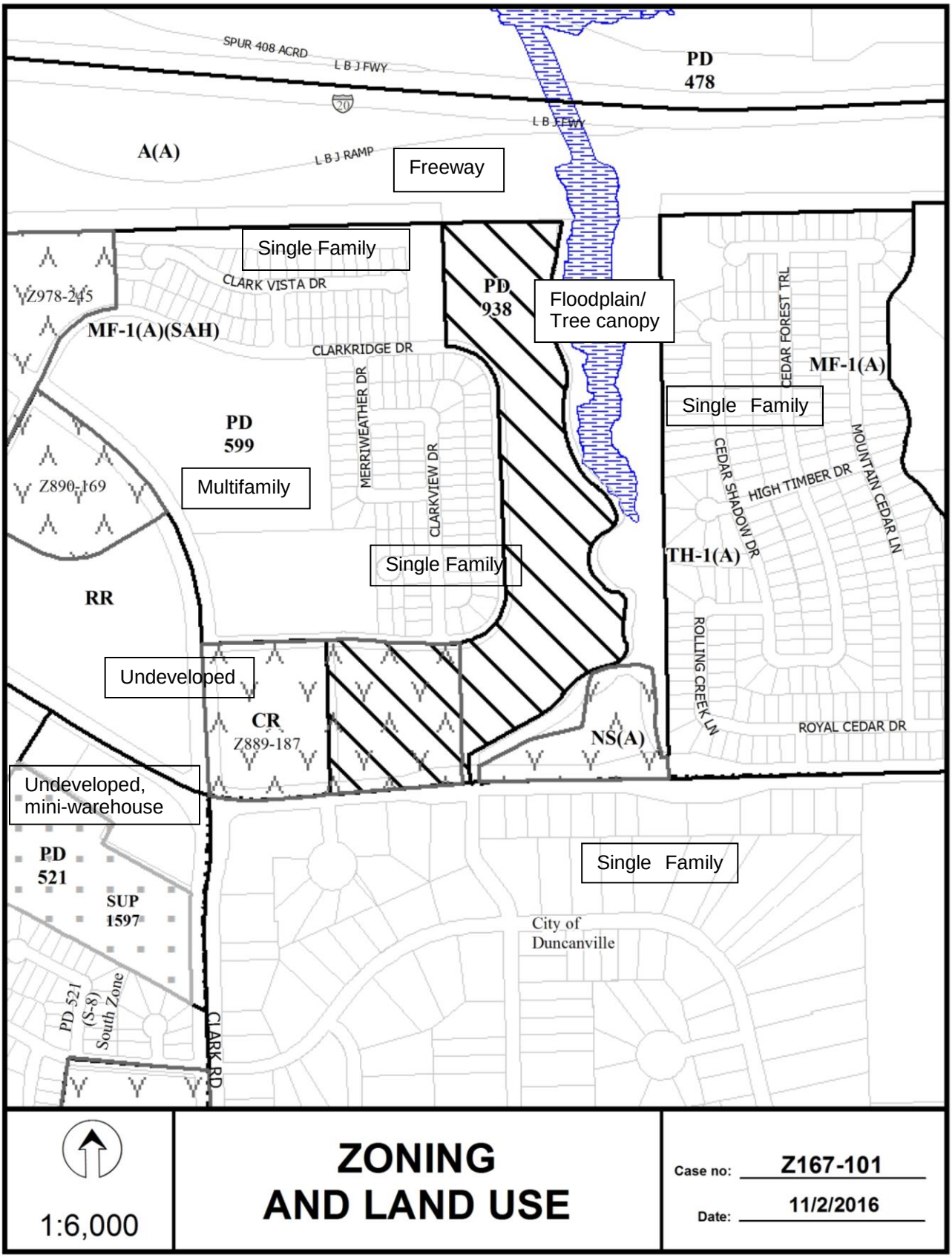
Case no: Z167-101
Date: 11/2/2016


SPUR 408 ACRD
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20
L B J FWY
L B J RAMP
PD 478
A(A)
Freeway
Single Family
CLARK VISTA DR
Z978-245
MF-1(A)(SAH)
CLARKRIDGE DR
PD 938
Floodplain/ Tree canopy
CEDAR FOREST TRL
MF-1(A)
Single Family
MERRIWEATHER DR
CLARKVIEW DR
PD 599
Multifamily
Z890-169
CEDAR SHADOW DR
HIGH TIMBER DR
MOUNTAIN CEDAR LN
TH-1(A)
Single Family
RR
ROLLING CREEK LN
ROYAL CEDAR DR
Undeveloped
CR
Z889-187
NS(A)
Undeveloped, mini-warehouse
PD 521
SUP 1597
Single Family
City of Duncanville
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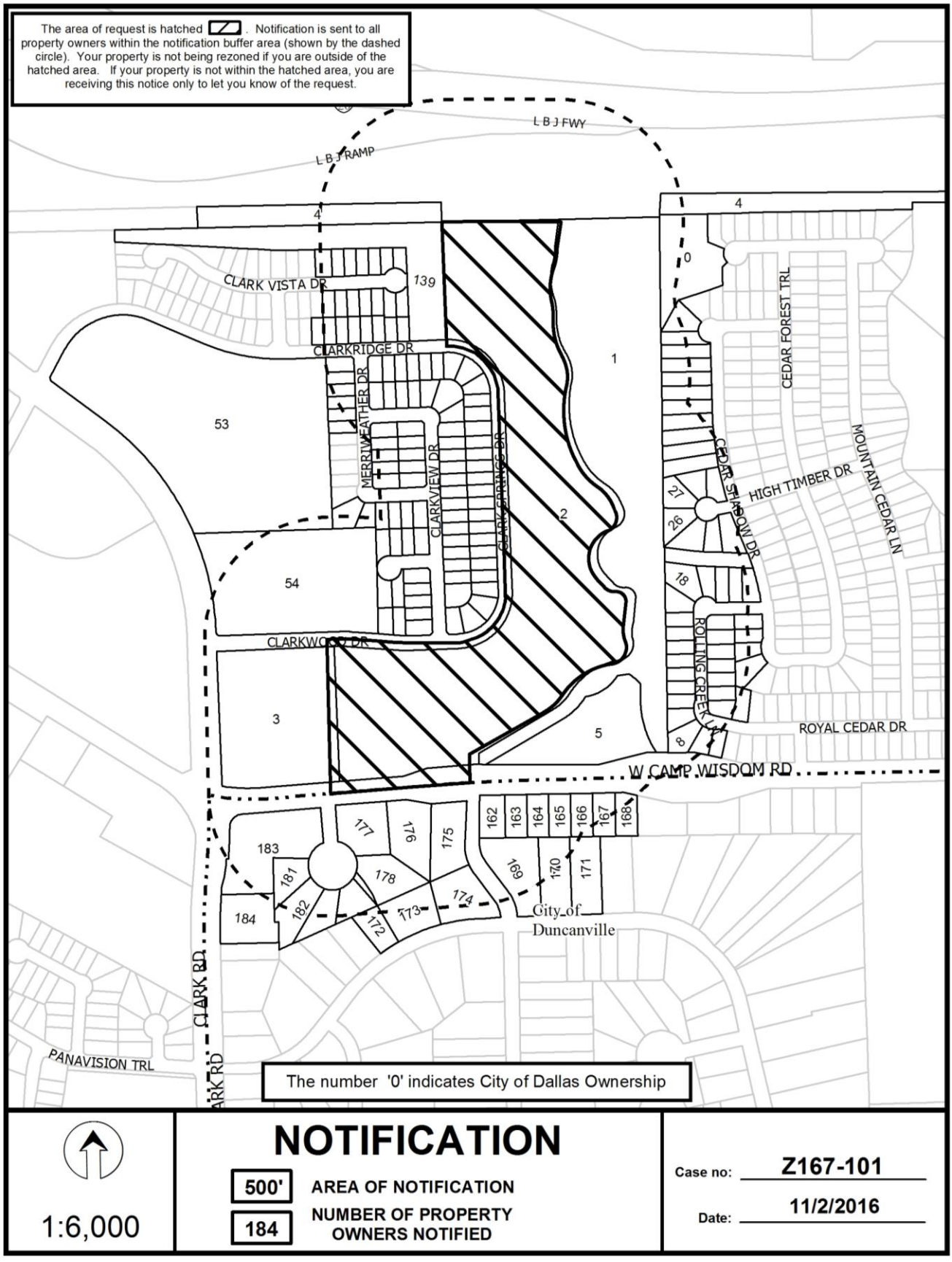
ZONING AND LAND USE
Case no: Z167-101
Date: 11/2/2016


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.
L B J FWY
L B J RAMP
CLARK VISTA DR
CLARKRIDGE DR
MERRIWEATHER DR
CLARKVIEW DR
CLARK SPRINGS DR
CLARKWOOD DR
CEDAR FOREST TRL
CEDAR SHADOW DR
HIGH TIMBER DR
MOUNTAIN CEDAR LN
ROLLING CREEK LN
ROYAL CEDAR DR
W CAMP WISDOM RD
CLARK RD
PANAVISION TRL
City of Duncanville
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500' AREA OF NOTIFICATION
184 NUMBER OF PROPERTY OWNERS NOTIFIED
1:6,000
Case no: Z167-101
Date: 11/2/2016

11/02/2016

Notification List of Property Owners

Z167-101

184 Property Owners Notified

Label #	*Address*		*Owner*
1	40810	LBJ FWY	LUCAS LARRY W CO
2	40800	LBJ FWY	BAUER GERALD J & HEIDI A
3	1431	W CAMP WISDOM RD	TEXAZ PERCEPTIONS PTNR
4	40900	LBJ FWY	TEXAS UTILITIES ELEC CO
5	6000	W CAMP WISDOM RD	BAUER GERALD J & HEIDI A
6	6524	ROYAL CEDAR DR	RODRIGUEZ JUAN CARLOS
7	6528	ROYAL CEDAR DR	GARCIA JOSE ROMEO
8	6935	ROLLING CREEK LN	GONZALEZ VICKY
9	6931	ROLLING CREEK LN	BOWMAN WILLIAM D
10	6927	ROLLING CREEK LN	MILLER BILLY DON TRUST THE
11	6923	ROLLING CREEK LN	HARRIS JAMES C &
12	6919	ROLLING CREEK LN	SANCHEZ INOCENCIA C
13	6915	ROLLING CREEK LN	ESCOBAR FRANCIS V
14	6911	ROLLING CREEK LN	HALL SHIQUITA
15	6907	ROLLING CREEK LN	MILAM MICHAEL
16	6903	ROLLING CREEK LN	MAREK SHELLEY J
17	6823	ROLLING CREEK LN	IBARRA NOEL
18	6819	ROLLING CREEK LN	SHUMATE COLIN R & RANDEE
19	6815	ROLLING CREEK LN	COWAN RENTALS LLC
20	6811	ROLLING CREEK LN	GREER DANNY E & LINDA
21	6807	ROLLING CREEK LN	BARRAZA VICTOR H
22	6803	ROLLING CREEK LN	GLOWACZ FRANK J II &
23	6504	HIGH TIMBER DR	PIZANO SERVANDO
24	6508	HIGH TIMBER DR	FERGUSON CHARLES E &
25	6512	HIGH TIMBER DR	VELAZQUEZ GILDARDO & ELISA
26	6516	HIGH TIMBER DR	NOVOA MARIA G

11/02/2016

Label #	*Address*		*Owner*
27	6515	HIGH TIMBER DR	BARRICK RICHARD H JR &
28	6509	HIGH TIMBER DR	SOBANDE OLASUNKANMI
29	6503	HIGH TIMBER DR	CONTRERAS ANITA
30	6735	CEDAR SHADOW DR	MASCARDO DOMINADOR A JR &
31	6731	CEDAR SHADOW DR	GRIFFIN MARGARET A
32	6727	CEDAR SHADOW DR	TAI PHAI &
33	6723	CEDAR SHADOW DR	RICHARDSON CHERYL
34	6719	CEDAR SHADOW DR	BERNAL ROLANDO &
35	6715	CEDAR SHADOW DR	GROFF RANDALL K
36	6711	CEDAR SHADOW DR	SHORTES STANLEY
37	6707	CEDAR SHADOW DR	BRIDGES BEN GERALD JR &
38	6703	CEDAR SHADOW DR	JENNINGS PEGGY &
39	6631	CEDAR SHADOW DR	MCCLELLAND LAKEITRIA D
40	6627	CEDAR SHADOW DR	MENDOZAMALDONADO MARLON J
41	6847	CEDAR SHADOW DR	REAGOR SHAMEKQWA DENISE
42	6843	CEDAR SHADOW DR	BROKAW MICHAEL J
43	6839	CEDAR SHADOW DR	CANALES JAVIER & CHERRY J
44	6835	CEDAR SHADOW DR	ST JOHN LAWRENCE D
45	6904	ROLLING CREEK LN	CONWRIGHT CRAIG & CYNTHIA
46	6908	ROLLING CREEK LN	SONNIER KAREN ANN EWRIN
47	6912	ROLLING CREEK LN	BUCKALOO ROBERT J
48	6916	ROLLING CREEK LN	KNIGHT BONITA L
49	6920	ROLLING CREEK LN	BROWN GARY A & VICKEY L
50	6924	ROLLING CREEK LN	SMITH FAMILY TRUST
51	6928	ROLLING CREEK LN	DIOSDADO ROSA
52	6519	ROYAL CEDAR DR	PEREZ JOSE L
53	6968	CLARKRIDGE DR	RIDGE PARC DEV CORP
54	6855	CLARKWOOD DR	DALLAS HOUSING AUTHORITY
55	8203	MERRIWEATHER DR	MARTIN JEROME
56	8207	MERRIWEATHER DR	TUDMAN SAMUEL
57	8211	MERRIWEATHER DR	HALL SHONDA

11/02/2016

Label #	*Address*		*Owner*
58	8215	MERRIWEATHER DR	FREEMAN LATRECE N
59	8219	MERRIWEATHER DR	REED ELMER K & LINDA T
60	8223	MERRIWEATHER DR	HIROTA TAKESHI & MARIELA
61	8247	MERRIWEATHER DR	BARRAGAN APRIL & ABRAHAM KHALOUFAH
62	6820	PASSAGE DR	JACKSON PATRICE
63	6816	PASSAGE DR	JENKINS TAMEKA NICHOLE
64	6812	PASSAGE DR	LUCAS MARTHA JEAN
65	6808	PASSAGE DR	JACKSON ROLSHELL
66	6804	PASSAGE DR	FUENTES IRMA
67	6803	CLARKTOWN CT	WILLS BENJAMIN & SARA
68	6807	CLARKTOWN CT	SANCHEZ ENRIQUE JR
69	6811	CLARKTOWN CT	MURATA LYNLEE MARIA
70	6815	CLARKTOWN CT	DORSEY MONICA D
71	6816	CLARKTOWN CT	WILMINGTON SAVINGS FUND SOCIETY
72	6812	CLARKTOWN CT	FEARS MELISSA ANNETTE
73	8277	CLARKVIEW DR	HOWARDLANDRUM LAWNITA DAWNYELL
74	8281	CLARKVIEW DR	WATTS TANISHA L
75	8285	CLARKVIEW DR	MURANDA JOCONIA &
76	8289	CLARKVIEW DR	FALKQUAY CECILIA T
77	8293	CLARKVIEW DR	NGUYEN LANCE
78	6719	CLARKWOOD DR	BROOKS CHERYL JEAN
79	6723	CLARKWOOD DR	WILLIAMS MARTHA
80	6828	CLARK RIDGE DR	WALKER JANICE
81	6824	CLARK RIDGE DR	AMELA CAROLE AGITO & CHRISTIAN LOMOTO
82	6820	CLARK RIDGE DR	ANDREWS SHAUNAE N
83	6816	CLARK RIDGE DR	FERNANDEZ MARIA D
84	6812	CLARK RIDGE DR	BRISTER DENISE
85	6808	CLARK RIDGE DR	SCOTT LOUIS M
86	6802	CLARK RIDGE DR	ELIZONDO ALEX & ANGELES DE JESUS
87	8203	CLARK SPRINGS DR	KLINGENSMITH JAMES RICHARD &
88	8207	CLARK SPRINGS DR	BANDARODRIGUEZ JOSE LUIS

11/02/2016

Label #	*Address*		*Owner*
89	8211	CLARK SPRINGS DR	MAULL JAMIE CHARLENE
90	8215	CLARK SPRINGS DR	JOHNSON GAY & LARRY
91	8219	CLARK SPRINGS DR	ROQUEMORE ERICKA M
92	8223	CLARK SPRINGS DR	LINDSEY ANTHONY W & LUCRETIA A
93	8227	CLARK SPRINGS DR	KING EVADA C
94	8231	CLARK SPRINGS DR	TAYLOR ARGUADIA CASHAL
95	8235	CLARK SPRINGS DR	ADELEKE ADEWALE T
96	8239	CLARK SPRINGS DR	LOVELACE SHANTER S
97	8243	CLARK SPRINGS DR	SPEED ZORANA
98	8247	CLARK SPRINGS DR	BOLDEN SHARON M
99	8251	CLARK SPRINGS DR	WILSON ALLAN
100	8255	CLARK SPRINGS DR	THAMMAVONG KYLE & SOPHIA
101	8259	CLARK SPRINGS DR	WILLIAMS PORTIA
102	8263	CLARK SPRINGS DR	CONTRERAS EDGAR
103	8267	CLARK SPRINGS DR	WASHINGTON ELLA &
104	8271	CLARK SPRINGS DR	HARDY DEBRA JOYCE & DARREN DEWAYNE
105	8275	CLARK SPRINGS DR	SANDERS BRANDON L &
106	6703	CLARKWOOD DR	WILMINGTON SAVINGS FUND SOCIETY
107	6707	CLARKWOOD DR	MABRY BETTY J
108	8282	CLARKVIEW DR	BROWN TOYA
109	8278	CLARKVIEW DR	JONES L OREAL HELAINE
110	8274	CLARKVIEW DR	TOBUN ADEMOLA &
111	8270	CLARKVIEW DR	ALVAREZ HUGO
112	8266	CLARKVIEW DR	RUSHDAN VALERIE D
113	8262	CLARKVIEW DR	FUNES JOSE ALEXANDER
114	8258	CLARKVIEW DR	YOUNG DANIELLE
115	8254	CLARKVIEW DR	SISTRUNK TERRELL B
116	8250	CLARKVIEW DR	ANDERSON LEDORA W
117	8246	CLARKVIEW DR	SIMS DANA ELIZABETH
118	8242	CLARKVIEW DR	THAMES LAMONICA
119	8238	CLARKVIEW DR	KING DEMARCO RASHAD & VIRGINIA ANN

11/02/2016

Label #	*Address*		*Owner*
120	8234	CLARKVIEW DR	SIMPSON SURENA D
121	8230	CLARKVIEW DR	MCGRIFF EVETTA L
122	8226	CLARKVIEW DR	RUSSELL WILLIAM
123	8222	CLARKVIEW DR	THOMAS KATIE N
124	8218	CLARKVIEW DR	RAMEY COLLIS J &
125	8214	CLARKVIEW DR	RICHARDS JESSICA N
126	8210	CLARKVIEW DR	LEWIS TERRI L
127	8206	CLARKVIEW DR	RODRIGUEZ RIVERA ARVIN M
128	8202	CLARKVIEW DR	DREW DIANNA LYNN
129	8229	CLARKVIEW DR	BROWN JAURICE L SR & CYNTHIA D BROWN
130	8233	CLARKVIEW DR	MARTINEZ ARACELI
131	8237	CLARKVIEW DR	HUFF LA VYTRICE D
132	8241	CLARKVIEW DR	FRANKS CHRISTOPHER N & DESTINI L
133	8245	CLARKVIEW DR	CRITTENDEN RUTHA
134	8242	MERRIWEATHER DR	ANDERSON DEBRA N
135	8238	MERRIWEATHER DR	LOPEZ KIMBERLY
136	8234	MERRIWEATHER DR	STEPHENS AJ
137	8230	MERRIWEATHER DR	AMH 2014 1 BORROWER LLC
138	8226	MERRIWEATHER DR	FULLER NAKIA A
139	6800	CLARKRIDGE DR	WILDWOOD DEV CO 1 LTD
140	6827	CLARK VISTA DR	DAL 2 SF LLC
141	6823	CLARK VISTA DR	CARR MARCUS
142	6819	CLARK VISTA DR	FISCHER CAROLYN
143	6815	CLARK VISTA DR	HURD KETTI ROCHELL
144	6811	CLARK VISTA DR	OVALLE VIRIDIANA
145	6807	CLARK VISTA DR	JOHNSON KEISHA T
146	6803	CLARK VISTA DR	GARCIA JOSE O
147	6802	CLARK VISTA DR	DAVALOS JUAN
148	6806	CLARK VISTA DR	SARROUH SOUHEIL
149	6810	CLARK VISTA DR	ISMAEL PAVIA &
150	6814	CLARK VISTA DR	FIRSTLEY TYISHA T

11/02/2016

Label #	*Address*		*Owner*
151	6818	CLARK VISTA DR	BUNTING TAMMY L
152	6822	CLARK VISTA DR	COLCLOUGH LAMEKA
153	6826	CLARK VISTA DR	RAMIREZ MELVIN A
154	6853	CLARKRIDGE DR	TRKM GLOBAL INVESTMENTS INC
155	6849	CLARKRIDGE DR	WILLIAMS TERRY &
156	6845	CLARKRIDGE DR	BRIDGES HENRY
157	6841	CLARKRIDGE DR	SMITH LATONYA F &
158	6837	CLARKRIDGE DR	BALLARD CHARLENE &
159	6833	CLARKRIDGE DR	TAYLOR SAMANTHA E
160	6829	CLARKRIDGE DR	CHAVARRIA LETICIA S
161	6825	CLARKRIDGE DR	JONES DWAINIA L
162	1226	W CAMP WISDOM RD	BURSON GERALD D
163	1222	W CAMP WISDOM RD	EVANS TONY & VIRGINIA R
164	1218	W CAMP WISDOM RD	EDWARDS MATTIE
165	1214	W CAMP WISDOM RD	ROBINSONWHITE MABLE LEE
166	1210	W CAMP WISDOM RD	WOOTEN LE ROY JR &
167	1206	W CAMP WISDOM RD	DRISCOLL THOMAS B &
168	1202	W CAMP WISDOM RD	ANDERSON JOHN L & JOY G
169	702	ROYAL OAK DR	LATHAM JOHN H
170	638	CASA GRANDE PL	MASK RUSSELL L & PENNY C
171	634	CASA GRANDE PL	JOHNSON VERNOY EMANUEL
172	710	N CASA GRANDE CIR	MEYER ANDRE
173	708	N CASA GRANDE CIR	MACLEAN RICHARD S & LORI
174	702	N CASA GRANDE CIR	RIOS JUAN
175	1302	W CAMP WISDOM RD	THOMAS MYRTLE A
176	1306	W CAMP WISDOM RD	FARJARDO JESSICA &
177	714	KEYWE PL	GAONA RICARDO
178	706	KEYWE PL	FERNANDEZ JOSE R &
179	702	KEYWE PL	PERRY TIMOTHY L & ANNE G
180	703	KEYWE PL	WALKER LEON & ROSE
181	711	KEYWE PL	MCCALLUM ELAINE

11/02/2016

Label #	*Address*		*Owner*
182	707	KEYWE PL	JOHANSEN MARK C
183	700	N CLARK RD	MAKANCLARK LTD &
184	626	N CLARK RD	RSK GROUP INC

CITY PLAN COMMISSION **THURSDAY, FEBRUARY 16, 2017**

Planner: Sharon Hurd, AICP

FILE NUMBER: Z145-300(SH) **DATE FILED:** July 15, 2015

LOCATION: Northeast side of Henderson Avenue, between McMillan Avenue and Glencoe Street, and the southwest side of Henderson Avenue, east of Glencoe Street

COUNCIL DISTRICT: 2 **MAPSCO:** 36-W

SIZE OF REQUEST: Approx. 5.75 acres **CENSUS TRACT:** 0010.02

OWNER/APPLICANT: See attached list

REPRESENTATIVE: Tommy Mann & Laura Hoffman, Winstead PC

REQUEST: An application for a new subdistrict on property zoned Subdistricts 4 and 5 within Planned Development District No. 462, and an MF-2(A) Multifamily District.

SUMMARY: The applicant proposes to develop the site with retail, office, and restaurant uses. The conditions propose to prohibit alcoholic beverage establishments and limit the overall square footage for restaurant uses to 12,000 square feet. The development will be served by an underground parking structure with limited access to Henderson Avenue.

STAFF RECOMMENDATION: **Approval**, subject to an alternate development plan, alternate landscape plan, and staff's recommended conditions

PRIOR ACTION AND UPDATE: On January 5, 2017, this item was held under advisement to allow additional time for staff and the applicant to further analyze the details of the case.

BACKGROUND INFORMATION:

- The subject site is comprised of approximately 5.75 acres of undeveloped land and is currently zoned Subdistricts 4 and 5 within Planned Development District No. 462, with a small portion zoned an MF-2(A) Multifamily District.

- On December 11, 1996, the City Council established Planned Development District No. 462. It is currently divided into six districts and extends along both sides of Henderson Avenue between Central Expressway and Ross. PDD No. 462 possesses approximately 41 acres and allows for a wide variety of land uses.

- The applicant proposes to create a new subdistrict and develop the subject site with retail, office, and restaurant uses. The conditions propose to prohibit alcoholic beverage establishments and limit the overall square footage for restaurant uses to 12,000 square feet. The development will be served by an underground parking structure with limited access to Henderson Avenue.

- The surrounding properties are primarily retail and restaurant uses along Henderson Avenue with residential uses along Madera Street to the northeast and Moser Street to the southwest.

- The zoning request is accompanied by a development plan, landscape plan, and PDD conditions. The applicant has also provided an alternate development plan and landscape plan to address staff's concerns with parking along Henderson Avenue.

Zoning History: There have been four zoning cases in the area over the past five years.

1. **Z101-321** On January 25, 2012, the City Council approved a Planned Development District for Multifamily District uses for 316 dwelling units on the southeast side of Capitol Avenue between Garrett Avenue and Bennett Avenue.

2. **Z123-365** On June 11, 2014, the City Council approved a Planned Development District for MF-2(A) Multifamily District uses for 305 units on property zoned an MF-2(A) Multifamily District on the southeast line of Fuqua Street, southwest line of Moser Avenue, northwest line of Monarch Street and northeast line of North Garrett Avenue.

3. **Z145-238** On November 10, 2015, City Council approved an MF-2(A) Multifamily District and a Planned Development District for multifamily residential uses on property generally bounded by North Fitzhugh Avenue, Chambers Street, North Garrett Avenue, Moser Avenue and Monarch Street.

4. **Z156-202** On August 24, 2016, City Council approved a Planned Development District for MF-2(A) Multifamily District Uses on the northwest line of Capitol Avenue, southwest of North Henderson Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Henderson Avenue	Minor Arterial	60 ft.
Glencoe Street	Local	55 ft.
Fuqua Street	Local	55 ft.
McMillan Avenue	Minor Arterial	60 ft.

Traffic: According to the Traffic Impact Analysis (TIA) that was submitted with the application, the proposed development is expected to generate approximately 6,651 daily one-way trips, which is 457 more trips than what a fully developed site based on existing zoning would generate. In order to improve access throughout the study area, the following roadway improvements were recommended (see attached TIA exhibit for drive locations):

General

1. Henderson Avenue will be improved to provide for a Two-Way Left Turn Lane (TWLTL) starting from just west of Glencoe Street and ending at McMillan Avenue. The TWLTL will provide for easier access to the driveways in and out of the site, while minimizing delays resulting from drivers turning left from Henderson Avenue. By contrasting the pavement color of the TWLTL and decreasing the width of the eastbound and westbound travel lanes, the resulting three lane configuration will encourage slower driving.

Drive A and Henderson Avenue

2. Although the available storage for this turn lane is minimal due to proximity of Glencoe Street, the 95th percentile queue is very minimal (1-2 cars).
3. Provide for a one-lane exiting approach (shared left/right lane).

Drive B and Henderson Avenue

4. No intersection improvements are recommended at this driveway.
5. Drive will operate as inbound only.

Drive C and Henderson Avenue

6. No Intersections improvements are recommended at this driveway.
7. Drive will operate as outbound only. Provide for a one-lane exiting approach (shared left/right lane).

Drive D and Henderson Avenue

8. Provide for a two-lane exit consisting of a right-turn only lane and a shared through/left turn lane.

Drive E and Henderson Avenue

9. Provide for a one-lane exiting approach (shared left/right lane)

Capitol Avenue and Henderson Avenue

10. Re-stripe northbound Capitol Avenue to include a left-turn storage bay.

The applicant's proposed development plan and corresponding landscape plan demonstrates compliance with these proposed recommendations. However, staff is supportive of the alternate development plan and alternate landscape plan because the layout provided is consistent with the Complete Streets initiative.

The Complete Streets Design Manual was adopted by City Council Resolution in January 2016 as a policy guide to be used by every city agency responsible for reconstruction projects within the public right-of-way. It is also meant as a guide for developers to improve the quality of public spaces adjacent to their projects. The city has made it a priority to implement the design policies of the manual through continued agency coordination, public outreach and our development review process.

Given the substantial public support for safer, more multi-modal streets, $1.3 million was dedicated for Complete Streets improvements on Henderson Ave in the 2012 bond program. The planning process for the Henderson Avenue Complete Streets project began in August 2014 with a well-attended community workshop to solicit a broad array of ideas for street improvements. Community priorities during the workshop included:

- Safer pedestrian experience
- Traffic management (slower speeds)
- Beautification and neighborhood character

Specific community recommendations were reviewed by staff and several conceptual alternatives were presented back to the community in April 2015. The community chose a design featuring parallel parking areas and landscaped bumpouts. The preferred concept was presented to the community in September 2015 and included:

- Intermittent on-street parallel parking bays near commercial areas of corridor
- Vegetated bumpouts which define new parallel parking areas and provide landscaping
- Narrowed traffic lanes (from 15' to 11') to calm traffic
- New pedestrian lighting between US 75 and Willis
- Additional street trees
- Refreshed continental crosswalks

- Extended median near intersection of Henderson Ave. and Miller Ave. to eliminate left turns at this intersection
- Sidewalk repair (where necessary)

During the Henderson Avenue Complete Streets planning process, the block between Glencoe Street and McMillan Street was originally presented to the community as having on-street parallel parking. It is staff's recommendation that this on-street parking be maintained and incorporated into the proposed streetscape design in order to provide highly visible, publically accessible community parking and to serve as an additional traffic calming measure.

Staff has collaborated with the applicant to include parallel parking into their streetscape design while maintaining important left turn bays at strategic points adjacent to the development. While some site constraints exist, staff has reviewed the parallel parking streetscape alternative, and has determined that it is a feasible design and most desirable option.

Surrounding Land Uses:

	Zoning	Land Use
Site	PDD No. 462 (Subdistricts 4 and 5) & MF-2(A)	Undeveloped
Northeast	R-7.5(A)	Residential
South	PDD No. 462 (Subdistrict 4 and 5)	Retail and Restaurant
Southwest	MF-2(A)	Residential
Northwest	PDD No. 462 (Subdistricts 3 and 3A)	Retail and Restaurant

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.

LAND USE ELEMENT

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.1.5 Use Vision Building Blocks as a general guide for desired development patterns.

ECONOMIC ELEMENT

GOAL 2.4 CREATE AND MAINTAIN AN ENVIRONMENT FRIENDLY TO BUSINESSES AND ENTREPRENEURS

Policy 2.4.2 Restore Dallas as the premier city for conducting business within the region.

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

The Comprehensive Plan classifies the area as an Urban Neighborhood Building Block. 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. Urban Neighborhood streets should be designed to be very pedestrian friendly, providing excellent connectivity to shopping and other community services. Emphasis should be placed on slowing traffic through use of on-street parking and other similar traffic calming measures.

The proposed mixed-use development meets the intent of the Urban Neighborhood Building Block by providing additional retail and restaurant opportunities within close proximity to established residential areas. In addition, the alternate development plan with the proposed parallel parking will serve as a desired traffic calming measure that can slow traffic along Henderson Avenue.

Planned Development District No. 462

Planned Development District No. 462, when established, was designated as an area of historical, cultural, and architectural importance and significance, with the following objectives:

(1) Accommodate the existing mix of uses in the area.

The proposed development provides for an array of land uses that are compatible with the surrounding area and will provide the residents in the adjacent communities with additional shopping and dining prospects within a walkable distance. Office uses are also proposed which will provide necessary services and employment opportunities.

(2) Protect the internal and adjacent stable residential neighborhoods.

In an attempt to minimize any adverse impact to the adjacent residential homes along Madera Street, the applicant is proposing an underground parking structure; a masonry screening wall and landscaping along the north

property line; an increased setback from the residential uses; and, maximum height restrictions and specific building orientations to avoid the new development from directly imposing upon the adjacent residential structures.

(3) Preserve and enhance the architectural and cultural significance of the area.

All new construction will be subject to urban design guidelines, which provides specific standards for exterior building materials and colors, façade openings, exterior lighting, pedestrian amenities, and design options.

(4) Strengthen neighborhood identity.

The PDD conditions propose to limit the square footage of individual retail stores as a way to encourage development of boutique-like, unique, community-serving retail stores, which has become a distinguishable characteristic of the Henderson Avenue corridor in recent development.

(5) Create a more desirable pedestrian environment.

A minimum 10-foot wide sidewalk zone will be provided along the Henderson Avenue frontage. As depicted on the landscape plan, community open space areas, urban gardens, and pedestrian amenities, including benches, trash cans, and bicycle parking spaces will be incorporated into the development.

STAFF ANALYSIS:

Land Use Compatibility:

The 5.75-acre site is located along the northeast side of Henderson Avenue, between McMillan Avenue and Glencoe Street, and the southwest side of Henderson Avenue, east of Glencoe Street and is currently undeveloped. The adjacent properties along the Henderson Avenue corridor are primarily developed with retail and restaurant uses, with residential uses extending further north and south of the site, along Madera Street and Moser Street, respectively.

The applicant proposes to create a new subdistrict within PDD No. 462 to accommodate a mixed-use development consisting of a variety of retail, office, and restaurant uses with a total maximum floor area of 190,000 square feet. The development will be divided into two separate tracts, with the 3.553-acre Tract I being located on the northwest side of Henderson Avenue. It will be comprised of a maximum of 12,000 square feet of restaurant use, 70,000 square feet of retail and 10,000 square feet of office. Tract II, which consists of 0.775 acres of land, will be located on the southeast side of Henderson Avenue and will provide for 20,000 square feet of retail and office/showroom uses. Commercial greenhouses that will be used for crop production are proposed to be located on rooftops within both tracts in the specific locations shown on the development plan. The applicant has indicated that they are not at the point where they can suggest a size limit for the greenhouses; however, staff believes that

restricting the size to no more than 50 percent of the rooftop area that it will be located upon is a reasonable limit.

The PDD conditions propose to prohibit specific land uses within the new subdistrict including alcoholic beverage establishments, liquor stores, freestanding emergency centers, and certain personal service uses. In addition, the square footage for all restaurant uses combined will be limited to a maximum of 12,000 square feet and the square footage allotted to individual retail stores will be restricted to encourage the development of more boutique-like establishments.

In order to promote a more walkable, pedestrian-friendly development, a sidewalk will be provided along Henderson Avenue with a minimum width of 10 feet and a minimum eight-foot tree planting zone between the back of curb and the sidewalk. The sidewalk will be enhanced with a minimum of two pedestrian amenities for every 300 linear feet of street frontage.

Staff supports the request with the alternate development plan and alternate landscape plan. The proposed mixed-use development will be consistent with the objectives of PDD No. 462 and will provide opportunities for new and unique retail and restaurant uses that currently do not exist in the area and will enhance the overall Henderson Street corridor.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Max FAR	PRIMARY Uses
	Front	Side/Rear					
Existing MF-2(A)	15'	15'	Min 1,000 sq. ft. 800 sq ft – E 1,000 sq. ft – 1 BR 1,200 sq ft – 2 BR +150 sq ft each add BR	36'	60%	None	Multifamily, duplex, single family
Existing PDD 462 (Sub 4)	15'	0'/0'	30 dua	36'	45%	None	Mixed Uses
Existing PDD 462 (Sub 5)	Min 15'/ Max 30'	0'/0'	30 dua	54'	60%	0.75:1	Mixed Uses
Applicant Request PDD 462 (Sub 5A) Tract I	10'*	40'/40'	170,000 sq. ft. max floor area	48'	55%	1.10:1	Mixed Uses
Applicant Request PDD 462 (Sub 5A) Tract II	10'*	24'/40'	20,000 sq. ft. max floor area	36'	55%	3.5:1	Mixed Uses

**Along Henderson Ave, 75 percent of any front building façade must meet max of 30 feet*

Height and Setback:

In Tract I of the mixed-use development, the applicant is requesting a maximum building height of 48 feet, with a minimum setback of 40 feet along the northern portion of the site that is adjacent to residentially-zoned properties. An existing 11-foot alley will

provide additional separation and serve as a further buffer between the proposed development and the residential lots.

Tract II will be subject to a maximum building height of 36 feet. The property will be buffered from adjacent uses by a minimum rear yard setback of 85 feet and a minimum side yard setback of 24 feet. Staff believes that the proposed width of the setbacks, combined with the limitations on maximum building height are sufficient measures to ensure that the proposed development does not infringe significantly upon the adjacent land uses.

The applicant's conditions stipulate that the measurement for determining the minimum front, side, and rear yards shall be taken from the locations of the property lines as shown on the development plan, irrespective of any additional right-of-way dedications required during platting or building permit. Staff believes that this approach is counterproductive to the overall development process and is not supportive of sanctioning zoning regulations that could potentially impede the needs of the adjacent roadway system.

Landscaping and Screening:

Landscaping for the mixed-use development will be provided as shown on the proposed landscape plan. Street trees will be planted within an eight-foot tree planting zone between the back of curb and the sidewalk at a ratio of one tree per every 30 linear feet of street frontage. The landscape plan depicts designated community open space areas as well as private and public urban gardens within the boundary of the development. In an effort to provide adequate privacy and safety to the adjacent residential properties, the applicant is proposing to install an eight-foot solid screening wall along the full length of the northern property line of Tract I and along the side yard and rear yard property lines of Tract II.

Traffic Management Plan:

A traffic management plan has been offered by the applicant. According to the TMP, queuing is only permitted inside the property and not within the city rights-of-way. This is a requirement that the applicant will already have to adhere to. As such, staff does not see any additional benefit provided by the TMP and recommends that it not be included in the PDD. However, if a TMP is provided, it should be revised so that the traffic patterns shown are consistent with the layout that is depicted in the alternate development plan.

Officers and Directors

Owner: **HENDERSON LOTS OWNER (DALLAS), LLC**

David Thompson Chief Financial Officer

HENDERSON MAIN (DALLAS), LLC

David Thompson Chief Financial Officer

HENDERSON RESIDENTIAL LANDS (DALLAS), LLC

David Thompson Chief Financial Officer

HENDERSON RETAIL LANDS (DALLAS), LLC

David Thompson Chief Financial Officer

PROPOSED PDD CONDITIONS

ARTICLE 462.

PD 462.

SEC. 51P-462.101. LEGISLATIVE HISTORY.

PD 462 was established by Ordinance No. 22969, passed by the Dallas City Council on December 11, 1996. Ordinance No. 22969 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Subsequently, Ordinance No. 22969 was amended by Ordinance No. 23010, passed by the Dallas City Council on January 22, 1997, and Ordinance No. 23976, passed by the Dallas City Council on August 11, 1999. (Ord. Nos. 19455; 22969; 23010; 23976; 25423)

SEC. 51P-462.102. PROPERTY LOCATION AND SIZE.

PD 462 is established on property generally located along both sides of Henderson Avenue between Central Expressway and Ross Avenue. The size of PD 462 is approximately 41.84 acres. (Ord. Nos. 22969; 23010; 25423)

SEC. 51P-462.103. PURPOSE.

This article provides standards specifically tailored to meet the needs of the Henderson Avenue Area, between North Central Expressway and Ross Avenue, which is hereby designated as an area of historical, cultural, and architectural importance and significance to the citizens of the City of Dallas. The general objectives of these standards are to promote and protect the health, safety, welfare, convenience, and enjoyment of the public, and, in part, to achieve the following:

(1) Accommodate the existing mix of uses in the area.

(2) Protect the internal and adjacent stable residential neighborhoods.

(3) Preserve and enhance the architectural and cultural significance of the area.

(4) Strengthen neighborhood identity.

(5) Create a more desirable pedestrian environment. (Ord. Nos. 22969; 25423)

SEC. 51P-462.104. DEFINITIONS AND INTERPRETATIONS.

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

(b) Unless the context clearly indicates otherwise, in this article:

(0.1) BLADE SIGN means a sign projecting perpendicular from the building façade or corner of the building.

(0.2) BODY PIERCING STUDIO means a facility in which a perforation is created in an individual's body, other than in an individual's earlobe, to insert jewelry or another decoration.

(0.3) COFFEE-ROASTING SHOP means a retail use that (i) prepares coffee beans for use by roasting them; (ii) sells coffee and coffee-based beverages for consumption on or off the premises; and (iii) in which limited food service may be accessory to the sale of these beverages. Coffee roasters, rotary cylinders, and similar specialty equipment may be used for the roasting and preparation of coffee-beans.

(1) FACING A STREET means parallel to or within 45 degrees of being parallel (excluding ornamental features) to a street, and marking the extent of a front yard.

(2) FLUORESCENT COLOR means any color defined by the Munsell Book of Color as having a minimum value of eight and a minimum chroma of ten.

(2.1) FREESTANDING EMERGENCY CENTER is a facility licensed by the state of Texas to provide 24-hour emergency services to patients at the same level as a hospital-based emergency room.

(3) MAJOR MODIFICATION means modifications to an original building within a one-year period where the value of the modifications as stated on applications for building permits exceeds 50 percent of the building's assessed value as determined by the Dallas Central Appraisal District.

(3.1) MASSAGE ESTABLISHMENT means a massage establishment as defined by Section 25A-1 of Chapter 25A of the Dallas City Code, as amended.

(4) NEW CONSTRUCTION means construction of a structure that is not an original building.

(5) OPENING means a door, window, passageway, or any other feature through which light or solid objects may pass.

(6) ORIGINAL BUILDING means a building constructed on or before the date of passage of Ordinance No. 22969.

(7.1) TATTOO STUDIO means an establishment or facility in which the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment is performed.

(8) VISIBLE REFLECTANCE means the percentage of available light energy reflected away from the exterior surface of the glass. (The higher the percentage, the more visible light reflected and the more mirror-like the surface will appear.)

(9) RETAIL USE means any use listed in Section 51P 462.108(a)(8) of this article.

(10) TANDEM PARKING means one parking space in front of another parking space, making it necessary to pass through one parking space to gain access to the other parking space.

(11) UNDER AWNING SIGN means a sign plate with tenant letters and graphics limited to eight square feet attached (i) from a canopy or awning above with rigid support, or (ii) perpendicular from the vertical face of a building.

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

(d) Except as otherwise provided for Subdistrict 5A, the provisions of Section 51A-4.702, "Planned Development (PD) District Regulations," relating to site plans, conceptual plans, and development plans do not apply to this district.

(e) The following rules apply in interpreting the use regulations in this article.

(1) The absence of a symbol appearing after a listed use means that the use is permitted by right.

(2) The symbol *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only.

(3) The symbol *[DIR]* appearing after a listed use means that a site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803. ("DIR" means "development impact review." For more information regarding development impact review generally, see Division 51A-4.800.)

(4) The symbol *[RAR]* appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, a site plan must be submitted and approved in accordance with the requirements of that section. ("RAR" means "residential adjacency review." For more information regarding residential adjacency review generally, see Division 51A-4.800.)

(f) Unless the context clearly indicates otherwise, this district is considered to be a residential district for purposes of interpreting Chapter 51A. (Ord. Nos. 22969; 25423; 26352)

SEC. 51P-462.104.1. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 462A: Tract map.

(2) Exhibit 462B: Approved list of plant materials.

(3) Exhibit 462C: Subdistrict 5A development plan.

(4) Exhibit 462D: Subdistrict 5A landscape plan.

(5) Exhibit 462E: Subdistrict 5A transportation management plan.

SEC. 51P-462.105. ZONING CLASSIFICATION CHANGE.

Chapter 51A is amended by changing the zoning classification from an MF-2(A) Multifamily District, a CR Community Retail District, a CR-D Community Retail-Dry District, an NO(A) Neighborhood Office District, and an MU-1 Mixed Use District to Planned Development District No. 462 and Planned Development District No. 462-Dry (the Henderson Avenue Special Purpose District) on the property described in Ordinance No. 22969, as amended by Ordinance No. 23010. (Ord. Nos. 22969; 23010; 25423)

SEC. 51P-462.106. CREATION OF SUBDISTRICTS.

(a) A map, Exhibit 462A, shows the boundaries of the district and the seven subdistricts. Property descriptions of the subdistricts are provided as Exhibit A of Ordinance No. 22969, as amended. In the event of a conflict between Exhibit A of Ordinance No. 22969 and Exhibit 462A, Exhibit A of Ordinance No. 22969 controls.

(b) The subdistricts are hereby established for purposes of this article. Use regulations and development standards for each subdistrict are set out below. (Ord. Nos. 22969; 23010; 25423; 25441; 26352; 26723)

SEC. 51P-462.107. DEVELOPMENT PLAN.

(a) In general. Except as provided in this section, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply. (Ord. Nos. 22969; 25423)

(b) Subdistrict 5A. Development and use of the Property must comply with the Subdistrict 5A development plan (Exhibit 486C). If there is a conflict between this article and the development plan, the text of this article controls.

SEC. 51P-462.108. SUBDISTRICTS 1, 3, 3A, AND 5.

(a) Main uses permitted in Subdistricts 1, 3, and 5.

(1) Commercial and business service uses.

-- Catering service.
-- Custom business services.
-- Electronics service center.
-- Medical or scientific laboratory.

(2) Institutional and community service uses.

-- Adult day care facility. *[SUP]*
-- Child-care facility. *[SUP]*
-- Church.
-- College, university, or seminary.
-- Community service center. *[SUP]*
-- Hospital. *[SUP]*
-- Library, art gallery, or museum.
-- Public or private school.

(3) Lodging uses.

-- Hotel or motel. *[SUP]*
-- Lodging or boarding house. *[SUP]*

(4) Miscellaneous uses.

-- Carnival or circus (temporary). *[By special authorization of the building official.]*
-- Temporary construction or sales office.

(5) Office uses.

-- Financial institution without drive-in window.
-- Financial institution with drive-in window. *[SUP]*
-- Medical clinic or ambulatory surgical center.
-- Office.

(6) Recreation uses.

-- Private recreation center, club, or area.
-- Public park, playground, or golf course.

(7) Residential uses.

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

(8) Retail and personal service uses.

-- Ambulance service.
-- Animal shelter or clinic without outside run.
-- Auto service center.
-- Bar, lounge, or tavern.
-- Business school.
-- Car wash. *[SUP]*
-- Commercial amusement (inside).
-- Commercial amusement (outside). *[SUP]*
-- Commercial parking lot or garage. *[RAR]*
-- Dry cleaning or laundry store.
-- Furniture store.
-- General merchandise or food store 3,500 square feet or less.
-- General merchandise or food store greater than 3,500 square feet.
-- Household equipment and appliance repair.
-- Liquor store.
-- Mortuary, funeral home, or commercial wedding chapel.
-- Motor vehicle fueling station.
-- Nursery, garden shop, or plant sales.
-- Personal service uses.
-- Restaurant without drive-in or drive-through service.
-- Temporary retail use.
-- Theater.

(9) Transportation uses.

-- Transit passenger shelter.
-- Transit passenger station or transfer center.

(10) Utility and public service uses.

-- Electrical substation.
-- Local utilities.
-- Police or fire station.
-- Post office.
-- Radio, television, or microwave tower. *[SUP]*
-- Tower/antenna for cellular communication.
-- Utility or government installation other than listed.

(11) Wholesale, distribution, and storage uses.

-- Recycling drop-off container.
-- Recycling drop-off for special occasion collection.

(b) Main uses permitted in Subdistrict 3A.

(1) Commercial and business service uses.

-- Catering service.
-- Custom business services.
-- Electronics service center.

(2) Institutional and community service uses.

-- Adult day care facility. *[SUP]*
-- Child-care facility. *[SUP]*
-- Library, art gallery, or museum.

(3) Miscellaneous uses.

-- Temporary construction or sales office.

(4) Office uses.

-- Financial institution without drive-in window.
-- Financial institution with drive-in window. *[SUP]*
-- Medical clinic or ambulatory surgical center.
-- Office.

(5) Residential uses.

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

(6) Retail and personal service uses.

-- Animal shelter or clinic without outside run.
-- Commercial parking lot or garage. *[RAR]*
-- Dry cleaning or laundry store.
-- Furniture store.
-- General merchandise or food store 3,500 square feet or less.
-- General merchandise or food store greater than 3,500 square feet.
-- Household equipment and appliance repair.
-- Nursery, garden shop, or plant sales.

-- Personal service uses. *[Barber/beauty shop and nail salon allowed by right. Massage establishments, tattoo studios, and body piercing studios prohibited. Massage establishments, tattoo studios, and body piercing studios must be treated as a separate main use and cannot be an accessory use. SUP required for all other personal service uses.]*
-- Restaurant without drive-in or drive-through service.
-- Temporary retail use.

(7) Transportation uses.

-- Transit passenger shelter.

(8) Utility and public service uses.

-- Local utilities.

(c) Accessory uses.

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

(2) The following accessory uses are not permitted in Subdistricts 1, 3, 3A, and 5:

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

(d) Yard, lot, and space regulations. Except as provided in the urban design guidelines, the following yard, lot, and space regulations apply to all properties within Subdistricts 1, 3, 3A, and 5. (Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division 51-4.400. In the event of a conflict between this subsection and Division 51-4.400, this subsection controls.)

(1) Front yard. Minimum front yard is 15 feet. Maximum front yard is 30 feet.

(2) Side and rear yard. No minimum side or rear yard.

(3) Density. Maximum dwelling unit density is 30 dwelling units per acre.

(4) Floor area. Maximum floor area ratio is .75:1.

(5) Height. Maximum structure height is 54 feet.

(6) Lot coverage. Maximum lot coverage is 60 percent.

(7) Lot size. No minimum lot size.

(8) Stories. Maximum number of stories is four.

(e) Off-street parking and loading. Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking/loading requirements for each use.

(f) Environmental performance standards. See Article VI.

(g) Landscaping.

(1) All landscaping must be provided in accordance with Article X of the Dallas Development Code, as amended.

(2) Plant material must be maintained in a healthy, growing condition.

(h) Street trees.

(1) Except in Subdistrict 1, a tree must be planted within the right-of-way at a density of one tree for each 30 linear feet of frontage, exclusive of driveways.

(2) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating the trees 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 that director and accompanied by plans or drawings showing the area of the parkway affected and the planting proposed.

(3) 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, that director determines that the planting proposed will not be inconsistent with or unreasonably impair the public use of the right-of-way, the director shall issue a parkway landscape permit to the property owner; otherwise he shall deny the permit.

(4) A property owner is not required to comply with the street tree planting requirement of this subsection if compliance is made impossible due to the denial of a parkway landscape permit by the director of public works and transportation.

(5) 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 requirements of this section if compliance is made impossible due to that director's revocation of the parkway landscape permit.

(6) The issuance of a parkway landscape permit under this subsection does not excuse the property owner, his agents, or employees from liability in the installation or maintenance of trees in the public right-of-way.

(i) Signs. Signs must comply with the provisions for business zoning districts contained in Article VII.

(j) Urban design guidelines for new construction or major modifications. Plans for new construction or a major modification of a structure must incorporate the following mandatory requirements and at least one-half of the following design options.

(1) Crime Prevention Through Environmental Design. Principles of Crime Prevention Through Environmental Design (CPTED) must be integrated to the maximum extent possible for all construction requiring a building permit. A copy of the CPTED manual may be obtained in the Department of Development Services, or contact the Building Official Plans Examiner for information on CPTED review standards. The Building Official, or his designee, will review for compliance.

(2) Fluorescent colors. Fluorescent colors are prohibited on the exterior of any structure in Subdistricts 1, 3, 3A, and 5.

(3) Use of metals on facades. Facades incorporating corrugated and extruded metals are prohibited if the area covered by these materials totals more than 50 percent of the total façade area.

(4) Façade openings. The percentage of a front façade containing openings must be between 10 and 90 percent. For purposes of this paragraph, "front façade" means any façade facing a street.

(5) Reflective glass. The maximum permitted visible reflectance of glass used as an exterior building material varies depending on where the glass is used on the building. The visible reflectance of glass used on the exterior of the first two stories of a building may not exceed 15 percent. The visible reflectance of exterior glass used above the first two stories of the building may not exceed 27 percent.

(6) Façade materials. Excluding openings, all building facades must be constructed of stone, brick, glass block, tile, cast metal, concrete, stucco, materials giving the appearance of concrete or stucco, or cast stone. Any façade visible from the street utilizing concrete, stucco, or materials giving the appearance of concrete or stucco as a primary façade material must incorporate accent materials such as stone, brick, glass block, tile, or cast metal on a minimum of 10 percent of that façade area, excluding windows and doors.

(7) Lighting. Exterior lighting must be oriented onto the property they light and directed away from adjacent properties.

(8) Design options. A minimum of one-half of the following requirements must be met:

(A) Retail uses. Allocate a minimum of one-half of the ground floor area to retail uses.

(B) Awning or arcade. Provide an awning or arcade which covers a minimum of one-half of the façade facing a street. To qualify, the arcade or awning must have a minimum depth of three and one-half feet.

(C) Public art. Allocate a minimum of one and one-half percent of the value of the improvements stated in the building permit application to public art. Public art must be visible from the street at all times.

(D) Seasonal color. Provide a landscape area for seasonal color which is the size of a minimum of one-half of a square foot multiplied by the number of feet of frontage the property has. The plants in the landscape area must be changed at least twice a year with the appropriate seasonal colors indicated in Exhibit 462B. This area must contain the appropriate seasonal landscaping at all times except when the landscaping is being changed at the beginning of a new season.

(E) Water features. Allocate five percent of the value of the improvements stated in the building permit application to a water feature, such as a fountain, pool, mechanical water jet, or similar water device. The water feature must be visible from a public right-of-way.

(F) Flags and banners. Allocate 10 percent of the building façade area to an equivalent area of either flags or banners. To qualify, the flags or banners may not fall within the definition of "sign" contained in Article VII of the Dallas Development Code, as amended.

(G) Ground floor light fixtures. Provide decorative light fixtures that frame a ground floor entry or create a repeating motif along the facade of the ground floor.

(H) Pedestrian seating. Provide pedestrian seating in an area which covers one-half of the width of the building.

(I) Paving materials. Cover 50 percent of the outdoor walkway area accessible to the public with decorative pavement. For purposes of this subparagraph, decorative pavement means pavers of colored concrete, brick, or stone.

(J) Open space. Allocate 100 square feet of the required front yard to open space. For purposes of this subparagraph, open space means a space containing no structures or pavement at or above grade. Open space must contain, at a minimum, grass or other natural vegetation.

(k) Urban design guidelines for all other exterior structure modifications. All exterior structure modifications, of whatever kind, must comply with the following regulations.

(1) Crime Prevention Through Environmental Design. Principles of Crime Prevention Through Environmental Design (CPTED) must be integrated to the maximum extent

possible for all construction requiring a building permit. A copy of the CPTED manual may be obtained in the Department of Development Services, or contact the Building Official Plans Examiner for information on CPTED review standards.

(2) Fluorescent colors. Fluorescent colors are prohibited on the exterior of any structure in Subdistricts 1, 3, 3A, and 5.

(3) Use of metals on facades. Facades incorporating corrugated and extruded metals are prohibited if the area covered by these materials totals more than 50 percent of the total façade area.

(4) Façade openings. The percentage of a front façade containing openings must be between 10 and 90 percent. For purposes of this paragraph, "front facade" means any façade facing a street.

(5) Reflective glass. The maximum permitted visible reflectance of glass used as an exterior building material varies depending on where the glass is used on the building. The visible reflectance of glass used on the exterior of the first two stories of a building may not exceed 15 percent. The visible reflectance of exterior glass used above the first two stories of the building may not exceed 27 percent.

(6) Façade materials. Excluding openings, all building facades must be constructed of stone, brick, glass block, tile, cast metal, concrete, stucco, materials giving the appearance of concrete or stucco, or cast stone. Any façade visible from the street utilizing concrete, stucco, or materials giving the appearance of concrete or stucco as a primary façade material must incorporate accent materials such as stone, brick, glass block, tile, or cast metal on a minimum of 10 percent of that façade area, excluding windows and doors.

(7) Lighting. Exterior lighting must be oriented onto the property they light and directed away from adjacent properties.

(l) Commercial alley access. Commercial alley access is prohibited in Subdistrict 3A. (Ord. Nos. 22969; 23976; 25423; 26340; 26352)

SEC. 51P-462.109. SUBDISTRICTS 2 AND 4.

(a) Main uses permitted.

(1) Institutional and community service uses.

-- Adult day care facility. *[SUP]*
-- Child care facility. *[SUP]*
-- Church.
-- Public or private school.

(2) Residential uses.

-- Duplex.

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

(3) Transportation uses.

-- Transit passenger shelter.

(b) Accessory uses.

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

(2) The following accessory uses are not permitted in Subdistricts 2 and 4:

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

(c) Yard, lot, and space regulations. Except as provided in the urban design guidelines, the following yard, lot, and space regulations apply to all properties within Subdistricts 2 and 4. (Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division 51-4.400. In the event of a conflict between this subsection and Division 51-4.400, this subsection controls.)

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

(2) Side and rear yard. No minimum side or rear yard.

(3) Density. Maximum dwelling unit density is 30 dwelling units per acre.

(4) Floor area. No maximum floor area ratio.

(5) Height. Maximum structure height is 36 feet.

(6) Lot coverage. Maximum lot coverage is 45 percent.

(7) Lot size. No minimum lot size.

(8) Stories. No maximum number of stories.

(d) Off-street parking and loading. Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking/loading requirements for each use.

(e) Environmental performance standards. See Article VI.

(f) Landscaping.

(1) Except as provided in Subsection (f)(2) below, all landscaping must be provided in accordance with Article X of the Dallas Development Code, as amended.

(2) A minimum of three three-inch caliper trees, two of which must be located in the required front yard, must be planted on the lot containing a new single family use.

(3) Plant material must be maintained in a healthy, growing condition.

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

(h) Urban design guidelines. All new construction and exterior structure modifications must comply with the following design guidelines.

(1) Crime Prevention Through Environmental Design. Principles of Crime Prevention Through Environmental Design (CPTED) must be integrated to the maximum extent possible for all construction requiring a building permit. A copy of the CPTED manual may be obtained in the Department of Development Services, or contact the Building Official Plans Examiner for information on CPTED review standards. The Building Official, or his designee, will review for compliance.

(2) Fluorescent colors. Fluorescent colors are prohibited on the exterior of any structure in Subdistricts 2 and 4.

(3) Façade materials. Facades incorporating corrugated and extruded metals are prohibited if the area covered by these materials totals more than 50 percent of the total façade area. (Ord. Nos. 22969; 25423)

SEC. 51P-462.109.1. SUBDISTRICT 5A

(a) Creation of tracts. Subdistrict 5A is divided into two tracts: Tract I and Tract II as shown on the Subdistrict 5A development plan.

(b) Main uses permitted. The following uses are the only main uses permitted:

(1) Agricultural uses.

-- Crop production.

(2) Commercial and business service uses.

-- Catering service.
-- Custom business services.
-- Electronics service center.

(3) Industrial uses.

None permitted

(4) Institutional and community service uses.

-- Adult day care facility. *[SUP]*
-- Child-care facility. *[SUP]*
-- Library, art gallery, or museum.

(5) Lodging uses.

None permitted.

(6) Miscellaneous uses.

-- Temporary construction or sales office.

(7) Office uses.

-- Financial institution without drive-in window.
-- Medical clinic or ambulatory surgical center.
-- Office.

(8) Recreation uses.

None permitted.

(9) Residential uses.

None permitted.

(10) Retail and personal service uses.

-- Animal shelter or clinic without outside run.
-- Coffee-roasting shop
-- Commercial parking lot or garage. *[RAR]*
-- Dry cleaning or laundry store.
-- Furniture store.
-- General merchandise or food store 3,500 square feet or less.
-- General merchandise or food store greater than 3,500 square feet.
-- Household equipment and appliance repair.
-- Nursery, garden shop, or plant sales.
-- Personal service uses. *[Barber/beauty shop, nail salon, shoe repair, tailor, instructional arts studio, photography studio, laundry or cleaning pick up and receiving station, handcrafted artwork studio, safe deposit boxes, travel bureau, and custom painting or duplicating shop allowed by right. Massage establishments, tattoo studios, and body piercing studios prohibited. Massage establishments, tattoo*

studios, and body piercing studios cannot be an accessory use. SUP required for all other personal service uses.]

-- Restaurant without drive-in or drive-through service *[total maximum of 12,000 square feet for all restaurant uses combined]*.

-- Temporary retail use.

-- Theater *[SUP]*

(11) Transportation uses.

-- Transit passenger shelter.

(12) Utility and public service uses.

-- Local utilities.

(c) Accessory uses.

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

(2) The following accessory uses are not permitted:

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

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

(1) In general. Except as provided in the urban design guidelines, the yard, lot, and space regulations in this paragraph apply to all properties within Subdistrict 5A.

(2) Front yard.

(A) Minimum front yard is 10 feet.

(B) Along Henderson Avenue, 75 percent of any front building façade must meet a maximum front yard of 30 feet.

(C) Underground parking structures may extend to the property line.

(D) The following may project to the property line: awnings and canopies (minimum 12 foot clearance above sidewalk), retaining walls, stoops, and stairs.

(E) In Tract II, buildings may encroach into the front yard in those areas shown on the Subdistrict 5Adevelopment plan.

(3) Side yard.

(A) Tract I. Minimum side yard is the greater of 40 feet or as shown on the development plan. Underground parking structures may extend to the property line.

(B) Tract II. Minimum side yard is 24 feet.

(4) Rear yard. Minimum rear yard is 40 feet.

Staff's Recommendation

~~(5) Measurement of minimum front, side, and rear yards. For purposes of determining front, side, and rear yards, measurement shall be taken from the locations of the property lines as shown on the development plan irrespective of any additional right-of way dedications required during platting or building permit.~~

Applicant's Request

(5) Measurement of minimum front, side, and rear yards. For purposes of determining front, side, and rear yards, measurement shall be taken from the locations of the property lines as shown on the development plan irrespective of any additional right-of-way dedications required during platting or building permit.

(6) Floor area.

(A) Maximum ground level floor area for any use is 14,000 square feet. Contiguous retail uses with separate certificates of occupancy are considered separate uses.

(B) Tract I: Maximum total floor area is 170,000 square feet. Maximum floor area for retail, personal service, and restaurant uses is 82,000 square feet subject to the following additional restrictions:

(i) Except as otherwise provided in this subparagraph, no retail or personal service use may be greater than 11,000 square feet.

(ii) Two retail and personal service uses may be greater than 11,000 square feet subject to the following:

(aa) One retail and personal service use between 11,000 and 21,000 square feet is permitted.

(bb) One retail and personal service use between 11,000 and 15,000 square feet is permitted.

(C) Tract II: Maximum total floor area is 20,000 square feet.

(7) Height.

(A) Tract I. Except as further restricted on the Subdistrict 5A development plan, maximum structure height is 48 feet.

(B) Tract II. Maximum structure height is 36 feet.

(C) Parapet walls may project up to four feet above the maximum structure height.

(D)Elevator overruns may project up to six feet above the maximum structure height.

(E) Mechanical equipment and surrounding screening walls may project a maximum of 10 feet above the maximum structure height if it is placed a minimum of 20 feet from the building perimeter as designated on the development plan.

(8) Lot coverage. Maximum lot coverage is 55 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots, and underground parking structures are not.

(9) Minimum lot size. No minimum lot size.

(10) Stories. Except as further restricted on the Subdistrict 5A development plan, maximum number of stories above grade is three.

(f) Off-street parking and loading.

(1) Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(2) Off-street parking located in Subdistrict 5A may not be used to satisfy the required off-street parking of any alcoholic beverage establishment, except for remote parking agreements in existence prior to _____, 2016, as may be amended in the future.

(3) Valet service may only park vehicles in a below grade parking structure.

(4) Subarea 5A is considered one lot for purposes of off-street parking.

(5) Required off-street parking located in a parking structure may be tandem parking if an attendant is provided to park vehicles during business hours of the main uses. No more than 50 percent of the required off-street parking spaces may be tandem spaces.

(6) Required off-street parking for a coffee roasting shop is one space per 200 square feet of floor area.

(g) Environmental performance standards. See Article VI.

(h) Landscaping.

(1) In general. Except as provided in this subsection, landscaping must be provided as shown on the Subdistrict 5A landscape plan (Exhibit 462D).

(2) Minor deviations. At time of building permit, the building official may approve minor deviations in the location of trees and other plantings due to conflicts with utilities, driveways, or other infrastructure.

(3) Street trees. A tree must be planted within the right-of-way at a density of one tree for each 30 linear feet of frontage, exclusive of driveways and required visibility triangles.

(i) Signs.

(1) In general. Except as provided in this subsection, signs must comply with the provisions for business zoning districts in Article VII

(2) Attached signs.

(A) On the primary façade, the combined effective area of all attached signs may not exceed 25 percent of the total area of the primary façade. On each secondary façade, the combined effective area of all attached signs may not exceed 15 percent of the total area of that secondary façade.

(B) Blade signs may project no more than 48 inches from the surface of a structure. The lowest part of a blade sign must be located at least eight feet above grade.

(C) Under awning signs are permitted for each ground-level premise or each individual non-residential occupancy. The maximum effective area for an under awning sign is eight square feet. The lowest part of an under awning sign must be located at least eight feet above grade.

(D) The combined effective area of all signs attached to any window or any glass door may not exceed 10 percent of the area of that window or glass door.

(3) Detached signs.

(A) One monument sign may be located at the driveway entrance in the location shown on the Subdistrict 5A development plan. The monument sign may be a multi-tenant sign. The highest part of the monument sign may not exceed 10 feet in height. The maximum effective area of the monument sign is 150 square feet. The monument sign must be set back at least 10 feet in a front yard and at least five feet in a side yard.

(B) One monument sign may be located at the intersection of Henderson Avenue and Glencoe Street and one monument sign may be located at the intersection of Henderson Avenue and McMillan Avenue in the locations shown on the Subdistrict 5A development plan. These monument signs may be multi-tenant signs. The highest part of these monument signs may not exceed four feet in height. The maximum effective area for these monument signs if 32 square feet. These monument signs must be setback at least 10 feet from the street.

(4) Additional Provisions.

(A) Rooftop signs are prohibited.

(B) Illumination of signs is only permitted on a building façade facing Henderson Avenue.

(j) Urban design guidelines for new construction or major modifications.

(1) Plans for new construction or a major modification of a structure must incorporate the following mandatory requirements:

(A) Crime Prevention Through Environmental Design. Principles of Crime Prevention Through Environmental Design (CPTED) must be integrated to the maximum extent possible for all construction requiring a building permit. A copy of the CPTED manual may be obtained in the Department of Sustainable Development and Construction, or contact the building official plans examiner for information on CPTED review standards. The Building Official, or his designee, will review for compliance.

(B) Fluorescent colors. Fluorescent colors are prohibited on the exterior of any structure.

(C) Use of metals on facades. Facades incorporating corrugated and extruded metals are prohibited if the area covered by these materials totals more than 50 percent of the total façade area.

(D) Façade openings. The percentage of a front façade containing openings must be between 10 and 90 percent. For purposes of this paragraph, "front façade" means any façade facing a street.

(E) Reflective glass. The maximum permitted visible reflectance of glass used as an exterior building material varies depending on where the glass is used on the building. The visible reflectance of glass used on the exterior of the first story of a building may not exceed 15 percent. The visible reflectance of exterior glass used above the first story of the building may not exceed 25 percent.

(F) Façade materials. Excluding openings, all building facades must be constructed of stone, brick, glass block, tile, cast metal, concrete, stucco, materials giving the appearance of concrete, or cast stone and for buildings less than 5,000 square feet in floor area, cementitious siding may also be used as a primary façade material. Any façade visible from the street utilizing concrete, stucco, or materials giving the appearance of concrete as a primary façade material must incorporate accent materials such as stone, brick, glass block, tile, or cast metal on a minimum of 10 percent of that façade area, excluding windows and doors. EIFS and other simulated stucco products are prohibited.

(G) Lighting. Exterior lighting must be oriented onto the property it lights and directed away from adjacent properties. Light standards, excluding wall packs on structures, may be a maximum of 16 feet in height to the top of the fixture.

(H) Pedestrian amenities. The following pedestrian amenities must be provided along the Henderson Avenue frontage:

(i) a minimum of 10 and a maximum of 21 benches;

(ii) a minimum of eight and a maximum of 10 trash cans; and

(iii) a minimum of 16 bicycle parking spaces within 75 feet of the Henderson Avenue frontage.

(2) Design options. A minimum of five of the following requirements must be met:

(A) Retail uses. Allocate a minimum of one-half of the ground floor area to retail uses.

(B) Awning or arcade. Provide an awning or arcade which covers a minimum of one-half of the façade facing a street. To qualify, the arcade or awning must have a minimum depth of three and one-half feet.

(C) Public art.

(i) Provide public art that is visible from public right-of-way. Examples of public art include art that is incorporated into the sidewalk or building façade, or freestanding art.

(ii) The public art must be located in exterior open space that contains a minimum of 500 square feet of land area and contains a minimum of two of the following:

(aa) benches, seat walls, or seating areas;

(bb) trash receptacles;

(cc) drinking fountains;

(dd) shade structures, understory shade trees, or awnings.

(iii) The public art may be located in the same exterior open space as a water feature allow ed by this section.

(D) Seasonal color. Provide a landscape area for seasonal color which is the size of a minimum of one-half of a square foot multiplied by the number of feet of frontage the property has. The plants in the landscape area must be changed at least twice a year with the appropriate seasonal colors indicated in Exhibit 462B. This area must contain the appropriate seasonal landscaping at all times except when the landscaping is being changed at the beginning of a new season

(E) Water features.

(i) Provide a water feature, such as a fountain, pool, mechanical water jet, or similar water device. The water feature must be visible from a public right-of-way.

(ii) The water feature must be located in exterior open space that contains at least 500 square feet of land area and contains a minimum of two of the following:

(aa) benches, seat walls, or seating areas;

(bb) trash receptacles;

(cc) drinking fountains;

(dd) shade structures, understory shade trees, or awnings.

(iii) The water feature may be located in the same exterior open space as public art required by this section.

(F) Flags and banners. Allocate 10 percent of the building façade area to an equivalent area of either flags or banners. To qualify, the flags or banners may not fall within the definition of "sign" contained in Article VII.

(G) Ground floor light fixtures. Provide decorative light fixtures that frame a ground floor entry or create a repeating motif along the facade of the ground floor.

(H) Pedestrian seating.

(i) Provide pedestrian seating in an area which covers one-half of the width of the building.

(ii) The pedestrian seating area may be contained in the same exterior open space as public art or a water feature required by this section.

(I) Paving materials. Cover 50 percent of the outdoor walkway area accessible to the public with decorative pavement. For purposes of this subparagraph, decorative pavement means pavers of colored concrete, brick, or stone.

(J) Open space. Allocate a minimum of 5,000 square feet of the required front yard on Glencoe and 2,000 square feet of the required front yard on McMillan to open space. For purposes of this subparagraph, open space means a space containing no enclosed structures at or above grade. Open space must contain, at a minimum, grass or other natural vegetation and a minimum of two of the following:

(i) benches, seat walls, or seating areas;

(ii) trash receptacles;

(iii) drinking fountains;

(iv) shade structures, understory shade trees, or awnings.

Staff's Recommendation

~~(k) Transportation management plan.~~

~~(1) In general. The operation of a development containing retail uses must comply with the Subdistrict 5A transportation management plan (Exhibit 462E).~~

~~(2) Queuing. Queuing is only permitted inside the Property and not within city rights-of-way.~~

~~(3) Traffic study.~~

~~(A) For a development containing retail uses, the Property owner or operator shall prepare a traffic study evaluating the sufficiency of the transportation management plan. The initial traffic study must be submitted to the director before a certificate of occupancy is issued for more than 11,000 square feet of combined retail uses. After the initial traffic study and after certificates of occupancy have been obtained for more than 25,000 square feet of retail uses, the Property owner or operator shall submit updates of the traffic study to the director by _____ ___ of each even-numbered year.~~

~~(B) The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different weekdays over a two-week period, and must contain an analysis of the following:~~

~~(i) Turning movement traffic counts at each of the main drives on Henderson Avenue;~~

~~(ii) Turning movement traffic counts at McMillan and Henderson Avenue;~~

~~(iii) Turning movement traffic counts at Glencoe and Henderson Avenue;~~

~~(iv) Queuing;~~

~~(v) Current leasing and occupancy data; and~~

~~(vi) Parking counts.~~

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

~~(i) If the director determines that the current transportation management plan is sufficient, the director shall notify the applicant in writing.~~

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

~~(4) Amendment process.~~

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

~~(ii) The city plan commission shall authorize changes in a transportation management plan if the proposed amendments improve queuing or traffic circulation, eliminate traffic hazards, or decrease traffic congestion.~~

Applicant's Request

(k) Transportation management plan.

(1) In general. The operation of a development containing retail uses must comply with the Subdistrict 5A transportation management plan (Exhibit 462E).

(2) Queuing. Queuing is only permitted inside the Property and not within city rights-of-way.

(3) Traffic study.

(A) For a development containing retail uses, the Property owner or operator shall prepare a traffic study evaluating the sufficiency of the transportation management plan. The initial traffic study must be submitted to the director by _____ ____, 20___. After the initial traffic study and after certificates of occupancy have been obtained for more than 25,000 square feet of retail uses, the Property owner or operator shall submit updates of the traffic study to the director by _____ ___ of each even-numbered year.

(B) The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different weekdays over a two-week period, and must contain an analysis of the following:

(i) Turning movement traffic counts at each of the main drives on Henderson Avenue;

(ii) Turning movement traffic counts at McMillan and Henderson Avenue;

(iii) Turning movement traffic counts at Glencoe and Henderson Avenue;

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(ii) The city plan commission shall authorize changes in a transportation management plan if the proposed amendments improve queuing or traffic circulation, eliminate traffic hazards, or decrease traffic congestion.

(l) Additional Provisions.

(1) Rooftop use.

Staff's Recommendation

(A) Commercial greenhouses used for crop production may be located on a rooftop in the locations shown on the development plan and will be limited in size to no more than 50 percent of the rooftop area upon which the greenhouse will be located.

Applicant's Request

(A) Commercial greenhouses used for crop production may be located on a rooftop in the locations shown on the development plan.

(B) Restaurant uses may not locate dining areas on a rooftop. For all other uses, outdoor gathering areas must be screened so as not to be visible from grade of an abutting property located in an R, R(A), D, D(A), TH, or TH(A) zoning district.

(2) Outdoor dining is prohibited after midnight.

(3) No restaurant may be located in the building adjacent to McMillan Avenue as indicated on the Subdistrict 5A development plan.

(4) No balconies or outdoor seating areas may face an abutting residential district.

(5) After 6:00pm, a minimum of one peace officer or security personnel must be provided on the Property to monitor activity of the retail parking area.

(6) Use of outdoor speakers or other outdoor amplified sound equipment is prohibited.

SEC. 51P-462.110. MAINTENANCE OF THE PROPERTY.

The Property must be maintained in a state of good repair and neat appearance. (Ord. Nos. 22969; 25423)

SEC. 51P-462.111. COMPLIANCE WITH ALL OTHER LAWS.

Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 22969; 25423)

SEC. 51P-462.112. CONSTRUCTION STANDARDS.

All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation. (Ord. Nos. 22969; 25423; 26102)

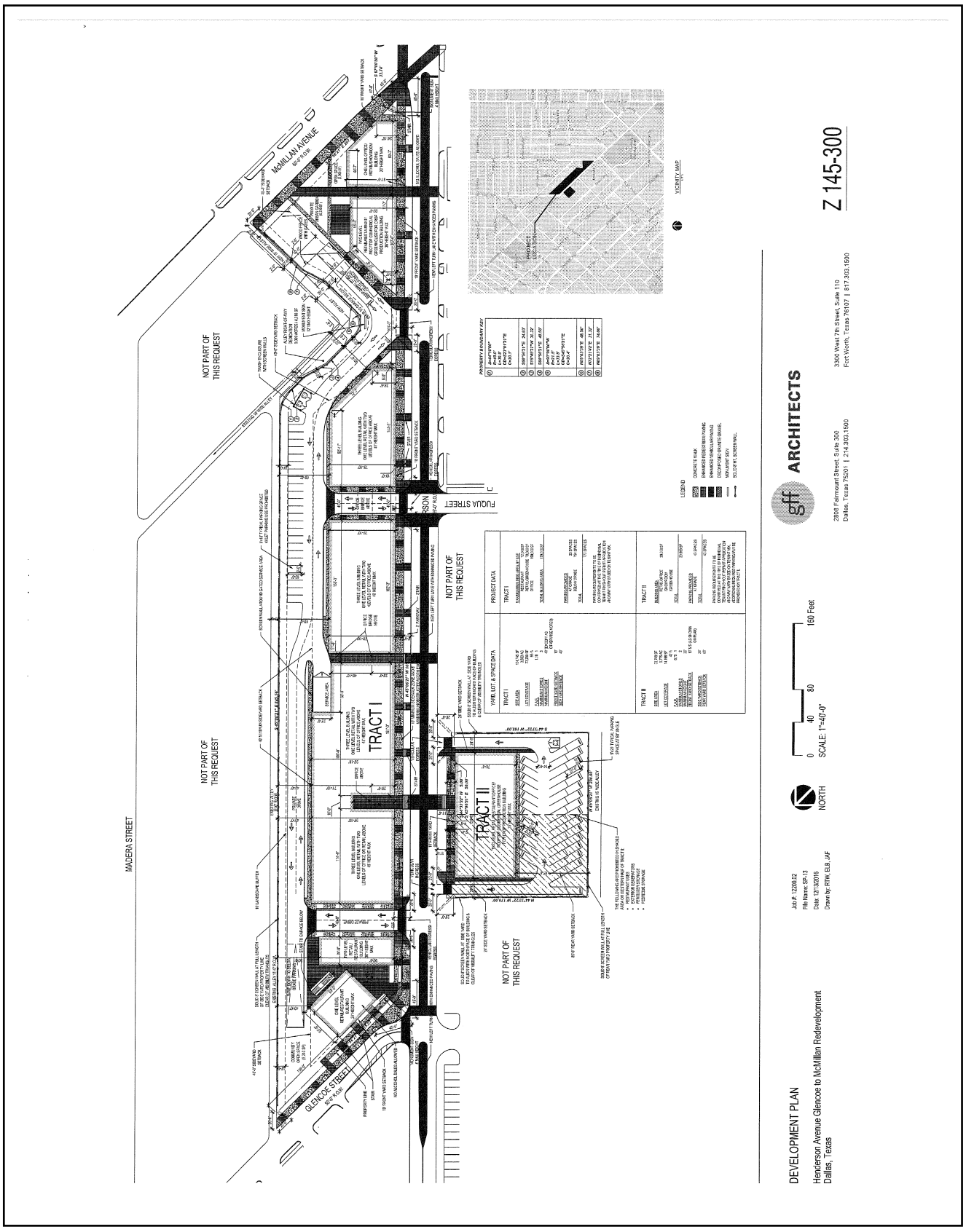
SEC. 51P-462.113. COMPLIANCE REQUIRED.

The building official shall not issue a building permit or a certificate of occupancy for a use ion this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all of other ordinances, rules, and regulations of the city. (Ord. Nos. 22969; 25423; 26102)

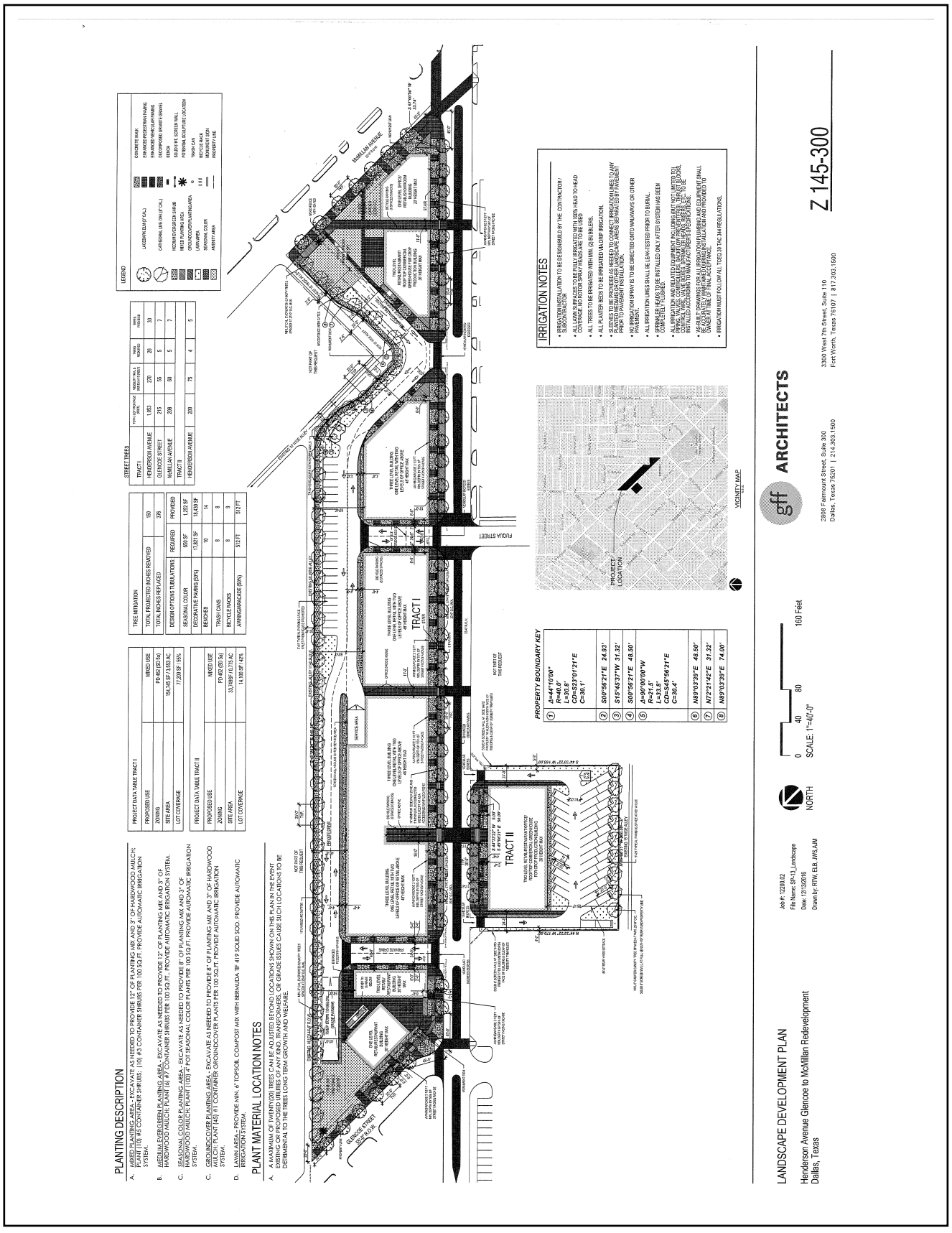
[~~**SEC. 51P-462.114. ZONING MAP.**~~

~~PD 462 is located on Zoning Map Nos. H-7, H-8, I-7, and I-8.~~] (Ord. Nos. 22969; 25423

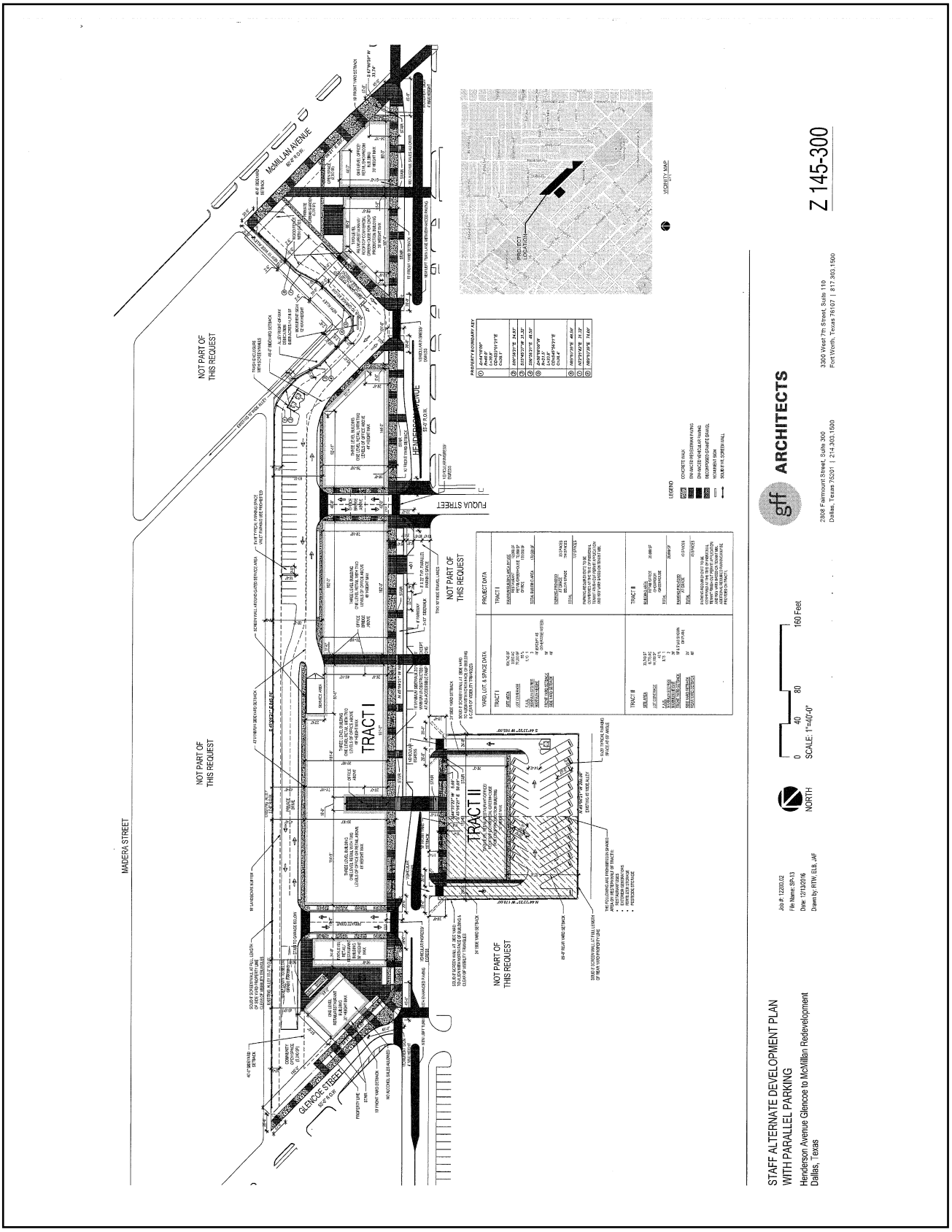
PROPOSED DEVELOPMENT PLAN



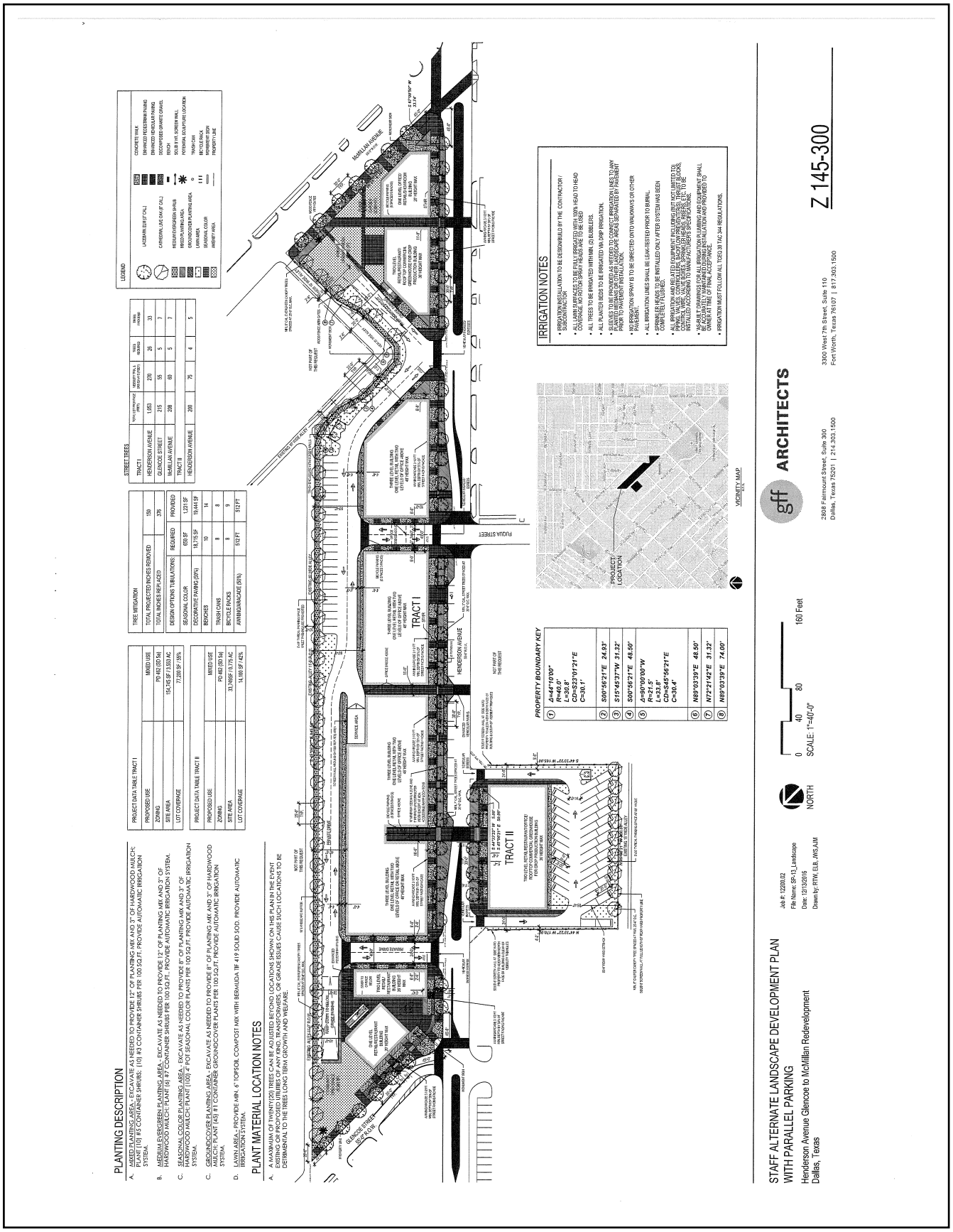
PROPOSED LANDSCAPE PLAN



PROPOSED ALTERNATE DEVELOPMENT PLAN W/ PARALLEL PARKING



PROPOSED ALTERNATE LANDSCAPE PLAN W/ PARALLEL PARKING



TRAFFIC IMPACT ANALYSIS EXHIBIT

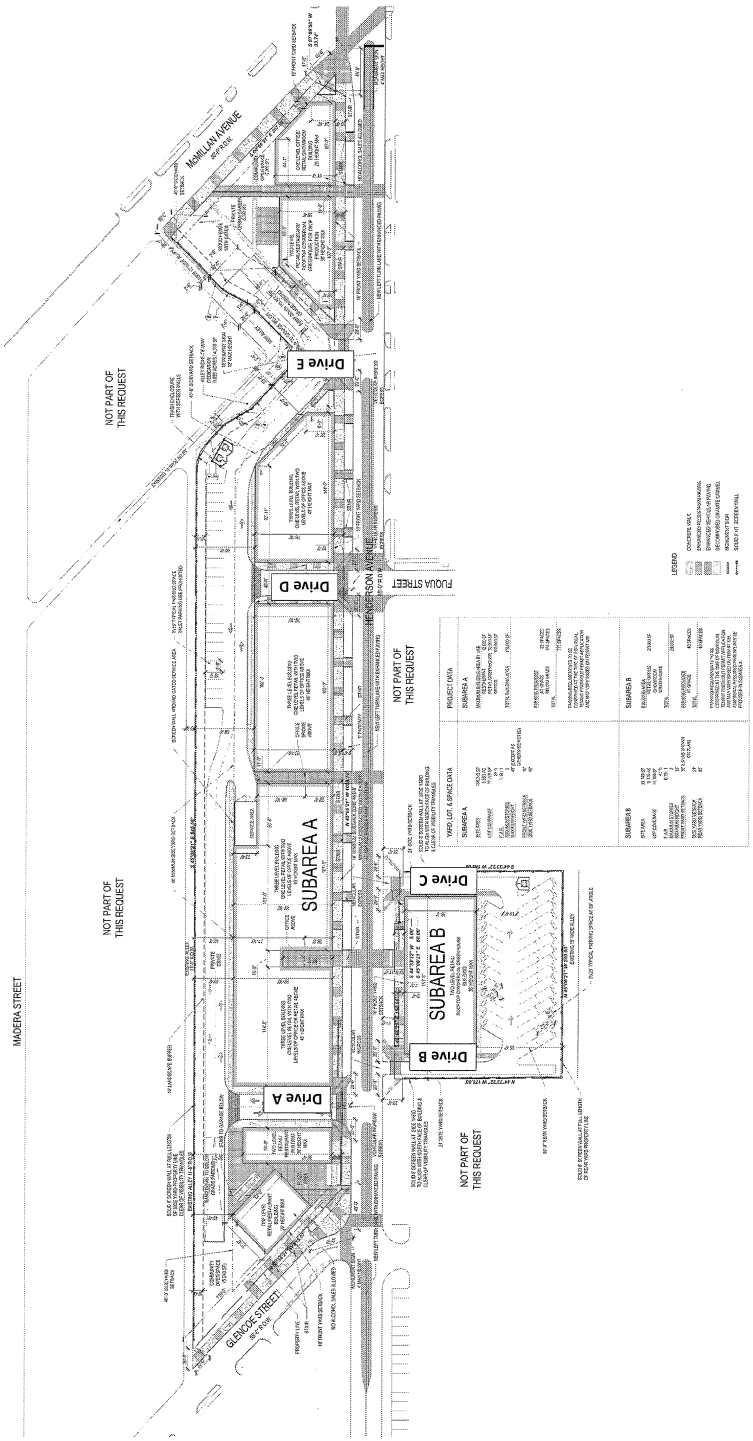


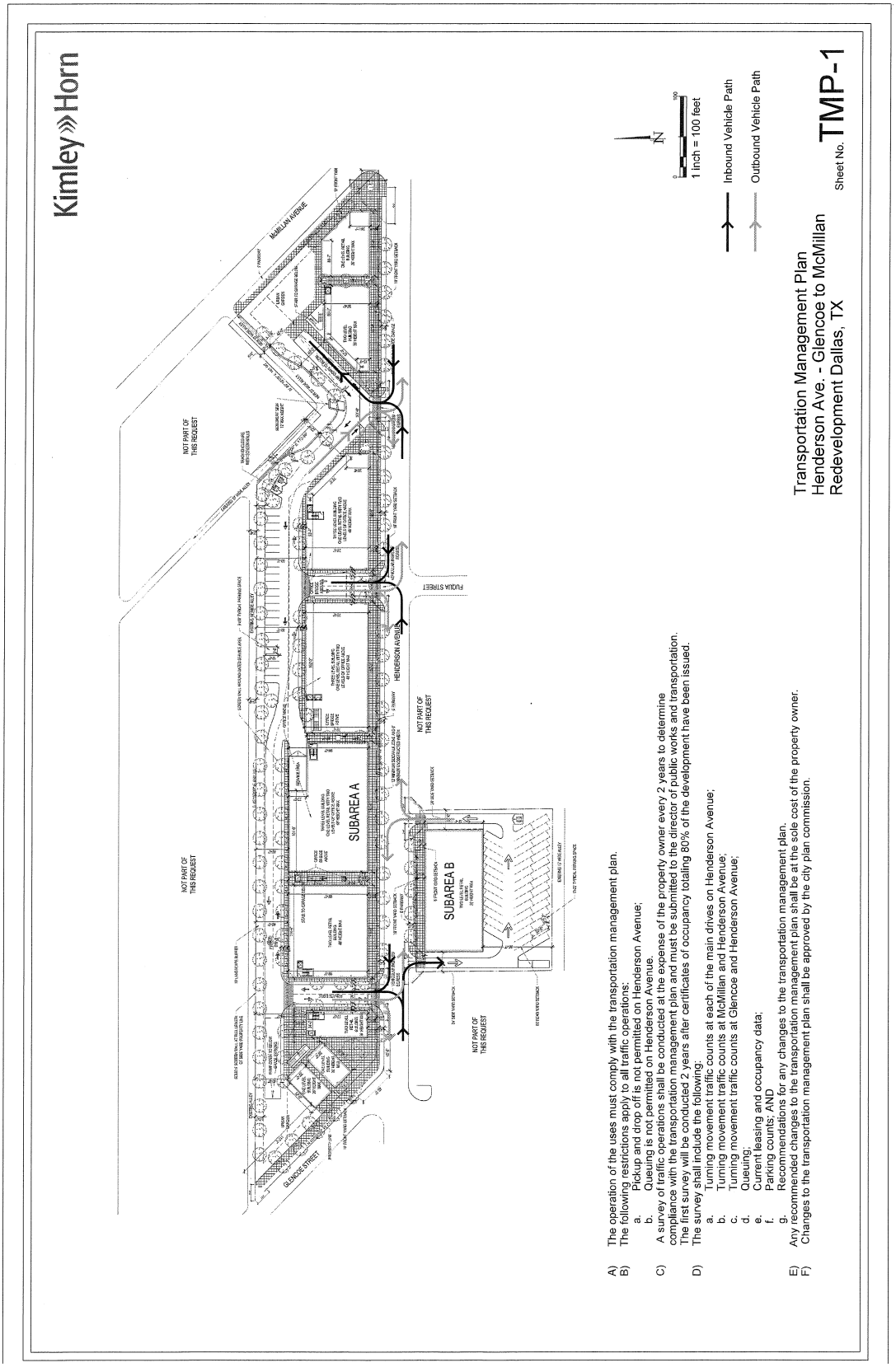
EXHIBIT 2

Devleopment Plan

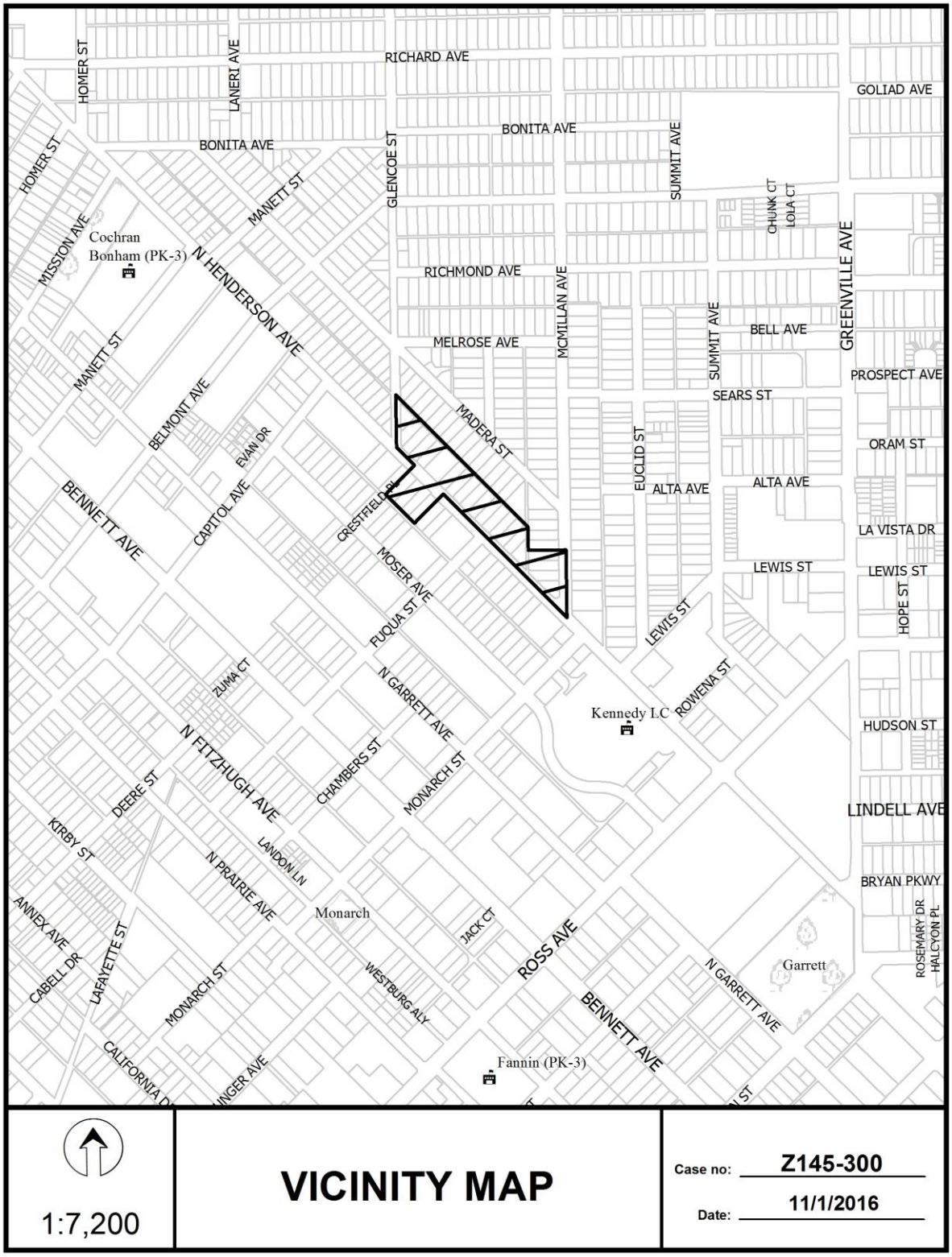
Henderson Avenue Mixed-Use TIA

Kimley»Horn

TRAFFIC MANAGEMENT PLAN



A) The operation of the uses must comply with the transportation management plan.
B) The following restrictions apply to all traffic operations:
   a. Pickup and drop off is not permitted on Henderson Avenue;
   b. Queuing is not permitted on Henderson Avenue.
C) A survey of traffic operations shall be conducted at the expense of the property owner every 2 years to determine compliance with the transportation management plan and must be submitted to the director of public works and transportation. The first survey will be conducted 2 years after certificates of occupancy totaling 80% of the development have been issued.
D) The survey shall include the following:
   a. Turning movement traffic counts at each of the main drives on Henderson Avenue;
   b. Turning movement traffic counts at McMillan and Henderson Avenue;
   c. Turning movement traffic counts at Glencoe and Henderson Avenue;
   d. Queuing;
   e. Current leasing and occupancy data;
   f. Parking counts; AND
   g. Recommendations for any changes to the transportation management plan.
E) Any recommended changes to the transportation management plan shall be at the sole cost of the property owner.
F) Changes to the transportation management plan shall be approved by the city plan commission.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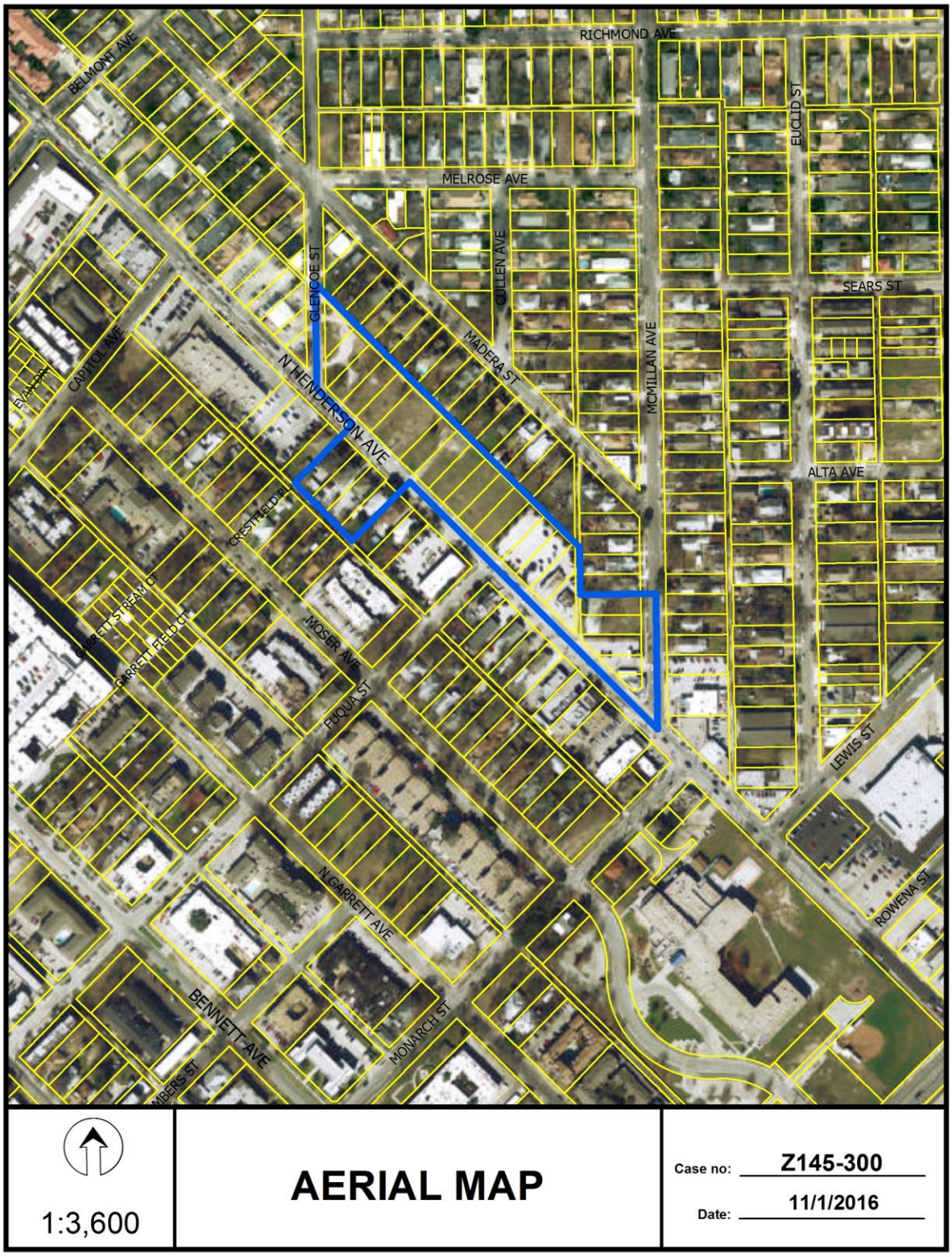
HOMER ST
LANERI AVE
GOLIAD AVE
BONITA AVE
BONITA AVE
GLENCOE ST
SUMMIT AVE
CHUNK CT
LOLA CT
MANETT ST
Cochran
Bonham (PK-3)
MISSION AVE
N HENDERSON AVE
RICHMOND AVE
MCMILLAN AVE
GREENVILLE AVE
MELROSE AVE
SUMMIT AVE
BELL AVE
PROSPECT AVE
SEARS ST
MANETT ST
BELMONT AVE
EVAN DR
MADERA ST
EUCLID ST
ORAM ST
ALTA AVE
ALTA AVE
BENNETT AVE
CAPITOL AVE
CRESTFIELD DR
LA VISTA DR
MOSER AVE
LEWIS ST
LEWIS ST
FUQUA ST
HOPE ST
LEWIS ST
ZUMA CT
N GARRETT AVE
ROWENA ST
Kennedy LC
HUDSON ST
N FITZHUGH AVE
CHAMBERS ST
MONARCH ST
DEERE ST
LINDELL AVE
KIRBY ST
LANDON LN
N PRAIRIE AVE
BRYAN PKWY
ANNEX AVE
Monarch
JACK CT
ROSS AVE
ROSEMARY DR
HALCYON PL
CABELL DR
LAFAYETTE ST
MONARCH ST
WESTBURG ALY
Garrett
N GARRETT AVE
BENNETT AVE
CALIFORNIA
Fannin (PK-3)
1:7,200
VICINITY MAP
Case no: Z145-300
Date: 11/1/2016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CAPITOL AVE
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N HENDERSON AVE
ALTA AVE
CRESTFIELD
GARRETT STREAM CT
GARRETT FIELD CT
MOSER AVE
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LEWIS ST
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ROWENA ST
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MONARCH ST
MBERS ST
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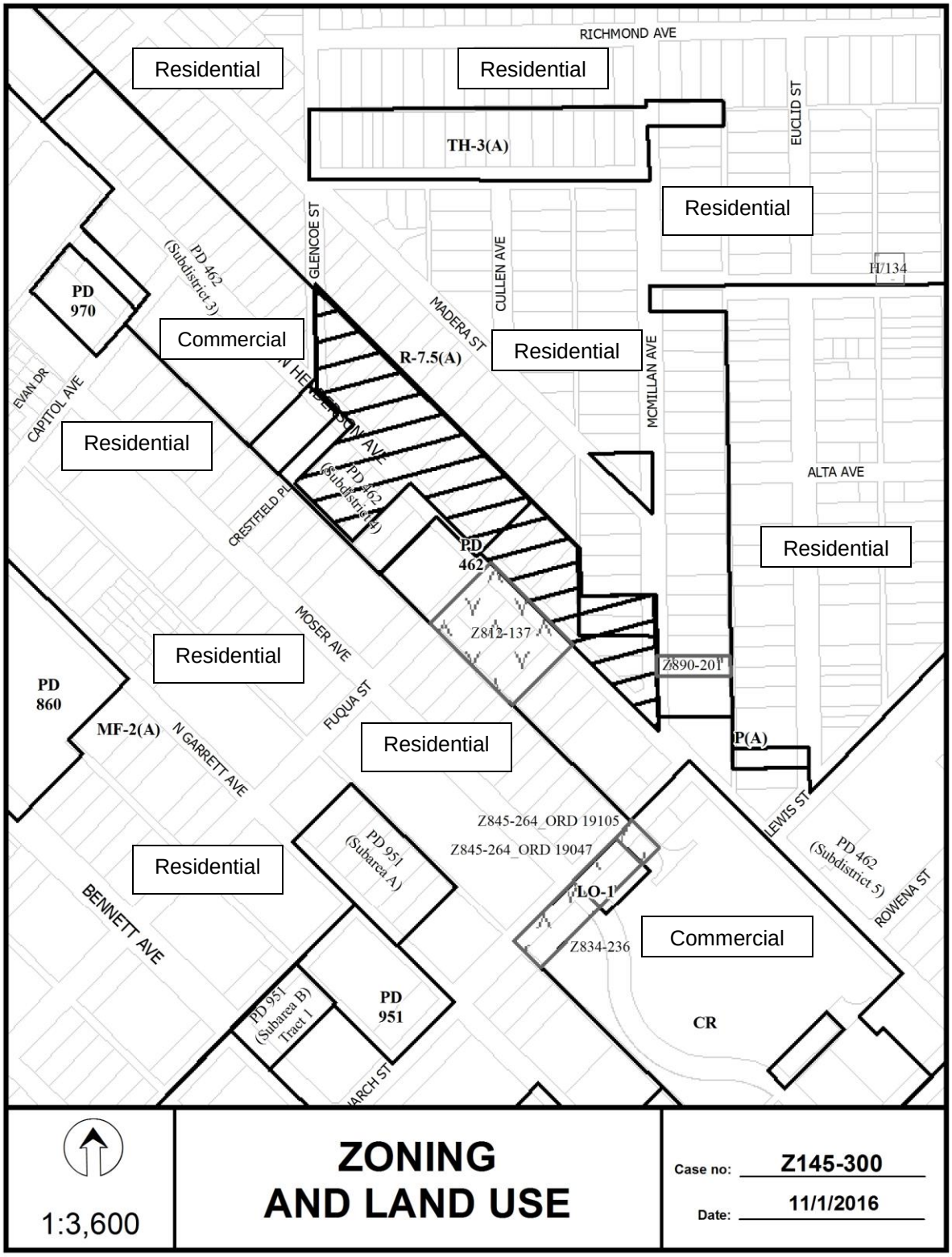
AERIAL MAP
Case no: Z145-300
Date: 11/1/2016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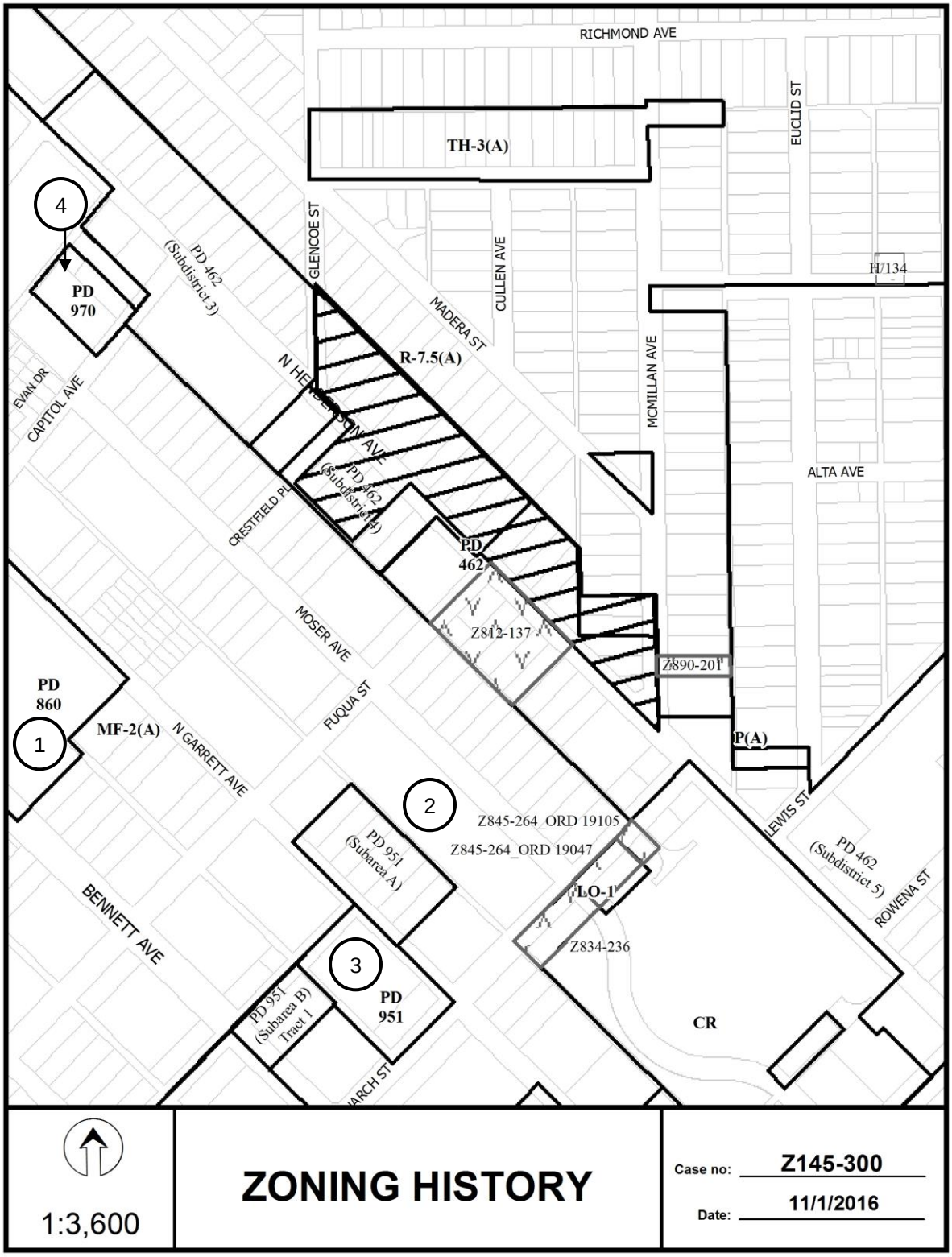
Residential
Residential
TH-3(A)
EUCLID ST
Residential
GLENCOE ST
CULLEN AVE
H/134
PD 462 (Subdistrict 3)
PD 970
Commercial
MADERA ST
R-7.5(A)
Residential
MCMILLAN AVE
EVAN DR
CAPITOL AVE
Residential
ALTA AVE
PD 462 (Subdistrict 4)
CRESTFIELD PL
PD 462
Residential
Z812-137
MOSER AVE
Z890-201
Residential
PD 860
MF-2(A)
N GARRETT AVE
FUQUA ST
Residential
P(A)
LEWIS ST
Z845-264_ORD 19105
Z845-264_ORD 19047
PD 462 (Subdistrict 5)
PD 951 (Subarea A)
Residential
LO-1
ROWENA ST
BENNETT AVE
Z834-236
Commercial
PD 951 (Subarea B) Tract 1
PD 951
CR
ZONING AND LAND USE
1:3,600
Case no: Z145-300
Date: 11/1/2016


RICHMOND AVE
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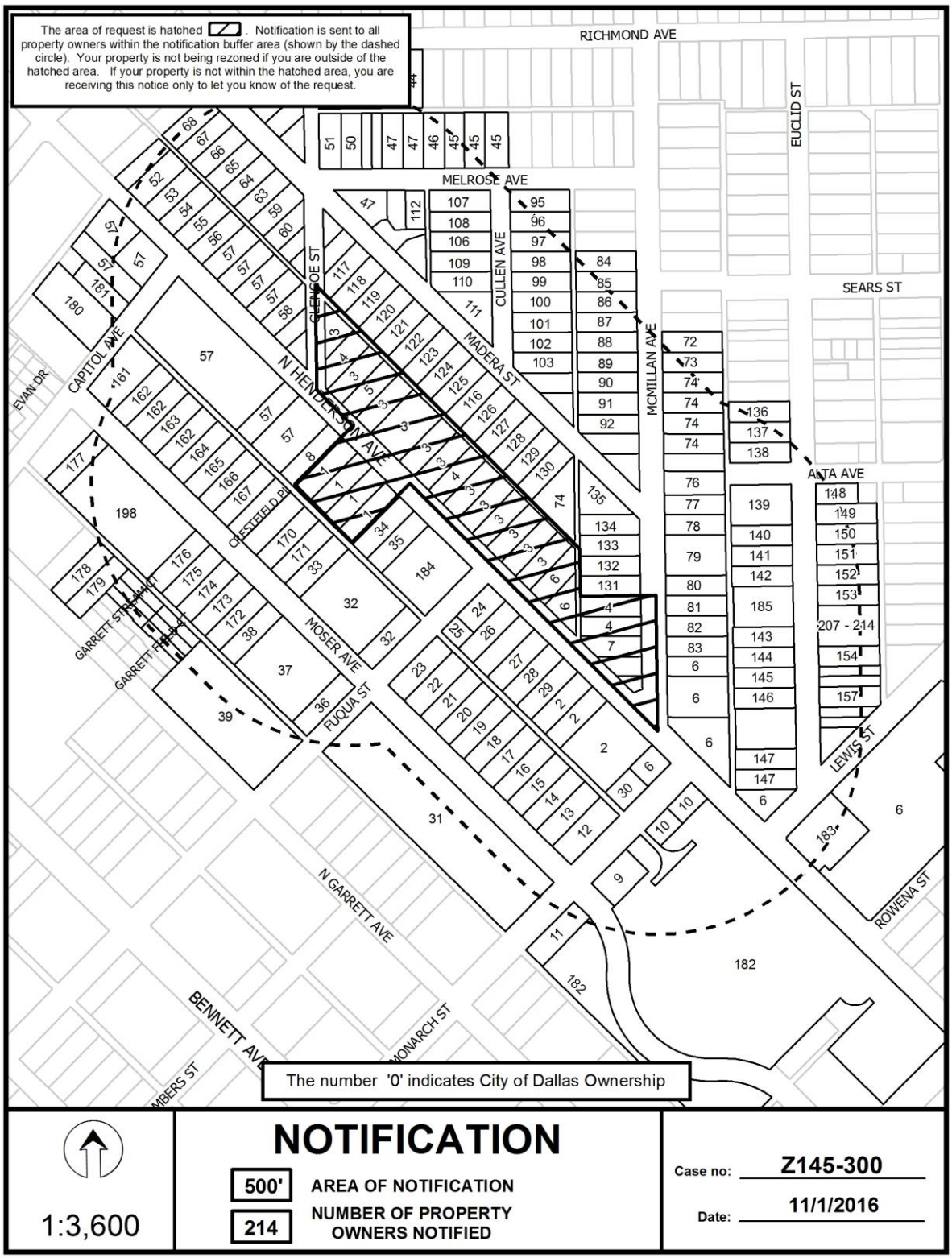
CULLEN AVE
MADERA ST
H/134
MCMILLAN AVE
R-7.5(A)
EVAN DR
CAPITOL AVE
N HENDERSON AVE
PD 462 (Subdistrict 4)
ALTA AVE
CRESTFIELD PL
PD 462
Z812-137
Z890-201
MOSER AVE
PD 860
MF-2(A)
1
N GARRETT AVE
FUQUA ST
P(A)
2
Z845-264_ORD 19105
Z845-264_ORD 19047
LEWIS ST
PD 462 (Subdistrict 5)
ROWENA ST
PD 951 (Subarea A)
LO-1
BENNETT AVE
Z834-236
3
PD 951
PD 951 (Subarea B) Tract 1
CR
1:3,600
ZONING HISTORY
Case no: Z145-300
Date: 11/1/2016


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
EUCLID ST
MELROSE AVE
CULLEN AVE
SEARS ST
CLEMSON ST
MADERA ST
MCMILLAN AVE
CAPITOL AVE
EVAN DR
N HENDERSON AVE
ALTA AVE
CRESTFIELD PL
GARRETT STREAM CT
GARRETT PARK CT
MOSER AVE
FUQUA ST
LEWIS ST
ROWENA ST
N GARRETT AVE
BENNETT AVE
MONARCH ST
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500' AREA OF NOTIFICATION
214 NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z145-300
Date: 11/1/2016

11/01/2016

Notification List of Property Owners

Z145-300

214 Property Owners Notified

Label #	*Address*		*Owner*
1	2121	N HENDERSON AVE	HENDERSON RETAIL LANDS DALLAS LLC
2	1925	N HENDERSON AVE	HENDERSON LOTS OWNER DALLAS LLC
3	2008	GLENCOE ST	HENDERSON RESIDENTIAL LANDS DALLAS LLC
4	2222	N HENDERSON AVE	HENDERSON RESIDENTIAL LANDS
5	2212	N HENDERSON AVE	HENDERSON RESIDENTIAL LANDS DALLAS
6	1901	N HENDERSON AVE	HENDERSON MAIN DALLAS LLC
7	1815	MCMILLAN AVE	HENDERSON RESIDENTIAL LANDS
8	2213	N HENDERSON AVE	HENDERSON TRIPOLI INV PPTY LLC
9	1830	MOSER AVE	BLAIR IAN
10	1839	N HENDERSON AVE	CANELAKES LOUIS
11	1833	MOSER AVE	BURNS ROBERT W
12	1902	MOSER AVE	BOSWELL BRADLY
13	1906	MOSER AVE	STELLMACHER RICHARD &
14	1912	MOSER AVE	TICHANSKY MICHAEL S &
15	1914	MOSER AVE	MCCULLOUGH DAVID W &
16	1918	MOSER AVE	MONDELL FONYA NAOMI
17	1922	MOSER AVE	MONDELL CYNTHIA & ALLEN
18	2002	MOSER AVE	GOODENOW GEORGE
19	2006	MOSER AVE	SUBDIVISIONS REALTY 7 LLC
20	2008	MOSER AVE	DALLAS SUNDOWN PROPERTY
21	2014	MOSER AVE	CUELLAR- VALDEZ ROSANN
22	2018	MOSER AVE	FAIFAR RIBEIRO PATRICIA X
23	2022	MOSER AVE	ESCARCEGA CARLOS
24	2023	N HENDERSON AVE	PEDRO PPTIES LLC
25	5216	FUQUA ST	PEDRO PROPERTIES LLC
26	2019	N HENDERSON AVE	PEDRO PROPERTIES LLC

Label #	*Address*		*Owner*
27	2011	N HENDERSON AVE	NGUYEN CUNG LUONG 2010 TRUST
28	2007	N HENDERSON AVE	NORTH HENDERSON AVENUE LLC
29	2003	N HENDERSON AVE	MUNTZEL MARK SR LIVING TRUST
30	5217	MONARCH ST	MUELLER MARK C
31	1925	MOSER AVE	LH MOSER LLC
32	2100	MOSER AVE	MPC MOSER II LLC
33	2122	MOSER AVE	GARCIA JOSE
34	2117	N HENDERSON AVE	SMITH ISABELLE M
35	2115	N HENDERSON AVE	AVILA PASTORA MARIA
36	2103	MOSER AVE	MPC MOSER I LLC
37	2107	MOSER AVE	MPC MOSER I LLC
38	2123	MOSER AVE	DALLAS SUNDOWN PPTY INVESTMENTS LLC
39	2116	N GARRETT AVE	MONTANA & CHANCE 21152116 GARRETT LP
40	5402	RICHMOND AVE	MCCRUMMEN JENNIFER &
41	5406	RICHMOND AVE	CARSON CHRIS A
42	5410	RICHMOND AVE	GARRETT BRECK &
43	5414	RICHMOND AVE	QUAIL ASSETS LP
44	5418	RICHMOND AVE	WIGGINS ANNA FRANCES
45	5435	MELROSE AVE	ESTRELLO MARIA
46	5423	MELROSE AVE	MAJORS JOHN A IV
47	5419	MELROSE AVE	HUNT ROBERT V
48	5411	MELROSE AVE	WINDLER MONTE & PATRICIA ANNE
49	5409	MELROSE AVE	SHABAN ALI HUSSAIN
50	5407	MELROSE AVE	PIECE JORDAN DEVELOPMENT LLC
51	5403	MELROSE AVE	RVH REAL ESTATE
52	2414	N HENDERSON AVE	NHA HOLDINGS LLC
53	2406	N HENDERSON AVE	COHEN CLARA JO
54	2400	N HENDERSON AVE	MOORE MARGARITA O
55	2336	N HENDERSON AVE	CANDLER RUSSELL E JR
56	2332	N HENDERSON AVE	BUSTAMANTE VINCENT & ANGELES
57	2326	N HENDERSON AVE	HENDERSON SHOPS DALLAS LLC

Label #	*Address*		*Owner*
58	2310	N HENDERSON AVE	SPANISH BUSINESS SERVICES
59	2303	MADERA ST	LEIGH GRANT W & KRISTI D
60	2031	GLENCOE ST	NEW DIRECTION IRA INC
61	2021	GLENCOE ST	SMITH SKYE
62	2025	GLENCOE ST	BRYSON SPENCER A &
63	2307	MADERA ST	DIMENSION D+B LLC
64	2311	MADERA ST	KUBIN MARY FRANCES
65	2315	MADERA ST	KUBIN JOHN W
66	2319	MADERA ST	GONZALEZ OLGA
67	2403	MADERA ST	MEYER MARK D
68	2407	MADERA ST	RUBIO SCOTT H
69	2402	MADERA ST	HEPWORTH WESLEY W
70	2310	MADERA ST	CEJA JOSE NAVA & MAIJA S
71	2304	MADERA ST	NAVA HECTOR & CLAUDIA MARIA GUERRERO
72	1926	MCMILLAN AVE	SMITH MARY E P
73	1922	MCMILLAN AVE	WRIGHT DAVID ASHLEY
74	1918	MCMILLAN AVE	MATA RENE RAMOS
75	1902	MCMILLAN AVE	JDAL PROPERTIES INC
76	1848	MCMILLAN AVE	GOOD EARTH FUNDING INC
77	1844	MCMILLAN AVE	CHUC MARY JANE &
78	1840	MCMILLAN AVE	HERNANDEZ PAULINA
79	1836	MCMILLAN AVE	ADAMS VALERIE DAWN
80	1828	MCMILLAN AVE	MATA HILARIO O & VIVIANA
81	1824	MCMILLAN AVE	TABOR MICHELLE CAROLINE
82	1820	MCMILLAN AVE	BROADHURST ZACHARY C
83	1816	MCMILLAN AVE	CISNEROS JUAN J &
84	2015	MCMILLAN AVE	1700 TREEHOUSE LLC
85	2011	MCMILLAN AVE	LEYVA SAMUEL
86	2007	MCMILLAN AVE	NIETO PORFIRIO ORTEGA &
87	1929	MCMILLAN AVE	PAYNE WILLIAM BRIAN
88	1925	MCMILLAN AVE	GUTIERREZ SYLVIA ANN &

Label #	*Address*		*Owner*
89	1919	MCMILLAN AVE	LONGORIA MARY ELLEN
90	1915	MCMILLAN AVE	MENDEL MARK A
91	1911	MCMILLAN AVE	WALLER HALLIE
92	1909	MCMILLAN AVE	MATA RENE R
93	1907	MCMILLAN AVE	SPRINGER MAJENICA
94	1901	MCMILLAN AVE	BARBER PAULA L
95	2034	CULLEN AVE	PATOLIA FAMILY REVOCABLE
96	2030	CULLEN AVE	GONZALEZ JESUS E
97	2026	CULLEN AVE	GONZALEZ JESUS ESTRELLO
98	2020	CULLEN AVE	KORPONAI SANDOR G
99	2018	CULLEN AVE	INFANTE GUMERCIDA &
100	2014	CULLEN AVE	BARRAZA GLORIA P
101	2010	CULLEN AVE	REYES JUAN G ETAL
102	2006	CULLEN AVE	MARTINEZ JOSE L JR &
103	2002	CULLEN AVE	HEPWORTH WESLEY W &
104	2110	MADERA ST	GUANAJUATO PEDRO &
105	2104	MADERA ST	MEDRANO RANDY I
106	2232	MADERA ST	CULLEN EDWARD V
107	2035	CULLEN AVE	SKAGGS KENNETH LEE &
108	2031	CULLEN AVE	CRUZ SAUL & GABRIELA
109	2023	CULLEN AVE	LOPEZ LAZARO S &
110	2019	CULLEN AVE	SANDOVAL JOSE
111	2015	CULLEN AVE	HURLEY SOFIA &
112	5418	MELROSE AVE	GASCA GILBERT JR &
113	5414	MELROSE AVE	CLARK EDWARD L JR
114	2228	MADERA ST	GAYTAN GUADALOPE
115	2237	MADERA ST	WILLIAMS HERBERT S III
116	2239	MADERA ST	HOLMES JOHN B
117	2235	MADERA ST	RVH REAL ESTATE OPPORTUNITY FUND LLC
118	2231	MADERA ST	ANTILLON MANUEL
119	2227	MADERA ST	GRIFFIN MATTHEW KEITH

Label #	*Address*		*Owner*
120	2221	MADERA ST	DAVIS RICHARD & CHERYL
121	2217	MADERA ST	ZYLKA JOE &
122	2215	MADERA ST	MCCOLLEY JEFFREY W &
123	2211	MADERA ST	BARNETT SAMUEL L & RAMONA S
124	2207	MADERA ST	SHIELDS WILLIAM O
125	2201	MADERA ST	HERNANDEZ MARTIN &
126	2119	MADERA ST	KUBIN JOHN
127	2115	MADERA ST	TAMEZ LORENA FIERRO
128	2111	MADERA ST	SEGURA LUIS A & IRMA V MARTINEZ &
129	2107	MADERA ST	WORLDALLAS PPTIES INC
130	2103	MADERA ST	BAUGH HARBOR SERIES H LLC
131	1829	MCMILLAN AVE	CRUZ ESTEFANA B
132	1833	MCMILLAN AVE	NOLAN CRYSTAL
133	1837	MCMILLAN AVE	ZAVALA MARY
134	1841	MCMILLAN AVE	LEYVA JOSE
135	2003	MADERA ST	SHAMPAIN RICHARD H
136	1911	EUCLID AVE	ALANIZ MARIE
137	1905	EUCLID AVE	RANKIN BENJAMIN L &
138	1903	EUCLID AVE	LEWELLON LABELLE &
139	1855	EUCLID AVE	CROFT CARL E & LARA C
140	1849	EUCLID AVE	PIERCE JORDAN DEVELOPMENT LLC
141	1845	EUCLID AVE	CAPITAL PARTNERS LLC
142	1841	EUCLID ST	CARRILLO BENITA P
143	1829	EUCLID AVE	DALLAS SUNDOWN PPTY INV LLC
144	1827	EUCLID AVE	LARA RAMONA RAMIREZ
145	1821	EUCLID ST	GARCIA JESUS &
146	1819	EUCLID AVE	SINGER SUSAN E
147	1805	EUCLID AVE	1834 N HENDERSON LLC
148	1856	EUCLID AVE	SMITH MARK
149	1854	EUCLID AVE	ZAHRA EDWARD H JR
150	1848	EUCLID AVE	HOWARD CHRISTOPHER

Label #	*Address*		*Owner*
151	1844	EUCLID ST	ROYAL SUPREME LLC
152	1840	EUCLID AVE	MATA RENE R
153	1836	EUCLID AVE	BAILEY DAVID D
154	1824	EUCLID AVE	EUCLID ELEMENTS LLC
155	1822	EUCLID AVE	THOMAS JAMES
156	1820	EUCLID AVE	RANA HUMAIR
157	1816	EUCLID AVE	ENRIQUEZ ARMANDO &
158	1812	EUCLID AVE	NELSON NATHAN &
159	1814	EUCLID AVE	BROWN CASSANDRA S
160	1808	EUCLID AVE	SMITH O DARWIN &
161	2322	MOSER AVE	NGUYEN NHON
162	2318	MOSER AVE	MOSER HOMES LLC
163	2310	MOSER AVE	MOSER TOWNHOMES LLC
164	2302	MOSER AVE	CRAVER SADIE B ESTATE OF
165	2226	MOSER AVE	MONETA DAREN
166	2222	MOSER AVE	PEREZ SALVADOR &
167	2218	MOSER AVE	DIMENSION D B LLC
168	2214	MOSER AVE	COG DALLAS HOMES LLC
169	2208	MOSER AVE	FOUR MAD OX LLC
170	2206	MOSER AVE	CHEFCHIS AMELIA
171	2202	MOSER AVE	NEGRETE BLANCA G
172	2203	MOSER AVE	DALLAS SUNDOWN PPTY INVESTMENTS LLC
173	2207	MOSER AVE	NILASENA NANCY
174	2211	MOSER AVE	2211 MOSER AVE LLC
175	2215	MOSER AVE	KHAN IRFAN A &
176	2217	MOSER AVE	KHAN IRFAN A & SABOOHI I
177	2317	MOSER AVE	BAILEY DAVID D & IDA J
178	2304	N GARRETT AVE	2304 GARRETT AVE LLC
179	2226	N GARRETT AVE	MARTINEZ JOSEPHINE LIFE ESTATE
180	5209	CAPITOL AVE	LARKSPUR CAPITOL AVENUE LP
181	5219	CAPITOL AVE	LARKSPUR CAP AVE II LLC

Label #	*Address*		*Owner*
182	1802	MOSER AVE	Dallas ISD
183	1800	N HENDERSON AVE	HENDERSON RETAIL LANDS
184	2107	N HENDERSON AVE	2107 N HENDERSON AVENUE LLC
185	1839	EUCLID ST	SUBDIVISION REALTY 2 LLC
186	5185	GARRETT STREAM CT	LIU PATRICK
187	5169	GARRETT STREAM CT	TILLETT BRADLEY & JAYNE
188	5153	GARRETT STREAM CT	VICTOROV VICTOR
189	5186	GARRETT STREAM CT	NOWACKI SARAH A &
190	5170	GARRETT STREAM CT	SINGAPURA KARTIK &
191	5154	GARRETT STREAM CT	PATEL AKSHAR C
192	5171	GARRETT FIELD CT	GRUBER BRIAN &
193	5155	GARRETT FIELD CT	ALLISON GEORGE THOMAS IV &
194	5139	GARRETT FIELD CT	NOORANI IMRAN & SHEZILA ALI
195	5188	GARRETT FIELD CT	ADAMANY MARISSA L
196	5172	GARRETT FIELD CT	DEYOUNG WILLIAM A IV &
197	5156	GARRETT FIELD CT	CARTER DEBRA
198	2315	MOSER AVE	JOSSELSON BARRY H &
199	1811	EUCLID AVE	MATHEW TIM G
200	1811	EUCLID AVE	JACKSON KATIE L
201	1811	EUCLID AVE	KIDD KYLE &
202	1811	EUCLID AVE	BOYER ERIC
203	1811	EUCLID AVE	KNIGGE ANEMONE E
204	1811	EUCLID AVE	STRONG BRENT M
205	1811	EUCLID AVE	SINHA RAVI R
206	1811	EUCLID AVE	MESSER AMY
207	1828	EUCLID AVE	LUCERO MILES
208	1828	EUCLID AVE	TRANG QUYNHCHI NGOC
209	1828	EUCLID AVE	JOHNSON CHARLES BRENT &
210	1828	EUCLID AVE	SLECHTEN SARA M
211	1828	EUCLID AVE	LESHER BRIDGET MARY
212	1828	EUCLID AVE	SHORES SUSAN V & STEVEN LEE

11/01/2016

Label #	*Address*		*Owner*
213	1828	EUCLID AVE	CLARK GREGORY PHILLIP
214	1828	EUCLID AVE	WILLIAMS ARON THOMAS

CITY PLAN COMMISSION **THURSDAY, FEBRUARY 16, 2017**

Planner: Warren F. Ellis

FILE NUMBER: Z145-209(WE) **DATE FILED:** December 23, 2014

LOCATION: East line of Trunk Avenue, north of Elm Street

COUNCIL DISTRICT: 2 **MAPSCO:** 46J

SIZE OF REQUEST: Approx. 1.82 acres **CENSUS TRACT:** 204

APPLICANT / OWNER: Trail Cotton Properties, Ltd.

REPRESENTATIVE: Rob Baldwin
Baldwin and Associates

REQUEST: An application for a Specific Use Permit for an open-enrollment charter school on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side District with a H/30 Historic District Overlay.

SUMMARY: The purpose of this request is to allow for the Continental Gin Company building to be used for an open-enrollment charter school [Pegasus Charter School]. The existing structure is within a City of Dallas Historic Overlay. The student enrollment will consist of kindergarten to sixth grade.

STAFF RECOMMENDATION: **Denial**

PREVIOUS ACTION: On December 1, 2016, and December 15, 2016, the City Plan Commission held this under advisement until January 19, 2017, to allow the applicant to update the traffic management Plan. On January 19, 2017, the City Plan Commission held this case under advisement until February 16, 2017.

BACKGROUND INFORMATION:

- The request site is developed with a 19,766 square foot structure that is a City of Dallas Landmark.

- On January 27, 1987, the City Council established preservation criteria for structures that are located within the property of the Continental Gin Complex [See attachment for properties that are located within the complex].

- The applicant's request for a Specific Use Permit No. for will allow for the operation of an open-enrollment charter school for approximately 34 classrooms for grades kindergarten to sixth.

- In March 2008, a portion of Trunk Avenue was conveyed to the applicant. The applicant proposes to use a portion of Trunk Avenue to meet their off-street parking requirements.

- The surrounding land uses consist primarily of office uses, residential uses and warehouses uses. The properties north of the site consist of the DART light rail and Baylor Hospital [PDD No. 749].

Zoning History: There have been over ten zoning changes that have occurred in the past five years in Planned Development District No. 269, the Deep Ellum/Near East Side District. The list below only identifies the cases that are located on the zoning map.

1. Z123-267 On May 27, 2014, the City Council approved an amendment for certain use regulations and development standards in Planned Development District No. 269.

2. Z156-245 On September 14, 2016, the City Council approved a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge or tavern and a commercial amusement (inside) limited to live music venue at the southeast corner of Commerce Street and Murray Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Trunk Avenue		Variable width r-o-w	Variable width r-o-w
Elm Street	Local	70 ft.	70 ft.

Land Use:

	Zoning	Land Use
Site	PDD No. 269, Tract A H/30 Historic Overlay	Vacant structure
North	PDD No. 749, Tract A	Baylor Hospital, DART light rail
South	PDD No. 269, Tract A	Electrical substation, Multifamily (under construction)
East	PDD No. 269, Tract A	Multifamily, Office
West	PDD No. 269, Tract A	Warehouse

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PDD No. 269 - existing	0'	0'/0'	4.0 to 6.0	200'	0%	Proximity Slope U-form setback Visual Intrusion	Retail & personal service, office

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

The proposed open-enrollment charter school is located on the outer perimeter of the central business district and is considered to be an urban school. Schools are encouraged to be located within an urban environment. The request site is within the Downtown Building Block where it states that "civic and open spaces provide an inviting atmosphere for pedestrians as well as a diversity of uses, generating activity throughout the day and evening."

LAND USE

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

GOAL 2.3 BUILD A DYNAMIC AND EXPANDED DOWNTOWN

Policy 2.3.1 Restore Downtown Dallas as the economic and cultural heart of North Central Texas.

Implementation measure 2.3.1.4 Maximize the city's unique building fabric by encouraging the reuse of historic buildings.

STAFF ANALYSIS:

Land Use Compatibility: The 1.82 acre site is developed with a two story, 19,766 square foot building that is an Historic structure. The applicant proposes to use one of the Continental Gin Complex for the school to serve kindergarten to sixth grade students. The maximum enrollment is proposed to be approximately 320 students. The request site is adjacent to a DART light rail line to the north, and office and residential uses to the south and east of the site. The property to the west of the site, across Trunk Avenue, is developed with a warehouse use.

The applicant proposes to use a portion of the property that is adjacent to an office parking lot for a play area. In addition, a portion of Trunk Avenue, which is owned by the applicant, will be used for off-street parking and queuing for drop-off and pick-up of the students. The portion of Trunk Avenue is now a private drive only for this property.

Even though the proposed open-enrollment charter school is located within an urban environment, staff recognized that schools are important to the City's urban fabric, but the safety of the students is paramount. Given that the main circulation to drop-off and pick-up students is on a private drive and the Traffic Management Plan show the school's administration will stagger the drop-off and pick-up times, staff can support the request from a land use perspective. However, from a traffic safety operational viewpoint, the Mobility and Street Services Department has some concerns regarding the traffic flow and queuing.

The applicant has submitted a Traffic Management Plan that shows that the proposed school will provide no queuing on the City right-of-way and ensure the safety of the children during the drop-off and pick-up times. The Mobility and Street Services Department has determined after receiving an updated Traffic Management Plan that there will be queuing on the City's right-of-way as a result of traffic flow on Elm Street. On March 28, 2012, the City Council approved an amendment to the thoroughfare plan converting Elm Street from a one-way street to a two-way street. The Mobility and Street Services Department stated that the "traffic congestion that will occur when the queue line spills on Elm Street, association with the soon conversion of Elm Street to two-way operation will make this a very undesirable situation."

Due to the safety operation and potential queuing in the City's right-of-way, staff cannot support the applicant's request for a Specific Use Permit for an open-enrollment charter school,

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 will not be triggered because the site is not increasing any impervious surface by 35 percent of the total floor area.

Traffic: The Engineering Division of the Sustainable Development and Construction Department has reviewed the applicant's Traffic Management Plan (TMP) and determined that the proposed development may have a negative impact on the surrounding street system. In addition, the Mobility and Street Service of Transportation Safety Operations has reviewed the TMP and is recommending denial of the request.

Parking: The requirement for off-street parking for the school is derived by two criterions: 1) the number of classrooms and 2) the type of institution that serves the students (e.g., elementary, middle or high school). The requirements for off-street parking are as follows:

- one and one-half spaces for each elementary school classroom,

Based on the 34 classrooms that are proposed for the open-enrollment charter school, the applicant is required to provide 51 spaces. In addition, the applicant has indicated that the site has approximately 64 delta credits and therefore will not have to provide any of the required off-street parking for the open-enrollment charter school. Delta credits are established when the off-street parking ratio from a previous development code is less restrictive than the current code. The difference in the number of required off-street parking spaces is the delta credits, which are carried over to the proposed main use. The applicant will have to verify the delta credits to the Building Official prior to receiving a certificate of occupancy.

In addition, the applicant is providing 24 spaces within the private drive and is shown on the site plan. In the event that the Building Official does not determine delta credits exist, there are provisions in PDD No. 269 for parking reductions for on-street parking and proximity to a DART station and the distance for a remote parking lot.

Parking reduction for proximity to DART stations. The off-street parking requirement for uses located within one-fourth mile of a DART rail line may be

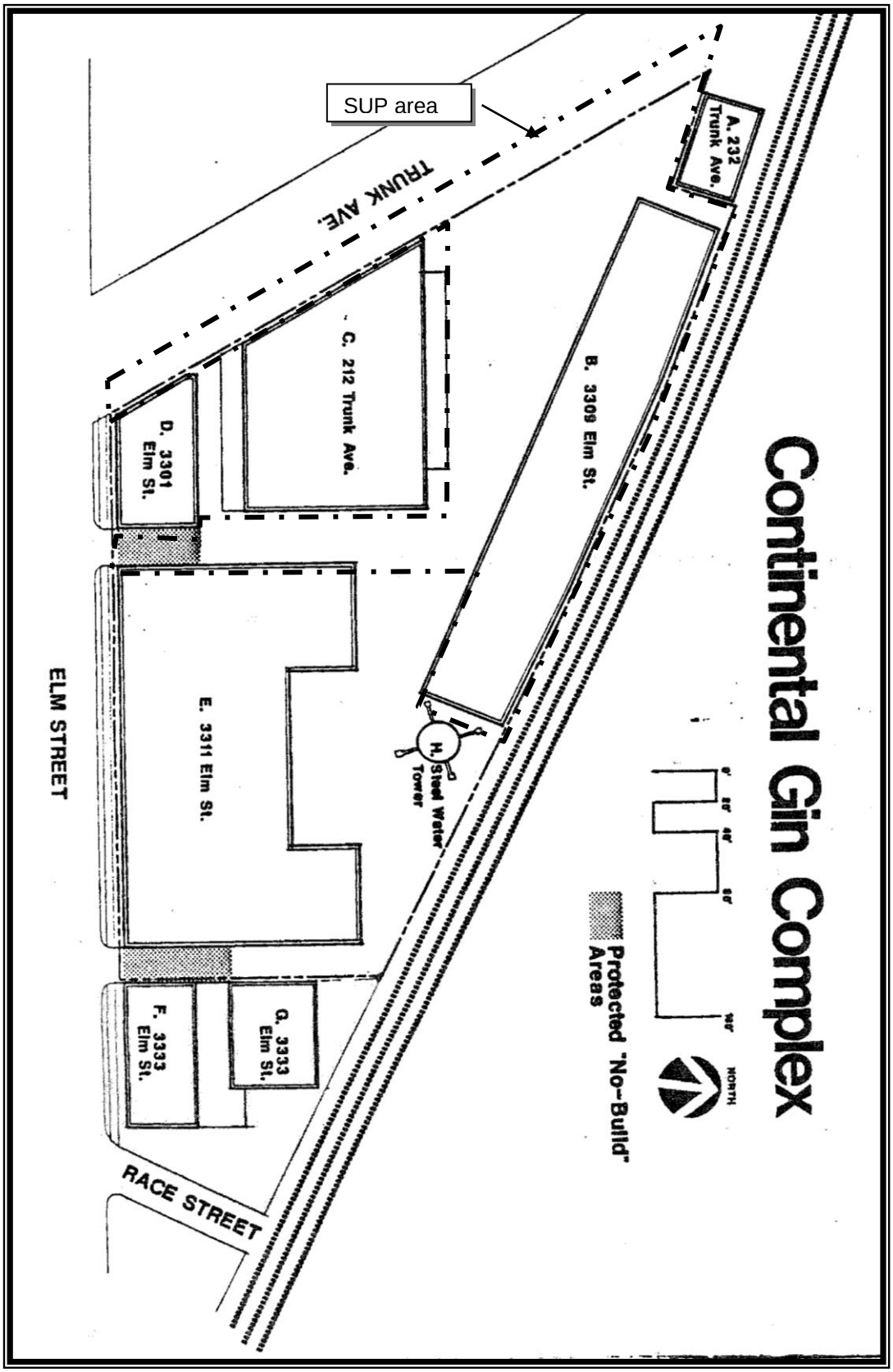
reduced by 10 percent. The request site is approximately 696.69 feet of the DART station. If the applicant receives a 10 percent reduction of off-street parking, the number of parking spaces required is 46 spaces.

Remote parking. Remote parking may be located on a separate lot that is within the following walking distance of the use served by the remote parking: The remote parking may be located within 1,200 feet if the use is located in an original building.

Landmark Commission. All exterior repairs, alternations and additions to the Continental Gin Company site will require a Certificate of Appropriateness (CA). The applicant is not proposing to alter the Continental Gin building but will have interior repairs.

Traffic Management Plan: On January 10, 2017, the applicant submitted a revised TMP for staff's review as a result of the Mobility and Street Services Department's comments to recommend denial of the applicant's request. The report was submitted after the deadline for staff to adequately review the report and as a result, the Mobility and Street Services Department has not reviewed and provided comments to staff. At the time this report was distributed, a recommendation to approval or deny the revised TMP has not been made by the Mobility and Street Services Department.

Continental Gin Complex
Local Historic Registration



LIST OF
PARTNER/PRINCIPALS/OFFICERS
Pegasus Charter School

General Partner

- John C. Tatum Jr.

Limited Partners

- Wm. Bennett Cullum
- John C. Tatum Jr.
- Bart Wade

APPLICANT'S PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is an open-enrollment charter school.

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

3. TIME LIMIT: This specific use permit expires on _____(five years from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of 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 application for automatic renewal is strictly enforced.)

4. CLASSROOMS: The maximum number of classrooms is 34.

5. HOURS OF OPERATION: The open-enrollment charter school may operate between the 7:00 a.m. and 5:00 p.m., Monday through Friday. During a school event, the hours of operation may be extended to 10:00 p.m.

6. TRAFFIC MANAGEMENT PLAN:

A. In general. Operation of an open-enrollment charter school must comply with the attached traffic management plan.

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

C. Traffic study.

i. The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by **March 1, 2018**. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by March 1 of each odd-numbered year.

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

a. ingress and egress points;

b. queue lengths;

c. number and location of personnel assisting with loading and unloading of students;

d. drop-off and pick-up locations;

e. drop-off and pick-up hours for each grade level;

f. hours for each grade level; and

g. circulation.

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

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

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

D. Amendment process.

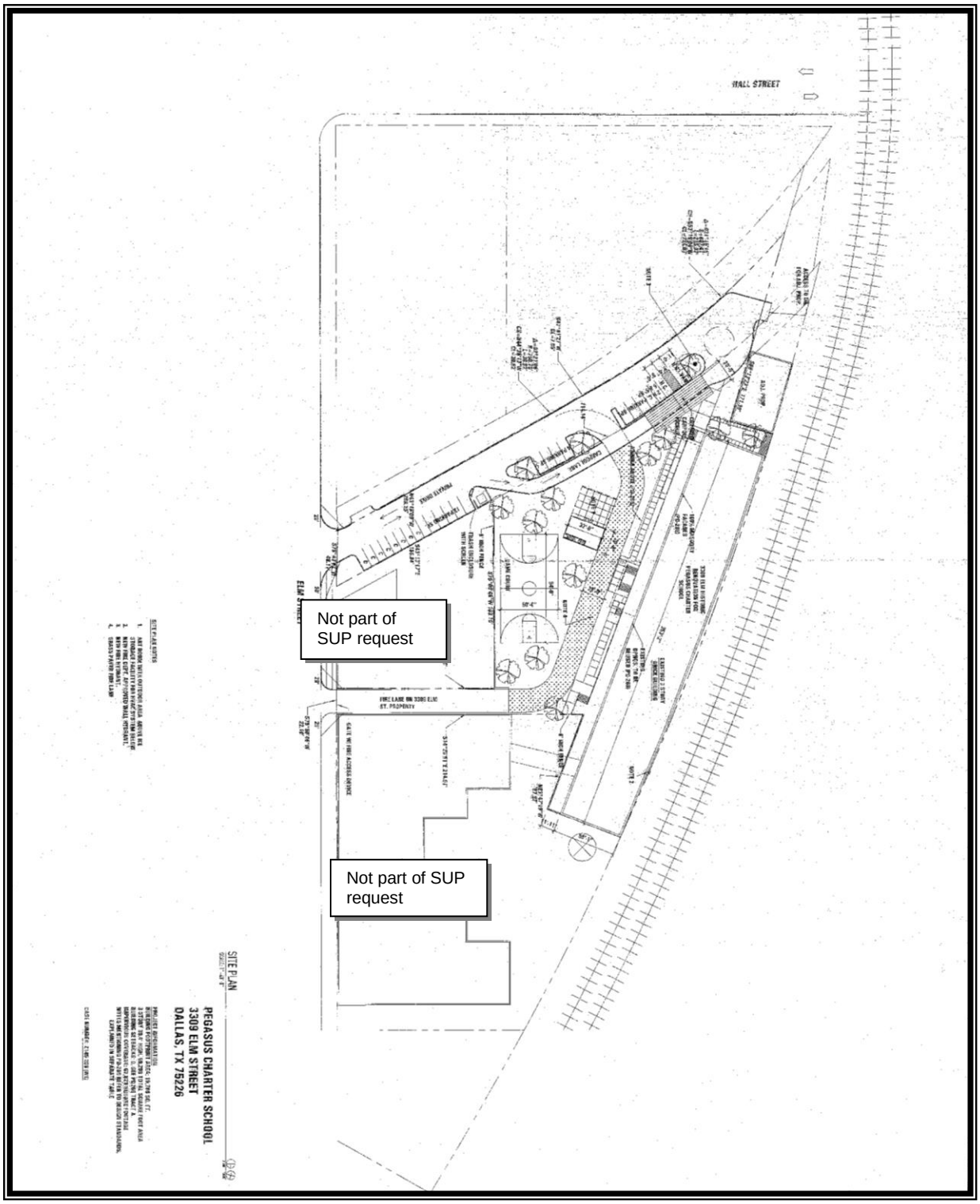
i. A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3) of Chapter 51A of the Dallas City Code, as amended.

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

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

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

PROPOSED SITE PLAN



TRAFFIC MANAGEMENT PLAN FOR

PEGASUS SCHOOL OF LIBERAL ARTS AND SCIENCES

DALLAS, TEXAS

DeShazo Project No. 15094

Z145-209(WE)

Prepared for:
Baldwin Associates
3904 Elm Street, Suite B
Dallas, Texas 75226

Prepared by:
DeShazo Group, Inc.
Texas Registered Engineering Firm F-3199
400 South Houston Street, Suite 330
Dallas, Texas 75202
214.748.6740

December 6, 2016

Traffic Management Plan for

Pegasus School of Liberal Arts and Sciences

~ DeShazo Project No. 15094 ~

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Technical Memorandum

To: *Jennifer Hiromoto* — Baldwin Associates

Cc: Pegasus School of Liberal Arts and Sciences

From: DeShazo Group, Inc.

Date: February 9, 2017

Re: Traffic Management Plan for Pegasus Charter School in Dallas, Texas
DeShazo Project Number 15094; Z145-209(WE)

INTRODUCTION

The services of DeShazo Group, Inc. (DeShazo) were retained by Baldwin Associates to prepare a traffic management plan (TMP) for the proposed relocation of the lower school grades of the Pegasus School of Liberal Arts and Sciences ("the school"). DeShazo is an engineering consulting firm providing licensed engineers skilled in the field of traffic/transportation engineering.

Pegasus Lower School (grades K-7th) is currently located at 1222 Commerce Street in downtown Dallas. The school administration is planning to relocate 600 of these students to a new campus located at 3309 Elm Street in Dallas, Texas. A proposed site plan, prepared by TKTR Architects, is provided as reference in this report.

The proposed school site is located in Planned Development 269. Zoning provisions permit the development of an open-enrollment charter school under specific stipulations of a Specific Use Permit. As part of the approval process, the City of Dallas requires submittal of a TMP as a record of the preferred traffic control strategies and to ensure safe and efficient traffic operations. The plan is intended to assess anticipated traffic conditions during the morning drop-off and afternoon pick-up activities on the basis of satisfying these objectives. By consent of the TMP submittal, the school agrees to the strategies presented herein. In addition, the school is held self-accountable to enforce the plan until and unless the City of Dallas deems further mitigation measures are necessary.

TRAFFIC MANAGEMENT PLAN

A TMP is important to safely achieve an optimum level of traffic flow and circulation during peak traffic periods associated with student drop-off and pick-up operations. By properly managing the vehicular traffic generated during the critical periods, the safety and efficiency of other modes of travel—including walking—will also inherently

improve. The TMP should not be considered a comprehensive set of instructions to ensure adequate safety; however, it is a tool that aims to facilitate a safer and more efficient environment.

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

School Operational Characteristics

Table *1* summarizes the proposed operational characteristics for Pegasus Charter School:

Table 1. Proposed School Operational Characteristics

Student Enrollment:	600 students (K-7th grade)
School Households:	500 families
School Staff:	40 staff members
Daily Arrival Schedule	Early Arrival > 7:00 AM (30%) Normal Arrival > 7:30 AM (70%)
Daily Departure Schedule	1st Dismissal > 3:30 PM (25%) 2nd Dismissal > 4:00 PM & 4:10 PM (43%) 3rd Dismissal > 5:15 PM (32%)
Students Travelling by Modes Other Than Drop-off/Pick-up (estimated):	By School Bus.....0% By Walking .....0% By Self-Driving .....0% By Transit.....30%

NOTE #1: Existing operations were not considered in the evaluation of these conditions. All recommendations are based on information provided by the client and supplemented by DeShazo's professional judgment and experience with other similar projects.

NOTE #2: The subject site is directly served by DART bus routes 60 and 76. DART Green Line's Baylor University Medical Center station is also located less than 1,500 feet away. Considering the site's convenient access to public transit, it would be reasonable to misjudge the actual ridership. According to school records, public transit ridership at their existing campus ranges from 33-45% on a regular basis. School provides free DART passes to all students to encourage public ridership. For purposes of this study, thirty percent of the student households represented in student enrollment was assigned to public transit.

NOTE #3: School may hold occasional events that generate traffic outside of traditional peak periods. While some measures presented in this report may apply to such cases, this analysis evaluates traffic characteristics associated only with traditional school peak periods.

Site Access and Circulation

A single driveway on Elm Street will provide access to the proposed school site. Elm Street is a two-lane public roadway. It currently operates as a one-way (westbound) street but is proposed to be converted into a two way road. Passenger vehicles will enter the school from Elm Street and proceed to form a queue towards the loading/unloading area. The queue will operate as a single line of vehicles with the opportunity to exit the queue and park before reaching the loading/unloading area. The unloading/loading area will not provide a second (i.e. escape) lane; vehicles must exit sequentially once passenger vehicles enter the loading/unloading area. Egress traffic will drive back along the driveway towards Elm Street.

Passenger Unloading/Loading

During morning drop-off periods, vehicular traffic will enter the school site to unload students directly at the unloading areas. Alternatively, parents may also be permitted to proceed towards the visitor-designated parking stalls and walk students to the building. During pick-up periods, vehicular traffic will again drive into the parking lot and either enter the queue line to load passengers or park in a designated visitor parking space to wait for the student(s) to arrive. Parked parents may choose to walk to the building to greet their child.

DeShazo recommends that Pegasus Charter School implements a semi-managed loading protocol during the afternoon pick-up periods, whereby vehicles enter and circulate through a generally prescribed route and form a systematic queue. Students will be released from school at specified dismissal times. School staff will assist in paring students with their parents' vehicles by actively managing the loading process. School staff will also be positioned at strategic locations ahead of the pick-up areas to relay the sequence of parent arrival back to the loading zone. School will potentially load several vehicles simultaneously with the assistance of staff stationed at the loading area. Once loaded, vehicles are cleared by school staff to carefully egress along the designated route.

Vehicle Queuing

The goal for any school is to accommodate all vehicular queuing and drop-off/pick-up procedures on private property. A standardized technique for projecting necessary queue length does not exist; however, DeShazo has developed a proprietary methodology for estimating peak vehicular queue based upon historical studies conducting at various similar school sites.

Maximum queues at schools consistently occurs during the afternoon peak period when students are being picked-up—the morning period is typically not a significant traffic issue since drop-off activities are more temporally distributed and occurs much

more quickly than student pick-up. The projected peak number of vehicles during each dismissal time is provided in **Table *2***.

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

	1st Dismissal 3:30 PM ***(25% of total enrollment)***	**2nd Dismissal 4:00 & 4:10 PM** ***(43% of total enrollment)***	**3rd Dismissal 5:15 PM** ***(32% of total enrollment)***
Peak Vehicle Accumulation:	259 LF (11 cars)	447 LF (19 cars)	329 LF (14 cars)
On-Site Capacity:	1,058 LF (18 cars)	1,058 LF (45 cars)	1,058LF (45 cars)
Resulting Surplus:	799 LF (7 cars)	611 LF (26 car)	729 LF (31 cars)

Recommendations

Traffic delays and congestion during the afternoon pick-up period is notably greater than the traffic generated during the morning drop-off period due to timing and concentration characteristics. In most instances, achieving efficiency during the afternoon period is most critical, while the morning traffic operations require nominal active management. The following recommendations are provided by DeShazo to Pegasus Charter School for the management of vehicular traffic generated by the school during peak traffic conditions. Recommendations provided herein pertain specifically to the afternoon period operations.

The full cooperation of all school staff members, students, and parents is crucial for the success of any traffic management plan. Proper training of school staff on duties and expectations pertaining to the plan is recommended. Sufficient communications at the beginning of each school term (and otherwise, as needed) with students and parents on their duties and expectations is also recommended. In general,

- To maximize personal safety, passenger loading and unloading within public right-of-way should be avoided at all times.

- To minimize liabilities, no persons other than deputized officers of the law should engage or attempt to influence traffic operations in public right-of-way, particularly on Elm Street, across DART rail lines and the intersection of Hall Street and Crutcher Street/CBD-Fair Park Link.

- To the extent possible, all queuing and parking should be accommodated within the school site boundaries. For circumstances where this cannot be avoided, coordination with City staff responsible for traffic operations in the area should take place so that appropriate mitigation measures can be investigated.

- To maintain a proper circulation, temporary traffic cones shall be installed on a daily basis when typical traffic conditions are expected. An appropriate number of

school staff shall be assigned to fulfill the duties of student supervision, on-site traffic control, and other related duties as depicted on the plan.

- To optimize traffic operations, parking stalls should be clearly marked for parents and visitors to identify reserved parking. The recommended parking assignment shown in Exhibit 1 is meant to assign school staff (i.e. reserved) to spaces that may potentially be blocked by ingress queue under the assumption that those school staff do not depart the campus during student pick-up period(s).

- To provide safe conditions for pedestrians walking to/from the nearby DART station, it is recommended to maintain pedestrian access on Hall Street at all times. At the discretion of the school, off-duty police officers may also be commissioned by the school to provide additional safety within public right-of-way.

- To avert off-site queuing, it is recommended that the school permits vehicular access to the campus during school hours. Restricting access to vehicles prior to student dismissal times will result in off-site loitering and on-street queuing.

Summary

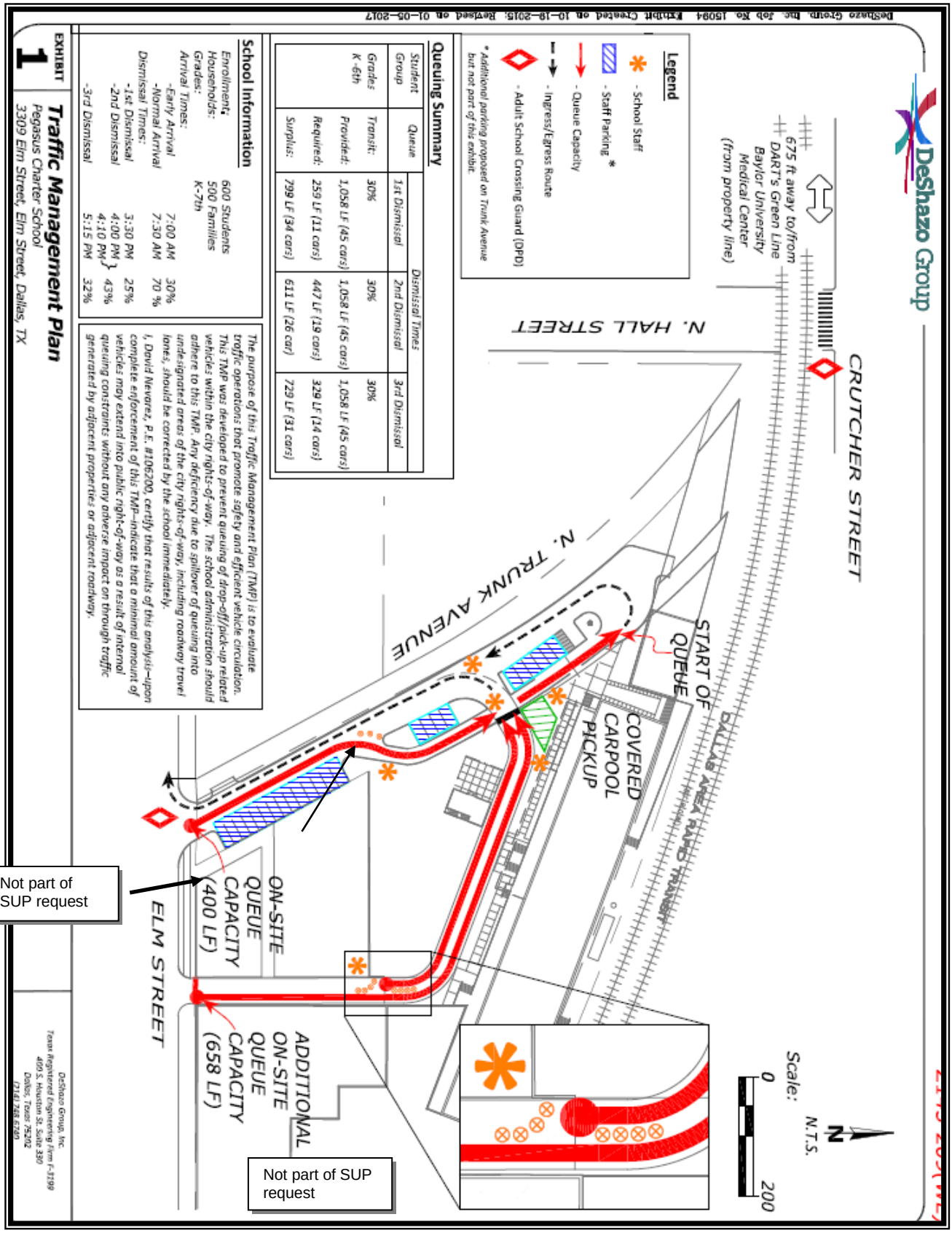
The site traffic circulation plan depicted in **Exhibit 1** is recommended based upon DeShazo's review of the proposed site conditions and the anticipated needs of traffic during peak conditions. This plan was designed with the intent of optimizing on-site vehicular circulation and retaining vehicle queuing in a manner that promotes safety and operational efficiency.

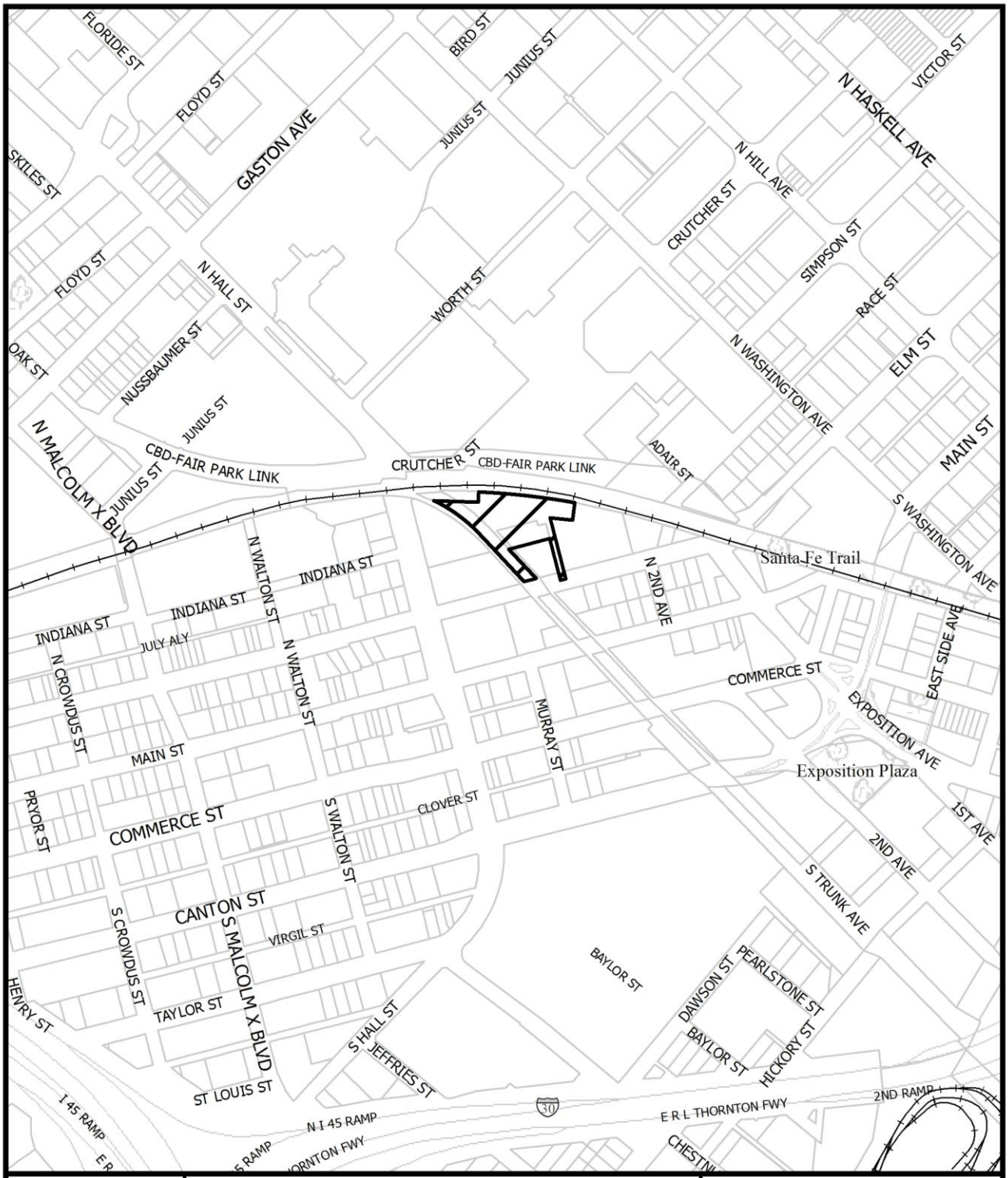
The recommended plan provides 1058 linear feet of on-site vehicular queuing or storage for up to 45 vehicles at 23.5 feet per vehicle plus 17 on-site, unreserved parking spaces. A total capacity of 45 vehicles is expected to accommodate the projected vehicle demand of 11 vehicles during the 1st dismissal at 3:30 PM, 19 vehicles during the 2nd dismissal at 4:00-4:10 PM and 14 vehicles during the 3rd dismissal at 5:15 PM. School staff parking should remain available (reserved) at all times.

This TMP is to be used by Pegasus Charter School to provide safe and efficient transportation of students, staff, and faculty to and from the site. The plan was developed with the intent of optimizing safety and efficiency and the goal of accommodating vehicular traffic generated by the school at peak traffic periods within the site. The details of the TMP shall be reviewed by the school on a regular basis to confirm its effectiveness.

END OF MEMO

Traffic Management Plan
Circulation plan





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VICINITY MAP

Case no: Z145-209

Date: 11/22/2016

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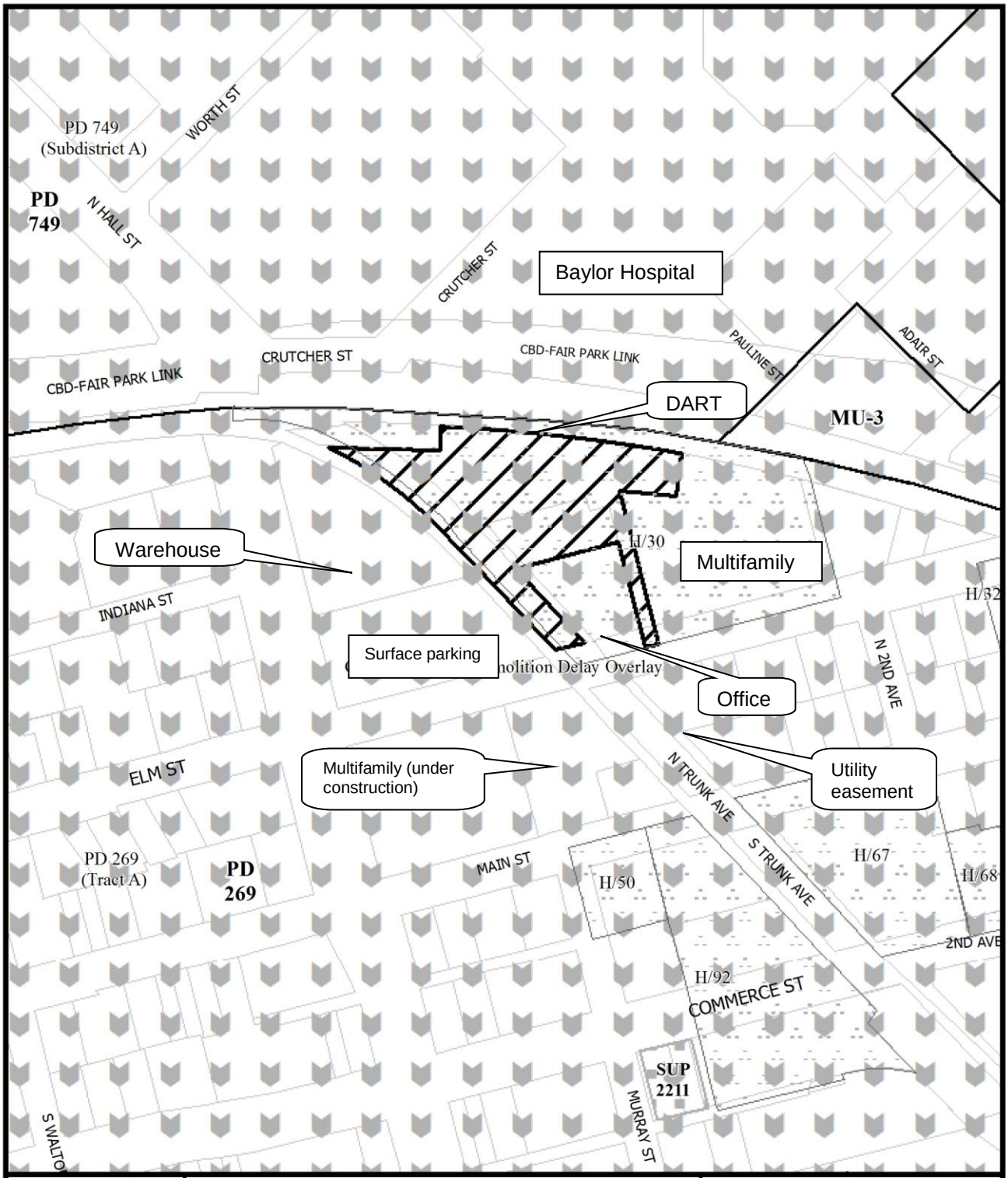
AERIAL MAP

Case no: Z145-209

Date: 11/22/2016



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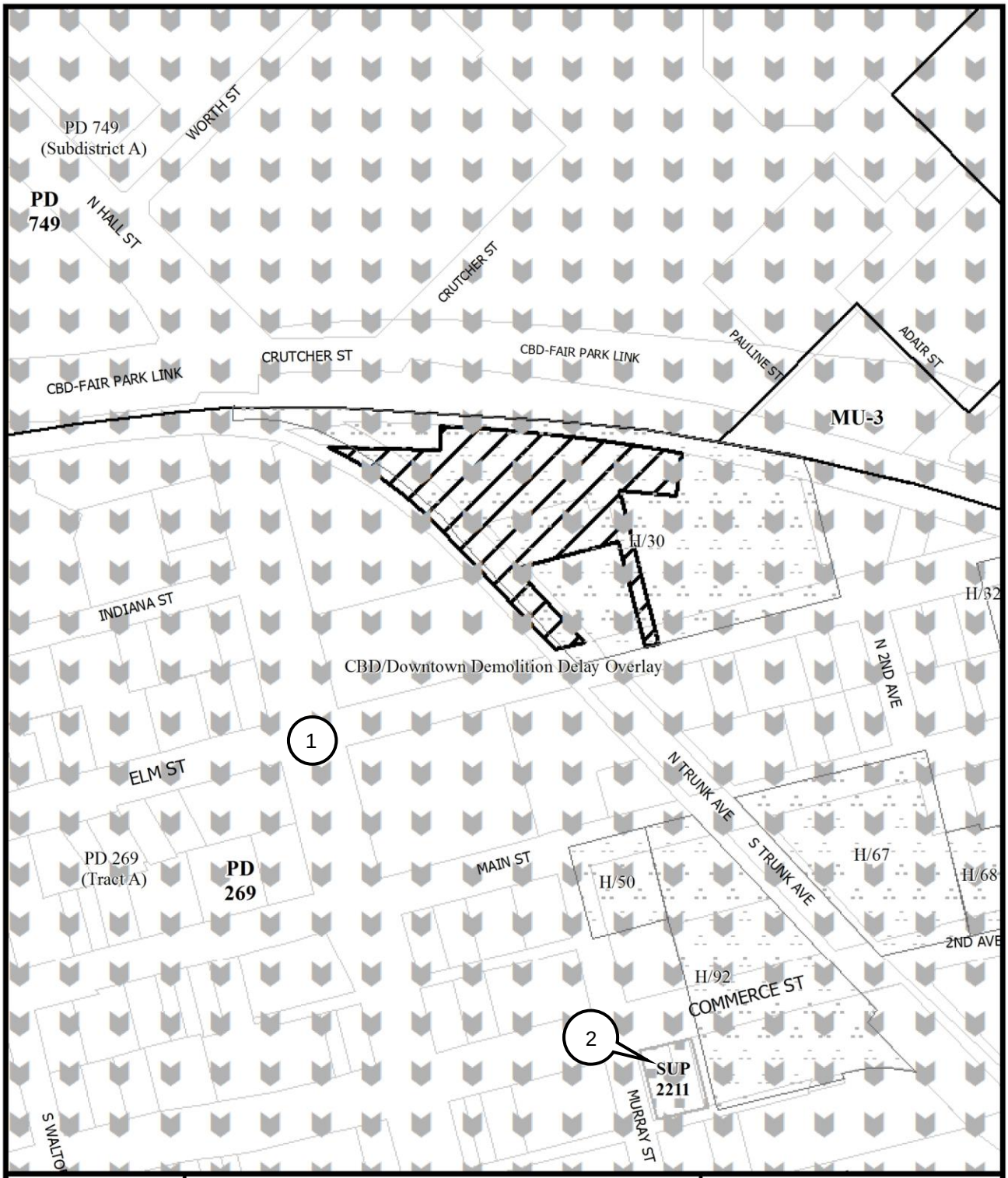
ZONING AND LAND USE

Case no: Z145-209

Date: 11/22/2016



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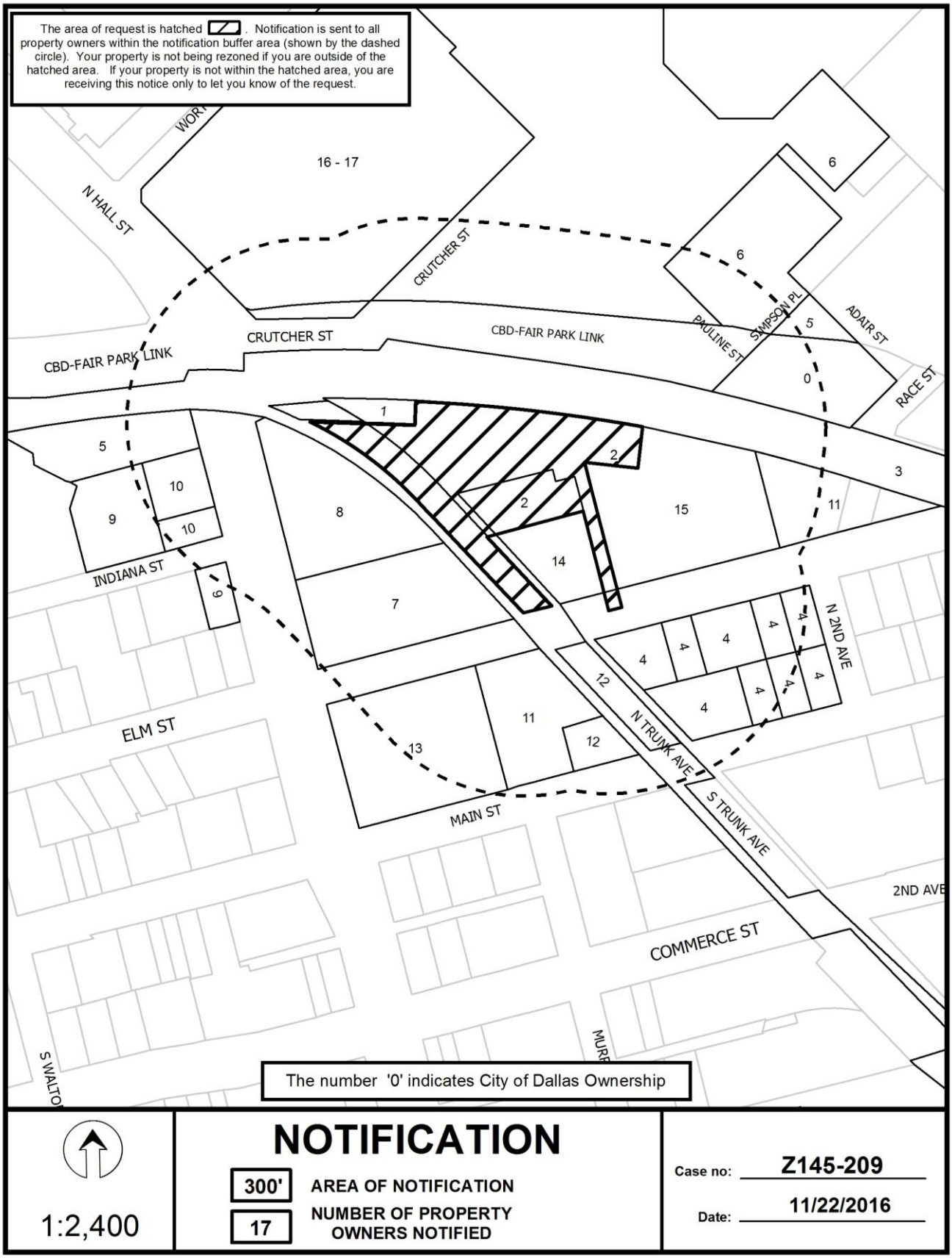
ZONING HISTORY

Case no: Z145-209

Date: 11/22/2016


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.
16 - 17
N HALL ST
CRUTCHER ST
CBD-FAIR PARK LINK
PAULINE ST
SIMPSON PL
ADAIR ST
RACE ST
INDIANA ST
ELM ST
MAIN ST
N TRUNK AVE
S TRUNK AVE
N 2ND AVE
2ND AVE
COMMERCE ST
The number '0' indicates City of Dallas Ownership
NOTIFICATION
300' AREA OF NOTIFICATION
17 NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z145-209
Date: 11/22/2016

Notification List of Property Owners

Z145-209

17 Property Owners Notified

Label #	*Address*		*Owner*
1	232	TRUNK AVE	STAHL PATRICIA L
2	3309	ELM ST	TALL COTTON PPTIES LTD
3	555	2ND AVE	DART
4	3302	ELM ST	TEXAS UTILITIES ELEC CO
5	3711	RACE ST	BAYLOR HEALTH CARE SYSTEM
6	3700	SIMPSON ST	BAYLOR HEALTH CARE SYSTEM
7	210	N HALL ST	BAYLOR HEATH CARE SYSTEM
8	334	N HALL ST	BAYLOR HEALTH CARE SYSTEM
9	3300	INDIANA ST	BAYLOR HEALTH CARE SYSTEM
10	309	N HALL ST	BAYLOR HEALTH CARE SYSTEM
11	3202	ELM ST	WESTDALE PROPERTIES
12	100	N TRUNK AVE	WESTDALE PPTIES AMERICA I
13	3101	MAIN ST	3101 MAIN LP
14	3301	ELM ST	DICKENSON DANIEL
15	3311	ELM ST	WESTDALE DEEP ELLUM LOFTS
16	3410	WORTH ST	BAYLOR HEALTH CARE SYSTEM
17	3410	WORTH ST	RREAL EST TAX ADVISORS LLC

CITY PLAN COMMISSION **THURSDAY, FEBRUARY 16, 2017**

Planner: Warren F. Ellis

FILE NUMBER: Z145-301(WE) **DATE FILED:** July 17, 2015

LOCATION: State Highway 310 and Linfield Road, northeast corner

COUNCIL DISTRICT: 7 **MAPSCO:** 56Q, 56U, 56V

SIZE OF REQUEST: Approx. 74.74 acres **CENSUS TRACT:** 86.03

APPLICANT / OWNER: St. Louis S. W. Railway Co. Union Pacific %Erik Omar

REPRESENTATIVE: Maxwell Fisher, MASTERPLAN

REQUEST: An application for 1) a Planned Development District for commercial, industrial and transportation uses, 2) an amendment to Specific Use Permit No. 1715 for an industrial (outside) potentially incompatible use for an asphalt batching plant, 3) a Specific Use Permit for two industrial (outside) potentially incompatible use for concrete batching plants [Tract I and Tract III], 4) terminate Specific Use Permit No. 1613 for an industrial (outside) not potentially incompatible use for a concrete batch plant, and 5) terminate deed restrictions [Z078-204] on property zoned an IR Industrial Research District with a Dry Overlay on a portion and Specific Use Permit No. 1613 on a portion; a CS Commercial Service District with a Dry Overlay on a portion and Specific Use Permit No. 1602 on a portion; and an IM Industrial Manufacturing District with a Dry Overlay on a portion, Specific Use Permit No. 1715 on a portion and deed restrictions on a portion.

STAFF RECOMMENDATION:

Approval of a Planned Development District for commercial, industrial and transportation uses, subject to a conceptual plan and conditions, **approval** of an amendment to Specific Use Permit No. 1715 for an asphalt batch plant for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site/landscape plan and conditions, **approval** of a Specific Use Permit for an industrial (outside) not potentially incompatible use for a concrete batch plant on Tract I for a ten-year period with eligibility for automatic renewal for one ten-year period, subject to a site/landscape plan and conditions, **approval** of an Specific Use Permit for an industrial (outside) not potentially incompatible use for a concrete batch plant on Tract III for a ten-year period with eligibility for automatic renewal for one ten-year period, subject to a site/landscape plan and conditions, **approval** of the termination of Specific Use Permit No. 1613 and termination of deed restrictions on a portion; and **approval** of the termination of deed restrictions [Z078-204].

PREVIOUS ACTION: On December 15, 2016, and January 19, 2017, the City Plan Commission held this case under advisement until February 16, 2017, to allow the representative to meeting with the adjacent neighborhood groups.

BACKGROUND INFORMATION:

- The purpose of the request is to allow for a concrete batch plant to continue to operate and allow for two additional batch plants to operate on site. The applicant is also requesting to terminate an SUP that allows for the operation of a batch plant on the northern portion of the site as well as deed restrictions that are on a portion of the site. The deed restrictions prohibit specific lodging and industrial uses on a portion of the property.

- The applicant's request for a Planned Development District for commercial, industrial and transportation uses will allow the site to be governed under cohesive development regulations. Currently, there are three zoning districts that are located throughout the site: CS Commercial Service District, IR Industrial Research District, and an IM Industrial Manufacturing District.

- The existing rail yard has served as a rail hub for Union Pacific Railroad since the turn of the 20th century. The site is currently being used to transport various types of materials to various destinations in the city. A large portion of the site is paved, but is undeveloped.

- On June 25, 2008, the City Council approved a Specific Use Permit No. 1715 for an industrial (outside) potentially incompatible use for an asphalt batching plant for a five year period and approved deed restrictions prohibiting specific lodging and industrial type uses on site.

- On June 26, 2013, the City Council approved an amendment to Specific Use Permit No. 1715 for a ten year period with eligibility for automatic renewals for additional ten year periods.

- On February 5, 2015, the City Plan approved a minor amendment to the site plan for the location of natural gas and vaporization tanks to facilitate the process for the batching plant operations.

- The applicant has proposed to operate three batching plants on site; two new concrete batching plants and one asphalt batching plant [existing]. These plants will be contiguous to one another and will be located adjacent to the western property line, near South Central Expressway. To differentiate between the various three SUPs, the batch plant conditions will be identified as Tracts. The eastern portion of the site is developed with a rail line that will transport the materials from the batch plant to various destinations.

Zoning History: There has been one zoning case in the area over the past five years.

1. Z123-184 On June 26, 2013, the City Council approved an amendment to Specific Use Permit No. 1715 for an industrial (outside) potentially

incompatible use for an asphalt batching plant for a ten year period with eligibility for automatic renewals for additional ten year periods. [request site].

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
State Highway 301		Variable right-of-way widths	Variable right-of-way widths
Linfield Road	Principal Arterial	100 ft.	100 ft.

Land Use Compatibility:

	Zoning	Land Use
Site	IM-D, CS-D, IR-D SUP No. 1613, SUP No. 1715 with DR, SUP No. 1602,	Rail line, Asphalt batch plant
North	IR, CS	Auto related use, Great Trinity Forest
South	IR, IM	Industrial, bar
East	IR-D, IR	Rail Line, Flood Plain
West	CS	Auto related uses, hotel or motel, Commercial type uses

STAFF ANALYSIS

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

The request site is located within an area of the city that has been operating with industrial uses. A portion of the site has a rail line that transports and delivers various types of material to the City. The proposed concrete batching plants are a vital part of the industrial fabric that allows specific materials to be processed and transported to various locations throughout the City.

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

Trinity River Corridor Comprehensive Land Use Plan. In March 2005, the City Council approved the Trinity River Corridor Comprehensive land Use Plan. The site is located within a Residential Urban module, which limits uses to residential and compatible residential, office, and civic uses but references the flexibility factor for industrial-manufacturing uses are unlimited.

Land Use Compatibility: The request site is developed with an improved surface parking lot, an asphalt batching plant and a rail line that is being used to transport materials to and from the site. The applicant's request for a Planned Development District will permit the following: 1) consolidation of three zoning districts under one governing set of development standards and regulations, 2) terminate Specific Use Permit No. 1613 for a batching plant, 3) terminate existing deed restrictions that prohibited certain type of industrial and lodging uses, 4) permit two additional concrete batching plants and 5) extend time period for Specific Use Permit No. 1715. The three batch plant will have separate SUP's conditions that will allow for each operation to function separately. The request site will have two concreate batch plants that will be operated by separate tenants and an asphalt batch plant that is currently operating on site.

The request site has been an industrial site for over 70 years with an active rail line to transport various types of materials throughout the City as well as various parts of the country. The proposed consolidation of the zoning districts will allow for certain main uses to be permitted on site as well as comply with cohesive set of development standards and regulations. The proposed PDD conditions will allow for certain main uses to be permitted on site. The uses will allow the applicant some flexibility to develop the site with uses that are compatible with the adjacent land uses. In addition, consolidating the zoning district into one set of regulations will make any future development comply with one set of regulations as oppose to developing a project that is govern by several zoning regulations. The applicant believes that the IM Industrial Manufacturing District will support their future needs as it relates to the yard, space and lot regulations.

Moreover, the applicant is proposing to terminate deed restrictions that are on an existing asphalt batching plant, which is located on the northern portion of the site. The deed restrictions prohibited the following uses: Extended stay hotel or motel, Hotel or motel, Industrial (inside) not potentially incompatible, Industrial (inside) potentially incompatible, Lodging or boarding house, Medical/infectious waste incinerator, Metal salvage facility, Mining, Municipal waste incinerator, Organic compost recycling facility, Outside salvage or reclamation, and Pathological waste incinerator. The PDD conditions will prohibit a majority of the uses above except for the Industrial (inside) not potentially incompatible and Industrial (inside) potentially incompatible. The industrial (inside) type uses should not have any negative impact on the adjacent uses as a result of the materials and operations are conducted inside the facility.

In June 2013, the City Council approved an amendment to Specific Use Permit No. 1715 for an industrial (outside) potentially incompatible use for an asphalt batching plant. The applicant is requesting the terminate Specific Use Permit No. 1613 for an asphalt batch plant because the plant is no longer in operation.

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

Staff's recommendation of ten years periods with one additional ten year period will allow staff the opportunity to evaluate and monitor the various operations. The batch plants will be monitored by the City's Environmental Air and Quality Control Department. The provisions in the SUP conditions that requires ground and dust control measures.

The additional uses on site will support the operations of the UP Intermodal Terminal in Wilmer as well as provide a valuable service to the City of Dallas. The compatibility of land uses and the site's adjacency to an existing rail line allows an opportunity for the applicant to use the existing infrastructure and resources to operate the proposed uses.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
CS Commercial Service	15' 0' on minor	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office/ lodging/ retail combined	45' 3 stories	80%	Proximity Slope Visual Intrusion	Commercial & business service, supporting retail & personal service & office
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
IM Industrial manufacturing	15' 0' on minor	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	110' 8 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail
Proposed PDD	15' 0' on minor	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	110' 8 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail

Landscaping: Landscaping must be provided as shown on the site plan / landscape plan.

Due to the proposed development and operation of the batch plants, Article X landscaping requirements will be triggered for the entire site. Since the entire site was

developed prior to the adoption of Article X standards and is completely covered with impervious surface, the applicant is proposing to landscape the areas that are visible from the street to screen the batch plants. The chart below compares the differences between Article X requirements and the applicant's proposed landscaping of the site.

Article X Standards	Applicants Proposal
• Typically, site trees are required at 1:4000 sf. of building site (74.74 acres = 814 trees)	• Site trees not required
• Typical is all required parking spaces within 120' of a large canopy tree.	• Parking lot trees not required
• Typical street tree requirement is 1:50' (1540/50 = 31 trees (within 30 feet of curb)	• Street trees amended to Linfield Road requirement only at 1:40 feet. No street tree requirement for SH310.
• Two design standards are typical	• Design standards not required.

The PDD conditions will amend Article X standards to reflect the following:

- Street trees (10.125) would be placed along Linfield Road at 1:40'.
- A minimum 30 deep landscape buffer is required along Linfield Road.
- A minimum of 5 large canopy trees are required within 120 feet from the SH310 curb line at the main entrance.

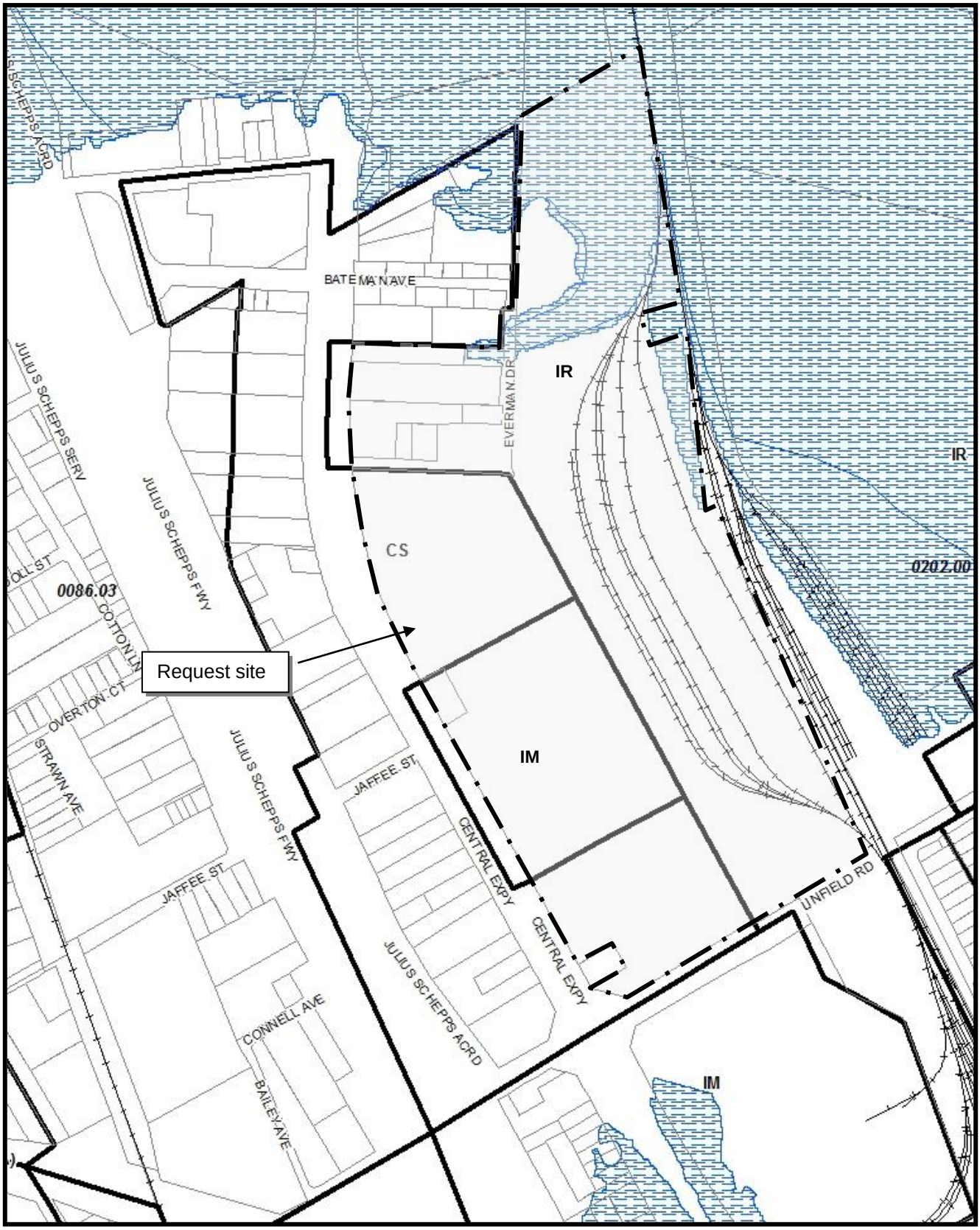
Traffic: The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not have a detrimental impact on the surrounding street system.

Parking: The Development Code requirement for off-street parking for an industrial (outside) use is one space per 600 square feet of floor area plus one space per 600 square feet of outside manufacturing area. The 1,900 square feet of office floor area that is associated with each concrete batch plant requires three off-street parking spaces. The applicant is providing three off-street parking spaces for the area identified as Tract I. As for the existing SUP No. 1715 and the area identified as Tract III, the applicant is providing more than three spaces. Staff will ask the applicant to revised the site plans to reflect the actual number of off-street parking spaces. The use does not involve outside manufacturing.

Miscellaneous – PDD conditions: The applicant is requesting a parking reduction for the Office showroom/warehouse use. The applicant is proposing one space per 333 square feet of office floor area, one space per 1,000 square feet of floor area for first 20,000 square feet of showroom/warehouse floor area, and one parking space for each 6,000 square feet of floor area in excess of 20,000 square feet of showroom/warehouse.

The Development Code requires one space per 333 square feet of office floor area, one space per 1,000 square feet of floor area for the showroom/warehouse. The applicant envisions that the request site could a use where the back office is computerized; thus, reducing the need for vehicular traffic and off-street parking.

Current Zoning Districts



LIST OF OFFICERS

St. Louis S. W. Railway Co. Union Pacific

UNION PACIFIC

Directors	**Officers**
Andrew H. Card, Jr. *President* *Franklin Pierce University* *Higher Education*	**John J. Koraleski** Chairman of the Board Union Pacific Corporation and Union Pacific Railroad Company
Erroll B. Davis, Jr. *Former Chairman* *President and CEO* *Alliant Energy Corporation* *Business*	**Eric L. Butler** Executive Vice President Marketing & Sales Union Pacific Railroad Company
David B. Dillon *Former Chairman* *The Kroger Company* *Business*	**Diane K. Duren** Executive Vice President and Corporate Secretary Union Pacific Corporation
Lance M. Fritz *President and Chief Executive Officer* *Union Pacific Corporation and* *Union Pacific Railroad Company*	**Lance M. Fritz** President and Chief Executive Officer Union Pacific Corporation and Union Pacific Railroad Company
Judith Richards Hope *Emeritus Professor of Law and* *Distinguished Visitor from Practice* *Georgetown University Law Center* *Law School*	**Mary Sanders Jones** Vice President and Treasurer Union Pacific Corporation
John J. Koraleski *Chairman of the Board,* *Union Pacific Corporation and* *Union Pacific Railroad Company*	**D. Lynn Kelley, PhD.** Vice President - Supply and Continuous Improvement Union Pacific Railroad Company
Charles C. Krulak *President* *Birmingham-Southern College* *Higher Education*	**Robert M. Knight, Jr.** Executive Vice President - Finance and Chief Financial Officer Union Pacific Corporation
Michael R. McCarthy	**Joseph E O'Connor** Vice President - Labor Relations Union Pacific Railroad Company

LIST OF OFFICERS

St. Louis S. W. Railway Co. Union Pacific

Chairman
McCarthy Group, LLC
Investment Management

Michael W. McConnell
General Partner
Brown Brothers Harriman & Company
Banking

Thomas F. McLarty III
President
McLarty Associates
Strategic Advisory and Advocacy Services

Steven R. Rogel
Former Chairman
Weyerhaeuser Company
Integrated Forest Products Company

Jose H. Villarreal
Advisor
Akin, Gump, Strauss, Hauer & Feld, LLP
Law Firm

Patrick J. O'Malley
Vice President - Taxes and
General Tax Counsel
Union Pacific Corporation

Michael A. Rock
Vice President - External Relations
Union Pacific Corporation

Cameron A. Scott
Executive Vice President
Operations
Union Pacific Railroad Company

Gayla L. Thal
Senior Vice President - Law and
General Counsel
Union Pacific Corporation

Jeffrey P. Totusek
Vice President and Controller
Union Pacific Corporation

Lynden L. Tennison
Senior Vice President and
Chief Information Officer
Union Pacific Corporation

Robert W. Turner
Senior Vice President - Corporate Relations
Union Pacific Corporation

PROPOSED PDD CONDITIONS

ARTICLE

PD

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

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

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

PD _____ is established on property east line of State Highway 301, north of Linfield Road. The size of PD _____ is approximately 74.74 acres.

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

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

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

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

SEC. 51P-___.104. CREATION OF TRACTS.

This Planned Development District is divided into four tracts: Tract I, Tract II Tract III and Tract IV.

SEC. 51P-___.105. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit ___A: conceptual plan.

SEC. 51P-___. 106. CONCEPTUAL PLAN.

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

SEC. 51P- ____.107. DEVELOPMENT PLAN NOT REQUIRED

The provisions of Section 51A-4.702, "Planned Development (PD) District Regulations," relating to site plans and development plans, do not apply to this district.

SEC. 51P- ____.108. MAIN USES PERMITTED.

a) Agricultural uses.
-- None permitted.

b) Commercial and business service uses.
-- Building repair and maintenance shop.
-- Bus or rail transit vehicle maintenance or storage facility.
-- Custom woodworking, furniture construction, or repair.
-- Electronics service center.
-- Job or lithographic printing.
-- Machine or welding shop
-- Machinery, heavy equipment, or truck sales and services.
-- Technical school.
-- Tool or equipment rental.
-- Vehicle or engine repair or maintenance.

c) Industrial uses.
-- Industrial (inside) potentially incompatible.
-- Industrial (outside) potentially incompatible. [SUP]
-- Industrial (inside) for light manufacturing.
-- Industrial (inside or outside) not potentially incompatible.
-- Temporary concrete or asphalt batching plant.
[By special authorization of the building official.]

d) Miscellaneous uses.
-- Attached non-premise sign [SUP]
-- Temporary construction or sales office.

e) Office uses.
-- Office.

f) Recreation uses.
-- None permitted.

g) Residential uses.
-- None permitted

h) Retail and personal service uses.
-- Auto service center.

-- Commercial parking lot or garage.
-- Liquefied natural gas fueling station.
-- Truck stop

i) Transportation uses.
-- Airport or landing field. [SUP]
-- Commercial bus station and terminal.
-- Railroad passenger station. [SUP]
-- Railroad yard, roundhouse, or shops.
-- Transit passenger shelter.
-- Transit passenger station or transfer center. [By SUP or city council resolution.]

j) Utility and public service uses.
-- Electrical generating plant. [SUP]
-- Electrical substation.
-- Local utilities.
-- Police or fire station.
-- Radio, television, or microwave tower.
-- Tower/antenna for cellular communication.
-- Utility of government installation other than listed.

k) Wholesale, distribution, and storage uses.
-- Auto auction.
-- Contractor's maintenance yard.
-- Freight terminal.
-- Mini-warehouse.
-- Office showroom/warehouse.
-- Outside storage [RAR]
-- Petroleum product storage and wholesale.
-- Recycling buy-back center.
-- Recycling collection center.
-- Recycling drop-off container.
-- Recycling drop-off for special occasion collection.
-- Sand, gravel, or earth sales and storage.
-- Trade center.
-- Vehicle storage lot.
-- Warehouse.

SEC. 51P-____.109. ACCESSORY USES.

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

(b) The following accessory uses are not permitted in this subdistrict:
-- Accessory medical/infectious waste incinerator.
-- Accessory pathological waste incinerator.
-- General waste incinerator.
-- Pedestrian skybridges.

SEC. 51P-_____.110. YARD, LOT, AND SPACE REGULATIONS.

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

In general. Except as provided in this section, the yard, lot, and space regulations of the IM Industrial Manufacturing District apply.

SEC. 51P- _____.111. OFF-STREET PARKING AND LOADING.

Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking/loading requirements for each use.

(a) Office/showroom, warehouse: One space per 333 square feet of office floor area. One space per 1,000 square feet of floor area for first 20,000 square feet of showroom/warehouse floor area. One parking space for each 6,000 square feet of floor area in excess of 20,000 square feet of showroom/warehouse.

(b) Outside storage: One space per 10,000 square feet of site area designated as outside storage.

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

See Article VI.

SEC. 51P-_____.113. LANDSCAPING AND TREE PRESERVATION.

Except as provided in this section, landscaping must be provided in accordance with Article X. In the event there is a conflict between this section and Article X, this section controls.

(a) Site trees are not required.

(b) A minimum 30’ deep landscape buffer is required along Linfield Road and at the main entrance on S. Central Expressway as described on the conceptual plan.

(c) One street tree is required for each 40 lineal feet of the aforementioned landscape buffer along Linfield Road.

(d) A minimum of 5 large canopy trees are required within 120 feet of the S. Central Expressway (SH310) curb line at the main entrance.

(e) Parking lot trees are not required.

(f) Section 51A-10.126 Design Standards do not apply.

(g) Compliance with provision (d) of this section is not required until a building permit is issued to authorize construction of a habitable building with a minimum cumulative floor area of 5,000 square feet or greater.

SEC. 51P- ____.114. SIGNS.

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

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

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

(b) Screening of on-site outdoor activities or storage from public streets is not required.

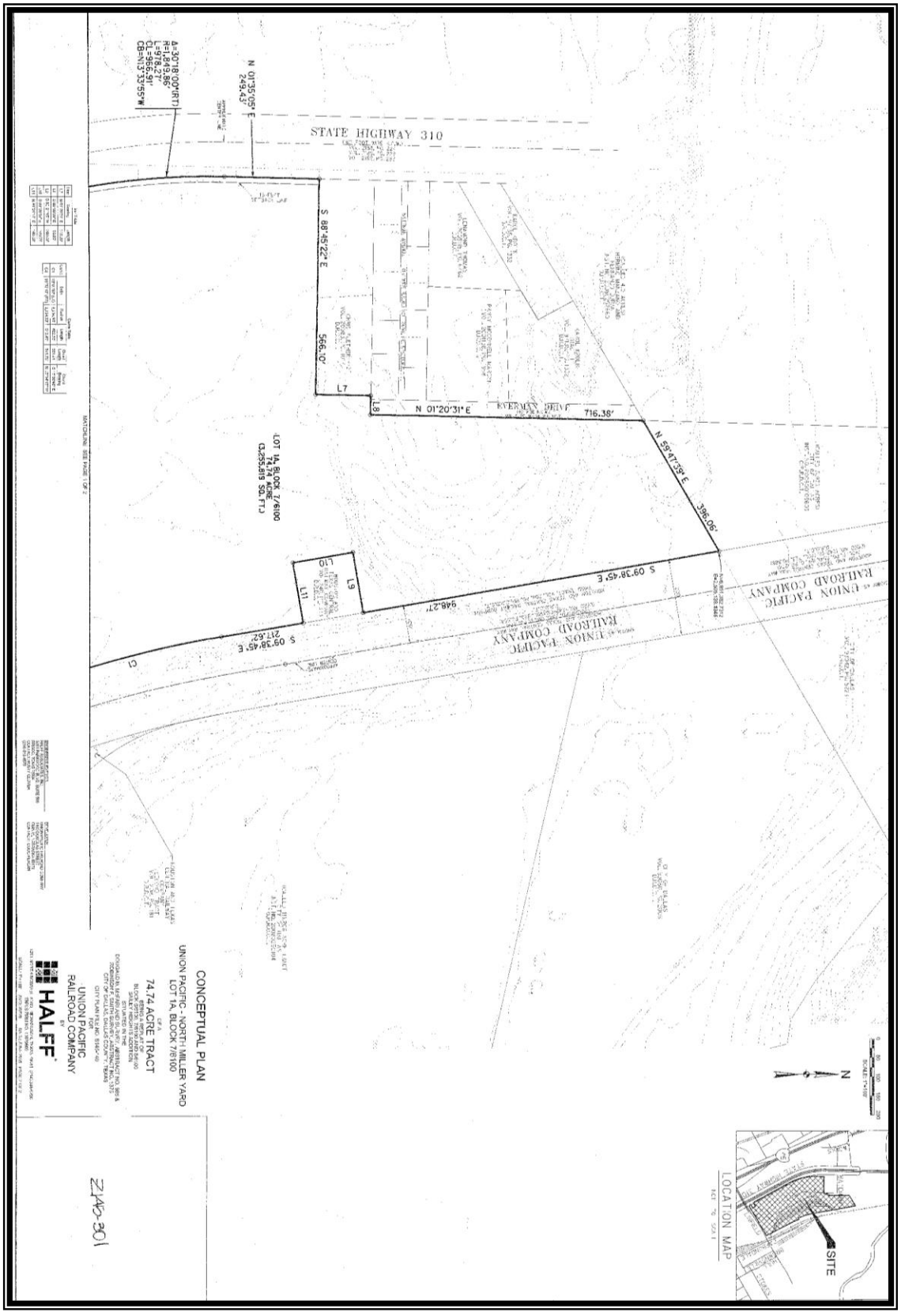
(c) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

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

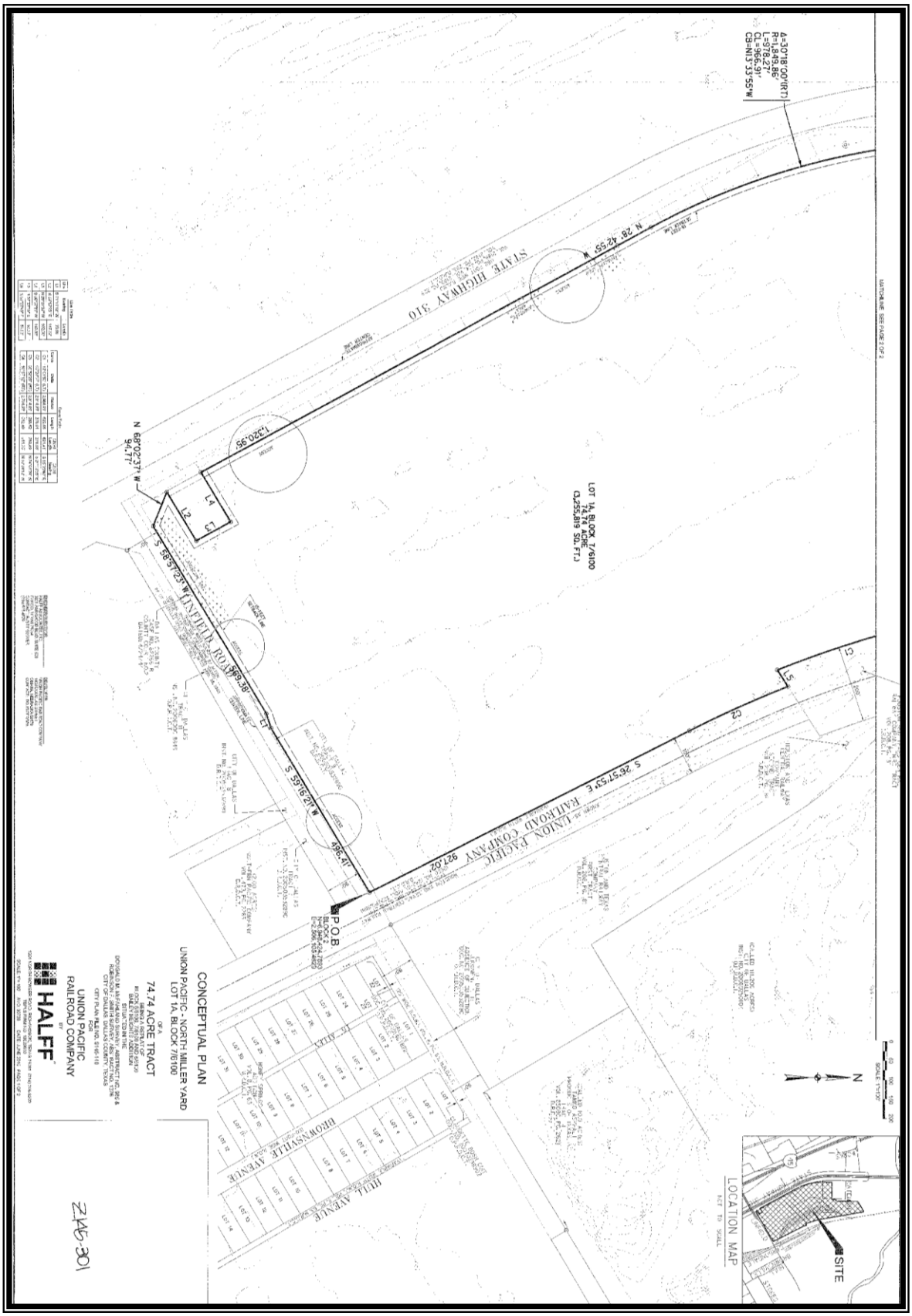
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard City of Dallas specifications, and completed to the satisfaction of the director of public works and transportation.

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

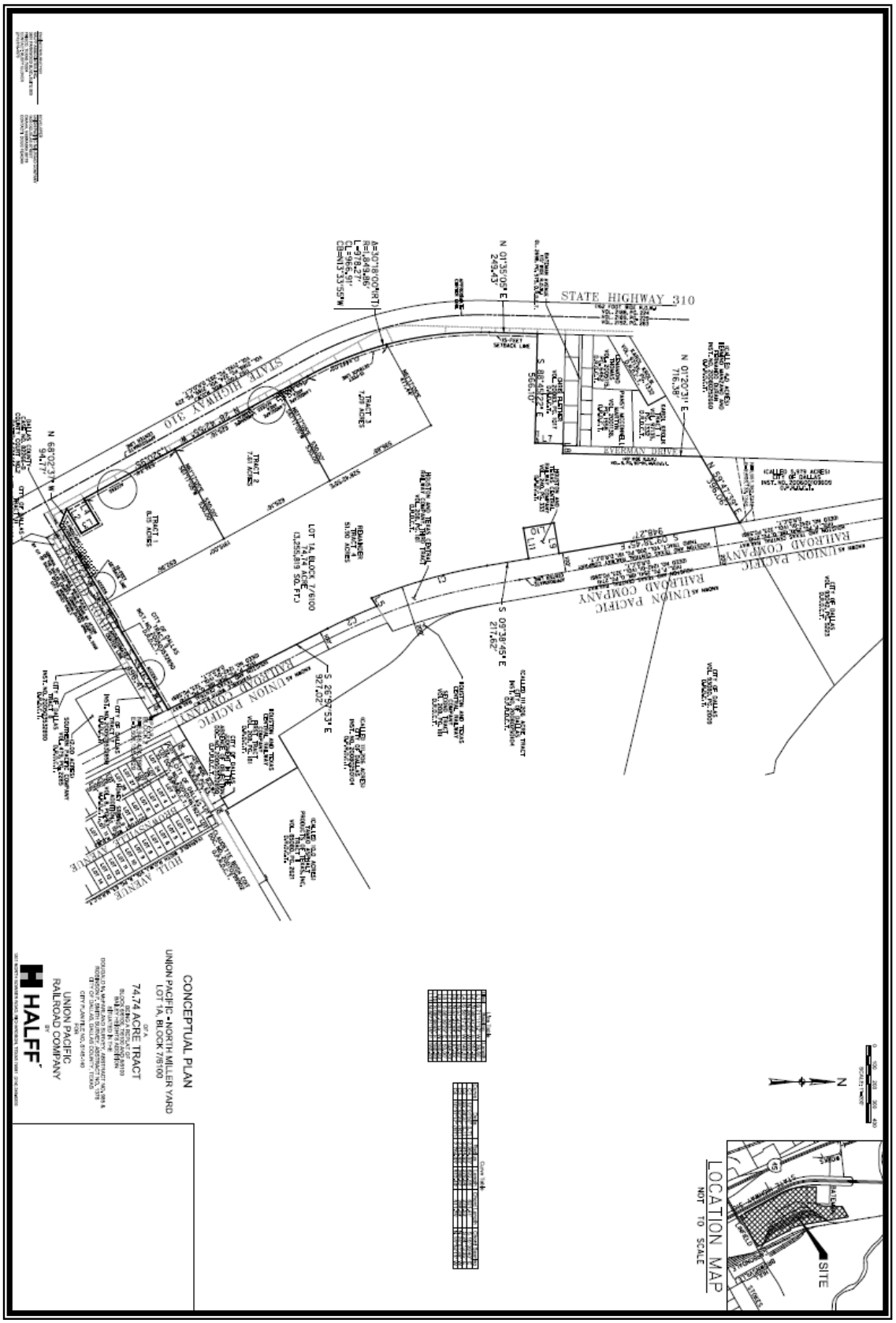
PROPOSED CONCEPTUAL PLAN
Northern portion of site



PROPOSED CONCEPTUAL PLAN
Southern portion of site



PROPOSED OVERALL TRACT MAP



AMENDMENT TO SUP No. 1715
Tract I

1. USE: The only use authorized by this specific use permit is an industrial (outside) not potentially incompatible use for an asphalt batching plant.

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 [~~June 26, 2023~~] (ten years from the passage of this ordinance), but is eligible for automatic renewal for additional ten-year periods pursuant to Section 51A-4.219 of 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 application for automatic renewal is strictly enforced.)

4. LANDSCAPING: Landscaping must be provided as shown on the attached site plan. Plant materials must be maintained in a healthy, growing condition.

5. GROUND AND DUST CONTROL:

   A. The following conditions must be met on an ongoing basis:

      i. All permanent roads inside the plant must be paved, watered, and swept to eliminate visible dust emissions.

      ii. During operations, all stockpiles must be sprinkled with water or chemicals as necessary to eliminate visible dust emissions.

      iii. Spillage of cement must be cleaned up and contained or dampened within 30 minutes so that emissions from wind erosion and vehicle traffic are minimized.

iv. Emissions from the drum dryer must be vented to a fabric filter baghouse. The baghouse must be installed in accordance with the manufacturer's specifications and operated properly. No visible fugitive emissions may leave the site.

v. To avoid overloading, a mechanism must be installed on each cement storage silo to warn operators that the silo is full.

B. A ground and dust control plan incorporating existing and proposed infrastructure, as required by conditions (i) through (iii) above, must be documented in written form and delivered to the Director of Environmental and Health Services and the Director of Sustainable Development and Construction by [~~August 24, 2008~~].

6. OUTSIDE STORAGE: Materials stored outside must be located in bins that are screened on three sides by 10-foot-high screening wall.

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

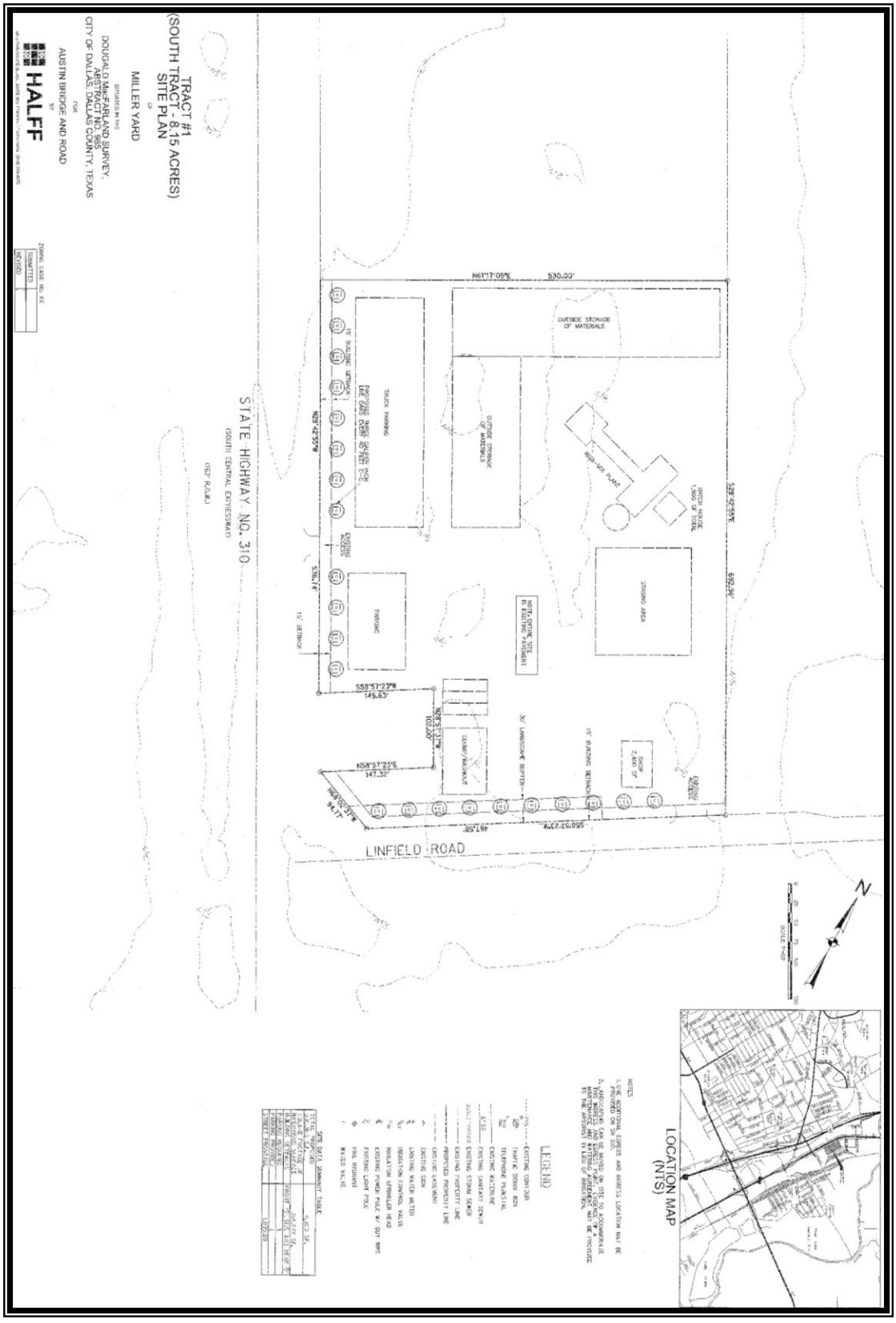
8. PERMITS: A certificate of occupancy may not be issued until all required environmental permits are obtained from the Texas Commission on Environmental Quality, Federal Emergency Management Agency, and all other state, federal, or city agencies.

9. SCREENING: A minimum eight-foot-high screening fence must be provided in the location shown on the attached site plan The fence must either be solid or have screening elements, such as slats or mesh, to screen the interior of the Property.

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

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

PROPOSED SITE PLAN
Tract I



PROPOSED SUP CONDITIONS
Tract II

1. USE: The only use authorized by this specific use permit is an industrial (outside) not potentially incompatible use to be used as a concrete batching plant.

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

3. TIME LIMIT: This specific use permit expires on _____(ten years from the passage of this ordinance), but is eligible for automatic renewal for one additional ten-year periods pursuant to Section 51A-4.219 of 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 application for automatic renewal is strictly enforced.)

4. DUST CONTROL:

   A. The following conditions must be met on an ongoing basis:

      i. Trucks must be loaded through a discharge equipped with a water ring that eliminates visible dust emissions.

      ii. All permanent roads inside the plant must be paved, watered, and swept to eliminate visible dust emissions.

      iii. The area between the sand/aggregate stockpiles and conveyor charge hopper used for vehicle traffic must be paved, watered, and swept as necessary to achieve maximum control of dust emissions. Other areas used for vehicle traffic must be watered as necessary to eliminate visible dust emissions.

iv. During operations, all stockpiles must be sprinkled with water or chemicals as necessary to eliminate visible dust emissions.

v. The cement storage silos and cement weigh hopper must be vented to a fabric filter to eliminate visible dust emissions.

vi. During operations, the conveyor charge hopper must have a water spray sufficient to eliminate visible dust emissions.

vii. To avoid overloading, a mechanism must be installed on each cement storage silo to warn operators that the silo is full.

viii. Spillage of cement must be cleaned up and contained or dampened within 30 minutes so that emissions from wind erosion and/or vehicle traffic are minimized.

C. A ground and dust control plan incorporating existing and proposed infrastructure required by Paragraph A must be documented in written form and delivered to the director of environmental and health services and the director of sustainable development and construction by _____(60 days after passage of ordinance).

5. FLOOR AREA: The maximum floor area is 1,900 square feet in the location shown on the attached site plan and landscape plan.

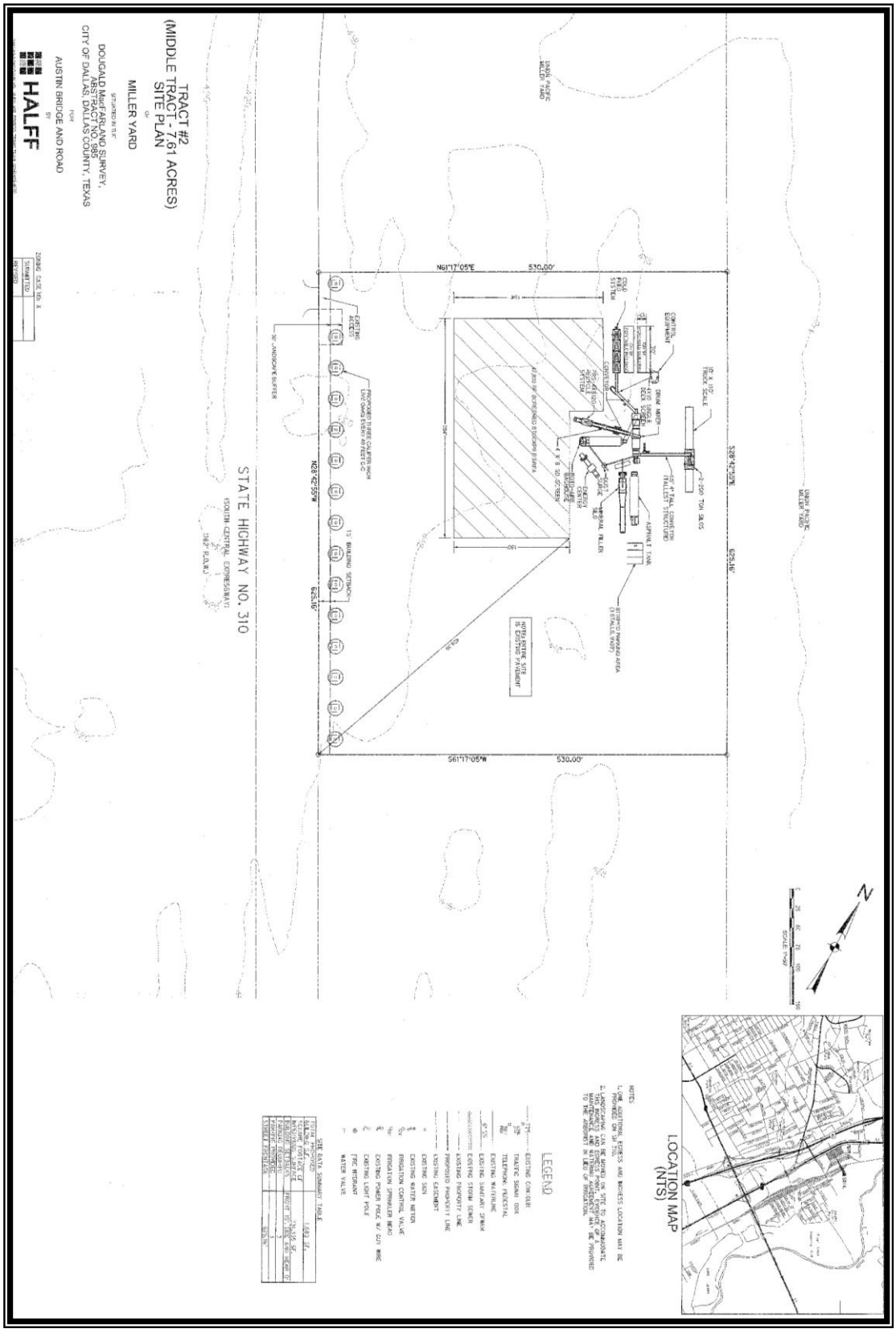
6. PARKING: A minimum of three off-street parking spaces must be provided in the location as shown on the attached site plan and landscape plan.

7. OUTSIDE STORAGE: Materials stored outside must be located within bins that are screened on three sides by a 10 foot high solid screening wall. Maximum height of materials is 40 feet.

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

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

PROPOSED SITE PLAN
Tract II



PROPOSED SUP CONDITIONS
Tract III

1. USE: The only use authorized by this specific use permit is an industrial (outside) not potentially incompatible use to be used as a concrete batching plant.

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

3. TIME LIMIT: This specific use permit expires on _____(ten years from the passage of this ordinance), but is eligible for automatic renewal for one additional ten-year periods pursuant to Section 51A-4.219 of 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 application for automatic renewal is strictly enforced.)

4. DUST CONTROL:

   A. The following conditions must be met on an ongoing basis:

      i. Trucks must be loaded through a discharge equipped with a water ring that eliminates visible dust emissions.

      ii. All permanent roads inside the plant must be paved, watered, and swept to eliminate visible dust emissions.

      iv. The area between the sand/aggregate stockpiles and conveyor charge hopper used for vehicle traffic must be paved, watered, and swept as necessary to achieve maximum control of dust emissions. Other areas used for vehicle traffic must be watered as necessary to eliminate visible dust emissions.

      iv. During operations, all stockpiles must be sprinkled with water or chemicals as necessary to eliminate visible dust emissions.

v. The cement storage silos and cement weigh hopper must be vented to a fabric filter to eliminate visible dust emissions.

vi. During operations, the conveyor charge hopper must have a water spray sufficient to eliminate visible dust emissions.

vii. To avoid overloading, a mechanism must be installed on each cement storage silo to warn operators that the silo is full.

viii. Spillage of cement must be cleaned up and contained or dampened within 30 minutes so that emissions from wind erosion and/or vehicle traffic are minimized.

D. A ground and dust control plan incorporating existing and proposed infrastructure required by Paragraph A must be documented in written form and delivered to the director of environmental and health services and the director of sustainable development and construction by _____(60 days after passage of ordinance).

5. FLOOR AREA: The maximum floor area is 1,900 square feet in the location shown on the attached site plan and landscape plan.

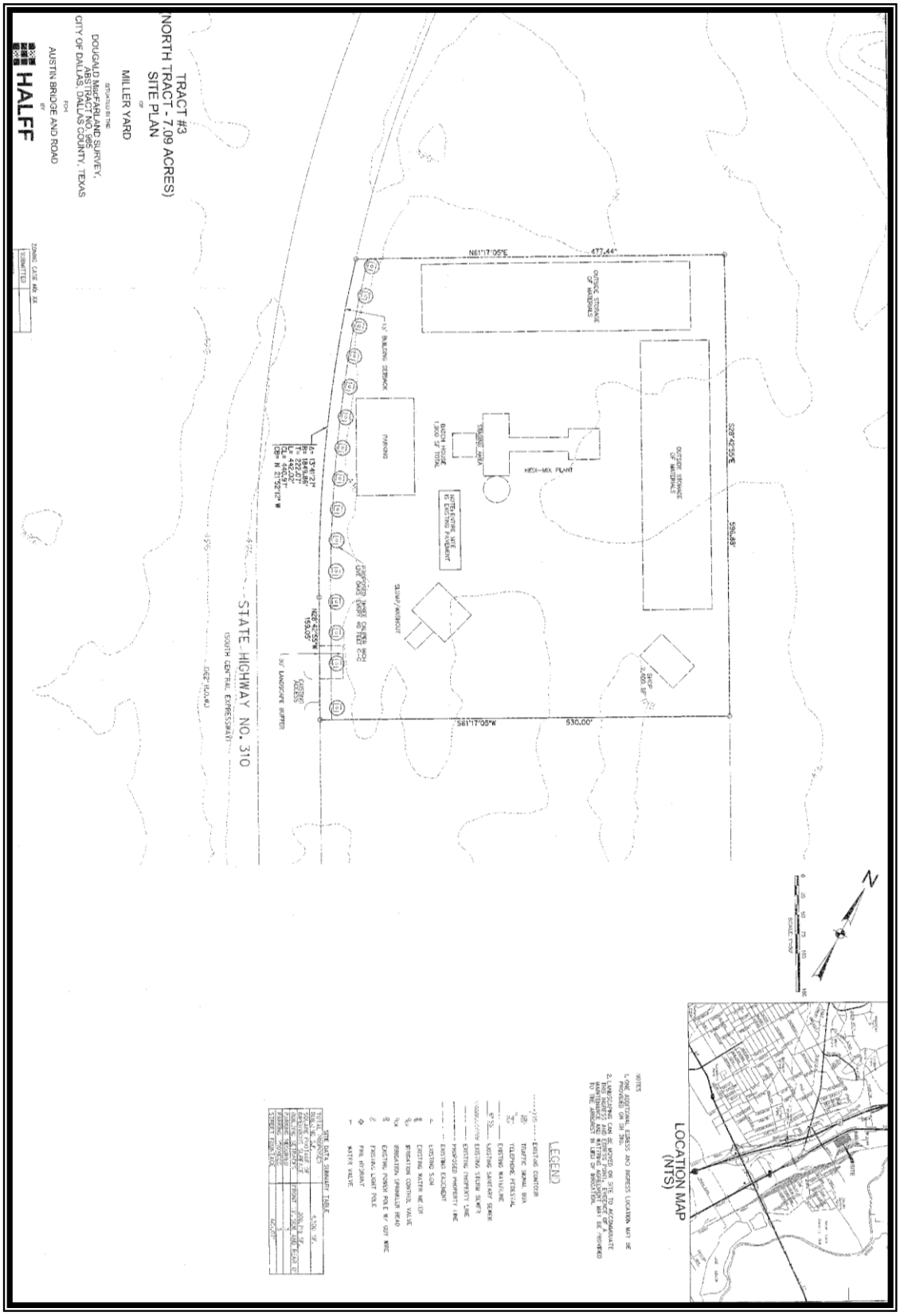
6. PARKING: A minimum of two off-street parking spaces must be provided in the location as shown on the attached site plan and landscape plan.

7. OUTSIDE STORAGE: Materials stored outside must be located within bins that are screened on three sides by a 10 foot high solid screening wall. Maximum height of materials is 40 feet.

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

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

PROPOSED SITE PLAN
Tract III



TERMINATE SUP No. 1613

[1. USE: The only use authorized by this specific use permit is an industrial (outside) not potentially incompatible use for a concrete batch plant.]

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

[3. TIME LIMIT: This specific use permit shall automatically terminate on June 14, 2016.]

[4. LANDSCAPING: Landscaping must be provided as shown on the attached site plan. Plant materials must be maintained in a healthy, growing condition.]

[5. GROUND AND DUST CONTROL:]

[A. The following conditions must be met on an ongoing basis:]

[i. All on-site travelways and maneuvering lanes must be paved, watered, and swept as necessary to achieve maximum control of dust emissions.]

[ii. During operations, all stockpiles must be sprayed with water as necessary to achieve maximum control of dust emissions.]

[iii. All silos and weigh hoppers must be vented to a filter to eliminate visible dust emissions.]

[iv. To avoid overloading, a mechanism must be installed on each silo to warn operators that the silo is full.]

[v. Spillage of materials must be cleaned up and contained or dampened within 30 minutes of the spillage so that emissions from wind erosion and vehicle traffic are minimized.]

[B. A ground and dust control plan incorporating existing and proposed infrastructure as required by conditions (i) through (v) above must be documented in written form and delivered to the director of environmental and health services and the director of development services within 60 days after the passage of this ordinance.]

[~~6. OUTSIDE MATERIALS STORAGE: Materials stored outside must be located in bins that are screened on three sides by solid walls a minimum of 10 feet in height.~~]

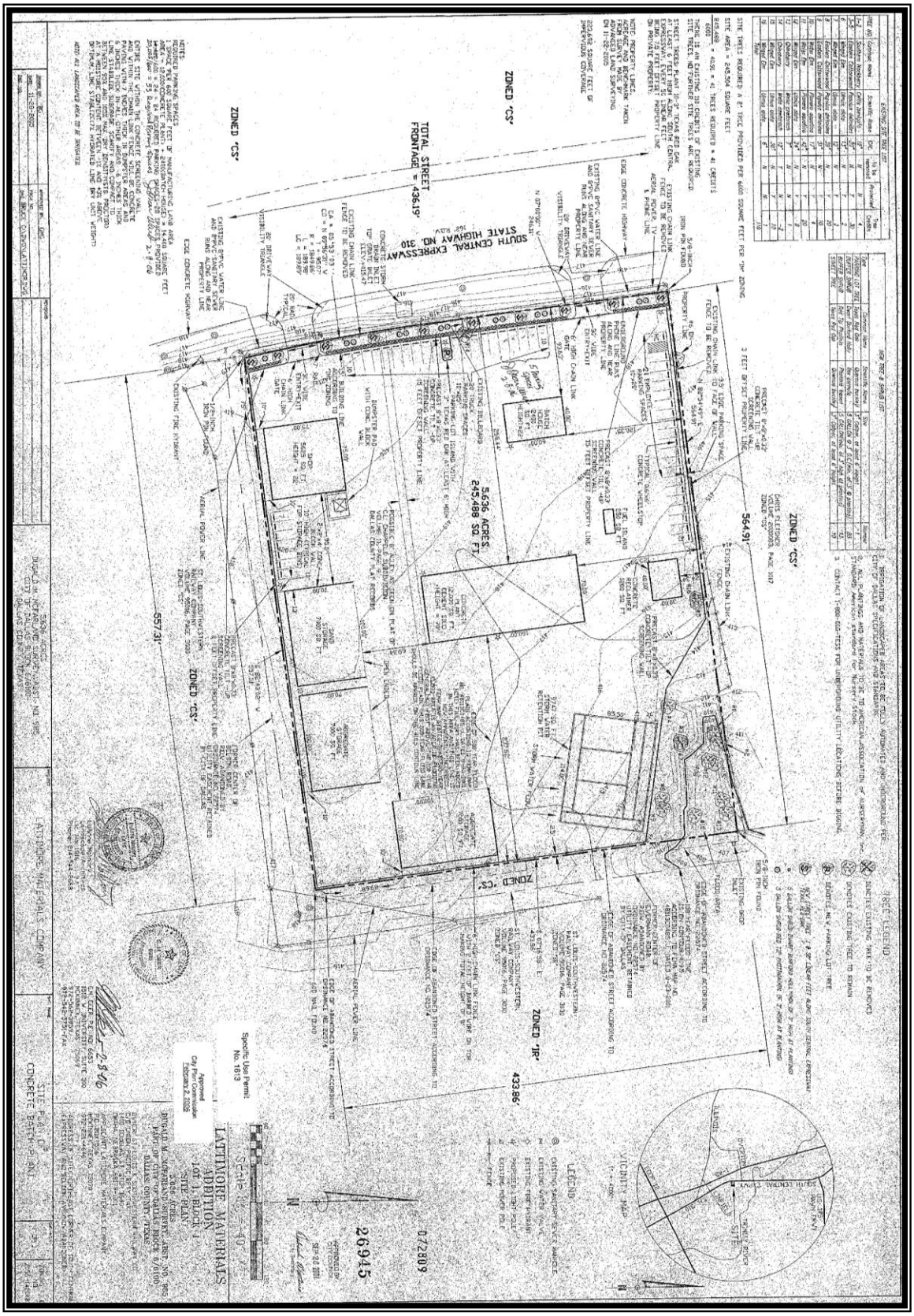
[~~7. PARKING: Parking must be located as shown on the attached site plan.~~]

[~~8. SCREENING: A minimum eight-foot-high solid fence must be provided in the location 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.~~]

TERMINATE SITE PLAN
SUP No. 1613



TERMINATE DEED RESTRICTIONS

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

I.

The undersigned, St. Louis S. W. Railway Co. – Union Pacific ("the Owner"), is the owner of the following described property ("the Property"), being a tract of land in the Douglas M. McFarland Survey, Abstract No. 986, City of Dallas, Dallas County, Texas, and the Robinson F. Smith Survey, Abstract No. 1376, City of Dallas, Dallas County, Texas, and being all of those tracts of land described in deeds to St. Louis Southwestern Railway Company of Texas (known as Union Pacific Railroad Company), as recorded in Volume 70229, Page 1658, Volume 68190, Page 1569, Volume 68225, Page 1766, Volume 68214, Page 1312, Document No. 200503630485, Volume 68225, Page 1744, Volume 68225, Page 1774, Volume 68225, Page 1764, Volume 68184, Page 1460, Volume 68225, Page 1776, Volume 68225, Page 1762, Volume 68225, Page 1856, Volume 68225, Page 1794, Volume 68225, Page 1792, Volume 68225, Page 1900, Volume 68184, Page 1464, Volume 68225, Page 1824, Volume 68225, Page 1798, Volume 68184, Page 1544, Volume 68202, Page 1752, Volume 68225, Page 1790, Volume 68225, Page 1788, Volume 68225, Page 1786, Volume 69017, Page 0253, Volume 68225, Page 1832, Volume 68225, Page 1758, Volume 68184, Page 1542, Volume 68225, Page 1784, Volume 70224, Page 1311, Volume 70224, Page 1309, Volume 70229, Page 1658, Volume 68225, Page 1782, City of Dallas Ordinance No. 26484, as recorded in Document No. 200600462770, and parts of those tracts of land described in City of Dallas Ordinance No. 12355, recorded in Volume 68229, Page 2035, and City of Dallas Ordinance No. 12409, recorded in Volume 69017, Page 253, and being all of the G.C. Newton Addition, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 14, Page 443, A Re-Subdivision Of Part Of Lot 7, Block 8/6100 For H.F. & Lillie 0. Cauble, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 14, Page 301, the Revision Of Lot 7-A, Block 816100, Bailey Heights Addition, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 20, Page 469, the Subdivision of Part of Lot 10, Block 8/6100, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 39, Page 213, the Kosanke & Headrick Subdivision, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 33, Page 171, and parts of the Bailey Heights Addition, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 5, Page 90, and the Subdivision Of Part Of Lot 12, Block 8, Bailey Heights Addition, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 16, Page 383, all recorded in the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a point for corner on the easterly right-of-way line of State Highway No. 310 (also known as South Central Expressway, a 162 foot right-of-way), said corner being the northwest corner of Lot 3, Block 8-A/6100 of the Kosanke & Headrick Subdivision, and being that tract of land described in deed to said St. Louis
Southwestern Railway Company of Texas, as recorded in Document Number 200503630485, D.R.D.C.T.;

THENCE North 28 degrees 42 minutes 55 seconds West, along the easterly right-of-way line of said State Highway No. 310, a distance of 66.00 feet to a point for corner;

THENCE North 61 degrees 17 minutes 05 seconds East, departing the easterly right-of-way line of said State Highway No. 310, over-and-across Block 8/6100 of said Bailey Heights Addition, a distance of 630.00 feet to a point for corner in the westerly line of the Everman Street Abandonment by City Ordinance No. 12409, as recorded in Volume 69017, Page 0253, D.R.D.C.T.;

THENCE South 28 degrees 42 minutes 55 seconds East, along the westerly line of said Everman Street Abandonment, and a prolongation of said abandonment, a distance of 313.50 feet to a point for corner;

THENCE South 28 degrees 33 minutes 10 seconds East, continuing along the westerly line of said Everman Street Abandonment, and a prolongation of said abandonment, a distance of 528.90 feet to a point for corner;

THENCE South 61 degrees 17 minutes 05 seconds West, departing the westerly line of said Everman Street Abandonment, and over and across said Block 8/6100, a distance of 628.50 feet to a point for corner on the easterly right-of-way line of said State
Highway No. 310;

THENCE North 28 degrees 42 minutes 55 seconds West, along the easterly right-of-way line of said State Highway No. 310, a distance of 776.40 feet to the POINT OF BEGINNING AND CONTAINING 530,315 square feet, or 12.17 acres of land, more or less.

II.

The Property was impressed with certain deed restrictions ("restrictions") as shown in an instrument dated June 25, 2008, signed by Lawrence E Wzorek and recorded in Volume 20080221856 of the Deed Records of Dallas County, Texas, a true and correct copy of which is attached to this instrument as Exhibit "A" and made a part of this instrument.

III.

The Owner does hereby terminate and release the following restrictions as they apply to the Property, to wit:

The following uses are prohibited:

Extended stay hotel or motel.
Hotel or motel.
Industrial (inside) not potentially incompatible.
Industrial (inside) potentially incompatible.
Lodging or boarding house.
Medical/infectious waste incinerator.
Metal salvage facility.
Mining.
Municipal waste incinerator.
Organic compost recycling facility.
Outside salvage or reclamation.
Pathological waste incinerator.

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

IV.

The above termination was made following a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings was given as would have been required by law for a zoning change on the Property. The Owner must file this instrument in the Deed Records of the county or counties where the Property is located at his or her sole cost and expense before the termination becomes effective.

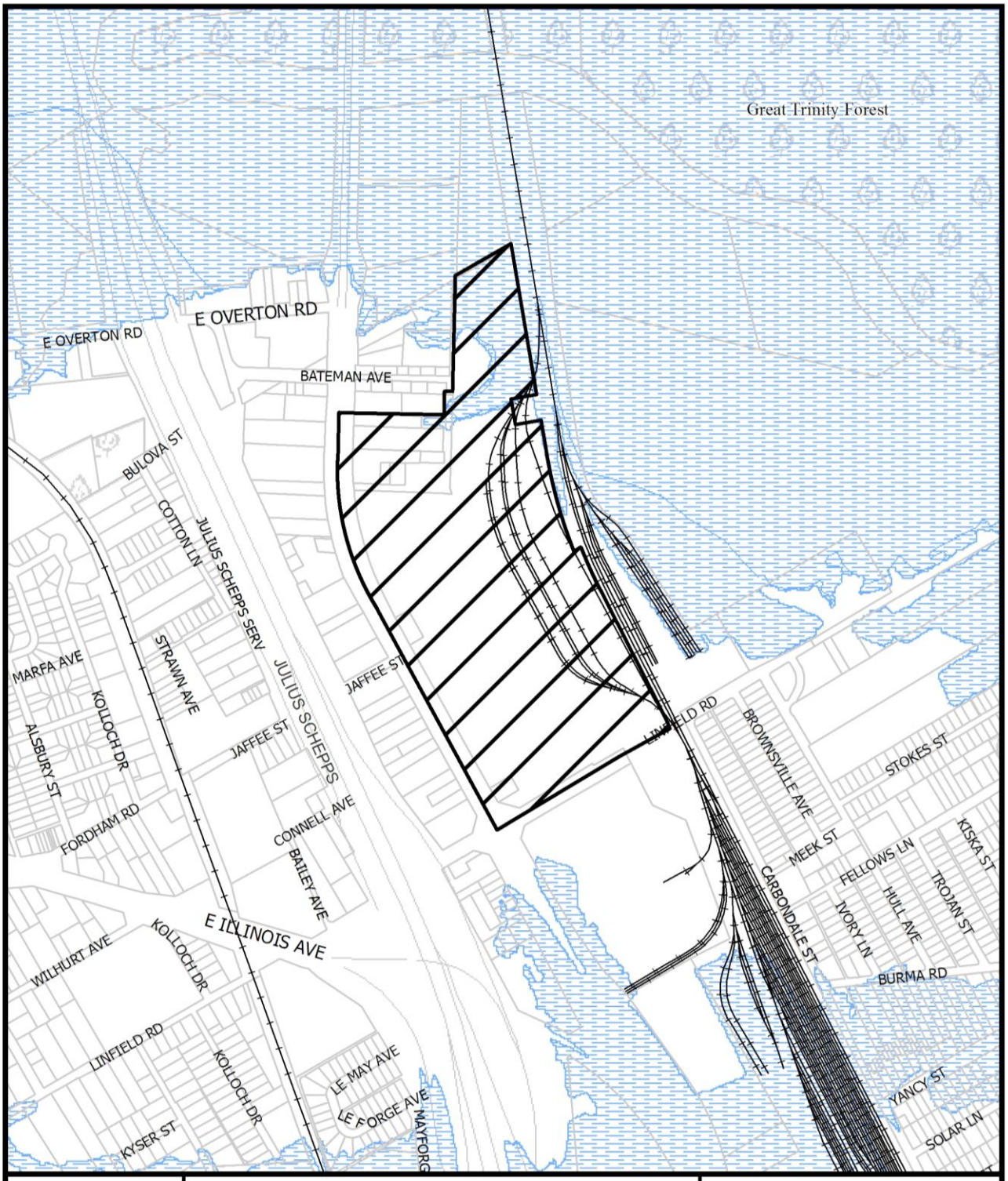
V.

The termination of these restrictions is not intended to restrict the right of the City Council of the City to exercise its legislative duties and powers insofar as zoning of the Property is concerned.

VI.

The Owner agrees to defend, indemnify, and hold harmless the City from and against all claims or liabilities arising out of or in connection with this termination.

VII.



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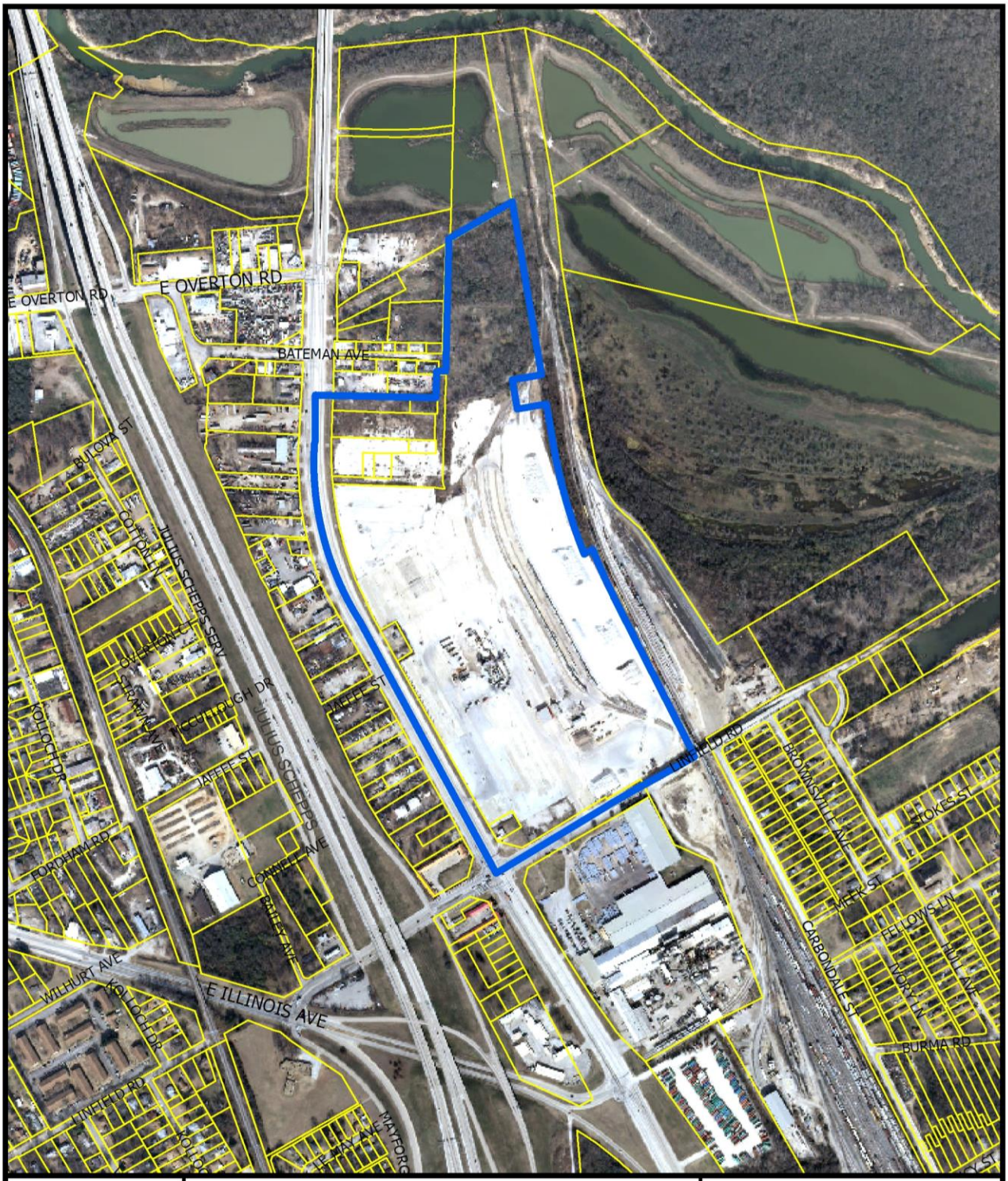
VICINITY MAP

Case no: Z145-301

Date: 9/23/2016



1:8,400

AERIAL MAP

Case no: Z145-301

Date: 9/23/2016

Auto related use
Commercial / Industrial
Commercial / Industrial
Bar
Hotel/ motel
Industrial
Single family
SUP 1613
SUP 1715
CS
IR
IM
IM
MH(A)
MF-1(A)
MF-2(A)
NS(A)
R-5(A)
PD 839
JULIUS SCHEPPS
COTTON LN
JULIUS SCHEPPS SERV
OVERTON CT
STRAWN AVE
MCCULLOUGH DR
JAFFEE ST
JAFFEE ST
CONNELL AVE
BAILEY AVE
LE MAY AVE
BROWNSVILLE AVE
STOKES ST
MEEK ST
CARBONDALE ST
IVORY LN
HULL AVE
BURMA RD
1:8,400
ZONING AND LAND USE
Case no: Z145-301
Date: 9/28/2016

SUP 1613
SUP 1715
1
CS
IR
MH(A)
IM
NS(A)
MF-1(A)
MF-2(A)
R-5(A)
PD 839
JULIUS SCHEPPS
JULIUS SCHEPPS SERV
COTTON LN
OVERTON CT
STRAWN AVE
MCCULLOUGH DR
JAFFEE ST
JAFFEE ST
CONNELL AVE
BAILEY AVE
LE MAY AVE
MAYFORD
BROWNSVILLE AVE
STOKES ST
MEEK ST
CARBONDALE ST
IVORY LN
HULL AVE
BURMA RD
1:8,400
ZONING HISTORY
Case no: Z145-301
Date: 9/28/2016

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 OVERTON RD
E OVERTON RD
BATEMAN AVE
BULOVA ST
COTTON LN
JULIUS SCHEPPS SERV
OVERTON CT
STRAWN AVE
MCCULLOUGH DR
JAFFEE ST
JULIUS SCHEPPS
JAFFEE ST
KOLLOCH DR
FORDHAM RD
CONNELL AVE
BAILEY AVE
WILHURT AVE
KOLLOCH DR
E ILLINOIS AVE
LINFIELD RD
LINFIELD RD
BROWNSVILLE AVE
STOKES ST
MEEK ST
FELLOWS LN
IVORY LN
HULL AVE
CARBONDALE ST
BURMA RD
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16
15
15
4
4
4
18
19
20
22
17
27
28
63
64
7 - 8
42
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
64
NUMBER OF PROPERTY OWNERS NOTIFIED
1:8,400
Case no: Z145-301
Date: 9/23/2016

Notification List of Property Owners

Z145-301

64 Property Owners Notified

Label #	*Address*		*Owner*
1	7000	S CENTRAL EXPY	CERDA EUGENIO MEDINA &
2	4330	BATEMAN AVE	S & C HOLDINGS LLC
3	7054	S CENTRAL EXPY	FLETCHER CHRIS
4	3719	EVERMAN DR	ST LOUIS S W RAILWAY CO
5	7630	S CENTRAL EXPY	HUGHES HENRY LANE
6	7410	S CENTRAL EXPY	UNION PACIFIC RAILROAD CO
7	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
8	9999	NO NAME ST	UNION PACIFIC RR CO
9	4210	BATEMAN AVE	JOINER JIM B
10	7015	S CENTRAL EXPY	BARAJAS NICK DBA
11	7020	S CENTRAL EXPY	PALACIOS ENRIQUE CALDERON
12	4238	BATEMAN AVE	JOINER FRANK
13	4242	BATEMAN AVE	BASKETT BETTY C LIVING TR
14	7051	S CENTRAL EXPY	CONWRIGHT ROBERT
15	7133	S CENTRAL EXPY	BRAR TRANSPORTATION INC
16	7055	S CENTRAL EXPY	PATEL HASMUKHLAL V
17	7203	S CENTRAL EXPY	BARAJAS NICK
18	7211	S CENTRAL EXPY	ORTIZ JOSE & ROSA E
19	7229	S CENTRAL EXPY	MARTINEZ FORTINO
20	3902	WORK AVE	MONK JAMES C & AMANDA E
21	7231	S CENTRAL EXPY	MARTINEZ FORTINO
22	7403	S CENTRAL EXPY	RICH INELL MARIE
23	7321	S CENTRAL EXPY	SANCHEZ NOEL RODRIGUEZ &
24	7501	S CENTRAL EXPY	MONTEMAYOR RUBEN GARCIA
25	7519	S CENTRAL EXPY	LOPEZ ABRAHAM
26	7537	S CENTRAL EXPY	BARAJAS NICOLAS

09/23/2016

Label #	*Address*		*Owner*
27	7601	S CENTRAL EXPY	HURTADO CARLOS & MARIA
28	7623	S CENTRAL EXPY	PATIDAR PARIMAL C
29	7022	S CENTRAL EXPY	KROLIK KAROL
30	7034	S CENTRAL EXPY	LENAMOND THOMAS
31	3627	EVERMAN DR	MARTYN PANSY MCCONNELL
32	4331	BATEMAN AVE	PATTERSON DOROTHY L
33	4337	BATEMAN AVE	HERNANDEZ HERMINIO
34	7038	S CENTRAL EXPY	LENAMOND THOMAS D
35	4314	BATEMAN AVE	FLETCHER CHRISTOPHER B
36	7046	S CENTRAL EXPY	FLECTHER CHRISTOPHER B
37	4343	BATEMAN AVE	SAMULKA W B & ANNIE B
38	4332	BATEMAN AVE	HERNANDEZ GEORGE &
39	4327	BATEMAN AVE	LENAMOND THOMAS
40	7641	S CENTRAL EXPY	PATEL MAHESH K & JASU M
41	4100	BASCOM LN	SHREE JALARAM REV TR THE
42	7910	S CENTRAL EXPY	TAMKO ASPHALT PRODUCTS
43	4542	LINFIELD RD	COIT CLAUDETTE BOSH
44	7715	HULL AVE	WILMER HUTCHINS ISD ET AL
45	7703	BROWNSVILLE AVE	JACKSON MICHAEL J & RONNIE L
46	7707	BROWNSVILLE AVE	JACKSON MICHAEL J
47	7711	BROWNSVILLE AVE	BRANCH ANNIE M EST OF
48	7715	BROWNSVILLE AVE	MOSS CLOIS
49	7719	BROWNSVILLE AVE	CLINTON JULIA MAE EST OF
50	7721	BROWNSVILLE AVE	DALLAS HOUSING ACQUISITION & DEV CORP
51	7727	BROWNSVILLE AVE	LONG CURTIS JAMES
52	7731	BROWNSVILLE AVE	MONTERO FLORIBERTO MOLINA
53	7704	CARBONDALE ST	MCCLINTON JULIA MAE EST OF
54	4518	LINFIELD RD	CLINTON JULIA MAE
55	7708	CARBONDALE ST	CHRISTOPHER LARRY WAYNE
56	7712	CARBONDALE ST	RECA LIMITED PS
57	7716	CARBONDALE ST	MILLER CLEOPHUS JR &

09/23/2016

Label #	*Address*		*Owner*
58	7720	CARBONDALE ST	MILLER CLEOPHUS JR &
59	7724	CARBONDALE ST	HIGH SAM & BAILEY
60	7732	CARBONDALE ST	DALLAS NEIGHBORHOOD
61	7736	CARBONDALE ST	RHODES EZELL C
62	7740	CARBONDALE ST	ALLAHHAM BASEL KHALED
63	7635	S CENTRAL EXPY	SHREE JALARAM CORP
64	4202	LINFIELD RD	JASUMAN ENTERPRISES INC

CITY PLAN COMMISSION **THURSDAY, FEBRUARY 16, 2017**

Planner: Warren F. Ellis

FILE NUMBER: Z167-164(WE) **DATE FILED:** December 22, 2016

LOCATION: East side of North Tyler Street, between Fouraker Street and West Davis Street

COUNCIL DISTRICT: 1 **MAPSCO:** 54-B

SIZE OF REQUEST: Approx. 17,859.6 sq. ft. **CENSUS TRACT:** 42.01

APPLICANT/OWNER: Good Space X, LLC
David Spence, Sole Owner

REPRESENTATIVE: Santos Martinez
MASTERPLAN

REQUEST: An application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge or tavern on property zoned Subdistrict 6 (Davis Corridor) within Planned Development District No. 830.

SUMMARY: The purpose of the request is to operate a bar within an existing retail development. The proposed bar will have an outside patio area on the northern portion of the site.

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

BACKGROUND INFORMATION:

- The request site is located within a one-story, 12,000 square foot multi-tenant retail development. The applicant is proposing to renovate approximately 1,007 square feet of floor area on the western portion of the retail development to operate a bar, lounge or tavern use. The proposed bar, lounge or tavern will also have an outside patio space of 784 square feet.

- The 12,000 square foot multi-tenant structure was built in 1935. Recent history shows that request site was used as a retail space.

- The request site is adjacent to a variety of retail and personal service use that are located within the building, and a one-story structure to the north. In 2000, the Building Official issued a CO Certificate of Occupancy for a church for the structure to the north of the site. However, the church is no longer in operation. Properties to the east, across North Tyler Street, are developed with an auto related use and an office use.

Zoning History: There has been one zoning change requested in the past 5 years.

1. Z134-308 On August 15, 2015, the City Council approved a renewal of Specific Use Permit No. 2016 for an alcoholic beverage establishment limited to a bar, lounge or tavern and a microbrewery, microdistillery or winery on property zoned Subdistrict 6 within Planned Development District No. 830.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
North Tyler Street	Minor Arterial	100 ft.	100 ft.

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

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

Urban Design Element

GOAL 5.3 Establishing Walk-to Convenience

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

Land Use:

	Zoning	Land Use
Site	PDD No. 830, Subdistrict 6	Vacant
North	PDD No. 830, Subdistrict 6	Vacant church
South	PDD No. 830, Subdistrict 6	Retail
East	PDD No. 830, Subdistrict 6	Retail
West	PDD No. 830, Subdistrict 5, CD No. 1	Auto Related use, Office

STAFF ANALYSIS:

Land Use Compatibility: The approximately 17,859.6 square foot site is located within a 12,000 square foot multi-tenant retail development. The applicant's request for a Specific Use Permit will allow for the operation of a bar, lounge or tavern within the existing retail development. The applicant will also use a portion of an outside patio space that is located on the northern building façade. The outdoor patio space is limited to a maximum of 780 square feet of area. In addition, the applicant proposes to operate the use between 11:00 a.m. and 2:00 a.m. (the next day), Monday through Sunday.

The criteria that establishes a Legacy Building are as follows: 1) the building was constructed before 1957 if fronting on Davis Street, Tyler Street, Polk Street, or 7th Street east of Madison Avenue and before 1945 if fronting on Bishop Avenue; 2) for buildings with frontage on Davis Street or Bishop Avenue, the primary street facing facade of the building is within 10 feet of the right-of-way line of Davis Street or within five feet of the 25-foot front yard setback line on Bishop Avenue; 3) the building's main entrance faces Davis Street, Tyler Street, Polk Street, 7th Street, or Bishop Avenue; 4) the building facade with the main entrance must have window and door openings that total at least 20 percent of the facade area; and (5) off-street parking is not located in the required front yard.

Planned Development District No. 830 also identifies the type retail-related uses that can operate within a legacy building. These uses are an antique shop, art gallery, dry cleaning or laundry store, general merchandise or food store, nursery, garden shop, or plant sales and personal service uses. A bar, lounge or tavern use is not a part of the original list of retail uses and therefore is required to provide off-street parking.

The request site is adjacent to a variety of retail and personal service use that are located within the building, and a one story structure to the north. In 2000, the Building

Official issued a CO certificate of occupancy for a church for the structure to the north of the site. However, the church is no longer in operation. The last issued CO was for a retail use [to sale Christmas trees]. Properties to the east, across North Tyler Street, are developed with an auto related use and an office use.

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

The request is compatible with the mix of mainly retail uses in the area. The short initial time period for the SUP will provide an opportunity for staff to evaluate the impact of the use on the surrounding area and to ensure the use is not detrimental to the area. The conditions including hours of operation also help ensure compatibility.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PDD No. 830 Subdistrict 6	0'	0'/0'.	none	75'	100%	Proximity Slope Visual Intrusion	Retail & personal service, office

Landscaping: The renovation of a portion of the existing structure will not increase the impervious coverage and as a result will not trigger any landscaping requirements.

Parking: PDD No. 830 identifies the retail development as a Legacy Building. These uses are an antique shop, art gallery, dry cleaning or laundry store, general merchandise or food store, nursery, garden shop, or plant sales and personal service uses.

Off-street parking is not required for retail–related uses and office uses within a Legacy Building. However, a bar, lounge or tavern is not listed as a retail use in Planned Development District No. 830 and as a result will have to park the use.

The off-street parking regulation will apply to the proposed bar, lounge or tavern use. The off-street parking for a bar, lounge or tavern is one space for each 100 square feet of floor area. The outdoor patio space will not be calculated towards the off-street

parking requirement because the area is not covered, and therefore, is not considered to be additional floor area. Based on the of 1,007 square feet of total floor area for the bar, lounge or tavern, the proposed development will be required to provide 10 spaces. The applicant is show 48 spaces for the building site.

The two buildings that are identified on the site plan are considered to be located on one building site. Since the site is considered as one building site, the Building Office has determined that the parallel parking on North Tyler Street and Davis Street can be counted toward the off-street parking requirements.

Dallas Police Department: The proposed development has not received a certificate of certificate (CO) to operate a bar, lounge or tavern within the existing multi-tenant development. Therefore, staff did not request a police report for the request site.

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages limited to a bar, lounge or tavern.

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

Staff's Recommendation

3. TIME LIMIT: This specific use permit expires on_____, (two-year period from the passage of this ordinance.

Applicant's Proposal

3. TIME LIMIT: This specific use permit expires on_____, (three-year period from the passage of this ordinance), 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).

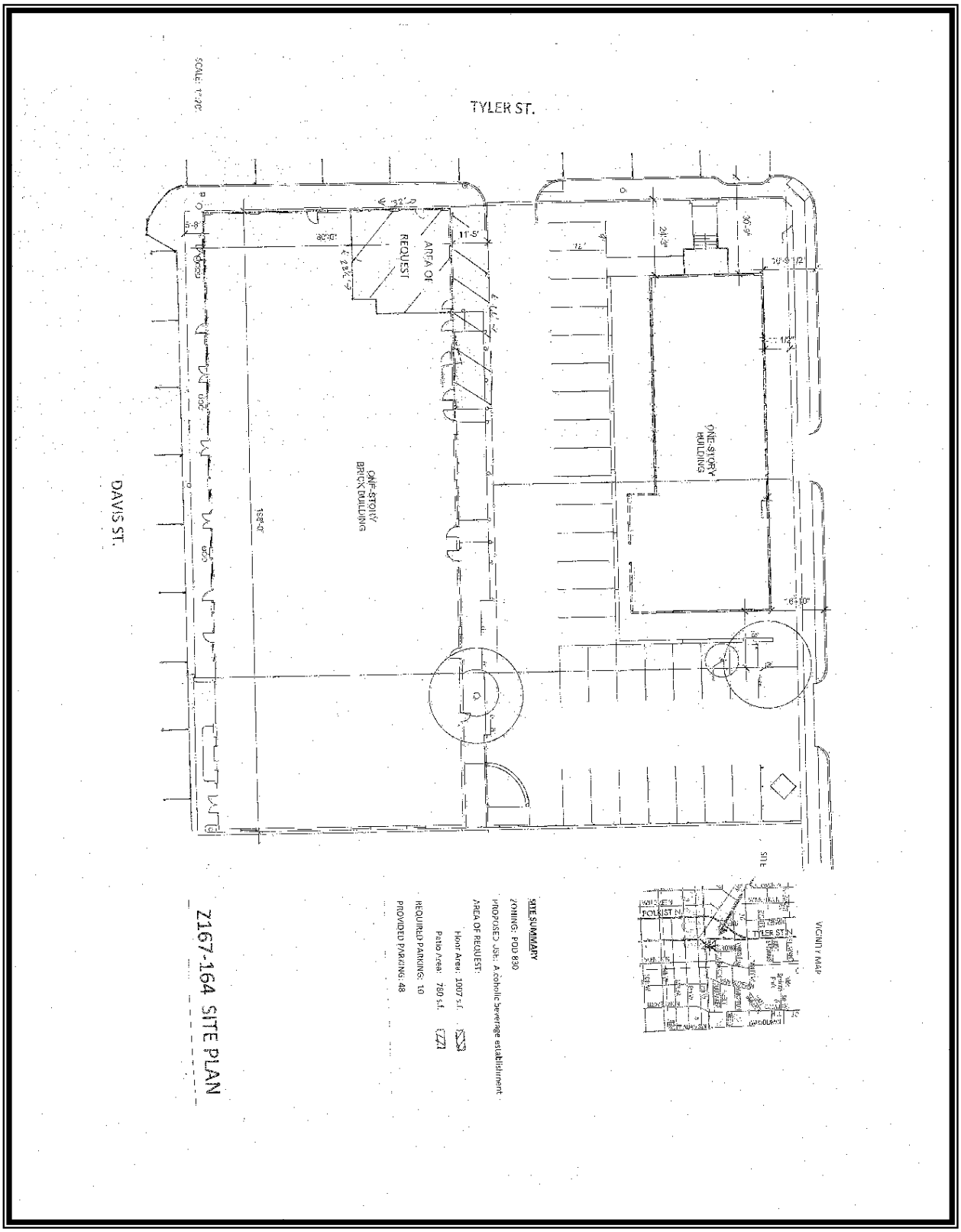
4. FLOOR AREA: Maximum floor area is 1,007 square feet. Maximum outdoor patio area is 748 square feet.

5. HOURS OF OPERATION: The bar, lounge or tavern may only operate between 11:00 a.m. and 2:00 a.m. (the next day), Monday through Sunday.

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



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VICINITY MAP

Case no: Z167-164

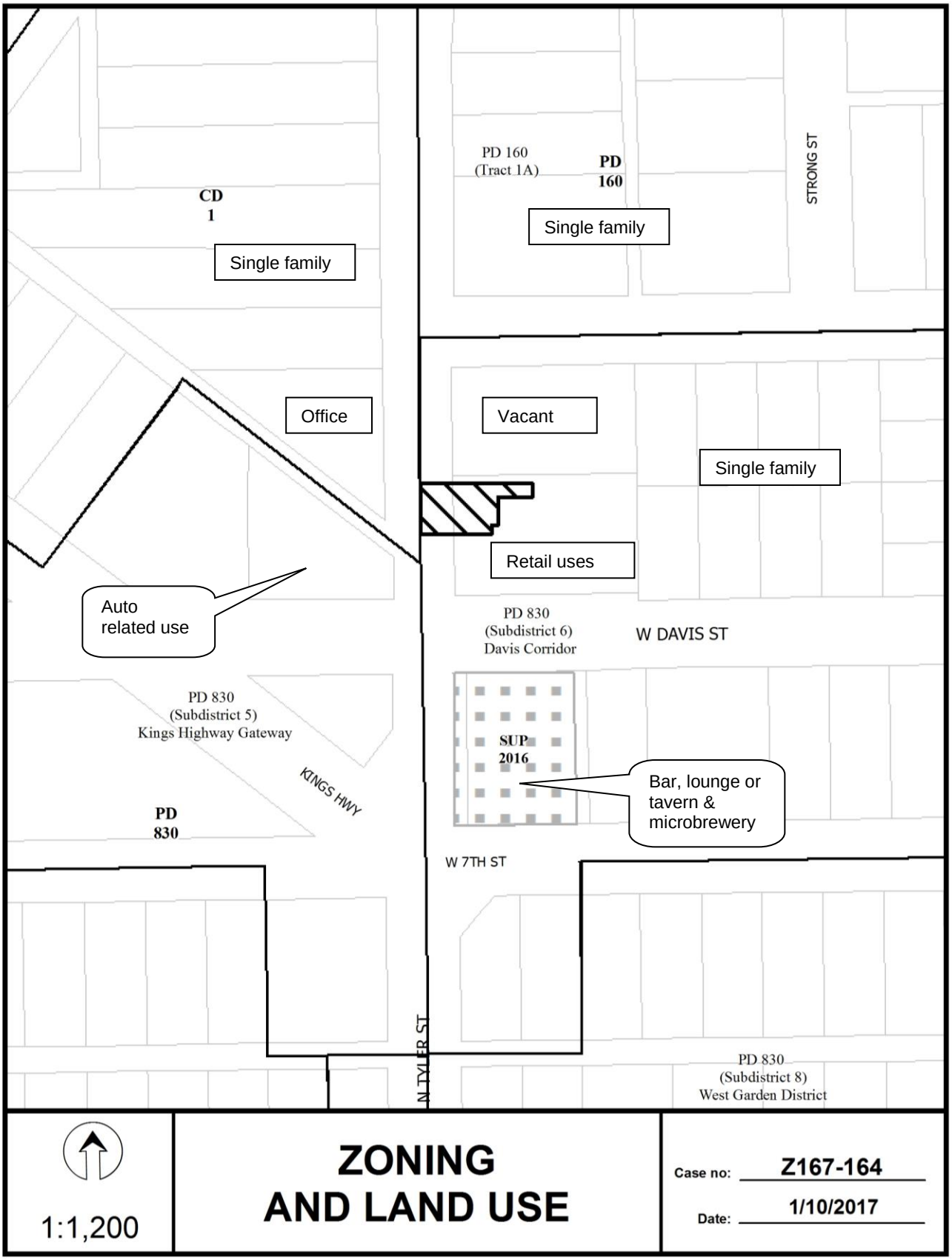
Date: 1/10/2017

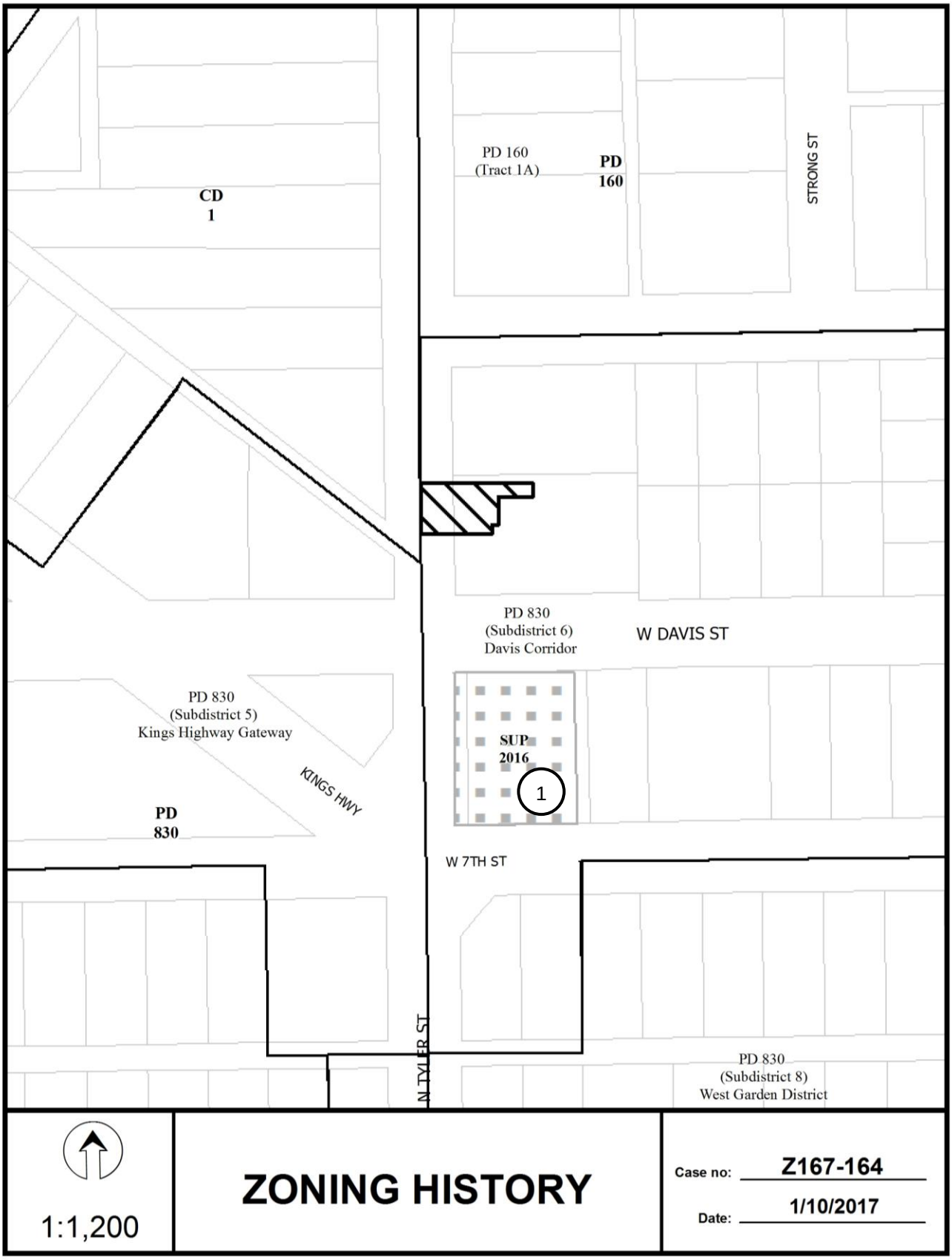
1:1,200

AERIAL MAP

Case no: Z167-164

Date: 1/10/2017


CD
1
Single family
PD 160
(Tract 1A)
PD
160
Single family
STRONG ST
Office
Vacant
Single family
Retail uses
Auto
related use
PD 830
(Subdistrict 6)
Davis Corridor
W DAVIS ST
PD 830
(Subdistrict 5)
Kings Highway Gateway
KINGS HWY
SUP
2016
Bar, lounge or
tavern &
microbrewery
PD
830
W 7TH ST
N TYLER ST
PD 830
(Subdistrict 8)
West Garden District
1:1,200
ZONING
AND LAND USE
Case no: Z167-164
Date: 1/10/2017


CD
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(Subdistrict 6)
Davis Corridor
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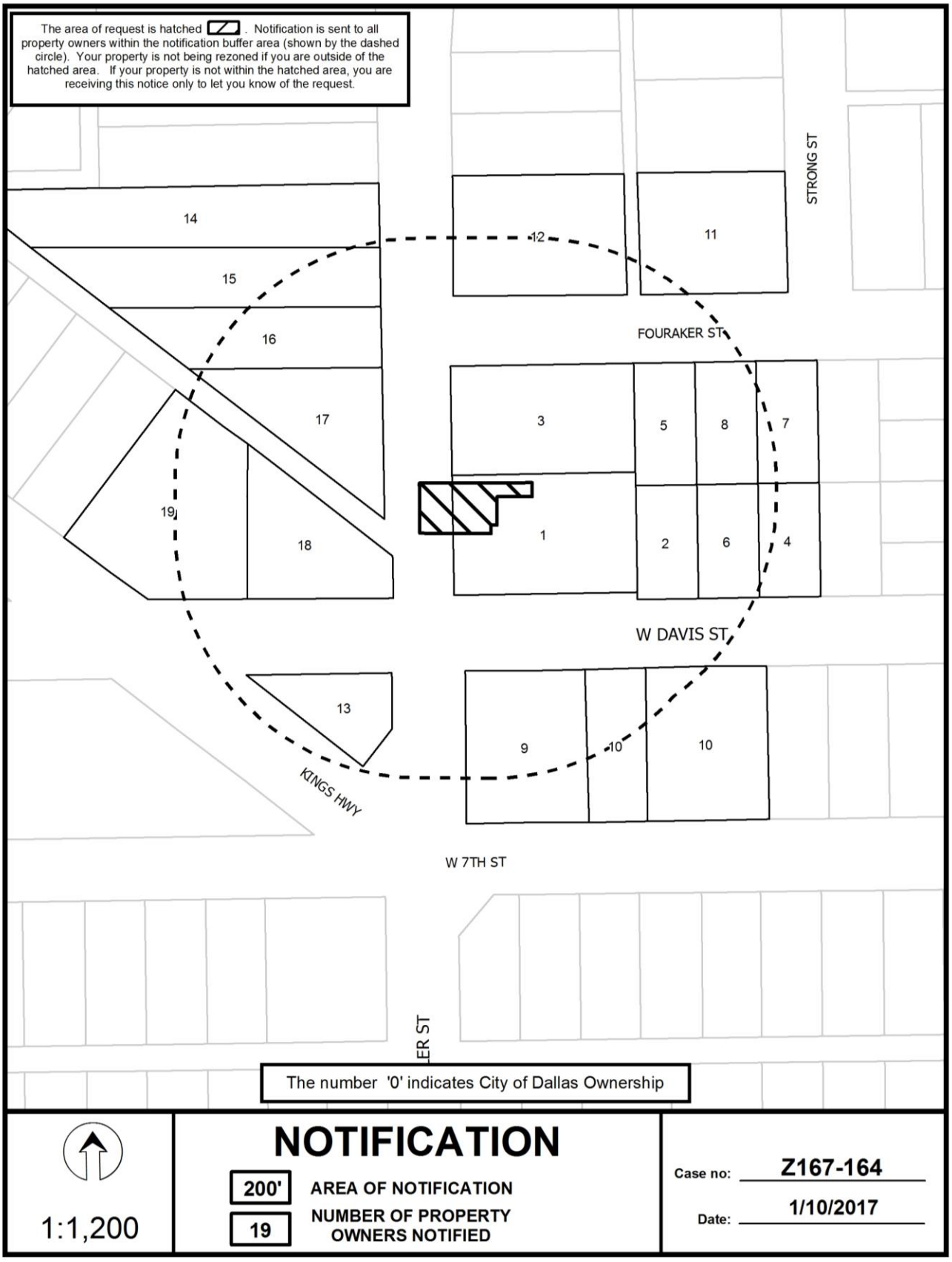
(Subdistrict 8)
West Garden District
1:1,200
ZONING HISTORY
Case no: Z167-164
Date: 1/10/2017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STRONG ST
FOURAKER ST
W DAVIS ST
KINGS HWY
W 7TH ST
14
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4
13
9
10
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
19
NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: Z167-164
Date: 1/10/2017

Notification List of Property Owners

Z167-164

19 Property Owners Notified

Label #	*Address*		*Owner*
1	600	N TYLER ST	GOOD SPACE X LLC
2	821	W DAVIS ST	GOOD SPACE X LCC
3	610	N TYLER ST	GOOD SPACE X LLC
4	817	W DAVIS ST	VALPARAISO HOLDINGS LLC
5	824	FOURAKER ST	GOOD SPACE X LLC
6	819	W DAVIS ST	VALPARAISO HOLDINGS LLC
7	816	FOURAKER ST	ANGELL 11 11 LLC
8	820	FOURAKER ST	VALPARAISO HOLDINGS LLC
9	833	W 7TH ST	GIURA PETER
10	828	W DAVIS ST	828 DAVIS LLC
11	623	STRONG ST	TEJADA JESUS S &
12	624	N TYLER ST	ANDREW GONZALES
13	900	W DAVIS ST	TYLER ARTS DISTRICT INVESTMENTS LLC
14	625	N TYLER ST	CAMSTAM LP
15	621	N TYLER ST	CAMSTAM LP ET AL
16	617	N TYLER ST	EOJ BUSINESS TRUST ORGANIZATION
17	611	N TYLER ST	SALINAS SALVADOR &
18	901	W DAVIS ST	WILSON VERNON E
19	1001	KINGS HWY	RAHIM TAISER

CITY PLAN COMMISSION **THURSDAY, FEBRUARY 16, 2017**

Planner: Jennifer Muñoz

FILE NUMBER: Z156-323(JM) **DATE FILED:** July 29, 2016

LOCATION: On the south line of Tea Garden Road, west of Haymarket Road.

COUNCIL DISTRICT: 8 **MAPSCO:** 69-Q, U

SIZE OF REQUEST: ±16.313 acres **CENSUS TRACT:** 171.02

REPRESENTATIVE/
APPLICANT/OWNER: Joel Torres

REQUEST: An application for a Specific Use Permit for a private recreation center, club, or area on property zoned an A(A) Agricultural District.

SUMMARY: The purpose of this request is to allow for the following private fields: three baseball fields and one volleyball court.

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

BACKGROUND INFORMATION:

- The request is made to allow one volleyball court and three baseball fields as part of a private recreation center, club, or area.

- The site is operated as an agricultural use with livestock. The owner currently hosts baseball and volleyball games for local adult male baseball teams. Code enforcement notified the owner to contact the Sustainable Development and Construction Department to discuss how to proceed. A specific use permit is required to allow the continued use as a private recreation center, club, or area in a residential zoning district, including the A(A) Agricultural District.

Zoning History:

There have been no zoning cases within the vicinity of the area of request in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Right-of-Way
Teagarden Road	Local	60 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not have a detrimental impact on the surrounding street system; however, “no parking” signs are required along Teagarden Road.

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 comprehensive plan does not make a specific land use recommendation related to the request. The Plan identifies the request site being located in a Residential Building Block.

Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

Implementation Measure 1.1.5.3 Encourage neighborhood-serving office, retail, or other non-residential uses to be located in residential community areas, primarily on significant roadways or at key intersections.

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

The requested recreational use is characteristic of the Residential Building Block, which is predominately for single-family uses, but allows recreational and institutional uses to serve the surrounding neighborhoods.

Land Use Compatibility:

The subject site is currently zoned an A(A) Agricultural District. The uses permitted in this district are intended to accommodate normal farming, ranching, and gardening activities. Over time, it is expected that agricultural zoned properties will eventually develop into urban sites.

	Zoning	Land Use
Site	A(A) Agricultural	Agricultural and private recreation (playing fields exist)
North	A(A) Agricultural	Single family and agricultural
East	A(A) Agricultural	Single family and agricultural
South	A(A) Agricultural	Single family and agricultural
West	A(A) Agricultural, PD No. 819, R-7,5(A), R-5(A), and Deed Restrictions	Single family, public school, and agricultural

Surrounding land uses include single family and agricultural, with a school nearby as well. These uses are typical in residential neighborhoods with low density. The private recreation center, club, or area use is permitted by right in retail, commercial service, industrial, central area, mixed use, multiple commercial and urban corridor districts. When feasible, this use is allowed in residential districts with special consideration by

SUP. The intent of allowing it by SUP in residential districts is to gauge the level of appropriateness and provide for public comment.

The site is currently agricultural land. The fields exist and are used by the property owner and baseball teams from around the metroplex, according to the applicant (owner). The applicant had originally requested the right to operate seven days a week. After discussing concerns over the need for a break in the currently remote and residential area, the applicant amended the request to three days a week, Friday, Saturday, and Sunday. To address privacy and future maintenance, a six-foot solid privacy fence is required to be provided and maintained around the perimeter of the site. Hours of operation limit the use to certain times of day. The use of lighting and amplified sound is limited to the hours of operation. Paved parking far exceeding the code requirement is being offered within the site. Sec. 51A 4.208(2)(c) requires three parking spaces per playing field and an additional one parking space per 150 square feet of floor area. In all, approximately 44 parking spaces are required for the three baseball fields, one volleyball court, and 4,680 square feet of additional floor area (storage buildings and covered porches). Portable toilets and a dumpster will be required as identified on the site plan.

Staff believes that with the proposed changes and compliance with the proposed site plan and conditions, the use could be an asset to the area as it develops into an urban site in the future. In an effort to ensure that the site matches the future development of the area, staff is limiting the time period to only two years with no auto renewal recommended. This gives neighbors the opportunity to experience the facility under the SUP regulations imposed by this request. If additional concerns arise, the conditions may be amended when the SUP comes in for renewal.

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:

Sec. 51A 4.208(2)(c) requires three parking spaces per playing field and an additional one parking space per 150 square feet of floor area. In all, approximately 44 parking spaces are required for the three baseball fields, one volleyball court, and 4,680 square feet of additional floor area (storage buildings and covered porches). The proposed site plan depicts that the applicant would provide 116 parking spaces, of which five are van accessible handicapped spaces.

Landscaping and Screening:

According to the City arborist, this request meets the requirements of Article X. Staff recommended the addition of a six-foot solid privacy fence around the perimeter of the site to reinforce the separation of the use from surrounding agricultural and single-family uses.

PROPOSED SPECIFIC USE PERMIT CONDITIONS FOR A PRIVATE RECREATION CENTER, CLUB, OR AREA Z156-323

1. USE: The only use authorized by this specific use permit is a private recreation center, club, or area.

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

3. TIME LIMIT: This specific use permit expires on _2_ years from passage of this ordinance (date).

4. HOURS OF OPERATION: A private recreation center, club, or area may operate between 4:00 p.m. and 8:00 p.m., Friday through Sunday.

5. LIGHTING: Operation of outdoor lighting is limited to the hours between 4:00 p.m. and 8:00 p.m., Friday through Sunday.

6. SCREENING: Except for required visibility triangles and points of ingress and egress, a minimum six–foot-tall solid screen must be provided and maintained along the perimeter of the property. Screening material must be wood or masonry.

7. SOUND: Operation of loudspeakers and other forms of amplification is limited to the hours between 4:00 p.m. and 8:00 p.m., Friday through Sunday.

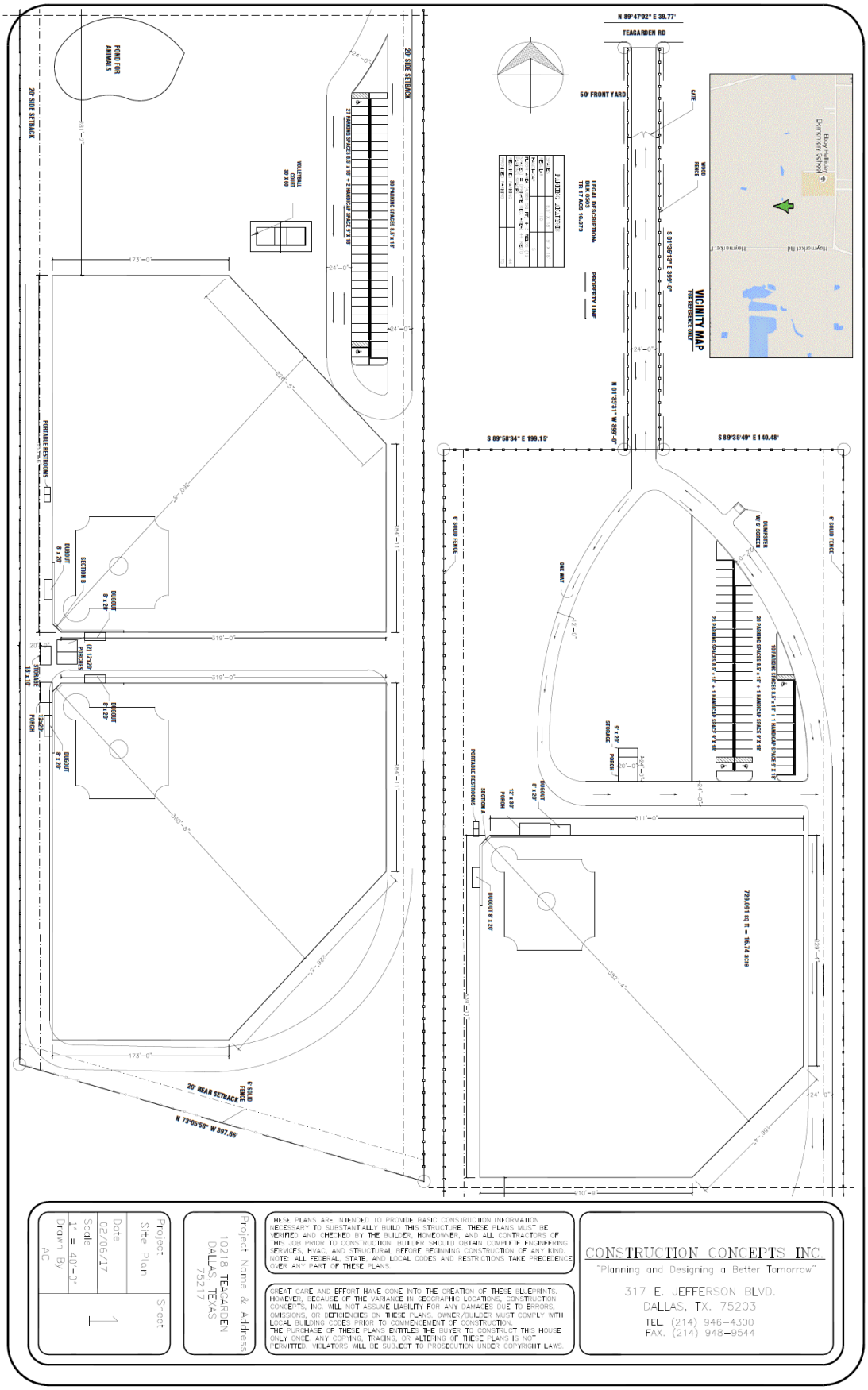
8. SIGNS: "No Parking" signs must be installed at the owner/operator's expense on the property street frontage along Teagarden Road.

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.

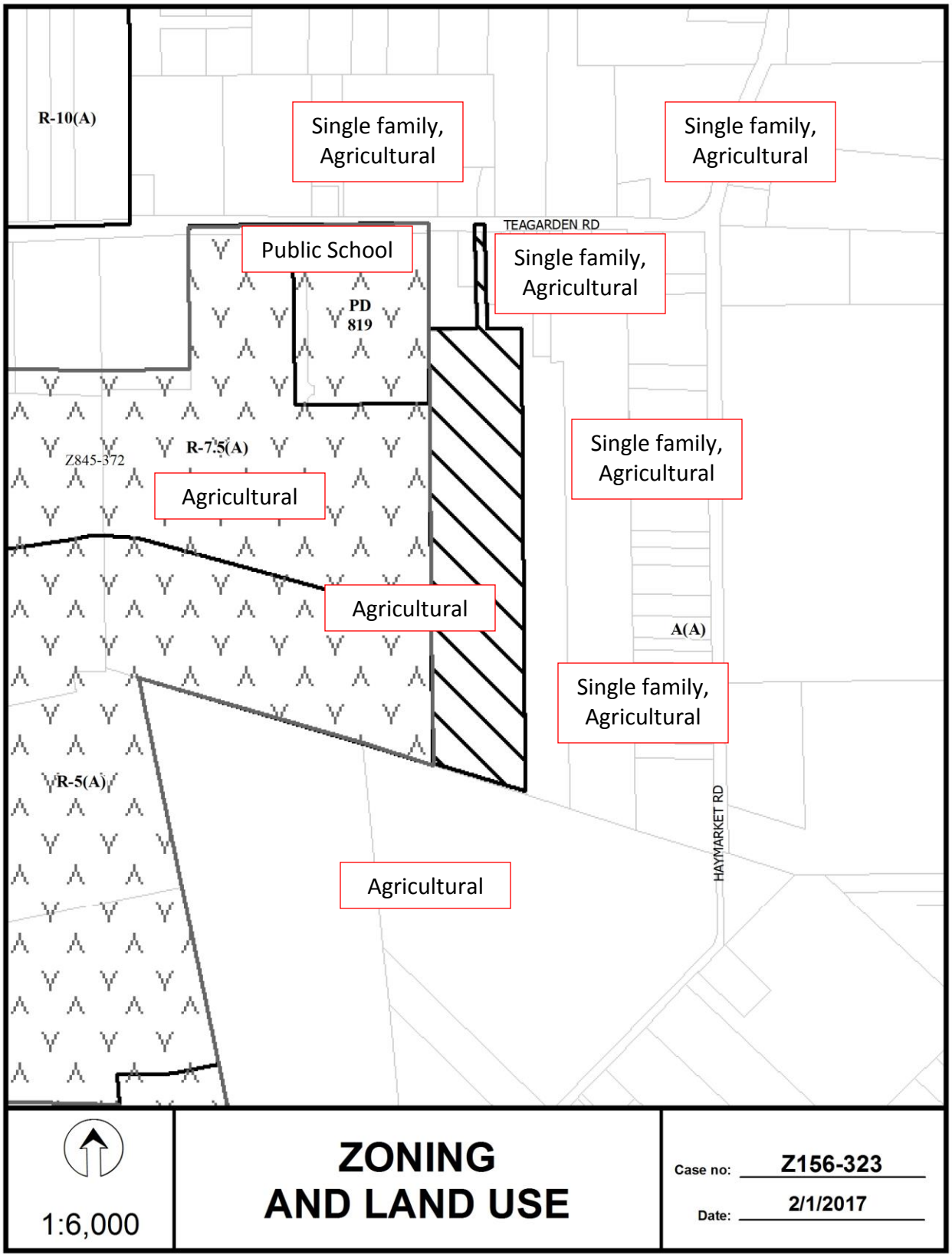
Z156-323(JM)

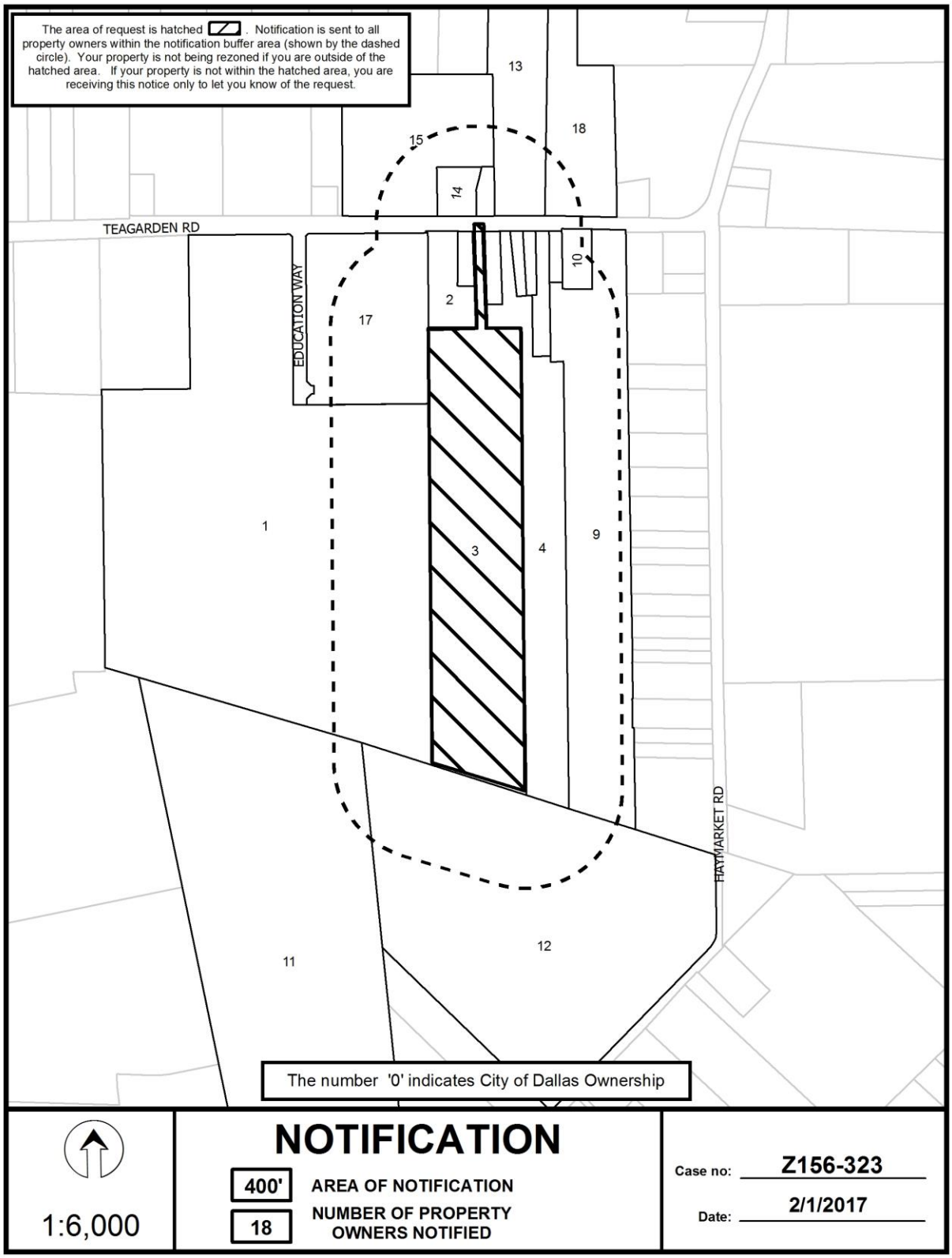
Proposed Site Plan



R-10(A)
TEAGARDEN RD
PD
819
R-7.5(A)
Z845-372
A(A)
R-5(A)
HAYMARKET RD
1:6,000
ZONING MAP
Case no: Z156-323
Date: 2/1/2017

TEAGARDEN RD
EDUCATION WAY
HAYMARKET RD
1:6,000
AERIAL MAP
Case no: Z156-323
Date: 2/1/2017


R-10(A)
Single family, Agricultural
Single family, Agricultural
TEAGARDEN RD
Public School
Single family, Agricultural
PD 819
Single family, Agricultural
R-7.5(A)
Z845-372
Agricultural
Agricultural
A(A)
Single family, Agricultural
R-5(A)
HAYMARKET RD
Agricultural
1:6,000
ZONING AND LAND USE
Case no: Z156-323
Date: 2/1/2017


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.
TEAGARDEN RD
EDUCATION WAY
HAYMARKET RD
13
18
15
14
10
2
17
1
3
4
9
11
12
The number '0' indicates City of Dallas Ownership
1:6,000
NOTIFICATION
400'
AREA OF NOTIFICATION
18
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z156-323
Date: 2/1/2017

01/31/2017

Notification List of Property Owners

Z156-323

18 Property Owners Notified

Label #	*Address*		*Owner*
1	10020	TEAGARDEN RD	10020 TEAGARDEN ROAD LLP
2	10214	TEAGARDEN RD	MARTENSEN GAYLE
3	10218	TEAGARDEN RD	TORRES JOEL
4	10224	TEAGARDEN RD	TERRY DONNA LYNN
5	10216	TEAGARDEN RD	GUZMAN MARIO
6	10230	TEAGARDEN RD	HARGROVE GEORGE &
7	10310	TEAGARDEN RD	HARGROVE GEORGE
8	10318	TEAGARDEN RD	HARGROVE GEORGE W & DONNA
9	10360	TEAGARDEN RD	HARGROVE GEORGE W JR &
10	10334	TEAGARDEN RD	JORDON JIMMY D & PATRICIA
11	2411	HAYMARKET RD	WEBB WALTER E & MELISSA A
12	2500	HAYMARKET RD	CERVANTES JUAN C
13	10327	TEAGARDEN RD	BARRIOS SALVADOR
14	10215	TEAGARDEN RD	VARGAS JOSE
15	10209	TEAGARDEN RD	LAIR BILLY WAYNE &
16	10217	TEAGARDEN RD	LAIR LARRY DEAN & DONNA SUE
17	10210	TEAGARDEN RD	Dallas ISD
18	10229	TEAGARDEN RD	BARRIOS SALVADOR

CITY PLAN COMMISSION **THURSDAY, FEBRUARY 16, 2017**

Planner: Kiesha Kay

FILE NUMBER: Z167-135(KK) **DATE FILED:** November 16, 2016

LOCATION: Southwest corner of Beckleymeade Avenue and Bluecrest Drive

COUNCIL DISTRICT: 8 **MAPSCO:** 74-H

SIZE OF REQUEST: Approx. 1.58 acres **CENSUS TRACT:** 165.05

APPLICANT/OWNER: Barry Brewer

REPRESENTATIVE: Barry Brewer

REQUEST: An application for an RR Regional Retail District on property zoned an R-7.5(A) Single Family District.

SUMMARY: The applicant proposes to operate a commercial amusement (inside) use (wedding reception hall) on the site.

STAFF RECOMMENDATION: **Denial**

BACKGROUND INFORMATION:

- Lot 1 of the request site was permitted in February of 2016 and constructed as a single family dwelling, but has been operating as a rentable event venue. The Dallas Development Code defines this land use as commercial amusement (inside).

- Lot 2 was paved without a permit and is now an illegal surface parking lot.

- The building permits for this structure were revoked in December of 2016 and there is a hold on the parcel until the land use is resolved.

- The surrounding land uses consist of mainly single family dwelling land uses. Across Beckleymeade Avenue there is a warehouse use located in PDD No. 689, and an LO-3 district that contains an undeveloped tract.

Zoning History: There have been no recent zoning cases in the area.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Beckleymeade Avenue	Community Collector (S-4-U)	60 feet
Bluecrest Dr	Community Collector (S-4-U)	60 feet

Traffic:

The Mobility and Street Services Department has reviewed the proposed zoning case and has concern. By rezoning this area of request and allowing, by right, the proposed commercial amusement (inside) land use there is concern that this will produce undesired congestion on the residential streets of Beckleymeade Avenue and Bluecrest Drive. Staff also wants to ensure that there will be no parking along either of the streets to add to the congestion concern.

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 representative's request

Finally, the request does not comply with the following land use and housing goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods'' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

NEIGHBORHOOD PLUS

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

Surrounding Land Uses:

	Zoning	Land Use
Site	R-7.5(A)	Single Family Dwelling
North	RR, PDD. No. 689	Undeveloped & Mini-warehouse
East	Unknown	City of Lancaster
South	R-7.5(A)	Single Family Dwellings & Church
West	R-7.5(A)	Single Family Dwellings & Church

Land Use Compatibility:

There is an existing one-story structure with a mezzanine level made of brick that was permitted as a single family dwelling in February of 2016. The applicant would like to rezone the area of request to allow the single family dwelling to operate as a rentable event venue and two surface parking lots. To host wedding receptions and other events, the single family dwelling must be rezoned and converted into a commercial structure via building permits. Zoning designations which allow for a commercial amusement (inside) use include: CR Community Retail, RR Regional Retail, and CS Commercial Service, along with central area, mixed use, and multiple commercial districts; however, these districts do not align with the surrounding land uses and zoning. The CR Community Retail district would be less intense in regards to the residential district, but staff would still not be in favor of this district for the area of request. In the CR district an SUP would have to be applied for because the proposed use contains a dance floor area. This dance floor area is further defined as a facility for

which a dance hall license is required under Chapter 14 of the Dallas City Code. Chapter 14 of the Dallas City Code defines dance hall as a place where: dancing by patrons or customers is permitted; or dance of any similar live performance is presented to the public. In the RR Regional Retail district an SUP would be required for a Class E dance hall if the dance hall is located within 300 feet of a residential district. Chapter 14 of the Dallas City Code defines a Class E dance hall as any place where dancing is permitted seven days a week for persons from age 14 through age 18 only. The requested zoning district of RR Regional Retail District states in its purpose, detailed in the Dallas Development Code, is to provide for the development of regional-serving retail, personal service, and office uses. This district is not intended to be located in areas of low density residential development.

Staff's recommendation for denial is based on the land use within the subject block. The more intense zoning district the applicant is requesting allows commercial encroachment into the residential neighborhood. Staff also cannot support this request due to the incompatibility of land uses that would be created. More specifically staffed is concerned that if the area of request is rezoned to RR Regional Retail District there will be increased traffic and congestion on residential streets, late hours of operation, and increased noise projection both from large groups of people and the use of the outdoor patio area that immediately abuts two single family structures. These concerns originated from our building inspection office that deals with citizen complaints on a daily basis from homeowners that are adjacent to similar land uses as the one proposed for this case. Lastly, if the area of request is rezoned to RR Regional Retail District the parking lot would be allowed by the zoning district, but would not be in compliance with the yard lot and space regulations set forth by the RR district. The existing light poles would be located in the required front and side yard setbacks. There is also a poured foundation for a future structure that would be located in the required side yard setback of the RR Regional Retail District.

Development Standards:

DISTRICT	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
R-7.5(A) Single Family	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%		Single family
Proposed							
RR Regional Retail	15'	20' adjacent to residential OTHER: No Min.	1.5 FAR overall 0.5 office	70' 5 stories	80%	Urban Form Setback, Residential Proximity Slope	Retail, Office & Personal Service

Land Use Comparison:

Use	Proposed RR	Existing R-7.5(A)
Single Family.	X	✓
Commercial Amusement (inside).	✓	X
General Merchandise or Food Store 3,500 square feet or less.	✓	X
Dry Cleaning or Laundry Store.	✓	X
Liquor Store.	✓	X
Office.	✓	X
Child-care facility.	✓	[SUP]
Church.	✓	✓
Community Service Center.	✓	[SUP]

✓ *indicates permitted by right.*
X *indicates land use is not allowed.*
SUP *indicates permitted with a Specific Use Permit.*

**This is not all of the land uses allowed by RR and R-7.5(A)

Parking:

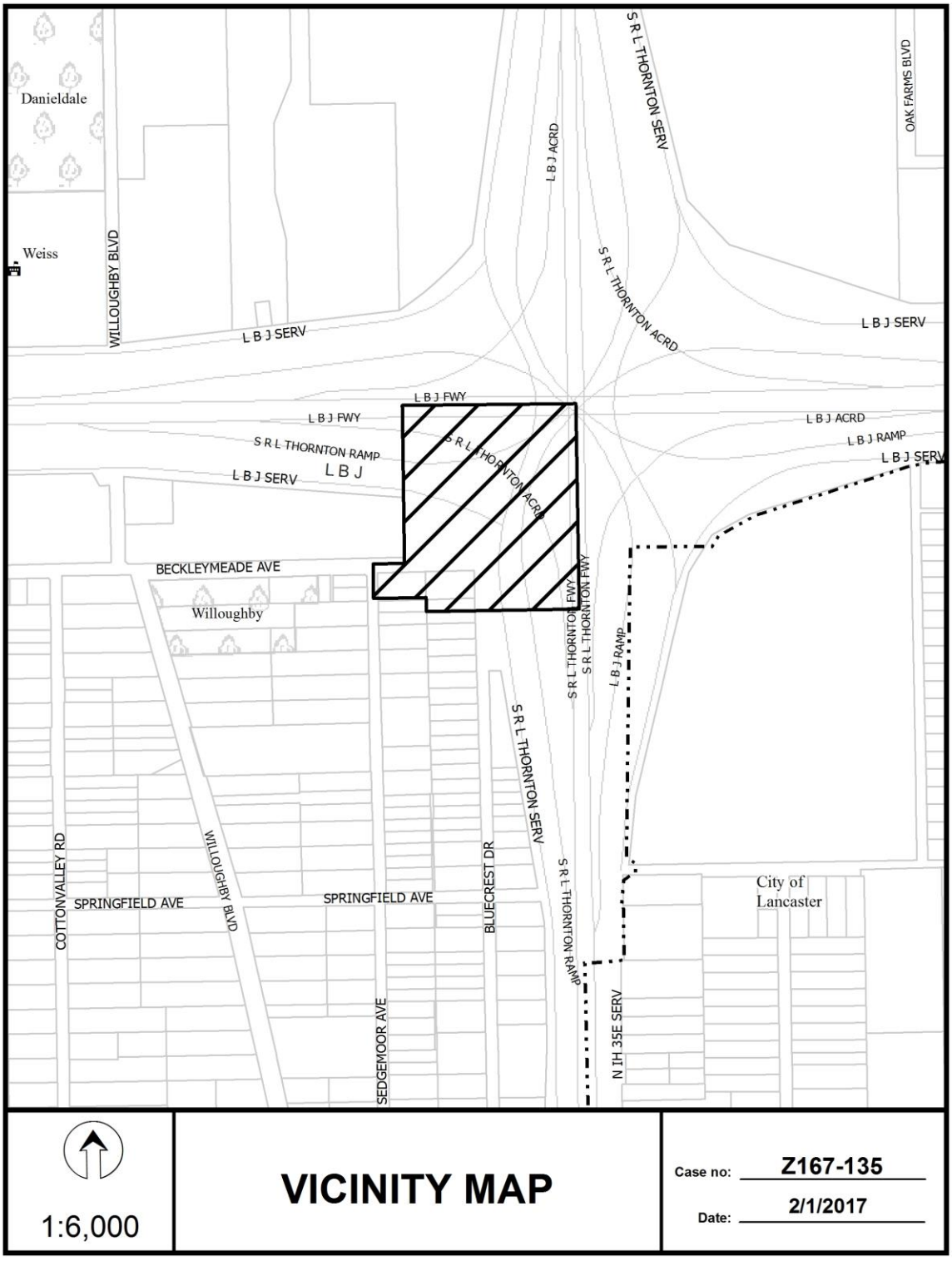
Pursuant to the Dallas Development Code, off-street parking and loading must be provided in accordance with Division 51A-4.200. The Dallas Development Code requires off-street parking to be provided for a commercial amusement (inside) as one space per 100 square feet of floor area. The required off-street parking for the proposed use is 65 parking spaces. In order for this requirement to be met two parking agreements for two separate lots will have to be completed and executed, unless all they lots were platted together as one.

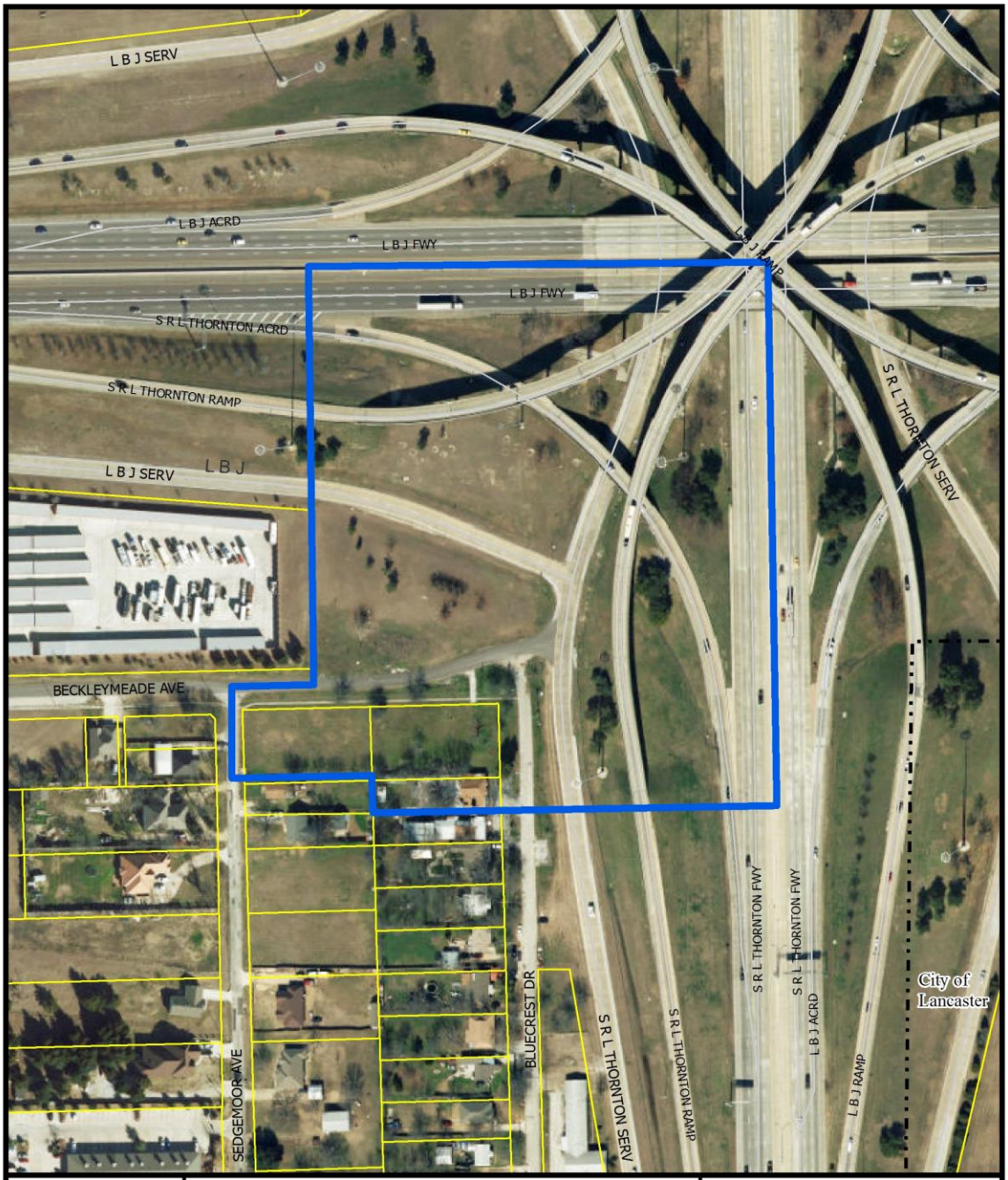
Landscaping:

Article X landscaping regulations will apply to the area of request. The site is not compliant with Article X as it is developed today.

List of Partners/Principals/Officers

Barry Brewer, Property Owner


Danieldale
Weiss
WILLOUGHBY BLVD
L B J SERV
L B J ACRD
S R L THORNTON SERV
OAK FARMS BLVD
S R L THORNTON ACRD
L B J FWY
L B J ACRD
L B J RAMP
S R L THORNTON RAMP
L B J
BECKLEYMEADE AVE
Willoughby
S R L THORNTON FWY
L B J RAMP
S R L THORNTON SERV
BLUECREST DR
City of Lancaster
COTTONVALLEY RD
SPRINGFIELD AVE
SEDGEMOOR AVE
S R L THORNTON RAMP
N IH 35E SERV
1:6,000
VICINITY MAP
Case no: Z167-135
Date: 2/1/2017



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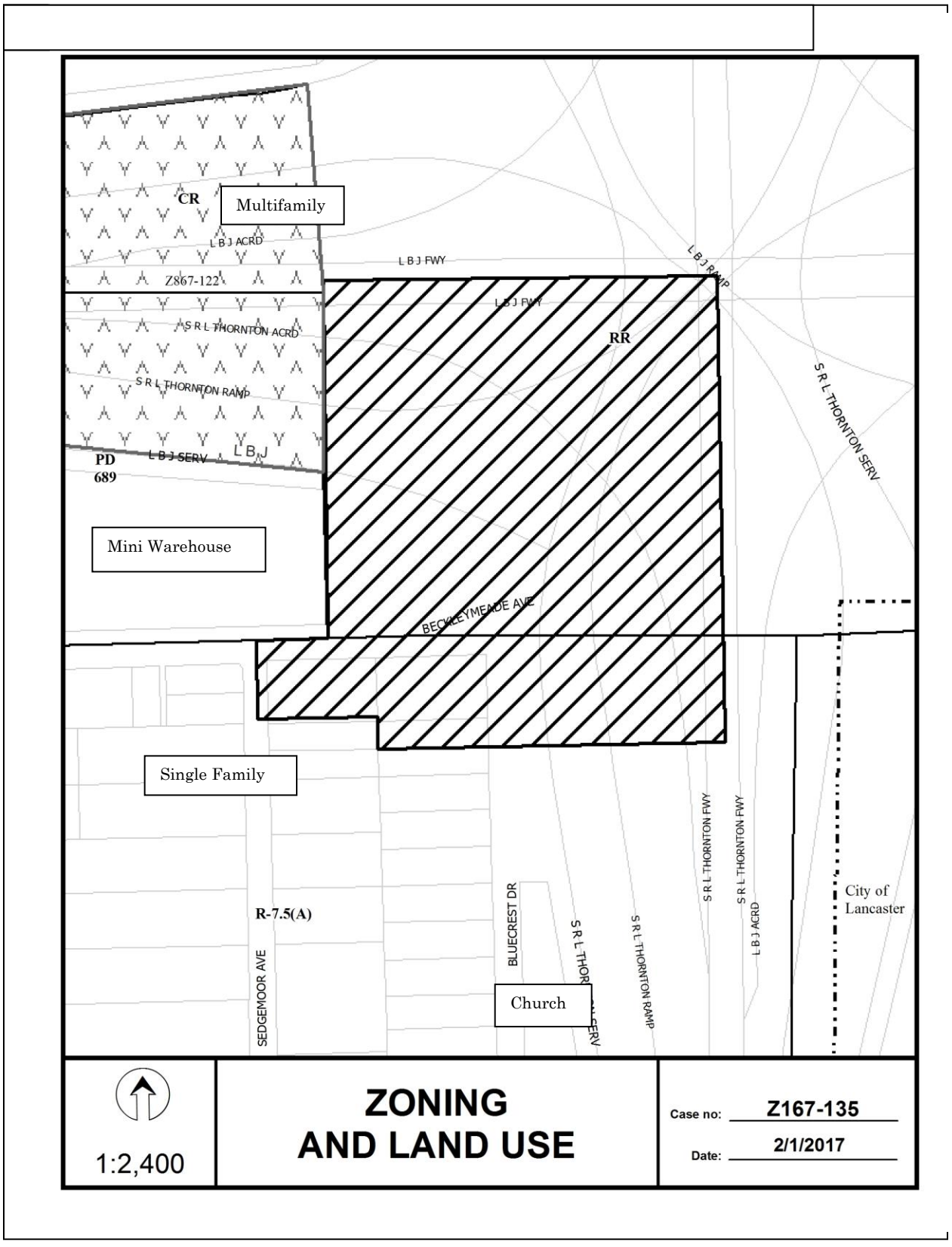
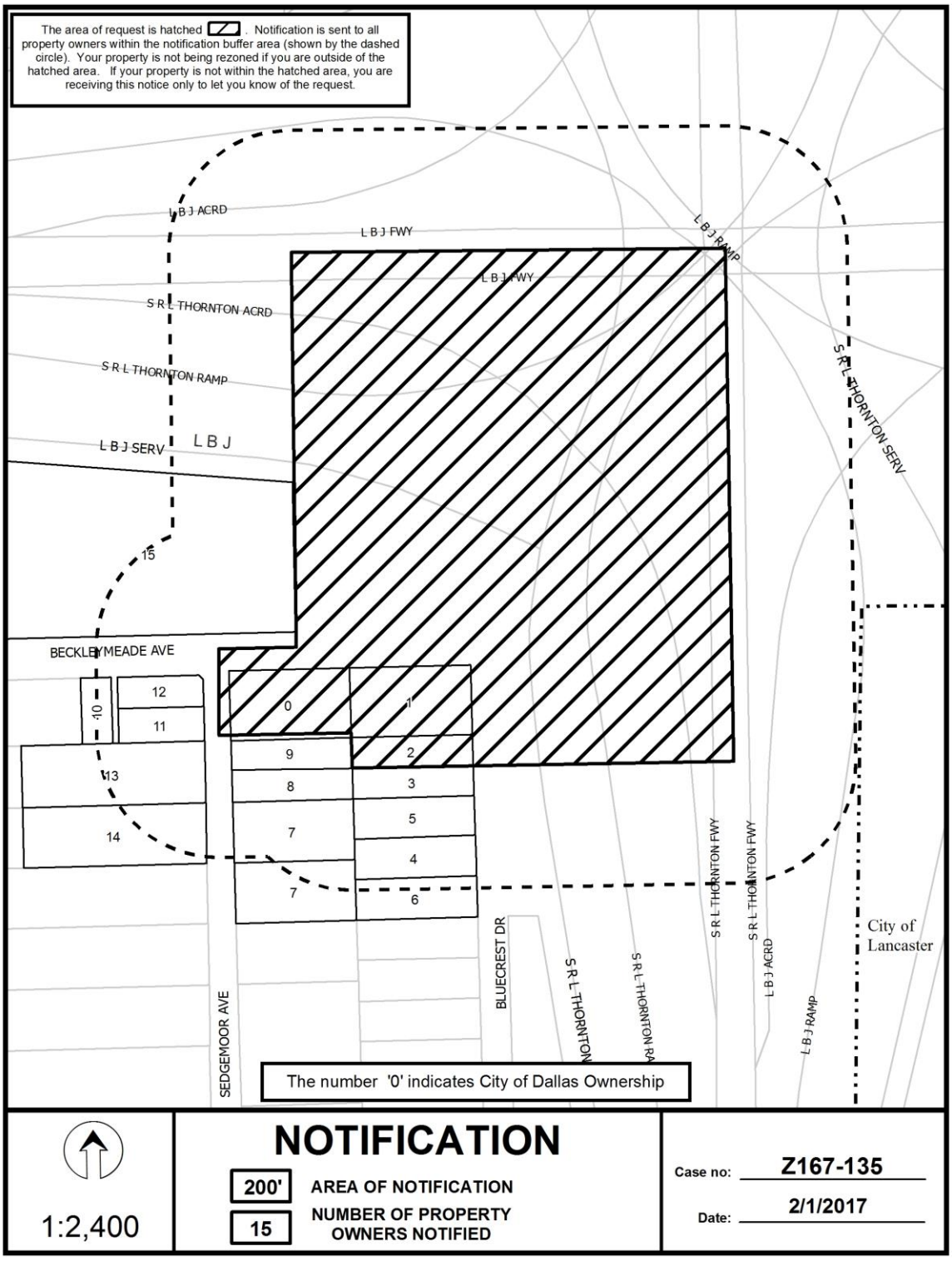
AERIAL MAP

Case no: Z167-135

Date: 2/1/2017


CR
Multifamily
L B J ACRD
Z867-122
L B J FWY
L B J RAMP
S R L THORNTON ACRD
S R L THORNTON RAMP
L B J SERV
PD
689
Mini Warehouse
RR
S R L THORNTON SERV
BECKLEYMEADE AVE
Single Family
R-7.5(A)
SEDGEMOOR AVE
BLUECREST DR
S R L THORNTON RAMP
S R L THORNTON FWY
S R L THORNTON FWY
L B J ACRD
City of
Lancaster
Church
1:2,400
ZONING
AND LAND USE
Case no: Z167-135
Date: 2/1/2017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L B J ACRD
L B J FWY
L B J RAMP
S R L THORNTON ACRD
S R L THORNTON RAMP
L B J SERV
L B J
S R L THORNTON SERV
BECKLEYMEADE AVE
SEDGEMOOR AVE
BLUECREST DR
S R L THORNTON FWY
City of Lancaster
The number '0' indicates City of Dallas Ownership
1:2,400
NOTIFICATION
200'
AREA OF NOTIFICATION
15
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z167-135
Date: 2/1/2017

01/31/2017

Notification List of Property Owners

Z167-135

15 Property Owners Notified

Label #	*Address*		*Owner*
1	202	BECKLEYMEADE AVE	202 BECKLEYMEADE TRUST
2	8907	BLUECREST DR	MCBRIDE THOMAS F SR
3	8907	BLUECREST DR	MCBRIDE THOMAS F SR
4	8921	BLUECREST DR	CHAMBERLAIN WESLEY S
5	8915	BLUECREST DR	WRIGHT BILLIE JUNE
6	8925	BLUECREST DR	MATA SILVINO
7	9006	SEDGEMOOR AVE	SANCHEZ ALFREDO &
8	8912	SEDGEMOOR AVE	MURRAY RONALD LEE EST OF
9	8910	SEDGEMOOR AVE	MCCULLAR WILLIAM L EST OF &
10	308	BECKLEYMEADE AVE	CRUZ JUDITH
11	8907	SEDGEMOOR AVE	LOPEZ SERGIO
12	8903	SEDGEMOOR AVE	RAMIREZ JORGE
13	8911	SEDGEMOOR AVE	MENDOZA GILBERTO &
14	8919	SEDGEMOOR AVE	GUZMAN YOLANDA
15	39050	INTERSTATE HIGHWAY 20	EXTRA SPACE PROPERTIES 112 LLC

CITY PLAN COMMISSION **THURSDAY, FEBRUARY 16, 2017**

Planner: Kiesha Kay

FILE NUMBER: Z167-162(KK) **DATE FILED:** December 20, 2016

LOCATION: Southeast side of Rock Island Street, west of South Riverfront Boulevard

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

SIZE OF REQUEST: Approx. 0.13 acres **CENSUS TRACT:** 100.00

APPLICANT/ OWNER: Crown Castle/AT&T Mobility – New Cingular Wireless

REPRESENTATIVE: Vincent Gerard & Associates Inc., Vincent Gerard

REQUEST: An application 1) to create a new subdistrict within Planned Development District No. 784 to allow a tower/antenna for cellular communication use by Specific Use Permit and 2) a Specific Use Permit for the tower/antenna for cellular communication use on property zoned the Mixmaster Riverfront Subarea within PDD No. 784, Trinity River Corridor Special Purpose District.

SUMMARY: The applicant proposes to allow a tower/antenna for cellular communication at this location, to increase the height of the existing cell tower from 75 feet in height to 95 feet, and remove two of the existing cell towers. The land use was established in 1992 with an approved Certificate of Occupancy and before the change in zoning to PDD No. 784.

STAFF RECOMMENDATION: **Approval** for a new subarea; and **approval** of a Specific Use Permit for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The request site is located within the Mixmaster Riverfront Subarea and the development is governed by the Downtown Form District regulations. The Downtown regulations permit the development of a tower/antenna for cellular communication listed by right; however, this use is restricted to only mounted cellular antennas. The existing use is a monopole cellular tower, which is currently not allowed in PDD No. 784. The proposed request will be regulated by a Specific Use Permit, which will have a site plan and conditions. Since the applicant is requesting modifications to the form base district, a site plan and elevations showing the location of the cellular tower, auxiliary building, and the proposed height of the tower provided staff with a level of comfort of the proposed development.

- The request site is currently developed with three cell towers and one auxiliary building.

- Three hundred thirty-eight acres, including the area of request, in an area bounded by the Union Pacific Railroad on the north, I-35 (Stemmons Freeway) on the east and south, the Union Pacific Railroad on the northeast, the DART right-of-way on the southeast, and the east Trinity River levee on the southwest and west was rezoned to PDD No. 784 Trinity River Corridor Special Purpose District in 2008. The zoning for this area prior to 2008 was MU-2 Mixed Use District, CS Commercial Service District, and IM Industrial Manufacturing District.

- Of the above referenced original zoning districts a monopole cellular tower is allowed by right. Upon the zoning change of this property this use became a legal non-conforming use.

- Building permits were applied for and granted in 2015 and 2016 to add equipment to the existing cell towers.

- The reason for this request is the applicant wishes to increase the height of the cell tower from 75 feet in height to 95 feet. This will allow for the other two cell towers to be removed from the site because the carriers will be collocated on the taller remaining cell tower. This will leave one cell tower and one auxiliary building on site.

- The surrounding land uses consist of a variety office/showroom/warehouse land uses, bail bonds businesses, and the Lew Sterrett Justice Center is to the far north of the request site.

Zoning History: There has not been any recent zoning changes requested in the area.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Rock Island Street	Substandard Street	56 ft.

Traffic:

The Engineering Division of the Department of Sustainable Development and Construction has reviewed the request and determined that the proposed SUP and PDD amendment 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.

Surrounding Land Uses:

	Zoning	Land Use
Site	PDD No.784	Tower/Antenna for Cellular Communication
North	PDD No.784	Surface Parking Lot
South	PDD No.784	Office/Showroom/Warehouse, Animal Shelter
East	PDD No. 784, SUP No. 2167	Vacant Bail Bonds
West	IR	Undeveloped, Trinity Levee

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.

There are no goals or policies supporting or opposing the request.

Land Use Compatibility:

The request site is currently developed and adjacent to a surface parking lot, a bail bonds establishment, office/showroom/warehouse uses, an animal shelter, and to the

far north Lew Sterrett Justice Center. The land uses east of the request site, across Riverfront Boulevard consist of bar, lounge or tavern land use, a surface parking lot, a general merchandise or food store with a fueling station, several construction staging areas, and a restaurant 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 request for a new subarea within Planned Development District No. 748 will allow for the development of a monopole cellular tower by specific use permit. With this approval this would allow for the developed site to come into compliance with the existing non-conforming land use.

The cellular tower and developed site will not meet five provisions of the form base requirements in PDD No. 748 as it is developed today. The provisions that cannot be met with the existing development pertain to the frontage types, pedestrian amenities, building siting and building elements and design standards, and landscaping. The proposed development is located on a triangular lot that has no structures that would be considered habitable floor area per the International Building Code. To bring this site into compliance with the current zoning would be impossible due to the strict regulations laid out in the form district zoning for the land use of a tower/antenna for cellular communication. The site is constructed and established with the only change being the increase in height of the tower. There are no water taps to this property and no requirement to obtain a water connection because there are no habitable structures on site requiring a water service; therefore, installing, irrigating, and maintaining landscape would require getting water service to the site.

The proposed cellular tower's increase in height will allow ownership to remove the other two towers on site. Staff believes that by amending the zoning to allow this use by specific use permit, and allowing the tower to go 20' higher is a better option than keeping three cell towers on the site. The proposed cellular tower will provide service to the area and enhance and promote welfare to the adjacent properties not just for personal cellular communication, but also for all first responder communications. This taller tower will not only consolidate all current carriers into one tower but strengthen the signal they are able to provide.

Staff's recommendation is for approval of a new subarea and approval of a Specific Use Permit for a tower/antenna for cellular communication limited to a monopole cellular tower, for a ten year time period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.

Parking:

Pursuant to the Dallas Development Code, off-street parking and loading must be provided in accordance with Division 51A-4.200. The Dallas Development Code requires off-street parking to be provided at one space if the cellular communication tower has an auxiliary building. The site plan shows that applicant providing two parking spaces. Parking must comply with the approved site plan.

Landscaping:

The utility or government installation other than listed use will not trigger any requirements under Article X.

List of Partners/Principals/Officers

Jay A. Brown – President & Chief Executive Officer

James D. Young – Chief Operating Officer

Daniel K. Schlanger – Senior Vice President & Chief Financial Officer

Kenneth J. Simon – Senior Vice President & General Counsel

Patrick Slowey – Senior Vice President & Chief Commercial Officer

Phil Kelley – Senior Vice President, Corporate Development and Strategy

Laura Nichol – Senior Vice President, Business Support

W. Benjamin Moreland – Executive Vice Chairman

PROPOSED PDD CONDITIONS

ARTICLE 784.

PD 784.

Trinity River Corridor Special Purpose District

PART I.

GENERAL PROVISIONS.

SEC. 51P-784.101. LEGISLATIVE HISTORY.

Date passed	Ordinance Number	Description
9-24-08	27331	Established Planned Development District No. 784.

SEC. 51P-784.102. PROPERTY LOCATION AND SIZE.

PD 784 is established on property generally bounded by the Union Pacific Railroad on the north, I-35 (Stemmons Freeway) on the east and south, the Union Pacific Railroad on the northeast, the DART right-of-way on the southeast, and the east Trinity River levee on the southwest and west. The size of PD 784 is approximately 338 acres.

SEC. 51P-784.103. PURPOSE, VISION, AND COMPONENTS.

(a) Purpose. The purpose of form-based zoning is to integrate urban design into land use and development regulations and to define the desired scale and character of a particular area. Form-based zoning focuses on controlling the form and placement of buildings on a lot by describing the building types that may be developed, what the sidewalks and public spaces should look like, and how these elements relate to one another. Form-based zoning also uses simple graphic depictions to illustrate the required zoning and development regulations.

(b) Vision. The Trinity River Corridor Comprehensive Land Use Plan was adopted on March 9, 2005 by City Council Resolution No. 05-0983. The Trinity River Corridor Comprehensive Land Use Plan established a broad vision that describes the Corridor as the heart of a thriving Dallas with unified, diverse neighborhoods and business centers connected by a ribbon of water and green spaces. The Trinity River Corridor Comprehensive Land Use Plan establishes the Corridor as the city's model for economic growth without physical, social, or economic barriers, which attracts residents and visitors to live, learn, work, shop, and play within a cosmopolitan urban core alongside the river's meandering environment. This article implements the Plan.

(c) Components. This article includes:

(1) Part I, General Provisions. Applies to the Property.

(2) Part II, Form District Regulations. Development and use standards for each form district.

(3) Part III, Subarea Regulations. Regulating plans showing the subarea boundaries and height regulations, and additional regulations such as streetscape standards, build-to lines, setback lines, and parking setback lines for each subarea.

PART II.

FORM DISTRICT REGULATIONS.

SEC. 51P-784.201. CREATION OF FORM DISTRICTS.

(a) Form district regulations are zoning district regulations that may be applied to any subarea.

(b) The following form districts are incorporated into the Trinity River Special Purpose District:

(1) Downtown.

(2) Urban village.

SEC. 51P-784.202. DOWNTOWN FORM DISTRICT REGULATIONS.

(a) In general.

(1) The downtown form district is the most intense level of development in the Corridor, combining a dense mix of office, retail, residential, lodging, and civic uses to create a vibrant, urban, pedestrian-oriented environment. This form district creates a destination that draws residents, tourists, and businesses to retail, cultural, and civic attractions. Development will include low, mid-rise, and high-rise structures with active pedestrian frontages. The streets and open spaces will form a network with wide sidewalks and other pedestrian amenities.

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

(d) Frontage types.

(1) Except as provided in Paragraph (2)(d), the frontage types shown in Illustration 202A are the only frontage types permitted:

(2) No frontage types are required in the Mixmaster Riverfront Subarea Tract 1 (Able Pump Station).

(3) This subsection does not apply to tower/antenna uses located in Tract 2.

(e) Pedestrian amenities.

(1) Except as provided in Paragraph (2)(e), pedestrian amenity requirements are shown on Illustration 202B and listed in Table 202.1. To the extent possible, pedestrian amenities and enhanced pavement must be the same on both sides of a block face abutting a street. Amenities may not be historical in appearance, but must be of a modern character. Amenities must be neutral in color. Pedestrian amenities are required for any new development or increase in floor area of existing development.

(2) No pedestrian amenities for all street types are required in the Mixmaster Riverfront Subarea Tract 1 (Able Pump Station).

(3) This subsection does not apply to tower/antenna uses located in Tract 2.

(f) Building siting.

(1) Except as provided in Paragraph (2)(f), building siting requirements are shown in Illustration 202C and listed in Table 202.2.

(2) No building siting requirements are required in the Mixmaster Riverfront Subarea Tract 1 (Able Pump Station).

(3) This subsection does not apply to tower/antenna uses located in Tract 2.

(i) Building elements and design standards.

(1) Except as provided in Paragraph (2)(e), building elements and design standards are shown in Illustration 202F and listed in Tables 202.5, 202.6, and 202.7.

(2) No building elements and design standards are required in the Mixmaster Riverfront Subarea Tract 1 (Able Pump Station).

(3) This subsection does not apply to tower/antenna uses located in Tract 2.

(l) Uses permitted.

(3) Main uses. The only main uses permitted are listed in Table 202.13.

Table 202.13. Main uses permitted in the downtown form district.

Uses		Additional Provisions
Utility and public service uses		
Tower/antenna for cellular communication	Permitted SUP only in the Mixmaster Riverfront Subarea Tract 2	Height may not exceed 100’

PART III.

SUBAREA REGULATIONS.

SEC. 51P-784.301. REGULATING PLANS.

Use and development of the Property must comply with the regulating plan approved for each subarea. If there is a conflict between the text of this article and a regulating plan, the text of this article controls.

SEC. 51P-784.302. CREATION OF SUBAREAS.

(a) Subareas are geographic areas within the district. The form district regulations are applied to the subareas.

(b) The following subarea are incorporated into the Trinity River Special Purpose District (See Illustration 302A):

(1) Mixmaster Riverfront Subarea.

(A) Mixmaster Riverfront Subarea Tract 1 (Able Pump Station)
(B) Mixmaster Riverfront Subarea Tract 2

(2) Cedars West Subarea

(A) Cedars West Subdistrict No. 1.

Proposed SUP Conditions

1. USE: The only use authorized by this specific use permit is a tower/antenna for cellular communication.

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

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

4. MONOPOLE CELLULAR TOWER: The pole portion of a monopole cellular tower may not exceed 42 inches in diameter. The platform portion of a monopole cellular tower may not have a horizontal cross sectional area greater than 196 square feet. The depth of the platform may not exceed four feet, excluding any whip antenna.

5. FENCE: A minimum solid six-foot fence must be provided in the location shown on the attached site plan.

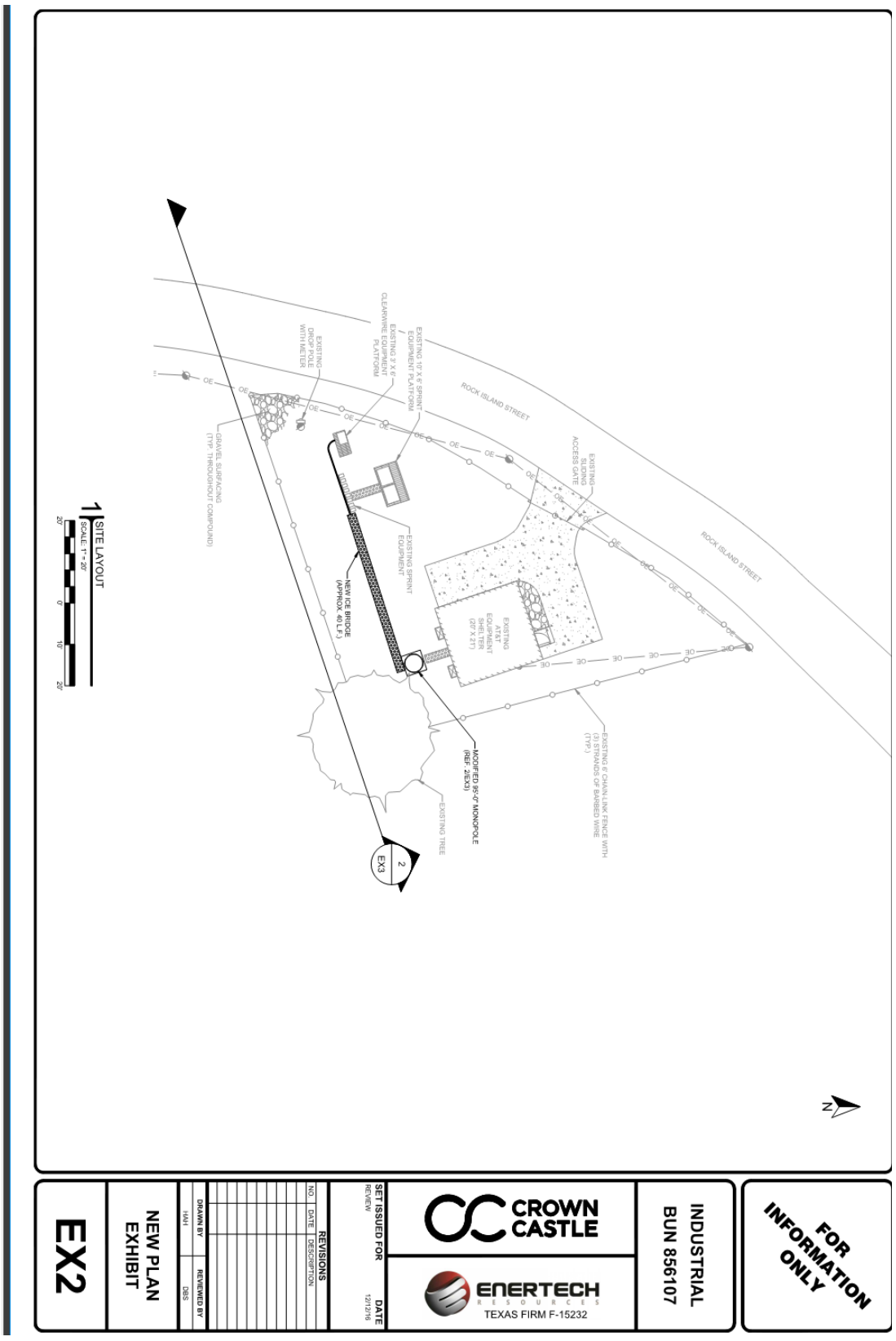
6. HEIGHT: The tower/antenna for cellular communication may not exceed 100 feet in height.

7. SHARED USE WITH OTHER CARRIERS: Any tower/antenna for cellular communication over 65 feet in height must be constructed to support the antenna arrays for at least two other wireless communications carriers, and the tower/antenna for cellular communication must be made available to other carriers upon reasonable terms.

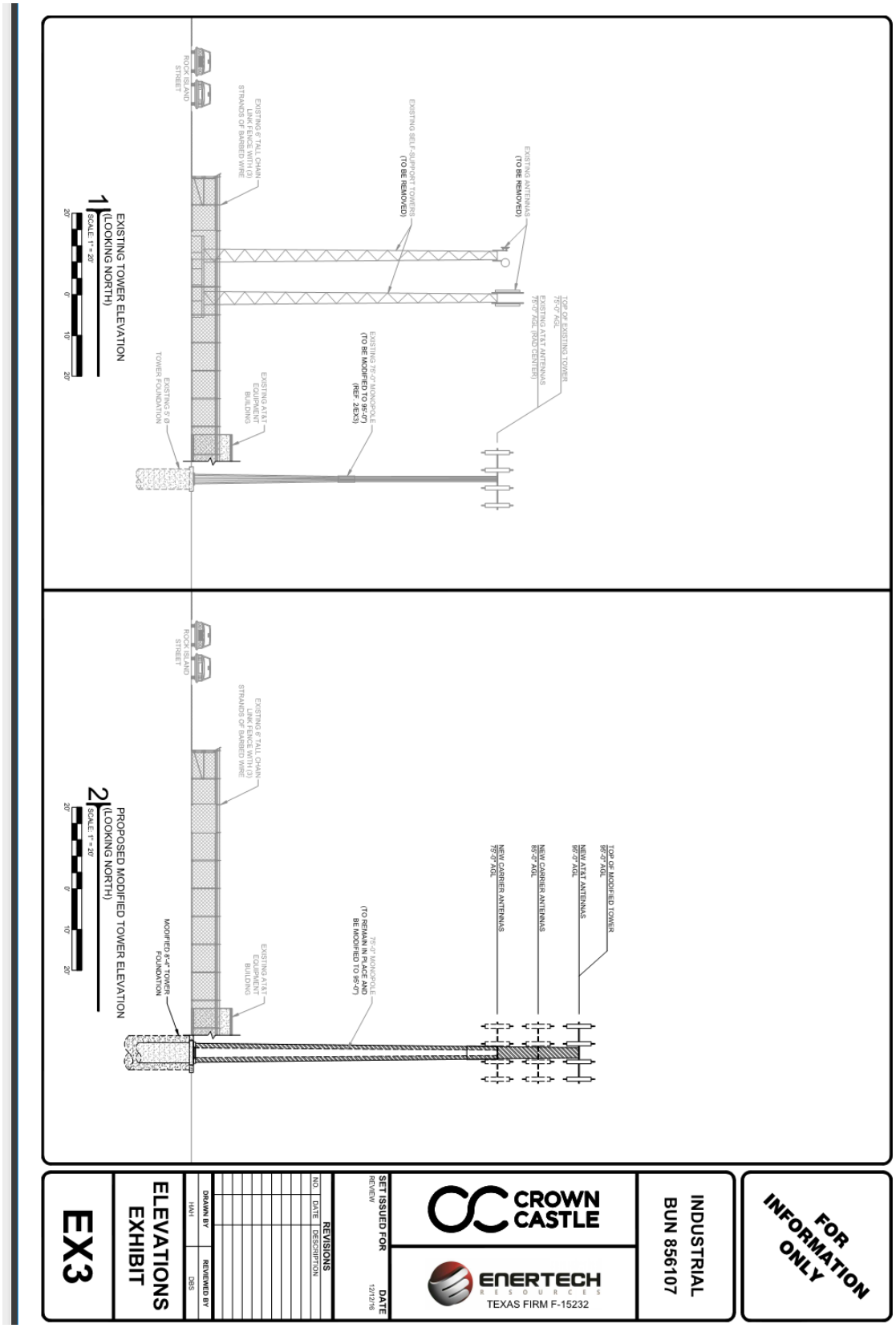
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

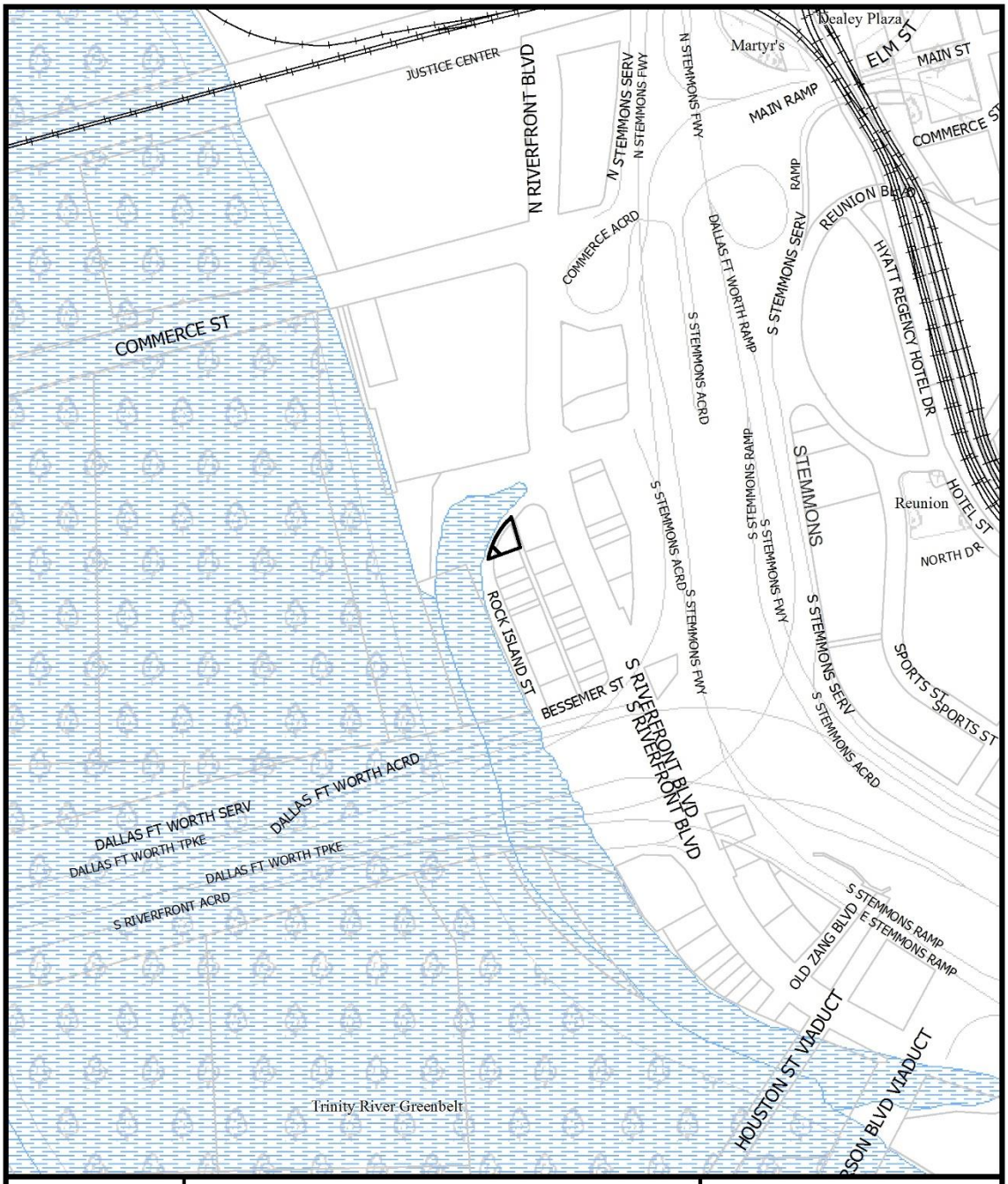
9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED SITE PLAN



PROPOSED ELEVATIONS




Dealey Plaza
Martyr's
ELM ST
MAIN ST
COMMERCE ST
JUSTICE CENTER
N RIVERFRONT BLVD
N STEMMONS SERV
N STEMMONS FWY
N STEMMONS FWY
MAIN RAMP
COMMERCE ACRD
DALLAS FT WORTH RAMP
S STEMMONS SERV RAMP
REUNION BLVD
HYATT REGENCY HOTEL DR
COMMERCE ST
S STEMMONS ACRD
STEMMONS
Reunion
HOTEL ST
NORTH DR
S STEMMONS RAMP
S STEMMONS FWY
S STEMMONS ACRD
S STEMMONS FWY
S STEMMONS SERV
S STEMMONS ACRD
SPORTS ST
SPORTS ST
ROCK ISLAND ST
BESSEMER ST
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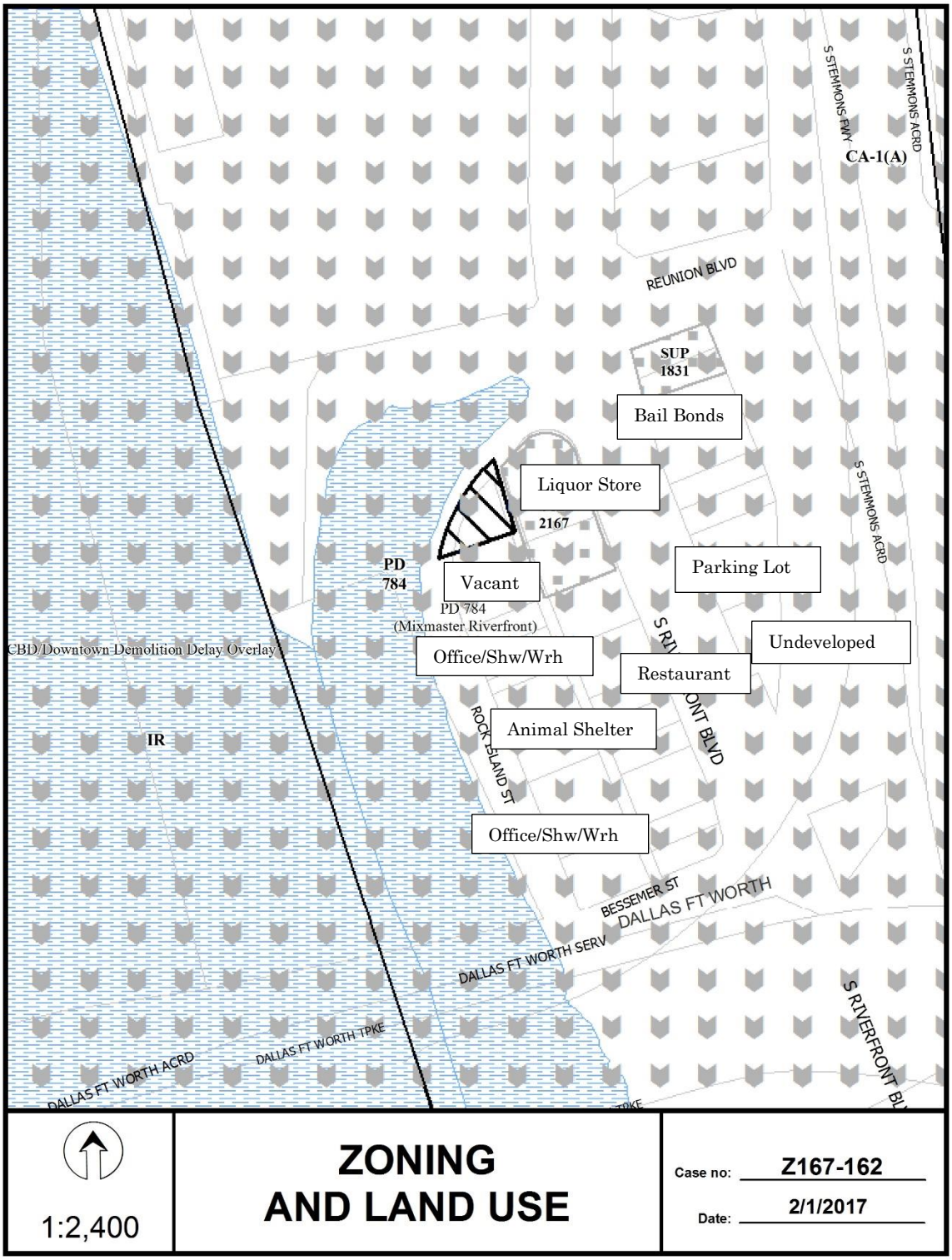
S STEMMONS RAMP
E STEMMONS RAMP
OLD ZANG BLVD
HOUSTON ST VIADUCT
Trinity River Greenbelt
1:6,000
VICINITY MAP
Case no: Z167-162
Date: 2/1/2017

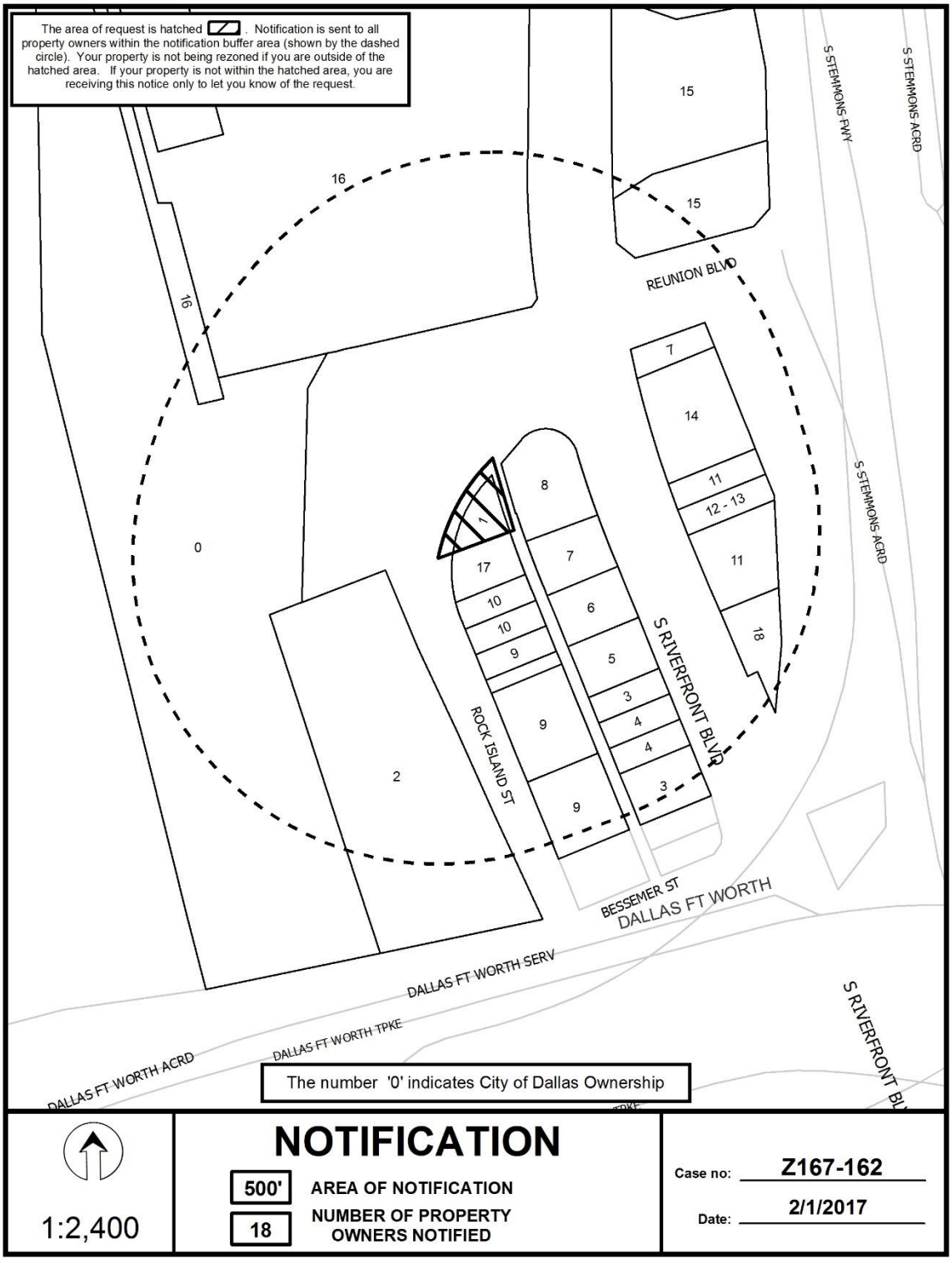
1:2,400

AERIAL MAP

Case no: Z167-162

Date: 2/1/2017


S STEMMONS FWY
S STEMMONS ACRD
CA-1(A)
REUNION BLVD
SUP
1831
Bail Bonds
Liquor Store
2167
S STEMMONS ACRD
PD
784
Vacant
Parking Lot
PD 784
(Mixmaster Riverfront)
CBD/Downtown Demolition Delay Overlay
Office/Shw/Wrh
Undeveloped
Restaurant
Animal Shelter
IR
ROCK ISLAND ST
Office/Shw/Wrh
BESSEMER ST
DALLAS FT WORTH
DALLAS FT WORTH SERV
S RIVERFRONT BLVD
DALLAS FT WORTH TPKE
DALLAS FT WORTH ACRD
1:2,400
ZONING
AND LAND USE
Case no: Z167-162
Date: 2/1/2017


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 FWY
S STEMMONS ACRD
S RIVERFRONT BLVD
ROCK ISLAND ST
BESSEMER ST
DALLAS FT WORTH
DALLAS FT WORTH SERV
DALLAS FT WORTH TPKE
DALLAS FT WORTH ACRD
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
18
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z167-162
Date: 2/1/2017

01/31/2017

Notification List of Property Owners

Z167-162

18 Property Owners Notified

Label #	*Address*		*Owner*
1	200	ROCK ISLAND ST	NCWPCS MPL 28 YR SITE TWR HOLDINGS LLC
2	417	ROCK ISLAND ST	CITY & COUNTY LEVEE
3	351	S RIVERFRONT BLVD	LAKHANI MEHMOOD &
4	345	S RIVERFRONT BLVD	LAKHANI MEHMOOD
5	331	S RIVERFRONT BLVD	CHPD LP
6	323	S RIVERFRONT BLVD	LAMS FAMILY LTD
7	317	S RIVERFRONT BLVD	JIFFY PROPERTIES LP
8	311	S RIVERFRONT BLVD	JIFFY PPTIES LP
9	314	ROCK ISLAND ST	HARGETT ELECTRIC COMPANY LP
10	310	ROCK ISLAND ST	WILLIAM, LYN, CASH & ELLA LLC
11	350	S RIVERFRONT BLVD	330 RIVERFRONT JOINT VENTURE LLC
12	330	S RIVERFRONT BLVD	TOBACK & ASSOCIATES
13	330	S RIVERFRONT BLVD	330 RIVERFRONT JOINT VENTURE LLC
14	314	S RIVERFRONT BLVD	OZNICK LAUREN LYNN &
15	220	S RIVERFRONT BLVD	FRANCIS FAMILY HOLDINGS LTD
16	100	W COMMERCE ST	CHPD-LP
17	304	ROCK ISLAND ST	THOMPSON RUSSELL W
18	362	S RIVERFRONT BLVD	SANTIAGO GP LLC

CITY PLAN COMMISSION **THURSDAY, FEBRUARY 16, 2017**

Planner: Sharon Hurd, AICP

FILE NUMBER: Z156-155(SH) **DATE FILED:** December 4, 2015

LOCATION: Generally located on the northwest corner of North Central Expressway and Walnut Hill Lane

COUNCIL DISTRICT: 11 **MAPSCO:** 26J, N

SIZE OF REQUEST: Approx. 42.148 acres **CENSUS TRACT:** 131.04

APPLICANT / OWNER: 75 and Walnut Hill LP and Walnut Hill Phase 1 LP

REPRESENTATIVE: Suzan Kedron with Jackson Walker, LLP

REQUEST: An application to amend Planned Development District No. 750 for certain mixed uses.

SUMMARY: The purpose of this request is to allow for the continued construction of a mixed-use development on a 42.148-acre tract of land. The applicant has submitted a revised conceptual plan for the entirety of PDD No. 750, which is divided into eight separate tracts. Tract A will also be subject to a revised development plan for a maximum of 130 dwelling units. The proposed PDD amendment seeks to update certain exhibits, identify the location of vehicular access points, and provide for revisions to the PDD conditions including the following: definitions and permitted uses; yard, lot, and space regulations; parking requirements; landscaping and open space requirements; and, allowable signage.

STAFF RECOMMENDATION: **Hold under advisement until April 6, 2017**.

BACKGROUND INFORMATION:

- On November 8, 2006, the City Council approved Planned Development District No. 750, on property located at the northwest corner of North Central Expressway and Walnut Hill Lane. The PDD contains approximately 42.148 acres of land and is currently divided into eight separate tracts.
- According to the PDD, this district is conceived as a vision of true urban fabric, encompassing a mix of low and high density uses and creating a vibrant vertically integrated mixed use core where human scaled plazas, together with tree-lined streetscapes, foster a pedestrian-friendly urban character.
- The subject site is partially developed with mixed uses, including retail, office, and multifamily units.
- The applicant has submitted a revised conceptual plan for the entirety of PDD No. 750. Tract A, located along the western portion of the site, will also be subject to a revised development plan and landscape plan for a maximum of 130 single family dwelling units which will serve as a transitional buffer between the adjacent neighborhood to the west and the remainder of the subject site.
- The proposed PDD amendment seeks to: add an exhibit list section and update certain exhibits for clarity and ease of review; consolidate and define street sections for increased clarity; identify the location of vehicular access points and provide for limited access through Tract A; update the construction phasing standards to allow for the orderly development of the remainder of the site; and establish regulations for the creation a 3-acre park and community green space. The proposed amendment also provides for revisions to certain PDD conditions including definitions and permitted uses; yard, lot, and space regulations; parking requirements; landscaping and open space requirements; and, allowable signage.
- The surrounding area is characterized by a wide variety of land uses including single family, multifamily, retail, hotel/motel, and office uses. North Central Expressway extends along the western boundary of the site, with a hospital and retail and restaurant uses beyond.

Zoning History: There have been two zoning changes requested in the area during the past five years.

1. Z167-156 — An application to amend Planned Development District No. 206 for a pre-retirement home and a private community center to revise the parking regulations and update the uses to MF-2(A) Multifamily District uses (scheduled for CPC on February 16, 2017).

2. Z123-115 — On January 23, 2013, the City Council approved an amendment to Planned Development District No. 121, and approval of an LO-2 District on a portion of the site.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
North Central Expressway	US Highway	Variable
Walnut Hill Lane	Principal Arterial	100 feet
Meadow Park Drive	Local	60 feet
Stone Canyon Road	Local	60 feet

Traffic:

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

Comprehensive Plan: The forwardDallas! Comprehensive Plan was adopted by the City Council in June 2006. The forwardDallas! Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The comprehensive plan does not make a specific land use recommendation related to the request.

The Plan identifies the request site as being within an Urban Neighborhood Building Block. According to the PDD, the area of request is located in a district that is conceived as a vision of true urban fabric, encompassing a mix of low and high density uses and creating a vibrant vertically integrated mixed use core where human scaled plazas, together with tree-lined streetscapes, foster a pedestrian-friendly urban character. It also asserts that a network of landscaped public and private open spaces, including street, sidewalks, parks, plazas, and courtyards The proposed PDD amendment seeks to further this vision by ensuring that the development proposed for Tract A will serve as a buffer between the established residential community adjacent to the site to the west and the existing mixed-used development. It also provides for designated open space areas and a balanced distribution of land uses. The proposed PDD amendment ultimately supports the Building Block and existing land uses on the subject site. The PD and the amendments are characteristic of an Urban Neighborhood Building Block.

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

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.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

STAFF ANALYSIS:

Land Use:

	Zoning	Land Use
Site	PDD No. 750	Mixed use development (under construction)
North	MF-2(A) and MU-3 (SAH)	Multifamily and Hotel/Motel
South	R-7.5(A) and PD No. 121	Walnut Hill Lane, then across: Single Family, Multifamily, and Retail
East	MU-1 and MU-2	North Central Expressway, then across: Retail and Institutional
West	R-7.5(A)	Single Family

Land Use Compatibility:

The 42.148-acre site is generally located on the northwest corner of Walnut Hill Lane and North Central Expressway. It is partially developed with mixed uses, including retail, restaurant, office, and multifamily units. The abutting properties to the north are zoned MF-2(A) and MU-3 (SAH) and consists of multifamily and hotel/motel uses, respectively. The adjacent properties to the west are zoned R-7.5(A) and are developed with single family uses. North Central Expressway borders the site to the west with mixed uses and zoning (MU-1 and MU-2) located beyond. Across Walnut Hill Lane to the south of the subject site is a mix of single family and multifamily uses, with a retail development situated on the southwest corner of Walnut Hill Lane and North Central Expressway,

On November 8, 2006, the City Council approved Planned Development District No. 750 to provide for a pedestrian-friendly, architecturally diverse mixed-use development that would coalesce seamlessly with the existing built environment. It was contemplated that the development would encompass a mix of both low and high density uses, with the residential components engaging the commercial areas through a network of landscaped public and private open spaces, including streets, sidewalks, parks, plazas and courtyards that would encourage pedestrian activity.

The proposed PDD amendment also seeks to: add an exhibit list section and update certain exhibits for clarity and ease of review; consolidate and define street sections for increased clarity; identify the location of vehicular access points and provide for limited access through Tract A; incorporate construction phasing standards to allow for the orderly development of the remainder of the site; establish regulations for the creation a 3-acre park and community green space. The proposed amendment also provides for revisions to certain PDD conditions including definitions and permitted uses; yard, lot, and space regulations; parking requirements; landscaping and open space requirements; and, allowable signage.

The applicant has submitted a revised conceptual plan for the entirety of PDD No. 750. Tract A, located along the western portion of the site, will also be subject to a revised development plan and landscape plan. This portion of the development will accommodate a maximum of 130 single family dwelling units which, along with a 20-foot landscape buffer located along the western property line, will serve as a low-density transition between the adjacent neighborhood to the west and the remainder of the subject site. The PDD amendment requests that 14 parking spaces made out of grasscrete, or an equivalent material, be allowed to encroach within the required 20-foot setback. The parking spaces will not be visible from the abutting property since the proposed material will blend in with the landscaping and the spaces will be located behind an existing 8-foot wall. As such, staff is supportive of the proposed encroachment into the setback.

In order to protect the integrity of the established residential community located immediately west of the subject site, the PDD amendment limits access from Tract A to Walnut Hill Lane to residents and special event access only. This limited access will be accomplished by a private street network with controlled access gates at all access points, thus reducing the potential negative impact of increased traffic from the mixed-use development onto the adjacent residential uses. To further protect the adjacent neighborhood, staff is recommending that the access be limited to single family residential access and egress only onto Walnut Hill Lane. As such, the proposed future traffic study to determine the appropriate access through Tract A should be eliminated from the amended PDD conditions as it will no longer be applicable.

As a way to promote an inviting pedestrian streetscape that would encourage walkability, the applicant has offered to enhance both sides of Walnut Hill Lane, from Reflection Way to the western property line, as depicted on the Walnut Hill Pedestrian Street Section. These improvements will be subject to staff review and, upon approval, will be installed at the sole cost of the applicant. Staff is amenable to the proposed modifications to Walnut Hill Lane. However, in consultation with the Engineering Division, we are recommending that the existing median opening closest to Central Expressway on the west side of Walnut Hill be permanently closed with a raised curb to replace the existing double yellow button row currently in place, which will eliminate the potential traffic hazard that is caused by left turns into and out of the existing development on the south side of Walnut Hill Lane.

Development Standards Comparison:

DISTRICT	SETBACKS	DENSITY	HEIGHT	PRIMARY Uses
Planned Development District No. 750 ***Existing Standards*** Residential Tract A	Western Prop. Line – 20 feet Meadow Park Drive – 20 feet NE Property Line – 20 feet Walnut Hill Lane – 20 feet	140 SF units	30’	Single Family (TH)A uses
Planned Development District No. 750 ***Proposed Standards*** Residential Tract A	Western Prop. Line – 20 feet* Meadow Park Drive – 20 feet NE Property Line – 20 feet Walnut Hill Lane – 22 feet	130 SF units	AMSL (see height section below)	Single Family (TH)A uses
Planned Development District No. 750 ***Existing Standards*** Mixed Use Tracts	Walnut Hill Lane – min 84/max 106 North Central Expy – see PD NE Property Line in Tract D – 20 feet** NE Property Line in Tract F – 30 feet**	1,200 units***	Tract C – 60 ft. Tract C1 – 72 ft. Tract D – 96 ft. Tract E1 – 96 ft. Tract E2 – 140 ft. Tract G – 140 ft. Tract F – 160 ft.	Mixed Uses (MU-2)
Planned Development District No. 750 ***Proposed Standards*** Mixed Use Tracts	Walnut Hill Lane – min 49/max 106 North Central Expy – see PD NE Property Line in Tract D – 20 feet** NE Property Line in Tract F – 20 feet**	1,310 units***	Tract C – 60 ft. Tract C1 – 72 ft. Tract D – 96 ft. Tract E1 – 96 ft. Tract E2 – 160 ft. Tract G – 160 ft. Tract F – 140 ft.	Mixed Uses (MU-2)

*14 parking spaces will be allowed to encroach into setback
** The optional NE Street and required and excess surface parking may encroach into setback
*** This includes dwelling units, retirement housing, and hotel or motel rooms combined within the entire PDD

Floor Area:

In order to foster a distribution of uses that is more conducive to the surrounding area, the PDD amendment modifies the maximum floor area for certain uses within the mixed-use tracts in the development, as follows:

	Existing PDD No. 750	Proposed PDD No. 750
Nonresidential Uses Combined	300,000 sq. ft.	475,000 sq. ft.
Max. Floor Area of Office Uses	175,000 sq. ft.	325,000 sq. ft.
Max. Floor Area of Retail/Personal Service Uses	175,000 sq. ft.	125,000 sq. ft.*

* Max floor area increases to 150,000 sq. ft. if a movie theatre which sells more than concessions is included

Although the total nonresidential floor area is increasing by 175,000 square feet, the majority of the increase will be for office uses. The additional office space will encourage a development where residents can live, work, and play. The applicant has offered to decrease the floor area allotted to retail and personal services as a way to reduce additional traffic generated by the development.

Height:

The current PDD conditions state that, in Tract A, maximum structure height is 30 feet and the top of the roof ridge line of any building in Tract A may not exceed 35 feet above grade. However, due to the topography of the site, the PDD amendment proposes to utilize absolute heights above mean sea level (AMSL) to control the building height as depicted on both the conceptual plan and Tract A development plan. Another modification proposed by the PDD amendment seeks to interchange the maximum height of structures in Tracts E-2 and G, currently 140 feet, with the maximum height of structures in Tract F, currently 160 feet. Staff is supportive of the requested revisions as they will ultimately lessen the impact of the proposed development on the adjacent land uses since the taller structures will be permitted closer to the roadway as opposed to the surrounding residential uses.

Off-Street Parking:

The proposed PDD amendment includes the following requested changes to the parking requirements:

- An added provision which asserts that, except for residential uses, required off-street parking may be located anywhere on the Property, except Tract A;
- For restaurant uses, no parking is required for outdoor seating areas; and
- The addition of a mixed use development parking chart and guidelines.

Staff is mostly supportive of the requested changes as they promote a cohesive development that encourages walkability and they also seek to clarify the relationship of parking throughout the mixed-use development. Furthermore, the mixed-use parking reduction will add efficiency to the parking demand by allowing uses with varying hours of operation to share parking with compatible uses. However, staff recommends that for outdoor seating areas, parking must be provided at the same parking ratio as indoor restaurant seating, for any floor area greater than 25 percent of the indoor area of the restaurant use.

Environmental Performance Standards:

The development will meet Article VI standards.

Landscaping:

The PDD conditions necessitate that any development plan for each phase of new construction that is submitted to the City Plan Commission for approval must be accompanied by a landscape plan for the same area. As such, the applicant has submitted a landscape plan for Tract A. The landscaping for this portion of the development must be provided as shown on the attached landscape plan.

The changes to the landscape section of PDD No. 750 include the following:

- The PDD currently states that evergreen trees, spaced no more than 40 feet apart, must be planted within 20 feet of the west property line of this district in the required setback area. The proposed PDD amendment requests that the distance be extended to 70 feet apart and can be planted within 30 feet of the west property line of this district if there is a conflict with utilities. It also requests that the trees within this area be planted within two years of the final certificate of occupancy for a minimum of 500 dwelling units. Staff is supportive of the proposed change with a modification to the trigger for the installation of the landscaping. Rather than the applicant's request, staff suggests that the trees be planted prior to the final certificate of occupancy for the 500th dwelling unit.
- The proposed PDD amendment meets the intent of the vision statement for the development by requiring the creation of a three-acre park and community green space for the enjoyment of the entire neighborhood. The PDD conditions stipulate that the park will contain trees, a dog park, pedestrian lighting, paths, benches, and open shelters. In addition, a minimum of 0.25 acres of publicly accessible o pen space must be located in Tract G or E2 and a minimum of two water features must be located within the development. The revised conditions propose to decrease the width of the three-acre open space area from 31 feet to 25 feet, and contend that it must be completed within two years of the final certificate of occupancy for a minimum of 500 dwelling units. Staff is supportive of the proposed change with a modification to the trigger for the completion of the large open space. Rather than the applicant's request, staff suggests that the open space be completed prior to the final certificate of occupancy for the 500th dwelling unit.

Signage:

The proposed PDD amendment seeks to streamline the required sign provisions within the district by stating that, with an exception to Tract A, all signs within the development must comply with the regulations for business zoning districts as outlined in Article VII of the Development Code. Signs in Tract A must comply with the provisions for non-business zoning districts. Staff is supportive of this modification as it allows for a simplified approach to applying the sign standards.

LIST OF OFFICERS

OWNERS/APPLICANTS:

75 and Walnut Hill LP
10210 N. Central Expressway, Suite 300
Dallas, TX 75231

- Michael Decker
- R. Otto Maly
- Leon J. Backes
- E. Stanley Kroenke

Walnut Hill Phase 1 LP
10210 N. Central Expressway, Suite 300
Dallas, TX 75231

- Michael Decker
- R. Otto Maly
- Leon J. Backes
- E. Stanley Kroenke

PROPOSED PDD CONDITIONS

ARTICLE 750.

PD 750.

ARTICLE 750.

PD 750.

SEC. 51P-750.101. LEGISLATIVE HISTORY.

PD 750 was established by Ordinance No. 26510, passed by the Dallas City Council on November 8, 2006. (Ord. 26510)

SEC. 51P-750.102. PROPERTY LOCATION AND SIZE.

PD 750 is established on property located at the northwest corner of North Central Expressway and Walnut Hill Lane. The size of PD 750 is approximately 42.148 acres. (Ord. 26510)

SEC. 51P-750.103. VISION STATEMENT.

(a) This district is conceived as a vision of true urban fabric, encompassing a mix of low and high density uses, and creating a vibrant, vertically integrated mixed use core where human scaled plazas, together with tree-lined streetscapes, foster a pedestrian-friendly urban character.

(b) Architecture in this district should be generally consistent with mixed urban use developments that include residential, commercial, and hotel or motel uses. Because retail tenants desire different storefronts and certain hotel or motels require unique facades, it is contemplated that this district will appear as a village of buildings, where diverse styles of architecture will be designed to work together in a compatible urban context. Streets, sidewalks, and landscape architecture should be scaled to the end user to encourage pedestrian traffic and ultimate enjoyment of the environment. This district endeavors to use the existing mature trees as much as practicable to enhance the quality and scale of the architecture. ~~A minimum three-acre park feature will be created and will include a small lake, with residential, hotel or motel, and commercial uses enjoying this amenity.~~ A large open space with additional connected open spaces and water features will be created to engage the community.

(c) The residential components should be designed as neighborhoods that engage the commercial areas of this district to encourage pedestrian traffic. A network of landscaped public and private open spaces, including streets, sidewalks, parks, plazas, and courtyards, should be developed to create a socially active and environmentally-responsive development. An inviting pedestrian streetscape will play an important role in creating an integrated landscape, pedestrian, and community framework for this district. Quality exterior materials consisting of

brick and stone should be used in concert with other materials, including plaster and metals, to create a pleasing palette of urban architecture.

(d) Exhibits 750J: residential guideline images, 750K: retail guideline images, and 750L: site plan are illustrations of the tenor and tone of the development envisioned for this district. These exhibits are included for illustration purposes only and are not binding in any way on development of this district. (Ord. 26510)

SEC. 51P-750.104. DEFINITIONS AND INTERPRETATIONS.

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

(1) BAIL BOND OFFICE means an office for the issuance, brokerage, or procurement of bail bonds.

(2) DEDICATED RETAIL ANCHOR AREA means the area identified on the conceptual plan (Exhibit 750B) as the dedicated retail anchor area.

(3) EAST-WEST STREET means a street generally parallel to Walnut Hill Lane and intersecting North Central Expressway in the area between 300 and 600 feet north of the south property line of this district and is a minimum of 450 linear feet in length and extends at least 50 feet west of the north-south street.~~that means the requirements of Section 51P-750.107(b)(2)(B).~~

(4) ENTRANCE means an area adjacent to a street with an entrance to this district, with aesthetic features such as enhanced landscaping, walls, fences, or decorative structures other than buildings.

(5) FACADE means any separate face of a building, including parapet walls and omitted wall lines, or any part of a building which encloses or covers usable space. Where separate building faces are oriented in the same direction, or in directions within 45 degrees of one another, they are to be considered as part of a single facade.

(6) HARDSCAPE AREA means an area serving as a lighted pathway within the ~~potential contiguous~~ large open space, or a pedestrian bridge, plaza, fountain, or similar feature.

(7) HEALTH CLUB means a personal service use with any combination of the following facilities and services: exercise equipment, weights, workout rooms, fitness instruction (such as classes in aerobics and yoga), locker rooms with showers, restrooms, whirlpools, saunas, steam rooms, snack bars, game courts, swimming pools, therapeutic massages, and facials.

(8) LARGE RETAIL USE means a retail and personal service use that meets the requirements of Section 51P-750.111(c)(3)(B)(iii).

~~(8)~~(9) LANDSCAPE AREA means an area 100 percent of which is covered by:

(A) grass, ground cover, or other plant materials;

(B) water features; or

(C) hardscape area.

~~(9)~~(10) MAJOR RETAIL USE means a retail or personal service use that meets the requirements of Section 51P-750.111(c)(3)(B)(ii~~iv~~).

(11) MEWS means a green or open space on which residential units may front.

~~(10)~~(12) NEW CONSTRUCTION means a structure built after November 8, 2006, the date of creation of this district. Any increase in floor area of a structure existing on November 8, 2006 is also considered to be new construction.

~~(11)~~(13) NORTH-SOUTH STREET means a street generally perpendicular to and intersecting Walnut Hill Lane provided in the area between 500 and 800 feet east of the west property line of this district and is a minimum of 450 linear feet in length.~~that meets the requirements of Section 51P-750.107(b)(2)(A).~~

~~(12)~~(14) OPTIONAL NORTHEAST STREET means an optional street that, if provided in whole or in part, runs along the northeast property line of this district between Meadow Park Road/Stone Canyon Road and North Central Expressway which may interconnect.

~~(13) POTENTIAL CONTIGUOUS~~ LARGE OPEN SPACE means the area identified on the conceptual plan as ~~potential contiguous~~ large open space.

~~(14) RESIDENTIAL ACCESS CONNECTOR STREET means a street that meets the requirements of Section 51P-750.107(b)(2)(D).~~

~~(15) RESIDENTIAL ACCESS STREET means a street that meets the requirements of Section 51P-750.107(b)(2)(C).~~

~~(16)~~(15)

~~(17)~~(16) SUBDIVISION SIGN means a sign that identifies a single family, multifamily, duplex, or townhouse residential neighborhood.

~~(18)~~(17) TATTOO PARLOR OR BODY PIERCING SALON means an establishment in which tattooing or body piercing is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment. BODY PIERCING means the creation of an opening in an individual's body, other than in an individual's earlobe, to insert jewelry or another decoration.

~~(19)~~(18) THIS DISTRICT means all of the property in PD 750.

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

(c) Residential and nonresidential tracts. Tract A is considered to be a residential zoning district. All other tracts are considered to be nonresidential districts.

(d) Conflicts.

(1) In the event of a conflict between the text of this article and the exhibits, the text of this article controls.

(2) In the event of a conflict between the standards for streets and sidewalks in this article and Article VIII, the standards in this article control. (Ord. 26510)

SEC. 51P-750.104A. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 750A1: Tract A detailed development plan.

(2) Exhibit 750A2: Tracts A landscape plan.

(3) Exhibit 750B: conceptual plan.

(4) Exhibit 750C: street plan.

(5) Exhibit 750D: retail street section.

(6) Exhibit 750D-1: mixed-use street section.

(7) Exhibit 750D-2: buildings both sides; parallel parking on 1 side street section.

(8) Exhibit 750D-3: buildings on one side; parallel parking on 2 sides street section.

(9) Exhibit 750D-4: buildings on both sides; no-parallel parking street section.

(10) Exhibit 750D-5: building on one side; Walnut Hill frontage street section.

(11) Exhibit 750D-6: building on one side; no-parallel parking street section.

(12) Exhibit 750D-7: building on one side; no-parallel parking; wider pedestrian zone street section.

(13) Exhibit 750D-8: building on one side; parallel parking on 1 side street section.

(14) Exhibit 750D-9: building on two sides; parallel parking on 2 sides street section.

(15) Exhibit 750D-10: building on two sides; tandem parking on 1 side and parallel parking on 1 side street section.

(16) Exhibit 750D-11: building on two sides; planter area on both sides for garage access street section.

(17) Exhibit 750D-12: building on one side with 90 degree parking on both sides street section.

(18) Exhibit 750D-13: building on one side with 90 degree parking on 1 side street section.

(19) Exhibit 750D-14: building on one side with one way traffic street section.

(20) Exhibit 750I: residential guidelines.

(21) Exhibit 750J: residential guideline images.

(22) Exhibit 750K: residential guideline images.

(23) Exhibit 750L: site plan.

(24) Exhibit 750M: mixed use development parking chart.

(25) Exhibit 750N: Walnut Hill pedestrian street section.

SEC. 51P-750.105. CREATION OF TRACTS.

(a) This district is divided into eight tracts, Tracts A, C, C-1, D, E-1, E-2, F, and G, as shown on the conceptual plan (Exhibit 750B).

(b) The subdivision of each tract by platting is permissible. (Ord. 26510)

SEC. 51P-750.106. CONCEPTUAL PLAN.

Development and use of this district must comply with the conceptual plan, except that the locations of access points shown on the conceptual plan are approximate only. (Ord. 26510)

SEC. 51P-750.107. STREET PLAN AND SECTIONS.

(a) In general. Development and use of streets in this district must comply with the following exhibits:

(1) Exhibit 750D: retail street section.

(2) Exhibit 750D-1: mixed-use street section.

(3) Exhibit 750D-2: buildings both sides; parallel parking on 1 side street section.

(4) Exhibit 750D-3: buildings on one side; parallel parking on 2 sides street section.

(5) Exhibit 750D-4: buildings on both sides; no-parallel parking street section.

(6) Exhibit 750D-5: building on one side; Walnut Hill frontage street section.

(7) Exhibit 750D-6: building on one side; no-parallel parking street section.

(8) Exhibit 750D-7: building on one side; no-parallel parking; wider pedestrian zone street section.

(9) Exhibit 750D-8: building on one side; parallel parking on 1 side street section.

(10) Exhibit 750D-9: building on two sides; parallel parking on 2 sides street section.

(11) Exhibit 750D-10: building on two sides; tandem parking on 1 side and parallel parking on 1 side street section.

(12) Exhibit 750D-11: building on two sides; planter area on both sides for garage access street section.

(13) Exhibit 750D-12: building on one side with 90 degree parking on both sides street section.

(14) Exhibit 750D-13: building on one side with 90 degree parking on 1 side street section.

(15) Exhibit 750D-14: building on one side with one way traffic street section.

~~(a) Exhibit 750D-14 – Building on one side with one way traffic~~Exhibits ~~750C, 750D, 750E, 750E-1,~~ 750E-2, ~~750E-3, 750E-4, 750E-5,~~ 750F, 750F-1, 750F-2, ~~750F-3, 750F-4, 750F-5, 750F-6,~~ 750G, 750G-1, and 750H, except as provided in Subsection (d) and (f)~~.~~

(b) Street plan.

(1) The street plan (Exhibit 750C) shows the approximate location of access points to, and the streets to be located within, this district. ~~Certain streets must be provided in locations described in Paragraph (2).~~

Staff Recommendation

(2) The actual location of the access points and streets must be shown on development plans. Development plans for this district may include additional streets not shown on the street plan. The number of access points may not be increased. Streets within Tract A must be private and gated at access points shown on the development plan.~~to the residential access street and the optional northeast street. The only access permitted from Tract A to Meadow Park Road is emergency access.~~ The only access permitted from Tract A to Walnut Hill Lane is single family residential ~~and special event~~ ~~emergency~~ access and egress only onto Walnut Hill Lane. Any street marked as optional on the street plan may be constructed only if shown on a development plan.

Applicant's Request

(2) The actual location of the access points and streets must be shown on development plans. Development plans for this district may include additional streets not shown on the street plan. The number of access points may not be increased. Streets within Tract A must be private and gated at access points shown on the development plan.~~to the residential access street and the optional northeast street. The only access permitted from Tract A to Meadow Park Road is emergency access.~~ The only access permitted from Tract A to Walnut Hill Lane is residential and special event ~~emergency~~ access and egress only onto Walnut Hill Lane. Any street marked as optional on the street plan may be constructed only if shown on a development plan.

~~(3) The following streets must be provided in the specified locations:~~

~~(A) The north-south street is a street generally perpendicular to and intersecting Walnut Hill Lane. The street must:~~

~~(i) be provided in the area between 500 and 800 feet east of the west property line of this district; and~~

~~(ii) be a minimum of 450 linear feet in length.~~

~~(B) The east-west street is a street generally parallel to Walnut Hill Lane and intersecting North Central Expressway. The street must:~~

~~(i) be provided in the area between 300 and 600 feet north of the south property line of this district;~~

~~(ii) be a minimum of 450 linear feet in length; and~~

~~(iii) extend at least 50 feet west of the north-south street.~~

~~(iv) The residential access street is a street intersecting Walnut Hill Lane and serving Tract A. The southern end of the residential access street must be constructed along the common boundary of Tracts A and C, and no more than 50 percent of the width of this portion of the residential access street may be located within 385 feet of the western property line of this district. The northern end of the residential access street must be constructed~~

~~along the common boundary of Tracts A and D on an angle in accordance with the street plan, and no more than 50 percent of the width of this portion of the residential access street may be located within Tract A.~~

~~(v) One residential access connector street must be provided that connects Tract F with the residential access street at a point between 300 and 1,200 feet north of the south property line of this district.~~

~~(b) Street sections (Exhibits 750D, 750E, 750E-1, 750E-2, 750E-3, 750E-4, 750E-5, 750F, 750F-1, 750F-2, 750F-3, 750F-4, 750F-5, 750F-6, 750G, 750G-1, and 750H). Streets must comply with the street standards in this subsection except that where the street becomes a bridge, the only requirement for the vehicular portion of the bridge is that the drive aisle must be at least as wide as the drive aisle of the applicable street section at each end of the bridge, but the drive aisle on the bridge may be tapered as necessary if those widths are different. No pedestrian access is required on the existing bridge shown on the conceptual plan. All other bridges must provide at least one sidewalk along the length of the bridge, with a minimum unobstructed sidewalk width of four feet.~~

~~(1) Exhibit 750D: retail street section. The north-south street and east-west street must comply with Exhibit 750D.~~

~~(2) Exhibit 750E: residential street section. Except as provided in this section, all streets must comply with Exhibit 750E or Exhibit 750D. The residential access street must comply with Exhibit 750E.~~

~~Exhibit 750E-1, 750E-2, and 750E-3: optional northeast street section. The optional northeast street, if provided, must comply with Exhibit 750E-1, 750E-2, or 750E-3.~~

~~(3) Exhibit 750E-4 and 750E-5: SExcept as provided, all streets in Tract A mustay comply with Exhibit 750E-4 or 750E-5.~~

~~Exhibit 750F: street section (building one side only).~~

~~Except as provided in Paragraph (6), the required residential access connector street to Tract F must comply with Exhibit 750F.~~

~~(4) Except as provided in this paragraph or Paragraphs (3), (45), (6), (7), (8), and (9), (10), and (11) all streets with a structure on only one side must comply with Exhibits 750F or 750F-1. Exhibit 750F shows sidewalks on one side of the street, and Exhibit 750F-1 shows sidewalks on both sides of the street.~~

~~(5) Exhibit 750F-1: street section (building one side only). Except as provided in Paragraphs (3), (4), (56), (7), (8), and (9), (10), and (11) all streets with a structure on only one side must comply with Exhibits 750F or 750F-1. Exhibit 750F shows sidewalks on one side of the street, and Exhibit 750F-1 shows sidewalks on both sides of the street.~~

~~Exhibit 750F-2 and 750F-3: potential contiguous open space street section.~~ ~~Streets adjacent to a required landscape area within the potential contiguous open space must comply with Exhibit 750F-2~~ or Exhibit 750F-3~~.~~

~~(6) Exhibit 750F-4, and 750F-6, and 750F-6: SExcept as provided, all streets in Tract A mayust comply with Exhibit 750F-4, or 750F-5, or 750F-6.~~

~~(7) Exhibit 750G: street section.~~

~~(A) A street with retail and personal service uses facing Walnut Hill Lane or North Central Expressway and containing two rows of on-street parking (an "Exhibit 750G retail street") must comply with Exhibit 750G.~~

~~(B) If an Exhibit 750G retail street is located parallel to and adjacent to North Central Expressway, the 22-foot setback shown on Exhibit 750G is reduced to 20 feet from North Central Expressway, and there is no required wall within the setback from North Central Expressway.~~

~~(8) Exhibit 750G-1: street section.~~

~~(A) A street with retail and personal service uses facing Walnut Hill Lane or North Central Expressway and containing one row of on-street parking (an "Exhibit 750 G-1 retail street") must comply with Exhibit 750G-1.~~

~~(B) If an Exhibit 750G-1 retail street is located parallel to and adjacent to North Central Expressway, the 22-foot setback shown on Exhibit 750G-1 is reduced to 20 feet from North Central Expressway, and there is no required wall within the setback from North Central Expressway.~~

~~(9) Exhibit 750H: street section. A street within Tract C that is parallel and adjacent to, but does not have any retail and personal service uses facing, Walnut Hill Lane, must comply with Exhibit 750H.~~

(c) Additional right-of-way and amenities are permitted. For all street~~s~~ sections ~~that must comply with Exhibits 750D, 750E, 750E-1,~~ 750E-2, 750E-3, ~~750E-4, 750E-5,~~ 750F, ~~750F-1, 750F-2,~~ 750F-3, 750F-4, 750F-5, 750F-6, ~~750G, 750G-1, or 750H~~, the following are allowed:

(1) the street, pedestrian areas, and landscape areas may be wider than the width shown on the exhibit to accommodate parallel, head-in parking, or meandering streets and drives;

(2) the pedestrian areas or landscape areas may have additional landscaping;

(3) bridges, medians, and other right-of-way enhancements may be provided; and

(4) required parking may be provided in the street (unless otherwise expressly prohibited in this article), but only in the parking areas shown on the applicable street section exhibit, only in compliance with Section 51P-750.11~~33~~2(~~ab~~), and only if no additional street parking is allowed.

(d) Method of determining applicable street section.

(1) The development plan must identify which streetscape exhibit the street will comply with on a blockface by blockface basis.

(2) If any use on a blockface facing Walnut Hill Lane or North Central Expressway is a retail or personal service use, then the adjacent street along the length of that blockface is considered to be a street with a retail and personal service use.

(3) If no use on a blockface facing Walnut Hill Lane or North Central Expressway is a retail and personal service use, then the adjacent street along the length of that blockface is considered to be a street that does not have retail and personal service uses.

(4) If the street has already been built and it is not built to at least the standard of a street with a retail and personal service use along a specific blockface, then a certificate of occupancy may not be issued for a retail and personal service use along that blockface.

(5) If a street along a blockface is designated on a development plan as a street that does not have retail and personal service uses, no certificate of occupancy may be issued for a retail and personal service use on that blockface.

(e) Walnut Hill Pedestrian Street Section.

Staff's Recommendation

(1) The Walnut Hill Pedestrian Street Section must comply with Exhibit 750N and the existing median opening closest to Central Expressway on the west side of Walnut Hill must be permanently closed with a raised curb to replace the existing double yellow button row currently in place, unless compliance is made impossible due to the director's denial.

Applicant's Request

(1) The Walnut Hill Pedestrian Street Section must comply with Exhibit 750N unless compliance is made impossible due to the director's denial.

(2) The Walnut Hill Pedestrian Street Section must be completed within two years of the final certificate of occupancy for a minimum of 500 dwelling units.

(f) Alternate street sections.

Staff's Recommendation

(1) To deviate from the street sections, an alternate street section must be approved by ~~the director of public works and transportation and~~ the city plan commission along with the development plan.

Applicant's Request

(1) To deviate from the street sections, an alternate street section must be approved by the director of public works and transportation and the city plan commission along with the development plan.

(2) To be approved, an alternate street section must provide a street width that is designed to reduce vehicle speed and promote a pedestrian-friendly environment.

(g) Visual obstruction regulations. The visual obstruction regulations in Section 51A-4.602(d) apply. In this district VISIBILITY TRIANGLE means the portion of a corner lot within a triangular area formed by connecting together the point of intersection of adjacent street curb lines (or, if there are no street curbs, what would be the normal street curb lines) and points on each of the street curb lines 30 feet from the intersection.

~~(e)~~(h) Pedestrian circulation pathways. A minimum four feet average pedestrian circulation pathway width must be provided within 100 feet of the primary ground floor entrance of a restaurant. (Ord. 26510)

SEC. 51P-750.108. DEVELOPMENT PLAN.

(a) A development plan for any area in which new construction is requested must be approved by the city plan commission prior to the application for any building permit for that new construction. The development plan may cover only the building site and adjacent streets; the plan is not required to cover the entire tract, except as necessary to comply with the mixed use project requirements in Subsection (d).

(b) All development plans and any amendments must comply with the conceptual plan and this article. All streets shown on a development plan must be labeled to indicate what type of street it is and which street section it complies with. Development plans may include additional internal streets not shown on the conceptual plan.

(c) Development and use of the Property must comply with the approved development plans.

(d) The following uses must be shown on the development plan for the tract:

(1) At least 20 percent of the uses within Tracts C and C-1 combined must be residential (excluding lodging).

(2) At least 20 percent of the uses within Tracts E-1, E-2, and G combined must be residential (excluding lodging).

(3) All development plans covering Tracts C and C-1 considered together as one tract; Tract D; Tracts E-1, E-2, and G considered together as one tract; and Tract F must show a mixed use project unless the tract (or combination of tracts) is 100 percent residential. For a tract (or combination of tracts) to qualify as a mixed use project for purposes of this paragraph:

(A) the tract (or combination of tracts) must contain uses in two or more of the following categories; and

(B) the combined floor areas of the uses in each applicable category must equal or exceed the following percentages of the total floor area of that tract (or combination of tracts):

Use Category	**Percentage of Total Floor Area**
Office	**15%**
Residential and lodging (hotel or motel)	**20%**
Retail and personal service	**15% for Tracts C and C-1 combined;** **8~~15~~ % for Tracts E-1, E-2, and G combined** **3~~5~~% for Tract D** **3~~5~~% for Tract F**

(e) All development plans and any amendments must provide a table showing:

(1) the existing and proposed combined number of dwelling units, retirement housing dwelling units or suites, and hotel or motel guest rooms within this district (as determined by building permits issued and not revoked or expired); and

(2) the existing and proposed lot coverage within this district (as determined by building permits issued and not revoked or expired).

(f) For development plans in Tract A (Exhibit 750A1), in addition to the requirements in Subsection (e), the table must also include:

(1) the total number of existing and proposed dwelling units on Tract A;

(2) the average size in square feet of air-conditioned space for existing and proposed dwelling units on Tract A;

(3) streets, sidewalks, street parking, common drives, alleys, easements, parks, common open space, building sites, and the potential building area for each platted lot;

(4) the location of buildings which must comply with the residential guidelines (Exhibit 750I) for building sites within 60 feet of the western property line of this district;

(5) all required and provided off-street parking; and

(6) all Tract A required and provided visitor parking.

(g) For development plans in all tracts other than Tract A, in addition to the requirements in Subsection (e), the table must also include:

(1) the existing and proposed floor area for all nonresidential uses;

(2) the mixed use project calculations required by Paragraph (d)(3) or a notation that the tract or combination of tracts is 100 percent residential;

(3) existing and proposed floor area for all retail and personal service uses prior to new construction on Tract G;

(4) existing and proposed floor area for all retail and personal service uses after new construction on Tract G;

(5) number of large retail uses;

(6) cumulative floor area for all large retail uses;

(7) cumulative floor area for a major retail use and large retail uses;

(8) number of retail and personal service uses whose aggregate floor area exceeds 100,000 square feet;

(9) number of retail and personal service uses whose aggregate floor area exceeds 125,000 square feet;

(10) number of retail and personal service uses whose aggregate floor area exceeds 150,000 square feet;

(11) percentage of total floor area for all retail and personal service uses less than or equal to 150,000 square feet that is located in the dedicated retail anchor area;

(12) cumulative restaurant floor area and outdoor seating area;

(13) outdoor seating floor area that exceeds 20 percent or 7,000 square feet whichever is less, of all restaurant indoor seating area;

(14) number of restaurants containing greater than 7,500 square feet of floor area;

(15) cumulative ground floor area for all hotel and motel uses;

(16) cumulative floor area greater than 5,000 square feet of floor area (excluding areas for kitchens, banquet halls, health clubs, and uses exclusively for hotel or motel guests) for all accessory retail and personal service uses in all hotels or motels, combined; and

(17) cumulative floor area greater than 15,000 square feet for all outdoor seating area for restaurants (including accessory to a main use), accessory retail and personal service uses in a hotel or motel (excluding kitchens, banquet halls, and meeting rooms), and health clubs used exclusively by occupants of the district (excluding health clubs used exclusively by residents of the district).

(18) existing and proposed floor area for office uses.

(h) For any development plans in Tracts C, C-1, E-1, E-2, and G, in addition to the requirements in Subsections (e) and (g), the table must also include the percentage of uses in Tracts C and C-1 combined or E-1, E-2, and G combined that are residential (minimum 20 percent).

~~(h)~~(i) For Tract A, final lot lines will be determined at time of plat. An amendment to the development plan is not required if the plat shows less lots than what is on the development plan. (Ord. 26510)

SEC. 51P-750.109. APPLICATION PROCESS.

(a) Notice.

(1) At least 30 days prior to filing any of the following applications, the applicant must provide a copy of the application and any plan to the entities listed in Paragraph (2):

(A) Change in zoning district classification or boundary.

(B) Development plan.

(C) Landscape plan.

(D) Amendment, including minor amendment, to an approved development plan or landscape plan.

(E) Variance or special exception.

(2) The following entities must be notified of the applications listed in Paragraph (1):

(A) The Neighborhood Coalition, which consists of the following entities (each must receive individual notice):

(i) Glen Lakes Homeowners Association, 4 Glenchester Court, Dallas, Texas 75225.

(ii) Meadows Neighborhood Association (c/o Eric Anderson), P.O. Box 12858, Dallas, Texas 75225-0858.

(iii) Windsor Park Homeowners Association (c/o Jerome J. Bradley), 7273 Ashington, Dallas, Texas 75225.

(B) ~~Stone Canyon Neighbors (c/o Brian Bergersen), 10448 Stone Canyon, Suite 105, Dallas, Texas 75230 (the "Stone Canyon Neighbors")~~Paridiso Condo Homeowners Association (c/o Gina Bender, BDMI), P.O. Box 595249, Dallas, TX 75359.

(3) Addresses for the preceding entities may be revised by written notice to the director from that entity.

(b) Hearing. The city plan commission must hold a public hearing to consider the applications listed in Subparagraphs (a)(1)(A)-(D), and shall allow, along with other speakers, the owners of the Property, the applicant, and members of the Neighborhood Coalition and the Paridiso Condo Homeowners Association ~~Stone Canyon Neighbors~~ (or their representatives) to speak.

(c) Minor amendments to development plans. Any amendment that does not qualify as a minor amendment must be processed as a zoning amendment under Section 51A-4.701. The city plan commission shall, after a public hearing, authorize minor changes in a development plan that otherwise comply with this article and do not:

(1) alter the basic relationship of the proposed development to property adjacent to this district;

(2) increase a height shown on the original development plan by more than 10 percent or 12 feet, whichever is less, provided there is no increase in the number of habitable stories or parking levels above grade;

(3) decrease the amount of required off-street parking shown on the original development plan so as to create a traffic hazard or traffic congestion or fail to provide adequate parking;

(4) reduce setbacks at the external property lines of the district as shown by a specified building line on the original development plan; or

(5) exceed any maximum provision or provide less than any minimum provision in this article.

For purposes of this subsection, "original development plan" means the earliest approved development plan for that new construction. The purpose of this definition is to prevent the use of several sequential minor amendments to circumvent the zoning amendment process. To determine whether an amendment to a development plan is minor, the cumulative effect of all previous changes to the development plan must be considered and compared to the original development plan.

(d) Minor amendments to landscape plans. Any amendment that does not qualify as a minor amendment must be processed as a zoning amendment under Section 51A-4.701. The city plan commission shall, after a public hearing, authorize minor changes in a landscape plan that otherwise comply with this article and do not:

(1) reduce the perimeter landscape buffer strip shown on the original landscape plan;

(2) detrimentally affect to any material extent the aesthetic function of the original landscape plan relative to adjacent public right-of-way or property adjacent to the property included in the applicable landscape plan; or

(3) detrimentally affect to any material extent the screening or buffering function of the original landscape plan.

For purposes of this subsection, "original landscape plan" means the earliest approved landscape plan for that new construction. The purpose of this definition is to prevent the use of several sequential minor amendments to circumvent the zoning amendment process. To determine whether an amendment to a landscape plan is minor, the cumulative effect of all previous changes to the landscape plan must be considered and compared to the original landscape plan. (Ord. 26510)

SEC. 51P-750.110. USES PERMITTED.

(a) Residential tract: Tract A.

(1) Permitted uses.

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

(B) Private streets, drives, and ~~private~~ alleys are permitted by right in Tract A.

(2) Prohibited uses. Except as provided in this paragraph, the following uses are prohibited:

(A) Agricultural uses.

-- Crop production.

(B) Industrial uses.

-- Temporary concrete or asphalt batching plant.

(C) Institutional and community service uses.

-- Adult day care facility.
-- Cemetery or mausoleum.
-- Child-care facility.
-- College, university, or seminary.
-- Community service center.
-- Convalescent and nursing homes, hospice care, and related institutions.
-- Convent or monastery.
-- Foster home.

-- Hospital.
-- Library, art gallery, or museum.
-- Public or private school.

(D) Lodging uses.

-- Lodging or boarding house.

(E) Office uses.

-- Alternative financial establishment.

~~(E)~~(F) Recreation uses.

-- Country club with private membership.
~~-- Public park, playground, or golf course.~~

~~(F)~~(G) Residential uses.

-- College dormitory, fraternity, or sorority house.
-- Duplex.
-- Retirement housing.

~~(G)~~(H) Transportation uses.

-- Transit passenger station or transfer center.

~~(H)~~(I) Utility and public service uses.

-- Electrical substation.
-- Police or fire station.
-- Radio, television, or microwave tower.
-- Utility or government installation other than listed.

~~(I)~~(J) Wholesale, distribution, and storage uses.

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

(3) Accessory uses in Tract A.

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

(B) The following accessory uses are not permitted:

-- Accessory helistop.
-- Accessory medical/infectious waste incinerator.
-- Accessory pathological waste incinerator.
-- Accessory outside display or sale of merchandise.
-- Amateur communication tower.
-- Day home.
-- General waste incinerator.
-- Private stable.
-- Pedestrian skybridges.

(C) An accessory community center (private) located in Tract A may serve the residents of Tract A. An accessory community center (private) may include a health club for the use of residents of Tract A.

(b) Mixed use tracts: Tracts C, C-1, D, E-1, E-2, F, and G.

(1) Permitted uses.

(A) Except as provided in this subsection, the only main uses permitted in Tracts C, C-1, D, E-1, E-2, F, and G are those uses permitted in the MU-2 Mixed Use District, subject to the same conditions applicable to the MU-2 Mixed Use District, as set out in Chapter 51A. For example, a use permitted in the MU-2 Mixed Use District only by specific use permit (SUP) is permitted in these tracts only by SUP; and a use subject to development impact review (DIR) in the MU-2 Mixed Use District is subject to DIR in these tracts; etc.

(B) Private streets, drives, and ~~private~~ alleys are permitted by right in these tracts.

(C) Single family uses are permitted by right in these tracts. Handicapped group dwelling unit uses are permitted by right in these tracts subject to the spacing and specific use permit requirements in Section 51A-4.209(b)(3.1) for single family districts.

(D) Health clubs are permitted by right in these tracts.

(E) For Tracts C and C-1 combined, Tract D, Tracts E-1, E-2, and G combined, and Tract F certain main uses must be provided. See Subsection 51P-750.108(d).

(2) Prohibited uses in certain parts of Tracts C and C-1. No retail and personal service use is permitted in Tract C or C-1 if the use is both within 150 feet of Walnut Hill Lane and within 500 feet of the west property line of this district.

(3) Prohibited uses. Except as provided in this paragraph, the following uses are prohibited:

(A) Agricultural uses.

-- Crop production.

(B) Commercial and business service uses.

-- Labor hall.
-- Technical school. *[culinary schools are allowed.]*
-- Tool or equipment rental. *[Industrial tool or equipment rental is prohibited; other types of tool or equipment rentals are allowed.]*
-- Medical or scientific laboratory. *[Laboratory of 5,000 square feet or more is prohibited; a smaller laboratory is allowed.]*

(C) Industrial uses.

-- Temporary concrete or asphalt batching plant.

(D) Institutional and community service uses.

-- Child-care facility. *[A child-care facility that is provided by a commercial occupant within a nonresidential use and is used solely by its employees, or that is a limited use in a nonresidential structure, is allowed.]*
-- Cemetery or mausoleum.
-- College, university, or seminary.
-- Community service center.
-- Convent or monastery.
-- Foster home.
-- Halfway house.
-- Public or private school.
-- Hospital.

(E) Lodging uses.

-- Lodging or boarding house.
-- Overnight general purpose shelter.

(F) Miscellaneous uses.

-- Attached non-premise sign.
-- Carnival or circus (temporary). *[Activities permitted by Section 51P-750.~~116~~1178~~8~~(g) are allowed.]*

(G) Recreation uses.

-- Country club with private membership.

(H) Residential uses.

-- College dormitory, fraternity, or sorority house.
-- Group residential facility.

(I) Retail and personal service uses.

-- Alcoholic beverage establishments. *[An alcoholic beverage establishment that is accessory to a hotel or motel use is allowed. In all of Tracts C, C-1, D, E-1, E-2, F, and G combined, one alcoholic beverage establishment is allowed as a main use if it is less than 3,500 ~~2,500~~ square feet and is not a dance hall as defined by Chapter 14 of the Dallas City Code.]*
-- Animal shelter or clinic.
-- Auto service center.
-- Billiard hall. *[As defined by Chapter 9A of the Dallas City Code.]*
-- Bingo parlor.
-- Bowling alley. *[Bowling alleys in combination with food service or other entertainment uses are allowed. Standalone bowling alleys are prohibited.]*
-- Business school.
-- Car wash *[Car wash when accessory to an existing building or use is allowed]*.
-- Commercial amusement (inside). *[An accessory commercial amusement (inside) use is allowed.]*
-- Commercial amusement (outside).
-- Commercial parking lot or garage.
-- Household equipment and appliance repair. *[A use exceeding 3,000 square feet is prohibited; a use that is 3,000 square feet or less is allowed.]*
-- Liquor store. *[Liquor stores with a food component are allowed provided the area where pre-packaged liquor is displayed does not exceed 25% of the floor area of the overall liquor store floor area.]*
-- Mortuary, funeral home, or commercial wedding chapel.
-- Motor vehicle fueling station.
-- Pawn shop.
-- Swap or buy shop.
-- Restaurant with drive-in or drive-through service.
-- Skating rink. *[~~Temporary,~~ Seasonal outdoor skating rinks are allowed.]*

-- Theater. *[Any number of accessory theater uses are allowed. ~~Temporary~~ Seasonal outdoor viewing theaters in any open space is allowed. One theater as a main use is allowed if it has a maximum of 850 seats, a maximum of ~~four~~ eight screens, a maximum of 450 seats per screening room~~, does not provide any live theatrical performances,~~ is located within the Tracts E-2 and G~~Dedicated Retail Anchor area, and is limited to operation between 6:00 a.m. and midnight.~~]*

(J) Transportation uses.

-- Heliport.
-- Helistop.
-- Railroad passenger station.
-- Transit passenger station or transfer center.

(K) Utility and public service uses.

-- Electrical substation.
-- Police or fire station. *[In all of Tracts C, C-1, D, E-1, E-2, F, and G combined one police station that does not handle bookings or contain an overnight holding facility is allowed.]*
-- Radio, television, or microwave tower. *[A radio, television, or microwave tower mounted on the roof of a building is allowed.]*
-- Tower/antenna for cellular communication. *[A tower/ antenna for cellular communication mounted on the roof of a building is allowed.]*
-- Utility or government installation other than listed.

(L) Wholesale, distribution, and storage uses.

-- Mini-warehouse.
-- Office showroom/warehouse.
-- Recycling buy-back center.
-- Recycling collection center.
-- Recycling drop-off container.
-- Recycling drop-off for special occasion collection.
-- Trade center.

(4) Accessory uses.

(A) As a general rule, an accessory use is permitted in any tract in which the main use is permitted. Some specific accessory uses, however, due to their unique

nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(B) The following accessory uses are not permitted:

-- Accessory pathological waste incinerator.
-- Amateur communication tower.
-- Day home.
-- General waste incinerator.
-- Motor vehicle fueling station. *[Electric vehicle charging stations are allowed.]*
-- Private stable.

(c) Additional prohibited uses. The following uses (both as main uses and accessory uses) are prohibited in this district:

-- Bail bond office.
-- Tattoo parlor or body-piercing salon.

(Ord. 26510)

SEC. 51P-750.111. YARD, LOT, AND SPACE REGULATIONS.

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

(a) All tracts. The following regulations apply to all tracts:

(1) Density. No more than ~~1,200~~1,310 dwelling units, retirement housing dwelling units or suites, and hotel or motel guest rooms combined are allowed in this district.

(2) Lot coverage.

(A) No maximum lot coverage for individual lots.

(B) Maximum lot coverage for the district is 80 percent. This district is considered to be one lot for the purpose of the maximum lot coverage calculation.

(3) Lot size. No minimum lot size.

(4) Stories. No maximum stories.

~~(3)~~(5) Projections. Building overhangs, balconies, eaves, cornices, blade signs, awnings, landscape walls, steps, and stoops are allowed in the required setbacks.

(b) Residential tract: Tract A. Except as otherwise provided in this subsection, the following regulations apply in Tract A.

(1) Front, side, and rear yards.

(A) In general. The only required yards are the setbacks in this subsection, which apply only to external property lines of this district. No setbacks are required internal to this district or between tracts or lots.

(B) Western property line setback. Minimum setback from the western property line of Tract A is 20 feet. ~~Parking and s~~Streets may not be located within the required setback from the western property line. 14 parking spaces made out of grasscrete or an equivalent material may be located within the required setback

(C) Meadow Park Drive setback. Minimum setback from Meadow Park Drive is 20 feet. Building sites with frontage on Meadow Park Drive may have frontage on two opposite sides. Parking and streets may not be located within the required setback from Meadow Park Drive, except that portions of the following streets are permitted within this setback where those streets connect ~~to the emergency access point located at~~ Meadow Park Drive as shown on the street plan:

(i) A street that is perpendicular to Meadow Park Drive.

(ii) The optional northeast street.

(D) Northeast property line setback. Minimum setback from the northeast property line of Tract A is 20 feet~~. The optional northeast street and on-street parking complying with Exhibit 750E-1, 705E-2, 750E-3, 750E-4, 750E-5, 750F-4, 750F-5, 750F-6,~~ or an alternate street section approved on a development plan may be located within the required setback in Tract A.

(E) Walnut Hill Lane setback. Minimum setback from Walnut Hill Lane is ~~22~~ 20 feet.

~~(E) The residential access street may be located within the setback from Walnut Hill Lane.~~

(F) Roof slope setbacks and building facade setbacks from the western property line. All residential building facades and roofs within 60 feet of the west property line of this district must comply with the residential guidelines (Exhibit 750I), except that chimneys may project up to 12 feet above the slope shown on the residential guidelines.

(2) Density. Maximum number of dwelling units in Tract A is 130~~140~~. See Paragraph 51P-750.111(a)(1) for district-wide limits on density.

(3) Floor area.

(A) Maximum floor area. No maximum floor area.

(B) Minimum floor area. Minimum floor area for each dwelling unit in Tract A is 2,000 square feet of air-conditioned space. Minimum average floor area of dwelling

units in Tract A is 2,200 square feet of air-conditioned space. The floor area of garages is excluded from the calculation of the minimum and average floor area for dwelling units.

(4) Height.

(A) Except as provided in Subparagraph (B),

(i) Within 550 feet of the southern property line, the roof ridge may not exceed 622.00 AMSL

(ii) Within 551 feet and 950 feet of the southern property line, the roof ridge may not exceed 627.00 AMSL.

(iii) Within 951 and 1350 feet of the southern property line, the roof ridge may not exceed 620.00 AMSL.

~~(i)~~(iv) Within 1351 feet and the northern property line, the roof ridge may not exceed 625.00 AMSL ~~maximum structure height is 30 feet in Tract A. In addition, the top of the roof ridge line of any building in Tract A may not exceed 35 feet above grade and may exceed the top of the building directly adjacent to the western property line by 10 feet~~.

(B) Chimneys may project to a height not to exceed 12 feet above the maximum structure height.

~~(5) Lot size. No minimum lot size.~~

~~(6)~~ Platted lots. Each dwelling unit in Tract A must be on a separately platted lot. Each lot must comply with Article VIII, except that platted lots may have frontage on two opposite sides. Frontage may be on open space, a street, or a mews. Shared access developments may have any number of lots served by a shared access area and any number of shared access points, except that the city plan commission may deny a shared access development plat if it finds that adequate water, police, fire, transportation, or other public services or infrastructure cannot be provided.

(5)

~~(7) Stories. Maximum number of stories above grade in Tract A is two.~~

(c) Mixed use tracts: Tracts C, C-1, D, E-1, E-2, F, and G. Except as otherwise provided in this subsection, the following regulations apply in Tracts C, C-1, D, E-1, E-2, F, and G.

(1) Front, side, and rear yards.

(A) In general. The only required yards are the setbacks in this subsection, which apply only to external property lines of this district. No setbacks are required internal to this district or between tracts or lots, except as provided in this subsection.

(B) Walnut Hill Lane setback.

(i) Minimum and maximum setbacks from Walnut Hill Lane. Except as provided in Subparagraph (B)(ii), in Tracts C, C-1, E-1, E-2, and G:

~~(aa) For structures containing retail or personal service uses facing Walnut Hill Lane, minimum setback is 84 feet and maximum setback is 106 feet.~~

~~(bb)~~(aa) ~~Otherwise,~~ Minimum setback for structures is 49 feet, and maximum setback is 106 feet.

~~(cc)~~(bb) Maximum setback from Walnut Hill Lane does not apply to any structure north of the east-west street, or to a structure located behind another structure that is closer to Walnut Hill Lane if the length of the further structure's facade facing Walnut Hill Lane extends no more than 30 percent beyond the closer structure's facade facing Walnut Hill Lane, as measured by perpendicular lines extending from the ends of the two facades to Walnut Hill Lane.

~~(dd)~~(cc) The further structure may be built before the closer structure, provided that:

[1] the location of the further structure and closer structure, as shown on the approved development plan, complies with Subparagraph (B);

[2] the area where the closer structure will be located and landscaping shown on the approved development plan may not be used for parking other than construction staging; and

[3] the portion of the further structure visible from Walnut Hill Lane is complementary in design, building materials, and appearance to the closest existing structures shown on the approved development plan.

(ii) Items permitted within the setback from Walnut Hill Lane.

(aa) Movement control signs consistent with Section 51A-7.205(e), driveway access to the street, and required acceleration and deceleration lanes are allowed within the required setback from Walnut Hill Lane.

(bb) Monument signs are allowed in that portion of the required setback area that is at least 10 feet away from Walnut Hill Lane if they do not exceed six feet in height, and have a maximum effective area of 50 square feet.

(cc) Parking, maneuvering lanes, and all other permitted signs are allowed in that portion of the required setback area that is at least 2~~2~~0 feet away from Walnut Hill Lane.

(C) Building separation along the north-south street.

(i) If parallel parking is provided along the north-south street, the east-west separation between the buildings fronting on the opposite sides of the north-south street must be at least 80 feet.

(ii) If there is any head-in parking on either side of the north-south street, the east-west separation between the buildings fronting on the opposite sides of the north-south street must be at least 100 feet.

(iii) Building overhangs, balconies, eaves, and cornices may extend into the required building separation area.

(D) North Central Expressway setback.

(i) Minimum setback from North Central Expressway. Except as provided in Subparagraph (D~~B~~)(ii), in Tracts E-2, F, and G, minimum setback from North Central Expressway is:

(aa) 50 feet if a street between the structures facing North Central Expressway and North Central Expressway (the North Central Expressway slip street) is constructed with no parking;

(bb) 82 feet if street level parking is provided on one side of the North Central Expressway slip street;

(cc) 100 feet if street level parking is provided on both sides of the North Central Expressway slip street; and

(dd) 20 feet in all other cases.

(ii) Items permitted within the setback from North Central Expressway.

(aa) Movement control signs consistent with Section 51A-7.205(e), driveway access to North Central Expressway, and required acceleration and deceleration lanes are allowed within the required setback from North Central Expressway.

(bb) Monument signs are allowed within the required setback from North Central Expressway to the extent allowed in business zoning districts in Article VII.

(cc) Parking, maneuvering lanes, and all other permitted signs are allowed in that portion of the required setback area that is at least 20 feet away from North Central Expressway.

~~(cc)~~(dd) Blade signs, awnings, building overhangs, balconies, eaves, cornices, landscape walls, steps and stoops are allowed in the required setback from North Central Expressway.

(E) Northeast property line setback in Tract D. Minimum setback in Tract D from the northeast property line of Tract D is 20 feet. The optional northeast street and required and excess surface parking may be located within the required 20-foot setback.

Staff's Recommendation

(F) Urban form setback in Tract D. If any structure is erected or altered on Tract D that exceeds 40 feet in height, an additional setback must be provided that is equal to one-half the height of that portion of the structure that exceeds 40 feet in height.

Applicant's Request

~~(F) Urban form setback in Tract D. If any structure is erected or altered on Tract D that exceeds 40 feet in height, an additional setback must be provided that is equal to one-half the height of that portion of the structure that exceeds 40 feet in height.~~

(G) Northeast boundary setback in Tract F. Minimum setback in Tract F from the northeast property line of Tract F is ~~30~~ 20 feet. The optional northeast street and required and excess surface parking may be located within the required 20~~30~~-foot setback.

Staff's Recommendation

(H)~~(F)~~ Urban form setback in Tract F. If any structure is erected or altered on Tract F that exceeds 60 feet in height, an additional setback must be provided that is equal to one-half the height of the portion of the structure that exceeds 60 feet in height.

Applicant's Request

~~(H)(F) Urban form setback in Tract F. If any structure is erected or altered on Tract F that exceeds 60 feet in height, an additional setback must be provided that is equal to one-half the height of the portion of the structure that exceeds 60 feet in height~~.

(2) Density. A maximum of 210 hotel or motel guest rooms are permitted in Tracts C, C-1, D, E-1, E-2, F, and G combined. See Paragraph 51P-750.111(a)(1) for district-wide limits on density.

(3) Floor area.

(A) Nonresidential floor area. Except as provided in Paragraph (3), maximum floor area for nonresidential uses in Tracts C, C-1, D, E-1, E-2, F, and G combined is ~~5~~300,000~~475~~,000 square feet. All accessory nonresidential uses are included in this calculation unless otherwise provided in Paragraph (3).

(B) Retail and personal service uses.

~~(i) Until the existing motor vehicle fueling station in Tract G is demolished, maximum floor area for all retail and personal service uses in Tracts C, C-1, D, E-1,~~

~~E-2, F, and G combined is 150,000 square feet. The floor area of the existing motor vehicle fueling station in Tract G is not included in the calculation of floor area for all retail and personal service uses.~~

~~(ii) After the existing motor vehicle fueling station in Tract G is demolished, maximum floor area for all retail and personal service uses in Tracts C, C-1, D, E-1, E-2, F, and G combined is 175,000 square feet.~~

~~(iii)~~(i) All accessory retail and personal service uses are included in these totals unless otherwise provided in Paragraph (3).

~~(iv)~~(ii) A major retail use is a single-occupant retail or personal service use with a floor area of more than 34,000 square feet.

(aa) One major retail use is permitted in this district, but only in the dedicated retail anchor area.

(bb) The public entrance to the major retail use may not face either Walnut Hill Lane or North Central Expressway.

(cc) Maximum ground-level floor area for a major retail use is 50,000 square feet. Maximum floor area for a major retail use that occupies two stories or a main story and a mezzanine is 66,000 square feet. A mezzanine is an intermediate level between the floor and ceiling of any story with a floor area of less than one-third of the floor area of the story in which it is located.

~~(v)~~(iii) A large retail use is a single-occupant retail and personal services use with a floor area that exceeds 15,000 square feet, up to a maximum of 34,000 square feet.

(aa) Except as permitted in Subparagraph (B)(iii~~v~~)(bb), a maximum of two large retail uses are permitted in Tracts C, C-1, D, E-1, E-2, F, and G, up to a maximum combined floor area of 54,000 square feet. The two large retail uses must be located in any of the following:

[1] the dedicated retail anchor area;

[2] Tract C, Tract C-1, and/or Tract E-1, provided the large retail use has a facade facing the north-south street and a facade facing Walnut Hill Lane; or

[3] at least partly in Tract G, provided the large retail use has a facade facing North Central Expressway and a facade facing Walnut Hill Lane.

For the purpose of this subparagraph, a facade facing a specific street means that there must be no intervening structure between the large retail use and the specific street for the width of the facade of the large retail use.

(bb) In addition to the two large retail uses described in Subparagraph (B)(iii~~v~~)(aa), if there is no major retail use in the district, additional large retail uses may be located in the dedicated retail anchor area. Maximum ground-level floor area of the additional large retail uses combined is 50,000 square feet. Maximum floor area of the additional large retail uses combined that occupy two stories or a main story and a mezzanine is 66,000 square feet.

(cc) A maximum of two of the large retail uses permitted by Subparagraphs (B)(iii~~v~~)(aa) and (B)(iii~~v~~)(bb) may have a public entrance facing Walnut Hill Lane.

~~(vi)~~(iv) Maximum floor area for a major retail use and all large retail uses combined is 100,000 square feet.

~~(vii)~~(v) Except as provided in Subparagraphs (B)(ii~~v~~) and (B)(iii~~v~~), no single-occupant retail and personal service use may exceed 15,000 square feet.

~~(viii)~~(vi) One of the objectives of this district is to have several smaller retail and personal service uses in place before any large retail uses or a major retail use is installed. To ensure that this objective is met, retail and personal service uses must comply with the following provisions:

(aa) A minimum of nine different retail or personal service uses must exist in this district before a certificate of occupancy may be issued for a retail or personal service use if the combined floor area of the existing and proposed retail and personal service uses exceeds 100,000 square feet.

(bb) A minimum of 12 different retail or personal service uses must exist in this district before a certificate of occupancy may be issued for a retail or personal service use if the combined floor area of the existing and proposed retail and personal service uses exceeds 125,000 square feet.

(cc) A minimum of 15 different retail or personal service uses must exist in this district before a certificate of occupancy may be issued for a retail or personal service use if the combined floor area of the existing and proposed retail and personal service uses exceeds 150,000 square feet.

(dd) Prior to issuance of a certificate of occupancy that would result in more than 150,000 square feet of cumulative floor area for certificates of occupancy for all retail and personal service uses in this district combined, at least 40 percent of the floor area for all certificates of occupancy for retail and personal service uses in this district (including the floor area for which the certificate of occupancy is requested) must be in the dedicated retail anchor area.

~~(ix)~~(vii) If any health club is used solely by residents of this district, and there are no outside memberships, then that health club shall not be counted towards ~~the~~ any applicable floor area limitation in Subparagraphs (B)~~(i) and (ii)~~, or towards the total maximum floor area restrictions of Paragraph (3).

~~(C)~~ Restaurant uses.

(C) Any floor area for outdoor seating for all restaurants combined that exceeds ~~the lesser of~~ 20 percent of the total indoor seating area for all restaurants ~~or 7,000 square feet,~~ counts toward the maximum floor area restrictions of Paragraph (3). Outdoor seating floor area for restaurants is measured by calculating the area within a perimeter that includes all tables, designated waiting areas, and service areas that are outdoor, regardless of whether the area is covered, and regardless of whether the restaurant is a main use or an accessory use. ~~See Subparagraph (F) for additional floor area limitations for outdoor seating for restaurants~~.

~~(D) .~~

~~One restaurant use may contain up to 12,000 square feet of floor area. All other restaurant uses may not exceed 7,500 square feet of floor area.~~

Staff's Recommendation

~~(E)~~(D) Office uses. Maximum total floor area in Tracts C, C-1, D, E-1, E-2, F, and G combined, for all office uses combined, ~~(exclusive of service areas, elevator cores, and similar common areas),~~ is ~~173~~250~~,000~~325,000 square feet.

Applicant's Request

~~(E)~~(D) Office uses. Maximum total floor area in Tracts C, C-1, D, E-1, E-2, F, and G combined, for all office uses combined, (exclusive of service areas, elevator cores, and similar common areas), is ~~173~~250~~,000~~325,000 square feet.

~~(F)~~(E) Hotel or motel.

(i) Maximum ground floor area of all hotel or motel uses (whether main or accessory) is 50,000 square feet.

(ii) Limited or accessory uses within a hotel or motel are not subject to the floor area limitations for limited or accessory uses in Chapter 51A.

(iii) Hotel or motel uses will not be counted for the purpose of the floor area limitations of Paragraph (3), except as provided in Subparagraph (E) ~~or in Subparagraph (F)~~.

(iv) Any floor area in excess of 5,000 square feet of all accessory retail and personal service uses within all hotel or motels combined, excluding areas used as kitchens, banquet halls, health clubs used exclusively by hotel or motel guests, and meeting rooms, shall count toward the maximum floor area limitations of Paragraph (3).

~~(G) Floor area limitations for certain combined uses. Any floor area in excess of 15,000 square feet of the following uses combined counts toward all applicable maximum floor area limitations of Paragraph (3).~~

~~(i) Outdoor seating for all restaurant uses combined, whether accessory or not.~~

~~(ii) Accessory retail and personal service uses within all hotel or motel uses combined, excluding areas used as kitchens, banquet halls, and meeting rooms.~~

~~(iii) Accessory health clubs used solely by occupants of this district with no outside memberships. Occupants of this district means residents of dwelling units in this district; or a combination of residents of dwelling units in this district with people or entities who occupy nonresidential space in this district as owners or tenants, and their employees; and guests of hotel or motel uses in this district. Floor area of an accessory health club used exclusively by residents of dwelling units in this district is not included in the floor area calculation in Subparagraph (F).~~

(4) Height.

(A) Maximum height. Except as further restricted in Paragraph (B) maximum structure height in each tract is as follows:

(i) Tract C: 60 feet.

(ii) Tract C-1: 72 feet.

(iii) Tracts D and E-1: 96 feet.

(iv) Tracts E-2 and G: 16~~4~~0 feet.

(v) Tract F: 14~~6~~0 feet.

~~(B)~~ Residential proximity slope. No portion of a structure may be located above a residential proximity slope. The site of origination for the residential proximity slope shall be as determined by Section 51A-4.412, except that no residential proximity slope shall originate within this district to restrict height of a structure within this district. For residential proximity slope purposes, this district shall be considered a single building site. (

~~(C) Lot size. No minimum lot size.~~

~~(D) Stories. Maximum number of stories above grade in each tract is as follows:~~

~~(E) Tract C: four.~~

~~(F) Tract C-1: five.~~

~~(G) Tracts D and E-1: seven.~~

~~(H) Tracts E-2 and G: 10.~~

~~(I)~~(B) ~~Tract F: 12. (~~Ord. 26510)

SEC. 51P-750.112. **MAXIMUM DENSITY AND FLOOR AREA.**

Staff's Recommendation

Except as provided in this section, the maximum number of dwelling units in this district is 1,310, and the maximum floor area ~~(exclusive of service areas, elevator cores, and similar common areas)~~ is 325,000 square feet of office uses; and 125,000 square feet of retail and personal service uses or 150,000 square feet of retail and personal service uses if a movie theatre which sells more than concessions is included.

Applicant's Request

Except as provided in this section, the maximum number of dwelling units in this district is 1,310, and the maximum floor area (exclusive of service areas, elevator cores, and similar common areas) is 325,000 square feet of office uses; and 125,000 square feet of retail and personal service uses or 150,000 square feet of retail and personal service uses if a movie theatre which sells more than concessions is included.

~~SEC. 51P-750.112.~~SEC. 51P-750.113. **PARKING AND LOADING.**

(a) In general.

(1) Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking requirements for each use. Consult the off-street loading regulations in Division 51A-4.300 for information regarding off-street loading generally. The off-street parking provisions for nonresidential districts, Section 51A-4.301(c), apply in this district.

~~(1)~~(2) Except for residential uses, required off-street parking may be located anywhere on the Property, except Tract A.

(3) Except as provided in this subsection, on-street parking may be used to satisfy the parking requirements of any use, whether the use is adjacent to the parking space or not. Required parking may be provided in a street only in the parking areas shown on the applicable street section exhibit. No additional on-street parking is allowed. An on-street parking space may not be used to reduce the required parking for more than one use, except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed-use project. To count as required parking, on-street parking must be available for use at all times except during outside activities permitted in Section 51P-750.117~~6~~(g).

~~(2)~~(4) Section 51A-4.301(9) does not apply provided the enclosed space can be accessed with an automated device.

(b) For a general merchandise or food store 3,500 square feet or less use, and for a general merchandise or food store greater than 3,500 square feet use, one parking space is required for every 200 square feet of floor area.

(c) For an office use as set forth in Section 51A-4.207(5), three parking spaces are required for every 1,000 square feet of floor area.

Staff's Recommendation

(d) For restaurant uses, one parking space is required for every 100 square feet of floor area. ~~Parking for outdoor seating for restaurants must be provided at the same parking ratio as is required for indoor restaurant seating~~. For outdoor seating areas, parking must be provided at the same parking ratio as indoor restaurant seating for any floor area greater than 25 percent of the indoor area of the restaurant use. Outdoor seating floor area for restaurants is measured by calculating the area within a perimeter that includes all tables, designated waiting areas, and service areas that are outdoor, regardless of whether the area is covered, and regardless of whether the restaurant is a main use or an accessory use.

Applicant's Request

(d) For restaurant uses, one parking space is required for every 100 square feet of floor area. ~~Parking for outdoor seating for restaurants must be provided at the same parking ratio as is required for indoor restaurant seating. Outdoor seating floor area for restaurants is measured by calculating the area within a perimeter that includes all tables, designated waiting areas, and service areas that are outdoor, regardless of whether the area is covered, and regardless of whether the restaurant is a main use or an accessory use.~~

(e) If the floor area for all accessory retail and personal service uses within all hotel or motel uses combined (excluding areas used as kitchens, banquet halls, and meeting rooms) exceeds 5,000 square feet, that portion of the floor area exceeding 5,000 square feet is considered a main use for determining required parking.

(f) Visitor parking must be provided for residential uses in Tract A at a ratio of one parking space for every two dwelling units and must be located within Tract A.

(g) If any portion of a parking structure is visible from Walnut Hill Lane, all openings in the facade that are visible from Walnut Hill Lane, other than openings for ingress or egress, must be constructed so as to screen vehicle headlights from shining into the airspace above Walnut Hill Lane.

(h) Except for structured parking i~~I~~n Tracts C, C-1, D, E-1, E-2, F, and G, parking within 100 feet of either Walnut Hill Lane or North Central Expressway is limited to no more than two rows of parking of any kind.

(i) Two rows of angle parking that is less than 90 degrees, or parallel parking, is permitted on a one-way street within 100 feet of either Walnut Hill Lane or North Central Expressway.

(j) Parking for retail or personal service uses is not allowed on Tract A.

(k) Mixed use development parking reduction.

(1) In general.

(A) The off-street parking requirement for a mixed use development may be reduced in accordance with the mixed use development (MUD) parking chart (Exhibit 750 __).

(B) For purposes of this section, mixed use development means a tract with more than one main use.

(C) This reduction may be used in combination with other parking reductions, except that the standard requirement for a mixed use development may not be reduced by more than 30 percent.

(2) Calculation of adjusted standard off-street parking requirement. The adjusted off-street parking requirement for a mixed use development is calculated as follows:

(A) First, the standard parking requirements for each of the uses in the mixed use development must be ascertained.

(B) Next, the parking demand for each use is determined for each of the five times of day shown in the MUD parking chart by multiplying the standard off-street parking requirement for each use by the percentage in the chart assigned to the category of use. If a use in the development does not fall within one of the categories shown in the MUD parking chart, the percentage assigned to that use is 100 percent for all five times of day.

(C) Finally, the "time of day" columns are totaled to produce sums that represent the aggregate parking demand for the development at each time of day. The largest of these five sums is the adjusted off-street parking requirement for the development.

(3) Minimum parking requirement. If one or more of the main uses in a mixed use development is a retail or personal service use, the minimum parking requirement for the mixed use development cannot be reduced to a number of spaces that is less than the sum of the standard parking spaces required for each of the retail and personal service uses in the mixed use development.

(l) Parking structures. Underground parking structures may project to the lot line.

~~(k)~~(m)The board of adjustment may grant a parking special exception as specified in Chapter 51A prior or subsequent to the approval of a development plan. (Ord. 26510)

~~SEC. 51P-750.113.~~SEC. 51P-750.114. **ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI. (Ord. 26510)

~~SEC. 51P-750.114.~~SEC. 51P-750.115. **LANDSCAPING AND SCREENING.**

(a) Any development plan for each phase of new construction that is submitted to the city plan commission for approval must be accompanied by a landscape plan for the same area. Landscape plans must be consistent with this section and with the tree replacement

requirements in Article X, as modified by this section. Landscaping must be provided as shown on the approved landscape plans. Landscaping must be installed within six months after the issuance of a certificate of occupancy to authorize the operation of any use within the area covered by the landscape plan.

(b) All development plans and any amendments must provide a table showing:

(1) the existing and proposed square feet of landscape area (including the allowable one and one-half acres of hardscape area);

(2) percentage of landscape area in the district;

(3) percentage of landscape area and square feet of landscape area within the ~~Potential Contiguous~~ Large Open Space area;

(4) percentage of landscape area other than in Tract A and within the ~~Potential Contiguous~~ Large Open Space area;

(5) percentage of hardscape area in the district; and

(6) cumulative planter area within a public or private ~~the~~ street right-of-way on the side of the street immediately adjacent to a required landscape area.

(c) Protected trees with a caliper of eight inches or greater that are preserved may be used to reduce the number of replacement tree inches by a factor of 1.5. For example, a 14 caliper inch protected tree that is preserved will satisfy 21 caliper inches of required replacement trees.

(d) The number of street trees required in Tracts A, C, C-1, E-1, E-2, F, and G along Walnut Hill Lane and North Central Expressway shall be determined by dividing the length of street frontage by 30 feet. Street trees must be planted within 20 feet of the back of the curb and must have a minimum caliper of four inches. Street trees must be planted within 60 feet of another street tree except when ingress points or visibility triangles prohibit tree planting.

(e) A continuous screening wall at least three-and-one-half feet in height (the "south wall") must be constructed between 17 feet and 22 feet north of, and along the entire length of, the south property line of this district, excluding any areas used for streets, driveways, visibility triangles, and entrances [as defined in 51P-750.104(a)(4)]. The south wall must be constructed prior to the application for a certificate of occupancy for any use located in Tracts C, C-1, D, E-1, E-2 or F~~, except that the south wall is not required in Tract G until the existing motor vehicle fueling station in Tract G is demolished~~.

(f) Prior to the application for a building permit for any new construction on Tract A, a wall that is at least eight feet in height must be provided along the west property line of this district. ~~The wall along the west property line of this district existing as of November 8, 2006, the date of creation of this district, may be used, provided it is increased to at least eight feet in height.~~ The lower six feet of the wall (measured from the ground) must be made of solid building materials. The top two feet of the wall is not required to be solid.

(g) Evergreen trees, spaced no more than 40 feet apart, must be planted within 20 feet of the west property line of this district in the required setback area. The distance may be extended to 70 feet apart and can be planted within 30 feet of the west property line of this district if there is a conflict with utilities. The~~se~~ trees within 20 feet of the west property line, must be planted within two years of the final certificate of occupancy for a minimum of 500 dwelling units~~prior to the issuance of the first building permit for new construction for a non-residential use or the first final inspection of any residential structure in Tract A, whichever occurs first~~. The number of trees to be planted is determined by dividing the length of the west property line of this district by 30 feet. These trees must have a minimum caliper of four inches.

(h) All plant materials must be maintained in a healthy, growing condition.

(i) At least 20 percent of this district must be landscape area (required landscape area). Landscape areas must be labeled "Required Landscape Area" on the landscape plan in order to be counted as part of this 20 percent minimum landscape area.

(1) Hardscape areas are permitted anywhere within this district, including areas that have optional landscaping, but only a maximum of one-and-one-half acres of hardscape area will be counted as part of this required landscape area.

(2) Each portion of the required landscape area must have a minimum size of 26 square feet.

(3) No more than 50 percent of the required landscape area may be located within the ~~potential contiguous~~ large open space.

(4) At least 25 percent of the required landscape area must be located in areas other than Tract A and the ~~potential contiguous~~ large open space.

(5) A minimum of three acres of the required landscape area must be provided and maintained within the ~~potential contiguous~~ large open space area generally shown on the concept plan. Final location of large open space must be shown on a development plan. Other uses are permitted in the ~~potential contiguous~~ large open space area so long as at least three acres are maintained as landscape area. This minimum three-acre area must meet all of the following requirements to be counted as part of the minimum three acres within the ~~potential contiguous~~ large open space:

(A) It must be connected by meandering (i.e. serpentine rather than straight) lighted pathways, including a lighted pathway to Tract A. These pathways may cross streets.

~~(B) It must include a single connected water feature of at least one acre in combined surface area that may include dams, waterfalls, streams and other connecting features.~~

~~(C)~~(B) It must have a minimum width of ~~31~~ 25 feet.

~~(D)~~(C) It must be contiguous except where separated by street right-of-way.

~~(E)~~(D) Landscape areas must be labeled "Required Landscape Area/Minimum Three Acres within ~~Potential Contiguous~~ Large Open Space" on the landscape plan in order to be counted as part of this three-acre minimum ~~landscape area~~open space.

~~(F)~~(E) A maximum of 8,000 square feet of planter area that is within a street right-of-way on the side of the street immediately adjacent to the required landscape area within the ~~potential contiguous~~ large open space may be counted towards the three acre minimum. In order to be counted towards the three acres, all portions of the area within the street planter area being counted must be adjacent to the area designated on the landscape plan as "Required Landscape Area/Minimum Three Acres within ~~Potential Contiguous~~ Large Open Space," and must be labeled as "Street Section Planter Area Counted as Part of Required Landscape Area/Minimum Three Acres within Potential Contiguous Large Open Space."

(F) Open space shown on the concept plan must be available to the public and must contain trees, dog park, pedestrian lighting, paths, benches, and open shelters.

Staff's Recommendation

(G) The large open space must be completed ~~within two years of the final certificate of occupancy for a minimum of 500 dwelling units~~ prior to the issuance of any building permit for the 500th multifamily dwelling unit.

Applicant's Request

(G) The large open space must be completed within two years of the final certificate of occupancy for a minimum of 500 dwelling units.

(j) A minimum of two water features must be located in this District.

(k) A minimum of .25 acres of publically accessible open space must be located in Tract G or E2.

~~(j)~~(l) Within 60 days after demolition of any structure in Tract A, the area previously occupied by the structure must be seeded with grass.

~~(k)~~(m)Planting replacement trees at public schools, libraries, parks, and public rights-of-way within two miles of this district may be used as an alternative method of compliance with tree replacement requirements, subject to acceptance of the trees by the owner of the property where the replacement trees are to be planted. (Ord. 26510)

~~SEC. 51P-750.115.~~SEC. 51P-750.116 **SIGNS.**

Except in Tract A, s~~Residential tract: Tract A.~~

~~Except as provided in this subsection, signs must comply with the provisions for non-business zoning districts in Article VII.~~

~~Except for subdivision signs, detached illuminated signs are prohibited within 150 feet of Walnut Hill Lane.~~

~~Subdivision signs are limited to six feet in height; must be monument signs; and, if the sign is illuminated, each letter must be backlit or the sign must be lit by external spotlights.~~

~~Internally lit signs other than back-lit signs are prohibited.~~

~~Mixed use tracts: Tracts C, C-1, D, E-1, E-2, F, and G.~~

~~Except as provided in this subsection, s~~igns must comply with the provisions for business zoning districts in Article VII. Signs in Tract A must comply with the provisions for non-business zoning districts.

~~Detached signs are prohibited in Tracts C and C-1, except that one monument sign is permitted for Tract C and C-1 combined if it does not exceed six feet in height, has a maximum effective area of 50 square feet, and is set back a minimum of 10 feet from the property line of this district.~~

~~Signs in Tracts C or C-1 that are located within 150 feet of Walnut Hill Lane and face the west or south may be illuminated only between 9:00 a.m. and 9:00 p.m.~~

~~Signs in Tracts C, C-1, or E-1 that face south and are visible from the main travel lanes of Walnut Hill Lane may not exceed 24 feet in height.~~

~~One attached sign for each restaurant use within any hotel or motel is allowed up to a maximum effective area of 24 square feet provided the sign is not visible from the main travel lanes of Walnut Hill Lane.~~

~~All tracts. Signs facing west may not exceed 24 feet in height.~~ (Ord. 26510)

~~SEC. 51P-750.116.~~SEC. 51P-750.117 **ADDITIONAL PROVISIONS.**

(a) In general.

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

(2) 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.

(b) Outside storage. Except during construction, no outside storage is allowed in Tracts C, C-1, D, E-1, E-2, F, and G.

(c) Loading docks. All loading dock areas must be screened from Walnut Hill Lane and North Central Expressway by solid masonry screening with a minimum height of eight feet extending the entire length of the loading dock area.

(d) Construction phasing.

Staff's Recommendation

(1) A minimum of 40% of the dwelling units (52 dwelling units) in Tract A must be completed ~~within three years of the passage of this ordinance. No certificates of occupancy will be issued for the first phase of multifamily units not currently under construction~~ prior to the issuance of any building permit for the first phase of multifamily units not currently under construction.

Applicant's Request

(1) A minimum of 40% of the dwelling units (52 dwelling units) in Tract A must be completed within three years of the passage of this ordinance. No certificates of occupancy will be issued for the first phase of multifamily units not currently under construction.

Staff's Recommendation

(2) Civil engineering for Tract A, including platting~~, water, wastewater, and storm sewer design,~~ and paving of the primary street as labeled on Exhibit 750C must also be completed ~~within three years of the passage of this ordinance~~ prior to the issuance of any building permit for the first phase of multifamily units not currently under construction.

Applicant's Request

(2) Civil engineering for Tract A, including platting, water, wastewater, and storm sewer design, and paving of the primary street as labeled on Exhibit 750C must also be completed within three years of the passage of this ordinance.

~~(1)~~(3) After completion of the 52 dwelling units, any undeveloped lot in Tract A will be seeded, irrigated, and maintained in accordance with SWPPP standards~~No certificate of occupancy may be issued for any non-residential use until building permits have been issued for building sites that constitute at least one-fifth of the total area of Tract A.~~

~~(d)~~(e) Time restriction on construction. Demolition and new construction, except for interior finish-out, may only occur from 7:00 a.m. through 7:00 p.m., Monday through Friday, and 9:00 a.m. through 6:00 p.m. on Saturday.

~~(e)~~(f) Lighting standards.

(1) Parking lot lights may not exceed 20 feet in height if located within 150 feet of Walnut Hill Lane, North Central Expressway, Meadow Park Road, or the west property line of this district, and must be fitted with a shield type directional fixture to direct light into the district and away from adjacent properties that are not in this district.

(2) Parking lot lights may not exceed 26 feet in height.

~~(f)~~(g) Outside sales, street festivals, and arts and crafts fairs.

(1) All outside sale or display of merchandise must be on the private property, sidewalks or common areas (subject to consent of the owner of the common area) located

adjacent to the main entry to the retail use. Outside sale or display of merchandise is not permitted in any ~~parking areas or in any~~ public right-of-way.

(2) Except in Tract A, s~~S~~treet festivals, arts and craft fairs, and similar special events that include the outside sale or display of merchandise are permitted ~~only in the potential contiguous open space, along the north-south street (with a special event permit to use the right-of-way, or consent of the owner if a private street), the east-west street (with a special event permit to use the right-of-way, or consent of the owner if a private street), the residential access connector (with a special event permit to use the right-of-way, or consent of the owner if a private street) and common areas (subject to consent of the owner of the common area)~~.

~~(g)~~(h) Highly reflective glass. The use of highly reflective glass is prohibited. For purposes of this subsection, highly reflective glass means glass with an exterior visible reflectance percentage in excess of 27 percent. Visible reflectance is the percentage of available visible light energy reflected away from the exterior surface of the glass. The higher the reflectance percentage, the more mirror-like the surface will appear.

(i) Private refuse collection. In Tract A, ~~This subsection applies only to lots with new construction and uses located on lots with new construction. Private refuse collection from these lots~~ may only occur between the hours of 7:00 a.m. and 8:00 p.m., Monday through Friday, and 8:30 a.m. and 5:00 p.m., Saturday and Sunday. All trash dumpsters and compactors must be completely screened with a masonry or decorative concrete wall at least eight feet in height, except for one side, which must have a gate approximately equal in height to the screening wall. Trash dumpsters and compactors may not be located within 175 feet of the west property line of this district.

(j) Frontage.

(1) Lots are not required to front upon a dedicated public or private street or drive, provided there is adequate access provided by an access easement.

(2) Frontage may be on a public or private street or drive, access easement or mews.

(3) More than four lots may share a public or private street or drive, access easement or mews.

(4) Section 51A-8.503(b)(4) does not apply.

~~(1)~~(5) Lot may have frontage on two opposite sides.

Staff's Recommendation

~~(k) Traffic review.~~

~~(1) Upon the issuance of the certificate of occupancy for the 120th dwelling unit in Tract A, a traffic count must be conducted.~~

~~(2) The point of measurement must occur within Tract A between the two gates located on that street that connects to the westernmost Walnut Hill Lane access point to Tract C as shown on the Development Plan.~~

~~(3) If residential traffic exceeds 120 cars in any one hour period, during a 24 hour period, on the westernmost Walnut Hill Lane access point, then access to Tract A will be limited to Tract A residents only.~~

Applicant's Request

(k) Traffic review.

(1) Upon the issuance of the certificate of occupancy for the 120th dwelling unit in Tract A, a traffic count must be conducted.

(2) The point of measurement must occur within Tract A between the two gates located on that street that connects to the westernmost Walnut Hill Lane access point to Tract C as shown on the Development Plan.

(3) If residential traffic exceeds 120 cars in any one hour period, during a 24 hour period, on the westernmost Walnut Hill Lane access point, then access to Tract A will be limited to Tract A residents only.

(l) Traffic control measures.

Staff's Recommendation

(1) ~~Upon completion of all construction in Tracts E2 and~~ Prior to the issuance of any building permit for multifamily units not currently under construction in Tracts D and F, the optional northeast street must be constructed. Traffic control measures must be implemented at Access Point "B" during PM peak traffic times during standard work days as follows:

Applicant's Request

(1) Upon completion of all construction in Tracts E2 and G the optional northeast street must be constructed. Traffic control measures must be implemented at Access Point "B" during PM peak traffic times during standard work days as follows:

(A) A trained individual or traffic control device will be located at Access Point "B" to direct traffic to the optional northeast street to the north exit of the project.

(B) If acceptable to the City of Dallas Traffic Department, additional traffic measures will be placed near the north exit of the project to direct people towards Meadow Road.

(2) For special events, a trained traffic control individual must be present to direct the flow of traffic.

(m) Nonconforming uses. All existing uses within this district as of November 8, 2006, the date of creation of this district, are not subject to Section 51A-4.704(a)(1), which authorizes the establishment of compliance dates for nonconforming uses.

~~SEC. 51P-750.117.~~ SEC. 51P-750.118 **COMPLIANCE WITH CONDITIONS.**

(a) Except as provided in Section 51P-750.107, all paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use in this district until there has been full compliance for that use with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 26510)

~~SEC. 51P-750.118.~~ SEC. 51P-750.119 **ZONING MAP.**

PD 750 is located on Zoning Map No. F-8. (Ord. 26510)

Exhibit 750A1 – NEW

Tract A detailed development plan

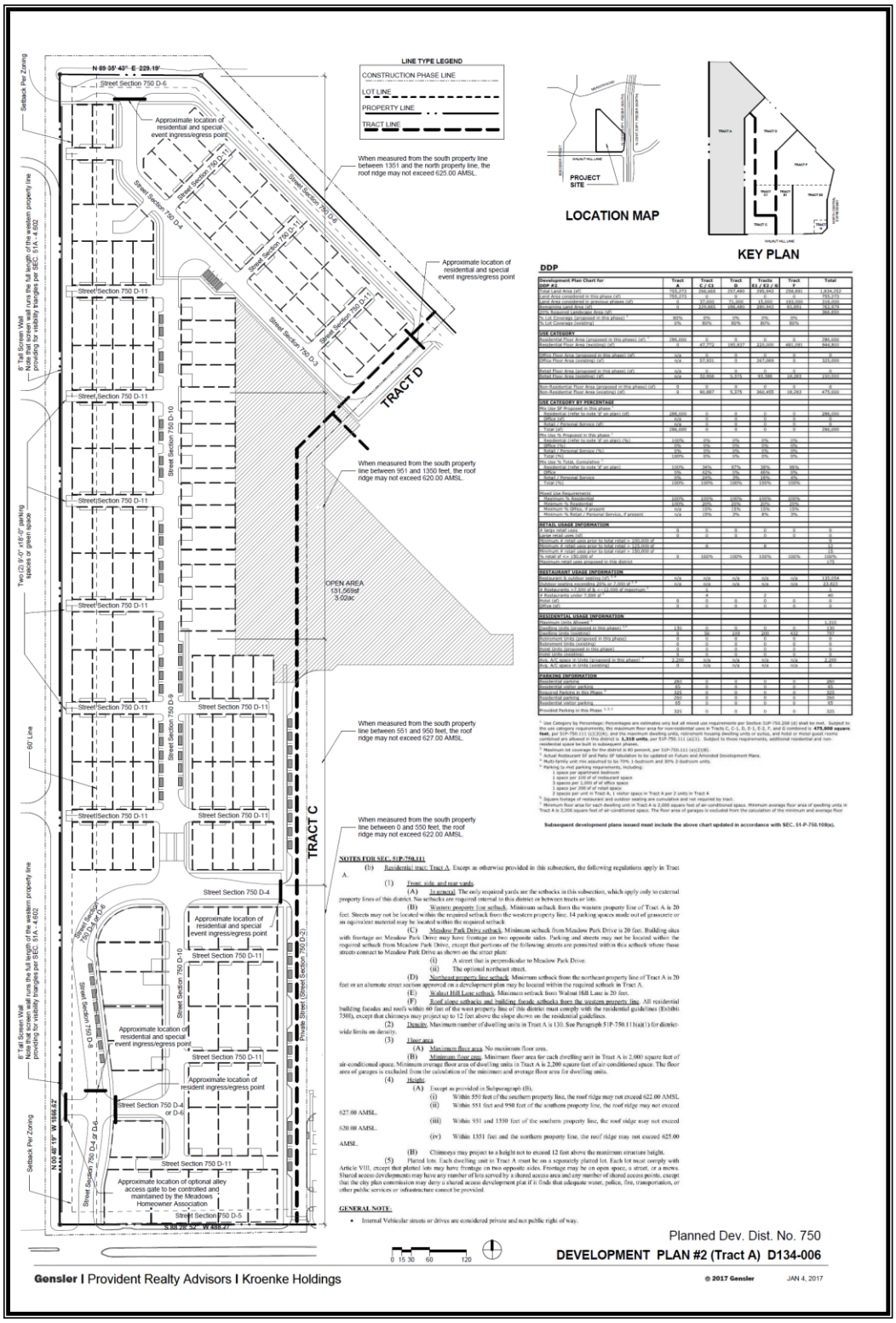


Exhibit 750A2 – NEW

Exhibit 750A2: Tracts A landscape plan.

Landscape Plan Chart for DDP #2	Tract A	Tract C / C1	Tract D	Tracts E1 / E2 / G	Tract F	Total
Large Open Space (sf)	50,302	43,379	36,999	0	0	130,680
Landscape Area (proposed in this phase) (sf)	181,888	36,347	27,401	0	7,316	252,952
Landscape Area (existing) (sf)	0	18,539	18,455	42,855	33,034	112,884
% Total Landscape Area in this District	9.9%	3.0%	2.5%	2.3%	2.2%	20%
Landscape Area within Large Open Space (sf)	50,302	43,379	36,999	0	0	130,680
% Landscape Area within Large Open Space	38.5%	33.2%	28.3%	0%	0%	100%
% Landscape Area Not in Tract A or the Large Open Space	61.5%					61.5%
Public Right of Way Landscape Area (sf)	1,218					13,552
Landscape Area along West Property Line of District (sf)	41,005					41,005
Hardscape Area (sf)	21,581	23,442	5,771	46,777	17,473	115,044
% Total Hardscape Area in this District	1%	1%	0%	3%	1%	6%
Hardscape within Large Open Space (sf)	0					46,732
% Hardscape within Large Open Space	0%					41%
Public Right of Way Hardscape Area (sf)	2,122					6,507

New Trees provided	331 Trees
Street Trees along West Property Line of the District 1254 LF @ 30' O.C. / 492 LF @ 70' O.C.	
	49 Trees Required - 4" Cal. Min.
	50 Trees Provided - 4" Cal.

A wall 8 feet in height has been provided alon the west property line of the district.
A 20' wide landscape planting area will be provied along the side of the 8' wall.
The west perimeter evergreen tree planting for Tract A will be fully installed for the entire length of Tract A, and will not be phased.
There will be a lighted pathway to Tract A from the "potential contiguous open space" in a future phase of Tract A.
Miniumum square foot of planter areas with trees is 70 sf.

LANDSCAPE DEVELOPMENT PLAN 0 20 40 80 160

Planned Dev. Dist. No. 750
DEVELOPMENT PLAN Tract A D134-006

Gensler | Provident Realty Advisors | Kroenke Holdings | studioOutside

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Exhibit B – NEW/UPDATED

Conceptual Plan

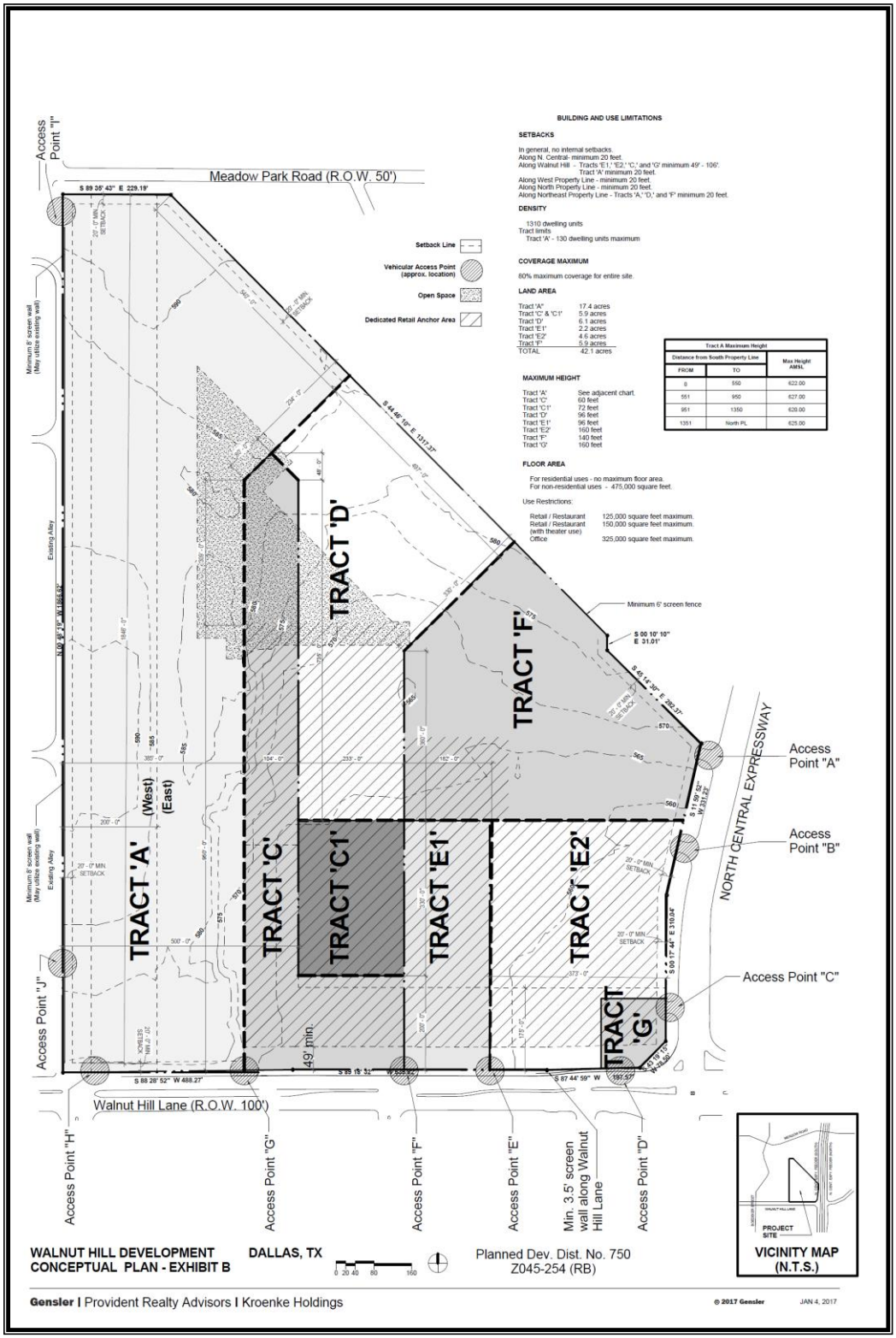


Exhibit C– NEW/UPDATED

Street Plan

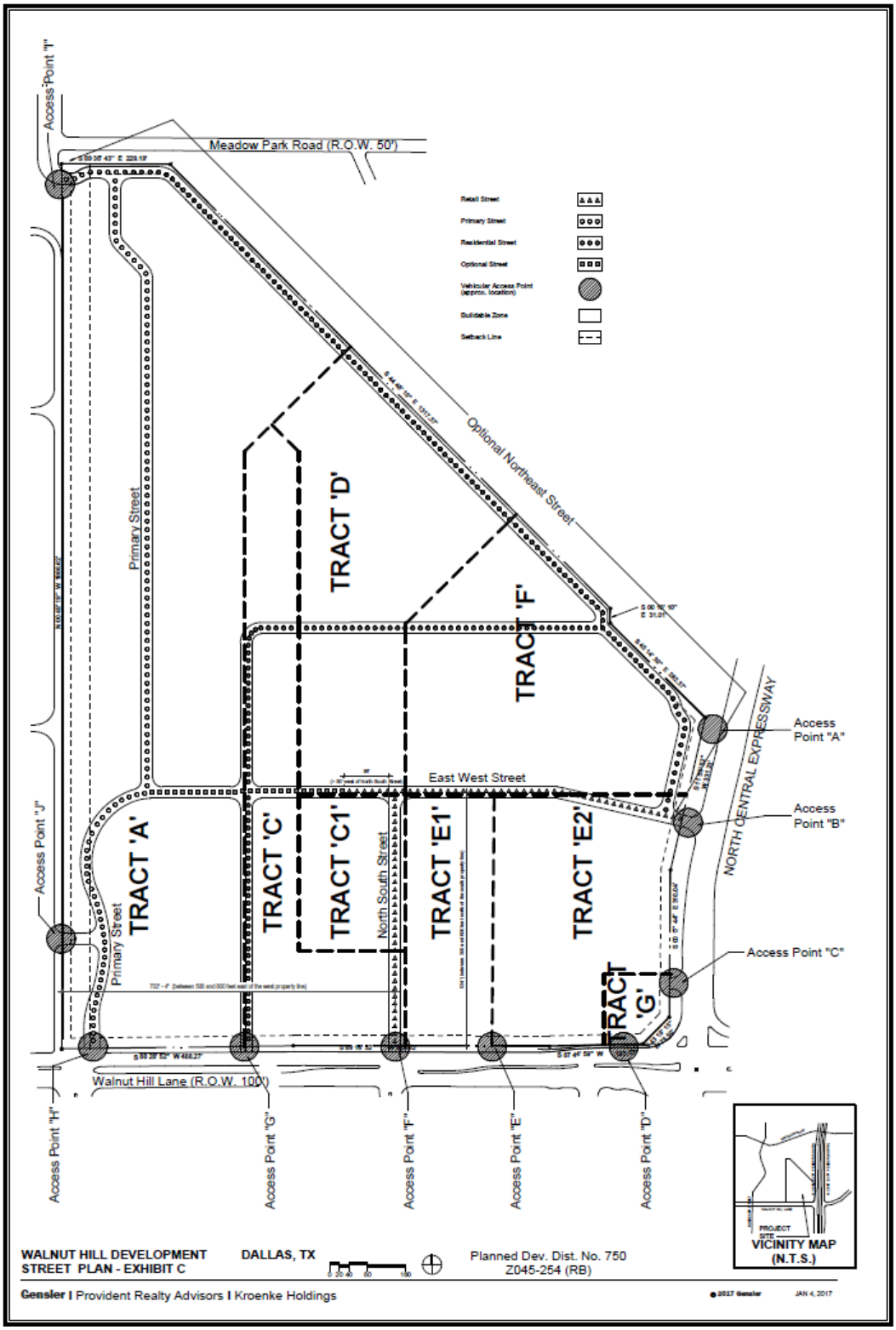


Exhibit D - DELETED

Retail Street Section

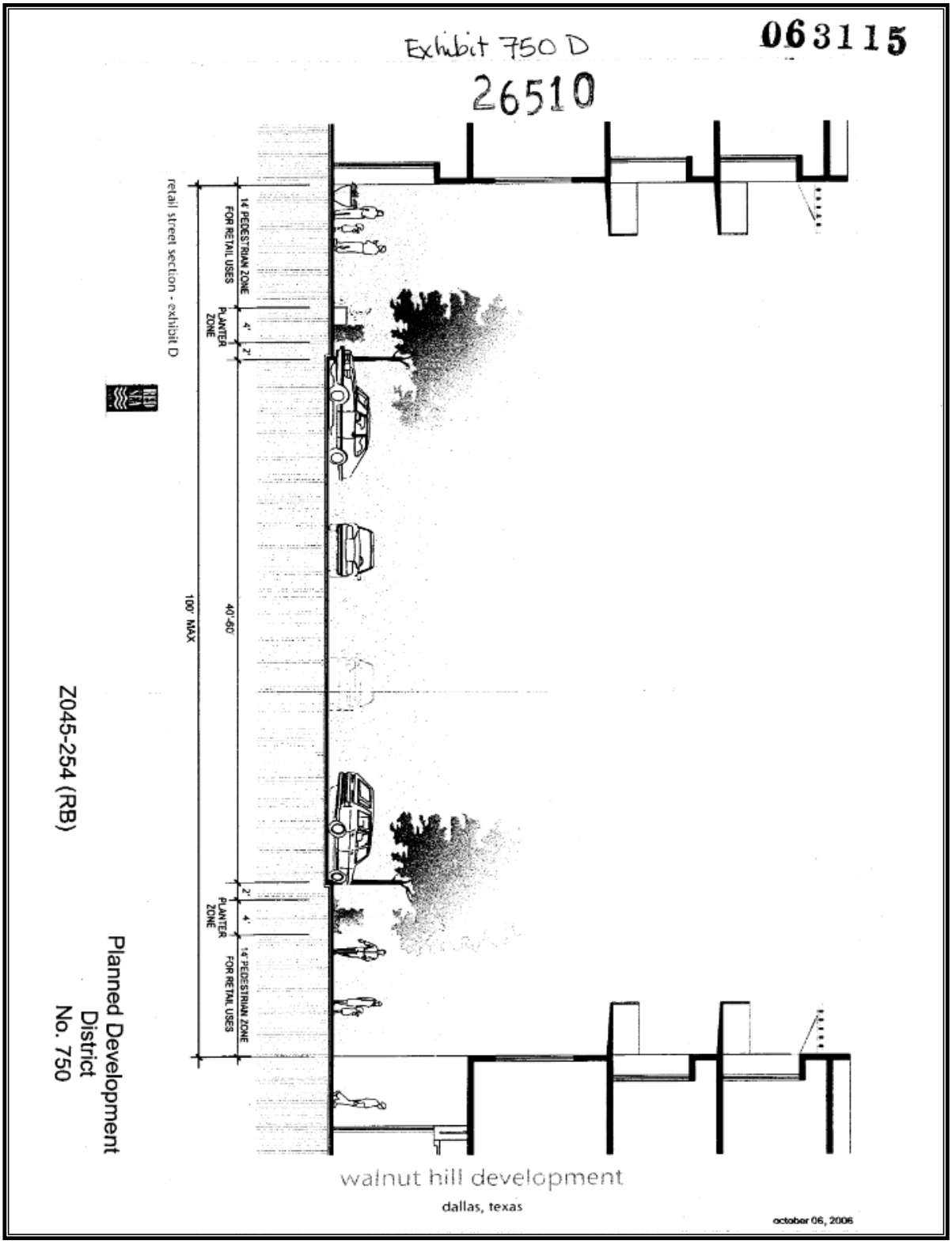


Exhibit E - DELETED

Residential Street Section

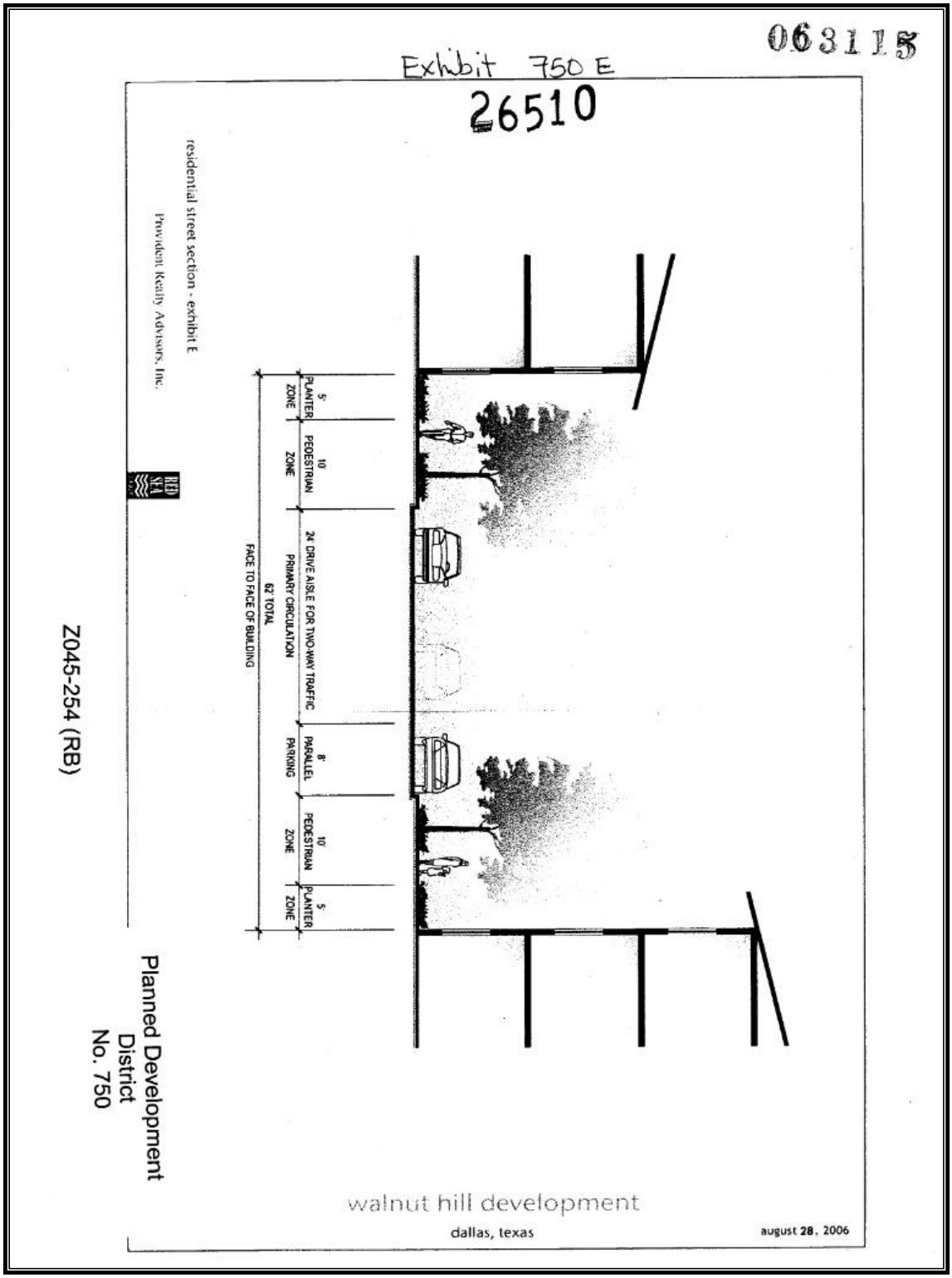


Exhibit E-1 - DELETED

Residential Street Section

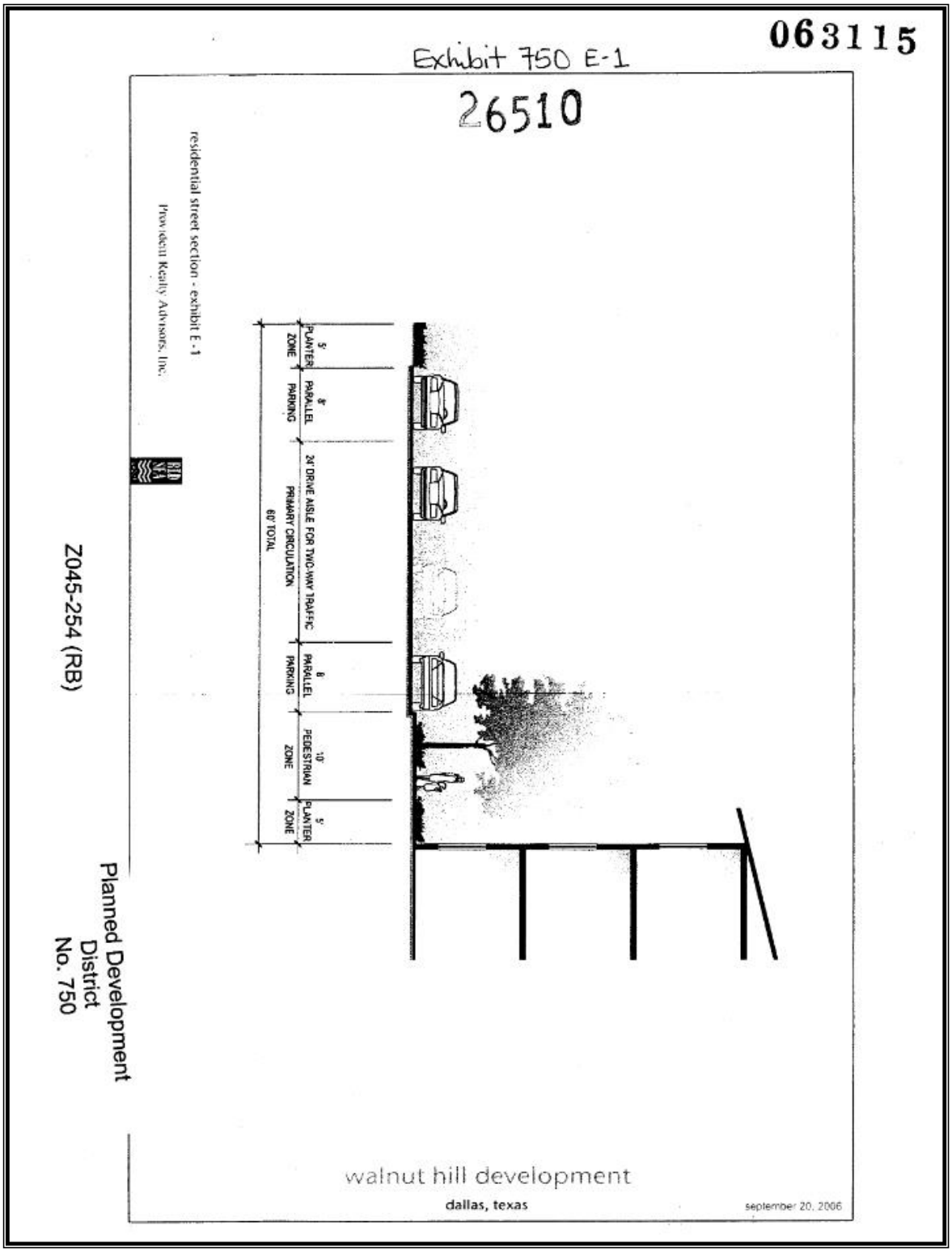


Exhibit F - DELETED

Street Section (building one side only)

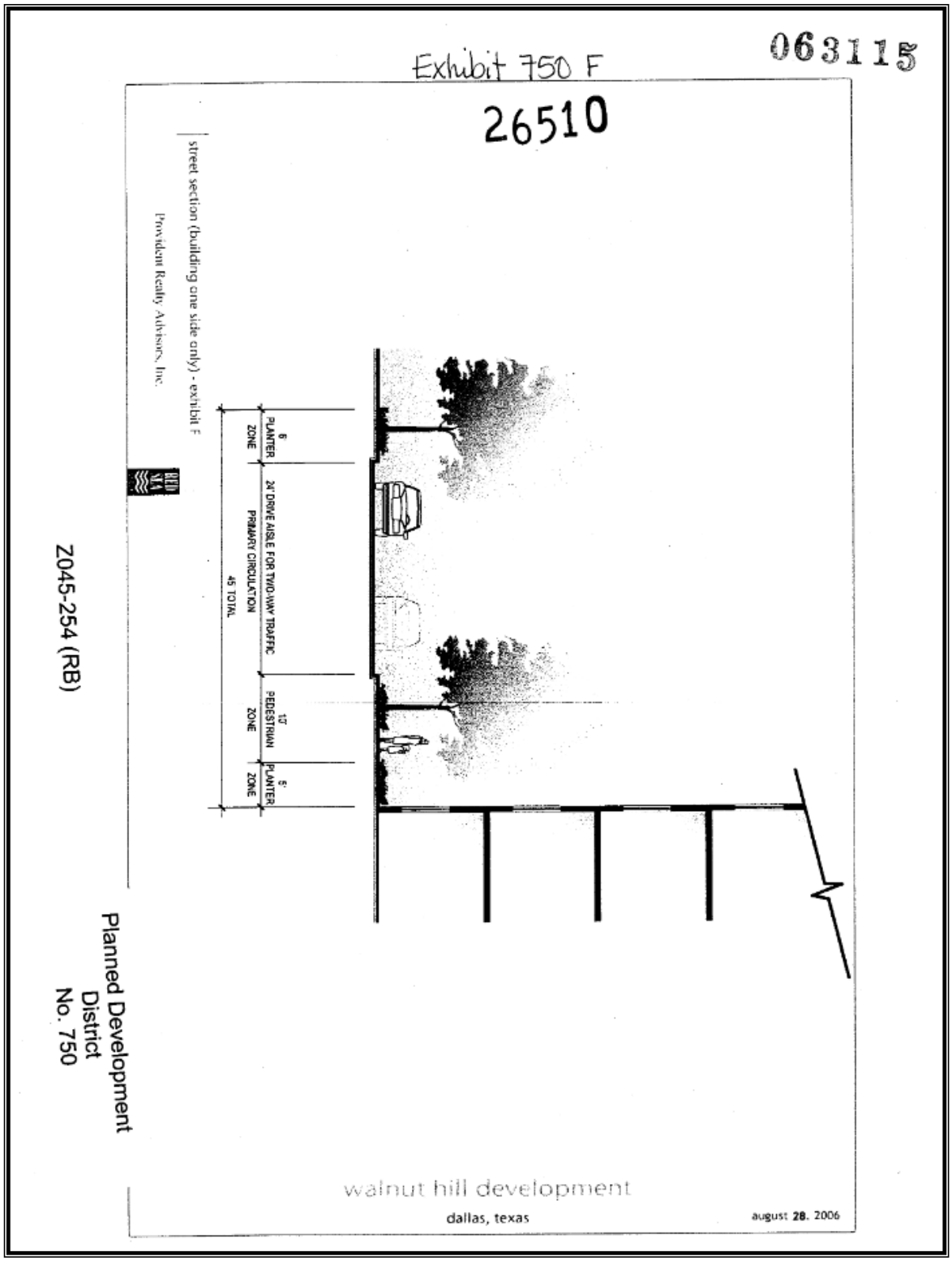


Exhibit F-1 - DELETED

Street Section (building on side only)

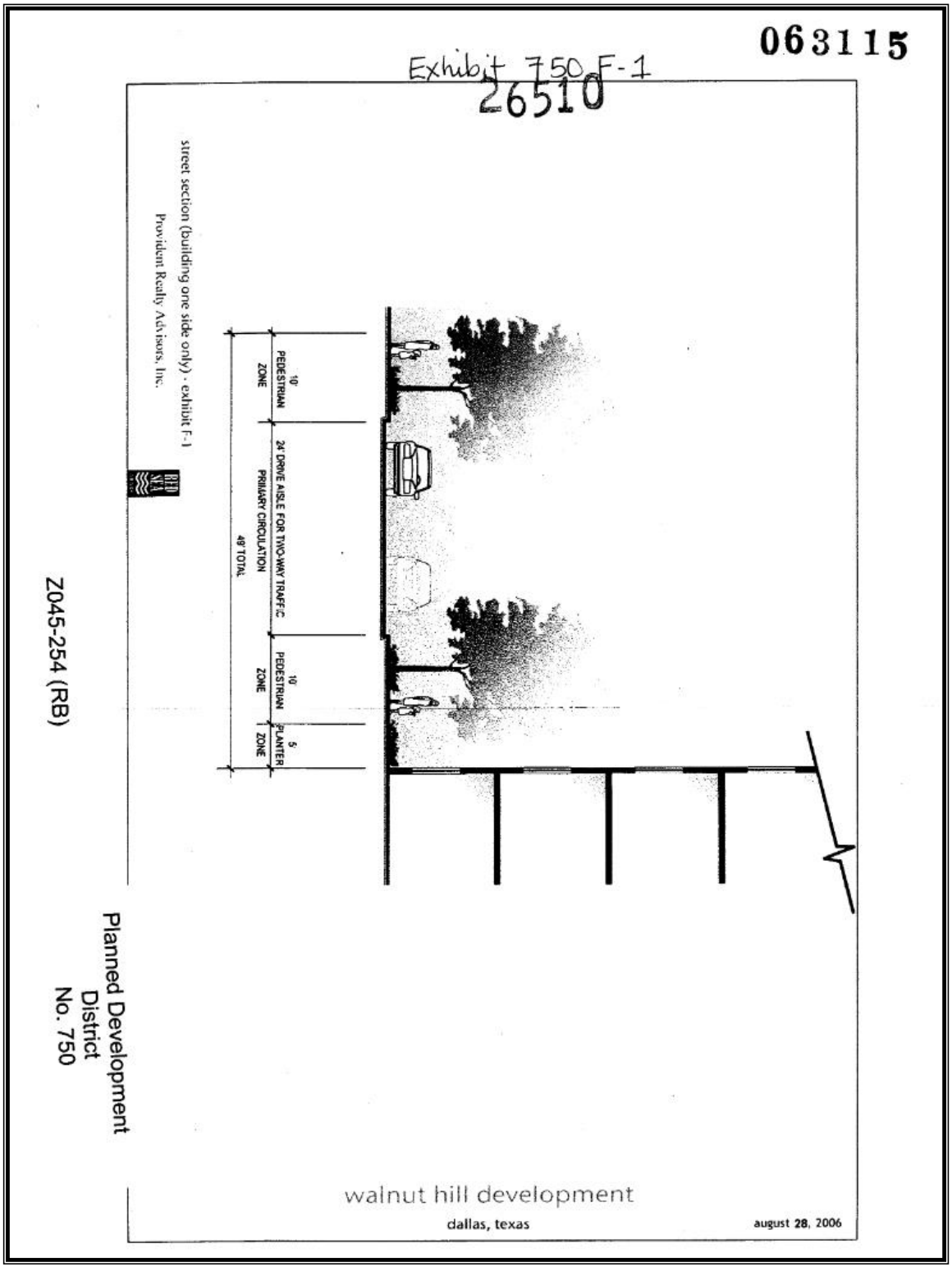


Exhibit F-2 - DELETED

~~Potential Contiguous~~ Large Open Space Street Section

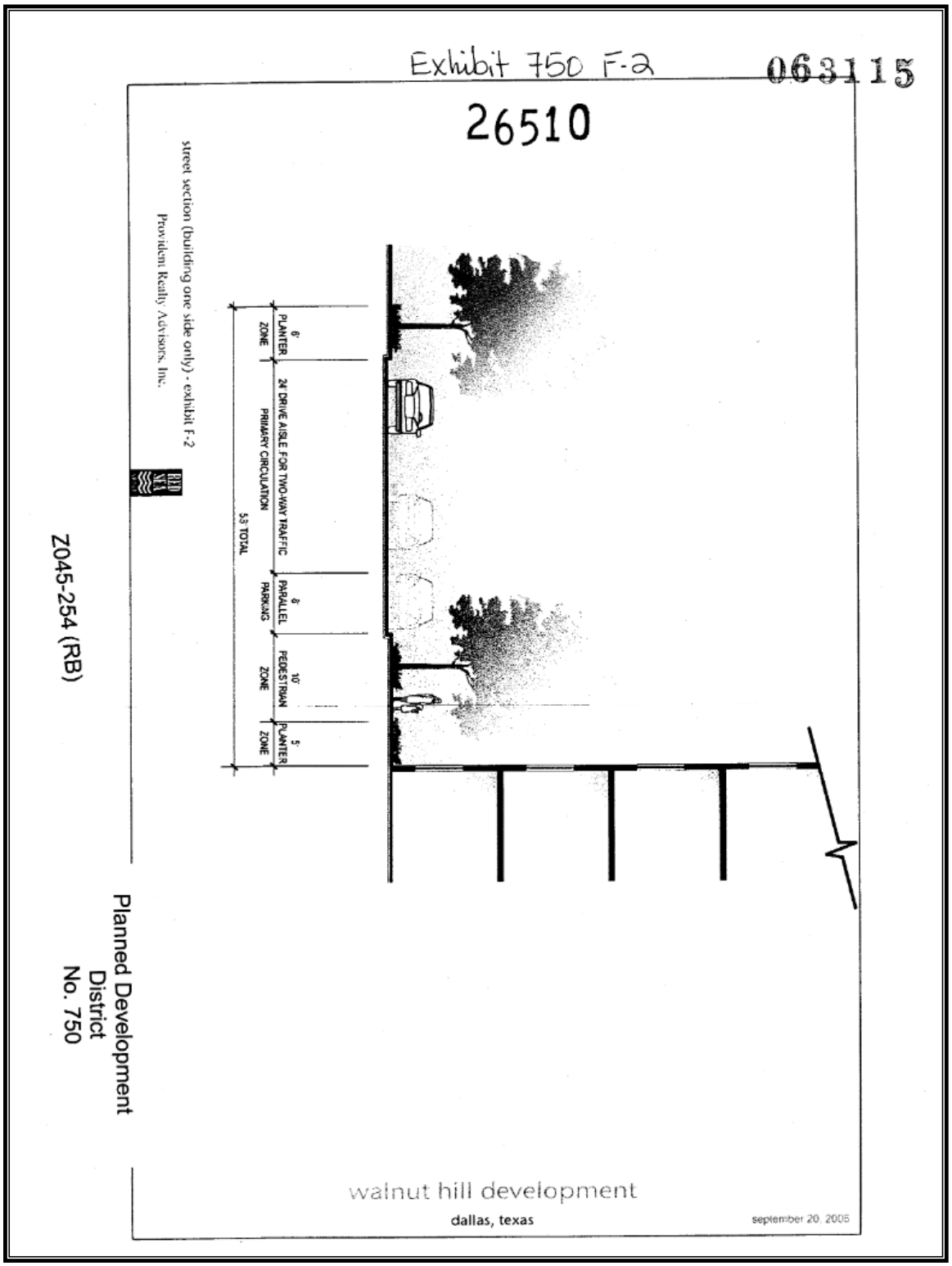


Exhibit G - DELETED

Street Section

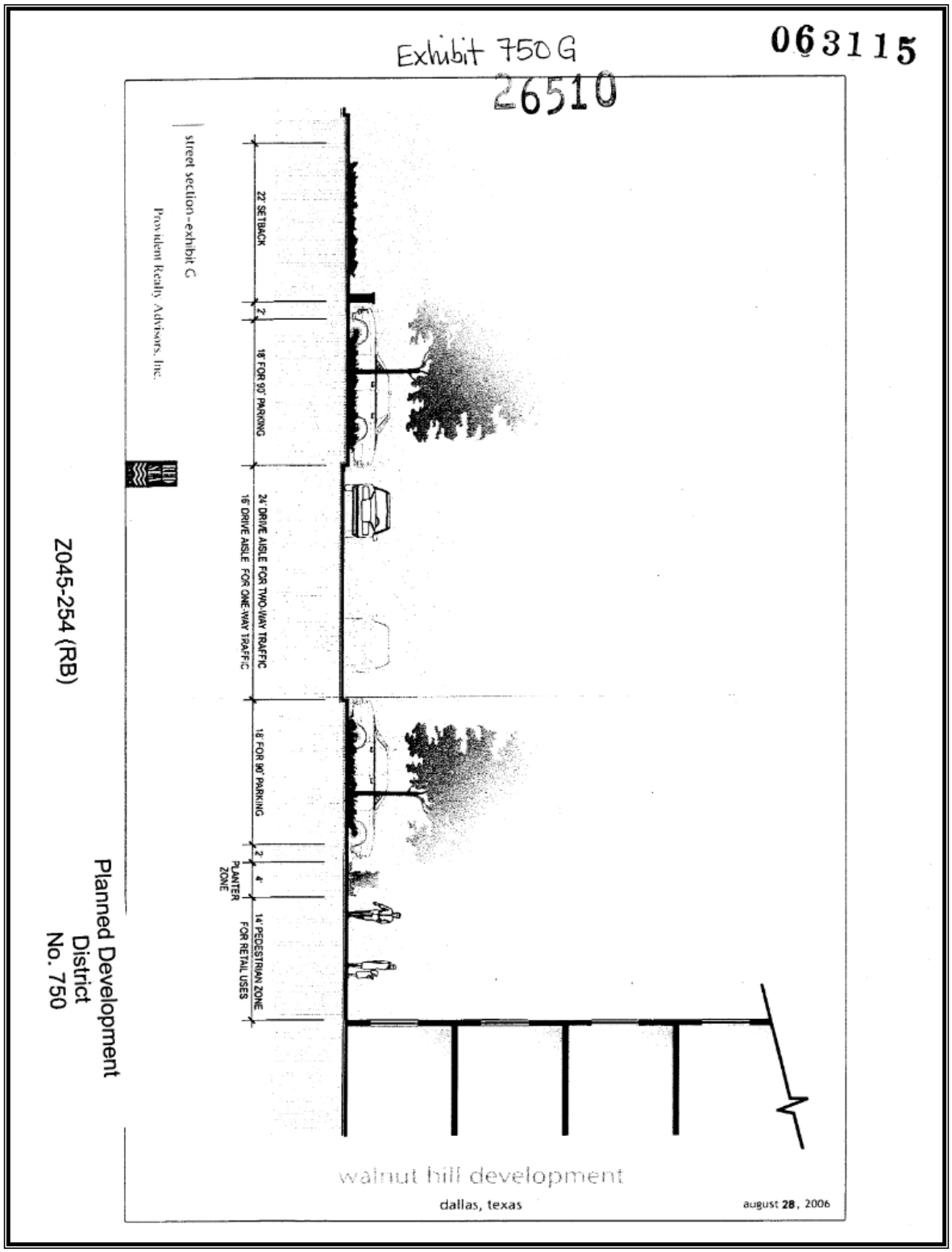


Exhibit G-1 - DELETED

Street Section

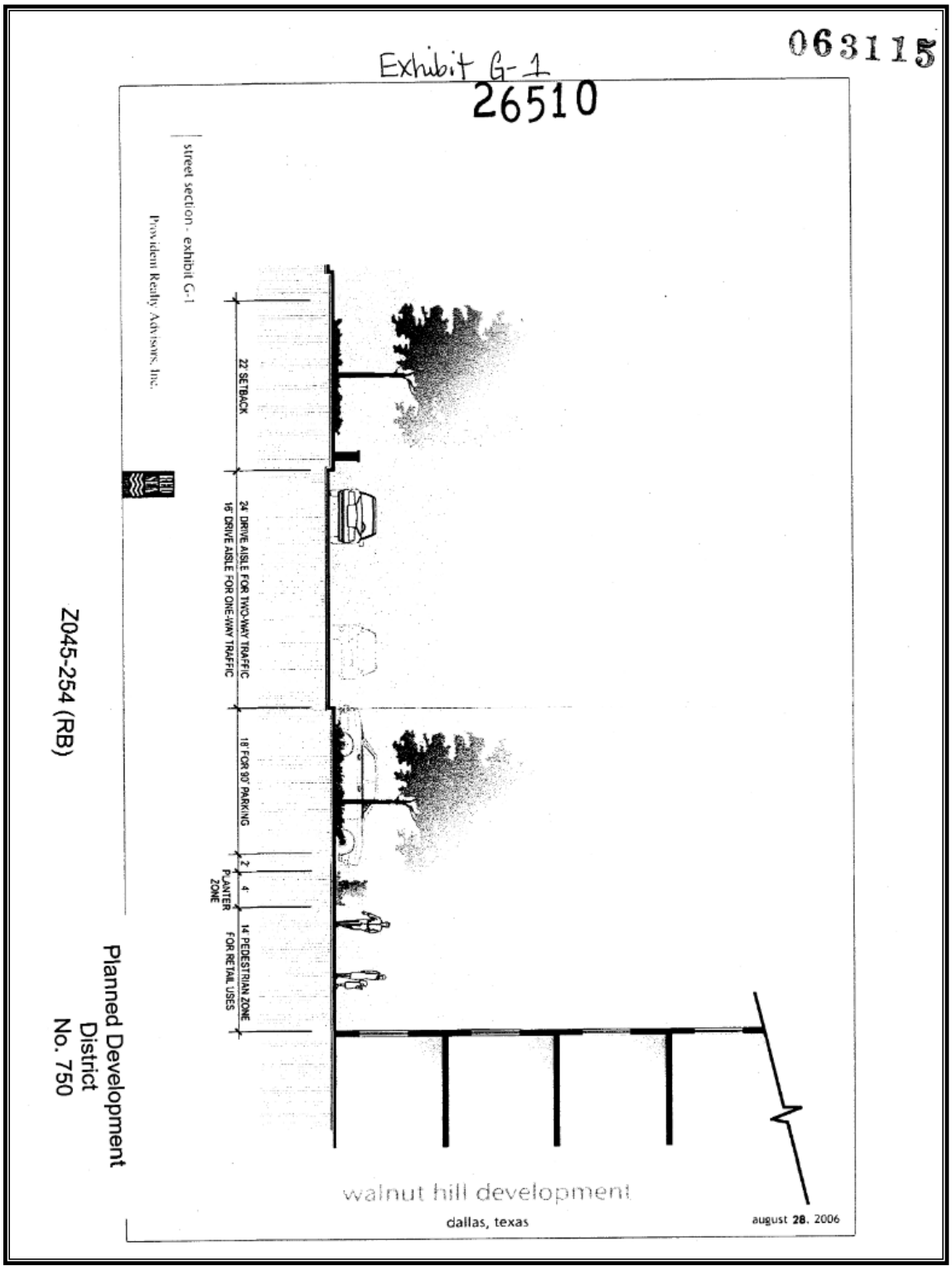


Exhibit H - DELETED

Street Section

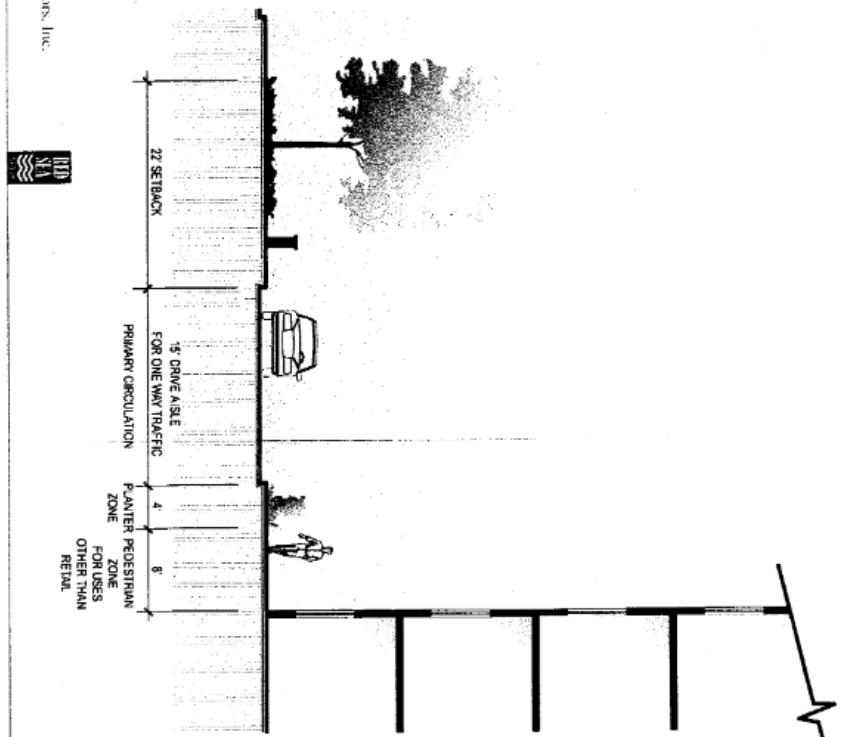
063115

Exhibit 750 H

26510

street section - exhibit H

Provident Realty Advisors, Inc.



Z045-254 (RB)

Planned Development District No. 750

walnut hill development

dallas, texas

august 28, 2006

Exhibit 750D – NEW/UPDATED

Retail Street Section

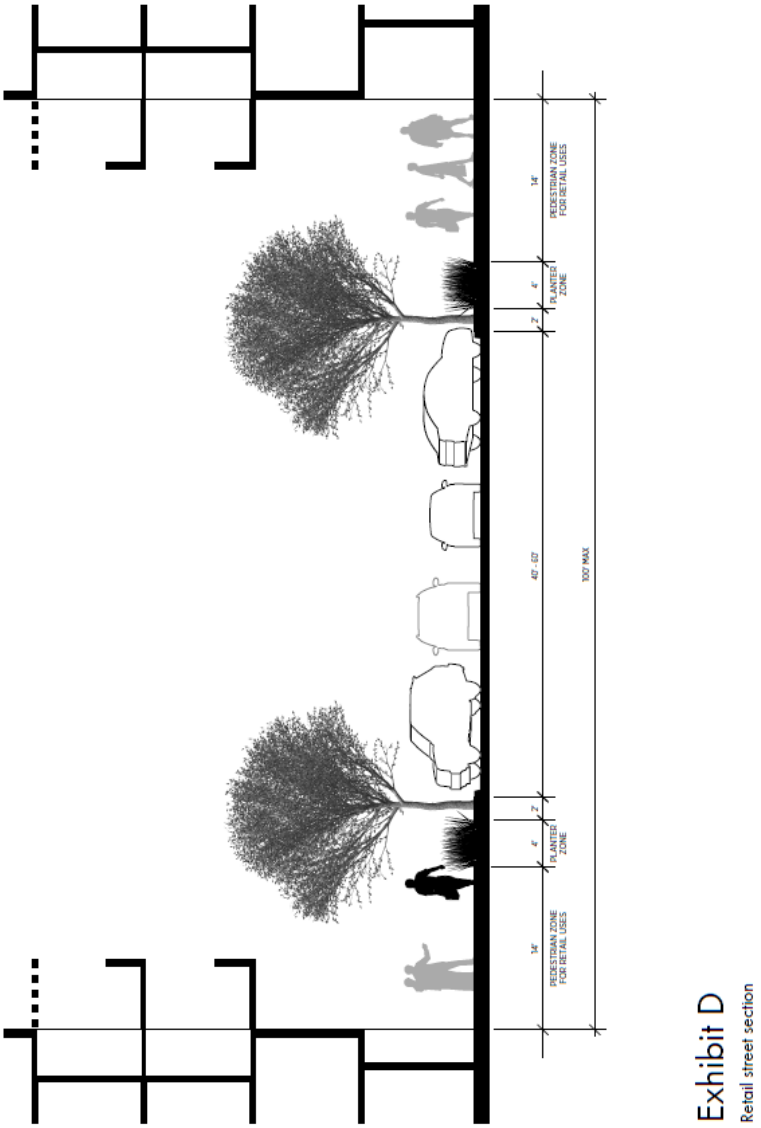


Exhibit 750D-1 – NEW/UPDATED

Mixed-Use Street Section

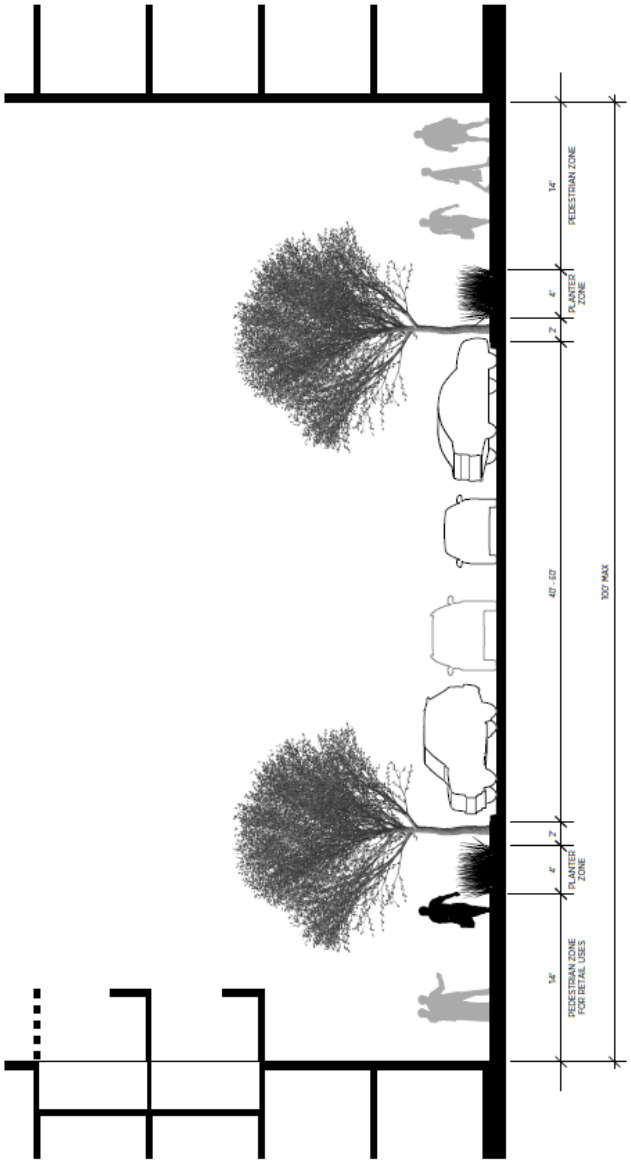


Exhibit D-1
Mixed-use street section

Exhibit 750D-2 – NEW/UPDATED

Buildings Both Sides; Parallel Parking On 1 Side Street Section

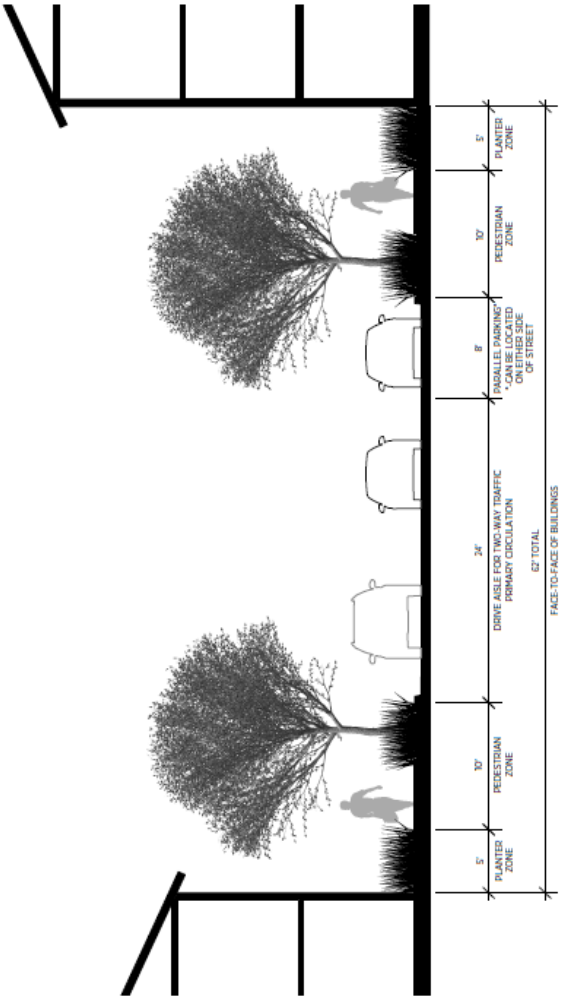


Exhibit D-2

Exhibit 750D-3 – NEW/UPDATED

Buildings On One Side; Parallel Parking On 2 Sides Street Section

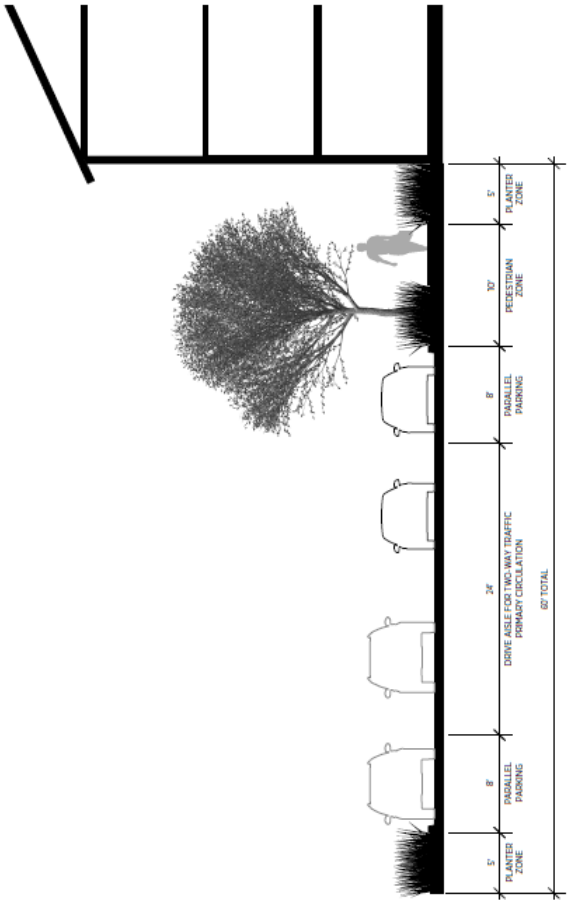


Exhibit D-3

Exhibit 750D-4 – NEW/UPDATED

Buildings On Both Sides; No-Parallel Parking Street Section

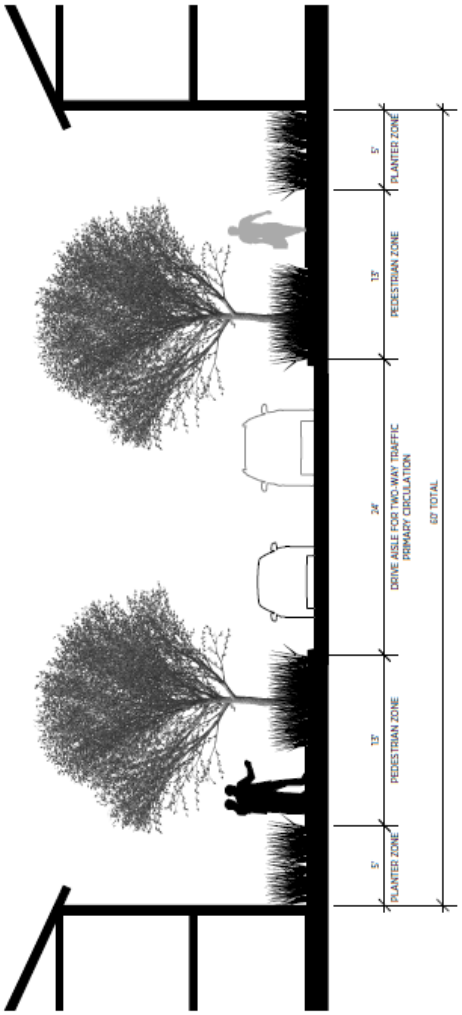


Exhibit D-4

Exhibit 750D-5 – NEW/UPDATED

Building On One Side; Walnut Hill Frontage Street Section

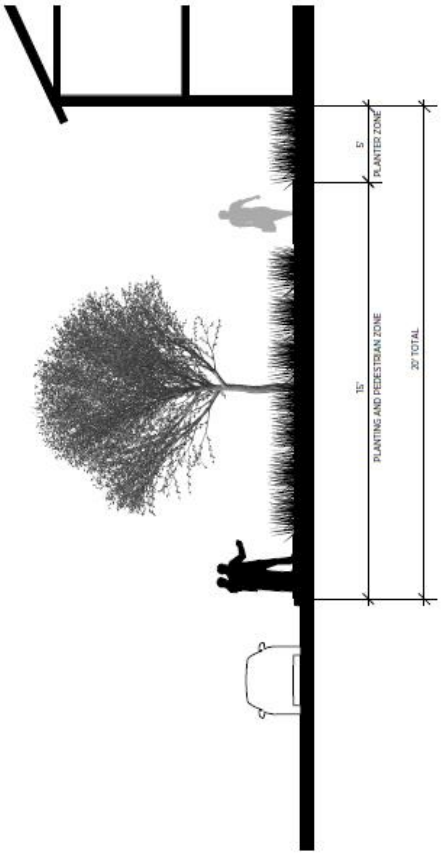


Exhibit D-5

Exhibit 750D-6 – NEW/UPDATED

Building On One Side; No-Parallel Parking Street Section

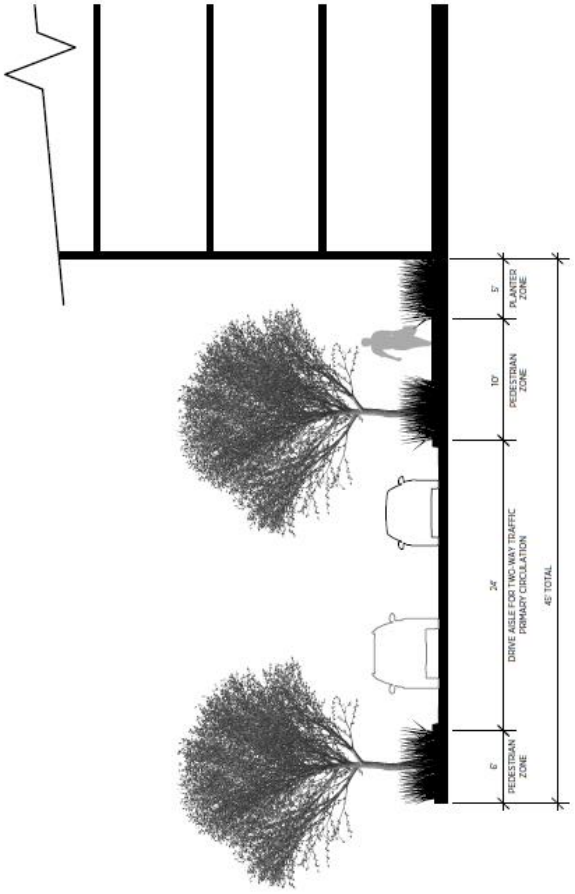


Exhibit D-6

Exhibit 750D-7 – NEW/UPDATED

Building On One Side; No-Parallel Parking; Wider Pedestrian Zone Street Section

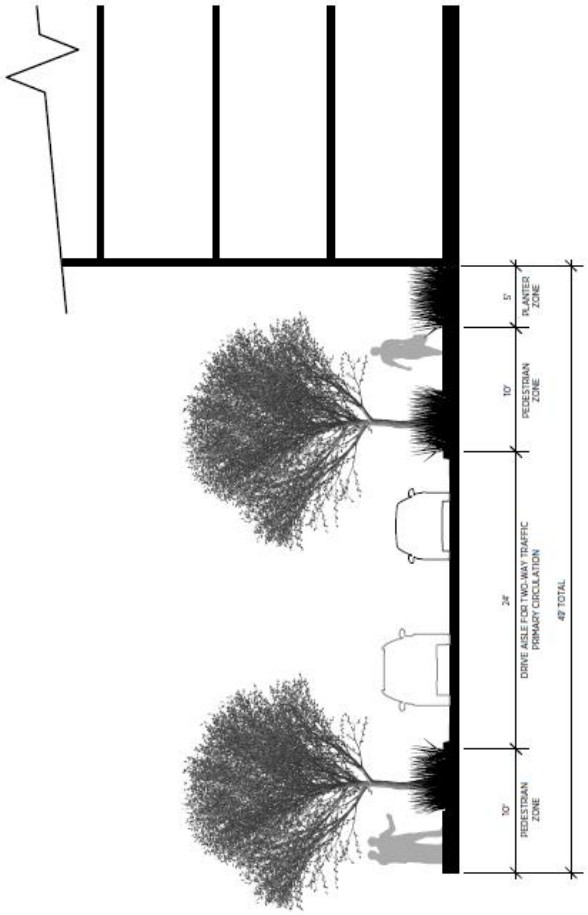


Exhibit D-7

Exhibit 750D-8 – NEW/UPDATED

Building On One Side; Parallel Parking On 1 Side Street Section

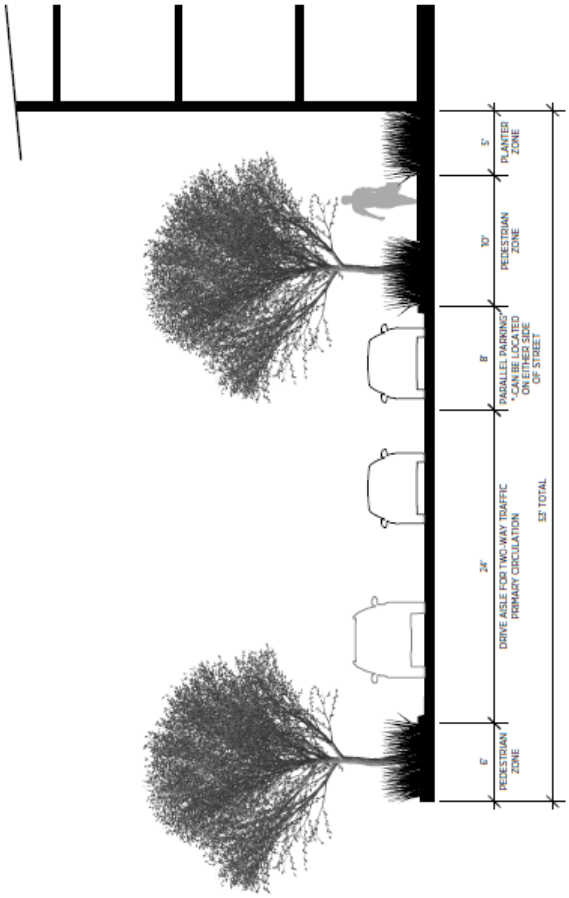


Exhibit D-8

Exhibit 750D-9 – NEW/UPDATED

Building On Two Sides; Parallel Parking On 2 Sides Street Section

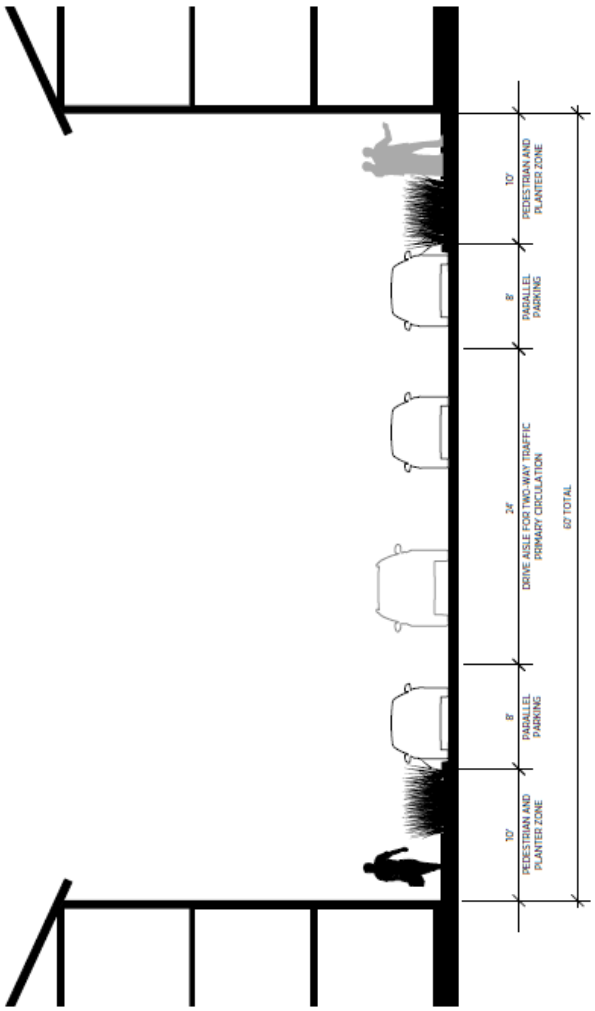


Exhibit D-9

Exhibit 750D-10 – NEW/UPDATED

Building On Two Sides; Tandem Parking On 1 Side And Parallel Parking On 1 Side Street Section

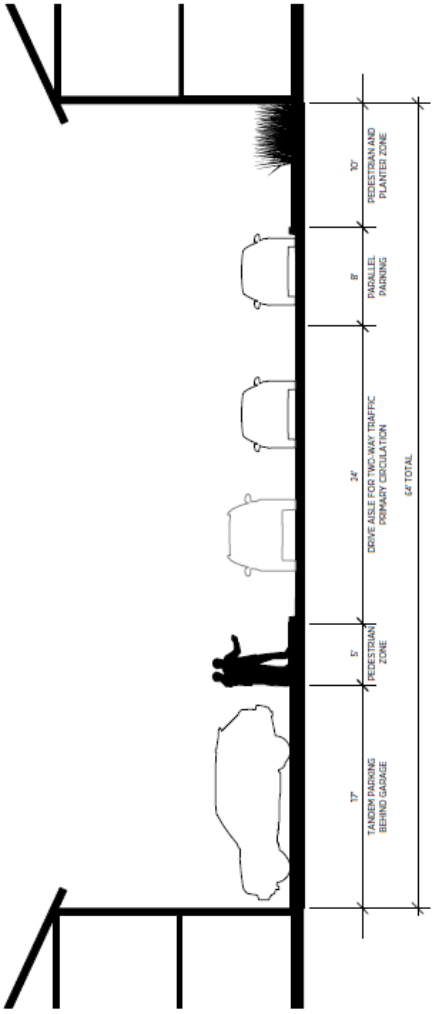


Exhibit D-10

Exhibit 750D-11 – NEW/UPDATED

Building On Two Sides; Planter Area On Both Sides For Garage Access Street Section

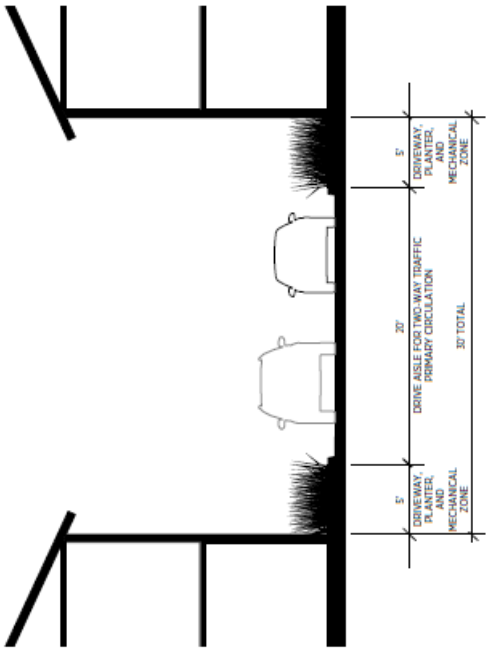


Exhibit D-11

Exhibit 750D-12 – NEW/UPDATED

Building On One Side With 90 Degree Parking On Both Sides Street Section

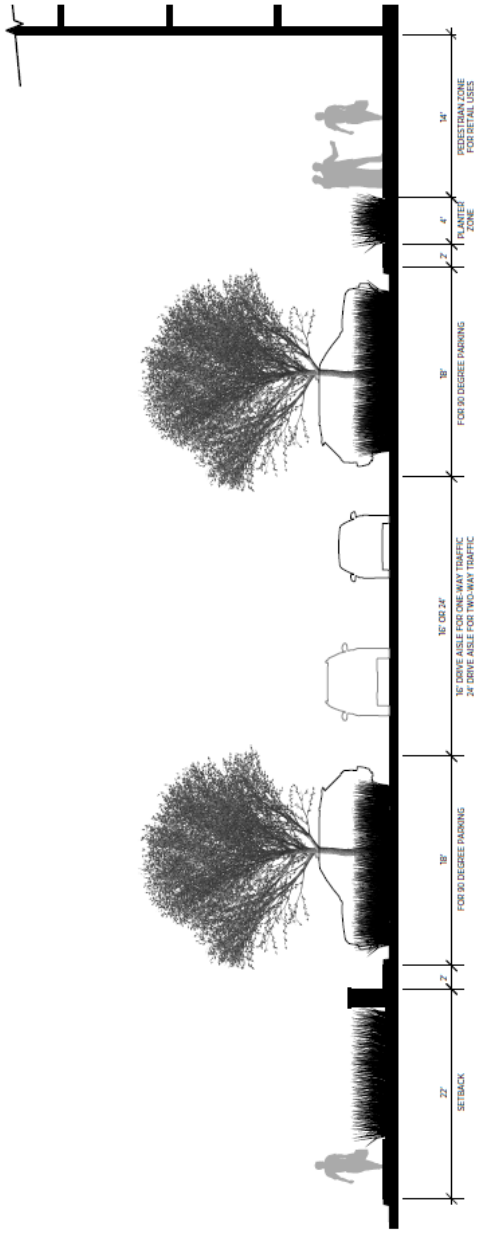


Exhibit D-12

Exhibit 750D-13 – NEW/UPDATED

Building On One Side With 90 Degree Parking On 1 Side Street Section

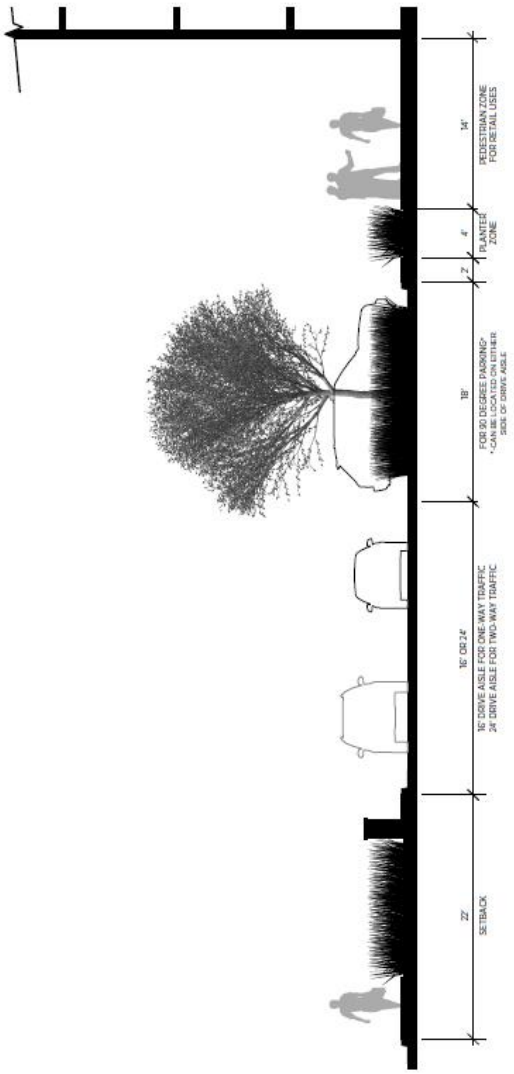


Exhibit D-13

Exhibit 750D-14 – NEW/UPDATED

Building On One Side With One Way Traffic Street Section

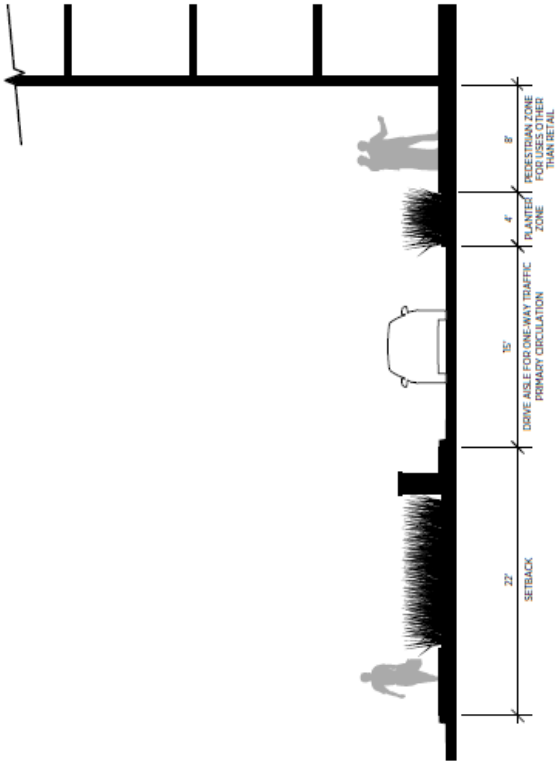


Exhibit D-14

:

Exhibit I - UNCHANGED

Residential Guidelines

Exhibit 750 I

063115

26510

Residential Design Guidelines for Buildings Immediately Adjacent to Facades Facing the Alley and Western Most Property Line

Design guidelines for residences along western most property line shall include the following measures to reduce the massing along the face of any building fronting the western property line.

A. Roofs parallel to the property line shall be "hip roofs," therefore sloping away from the adjacent residential neighborhood.

B. Where possible the eave and plate height on that side shall be lower than the majority of the eave and plate height for balance of the building. See Diagram 'A'

Diagram 'A' - Elevation Massing

C. The facade parallel to that property line shall be modulated by providing an offset in the building face no less that two feet for a distance of at least five feet parallel to the western most property line. See Diagram "B"

Diagram 'B' - Roof Plan Example

residential guidelines - exhibit I

Z045-254 (RB)

Planned Development District No. 750

walnut hill development

dallas, texas

three 2006

may 18, 2006

Exhibit J - UNCHANGED

Residential Guideline Images

Exhibit 750 J 063115

26510

Exhibit K - UNCHANGED

Retail Guideline Images

Exhibit 750 K
26510
063115

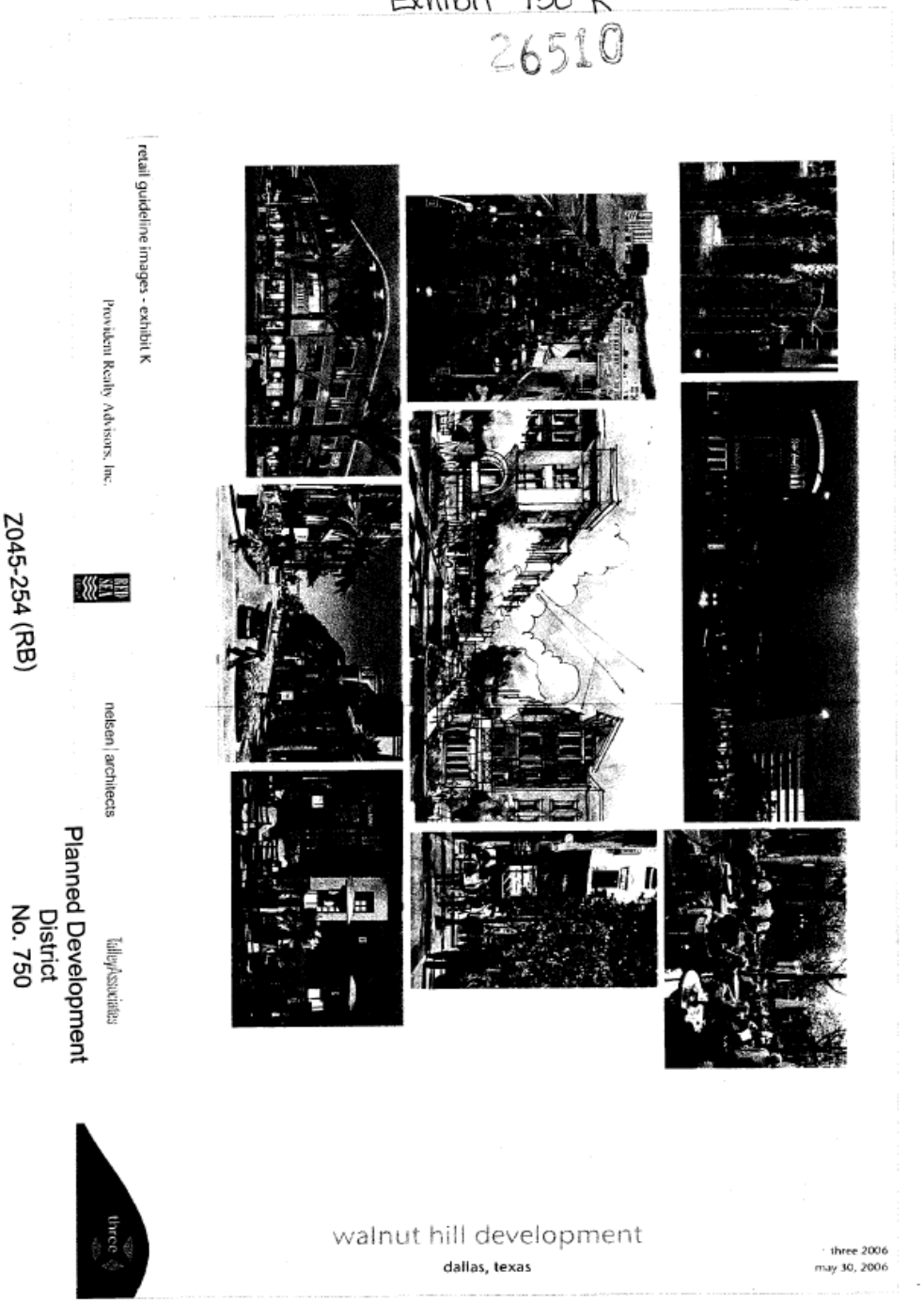


Exhibit L – NEW/UPDATED

Site Plan

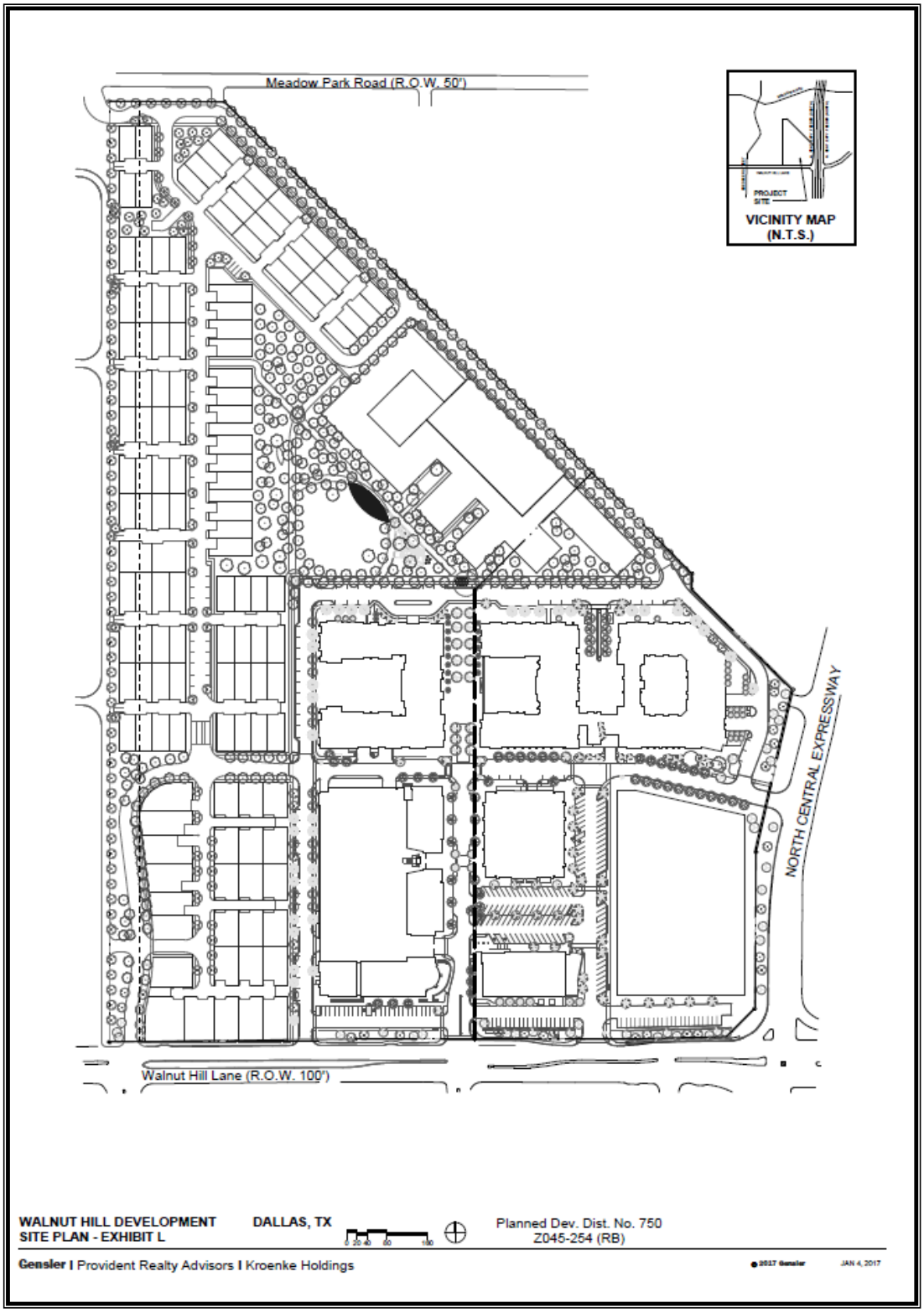


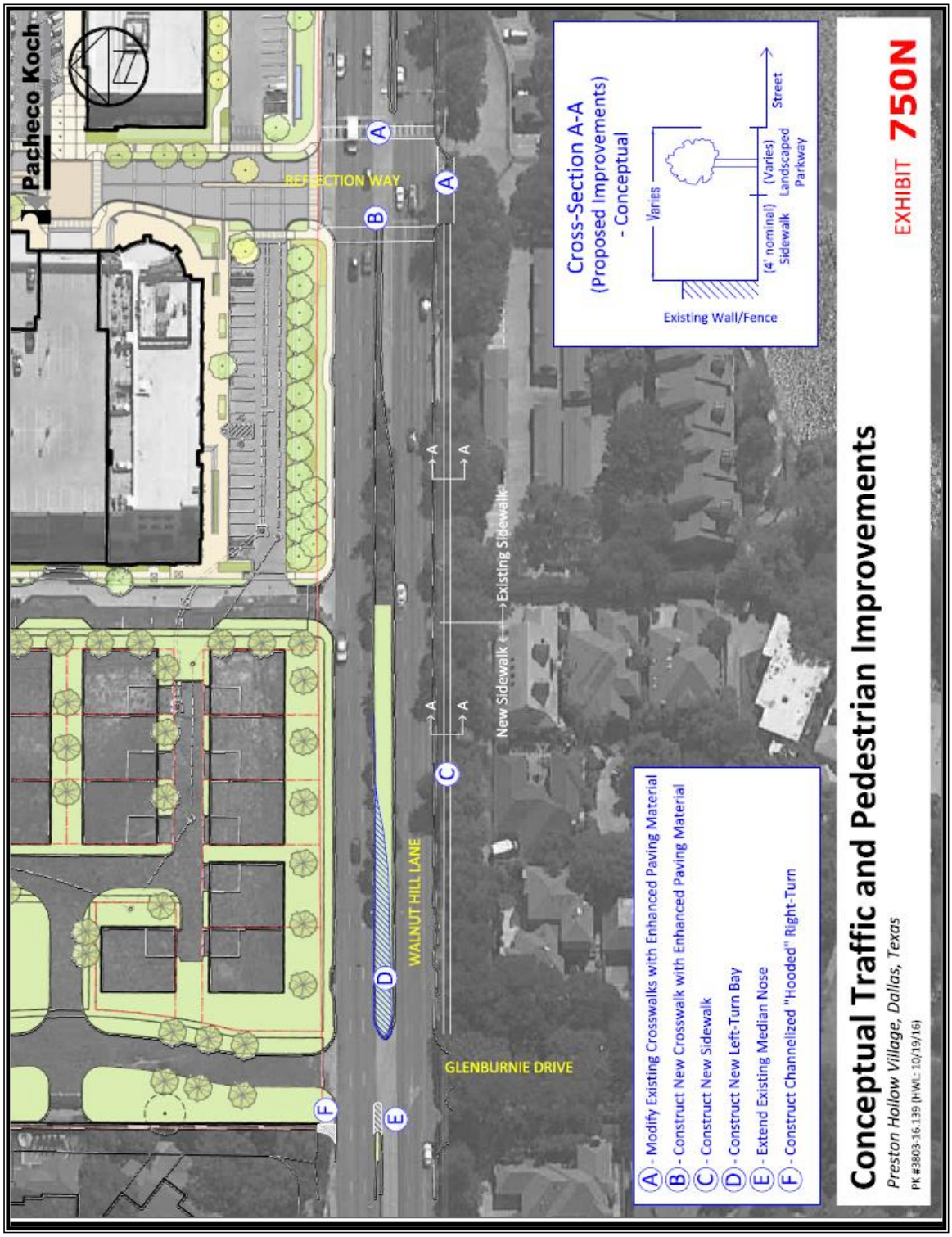
EXHIBIT 750M– NEW
Mixed Use Development Parking Chart
(for calculating standard parking requirement)

USE CATEGORIES	STANDARD PARKING REQUIREMENT	PARKING ADJUSTMENT THE TIME OF DAY (weekday)				
		Morning	Noon	After-noon	Late After Noon	Evening
Residential Uses	per Code	80%	60%	60%	70%	100%
Multifamily Uses	per Code	80%	60%	60%	70%	100%
Office Uses	(3/1,000 sq. ft.)	100%	80%	100%	85%	35%
Retail & personal service uses	per Code	60%	75%	70%	65%	70%
Bar & restaurant uses	(1/100 sq. ft.)	20%	100%	30%	30%	100%
Any other use	per Code	100%	100%	100%	100%	100%

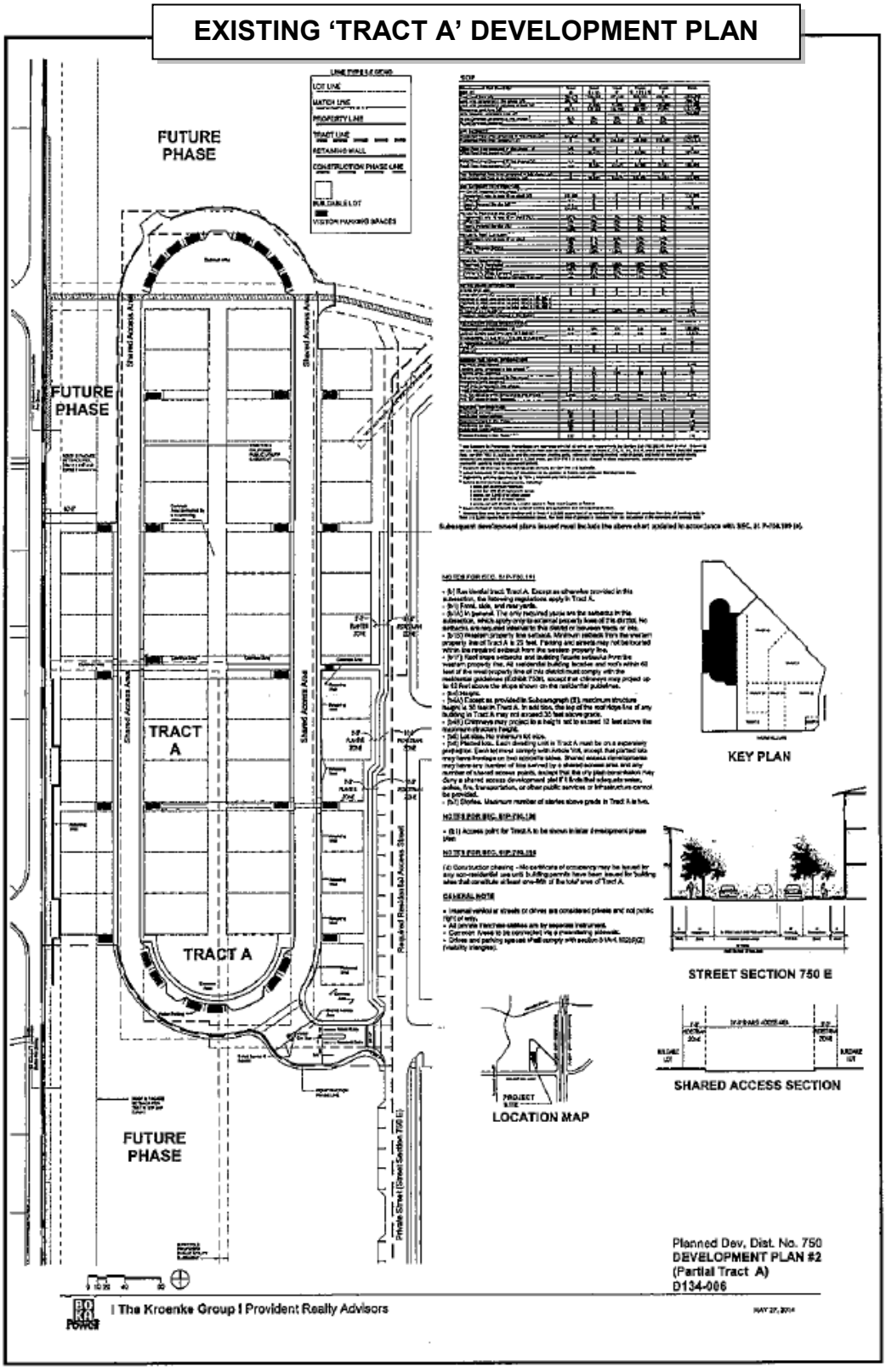
The adjusted standard off-street parking requirements for the development are the largest of the five "time of day" column sums.

Note: If the use does not fit into one of the first four categories listed above, 100 percent assignment must be used in each of the "time of day" columns. If one or more of the main uses in the development is a retail and personal service use, the minimum parking requirement for the development under this reduction option is the sum of the standard parking requirements for each of the retail and personal service uses in the development

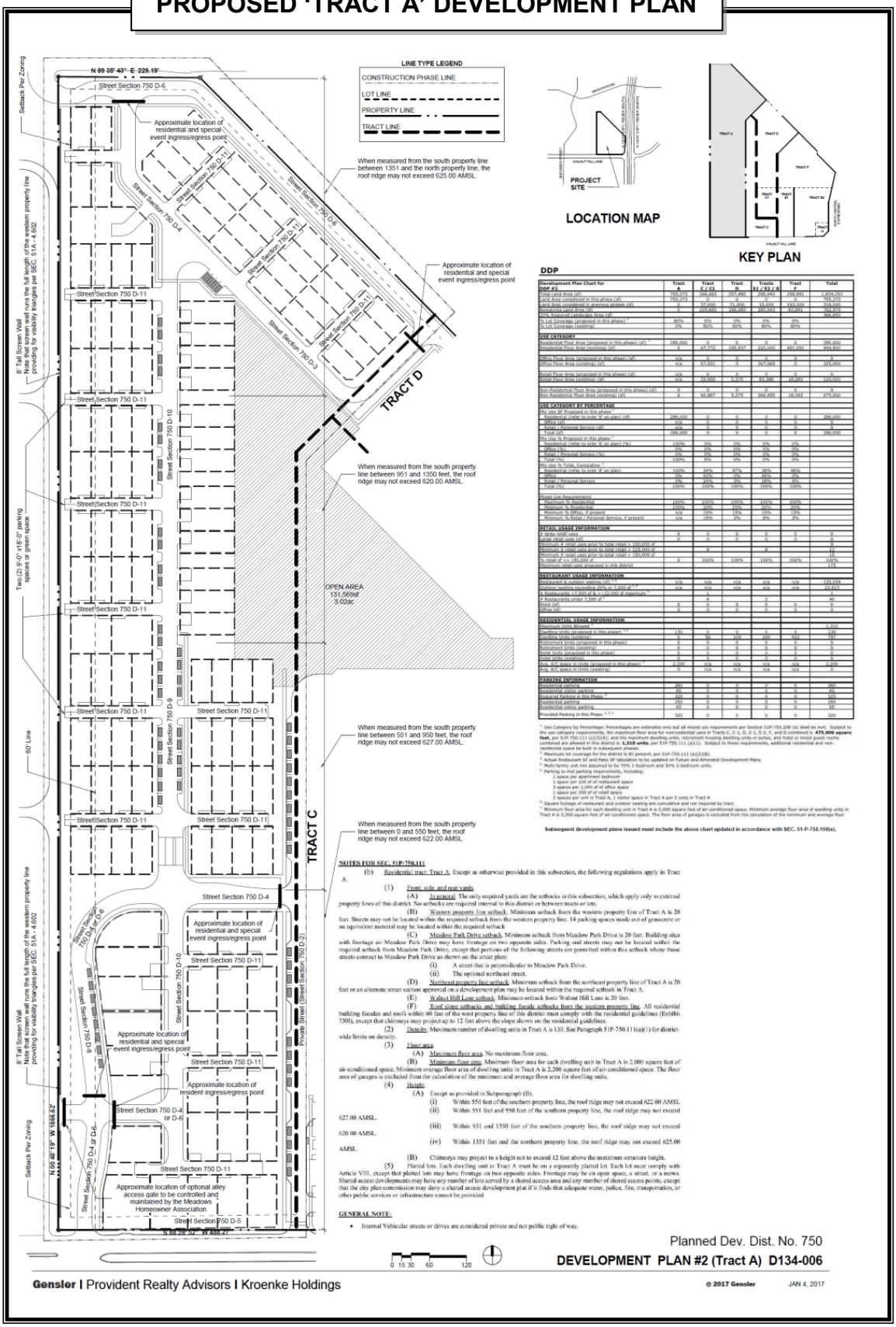
Exhibit N - NEW
Walnut Hill Pedestrian Street Section



EXISTING 'TRACT A' DEVELOPMENT PLAN



PROPOSED 'TRACT A' DEVELOPMENT PLAN



DDP

Development Plan Chart for DDP #2	Tract A	Tract C / C1	Tract B	Tracts E1 / E2 / E3	Tract F	Total
Total Land Area (sf)	753,373	266,665	257,480	285,943	250,893	1,814,353
Land Area considered in this phase (sf)	753,373	0	0	0	0	753,373
Land Area considered in previous phases (sf)	0	37,000	71,000	15,000	110,000	233,000
Remaining Land Area (sf)	0	229,665	186,480	285,943	140,893	828,978
20% Required Landscape Area (sf)						366,830
% Lot Coverage (proposed in this phase)	89%	0%	0%	0%	0%	
% Lot Coverage (existing)	0%	80%	80%	80%	80%	
USE CATEGORY						
Residential Floor Area (proposed in this phase) (sf)	286,000	0	0	0	0	286,000
Residential Floor Area (existing) (sf)	0	47,772	185,937	220,000	481,082	984,800
Office Floor Area (proposed in this phase) (sf)	n/a	0	0	0	0	0
Office Floor Area (existing) (sf)	n/a	57,001	0	257,000	0	314,000
Retail Floor Area (proposed in this phase) (sf)	n/a	0	0	0	0	0
Retail Floor Area (existing) (sf)	n/a	33,956	6,519	33,388	10,793	105,000
Non-Residential Floor Area (proposed in this phase) (sf)	0	0	0	0	0	0
Non-Residential Floor Area (existing) (sf)	0	90,887	6,519	360,455	10,793	479,000
USE CATEGORY BY PERCENTAGE						
This Use SF Proposed in this phase						
Residential (refer to note 'A' on plan) (sf)	286,000	0	0	0	0	286,000
Office (sf)	n/a	0	0	0	0	0
Retail / Personal Service (sf)	n/a	0	0	0	0	0
Total (sf)	286,000	0	0	0	0	286,000
This Use % Proposed in this phase						
Residential (refer to note 'A' on plan) (%)	100%	0%	0%	0%	0%	
Office (%)	0%	0%	0%	0%	0%	
Retail / Personal Service (%)	0%	0%	0%	0%	0%	
Total (%)	100%	0%	0%	0%	0%	
This Use % Total, Cumulative						
Residential (refer to note 'A' on plan)	100%	34%	97%	98%	96%	
Office	0%	42%	0%	86%	0%	
Retail / Personal Service	0%	43%	3%	100%	4%	
Total (%)	100%	100%	100%	100%	100%	
Land Use Requirements						
Maximum % Residential	100%	100%	100%	100%	100%	
Minimum % Residential	100%	85%	25%	85%	85%	
Minimum % Office, if present	n/a	15%	15%	15%	15%	
Minimum % Retail / Personal Service, if present	n/a	15%	3%	8%	3%	
RETAIL USAGE INFORMATION						
# large retail uses	0	0	0	0	0	0
Large retail uses (sf)	0	0	0	0	0	0
Minimum # retail uses prior to total retail > 100,000 sf						9
Minimum # retail uses prior to total retail > 125,000 sf		8		8		13
Minimum # retail uses prior to total retail > 150,000 sf						15
% retail at +/- 150,000 sf	0	100%	100%	100%	100%	100%
Maximum retail uses proposed in this district						175
RESTAURANT USAGE INFORMATION						
Restaurant & outdoor seating (sf)	n/a	n/a	n/a	n/a	n/a	193,004
Outdoor seating exceeding 50% or 2,000 sf	n/a	n/a	n/a	n/a	n/a	13,820
# Restaurants > 2,000 sf & < 12,000 sf maximum		1				3
# Restaurants under 7,500 sf		4		2		40
Hotel (sf)	0	0	0	0	0	0
Office (sf)	0	0	0	0	0	0
RESIDENTIAL USAGE INFORMATION						
Maximum Units Allowed						1,310
Dwelling Units (proposed in this phase)	130	0	0	0	0	130
Dwelling Units (existing)	0	0	109	200	432	741
Retirement Units (proposed in this phase)	0	0	0	0	0	0
Retirement Units (existing)	0	0	0	0	0	0
Hotel Units (proposed in this phase)	0	0	0	0	0	0
Hotel Units (existing)	0	0	0	0	0	0
Ave. Apt. space in Units (proposed in this phase)	2,200	n/a	n/a	n/a	n/a	2,200
Ave. Apt. space in Units (existing)	0	n/a	n/a	n/a	n/a	0
PARKING INFORMATION						
Residential parking	260	0	0	0	0	260
Residential visitor parking	65	0	0	0	0	65
Required Parking in this Phase	325	0	0	0	0	325
Residential parking	260	0	0	0	0	260
Residential visitor parking	65	0	0	0	0	65
Provided Parking in this Phase	325	0	0	0	0	325

[1] Use Category by Percentage: Percentages are estimates only but all mixed use requirements per Section 51P-750.108 (d) shall be met. Subject to the use category requirements, the maximum floor area for non-residential uses in Tracts C, C-1, D, E-1, E-2, F, and G combined is **475,000 square feet**, per 51P-750.111 (c)(3)(A), and the maximum dwelling units, retirement housing dwelling units or suites, and hotel or motel guest rooms combined are allowed in this district is **1,310 units**, per 51P-750.111 (a)(1). Subject to these requirements, additional residential and non-residential space be built in subsequent phases.

[2] Maximum lot coverage for the district is 80 percent, per 51P-750.111 (a)(2)(B).

[3] Actual Restaurant SF and Patio SF tabulation to be updated on Future and Amended Development Plans.

[4] Multi-family unit mix assumed to be 70% 1-bedroom and 30% 2-bedroom units.

[5] Parking to met parking requirements, including:
- 1 space per apartment bedroom
- 1 space per 100 sf of restaurant space
- 1 spaces per 1,000 sf of office space
- 1 space per 200 sf of retail space
- 1 spaces per unit in Tract A, 1 visitor space in Tract A per 2 units in Tract A

[6] Square footage of restaurant and outdoor seating are cumulative and not required by tract.

[7] Minimum floor area for each dwelling unit in Tract A is 2,000 square feet of air-conditioned space. Minimum average floor area of dwelling units in Tract A is 2,200 square feet of air-conditioned space. The floor area of garages is excluded from the calculation of the minimum and average floor

Subsequent development plans issued must include the above chart updated in accordance with SEC. 51-P-750.108(e).

NOTES FOR SEC. 51P-750.111

(b) Residential tract: Tract A. Except as otherwise provided in this subsection, the following regulations apply in Tract A.

(1) Front, side, and rear yards.

(A) In general. The only required yards are the setbacks in this subsection, which apply only to external property lines of this district. No setbacks are required internal to this district or between tracts or lots.

(B) Western property line setback. Minimum setback from the western property line of Tract A is 20 feet. Streets may not be located within the required setback from the western property line; 14 parking spaces made out of grasscrete or an equivalent material may be located within the required setback.

(C) Meadow Park Drive setback. Minimum setback from Meadow Park Drive is 20 feet. Building sites with frontage on Meadow Park Drive may have frontage on two opposite sides. Parking and streets may not be located within the required setback from Meadow Park Drive, except that portions of the following streets are permitted within this setback where those streets connect to Meadow Park Drive as shown on the street plan:

(i) A street that is perpendicular to Meadow Park Drive.

(ii) The optional northeast street.

(D) Northeast property line setback. Minimum setback from the northeast property line of Tract A is 20 feet or an alternate street section approved on a development plan may be located within the required setback in Tract A.

(E) Walnut Hill Lane setback. Minimum setback from Walnut Hill Lane is 20 feet.

(F) Roof slope; setbacks and building facade setbacks from the western property line. All residential building facades and roofs within 60 feet of the west property line of this district must comply with the residential guidelines (Exhibit 750I), except that chimneys may project up to 12 feet above the slope shown on the residential guidelines.

(2) Density. Maximum number of dwelling units in Tract A is 130. See Paragraph 51P-750.111(a)(1) for district-wide limits on density.

(3) Floor area.

(A) Maximum floor area. No maximum floor area.

(B) Minimum floor area. Minimum floor area for each dwelling unit in Tract A is 2,000 square feet of air-conditioned space. Minimum average floor area of dwelling units in Tract A is 2,200 square feet of air-conditioned space. The floor area of garages is excluded from the calculation of the minimum and average floor area for dwelling units.

(4) Height.

(A) Except as provided in Subparagraph (B),

(i) Within 550 feet of the southern property line, the roof ridge may not exceed 622.00 AMSL.

(ii) Within 551 feet and 950 feet of the southern property line, the roof ridge may not exceed 627.00 AMSL.

(iii) Within 951 and 1350 feet of the southern property line, the roof ridge may not exceed 620.00 AMSL.

(iv) Within 1351 feet and the northern property line, the roof ridge may not exceed 625.00 AMSL.

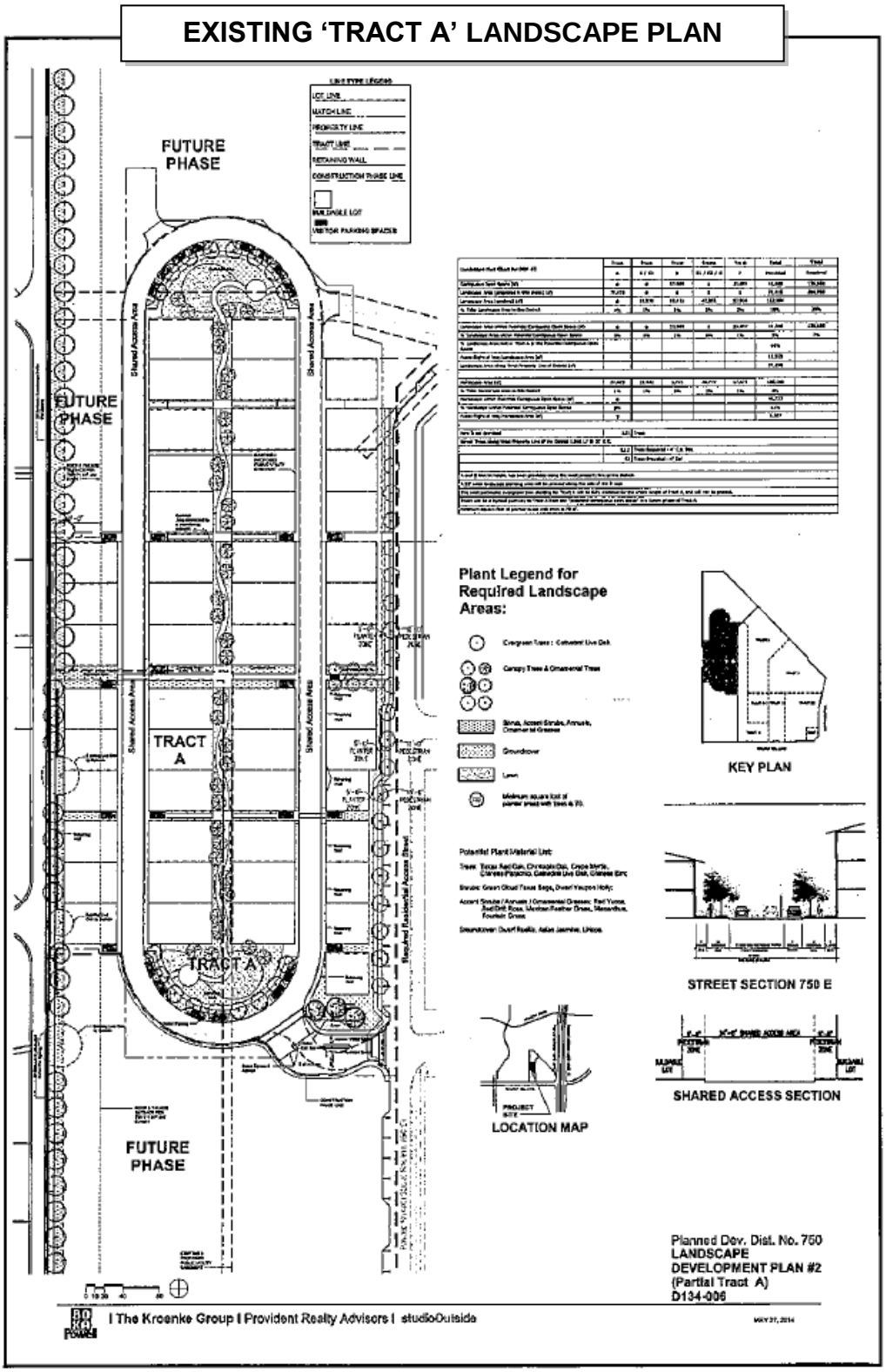
(B) Chimneys may project to a height not to exceed 12 feet above the maximum structure height.

(5) Platted lots. Each dwelling unit in Tract A must be on a separately platted lot. Each lot must comply with Article VIII, except that platted lots may have frontage on two opposite sides. Frontage may be on open space, a street, or a mews. Shared access developments may have any number of lots served by a shared access area and any number of shared access points, except that the city plan commission may deny a shared access development plat if it finds that adequate water, police, fire, transportation, or other public services or infrastructure cannot be provided.

GENERAL NOTE:

- Internal Vehicular streets or drives are considered private and not public right of way.

EXISTING 'TRACT A' LANDSCAPE PLAN

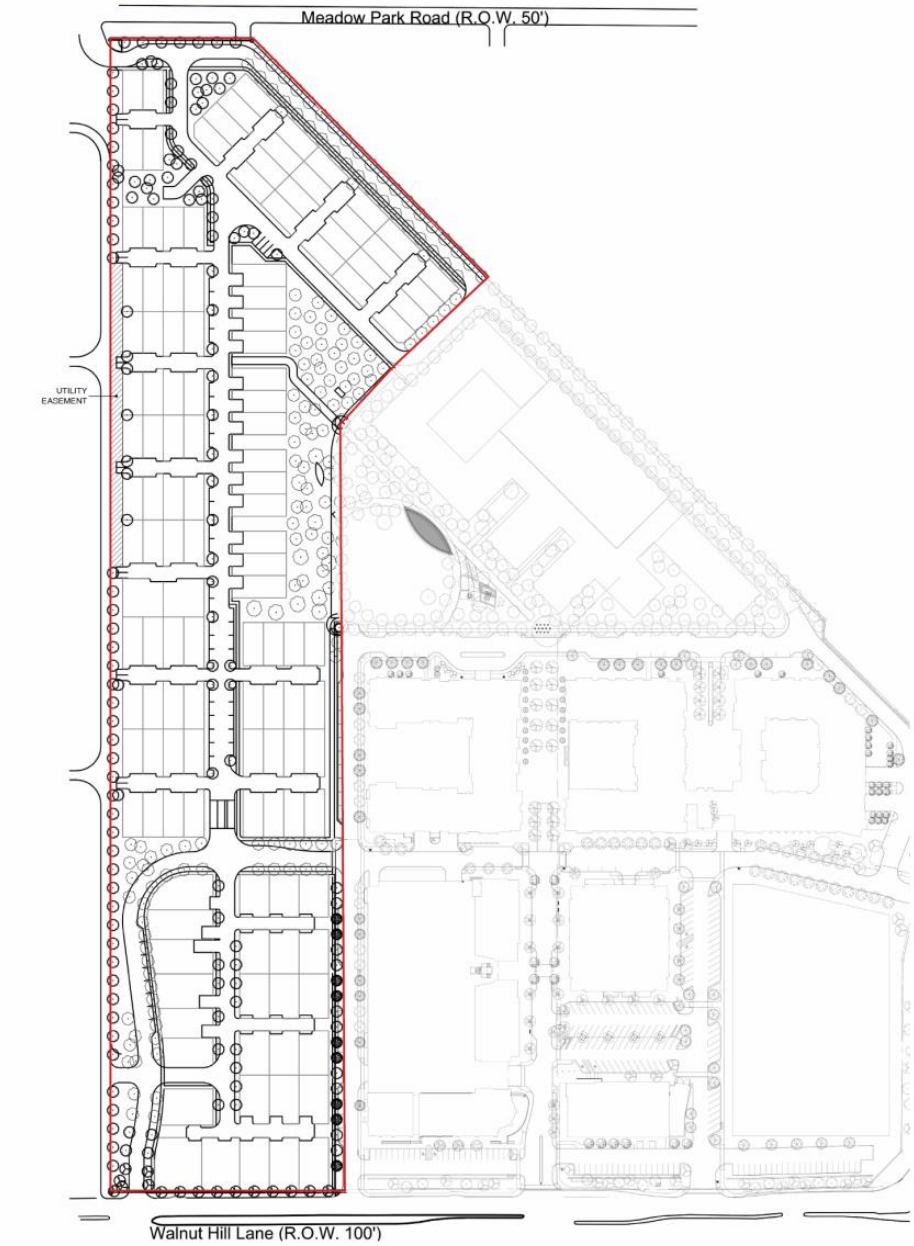


PROPOSED 'TRACT A' LANDSCAPE PLAN

Landscape Plan Chart for DDP #2	Tract A	Tract C / C1	Tract D	Tracts E1 / E2 / G	Tract F	Total
Large Open Space (sf)	50,302	43,379	36,999	0	0	130,680
Landscape Area (proposed in this phase) (sf)	181,888	36,347	27,401	0	7,316	252,952
Landscape Area (existing) (sf)	0	18,539	18,455	42,855	33,034	112,884
% Total Landscape Area in this District	9.9%	3.0%	2.5%	2.3%	2.2%	20%
Landscape Area within Large Open Space (sf)	50,302	43,379	36,999	0	0	130,680
% Landscape Area within Large Open Space	38.5%	33.2%	28.3%	0%	0%	100%
% Landscape Area Not in Tract A or the Large Open Space	61.5%					61.5%
Public Right of Way Landscape Area (sf)	1,218					13,552
Landscape Area along West Property Line of District (sf)	41,005					41,005
Hardscape Area (sf)	21,581	23,442	5,771	46,777	17,473	115,044
% Total Hardscape Area in this District	1%	1%	0%	3%	1%	6%
Hardscape within Large Open Space (sf)	0					46,732
% Hardscape within Large Open Space	0%					41%
Public Right of Way Hardscape Area (sf)	2,122					6,507

New Trees provided	331	Trees
Street Trees along West Property Line of the District	1254 LF @ 30' O.C. / 492 LF @ 70' O.C.	
	49	Trees Required - 4" Cal. Min.
	50	Trees Provided - 4" Cal.

A wall 8 feet in height has been provided alon the west property line of the district.
A 20' wide landscape planting area will be provied along the side of the 8' wall.
The west perimeter evergreen tree planting for Tract A will be fully installed for the entire length of Tract A, and will not be phased.
There will be a lighted pathway to Tract A from the "potential contiguous open space" in a future phase of Tract A.
Miniumum square foot of planter areas with trees is 70 sf.



LANDSCAPE DEVELOPMENT PLAN 0 20 40 80 160

Planned Dev. Dist. No. 750
DEVELOPMENT PLAN Tract A D134-006

Gensler | Provident Realty Advisors | Kroenke Holdings | studioOutside

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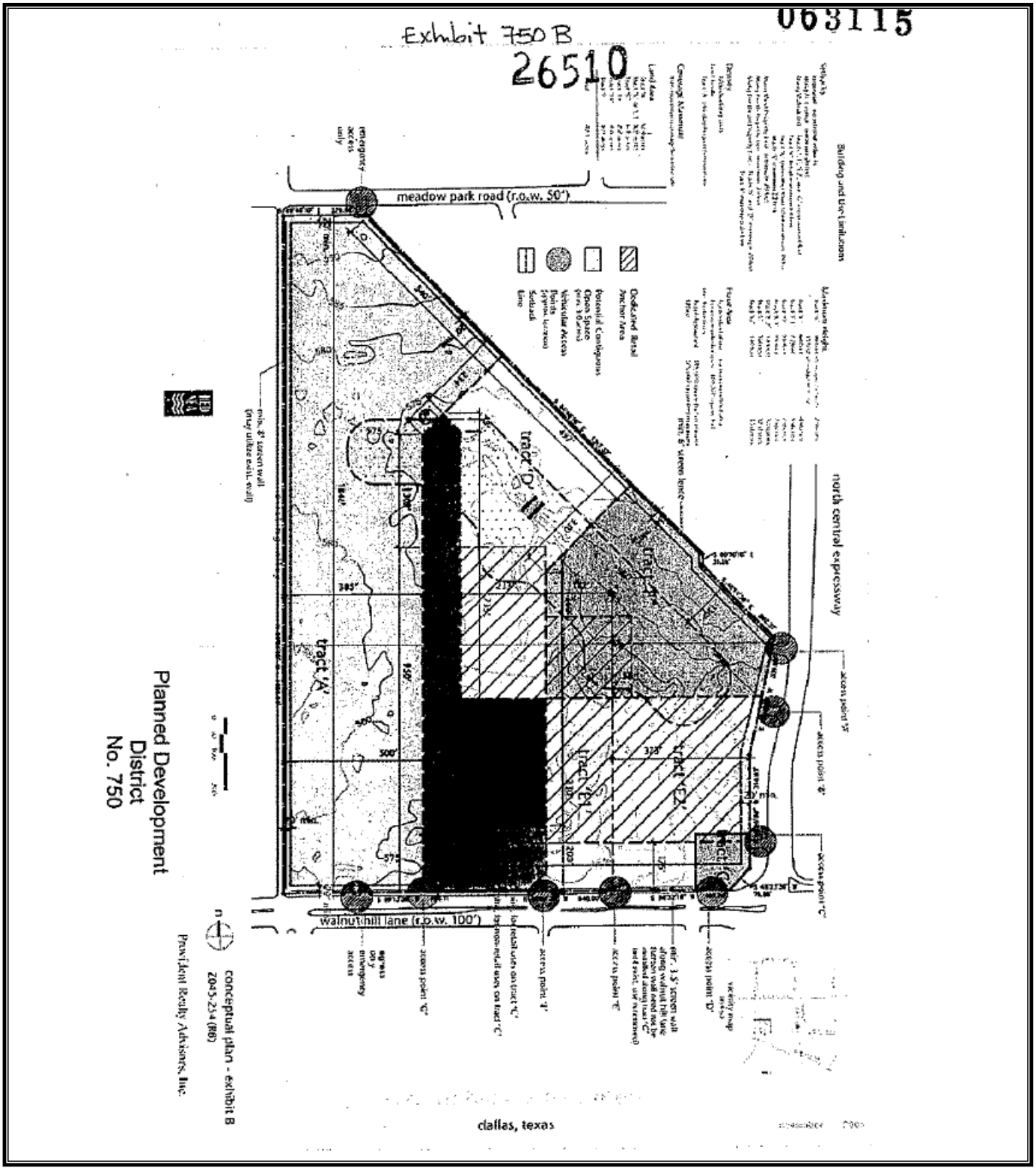
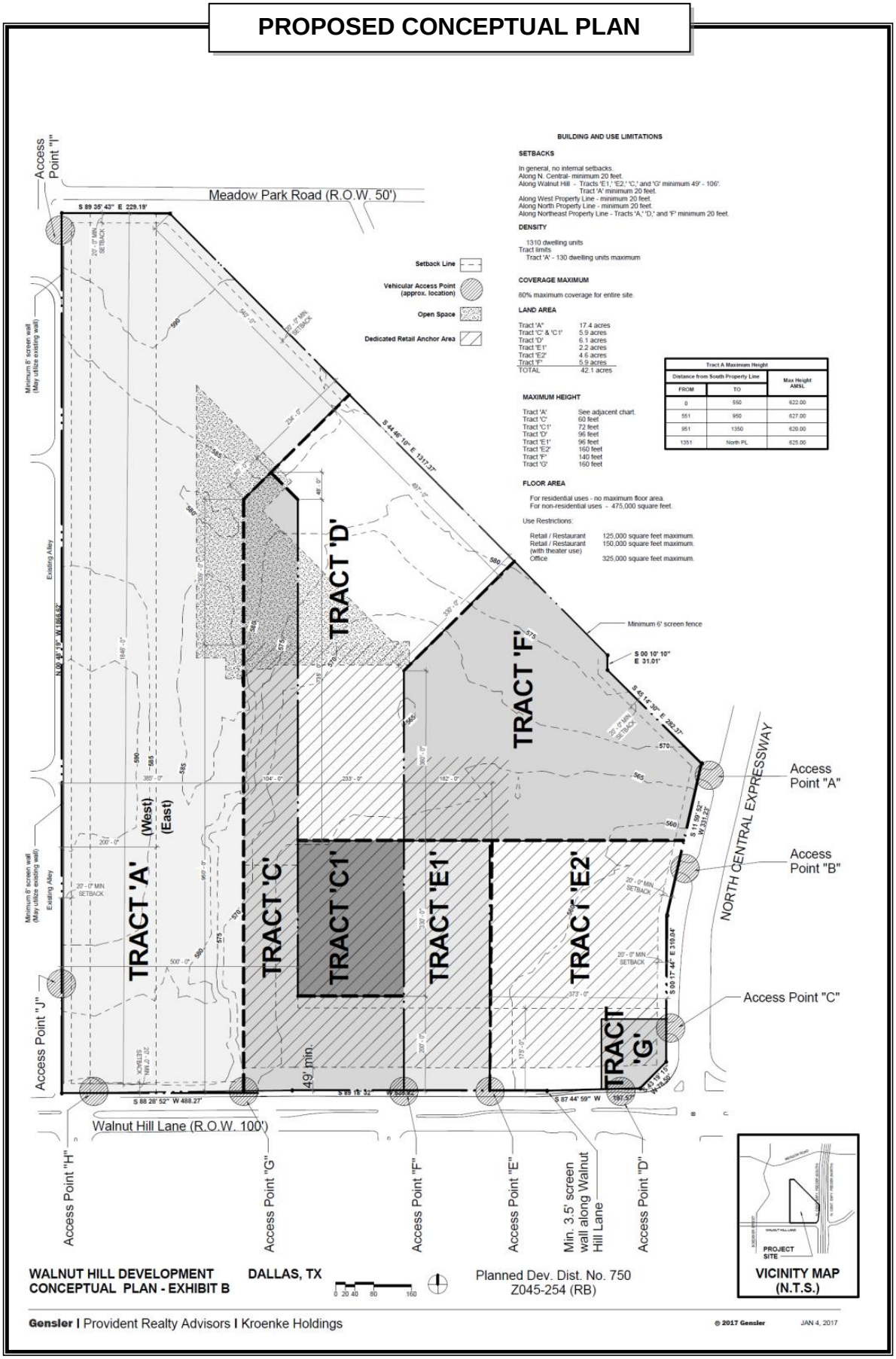
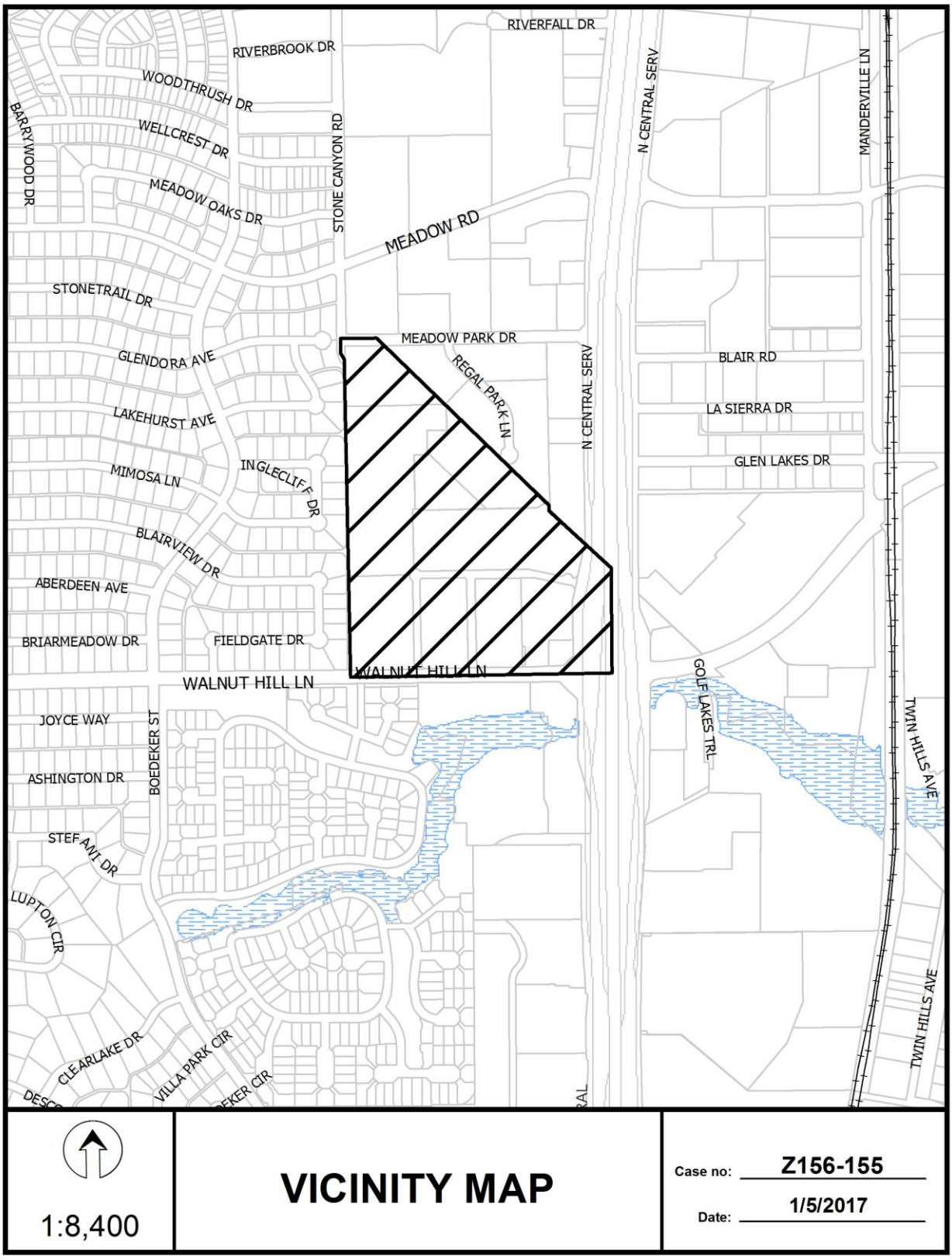
EXISTING CONCEPTUAL PLAN



PROPOSED CONCEPTUAL PLAN



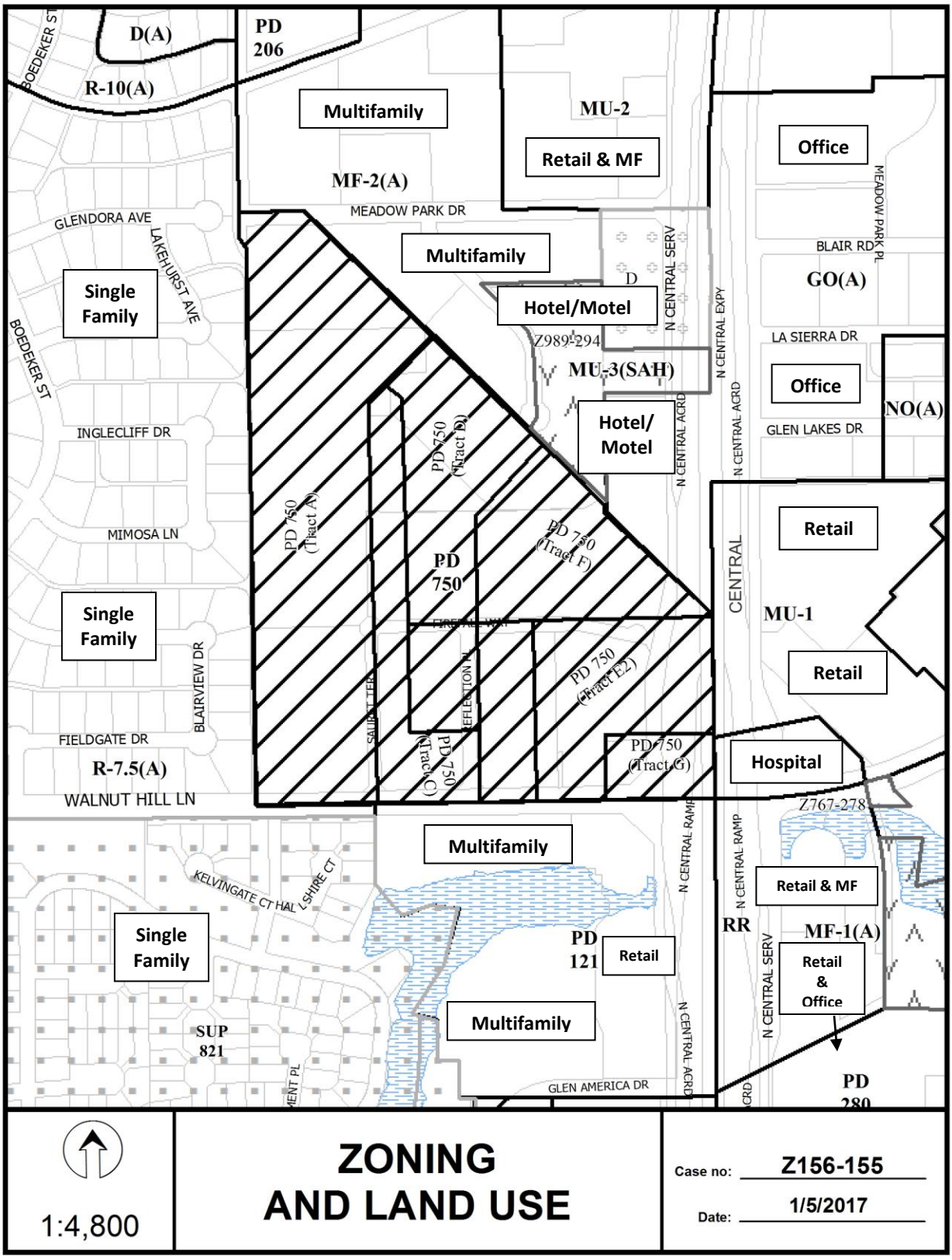

RIVERFALL DR
RIVERBROOK DR
WOODTHRUSH DR
WELLCREST DR
MEADOW OAKS DR
BARRYWOOD DR
STONE CANYON RD
MEADOW RD
STONETRAIL DR
GLENDORA AVE
LAKEHURST AVE
MIMOSA LN
INGLECLIFF DR
BLAIRVIEW DR
ABERDEEN AVE
BRIARMEADOW DR
FIELDGATE DR
WALNUT HILL LN
JOYCE WAY
BOEDEKER ST
ASHINGTON DR
STEFANI DR
LUPTON CIR
CLEARLAKE DR
VILLA PARK CIR
MEADOW PARK DR
REGAL PARK LN
N CENTRAL SERV
BLAIR RD
LA SIERRA DR
GLEN LAKES DR
MANDERVILLE LN
GOLF LAKES TRL
TWIN HILLS AVE
1:8,400
VICINITY MAP
Case no: Z156-155
Date: 1/5/2017

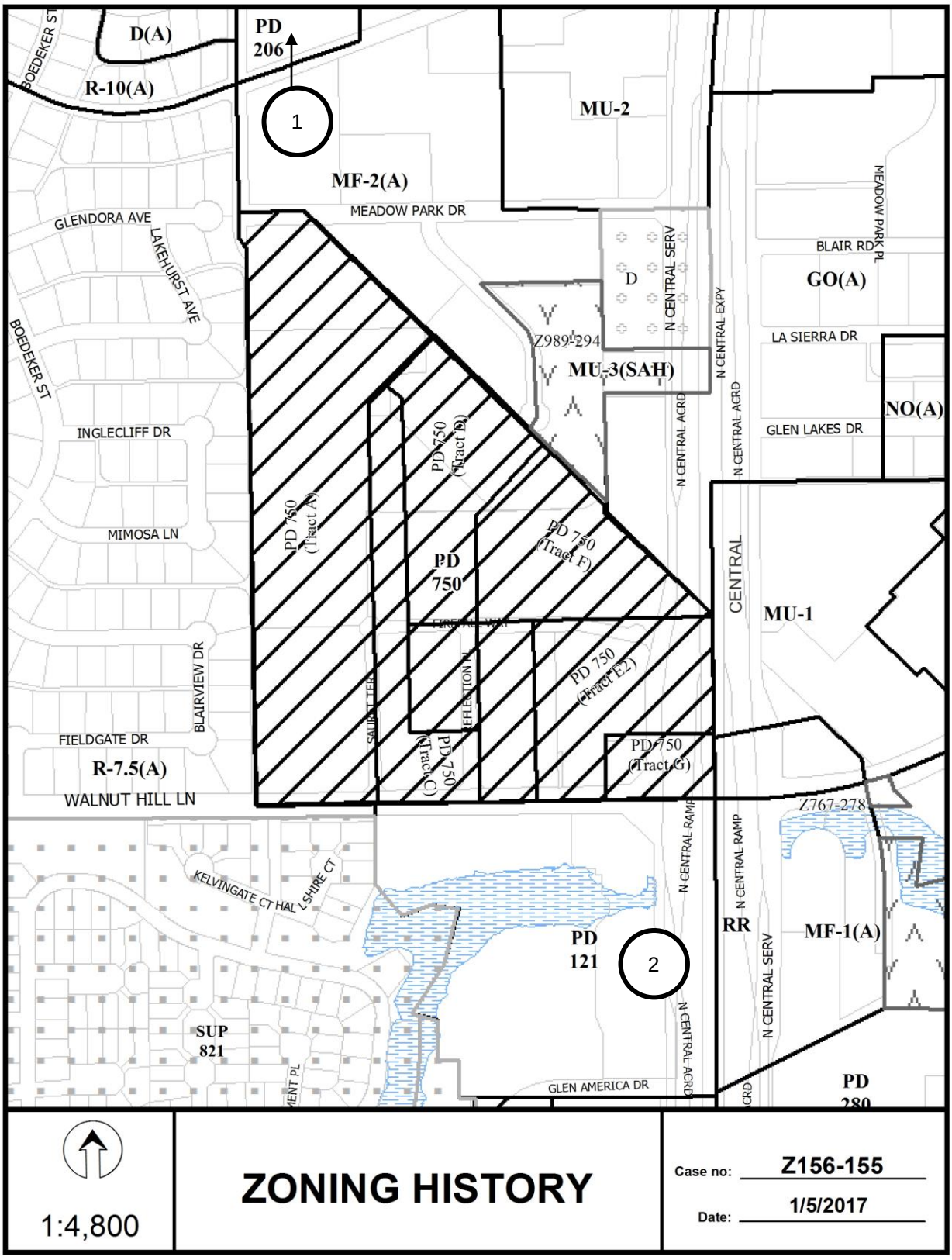
1:4,800

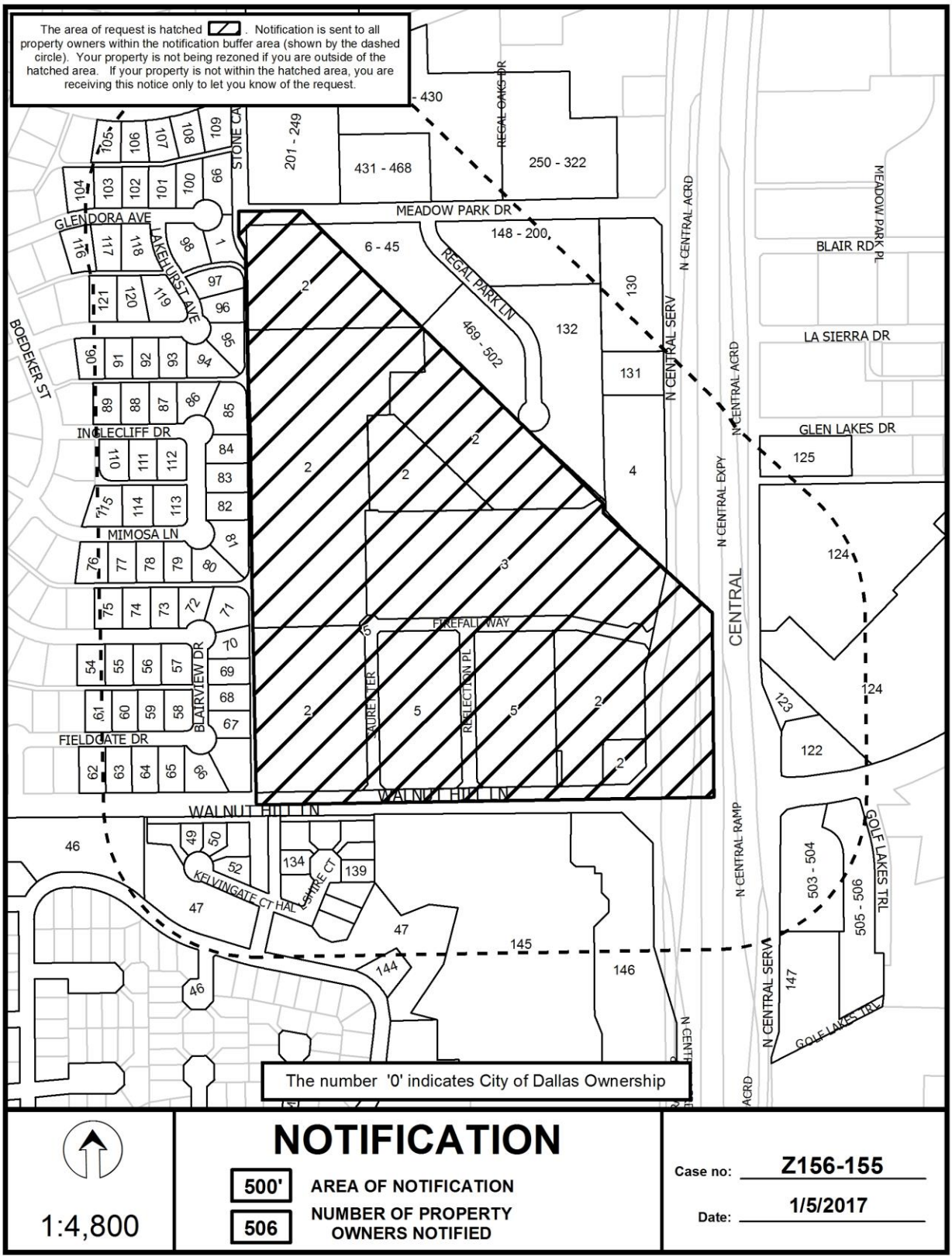
AERIAL MAP

Case no: Z156-155

Date: 1/5/2017


D(A)
R-10(A)
PD 206
Multifamily
MU-2
Retail & MF
Office
MF-2(A)
MEADOW PARK DR
MEADOW PARK PL
GLENDORA AVE
LAKEHURST AVE
Multifamily
BLAIR RD
GO(A)
Single Family
Hotel/Motel
N CENTRAL SERV
N CENTRAL EXPY
BOEDEKER ST
Z989-294
LA SIERRA DR
MU-3(SAH)
Office
Hotel/ Motel
NO(A)
INGLECLIFF DR
GLEN LAKES DR
N CENTRAL ACRD
PD 750 (Tract B)
PD 750 (Tract A)
PD 750 (Tract F)
Retail
MIMOSA LN
PD 750
CENTRAL
Single Family
MU-1
BLAIRVIEW DR
Retail
PD 750 (Tract E2)
FIELDGATE DR
PD 750 (Tract C)
PD 750 (Tract G)
Hospital
R-7.5(A)
WALNUT HILL LN
Z767-278
Multifamily
N CENTRAL RAMP
KELVINGATE CT
HAL L SHIRE CT
Retail & MF
Single Family
PD 121
Retail
RR
MF-1(A)
Retail & Office
Multifamily
SUP 821
GLEN AMERICA DR
PD 280
1:4,800
ZONING AND LAND USE
Case no: Z156-155
Date: 1/5/2017


PD 206
D(A)
R-10(A)
BOEDEKER ST
1
MU-2
MF-2(A)
MEADOW PARK DR
GLENDORA AVE
LAKEHURST AVE
BOEDEKER ST
INGLECLIFF DR
MIMOSA LN
BLAIRVIEW DR
FIELDGATE DR
R-7.5(A)
WALNUT HILL LN
N CENTRAL SERV
N CENTRAL EXPY
N CENTRAL ACRD
MEADOW PARK PL
BLAIR RD
GO(A)
LA SIERRA DR
GLEN LAKES DR
NO(A)
Z989-294
MU-3(SAH)
PD 750 (Tract A)
PD 750 (Tract B)
PD 750 (Tract C)
PD 750 (Tract E2)
PD 750 (Tract F)
PD 750 (Tract G)
PD 750
CENTRAL
MU-1
Z767-278
N CENTRAL RAMP
RR
MF-1(A)
PD 121
2
SUP 821
KELVINGATE CT
HALLSHIRE CT
GLEN AMERICA DR
PD 280
1:4,800
ZONING HISTORY
Case no: Z156-155
Date: 1/5/2017


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.
MEADOW PARK DR
GLENDORA AVE
LAKEHURST AVE
BOEDEKER ST
INGLECLIFF DR
MIMOSA LN
BLAIRVIEW DR
FIELDGATE DR
WALNUT HILL LN
FIREFALL WAY
LAURELTER
REFLECTION PL
REGAL PARK LN
REGAL OAKS DR
STONE CA
KELVINGATE CT
HALSHIRE CT
BLAIR RD
MEADOW PARK PL
LA SIERRA DR
GLEN LAKES DR
GOLF LAKES TRL
N CENTRAL EXPY
N CENTRAL SERV
N CENTRAL ACRD
N CENTRAL RAMP
CENTRAL
6 - 45
148 - 200
201 - 249
250 - 322
431 - 468
469 - 502
503 - 504
505 - 506
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500' AREA OF NOTIFICATION
506 NUMBER OF PROPERTY OWNERS NOTIFIED
1:4,800
Case no: Z156-155
Date: 1/5/2017

Notification List of Property Owners

Z156-155

506 Property Owners Notified

	Label #	*Address*	*Owner*
1	7352	GLENDORA AVE	ROBINSON ROBERT K
2	7700	MEADOW PARK DR	75 AND WALNUT HILL LLC
3	9707	N CENTRAL EXPY	WALNUT HILL PHASE 2 LP
4	10001	N CENTRAL EXPY	BRE LQ TX PPTIES LP
5	1	WALNUT HILL LN	WALNUT HILL PHASE 1 LP
6	7730	MEADOW PARK	RODRIGUEZSTORY CELSA
7	7730	MEADOW PARK	MARRUFO MANUEL & LINDA
8	7730	MEADOW PARK	GAST JOSEPH R &
9	7730	MEADOW PARK	RAMSEY MEREDITH L
10	7730	MEADOW PARK	CHUNG YEOJIN
11	7730	MEADOW PARK	FORMBY MARK ALAN
12	7730	MEADOW PARK	BLAIR ROBERT WESLEY
13	7730	MEADOW PARK	DAVIS EVA MICHELE
14	7730	MEADOW PARK	DURAINI OSAMA & SANA
15	7730	MEADOW PARK	MALLOY RAYMOND J LIV TR
16	7730	MEADOW PARK	PACE RENITA BERNICE
17	7730	MEADOW PARK	BRAMMER MERADITH
18	7730	MEADOW PARK	COBURN GREGORY
19	7730	MEADOW PARK	NETTLES MABEL &
20	7730	MEADOW PARK	GASTON ROLAND B & JANE M
21	7730	MEADOW PARK	WRIGHT COURTNEY ELIZABETH
22	10119	REGAL PARK LN	FINCHER AURORA
23	10119	REGAL PARK LN	MARTELL DERRECK
24	10119	REGAL PARK LN	AMEND MICHAEL L
25	10119	REGAL PARK LN	FRANKLIN OLIVIA E
26	10109	REGAL PARK LN	MEER JAHAN Z

01/05/2017

Label #	*Address*		*Owner*
27	10109	REGAL PARK LN	PERRY SYLVIA M
28	10109	REGAL PARK LN	CLEMENTS KAREN D
29	10109	REGAL PARK LN	FRANCIS ZACHARY
30	10109	REGAL PARK LN	TUERS KIPP
31	10109	REGAL PARK LN	THREACES NGW MANAGEMENT LLC
32	10109	REGAL PARK LN	FREEMAN WHITNEY RAE
33	10109	REGAL PARK LN	NWAEZE VICTORIA
34	10109	REGAL PARK LN	ZHAO YISHA
35	10109	REGAL PARK LN	LEBEAU AUDREA
36	10115	REGAL PARK LN	FERGUSON TRAVIS JR
37	10115	REGAL PARK LN	LOFFLAD MARISSA &
38	10111	REGAL PARK LN	MEER JAHAN Z & FARHEEN A
39	10111	REGAL PARK LN	DEVLIN MICHAEL T & JUDITH L
40	10115	REGAL PARK LN	RAY DIONISIA
41	10115	REGAL PARK LN	DODASOVICH DOUGLAS A &
42	10111	REGAL PARK LN	MATTICE BURTON JOHN & PATRICIA W
43	10111	REGAL PARK LN	SANCHEZLATOUR SUZANNE ESKENASY
44	10109	REGAL PARK LN	MALHERBE JULIA V
45	10109	REGAL PARK LN	PARK ERIK &
46	9450	BOEDEKER DR	GLEN LAKES HOMEOWNERS
47	7700	GLEN ALBENS CIR	GLEN LAKES HOMEONRS ASSOC
48	1	KELVINGATE CT	SWARTZ MARGUERITE M
49	2	KELVINGATE CT	GRAGG JANICE
50	3	KELVINGATE CT	PENDLETON PAM
51	4	KELVINGATE CT	ODENEAL LOGAN
52	5	KELVINGATE CT	BARTHOLOW THEODORE & EMMA
53	7700	KELVINGATE CT	LANDMARK PROPERTIES TEXAS
54	7334	BLAIRVIEW DR	HAWK MATTHEW W & MELISSA A
55	7338	BLAIRVIEW DR	SCHWARTZ FRANCES SHIRLEY
56	7344	BLAIRVIEW DR	CORBIN SCOTT J
57	7350	BLAIRVIEW DR	HAMER PAUL & DEE ANN

01/05/2017

Label #	*Address*		*Owner*
58	7365	FIELDGATE DR	BECK JOHN F & ASHLEY R
59	7357	FIELDGATE DR	BAER HENRY D &
60	7349	FIELDGATE DR	ELIAS MATTHEW P & BRENDA H
61	7343	FIELDGATE DR	WITHEROW ELIZABETH P
62	7344	FIELDGATE DR	JACKSON FRANCES M
63	7350	FIELDGATE DR	GOBRAN RAMY A & CHRISTINE
64	7358	FIELDGATE DR	BROCKETTE ANN H & C J
65	7364	FIELDGATE DR	LALLA RICHARD S & JUDI S
66	7370	FIELDGATE DR	BARAJAS JAIME&
67	7393	BLAIRVIEW DR	WILLIAMS STEVEN W &
68	7387	BLAIRVIEW DR	PANGMAN JAMES ANSEN
69	7381	BLAIRVIEW DR	ELMS DANIEL P &
70	7373	BLAIRVIEW DR	BILLINGS BRUCE E &
71	7367	BLAIRVIEW DR	GREENBERG MARVIN H
72	7363	BLAIRVIEW DR	HENDRICKS ALLEN R &
73	7353	BLAIRVIEW DR	SCHWABE ALEXANDRA
74	7345	BLAIRVIEW DR	MOSS REX S & KHANHHAU T
75	7337	BLAIRVIEW DR	MARCIN JAMES &
76	7320	MIMOSA LN	FRANKS BETTY MILLER
77	7328	MIMOSA LN	SULAKHE DEEPAK P
78	7334	MIMOSA LN	HARRIS CHARLES L &
79	7342	MIMOSA LN	ALLOCCO JENNIFER S
80	7350	MIMOSA LN	BALAZADEH HAMED & MAHSA
81	7360	MIMOSA LN	WRIGHT JOHN A
82	7367	INGLECLIFF DR	SHIPPEY TIMOTHY G & BRIDGET
83	7361	INGLECLIFF DR	ADAMS GEORGE M
84	7353	INGLECLIFF DR	AISHMAN RICK &
85	7343	INGLECLIFF DR	HULL MORGAN
86	7337	INGLECLIFF DR	HUTCHISON JOSEPH A ETAL
87	7329	INGLECLIFF DR	LYONS STEVEN E & JANA M
88	7323	INGLECLIFF DR	SCHNETZER GEORGE DAVID &

01/05/2017

Label #	*Address*		*Owner*
89	7315	INGLECLIFF DR	RANDALL WILLIAM ASHTON III
90	7312	LAKEHURST AVE	MORRIS KELLY & NEAL
91	7318	LAKEHURST AVE	NUNEZ JUAN N
92	7324	LAKEHURST AVE	SHAW CAREY DEE CIBULKA
93	7330	LAKEHURST AVE	KUPER GREG
94	7336	LAKEHURST AVE	STATMAN IRVING
95	7342	LAKEHURST AVE	MCDONALD JIM H &
96	7348	LAKEHURST AVE	HILTON HAZEL
97	7354	LAKEHURST AVE	SMITH FRANK B
98	7348	GLENDORA AVE	TONTZ DANIEL D
99	7351	GLENDORA AVE	LEIBFARTH JAMES H
100	7347	GLENDORA AVE	ISAACS MARILYN
101	7341	GLENDORA AVE	BROADDUS JACK &
102	7335	GLENDORA AVE	ROBERTS DONALD E &
103	7329	GLENDORA AVE	WHITWORTH LOIS A TR
104	7323	GLENDORA AVE	MAYSENT ANNE M
105	7522	MEADOW RD	BURKHALTER PAUL B & CHERYL VERA
106	7606	MEADOW RD	7606 MEADOW RD JOINT VENTURE
107	7612	MEADOW RD	MORGAN BLANCHE T
108	7620	MEADOW RD	SENIOR NANCY P &
109	7628	MEADOW RD	YOUNG CHARLYNE F
110	7314	INGLECLIFF DR	ALBERT MICHAEL & BABARA A
111	7322	INGLECLIFF DR	DANZIGER MRS ALA
112	7330	INGLECLIFF DR	LESLIE SUZANNE C &
113	7343	MIMOSA LN	SCHAFFLER WILLIAM & SHANNON
114	7333	MIMOSA LN	NELSON JOHN M JR &
115	7323	MIMOSA LN	CARLTON KURT
116	7322	GLENDORA AVE	GASPAR HAROLD E
117	7328	GLENDORA AVE	ROBLES MICHAEL
118	7334	GLENDORA AVE	MCNABB WALLACE R &
119	7329	LAKEHURST AVE	ANDERSON ERIC E &

01/05/2017

Label #	*Address*		*Owner*
120	7323	LAKEHURST AVE	AMMONS SANDRA EDWARD
121	7317	LAKEHURST AVE	7317 LLC
122	8007	WALNUT HILL LN	INTERFIRST BANK DALLAS
123	9730	N CENTRAL EXPY	WALNUT CENTRAL JV
124	8021	WALNUT HILL LN	CAPREF WALNUT HILL LLC
125	9900	N CENTRAL EXPY	CNL RETIREMENT CRSI
126	7631	MEADOW RD	WILLIAMS DEBRA C M K
127	7623	MEADOW RD	BROWN CHERYL JACKSON
128	7615	MEADOW RD	POKHAREL ISHWOR &
129	7607	MEADOW RD	DAILEY P K
130	10111	N CENTRAL EXPY	AVAIL HOTELS LLC
131	10011	N CENTRAL EXPY	PARK FOUNTAINS LP
132	10006	REGAL PARK LN	REGAL PARK FOUNTAINS
133	1	HALLSHIRE CT	GASKINS DONALD E
134	2	HALLSHIRE CT	ROOTH ANNE
135	3	HALLSHIRE CT	SCHORLEMER ROGER & TATIANA
136	4	HALLSHIRE CT	MOORE J T
137	5	HALLSHIRE CT	CRAYCROFT JACK & GOLDIE M
138	6	HALLSHIRE CT	SIEGEL DIANE M
139	7	HALLSHIRE CT	WOOLDRIDGE SHARON S
140	8	HALLSHIRE CT	BRAND J STUART &
141	9	HALLSHIRE CT	BROMBERG JOHN E &
142	10	HALLSHIRE CT	KICKHAM JOHN J &
143	9011	NO NAME ST	LANDMARK PROP TX INC
144	7711	GLEN ALBENS CIR	YATES GEORGE M & ABBY H
145	7750	WALNUT HILL LN	CREEKWOOD LAKESIDE LTD PS
146	9669	N CENTRAL EXPY	RPI LAKESIDE S.C LTD
147	9500	N CENTRAL EXPY	WALNUT HILL EQUITY PARTNERS LLC
148	7824	MEADOW PARK DR	ALLEN ASHLEIGH
149	7824	MEADOW PARK DR	GREENBERG ABRAHAM &
150	7826	MEADOW PARK DR	CRIJNS ELS

01/05/2017

Label #	*Address*		*Owner*
151	7826	MEADOW PARK DR	FRITZ PAMELA L
152	7830	MEADOW PARK DR	MOOSE MICHEAL E
153	7824	MEADOW PARK DR	MCNEELY LINDA
154	7824	MEADOW PARK DR	GREENBERG ABRAHAM RAMI
155	7826	MEADOW PARK DR	REED MICHAEL JR &
156	7826	MEADOW PARK DR	FAIRBROOK MARCIA L
157	7830	MEADOW PARK DR	GUSS JODI L
158	7828	MEADOW PARK DR	STEFFENS TAMARA &
159	7828	MEADOW PARK DR	KOENIG KIRK
160	7828	MEADOW PARK DR	TEDDLIE MERRITT B LIVING TRUST
161	7830	MEADOW PARK DR	PTOASZNIK FAMILY TRUST
162	7830	MEADOW PARK DR	SOTO LOURDES
163	7828	MEADOW PARK DR	RISNER THOMAS L
164	7828	MEADOW PARK DR	RISNER CLINTON L
165	7830	MEADOW PARK DR	HARRIS GEOFFREY
166	7830	MEADOW PARK DR	BRYAN JANE M
167	7830	MEADOW PARK DR	LUKOWSKI MIKE
168	7822	MEADOW PARK DR	PALM DANIELLE
169	7822	MEADOW PARK DR	HOWES WENDY E
170	7820	MEADOW PARK DR	BENNETT GARY S JR
171	7820	MEADOW PARK DR	MCMILLAN JOYCE F &
172	7818	MEADOW PARK DR	PAZOS CYNTHIA L
173	7822	MEADOW PARK DR	MURPHY MICHAEL M
174	7822	MEADOW PARK DR	RODRIGUEZ JUAN M
175	7820	MEADOW PARK DR	WILLIAMS HAZEL DOREEN
176	7818	MEADOW PARK DR	BRITTINGHAM JOHN BARRON
177	7816	MEADOW PARK DR	GRUNNAH ROBERT
178	7816	MEADOW PARK DR	BIXLER HAROLD B
179	7814	MEADOW PARK DR	HIGH HELEN ANN
180	7814	MEADOW PARK DR	KIELY CLAIRE A
181	10100	REGAL PARK LN	PORTER BARBARA A

01/05/2017

Label #	*Address*		*Owner*
182	10100	REGAL PARK LN	INGRAM DEBBIE
183	7816	MEADOW PARK DR	LOWE DEBORAH & JOHN
184	7816	MEADOW PARK DR	TUBBS ANDREW J
185	7814	MEADOW PARK DR	POTASZNIK NELL
186	7814	MEADOW PARK DR	WOEST LAUREL
187	10100	REGAL PARK LN	YOUMANS KRISTEN
188	10100	REGAL PARK LN	WRIGHT KATHERINE
189	7808	MEADOW PARK DR	CRISP JEAN M
190	7808	MEADOW PARK DR	MAHARRAMOV LATOYA JENA
191	7810	MEADOW PARK DR	KIMBELL CHRISTOPHER H &
192	7810	MEADOW PARK DR	SMITH STEVEN L
193	7812	MEADOW PARK DR	PETERS STACY A
194	7830	MEADOW PARK DR	BAUM MARTIN & RUTH
195	7830	MEADOW PARK DR	HUNTER HARRY L TRUST THE
196	7808	MEADOW PARK DR	MCGOWEN ABIGAIL REID
197	7810	MEADOW PARK DR	BURNETT ANGELA
198	7830	MEADOW PARK DR	DANIEL SONDRA
199	7830	MEADOW PARK DR	ZIPPER JOAN MARIE
200	7812	MEADOW PARK DR	HANSON PAMELA P
201	7709	MEADOW PARK DR	SHWIFF HOWARD C
202	7709	MEADOW PARK DR	SCOTT CONDOS LLC
203	7709	MEADOW PARK DR	FARROKH SHARAFPOUR
204	7709	MEADOW PARK DR	MANDELSTAM MARCY
205	7709	MEADOW PARK DR	BICKELMANN SUSAN L
206	7709	MEADOW PARK DR	BAKER BRITTANY RYAN
207	7707	MEADOW PARK DR	RUGGLES BRUCE M
208	7705	MEADOW PARK DR	BESEDA CAROL
209	7705	MEADOW PARK DR	APPLE ANNE ELIZABETH
210	7705	MEADOW PARK DR	BRIZIUS CHARLES A JR
211	7705	MEADOW PARK DR	HARDY ROBERT HOLBROOK
212	7705	MEADOW PARK DR	GAREAU JAMES ANTHONY

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Label #	*Address*		*Owner*
213	7705	MEADOW PARK DR	DURAINI BAHA
214	7705	MEADOW PARK DR	ECONOMY3 REAL ESTATE A LLC
215	7705	MEADOW PARK DR	NADELMAN JOHN E &
216	7705	MEADOW PARK DR	COLLIER LARRY B
217	7705	MEADOW PARK DR	MARQUETTE PAMELA
218	7706	MEADOW PARK DR	HERRINGTON STEPHEN F
219	7707	MEADOW PARK DR	LOWREY JEFFREY P
220	7700	MEADOW RD	HARBISON LYNNA THELMA
221	7700	MEADOW RD	WALSH MICHAEL J & POLLY T
222	7700	MEADOW PARK DR	TROSPER PHYLLIS LIV TRUST
223	7700	MEADOW RD	MITCHELL ROBERT
224	7700	MEADOW RD	HAYTER VENTURES LLC
225	7700	MEADOW RD	SAMBOL MARC D
226	7700	MEADOW RD	APEX FINANCIAL CORP
227	7702	MEADOW RD	YOUKERS JACKIE
228	7704	MEADOW RD	LAMPERT JESSICA S
229	7702	MEADOW RD	SCOTT CONDOS LLC
230	7702	MEADOW RD	WALLACE DEBORAH SCOTT
231	7704	MEADOW RD	DATOON DARIEL JOSEPH ANG &
232	7706	MEADOW RD	POSNER PENELOPE RUTH SODEN &
233	7706	MEADOW RD	BROWN SAVOHNA J
234	7706	MEADOW RD	SHELDON KIMBERLY A
235	7706	MEADOW RD	SANCHEZ IVY L CARRIGER
236	7706	MEADOW RD	RISNER CLINTON L
237	7706	MEADOW PARK DR	VANGELI MICHAEL F
238	7706	MEADOW RD	SMITH WILLIAM
239	7706	MEADOW RD	TANEZER CHARLOTTE
240	7706	MEADOW RD	LAMPERT JESSICA S
241	7704	MEADOW RD	LEHNHOFF KATHLEEN D &
242	7704	MEADOW RD	ASEL ROGER S & JERRYE S
243	7704	MEADOW RD	TALLANT J L EST OF

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Label #	*Address*		*Owner*
244	7704	MEADOW RD	MARTINEZ CARLOS &
245	7711	MEADOW PARK DR	LUCAS JENNIFER D
246	7711	MEADOW RD	OWEN INGRID H LIVING TRUST
247	7711	MEADOW RD	WILLIAMS SENA
248	7705	MEADOW PARK DR	A & R TEXAS PROPERTIES LLC
249	7704	MEADOW RD	ZHANG YUANMING
250	7855	MEADOW PARK DR	MEAD KATHY
251	7855	MEADOW PARK DR	THOMAS CAROLYN
252	7855	MEADOW PARK DR	LUKOWSKI MICHAEL &
253	7855	MEADOW PARK DR	LUKOWSKI MIKE
254	7861	MEADOW PARK DR	SCHOENICK KATHLEEN
255	7867	MEADOW PARK DR	EPSTEIN ALVIN L & LOIS B
256	7867	MEADOW PARK DR	MUSGROVE DEBRA
257	7867	MEADOW PARK DR	PARCHEM ANN
258	7867	MEADOW PARK DR	NANNINGA CARROLL
259	10212	REGAL OAKS DR	OH JOSEPH
260	10212	REGAL OAKS DR	LUNA OSCAR M
261	10212	REGAL OAKS DR	RODRIGUEZ RITA ROSA
262	10212	REGAL OAKS DR	SOLOMON YOSEPH
263	10216	REGAL OAKS DR	SAMANO MARIO EST OF
264	10216	REGAL OAKS DR	BERMAN MARK J
265	10216	REGAL OAKS DR	LODI EDNAN &
266	10216	REGAL OAKS DR	MCALEB DEBORAH
267	10220	REGAL OAKS DR	SOWARD MARY LOU
268	10220	REGAL OAKS DR	NGUYEN LORI
269	10220	REGAL OAKS DR	LUKOWSKI MICHAEL
270	10220	REGAL OAKS DR	ALVAREZ FRANKLIN A
271	10236	REGAL OAKS DR	CARTER KACIE HUNTER
272	10236	REGAL OAKS DR	SCHROLLER JACQUELINE
273	10236	REGAL OAKS DR	MORALES JANICE DENISE EUBANKS
274	10236	REGAL OAKS DR	GENSON BILL L TR & LADONNA R TR

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275	10238	REGAL OAKS DR	BIRD SUZY
276	10240	REGAL OAKS DR	BARNARD DOROTHY
277	10240	REGAL OAKS DR	JONES HOWELL R
278	10240	REGAL OAKS DR	CROCKETT TIMMIE LEPINCE
279	10240	REGAL OAKS DR	KATHREE NADIM
280	10224	REGAL OAKS DR	LUKOWSKI MARTA
281	10224	REGAL OAKS DR	TOPLETZ JACK M & JUDY K
282	10224	REGAL OAKS DR	KEBEDE MULUGETA ANTENEH
283	10224	REGAL OAKS DR	MEHANI AVIRAM
284	10228	REGAL OAKS DR	NAVARRO JOHN
285	10228	REGAL OAKS DR	LIPMAN BRYAN
286	10232	REGAL OAKS DR	LANE STEPHEN B
287	10232	REGAL OAKS DR	DEANS REX D
288	10232	REGAL OAKS DR	LIN FRANK
289	10232	REGAL OAKS DR	RODRIGUEZ PEDRO JULIO
290	10244	REGAL OAKS DR	DODD MARY M
291	10244	REGAL OAKS DR	TARBUTTON JAMES D & EVA
292	10244	REGAL OAKS DR	HERNANDEZ ROSENID
293	10244	REGAL OAKS DR	ABRAMSON ELSA
294	10248	REGAL OAKS DR	KAPLAN BEATRICE
295	10248	REGAL OAKS DR	MASTERS CHARLES L
296	10248	REGAL OAKS DR	BERMAN MARK J &
297	10248	REGAL OAKS DR	HUFFMAN SCOTT
298	10252	REGAL OAKS DR	REED BRANDI
299	10252	REGAL OAKS DR	AMERICAN REALTY SERVICES INC
300	10252	REGAL OAKS DR	ALI BERTUKEN A
301	10252	REGAL OAKS DR	HURTADODEMENDOZA AURELIO
302	7903	MEADOW PARK DR	TAYLOR KATHRYN R
303	7903	MEADOW PARK DR	CHAVEZ BLANCA AMELIA AGUILAR
304	7907	MEADOW PARK DR	HATAMI MANDUCHEHR
305	7907	MEADOW PARK DR	LOREDO PEDRO JUAN

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306	7911	MEADOW PARK DR	J STEWART PROPERTIES 1 LLC
307	7911	MEADOW PARK DR	MORELLI LUCRETIA
308	7915	MEADOW PARK DR	HATAMI MANOUCHEHR
309	7915	MEADOW PARK DR	MEADOW PARK 791 110 LAND TR
310	7903	MEADOW PARK DR	KAWINSKA MARIA KRISTINA
311	7907	MEADOW PARK DR	WILLIAMS MICHAEL DEE
312	7911	MEADOW PARK DR	TORRES KARINA
313	7915	MEADOW PARK DR	FOSTER CHIMEKA S
314	7915	MEADOW PARK DR	JUSZCZYK HIERONIM
315	7929	MEADOW PARK DR	CANADA BENNIE LOU
316	7829	MEADOW PARK DR	NGE NU N
317	7919	MEADOW PARK DR	LEGORRETA PABLO A
318	7929	MEADOW PARK DR	MEADOW 7929 202 LAND TRUST
319	7919	MEADOW PARK DR	MONTE DHEENA
320	7919	MEADOW PARK DR	YANNIELLO CHRISTOPHER &
321	7919	MEADOW PARK DR	HERRERA ABNER ARON
322	7919	MEADOW PARK DR	DEVERICKS SHANE M
323	10412	STONE CANYON RD	MEADOWSTONE LIMITED PS
324	10308	STONE CANYON RD	MEADOWSTONE LIMITED
325	10412	STONE CANYON RD	MEADOWSTONE PLACE APTS LP
326	10308	STONE CANYON RD	MEADOSTONE LTD PL
327	10448	STONE CANYON RD	MEADOWSTONE LP
328	10320	STONE CANYON RD	MEADOWSTONE LTD PS
329	10440	STONE CANYON RD	MEADOWSTONE LIMITED PARTNERSHIP
330	10434	STONE CANYON RD	MEADOWSTONE LIMITED PARTNERSHIP
331	10412	STONE CANYON RD	MEADOWSTONE L P
332	10424	STONE CANYON RD	MEADOWSTONE PLACE LP
333	10215	REGAL OAKS DR	BOGARD TABITHA
334	10217	REGAL OAKS DR	GILLIAM CASEY L
335	10219	REGAL OAKS DR	FAWCETT KATHLEEN BERRY
336	10221	REGAL OAKS DR	DENNY RACHEL C

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337	10223	REGAL OAKS DR	HEMMER RONALD F
338	10211	REGAL OAKS DR	ALEXANDER MIA
339	10211	REGAL OAKS DR	GIERKE EMILY
340	10211	REGAL OAKS DR	MARZKA CRAIG
341	10211	REGAL OAKS DR	OBUSEK DEBORAH
342	10211	REGAL OAKS DR	WEIDNER KRISTIN
343	10211	REGAL OAKS DR	JOHNSON KIMBERLY
344	10205	REGAL OAKS DR	KINSMAN RYAN J
345	10205	REGAL OAKS DR	HAAS DEREK A
346	10205	REGAL OAKS DR	BRETSCHNEIDER ANDREW THOMAS
347	10205	REGAL OAKS DR	VANDERGRIFT FRANKLIN J
348	10205	REGAL OAKS DR	GREENE RICHARD
349	10205	REGAL OAKS DR	STEBBINS CARI
350	10203	REGAL OAKS DR	MCGAUGHEY LESLIE
351	10203	REGAL OAKS DR	ESSER STEPHANIE
352	10201	REGAL OAKS DR	BULINO TRACY A
353	10201	REGAL OAKS DR	COX GREGORY B & PATRICIA K
354	10203	REGAL OAKS DR	SMITH TRAVIS M
355	10203	REGAL OAKS DR	MUNN AMY J
356	10201	REGAL OAKS DR	GOSWAMI SONAL
357	10201	REGAL OAKS DR	HEINBUCH DENNIS
358	7807	MEADOW PARK DR	ELLIS DIANE
359	7807	MEADOW PARK DR	COREY MEREDITH L
360	7807	MEADOW PARK DR	WHITEHEAD MASON TR & BRENNA TR
361	7807	MEADOW PARK DR	BURGHARDT RICHARD L
362	7809	MEADOW PARK DR	JONES DAVID
363	7809	MEADOW PARK DR	PRIMITIVE PETROLEUM INC
364	10207	REGAL OAKS DR	LAFITTE JUSTIN & GLENNA
365	10207	REGAL OAKS DR	MELANAPHY KATHRYN ELIZABETH &
366	7809	MEADOW PARK DR	MURPHEY DONALD V &
367	7809	MEADOW PARK DR	KIMBALL MICHELE E

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368	10207	REGAL OAKS DR	HUNG HUA HSING
369	10207	REGAL OAKS DR	MOREAU PERLE
370	10209	REGAL OAKS DR	BROWN CRYSTAL &
371	10209	REGAL OAKS DR	HO THU THI
372	10209	REGAL OAKS DR	JUNG NICHOLAS J
373	10209	REGAL OAKS DR	ROSS JOAN EST OF
374	10209	REGAL OAKS DR	JEFFREY DONNA S
375	10209	REGAL OAKS DR	OVERSTREET KRISTIN E
376	10209	REGAL OAKS DR	MAR STEVEN
377	10209	REGAL OAKS DR	DRAKE RUSSELL M
378	10213	REGAL OAKS DR	DION ERIC
379	10213	REGAL OAKS DR	SHEARER MARK
380	10213	REGAL OAKS DR	PAGE STEPHANIE L
381	10213	REGAL OAKS DR	LIM DOUGLAS
382	10213	REGAL OAKS DR	SANTISTEVAN TANIA
383	10213	REGAL OAKS DR	SNYDERMAN JOEL ALLEN
384	10213	REGAL OAKS DR	VIVEROS RUBN
385	10213	REGAL OAKS DR	SENA SARA ELIABETH
386	7736	MEADOW RD	HORN WILLIAM C
387	7736	MEADOW RD	BOROUGHS NANCY LEE &
388	7736	MEADOW RD	MATHIS KIMBERLY L
389	7736	MEADOW RD	GREEN AMY S
390	7736	MEADOW RD	SPARROW CHASE K
391	7736	MEADOW RD	BOMMA SATISH &
392	7730	MEADOW RD	RAMON MANUEL JR &
393	7730	MEADOW RD	8109 SKILLMAN MM LLC &
394	7730	MEADOW RD	ELMORE JAMES M
395	7730	MEADOW RD	DELZELL EDWIN C
396	7730	MEADOW RD	LEE MARY ALICE
397	7738	MEADOW RD	KENNEMER MEREDITH
398	7738	MEADOW RD	PETERSON KRISTIN D

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399	7738	MEADOW RD	GUNTER KEVIN T
400	7738	MEADOW RD	PIERCE ROBERT
401	7732	MEADOW RD	FLEISHMAN DEBBIE
402	7732	MEADOW RD	HOGE VALERIE
403	7732	MEADOW RD	CONTE DERRICK J
404	7732	MEADOW RD	MURDOCH STEPHANIE
405	7732	MEADOW RD	BAKER CODY
406	7732	MEADOW RD	SARTORIS TANIA M
407	7732	MEADOW RD	CARDENAS LIBRADO
408	7732	MEADOW RD	DIULUS JOHN
409	7740	MEADOW RD	KARRAS VALERIE ANN
410	7740	MEADOW RD	POLLARD JUSTIN ANDREW
411	7740	MEADOW RD	DEVEGOWDA ANIL
412	7740	MEADOW RD	KEATLEY ANDREW
413	7734	MEADOW RD	WASHINGTON RODNEY T
414	7734	MEADOW RD	LIM DEAN
415	7734	MEADOW RD	HOFFACKER CHLOE L &
416	7734	MEADOW RD	PETERSON DAVID BLAIR
417	7734	MEADOW RD	DERICHSWELLER MARK A & JANET D
418	7734	MEADOW RD	JORDAN BLAKE ELLIOTT
419	7734	MEADOW RD	SIBLEY AMII
420	7734	MEADOW RD	PUGH MARK ROBERT
421	7734	MEADOW RD	HOPE GINA
422	7734	MEADOW RD	SPENCER ARNOLD AUGUR
423	7734	MEADOW RD	BART MCCLENDON BROADCASTI
424	7734	MEADOW RD	BARKER JENNISSA L
425	7734	MEADOW RD	WHITAKER SHANE A
426	7734	MEADOW RD	SCOTT JOHN C
427	7734	MEADOW RD	STENGLE JAMIE L
428	7734	MEADOW RD	WILLIAMS TAMEKA
429	7734	MEADOW RD	BRADFORD ANDREW & CHRISTINA

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430	7734	MEADOW RD	GARCIA ALBERTINA LEON
431	7721	MEADOW PARK DR	PRICE MARTIN
432	7721	MEADOW PARK DR	OBIKE MERCY UZOMOA
433	7721	MEADOW PARK DR	CAYCE JOHN STEPHEN
434	7721	MEADOW PARK DR	ENGLAND SHEILA M
435	7721	MEADOW PARK DR	SHERA B DALE
436	7721	MEADOW PARK RD	SHERRY RUBIA E ETAL
437	7721	MEADOW PARK DR	DIMAKOPOULOS VASSILIOS
438	7721	MEADOW PARK DR	VANZANELLA VERA THERESA
439	7721	MEADOW PARK DR	WERRY BETTYE JO
440	7723	MEADOW PARK DR	ALBANOON SERAJ S
441	7723	MEADOW PARK DR	COLEMAN JULIUS H
442	7725	MEADOW PARK DR	RAYBLATT MORRIS
443	7725	MEADOW PARK DR	PETERSON ERIK
444	7727	MEADOW PARK DR	CHEN MIKE
445	7727	MEADOW PARK DR	TEDDLIE LIVING TRUST
446	7727	MEADOW PARK DR	TEDDLIE MERRIT B LIV TR
447	7727	MEADOW PARK DR	BAVARIAN CYRUS &
448	7727	MEADOW PARK DR	TEDDLIE LIVING TRUST
449	7725	MEADOW PARK DR	WADE JOHN P
450	7725	MEADOW PARK DR	ALBANOON SERAJ S
451	7725	MEADOW PARK DR	PHELPS JANICE
452	7727	MEADOW PARK DR	FLUSCHE MICHAEL
453	7727	MEADOW PARK DR	PENNYMAC LOAN SERVICES LLC
454	7727	MEADOW PARK DR	HURT SHARA LYNN
455	7727	MEADOW PARK DR	SWARTZ BRYAN
456	7727	MEADOW PARK DR	JAY DEVON
457	7729	MEADOW PARK DR	MARTIN HOWARD L &
458	7729	MEADOW PARK DR	TEDDLIE MERRITT B LIVING TRUST
459	7729	MEADOW PARK DR	STONE JOHN JEFFERY
460	7729	MEADOW PARK DR	BOND DOROTHY E

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461	7731	MEADOW PARK DR	MILESROSENFIELD MARTI
462	7731	MEADOW PARK DR	HARNISCH ANTHONY & RACHEL H
463	7731	MEADOW PARK DR	RODGERS E ARLENE
464	7731	MEADOW PARK DR	KIDWELL TOMMY R
465	7731	MEADOW PARK DR	NEPOMNICK DIANE
466	7731	MEADOW PARK DR	CARR LUKEISHA
467	7731	MEADOW PARK DR	HOLLAR LINDA L
468	7731	MEADOW PARK DR	SWINDLE LEA ANN
469	10011	REGAL PARK LN	SIMS KATHRYN R
470	10015	REGAL PARK LN	PULLEN LINDA
471	10033	REGAL PARK LN	ROSE MARY L
472	10017	REGAL PARK LN	ESSEX ELIZABETH & PAUL
473	10017	REGAL PARK LN	CORN MARILYN
474	10019	REGAL PARK LN	GARDNER PENNY
475	10019	REGAL PARK LN	SCHULTZ ANDREW
476	10021	REGAL PARK LN	THURSTON BETTY SUE
477	10021	REGAL PARK LN	ESSEX PAUL & ELIZABETH C
478	10023	REGAL PARK LN	GROVE JERRY D
479	10023	REGAL PARK LN	ALLEN BERNIECE E
480	10029	REGAL PARK LN	WILTON CATHY J
481	10029	REGAL PARK LN	NOYA SUSANA TRUSTEE &
482	10031	REGAL PARK LN	FENN CHRISTINE
483	10031	REGAL PARK LN	LEVITAN NORMA JACOBS
484	10011	REGAL PARK LN	DESALOMS LETICIA
485	10033	REGAL PARK LN	TARLO DAVID A
486	10009	REGAL PARK LN	BROTHERS RONALD A
487	10015	REGAL PARK LN	ORWIG MATTHEW D & MELISSA
488	10015	REGAL PARK LN	HERNANDEZ CARLOS
489	10017	REGAL PARK LN	RUBIN CAMILLA D
490	10017	REGAL PARK LN	STJOHN ANNEMARIE
491	10019	REGAL PARK LN	ALAIMO KEVIN

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492	10019	REGAL PARK LN	FIGUEORA MARTHA
493	10021	REGAL PARK LN	FAGERSTROM RUTH E
494	10021	REGAL PARK LN	CALVI JENNIFER
495	10023	REGAL PARK LN	SEIBEL THELMA S
496	10023	REGAL PARK LN	PFAUTSCH PETER &
497	10029	REGAL PARK LN	SCHLEGAL ROGER
498	10029	REGAL PARK LN	ORWIG MATTHEW & MELISSA
499	10031	REGAL PARK LN	SWAIN JULIANE N
500	10031	REGAL PARK LN	BROOKS AMY MARIE
501	10033	REGAL PARK LN	CARTER TAMI
502	10033	REGAL PARK LN	MOORE WADE EMMETT
503	9600	N CENTRAL EXPY	TRA DALLAS NORTH CENTRAL LLC
504	9600	N CENTRAL EXPY	RETINA FOUNDATION OF THE SW
505	9500	N CENTRAL EXPY	LL WALNUT BOBOS LLC
506	9500	N CENTRAL EXPY	WALNUT GP LLC