CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, March 3, 2016
AGENDA

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

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

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

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket — Planner: Sharon Hurd

Consent Items:

(1) **S156-101**
(CC District 10)

An application to replat a 7.2179-acre tract of land to create one lot from the remainder of Lots 1, 2, and a portion of Lot 4 in City Block 2/8059 on property fronting on Bekay Street, east of Plano Road.
Applicant/Owner: City of Dallas
Surveyor: Survey Consultants, Inc.
Application Filed: February 3, 2016
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(2) **S156-103**
(CC District 14)

An application to create two 0.044-acre lots from a 0.0878-acre tract of land in City Block A/500 on property located on Carmel Street at Skiles Street.
Applicant/Owner: Mike Smith / 3140 Carmel, LLC
Surveyor: Blue Star Surveying
Application Filed: February 3, 2016
Zoning: PD 298, Sub-district 6
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(3) **S156-106**
(CC District 6)

An application to create a seven lot residential subdivision with lots ranging in size from 0.172-acre to 0.202-acre from a 1.318-acre tract of land containing part of City Block 7188 on property located on Fannie Street, southwest of Chalk Hill Road.
Applicant/Owner: AAA Home Builder, LLC
Surveyor: CBG Surveying, Inc.
Application Filed: February 3, 2016
Zoning: R-5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(4) **S156-107**
(CC District 14)

An application to replat a 0.9433-acre lot from a tract of land containing all of Lots 1A, 3A, 9, and part of Lot 7 in City Block 9/994 to create one lot on property located on Maple Avenue between Carlisle Street and Wolf Street.
Applicant/Owner: Maple Tree Partners, Ltd., Phillip Romano
Surveyor: JDJR Engineers
Application Filed: February 3, 2016
Zoning: PD 193 (LC)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(5) **S156-108**
(CC District 1)

An application to replat a 0.954-acre tract of land containing all of Lots 6A and 9A in City Block 12/3136 and a portion of Zang Boulevard to be abandoned to create one lot on property located on Davis Street and Seventh Street, west of Zang Boulevard.
Applicant/Owner: Alamo/Manhattan BAD, LLC
Surveyor: Spiars Engineering, Inc.
Application Filed: February 3, 2016
Zoning: PD 830 (Sub-district 6), Davis Corridor
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(6) **S156-109**
(CC District 11)

An application to create one 13.289-acre lot from a tract of land in City Block 7754 on Churchill Way between Coit Road and North Central Expressway (US Highway 75).
Applicant/Owner: Jennifer Murillo / State of Texas
Surveyor: Winkelmann & Associates
Application Filed: February 4, 2016
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(7) **S156-111**
(CC District 9)

An application to create a 6.557-acre lot from a tract of land containing part of City Block 5372 on property located on Monterrey Drive between Farola Drive and Itasca Drive.
Applicant/Owner: Dallas Independent School District
Surveyor: Gonzalez & Schneeberg
Application Filed: February 4, 2016
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(8) **S156-112**
(CC District 9)

An application to create one 7.897-acre lot from a tract of land containing all of City Block 2977 on property located on Hillbrook Street, Sondra Drive, and Wendover Road.
Applicant/Owner: Dallas Independent School District
Surveyor: Gonzalez & Schneeberg
Application Filed: February 5, 2016
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(9) **S156-113**
(CC District 11)

An application to replat a 3.2178-acre tract of land containing all of Lots 1, 2, and 4 in City Block D/1998 to create one lot on property located on Alpha Road at Preston Road, northeast corner.
Applicant/Owner: Quiktrip Corporation
Surveyor: Survey Consultants, Inc.
Application Filed: February 5, 2016
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(10) **S156-114**
(CC District 7)

An application to create one 0.634-acre lot from a tract of land containing part of City Block 7058 on property located at 2430 Highland Road, southeast of Bar-X Street.
Applicant/Owner: Wade Henderson
Surveyor: Maddox Surveying & Mapping, Inc.
Application Filed: February 5, 2016
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(11) **S156-116**
(CC District 6)

An application to create one 3.866-acre lot, and one 8.5571–acre lot from a 12.4436-acre tract of land in City Block 8467 on property located on Ranch Trail east of Cypress Waters Boulevard.
Applicant/Owner: Trammel Crow Company
Surveyor: Kimley-Horn
Application Filed: February 5, 2016
Zoning: PD 741
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

(12) **S156-104**
(CC District 1)

An application to replat a 0.469-acre tract of land containing Lots 5, 6, 7, and 8 and alley abandonments in City Block 19/4280 to create one 7,718-square foot (0.177-acre) acre lot, and one 12,738 square foot (0.292-acre) on property located on Brunner Avenue at Balboa Drive.
Applicant/Owner: Legge Properties, Ltd.
Surveyor: Salcedo Group, Inc.
Application Filed: February 3, 2016
Zoning: CR, R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(13) **S156-117**
(CC District 14)

An application to replat a 0.235-acre tract of land containing all of Lot 5 in City Block D/1998 into one 3,695-square foot lot and one 6,525-square foot lot, on property located at 5001 Alcott Street at Lee Street, northwest.
Applicant/Owner: Mark Weatherford / David M. Hargrove
Surveyor: Gonzalez & Schneeberg Surveyors & Engineers
Application Filed: February 8, 2016
Zoning: TH-3(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

M156-009
Danielle R. Lerma
(CC District 6)

An application for a minor amendment to the development plan for Tract 5 within Planned Development District No. 508 on the south line of Canada Drive, east of Bosque Avenue.
Staff Recommendation: **Approval**
Applicant: Uplift Education
Representative: Brian Nelson, HKS

M156-010
Danielle R. Lerma
(CC District 13)

An application for a minor amendment to the development and landscape plans on property zoned Planned Development District No. 260, Tracts 4, 4A and 5, at the southwest corner of Glen America Drive and North Central Expressway Service Road.
Staff Recommendation: **Approval**
Applicant: Northpark Presbyterian Church
Representative: William S. Dahlstrom, Jackson Walker, L.L.P.

Miscellaneous Items – Under Advisement:

M156-012
Danielle R. Lerma
(CC District 10)

An application for a minor amendment to the development and landscape plans for Planned Development District No. 758, Subarea C, at the southeast corner of Skillman Street and Walnut Hill Lane.
Staff Recommendation: **Approval**
Applicant: Argyle Residential
Representative: Talmage Hansen, Big Red Dog Engineering
U/A From: February 4, 2016

Certificates of Appropriateness for Signs:

1511180017
Laura Evans
(CC District 14)

An application for a Certificate of Appropriateness by Terry Hodge of Accent Graphics, Inc. for an 89 square-foot lower level attached sign at 1201 Main Street (south elevation).
Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**
Applicant: Terry Hodge

1511180018
Laura Evans
(CC District 14)

An application for a Certificate of Appropriateness by Terry Hodge of Accent Graphics, Inc. for an 89 square-foot lower level attached sign at 1201 Main Street (north elevation).
Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**
Applicant: Terry Hodge Nichols

Thoroughfare Plan Amendments – Under Advisement:

Knox Street from Travis Street to McKinney Avenue

Tanya Brooks
(CC District 14)

An amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Knox Street from Travis Street to McKinney Avenue from a four-lane undivided (M-4-U) roadway within 60 feet of right-of-way to a special three-lane undivided (SPCL 3U) roadway within 60 feet of right-of-way.
Staff Recommendation: **Approval** of the amendment to change the dimensional classification of Knox Street from Travis Street to McKinney Avenue from a four-lane undivided (M-4-U) roadway within 60 feet of right-of-way to a special three-lane undivided (SPCL 3U) roadway within 60 feet of right-of-way.
CPC Transportation Committee Recommendation: **Approval**
U/A From: February 4, 2016

Zoning Cases – Consent:

1. **Z156-181(WE)**
Warren Ellis
(CC District 1)

An application for a Specific Use Permit for a vehicle display, sales and service on property zoned Subdistrict 5 of Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, on the south side of Fort Worth Avenue, east of North Westmoreland Road.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: Avis Budget Car Rental, LLC
Representative: Jeff Wagner

2. **Z156-175(OTH)**
Olga Torres Holyoak
(CC District 12)

An application for a GO(A) General Office District on property zoned an MO-2 Mid-range Office District on the east side of Preston Road, south of Frankford Road.
Staff Recommendation: **Approval**
Applicant: Caddo Preston Plaza LLC
Representative: Rob Baldwin

3. **Z156-178(OTH)**
Olga Torres Holyoak
(CC District 3)

An application for an IR Industrial/Research District on property zoned an A(A) Agricultural District on the southeast corner of West Kiest Boulevard and Ledbetter Drive.
Staff Recommendation: **Approval**
Applicant: WWF Operating Company c/o Harold Gingsburg
Representative: Barry Knight & Brad Williams, Winstead PC

4. **Z156-180(OTH)** Olga Torres Holyoak (CC District 6)
An application for an MU-1 Mixed Use District on property zoned an IR Industrial/Research District on the south side of Farrington Street, east of Crampton Street.
Staff Recommendation: **Approval**
Applicant: 2323 Farrington, LLC
Representative: Tommy Mann, Winstead PC

5. **Z156-174(SM)** Sarah May (CC District 11)
An application for a Specific Use Permit for private school and to repeal Specific Use Permit No. 67 for a church recreation center on property zoned an R-7.5(A) Single Family District on the northwest corner of Lyndon B. Johnson Freeway and Blossomheath Lane.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, traffic management plan, and conditions.
Applicant: Park Central Baptist Church
Representative: Robert Reeves & Associates, Inc.

Zoning Cases – Under Advisement:

6. **Z145-366(SM)** Sarah May (CC District 6)
An application for a Planned Development District for A (A) Agricultural District, IR Industrial/Research District, general merchandise and food store, and utility and public service uses on property zoned an A (A) Agricultural District, south of East Belt Line Road and west of South Northlake Road.
Staff Recommendation: **Approval**, subject to a conceptual plan, development plan and conditions.
Applicant: Oncor Electric Delivery Co./Luminant Generation Co., LLC
Representative: Dallas Cothrum and Maxwell J. Fisher, Masterplan
U/A From: February 4, 2016

7. **Z156-118(SM)** Sarah May (CC District 14)
An application for a Specific Use Permit for a private school on property zoned a CR Community Retail District with a D Liquor Control Overlay on the west corner of East Grand Avenue and Shadyside Lane.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, traffic management plan, and conditions.
Applicant: Martinez-Wallace, LLC
Representative: Rob Baldwin
U/A From: February 18, 2016

8. **Z156-137(SM)**
Sarah May
(CC District 13)

An application for an amendment to Planned Development District No. 696, on property bound by Welch Road, Rickover Drive, Crestline Avenue, and Ridgeside Drive.
Staff Recommendation: **Approval**, subject to a revised development/landscape plan, traffic management plan and conditions.
Applicant: Dallas Independent School District
Representative: Karl A. Crawley, Masterplan
U/A From: February 18, 2016

9. **Z156-153(SM)**
Sarah May
(CC District 13)

An application for a Planned Development District for LO-1 Limited Office District and animal shelter or clinic with outside runs uses on property zoned an LO-1 Limited Office District on the southeast corner of Sexton Lane and Midway Road.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: City Vet
Representative: William Dahlstrom, Jackson Walker, LLP
U/A From: February 4, 2016 and February 18, 2016

10. **Z156-123(LHS)**
L. Holmes Stringfellow
(CC District 3)

An application for a Specific Use Permit for an adult day care facility and to repeal Specific Use Permit No. 1669 for a foster home on property zoned an R-7.5(A) Single Family District on the east side of Manitoba Avenue, north of Red Wing Drive.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant/Representative: Marquita Pritchett [Brenda Pritchett Ford]
U/A From: January 7, 2016, February 4, 2016 and February 18, 2016

11. **Z145-326(RB)**
Richard Brown
(CC District 14)

An application to amend Subareas I and II within Planned Development District No. 799, on property at the southeast corner of East Lovers and Matilda Street.
Staff Recommendation: **Hold under advisement until March 17, 2016.**
Applicant: Lovers Medical Investors, LP-Jonathan Perlman, Sole Officer
Representative: Dallas Cothrum
U/A From: January 21, 2016 and February 18, 2016

12. **Z156-103(OTH)** An application for the renewal of Specific Use Permit No. 1863 for
Olga Torres Holyoak the sale of alcoholic beverages in conjunction with a general
(CC District 5) merchandise or food store 3,500 square feet or less on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay on the north side of Scyene Road, west of North Jim Miller Road.
Staff Recommendation: **Approval** for a three-year period, subject to conditions.
Applicant: Vecta Food Store
Representative: Jason Marshall
U/A From: December 3, 2015 and February 4, 2016

13. **Z156-135(OTH)** An application for an R-5(A) Single Family District on property
Olga Torres Holyoak zoned an A(A) Agricultural District, on the southwest line of Lasater
(CC District 8) Road, northwest of Stark Road.
Staff Recommendation: **Approval**
Applicant: David Booth, DR Horton Homes
Representative: Tom John, JBI Partners
U/A From: January 21, 2016 and February 18, 2016

Zoning Cases – Individual:

14. **Z156-127(SM)** An application for a Specific Use Permit for an alcoholic beverage
Sarah May manufacturing use and a new subdistrict on property zoned Sub
(CC District 2) district 2, Mixed Use Corridor, within Planned Development District No. 317, the Cedars Area Special Purpose District on the east corner of Browder Street and Blakeney Street.
Staff Recommendation: **Approval** of a new subdistrict, subject to conditions; and **approval** of a Specific Use Permit for an alcoholic beverage manufacturing use for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site/landscape plan and conditions.
Applicant: Four Corners Brewing
Representative: Audra Buckley, Permitted Development

15. **Z156-163(SM)** Sarah May (CC District 5)

An application for a Specific Use Permit for a mini-warehouse use, 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, and an amendment to deed restrictions on property zoned an MU-1 Mixed Use District with deed restrictions, on the northeast corner of Lake June Road and Guard Drive.
Staff Recommendation: **Hold under advisement until March 17, 2016.**
Applicant: Lindsay A. Fleck, Trustee
Representative: Michael R. Coker

16. **Z156-179(SM)** Sarah May (CC District 5)

An application for a Planned Development District for R-7.5(A) Single Family District and private school uses and to repeal Specific Use Permit No. 948 for a private school on property zoned an R-7.5(A) Single Family District, on the northeast corner of San Leon Avenue and North Saint Augustine Drive.
Staff Recommendation: **Approval**, subject to a development plan, landscape plan, traffic management plan, and staff's recommended conditions.
Applicant: Kelby Woodard, Cristo Rey Dallas College Preparatory
Representative: William S. Dahlstrom, Jackson Walker LLP

17. **Z145-183(WE)** Warren Ellis (CC District 13)

An application for a Planned Development District for MU-2 Mixed Use District and mini-warehouse uses on property zoned an MU-2 Mixed Use District on the south side of Meadow Road and west of Greenville Avenue.
Staff Recommendation: **Approval**, subject to a development plan and staff's recommended conditions.
Applicant: Croesus Greenville Avenue L.P.
Representative: Suzan Kedron and Steven Dimitt, LLP, Jackson Walker

Authorization of a Hearing - Under Advisement:

Donna Moorman (CC District 10)

Consideration of a public hearing to decide whether to authorize a public hearing to determine the proper zoning on property zoned Planned Development District No. 758 with consideration given to appropriate zoning for the area including use, development standards, and other appropriate regulations, generally located along both sides of Walnut Hill Lane, east of Skillman Street. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.
U/A From: February 18, 2016

Landmark Commission Appeal:

CA156-087(JKA) Jennifer Anderson (CC District 2)	An appeal of the Landmark Commission's decision to deny a Certificate of Appropriateness - CA156-087(JKA) at 4716 Junius Street to install 4" Hardiboard on rear and side facades of the main structure. Staff Recommendation: **Denial** Landmark Commission Recommendation: **Denial**

Other Matters:

Consideration of appointments to CPC Committees:
SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC)
ARTS DISTRICT SIGN ADVISORY COMMITTEE

Minutes: February 18, 2016

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, March 3, 2016

ZONING ORDINANCE COMMITTEE (ZOC) MEETING - Thursday, March 3, 2016, City Hall, 1500 Marilla Street, in Room 5ES, at 9:00 a.m., to consider (1) **DCA 145-002** - Consideration of amending the Dallas Development Code to amend Article X, the Landscape and Tree Preservation regulations.

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

EXECUTIVE SESSION NOTICE

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

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

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

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

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

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

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

CITY PLAN COMMISSION **THURSDAY, MARCH 3, 2016**

FILE NUMBER: S156-101 **Subdivision Administrator:** Paul Nelson

LOCATION: Bekay Street, east of Plano Road

DATE FILED: February 3, 2016 **ZONING:** IR

CITY COUNCIL DISTRICT: 10 **SIZE OF REQUEST:** 7.2179-acre **MAPSCO:** 28A&E

APPLICANT/OWNER: City of Dallas

REQUEST: An application to replat a 7.2179-acre tract of land to create one lot from the remainder of Lots 1, 2, and a portion of Lot 4 in City Block 2/8059 on property fronting on Bekay Street, east of Plano Road.

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

STAFF RECOMMENDATION: Staff concludes that the request complies with the requirements of the IR District; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c), and (d)
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a), (b), (c), and (d)
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the “Microstation” format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a) and (b)
7. On the final plat include two boundary corners tagged with these coordinates: “Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.” Section 51A-8.617

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

9. The maximum number of lots permitted by this plat is 1. Section 51A-8.501(a) and 51A-8.503(a)

10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9)

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

12. A Detention Area Access Easement must be provided from the Detention Area to the existing public right-of-way.

13. On the final plat the Detention Area Easement must be monumented as required by the plat regulations.

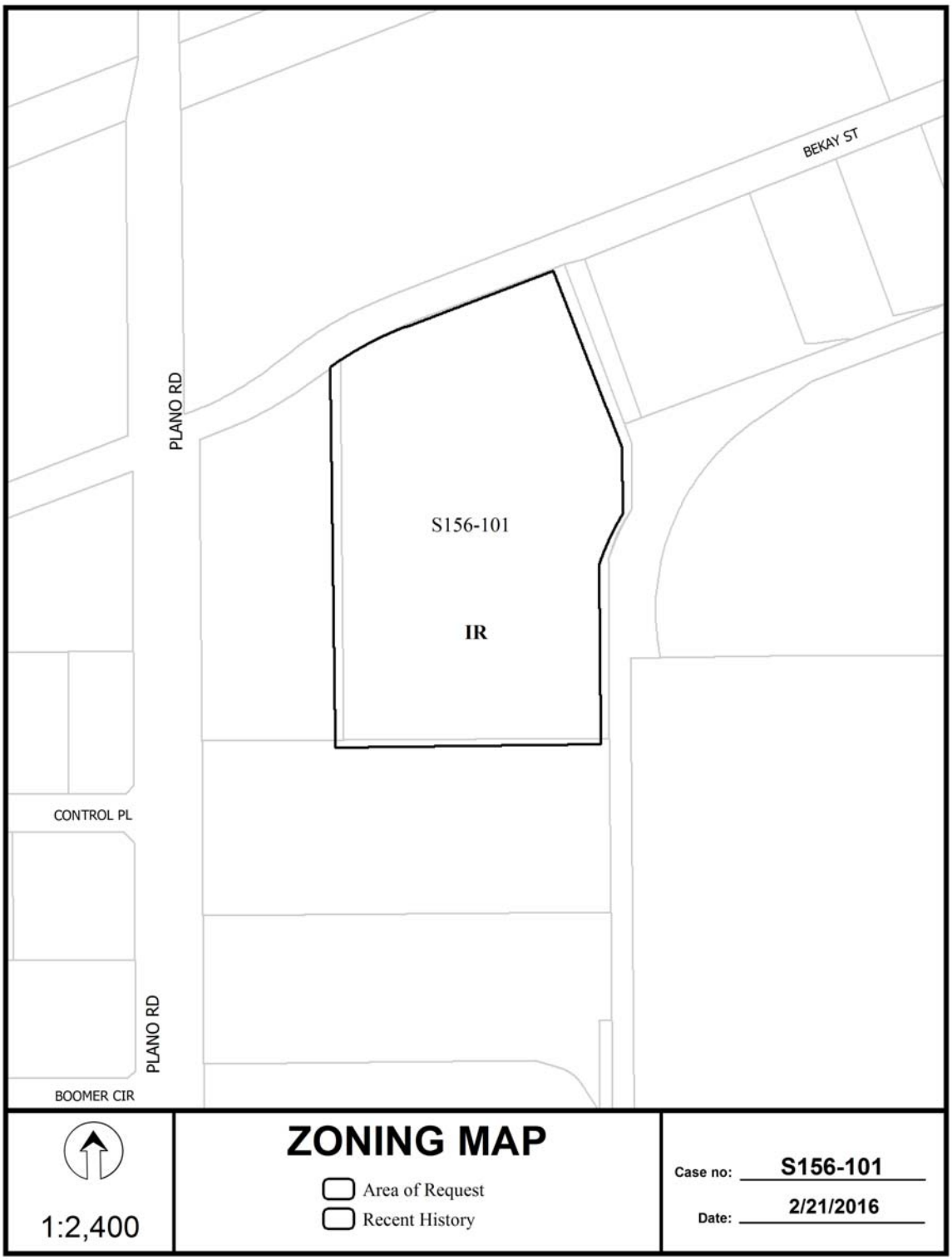
14. On the final plat show two controlling monuments. Survey Manual

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

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

17. Water/wastewater main extension may be required by Private Development Contract. Section 49-62(f)(1)

18. On the final plat identify the property as Lot 1C in City Bock 2/8059. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)


BEKAY ST
PLANO RD
S156-101
IR
CONTROL PL
PLANO RD
BOOMER CIR
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S156-101
Date: 2/21/2016



1:2,400

AERIAL MAP

Area of Request

Recent History

Case no: S156-101

Date: 2/21/2016

BEKAY STREET
LOT 1B, BLOCK 2/8059
2.3179 ACRES
DALLAS AREA RAPID TRANSIT
P.O.B.
NORTH 622.43'
WEST 232.00'
(DEED LINE)
N 89°55'50" W 435.50'
SOUTH 166.18'
LOCATION MAP
SCALE: 1"=200'
LEGEND
LINE TABLE
GENERAL NOTES
1. No lot to lot drainage will be permitted without Engineering Section approval.
2. The purpose of this plat is to combine portions of multiple lots into 1 lot for redevelopment.
3. The bearing system shown hereon is based on the south line of Lot 1, Block 2/8059, Dallas Northeast Industrial Park, Third Installment, as recorded in Volume 73121, Page 31, Deed Records, Dallas County, Texas, said as "South".
4. Coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 (2011) Epoch 2010.00. Scale and No Projection. Coordinates Value(s) are Grid Coordinate Values, No Scale and No Projection.
5. One existing building to be demolished and removed, the larger open area building to remain.
PRELIMINARY PLAT
BEKAY SERVICE CENTER
LOT 1B, BLOCK 2/8059
BEING A REPLAT OF PORTIONS
OF LOT 1, LOT 2 and LOT 4, BLOCK 2/8059
DALLAS NORTHEAST INDUSTRIAL PARK,
THIRD INSTALLMENT
(VOLUME 73121, PAGE 31, D.R.D.C.T.)
2.3179 ACRES out of the
THOMAS McCANNE SURVEY, ABSTRACT No. 959
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-101
ENGINEERING PLAN NO. _____
OWNER
PROJECT INFORMATION
ENGINEER
SCI

CITY PLAN COMMISSION **THURSDAY, MARCH 3, 2016**

FILE NUMBER: S156-103 **Subdivision Administrator:** Paul Nelson

LOCATION: Carmel Street at Skiles Street

DATE FILED: February 3, 2016 **ZONING:** PD 298, Sub-district 6

CITY COUNCIL DISTRICT: 14 **SIZE OF REQUEST:** 0.0878-acre **MAPSCO:** 45H

APPLICANT/OWNER: Mike Smith / 3140 Carmel, LLC

REQUEST: An application to create two 0.044-acre lots from a 0.0878-acre tract of land in City Block A/500 on property located on Carmel Street at Skiles Street.

SUBDIVISION HISTORY:

1. S134-131 was a request southwest of the present request to replat a 0.680-acre tract of land containing part of Lots 6 through 9 in City Block 308 into an 18 lot Shared Access Area Development with 1 common area and lots ranging in size from 1,322 square feet to 1,679 square feet on property located at 3003 & 3009 Live Oak Street. The request was approved May 8, 2014 and recorded October 28, 2015.

2. S134-130 was a request southwest of the present request to replat a 0.238-acre tract of land containing part of Lots 6 through 9 in City Block 308 into 8 lots ranging in size from 1,227 square feet to 1,546 square feet on property located at 3003 & 3009 Live Oak Street. The request was approved May 8, 2014 and recorded October 28, 2015.

STAFF RECOMMENDATION: Staff concludes that the request complies with the requirements of PD 298, Sub-district 6; therefore, staff recommends approval subject to compliance with the following conditions:

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

2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a), (b), (c), and (d)

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

4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the “Microstation” format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)

5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)

6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a) and (b)

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

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

9. The maximum number of lots permitted by this plat is 2. Section 51A-8.501(a) and 51A-8.503(a)

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

11. Provide a detailed grading plan prepared by Professional Engineer. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9)

12. On the final plat dedicate 1.5-feet of right-of-way, street easement, or sidewalk easement from the established center line of Carmel Street and Birkenhead Court. Sections 51A-8.602(c) and 51A-9.101

13. On the final plat dedicate a 10-foot by 10-foot corner clip at Carmel Street and Skiles Street. Section 51A-8.602(c), and Section 51A-8.604(c)

14. On the final plat dedicate a 10-foot by 10-foot corner clip at Carmel Street and Birkenhead Court. Section 51A-8.602(c), and Section 51A-8.604(c)

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

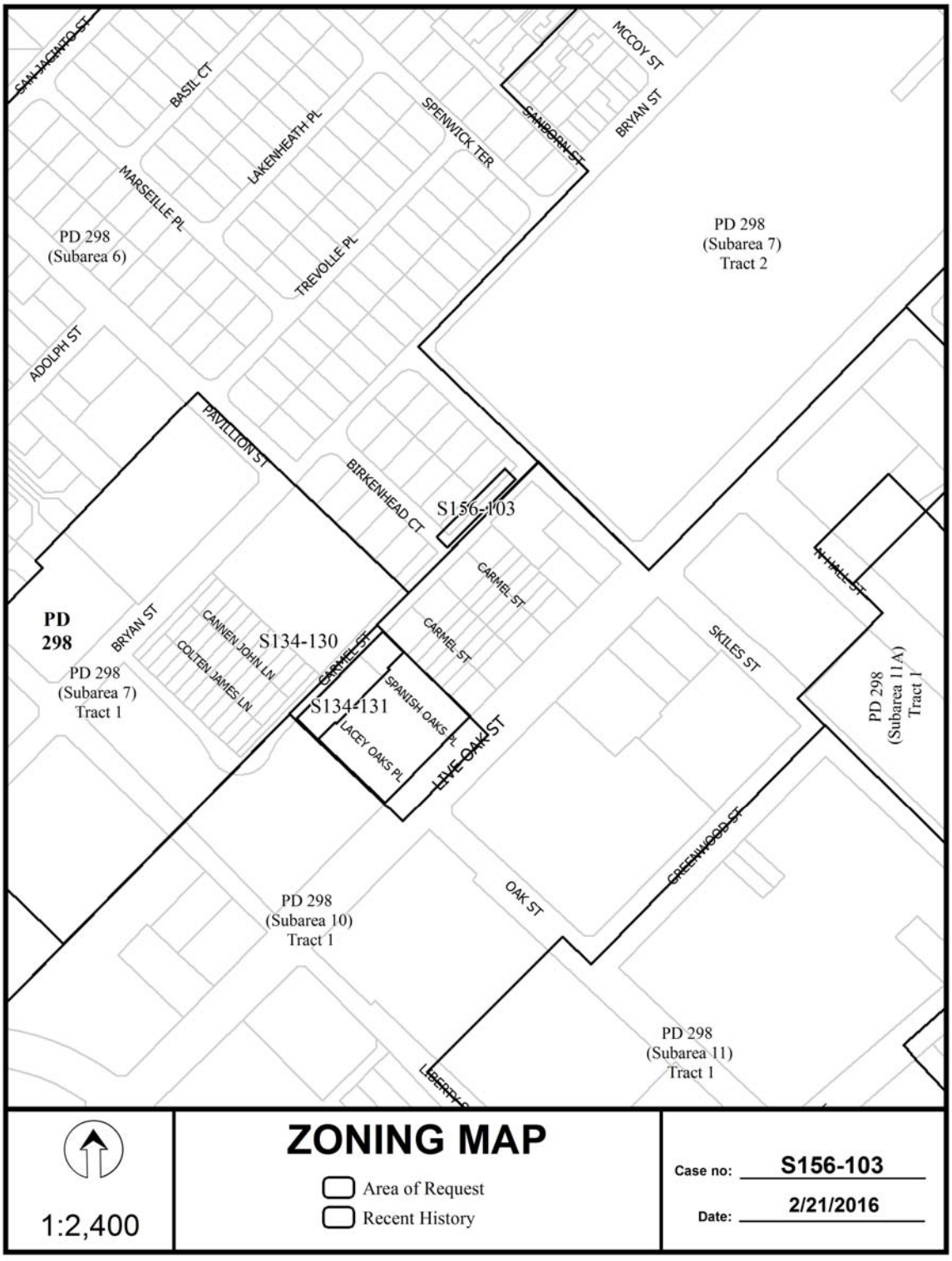
16. The number and location of fire hydrants, must comply with the Dallas Fire Code

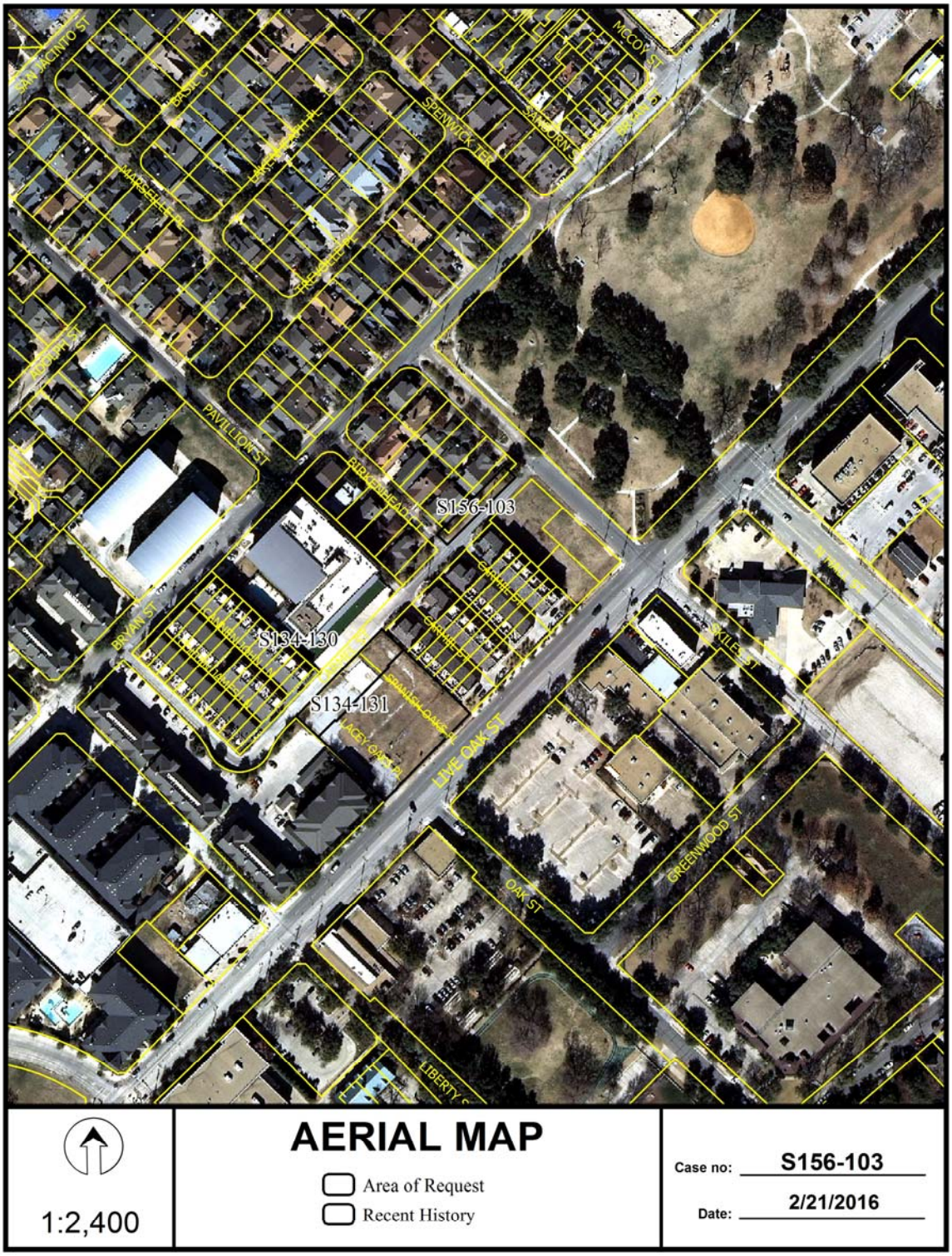
17. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)

18. 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. Water/wastewater main extension may be required by Private Development Contract. Section 49-62(f)(1)

20. On the final plat identify the property as Lots 11 and 12 in City Bock A/500. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)


SAN JACINTO ST
BASIL CT
LAKENHEATH PL
SPENWICK TER
MCCOY ST
SANBORN ST
BRYAN ST
MARSEILLE PL
PD 298
(Subarea 6)
TREVOLLE PL
PD 298
(Subarea 7)
Tract 2
ADOLPH ST
PAVILLION ST
BIRKENHEAD CT
S156-103
CARMEL ST
PD
298
BRYAN ST
CANNEN JOHN LN
COLTEN JAMES LN
S134-130
CARMEL ST
CARMEL ST
SKILES ST
PD 298
(Subarea 7)
Tract 1
SPANISH OAKS PL
S134-131
LACEY OAKS PL
LIVE OAK ST
PD 298
(Subarea 11A)
Tract 1
GREENWOOD ST
OAK ST
PD 298
(Subarea 10)
Tract 1
PD 298
(Subarea 11)
Tract 1
1:2,400
ZONING MAP
Area of Request
Recent History
Case no: S156-103
Date: 2/21/2016


S156-103
S134-130
S134-131
PAVILLION ST
BRYAN ST
LIVE OAK ST
OAK ST
GREENWOOD ST
MCCOY ST
SPENNWICK TER
SAN JACINTO ST
BASIL ST
ADOLPHUS ST
LIBERTY
1:2,400
AERIAL MAP
Area of Request
Recent History
Case no: S156-103
Date: 2/21/2016

OWNER'S DEDICATION
SURVEYOR'S STATEMENT
GENERAL NOTES:
OWNER'S CERTIFICATE
BIRKENHEAD COURT
CARMEL STREET
SKILES STREET
POINT OF BEGINNING
BLOCK B/500
BLOCK A/500
BLOCK B/309
BLOCK C/309
BLOCK A/501
LEGEND
PRELIMINARY PLAT
CARMEL LLC 3140
Lot 11 and Lot 12, Block A/500
0.0878 ACRES
BLUE STAR LAND SURVEYING
JOHN GREGORY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-103

CITY PLAN COMMISSION **THURSDAY, MARCH 3, 2016**

FILE NUMBER: S156-106 **Subdivision Administrator:** Paul Nelson

LOCATION: Fannie Street, southwest of Chalk Hill Road

DATE FILED: February 3, 2016 **ZONING:** R-5(A)

CITY COUNCIL DISTRICT: 6 **SIZE OF REQUEST:** 1.318-acre **MAPSCO:** 42T

APPLICANT/OWNER: AAA Home Builder, LLC

REQUEST: An application to create a seven lot residential subdivision with lots ranging in size from 0.172-acre to 0.202-acre from a 1.318-acre tract of land containing part of City Block 7188 on property located on Fannie Street, southwest of Chalk Hill Road.

SUBDIVISION HISTORY:

1. S101-062 was a request east of the present request to create two, 0.505 acre lots from a 1.010 acre tract of land in City Block A/7184 on Fannie Street, west of Chalk Hill Road. The request was approved March 24, 2011, and was recorded July 1, 2012.

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 R-5(A) district regulations. The area consists of lots with varying shapes and sizes and complies in lot size with the R-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, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c), and (d)
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a), (b), (c), and (d)
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)

5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)

6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a) and (b)

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

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

9. The maximum number of lots permitted by this plat is 7. Section 51A-8.501(a) and 51A-8.503(a)

10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9)

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

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

13. Prior to final plat provide right-of-way, design and construction for Fannie Street.

14. On the final plat provide turnaround at the terminus of Fannie Street.

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

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

17. On the final plat show the distances/width of right-of-way across Fannie Street.

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

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

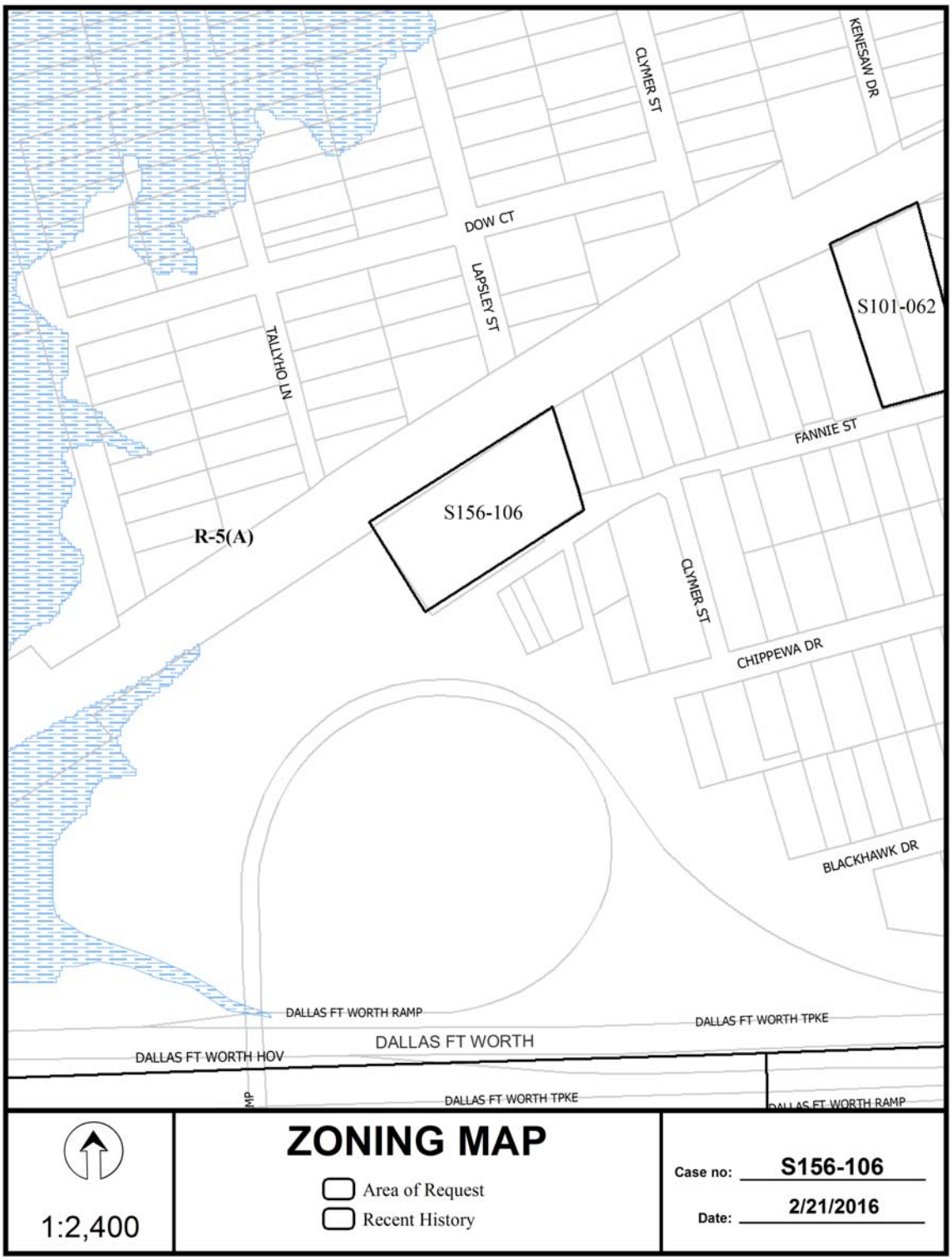
20. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)

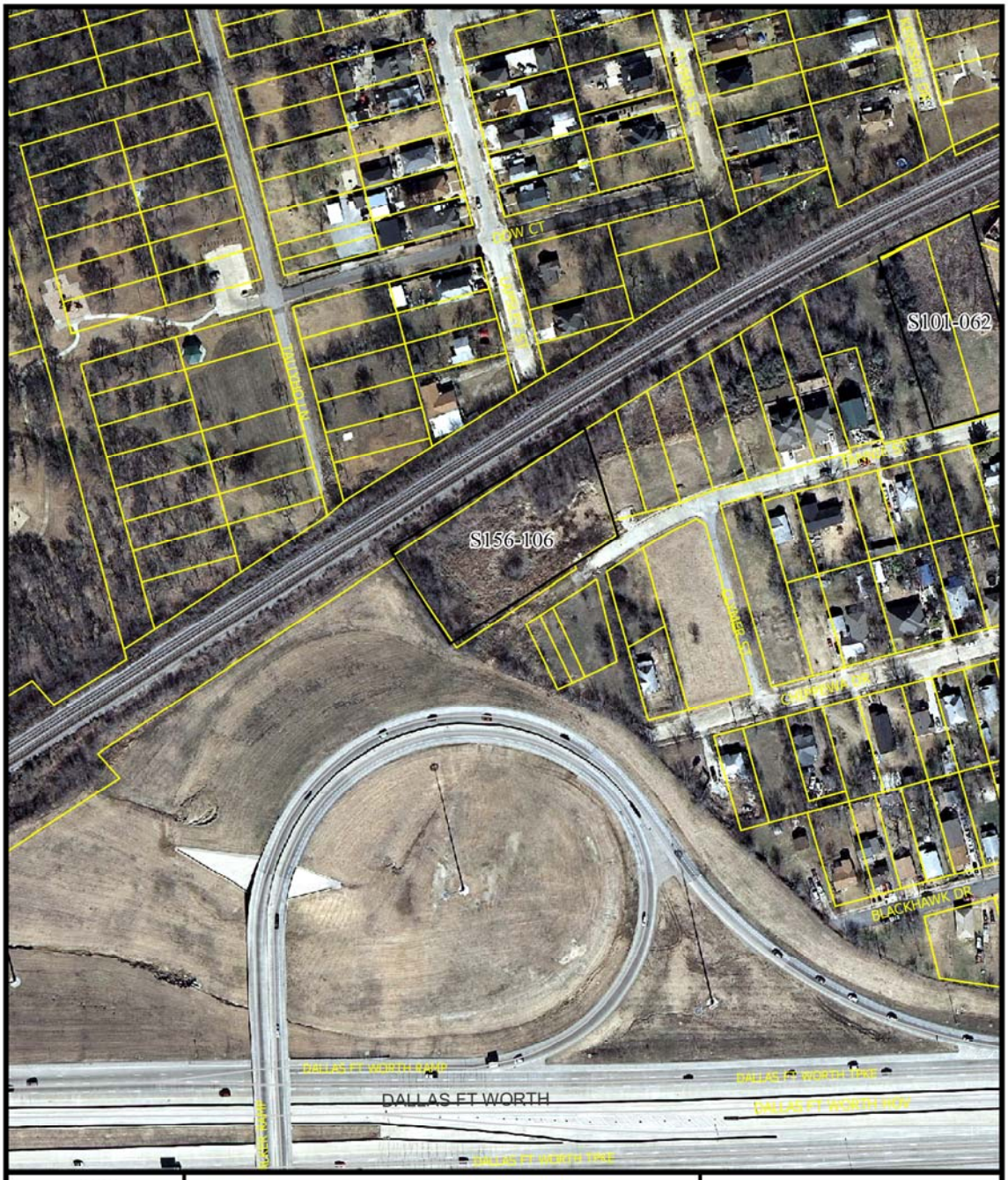
21. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and

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

22. Water and wastewater main extensions are required by Private Development Contract. Section 49-62(f)(1)

23. On the final plat identify the property as Lots 1 through 7 in City Bock A/7188. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)


KENESAW DR
CLYMER ST
DOW CT
LAPSLEY ST
S101-062
TALLYHO LN
FANNIE ST
S156-106
R-5(A)
CLYMER ST
CHIPPEWA DR
BLACKHAWK DR
DALLAS FT WORTH RAMP
DALLAS FT WORTH TPKE
DALLAS FT WORTH
DALLAS FT WORTH HOV
DALLAS FT WORTH TPKE
DALLAS FT WORTH RAMP
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S156-106
Date: 2/21/2016



1:2,400

AERIAL MAP

Area of Request
Recent History

Case no: S156-106
Date: 2/21/2016

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS
WHEREAS, AAA Home Builder LLC are the owner of that tract of land situated in the B.B.B. and C.R.C. Company Survey, Abstract No. 207, City of Dallas, Dallas County, Texas, and being all of that tract of land conveyed to AAA Home Builder LLC, by Correction Affidavit recorded in Instrument Number 201500163390, Official Public Records, Dallas County, Texas, also known as Block 7188, in the City of Dallas, Dallas County, Texas and being more particularly described as follows:
BEGINNING at a 1/2 inch iron rod found for corner, said corner being a point in the Southeast line of Homeland Estates No. 3, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2005195, Page 286, Map Records, Dallas County, Texas, said corner being the Northeast corner of Lot 1, Block A/7184 of Homeland Estates No. 3, an addition to the City of Dallas, Dallas County, Texas, and being recorded in volume 2005195, Page 286, Map Records, Dallas County, Texas;
THENCE South 17 degrees 23 minutes 07 seconds East, along the West line of Lot 1, Block A/7184 of said Homeland Estates No. 3, a distance of 177.17 feet to a "x" cut found for corner, said corner being the Southeast corner of said Lot 1, Block A/7184, of said Homeland Estates No. 3, continuing a total distance of 177.17 feet to a "x" cut found for corner, said corner being a point in the Northwest line of Fannie Street (variable width right-of-way);
THENCE South 57 degrees 07 minutes 09 seconds West, along the Northwest Line of said Fannie Street, a distance of 58.53 feet to a 5/8 inch iron rod found for corner, said corner being the most Easterly corner of a tract of land conveyed to the City of Dallas, by deed recorded in Volume 69151, Page 519, Deed Records, Dallas County, Texas, said corner bears for witness North 87 degrees 57 minutes 15 seconds East, for a distance of 56.43 feet;
THENCE North 32 degrees 33 minutes 37 seconds West, along the Northeast line of said Texas Turnpike Authority tract, a distance of 173.13 feet to a Highway Concrete Monument found for corner, said corner being the North corner of said Texas Turnpike Authority tract and a point in the Southeast line of said Union Pacific Railroad;
THENCE North 57 degrees 26 minutes 23 seconds East, along the South line of Union Pacific Railroad, a distance of 555.23 feet to the POINT OF BEGINNING and containing 57,432 square feet or 1.318 acres of land.
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
WHEREAS, AAA Home Builder LLC, acting by and through, their duly authorized agent, Shamroh Mahdi, President, does hereby adopt this plat, designating the herein described property as Homeland Estates No. 4, 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 others shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the 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 may be constructed or placed upon, over or across the utility and fire lane easements. Solid 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 buildings, 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 systems in any of these easements; and any public utility shall at all times have the right of 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. (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 area of working space for construction and maintenance of the systems. Additional easement area in also conveyed for ingress from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.
This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas, Texas. Sidewalks shall be constructed by the builder as required by City Council Resolution No. 68-1038 and in accordance with the requirements of the Director of Public Works.
WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2016.
By: Shamroh Mahdi, President
AAA Home Builder LLC
STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Shamroh Mahdi 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.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2016.
Notary Public in and for Dallas County, Texas.
SURVEYOR'S STATEMENT:
I, Bryan Connolly, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm to the City of Dallas, that the information shown hereon was surveyed by me or under my supervision, collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the current Texas Minimum Standards of Practice and Procedures for Subdivision Surveys, Chapter 12, Subdivision Ordinance of the 1965 Dallas Development Code, 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). Signed Final Plat and the digital drawing file accompanying this plat is a precise representation of this.
Dated this the _____ day of _____, 2016.
RELEASED (1) FOR REVIEW PURPOSES ONLY. NOT RECOMMENDED SHALL NOT BE RECORDED FOR ANY PURPOSE.
Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513
STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connolly known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2016.
Notary Public in and for the State of Texas
LEGEND
CM = CONTROLLING MONUMENT
IRF = 1/2 INCH IRON ROD FOUND
1/2 IRF = 1/2 INCH IRON ROD 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 PUBLIC RECORDS, DALLAS COUNTY, TEXAS
P.O.B. = POINT OF BEGINNING
VOL. = VOLUME
PG. = PAGE
"X" = "X" MARK CUT IN CONCRETE
A.D.S. = 3" ALUMINUM DISK STAMPED "DLH 440 RPLS 5513"
1/2" IRSW = 1/2 INCH IRON ROD SET
GENERAL NOTES
1) BASIS OF BEARINGS IS THE NORTH LINE OF LOT 1, BLOCK A/7184, HOMELAND ESTATES NO. 3 PER PLAT RECORDED IN VOLUME 2005195, PAGE 286, MAP RECORDS, DALLAS COUNTY, TEXAS. (N57°26'23"E)
2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
5) COORDINATES SHOWN HEREON ARE BASED ON NAD83 TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NA 83) GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
6) BEARINGS ARE BASED ON THE NORTH LINE OF LOT 1, BLOCK A/7184 HOMELAND ESTATES NO. 3 AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS RECORDED IN VOLUME 2005195, PAGE 286, MAP RECORDS, DALLAS COUNTY, TEXAS.
7) THE PROPERTY IS LOCATED ON THE EAST SIDE OF OMAR HELD ROAD AT STRICTON BOULEVARD. (C.O.D.442.50')
GRAPHIC SCALE
1 inch = 50 ft.
VICINITY MAP
NOT TO SCALE
UNION PACIFIC RAILROAD
(BASIS OF BEARING)
N57°26'23"E 555.23'
POINT OF BEGINNING
FANNIE STREET
LAPSLEY STREET
TALLY HO LANE
CLYMER STREET
HOMELAND ESTATES NO. 4
LOT 1 2.182 acres 95,060 sq.ft.
LOT 2 2.182 acres 95,060 sq.ft.
LOT 3 2.182 acres 95,060 sq.ft.
LOT 4 2.182 acres 95,060 sq.ft.
LOT 5 2.182 acres 95,060 sq.ft.
LOT 6 2.182 acres 95,060 sq.ft.
LOT 7 2.182 acres 95,060 sq.ft.
LOT 8 2.182 acres 95,060 sq.ft.
LOT 9 2.182 acres 95,060 sq.ft.
LOT 10 2.182 acres 95,060 sq.ft.
LOT 11 2.182 acres 95,060 sq.ft.
LOT 12 2.182 acres 95,060 sq.ft.
LOT 13 2.182 acres 95,060 sq.ft.
LOT 14 2.182 acres 95,060 sq.ft.
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LOT 18 2.182 acres 95,060 sq.ft.
LOT 19 2.182 acres 95,060 sq.ft.
LOT 20 2.182 acres 95,060 sq.ft.
LOT 21 2.182 acres 95,060 sq.ft.
LOT 22 2.182 acres 95,060 sq.ft.
LOT 23 2.182 acres 95,060 sq.ft.
LOT 24 2.182 acres 95,060 sq.ft.
TEXAS TURNPIKE AUTHORITY VOL. 4476, PG. 210 D.R.D.C.T.
TEXAS TURNPIKE AUTHORITY VOL. 4476, PG. 428 D.R.D.C.T.
TEXAS TURNPIKE AUTHORITY VOL. 4476, PG. 576 D.R.D.C.T.
TEXAS TURNPIKE AUTHORITY VOL. 4476, PG. 457 D.R.D.C.T.
TEXAS TURNPIKE AUTHORITY VOL. 2372, PG. 101 D.R.D.C.T.
JOHNNY ALLEN INST. NO. 20110019984 O.P.R.D.C.T.
GORDON J.W. DARROW AND CAROLE FORD CHURCH OF VOL. 2000174, PG. 774 D.R.D.C.T.
MARIA ESPINOSA INST. NO. 20150029324 O.P.R.D.C.T.
CHARLES TOM SQUARE CONVEYANCE TO CITY OF DALLAS, BY JUDGEMENT RECORDED IN VOL. 69151, PG. 519 D.R.D.C.T.
EAGLE FORD COMMON SCHOOL DISTRICT VOL. 141, PG. 131 D.R.D.C.T.
WESTWOOD ADDITION VOL. W, PG. 307 M.R.D.C.T.
HOMELAND ESTATES NO. 3 VOL. 2005195, PG. 286 M.R.D.C.T.
BLOCK A/7184 HOMELAND ESTATES NO. 3 VOL. 2005195, PG. 286 M.R.D.C.T.
BLOCK 41/7180
BLOCK 34/7180
BLOCK 42/7181
BLOCK 43/7181
BLOCK 44/7181
BLOCK 45/7181
BLOCK 46/7181
BLOCK 47/7181
BLOCK 48/7181
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BLOCK 69/7180
BLOCK 70/7180
BLOCK

CITY PLAN COMMISSION **THURSDAY, MARCH 3, 2016**

FILE NUMBER: S156-106 **Subdivision Administrator:** Paul Nelson

LOCATION: Fannie Street, southwest of Chalk Hill Road

DATE FILED: February 3, 2016 **ZONING:** R-5(A)

CITY COUNCIL DISTRICT: 6 **SIZE OF REQUEST:** 1.318-acre **MAPSCO:** 42T

APPLICANT/OWNER: AAA Home Builder, LLC

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9. The maximum number of lots permitted by this plat is 7. Section 51A-8.501(a) and 51A-8.503(a)

10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9)

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

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

13. Prior to final plat provide right-of-way, design and construction for Fannie Street.

14. On the final plat provide turnaround at the terminus of Fannie Street.

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

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

17. On the final plat show the distances/width of right-of-way across Fannie Street.

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

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

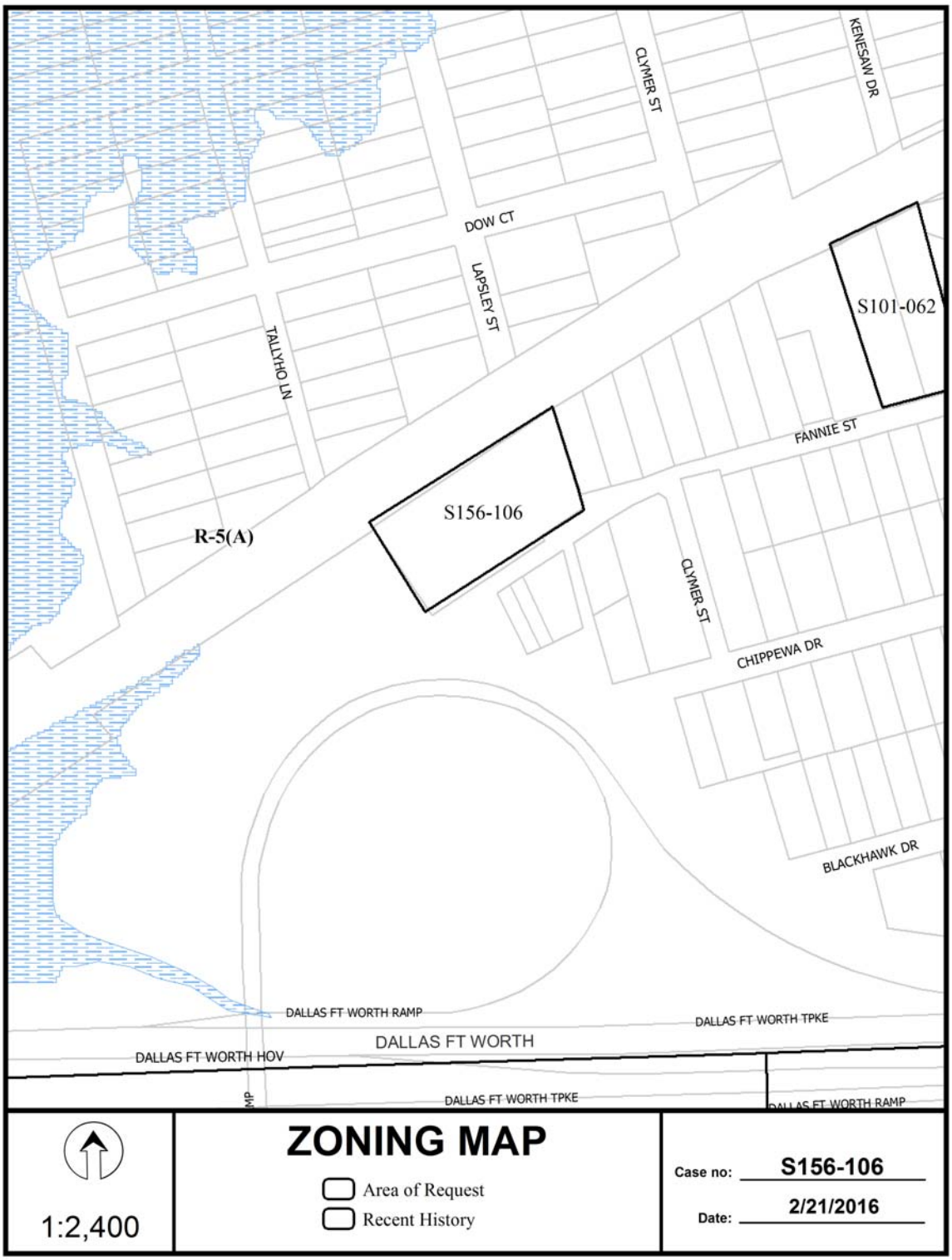
20. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)

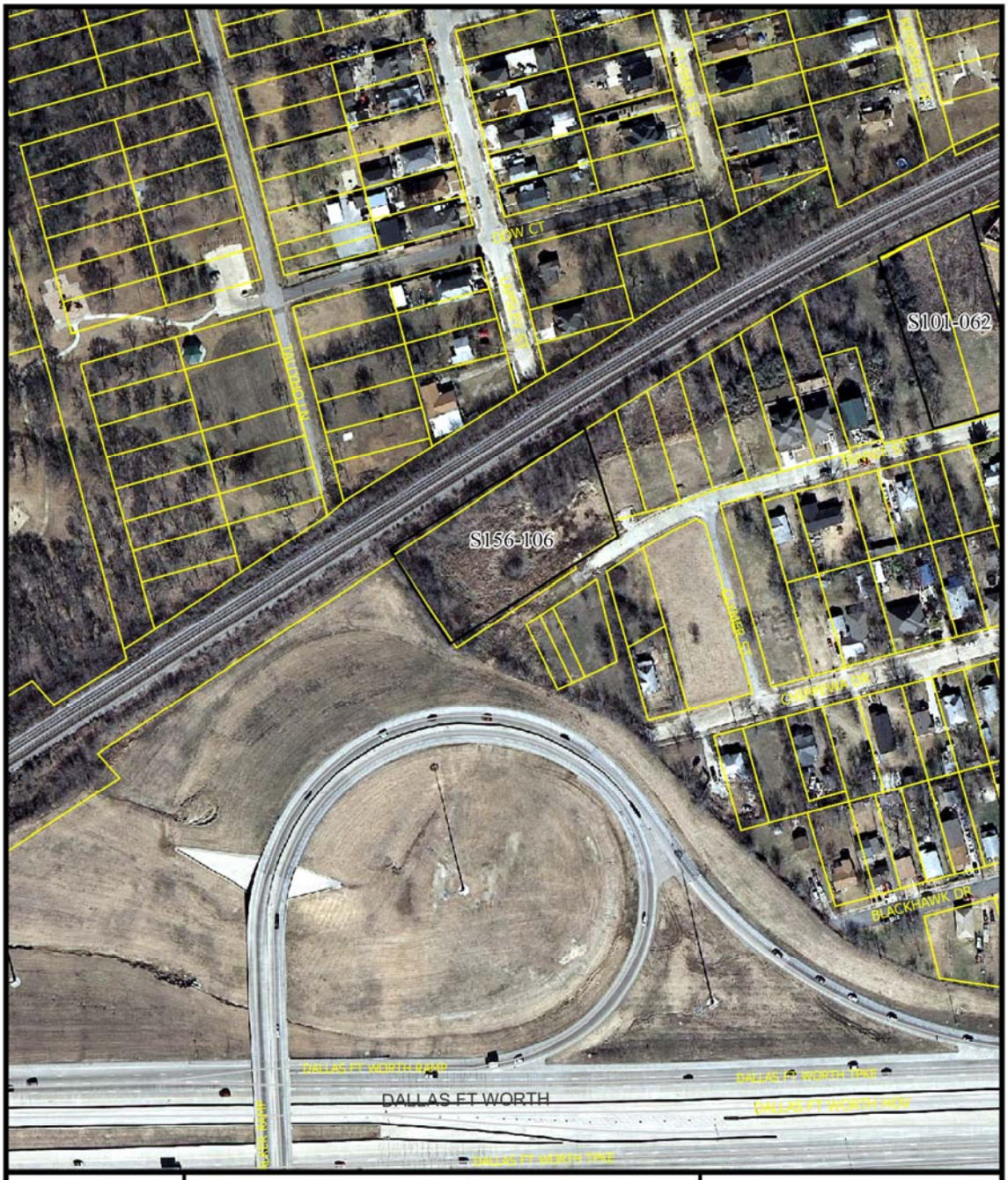
21. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and

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

22. Water and wastewater main extensions are required by Private Development Contract. Section 49-62(f)(1)

23. On the final plat identify the property as Lots 1 through 7 in City Bock A/7188. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)


KENESAW DR
CLYMER ST
DOW CT
LAPSLEY ST
S101-062
TALLYHO LN
FANNIE ST
S156-106
R-5(A)
CLYMER ST
CHIPPEWA DR
BLACKHAWK DR
DALLAS FT WORTH RAMP
DALLAS FT WORTH TPKE
DALLAS FT WORTH
DALLAS FT WORTH HOV
DALLAS FT WORTH TPKE
DALLAS FT WORTH RAMP
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S156-106
Date: 2/21/2016



1:2,400

AERIAL MAP

Area of Request
Recent History

Case no: S156-106
Date: 2/21/2016

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS
WHEREAS, AAA Home Builder LLC are the owner of that tract of land situated in the B.B.B. and C.R.C. Company Survey, Abstract No. 207, City of Dallas, Dallas County, Texas, and being all of that tract of land conveyed to AAA Home Builder LLC, by Correction Affidavit recorded in Instrument Number 201500163390, Official Public Records, Dallas County, Texas, also known as Block 7188, in the City of Dallas, Dallas County, Texas and being more particularly described as follows:
BEGINNING at a 1/2 inch iron rod found for corner, said corner being a point in the Southeast line of Homeland Estates No. 3, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2005195, Page 286, Map Records, Dallas County, Texas, said corner being the Northeast corner of Lot 1, Block A/7184 of Homeland Estates No. 3, an addition to the City of Dallas, Dallas County, Texas, and being recorded in volume 2005195, Page 286, Map Records, Dallas County, Texas;
THENCE South 17 degrees 23 minutes 07 seconds East, along the West line of Lot 1, Block A/7184 of said Homeland Estates No. 3, a distance of 177.17 feet to a "x" cut found for corner, said corner being the Southeast corner of said Lot 1, Block A/7184, of said Homeland Estates No. 3, continuing a total distance of 177.17 feet to a "x" cut found for corner, said corner being a point in the Northwest line of Fannie Street (variable width right-of-way);
THENCE South 57 degrees 07 minutes 09 seconds West, along the Northwest Line of said Fannie Street, a distance of 58.53 feet to a 5/8 inch iron rod found for corner, said corner being the most Easterly corner of a tract of land conveyed to the City of Dallas, by deed recorded in Volume 69151, Page 519, Deed Records, Dallas County, Texas, said corner bears for witness North 87 degrees 57 minutes 15 seconds East, for a distance of 56.43 feet;
THENCE North 32 degrees 33 minutes 37 seconds West, along the Northeast line of said Texas Turnpike Authority tract, a distance of 173.13 feet to a Highway Concrete Monument found for corner, said corner being the North corner of said Texas Turnpike Authority tract and a point in the Southeast line of said Union Pacific Railroad;
THENCE North 57 degrees 26 minutes 23 seconds East, along the South line of Union Pacific Railroad, a distance of 555.23 feet to the POINT OF BEGINNING and containing 57,432 square feet or 1.318 acres of land.
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
WHEREAS, AAA Home Builder LLC, acting by and through, their duly authorized agent, Shamroh Mahdi, President, does hereby adopt this plat, designating the herein described property as Homeland Estates No. 4, 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 others shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the 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 may be constructed or placed upon, over or across the utility and fire lane easements. Solid 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 buildings, 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 systems in any of these easements; and any public utility shall at all times have the right of 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. (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 area of working space for construction and maintenance of the systems. Additional easement area in also conveyed for ingress from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.
This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas, Texas. Sidewalks shall be constructed by the builder as required by City Council Resolution No. 68-1038 and in accordance with the requirements of the Director of Public Works.
WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2016.
By: Shamroh Mahdi, President
AAA Home Builder LLC
STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Shamroh Mahdi 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.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2016.
Notary Public in and for Dallas County, Texas.
SURVEYOR'S STATEMENT:
I, Bryan Connolly, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm to the City of Dallas, that the information shown hereon was surveyed by me or under my supervision, collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the current Texas Minimum Standards of Practice and Procedures for Subdivision Surveys, Chapter 12, Subdivision Ordinance of the 1965 Dallas Development Code, 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). Signed Final Plat and the digital drawing file accompanying this plat is a precise representation of this.
Dated this the _____ day of _____, 2016.
RELEASED (1) FOR REVIEW PURPOSES ONLY. NOT RECOMMENDED SHALL NOT BE RECORDED FOR ANY PURPOSE.
Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513
STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connolly known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2016.
Notary Public in and for the State of Texas
LEGEND
CM = CONTROLLING MONUMENT
IRF = 1/2 INCH IRON ROD FOUND
1/2 IRF = 1/2 INCH IRON ROD 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 PUBLIC RECORDS, DALLAS COUNTY, TEXAS
P.O.B. = POINT OF BEGINNING
VOL. = VOLUME
PG. = PAGE
"X" = "X" MARK CUT IN CONCRETE
A.D.S. = 3" ALUMINUM DISK STAMPED "DLH 440 RPLS 5513"
1/2" IRSW = 1/2 INCH IRON ROD SET
GENERAL NOTES
1) BASIS OF BEARINGS IS THE NORTH LINE OF LOT 1, BLOCK A/7184, HOMELAND ESTATES NO. 3 PER PLAT RECORDED IN VOLUME 2005195, PAGE 286, MAP RECORDS, DALLAS COUNTY, TEXAS. (N57°26'23"E)
2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
5) COORDINATES SHOWN HEREON ARE BASED ON NAD83 TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NA 83) GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
6) BEARINGS ARE BASED ON THE NORTH LINE OF LOT 1, BLOCK A/7184 HOMELAND ESTATES NO. 3 AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS RECORDED IN VOLUME 2005195, PAGE 286, MAP RECORDS, DALLAS COUNTY, TEXAS.
7) THE PROPERTY IS LOCATED ON THE EAST SIDE OF OMAR HELD ROAD AT STRICTON BOULEVARD. (C.O.D.442.50')
GRAPHIC SCALE
1 inch = 50 ft.
VICINITY MAP
NOT TO SCALE
UNION PACIFIC RAILROAD
(BASIS OF BEARING)
N57°26'23"E 555.23'
POINT OF BEGINNING
FANNIE STREET
LAPSLEY STREET
TALLY HO LANE
CLYMER STREET
HOMELAND ESTATES NO. 4
LOT 1 2.182 acres 95,060 sq.ft.
LOT 2 2.182 acres 95,060 sq.ft.
LOT 3 2.182 acres 95,060 sq.ft.
LOT 4 2.182 acres 95,060 sq.ft.
LOT 5 2.182 acres 95,060 sq.ft.
LOT 6 2.182 acres 95,060 sq.ft.
LOT 7 2.182 acres 95,060 sq.ft.
LOT 8 2.182 acres 95,060 sq.ft.
LOT 9 2.182 acres 95,060 sq.ft.
LOT 10 2.182 acres 95,060 sq.ft.
LOT 11 2.182 acres 95,060 sq.ft.
LOT 12 2.182 acres 95,060 sq.ft.
LOT 13 2.182 acres 95,060 sq.ft.
LOT 14 2.182 acres 95,060 sq.ft.
LOT 15 2.182 acres 95,060 sq.ft.
LOT 16 2.182 acres 95,060 sq.ft.
LOT 17 2.182 acres 95,060 sq.ft.
LOT 18 2.182 acres 95,060 sq.ft.
LOT 19 2.182 acres 95,060 sq.ft.
LOT 20 2.182 acres 95,060 sq.ft.
LOT 21 2.182 acres 95,060 sq.ft.
LOT 22 2.182 acres 95,060 sq.ft.
LOT 23 2.182 acres 95,060 sq.ft.
LOT 24 2.182 acres 95,060 sq.ft.
TEXAS TURNPIKE AUTHORITY VOL. 4476, PG. 210 D.R.D.C.T.
TEXAS TURNPIKE AUTHORITY VOL. 4476, PG. 428 D.R.D.C.T.
TEXAS TURNPIKE AUTHORITY VOL. 4476, PG. 576 D.R.D.C.T.
TEXAS TURNPIKE AUTHORITY VOL. 4476, PG. 457 D.R.D.C.T.
TEXAS TURNPIKE AUTHORITY VOL. 2372, PG. 101 D.R.D.C.T.
JOHNNY ALLEN INST. NO. 20110019984 O.P.R.D.C.T.
GORDON J.W. DARROW AND CAROLE FORD CHURCH OF VOL. 2000174, PG. 774 D.R.D.C.T.
MARIA ESPINOSA INST. NO. 20150029324 O.P.R.D.C.T.
CHARLES TOM SQUARE CONVEYANCE TO CITY OF DALLAS, BY JUDGEMENT RECORDED IN VOL. 69151, PG. 519 D.R.D.C.T.
EAGLE FORD COMMON SCHOOL DISTRICT VOL. 141, PG. 131 D.R.D.C.T.
WESTWOOD ADDITION VOL. W, PG. 307 M.R.D.C.T.
HOMELAND ESTATES NO. 3 VOL. 2005195, PG. 286 M.R.D.C.T.
BLOCK A/7184 HOMELAND ESTATES NO. 3 VOL. 2005195, PG. 286 M.R.D.C.T.
BLOCK 41/7180
BLOCK 34/7180
BLOCK 42/7181
BLOCK 43/7181
BLOCK 44/7181
BLOCK 45/7181
BLOCK 46/7181
BLOCK 47/7181
BLOCK 48/7181
BLOCK 49/7181
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BLOCK 68/7180
BLOCK 69/7180
BLOCK 70/7180
BLOCK

CITY PLAN COMMISSION **THURSDAY, MARCH 3, 2016**

FILE NUMBER: S156-107 **Subdivision Administrator:** Paul Nelson

LOCATION: Maple Avenue between Carlisle Street and Wolf Street

DATE FILED: February 3, 2016 **ZONING:** PD 193 (LC)

CITY COUNCIL DISTRICT: 14 **SIZE OF REQUEST:** 0.9433-acre **MAPSCO:** 45A&B

APPLICANT/OWNER: Maple Tree Partners, Ltd., Phillip Romano

REQUEST: An application to replat a 0.9433-acre lot from a tract of land containing all of Lots 1A, 3A, 9, and part of Lot 7 in City Block 9/994 to create one lot on property located on Maple Avenue between Carlisle Street and Wolf Street.

SUBDIVISION HISTORY:

1. S145-283 was a request south of the present request to replat a 2.391-acre tract of land containing all of Lots 3C and 3D in City Block 8/943 into two lots on property located on Bookhout Street, between Wolf Street, Maple Avenue, and Randall Street. The request was withdrawn October 6, 2015.
2. S123-109 was a request northeast of the request to replat a 1.135 acre tract of land containing all of Lots 15, 17, 19, 21, and 23 in City Block 11/946 into one lot on property located on Routh Street at Carlisle Street, south corner. The request was approved April 4, 2013 but has not been recorded.
3. S101-072 was a request south of the present request to replat a 0.588 acre tract of land containing all of Lots 7 and 8 in City Block 6/943 into one 0.588 acre lot on 2811 and 2817 Maple Avenue at Randall Street, south corner. The request was approved April 7, 2011 but has not been recorded.

STAFF RECOMMENDATION: Staff concludes that the request complies with the requirements of PD 193 (LC); therefore, staff recommends approval subject to compliance with the following conditions:

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

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

5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)

6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a) and (b)

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

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

9. The maximum number of lots permitted by this plat is 1. Section 51A-8.501(a) and 51A-8.503(a)

10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9)

11. On the final plat dedicate 25 feet of right-of-way from the established centerline of Wolf Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e)

12. On the final plat dedicate a 15-foot by 15-foot corner clip at Wolf Street and Maple Avenue. Sections 51A-8.602(c) and 51A-8.604(c)

13. On the final plat dedicate a 15-foot by 15 foot corner clip at Maple Avenue and Carlisle Street. Sections 51A-8.602(c) and 51A-8.604(c)

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

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

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

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

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

19. On the final plat show the source or record information of the existing Buildiing Lines. Survey Manual

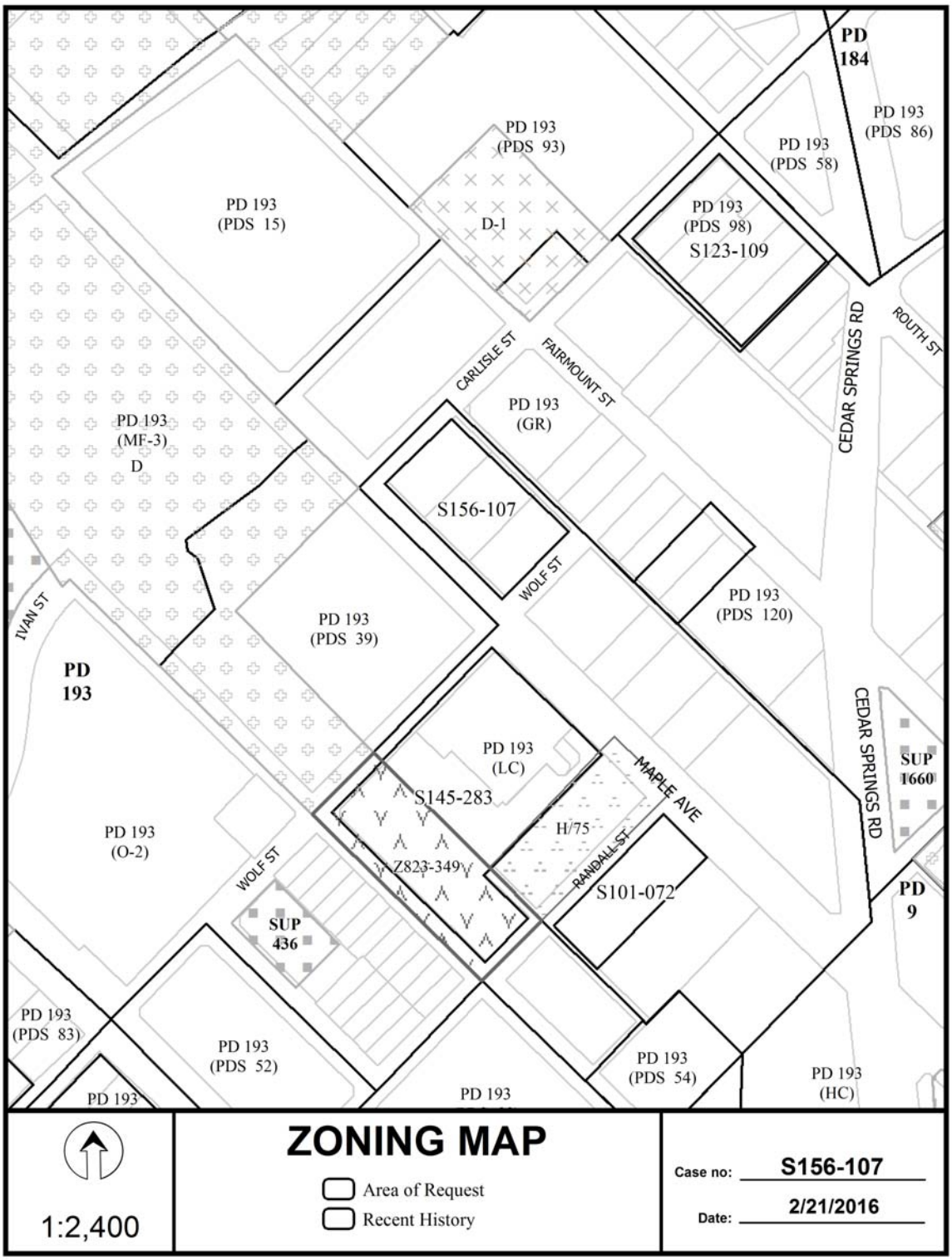
20. The number and location of fire hydrants, must comply with the Dallas Fire Code

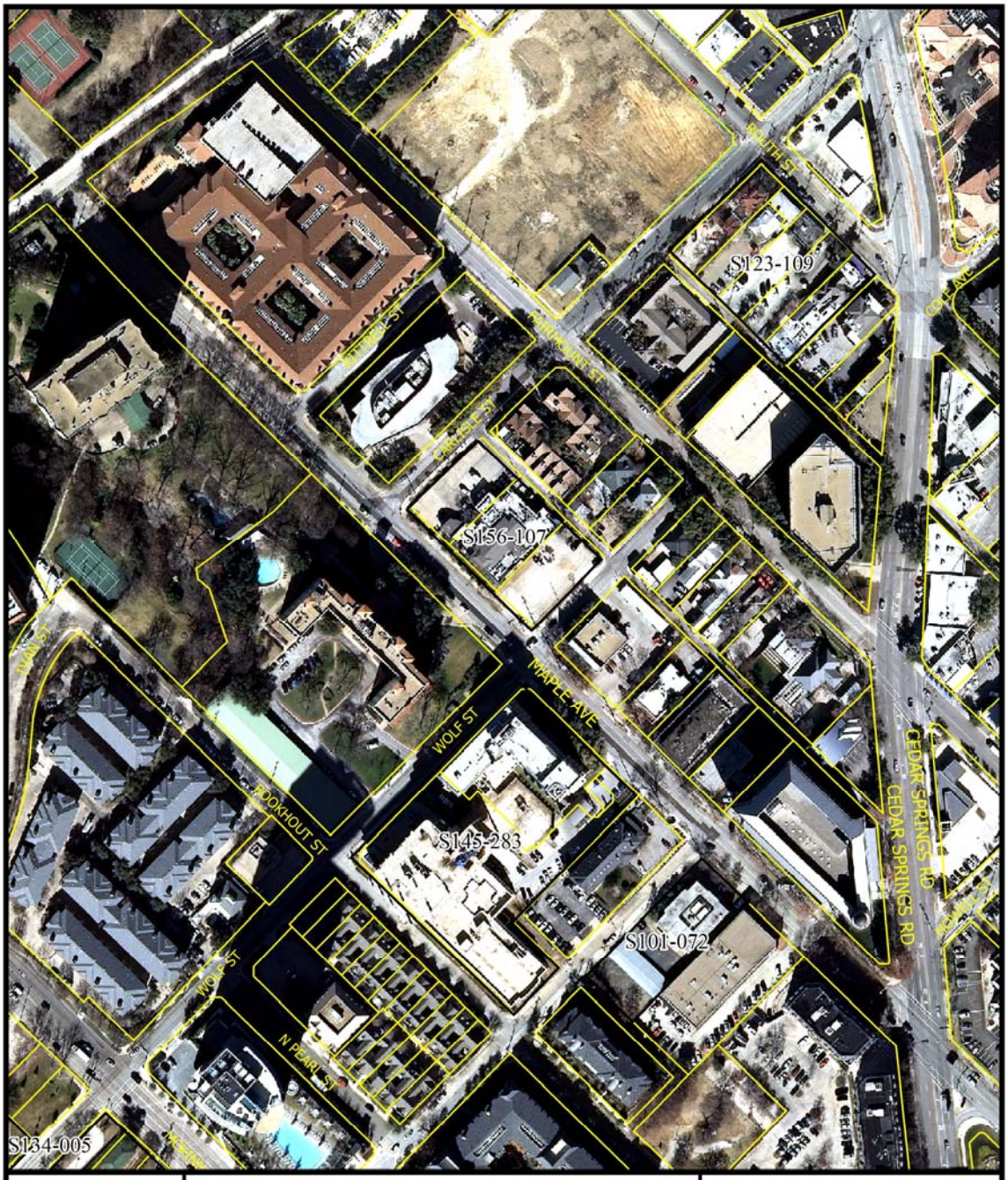
21. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)

22. Water main extension may be required by Private Development Contract. Section 49-62(f)(1)

23. On the final plat change “Fairmount Avenue” to “Fairmount Street.”

24. On the final plat identify the property as Lot 1B in City Bock 9/944. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)


PD 184
PD 193 (PDS 86)
PD 193 (PDS 58)
PD 193 (PDS 93)
PD 193 (PDS 15)
D-1
PD 193 (PDS 98)
S123-109
CEDAR SPRINGS RD
ROUTH ST
CARLISLE ST
FAIRMOUNT ST
PD 193 (GR)
PD 193 (MF-3) D
S156-107
WOLF ST
PD 193 (PDS 120)
IVAN ST
PD 193 (PDS 39)
PD 193
PD 193 (LC)
S145-283
MAPLE AVE
SUP 1660
H/75
PD 193 (O-2)
Z823-349
RANDALL ST
S101-072
WOLF ST
SUP 436
PD 9
PD 193 (PDS 83)
PD 193 (PDS 52)
PD 193 (PDS 54)
PD 193 (HC)
PD 193
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S156-107
Date: 2/21/2016



AERIAL MAP

1:2,400

Area of Request

Recent History

Case no: S156-107

Date: 2/21/2016

OWNER'S CERTIFICATE
SURVEYOR'S CERTIFICATE
OWNER'S DEDICATION
GENERAL NOTES
LEGEND
PRELIMINARY PLAT
LOT 1, BLOCK 9/944
MAPLE TREE ADDITION
BEING A REPLAT OF LOTS 1-A AND 3-A, BLOCK 9/944, MAPLE WOLF ADDITION AND LOT 1-B AND PART OF LOT 7, BLOCK 9/944, OF THE JOHN CRISCOE SURVEY, ABSTRACT NO. 495, IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY OF DALLAS PLAN FILE NO. S 156-107
0.9433 ACRES
FEBRUARY 2016
JDJR PROJECT NO. 1157-3-15
OWNER
MAPLE TREE PARTNERS LTD.
GREENWAY-3000 MAPLE LTD.
5600 W. LOVERS LANE, SUITE 410
DALLAS, TEXAS 75209
PHILLIP ROMANO
214-373-7543
JDJR
ENGINEERS & CONSULTANTS, INC.
TBPLS FIRM NO. 10023900
ENGINEERS • SURVEYORS • LAND PLANNERS
2500 Texas Drive Suite 600 Irving, Texas 75062
Tel 972-252-JDJR (5357) Fax 972-252-9868

CITY PLAN COMMISSION **THURSDAY, MARCH 3, 2016**

FILE NUMBER: S156-108 **Subdivision Administrator:** Paul Nelson

LOCATION: Davis Street and Seventh Street, west of Zang Boulevard

DATE FILED: February 3, 2016 **ZONING:** PD 830 (Sub-district 6), Davis Corridor

CITY COUNCIL DISTRICT: 1 **SIZE OF REQUEST:** 0.954-acre **MAPSCO:** 54D

APPLICANT/OWNER: Alamo/Manhattan BAD, LLC

REQUEST: An application to replat a 0.954-acre tract of land containing all of Lots 6A and 9A in City Block 12/3136 and a portion of Zang Boulevard to be abandoned to create one lot on property located on Davis Street and Seventh Street, west of Zang Boulevard.

SUBDIVISION HISTORY:

1. S156-088 is a request northeast of the present request to replat a 0.596-acre tract of land containing all of Lots 3 and 4 in City Block A/3367 into a 16-lot Shared Access Development with lots ranging in size from 1,428 square feet to 1,999 square feet on property located on Elsbeth Street at Neely Street, southeast corner. The request was approved February 18, 2016 but has not been recorded.

2. S134-112 was a request northeast of the present request to replat a 4.514-acre tract of land containing all of Lots 1 through 8 in City Block B/3368 and part of Lot 10, all of Lots 1A, and all of Lots 3 and 4 in City Block C/3369 and part of abandoned W. Neely Street all into one lot on property located on West Davis Street, North Zang Boulevard and Beckley Avenue. The request was approved April 17, 2014 but has not been recorded.

3. S101-087 was a request northeast of the present request to replat Lots 1 and 2 in City Block C/3369 into one 0.700 acre lot on Zang Boulevard at Neely Street. The request was approved May 5, 2011 and recorded October 11, 2011.

STAFF RECOMMENDATION: Staff concludes that the request complies with the requirements of PD 830 (Sub-district 6); therefore, staff recommends approval subject to compliance with the following conditions:

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

2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a), (b), (c), and (d)

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

4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the “Microstation” format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)

5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)

6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a) and (b)

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

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

9. The maximum number of lots permitted by this plat is 1. Sections 51A-8.501(a) and 51A-8.503(a)

10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9)

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

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

13. On the final plat dedicate a 20-foot by 20-foot corner clip at Zang Boulevard and Davis Street. Sections 51A-8.602(c) and 51A-8.604(c)

14. On the final plat dedicate a 20-foot by 20-foot corner clip at Zang Boulevard and Seventh Street. Sections 51A-8.602(c) and 51A-8.604(c)

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

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

17. On the final plat show distances/width of right-of-way across Zang Boulevard in two places. Survey Manual

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

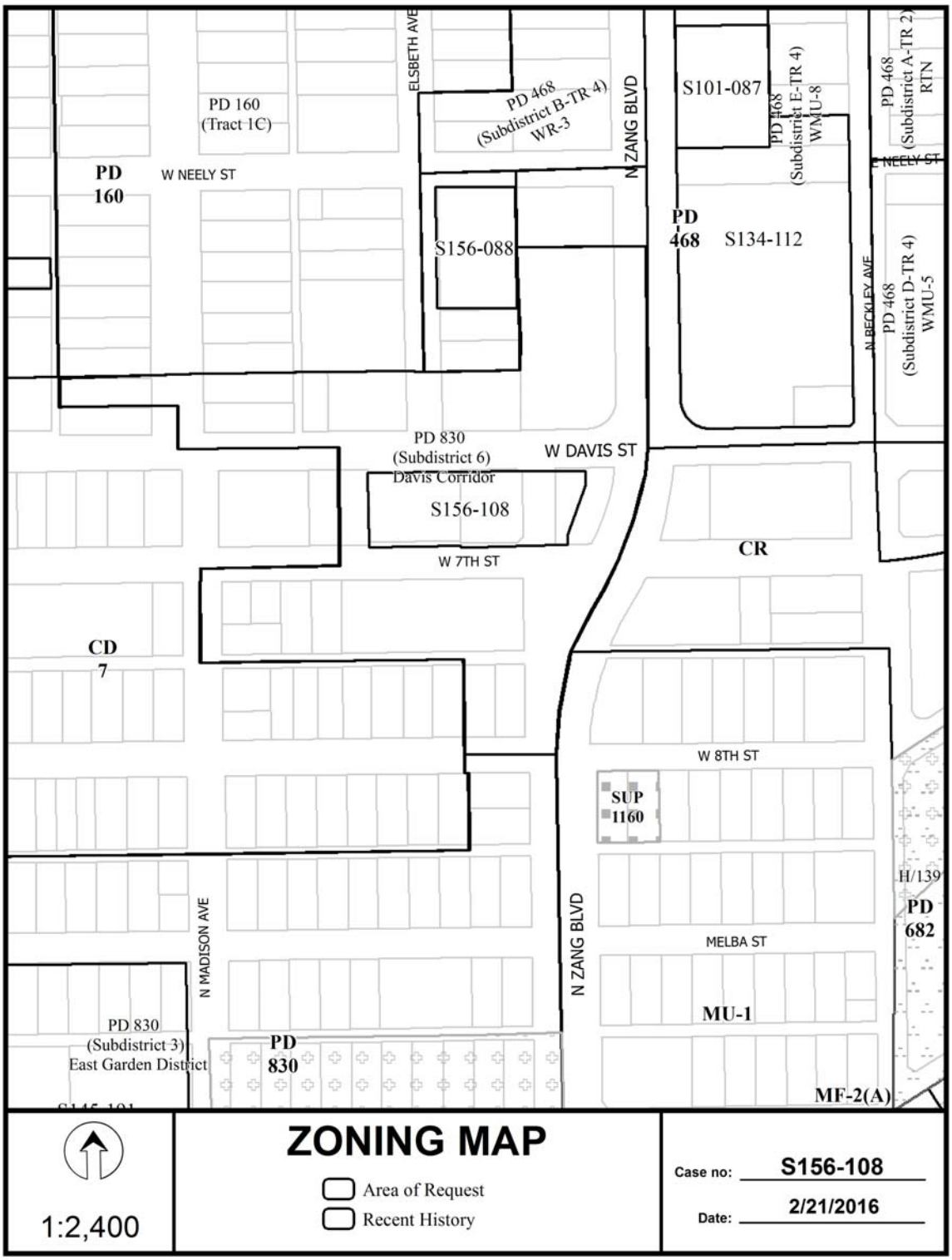
19. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)

20. 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/wastewater main extension may be required by Private Development Contract. Section 49-62(f)(1)

22. On the final plat change “Elsbeth Street” to “Elsbeth Avenue.”

23. On the final plat identify the property as Lot 6B in City Bock 12/3136. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)


PD 160
(Tract 1C)
PD
160
W NEELY ST
ELSBETH AVE
PD 468
(Subdistrict B-TR 4)
WR-3
N ZANG BLVD
S101-087
PD 468
(Subdistrict E-TR 4)
WMU-8
PD 468
(Subdistrict A-TR 2)
RTN
E NEELY ST
S156-088
PD
468
S134-112
N BECKLEY AVE
PD 468
(Subdistrict D-TR 4)
WMU-5
PD 830
(Subdistrict 6)
Davis Corridor
W DAVIS ST
S156-108
W 7TH ST
CR
CD
7
W 8TH ST
SUP
1160
H/139
PD
682
MELBA ST
N MADISON AVE
N ZANG BLVD
MU-1
PD 830
(Subdistrict 3)
East Garden District
PD
830
MF-2(A)
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S156-108
Date: 2/21/2016



1:2,400

AERIAL MAP

Area of Request

Recent History

Case no: S156-108

Date: 2/21/2016

PRELIMINARY PLAT
ALAMO BISHOP STATION ADDITION
LOT 1, BLOCK 12/3136
BEING A REPLAT OF LOT 6A, BLOCK 12/3136, HILLSIDE ADDITION
& LOT 9A, BLOCK 12/3136, LONG JOHN SILVER ADDITION
& A PORTION OF BLOCK 19/3135 (UNPLATTED)
& A PORTION OF BLOCK 19/3135 (UNPLATTED), BY ORDINANCE
IN THE G. LEONARD SURVEY, ABSTRACT NO. 770,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-108
OWNER / APPLICANT
Alamo Manhattan BAD, LLC
3033 Fairmount Street, Suite 300
Dallas, Texas 75201
Telephone: (469) 941-6000
Contact: Wade Johns
SURVEYOR / ENGINEER
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, Texas 75075
Telephone: (972) 422-0077
TBPLS No. F-312
Contact: Kevin Weis
Scale: 1" = 20' January, 2016 SEC JOB No. 14-182
OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF DALLAS §
WHEREAS Alamo Manhattan BAD, LLC is the owner of a tract of land situated in the G. Leonard Survey, Abstract No. 770, City of Dallas, Dallas County, Texas, the subject tract being all of Lot 6A, Block 12/3136, Hillside Addition, an addition to the City of Dallas according to the Plat thereof recorded in Volume 10, Page 4154, Deed Records, Dallas County, Texas (DRDCT), as conveyed by Dallas Warranty Deed to Alamo Manhattan BAD, LLC, recorded in Instrument Number 201600231375, Official Public Records, Dallas County, Texas (OPRDCT), and being all of Lot 9A, Block 12/3136, Long John Silver Addition, an addition to the City of Dallas according to the Plat thereof recorded in Instrument Number 201600231376, OPRDCT, and being a portion of Block 19/3135 (Unplatted), as conveyed by Special Warranty Deed to Alamo Manhattan BAD, LLC, recorded in Instrument Number 201600231375, OPRDCT, and being a portion of Davis Street (a called 60 foot right-of-way dedication by the Plat recorded in Volume 10, Page 4154, DRDCT), and being a portion of Zang Boulevard (a variable width right-of-way dedication by Ordinance No. _____, recorded in Instrument Number _____, OPRDCT), and being a portion of Seventh Street (a called 60 foot right-of-way dedication by the Plat recorded in Volume 10, Page 4154, DRDCT), and being a portion of Elsbeth Street (a called 60 foot right-of-way dedication by the Plat recorded in Volume 10, Page 4154, DRDCT), and being a portion of Davis Street (a called 60 foot right-of-way dedication by the Plat recorded in Volume 10, Page 4154, DRDCT), and being a portion of Zang Boulevard (a variable width right-of-way dedication by Ordinance No. _____, recorded in Instrument Number _____, OPRDCT), and being all of that tract of land described as Tract 1 in Special Warranty Deed to Alamo Manhattan BAD, LLC, recorded in Instrument Number 201600231376, OPRDCT, and being all of that tract of land described as Tract 2 in Special Warranty Deed to Alamo Manhattan BAD, LLC, recorded in Instrument Number 201600231376, OPRDCT, and being all of that tract of land described as Tract 3 in Special Warranty Deed to Alamo Manhattan BAD, LLC, recorded in Instrument Number 201600231376, OPRDCT, and being all of that tract of land described as Tract

CITY PLAN COMMISSION **THURSDAY, MARCH 3, 2016**

FILE NUMBER: S156-109 **Subdivision Administrator:** Paul Nelson

LOCATION: Churchill Way between Coit Road and North Central Expressway (US Highway 75)

DATE FILED: February 4, 2016 **ZONING:** MU-3

CITY COUNCIL DISTRICT: 11 **SIZE OF REQUEST:** 13.289-acre **MAPSCO:** 54D

APPLICANT/OWNER: Jennifer Murillo / State of Texas

REQUEST: An application to create one 13.289-acre lot from a tract of land in City Block 7754 on Churchill Way between Coit Road and North Central Expressway (US Highway 75).

SUBDIVISION HISTORY:

1. S123-199 was a request west of the present request to create 5 lots from a 21.188-acre tract of land in City Blocks C/7731 and D/7731 on property located on Coit Road at Churchill Way, northwest corner. The request was approved July 25, 2013 but has not been recorded.
2. S123-199A is the first phase of the above plat and is 12.192 acres in size and is located at the northwest corner of Coit Road and Churchill Way. The phase has not been recorded.
3. S123-199B is the second phase of S123-199 and is 9.001-acres of land and is located at the southwest corner of Coit Road and Banner Drive. The phase has not been recorded.

STAFF RECOMMENDATION: Staff concludes that the request complies with the requirements of the MU-3 District; therefore, staff recommends approval subject to compliance with the following conditions:

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

5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)

6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a) and (b)

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

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

9. The maximum number of lots permitted by this plat is 1. Sections 51A-8.501(a) and 51A-8.503(a)

10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9)

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

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

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

14. On the final plat dedicate 40-feet of right-of-way from the established centerline of Churchill Way for a total of 80-feet of right-of-way. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e)

15. On the final plat dedicate a 20-foot by 20-foot corner clip at Churchill Way and Coit Road. Sections 51A-8.602(c) and 51A-8.604(c)

16. On the final plat add a note stating: "TXDOT approval may be required for any driveway modifications or new access."

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

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

19. On the final plat show all additions or tracts of land with the recording information within 150 feet of the property. Survey Manual

20. On the final plat show the distances/width of right-of-way across Coit Road and Churchill Way in a minimum of 2 places.

21. Provide a copy of the TxDOT right-of-way map for Churchill Road fronting on the subject property.

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

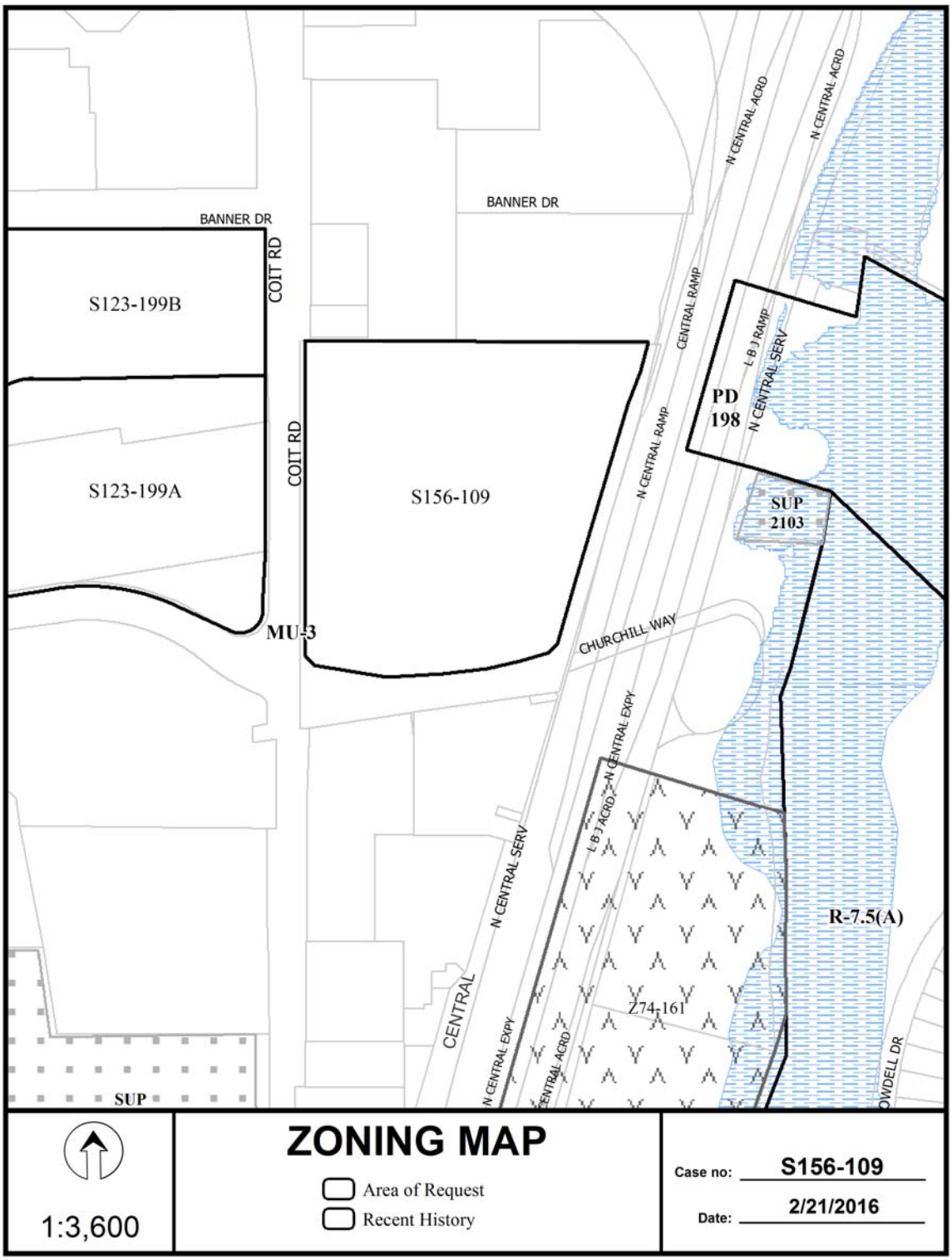
23. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)

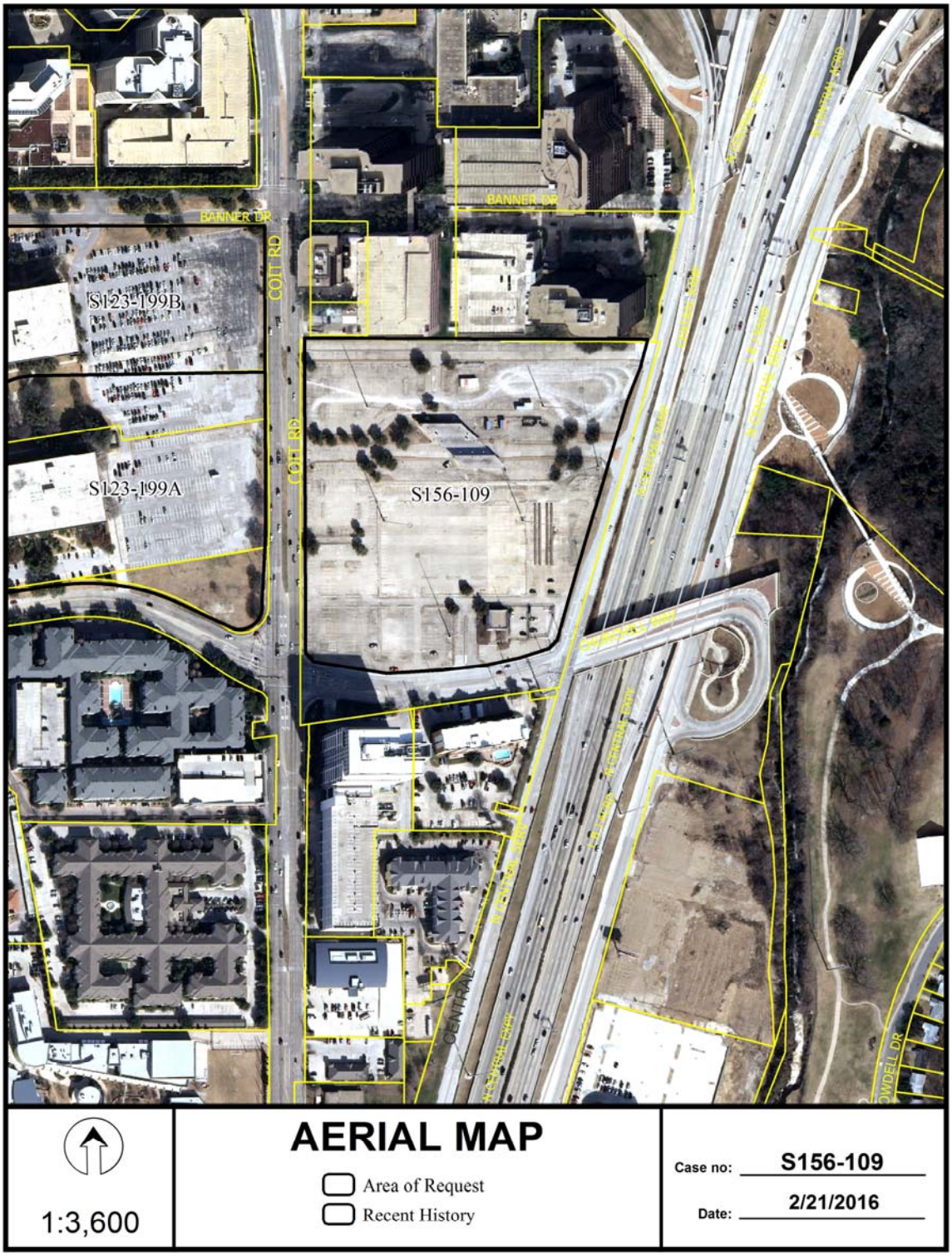
24. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)

25. 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

26. Water/wastewater main extension may be required by Private Development Contract. Section 49-62(f)(1)

27. On the final plat identify the property as Lot 1 in City Bock 2/7754. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)


BANNER DR
BANNER DR
COIT RD
COIT RD
S123-199B
S123-199A
S156-109
MU-3
PD
198
SUP
2103
R-7.5(A)
SUP
Z74-161
CHURCHILL WAY
N CENTRAL ACRD
N CENTRAL ACRD
CENTRAL RAMP
N CENTRAL RAMP
L B J RAMP
N CENTRAL SERV
N CENTRAL EXPY
L B J ACRD
N CENTRAL SERV
CENTRAL
N CENTRAL EXPY
CENTRAL ACRD
OWDELL DR
ZONING MAP
Area of Request
Recent History
1:3,600
Case no: S156-109
Date: 2/21/2016



1:3,600

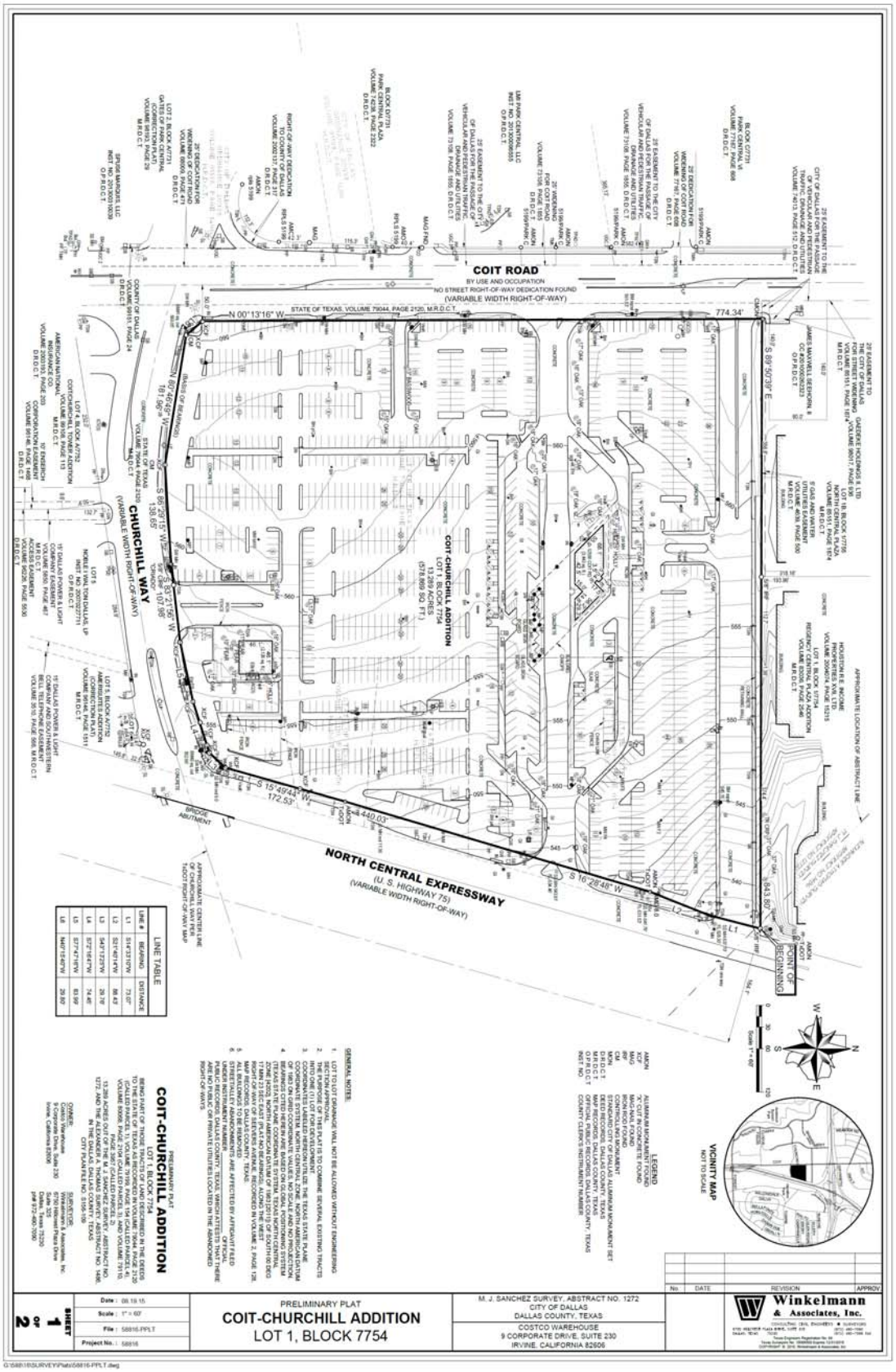
AERIAL MAP

Area of Request

Recent History

Case no: S156-109

Date: 2/21/2016


COIT ROAD
BY USE AND OCCUPATION
NO STREET RIGHT-OF-WAY DEDICATION FOUND
(VARIABLE WIDTH RIGHT-OF-WAY)
STATE OF TEXAS, VOLUME 79044, PAGE 2120, M.R.D.C.T.
N 00°13'16" W
774.34'
S 89°50'39" E
CHURCHILL WAY
(VARIABLE WIDTH RIGHT-OF-WAY)
N 89°46'48" W
78.18'
S 89°20'15" W
138.65'
S 81°21'56" W
107.96'
COIT-CHURCHILL ADDITION
LOT 1, BLOCK 7754
13.269 ACRES
(578,069 SQ. FT.)
NORTH CENTRAL EXPRESSWAY
(U. S. HIGHWAY 75)
(VARIABLE WIDTH RIGHT-OF-WAY)
S 15°49'44" W
172.53'
S 16°28'46" W
643.60'
POINT OF BEGINNING
APPROXIMATE LOCATION OF ABSTRACT LINE
APPROXIMATE CENTER LINE TxDOT RIGHT-OF-WAY MAP
BRIDGE ABUTMENT
LINE TABLE
LINE # | BEARING | DISTANCE
L1 | S14°23'10"W | 73.07'
L2 | S31°40'19"W | 86.43'
L3 | N47°17'27"W | 29.78'
L4 | S72°16'47"W | 74.48'
L5 | S77°47'16"W | 63.99'
L6 | N40°15'40"W | 29.80'
GENERAL NOTES:
1. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
2. THE PURPOSE OF THIS PLAT IS TO COMBINE SEVERAL EXISTING TRACTS INTO ONE (1) LOT FOR DEVELOPMENT.
3. COORDINATES LABELED HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (2011) (EPOCH 2010.00). ALL DISTANCES SHOWN ARE SURFACE VALUES. TO OBTAIN GRID VALUES, MULTIPLY BY THE COMBINED SCALE FACTOR OF 0.9998 ON GRID COORDINATE VALUES. NO SCALE AND NO PROJECTION.
4. BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (2011) (EPOCH 2010.00). ALL DISTANCES SHOWN ARE SURFACE VALUES. TO OBTAIN GRID VALUES, MULTIPLY BY THE COMBINED SCALE FACTOR OF 0.9998 ON GRID COORDINATE VALUES. NO SCALE AND NO PROJECTION.
5. MAP RECORDS, DALLAS COUNTY, TEXAS.
6. ALL STREET/ALLEY ABANDONMENTS ARE AFFECTED BY AFFIDAVIT FILED UNDER INSTRUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, WHICH ATTESTS THAT THERE ARE NO PUBLIC OR PRIVATE UTILITIES LOCATED IN THE ABANDONED RIGHT-OF-WAYS.
LEGEND
ALUMINUM MONUMENT FOUND
IRON ROD FOUND
MAG NAIL FOUND
PK NAIL FOUND
IRON ROD SET
STANDARD CITY OF DALLAS ALUMINUM MONUMENT SET
MAP RECORDS, DALLAS COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
COUNTY CLERK'S INSTRUMENT NUMBER
VICINITY MAP
NOT TO SCALE
COIT-CHURCHILL ADDITION
LOT 1, BLOCK 7754
PRELIMINARY PLAT
BEING PART OF THOSE TRACTS OF LAND DESCRIBED IN THE DEEDS TO CALLED PARCEL 1, VOLUME 79159, PAGE 194 (CALLED PARCEL 4), VOLUME 93006, PAGE 2104 (CALLED PARCEL 3), AND VOLUME 7910, PAGE 2322 (CALLED PARCEL 2), ALL OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING 13.269 ACRES OUT OF THE M. J. SANCHEZ SURVEY, ABSTRACT NO. 1272, AND THE ALEXANDER A. THOMAS SURVEY, ABSTRACT NO. 1486, IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-109
OWNER:
Costco Wholesale
Issaquah, Washington 98027
SURVEYOR:
Winkelmann & Associates, Inc.
Dallas, Texas 75230
ENGINEER:
Irvine, California 92606
M. J. SANCHEZ SURVEY, ABSTRACT NO. 1272
CITY OF DALLAS
DALLAS COUNTY, TEXAS
COSTCO WAREHOUSE
9 CORPORATE DRIVE, SUITE 230
IRVINE, CALIFORNIA 92606
No. | DATE | REVISION | APPROV
Winkelmann & Associates, Inc.
SHEET 1 OF 2
Date: 08.19.15
Scale: 1" = 60'
File: 58816-PPLT
Project No.: 58816
PRELIMINARY PLAT
COIT-CHURCHILL ADDITION
LOT 1, BLOCK 7754
M. J. SANCHEZ SURVEY, ABSTRACT NO. 1272
CITY OF DALLAS
DALLAS COUNTY, TEXAS
COSTCO WAREHOUSE
9 CORPORATE DRIVE, SUITE 230
IRVINE, CALIFORNIA 92606
G:\58816\SURVEY\Plats\58816-PPLT.dwg

CITY PLAN COMMISSION **THURSDAY, MARCH 3, 2016**

FILE NUMBER: S156-111 **Subdivision Administrator:** Paul Nelson

LOCATION: Monterrey Drive between Farola Drive and Itasca Drive

DATE FILED: February 4, 2016 **ZONING:** R-7.5(A)

CITY COUNCIL DISTRICT: 9 **SIZE OF REQUEST:** 6.557-acre **MAPSCO:** 38H

APPLICANT/OWNER: Dallas Independent School District

REQUEST: An application to create a 6.557-acre lot from a tract of land containing part of City Block 5372 on property located on Monterrey Drive between Farola Drive and Itasca Drive.

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

STAFF RECOMMENDATION:

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

The proposed lot is larger than most of the residential lots in the area. Nevertheless, it is a policy of the city that institutional uses generally require greater land area than residential or non-residential lots and generally serve, and are compatible with the neighborhood; therefore, staff concludes that the request complies with Section 51A-8.503 and the R-7.5(A) district requirements; therefore, staff recommends approval of the request subject to compliance with the following conditions:

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

5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)

6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a) and (b)

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

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

9. The maximum number of lots permitted by this plat is 1. Sections 51A-8.501(a) and 51A-8.503(a)

10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9)

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

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

13. On the final plat dedicate a 10-foot by 10-foot corner clip at Monterrey Avenue and Itasca Drive. Sections 51A-8.602(c) and 51A-8.604(c)

14. On the final plat dedicate a 10-foot by 10-foot corner clip at Monterrey Avenue and Farola Drive. Sections 51A-8.602(c) and 51A-8.604(c)

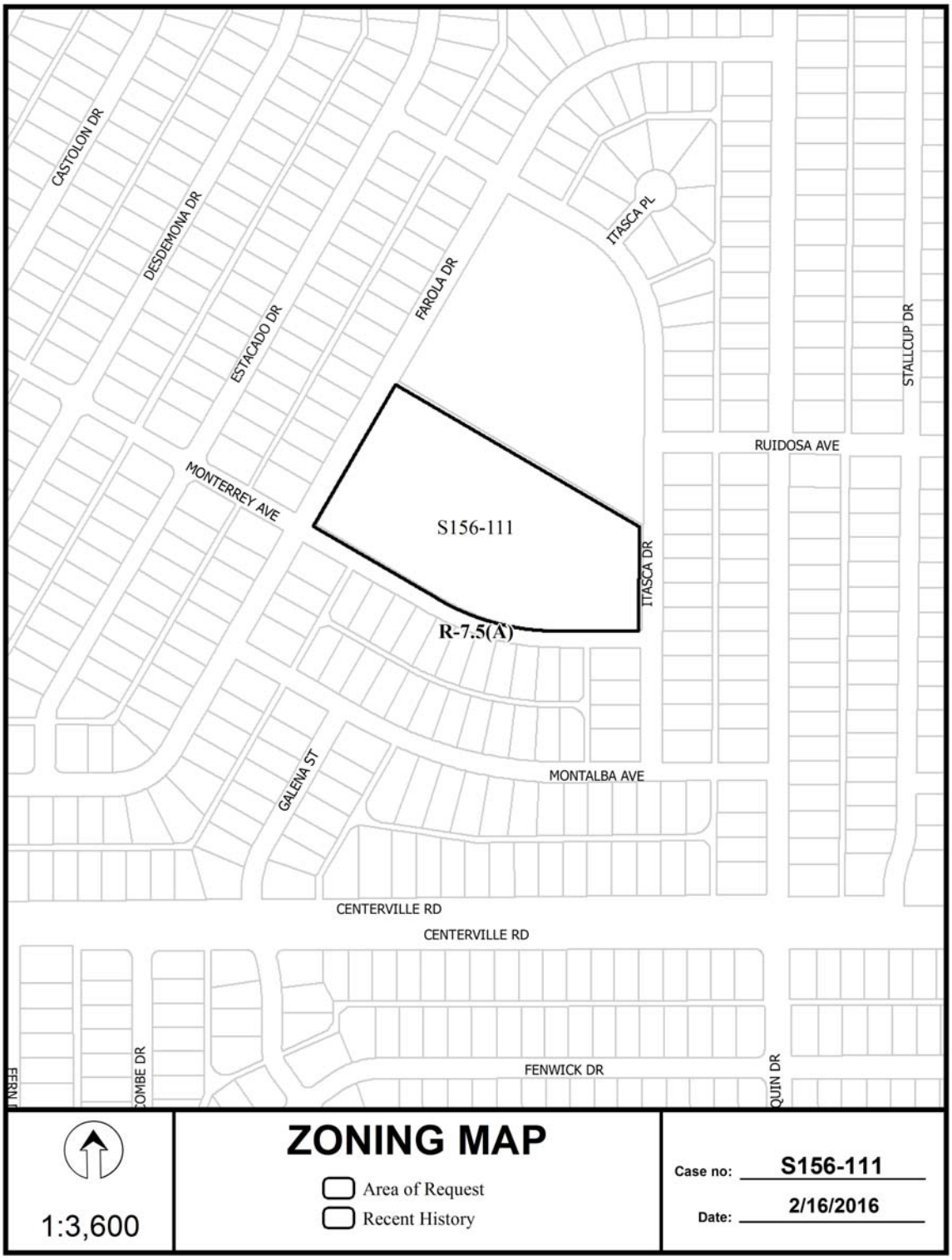
15. The number and location of fire hydrants, must comply with the Dallas Fire Code

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

17. Water/wastewater main extension may be required by Private Development Contract. Section 49-62(f)(1)

18. On the final plat change "Monterrey Drive" to "Monterrey Avenue."

19. On the final plat identify the property as Lot 1 in City Bock A/5372. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)


CASTOLON DR
DESDEMONA DR
ESTACADO DR
FAROLA DR
ITASCA PL
STALLCUP DR
RUIDOSA AVE
MONTERREY AVE
S156-111
ITASCA DR
R-7.5(A)
GALENA ST
MONTALBA AVE
CENTERVILLE RD
CENTERVILLE RD
FENWICK DR
QUIN DR
1:3,600
ZONING MAP
Area of Request
Recent History
Case no: S156-111
Date: 2/16/2016


S156-111
DESDEMONA DR
MONTEREY AVE
GALENA ST
MONTALBA AVE
CENTERVILLE RD
FENWICK DR
RUIDOSA AVE
STALLUP DR
QUIN DR
1:3,600
AERIAL MAP
Area of Request
Recent History
Case no: S156-111
Date: 2/21/2016

PRELIMINARY PLAT
OF
CASA VIEW ELEMENTARY
SCHOOL ADDITION
LOT 1, BLOCK 5372
BEING A PLAT OF A
6.557 ACRE TRACT
DALLAS INDEPENDENT SCHOOL DISTRICT
W. J. DAVIS SURVEY, ABSTRACT NO. 411
M. WARD SURVEY, ABSTRACT NO. 1604
J. CASEY SURVEY, ABSTRACT NO. 352
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-111
OWNER:
DALLAS INDEPENDENT SCHOOL DISTRICT
3700 Ross Avenue
Dallas, Dallas County
Texas 75204
ENGINEER - SURVEYOR:
GONZALEZ & SCHNEEBERG
ENGINEERS - SURVEYORS, INC.
660 North Central Expressway, Suite 350
Plano, Texas 75074
Telephone: 972-516-0001
Fax: 972-516-0031
OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS
Dallas Independent School District is the owner of a 6.557 acre tract of land situated in the W.J. Davis Survey, Abstract No. 411, M. Ward Survey, Abstract No. 1604 and J. Casey Survey, Abstract No. 352, Dallas County, Texas and being part of Block 5372 in the City of Dallas, Dallas County, Texas and being all of that called 6.55 acre tract of land described in a deed to the Dallas Independent School District recorded in Volume 3344, Page 440, Deed Records, Dallas County, Texas and being more particularly described as follows:
BEGINNING, at a "+" cut in concrete found in the easterly right of way line of Farola Drive (60 foot right-of-way);
THENCE, North 30 degrees 4 minutes 33 seconds East, along said easterly right of way line Farola Drive, a distance of 40.76 feet to a 5/8-inch iron pipe found for corner, said corner being in the westerly line of a tract of land described in a deed to the City of Dallas recorded in Volume 3344, Page 439, Deed Records, Dallas County, Texas;
THENCE, South 59 degrees 45 minutes 27 seconds East, along the common line of said Dallas Independent School District and the City of Dallas tract, a distance of 692.93 feet to a "+" cut in concrete found for corner, said corner being in the westerly line of Itasca Drive (50 foot right-of-way);
THENCE, South 00 degrees 39 minutes 33 seconds West, along said westerly right of way line of Itasca Drive, a distance of 256.25 feet to a "+" cut in concrete found for corner at the intersection of said westerly right of way line of Itasca Drive and the northwesterly right-of-way line of Monterrey Drive;
THENCE, along said curve to the right an arc length of 305.36 feet to a 5/8-inch iron pipe found for corner;
THENCE, South 59 degrees 45 minutes 27 seconds West, along said northerly right-of-way line of Monterrey Drive, a distance of 357.03 feet to the POINT OF BEGINNING;
CONTAINING, 285,630 square feet or 6.557 acres of land, more or less
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 service and fire protection vaults, 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.
By _____
Dallas Independent School District
STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared _____ of Dallas Independent School District known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.
Given under my hand and seal of office this the____day of _____ 2016.
NOTARY PUBLIC in and for the State of Texas
SURVEYOR'S STATEMENT
I, Robert W. Schneeberg, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared from an actual survey of the property made on the ground under my supervision; that all boundary corners and angle points are correctly shown thereon; 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 / Sec. 5A.001 ADDITIONS & lot and that the digital drawing for accompanying this plat is a precise representation of this Signed Final Plat.
Dated this the____day of _____ 2016
Robert W. Schneeberg
Texas Registered Professional Land Surveyor No. 4804
STATE OF TEXAS
COUNTY OF COLLIN
BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Robert W. Schneeberg known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in her capacity therein stated.
Given under my hand and seal of office this the____day of _____ 2016.
NOTARY PUBLIC in and for the State of Texas
RELEASED 1/20/2016 - FOR REVIEW ONLY
NOT TO BE RECORDED
SURVEYOR'S NOTES
1. Bearings based on the northeast right-of-way line of Monterrey Drive having North 59 degrees 45 minutes 27 seconds West, according to the deed to Dallas Independent School District recorded in Volume 3344, Page 440, D.R.D.C.T.
2. "IRON" indicates controlling monument found.
3. Lot-to-lot drainage will not be allowed without Engineering Section approval.
4. Purpose of this Plat: To create 1 lot from 2 lots.
5. 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.
6. Existing buildings to remain.
LEGEND
PROPERTY LINE
ADJOINER PROPERTY LINE
EASEMENT LINE
DEED RECORDS, DALLAS COUNTY, TEXAS
MAP RECORDS, DALLAS COUNTY, TEXAS
INSTRUMENT NUMBER
OFFICIAL PUBLIC RECORDS
DALLAS COUNTY, TEXAS
VOLUME
PAGE
CONTROLLING MONUMENT
IRON ROD FOUND
SQUARE FEET
VICINITY MAP
Scale in Feet
CITY OF DALLAS
CALLED 6.55 ACRES
VOLUME 3344, PAGE 439
BLOCK 14/5372
CASA VIEW HEIGHTS
FOURTH INSTALLMENT
V. 15, P. 309
D.R.D.C.T.
FAROLA DRIVE
(60' PUBLIC RIGHT-OF-WAY)
(V. 15, P. 309, D.R.D.C.T.)
N 30°14'33" E 40.76'
N 30°14'33" E 538.5'
(DIRECTIONAL CONTROL)
VOLUME 3344 PAGE 439
Point of Beginning
N 59°45'27" W 357.03'
MONTERREY DRIVE
(V. 15, P. 309, D.R.D.C.T.)
S 59°45'27" E 692.93'
LOT 1, BLOCK 5372
CASA VIEW ELEMENTARY
SCHOOL ADDITION
6.557 acres
285,630 sq.ft.
DALLAS INDEPENDENT
SCHOOL DISTRICT
VOLUME 3344, PAGE 440
1 STORY BRICK
SCHOOL BUILDING
ZONED R-7.5(A)
ITASCA DRIVE
(50' PUBLIC RIGHT-OF-WAY)
(V. 15, P. 309, D.R.D.C.T.)
S 00°39'33" W 256.25'
BLOCK 15/5372
CASA VIEW HEIGHTS
FOURTH INSTALLMENT
V. 15, P. 309
D.R.D.C.T.
BLOCK 22/5372
CASA VIEW HEIGHTS
FOURTH INSTALLMENT
V. 15, P. 309
D.R.D.C.T.
BLOCK 20/5372
CASA VIEW HEIGHTS
FOURTH INSTALLMENT
V. 15, P. 309
D.R.D.C.T.
Δ = 30°9'00"
R = 577.0'
L = 305.36'
CH. = 301.8'
CH. N 74°54'57" W
OWNER'S DEDICATION
NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:
THAT, DALLAS INDEPENDENT SCHOOL DISTRICT, does hereby adopt this plat designating the herein described property as CASA VIEW ELEMENTARY SCHOOL ADDITION, Lot 1, Block 5372, 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. No buildings, 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 of any time procuring the permission of anyone. It is agreed that the installation of any public utility will be subordinate to the use thereof for the purpose of providing fire protection and police protection in the City of Dallas. The maintenance of paving on the easements is the responsibility of the property owner. 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 its respective systems without the necessity of at any time procuring the permission of anyone. It is agreed that the installation of any public utility will be subordinate to the use thereof for the purpose of providing fire protection and police protection in the City of Dallas. The maintenance of paving on the easements is the responsibility of the property owner. 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 its respective systems without the necessity of at any time procuring the permission of anyone.

CITY PLAN COMMISSION **THURSDAY, MARCH 3, 2016**

FILE NUMBER: S156-111 **Subdivision Administrator:** Paul Nelson

LOCATION: Monterrey Drive between Farola Drive and Itasca Drive

DATE FILED: February 4, 2016 **ZONING:** R-7.5(A)

CITY COUNCIL DISTRICT: 9 **SIZE OF REQUEST:** 6.557-acre **MAPSCO:** 38H

APPLICANT/OWNER: Dallas Independent School District

REQUEST: An application to create a 6.557-acre lot from a tract of land containing part of City Block 5372 on property located on Monterrey Drive between Farola Drive and Itasca Drive.

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

STAFF RECOMMENDATION:

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

The proposed lot is larger than most of the residential lots in the area. Nevertheless, it is a policy of the city that institutional uses generally require greater land area than residential or non-residential lots and generally serve, and are compatible with the neighborhood; therefore, staff concludes that the request complies with Section 51A-8.503 and the R-7.5(A) district requirements; therefore, staff recommends approval of the request subject to compliance with the following conditions:

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

5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)

6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a) and (b)

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

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

9. The maximum number of lots permitted by this plat is 1. Sections 51A-8.501(a) and 51A-8.503(a)

10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9)

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

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

13. On the final plat dedicate a 10-foot by 10-foot corner clip at Monterrey Avenue and Itasca Drive. Sections 51A-8.602(c) and 51A-8.604(c)

14. On the final plat dedicate a 10-foot by 10-foot corner clip at Monterrey Avenue and Farola Drive. Sections 51A-8.602(c) and 51A-8.604(c)

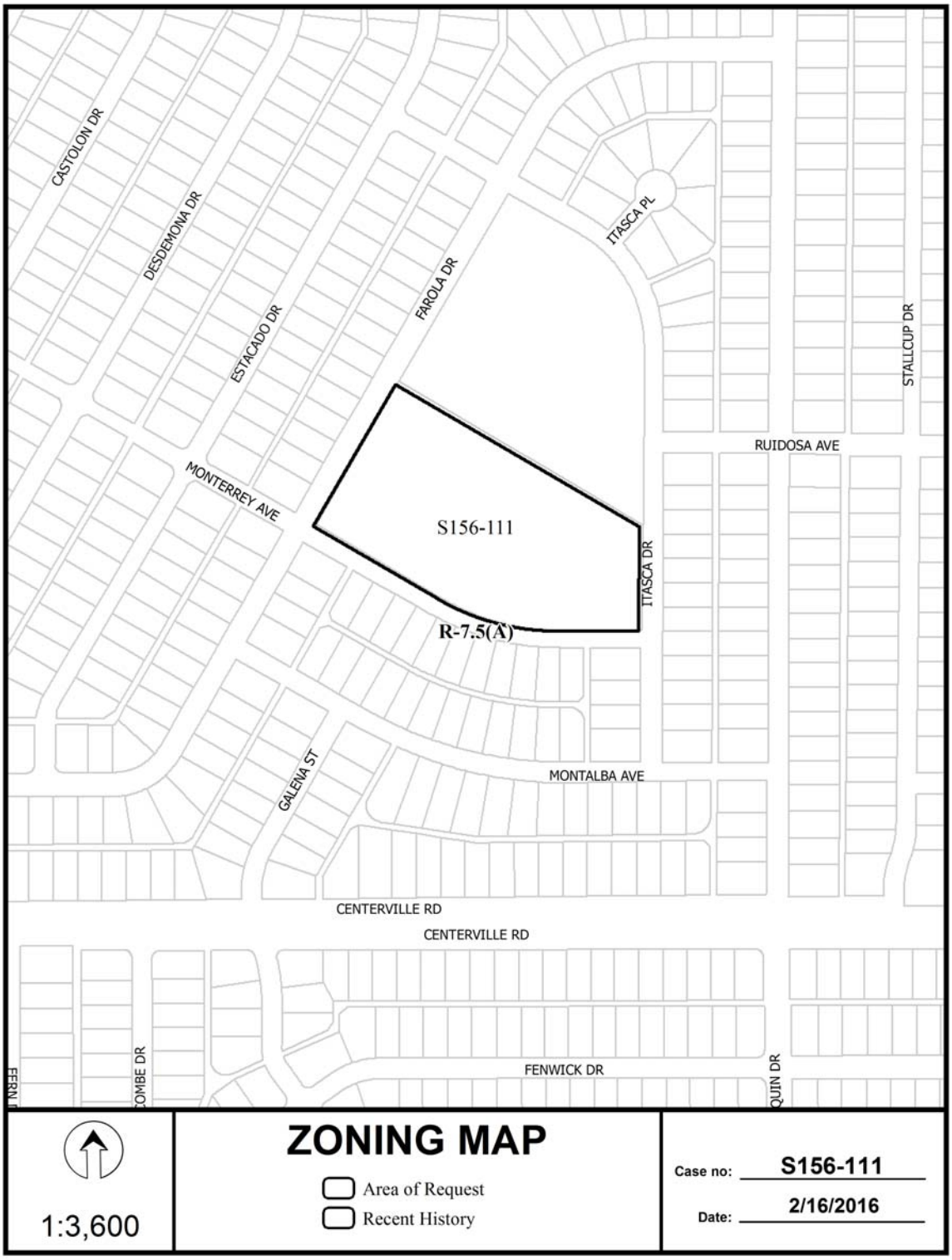
15. The number and location of fire hydrants, must comply with the Dallas Fire Code

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

17. Water/wastewater main extension may be required by Private Development Contract. Section 49-62(f)(1)

18. On the final plat change "Monterrey Drive" to "Monterrey Avenue."

19. On the final plat identify the property as Lot 1 in City Bock A/5372. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)


CASTOLON DR
DESDEMONA DR
ESTACADO DR
FAROLA DR
ITASCA PL
STALLCUP DR
RUIDOSA AVE
MONTERREY AVE
S156-111
ITASCA DR
R-7.5(A)
GALENA ST
MONTALBA AVE
CENTERVILLE RD
CENTERVILLE RD
FENWICK DR
QUIN DR
1:3,600
ZONING MAP
Area of Request
Recent History
Case no: S156-111
Date: 2/16/2016


S156-111
DESDEMONA DR
MONTEREY AVE
GALENA ST
MONTALBA AVE
CENTERVILLE RD
FENWICK DR
RUIDOSA AVE
STALLUP DR
QUIN DR
1:3,600
AERIAL MAP
Area of Request
Recent History
Case no: S156-111
Date: 2/21/2016

PRELIMINARY PLAT
OF
CASA VIEW ELEMENTARY
SCHOOL ADDITION
LOT 1, BLOCK 5372
BEING A PLAT OF A
6.557 ACRE TRACT
DALLAS INDEPENDENT SCHOOL DISTRICT
W. J. DAVIS SURVEY, ABSTRACT NO. 411
M. WARD SURVEY, ABSTRACT NO. 1604
J. CASEY SURVEY, ABSTRACT NO. 352
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-111
OWNER:
DALLAS INDEPENDENT SCHOOL DISTRICT
3700 Ross Avenue
Dallas, Dallas County
Texas 75204
ENGINEER - SURVEYOR:
GONZALEZ & SCHNEEBERG
ENGINEERS - SURVEYORS, INC.
660 North Central Expressway, Suite 350
Plano, Texas 75074
Telephone: 972-516-0001
Fax: 972-516-0031
OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS
Dallas Independent School District is the owner of a 6.557 acre tract of land situated in the W.J. Davis Survey, Abstract No. 411, M. Ward Survey, Abstract No. 1604 and J. Casey Survey, Abstract No. 352, Dallas County, Texas and being part of Block 5372 in the City of Dallas, Dallas County, Texas and being all of that called 6.55 acre tract of land described in a deed to the Dallas Independent School District recorded in Volume 3344, Page 440, Deed Records, Dallas County, Texas and being more particularly described as follows:
BEGINNING, at a "+" cut in concrete found in the easterly right of way line of Farola Drive (60 foot right-of-way);
THENCE, North 30 degrees 4 minutes 33 seconds East, along said easterly right of way line Farola Drive, a distance of 40.76 feet to a 5/8-inch iron pipe found for corner, said corner being in the westerly line of a tract of land described in a deed to the City of Dallas recorded in Volume 3344, Page 439, Deed Records, Dallas County, Texas;
THENCE, South 59 degrees 45 minutes 27 seconds East, along the common line of said Dallas Independent School District and the City of Dallas tract, a distance of 692.93 feet to a "+" cut in concrete found for corner, said corner being in the westerly line of Itasca Drive (50 foot right-of-way);
THENCE, South 00 degrees 39 minutes 33 seconds West, along said westerly right of way line of Itasca Drive, a distance of 256.25 feet to a "+" cut in concrete found for corner at the intersection of said westerly right of way line of Itasca Drive and the northwesterly right-of-way line of Monterrey Drive;
THENCE, along said curve to the right an arc length of 305.36 feet to a 5/8-inch iron pipe found for corner;
THENCE, South 59 degrees 45 minutes 27 seconds West, along said northerly right-of-way line of Monterrey Drive, a distance of 357.03 feet to the POINT OF BEGINNING;
CONTAINING, 285,630 square feet or 6.557 acres of land, more or less
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 service and fire protection vaults, 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.
By _____
Dallas Independent School District
STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared _____ of Dallas Independent School District known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.
Given under my hand and seal of office this the____day of _____ 2016.
NOTARY PUBLIC in and for the State of Texas
SURVEYOR'S STATEMENT
I, Robert W. Schneeberg, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared from an actual survey of the property made on the ground under my supervision; that all boundary corners and angle points are correctly shown thereon; 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 / Sec. 5A.001 ADDITIONS & lot and that the digital drawing for accompanying this plat is a precise representation of this Signed Final Plat.
Dated this the____day of _____ 2016
Robert W. Schneeberg
Texas Registered Professional Land Surveyor No. 4804
STATE OF TEXAS
COUNTY OF COLLIN
BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Robert W. Schneeberg known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in her capacity therein stated.
Given under my hand and seal of office this the____day of _____ 2016.
NOTARY PUBLIC in and for the State of Texas
RELEASED 1/20/2016 - FOR REVIEW ONLY
NOT TO BE RECORDED
SURVEYOR'S NOTES
1. Bearings based on the northeast right-of-way line of Monterrey Drive having North 59 degrees 45 minutes 27 seconds West, according to the deed to Dallas Independent School District recorded in Volume 3344, Page 440, D.R.D.C.T.
2. "IRON" indicates controlling monument found.
3. Lot-to-lot drainage will not be allowed without Engineering Section approval.
4. Purpose of this Plat: To create 1 lot from 2 lots.
5. 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.
6. Existing buildings to remain.
LEGEND
PROPERTY LINE
ADJOINER PROPERTY LINE
EASEMENT LINE
DEED RECORDS, DALLAS COUNTY, TEXAS
MAP RECORDS, DALLAS COUNTY, TEXAS
INSTRUMENT NUMBER
OFFICIAL PUBLIC RECORDS
DALLAS COUNTY, TEXAS
VOLUME
PAGE
CONTROLLING MONUMENT
IRON ROD FOUND
SQUARE FEET
VICINITY MAP
Scale in Feet
CITY OF DALLAS
CALLED 6.55 ACRES
VOLUME 3344, PAGE 439
BLOCK 14/5372
CASA VIEW HEIGHTS
FOURTH INSTALLMENT
V. 15, P. 309
D.R.D.C.T.
FAROLA DRIVE
(60' PUBLIC RIGHT-OF-WAY)
(V. 15, P. 309, D.R.D.C.T.)
N 30°14'33" E 40.76'
N 30°14'33" E 538.5'
(DIRECTIONAL CONTROL)
VOLUME 3344 PAGE 439
Point of Beginning
N 59°45'27" W 357.03'
MONTERREY DRIVE
(V. 15, P. 309, D.R.D.C.T.)
S 59°45'27" E 692.93'
LOT 1, BLOCK 5372
CASA VIEW ELEMENTARY
SCHOOL ADDITION
6.557 acres
285,630 sq.ft.
DALLAS INDEPENDENT
SCHOOL DISTRICT
VOLUME 3344, PAGE 440
1 STORY BRICK
SCHOOL BUILDING
ZONED R-7.5(A)
ITASCA DRIVE
(50' PUBLIC RIGHT-OF-WAY)
(V. 15, P. 309, D.R.D.C.T.)
S 00°39'33" W 256.25'
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CASA VIEW HEIGHTS
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CASA VIEW HEIGHTS
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D.R.D.C.T.
Δ = 30°9'00"
R = 577.0'
L = 305.36'
CH. = 301.8'
CH. N 74°54'57" W
OWNER'S DEDICATION
NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:
THAT, DALLAS INDEPENDENT SCHOOL DISTRICT, does hereby adopt this plat designating the herein described property as CASA VIEW ELEMENTARY SCHOOL ADDITION, Lot 1, Block 5372, 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. No buildings, 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 of any time procuring the permission of anyone. It is agreed that the installation of any public utility will be subordinate to the use thereof for the purpose of providing fire protection and police protection in the City of Dallas. The maintenance of paving on the easements is the responsibility of the property owner. 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 its respective systems without the necessity of at any time procuring the permission of anyone. It is agreed that the installation of any public utility will be subordinate to the use thereof for the purpose of providing fire protection and police protection in the City of Dallas. The maintenance of paving on the easements is the responsibility of the property owner. 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 its respective systems without the necessity of at any time procuring the permission of anyone.

CITY PLAN COMMISSION **THURSDAY, MARCH 3, 2016**

FILE NUMBER: S156-112 **Subdivision Administrator:** Paul Nelson

LOCATION: Hillbrook Street, Sondra Drive, and Wendover Road

DATE FILED: February 5, 2016 **ZONING:** R-7.5(A)

CITY COUNCIL DISTRICT: 9 **SIZE OF REQUEST:** 7.897-acre **MAPSCO:** 36R

APPLICANT/OWNER: Dallas Independent School District

REQUEST: An application to create one 7.897-acre lot from a tract of land containing all of City Block 2977 on property located on Hillbrook Street, Sondra Drive, and Wendover Road.

SUBDIVISION HISTORY:

1. S156-074 was a request northwest of the present request to replat a 0.418-acre tract of land containing all of Lot 11 in City Block 8/2976 and all of City Block 2976 to create one lot on property located on Sunnyland Lane east of Hillbrook Street. The request was approved February 4, 2016 but has not been recorded.

2. S134-015 was an application west of the request to replat a 0.65-acre tract of land containing part of Lots 1, 2, and all of Lot 3 in City Block 7/2976 and a tract of land out of City Block 2977 into three lots located at Lake Circle Drive and Hillbrook Street, southwest side. The request was approved November 21, 2013 but has not been recorded.

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 larger than most of the residential lots in the area. It is a policy of the city that institutional uses generally require greater land area than residential or non-residential lots and generally serve, and are compatible with the neighborhood; therefore, staff concludes that the request complies with Section 51A-8.503 and the R-7.5(A) district requirements; therefore, staff recommends approval of the request subject to compliance with the following conditions:

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

2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a), (b), (c), and (d)

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

4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)

5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)

6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a) and (b)

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

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

9. The maximum number of lots permitted by this plat is 1. Section 51A-8.501(a) and 51A-8.503(a)

10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9)

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

12. On the final plat dedicate 25-feet of right-of-way, street easement, or sidewalk easement from the established center line of Hillbrook Street and Sondra Drive. Sections 51A-8.602(c) and 51A-9.101

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. Section 51A-5.105(g)

20. On the final plat show how all adjoining right-of-way was created. Platting Guidelines

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

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

23. On the final plat show distances/right-of-way across Hillbrook Street, Sondra Drive, and Wendover Road. Platting Guidelines

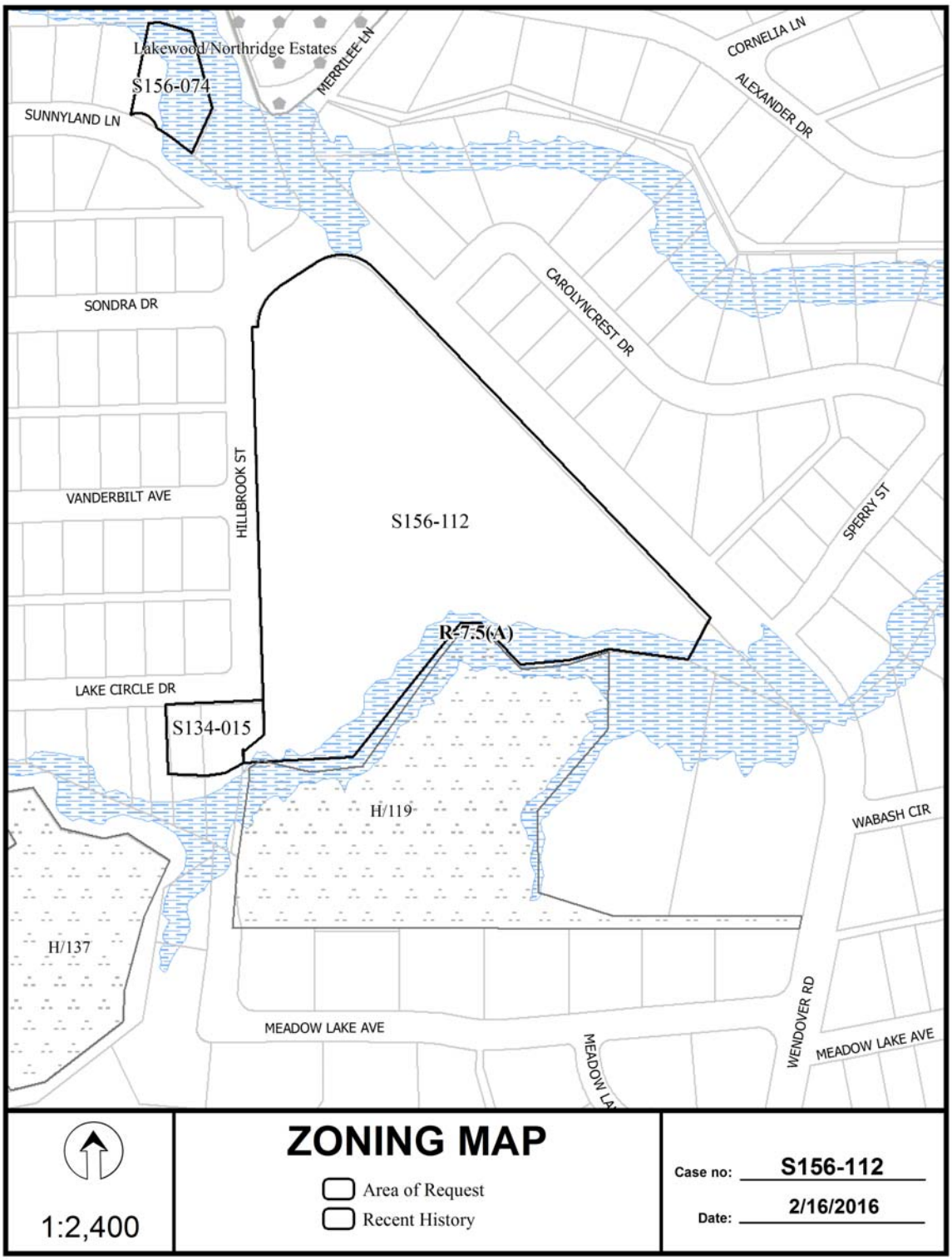
24. The number and location of fire hydrants, must comply with the Dallas Fire Code

25. 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)

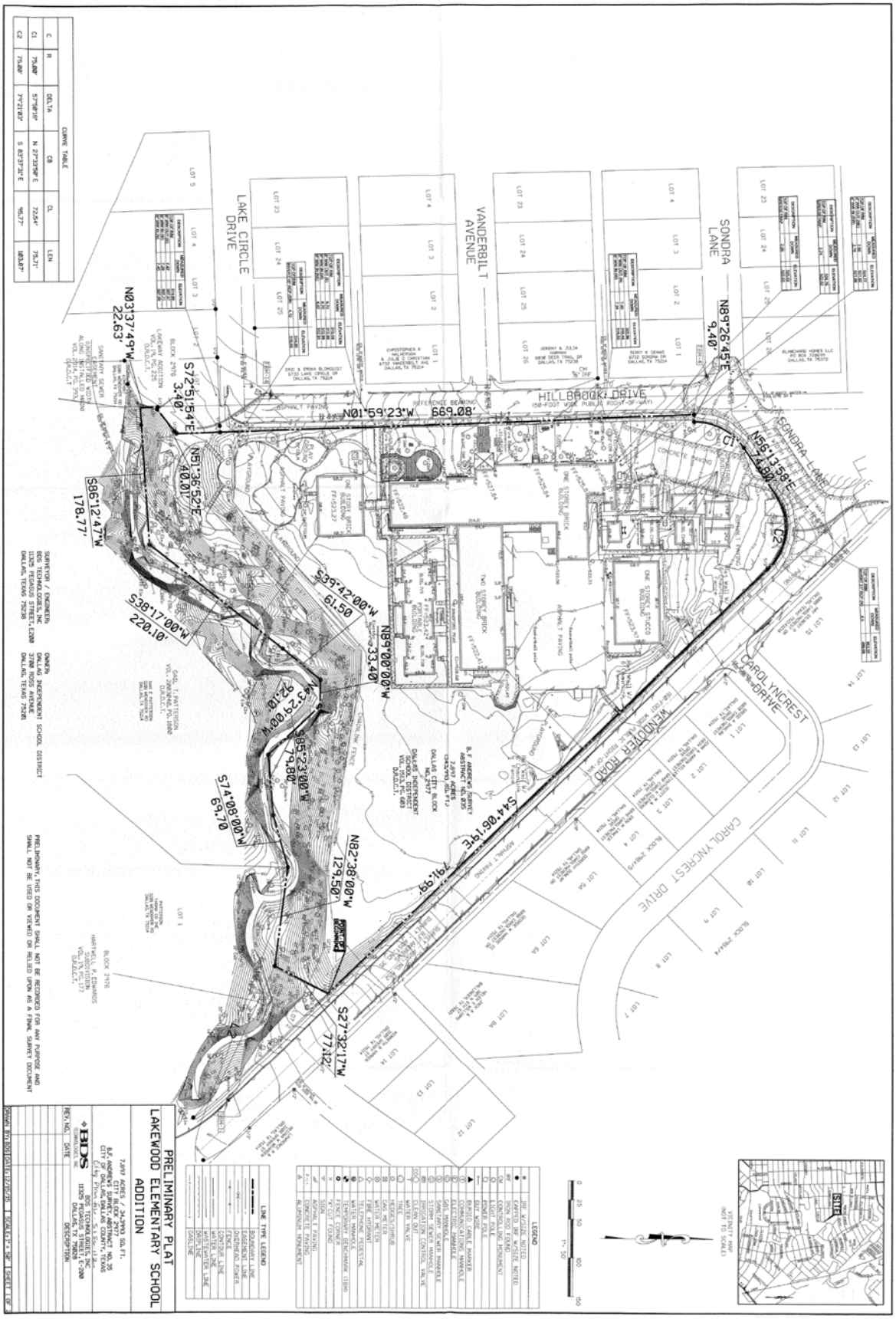
26. Existing water and/or wastewater easements must be shown and/or increased to conform to current design standards. The minimum DWU easement size is 20 feet for water or wastewater and is 25 feet for an easement having both water and wastewater. Section 49-60(d) and Water & Wastewater Design Manual,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

27. On the final plat change "Hillbrook Drive" to "Hillbrook Street", and "Sondra Lane" to "Sondra Drive".

28. On the final plat identify the property as Lot 1 in City Bock A/2977. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)


Lakewood/Northridge Estates
S156-074
SUNNYLAND LN
MERRILEE LN
CORNELIA LN
ALEXANDER DR
SONDRA DR
CAROLYNCREST DR
HILLBROOK ST
VANDERBILT AVE
S156-112
SPERRY ST
R-7.5(A)
LAKE CIRCLE DR
S134-015
H/119
WABASH CIR
H/137
MEADOW LAKE AVE
WENDOVER RD
MEADOW LAKE AVE
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S156-112
Date: 2/16/2016


S156-074
SUNNYLAND LN
MERRILEE LN
CAMELLIA LN
CAROLYNCREST DR
SONOMA DR
VANDERBILT AVE
S156-112
SPERRY ST
LAKE CIRCLE DR
S134-015
WABASH CIR
WENDOVER RD
MEADOW LAKE AVE
MEADOW LAKE AVE
AERIAL MAP
Area of Request
Recent History
1:2,400
Case no: S156-112
Date: 2/21/2016


PRELIMINARY PLAT
LAKEWOOD ELEMENTARY SCHOOL ADDITION
HILLBROOK DRIVE
VANDERBILT AVENUE
SONDRA LANE
LAKE CIRCLE DRIVE
CAROLYNCREST DRIVE
WENDOVER ROAD
N89°26'45"E 9.40'
N01°59'23"W 669.08'
N03°37'49"W 22.63'
S72°25'54"E 3.10'
N51°36'52"E 40.01'
S86°12'47"W 178.77'
S39°42'00"W 61.50'
S38°17'00"W 220.10'
N89°00'00"W 33.40'
S85°23'00"W 74.80'
S74°08'00"W 69.70'
N82°38'00"W 129.50'
S44°00'19"E 791.99'
S27°32'17"W 77.12'
N56°13'58"E 7.00'
SITE
VICINITY MAP
NOT TO SCALE

CITY PLAN COMMISSION **THURSDAY, MARCH 3, 2016**

FILE NUMBER: S156-113 **Subdivision Administrator:** Paul Nelson

LOCATION: Alpha Road at Preston Road, northeast corner

DATE FILED: February 5, 2016 **ZONING:** RR

CITY COUNCIL DISTRICT: 11 **SIZE OF REQUEST:** 3.2178-acre **MAPSCO:** 15K

APPLICANT/OWNER: Quiktrip Corporation

REQUEST: An application to replat a 3.2178-acre tract of land containing all of Lots 1, 2, and 4 in City Block D/1998 to create one lot on property located on Alpha Road at Preston Road, northeast corner.

SUBDIVISION HISTORY:

1. S145-236 was a request south of the present request to replat a 53.176-acre tract of land containing part of an unplatted tract of land in City Block 7014; part of City Block 7409; part of Lot 3 and all of Lots 1A, 7A, and 8 in City Block A/7409, to create a multi-phase, mixed-use development on property generally bounded by Alpha Road on the north, Preston Road on the east, Montfort Drive on the west, and Interstate Highway 635 on the south. The request was approved August 6, 2015 but has not been recorded.

STAFF RECOMMENDATION: Staff concludes that the request complies with the requirements of RR District; therefore, staff recommends approval subject to compliance with the following conditions:

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

plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a) and (b)

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

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

9. The maximum number of lots permitted by this plat is 1. Section 51A-8.501(a) and 51A-8.503(a)

10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9)

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

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

13. On the final plat dedicate 56-feet of right-of-way from the established centerline of Preston Road. Sections 51A-8.602(c), 51A-8.604(c), and 51A-8.611(e)

14. On the final plat add a note stating: “TXDOT approval may be required for any driveway modifications or new access to Preston Road.”

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

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

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

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

19. On the final plat all utility easement abandonments must be shown with the correct recording information. Platting Guidelines

20. On the final plat show distances/width of right-of-way across Preston Road in two places. Platting Guidelines

21. On the final plat show distances/width of right-of-way across Alpha Road in two places. Platting Guidelines

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

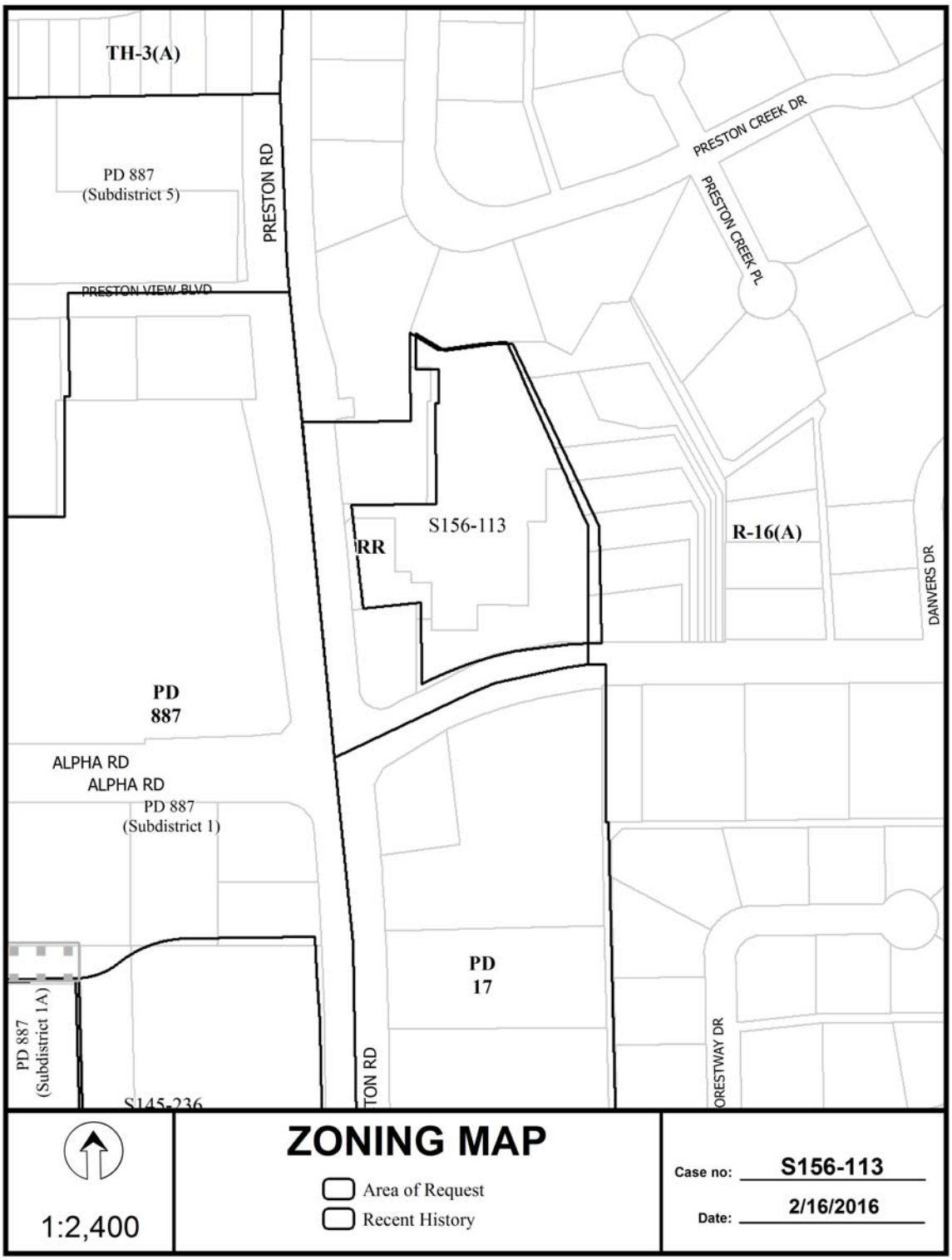
23. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)

24. 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. New water and/or wastewater easements need to be shown on the final plat. Section 49-60(d)

26. Water/wastewater main extension may be required by Private Development Contract. Section 49-62(f)(1)

27. On the final plat identify the property as Lot 1A in City Bock A/7418. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)


TH-3(A)
PD 887
(Subdistrict 5)
PRESTON RD
PRESTON VIEW BLVD
PRESTON CREEK DR
PRESTON CREEK PL
S156-113
RR
R-16(A)
DANVERS DR
PD
887
ALPHA RD
ALPHA RD
PD 887
(Subdistrict 1)
PD
17
PD 887
(Subdistrict 1A)
S145-236
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S156-113
Date: 2/16/2016



1:2,400

AERIAL MAP

Area of Request

Recent History

Case no: S156-113

Date: 2/21/2016

PRESTON ROAD (STATE HIGHWAY 289)
ALPHA ROAD
LOT 1R, BLOCK A/7418
140,107 SQUARE FEET
3.2178 ACRES
P.O.B.
DETAIL "A"
DETAIL "B"
LOCATION MAP
SCALE 1"=2000'
LEGEND
LINE TABLE
TREE TABLE
GENERAL NOTES
PRELIMINARY PLAT
QT 1900 ADDITION
LOT 1R, BLOCK A/7418
BEING A REPLAT OF LOTS 1, 2 AND 4, BLOCK A/7418
ALPHA PRESTON CENTER
(VOLUME 93059, PAGE 1759, D.R.D.C.T.)
OWNER/APPLICANT
PROJECT INFORMATION
Survey Consultants, Inc.

CITY PLAN COMMISSION **THURSDAY, MARCH 3, 2016**

FILE NUMBER: S156-114 **Subdivision Administrator:** Paul Nelson

LOCATION: 2430 Highland Road, southeast of Bar-X Street

DATE FILED: February 5, 2016 **ZONING:** MF-2(A)

CITY COUNCIL DISTRICT: 7 **SIZE OF REQUEST:** 0.634-acre **MAPSCO:** 47D

APPLICANT/OWNER: Wade Henderson

REQUEST: An application to create one 0.634-acre lot from a tract of land containing part of City Block 7058 on property located at Highland Road, southeast of Bar-X Street.

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

STAFF RECOMMENDATION: Staff concludes that the request complies with the requirements of the MF-2(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, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c), and (d)
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a), (b), (c), and (d)
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the “Microstation” format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a) and (b)
7. On the final plat include two boundary corners tagged with these coordinates: “Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.” Section 51A-8.617

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

9. The maximum number of lots permitted by this plat is 1. Section 51A-8.501(a) and 51A-8.503(a)

10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9)

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

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

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

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

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

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

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

18. 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)

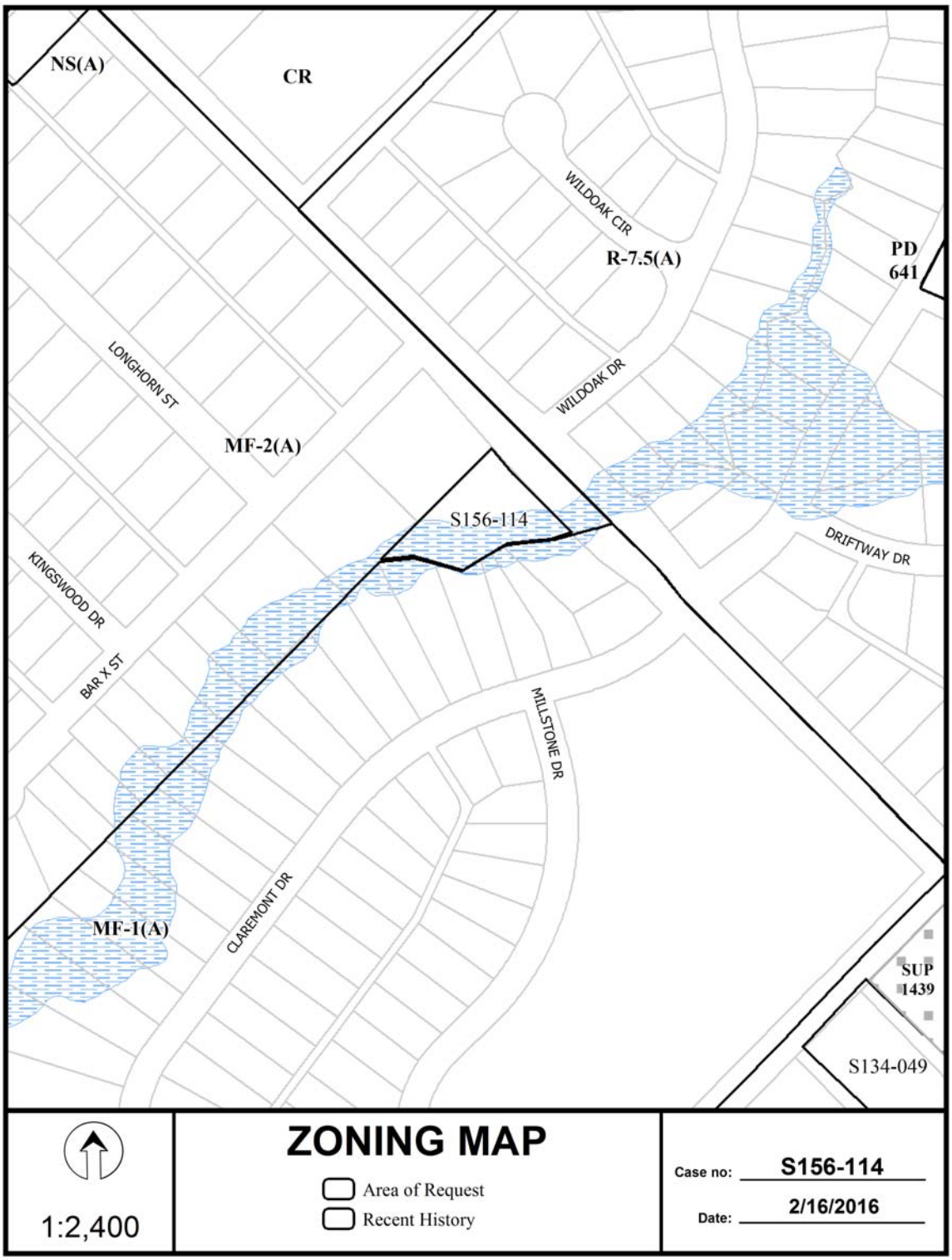
19. On the final plat show how all adjoining right-of-way was created.

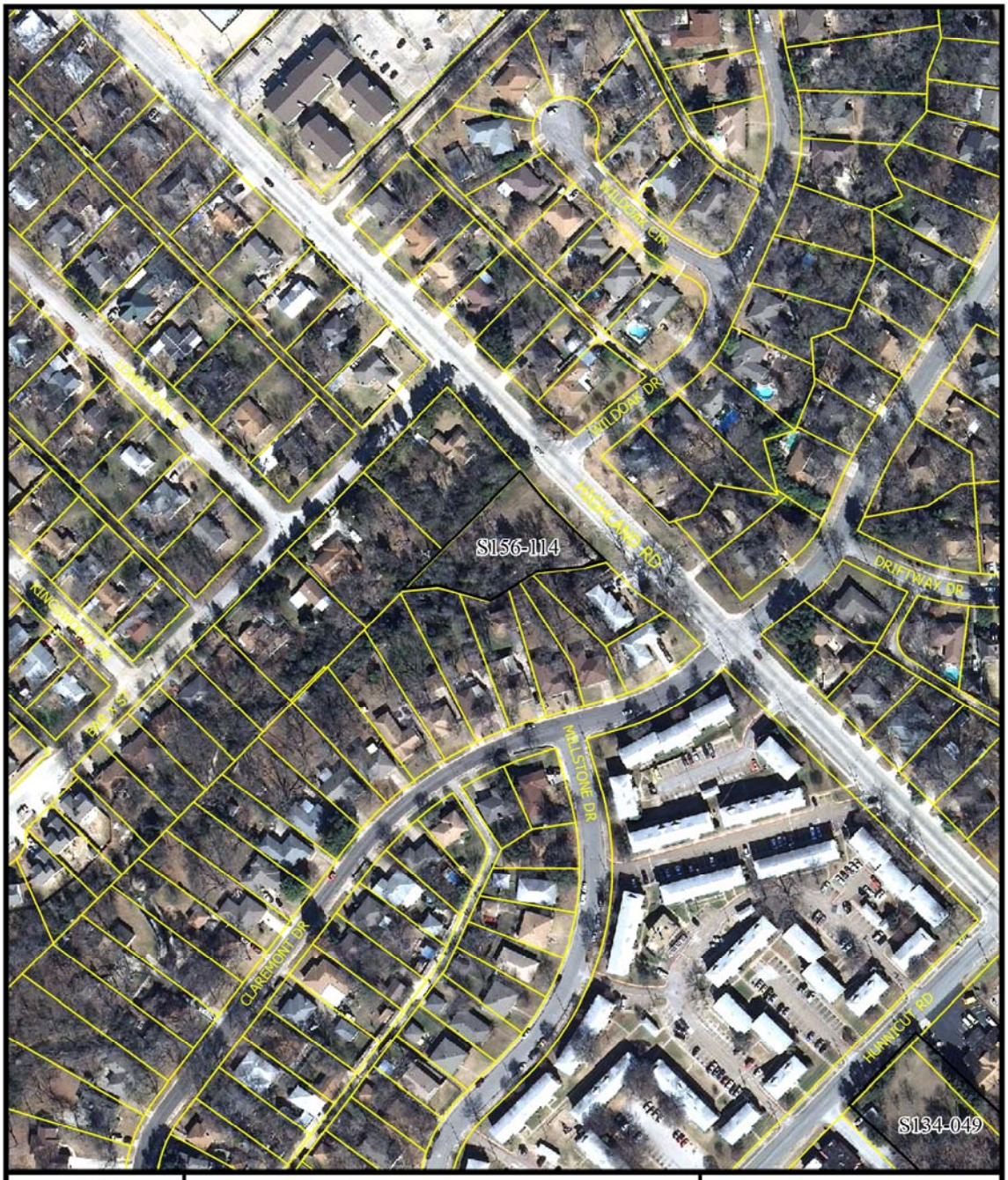
20. On the final plat show recording information on all existing easements within 150-feet of the property. Platting Guidelines

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

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

23. On the final plat identify the property as Lot 1 in City Bock C/7058. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)


NS(A)
CR
WILDOAK CIR
R-7.5(A)
PD
641
LONGHORN ST
WILDOAK DR
MF-2(A)
S156-114
DRIFTWAY DR
KINGSWOOD DR
BAR X ST
MILLSTONE DR
CLAREMONT DR
MF-1(A)
SUP
1439
S134-049
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S156-114
Date: 2/16/2016



1:2,400

AERIAL MAP

Area of Request

Recent History

Case no: S156-114

Date: 2/21/2016

LINE	BEARING	DISTANCE
L1	S 45°09'32" W	53.77'
L2	S 53°40'03" W	53.77'

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

BEING a tract of land situated in the D.A. Murdock Survey, Abstract Number 998, in Dallas County, Texas, and being all of Lot 1, Block A/7058 of Henderson Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 200803387308 Official Public Records Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with yellow cap stamped "RHODES" found for corner at the intersection of the northeast right-of-way line of Bar-X Street (a 50 foot wide public right-of-way) with the northwest right-of-way line of Highland Road (a variable width public right-of-way), same being the east corner of said Lot 1, Block A/7058, same being the south corner of Lot 1, Block C of Ferguson Highlands, an addition to the City of Dallas, recorded in Volume 9, Page 487, Map Records Dallas County, Texas;

THENCE South 39 degrees 33 minutes 25 seconds East along said northeast line of Highland Road, a distance of 94.44 feet to a 1/2" iron rod with yellow cap stamped "RHODES" found for corner;

THENCE South 45 degrees 17 minutes 22 seconds East, at a distance of 91.37 feet passing a 1/2" iron rod with yellow cap stamped "RHODES" found for reference, continuing in all a total distance of 257.21 feet to a point for corner in Rogers Branch, same being the north corner of Lot 1, Block A, Claremont Addition, 6th instrument, an addition to the City of Dallas, recorded in Volume 98, Page 141 Map Records of Dallas County, Texas;

THENCE South 44 degrees 50 minutes 28 seconds West along the south line of said Claremont Addition, 6th instrument, a distance of 53.99 feet to a point for corner in said Rogers Branch;

THENCE South 84 degrees 19 minutes 35 seconds West continuing along the north line of said Claremont Addition, 6th instrument a distance of 71.51 feet to a point for corner in said Rogers Branch;

THENCE South 58 degrees 36 minutes 05 seconds West continuing along the north line of said Claremont Addition, 6th instrument, a distance of 80.00 feet to a point for corner in said Rogers Branch;

THENCE North 73 degrees 55 minutes 29 seconds West continuing along the north line of said Claremont Addition, 6th instrument a distance of 85.00 feet to a point for corner in said Rogers Branch;

THENCE North 84 degrees 46 minutes 03 seconds West continuing along the north line of said Claremont Addition, 6th instrument a distance of 53.99 feet to a point for corner in said Rogers Branch, said point also lying on the south east line of Lot 4, Block C of said Ferguson Highlands Addition;

THENCE North 44 degrees 50 minutes 29 seconds East along the southeast line of said Ferguson Highlands Addition, at a distance of 60.00 feet passing a 1/2" iron rod with yellow cap stamped "RHODES" found for reference, continuing in all 276.00 feet to the POINT OF BEGINNING and containing 27,630 square feet, or 0.634 of an acre of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WADE HENDERSON DOES HEREBY ADOPT THIS PLAT DESIGNATING SAID HEREIN DESCRIBED PROPERTY AS **HENDERSON ADDITION** AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DO 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 SHOWN THEREON ARE HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF GARBAGE COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS IS ALSO DEDICATED FOR PUBLIC USE FOREVER. THE OWNER DOES HEREBY RESERVE AND RETAIN FOR THE BENEFIT OF THE OWNER, HIS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE THE SURFACE OF THE EASEMENTS FOR ANY PURPOSE NOT CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT THE OWNER SHALL NOT CONSTRUCT OR PLACE ANY BUILDING, FENCE, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY INTERFERE WITH THE USE OF 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 MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON SAID EASEMENTS AND ALL PUBLIC AND PRIVATE UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS AND ACCESS TO OR FROM AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING AND ADDING 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 AND FROM AND UPON THE SAID EASEMENTS FOR PURPOSES OF MAINTENANCE OR SERVICE REQUIRED OR PRIMARILY 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 REQUIRED AT ALL LOCATIONS WHERE WATER AND WASTEWATER EASEMENTS CHANGE DIRECTION. THE WATER AND WASTEWATER EASEMENTS AND DESCRIPTION OF SUCH ADDITIONAL EASEMENTS HEREIN GRANTED SHALL BE DETERMINED BY THEIR LOCATION AS INSTALLED.

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

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE _____ DAY OF _____, 2016.

_____
OWNER (WADE HENDERSON)

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 WADE HENDERSON, 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 IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2016.

_____
NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS

SURVEYOR'S STATEMENT

I, BRIAN J. MUDDOCK, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THE ABOVE PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION, AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT SURVEYING RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND 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 SURVEYING AND MONUMENTATION ORDINANCE, AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

DATED THIS THE _____ DAY OF _____, 2016.

NOT TO BE RECORDED FOR ANY REASON.
FOR REVIEW PURPOSES ONLY.

BRIAN J. MUDDOCK
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5430

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 BRIAN J. MUDDOCK, 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 IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2016.

_____
NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS

GENERAL NOTES:

1. THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE 4202, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND AND COMPUTED BY ONLINE POSITIONING USER SERVICE (OPUS) OFFERED BY THE NATIONAL GEODETIC SURVEY.
2. LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
3. THE PURPOSE OF THIS PLAT IS TO CREATE A PLATTED LOT FOR FUTURE CONSTRUCTION.
4. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES.
5. ACCORDING TO MAP NO. 48113C0365 K, DATED JULY 7, 2014 OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS, SUBJECT TO INUNDATION BY 100 YEAR FLOOD (FLOOD ZONE "AE") AMICAS SUBJECT TO INUNDATION BY 100 YEAR FLOOD (FLOOD ZONE "AE") AMICAS SUBJECT TO INUNDATION BY 500 YEAR FLOOD (SHADED ZONE X) AND ZONE "X" AMICAS SUBJECT TO INUNDATION BY 500 YEAR FLOOD (SHADED ZONE X) AND ZONE "X" AMICAS OUTSIDE OF 500 YEAR FLOOD (UNSHADED ZONE X) THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE SURVEYOR. THIS FLOOD STATEMENT IS DETERMINED BY GRAPHICAL METHODS. BASE FLOOD ELEVATIONS (BFES) ARE SHOWN.) THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE SURVEYOR. DETAILED METHODS, BASE FLOOD ELEVATIONS (BFES) ARE SHOWN.) THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE SURVEYOR.

LEGEND
CM – CONTROLLING MONUMENT
IRF – IRON ROD FOUND
CL – CENTERLINE OF ROAD
CMF – CAPPED METAL POST FOUND
VOL. – VOLUME
PG. – PAGE
MH – MANHOLE
PP – POWER POLE
GUY – GUY WIRE
WV – WATER VALVE
SSMH – SANITARY SEWER MANHOLE
SSC – SANITARY SEWER CLEAN OUT
UGC – UNDERGROUND CABLE
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCING
CO – CLEAN OUT
REF. – REFERENCE
SCALE – SCALE
INST. NO. – INSTRUMENT NUMBER
FS – FIRE STATION
BL – BUILDING LINE
O.P.R.D.C.T. – OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
D.R.D.C.T. – DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T. – MAP RECORDS OF DALLAS COUNTY, TEXAS

PRELIMINARY PLAT
HENDERSON ADDITION
LOT 1, BLOCK A/7058
EMBRACING ALL OF THE SAME TRACT OF LAND
TO WADE HENDERSON RECORDED IN
INSTRUMENT NO. 200803387308, O.P.R.D.C.T.
SITUATED IN THE
D.A. MURDOCK SURVEY, ABSTRACT NO.998
IN THE
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER S156-114

Owner	Surveyor
WADE HENDERSON	MUDDOCK SURVEYING & MAPPING, INC.
4027 Gaston Avenue	P.O. Box 2299
Dallas, Tx 75214	Forney, Texas 75126
	Firm Reg. No. 10061200

02-2-2016
SCALE: 1" = 30'

CITY PLAN COMMISSION **THURSDAY, MARCH 3, 2016**

FILE NUMBER: S156-116 **Subdivision Administrator:** Paul Nelson

LOCATION: Ranch Trail east of Cypress Waters Boulevard

DATE FILED: February 5, 2016 **ZONING:** PD 741

CITY COUNCIL DISTRICT: 6 **SIZE OF REQUEST:** 12.4436-acre **MAPSCO:** 11A

APPLICANT/OWNER: Trammel Crow Company

REQUEST: An application to create one 3.866-acre lot, and one 8.5571–acre lot from a 12.4436-acre tract of land in City Block 8467 on property located on Ranch Trail east of Cypress Waters Boulevard.

SUBDIVISION HISTORY:

1. S134-214 was a request northeast of the present request to create one 4.111-acre lot, one 0.560-acre lot, and dedicate Olympus Boulevard and Cypress Water Boulevard from a 19.127-acre tract of land in City Blocks 8466 and 8468 on property located at the intersection of Olympus Boulevard and Ranch Trail to the extension of Cypress Water Boulevard east of Belt Line Road. The request was approved December 4, 2014 but has not been recorded.

2. S123-214 was a request to create four lots ranging in size from 0.473 acre to 12.444 acres and included the present area of request, from a 32.196 acre tract of land in City Block 8467 located on Ranch Trail, east of Beltline Road. The request was approved on August 8, 2013 but has not been recorded.

3. S101-137 was a request contiguous on the north with the present request to create a 2.902 acre lot from a tract of land in City Block 8467 located approximately 2,200 feet east of the intersection of Ranch Trail Lane at Hackberry Drive. The request was approved July 21, 2011 and recorded January 23, 2014.

STAFF RECOMMENDATION: The request area is part of a previously approved preliminary plat that is being platted in phases. The present request lies west of proposed Chapparral Waters Way which is under construction and is separated from the remainder of the previous approved lots by the roadway. Staff concludes that the request complies with the requirements of PD 741; therefore, staff recommends approval subject to compliance with the following conditions:

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

2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement

requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a), (b), (c), and (d)

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

4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)

5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)

6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a) and (b)

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

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

9. The maximum number of lots permitted by this plat is 2. Section 51A-8.501(a) and 51A-8.503(a)

10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9)

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

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

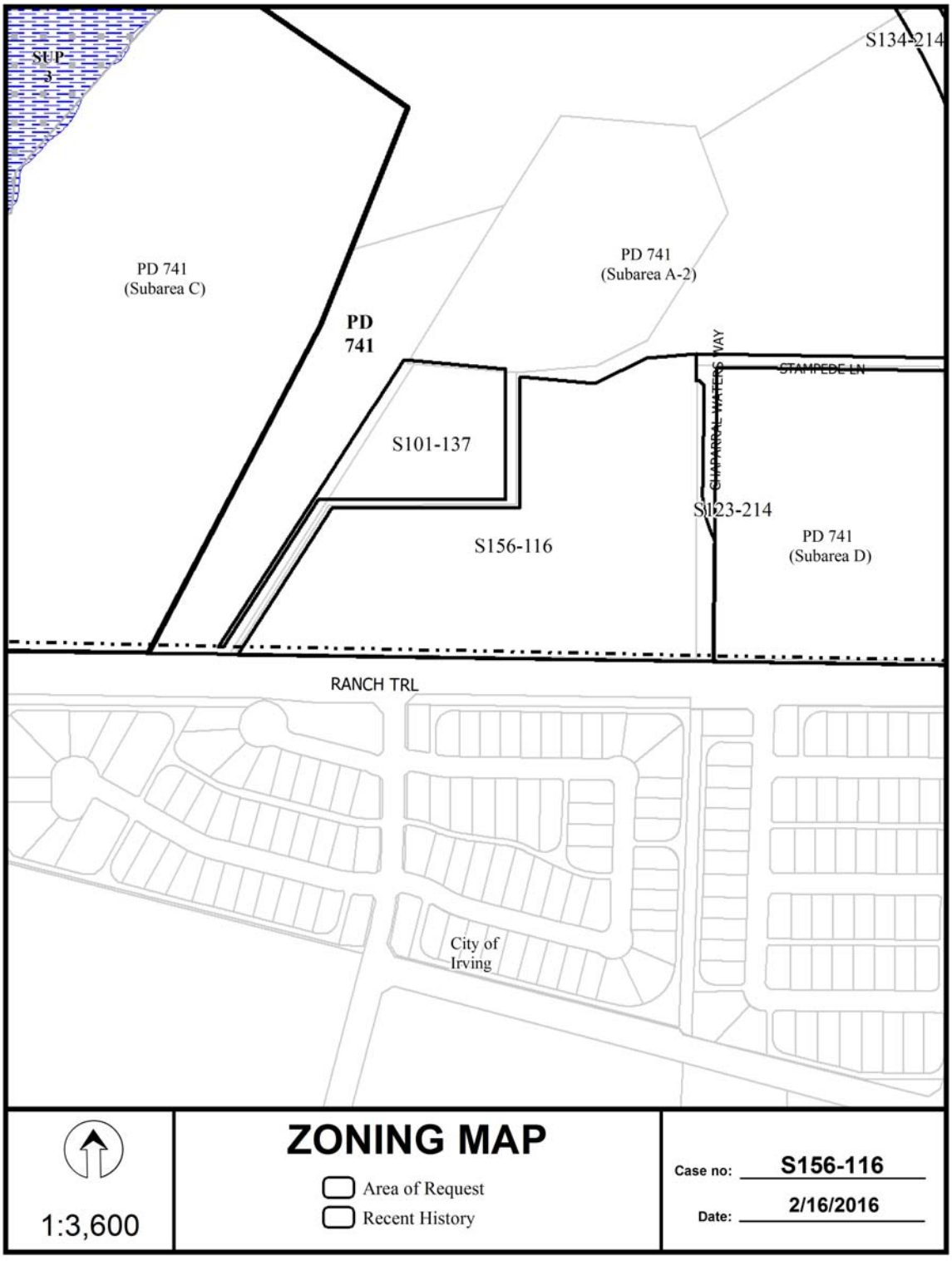
13. On the final plat show two controlling monuments. Survey Manual

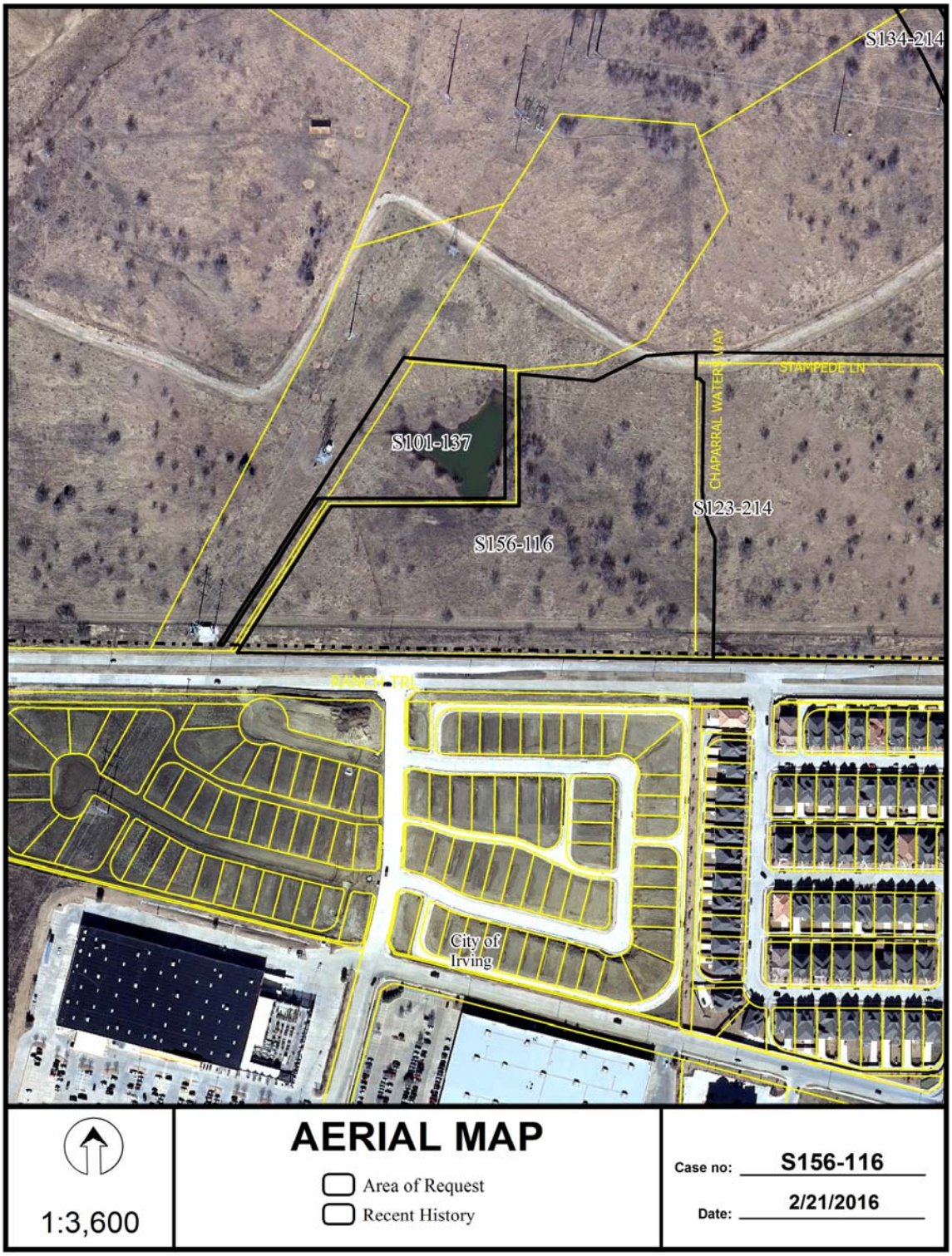
14. The number and location of fire hydrants, must comply with the Dallas Fire Code

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

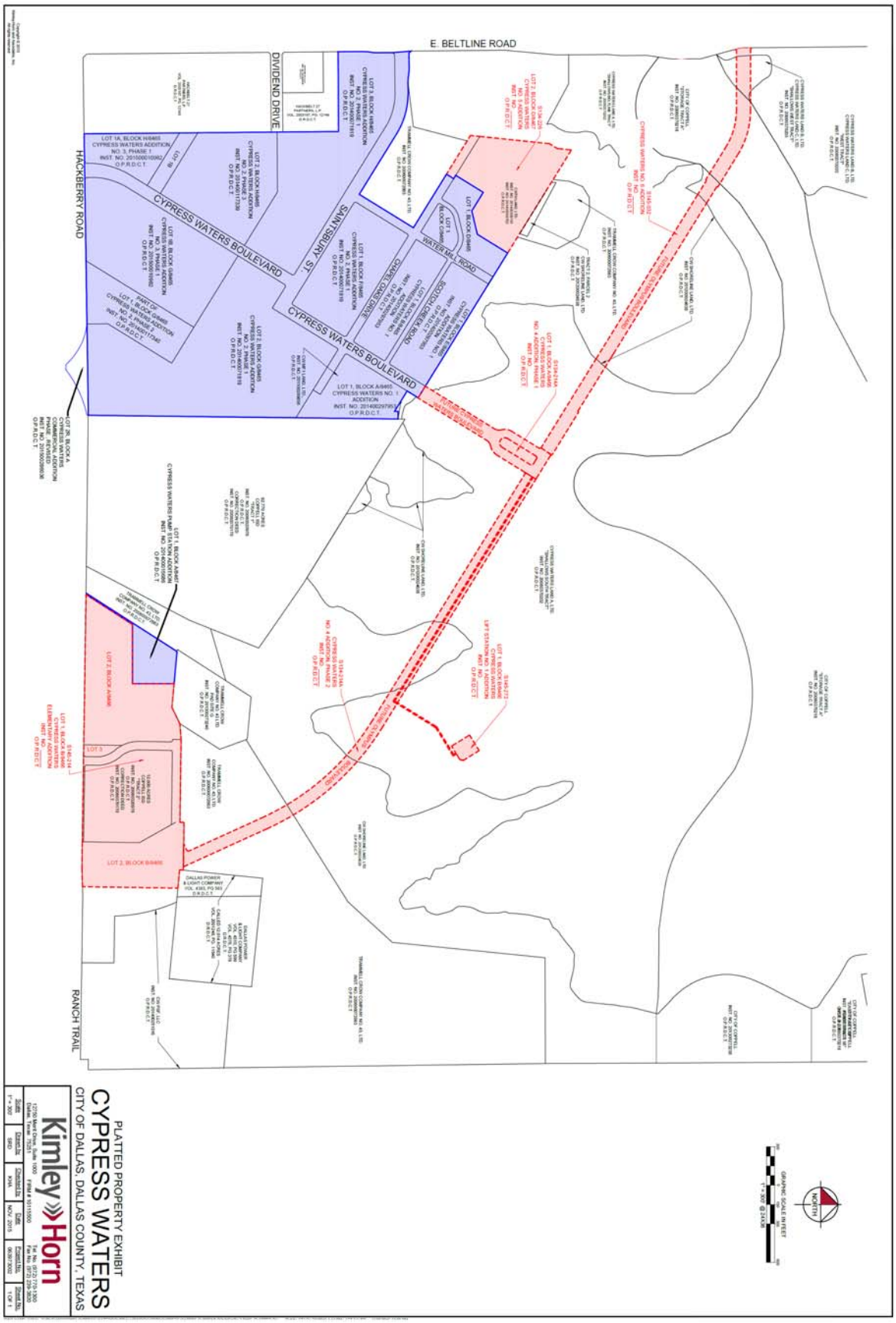
16. Water/wastewater main extension may be required by Private Development Contract. Section 49-62(f)(1)

17. On the final plat identify the property as Lot 2A and 2B in City Bock A/8467. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)


SUP
3
S134-214
PD 741
(Subarea C)
PD 741
(Subarea A-2)
PD
741
CHAPARRAL WATERS WAY
STAMPEDE LN
S101-137
S123-214
S156-116
PD 741
(Subarea D)
RANCH TRL
City of
Irving
ZONING MAP
Area of Request
Recent History
1:3,600
Case no: S156-116
Date: 2/16/2016


S134-214
STAMPEDE LN
CHAPARRAL WATER WAY
S101-137
S123-214
S156-116
RANCH TRL
City of Irving
AERIAL MAP
Area of Request
Recent History
1:3,600
Case no: S156-116
Date: 2/21/2016

PRELIMINARY PLAT
CYPRESS WATERS
REPAIR CENTER ADDITION
LOT 2A AND LOT 4, BLOCK A/8467
BEING A REPLAT OF LOT 2, BLOCK A/8467
CYPRESS WATERS ELEMENTARY ADDITION
12.4436 ACRES SITUATED IN THE
SAMUEL LAYTON SURVEY,
ABSTRACT NO. 784
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-116
ENGINEERING PLAN FILE NO. ____
OWNER
TRAMMELL CROW COMPANY NO. 43 LTD.
TRAMMELL CROW COMPANY
1722 ROUTH ST., SUITE 1313
DALLAS, TEXAS 75201
PH: 214-270-1000
CONTACT: KEN MARRY
ENGINEER AND SURVEYOR
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, SUITE 1000
DALLAS, TEXAS 75240
PH: 972-770-1300
CONTACT: BRAD MOSS, P.E.
BRAD.MOSS@KIMLEY-HORN.COM
Kimley»Horn
© 2016 KIMLEY-HORN AND ASSOCIATES, INC.
13455 Noel Road, Suite 1000
Dallas, Texas 75240
FIRM # 10115500
Ph: 972.770.1300
Fax No. 972.239.3820
Scale: 1"= 80'
Designed: SAB
Checked: SAB
Date: Feb. 2016
Project No.: 069973046
Sheet No.: 1 OF 2
VICINITY MAP
NOT TO SCALE
SITE
GENERAL NOTES
1. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
2. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983.
3. THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS FROM ONE PLATTED LOT.
4. ALL ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE SURVEY LINE LOCATIONS.
5. THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE (4202), NAD83 DATUM OF 1983 (2011) GRID COORDINATE VALUES. NO SCALE AND NO PROJECTION.
6. NO STRUCTURES EXIST ON THIS SITE.
LEGEND
Δ = DELTA ANGLE OR CENTRAL ANGLE
R = RADIUS
C.M.P. = CONTROLLING MONUMENT
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
VOL. = VOLUME
R.O.W. = RIGHT-OF-WAY
P.O.B. = POINT OF BEGINNING
INST. NO. = INSTRUMENT NUMBER
CYPRESS WATERS ELEMENTARY ADDITION, REPLAT
WATERS ELEMENTARY ADDITION, REPLAT
LOT 2A, BLOCK A/8467
5.1856 ACRES
225,899 SQ. FT.
LOT 4, BLOCK A/8467
6.5971 ACRES
372,745 SQ. FT.
POB
ASHFORD DRIVE
INST. NO. 20100021000
O.P.R.D.C.T.
RANCH TRAIL
CHAPARRAL WATERS WAY
STAMPEDE LANE
BAILEY COURT
CITY OF DALLAS
TRAMMELL CROW COMPANY NO. 43 LTD.
CYPRESS WATERS ELEMENTARY ADDITION
LOT 1, BLOCK A/8467
INST. NO. 20150027240
O.P.R.D.C.T.
N00°00'00"E 323.09'
S89°59'31"E 369.85'
N00°00'00"E 405.08'
N89°59'31"W 1168.14'
S89°59'31"E 1,141.85'
S50°51'29"W 297.15'
S50°51'29"W 230.23'
S89°08'31"E 10.00'
S44°08'31"E 14.14'
S89°59'31"E 90.00'
R=230.00'
Δ=32°56'44"
CB=S13°05'53"E
C=130.67'
N50°51'29"E 369.85'
N39°08'31"W 429.08'
GRAPHIC SCALE IN FEET
1 INCH = 80 FEET
NORTH


E. BELTLINE ROAD
DIVIDEND DRIVE
HACKBERRY ROAD
CYPRESS WATERS BOULEVARD
SAINT SURY ST.
CHAPEL CHASE DRIVE
SCOTCH HEATHER ROAD
WATER MILL ROAD
RANCH TRAIL
PLATTED PROPERTY EXHIBIT
CYPRESS WATERS
CITY OF DALLAS, DALLAS COUNTY, TEXAS
Kimley»Horn
GRAPHIC SCALE IN FEET
1" = 300' @ 22X36
NORTH

CITY PLAN COMMISSION **THURSDAY, MARCH 3, 2016**

FILE NUMBER: S156-104 **Subdivision Administrator:** Paul Nelson

LOCATION: Brunner Avenue at Balboa Drive

DATE FILED: February 3, 2016 **ZONING:** R-7.5(A), CR

CITY COUNCIL DISTRICT: 1 **SIZE OF REQUEST:** 0.469-acres **MAPSCO:** 54P

APPLICANT/OWNER: Legge Properties, Ltd.

REQUEST: An application to replat a 0.469-acre tract of land containing Lots 5, 6, 7, and 8 and alley abandonments in City Block 19/4280 to create one 7,718-square foot (0.177-acre) lot, and one 12,738 square foot (0.292-acre) lot on property located on Brunner Avenue at Balboa Drive.

NOTICES: 37 notices were sent to property owners within 200 feet of the property on February 11, 2016 with 0 replies in favor and 0 replies in opposition as of February 23, 2016.

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

STAFF RECOMMENDATION OF REPLAT: 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…"

Existing lots 5 and 6 are developed with one single family dwelling that overlays the lot line between the two lots. The replat will eliminate the structure crossing an existing lot line and is consistent with the adjoining lots to the east which are "z-barred" with parts of 2 different lots as "a building site".

The parcel being proposed in the CR District includes all of Lots 7 and 8 parts of an alley to be abandoned and a portion of a previously abandoned alley to create one 7,718 square foot lot. This parcel will be partly zoned R-7.5(A) (area at the southeast portion of the lot adjacent to the portion of the alley that was previously abandoned) with the majority being zoned CR. This part of the request will allow for a new structure to be constructed along Balboa Place.

Staff concludes that the request complies with the R-7.5(A), and CR requirements, and complies with the standards of Section 51A-8.5403(a); therefore staff recommends approval subject to compliance with the conditions listed in the docket:

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

requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a), (b), (c), and (d)

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

4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)

5. Any structure new or existing may not extend across new property lines. Section 51A-8.501(b)

6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a) and (b)

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

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

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

10. Provide a detailed grading plan prepared by a Professional Engineer. Sections 51A-8.102(c), and 51A-8.601(b)(4), (5), (6), (7), (8), and (9)

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

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

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

15. On the final plat show distances/width of right-of-way of Brunner Avenue. Platting Guidelines

16. 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)

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

18. Water/wastewater mains are required to be relocated out of the property. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b) and (c)

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

20. On the final plat add one more label each for “Brunner Avenue” and “Balboa Drive” to clarify where they split southwest of the request area.

21. On the final plat label the abandonment as “Alley abandonment authorized by Ordinance _____ and recorded as Instrument _____.”

22. On the final plat identify the property as Lots 5A and 7A in City Bock 19/4280. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).


ELMHURST PL
CASCADE AVE
S CLINTON AVE
PIONEER DR
TENNESSEE AVE
BALBOA DR
BRUNNER AVE
BALBOA PL
S156-104
BRUNNER AVE
R-7.5(A)
CR
FERNDALE AVE
BALBOA PL
NEWPORT AVE
NEWPORT AVE
BERKLEY AVE
BERKLEY AVE
1:2,400
ZONING MAP
Area of Request
Recent History
Case no: S156-104
Date: 2/21/2016



AERIAL MAP

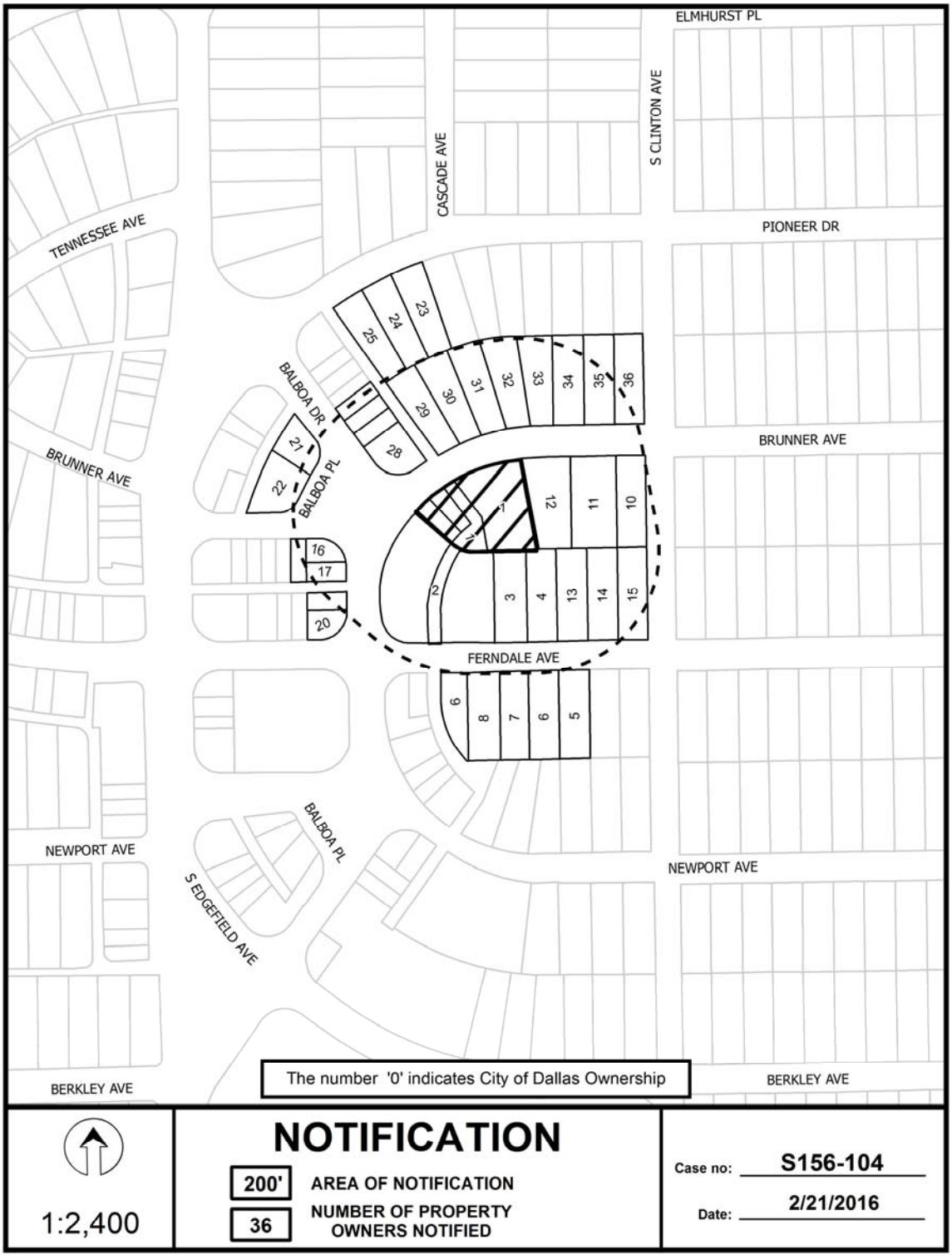
1:2,400

Area of Request

Recent History

Case no: S156-104

Date: 2/21/2016


ELMHURST PL
S CLINTON AVE
CASCADE AVE
TENNESSEE AVE
PIONEER DR
BALBOA DR
BRUNNER AVE
BRUNNER AVE
BALBOA PL
FERNDALE AVE
NEWPORT AVE
BALBOA PL
S EDGEFIELD AVE
NEWPORT AVE
BERKLEY AVE
The number '0' indicates City of Dallas Ownership
BERKLEY AVE
NOTIFICATION
200'
AREA OF NOTIFICATION
36
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: S156-104
Date: 2/21/2016

02/23/2016

Notification List of Property Owners

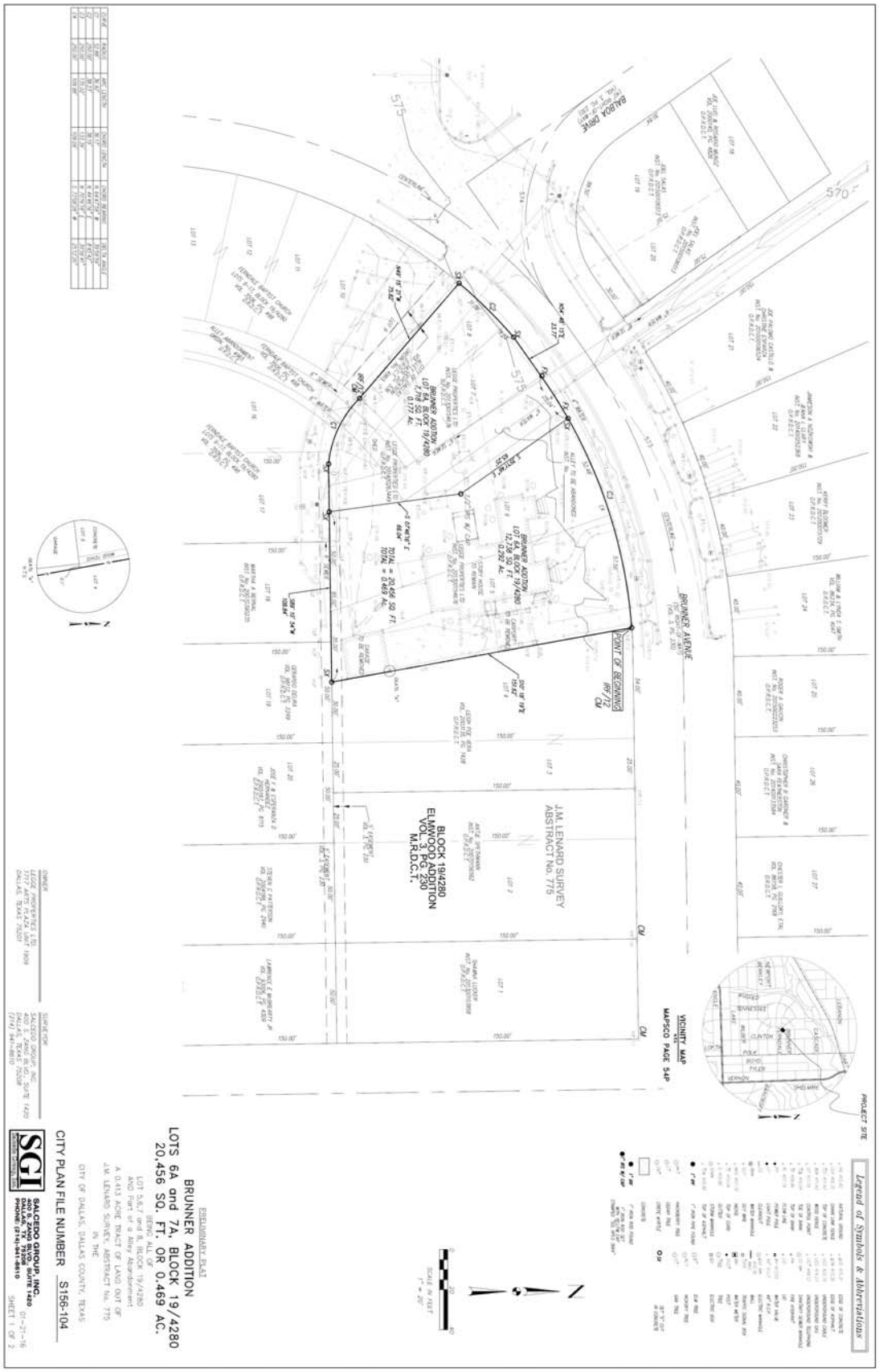
S156-104

36 Property Owners Notified

Label #	*Address*		*Owner*
1	1218	BRUNNER AVE	LEGGE PROPERTIES LTD
2	1227	FERNDALE AVE	FERNDALE BAPTIST
3	1219	FERNDALE AVE	BERNAL MARTHA A &
4	1215	FERNDALE AVE	DELIRA GERARDO
5	1210	FERNDALE AVE	RIOS JUAN & MARGARITA M
6	1214	FERNDALE AVE	REACHI ABRAHAM & MARIA L
7	1218	FERNDALE AVE	MARTINEZ JORGE
8	1222	FERNDALE AVE	CULLAR JAMES W JR
9	1226	FERNDALE AVE	CULLAR KATHERINE C
10	1204	BRUNNER AVE	LUCKER SHAWNA
11	1206	BRUNNER AVE	SPETHMANN ANTJE
12	1214	BRUNNER AVE	POE VERA LEIGH
13	1211	FERNDALE AVE	HERNANDEZ JOSE F & ESPERANZA D
14	1207	FERNDALE AVE	PATTERSON STEVEN C
15	1203	FERNDALE AVE	MCBREARTY LAWRENCE E JR
16	1302	BRUNNER AVE	BROWN SAMUEL L
17	1907	BALBOA DR	DEPRIX LLC
18	1306	BRUNNER AVE	MARTINEZ JOSE J JR &
19	1905	BALBOA DR	SAMPLES WOMACK
20	1305	FERNDALE AVE	SAMPLES WOMACK
21	1811	BALBOA DR	MUNOZ JOE LUIS & ROSARIO
22	1809	BALBOA DR	DYER DEWEY
23	1306	PIONEER DR	CHRISTENSEN JEAN M
24	1310	PIONEER DR	GONZALEZ AURELIO &
25	1314	PIONEER DR	ROJAS LUIS M &
26	1814	BALBOA DR	SIKES STUART & DIANE

02/23/2016

Label #	*Address*		*Owner*
27	1820	BALBOA DR	MUNOZ JOE LUIS &
28	1317	BRUNNER AVE	SALAS JOEL
29	1311	BRUNNER AVE	CASTILLO JOE PALOMO & CHRISTINE ESPARZA
30	1307	BRUNNER AVE	NOZYKOWSKI JAIMESON A &
31	1303	BRUNNER AVE	BLOOMER KERRY
32	1219	BRUNNER AVE	SMITH WILLIAM & LYNDA S
33	1215	BRUNNER AVE	COWLEY EDLEN O
34	1211	BRUNNER AVE	GARDNER CHRISTOPHER B & SARA
35	1207	BRUNNER AVE	GUILLORY CHESTER L ETAL
36	1203	BRUNNER AVE	RANGEL ANDREW M & LINDA T


PRELIMINARY PLAT
BRUNNER ADDITION
LOTS 6A and 7A, BLOCK 19/4280
20,456 SQ. FT. OR 0.469 AC.
BEING ALL OF
LOT 5,6,7 and 8, BLOCK 19/4280
AND Part of a Alley Abandonment
A 0.469 ACRE TRACT OF LAND OUT OF
J.M. LENARD SURVEY, ABSTRACT No. 775
IN THE
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER S156-104
SALCEDO GROUP, INC.
420 S. ZANG BLVD., SUITE 1420
DALLAS, TEXAS 75208
PHONE (214)-941-4810
01-21-16
SHEET 1 OF 2
OWNER
LEGGE PROPERTIES LTD.
1717 ARTS PLAZA UNIT 1909
DALLAS, TEXAS 75201
SURVEYOR
SALCEDO GROUP, INC.
420 S. ZANG BLVD., SUITE 1420
DALLAS, TEXAS 75208
(214) 941-4810
BRUNNER AVENUE
BALBOA DRIVE
FRONT OF BRUNNER ADDITION
LOT 6A BLOCK 19/4280
12,738 SQ. FT.
0.292 AC.
TOTAL = 20,456 SQ. FT.
TOTAL = 0.469 AC.
LOT 7A BLOCK 19/4280
7,718 SQ. FT.
0.177 AC.
POINT OF BEGINNING
IRF 1/2"
CM
BLOCK 19/4280
ELMWOOD ADDITION
VOL. 3, PG. 200
M.R.D.C.T.
J.M. LENARD SURVEY
ABSTRACT No. 775
VICINITY MAP
NTS
MAPSCO PAGE 54P
PROJECT SITE
Legend of Symbols & Abbreviations
SCALE IN FEET
1" = 20'

CITY PLAN COMMISSION **THURSDAY, FEBRUARY 4, 2016**

FILE NUMBER: S156-117 **Subdivision Administrator:** Paul Nelson

LOCATION: 5001 Alcott Street at Lee Street, northwest corner

DATE FILED: February 8, 2016 **ZONING:** TH-3(A)

CITY COUNCIL DISTRICT: 14 **SIZE OF REQUEST:** 0.235-acre **MAPSCO:** 35V

APPLICANT/OWNER: Mark Weatherford / David M. Hargrove

REQUEST: An application to replat a 0.235-acre tract of land containing all of Lot 5 in City Block D/1998 into one 3,695-square foot lot and one 6,525-square foot lot, on property located at 5001 Alcott Street at Lee Street, northwest corner.

NOTICES: 41 notices were sent to property owners within 200 feet of the property on February 11, 2016 with 0 replies in favor and 0 replies in opposition as of February 23, 2016.

SUBDIVISION HISTORY:

1. S156-079 was an application on the same property as the present request to replat a 0.235-acre tract of land containing all of Lot 5 in City Block D/1998 into one 2,841-square foot lot, one 3,530-square foot lot, and one 3,849-square foot lot on property located at 5001 Alcott Street at Lee Street, northwest corner. The request was scheduled for a hearing on February 4, 2016 but was withdrawn on February 3, 2016.

2. S134-070 was a request northwest of the present request to replat a 0.422-acre tract of land containing part of Lot 2 and all of Lots 3 and 4 in City Block G/1999 on property located at the southeast corner of North Central Expressway (U.S. Highway 75) at Elbert Street. The request was approved on February 20, 2014 and recorded September 9. 2015.

3. S123-276 was a request southeast of the present request to replat a 5.106-acre tract of land to create 2 lots of land containing Lots 4, 5, and 6 in City Block C/1999; part of Lots 9, 10, 14, 15, and 16, all of Lots 1 through 8 and 16, in City Block B/1999; containing all of Lots 1, 2, 3, and part of Lot 4 in City Block F/1996 and bounded by Manett Street, Bennett Avenue, and Fitzhugh Avenue; all of Lots 1, 2, 3, 4, 5, 6, and 7 in City Block A/1999 bounded by Mission Avenue, Bennett Avenue, and Fitzhugh Avenue, and abandoned Homer Street between Bennett Avenue and Fitzhugh Avenue. The request was approved October 24, 2013 but has not been recorded.

4. S123-276R was a request southeast of the present request to revise a previously approved preliminary plat (S123-276) by increasing the acreage from 5.106 acres to 5.255 acres and to increase the number of lots from 2 to 3 by creating one 0.600-acre lot, and one 1.887-acre lot, and one 2.768-acre lot from a tract of land containing all of Lots 4, 5, and 6 in City Block C/1999; part of Lots 9, 10,14, 15, 16, and all of Lots 1 through 8 in City Block B/1999; all of Lots 1 through 7 in City Block A/1999, part of Lot 4, and all of Lots 1, 2, and 3 in City Block F/1996 and part of Homer Street to be abandoned on property bounded by Manett Street

between Bennett Avenue and Fitzhugh Avenue. The request was approved March 5, 2015 but has not been recorded.

5. S123-018 was a request west of the present request and was withdrawn November 29, 2012.

STAFF RECOMMENDATION OF REPLAT: The property contains 10,220 square feet of lot area. The TH-3(A) District allows no more than 12 units per acre and a minimum lot area of 2,000 square feet for single family uses, and 6,000 square feet for duplex uses. The proposed lots average 5,110 square feet with a density of 8.52 units per acre, therefore not exceeding the permitted density of the TH-3(A) District.

Staff concludes that the request complies with Section 51A-8.503(a), as well as with the TH-3(A) requirements; therefore, staff recommends **approval** of the application, subject to compliance with the conditions listed in the docket:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c), and (d)
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a), (b), (c), and (d)
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the “Microstation” format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
5. Any structure new or existing may not extend across new property lines. Section 51A-8.501(b)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a) and (b)
7. On the final plat include two boundary corners tagged with these coordinates: “Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.” Section 51A-8.617
8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman’s signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

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

10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9)

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

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

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

14. On the final plat, dedicate a 10-foot by 10-foot corner clip at Alcott Street and Lee Street. Section 51A-8.602(d)(1)

15. The access easement must be created by separate instrument and the recording information provided on the face of the map.

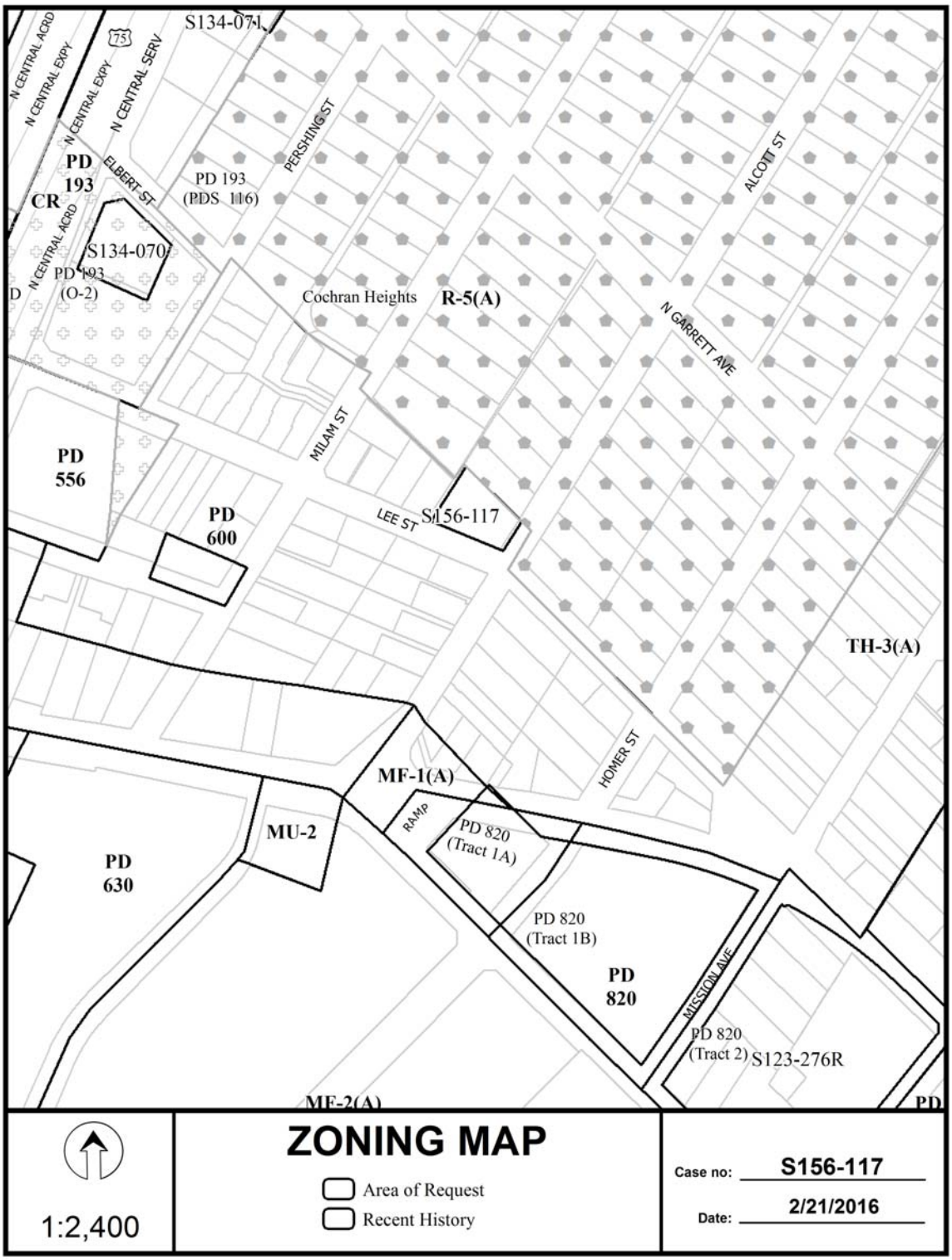
16. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)

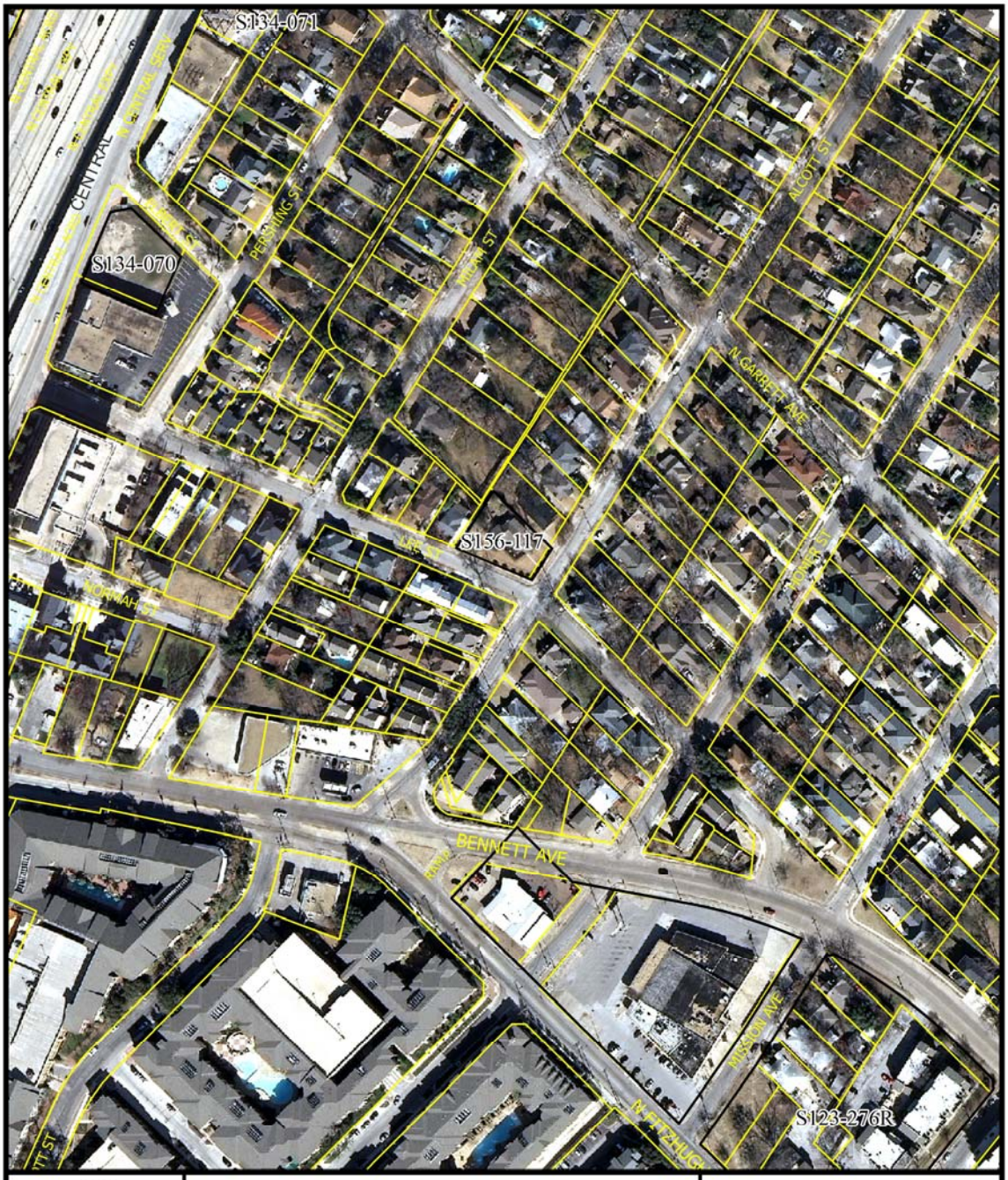
17. Existing water and/or wastewater easements must be shown and/or increased to conform to current design standards. The minimum DWU easement size is 20 feet for water or wastewater and is 25 feet for an easement having both water and wastewater. Section 49-60(d) and Water & Wastewater Design Manual,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

18. New water and/or wastewater easements need to be shown on the final plat. Section 49-60(d)

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

20. On the final plat identify the property as Lots 5A, 5B, and 5C in City Bock D/1998 Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).


S134-071
N CENTRAL EXPY
N CENTRAL SERV
75
PD 193
CR
ELBERT ST
PD 193
(PDS 116)
PERSHING ST
ALCOTT ST
S134-070
PD 193
(O-2)
Cochran Heights
R-5(A)
N GARRETT AVE
MILAM ST
PD 556
PD 600
LEE ST
S156-117
TH-3(A)
HOMER ST
MF-1(A)
RAMP
PD 820
(Tract 1A)
MU-2
PD 630
PD 820
(Tract 1B)
PD 820
MISSION AVE
PD 820
(Tract 2)
S123-276R
MF-2(A)
PD
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S156-117
Date: 2/21/2016



1:2,400

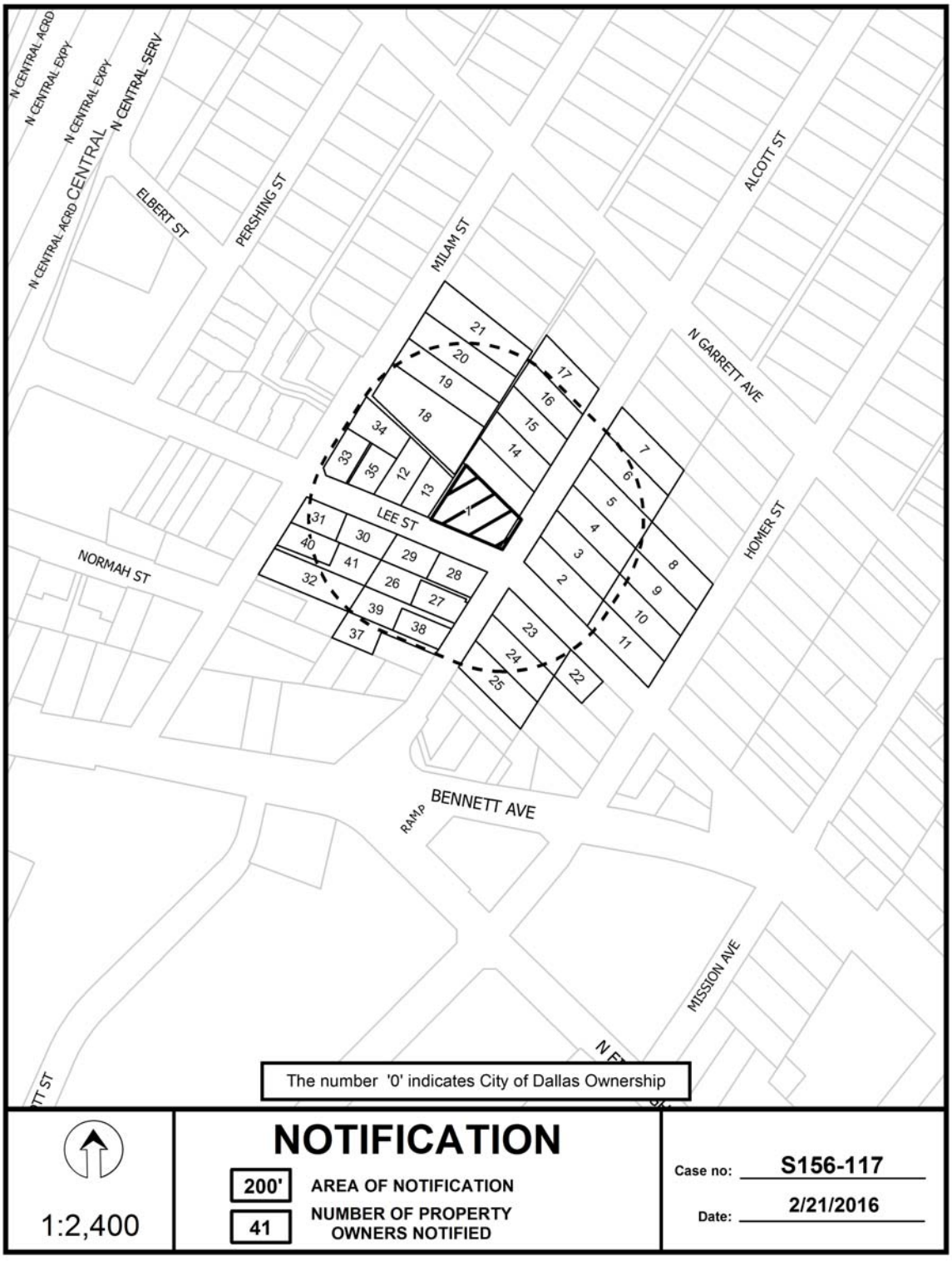
AERIAL MAP

Area of Request

Recent History

Case no: S156-117

Date: 2/21/2016


N CENTRAL ACRD
N CENTRAL EXPY
N CENTRAL EXPY
N CENTRAL SERV
N CENTRAL ACRD
CENTRAL
ELBERT ST
PERSHING ST
MILAM ST
ALCOTT ST
N GARRETT AVE
HOMER ST
LEE ST
NORMAH ST
RAMP
BENNETT AVE
MISSION AVE
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
41
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: S156-117
Date: 2/21/2016

02/23/2016

Notification List of Property Owners

S156-117

41 Property Owners Notified

Label #	*Address*		*Owner*
1	5001	ALCOTT ST	HARGROVE DAVID M
2	5002	ALCOTT ST	NEWELL ROBINSON E
3	5006	ALCOTT ST	BRANCH GREGORY F
4	5008	ALCOTT ST	BRANCH ELIZABETH
5	5014	ALCOTT ST	PADRON CRUZ & ELENA
6	5018	ALCOTT ST	GILL DAN S
7	5022	ALCOTT ST	BASTARDO DOMINGO E
8	5015	HOMER ST	ROA BRANDI D
9	5011	HOMER ST	VO LIEN THI
10	5007	HOMER ST	CASADEI JOSEPH A &
11	5003	HOMER ST	LE PREMIER INVESTMENTS LLC
12	2816	LEE ST	MORENO ANGEL
13	2810	LEE ST	ANGUIANO CIPRIANO JR
14	5011	ALCOTT ST	MACEDO ESTEBAN &
15	5015	ALCOTT ST	BROOKSHIRE CLINT W
16	5019	ALCOTT ST	MOORE MARC H
17	5023	ALCOTT ST	B & G PROPERTIES
18	5012	MILAM ST	GRANT CATHAL P
19	5016	MILAM ST	GUSTAFSON SARAH G & ANDY
20	5020	MILAM ST	ANGUIANO PEDRO
21	5024	MILAM ST	FOLTZ THERESA M
22	4931	HOMER ST	BOSWELL MARK
23	4930	ALCOTT ST	SHANAHAN KAREN
24	4924	ALCOTT ST	DOUBET ALEXANDER W
25	4922	ALCOTT ST	GUIDICI RONEY P
26	4929	ALCOTT ST	WELLS NICHOLAS RYAN & JULIE ELIZABETH

02/23/2016

Label #	*Address*		*Owner*
27	4927	ALCOTT ST	WINGARD HELEN M &
28	4931	ALCOTT ST	COBB G KENT & MARY CRONIN
29	2807	LEE ST	FEGHALI GEORGES
30	4936	MILAM ST	WARDRUP DIANE M
31	4934	MILAM ST	BOWERS CHARLOTTE
32	4928	MILAM ST	SEDDIGHZADEH CAMERON
33	2824	LEE ST	SANTAULARIA JULIENNE M
34	5008	MILAM ST	CLARK KELLY B & JANET D
35	2820	LEE ST	GALLARDO JULIO C
36	2822	LEE ST	HASSAN ALIZAZA
37	4919	ALCOTT ST	BOEING CARL D
38	4921	ALCOTT ST	FEGARAS LEONIDAS
39	4923	ALCOTT ST	GROPPEL DONNA J
40	4932	MILAM ST	GREENSPAN MICHAEL
41	4930	MILAM ST	RIST MICHAEL D

OWNER'S CERTIFICATE
SURVEYOR'S STATEMENT
PRELIMINARY PLAT
ALCOTT LEE ADDITION
LOTS 5A & 5B
BLOCK D/1998
REVISED DRAWING
BEING A REPLAT OF ALL OF
LOT 5, BLOCK D/1998
ALCOTT'S FITHUGH HEIGHTS ADDITION
AN ADDITION TO THE CITY OF DALLAS
V. D. P. 1594, M.R.D.C.T.
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-117
OWNER
DAVID M. HARGROVE
6911 Lee Street
DALLAS, TEXAS 75209
Phone: 214-823-3865
ENGINEER - SURVEYOR
GONZALEZ & SCHNEEBERG,
ENGINEERS & SURVEYORS, INC.
690 North Central Expressway
Suite 300
Plano, Texas 75074
Phone: 972-516-9855
Fax: (972) 516-9861
Gonzalez & Schneeberg
engineers • surveyors
690 N. Central Expressway
Suite 300, Plano, Texas 75074
(972) 516-9855 Fax(972) 516-9861
DATE
FEBRUARY, 2016
PROJ. NO.
SCALE
1" = 20'
SHEET 1 OF 1
LOT AREA TABLE
SANITARY SEWER EASEMENT
LEGEND
VICINITY MAP
Point of Beginning
LEE STREET
ALCOTT STREET
ALCOTT LEE ADDITION
BLOCK D/1998
ALCOTT'S FITHUGH HEIGHTS ADDITION
BLOCK D/1998
ALCOTT'S FITHUGH HEIGHTS ADDITION SEC. 2
BLOCK D/1998
ALCOTT'S FITHUGH HEIGHTS ADDITION SEC. 3
BLOCK D/1998
ALCOTT'S FITHUGH HEIGHTS ADDITION SEC. 4
BLOCK D/1998
BOWMAN HEIGHTS ADDITION
ONE-STORY BRICK AND FRAME
TOTAL 0.220 acres
S 0°46'21" E 127.08
N 89°14'24" W 127.25
N 30°45'15" E 105.49
S 30°00'00" W 49.87
Scale in Feet
0
20
40

CITY PLAN COMMISSION **THURSDAY, MARCH 3, 2016**

Planner: Danielle R. Lerma

FILE NUMBER: M156-009 **DATE FILED:** December 7, 2015

LOCATION: On the south line of Canada Drive, east of Bosque Avenue

COUNCIL DISTRICT: 6 **MAPSCO:** 43G

SIZE OF REQUEST: Approx. 18,000 SF **CENSUS TRACT:** 205.00

APPLICANT: Uplift Education

OWNER: Dallas Housing Authority

REPRESENTATIVE: Brian Nelson, HKS

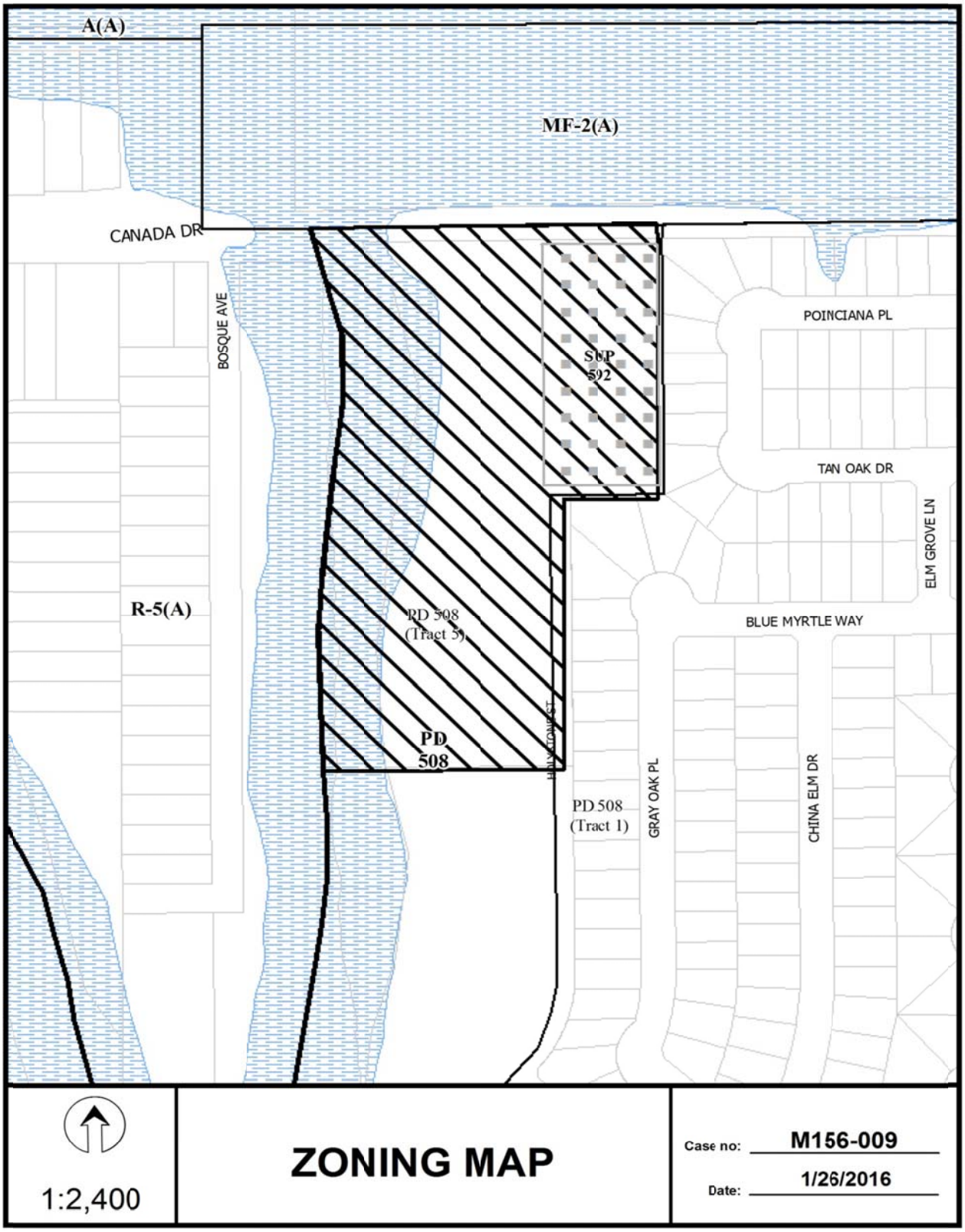
REQUEST: An application for a minor amendment to the development plan for Tract 5 within Planned Development District No. 508, on property fronting the south line of Canada Drive, east of Bosque Avenue.

On June 10, 1988, the City Council passed Ordinance No. 23536 which established Planned Development District No. 508 for Clustered Housing, Multifamily, Limited Office, Mixed Use, and other Specified Uses, on property at the above location. The PDD was approved with conceptual plan and requires CPC approval for each phase of development. On August 18, 2011, the CPC approved a development plan for this site, which is located within the Tract 5 portion of the PDD, providing for two additional structures for the existing school. On May 3, 2012, the CPC approved a minor amendment to this development plan to provide for the expansion of the school, and the CPC approved the acceptance of a Traffic Management Plan.

At this time, the property owner has submitted an application for consideration of a minor amendment to the development plan to provide for the following requests: the addition of a two-story building, approximately 18,000-square feet; allow for the redistribution of classrooms; and account for a new kitchen and cafeteria. The total number of classrooms permitted will not increase. The request also proposes a revised Traffic Management Plan.

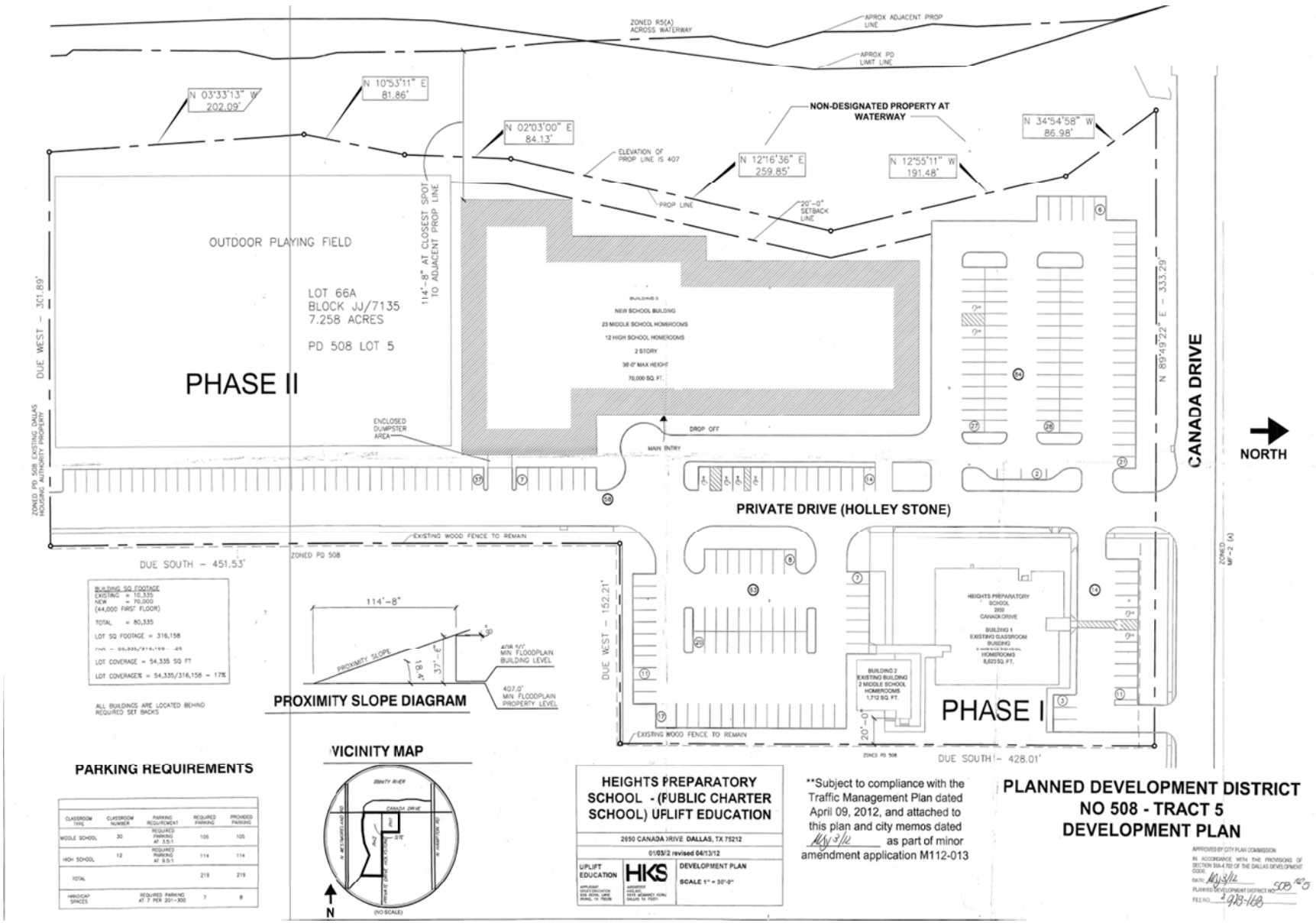
The requested minor amendment does not impact any of the other provisions of the ordinance permitting this use. Notices were sent to property owners within a 200 feet radius of the site because the area of request is located less than 200 feet from the MF-2(A) Multifamily district north of the site.

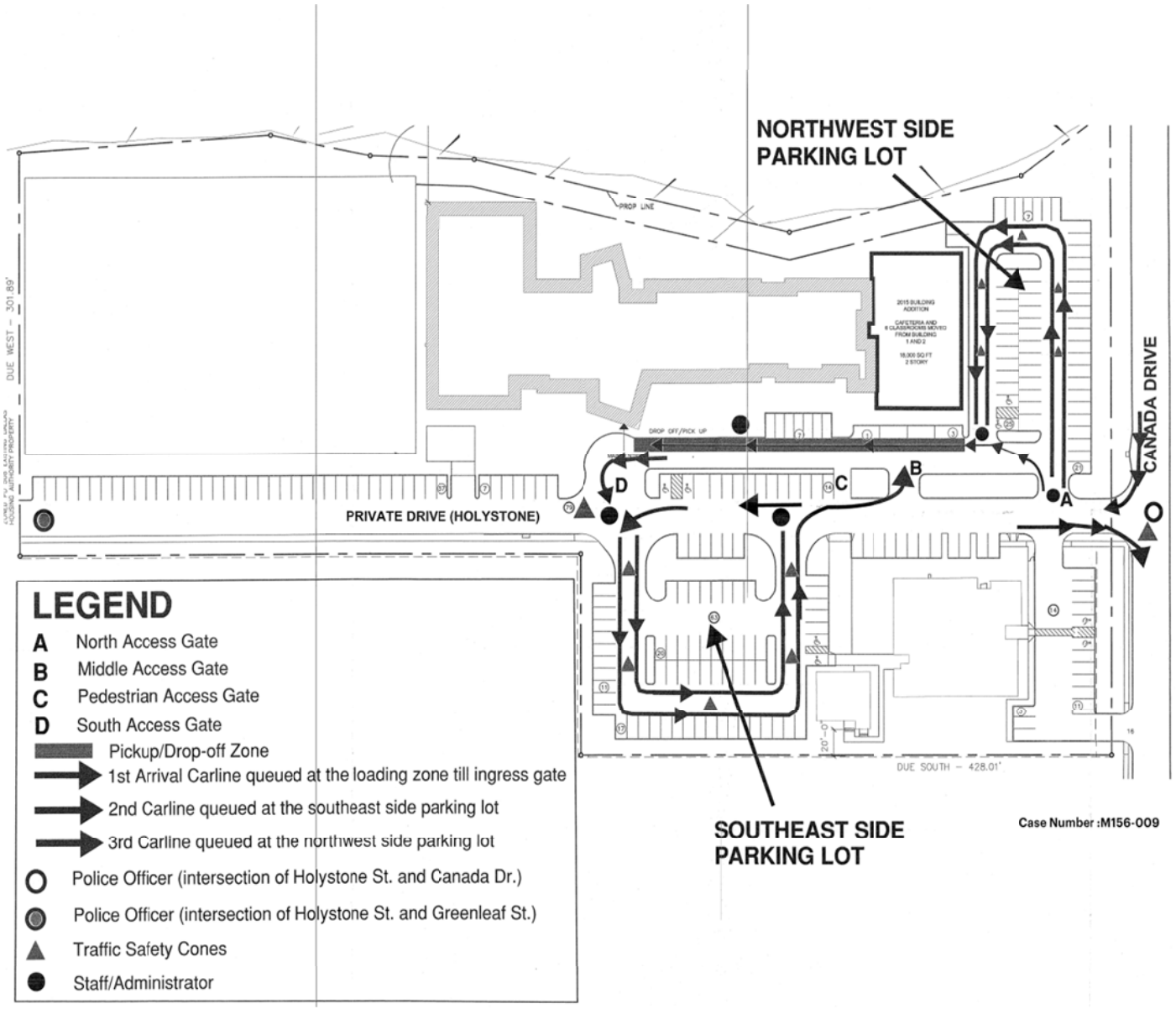
STAFF RECOMMENDATION: Approval


A(A)
MF-2(A)
CANADA DR
BOSQUE AVE
POINCIANA PL
SUP 592
TAN OAK DR
ELM GROVE LN
R-5(A)
PD 508 (Tract 5)
BLUE MYRTLE WAY
PD 508
HOLYOKE ST
PD 508 (Tract 1)
GRAY OAK PL
CHINA ELM DR
1:2,400
ZONING MAP
Case no: M156-009
Date: 1/26/2016

4

Proposed Development Plan


ZONED RS(A) ACROSS WATERWAY
APROX ADJACENT PROP LINE
APROX PD LIMIT LINE
N 03°33'13" W 202.09'
N 10°53'11" E 81.86'
N 02°03'00" E 84.13'
NON-DESIGNATED PROPERTY AT WATERWAY
N 34°54'58" W 86.98'
N 12°16'36" E 259.85'
N 12°55'11" W 191.48'
ELEVATION OF PROP LINE IS 407
PROP LINE
20'-0" SETBACK LINE
114'-8" AT CLOSEST SPOT TO ADJACENT PROP LINE
OUTDOOR PLAYING FIELD
LOT 66A
BLOCK JJ/7135
7.258 ACRES
PD 508 LOT 5
PHASE II
BUILDING 3
NEW SCHOOL BUILDING
23 MIDDLE SCHOOL HOMEROOMS
12 HIGH SCHOOL HOMEROOMS
2 STORY
36'-0" MAX HEIGHT
70,000 SQ. FT.
DUE WEST – 301.89'
ZONED PD 508 EXISTING DALLAS HOUSING AUTHORITY PROPERTY
ENCLOSED DUMPSTER AREA
DROP OFF
MAIN ENTRY
N 89°49'22" E – 333.29'
CANADA DRIVE
NORTH
PRIVATE DRIVE (HOLLEY STONE)
EXISTING WOOD FENCE TO REMAIN
ZONED PD 508
DUE SOUTH – 451.53'
DUE WEST – 152.21'
ZONED MF-2 (A)
HEIGHTS PREPARATORY SCHOOL 2650 CANADA DRIVE
BUILDING 1 EXISTING CLASSROOM BUILDING
HOMEROOMS
8,623 SQ. FT.
BUILDING 2 EXISTING BUILDING 2 MIDDLE SCHOOL HOMEROOMS 1,712 SQ. FT.
PHASE I
20'-0"
EXISTING WOOD FENCE TO REMAIN
ZONED PD 508
DUE SOUTH – 428.01'
BUILDING SQ FOOTAGE
EXISTING = 10,335
NEW = 70,000
(44,000 FIRST FLOOR)
TOTAL = 80,335
LOT SQ FOOTAGE = 316,158
LOT COVERAGE = 54,335 SQ FT
LOT COVERAGE% = 54,335/316,158 = 17%
ALL BUILDINGS ARE LOCATED BEHIND REQUIRED SET BACKS
114'-8"
PROXIMITY SLOPE
37'-4"
4(OR 5)' MIN FLOODPLAIN BUILDING LEVEL
407.0' MIN FLOODPLAIN PROPERTY LEVEL
PROXIMITY SLOPE DIAGRAM
VICINITY MAP
TRINITY RIVER
CANADA DRIVE
N BECKLEY AVE
S HAMPTON RD
PHASE I
PHASE II
PRIVATE DRIVE (HOLLEY STONE)
(NO SCALE)
N
PARKING REQUIREMENTS
CLASSROOM TYPE | CLASSROOM NUMBER | PARKING REQUIREMENT | REQUIRED PARKING | PROVIDED PARKING
MIDDLE SCHOOL | 30 | REQUIRED PARKING AT 3.5:1 | 105 | 105
HIGH SCHOOL | 12 | REQUIRED PARKING AT 9.5:1 | 114 | 114
TOTAL | | | 219 | 219
HANDICAP SPACES | | REQUIRED PARKING AT 7 PER 201–300 | 7 | 8
HEIGHTS PREPARATORY SCHOOL - (PUBLIC CHARTER SCHOOL) UPLIFT EDUCATION
2650 CANADA DRIVE DALLAS, TX 75212
01/03/2 revised 04/13/12
UPLIFT EDUCATION
HKS
DEVELOPMENT PLAN
SCALE 1" = 30'-0"
**Subject to compliance with the Traffic Management Plan dated April 09, 2012, and attached to this plan and city memos dated 4/13/12 as part of minor amendment application M112-013
PLANNED DEVELOPMENT DISTRICT NO 508 - TRACT 5 DEVELOPMENT PLAN
APPROVED BY CITY PLAN COMMISSION
IN ACCORDANCE WITH THE PROVISIONS OF SECTION 51A-4.702 OF THE DALLAS DEVELOPMENT CODE
DATE: 4/13/12
PLANNED DEVELOPMENT DISTRICT NO. 508
FILE NO. Z 978-168



WALTER P MOORE
WALTER P. MOORE AND ASSOCIATES, INC.
1845 WOODALL RODGERS FREEWAY, SUITE 1850
DALLAS, TEXAS 75201
PHONE: 214.740.8200 FAX: 214.740.8300

N.T.S

BASED ON THE IMPLEMENTATION OF THE PROPOSED TRAFFIC MANAGEMENT PLAN, I, ELIZABETH CROWE, P.E. #70869, CERTIFY THAT NO QUEUING OF VEHICLES DROPPING OFF STUDENTS AT **HEIGHTS PREP.** IS ANTICIPATED IN THE CITY OF DALLAS "ROW". IF VEHICLE QUEUING SHOULD BEGIN TO OCCUR ON THE CITY OF DALLAS ROW, UPLIFT EDUCATION IS RESPONSIBLE TO TAKE THE NECESSARY ACTION TO MITIGATE.

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

STATE OF TEXAS
ELIZABETH C. CROWE
70869
LICENSED
PROFESSIONAL ENGINEER
January 19, 2016

NO.	

DESIGNED BY	SN
REVIEWED BY	ECC
DRAWN BY	SN
PROJECT NUMBER	T04-16001-00
DATE	JANUARY 2016
SHEET TITLE	

HEIGHTS PREPARATORY TRAFFIC MANAGEMENT PLAN - PROPOSED PM

SHEET NUMBER

EXHIBIT 2

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Traffic Management Plan 2016 Review and Update

Uplift Education – Heights Preparatory

Planned Development District No. 508
Zoning Case M156-009 (M112-013)
Dallas, Texas



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

Prepared for
Uplift Education

Prepared by

WALTER P MOORE

Walter P. Moore and Associates, Inc.
1845 Woodall Rodgers Freeway, Suite 1650
Dallas, Texas 75201
February 2016

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TRAFFIC MANAGEMENT PLAN 1
Current Operations 1
Drop-off and Pick-up Hours for Each Grade Level 1
Ingress and Egress Points and Drop-off and Pick-up Locations 2
Circulation 3
Personnel Assistance 4
Queue Lengths 4
SUMMARY AND RECOMMENDATIONS 7

APPENDIX
Tab One

LIST OF TABLES

Table 1 Uplift Heights Preparatory Enrollment and Schedule – 2015-2016

Table 2 AM Peak Vehicular Queue Observations: January 2016

Table 3 PM Peak Vehicular Queue Observations: January 2016

Table 4 PM Peak Vehicular Queue Calculations

INTRODUCTION

Uplift Education opened the Heights Preparatory campus in the fall of 2010. The enrollment for the current 2015-2016 school year is 767 scholars in grades 6 through 11. The plans are to complete the total enrollment of the school to approximately 850 with the addition of Grade 12 during the 2016-2017 academic year. The original Traffic Management Plan was submitted to the city on April 19, 2012 (M112-013) The future plans indicate that a two story building (18,000 sq. ft.) will be added on the north side of the school. Uplift Education acquired the services of Walter P Moore (WPM) to review and update the Traffic Management Plan (TMP) and provide a summary to the City of Dallas.

TRAFFIC MANAGEMENT PLAN

CURRENT OPERATIONS

The ordinance for Planned Development District No. 508 – Tract 5 details the parameters to be included in the traffic study to evaluate the TMP. The ordinance specifies that the traffic study must contain, at a minimum, a combination of four (4) samples of data taken over two (2) weeks during drop-off and pick-up times. Walter P Moore staff performed observations for three (3) PM pickup operations and one (1) AM drop-off operation over two weeks during January 2016. Detailed data collection for each of the samples is located under Tab One.

DROP-OFF AND PICK-UP HOURS FOR EACH GRADE LEVEL

Heights Preparatory currently operates on a common arrival and departure time for all the grade levels as provided in Table 1. The morning start time for the school carline is 7:15 AM; the afternoon release time on most days is 4:00 PM. On Wednesday afternoons, the school has early release at 2:30 PM.

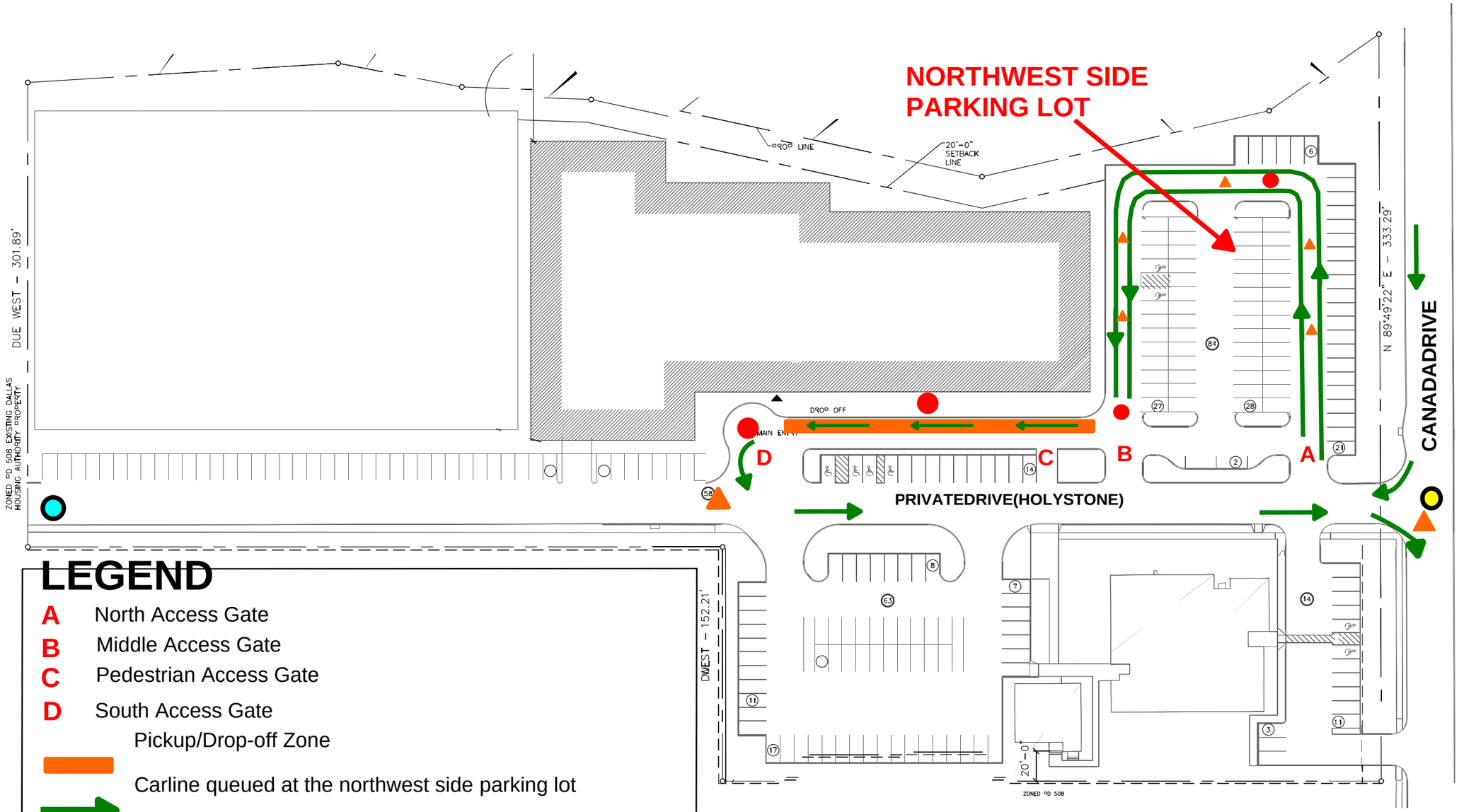
Table 1
Uplift Heights Preparatory Enrollment and Schedule – 2015-2016 Academic Year

Grade Level	# of Scholars	Arrival	Dismissal Monday, Tuesday, Thursday & Friday	Dismissal on Wednesdays
6, 7, 8, 9, 10, 11	767	7:15 AM	4:00 PM	2:30 PM

INGRESS AND EGRESS POINTS AND DROP-OFF AND PICK-UP LOCATIONS

When the 2012 TMP was devised, the ability to utilize Holystone Street south of the school campus was included. Since that time, the school has been directed to route all incoming and outgoing vehicles associated with carpool drop-off and pick-up operations to utilize only the portion of Holystone Street from Canada Drive

The school is currently utilizing two access points at existing curb cuts on the west side Holystone Street for ingress and egress during the morning and afternoon carpool operations; the access gates and drop-off/pick-up areas are provided for identification reference in Exhibit 1. There are three vehicle access gates and one pedestrian access gate along Holystone Street that provide access to the school property, access through the middle access gate is currently restricted during the carline operations. The north side driveway along Holystone Street is utilized as an "Entry-only" driveway; the south side driveway along Holystone Street is utilized as an "Exit-only" driveway. The ingress driveway operates as a "Right-in only" access driveway during the pickup/drop-off operations. The egress driveway operates as a "Left-out only" access driveway during both pickup and drop-off operations. A police officer at the intersection of Holystone Street and Canada Drive, just north of the school ingress gate during the pickup/drop-off operations ensures that the left turn entry from Canada Drive to access Holystone Street is discouraged, while safety cones at the egress driveway ensure the "Left-out only" movement. The police officer also ensures that the exiting vehicles on northbound Holystone Street utilize a "Right-only" maneuver to access eastbound Canada Drive.



LEGEND

- **A** North Access Gate
- **B** Middle Access Gate
- **C** Pedestrian Access Gate
- **D** South Access Gate
- Pickup/Drop-off Zone
- Carline queued at the northwest side parking lot
- Police Officer (intersection of Holystone St. and Canada Dr.)
- Police Officer (intersection of Holystone St. and Greenleaf St.)
- Traffic Safety Cones
- Staff/Administrator

WALTER P MOORE
WALTER P. MOORE AND ASSOCIATES, INC.
1845 WOODALL RODGERS FREEWAY, SUITE 1650
DALLAS, TEXAS 75201.2287
PHONE: 214.740.6200 FAX: 214.740.0300

N.T.S

NO.	DATE	REVISION

DESIGNED BY	SN
REVIEWED BY	ECC
DRAWN BY	SN
PROJECT NUMBER	T04-16001-00
DATE	JANUARY 2016
SHEET TITLE	

HEIGHTS PREPARATORY
TRAFFIC MANAGEMENT
PLAN - EXISTING

SHEET NUMBER

EXHIBIT 1

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Site ingress during the drop-off operations in the morning lasts until approximately 8:00 AM. Motorists enter the north side ingress driveway along Holystone Street after utilizing a right turn maneuver from Canada Drive and proceed to the pick-up/drop off area located on the east side of the school building near the doors of the main school building. The morning operations utilize an extended drop-off area that extends to the north side of the school in the northwest parking lot. After scholars have been dropped-off, motorists continue to exit the school via the south side driveway on the west side of the campus with a left turn maneuver to access northbound Holystone Street and utilize a right turn maneuver to access Canada Drive.

The pick-up operations for the afternoon are similar to the morning operations with southbound "Right-in only" ingress from southbound Holystone Street to access the North Access Gate and "Left-out-only" egress to northbound Holystone Street through the South Access Gate. The Middle Access Gate remains closed during the morning and afternoon carline operations.

CIRCULATION

Motorists approach the north side ingress driveway along Holystone Street after utilizing a right turn maneuver from Canada Drive and make a right turn into the school campus. Once inside the gate, the vehicles begin to queue in two lines separated using traffic cones inside the northwest parking lot. Line 1 in Exhibit 1 represents the vehicles queued up along the curb near the school building. Line 2 represents the carline along the curb away from the school building. Two lines of vehicles form side by side approaching the loading zone. The scholars wait in the school gym until the unique alphanumeric code is called out by the school staff/administrator stationed in the parking lot. The scholars identify the code and walk towards the waiting vehicles in the loading zone. Motorists exit the site utilizing a "Left-only" maneuver onto northbound Holystone Street.

The school speed limit flashing beacons are located on Canada Drive, approximately 470 feet west and 325 feet east of the intersection of Canada Drive and Holystone Street. There are no school speed limit signs and flashing beacons on Holystone Street, the speed limit is 20 MPH near the school on Holystone Street.

The parents, scholars, and staff of Uplift Heights Preparatory generally follow organized traffic operations during the drop-off and pick-up times.

PERSONNEL ASSISTANCE

Uplift Heights Preparatory currently utilizes two Dallas police officers. One officer is stationed at the one-way stop controlled intersection of Canada Drive and Holystone Street and one is stationed south of the school along Holystone at Greenleaf. During the pickup observations on January 6, January 7, and January 12, there were police officers present at both locations.

One staff member located in the parking lot queuing area provides the unique alphanumeric codes with walkie-talkie devices for the parents that have arrived. These alphanumeric codes are announced in the school gym, and the scholar is out in the pickup zone at the same time as the parent approaches the pickup zone. Another administrative staff member in the parking lot directs traffic towards the pickup/drop-off zone. There are two staff members near the egress gate who direct traffic towards northbound Holystone Street.

QUEUE LENGTHS

Walter P Moore staff observed PM carpool operations on January 6, January 7, and January 12, 2016. AM operations were observed on January 12, 2016; the photo provides a view of the ingress gate on Holystone Road and the police officer controlling traffic at the intersection of Holystone Street and Canada Drive.



Vehicles entering the school from ingress gate on Holystone Street during the drop-off operations

AM operations were very fluid in that a "length of queue" was difficult to determine as the vehicles were in a slow movement and only stopped briefly for the passengers to unload from the vehicles. Table 2 provides a summary of the number of vehicles observed during the peak AM time period of scholar arrival.

Table 2
AM Peak Vehicular Queue Observations: January 2016
Morning Drop-off

Date	Day of Week	# Vehicles	Time
01/12/2016	Tuesday	"rolling queue"	7:15-8:01 AM

Peak observations included 29 vehicles: 11 inside the gate in Line 1
10 inside the gate in Line 2
(8 unloading simultaneously)

Table 3 provides a summary of the peak vehicular queues observed during the PM time period of pick-up of the scholars.

Table 3
PM Peak Vehicular Queue Observations: January 2016
Afternoon Pick-up

Date	Day of Week	Peak Number of Vehicles in Queue	Time
01/06/2016	Wednesday	59	2:34 PM*
01/07/2016	Thursday	65	4:07 PM
01/12/2016	Tuesday	60	4:08 PM

*Early School Release on Wednesdays

As previously stated, the detailed data is provided under Tab One for reference. One observation to note is that on Thursday, January 7, 2016, the scholars were not released to the waiting vehicles until approximately 4:07 PM and the queue line had grown considerably since the intended release time of 4:00 PM. The observed PM peak queuing calculates to an average of 61.3 vehicles for the current enrollment of 767 scholars.

During the PM peak period, it was observed that the police officer stops the eastbound through traffic on Canada Drive. The observations for the vehicles queued on Canada Drive included the vehicles that intend to continue eastbound. It was observed that only one out of three stopped vehicles on Canada Drive turned right to access the school ingress driveway along Holystone Street and the remainder continued eastbound. The vehicles that traveled through on Canada were subtracted from the observed queued vehicles to avoid overestimation of the peak queued vehicles relating to the school.

Approximately 10 vehicles were observed to be parked on Canada Drive on the west side of the bridge, where Canada Drive is a six lane roadway. These vehicles were included in the peak queued vehicles provided in Table 3. The parked vehicles do not obstruct the traffic flow, however it might cause a potential safety issue for the scholars that walk to the parked cars to get picked up. It is therefore recommended to discourage the parents from parallel parking on Canada Drive and instruct them to follow the carline procedures.

SUMMARY AND RECOMMENDATIONS

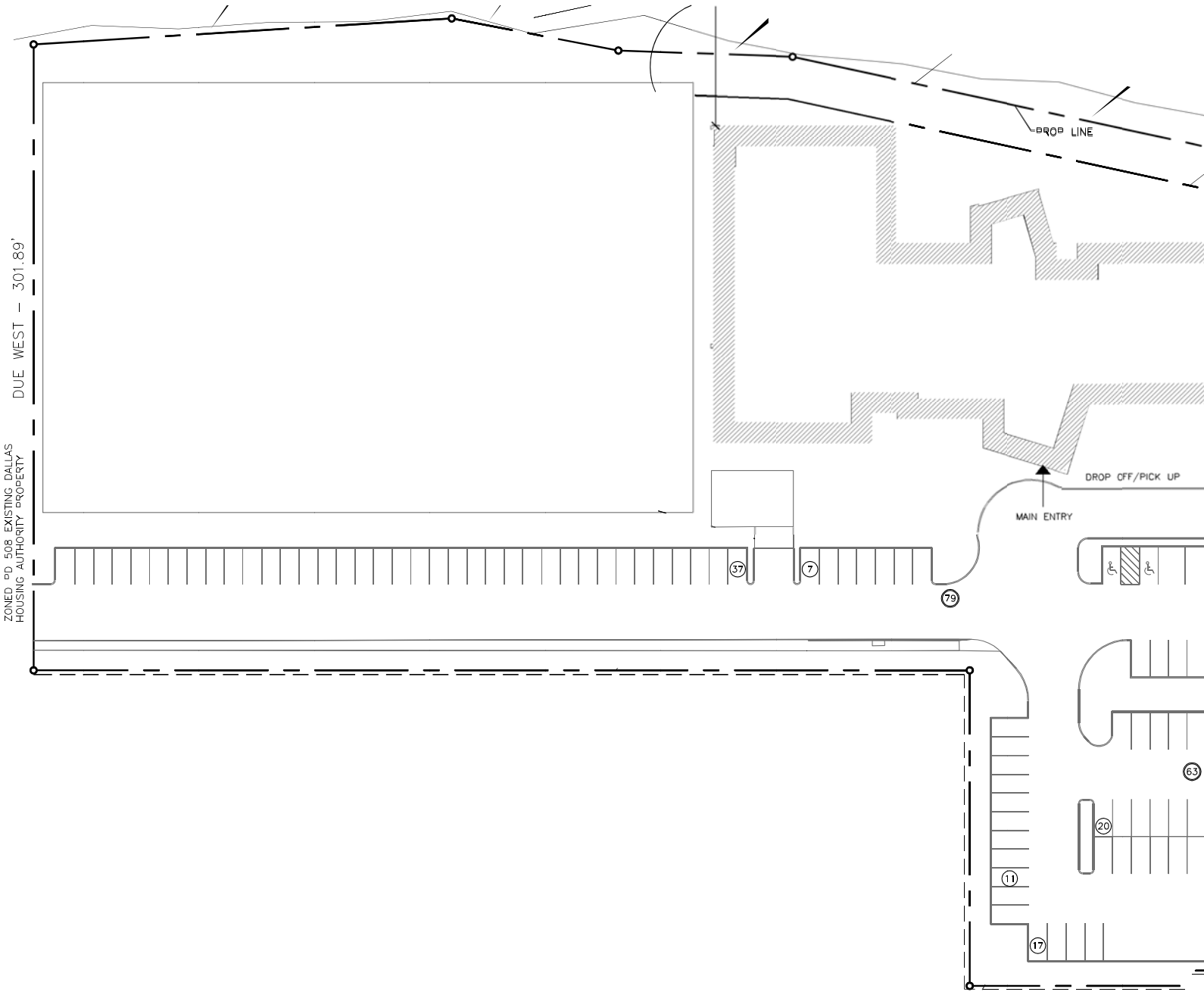
Walter P Moore performed traffic observations in January 2016 to review Heights Preparatory existing circulation and queuing conditions. The parents, scholars, and staff of Uplift Heights Preparatory generally follow organized traffic operations during the drop-off and pick-up times. During the PM peak operations, vehicles were observed queued and parked along Canada Drive west of the school entrance at Holystone Street.

The following recommendations are provided to improve efficiency of the existing operations and to prepare for the campus circulation with the addition of the new north side building.

During the AM peak hour, it is recommended to utilize the existing (2015-2016) carline for each school level, drop-off locations, and ingress/egress locations.

Proposed PM TMP During the PM peak hour, the plan illustrated in Exhibit 2 is recommended to utilize the southeast side parking lot (currently not utilized) for additional queuing space. The preferred operations of the TMP are detailed:

The North Access Gate is recommended to be open for the 1st carline arrivals, and closed with safety cones when the maximum number of vehicles are queued from the pickup/drop-off zone to the ingress gate. The next set of pickup arrivals are recommended to be guided towards the southeast side parking lot entry gate, and queued in two lines separated using traffic cones. The North Access Gate will open when the capacity of the southeast parking lot is reached, and would allow the 3rd carline arrivals to queue up in two lines in the northwest parking lot (similar as the existing conditions). When the carline starts to move after the loading operations begin, the vehicles parked in the southeast parking lot will enter the school through the Middle Access Gate to pick up scholars. When the pickup operations of the queued carline at the southeast parking lot commence, the carline queued in the northwest parking lot will proceed to the pickup zone. The vehicles will have a common egress from the South Access Gate, and will utilize a “Left-only” maneuver to


PROP LINE
DUE WEST - 301.89'
ZONED PD 508 EXISTING DALLAS HOUSING AUTHORITY PROPERTY
DROP OFF/PICK UP
MAIN ENTRY
37
7
79
63
20
11
17

access Holystone Street and utilize a "Right-only" maneuver to access Canada Drive. Exhibit 2 illustrates the three carlines in different colors, including ingress and egress locations.

With the proposed TMP in Exhibit 2, one staff/administrator is recommended near the southeast parking lot entry gate and one at the exit gate. One staff/administrator will monitor the arriving vehicles and queuing conditions and will close the North Access Gate using safety cones when the queue reaches the ingress gate. The staff/administrator will direct the next arriving vehicles to the southeast side parking lot. The safety cones at the North Access Gate will be removed when the southeast parking lot reaches its capacity to allow incoming vehicles to queue up in the northwest parking lot. Exhibit 2 illustrates the recommended location for the staff/administrators.

The following table provides the peak queuing calculations for the existing conditions, the 2016-2017 school year including the grade 12 scholars as well as with the potential full enrollment. The queue space provided by the preferred afternoon TMP is also included in the table is shown to accommodate future conditions.

Table 4
PM Peak Vehicular Queue Calculations

Academic Year	Number of Scholars	Average Peak Queue Ratio* (scholars per vehicle)	Number of Vehicles	Calculated Linear feet of Queuing**	Traffic Management Plan Illustrates, Linear feet
2015-2016	767	12.6:1	61	1,342	1,020
2016-2017	850	12.6:1	68	1,496	1,940
Full Enrollment	1,050	12.6:1	83	1,826	1,940

* Based on queuing observations (See Appendix)
** Based on 22 feet per vehicle spacing.

Additional Recommendations for PM Pick-up Operations

Alert the staff, scholars and parents of the proposed PM TMP operations prior to the implementation to familiarize them of the future TMP operations.

Release the scholars to the waiting carline as close to the scheduled release time as possible.

Restrict parents from parallel parking on Canada Drive on the west side of the bridge. Instruct the parents to follow the carline pickup operations and pick up the scholars from the pickup zone inside the school campus.

Staff members should direct parents to utilize the indicated pickup areas and proceed furthest in a pick-up area to improve the pick-up operations.

Incorporate staff assistance at each of the illustrated areas in Exhibit 2.

Alert motorists to queue up as close to the leading vehicles to prevent large gaps of empty queue space.

The ingress, egress and circulation paths illustrated in Exhibit 2 are recommended to keep all queued vehicles on site. It is the responsibility of the Uplift Heights Preparatory administrators to implement the plan. Based on the information provided by the school representatives and best planning practices, the provided circulation and queuing plan should be sufficient to accommodate the peak vehicular queue on site. If queuing conditions exceed that provided by the campus, then staggering of dismissal times may need to be implemented.

Tab One

Data Collection Observations

January 6, 2016 PM

January 7, 2016 PM

January 12, 2016 PM

Queue Study - Afternoon

Uplift Heights Preparatory

Locaton: Dallas
Type of School: UPLIFT Education
Project ID#: T04-16001-00

Date: Wednesday, January 6, 2016
Conditions: Cloudy
Observers: SN, ECC

EARLY RELEASE - 2.30 PM

Time	Queue						Parked			Total Queue and Parked	767 59 13.1	Observations and Calculations Number of Scholars Peak # Queued and Parked # students per queued (and parked) vehicle
	Loading Zone/Curb	Inside the school - Line 1	school - Line Inside the school - Line 2	(not all in School Canada Drive (not all in School queue)	Turned right on to Holystone Dr. (School related queue)	Total Queue Total Queue	School Parking Lot	On Canada Dr.	Total Parked			
2:00	0	5	3	0	0	8			0	8		Includes one minivan
2:01	0	5	4	0	0	9			0	9		
2:02	0	6	4	0	0	10			0	10		
2:03	0	6	4	0	0	10			0	10		
2:04	0	6	5	0	0	11			0	11		
2:05	0	7	5	0	0	12			0	12		
2:06	0	8	5	0	0	13			0	13		
2:07	0	8	6	0	0	14			0	14		
2:08	0	8	6	0	0	14			0	14		
2:09	0	9	7	0	0	16			0	16		
2:10	0	9	7	0	0	16			0	16		
2:11	0	10	7	0	0	17			0	17		
2:12	0	10	8	0	0	18			0	18		
2:13	0	10	8	0	0	18			0	18		
2:14	0	11	9	0	0	20			0	20		DART Bus stop at Canada and Holystone, bus observed once during school peak period
2:15	0	11	9	0	0	20			0	20		
2:16	0	12	9	0	0	21			0	21		
2:17	0	12	10	0	0	22			0	22		
2:18	8	8	6	0	0	22			0	22		
2:19	8	9	7	0	0	24			0	24		
2:20	8	10	7	0	0	25			0	25		
2:21	8	11	7	0	0	26			0	26		
2:22	8	13	10	0	0	31			0	31		
2:23	8	14	11	0	0	33			0	33		
2:24	8	15	12	0	0	35			0	35		
2:25	8	15	13	0	0	36			0	36		
2:26	8	16	13	0	0	37			0	37		
2:27	8	16	14	0	0	38	1		1	39		
2:28	8	18	15	0	0	41			0	41		
2:29	8	19	16	0	0	43			0	43		
2:30	8	20	17	3	1	46			0	46		
2:31	8	20	17	8	3	48			0	48		
2:32	8	20	17	10	3	48		10	10	58		Neighborhood students walk home, or to the cars parallel parked on Canada Dr.
2:33	8	20	17	11	4	49		10	10	59		
2:34	8	20	17	11	4	49		10	10	59		
2:35	8	18	16	13	4	46		10	10	56		
2:36	8	18	16	15	5	47		10	10	57		Police officer at the intersection of Canada Dr and Holystone St
2:37	8	16	14	20	7	45		10	10	55		
2:38	8	15	14	24	8	45		10	10	55		
2:39	8	15	14	29	10	47		10	10	57		Parents parallel park on Canada Dr., take a U-turn just west of the bridge to go WB
2:40	8	14	13	33	11	46		10	10	56		
2:41	8	13	12	25	8	41			0	41		
2:42	8	13	12	20	7	40			0	40		
2:43	8	12	11	16	5	36			0	36		
2:44	8	11	11	13	4	34			0	34		
2:45	8	10	10	15	5	33			0	33		
2:46	8	10	10	3	1	29			0	29		
2:47	8	9	9	0	0	26			0	26		
2:48	8	7	4	0	0	19			0	19		
2:49	8	5	4	0	0	17			0	17		
2:50	7	5	3	0	0	15			0	15		
2:51	6	4	3	0	0	13			0	13		
2:52	6	3	2	0	0	11			0	11		
2:53	4	2	2	0	0	8			0	8		
2:54	3	1	1	0	0	5			0	5		
2:55	1	0	0	0	0	1			0	1		Carline operations commence

Queue Study - Afternoon

Uplift Heights Preparatory

Location: Dallas
Type of School: - UPLIFT Education
Project ID#: T04-16001-00

Date: Thursday, January 7, 2016
Conditions: Sunny
Observers: SN

Time	Queue							Parked			Total Queue and Parked	767 65 11.8	Observations and Calculations Number of Scholars Peak # Queued and Parked # students per queued (and parked) vehicle
	Loading Zone/Curb	Inside the school - Line 1	Inside the school - Line 2	Canada Drive till cul-de-sac Driveway (not all in school queue)	Canada Drive- ahead of cul-de-sac Driveway (not all in school queue)	Vehicles that turn right on to Holystone Street (School related queue)	Total Queue	Driveway on Canada	Parallel Parked On Canada Dr.	Total Parked			
3:34	0	3	2			0	5			0	5		
3:35	0	3	3			0	6			0	6		Police officer at Canada and Holystone
3:36	0	4	3			0	7			0	7		
3:37	0	4	3			0	7			0	7		
3:38	0	5	4			0	9			0	9		
3:39	0	5	4			0	9			0	9		
3:40	0	5	4			0	9			0	9		
3:41	0	6	5			0	11			0	11		
3:42	0	6	5			0	11			0	11		
3:43	0	6	5			0	11			0	11		
3:44	0	7	5			0	12			0	12		
3:45	0	7	5			0	12			0	12		
3:46	0	7	5			0	12			0	12		
3:47	0	7	5			0	12			0	12		
3:48	0	7	5			0	12			0	12		
3:49	0	7	5			0	12			0	12		
3:50	0	7	6			0	13			0	13		
3:51	0	8	7			0	15			0	15		
3:52	8	6	3			0	17			0	17		
3:53	8	7	5			0	20			0	20		
3:54	8	8	5			0	21			0	21		
3:55	8	9	5			0	22			0	22		Students walking to the parked cars or neighborhood homes
3:56	8	11	6			0	25			0	25		
3:57	8	11	7			0	26			0	26		
3:58	8	13	7			0	28			0	28		
3:59	8	14	9			0	31			0	31		
4:00	8	15	10			0	33			0	33		
4:01	8	15	11			0	34			0	34		
4:02	8	18	13			0	39			0	39		
4:03	8	19	14			0	41			0	41		
4:04	8	20	16			0	44			0	44		
4:05	8	20	16	15	7	7	51	1	10	11	62		
4:06	8	20	16	18	10	9	53	1	10	11	64		
4:07	8	20	16	18	12	10	54	1	10	11	65		
4:08	8	20	16	16	8	8	52	1	10	11	63		Carline started to move
4:09	8	20	16	15	5	7	51	1	10	11	62		
4:10	8	18	15	12	0	4	45			0	45		all vehicles inside school
4:11	8	16	13	10	0	3	40			0	40		
4:12	8	14	12	10	0	3	37			0	37		
4:13	8	13	11	0	0	0	32			0	32		policeman stops thru traffic on Canada Drive
4:14	8	12	10	0	0	0	30			0	30		
4:15	8	12	10	0	0	0	30			0	30		
4:16	8	11	9	0	0	0	28			0	28		
4:17	8	11	8	0	0	0	27			0	27		
4:18	8	10	7	0	0	0	25			0	25		
4:19	8	9	6	0	0	0	23			0	23		
4:20	8	9	6	0	0	0	23			0	23		
4:21	8	8	6	0	0	0	22			0	22		
4:22	8	8	6	0	0	0	22			0	22		6 staff members helping with the carline- 2 in the carline (one to announce the numbers, one for traffic control), one in the loading zone, one at exit, and one administrator (Marc)
4:23	8	7	4	0	0	0	19			0	19		
4:24	8	7	2	0	0	0	17			0	17		
4:25	8	6	1	0	0	0	15			0	15		
4:26	8	6	0	0	0	0	14			0	14		
4:27	8	5	0	0	0	0	13			0	13		
4:28	6	3	0	0	0	0	9			0	9		
4:29	5	2	0	0	0	0	7			0	7		
4:30	4	0	0	0	0	0	4			0	4		

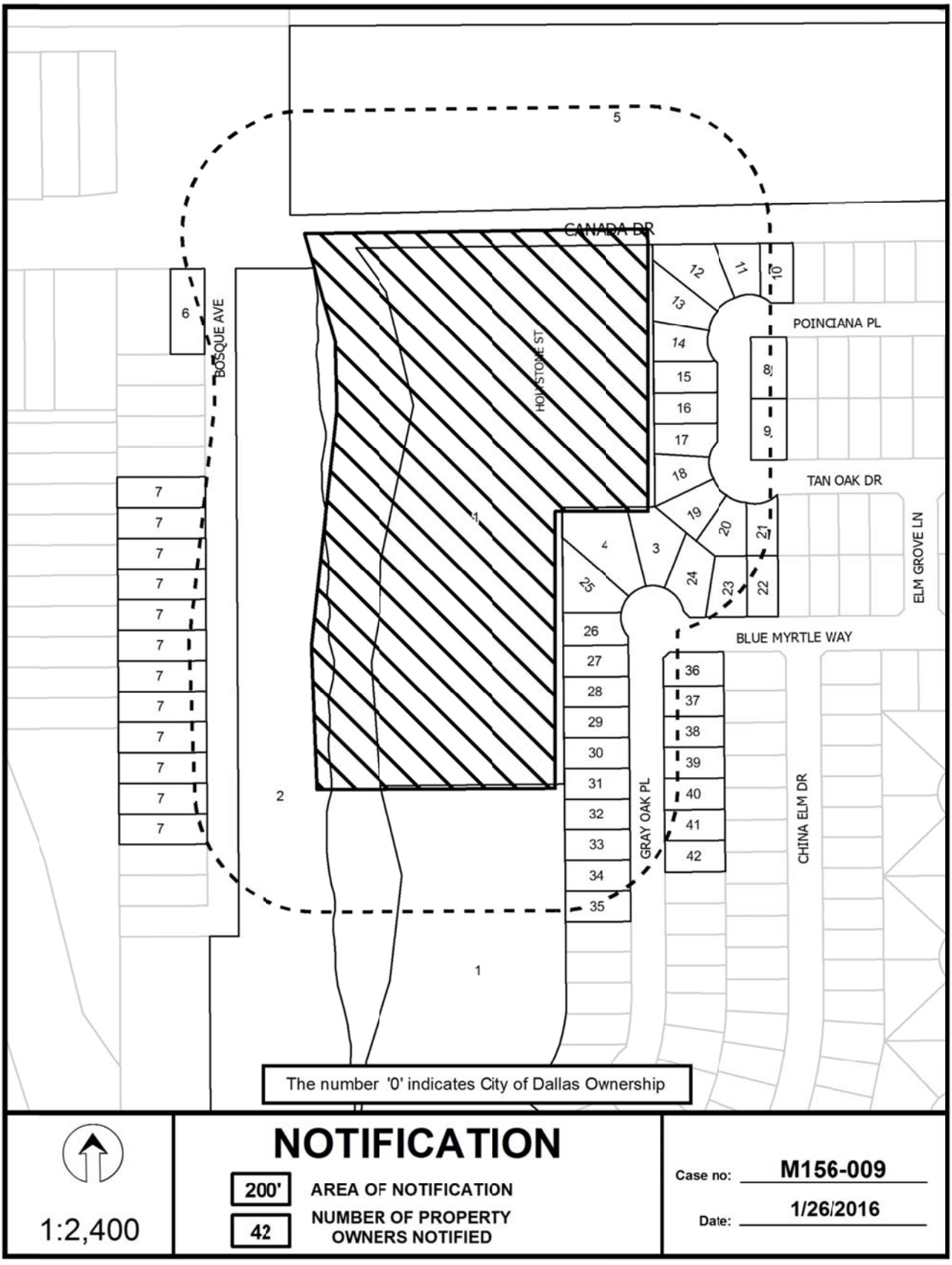
Queue Study - Afternoon

Uplift Heights Prep

Location: Dallas
Type of School: UPLIFT Education
Project ID#: T04-16001-00

Date: Tuesday January 12, 2016
Conditions: Sunny
Observers: SN

Time	Queue							Parked			Oueue and Parked	767	Observations and
	Loading Zone/Curb	Inside the school - Line 1	Inside the school - Line 2	Canada Drive till cul-de-sac Driveway (not all in School queue)	Canada Drive- ahead of cul-de-sac Driveway	Vehicles that turn right on to Holystone St (School related queue)	Total Queue	Driveway on Canada	Parallel Parked On Canada Dr.	Total Parked		60	Peak # Queued a
												12.9	# students per queued (a
3:27	0	1	0	0	0	0	1			0	1		No police officer out
3:28	0	2	0	0	0	0	2			0	2		
3:29	0	3	0	0	0	0	3			0	3		
3:30	0	3	0	0	0	0	3			0	3		
3:31	0	3	1	0	0	0	4			0	4		
3:32	0	3	1	0	0	0	4			0	4		
3:33	0	4	1	0	0	0	5			0	5		
3:34	0	4	1	0	0	0	5			0	5		
3:35	0	4	1	0	0	0	5			0	5		
3:36	0	4	1	0	0	0	5			0	5		
3:37	5	0	0	0	0	0	5			0	5		
3:38	5	0	0	0	0	0	5			0	5		
3:39	5	1	0	0	0	0	6			0	6		
3:40	5	1	0	0	0	0	6			0	6		
3:41	5	1	0	0	0	0	6			0	6		
3:42	5	1	0	0	0	0	6			0	6		
3:43	5	1	0	0	0	0	6			0	6		
3:44	5	1	0	0	0	0	6			0	6		
3:45	6	3	1	0	0	0	10		6	6	16		
3:46	6	3	1	0	0	0	10		6	6	16		
3:47	6	3	2	0	0	0	11		6	6	17		
3:48	6	4	2	0	0	0	12		6	6	18		
3:49	6	4	2	0	0	0	12		6	6	18		
3:50	6	5	2	0	0	0	13		6	6	19		
3:51	6	7	4	0	0	0	17		6	6	23		
3:52	6	8	6	0	0	0	20		6	6	26		
3:53	6	9	6	0	0	0	21		6	6	27		
3:54	6	9	7	0	0	0	22		6	6	28		
3:55	6	9	7	0	0	0	22		6	6	28		
3:56	6	10	8	0	0	0	24		6	6	30		
3:57	6	12	9	0	0	0	27		6	6	33		Students start walking to the parked vehicles
3:58	6	15	10	0	0	0	31		6	6	37		
3:59	6	16	10	0	0	0	32		6	6	38		
4:00	6	17	12	0	0	0	35		10	10	45		
4:01	6	18	16	0	0	0	40		10	10	50		
4:02	6	19	16	0	0	0	41	1	10	11	52		Policeman stopped thru traffic, no additional qu
4:03	6	19	16	16	0	5	46	1	10	11	57		
4:04	6	19	16	16	3	6	47	1	10	11	58		
4:05	6	19	16	16	4	7	48	1	10	11	59		
4:06	6	19	16	16	4	7	48	1	10	11	59		
4:07	6	19	16	16	4	7	48	1	10	11	59		Carline started to m
4:08	6	19	16	16	7	8	49	1	10	11	60		
4:09	8	19	16	12	0	4	47	0	7	7	54		
4:10	8	10	9	0	0	0	27	0	7	7	34		All vehicles inside sch
4:11	8	9	8	0	0	0	25	0	5	5	30		
4:12	8	9	9	0	0	0	26	0	4	4	30		
4:13	8	10	9	0	0	0	27	0	1	1	28		
4:14	8	10	10	0	0	0	28			0	28		
4:15	8	10	7	0	0	0	25			0	25		
4:16	8	11	6	0	0	0	25			0	25		
4:17	8	11	6	0	0	0	25			0	25		
4:18	8	9	5	0	0	0	22			0	22		
4:19	8	8	3	0	0	0	19			0	19		
4:20	8	9	0	0	0	0	17			0	17		
4:21	8	9	0	0	0	0	17			0	17		
4:22	8	10	0	0	0	0	18			0	18		
4:23	8	8	0	0	0	0	16			0	16		
4:24	8	6	1	0	0	0	15			0	15		
4:25	8	4	1	0	0	0	13			0	13		
4:26	6	0	0	0	0	0	6			0	6		
4:27	4	0	0	0	0	0	4			0	4		
4:28	2	0	0	0	0	0	2			0	2		Carline operations o


CANADA DR
BOSQUE AVE
HOLYSTONE ST
POINCIANA PL
TAN OAK DR
ELM GROVE LN
BLUE MYRTLE WAY
GRAY OAK PL
CHINA ELM DR
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
42
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: M156-009
Date: 1/26/2016

01/26/2016

Notification List of Property Owners

M156-009

42 Property Owners Notified

Label #	*Address*		*Owner*
1	2806	CANADA DR	DALLAS HOUSING AUTHORITY
2	3900	BOSQUE AVE	HYDE DORIS V
3	2649	BLUE MYRTLE WAY	ROMERO JOE O &
4	2653	BLUE MYRTLE WAY	SMELSER JESSE
5	2325	CANADA DR	CIT & COUNTY LEVEE
6	2904	CANADA DR	CASTRO LOUISA ET AL
7	4007	BOSQUE AVE	CASTRO LOUISA ET AL
8	2558	POINCIANA PL	GARCIA ALEJANDRO M &
9	2561	TAN OAK DR	ROMERO JOSE
10	2557	POINCIANA PL	OLVERA MIGUEL &
11	2561	POINCIANA PL	NAVARRO GERARDO & MIRIAM EDITH
12	2565	POINCIANA PL	CALDERON GERARDO & ETAL
13	2615	POINCIANA PL	CORTEZ LUCIANO & MARIA
14	2619	POINCIANA PL	ROBERSON AMIE ANDERSON
15	2623	POINCIANA PL	ARMSTRONG EVELYN
16	2627	POINCIANA PL	GERARDO NAVARRO
17	2631	POINCIANA PL	CHAVEZ ALBERTO & YOLANDA
18	2635	POINCIANA PL	JOHNSON LATRENIA K
19	2639	POINCIANA PL	MCNUTT MARKEY II &
20	2564	TAN OAK DR	BRIONES RUBEN &
21	2560	TAN OAK DR	CRUZ MARIA
22	2637	BLUE MYRTLE WAY	RODRIGUEZ BLANCA PATRICIA
23	2641	BLUE MYRTLE WAY	DELGADO MARIA TERESA &
24	2645	BLUE MYRTLE WAY	BOGALE BINIAM WUDU &
25	4071	GRAY OAK PL	CRUZ BLANCA &
26	4067	GRAY OAK PL	HAILEMARIAM SAMIRAWIT &

Label #	*Address*		*Owner*
27	4063	GRAY OAK PL	CURIEL PATRICIA
28	4059	GRAY OAK PL	PHAN KIM
29	4055	GRAY OAK PL	WILLIAMS JOHN L
30	4051	GRAY OAK PL	MEHRETEAB MITSLAL
31	4047	GRAY OAK PL	VALDEZ ROSA MARIE
32	4043	GRAY OAK PL	KEMIS EMANAYISH &
33	4039	GRAY OAK PL	VASQUEZ CYNTHIA
34	4035	GRAY OAK PL	CHIRINOS FAUSTO &
35	4031	GRAY OAK PL	BROWN OLA &
36	4064	GRAY OAK PL	GAITAN BERNARDINO & MINERVA
37	4060	GRAY OAK PL	JOHNSON BARBARA J
38	4056	GRAY OAK PL	LEE LILLIAN F
39	4052	GRAY OAK PL	ESCOBAR MARIA T
40	4048	GRAY OAK PL	HERNANDEZ ALBERTO &
41	4044	GRAY OAK PL	SALAZAR SANDRA
42	4040	GRAY OAK PL	EGUIA ALFONSO &

CITY PLAN COMMISSION **THURSDAY, MARCH 3, 2016**

Planner: Danielle R. Lerma

FILE NUMBER: M156-010 **DATE FILED:** December 8, 2015

LOCATION: Southwest Corner of Glen America Drive and North Central Expressway Service Road

COUNCIL DISTRICT: 13 **MAPSCO:** 26N

SIZE OF REQUEST: Approx. 6.0899 Acres **CENSUS TRACT:** 78.01

APPLICANT/OWNER: Northpark Presbyterian Church

REPRESENTATIVE: William S. Dahlstrom, Jackson Walker, L.L.P.

REQUEST: An application for a minor amendment to the development and landscape plans on property zoned Planned Development District No. 260, Tracts 4, 4A and 5, located at the southwest corner of Glen America Drive and North Central Expressway Service Road.

At this time, the property owner has submitted an application for consideration of a minor amendment to the development plan to account for an approximately 4,100-square-foot greenhouse adjacent to the eastern side of the church, located on a portion of Tract 5. The landscape plan is also being revised to show consistency with the above-referenced condition and to maintain compliance with Article X.

The requested minor amendment does not impact any of the other provisions of the ordinance permitting this use. The request did not require a notice of hearing due to the proposed addition being over 200 feet from the nearest residential district. The PDD, however, does require that an amendment to a development plan for Tracts 4A, 5, or 6 be submitted for review to both the zoning representative of the Glen Lakes Homeowners' Association and the president of the Congregation of Our Redeemer Evangelical Lutheran Church at least 30 days prior to submission of the application. The applicant complied with this provision.

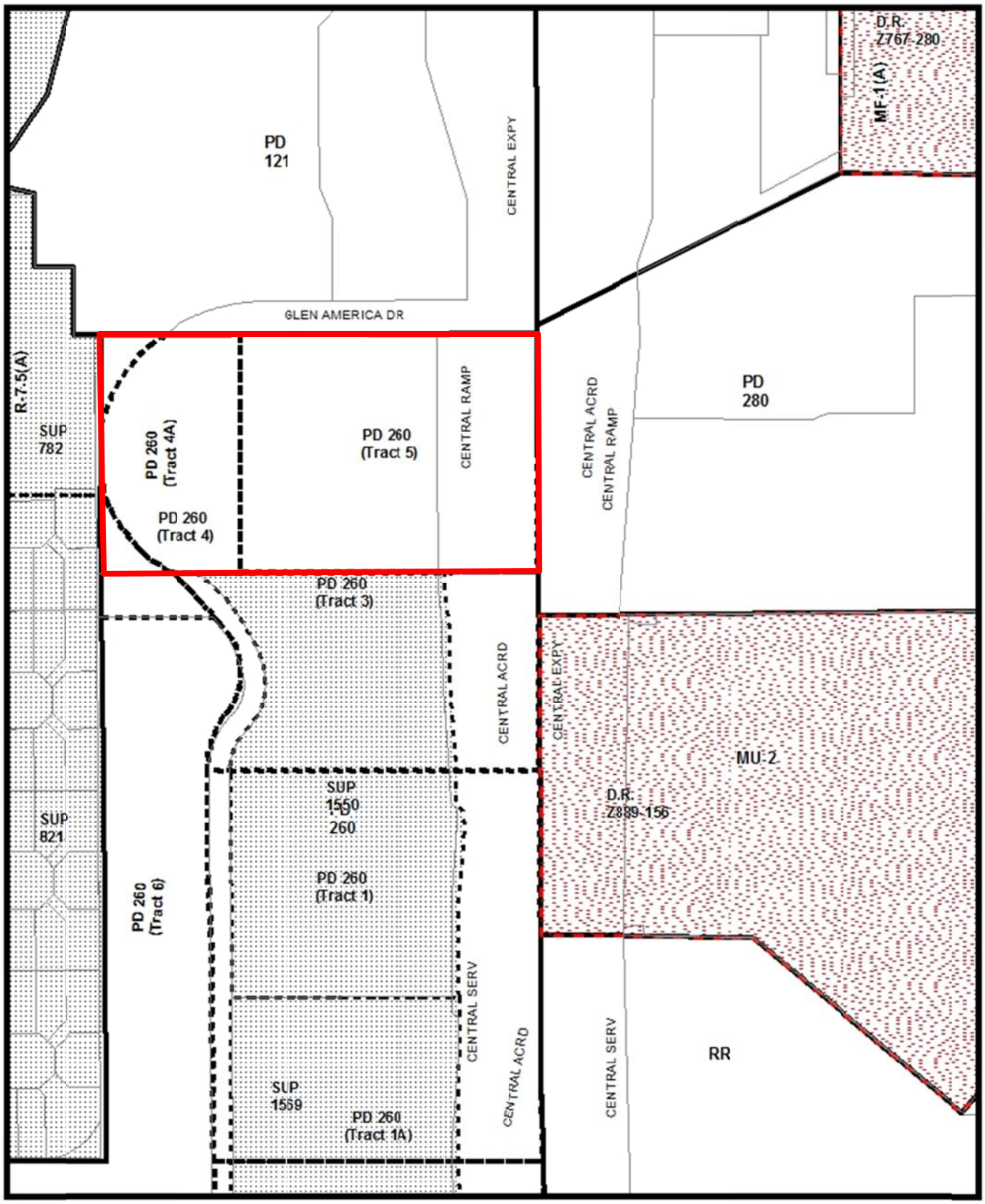
On December 3, 1986, the City Council passed Ordinance No. 19403 which established this planned development district. The PDD was subsequently amended by Ordinance No. 23414 on January 28, 1998.

STAFF RECOMMENDATION: Approval

Partners and Officers

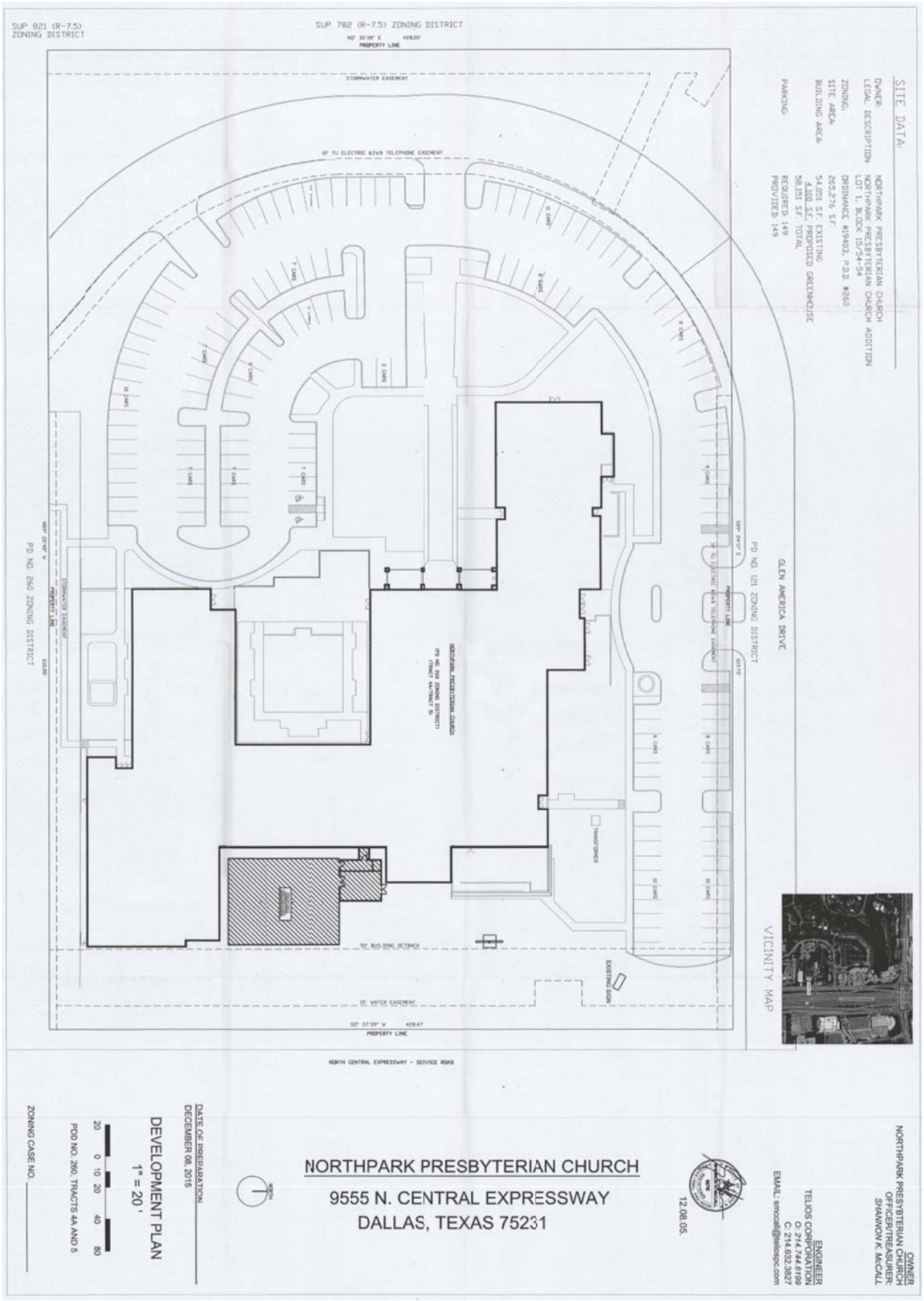
Northpark Presbyterian Church

Pastor; Head of Staff	Brent Barry
Co-Chair, Worship and Music	Sarah Assousa
Co-Chair, Mission	Andrea Afkhami
Chair, Evangelism; Chair, Personnel	Tom Byrne
Chair, Worship and Music	Tim Fair
Treasurer	Shannon McCall
Chair, Building and Grounds	Jon Mooney
Clerk	Miya Maysent
Chair, Christian Education	Kelly Rutledge
Chair, Mission; Chair, Nominating	Anita Siegers
Chair, Fellowship	Mimi Smith
Co-Chair, Fellowship	Suthee Thumasathit
Chair, Stewardship and Administration	Liz Williams
Chair, Membership	Larry Zacharias

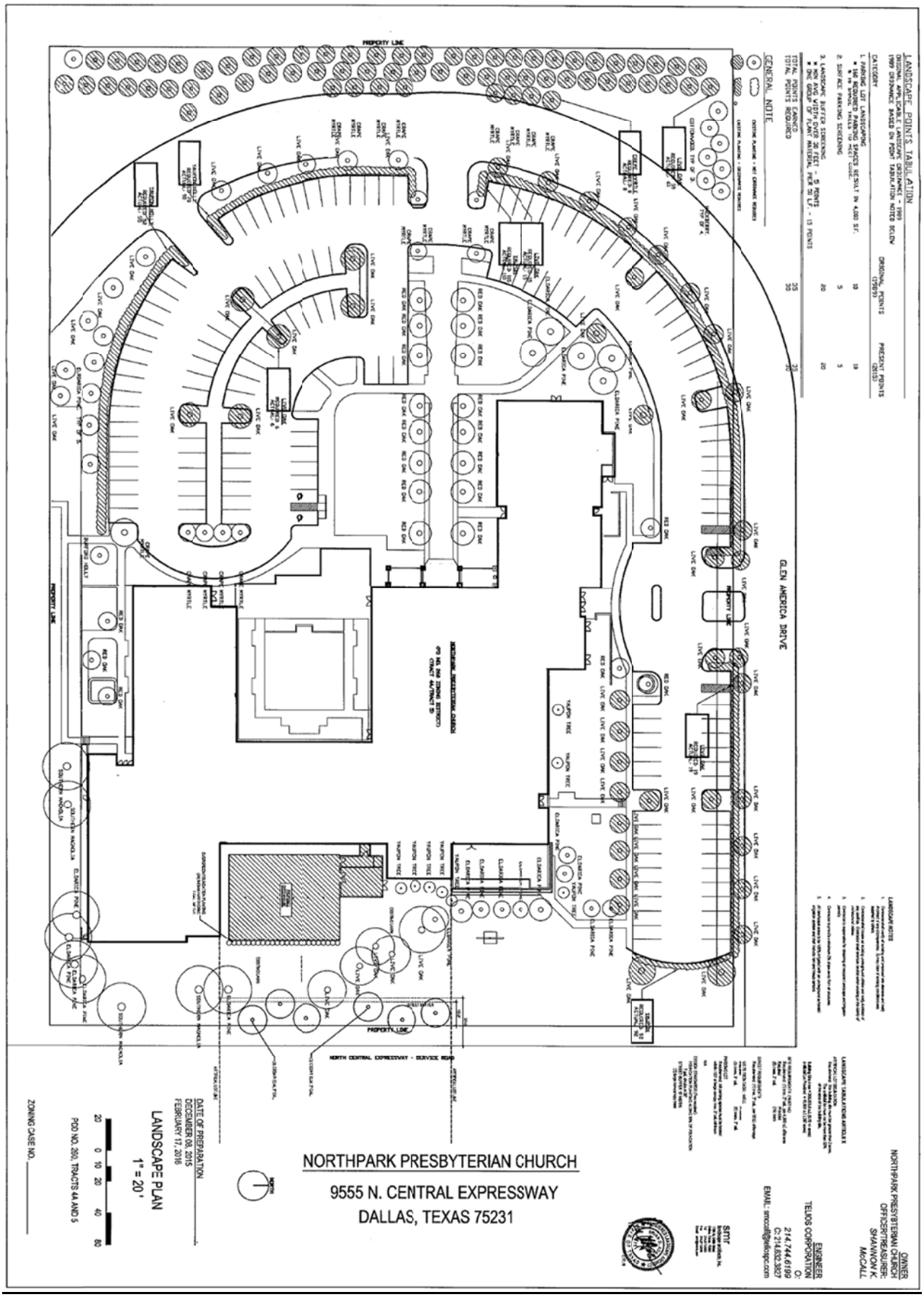


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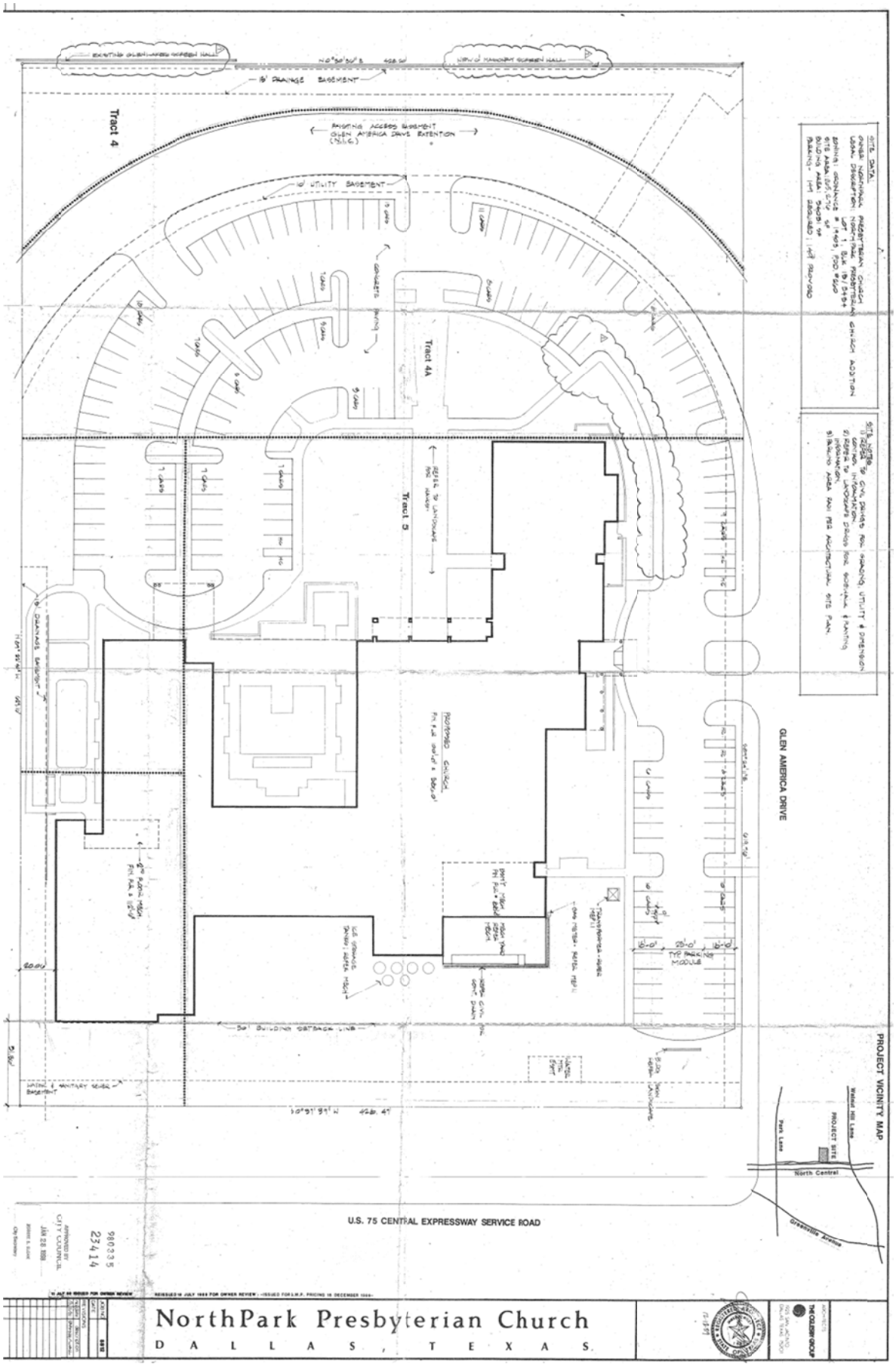
Printed Date: 1/21/2016



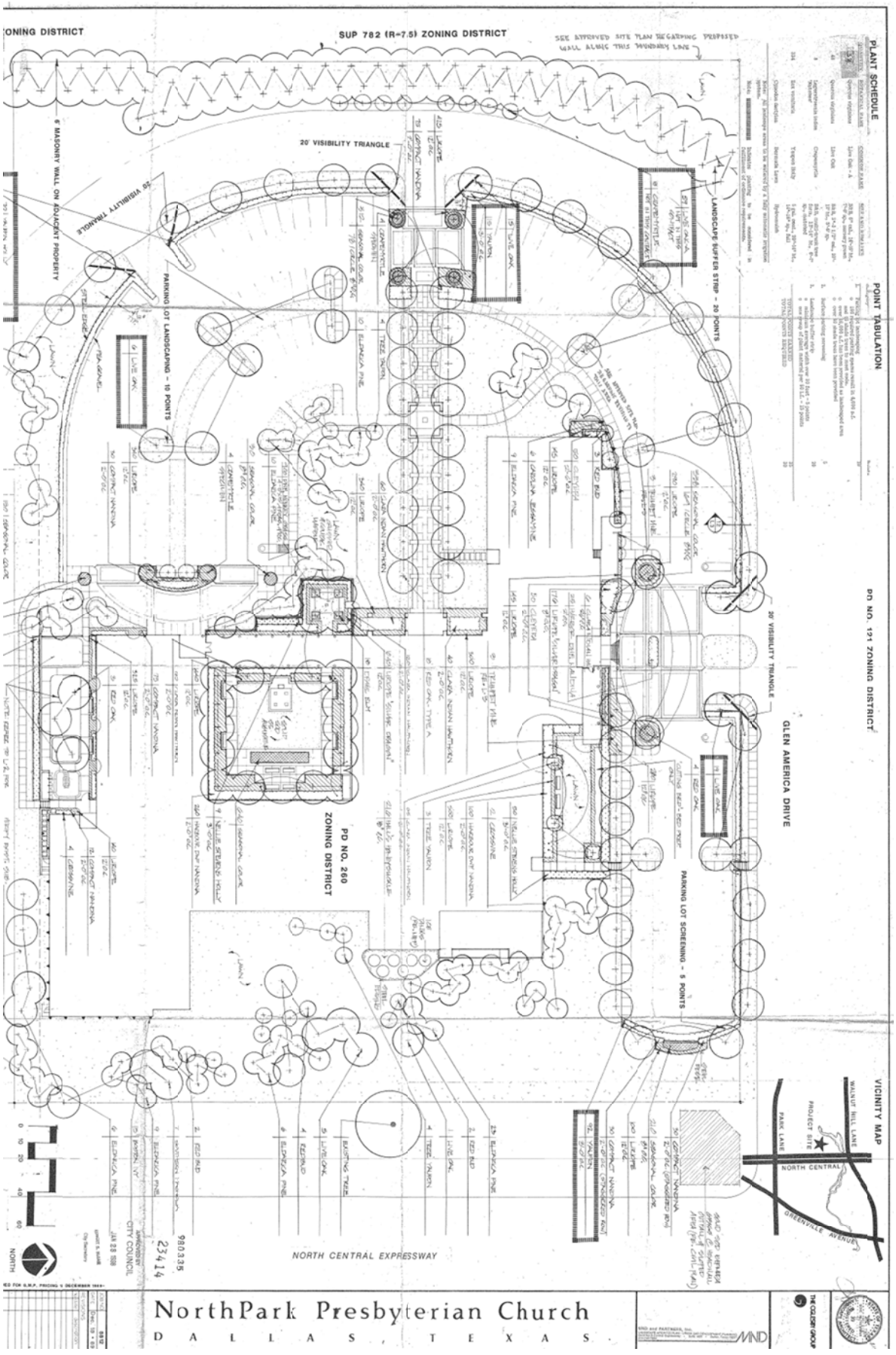
Proposed Development Plan



Proposed Landscape Plan



Existing Development Plan



Existing Landscape Plan

CITY PLAN COMMISSION **THURSDAY, MARCH 3, 2016**

Planner: Danielle R. Lerma

FILE NUMBER: M156-012 **DATE FILED:** December 14, 2015

LOCATION: Southeast Corner of Skillman Street and Walnut Hill Lane

COUNCIL DISTRICT: 10 **MAPSCO:** 27P

SIZE OF REQUEST: Approx. 3.43 Acres **CENSUS TRACT:** 78.26

APPLICANT: Argyle Residential

OWNER: PC LH Land Partners, LP

REPRESENTATIVE: Talmage Hansen, Big Red Dog Engineering

REQUEST: An application for a minor amendment to the development and landscape plans for Planned Development District No. 758, Subarea C, located at the above-referenced location.

The City Plan Commission approved the original development plan on December 3, 2015. Originally, the property owner had submitted an application for consideration of a minor amendment to the development plan to account for the following: removal of the ingress/egress point at the eastern side of the parking garage; revision of the curb cut width at the before-mentioned point; addition of a one-bedroom unit and utility space; clarification of the height of the retaining walls; and revisions to the project data table to capture the increase in square footage, the number of proposed and remaining multifamily units, and parking calculation requirements.

At this time, the property owner has revised the development plan to still account for the above request, but to also include the following: replace five traditional residential units with six live/work residential units at the corner of Wildcat Way and Sedgwick Drive.

The landscape plans are being revised to show consistency with the above-referenced conditions. Furthermore, revisions to the sidewalk pavement are requested to coordinate with the request. The White Rock Creek Trail System is located east of the subject site, so it will not be reflected on the submitted development plan.

Civil plans have been submitted and are currently under review by the Engineering Department. The requested minor amendment does not impact any of the other provisions of the ordinance permitting this use. The request did not require a notice of hearing due to the request being over 200 feet from the nearest residential district.

On June 13, 2007, the City Council passed ordinance No. 26786, which established this planned development district. The PDD was subsequently amended by Ordinance No. 27852 on April 14, 2010.

STAFF RECOMMENDATION: Approval

Prior CPC Action: On February 4, 2016, the City Plan Commission voted to hold this item so that the applicant could propose additional revisions to the currently approved development and landscape plans. The plans have been updated with one additional proposed revision: six live/work units instead of five traditional residential units at the corner of Wildcat Way and Sedgwick Drive.

Partners and Officers

Argyle Residential

Chairman
Steve Clark

President
Tim Clark

Managing Director
Dudley Simmons

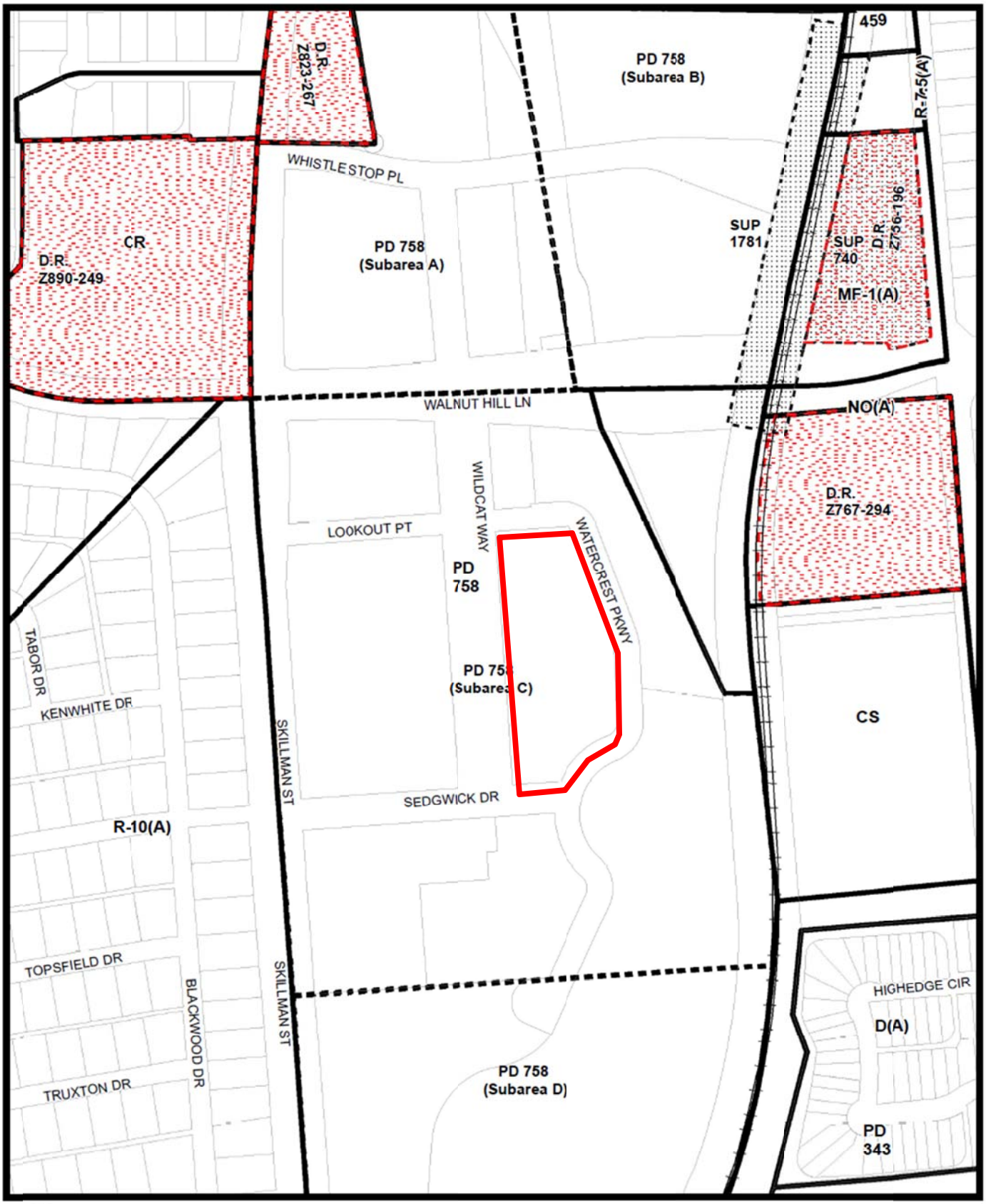
Managing Director
John Burnham

PC LH Land Partners, LP

Chairman
Steve Clark

President
Tim Clark

Vice President
Brent Heath



1:3,600

Printed Date: 11/11/2015

Proposed Development Plan

Proposed Tree Preservation Plan

Proposed Landscape Plan

Existing Development Plan

Existing Tree Preservation Plan

Existing Landscape Plan

CITY PLAN COMMISSION **THURSDAY, MARCH 3, 2016**

Planner: Laura Evans

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

DOWNTOWN (RETAIL A)

CASE NUMBER: 1511180017 **DATE FILED:** November 4, 2015

LOCATION: 1201 Main Street (south elevation) **SIZE OF REQUEST:** 89 square feet

COUNCIL DISTRICT: 14 **ZONING:** PD 619, Subdistrict A **MAPSCO:** 45-P

APPLICANT: Terry Hodge

CONTRACTOR: Accent Graphics, Inc.

OWNER/TENANT: Westin Hotel

REQUEST: An application for a Certificate of Appropriateness by Terry Hodge of Accent Graphics, Inc. for an 89 square-foot lower level attached sign at 1201 Main Street (south elevation).

SUMMARY: The applicant will construct a lower level attached illuminated sign that will read, “One Main”.

STAFF RECOMMENDATION: **Approval**

SSDAC RECOMMENDATION: **Approval**

BACKGROUND:

- The subject site is located in the Downtown SPSD, Retail A Subdistrict.

- The request is for a *lower level sign*, which means an attached sign wholly situated within the lower level sign area. The *lower level sign area* is the portion of a facade less than 36 feet above grade.

- The proposed sign is 89 square feet. It will be located on the south elevation approximately thirteen feet above grade. Signage will be constructed of aluminum with halo lit channel letters. The logo will have plastic faces with vinyl overlays.

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

(1) Lower level flat attached signs.

(A) Except as provided in this paragraph, the maximum number of lower level flat attached signs permitted on a facade is the sum obtained by counting all of the street entrances and first floor occupants with windows on that facade with no street entrances.

(B) In the general CBD and convention center subdistricts, the maximum effective area for a lower level flat attached sign is:

(i) 30 square feet if the sign is within 15 feet of the right-of-way; and
(ii) 50 square feet if the sign is more than 15 feet from the right-of-way.

(C) Except as provided in this paragraph, in the Main Street Subdistrict, Retail Subdistrict A, and Retail Subdistrict B, the maximum effective area for a lower level flat attached sign is:

(i) 40 square feet if the sign is within 15 feet of the right-of-way; or
(ii) 60 square feet if the sign is more than 15 feet from the right-of-way.

(D) In Retail Subdistrict B, if retaining wall signs are erected pursuant to Section 51A-7.912, a maximum of one flat attached sign is permitted per building entry with a maximum effective area of 10 square feet per sign. The provisions of Subparagraph (C) apply in the absence of retaining wall signs.

Special Sign District Advisory Committee Action – February 9, 2016

Certificates of Appropriateness:

Motion 1: No. 1511180017 and **No.** 1511180018 (Downtown SPSD)

MOTION: It was moved to **approve** an 89 square-foot lower level attached sign at 1201 Main Street (south elevation) **and approve** an 89 square-foot lower level attached sign at 1201 Main Street (north elevation).

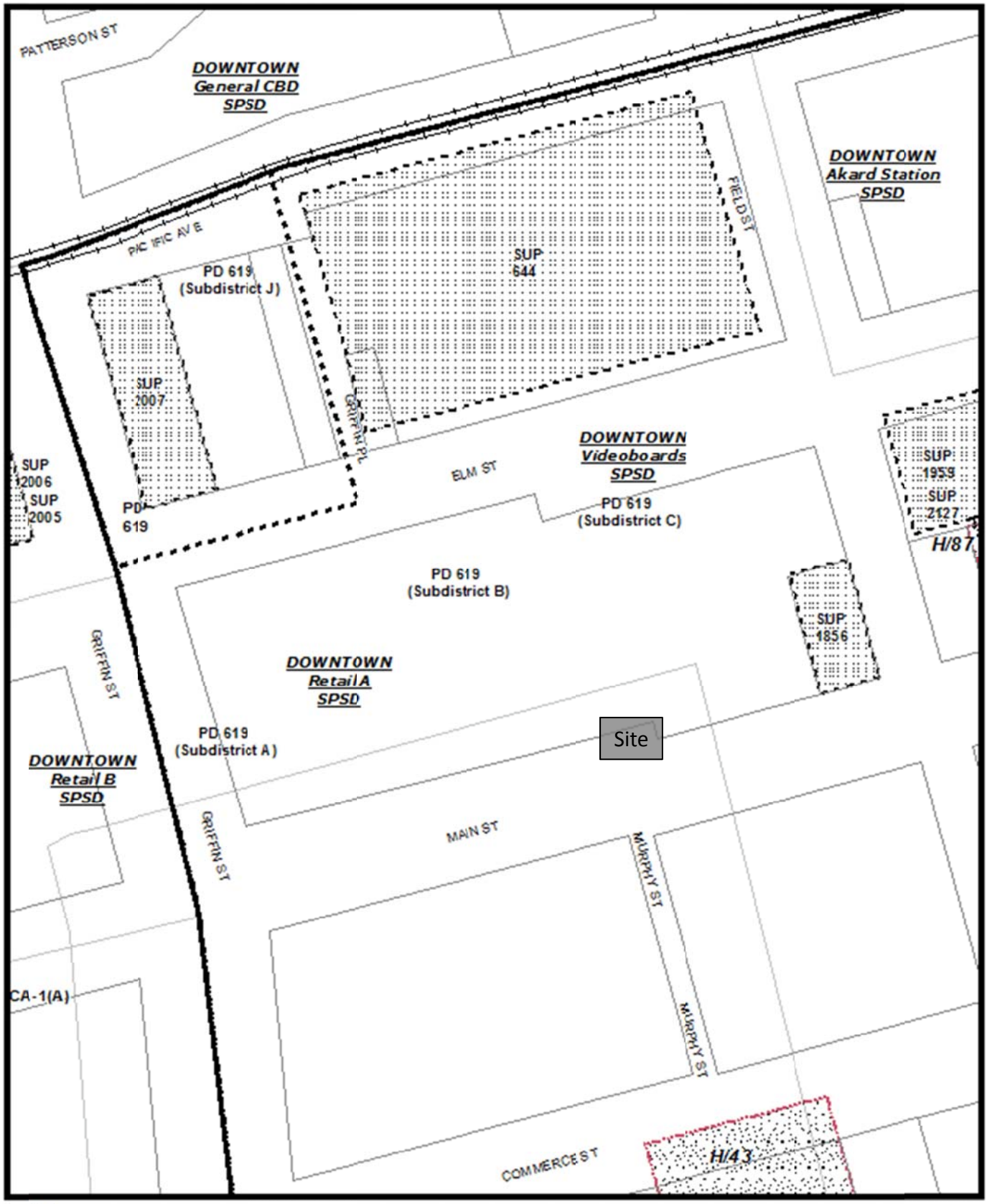
Maker: Van Dermark
Second: Peadon
Result: Carried: 4 to 0

For: 4 – Bauer, Dumas, Van Dermark, Peadon

Against: 0
Absent: 1 – Phiffer
Conflict: 0

Speakers – Mickey Ford – Accent Graphics;
Billy Boyle – KFK Group

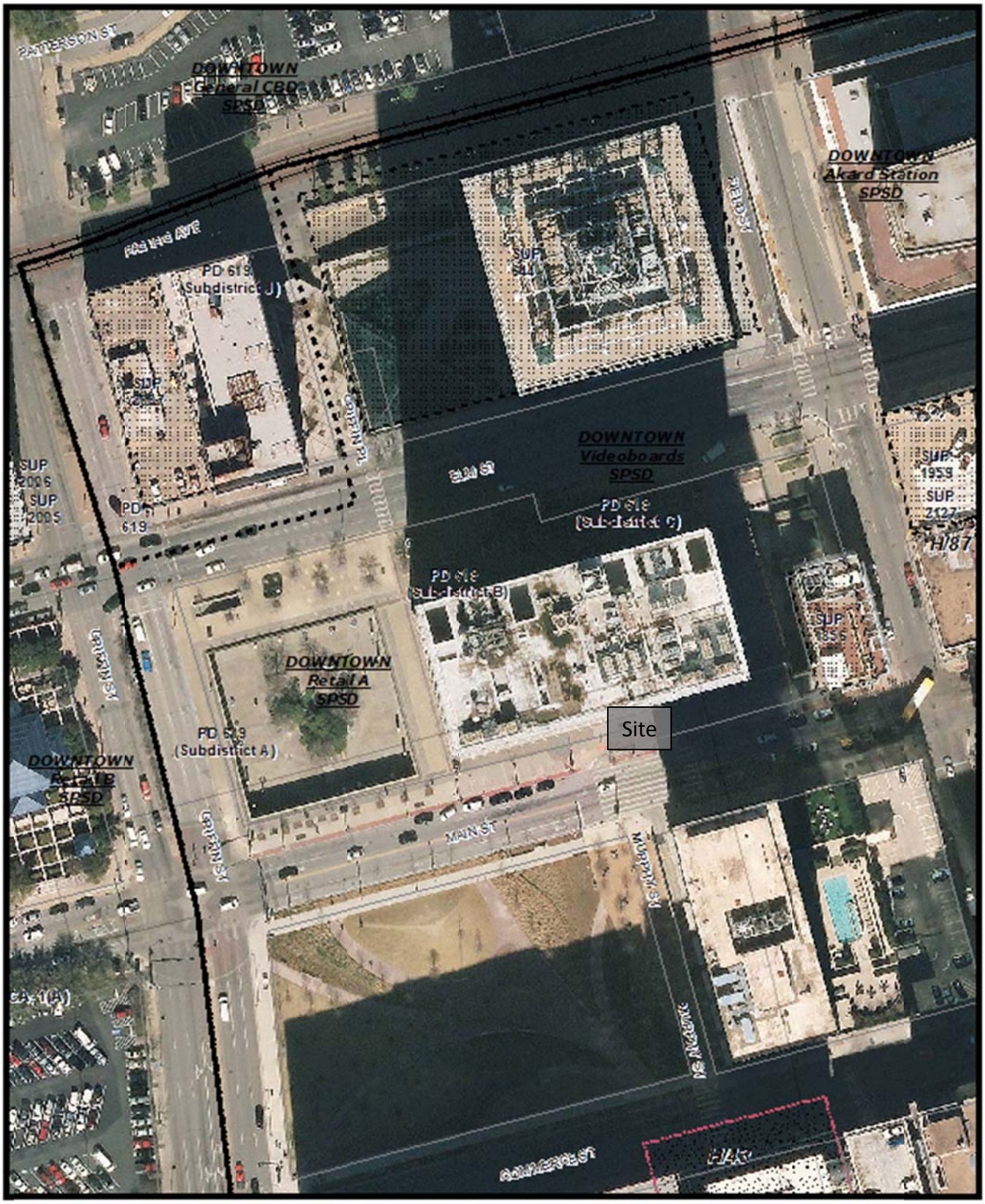
Case Number: 1511180017



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Zoning Map

Case Number: 1511180017



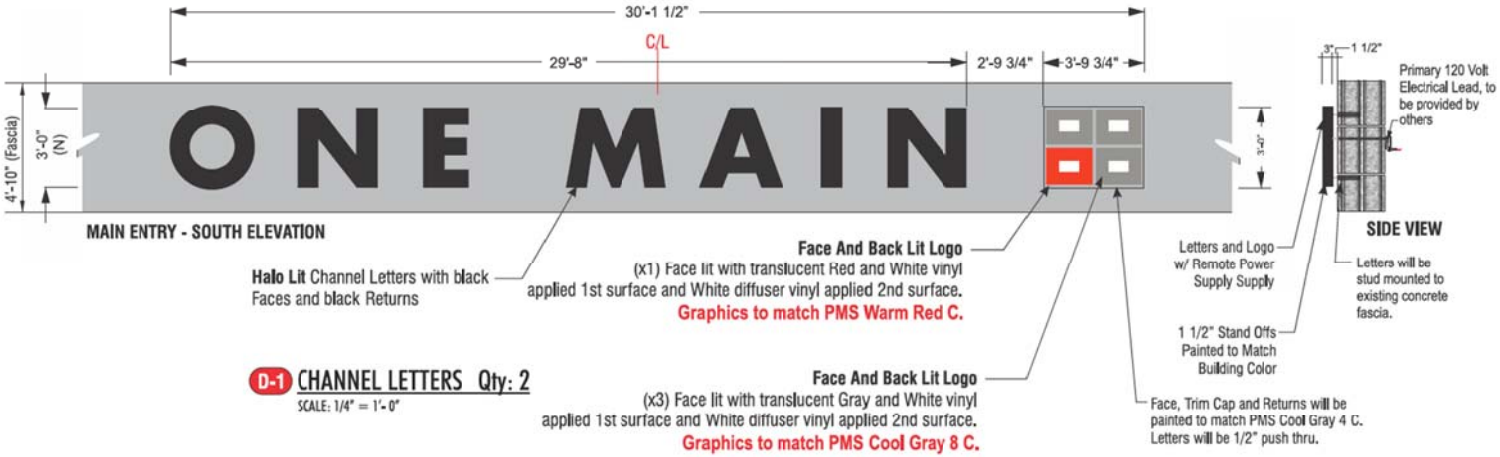
1:1,164

Aerial Map

Case Number: 1511180017

Case Number: 1511180017

Approved By	Initials	Date
Sales		
Art	TM	12/1/15
Project Manager		
Technical Officer		
Production Assistant		
Chief Operating Officer		



D-1 CHANNEL LETTERS Qty: 2
SCALE: 1/4" = 1'-0"



PROPOSED - MAIN ELEVATION - NOT TO SCALE



PROPOSED - ELM STREET ELEVATION - NOT TO SCALE

BSI
Burton Signworks Inc.
609 Junction Street
PO Box 1206
Mount Airy, North Carolina 27030
Phone: 336-789-9090
Fax: 336-789-8490
Toll-Free:800-476-9333

Title: Westin Hotels & Resorts

Location:
1201 Main St.
Dallas, TX 75202

Sales: Jeff Smith
Prog. Manager: Sherri Chambers
Date: 2/28/15

Dwg #: WEST-52815-11-R1
Designer: JLF
Scale: As Noted
Page:
Quote ID #: 014518
Drawing Type: Production

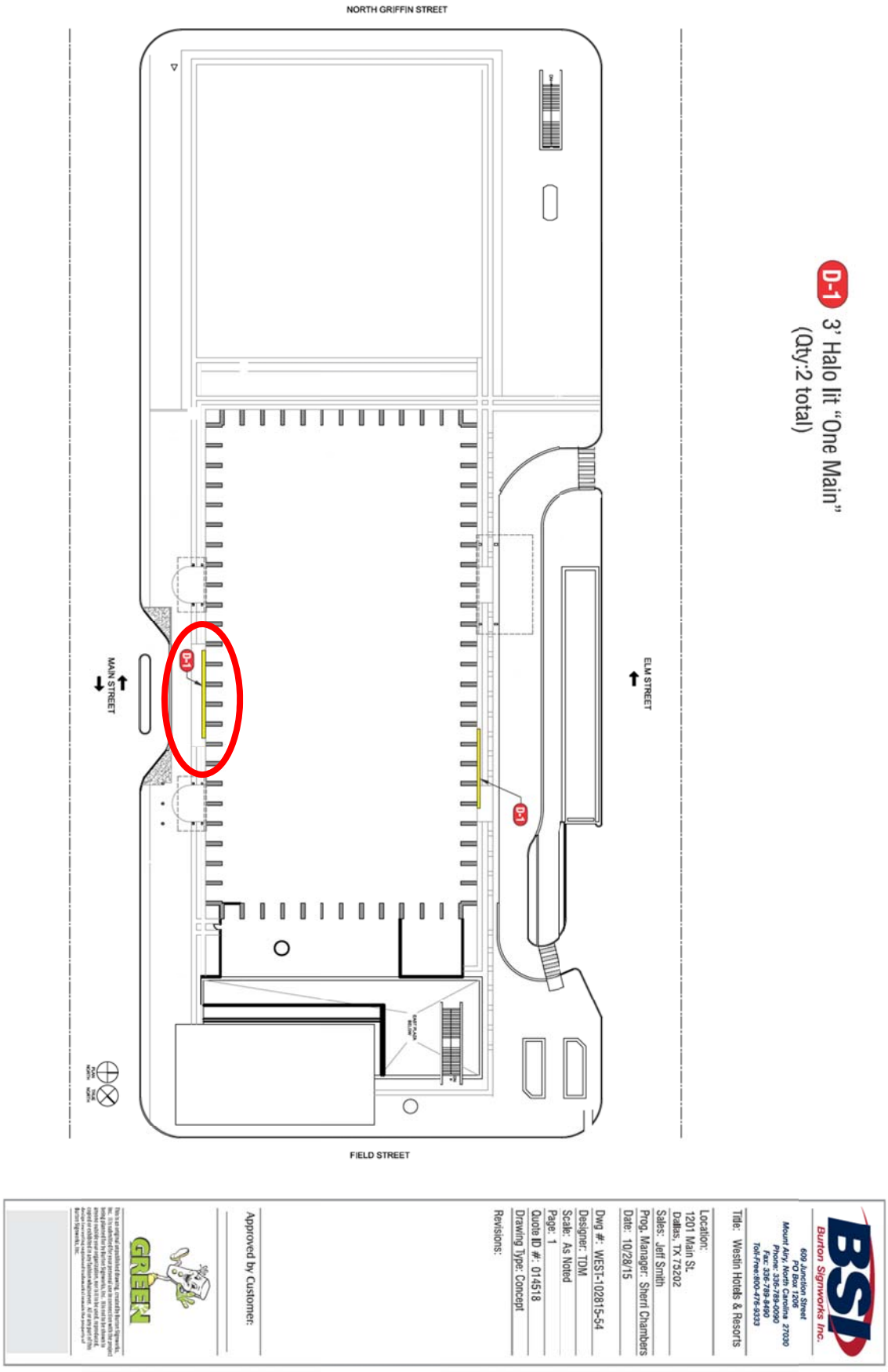
Revisions:
Updated by TM per Sherri C. 11-10-15
Changed drawing to production.
Updated by TM per Sherri C. 11-16-15
Changed specs for letter installation and added photos.
Updated by TM per Sherri C. 12-1-15
Changed picture on the elm st

Approved by Customer:

GREEN

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Case Number: 1511180017



CITY PLAN COMMISSION **THURSDAY, MARCH 3, 2016**

Planner: Laura Evans

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

DOWNTOWN (RETAIL A)

CASE NUMBER: 1511180018 **DATE FILED:** November 4, 2015

LOCATION: 1201 Main Street (north elevation) **SIZE OF REQUEST:** 89 square feet

COUNCIL DISTRICT: 14 **ZONING:** PD 619 **MAPSCO:** 45-P

APPLICANT: Terry Hodge

CONTRACTOR: Accent Graphics, Inc.

OWNER/TENANT: Westin Hotel

REQUEST: An application for a Certificate of Appropriateness by Terry Hodge of Accent Graphics, Inc for an 89 square-foot lower level attached sign at 1201 Main Street (north elevation).

SUMMARY: The applicant will construct a lower level attached illuminated sign that will read, “One Main”.

STAFF RECOMMENDATION: Approval

SSDAC RECOMMENDATION: Approval

BACKGROUND:

- The subject site is located in the Downtown SPSD, Retail A Subdistrict.

- The request is for a *lower level sign*, means an attached sign wholly situated within the lower level sign area. The *lower level sign area* is the portion of a facade less than 36 feet above grade.

- The proposed sign is 89 square feet. It will be located on the south elevation approximately thirteen feet above grade. Signage will be constructed of aluminum with halo lit channel letters. The logo will have plastic faces with vinyl overlays.

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

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(B) In the general CBD and convention center subdistricts, the maximum effective area for a lower level flat attached sign is:

(i) 30 square feet if the sign is within 15 feet of the right-of-way; and
(ii) 50 square feet if the sign is more than 15 feet from the right-of-way.

(C) Except as provided in this paragraph, in the Main Street Subdistrict, Retail Subdistrict A, and Retail Subdistrict B, the maximum effective area for a lower level flat attached sign is:

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(D) In Retail Subdistrict B, if retaining wall signs are erected pursuant to Section 51A-7.912, a maximum of one flat attached sign is permitted per building entry with a maximum effective area of 10 square feet per sign. The provisions of Subparagraph (C) apply in the absence of retaining wall signs.

Special Sign District Advisory Committee Action – February 9, 2016

Certificates of Appropriateness:

Motion 1: No. 1511180017and **No.** 1511180018 (Downtown SPSD)

MOTION: It was moved to **approve** an 89 square-foot lower level attached sign at 1201 Main Street (south elevation) **and approve** an 89 square-foot lower level attached sign at 1201 Main Street (north elevation).

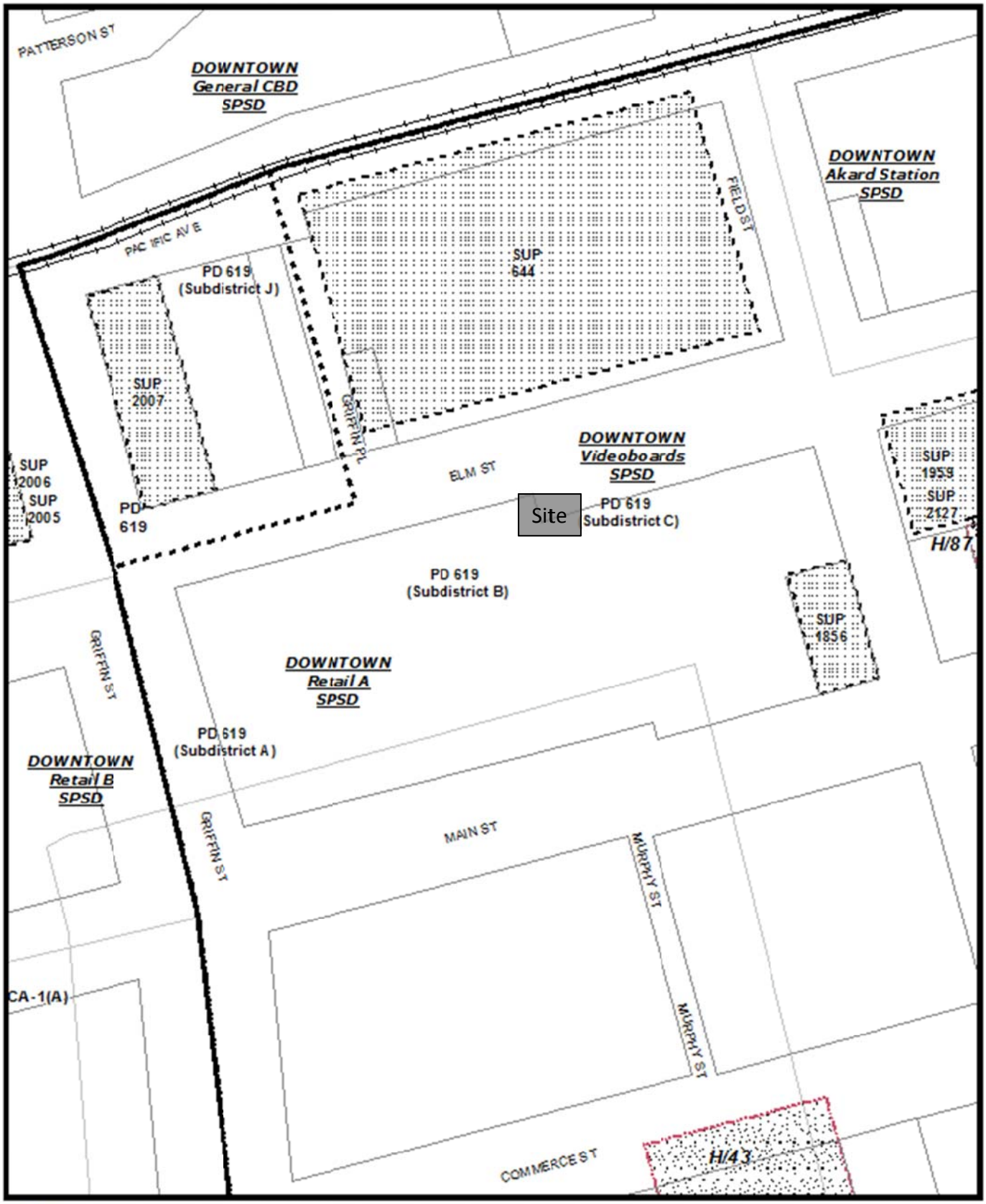
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Result: Carried: 4 to 0

For: 4 – Bauer, Dumas, Van Dermark, Peadon

Against: 0
Absent: 1 – Phiffer
Conflict: 0

Speakers – Mickey Ford – Accent Graphics;
Billy Boyle – KFK Group

Case Number: 1511180018



1:1,164

Zoning Map



1:1,164

Aerial Map

BSI
Burton Signworks Inc.
609 Junction Street
PO Box 1206
Mount Airy, North Carolina 27030
Phone: 336-789-5000
Fax: 336-789-5001
Toll-Free 800-476-9333

Title: Westin Hotels & Resorts

Location:
1201 Main St.
Dallas, TX 75202

Sales: Chip Boice

Proj. Manager: Monica Everhart

Date: 2/28/15

Dwg #: WEST-52815-11-R1

Designer: JLF

Scale: As Noted

Page:

Quote ID #: 014518

Drawing Type: Concept

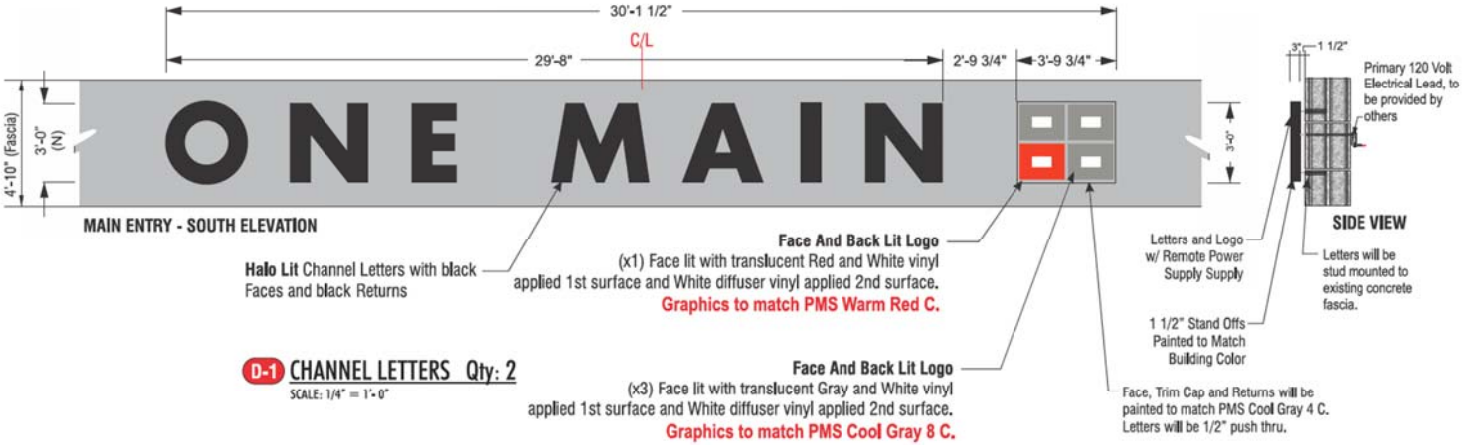
Revisions:

Approved by Customer:

GREEN

Case Number: 1511180018

Approved By	Initials	Date
Sales		
Art	TM	12/1/15
Project Manager		
Technical Officer		
Production Assistant		
Chief Operating Officer		



D-1 CHANNEL LETTERS Qty: 2
SCALE: 1/4" = 1'-0"



PROPOSED - MAIN ELEVATION - NOT TO SCALE



PROPOSED - ELM STREET ELEVATION - NOT TO SCALE

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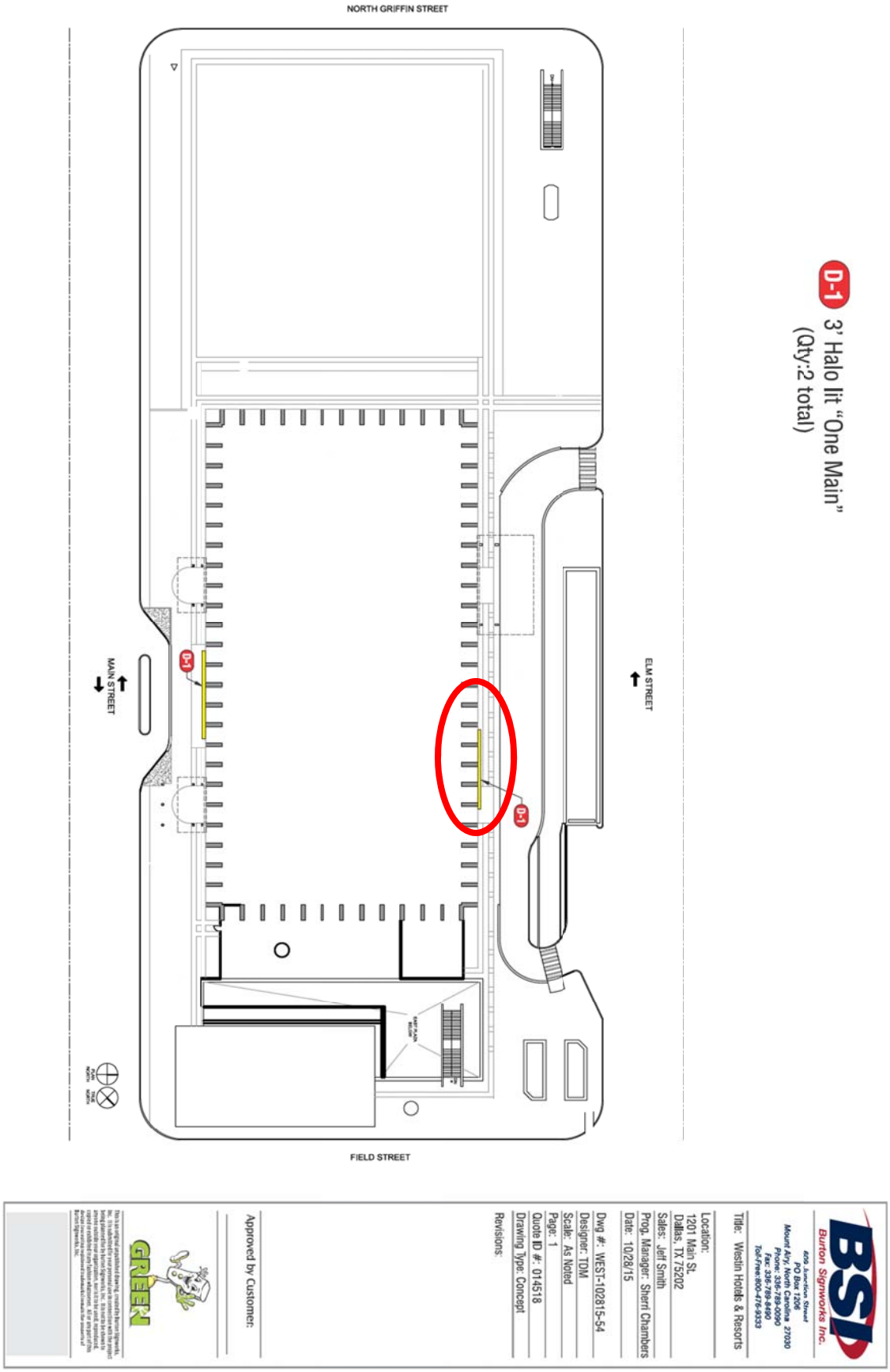
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Approved by Customer:

GREEN

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Case Number: 1511180018



CITY PLAN COMMISSION **THURSDAY, March 3, 2016**

LOCATION: Knox Street from Travis Street to McKinney Avenue

COUNCIL DISTRICT: 14 **MAPSCO**: 35Q, R, V
CONTACT: Tanya Brooks

REQUEST

An amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Knox Street from Travis Street to McKinney Avenue from a four-lane undivided (M-4-U) roadway within 60 feet of right-of-way to a special three-lane undivided (SPCL 3U) roadway within 60 feet of right-of-way.

SUMMARY

The City of Dallas' Planning and Urban Design Department and Public Works Department are requesting an amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Knox Street from Travis Street to McKinney Avenue. This Complete Streets Project will be funded with 2012 Bond funds and the Uptown PID is matching funds.

This sustainable complete streets project will create a multi-modal sustainable design that will improve walkability and enhance the pedestrian experience on the south side of the street by widening the sidewalk from Travis Street to McKinney Avenue and by adding a landscape buffer. It will improve safety in the area by adding pedestrian lighting. The project will convert the head-in parking to angled parking and two mid-block crosswalks will be added. The reduced cross section can accommodate existing and projected traffic volumes.

STAFF RECOMMENDATION

Staff recommends approval of the amendment to change the dimensional classification of Knox Street from Travis Street to McKinney Avenue from a four-lane undivided (M-4-U) roadway within 60 feet of right-of-way to a special three-lane undivided (SPCL 3U) roadway within 60 feet of right-of-way.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

City Plan Commission Transportation Committee	January 21, 2016 Recommendation Approval
City Plan Commission	February 4, 2016 Held U/A

MAP

Attached

Knox

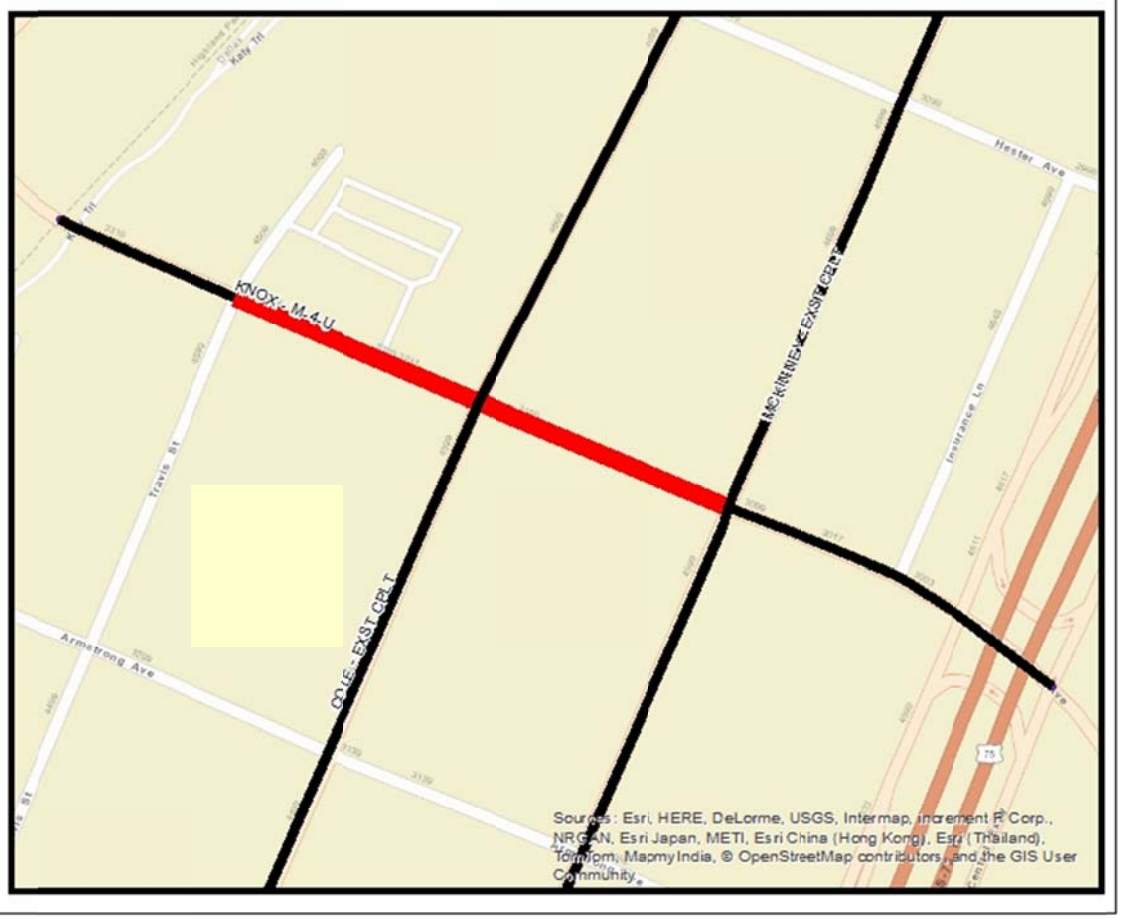
Travis Street to McKinney Avenue

Council District: 14

MAPSCO: 35Q,R,V

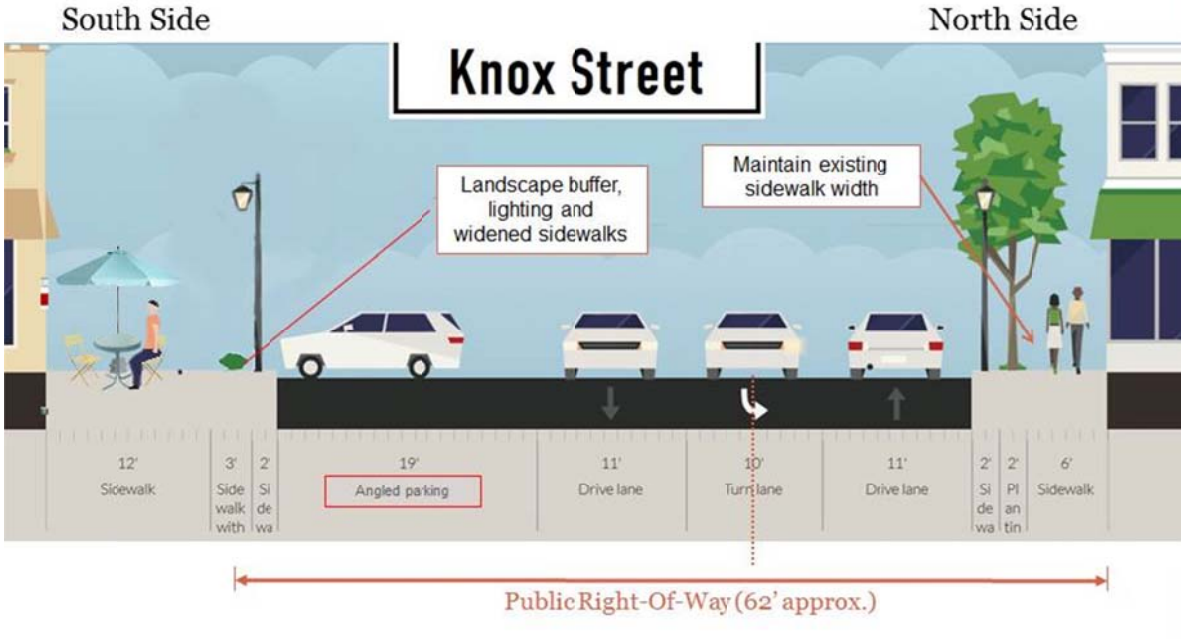


Thoroughfare Plan Amendment Map



Proposed Cross Section

Three-Lanes Undivided



KNOX STREET IMPROVEMENT DISTRICT

TO: COUNCILMAN PHILIP KINGSTON
DALLAS CITY PLAN COMMISSION
PEER CHACKO
TANYA BROOKS

FROM: RICHARD YEH, VICE PRESIDENT/TREASURER, KNOX STREET IMPROVEMENT DISTRICT

SUBJECT: KNOX COMPLETE STREETS & THOROUGHFARE PLAN AMENDMENT

DATE: FEBRUARY 8, 2016

CC: PID BOARD MEMBERS: MATT LEYRER, LYNN DAUTERMAN, NICK HANNON, JIM GREENFIELD

Dear Councilman Kingston, Dallas City Plan Commission, Peer and Tanya:

On behalf of the Knox Street Improvement District ("PID"), I am writing to express the PID's appreciation that the City Plan Commision ("CPC") voted to give the Knox Street Improvement District ("PID") additional time to work with City of Dallas Staff on creating dimensional drawings to help us better understand the Knox Complete Streets plan.

As requested by the CPC at the Thursday, February 4th public meeting, this letter confirms that the PID will be paying for a topographical survey that will be in turn used by the PID and City of Dallas Staff to create dimensional drawings for the proposed road diet.

I have started requesting proposals from survey companies and expect to have those in progress by next month's CPC meeting, and I look forward to confirming our progress at that time.

Sincerely,

Richard Yeh
Vice President/Treasurer
Knox Street Improvement District

CITY PLAN COMMISSION **THURSDAY, MARCH 3, 2016**

Planner: Warren F. Ellis

FILE NUMBER: Z156-181(WE) **DATE FILED:** January 8, 2016

LOCATION: South side of Fort Worth Avenue, east of North Westmoreland Road

COUNCIL DISTRICT: 1 **MAPSCO:** 53B

SIZE OF REQUEST: Approx. 2.1186 acres **CENSUS TRACT:** 68.00

APPLICANT: Avis Budget Car Rental, LLC

OWNER: Pep Boys-Manny, Moe, & Jack of Delaware, Inc.

REPRESENTATIVE: Jeff Wagner

REQUEST: An application for a Specific Use Permit for a vehicle display, sales and service use on property zoned Subdistrict 5 of Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District.

SUMMARY: The purpose of this request is to permit a rental counter within an existing retail store [Pep Boys] and to designate approximately 13 parking spaces for the car rentals on the western portion of the site. The renter counter will be occupied by a National Car Rental Company [Avis Budget Car Rental, LLC].

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

GUIDING CRITERIA FOR RECOMMENDATION:

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

1. *Compatibility with surrounding uses and community facilities* – The rental counter will only occupy approximately 60 feet of existing floor area. A maximum of 13 vehicles will be stored in the existing parking lot. This additional use on the site will not negatively impact surrounding uses.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The proposed vehicle display, sales and service use neither contributes to nor is it detrimental to the welfare of adjacent single family and retail uses.

3. *Not a detriment to the public health, safety, or general welfare* – This use will not be a detriment to the public health, safety or general welfare of the community.

4. *Conforms in all other respects to all applicable zoning regulations and standards* – The request site will conform to all applicable zoning regulations and standards.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Ft. Worth Avenue	Principal Arterial	110 ft.	110 ft.
Avon Street	Local	60 ft.	60 ft.

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

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 along a Multi-Modal Corridor. The rental of vehicles at this location is consistent with the Comprehensive Plan.

Transit centers support a compact mix of employment, retail, cultural facilities and housing. Multi-modal corridors should encourage the redevelopment of aging auto-oriented commercial strip development while respecting existing single family neighborhoods. While normally located around DART light-rail or commuter rail stations, these building blocks could also be focused streetcar or enhanced bus corridors such as bus rapid transit. Examples of transit centers include the Mockingbird Station area, the Cityplace Station area and the Westmoreland Station area, and examples of multi-modal corridors include the Lancaster and Ferguson Road corridor. These areas offer dense mixed use at the transit station or multi-modal corridor and then transition to multi-family and single-family housing at the edge. Of all the Building Blocks, this incorporates the greatest range of building structures and land uses, including multi-story residential above retail to townhomes to single-family residences. Transit centers and multi-modal corridors may sometimes be near residential neighborhoods and call for appropriate mitigation requirements. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Multi-modal corridors in particular would diminish quickly in scale, density, and intensity away from the corridor, respecting existing single family neighborhoods while maintaining a strong focus on transit orientation and access. Interactive public plazas and/or civic uses will be centrally located and residential roof terraces and balconies overlooking transit station areas add "eyes on the street" that can aid public safety.

Land Use Compatibility:

	Zoning	Land Use
Site	Subdistrict 5 of PDD No. 714	Auto related use
North	Subdistrict 5 of PDD No. 714	Retail and personal service
South	R-7.5(A)	Single Family
East	Subdistrict 5 of PDD No. 714	Retail and personal service
West	Subdistrict 5 of PDD No. 714	Restaurant

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP

for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The request does not appear to have an adverse impact on the surrounding zoning and land uses.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PDD No. 714 Subdistrict 5	15' min 60' max	20' adjacent to residential OTHER: No Min.	Varies	60' 4 stories	80%	Proximity Slope Visual Intrusion	Institutional and community services, retail and personal service, office, residential

Landscaping: Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended. Since there is no additional impervious coverage, no additional landscaping is required.

Parking: The off-street parking requirements for a vehicle display, sales and service use is one space for each 500 square feet of floor area and site area, exclusive of parking area. Since the rental counter occupies only 60 square feet of floor area, and the site area is approximately 1,500 square feet, the applicant is required to provide 3 off-street parking spaces.

LIST OF OFFICERS
Avis Budget Car Rental, LLC

- David Blaskley
- Robert Bouta
- Erik Johnson
- Bryon Koepke
- Robert E. Muhs

LIST OF OFFICERS
Pep Boys-Manny, Moe, & Jack of Delaware, Inc.

The Pep Boys – Manny, Moe, and Jack of Delaware, INC

3111 W. Allegheny Avenue

Philadelphia, PA 19132

Officer's Listing

John T. Sweetwood	CEO
David R. Stern	EVP & CFO
Christopher Adams	SVP Store Operations
Thomas J. Carey	SVP & Chief Customer Officer
Joseph A. Cirelli	SVP Corporate Development
James F. Flanagan	SVP & Chief HR Officer
John J. Kelly	SVP Merchandising
Brian D. Zuckerman	SVP, General Counsel & Secretary

PROPOSED SUP CONDITIONS

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

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

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

4. FLOOR AREA: The maximum floor area for the rental counter is 60 square feet.

5. HOURS OF OPERATION: The vehicle display, sales, and service use may only operate between 8:00 a.m. and 6:00 p.m., Monday through Friday, 8:00 a.m. and 3:00 p.m., Saturday and 9:00 a.m. and 2:00 p.m. Sunday.

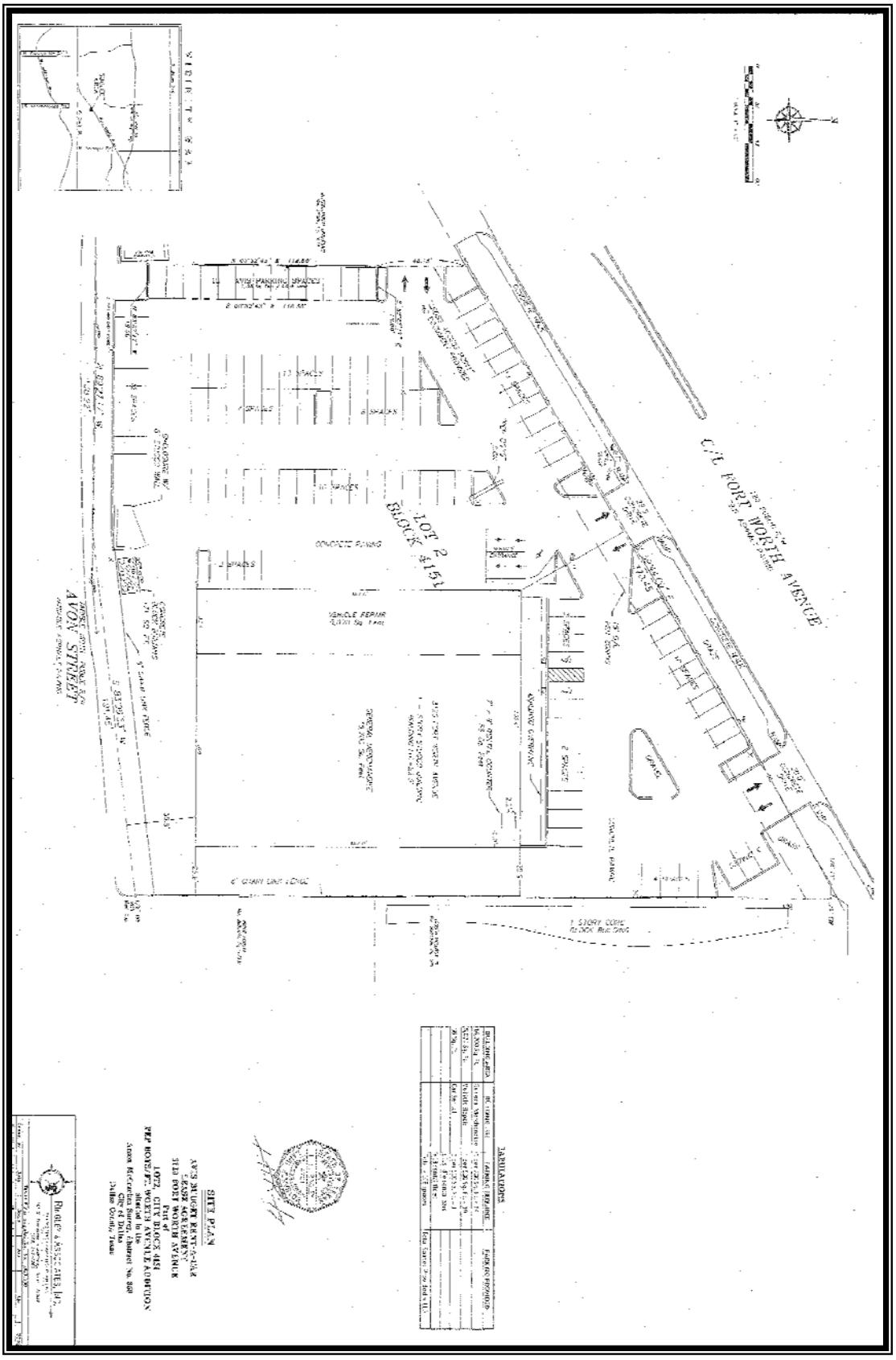
6. INGRESS/ EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.

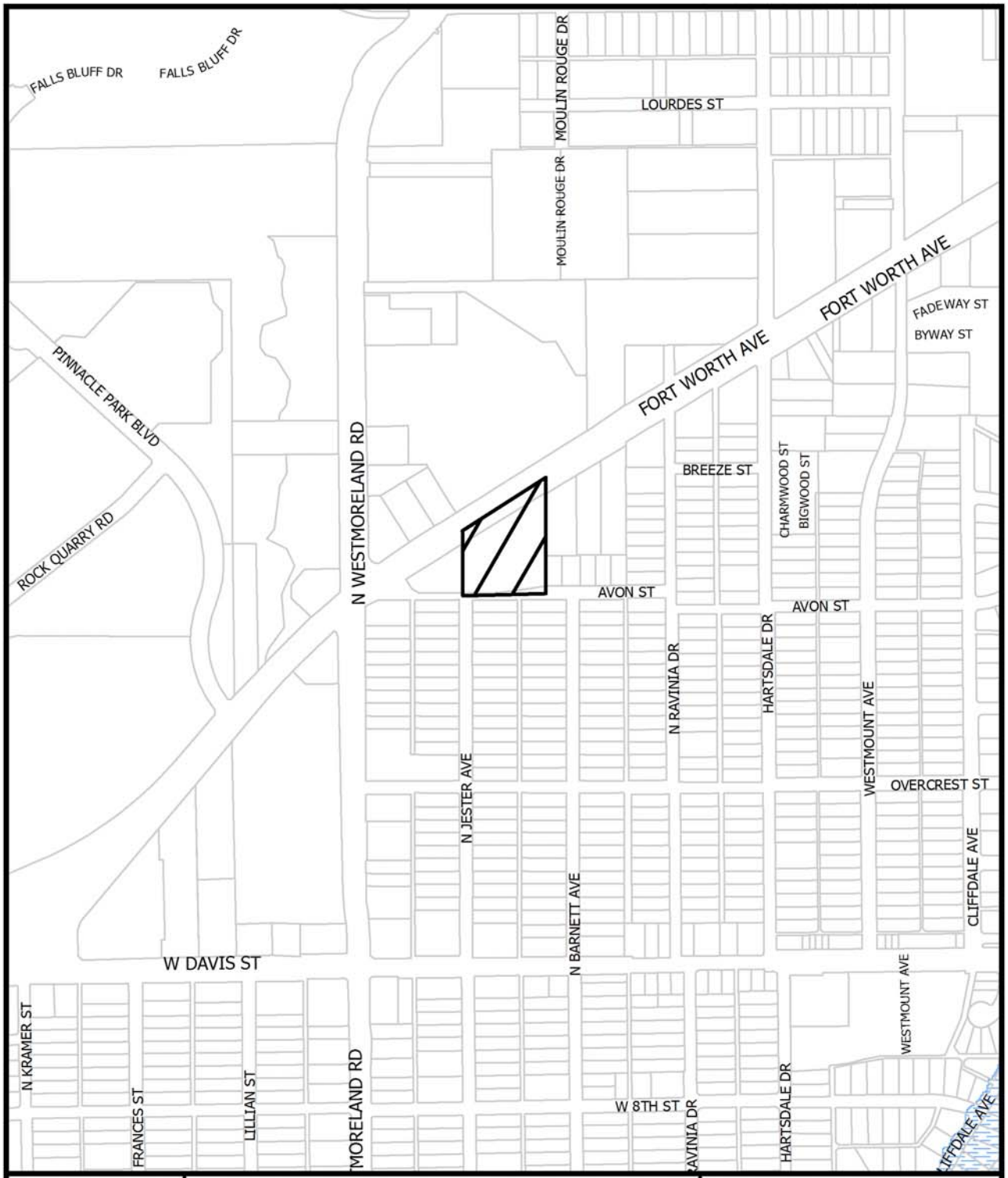
7. VEHICLE DISPLAY, SALES OR SERVICE AREA: The maximum number of rental vehicles on site is 13 in the location shown on the attached site plan.

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



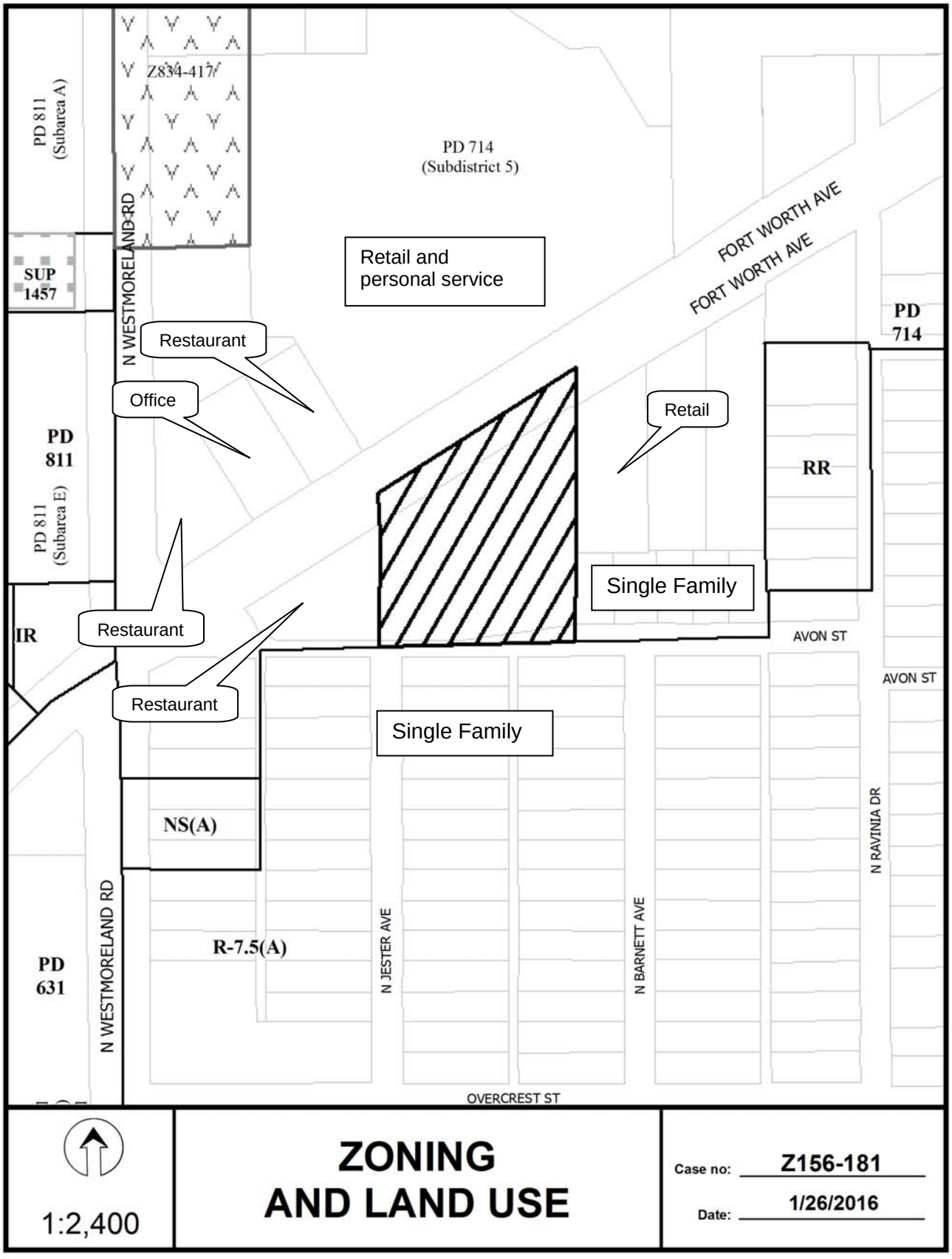


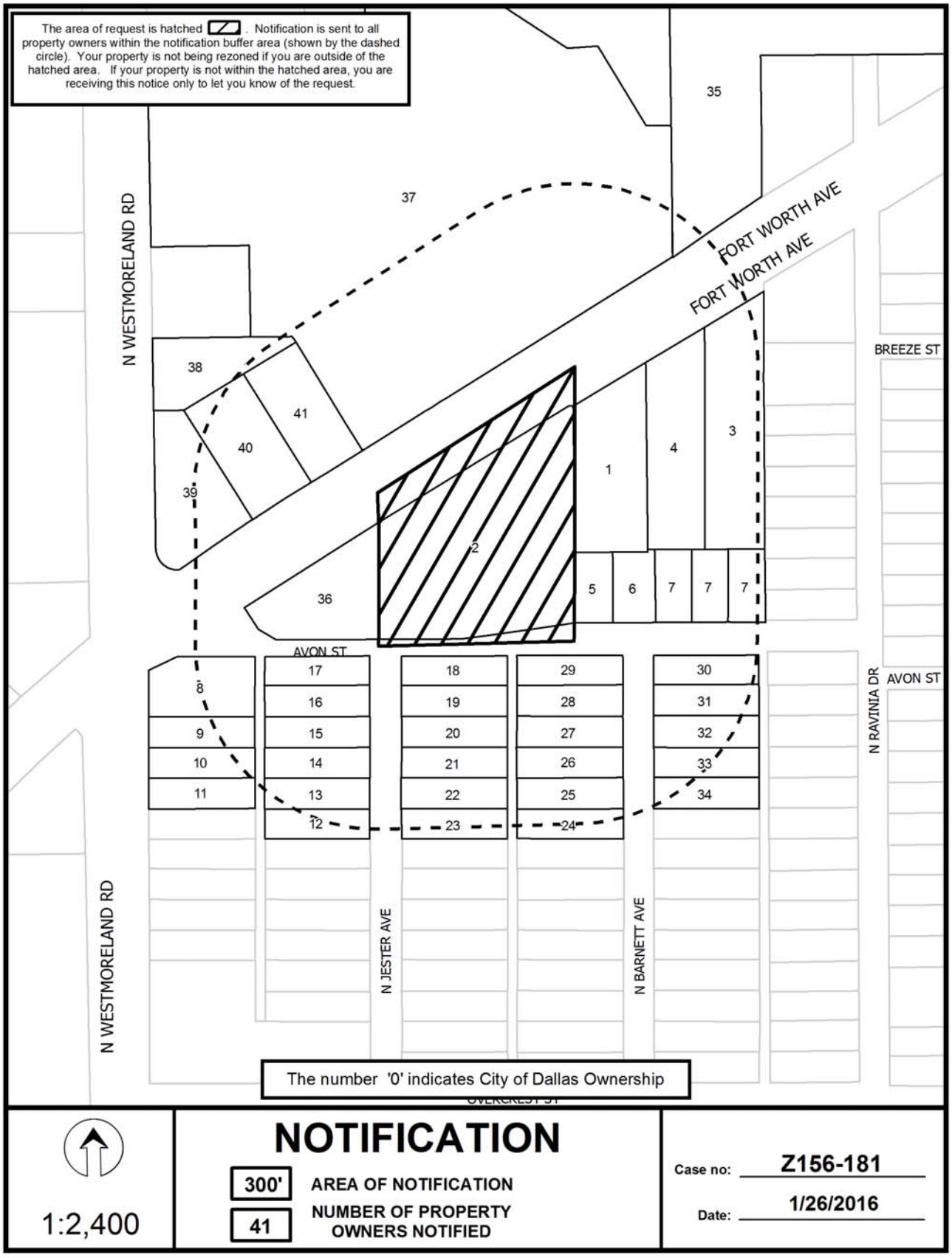
1:6,000

VICINITY MAP

Case no: Z156-181

Date: 1/26/2016


Z834-417
PD 811
(Subarea A)
PD 714
(Subdistrict 5)
N WESTMORELAND RD
SUP
1457
Retail and
personal service
FORT WORTH AVE
FORT WORTH AVE
PD
714
Restaurant
Office
PD
811
PD 811
(Subarea E)
Retail
RR
Single Family
IR
Restaurant
AVON ST
AVON ST
Restaurant
Single Family
NS(A)
N RAVINIA DR
N WESTMORELAND RD
R-7.5(A)
N JESTER AVE
N BARNETT AVE
PD
631
OVERCREST ST
1:2,400
ZONING
AND LAND USE
Case no: Z156-181
Date: 1/26/2016


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.
N WESTMORELAND RD
FORT WORTH AVE
FORT WORTH AVE
BREEZE ST
AVON ST
AVON ST
N RAVINIA DR
N JESTER AVE
N BARNETT AVE
N WESTMORELAND RD
35
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24
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31
32
33
34
The number '0' indicates City of Dallas Ownership
NOTIFICATION
300'
AREA OF NOTIFICATION
41
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z156-181
Date: 1/26/2016

Notification List of Property Owners

Z156-181

41 Property Owners Notified

Label #	*Address*		*Owner*
1	3108	FORT WORTH AVE	LACP PROPERTIES LLC
2	3120	FORT WORTH AVE	PEP BOYS MANNY MOE & JACK
3	3024	FORT WORTH AVE	IRANZAD ALI A &
4	3030	FORT WORTH AVE	CANO LUIS A
5	3103	AVON ST	ACOSTA IRENE
6	3027	AVON ST	CULLAR JAMES W JR
7	3023	AVON ST	LEHE JOYCE A MAGEE
8	920	N WESTMORELAND RD	CHHOR NGOUN KAY
9	914	N WESTMORELAND RD	EVANS NICKEY & PATSY J
10	910	N WESTMORELAND RD	EVANS NICKEY & PATSY
11	906	N WESTMORELAND RD	EVANS NICKEY
12	903	N JESTER AVE	RODRIQUEZ JOSE M ETAL
13	907	N JESTER AVE	SOTO REFUGIO
14	911	N JESTER AVE	OLVERA JUAN
15	915	N JESTER AVE	OLVERA JUAN
16	919	N JESTER AVE	HERNANDEZ ALFONSO &
17	923	N JESTER AVE	HATCHER ELOIS EST OF
18	922	N JESTER AVE	FRIAS MIGUEL & RAMONA
19	918	N JESTER AVE	MORENO CRISTINA
20	914	N JESTER AVE	MARROQUIN RUBEN G
21	910	N JESTER AVE	PERES J TRINIDAD
22	906	N JESTER AVE	ROSALES LUISA
23	902	N JESTER AVE	CP ORIGINATIONS LTD
24	903	N BARNETT AVE	MACHORRO MARIA
25	907	N BARNETT AVE	GONZALEZ MARTIN &
26	911	N BARNETT AVE	LECHUGA SANDRA A

01/26/2016

Label #	*Address*		*Owner*
27	915	N BARNETT AVE	CADENA PORFIRIO G
28	919	N BARNETT AVE	HERNANDEZ CANDELARIO
29	923	N BARNETT AVE	SANCHEZ EFRAIN VARGAS &
30	922	N BARNETT AVE	RODRIGUEZ ELISHA
31	918	N BARNETT AVE	CORPUS LIVING TRUST THE
32	914	N BARNETT AVE	SANCHEZ GRIMALDO JR &
33	910	N BARNETT AVE	HANNAH COMPANY SERIES LLC
34	906	N BARNETT AVE	LOPEZ LILIA
35	3011	FORT WORTH AVE	BUSHMAN JOHN M TR
36	3280	FORT WORTH AVE	ALFONSO RIOS INCORPORATED
37	1050	N WESTMORELAND RD	LIAM LTD
38	1020	N WESTMORELAND RD	PRO QUICK LUBE LLC
39	3233	FORT WORTH AVE	PIZZA HUT OF AMERICA INC
40	3225	FORT WORTH AVE	FORT WORTH AVENUE PLAZA LLC
41	3223	FORT WORTH AVE	STREET PROPERTIES INC

CITY PLAN COMMISSION **THURSDAY, MARCH 3, 2016**

Planner: Olga Torres-Holyoak

FILE NUMBER: Z156-175(OTH) **DATE FILED:** December 28, 2015

LOCATION: East side of Preston Road, South of Frankford Road.

COUNCIL DISTRICT: 12 **MAPSCO:** 5-G

SIZE OF REQUEST: Approx. 6.29 acres **CENSUS TRACT:** 317.08

APPLICANT/OWNER: Caddo Preston Plaza LLC

REPRESENTATIVE: Rob Baldwin

REQUEST: An application for a GO(A) General Office District on property zoned an MO-2 Mid-range Office District.

SUMMARY: The applicant is requesting the zoning change to make the existing retail uses conforming uses. The site is currently developed with a ten-story building and a parking garage. The property is utilized for retail and office uses. On April 8, 2015, the City Council approved an MO-2 Mid-Range Office District with volunteered deed restrictions on the property which was previously zoned a CR Community Retail District (Z134-332). (The application was originally submitted for an MU-3 Mixed Use District with volunteered deed restrictions.) Some of the existing uses were inadvertently made nonconforming by rezoning the property to MO-2 because some of the uses that were permitted by right in the CR District are only allowed as limited used in the MO-2 District. The applicant is not proposing or requesting any changes to the existing deed restrictions.

STAFF RECOMMENDATION: **Approval**

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The proposed GO(A) General Office District will not adversely impact adjacent uses. The proposed zoning district and uses of the property will be compatible with the surrounding zoning and development in the area.

2. *Traffic impact* – The proposed zoning will not have a negative impact on the existing street system.

3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas!* Comprehensive Plan identifies the area as a Commercial Center or Corridor Building Block. The proposed zoning is consistent with the Commercial Center or Corridor Building Block.

Background:

1. In 1989, the City of Dallas made a zoning classification to the entire City. As a result, the property was rezoned from an SC Shopping Center District to a CR Community Retail District. This change made the existing development of the property nonconforming. The CR District maximum height allowed is 54 feet and 4 stories, while the SC Shopping Center District allows a maximum height of 240 feet.

2. On February 17, 2015, the Board of Adjustment approved a special exception (BDA145-025) to the sign regulations on the subject property.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Preston Road	Major Arterial	120 feet

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction reviewed the proposed zoning and determined it will not have a negative impact on the existing street system.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several GO(A) and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan classifies the area as a Commercial Centers or Corridors Building Block.

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

Land Use Compatibility:

	Zoning	**Land Use**
Site	MO-2	Office uses
North	PD No. 425 (for CR uses and mini-warehouse)	Mini-warehouse, retail uses
East	MF-2(A)	Multifamily
South	CR & SUP No. 1148	Mini-warehouse and retail uses
West	CR	Retail uses, multifamily and single family

The surrounding uses are mini-warehouse and retail uses to the north and south; multifamily to the east; and retail, multifamily and single family to the west (across from Preston Road).

The 2015 zoning change in the subject property made the retail and personal service uses existing at the time nonconforming. The deed restrictions approved at the same time prohibit certain uses and impose some limitations in the development. These restrictions include but are not limited to number of stories, maximum height, and additional height regulations.

The MO-2 District limits several uses including those under the permitted "Retail and personal services" category to 10 percent of the floor area of the building. However, the GO(A) District only limits those uses under the permitted "Retail and personal services" category to 10 percent of the floor area of the building and does not restrict building entrances and signage for those uses.

Development Standards:

DISTRICT	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
MO-2 Mid-range office – 2 With Deed Restrictions	15'	20' adjacent to residential OTHER: No Min.	3.0 FAR	160' 12 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, lodging – limited retail & personal service uses
Proposed							
GO(A)General office	15'	20' adjacent to residential OTHER: No Min.	4.0 FAR	270' 20 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, lodging – limited retail & personal service uses

EXISTING DEED RESTRICTIONS

150696

DEED RESTRICTIONS

THE STATE OF TEXAS)
)
COUNTY OF DALLAS)

KNOW ALL PERSONS BY THESE PRESENTS:

I.

The undersigned, Caddo Preston Plaza, LLC ("the Owner"), is the owner of the following described property ("the Property"), being all of Lot 1, City Block J/8729, City of Dallas ("City"), Collin County, Texas, and being that same tract of land conveyed to the Owner by American Bank of Texas, by deed dated January 31, 2014, and recorded in Instrument Number 20140131000096040, in the Deed Records of Collin County, Texas.

BEING all of Lot 1 Block J/8729; fronting approximately 599 feet on the west line of Preston Road; and containing approximately 6.29 acres.

II.

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

1. The following main uses are not permitted:

   Industrial uses.
   -- Gas drilling and production.

   Lodging uses.
   -- Overnight general purpose.

   Office uses.
   -- Alternative financial establishment.

2. The following main use is allowed by SUP ONLY:

   Utility and public service uses.
   -- Local utilities. *[SUP]*

3. Maximum height is 140 feet. Antenna, elevator penthouse or bulkhead, mechanical equipment, and related structures may project an additional 12 feet above the maximum height.

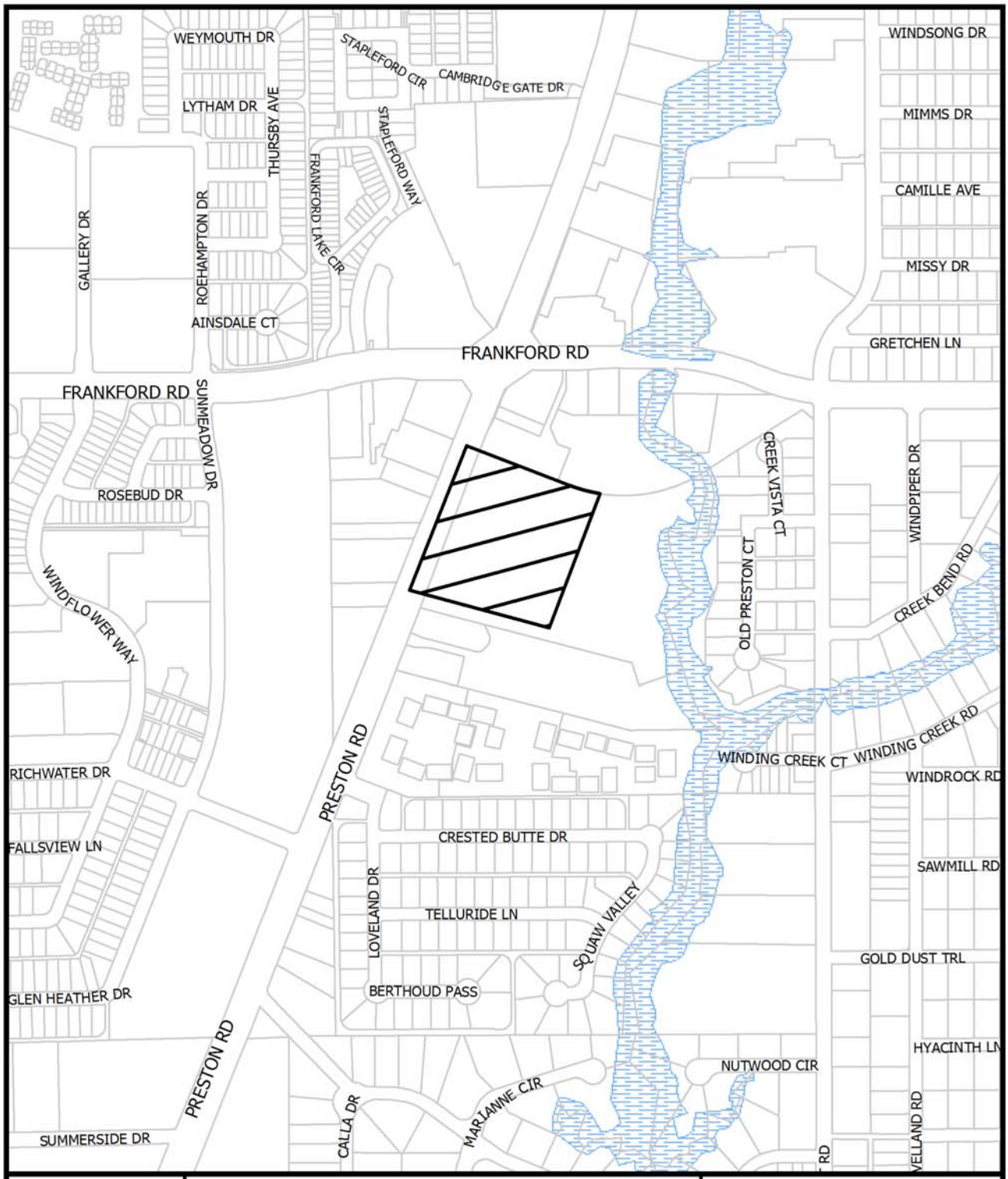
4. Maximum number of stories above grade is 10.

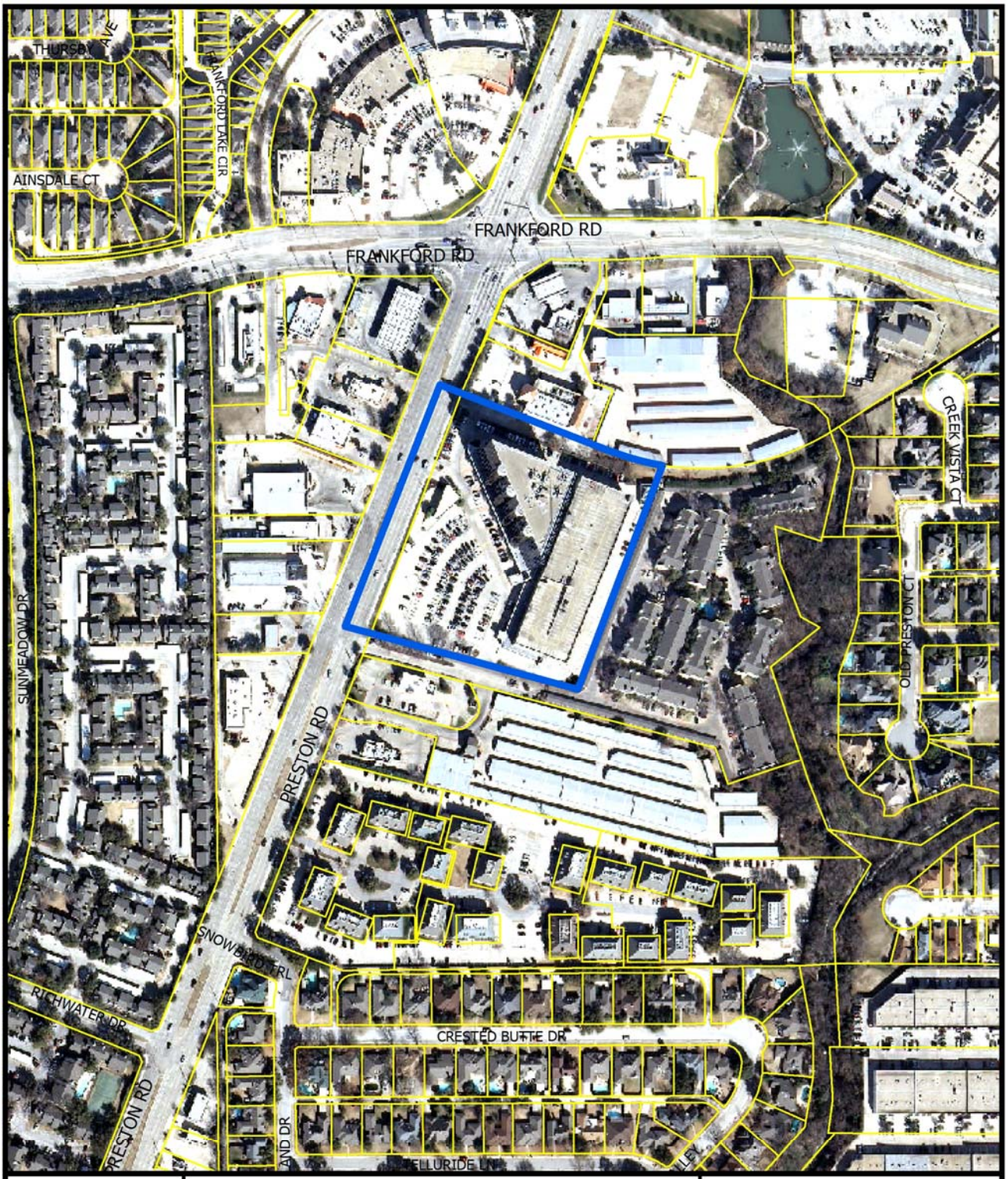
Partners and Principles
17950 Preston Road

Caddo Preston Plaza LLC

Caddo Preston Plaza GP, LLC

Dustin Schillin, managing partner
Tim Slaughter, managing partner
Justin Engler, managing partner


WEYMOUTH DR
STAPLEFORD CIR
CAMBRIDGE GATE DR
LYTHAM DR
THURSBY AVE
STAPLEFORD WAY
FRANKFORD LAKE CIR
GALLERY DR
ROEHAMPTON DR
AINSDALE CT
FRANKFORD RD
WINDSONG DR
MIMMS DR
CAMILLE AVE
MISSY DR
GRETCHEN LN
SUNMEADOW DR
ROSEBUD DR
WINDFLOWER WAY
CREEK VISTA CT
OLD PRESTON CT
WINDPIPER DR
CREEK BEND RD
WINDING CREEK CT
WINDING CREEK RD
WINDROCK RD
RICHWATER DR
PRESTON RD
CRESTED BUTTE DR
FALLSVIEW LN
SAWMILL RD
LOVELAND DR
TELLURIDE LN
SQUAW VALLEY
GOLD DUST TRL
GLEN HEATHER DR
BERTHOUD PASS
HYACINTH LN
NUTWOOD CIR
MARIANNE CIR
CALLA DR
SUMMERSIDE DR
1:6,000
VICINITY MAP
Case no: Z156-175
Date: 1/26/2016

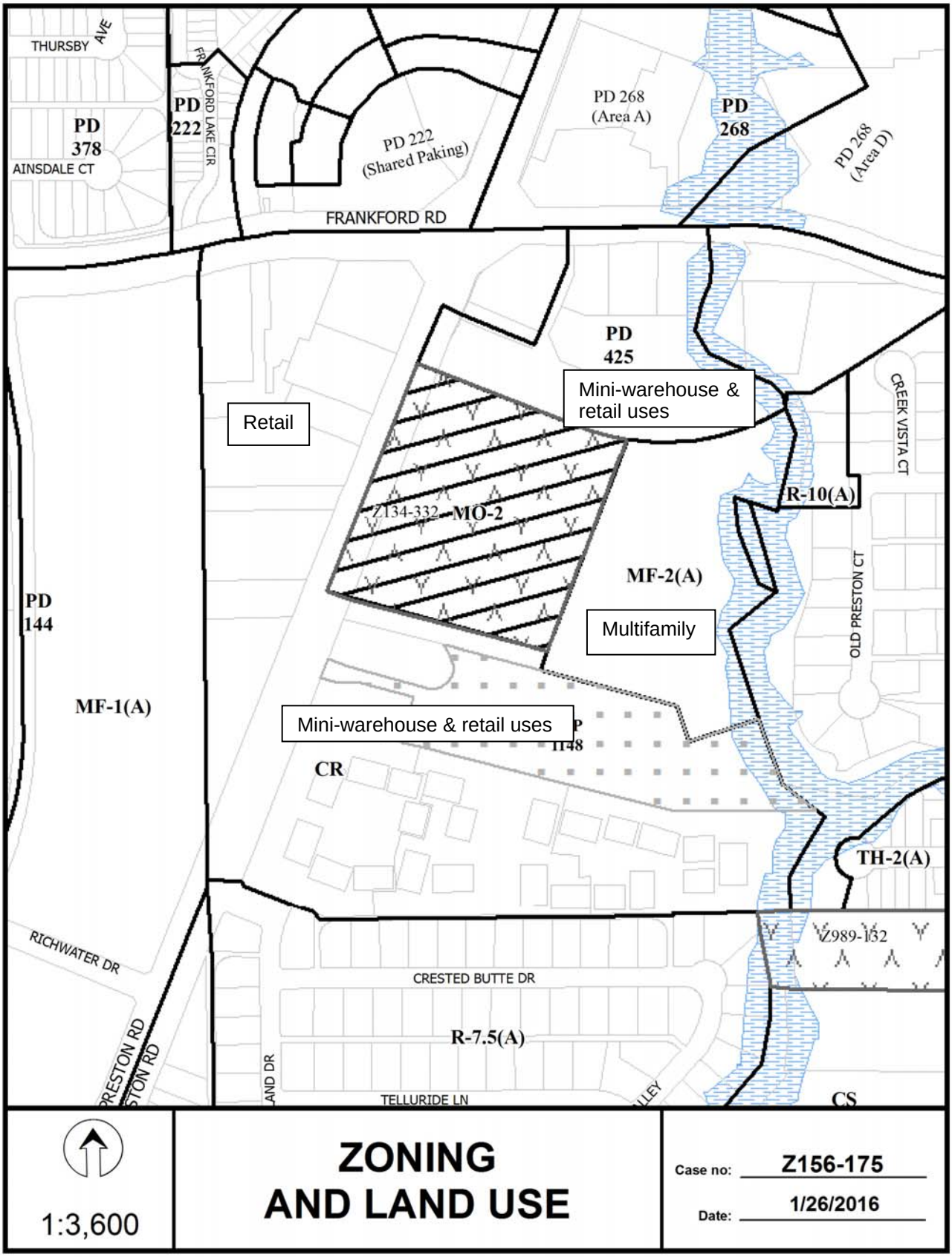


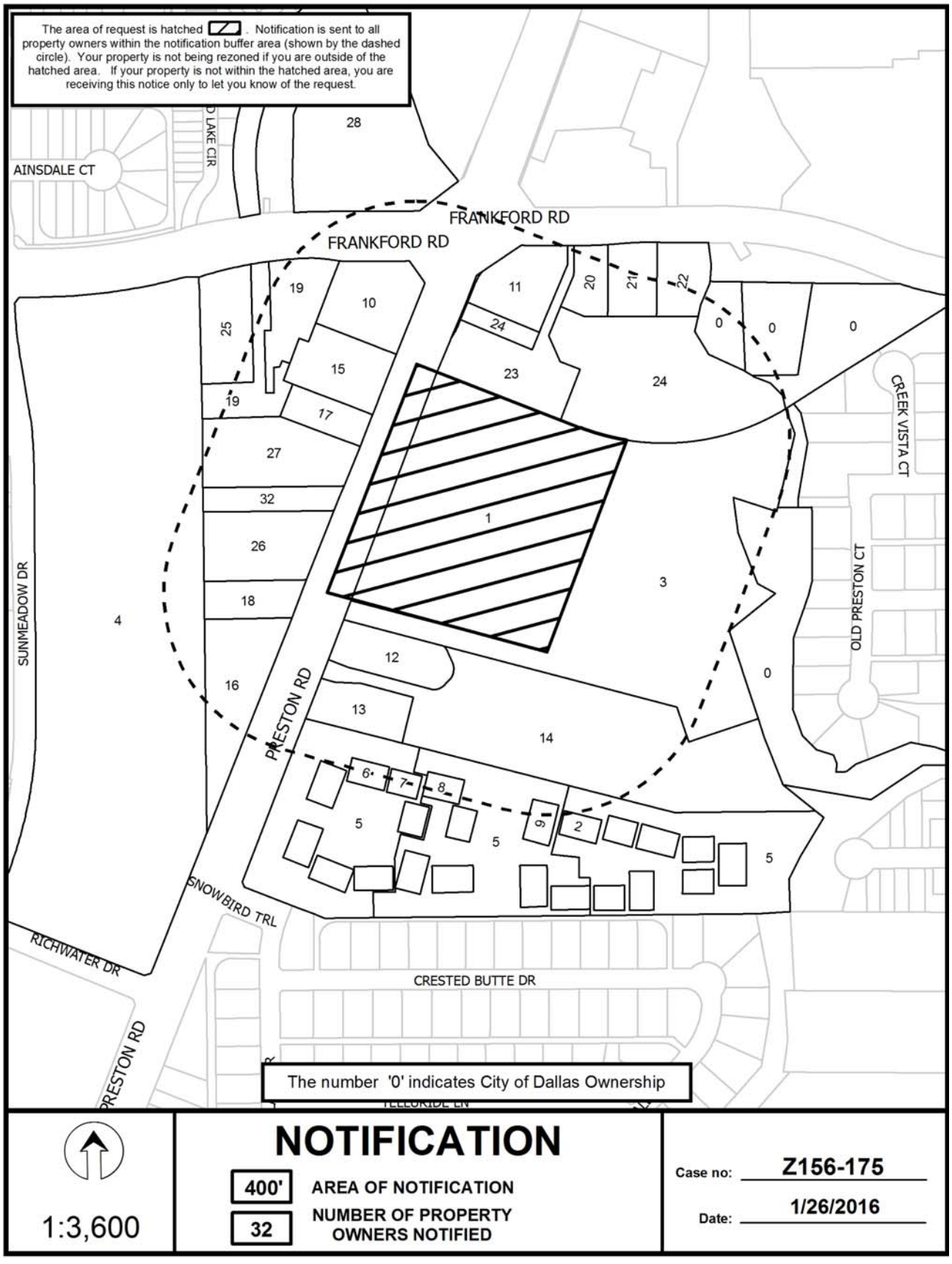
1:3,600

AERIAL MAP

Case no: Z156-175

Date: 1/26/2016


THURSBY AVE
PD 378
AINSDALE CT
PD 222
FRANKFORD LAKE CIR
PD 222 (Shared Paking)
PD 268 (Area A)
PD 268
PD 268 (Area D)
FRANKFORD RD
PD 425
Mini-warehouse & retail uses
Retail
CREEK VISTA CT
R-10(A)
Z134-332
MO-2
MF-2(A)
Multifamily
OLD PRESTON CT
PD 144
MF-1(A)
Mini-warehouse & retail uses
CR
TH-2(A)
Z989-132
RICHWATER DR
CRESTED BUTTE DR
R-7.5(A)
TELLURIDE LN
CS
1:3,600
ZONING AND LAND USE
Case no: Z156-175
Date: 1/26/2016


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.
AINSDALE CT
FRANKFORD RD
FRANKFORD RD
CREEK VISTA CT
OLD PRESTON CT
SUNMEADOW DR
PRESTON RD
SNOWBIRD TRL
RICHWATER DR
CRESTED BUTTE DR
PRESTON RD
The number '0' indicates City of Dallas Ownership
NOTIFICATION
400'
AREA OF NOTIFICATION
32
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z156-175
Date: 1/26/2016

01/26/2016

Notification List of Property Owners

Z156-175

32 Property Owners Notified

Label #	*Address*		*Owner*
1	17950	PRESTON RD	CADDO PRESTON PLAZA LLC
2	17772	PRESTON RD	17772 PRESTON LLC
3	17878	PRESTON RD	WESTDALE POLO CLUB LTD
4	17717	PRESTON RD	SUMMER VILLAS APARTMENTS LLC
5		PRESTON RD	G O C ASSOCIATION INC
6	17742	PRESTON RD	NIDO PROPERTIES LLC
7	17744	PRESTON RD	BLACK THOMAS E JR &
8	17754	PRESTON RD	EZ ESTATES LLC
9	17770	PRESTON RD	EVC PROPERTIES LLC
10	18081	PRESTON RD	CCMR 18 LLC
11	18008	PRESTON RD	OOZI INVESTMENTS INC
12	17858	PRESTON RD	GVD COMMERCIAL PROPERTIES INC
13	17848	PRESTON RD	GOOD TAC REMAINDER IV LLC
14	17854	PRESTON RD	ESS PRISA II TX LP
15	17981	PRESTON RD	WENDY'S INTERNATIONAL INC
16	17879	PRESTON RD	RETAIL BUILDINGS INC
17	17977	PRESTON RD	DF2 LLC
18	17885	PRESTON RD	J WILSON PROPERTIES LLC
19	6150	FRANKFORD RD	FONBERG REAL ESTATE INVESTMENTS LTD
20	6330	FRANKFORD RD	ROYSS LLC
21	6340	FRANKFORD RD	KWIK SUDS CAR WASH LLC
22	6350	FRANKFORD RD	JEON'S MANAGEMENT LLC
23	18000	PRESTON RD	BEHNAM ORIENTAL RUG CORP
24	18004	PRESTON RD	SHURGARD TEXAS LP3
25	6110	FRANKFORD RD	FONBERG REAL ESTATE INVESTMENTS LTD
26	17899	PRESTON RD	SAAD BASEL

01/26/2016

Label #	*Address*		*Owner*
27	17931	PRESTON RD	ZINCO ENTERPRISES INC
28	18101	PRESTON RD	PRESTON EXCHANGE PROPERTY LLC
29		STATE HWY 289 (PRESTON RD)	STATE OF TEXAS
30		FRANKFORD RD	STATE OF TEXAS
31			STATE OF TEXAS
32	17921	PRESTON RD	ALLAHYARI MANSOUR &

CITY PLAN COMMISSION **THURSDAY, MARCH 3, 2016**

Planner: Olga Torres-Holyoak

FILE NUMBER: Z156-178(OTH) **DATE FILED:** January 6, 2016

LOCATION: Southeast corner of West Kiest Boulevard and Ledbetter Drive

COUNCIL DISTRICT: 3 **MAPSCO:** 52-W

SIZE OF REQUEST: Approx. 13.05 acres **CENSUS TRACT:** 165.20

APPLICANT / OWNER: WWF Operating Company c/o Harold Gingsburg

REPRESENTATIVE: Barry Knight & Brad Williams, Winstead PC

REQUEST: An application for an IR Industrial/Research District on property zoned an A(A) Agricultural District.

SUMMARY: The applicant requests to rezone property adjacent to property they own that is already zoned IR. The applicant is not proposing any specific use or development on the property at this time.

STAFF RECOMMENDATION: **Approval**

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The proposed zoning district will be consistent with the existing development in the surrounding area. The property is surrounded by industrial, institutional and undeveloped uses.

2. *Traffic impact* – The proposed development is located on a principal arterial street. The existing street system can accommodate the request.

3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas!* Comprehensive Plan states that this area is within the Industrial Building Block. The requested zoning district is consistent with the Industrial Building Block.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
West Kiest Blvd.	Principal Arterial	120 feet
Ledbetter Drive	Local	100 feet

STAFF ANALYSIS:

Comprehensive Plan:

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

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

for freight purposes. Street lanes are wide and intersections are large. Transit, sidewalks and other pedestrian improvements are limited.

IR Industrial Research districts have the least intense industrial uses. They also exclude more intense commercial uses. Given the existing area, the request is generally in conformance with the Comprehensive Plan.

Surrounding Land Uses:

	Zoning	Land Use
Site	A(A)	Undeveloped
North	A(A)	Undeveloped
East	IR	Undeveloped & industrial complex
South	IR	Industrial and warehouse use
West	MF-1(A)	Institutional (Centro Parroquial Comunitario)

Land Use Compatibility:

The request site is approximately 1.99 acres and is currently undeveloped. The property is currently surrounded by undeveloped land and industrial and warehouse uses. There are no residential or retail uses in the area.

Parking:

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

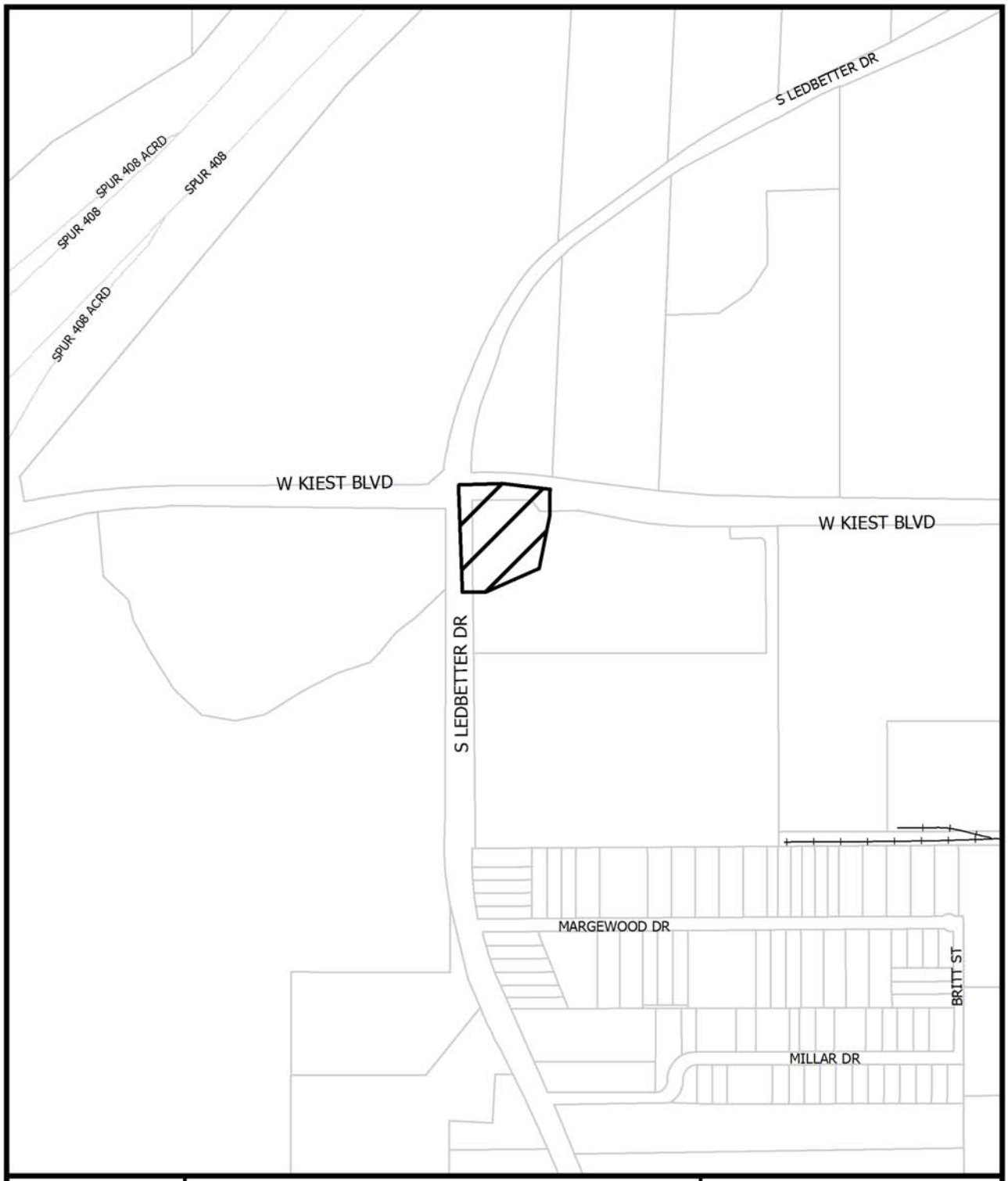
Landscaping:

All landscaping for any development must comply with the requirements of Article X.

Partners & Principles

WWF Operating Company

Gregg L. Engles
Kelly J. Haecker
Blaine E. McPeak
Kevin C. Yost
Bernard P.J. Deryckere
Edward F. Fugger
Roger E. Theodoredi
Thomas N. Zanetich



1:6,000

VICINITY MAP

Case no: Z156-178

Date: 1/20/2016

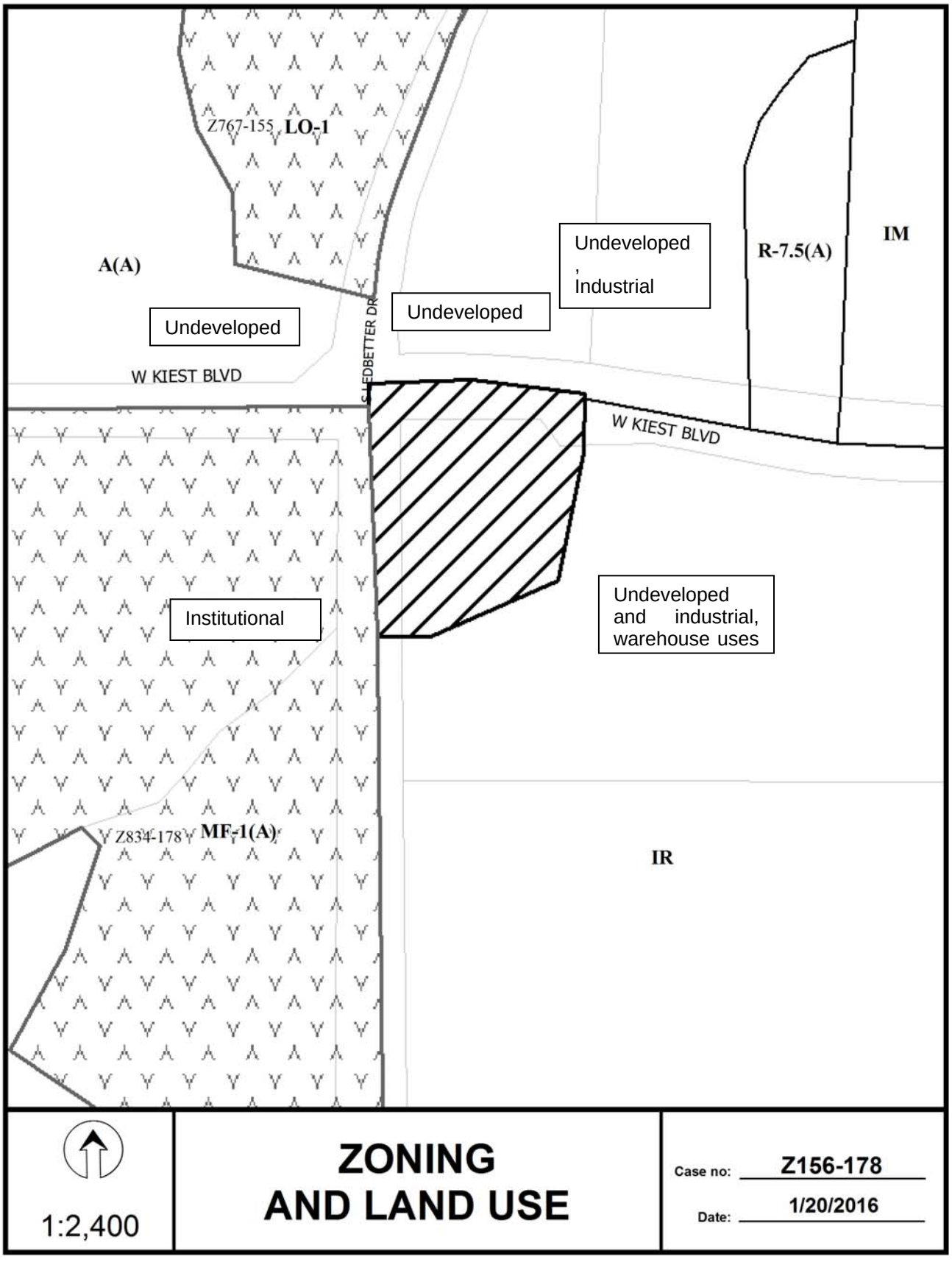


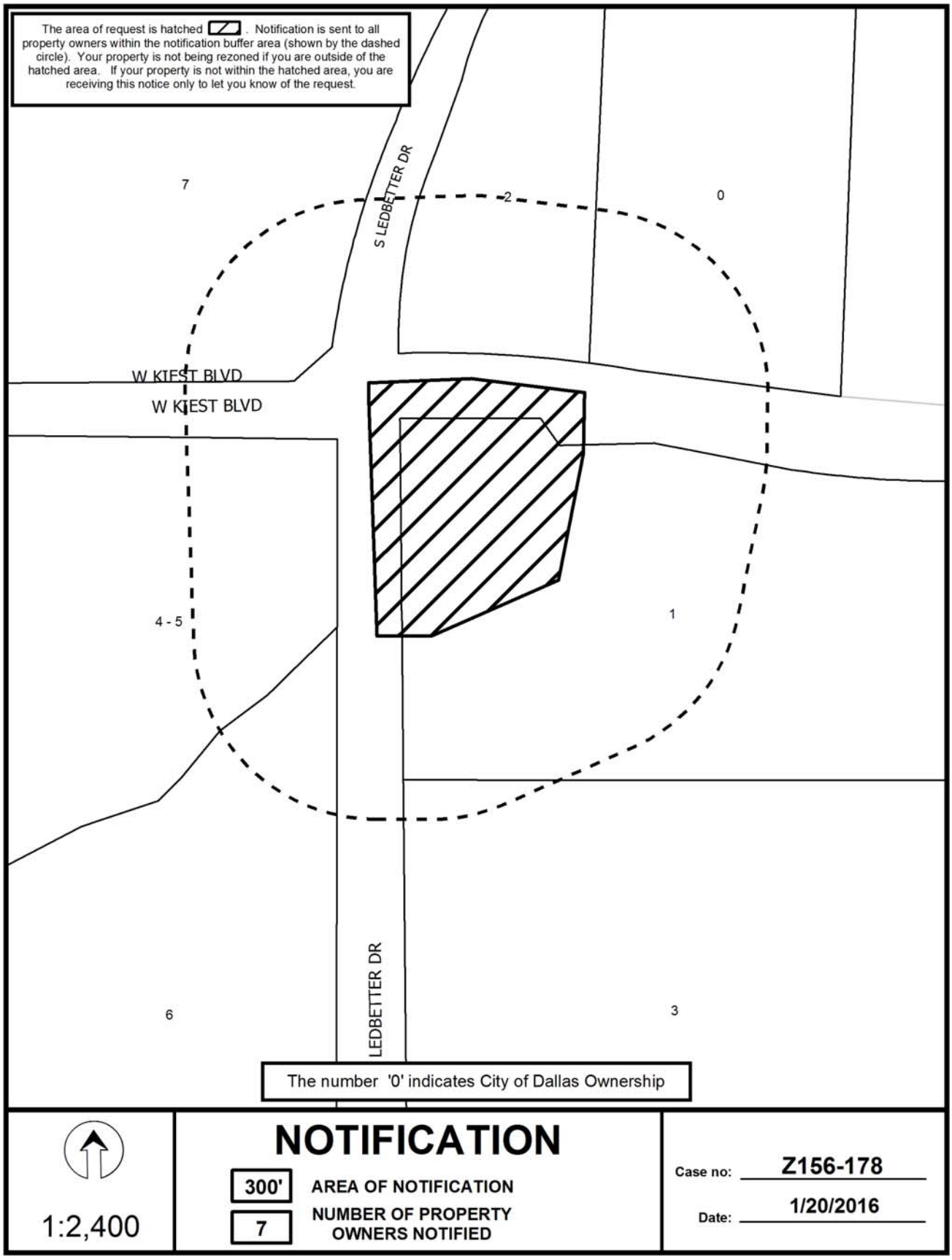
1:2,400

AERIAL MAP

Case no: Z156-178

Date: 1/20/2016


Z767-155
LO-1
A(A)
Undeveloped
Undeveloped
Undeveloped, Industrial
R-7.5(A)
IM
W KIEST BLVD
SLEDBETTER DR
W KIEST BLVD
Institutional
Undeveloped and industrial, warehouse uses
Z834-178
MF-1(A)
IR
1:2,400
ZONING AND LAND USE
Case no: Z156-178
Date: 1/20/2016


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.
S LEDBETTER DR
W KIEST BLVD
W KIEST BLVD
LEDBETTER DR
7
2
0
4 - 5
1
6
3
The number '0' indicates City of Dallas Ownership
NOTIFICATION
300'
AREA OF NOTIFICATION
7
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z156-178
Date: 1/20/2016

01/20/2016

Notification List of Property Owners

Z156-178

7 Property Owners Notified

Label #	*Address*		*Owner*
1	5800	W KIEST BLVD	8600 ROYAL INC
2	3000	S LEDBETTER DR	UNITED STATES OF AMERICA
3	5800	W KIEST BLVD	LBA RV COMPANY I LLC
4	6000	W KIEST BLVD	ROMAN CATHOLIC DIOCESE OF DALLAS
5	6000	W KIEST BLVD	ROMAN CATHOLIC DIOCESE OF DALLAS THE
6	7500	W KIEST BLVD	SOUTHWEST REG CONF ASSN OF
7	3001	S LEDBETTER DR	UNITED STATES OF AMERICA

CITY PLAN COMMISSION **THURSDAY, MARCH 3, 2016**

Planner: Olga Torres-Holyoak

FILE NUMBER: Z156-180(OTH) **DATE FILED:** January 8, 2016

LOCATION: South side of Farrington Street, east of Crampton Street

COUNCIL DISTRICT: 6 **MAPSCO:** 44-B

SIZE OF REQUEST: Approx. 0.2917 acres **CENSUS TRACT:** 100.00

APPLICANT / OWNER: 2323 Farrington, LLC

REPRESENTATIVE: Tommy Mann, Winstead PC

REQUEST: An application for an MU-1 Mixed Use District on property zoned an IR Industrial/Research District.

SUMMARY: The applicant is requesting the zoning change to transform the existing 7,800 square foot building into two dwelling units.

STAFF RECOMMENDATION: **Approval**

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The proposed zoning district will be consistent with the existing development in the surrounding area and with the current development and redevelopment trends in the area. The property is surrounded by office, some commercial, parking lot/undeveloped and some vacant structures.

2. *Traffic impact* – The proposed development is located on a local street. The existing street system can accommodate the request.

3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas!* Comprehensive Plan states that this area is within the Urban Mixed-Use Building Block. The requested zoning district is consistent with the Urban Mixed-Use Building Block.

Zoning History: There have not been any zoning changes in the vicinity within the last five years. However, there have been over five zoning cases for mixed use zoning districts within over 2,000 feet to the north and east of the subject property.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Farrington Street	Principal Arterial	80 feet

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan classifies the area as Urban-Mixed Use Building Block.

The Urban Mixed-Use Building Block incorporates a vibrant mix of residential and employment uses at a lower density than the Downtown Building Block. These areas are typically near Downtown, along the Trinity River or near major transit centers. Examples include Uptown, the City Place/West Village area, Stemmons Design District, Cedars and Deep Ellum. Urban Mixed-Use Building Blocks provide residents with a vibrant blend of opportunities to live, work, shop and play within a closely defined area. Buildings range from high-rise residential or midrise commercial towers to townhomes

and small corner shops. Good access to transit is a critical element. Similar to Downtown, the Urban Mixed-Use Building Blocks offer employment and housing options and are important economic growth areas for businesses. People on foot or bike can enjoy interesting storefronts at ground level with benches, public art, on-street parking and wide sidewalks, creating an appealing streetscape. Large parking areas and other auto-oriented land uses are typically located at the edges.

The proposed MU-1 District is generally in conformance with the Comprehensive Plan.

Surrounding Land Uses:

	Zoning	Land Use
Site	IR	Vacant building
North	IR	Office uses, parking lot/undeveloped
East	IR	Offices, vacant structures
South	IR	Offices & vacant structures
West	MF-1(A)	Offices, vacant structures

Land Use Compatibility:

The request site is approximately 0.2917 acres and is currently developed with an approximately 7,800 square feet one story structure. The property is currently surrounded by office and retail uses and vacant structures.

Parking:

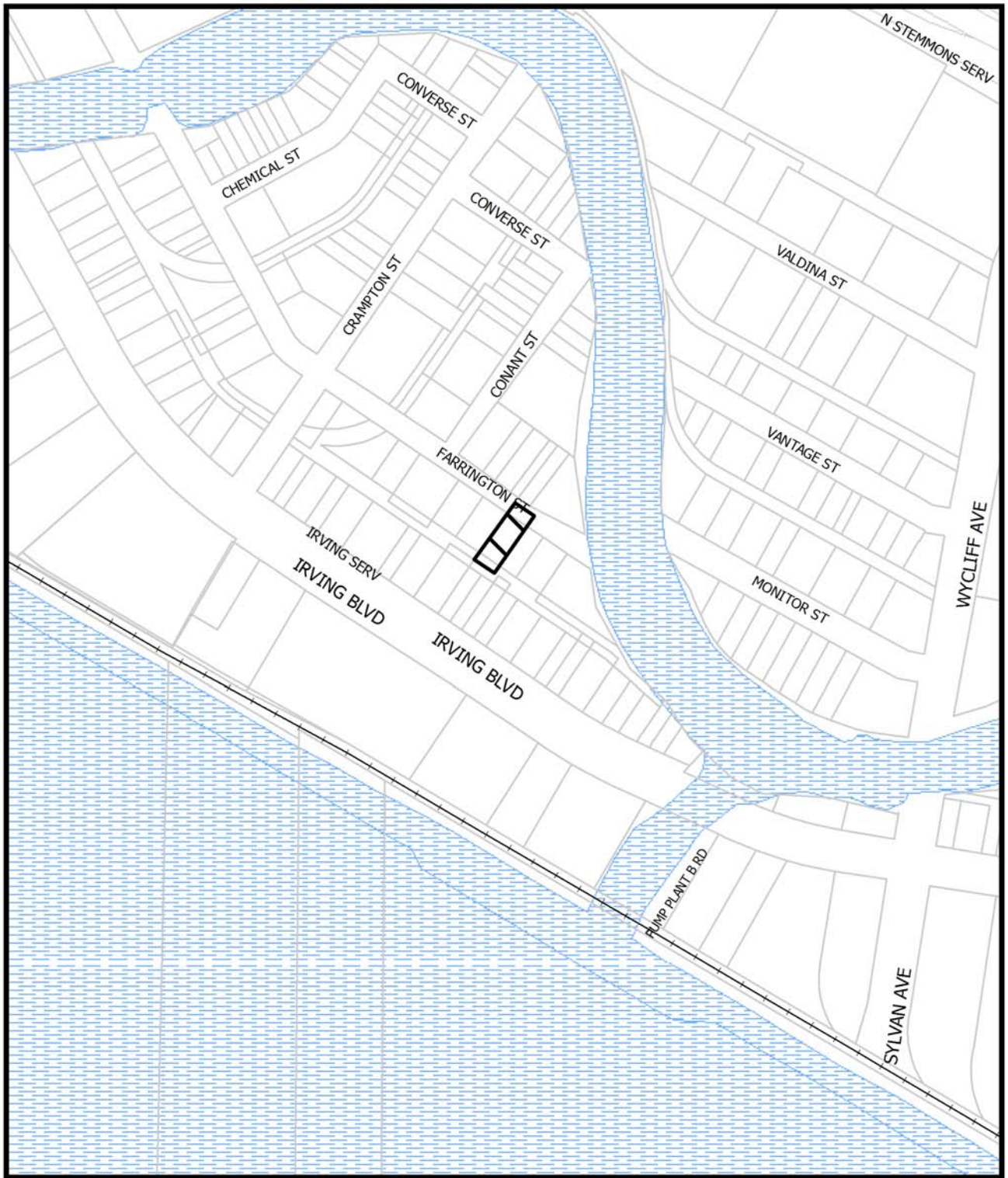
Pursuant to the Dallas Development Code, off-street parking and loading must be provided in accordance with Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

Landscaping:
All landscaping for any development must comply with the requirements of Article X.

Partners & Principles

Owner/Applicant: **2323 Farrington, LLC**

- R.L. Ross III and Mary G. Ross (jointly) (Member/Managers)
- Britton B. Banowsky and Cynthia Banowsky (jointly) (Member/Managers)


N STEMMONS SERV
CONVERSE ST
CHEMICAL ST
CONVERSE ST
VALDINA ST
CRAMPTON ST
CONANT ST
VANTAGE ST
FARRINGTON ST
IRVING SERV
IRVING BLVD
IRVING BLVD
MONITOR ST
WYCLIFF AVE
PUMP PLANT B RD
SYLVAN AVE
1:4,800
VICINITY MAP
Case no: Z156-180
Date: 2/2/2016

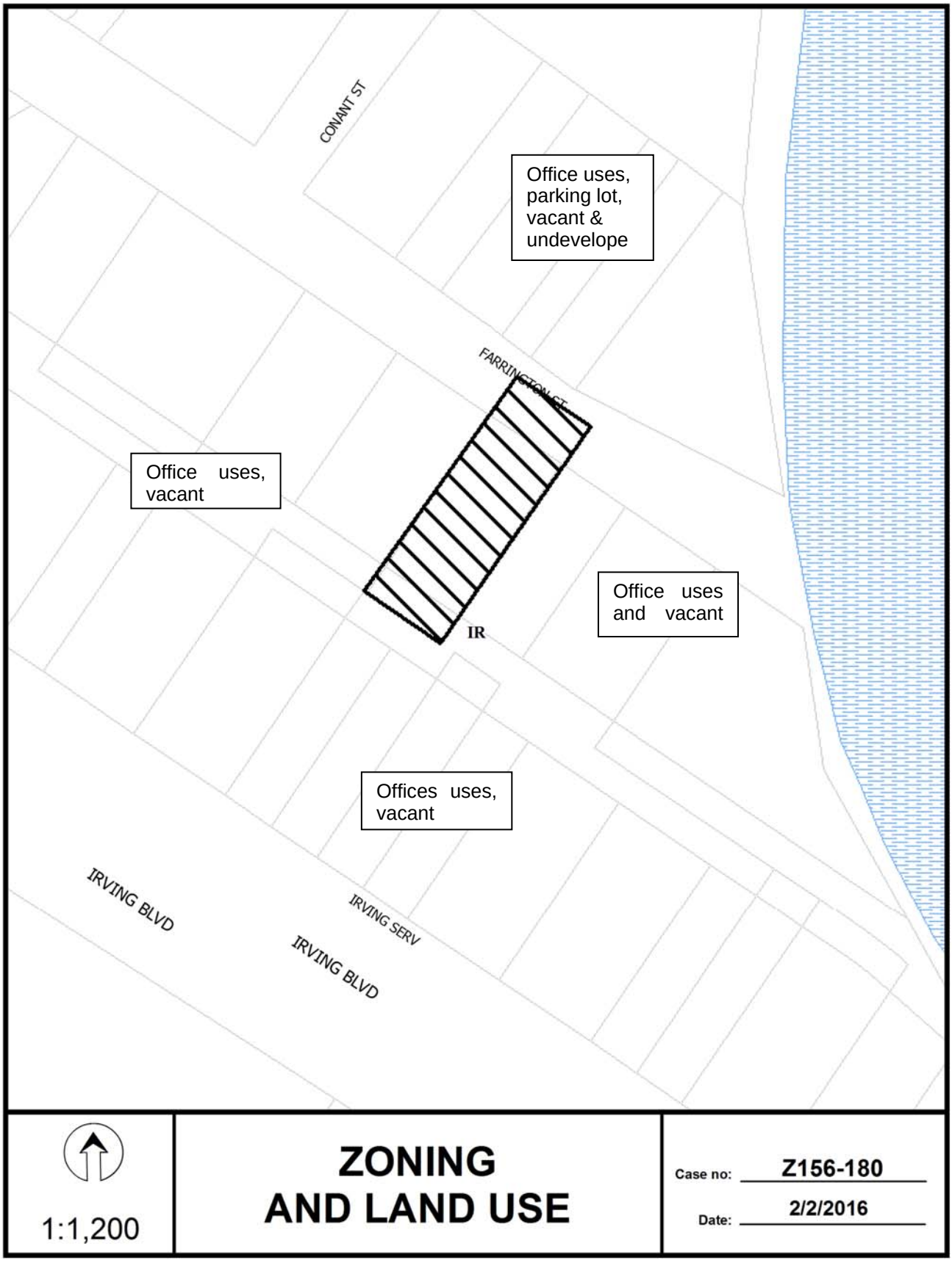


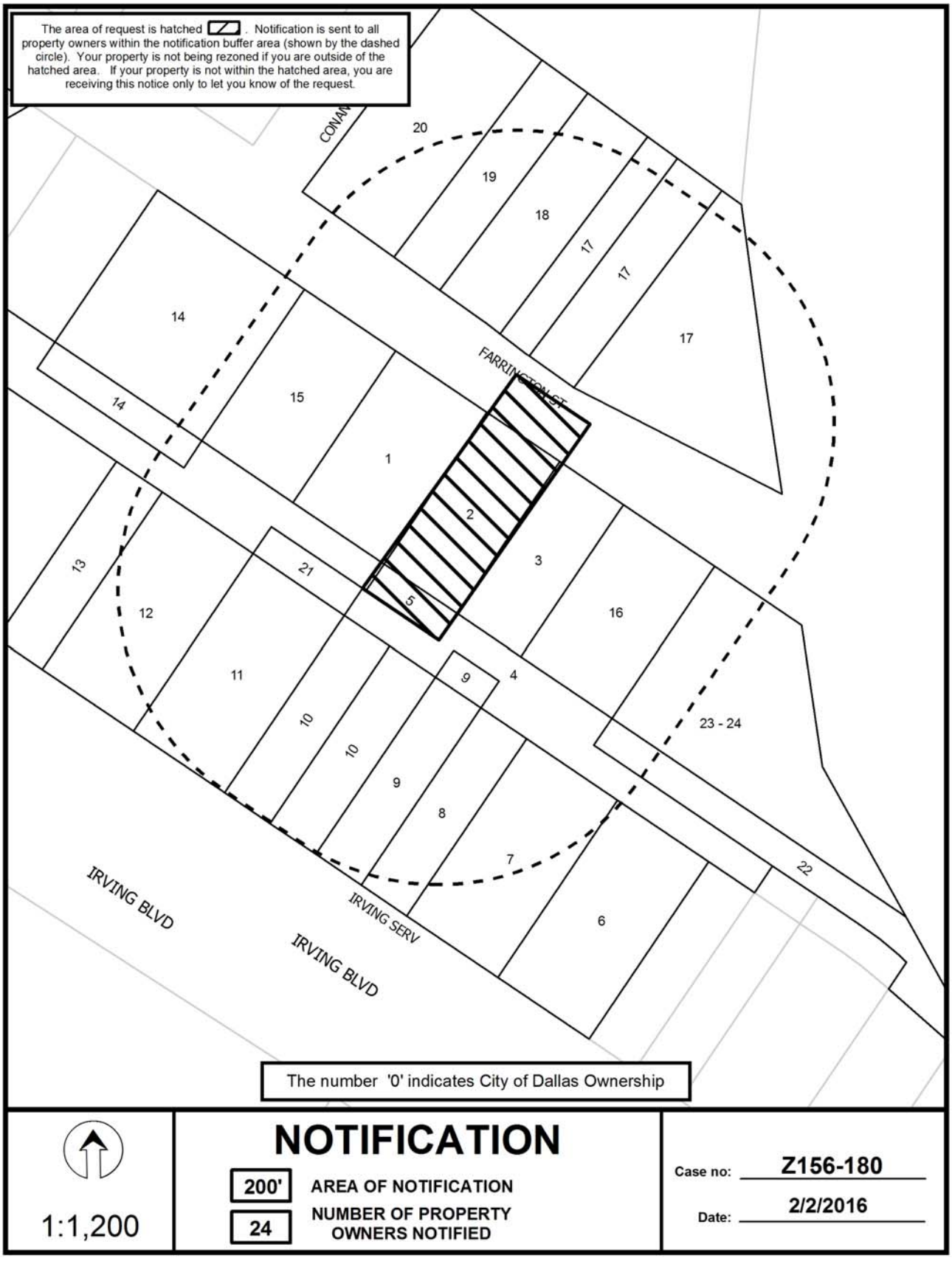
1:1,200

AERIAL MAP

Case no: Z156-180

Date: 2/2/2016


CONANT ST
Office uses, parking lot, vacant & undevelope
FARRINGTON ST
Office uses, vacant
IR
Office uses and vacant
Offices uses, vacant
IRVING BLVD
IRVING SERV
IRVING BLVD
1:1,200
ZONING AND LAND USE
Case no: Z156-180
Date: 2/2/2016


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.
CONAN
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23 - 24
22
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
24
NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: Z156-180
Date: 2/2/2016

02/02/2016

Notification List of Property Owners

Z156-180

24 Property Owners Notified

Label #	*Address*		*Owner*
1	2331	FARRINGTON ST	FEGAN FINE ART
2	2323	FARRINGTON ST	2323 FARRINGTON LLC
3	2319	FARRINGTON ST	ATWELL PARTNERS LTD
4	2300	FARRINGTON ST	IPENEMA INVESTMENTS LTF
5	2310	FARRINGTON ST	DEIS JEANNE R
6	2356	IRVING BLVD	TIRAOUI KHAWLA
7	2360	IRVING BLVD	2360 IRVING BLVD LLC
8	2366	IRVING BLVD	ALGODON PROPERTIES LLC
9	2372	IRVING BLVD	IMAGERY MARKETING DESIGN INC
10	2404	IRVING BLVD	DEB ASSETS LTD
11	2412	IRVING BLVD	BESS M SANDERS LIV TR
12	2420	IRVING BLVD	NUSSBAUMER MICHELLE A & BERNARD L
13	2428	IRVING BLVD	DREYFUS BETSY & LYNN TRST
14	2403	FARRINGTON ST	SILVERTON MOON REAL
15	2341	FARRINGTON ST	MCKINNEY & FANNIN PROPERTIES LTD
16	2311	FARRINGTON ST	MAYS WILLIAM G LF EST
17	2320	FARRINGTON ST	JSI CONANT LLC
18	2328	FARRINGTON ST	RFVW LLC
19	2336	FARRINGTON ST	DONOHUE JOSEPH &
20	2344	FARRINGTON ST	WEITSON CORP
21	2412	IRVING BLVD	SANDERS BESS
22	2312	FARRINGTON ST	GODSPEED HOLDING LLC
23	2303	FARRINGTON ST	VILLANUEVA MARCELINO &
24	2303	FARRINGTON ST	RODENHAVER CINDY ZELAZNY

CITY PLAN COMMISSION **THURSDAY, MARCH 3, 2016**

Planner: Sarah May

FILE NUMBER: Z156-174(SM) **DATE FILED:** December 28, 2015

LOCATION: Northwest corner of Lyndon B. Johnson Freeway and Blossomheath Lane

COUNCIL DISTRICT: 11 **MAPSCO:** 16N

SIZE OF REQUEST: Approximately 6.734 acres **CENSUS TRACT:** 136.10

APPLICANT/ OWNER: Park Central Baptist Church

REPRESENTATIVE: Robert Reeves & Associates, Inc.

REQUEST: An application for a Specific Use Permit for private school and to repeal Specific Use Permit No. 67 for a church recreation center on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of this request is for a private school. The school will utilize a portion of Park Central Baptist Church's property.

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

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval of staff's recommended conditions based upon:

1. *Compatibility with surrounding uses and community facilities* – The proposed use is compatible with the surrounding area. The school will is not requesting any additional changes to the site and the traffic from drop-off and pick-up times will circulate from the LBJ access road through the parking lot and back onto the LBJ access road as prescribed in the traffic management plan.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The services of the proposed school will provide a service to this area of the city.

3. *Not a detriment to the public health, safety, or general welfare* – The Traffic Safety and Engineering Sections have approved the application with periodic updates to the traffic management plan as specified in the specific use permit conditions.

4. *Conforms in all other respects to all applicable zoning regulations and standards* – Based on information depicted on the site plan, the request will comply with all applicable zoning regulations and standards. No variances or exceptions are proposed. All proposed improvements will require compliance with the building code and require final inspection compliance with the site plan.

BACKGROUND INFORMATION

According to a site plan that was used for a permit to construct a corridor to connect the administration building to the gymnasium building (permit 0904291066), the buildings on the request site were erected in this order:

- 1963: The two-story administration building was constructed in the southeast corner with approximately 9,173 square feet.

- 1970: The two-story Sunday school building was constructed just north of the administration building with approximately 4,918 square feet.

- 1975: The one-story gymnasium building was constructed just west of the administration building with approximately 14,922 square feet.

- 1991: The one-story sanctuary building was constructed west of the gymnasium building with approximately 10,776 square feet.

Zoning History: There has been one recent zoning case in the vicinity in the last five years.

1. **Z112-277**: On November 14, 2012 the City Council approved an application to amend the deed restrictions on property zoned an MU-1 (SAH) Mixed Use District (Affordable) with Specific Use Permit No. 1454 for a detached non-premise sign at the northeast corner of LBJ Freeway and Meandering Way.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed Dimension
LBJ Freeway	Interstate Highway	Varies
Blossomheath Lane	Local	50' ROW

Traffic:

The Traffic Safety Engineering Section of the Department of Street Services and the Engineering Section of Sustainable Development and Construction have reviewed the request and recommended approval of the application subject to the traffic management plan.

Comprehensive Plan:

The request site is identified as being located along a *Commercial Center or Corridor* on the ***forwardDallas!*** **Vision Illustration**, adopted June 2006. Commercial Centers or Corridors primarily function as service and job destinations and are similar to Business Centers or Corridors, but are smaller and incorporate less density. These corridors, commonly at the intersection of major streets, are easily accessed via automobiles. In addition to jobs and services, Commercial Centers or Corridors also may include multifamily housing in low- to mid-rise apartment buildings or condominiums. Landscaping and urban design will enhance the visitor's experience and is used to separate sidewalks from major roads and define pedestrian routes in large parking lots. For large shopping centers, this may involve adding public plazas or other "town center" features. Public transit enhancements as well as quality access and visibility are important components of successful auto-oriented development.

The request is consistent with this Building Block.

STAFF ANALYSIS:

Land Use Compatibility:

	Zoning	Land Use
Site	R-7.5(A), SUP 67	Church
North	R-7.5(A)	Single Family
East	MU-1	Hotels
South	MU-3	LBJ Freeway, Hotel, Retirement Housing
West	D(A); MU-1(SAH), SUP 1454, Deed restrictions	Duplexes; Undeveloped

Surrounding land uses include single family to the north, hotels to the east, an expansive interstate highway to the south with mixed uses further south, and a large undeveloped tract and duplexes to the west. The site's existing vehicular access points are on LBJ Freeway and Blossomheath Lane. However, the traffic management plan restricts ingress to the eastern drive approach on the LBJ Freeway access road and egress to the western drive approach on the LBJ Freeway access road; it also notes that traffic cones are to be placed at each driveway that connects to Blossomheath to prohibit access during student drop off and pick up times. Therefore, the traffic management plan discourages cross-traffic to nearby residential streets.

The new private school proposes to occupy existing church facilities and operate at mutually exclusive times with the church with no additions proposed to the site. The church has grown since its inception in 1963 but has largely remained unchanged since 1993.

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

The applicant's request conforms with the applicable zoning regulations and standards and is consistent with the intent of the Dallas Development Code.

Landscaping: Landscaping is required in accordance with Article X of the Dallas Development Code. However, the applicant's request will not trigger any Article X requirements as no new construction is proposed on the site.

Parking: Pursuant to §51A-4.204 of the Dallas Development Code, schools require one and one-half parking spaces for each kindergarten/elementary school classroom, three and one-half parking spaces for each middle school classroom, and nine and one-half parking spaces for each high school classroom. The proposed school is projected to have a total of 17 classrooms that include 10 elementary school, 3 middle school, and 4 high school classrooms, which would require a total of 63.5 parking spaces for the school. Since required off-street parking is calculated as a sum of all the uses on site, since the church will operate concurrently, although at different times, the total parking requirement for the site is 194 parking spaces. The applicant is providing 202 parking spaces.

Park Central
BAPTIST CHURCH

List of Partners

STEWARDSHIP COMMITTEE

Bob Adams (14-17)
Amy Luce (13-16)
Connie Coleman (11-14)
Chairman of Deacons (Ex-Officio)
David Greene (14-17)
Tommy Malone, Deacon
Roberta Green, Treasurer
Pastor (Ex – Officio)

Ron McGinnis, Registered Agent – 7/24/14 – on-going

Access Park Central's safe deposit box: Carol Spence, Ronnie McGinnis, Roberta Green
Check Signers: Coy Quine, Roberta Green, Carol Spencer

Candidate	Field of Service	Term
Coy Quine	Trustee/Check Signer	Begins 1/23/2014 - on-going
Roberta Green	Check Signer	Begins 1/23/2014 - on-going
Carol Spencer	Check Signer	on-going

Trustees:
Coy Quine, Amy Luce, Ronnie McGinnis, Charlie Spencer

Z156-174

7777 LBJ Freeway ◦ Dallas, Texas 75251-1293 ◦ (972) 661-8888 ◦ Fax: (972) 385-0955

Z156-174 Proposed SUP Conditions

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

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

Staff recommendation:

3. TIME LIMIT: This specific use permit expires on (5 years), but is eligible for automatic renewal for additional (10 years)-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.)

Applicant requested:

3. TIME LIMIT: This specific use permit expires on (10 years), but is eligible for automatic renewal for additional (10 years)-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)

4. CLASSROOMS: The maximum number of classrooms is 17.

5. TRAFFIC MANAGEMENT PLAN:

(a) In general. Operation of the private school must comply with the attached traffic management plan.

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

(c) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must

be submitted to the director by November 1, 2016. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1st of each even-numbered year.

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

(A) ingress and egress points;

(B) queue lengths;

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

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

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

(F) hours for each grade level; and

(G) circulation.

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

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

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

(d) Amendment process.

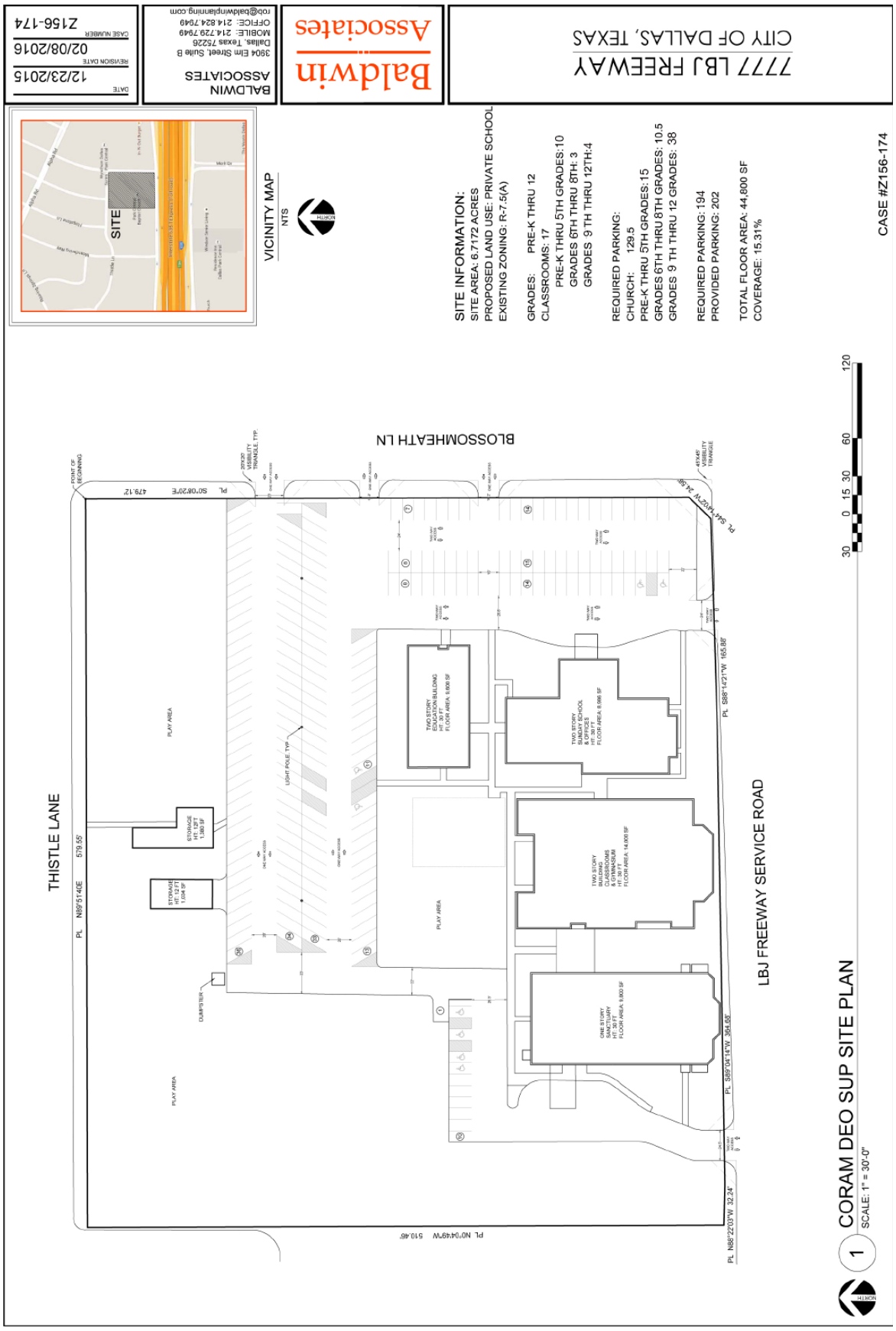
(1) A traffic management plan may be amended using minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3) of Chapter 51A of the Dallas City Code.

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

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



Proposed Traffic Management Plan

TRAFFIC MANAGEMENT PLAN FOR

CORAM DEO ACADEMY

Dallas, Texas

Final: February 2016

Draft 2: January 2016

Draft 1: December 2015

Prepared for
Mr. Bill Rector, Headmaster
Coram Deo Academy
4900 Wichita Trail
Flower Mound, TX 75022

Prepared by
ND Engineering, PC
N. Ruth Davis, PE, PTOE
F-11119
6807 Leameadow
Dallas, TX 75248
(972) 239-8995



N. Ruth Davis
2/9/16

This Traffic Management Plan has been prepared under the direction of N. Ruth Davis. N. Ruth Davis attests to the technical information contained therein and has judged the qualifications of recommendations, conclusions, and decisions are based on City of Dallas comments, general engineering standards, and Texas/Federal laws.

In Association With

Erin Bishop, Draftsperson/Graphics

This report and the data contained herein have been prepared expressly for the purposes of this project. The use of this data, the conclusions contained in the report or the information provided herein by individuals or agencies is done so at their sole discretion and at their own responsibility. Publication of this document does not warrant the use of the data, the conclusions or the information for any purpose other than that described within this report.

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TRAFFIC MANAGEMENT PLAN
FOR
CORAM DEO ACADEMY

EXECUTIVE SUMMARY/INTRODUCTION

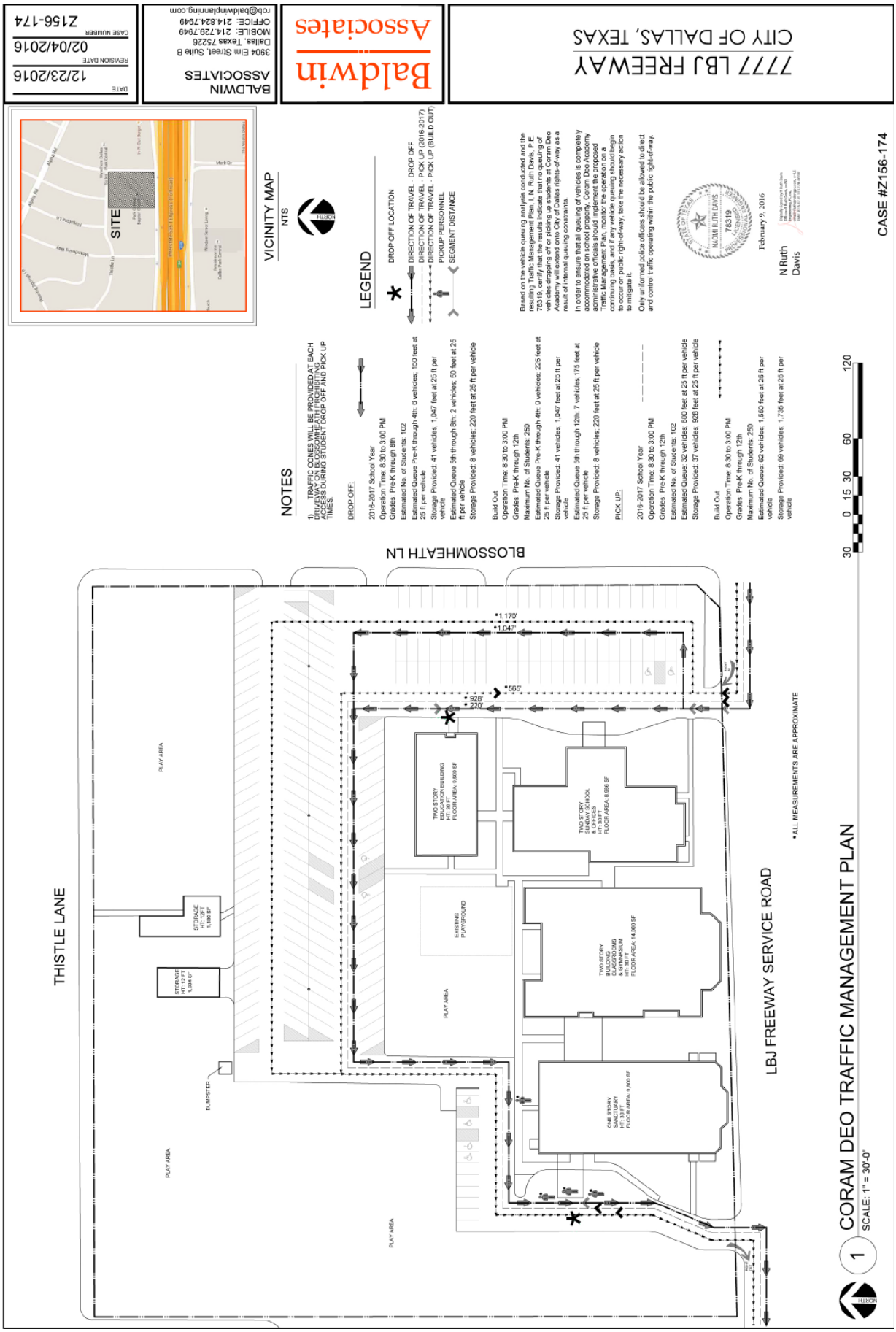
This Traffic Management Plan (TMP) was prepared to provide the following information for the proposed Coram Deo Academy (CDA), which will be located on the Park Central Baptist Church campus, 7777 LBJ Freeway, Dallas, Texas:

- School Characteristics
- Hours of operation;
- Parking
- Drop-off and pick-up hours;
- Circulation Plan;
- Ingress and egress points;
- Location of student drop-off and pickup;
- Number and location of personnel assisting with loading and unloading of students;
- Available queue storage; and,
- Number of vehicles and queue length for the proposed number of students/families.

Figure 1 shows the Project location and the proposed circulation plans for the 2016-2017 school year/build out condition.

Conclusion

Based on the results of the queuing analysis, there is sufficient storage length on the Park Central Baptist Church campus to accommodate the planned maximum number of students with no queuing on City of Dallas right-of-way (ROW). The proposed circulation plan for the 2016-2017 school year PM pickup condition has a storage length of approximately 928 feet that could store approximately 37 vehicles assuming a conservative vehicle storage length of 25 feet. The forecasted 2016-2017 school year PM pickup condition queue length is 800 feet, which was calculated using the forecasted queue of 32 vehicles and the conservative vehicle storage length of 25 feet. The proposed circulation plan at build out of the school PM pickup condition has a storage length of approximately 1,735 feet that could store approximately 69 vehicles assuming a conservative vehicle storage length of 25 feet. The forecasted build out PM pickup queue length is 1,550 feet, which was calculated using the forecasted queue of 62 vehicles and the conservative vehicle storage length of 25 feet. As the student body increases from its current 54 families to the proposed build out condition of approximately 133 families, the CDA Dallas staff will monitor the length of queue and vehicle occupancy rate (VOR), and will make adjustments to the circulation plan as needed to ensure that no queuing occurs on City of Dallas ROW. The CDA Dallas staff as well as the CDA Administrative staff will work with the City of Dallas to ensure that no queuing will occur on City of Dallas ROW and will incorporate corrections that are deemed necessary by City of Dallas staff. Only uniformed police officers should be allowed to direct and control traffic operating within the public right-of-way.


7777 LBJ FREEWAY
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 12/23/2016
REVISION DATE 02/04/2016
CASE NUMBER Z156-174
VICINITY MAP
NTS
SITE
NOTES
1) TRAFFIC CONES WILL BE PROVIDED AT EACH DRIVEWAY ACCESS POINT TO RESTRICT ACCESS DURING STUDENT DROP OFF AND PICK UP TIMES.
DROP OFF:
2016-2017 School Year
Operation Time: 8.30 to 3.00 PM
Grades: Pre-K through 8th
Estimated No. of Students: 102
Estimated Queue Pre-K through 4th: 6 vehicles; 150 feet at 25 ft per vehicle
Storage Provided: 41 vehicles; 1,047 feet at 25 ft per vehicle
Estimated Queue 5th through 8th: 2 vehicles; 50 feet at 25 ft per vehicle
Storage Provided: 8 vehicles; 220 feet at 25 ft per vehicle
Build Out
Operation Time: 8.30 to 3.00 PM
Grades: Pre-K through 12th
Maximum No. of Students: 250
Estimated Queue Pre-K through 4th: 9 vehicles; 225 feet at 25 ft per vehicle
Storage Provided: 41 vehicles; 1,047 feet at 25 ft per vehicle
Estimated Queue 5th through 12th: 7 vehicles; 175 feet at 25 ft per vehicle
Storage Provided: 8 vehicles; 220 feet at 25 ft per vehicle
PICK UP:
2016-2017 School Year
Operation Time: 8.30 to 3.00 PM
Grades: Pre-K through 12th
Estimated No. of Students: 102
Estimated Queue: 32 vehicles; 800 feet at 25 ft per vehicle
Storage Provided: 37 vehicles; 928 feet at 25 ft per vehicle
Build Out
Operation Time: 8.30 to 3.00 PM
Grades: Pre-K through 12th
Maximum No. of Students: 250
Estimated Queue: 62 vehicles; 1,550 feet at 25 ft per vehicle
Storage Provided: 69 vehicles; 1,725 feet at 25 ft per vehicle
LEGEND
DROP OFF LOCATION
DIRECTION OF TRAVEL - DROP OFF
DIRECTION OF TRAVEL - PICK UP (2016-2017)
DIRECTION OF TRAVEL - PICK UP (BUILD OUT)
PICKUP PERSONNEL
SEGMENT DISTANCE
Based on the vehicle queuing analysis conducted and the resulting Traffic Management Plan, I, N. Ruth Davis, P.E. 78319, certify that the results indicate that no queuing of vehicles dropping off or picking up students at Coram Deo Academy will extend onto City of Dallas rights-of-way as a result of internal queuing constraints.
In order to ensure that all queuing of vehicles is completely accommodated on school property, Coram Deo Academy administrative officials should implement the proposed Traffic Management Plan on a continuous basis. Should a continuing basis, and if any vehicle queuing should begin to occur on public right-of-way, take the necessary action to mitigate it.
Only uniformed police officers should be allowed to direct and control traffic operating within the public right-of-way.
NAOMI RUTH DAVIS 78319 REGISTERED PROFESSIONAL ENGINEER
February 9, 2016
N Ruth Davis
CASE #Z156-174
BLOSSOMHEATH LN
THISTLE LANE
LBJ FREEWAY SERVICE ROAD
TWO STORY EDUCATION BUILDING HT: 30 FT FLOOR AREA: 9,600 SF
TWO STORY SUNDAY SCHOOL & OFFICES HT: 30 FT FLOOR AREA: 8,886 SF
TWO STORY BUILDING CLASSROOMS & GYMNASIUM HT: 30 FT FLOOR AREA: 14,000 SF
ONE STORY SANCTUARY HT: 30 FT FLOOR AREA: 9,800 SF
EXISTING PLAYGROUND
STORAGE HT: 12FT 1,380 SF
STORAGE HT: 12 FT 1,034 SF
DUMPSTER
PLAY AREA
1,170'
1,047'
565'
928'
640'
* ALL MEASUREMENTS ARE APPROXIMATE
30 0 15 30 60 120
1 CORAM DEO TRAFFIC MANAGEMENT PLAN
SCALE: 1" = 30'-0"

SCHOOL CHARACTERISTICS

CDA is a Classical Christian private school. Core classes are taught on either a Monday/Wednesday or Tuesday/Thursday rotation with electives and high school labs taught on Friday. The students are homeschooled on the remaining days depending on the rotation. The CDA Dallas campus will have classes on Tuesday/Thursday with electives on Friday during the 2016-2017 school year. Grade levels planned for the 2016 – 2017 school year for the Dallas campus will be prekindergarten (Pre-K) through 8th grade. At build out of the CDA Dallas campus, classes will be taught on both the Monday/Wednesday and Tuesday/Thursday rotations with electives and high school labs taught on Friday. Grade levels planned for the build out condition for the Dallas campus will be Pre-K through 12th grade.

There are currently 102 students/54 families enrolled for the Tuesday/Thursday core classes, and 28 students/21 families enrolled for Friday electives. With proposed build out there would be 250 students/133 (approximate) families enrolled for both the Monday/Wednesday and Tuesday/Thursday core classes. It is anticipated that with build out there would also be approximately 250 students/133 families enrolled for Friday electives and high school labs. Currently, several families carpool which results in a VOR of 2.5 students per vehicle.

CDA typically "grows" the next grade by students moving up from lower classes to upper classes as opposed to students applying for acceptance into the school in the upper grades. With the current enrollment of 102 students with grades Pre-K through 8th grade and assuming an average class size of 15 students, it will take approximately eight (8) to nine (9) years to reach the currently planned maximum enrollment of 250 students. At build out, it is anticipated that there will be two (2) classes each of Pre-K, kindergarten, and 1st grade and one class each for all remaining grades through 12th.

CDA Dallas campus staff currently consists of 10 faculties, one (1) PE teacher, one (1) lunch proctor, one (1) administrative assistant, and one (1) director. With maximum student enrollment the staff will increase to 28 faculties and will maintain the one (1) PE teacher, one (1) lunch proctor, one (1) administrative assistant, and one (1) director.

HOURS OF OPERATION

CDA Dallas campus faculty and staff currently arrive by 7:45 AM with doors opening to student arrivals around 8:15 AM. School starts around 8:30 AM with classes lasting to approximately 2:50 PM. Student pickup begins at 3:00 PM and all students are typically gone from the campus by 3:15 PM. Assuming similar pickup characteristics and with the proposed maximum enrollment, all students should be gone from the campus by 3:30 PM. Faculty and staff typically exit the campus by 4:00 PM unless there is a staff meeting. Staff meetings typically occur once per month and are usually over and all staff has departed by 4:30 PM.

PARKING

The Park Central Dallas Church campus has 204 regular parking spaces of which eight (8) are handicap spaces. The parking areas are located to the east of and behind the church buildings. Per City of Dallas Code Section 51A-4.204(17)(C), a private school should have the following number of parking spaces:

(i) One and one-half spaces for each kindergarten/elementary school classroom;
(ii) Three and one-half spaces for each junior high/middle school classroom; and
(iii) Nine and one-half spaces for each senior high school classroom.

Based on these code requirements, the 2016-2017 school year would require a total of 19 spaces:

- 12 for Pre-K/kindergarten/elementary school classes, and
- Seven (7) for junior high/middle school classes.

This assumes that Pre-K through 6th grade is equivalent to the kindergarten/elementary classification and that 7th through 8th grade is equivalent to the junior high/middle school classification.

With buildout of the school to include 9th through 12th grades, the school would require a total of 57 spaces:

- 17 for Pre-K/kindergarten/elementary school classes,
- 11 for junior high/middle school classes, and
- 29 for senior high school classes.

This assumes that Pre-K through 6th grade is equivalent to the kindergarten/elementary classification, that 7th through 9th grade is equivalent to the junior high/middle school classification, and that 10th through 12th grade is equivalent to the senior high school classification.

The existing 204 total spaces exceed both the near term and the long range parking code requirements.

DROP-OFF AND PICKUP HOURS

With current enrollment, the CDA Dallas campus drop-off typically occurs between 8:15 AM and 8:45 AM. Pickup typically occurs between 3:00 PM and 3:15 PM. With the proposed maximum enrollment, the drop-off times would not change and pickup times would potentially increase an additional 15 minutes, from 3:15 PM to 3:30 PM.

CIRCULATION PLAN

All family vehicles would turn right from the Lyndon B. Johnson Freeway [I-635] westbound frontage road (frontage road) into the easternmost Park Central Baptist driveway. All Pre-K through 4th grade vehicles would proceed counterclockwise around the back of the campus to the drop-off location on the west side of the Sanctuary at the portico. Once the Pre-K through 4th grade students were dropped off, the vehicles would continue counterclockwise and exit the campus via a right-turn only from the westernmost driveway onto the frontage road. All 5th through 8th grade vehicles would follow the same counterclockwise path but instead of dropping the students off on the west side of the Sanctuary, they would drop the students off at the east end of the Sunday school building. Again once the 5th through 8th grade students were dropped off on the east end of the Sunday school building, all vehicles would proceed counterclockwise around the campus to then drop off any Pre-K through 4th grade students and ultimately exit the campus via a right-turn only from the westernmost driveway onto the frontage road. Figure 1 shows the proposed circulation plan and drop-off locations for both the 2016-2017 school year and build out.

In the afternoon, all vehicles would turn right from the frontage road into the easternmost Park Central Baptist driveway and proceed counterclockwise around the back of the campus to the pick-up location on the west side of the Sanctuary at the portico. Once the students were picked up, the vehicles would continue counterclockwise and exit the campus via a right-turn only from the westernmost driveway onto the frontage road. Figure 1 shows the proposed circulation plan and pickup locations for the 2016-2017 school year/build out conditions. Please note that the circulation plan for the proposed build out pickup condition has a double path which allows for storage of all vehicles on site.

INGRESS AND EGRESS LOCATIONS

Ingress to the Park Central Baptist Church campus would be via a right turn only from the frontage road into the easternmost driveway. Egress from the campus would be via a right-turn only from the westernmost driveway onto the frontage road. Both ingress and egress points are shown on Figure 1.

LOCATION OF STUDENT DROP-OFF AND PICKUP

The proposed location for the Pre-K through 4th grade student drop-off would be at the portico on the west side of the Sanctuary while the proposed location for the 5th through 8th grade drop-off would be the east end of the Sunday school building. Likewise the drop-off location for the proposed 9th through 12th grade would be the east end of the Sunday school building. Pickup for all students would be at the portico on the west side of the Sanctuary. Figure 1 shows the proposed drop-off/pickup locations for both the 2016-2017 school year and the build out condition.

PERSONNEL ASSISTING WITH DROP-OFF AND PICKUP

The administrative assistant and one upper level faculty would typically handle drop-off in the morning. They would hold the facility doors open so when students exit the vehicles they easily walk into the building.

Faculty, staff and upper class students all assist with student pickup in the afternoon. Starting around 2:50 PM all students would gather by class in a large area just inside the doors that lead to the pickup location. Three (3) staff equipped with a walky-talky stay with the students. One (1) staff person would be located approximately six (6) vehicle lengths upstream from the initial pickup vehicle location and also equipped with a walky-talky. Three (3) additional staff are stationed at the three (3) vehicle pick-up stations. All families are provided a name placard that is to be visible to the staff person located approximately six (6) vehicle lengths upstream. This person calls the students names back to the staff staying with the students and designates which vehicle pick-up station the student(s) should be sent to. The upper class students assist the younger students by either just directing where they should go or by helping to carry student backpacks/supplies. Once a student and the student's vehicle arrive at the designated pickup station, the staff member that is located at that station opens the car door for the student and assists the student with entering the vehicle with their backpacks/supplies. The staff person then shuts the vehicle door and the vehicle pulls away from the pickup station. Figure 1 shows the locations of all personnel assisting with drop-off and pickup.

AVAILABLE QUEUE STORAGE

Using both Google Earth and the Park Central Baptist Church site plan the proposed circulation plan for drop-off of Pre-K through 4th grade has approximately 1,047 feet of queue storage on the Park Central Baptist Church campus. The 1,047 feet is measured from the property boundary at the easternmost driveway entrance to the farthest point of the vehicle drop-off location and is shown on Figure 1. Using a conservative 25 feet per vehicle length this 1,047 feet would allow approximately 41 vehicles to store in the 1,047 feet.

Using the same sources, the proposed circulation plan for drop-off of 5th through 8th and ultimately 12th grade has approximately 220 feet of queue storage on the Park Central Baptist Church campus. The 220 feet is measured from the end of the throat length of the easternmost driveway entrance to the northern end of the Sunday school building and is shown on Figure 1. Using a conservative 25 feet per vehicle length this 220 feet would allow approximately 8 vehicles to store in the 220 feet.

Again using the same sources, the proposed circulation plan for pickup of Pre-K through 8th grade in the 2016-2017 school year condition has approximately 928 feet of queue storage on the Park Central Baptist Church campus. The 928 feet is measured from the property boundary at the easternmost driveway entrance to the farthest point of the vehicle pickup location and is shown on Figure 1. Using a conservative 25 feet per vehicle length this 928 feet would allow approximately 37 vehicles to store in the 928 feet.

Using the same sources, the proposed circulation plan for pickup of Pre-K through 12th grade in the build out condition has approximately 1,735 feet of queue storage on the Park Central Baptist Church campus. The 1,735 feet is measured from the property boundary at the easternmost driveway entrance to the farthest point of the vehicle pickup location and is shown on Figure 1. Using a conservative 25 feet per vehicle length this 1,735 feet would allow approximately 69 vehicles to store in the 1,735 feet.

QUEUE LENGTH AND NUMBER OF VEHICLES

In order to correctly estimate forecasted queue lengths, existing data for similar facility types should be used. CDA operates differently than most other private schools in that it is part regular school part home school. Therefore it was determined that queuing information for CDA facilities would be unique to this type of use. Since the CDA Dallas campus currently exists at another location, queuing data at the existing CDA Dallas campus was collected on Thursday, December 3, 2015 for both drop-off and pickup and Tuesday, December 8, 2015 for pickup. These were typical school days with no special events happening. One family was absent during drop-off and two families were absent during pickup so a worst case adjustment of one (1) additional vehicle length was added to the drop-off and two (2) additional vehicle lengths were added to the pickup queue calculations. Friday queuing data was not collected since the number of students/families attending Friday classes is significantly less than those attending the Tuesday/Thursday core classes. Table 1 shows the existing AM drop-off and PM pick up queues.

TABLE 1: EXISTING QUEUES

Time	No. of Vehicles	Length[1] (ft)
AM Drop-off	8	200
PM Pick Up	32	800

[1] *Based on a conservative vehicle length of 25 feet multiplied by number of vehicles in queue*

As shown in Table 1, with the current enrollment of 102 students/54 families and the current VOR, the maximum queue length during drop-off is approximately 200 feet with eight (8) vehicles and during pickup is approximately 800 feet with 32 vehicles. These queue lengths were calculated based on a conservative vehicle length of 25 feet multiplied by the number of vehicles in the queue. Please note that during drop-off several families park their vehicles and walk their children into the school as opposed to dropping them off in the car line, therefore the pickup queue represents the worst case queuing condition. Existing and forecasted queuing data used in this report is provided in Attachment 1.

Transportation and Land Development, 2nd Edition, states that in regards to queuing unless a major restructuring of the hours of operation or service occurs, existing drop-offs/pickups can be used along with total proposed drop-offs/pickups to determine the projected size of queue and size of facilities needed. Since the existing pickup queue is significantly greater than the existing drop-off queue, the forecasted pickup queue was used to determine if there is sufficient on-site storage for the forecasted maximum number of students. A ratio of number of existing families to number of existing students was developed to determine the number of forecasted families based on the proposed maximum student enrollment. With the proposed maximum enrollment of 250 students it is estimated that there will be approximately 133 families. Of this forecasted 250 students, it was estimated that 30 students in the upper grades would drive to school and park. Likewise a ratio of number of existing families to number of forecasted families was developed to use in generating the forecasted number of queue vehicles and needed storage. This ratio showed an approximately 90% increase in number of queue vehicles and needed storage. Table 2 shows the forecasted drop-off and pick up queues.

TABLE 2: FORECASTED QUEUES (WITH MAXIMUM 250 STUDENTS)

Time	No. of Vehicles	Length[1] (ft)
AM Drop-off Pre-K through 4th grade	9	225
AM Drop-off 5th through 12th grade	7	175
PM Pickup Pre-K through 12th grade	62	1,550

[1] *Based on a conservative vehicle length of 25 feet multiplied by number of vehicles in queue*

As shown in Table 2, using the existing family to forecasted family ratio, which maintains the current VOR, the maximum AM drop-off queue length for Pre-K through 4th grade is estimated to be 225 feet with nine (9) vehicles and the maximum AM drop-off queue length for 5th through 12th grade is 175 feet with seven (7) vehicles. The maximum PM pickup queue length is estimated to be 1,550 feet with 62 vehicles. Again the queue length was developed using a conservative vehicle length of 25 feet per vehicle multiplied by the forecasted number of vehicles.

As stated previously, the CDA Dallas staff will monitor the length of queue and the VOR and will make adjustments as needed to ensure that no vehicles queue in the City of Dallas ROW.

CONCLUSION

Based on the results of the queuing analysis, there is sufficient storage length on the Park Central Baptist Church campus to accommodate the planned maximum number of students with no queuing on City of Dallas ROW. The proposed circulation plan for the 2016-2017 school year PM pickup condition has a storage length of approximately 928 feet that could store approximately 37 vehicles assuming a conservative vehicle storage length of 25 feet. The forecasted 2016-2017 school year PM pickup condition queue length is 800 feet, which was calculated using the forecasted queue of 32 vehicles and the conservative vehicle storage length of 25 feet. The proposed circulation plan at build out of the school PM pickup condition has a storage length of approximately 1,735 feet that could store approximately 69 vehicles assuming a conservative vehicle storage length of 25 feet. The forecasted build out PM pickup queue length is 1,550 feet, which was calculated using the forecasted queue of 62 vehicles and the conservative vehicle storage length of 25 feet. As the student body increases from its current 54 families to the proposed build out condition of approximately 133 families, the CDA Dallas staff will monitor the length of queue and VOR, and will make adjustments to the circulation plan as needed to ensure that no queuing occurs on City of Dallas ROW. The CDA Dallas staff as well as the CDA Administrative staff

will work with the City of Dallas to ensure that no queuing will occur on City of Dallas ROW and will incorporate corrections that are deemed necessary by City of Dallas staff. Only uniformed police officers should be allowed to direct and control traffic operating within the public right-of-way.

AM Queue Data
Existing and Forecasted

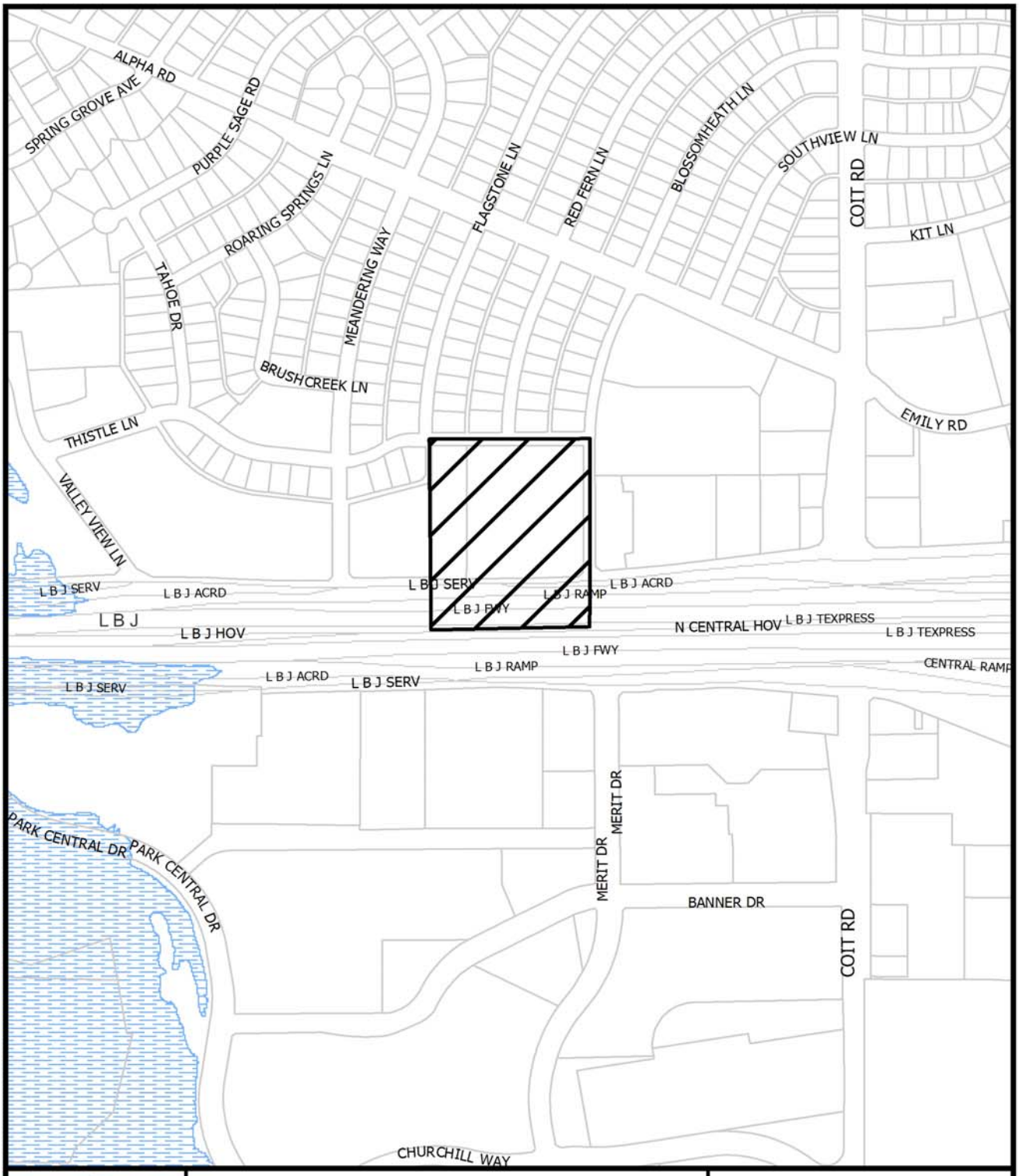
		Existing	Ex Q	Ex Q	Storage	Stor Len	Stor Len	Forecasted	For Q	For Q	Storage	Stor Len	Stor Len
	Vehicle	Queue	Lower	Upper	Length	Lower	Upper	Queue	Lower	Upper	Length	Lower	Upper
Time	Arrivals	(# of Veh)	(# of Veh)	(# of Veh)	(ft)	(ft)	(ft)	(# of Veh)	(# of Veh)	(# of Veh)	(ft)	(ft)	(ft)
8:02	2	2	1	1	50	25	25	4	2	2	100	75	50
8:03	0	2	1	1	50	25	25	4	2	2	100	75	50
8:04	0	2	1	1	50	25	25	4	2	2	100	75	50
8:05	1	3	2	1	75	50	25	6	4	2	150	100	100
8:06	0	3	2	1	75	50	25	6	4	2	150	100	100
8:07	1	4	3	1	100	75	25	8	5	3	200	125	125
8:08	0	4	3	1	100	75	25	8	5	3	200	125	125
8:09	0	4	3	1	100	75	25	8	5	3	200	125	125
8:10	0	4	3	1	100	75	25	8	5	3	200	125	125
8:11	0	4	3	1	100	75	25	8	5	3	200	125	125
8:12	1	5	3	2	125	75	50	10	6	4	250	175	150
8:13	0	5	3	2	125	75	50	10	6	4	250	175	150
8:14	2	7	5	2	175	125	50	14	8	6	350	225	225
8:15	**3**	**8**	6	2	**200**	**150**	**50**	**16**	9	7	**400**	**225**	**175**
8:16	1	3	2	1	75	50	25	6	4	2	150	100	100
8:17	0	0	0	0	0	0	0	0	0	0	0	0	0
8:18	2	2	1	1	50	25	25	4	2	2	100	75	50
8:19	1	1	1	0	25	25	0	2	1	1	50	50	25
8:20	4	3	2	1	75	50	25	6	4	2	150	100	100
8:21	1	2	1	1	50	25	25	4	2	2	100	75	50
8:22	2	3	2	1	75	50	25	6	4	2	150	100	100
8:23	3	3	2	1	75	50	25	6	4	2	150	100	100
8:24	1	1	1	0	25	25	0	2	1	1	50	50	25
8:25	3	4	3	1	100	75	25	8	5	3	200	125	125
8:26	1	1	1	0	25	25	0	2	1	1	50	50	25
8:27	1	1	1	0	25	25	0	2	1	1	50	50	25
8:28	1	1	1	0	25	25	0	2	1	1	50	50	25
8:29	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30	0	0	0	0	0	0	0	0	0	0	0	0	0
8:31	0	0	0	0	0	0	0	0	0	0	0	0	0
8:32	0	0	0	0	0	0	0	0	0	0	0	0	0
8:33	0	0	0	0	0	0	0	0	0	0	0	0	0
8:34	0	0	0	0	0	0	0	0	0	0	0	0	0
8:35	0	0	0	0	0	0	0	0	0	0	0	0	0
8:36	0	0	0	0	0	0	0	0	0	0	0	0	0

Notes:
Existing queue data collected on Thursday, Dec 3, 2015
Forecasted queue data based on 250 student maximum
Storage length assumes a conservative 25 ft per vehicle

PM Queue Data
Existing and Forecasted

Time	Vehicles Arrivals	Existing Queue (# of Veh)	Storage Length (ft)	Forecasted Queue (# of Veh)	Storage Length (ft)
2:36	0	0	0	0	0
2:37	2	2	50	4	100
2:38	1	3	75	6	150
2:39	0	3	75	6	150
2:40	0	3	75	6	150
2:41	1	4	100	8	200
2:42	2	6	150	12	300
2:43	0	6	150	12	300
2:44	0	6	150	12	300
2:45	0	6	150	12	300
2:46	0	6	150	12	300
2:47	2	8	200	16	400
2:48	3	11	275	21	525
2:49	1	12	300	23	575
2:50	0	12	300	23	575
2:51	2	14	350	27	675
2:52	1	15	375	29	725
2:53	1	16	400	31	775
2:54	2	18	450	35	875
2:55	1	19	475	37	925
2:56	1	20	500	39	975
2:57	0	20	500	39	975
2:58	3	23	575	44	1100
2:59	0	23	575	44	1100
3:00	3	26	650	50	1250
3:01	3	29	725	56	1400
3:02	2	31	775	60	1500
3:03	**1**	**32**	**800**	**62**	**1550**
3:04	0	20	500	39	975
3:05	1	17	425	33	825
3:06	1	17	425	33	825
3:07	3	17	425	33	825
3:08	0	15	375	29	725
3:09	1	13	325	25	625
3:10	0	12	300	23	575
3:11	0	9	225	18	450
3:12	1	7	175	14	350
3:13	1	5	125	10	250
3:14	0	4	100	8	200
3:15	0	3	75	6	150
3:16	0	0	0	0	0

Notes:
Existing queue data collected on Thursday, Dec 3, 2015 and Tuesday, Dec 8, 2015
Forecasted queue data based on 250 student maximum
Storage length assumes a conservative 25 ft per vehicle



1:6,000

VICINITY MAP

Case no: Z156-174

Date: 2/2/2016

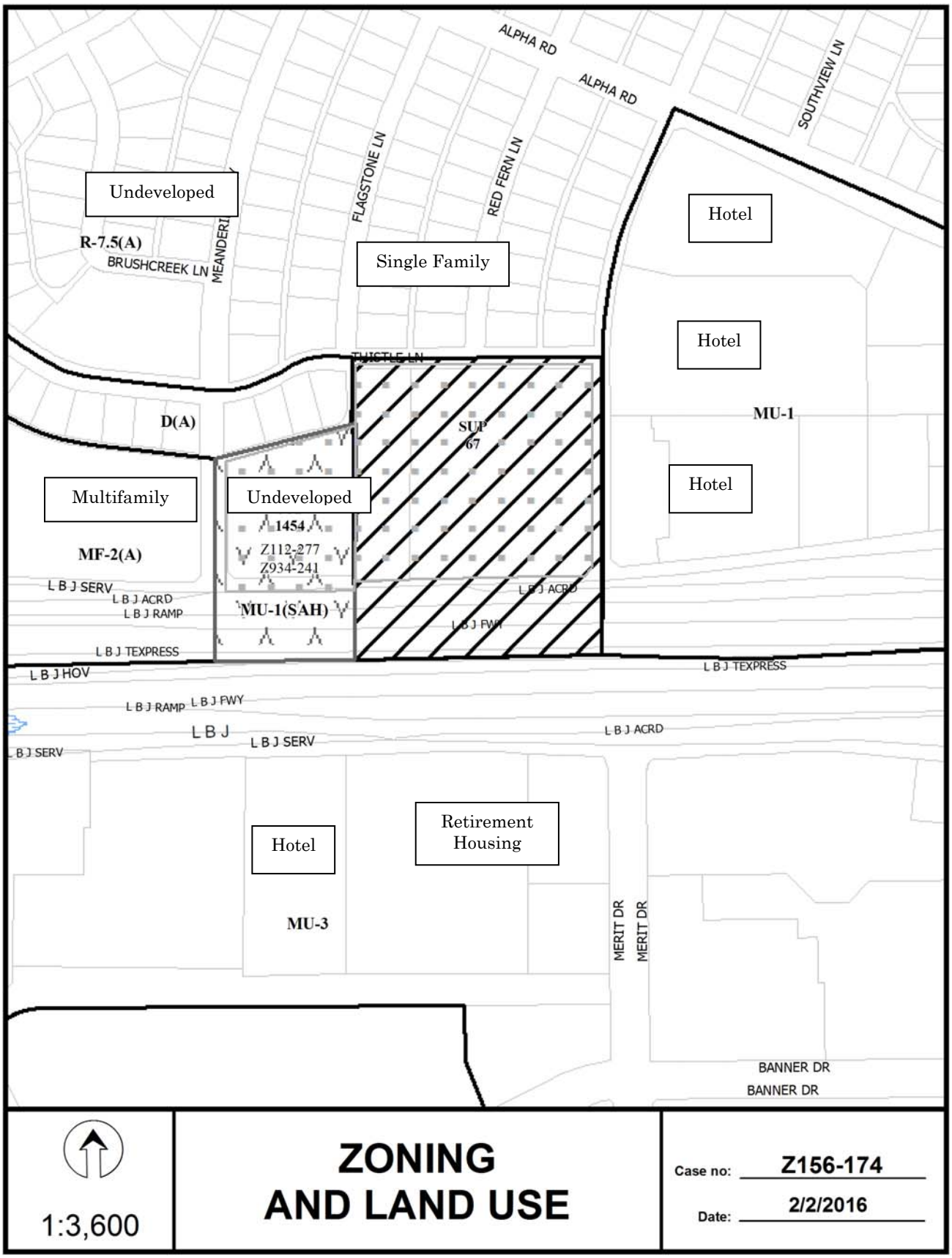


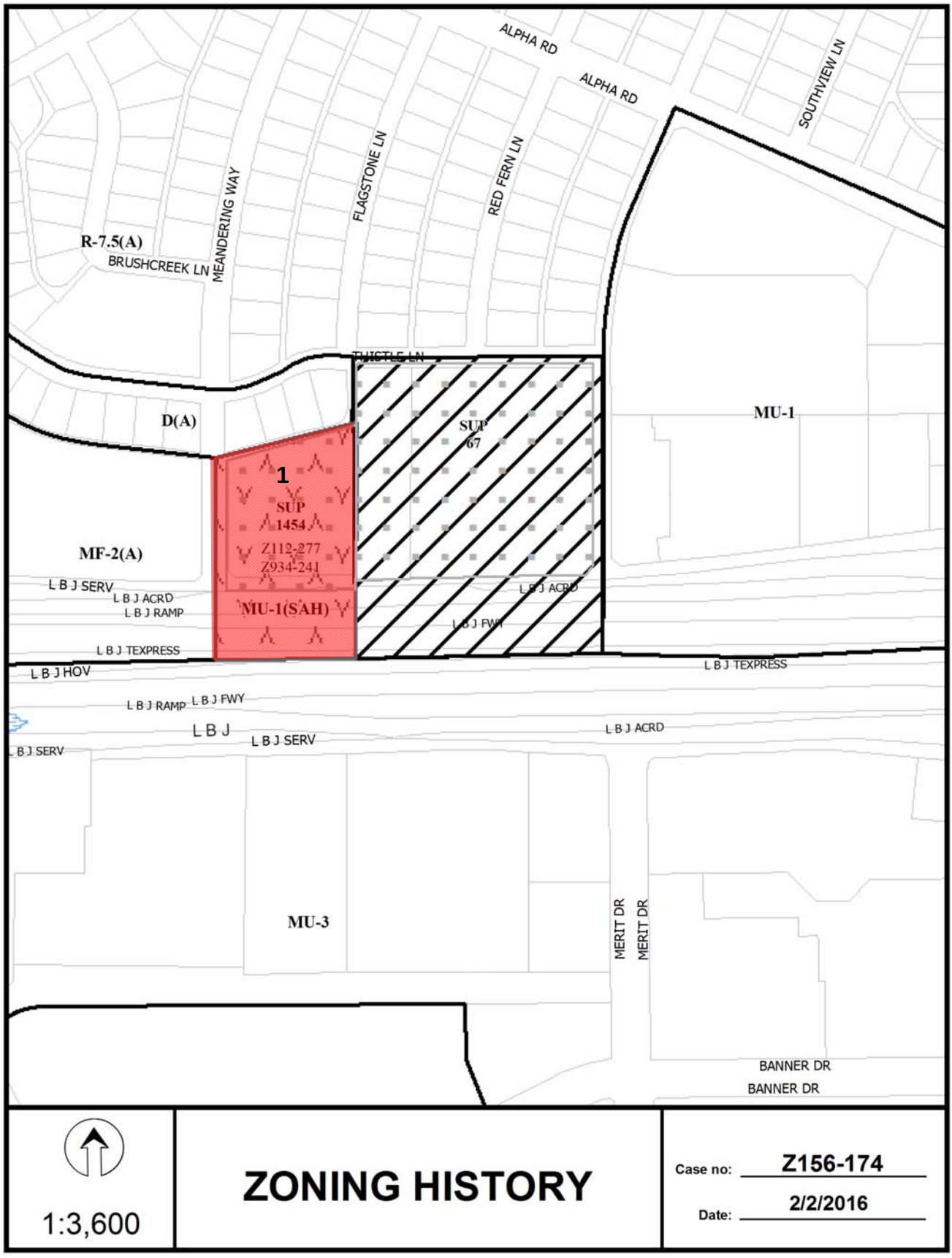
1:3,600

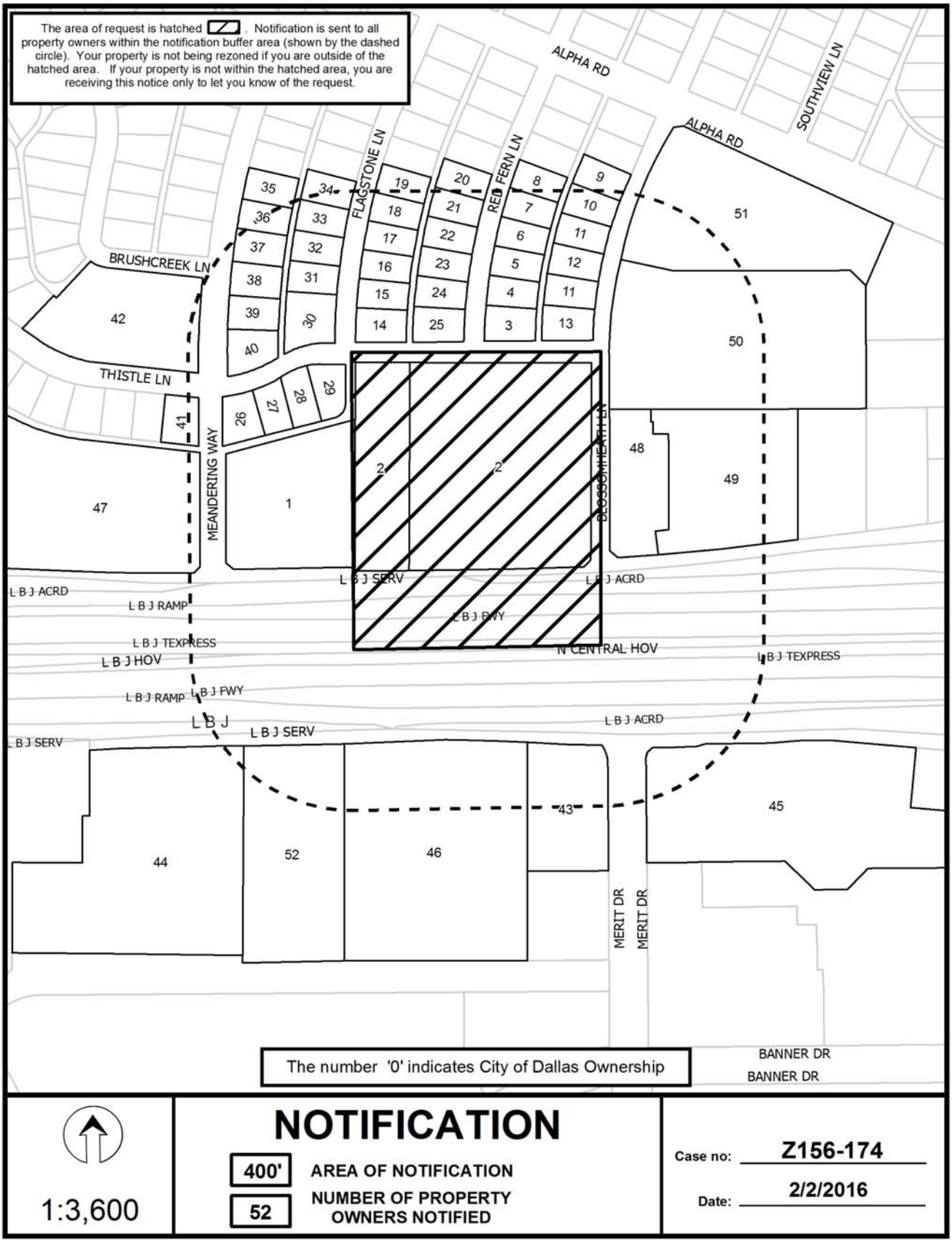
AERIAL MAP

Case no: Z156-174

Date: 2/2/2016


ALPHA RD
ALPHA RD
SOUTHVIEW LN
FLAGSTONE LN
RED FERN LN
MEANDERING
BRUSHCREEK LN
Undeveloped
R-7.5(A)
Single Family
Hotel
Hotel
MU-1
TUISTLE LN
D(A)
SUP 67
Multifamily
Undeveloped
1454
Z112-277
Z934-241
MF-2(A)
Hotel
MU-1(SAH)
L B J SERV
L B J ACRD
L B J RAMP
L B J TEXPRESS
L B J HOV
L B J FWY
L B J
Retirement Housing
Hotel
MU-3
MERIT DR
BANNER DR
1:3,600
ZONING
AND LAND USE
Case no: Z156-174
Date: 2/2/2016


ALPHA RD
ALPHA RD
SOUTHVIEW LN
MEANDERING WAY
FLAGSTONE LN
RED FERN LN
R-7.5(A)
BRUSHCREEK LN
TUISTLE LN
D(A)
SUP 67
MU-1
1
SUP 1454
Z112-277
Z934-241
MF-2(A)
MU-1(SAH)
L B J SERV
L B J ACRD
L B J RAMP
L B J TEXPRESS
L B J HOV
L B J FWY
L B J
MU-3
MERIT DR
BANNER DR
1:3,600
ZONING HISTORY
Case no: Z156-174
Date: 2/2/2016


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.
ALPHA RD
ALPHA RD
SOUTHVIEW LN
FLAGSTONE LN
RED FERN LN
BRUSHCREEK LN
THISTLE LN
MEANDERING WAY
BLOSSOM HEATH LN
L B J ACRD
L B J RAMP
L B J TEXPRESS
L B J HOV
L B J FWY
L B J SERV
N CENTRAL HOV
MERIT DR
MERIT DR
BANNER DR
BANNER DR
The number '0' indicates City of Dallas Ownership
NOTIFICATION
400'
AREA OF NOTIFICATION
52
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z156-174
Date: 2/2/2016

02/02/2016

Notification List of Property Owners

Z156-174

52 Property Owners Notified

Label #	*Address*		*Owner*
1	7701	LBJ FWY	LAWLER RL TRUST
2	7775	LBJ FWY	PARK CENTRAL BAPTIST CHURCH
3	13106	RED FERN LN	AYALA SALVADOR CONSTANZA
4	13112	RED FERN LN	SHATLEY BETSY B
5	13116	RED FERN LN	SHATLEY BETTY
6	13122	RED FERN LN	HAMIDFAR AHMAD
7	13126	RED FERN LN	DIAZ JUAN P &
8	13134	RED FERN LN	DELASANCHA ROMAN
9	13129	BLOSSOMHEATH LN	RODRIGUEZ PATRICIA
10	13125	BLOSSOMHEATH LN	FERNANDEZ FRANCISCO N &
11	13119	BLOSSOMHEATH LN	FRAZIN LORRIE
12	13115	BLOSSOMHEATH LN	RAMIREA PAULO E
13	13105	BLOSSOMHEATH LN	HERNANDEZ PEDRO A &
14	13106	FLAGSTONE LN	DIAZ JUAN P &
15	13112	FLAGSTONE LN	AGUILERA MAURICIO
16	13118	FLAGSTONE LN	ASMEROM TEDROS
17	13122	FLAGSTONE LN	TORRES MIGUEL A
18	13130	FLAGSTONE LN	RECINEBOOG REGINA &
19	13204	FLAGSTONE LN	HARVEY JAMES L III
20	13131	RED FERN LN	RAMIREZ AMADE A &
21	13125	RED FERN LN	DAHAN STEPHANIE
22	13121	RED FERN LN	MORGULOFF BARRY R &
23	13115	RED FERN LN	HAMM ROBERT H JR ETAL
24	13111	RED FERN LN	BURRIS JENNIFER L
25	13105	RED FERN LN	MORGULOFF KAREN &
26	7606	THISTLE LN	FRAZIN LORRAINE

02/02/2016

Label #	*Address*		*Owner*
27	7612	THISTLE LN	ZAFAR SHADMAN
28	7616	THISTLE LN	HAQUE NAYEEM & KELCEY
29	7622	THISTLE LN	GANNON JEFFREY
30	13111	FLAGSTONE LN	TESSEMMA TADESSE &
31	13117	FLAGSTONE LN	GALLEGOS JOSEFINA
32	13121	FLAGSTONE LN	STRULL PHILLIP
33	13127	FLAGSTONE LN	GARNER JERRY L
34	13133	FLAGSTONE LN	NICHOLAS RHONDA L
35	13118	MEANDERING WAY	TORRE ROBERT DE LA &
36	13112	MEANDERING WAY	KILLGO CLIFFORD D
37	13106	MEANDERING WAY	REDD JUDY A
38	13094	MEANDERING WAY	CHAILLET SHIRLEE M & BRIAN S
39	13090	MEANDERING WAY	GAMINO GARY & MICHELLE
40	13084	MEANDERING WAY	MURY MOHAMMAD R
41	7580	THISTLE LN	GONSKY SHARON
42	13093	MEANDERING WAY	CHURCH IN DALLAS THE
43	12777	MERIT DR	SUMMIT PARQUE LLC
44	7616	LBJ FWY	HARTMAN INCOME REIT PPTY HOLDINGS LLC
45	12790	MERIT DR	PARK CENTRAL PROPERTY LP
46	7750	LBJ FWY	NIC 17 WINDSOR OWNER LLC
47	7373	VALLEY VIEW LN	191 II FSC CITY NORTH APARTMENTS LLC
48	7815	LBJ FWY	SHRIRAJ INVESTMENT CORPORATION
49	7815	LBJ FWY	GRAND HOTEL HOSPITALITY LLC
50	7800	ALPHA RD	HPT IHG 3 PPTIES TR
51	7880	ALPHA RD	HPT IHG-3 PROP TRUST
52	7642	LBJ FWY	IHP DALLAS TX OWNER LLC

CITY PLAN COMMISSION **THURSDAY, MARCH 3, 2016**

Planner: Sarah May

FILE NUMBER: Z145-366(SM) **DATE FILED:** September 30, 2015

LOCATION: South of East Belt Line Road and west of South Northlake Road

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

SIZE OF REQUEST: Approx. 99.8 acres **CENSUS TRACT:** 141.27

APPLICANT / OWNER: Oncor Electric Delivery Co./Luminant Generation Co., LLC

REPRESENTATIVE: Dallas Cothrum and Maxwell J. Fisher, Masterplan

REQUEST: An application for a Planned Development District for A(A) Agricultural District, IR Industrial/Research District, general merchandise and food store, and utility and public service uses on property zoned an A(A) Agricultural District.

SUMMARY: The site is currently developed with electrical and natural gas utility uses; the proposed expansions of the utility uses are shown on the proposed development plan. A coal powered generating plant was recently removed from the site and in order to stabilize power distribution to the surrounding areas, new equipment is needed on site. The applicant also proposes to utilize the western portion of the site for recreational uses, such as a park, industrial or warehouse uses, or for general merchandise and food store uses; this area is shown in the conceptual plan.

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

PRIOR CPC ACTION: On February 4, 2016, the City Plan Comission held this item under advisement to send new notices that add retail uses to the request.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommendation for approval is based upon:

1. *Performance impacts upon surrounding property* – The request site is located between a large arterial road to the north, a lake to the south, and undeveloped land to the east and west. The low density uses that are proposed are consistent with the surrounding property. Except as provided in this paragraph, the maximum height for Subarea A is 24 feet and Subarea B has residential proximity slope restrictions but can allow up to 200 feet in height if there is 600 or more feet from properties within residential zoning districts. However, the Dallas Development Code allows utility and public service uses and institutional uses to be erected to any height consistent with FAA air space limitations, residential proximity slope restrictions, and building codes. This same provision also waves residential proximity slope height restrictions for local utility transmission and distribution lines.[1]

2. *Traffic impact* – The conceptual plan designates approximate access points that currently provide access to the site for Subarea A. Subarea B is proposed to be a recreational park, retail, or industrial/warehouse uses that East Belt Line Road has the capacity to accommodate.

3. *Comprehensive Plan or Area Plan Conformance* – The request area is located in the Business Center or Corridor Building Block. The proposed zoning is generally consistent with this building block. Buildings in these building blocks tend to be on separate parcels and stand one to five stories with offices, restaurants and a range of retail and commercial uses.

4. *Justification for PD Planned Development District Zoning as opposed to a straight zoning district* – The nearly 100 acre site provides utilities to the surrounding region. The addition of the new technology, Static VAR Compensators, is proposed to stabilize distribution to provide more reliable electric distribution to the region. These uses are considered local utilities limited to utility services in the Dallas Development Code and require a specific use permit in the A(A) Agriculture District. Since these utilities support the surrounding region, staff supports the creation of this planned development district on the condition that it must follow an approved development plan.

BACKGROUND INFORMATION:

- The earliest aerial photograph of the utility uses on the request site is from 1968. Photography from 1958 shows undeveloped land.

- The residential area to the north was developed in the 1980's according to aerial photography.

[1] Reference Section 51A-4.408(a)(1) of the Dallas Development Code.

- The closest corner of the residential area to the east began development circa 2003 according to aerial photography.

- Between 2010 and 2012, the power generating plant was removed from the site according to aerial photography.

- The lake levels of North Lake have dropped significantly in 2014 according to aerial photography.

Zoning History: There has been one recent zoning change in the vicinity within the last five years.

1. **Z134-175**: On October 8, 2014, City Council approved an application for an expansion of Subareas A-1 and A-2 of Planned Development District No. 741 onto property zoned an A(A) Agricultural District, to incorporate Subareas F and G into Subarea A-2 of Planned Development District No. 741, and to terminate Specific Use Permit No. 1806 for gas drilling and production.

2. **Z134-163:** On May 14, 2014, City Council approved an application for an R-5(A) Single Family District on property zoned an A(A) Agricultural District.

3. **Z134-122**: On April 23, 2013, City Council approved an application for an R-5(A) Single Family District on property zoned an A(A) Agricultural District.

Thoroughfares/Streets:

Thoroughfare/Street	Existing Dimension
Belt Line Road	Variable R.O.W.
Unnamed Gravel Roads	40 feet R.O.W.

Comprehensive Plan: The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being located along a Commercial Center or Corridor.

These areas primarily function as service and job destinations and are similar to Business Centers or Corridors, but are smaller and incorporate less density. These corridors, commonly at the intersection of major streets, are easily accessed via automobiles. Buckner Boulevard is an example of a Commercial Corridor. Buildings in these areas tend to be on separate parcels and stand one to five stories with offices,

restaurants and a range of retail and commercial uses. In addition to jobs and services, Commercial Centers or Corridors also may include multifamily housing in low- to mid-rise apartment buildings or condominiums. Landscaping and urban design will enhance the visitor's experience and is used to separate sidewalks from major roads and define pedestrian routes in large parking lots. For large shopping centers, this may involve adding public plazas or other "town center" features. Public transit enhancements as well as quality access and visibility are important components of successful auto-oriented development.

The request is consistent with this building block.

Land Use:

	Zoning	Land Use
Site	A(A)	Utilities
North	R-5(A)	Undeveloped
East	R-5(A)	Undeveloped
South	A(A)	Undeveloped
West	A(A)	Undeveloped

Land Use Compatibility:

The immediate land use surrounding the request site in all directions is undeveloped property. Further flung areas to the north and east are single family uses and warehouses further to the west.

The utilities on site are largely remaining unchanged. In the place of where a power generating plant stood years before, is proposed to be replaced by a new system of electrical equipment called a static VAR compensator. The new equipment allows for more reliable power distribution to the region since the power generating plant is no longer there to provide that stability.

The western portion of the area of request will resemble a further restricted IR Industrial/Research District that would allow some warehouse and industrial uses and general merchandise and food store uses. Similar development types are currently developed further to the west of the site and will allow for a potential recreational complex with athletic fields and game courts with a neighboring municipality. No particular development is planned for the western portion of the site at this time, but future development will require a development plan prior to permits being issued.

Development Standards:

DISTRICT	SETBACKS Front	SETBACKS Side/Rear	Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
Proposed							
Modified A(A) Agricultural	20'	20"	1 Dwelling Unit / 3 acres	24'	10%, 25%	N/A	Single family, agricultural; Proposed: utility uses
Modified IR(A) Industrial/Research	20'	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
Existing							
A(A) Agricultural	50'	20"	1 Dwelling Unit / 3 acres	24'	10%, 25%	N/A	Single family, agricultural

Parking: The request refers to the Dallas Development Code for minimum off-street parking requirements.

Landscaping: Except as described below, a landscape plan is required for development within the proposed District. However, the landscape requirements for utility and public service uses are proposed to comply with Article X.

The applicant has requested that all utility and public service uses be exempt from a perimeter landscape buffer strip. Staff supports this request because the perimeter screening remains and because irrigation required to support the landscape buffer strip often is damaged over time and the landscaping dies.

Staff recommends approval of this request because the landscape standards proposed would either have to comply with Article X or a landscape plan.

hCue

Report Name : Management Structure
Filtered By : --
Exported By : Tonya Hunt
Exported On : 09/08/2015
Entity Name: Oncor Electric Delivery Company LLC

Name	Title	Title Role
Austin, Joel S.	Vice President and Chief Information Officer	Officer
Carpenter, Walter Mark	Senior Vice President	Officer
Casarez, Richard	Vice President	Officer
Casey, John M.	Vice President - Treasurer	Officer (VP - Appointed)
Clevenger, Don J	Senior Vice President	Officer
Davis, David M	Senior Vice President and Chief Financial Officer	Officer
Dennis, Deborah L.	Senior Vice President	Officer
Elk, Charles W.	Vice President	Officer
Greer, James A.	Senior Vice President and Chief Operating Officer	Officer
Guillory, Angela Y.	Vice President	Officer
Guyton, Michael E.	Senior Vice President and Chief Customer Officer	Officer
Hays, Richard C.	Controller	Officer
Hull, Leslie Keith	Vice President	Officer
Jordan, Walter E.	Vice President - Governmental Affairs	Officer (Appointed)
Lee-Sethi, Jennifer M.	Assistant Secretary	Officer
McKaig, Paul T.	Vice President - Regulatory Affairs	Officer (Appointed)
Nye, E. Allen Jr.	Senior Vice President, General Counsel & Secretary	Officer
Quinn, Timothy Michael	Vice President and Chief Technology Officer	Officer
Ragland, Stephen N.	Vice President - Regulatory	Officer (Appointed)
Shapard, Robert S.	Chief Executive	Officer
Speed, Wesley R.	Vice President	Officer
Stewart, John C.	Vice President and Associate General Counsel - Litigation	Officer (Appointed)
Warren, Autry L.	Vice President	Officer

hCue

Report Name : Management Structure
Filtered By : --
Exported By : Gary Moor
Exported On : 03/24/2015
Entity Name: Luminant Generation Company LLC

Name	Title	Title Role	Role Start
Keglevic, Paul M.	Manager	Manager	08/01/2008
McFarland, M. A.	Manager	Manager	12/31/2012
McFarland, M. A.	Chairman, President and Chief Executive	Officer	12/31/2012
Williams, E. Michael	Chief Fossil Officer	Officer	10/22/2009
Flores, Rafael	Senior Vice President and Chief Nuclear Officer	Officer	02/26/2009
Frenzel, Robert C.	Senior Vice President and Chief Financial Officer	Officer	03/01/2012
Muscato, Stephen J.	Senior Vice President and Chief Commercial Officer	Officer	12/31/2012
Federwisch, Richard R.	Senior Vice President	Officer	10/09/2007
Ho, Joseph C.	Senior Vice President	Officer	02/03/2014
Horn, Stephen G.	Senior Vice President	Officer	02/26/2013
Howard, Carla A.	Senior Vice President	Officer	12/31/2012
Kopenitz, Stephen J.	Senior Vice President	Officer	10/09/2007
Moore, Stephanie Zapata	Vice President and General Counsel	Officer	03/15/2012
Hogan, Tim	Vice President and Controller	Officer	03/11/2013
Boswell, Barry T.	Vice President	Officer	02/26/2013
Goering, Matthew A.	Vice President	Officer	12/31/2012
Higginbotham, Dale	Vice President	Officer	02/26/2013
McCool, Thomas P.	Vice President	Officer	11/05/2013
Mireles, Kimberly D.	Vice President	Officer	03/11/2013
Perry, Nancy F.	Vice President	Officer	12/31/2012
Peters, Kenneth J.	Vice President	Officer	02/13/2012
Smith, Ken	Vice President	Officer	02/26/2013
Watson, Clifford A.	Vice President	Officer	02/26/2013
Horton, Anthony R.	Treasurer	Officer	06/19/2008
Moor, Gary L.	Secretary	Officer	05/12/2008
Fleshman, Betty R.	Assistant Secretary	Officer	12/31/2011
Moldovan, Kristopher E.	Assistant Treasurer	Officer	06/22/2010
Ashby, Kevin M.	Tax Signing Officer	Officer	06/22/2010

"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 south line of Belt Line Road, west of North Lake Road. The size of PD _____ is approximately 99.89 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) Subarea A is considered to be a residential zoning district.

(d) Subarea B is considered to be a nonresidential zoning district.

SEC. 51P- _____.104. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit ___A: conceptual plan.

(2) Exhibit ___B: development plan.

SEC. 51P- _____.105. 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- ____.106. DEVELOPMENT PLAN.

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

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

(a) Subarea A.

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

(2) The following additional main uses are permitted:

-- Electrical generating plant.
-- Electrical substation.
-- Local utilities.
-- Police or fire station.
-- Post office.
-- Radio, television, or microwave tower.
-- Utility or government installation other than listed.

(b) Subarea B.

(1) In general. Except as provided in this section, the only main uses permitted are those main uses permitted in the IR Industrial/Research District, subject to the same conditions applicable in the IR Industrial/Research District, as set out in Chapter 51A. For example, a use permitted in the IR Industrial/Research 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 IR Industrial/Research District is subject to DIR in this district; etc.

(2) The following additional main uses are permitted by right:

-- General merchandise or food store greater than 3,500 square feet.
-- Local utilities.
-- Utility or government installation other than listed.

(3) The following main uses are permitted by SUP only:

-- Commercial amusement (outside).
-- General merchandise or food store 100,000 square feet or more.
-- Mini-warehouse.

(4) The following main uses are prohibited:

(A) Commercial and business service uses.

-- Bus or rail transit vehicle maintenance or storage facility.
-- Commercial cleaning or laundry plant.
-- Custom business services.
-- Custom woodworking, furniture construction, or repair.
-- Labor hall.
-- Machine or welding shop.
-- Machinery, heavy equipment, or truck sales and services.

(B) Industrial uses.

-- Gas drilling and production. [SUP]
-- Industrial (outside) not potentially incompatible.
-- Industrial (outside) potentially incompatible.
-- Medical/infectious waste incinerator.
-- Municipal waste incinerator.
-- Organic compost recycling facility.
-- Pathological waste incinerator.

(C) Lodging uses.

-- Lodging or boarding house.
-- Overnight general purpose shelter.

(D) Miscellaneous uses.

-- Hazardous waste management facility.

(E) Office uses.

-- Alternative financial establishment.

(F) Retail and personal service uses.

-- Commercial motor vehicle parking.
-- Pawn shop.
-- Truck stop.
-- Vehicle display, sales, and service.

(G) Transportation uses.

-- Airport or landing field.
-- Commercial bus station and terminal.
-- Railroad passenger station.
-- STOL (short takeoff or landing) port.

(H) Wholesale, distribution, and storage uses.

-- Freight terminal.
-- Manufactured building sales lot.
-- Outside storage.
-- Recycling buy-back center.
-- Recycling collection center.
-- Recycling drop-off container.
-- Recycling drop-off for special occasion collection.
-- Trade center.

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

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

(b) In Subarea A, the following accessory uses are permitted by right when accessory to a utility and public service use:

-- Accessory electric vehicle charging station.
-- Accessory outside storage. (maximum of 10 percent of lot and a minimum of 100 feet from residential district)
-- Building repair and maintenance shop.
-- Contractor's maintenance yard.
-- Heliport.
-- Helistop.
-- Office.
-- Office showroom/warehouse.
-- Private street or alley.

-- Vehicle or engine repair or maintenance.
-- Vehicle storage lot.
-- Warehouse.

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

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

(a) Subarea A.

(1) In general. Except as provided in this subsection, the yard, lot, and space regulations for the A(A) Agricultural District apply.

(2) Front yard. Minimum front yard is 20 feet.

(b) Subarea B.

(1) In general. Except as provided in this subsection, the yard, lot, and space regulations for the IR Industrial/Research District apply to Subarea B.

(2) Front yard. Minimum front yard is 20 feet.

SEC. 51P- _____.110. OFF-STREET PARKING AND LOADING.

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.

SEC. 51P- _____.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-_____.112. LANDSCAPING.

(a) In general. Except as provided in this section, a landscape plan must be submitted with the development plan and approved by the city plan commission before issuance of a building permit to authorize work in this district.

(b) Utility and public service uses.

(1) Except as provided in this subsection, landscaping must be provided in accordance with Article X.

(2) A local utilities use limited to utility services does not require a perimeter landscape buffer strip described in Section 51A-4.212(4)(E)(cc).

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

SEC. 51P- ____.113. SIGNS.

(a) In Subarea A, signs must comply with the provisions for non-business zoning districts in Article VII.

(b) In Subarea B, signs must comply with the provisions for business zoning districts in Article VII.

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

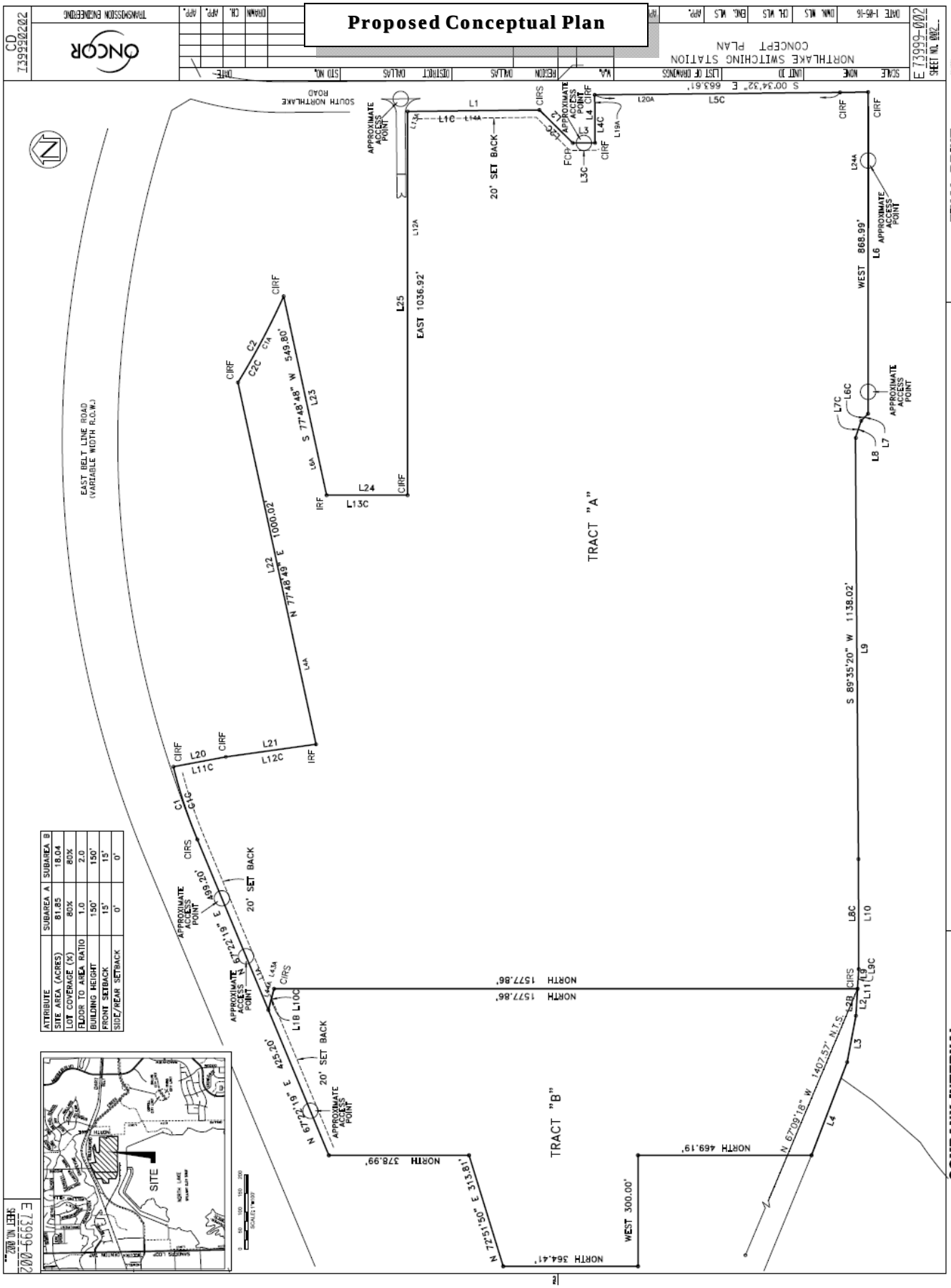
(a) The Property must be properly maintained in a state of good repair and neat appearance.

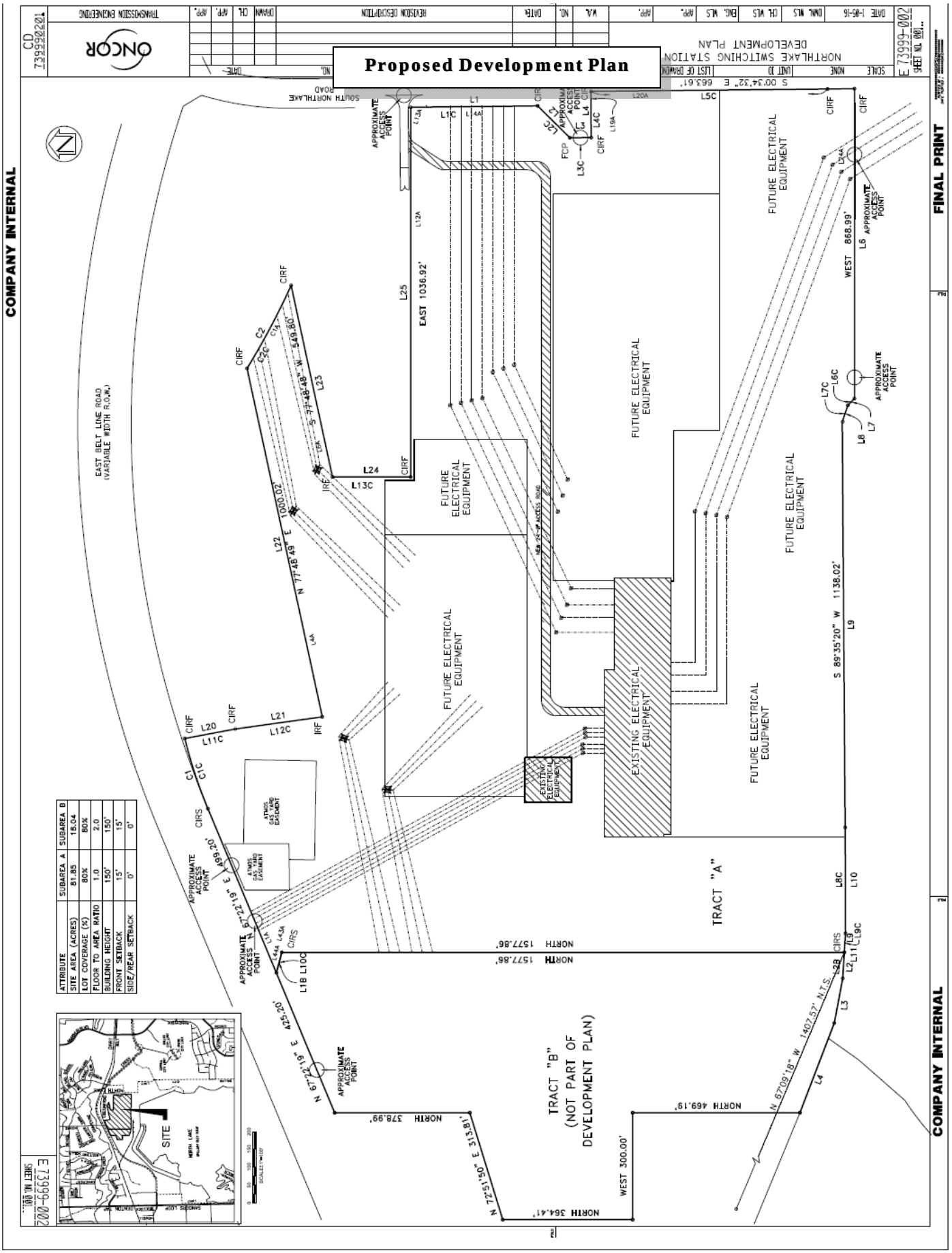
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

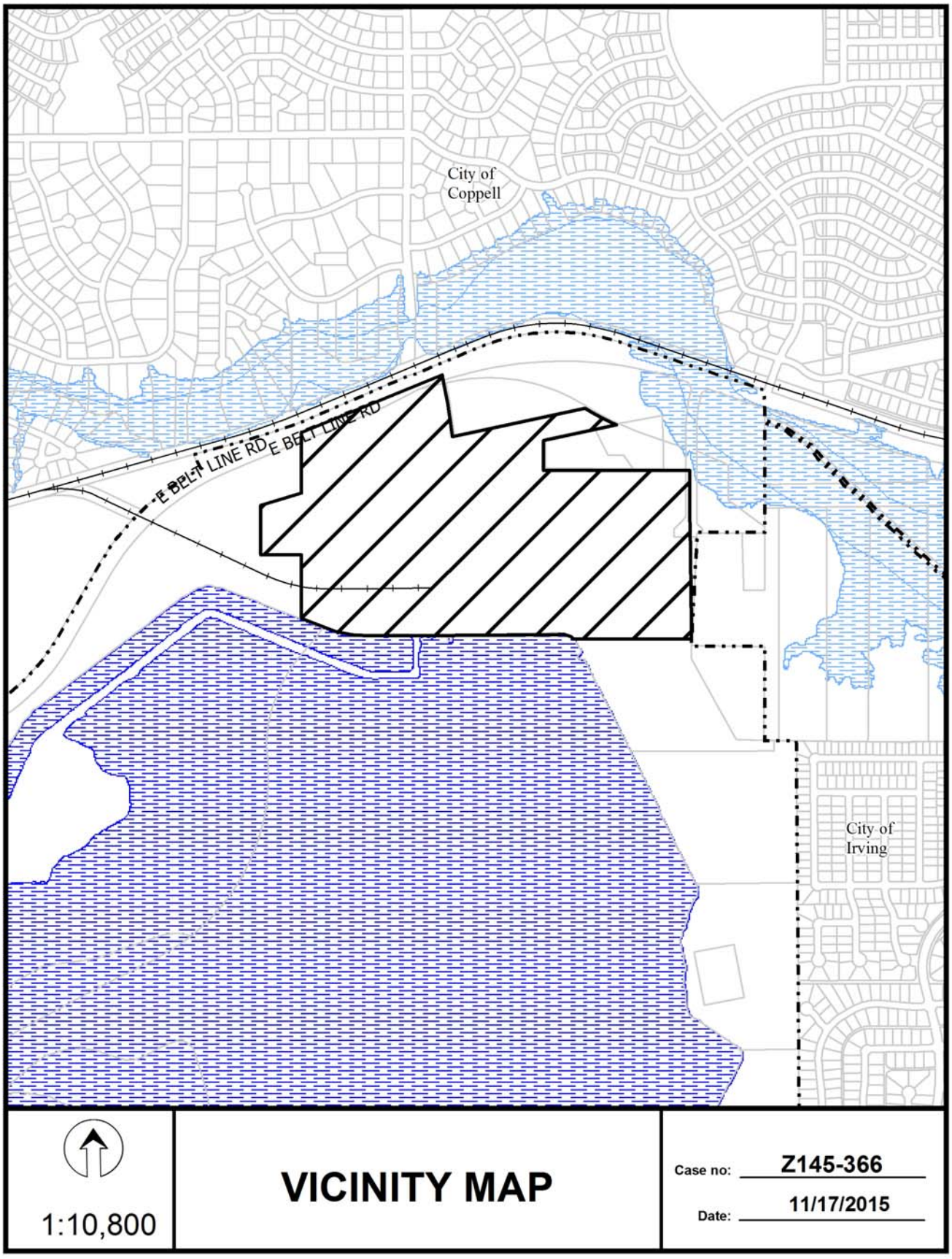
SEC. 51P-____.115. COMPLIANCE WITH CONDITIONS.

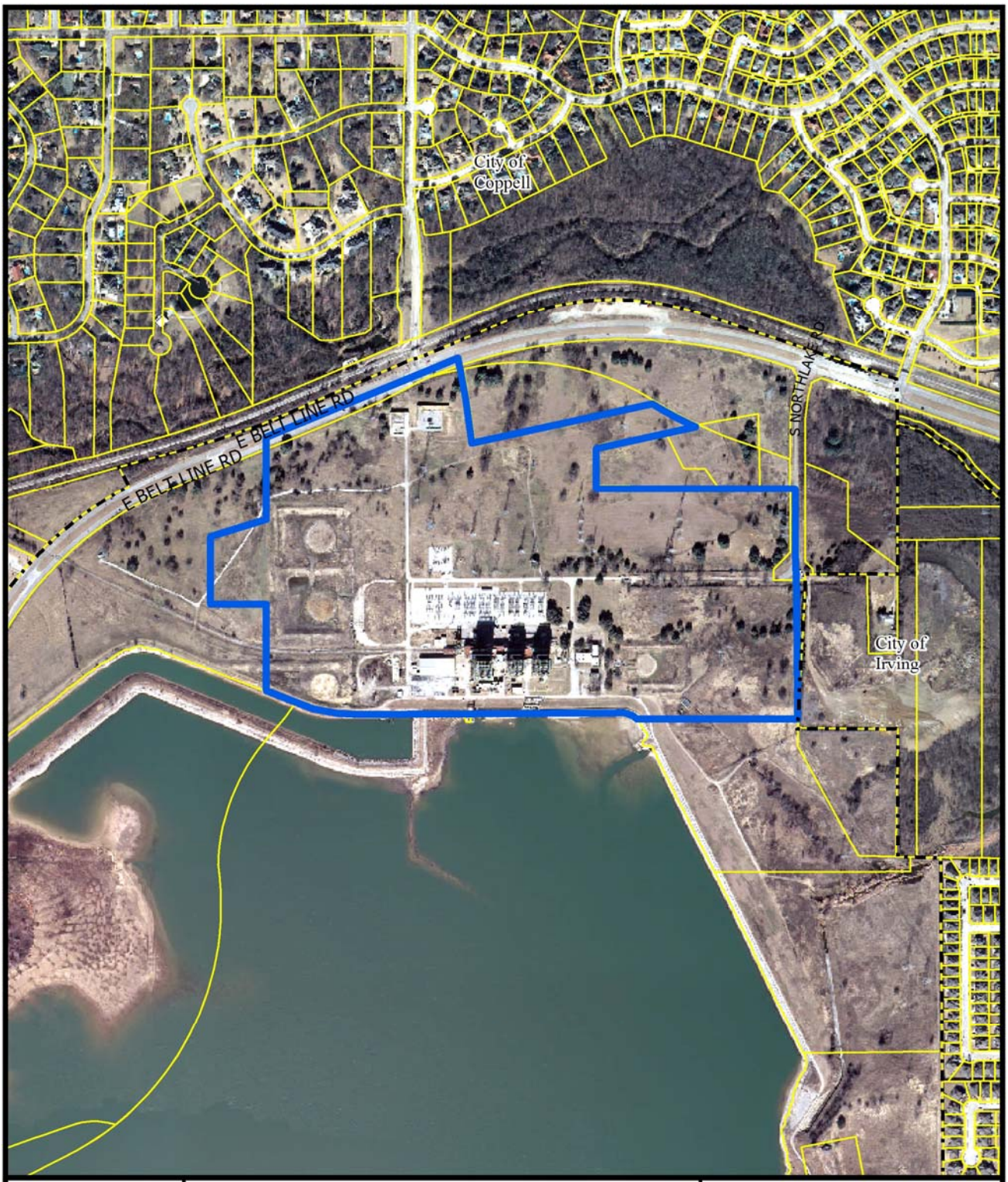
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

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


Proposed Conceptual Plan
NORTHLAKE SWITCHING STATION
CONCEPT PLAN
ONCOR
TRANSMISSION ENGINEERING
COMPANY INTERNAL
FINAL PRINT
SOUTH NORTHLAKE ROAD
EAST BELT LINE ROAD
(VARIABLE WIDTH R.O.W.)
TRACT "A"
TRACT "B"
20' SET BACK
APPROXIMATE ACCESS POINT
S 00°34'32" E 663.61'
EAST 1036.92'
WEST 868.99'
S 89°35'20" W 1138.02'
N 77°48'49" E 1000.02'
S 77°48'48" W 549.80'
N 67°22'19" E 425.20'
N 67°22'19" E 499.20'
NORTH 1577.86'
NORTH 378.99'
NORTH 469.19'
N 67°09'16" W 1407.57' M.T.S.
N 72°51'50" E 313.81'
NORTH 364.41'
WEST 300.00'
SITE
ATTRIBUTE | SUBAREA A | SUBAREA B
SITE AREA (ACRES) | 81.85 | 18.04
LOT COVERAGE (%) | 80% | 80%
FLOOR TO AREA RATIO | 1.0 | 2.0
BUILDING HEIGHT | 150' | 150'
FRONT SETBACK | 15' | 15'
SIDE/REAR SETBACK | 0' | 0'


Proposed Development Plan
COMPANY INTERNAL
FINAL PRINT
NORTHLAKE SWITCHING STATION
DEVELOPMENT PLAN
TRACT "A"
TRACT "B"
(NOT PART OF DEVELOPMENT PLAN)
FUTURE ELECTRICAL EQUIPMENT
EXISTING ELECTRICAL EQUIPMENT
EAST 1036.92'
WEST 868.99'
S 89°35'20" W 1138.02'
NORTH 1577.86'
NORTH 378.99'
NORTH 469.19'
WEST 300.00'
NORTH 364.41'
N 67°22'19" E 425.20'
N 67°09'18" W 1407.57' M.S.L.
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EAST BELT LINE ROAD (VARIABLE WIDTH R.O.W.)
SOUTH NORTHLAKE ROAD
APPROXIMATE ACCESS POINT
SITE
ATTRIBUTE | SUBAREA A | SUBAREA B
SITE AREA (ACRES) | 81.85 | 18.04
LOT COVERAGE (%) | 80% | 80%
FLOOR TO AREA RATIO | 1.0 | 2.0
BUILDING HEIGHT | 150' | 150'
FRONT SETBACK | 15' | 15'
SIDE/REAR SETBACK | 0' | 0'


City of
Coppell
E BELT LINE RD
E BELT LINE RD
City of
Irving
1:10,800
VICINITY MAP
Case no: Z145-366
Date: 11/17/2015

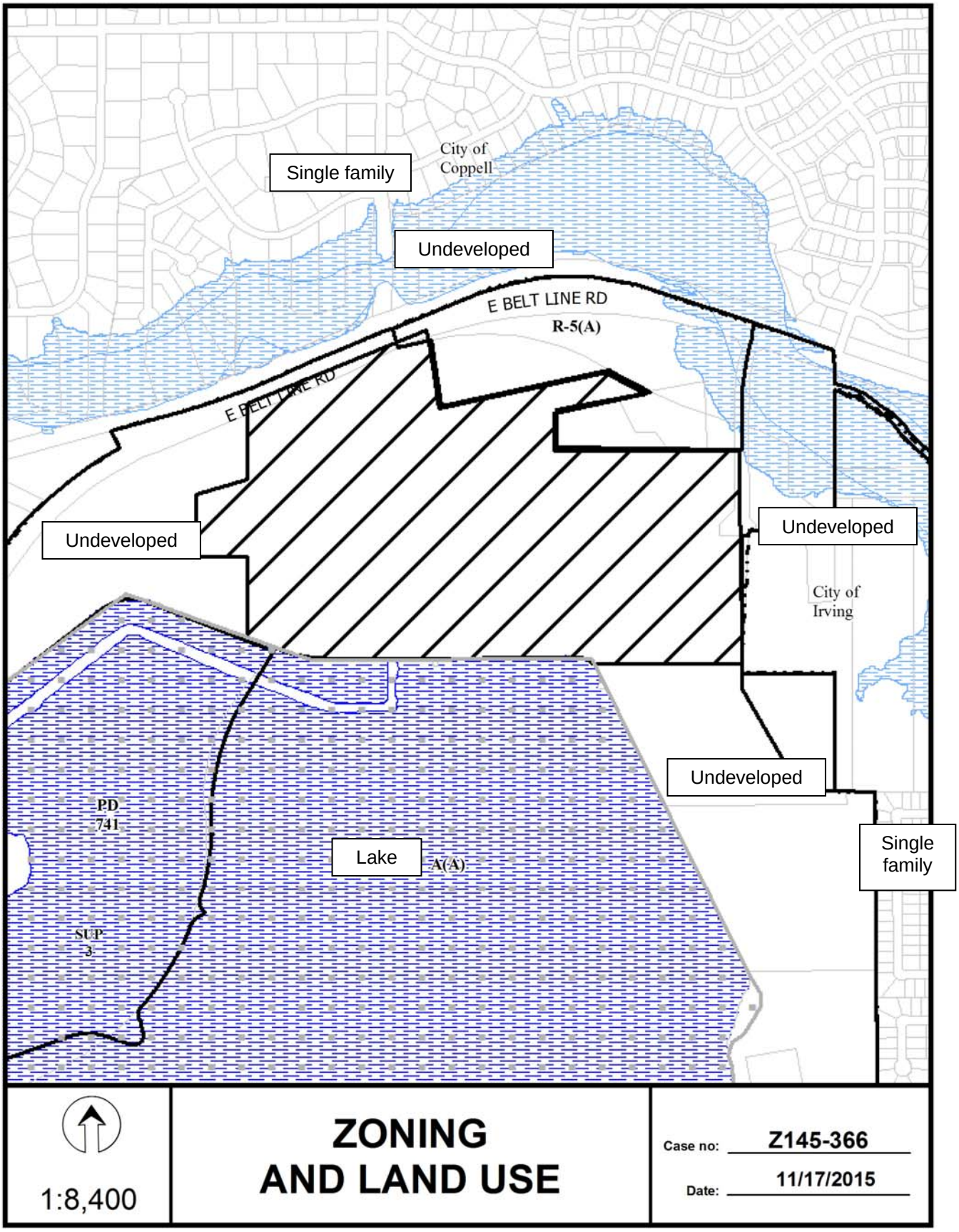


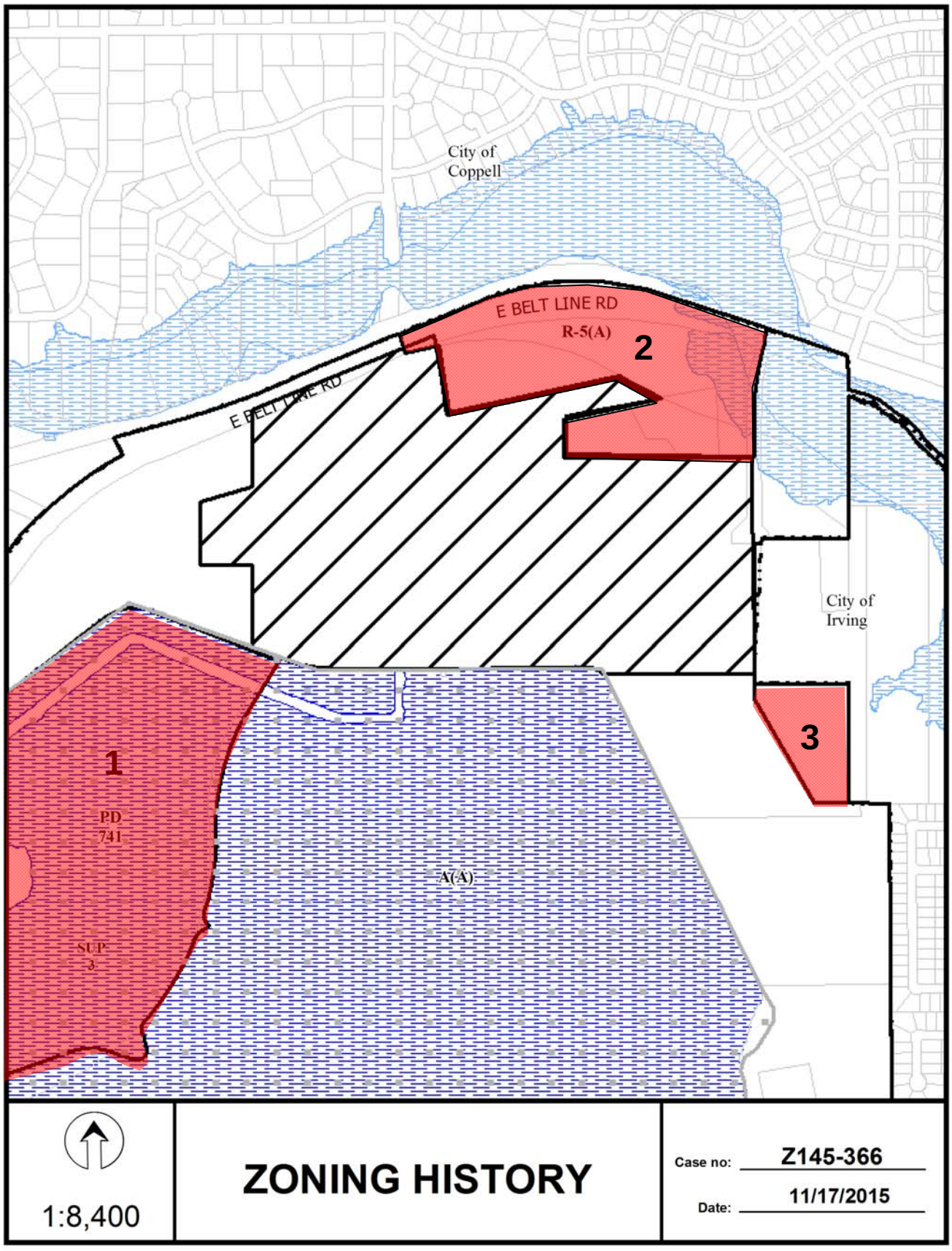
1:8,400

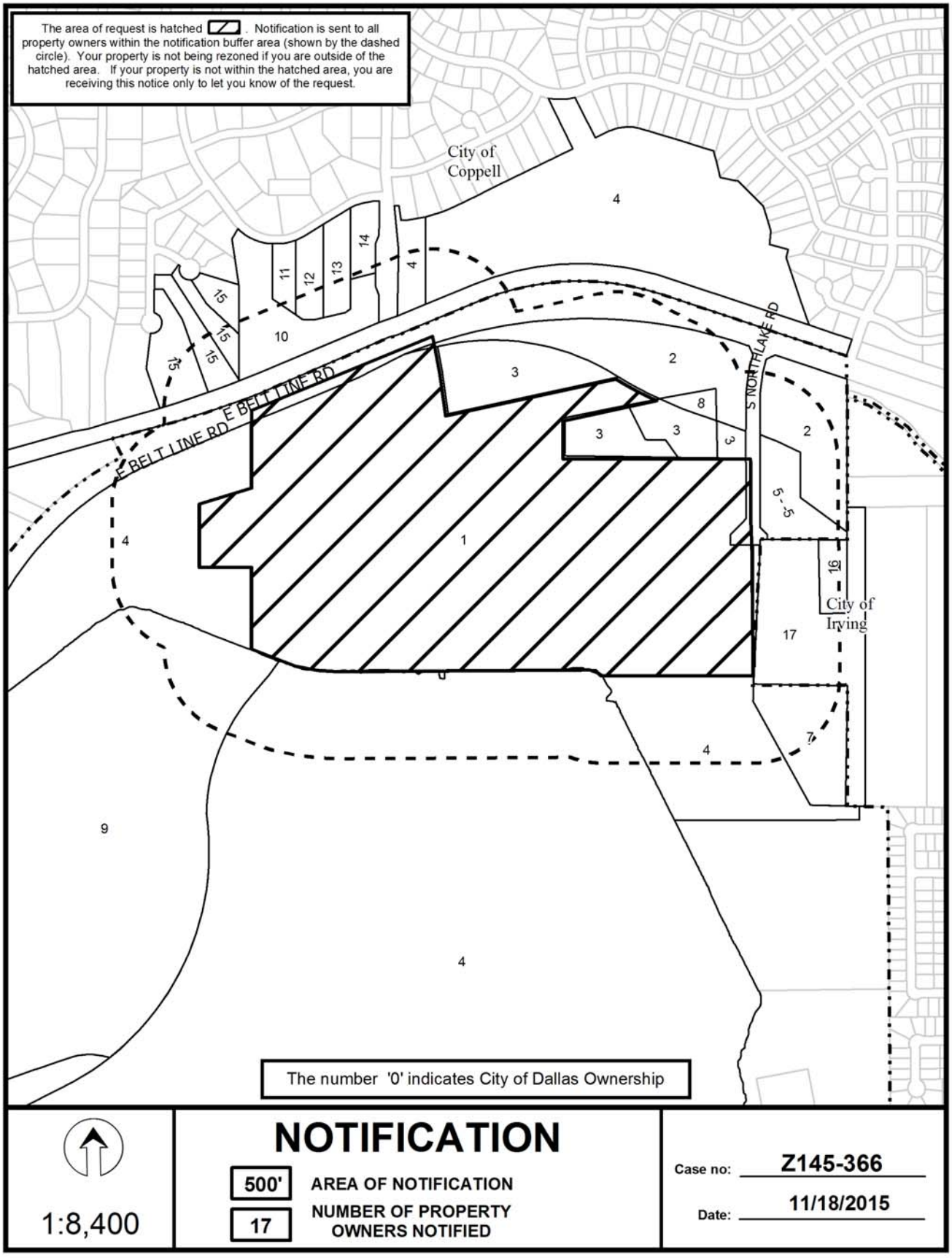
AERIAL MAP

Case no: Z145-366

Date: 11/17/2015


Single family
City of Coppell
Undeveloped
E BELT LINE RD
R-5(A)
E BELT LINE RD
Undeveloped
Undeveloped
City of Irving
Undeveloped
Single family
PD 741
Lake
A(A)
SUP 3
1:8,400
ZONING AND LAND USE
Case no: Z145-366
Date: 11/17/2015


City of Coppell
E BELT LINE RD
R-5(A)
2
E BELT LINE RD
City of Irving
3
1
PD 741
A(A)
SUP 3
1:8,400
ZONING HISTORY
Case no: Z145-366
Date: 11/17/2015


The area of request is hatched. Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
City of Coppell
E BELT LINE RD
S NORTHLAKE RD
City of Irving
The number '0' indicates City of Dallas Ownership
1:8,400
NOTIFICATION
500'
AREA OF NOTIFICATION
17
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z145-366
Date: 11/18/2015

11/18/2015

Notification List of Property Owners

Z145-366

17 Property Owners Notified

Label #	*Address*		*Owner*
1	14901	NORTH LAKE RD	LUMINANT GENERATION CO LLC
2	1403	NORTH LAKE RD	HENRY LAND LTD &
3	700	E BELT LINE RD	BILLINGSLEY YORKSHIRE PARTNERS LTD
4	704	E BELT LINE RD	COPPELL CITY OF
5	14901	NORTH LAKE RD	LUMINANT GENERATION CO LLC
6	14901	NORTH LAKE RD	HENRY LAND LTD
7	700	E BELT LINE RD	BILLINGSLEY YORKSHIRE PARTNERS LTD
8	708	E BELT LINE RD	TRAMMELL CROW COMPANY NO 43 LTD
9	9000	DYNAMO DR	CYPRESS WATERS LAND B LTD
10	501	CARTER DR	RATHE BRIAN & ELIZABETH A
11	509	CARTER DR	AWAN AMJAD
12	517	CARTER DR	SCHEETZ STEVEN D &
13	525	CARTER DR	SHEPARD JOHN A & ANN
14	533	CARTER DR	LASATER JAMES T & ROANNE
15	560	HERITAGE OAK CT	TOLL DALLAS TX LLC
16	950	S NORTHLAKE BLVD	DAILY THOMAS W
17	1002	BELTLINE RD	CROW BILLINGSLEY BELTLINE &

CITY PLAN COMMISSION **THURSDAY, MARCH 3, 2016**

Planner: Sarah May

FILE NUMBER: Z156-118(SM) **DATE FILED:** October 29, 2015

LOCATION: West corner of East Grand Avenue and Shadyside Lane

COUNCIL DISTRICT: 14 **MAPSCO:** 37W

SIZE OF REQUEST: Approximately 1.539 acres **CENSUS TRACT:** 12.02

APPLICANT/ OWNER: Martinez-Wallace, LLC

REPRESENTATIVE: Rob Baldwin

REQUEST: An application for a Specific Use Permit for a private school on property zoned a CR Community Retail District with a D Liquor Control Overlay.

SUMMARY: The purpose of this request is to allow for new construction of a private elementary school use [The Spanish House] for 15 elementary classrooms and approximately 22,000 square feet. No changes to this report have been made since the previous hearing.

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

PRIOR CPC ACTION: On February 18, 2016, the City Plan Commission held this item under advisement in order to send out new notices due to a mapping error.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval of staff's recommended conditions based upon:

1. *Compatibility with surrounding uses and community facilities* – The proposed use and buildings and are compatible in scale with the surrounding area. The school will have a maximum height of 36 feet and will comply with residential proximity slope standards. The site's residential adjacency will dictate added development standards that serve to mitigate any potential negative impacts with landscaping according to Article X.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The services of the proposed school will provide a service to this area of the city.

3. *Not a detriment to the public health, safety, or general welfare* – The Traffic Safety and Engineering Sections have approval of the application with periodic updates to the traffic management plan as specified in the specific use permit conditions.

4. *Conforms in all other respects to all applicable zoning regulations and standards* – Based on information depicted on the site plan, the request will comply with all applicable zoning regulations and standards. No variances or exceptions are proposed. All proposed improvements will require compliance with the building code and require final inspection compliance with the site plan.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed Dimension
East Grand Avenue	Principal Arterial	Minimum-6 lanes-Divided, 100' ROW
Shadyside Lane	Local	50' ROW

Traffic:

The Traffic Safety Engineering Section of the Department of Street Services and the Engineering Section of Sustainable Development and Construction have reviewed the request and recommended approval of the application subject to the traffic management plan.

Comprehensive Plan:

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

STAFF ANALYSIS:

Land Use:

	Zoning	Land Use
Site	CR-D	Vacant/Undeveloped
North	CD 6 (Tract 2A)	Single Family
East	CR	Elevated Roadway
South	CR	Commercial Amusement (inside)
West	CD 6 (Tract 2A)	Designated Open Space

Land Use Compatibility:

The site is located just south of a line of a new single family development, west of an elevated roadway, north of a banquet hall, and east of a designated open space area. The proposed development is compatible in character and size to its surroundings as it proposes a maximum height of 36 feet or two stories and complies with residential proximity slope restrictions.

The site is also much lower in topography than its neighbors. The site is depressed and looks as though it is located in a 100 year flood plain on the zoning map; however, a permit for new construction was issued December 23, 2015, ensuring the new construction met flood plain requirements for permits. In addition to its low elevation, a large elevated roadway is to the east of the site which will make views of the property difficult to see from vehicles travelling in all directions except on Shadyside Lane.

Further to the east is a DISD elementary school and the Santa Fe Trail and East Grand Avenue bisects the two schools making it impossible for vehicles to conveniently pass from one campus to the other, thereby making conflicting traffic patterns unlikely. Each of these factors make this site compatible with surrounding properties.

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

The applicant's request conforms with the applicable zoning regulations and standards and is consistent with the intent of the Dallas Development Code.

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

Parking: Pursuant to §51A-4.204 of the Dallas Development Code, schools require one and one-half parking spaces for each kindergarten/elementary school classroom. The proposed school is projected to have 15 elementary classrooms, which would require a total of 23 parking spaces. The applicant is proposing 48 parking spaces.

List of Partners

List of Officers

Martinez-Wallace, LLC

Catherine Wallace, Managing Member

Staff Recommended SUP Conditions

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

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

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

4. CLASSROOMS: The number of classrooms is 15.

5. FLOOR AREA: The maximum floor area is 22,000 square feet.

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

7. PARKING: Off-street parking must be located as shown on the attached site plan.

8. TRAFFIC MANAGEMENT PLAN:

A. In general. Operation of the private school must comply with the attached traffic management plan .

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

C. Traffic study.

i. The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by November 1, 2018. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1 of each 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 dropt-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.

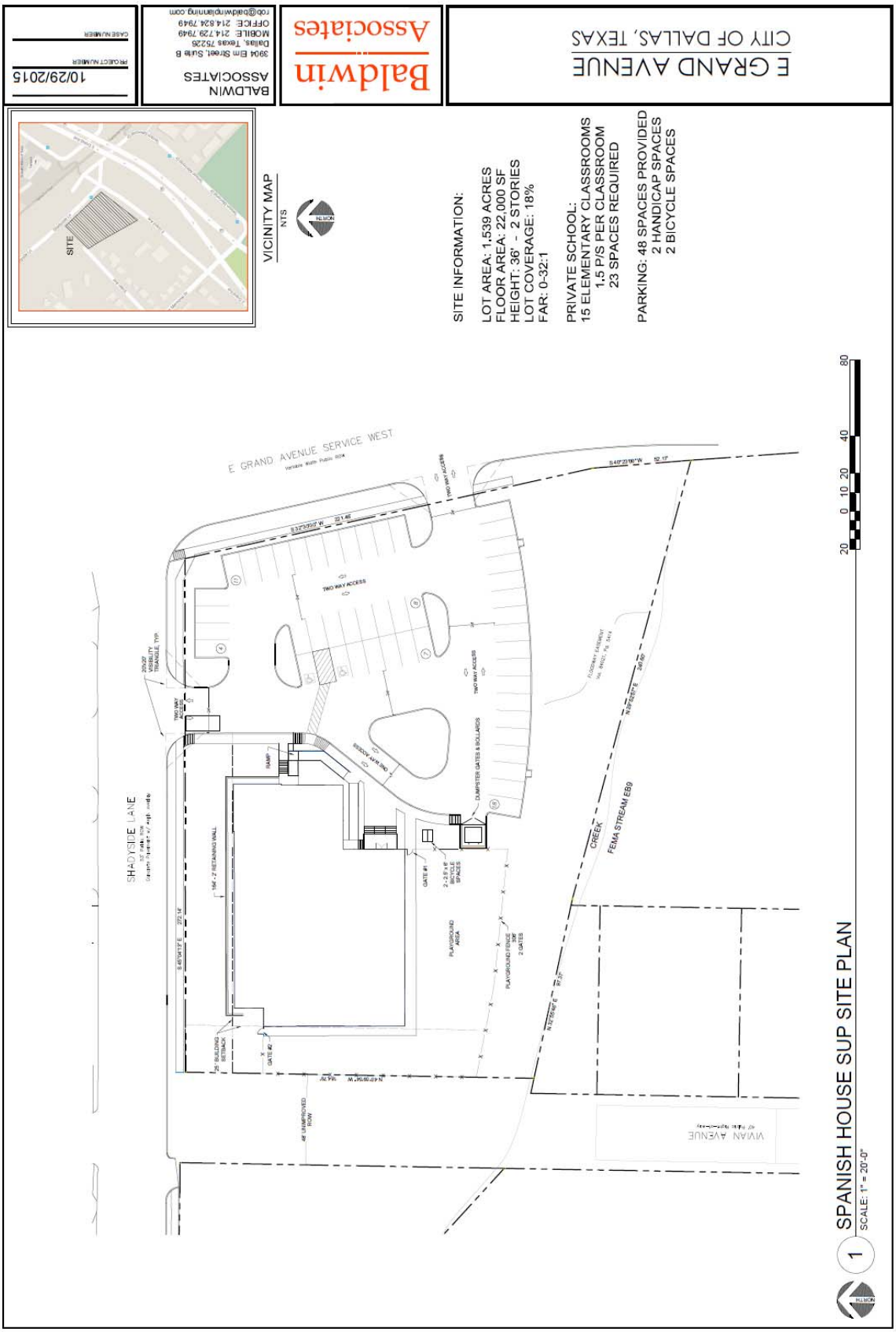
i. A traffic management plan may be amended using the minor amendment fee and public hearing process in Section 51A-4.1.105(k)(3) of Chapter 51A of the Dallas City Code, as amended.

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.

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

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

Proposed Site Plan



Proposed Traffic Management Plan

SPANISH HOUSE
TRAFFIC MANAGEMENT PLAN
JANUARY 2016
Z156-118

INTRODUCTION

The Spanish House Private School will be located to the west of the East Grand Avenue Service Road and Shadyside Lane intersection with a physical address of 7159 East Grand Avenue, Dallas, Texas 75223. This school is proposed to open in August 2016 with an enrollment of 80 students in Kindergarten to 5th grade. At full enrollment, which is projected to be reached in 2020, the school will have a maximum capacity of 200 students.

OVERVIEW

Spanish House will be located to the west of the East Grand Avenue Service Road and Shadyside Lane intersection as shown in **Figure 1**.

East Grand Avenue Service Road – Bordering the school to the east, this segment of East Grand Avenue serves as the service road for East Grand Avenue (SH 78) and is a one-way (southwest-bound only) roadway. The East Grand Avenue Service Road is not identified in the City of Dallas Thoroughfare Plan. The assumed speed limit on this section of the East Grand Avenue Service Road is 30 mph.

Shadyside Lane – Shadyside Lane borders Spanish House on the north side and is a two-lane, two-way roadway with a posted speed limit of 30 mph. Shadyside Lane is not identified on the City of Dallas Thoroughfare Plan. A DART bus stop is located along Shadyside Lane near the future school location.

Figure 2 shows the proposed site plan. The campus will be served by one driveway along East Grand Avenue and one driveway on Shadyside Lane. However, access will only be allowed via the East Grand Avenue driveway location during drop off and pick-up times.

Figure 1: Vicinity Map



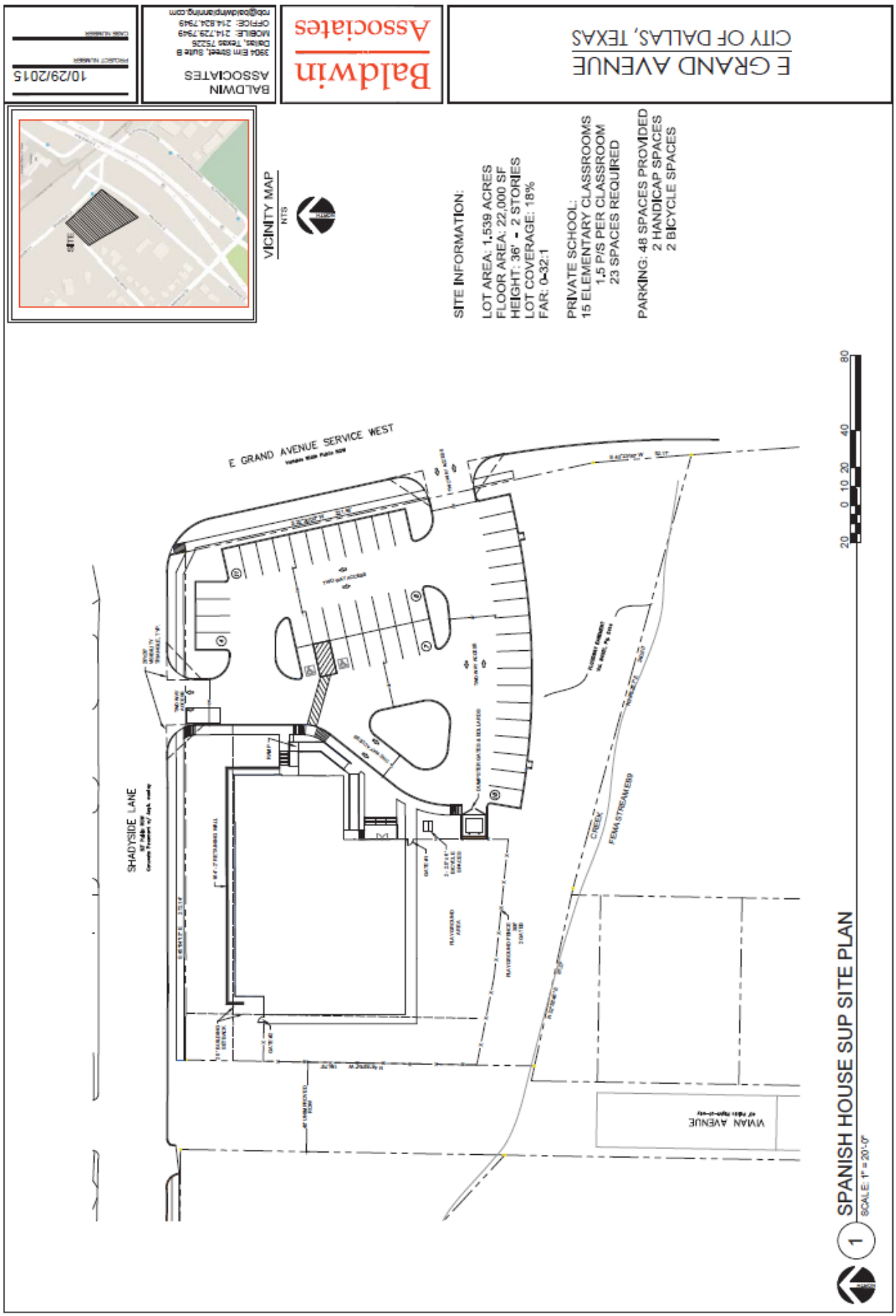


Figure 2: Spanish House Site Plan

At maximum enrollment, Spanish House will serve 200 students in Kindergarten to 5th grade. Students will arrive at 7:30 AM and 8:30 AM with four (4) release times between 3:00 and 6:00 PM (including after school programs) as identified in **Table 1**. This table assumes full enrollment of the private school.

Table 1: Projected Student Dismissal Numbers

Dismissal Time	Percent of Enrollment Dismissed	# of Students
3:00 PM	30%	60
3:15 PM	30%	60
4:30 PM	20%	40
5:00 – 6:00 PM	20%	40
Total	**100%**	**200**

CITY OF DALLAS PARKING STANDARDS

Section 51.A-4.204 of the City of Dallas *Development Code* defines the parking requirements for institutional and community services. The City of Dallas code requires 1.5 parking spaces for each kindergarten/elementary school classroom. With 15 classrooms for Spanish House, 23 parking spaces would be required. Based on the site plan shown in Figure 2, the parking total of 48 spaces exceeds the City of Dallas requirements.

TRIP GENERATION

To develop trip rates for the Spanish House, the number of vehicle trips generated by the private school and the directional splits were initially calculated based on information presented in ITE's *Trip Generation Manual, Ninth Edition*. The trip generation equations, directional splits and the number of trips generated by the proposed school at full enrollment using this information is provided in **Table 2**.

Table 2: ITE Trip Generation Rates

Land Use	ITE Code	Equations[1]					
		AM Peak Hour			School PM Peak Hour		
Private School (K-8)	534	T = 0.90(X) + 3.01			T = 0.61(X) - 4.70		
		Directional Splits[2]					
		AM Peak Hour			School PM Peak Hour		
		55 / 45			47 / 53		
		Estimated Trip Generation (200 students)					
		AM Peak Hour			School PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
		101	82	183	55	62	117

[1]T = Trip Ends; X = Number of Students
[2]XX / YY = % entering vehicles / % exiting vehicles

QUEUING ANALYSIS

The primary goal of the evaluation of the traffic circulation for the school is to minimize the impact on the adjacent public streets and to avoid queues on public roadways. The proposed circulation plan will be the same for both the drop off in the morning and pick-up in the afternoon and there are proposed to be two (2) drop off periods and four (4) dismissal periods. **Figure 3** shows the proposed circulation during the drop off and pick-up periods with the anticipated queues during the primary pick-up time (3:00 PM) identified. To determine the projected length of queues on site, a maximum queue length of four (4) feet per student was assumed, based on previous studies at other private schools. A queued vehicle length of 20 feet was also assumed. Under these assumptions, **Table 3** summarizes the projected maximum queue for each dismissal period.

Table 3: Projected Queue Lengths by Dismissal Time

Dismissal Time	Percent of Enrollment Dismissed	# of Students	Projected Max Queue	
			(Feet)	(vehicles)
3:00 PM	30%	60	240	12
3:15 PM	30%	60	240	12
4:30 PM	20%	40	160	8
5:00 – 6:00 PM	20%	40	160	8
Total	**100%**	**200**	- - -	- - -

As shown by Figure 3 and Table 3, with 320 feet (16 vehicles) of on-site queuing provided, the site is predicted to be able to store the vehicles during each of the dismissal periods.

2015-2016 PROPOSED OPERATION

The arrival and dismissal traffic flow is expected to proceed as follows:

- Arrival Procedures
  - Shadyside Lane driveway closed. All traffic will enter using the East Grand Avenue driveway.
  - A counterclockwise movement is recommended. Parents will enter the school using the East Grand Avenue driveway and turn right into the school parking lot.
  - Staff members will be present to assist students out of vehicles.
- Dismissal Procedures
  - Shadyside Lane driveway closed. All traffic will enter using the East Grand Avenue driveway.
  - A counterclockwise movement is recommended. Parents will enter the school and the queue line using the East Grand Avenue driveway and turn right into the school parking lot.
  - Staff members will assist students in to vehicles and to direct parents in queue lines as necessary.
  - Parents to remain in vehicles while in queue line.

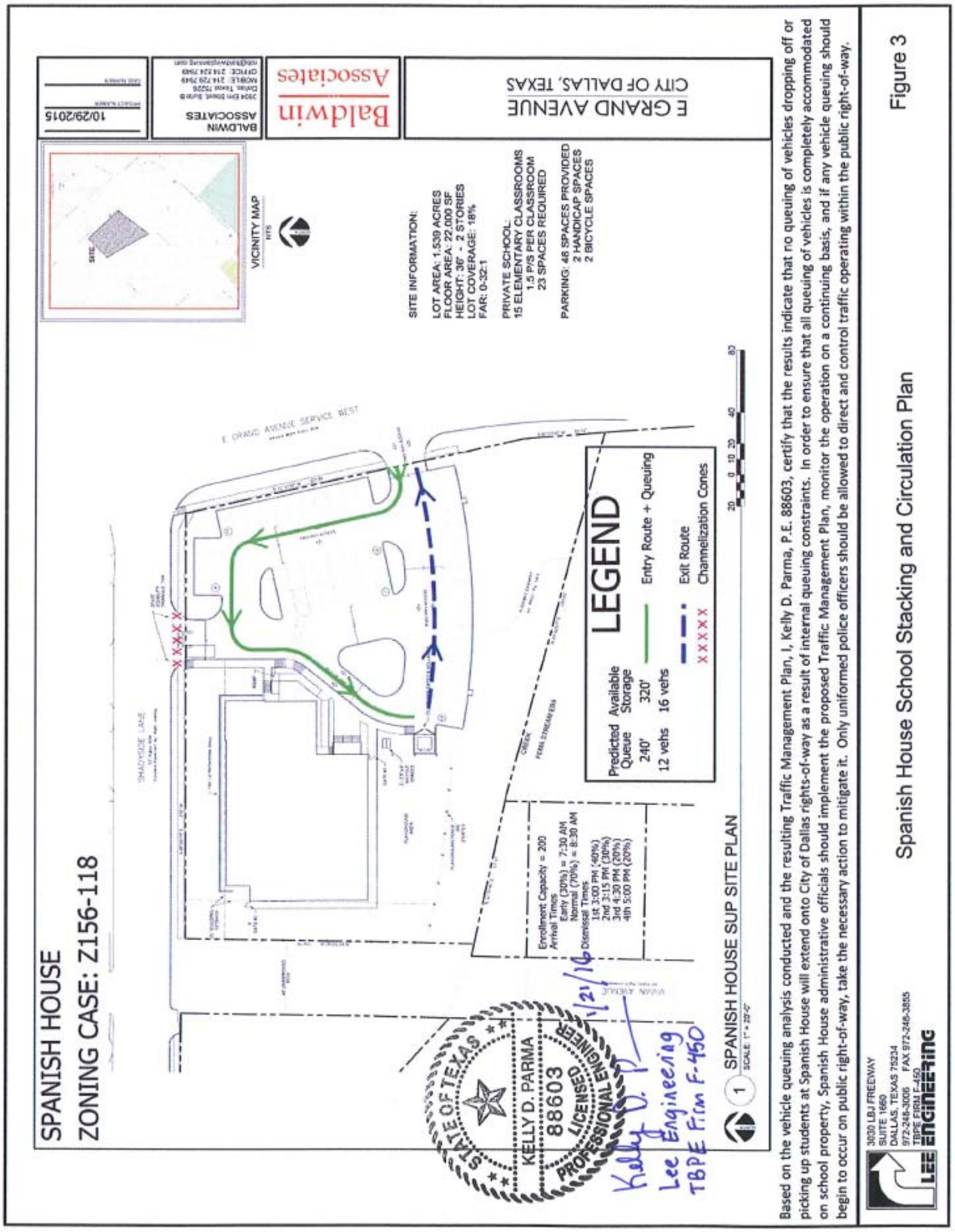


Figure 3

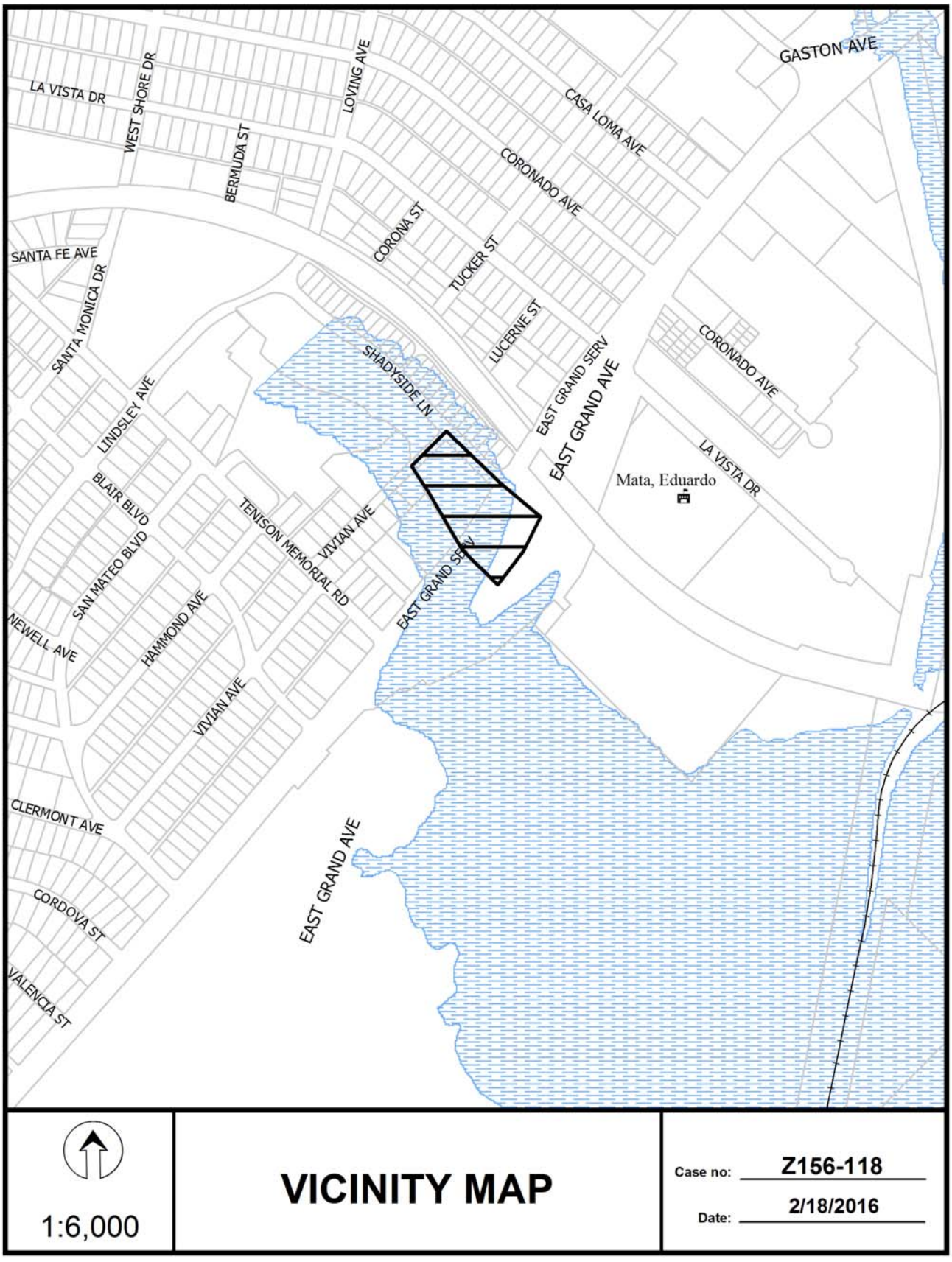
Spanish House School Stacking and Circulation Plan

Based on the vehicle queuing analysis conducted and the resulting Traffic Management Plan, I, Kelly D. Parma, P.E. 88603, certify that the results indicate that no queuing of vehicles dropping off or picking up students at Spanish House will extend onto City of Dallas rights-of-way as a result of internal queuing constraints. In order to ensure that all queuing of vehicles is completely accommodated on school property, Spanish House administrative officials should implement the proposed Traffic Management Plan, monitor the operation on a continuing basis, and if any vehicle queuing should begin to occur on public right-of-way, take the necessary action to mitigate it. Only uniformed police officers should be allowed to direct and control traffic operating within the public right-of-way.

Based on the vehicle queuing analysis conducted and the resulting Traffic Management Plan, I, Kelly D. Parma, P.E. 88603, certify that the results indicate that no queuing of vehicles dropping off or picking up students at Spanish House will extend onto City of Dallas rights-of-way as a result of internal queuing constraints. In order to ensure that all queuing of vehicles is completely accommodated on school property, Spanish House administrative officials should implement the proposed Traffic Management Plan, monitor the operation on a continuing basis, and if any vehicle queuing should begin to occur on public right-of-way, take the necessary action to mitigate it. Only uniformed police officers should be allowed to direct and control traffic operating within the public right-of-way.



Kelly D. P
1/21/16
Lee Engineering
TBPE Firm F-450


GASTON AVE
LA VISTA DR
WEST SHORE DR
LOVING AVE
BERMUDA ST
CASA LOMA AVE
CORONADO AVE
CORONA ST
TUCKER ST
SANTA FE AVE
SANTA MONICA DR
LUCERNE ST
SHADYSIDE LN
EAST GRAND SERV
EAST GRAND AVE
CORONADO AVE
LA VISTA DR
Mata, Eduardo
LINDSLEY AVE
BLAIR BLVD
TENISON MEMORIAL RD
VIVIAN AVE
SAN MATEO BLVD
EAST GRAND SERV
HAMMOND AVE
NEWELL AVE
VIVIAN AVE
CLERMONT AVE
EAST GRAND AVE
CORDOVA ST
VALENCIA ST
1:6,000
VICINITY MAP
Case no: Z156-118
Date: 2/18/2016

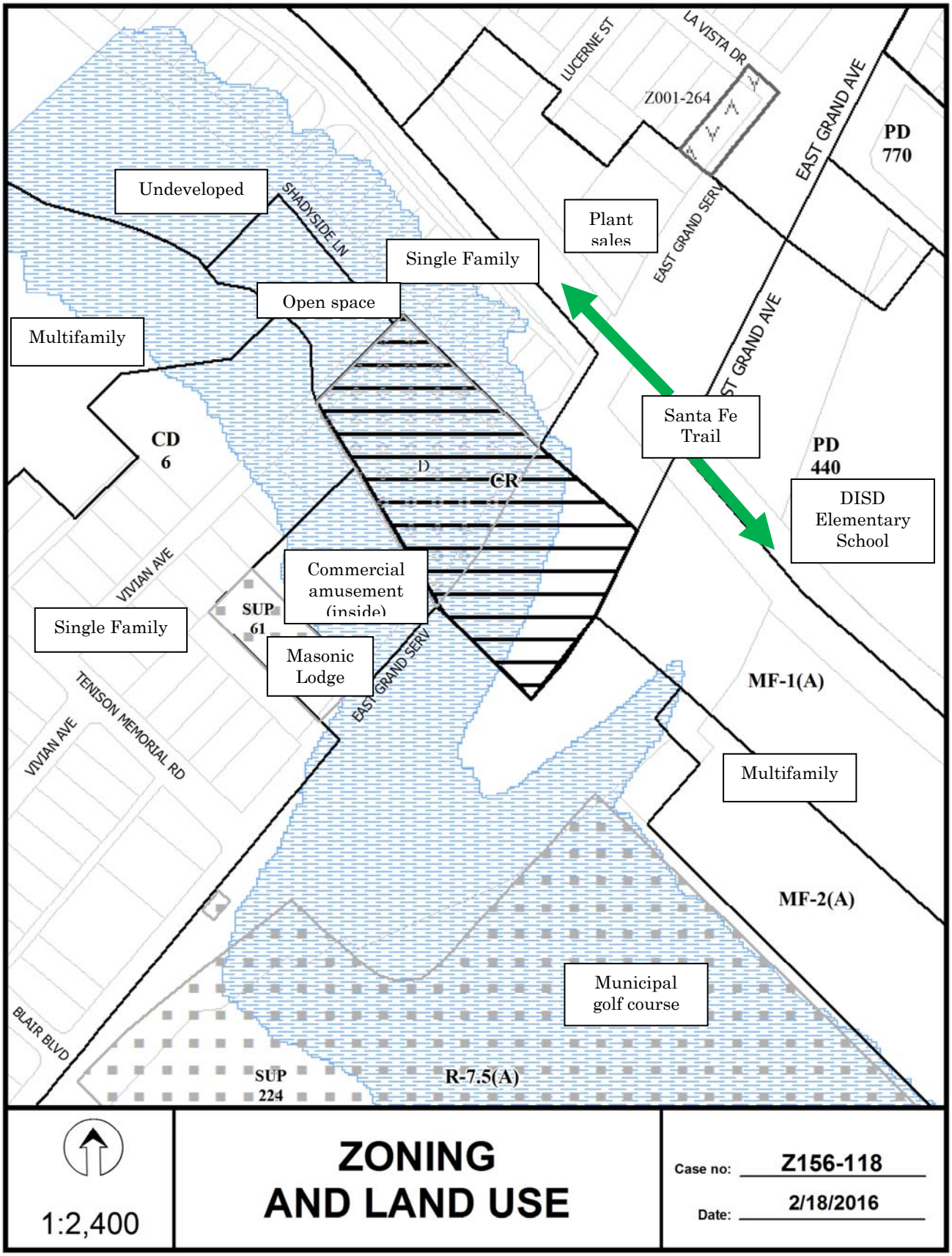


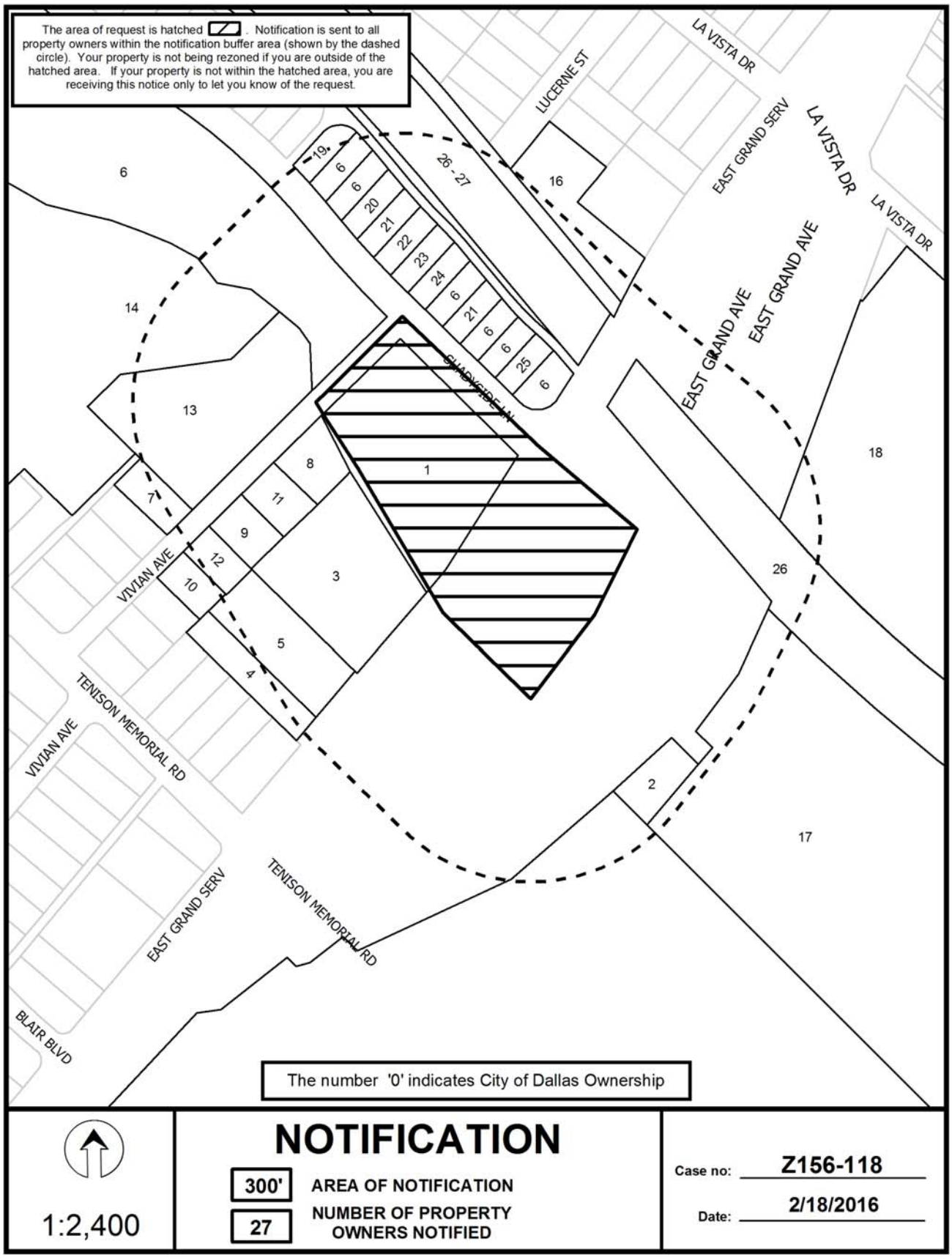
1:2,400

AERIAL MAP

Case no: Z156-118

Date: 2/18/2016


LUCERNE ST
LA VISTA DR
Z001-264
EAST GRAND AVE
PD 770
Undeveloped
SHADYSIDE LN
Plant sales
EAST GRAND SERV
Single Family
Open space
Multifamily
CD 6
D
CR
Santa Fe Trail
PD 440
DISD Elementary School
VIVIAN AVE
Commercial amusement (inside)
SUP 61
Single Family
Masonic Lodge
EAST GRAND SERV
MF-1(A)
TENISON MEMORIAL RD
VIVIAN AVE
Multifamily
MF-2(A)
Municipal golf course
BLAIR BLVD
SUP 224
R-7.5(A)
1:2,400
ZONING AND LAND USE
Case no: Z156-118
Date: 2/18/2016


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.
LA VISTA DR
LUCERNE ST
EAST GRAND SERV
LA VISTA DR
LA VISTA DR
EAST GRAND AVE
EAST GRAND AVE
SHADYSIDE LN
VIVIAN AVE
VIVIAN AVE
TENISON MEMORIAL RD
TENISON MEMORIAL RD
EAST GRAND SERV
BLAIR BLVD
26 - 27
The number '0' indicates City of Dallas Ownership
NOTIFICATION
300'
AREA OF NOTIFICATION
27
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z156-118
Date: 2/18/2016

02/18/2016

Notification List of Property Owners

Z156-118

27 Property Owners Notified

Label #	*Address*		*Owner*
1	7159	EAST GRAND AVE	MARTINEZWALLACE LLC
2	7140	EAST GRAND AVE	7140 E GRAND LLC
3	7137	EAST GRAND AVE	PAN AMERICAN GOLF ASSN
4	7115	EAST GRAND AVE	PACE MARK EDWARD
5	7119	EAST GRAND AVE	GARRETT ALEXANDER C
6	903	SHADYSIDE LN	MM FINISHED LOTS LLC
7	7123	VIVIAN AVE	SHELBY SUSAN
8	7138	VIVIAN AVE	BLAIR CATHERINE E
9	7126	VIVIAN AVE	CARD DAVID J
10	7116	VIVIAN AVE	WILLIAMS KEVIN W &
11	7134	VIVIAN AVE	JAREMKO MATTHEW E &
12	7122	VIVIAN AVE	WORM JOHN &
13	7201	VIVIAN AVE	BARBOSA GUSTAVE
14	7100	TENISON MEMORIAL RD	SAN MATEO FOREST APT LLC
15	7200	EAST GRAND AVE	JOPLIN MARY C
16	7201	EAST GRAND AVE	JAY SITARAM HOSPITALITY
17	7150	EAST GRAND AVE	AHC METRO LAKEWOOD LP
18	7420	LA VISTA DR	Dallas ISD
19	1030	SHADYSIDE LN	EBERWEIN SCOTT & ANDREZA C
20	1054	SHADYSIDE LN	DAO STEPHEN &
21	1062	SHADYSIDE LN	MEGATEL HOMES INC
22	1070	SHADYSIDE LN	MEGATEL HOMES INC
23	1078	SHADYSIDE LN	LANDRUM JUSTIN ROBB &
24	1110	SHADYSIDE LN	WINKLER ANTHONY & SUMMER
25	1154	SHADYSIDE LN	MM FNISHED LOTS LLC
26	401	S BUCKNER BLVD	DART

02/18/2016

Label #	*Address*		*Owner*
27	401	S BUCKNER BLVD	DART

CITY PLAN COMMISSION **THURSDAY, MARCH 3, 2016**

Planner: Sarah May

FILE NUMBER: Z156-137(SM) **DATE FILED:** November 23, 2015

LOCATION: Property bound by Welch Road, Rickover Drive, Crestline Avenue, and Ridgeside Drive

COUNCIL DISTRICT: 13 **MAPSCO:** 14U

SIZE OF REQUEST: Approximately 28.78 acres **CENSUS TRACT:** 96.03

APPLICANT/ OWNER: Dallas Independent School District

REPRESENTATIVE: Karl A. Crawley, Masterplan

REQUEST: An application for an amendment to Planned Development District No. 696.

SUMMARY: The applicant proposes to: (1) construct a three-story, 30 classroom, 49,500-square-foot addition to the existing W. T. White High School; (2) decrease parking requirements for the school from 611 to 560 off-street parking spaces; and (3) add 48 head-in parking spaces in front of the school's main entrance adjacent to Ridgeside Drive. The addition will match the architecture of the existing school. Also, some of the surface parking will be replaced with an area for the marching band to practice. The total building area is proposed to be 328,302 square feet and have 84 classrooms. The traffic management plan states that, "based on recent growth trends evident from middle schools, school officials anticipate a student enrollment of 2,372 students." The total enrollment is anticipated to increase by 62 students.

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

PRIOR ACTION AND UPDATE: On February 18, 2016, the City Plan Commission held this item under advisement in order to provide more time for neighborhood input. No changes to this report have been made since the previous hearing.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval of the planned development district based upon:

1. *Performance impacts upon surrounding property* – No direct performance impacts are foreseen upon the surrounding properties at this time. The school addition is compatible in size and character to the existing school and surrounding properties.

2. *Traffic impact* – The Traffic Safety and Engineering Sections have approved the application and the proposed reduction in parking requirements. The summary of the parking reduction findings can be found on pages 20 and 21 of this report.

3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas! Comprehensive Plan* indicates that this area is in a Residential Neighborhood Building Block. The request is consistent with this building block.

BACKGROUND INFORMATION:

- The school was originally constructed in 1964 and received updates and additions in 2005 and 2013, according to Dallas Central Appraisal District records.

- On February 4, 2015, a building permit application was filed and is currently pending review according to permit records.

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

Thoroughfare/Street	Designation	Dimension Explanation
Crestline Avenue	Local	60’ ROW
Rickover Drive	Local	60’ ROW
Ridgeside Drive	Local	60’ ROW
Welch Road	Local	60’ ROW

STAFF ANALYSIS:

Comprehensive Plan: The request site is located in an area considered a Residential Neighborhood Building Block. This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in

these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

Land Use Compatibility:

The request site is developed with improvements that have supported W.T. White High School for over fifty years.

Surrounding uses consist of single family on all sides with the exception of a small pocket park to the southwest and a church to the northeast.

Staff recommends approval of the amendment to the planned development regulations because the applicant has obtained approval from both the Traffic Safety Engineering Section of the Street Services Department and the Engineering Section of Sustainable Development and Construction and the addition is compatible in size and character to the existing school.

Landscaping: The changes to the landscaping shown on the revised development/landscape plan, essentially removing trees where the addition is proposed, has been reviewed and recommended for approval from the Chief Arborist.

Parking: The application includes a request to decrease the amount of off-street parking required for the school and the proposed addition by 51 spaces (or 8%) of the current parking requirement. David Navarez, P.E. of DeShazo Group, Inc. evaluated the proposal and concluded that the decrease in overall parking requirements will not negatively impact the parking of the school with the current and projected enrollments. From field observation he concluded the site currently provides more parking than needed and with the addition of spaces on the Ridgeside Drive, as proposed with this application, the site will be able to accommodate the anticipated enrollment increase of the proposed addition. His full analysis can be found on pages 20-21 of this report. The Engineering Section of Sustainable Development and Construction reviewed the parking needs study and has recommended approval based on the findings in the study.

DALLAS INDEPENDENT SCHOOL DISTRICT

BOARD OF TRUSTEES

District 1	Edwin Flores
District 2	vacant
District 3	Dan Micciche
District 4	Nancy Bingham, Board Secretary
District 5	Lew Blackburn, Ph.D., 2nd Vice President
District 6	Joyce Foreman
District 7	Eric Cowan, President
District 8	Miguel Solis, 1st Vice President
District 9	Bernadette Nutall

Proposed amendments to:

ARTICLE 696.

PD 696.

SEC. 51P-696.101. LEGISLATIVE HISTORY.

PD 696 was established by Ordinance No. 25725, passed by the Dallas City Council on September 8, 2004. (Ord. 25725)

SEC. 51P-696.102. PROPERTY LOCATION AND SIZE.

PD 696 is established on property bounded by Welch Road, Ridgeside Drive, Crestline Avenue, and Rickover Drive. The size of PD 696 is approximately 28.78 acres. (Ord. 25725)

SEC. 51P-696.103. 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. 25725)

SEC. 51P-696.104. DEVELOPMENT/LANDSCAPE PLAN.

(a) For a public school use, development and use of the Property must comply with the development/landscape plan (Exhibit 696A). In the event of a conflict between the text of this article and the development/landscape plan, the text of this article controls.

(b) For all other uses, no development/landscape plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, development schedule, and landscape plan do not apply. (Ord. Nos. 25725; 27401)

SEC. 51P-696.105. MAIN USES PERMITTED.

The only main uses permitted in this district are:

(a) a public school other than an open-enrolment charter school (permitted by right); and

(b) all other main uses permitted in the R-16(A) Single Family District, subject to the same conditions applicable in the R-16(A) Single Family District, as set out in the Dallas Development Code, as amended. For example, a use permitted in the R-16(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-16(A) Single Family District is subject to DIR in this district; etc. (Ord. 25725)

SEC. 51P-696.106. ACCESSORY USES.

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. (Ord. 25725)

SEC. 51P-696.107. YARD, LOT, AND SPACE REGULATIONS.

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

(a) In general. Except as otherwise provided in this section, the yard, lot, and space regulations applicable in the R-16(A) Single Family District apply in this district.

(b) Front yard. For a public school, the minimum front yard is as shown on the development/landscape plan.

(c) Side and rear yard. For a public school, the minimum side and rear yard is as shown on the development/landscape plan.

(d) Height. For a public school only, maximum structure height is 75 feet.

(e) Lot coverage. For a public school, maximum lot coverage is 20 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not. (Ord. 25725)

SEC. 51P-696.108. OFF-STREET PARKING AND LOADING.

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

(b) Off-street parking for a public school use is allowed in the required yards.

(c) For a public school use with 84 classrooms, a minimum of 560 [~~611~~] off-street parking spaces must be provided. Any additional classrooms added to the Property must comply with the off-street parking regulations contained in Division 51A-4.200.

(d) For a public school use, a hedge consisting of evergreen plant materials (e.g. holly) capable of reaching three feet in height within three years of planting must be provided to screen parking areas when adjacent to residential uses. (Ord. Nos. 25725; 27401)

SEC. 51P-696.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 25725)

SEC. 51P-696.110. LANDSCAPING.

(a) Except as provided in this section, landscaping must be provided in accordance with Article X.

(b) For a public school use, landscaping must be provided as shown on the development/landscape plan.

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

(d) For a public school use, street trees must be planted along the portion of the street within a 300-foot-radius of any structure within the expansion area shown on the development/landscape plan. These street trees must be planted no later than March 8, 2007, for an existing structure, and within six months after issuance of a building permit for any new structure. The trees listed in Subsection (2), "Species," of Section 51A-10.134, "Replacement of Removed or Seriously Injured Trees," must be used. These trees must be a minimum of three caliper inches. Any trees required to be planted under this section must be planted so that the spacing of trees along the street does not exceed 30 feet on center. Additional street trees do not need to be planted where street trees have already been provided pursuant to this provision. The additional trees shown on the development/landscape plan must be provided within 60 days of the installation of the new modular classrooms shown on the development/landscape plan, must be at least 10 feet in height, and must have a caliper of at least three inches. The additional trees must comply with the Article X street tree regulations. (Ord. Nos. 25725; 27401)

SEC. 51P-696.111. SIGNS.

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

(b) For a public school use, signage must be provided as shown on the development/landscape plan. (Ord. 25725)

SEC. 51P-696.112. ADDITIONAL PROVISIONS.

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

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. 25725)

SEC. 51P-696.113. COMPLIANCE WITH CONDITIONS.

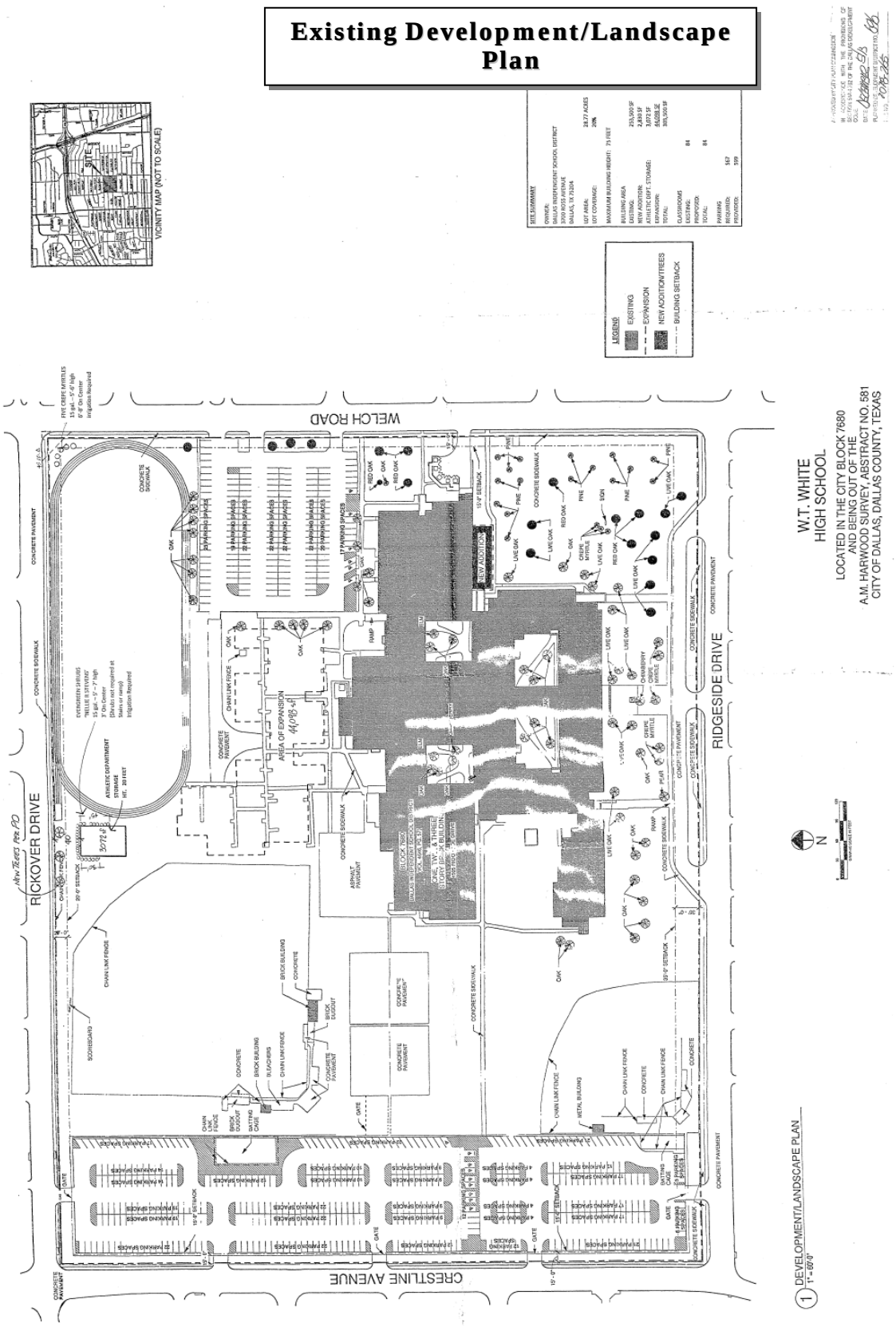
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit 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. 25725)

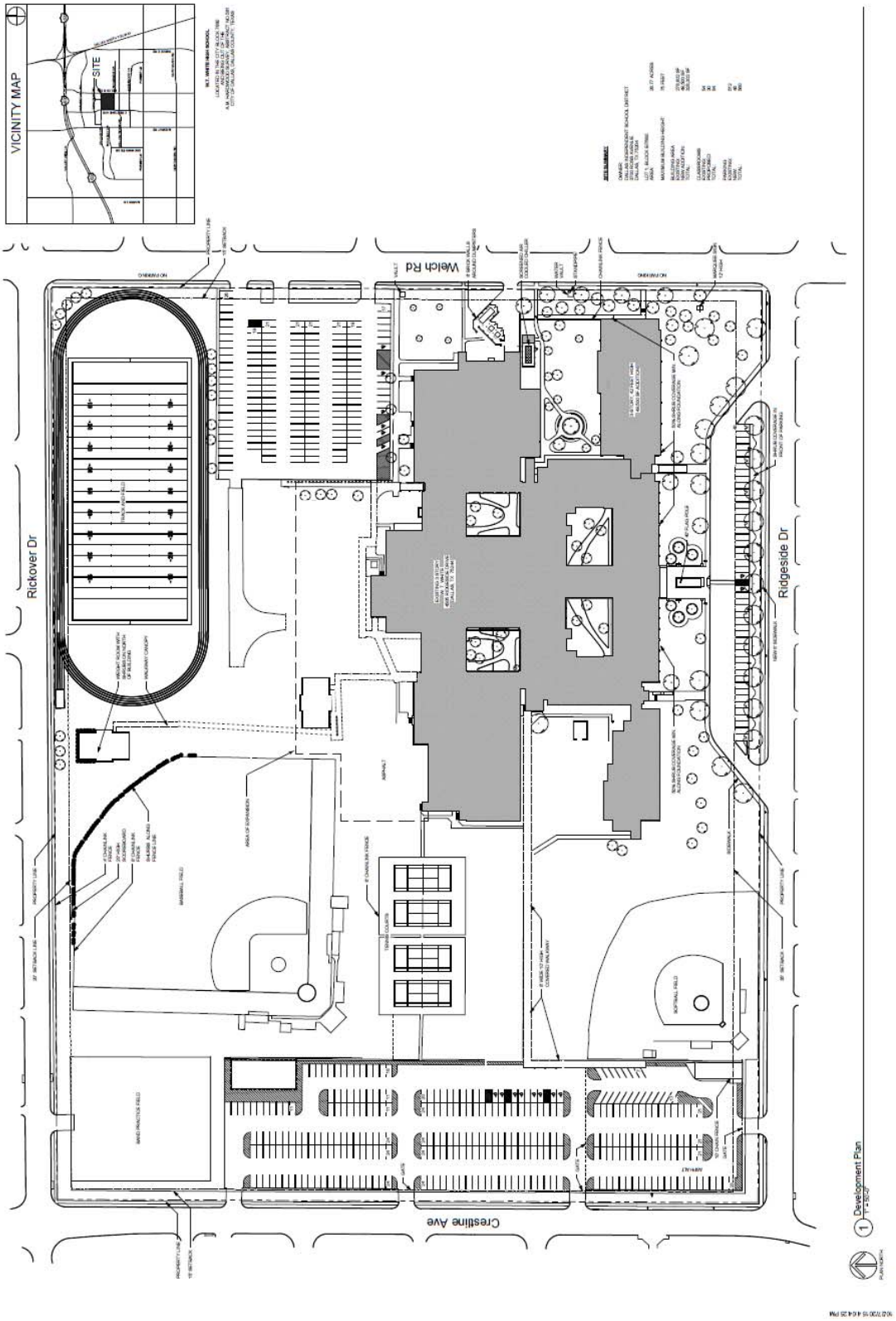
~~**[SEC. 51P-696.114. ZONING MAP.**~~

~~PD 696 is located on Zoning Map No. D-6. (Ord. 25725)]~~

Existing Development/Landscape Plan



Proposed Development/Landscape Plan



TRAFFIC MANAGEMENT PLAN FOR

W.T. WHITE HIGH SCHOOL

DALLAS, TEXAS

DeShazo Project No. 15191

Prepared for:
Masterplan
900 Jackson Street, Suite 640
Dallas, Texas 75202

Prepared by:
DeShazo Group, Inc.
Texas Registered Engineering Firm F-3199
400 South Houston Street, Suite 330
Dallas, Texas 75202
214.748.6740



October 28, 2015

DeShazo Group

Z156-137

DeShazo Group
October 28, 2015

Traffic Management Plan for

W.T. White High School

~ DeShazo Project No. 15191 ~

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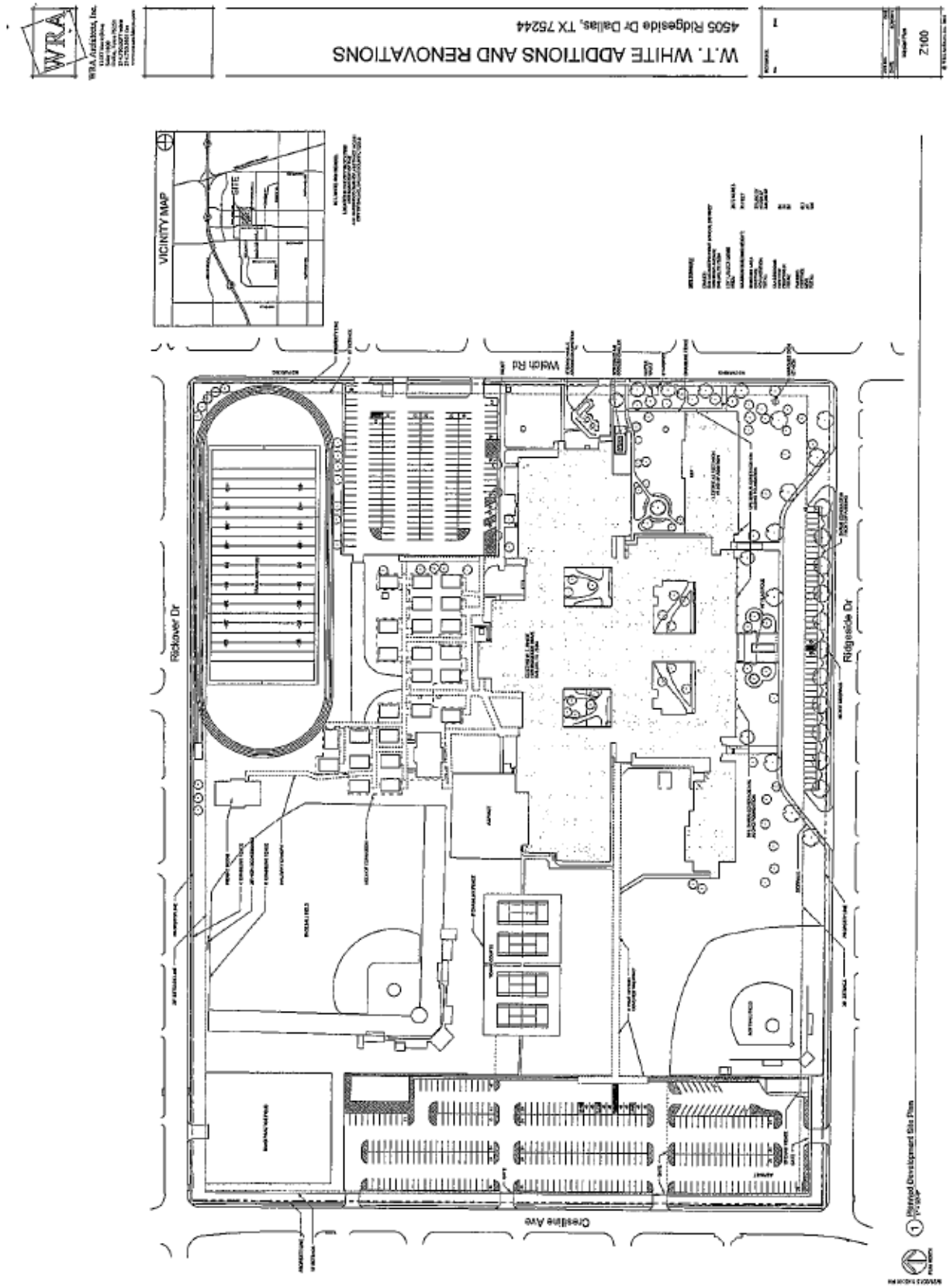
LIST OF TABLES:

Table 1. School Operational Characteristics

LIST OF EXHIBITS:

Exhibit 1. Recommended Site Circulation Plan

APPENDIX


W.T. WHITE ADDITIONS AND RENOVATIONS
4505 Ridgeside Dr Dallas, TX 75244
WRA Architects, Inc.
Z100
VICINITY MAP
SITE
Walsh Rd
Rickover Dr
Ridgeside Dr
Cresthe Ave
Planned Development Site Plan

DeShazo Group

Traffic. Transportation Planning. Parking. Design.

400 S. Houston Street, Suite 330
Dallas, TX 75202
ph. 214.748.6740
deshazogroup.com

Technical Memorandum

To: *Mr. Karl Crawley* — Masterplan

From: *David Nevarez, P.E.* — DeShazo Group, Inc.

Date: October 28, 2015

Re: Traffic Management Plan for DISD W.T. White High School in Dallas, Texas
DeShazo Project Number 15191

INTRODUCTION

DeShazo Group, Inc. (DeShazo) is an engineering consulting firm based in Dallas, Texas providing licensed engineers skilled in the field of traffic/transportation engineering. The services of DeShazo were retained by Masterplan on behalf of the Dallas Independent School District to provide a requisite traffic management plan (TMP) for the W.T. White High School campus located at 4505 Ridgeside Drive in Dallas, Texas. The school is currently in operation at the subject site with a student enrollment in 9th through 12th grade. The school proposes to expand the current facilities with floor area for 30 additional classrooms. However, the expansion is attributed to a remodeling of the existing modular and didactic floor areas. The school capacity will remain within the most recent trends. The school has an existing enrollment of 2,310 students. Based on recent growth tends evident from middle schools in the district, school officials anticipate a student enrollment of 2,372. The attached site plan, prepared by Masterplan, shows the proposed modifications.

The school property is currently Plan Development District (PD) 696. In order to gain entitlements for the proposed improvements, DISD is seeking approval of a change to the development plan. If approved, the implementation of the proposed site and operational modifications are anticipated to take place before the start of the 2017-2018 school year.

As part of the approval process for changes to the PD, submittal of a TMP to the City of Dallas is required as a record of the preferred strategies to be used by the school to ensure overall traffic safety and efficiency. A TMP is intended to assess the existing and/or anticipated traffic conditions at the school during the morning drop-off and afternoon pick-up peak periods on the basis of satisfying these objectives. By consent of the TMP submittal, the school is agreeing to the strategies presented herein for which the school will be held self-accountable until and unless the City of Dallas deems further measures are appropriate.

TRAFFIC MANAGEMENT PLAN

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

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

School Operational Characteristics

Table 1 summarizes the operational characteristics for W.T. White High School assumed in this analysis:

Table 1. School Operational Characteristics

	Existing Conditions	Proposed Conditions
Enrollment:	*Total (all grades): approximately 2,310 students in 9th through 12th grade.*	*Total (All grades): approximately 2,372 students in 9th through 12th grade.*
Daily Start/End Schedule	Grades 9-12th: >Start: 7:55 AM >End: 2:55 PM	Grades 9-12th: >Start: 7:55 AM *(no change)* >End: 2:55 PM *(no change)*
Approximate Percentage Travel by Mode:	By School Bus: <5% By Walking: <5% Student Drivers: <10% Parent Pick-Up: >80%	By School Bus: <5% *(no change)* By Walking: <5% *(no change)* Student Drivers: <10% *(no change)* Parent Pick-Up: >80% *(no change)*

NOTE #1: To the highest degree practical, the accounts of existing conditions presented in this report were based upon actual on-site observations conducted by DeShazo during typical school day(s) conditions and from personal interviews of school representatives. The analyses and recommendations presented in this report for proposed conditions were based upon evaluations of existing conditions and may be supplemented by DeShazo's professional judgment and experience. Proposed conditions are intended to reflect the anticipated day-to-day conditions at full occupancy.

NOTE #2: Occasional functions or other events may be held at the school, which generate traffic outside of the traditional peak drop-off and pick-up periods. While some of the measures presented in this report may be applicable in such cases, traffic characteristics other than those directly associated with the primary drop-off and pick-up periods are not the subject of this analysis.

Existing Traffic Conditions

Site Access and Circulation

The subject site provides two separate lots for faculty/staff and student parking on Welch Road and Crestline Avenue, respectively. A third lot is allocated to school buses in front of the school building along Ridgeside Drive. No on-site area is currently available for student drop-off or pick-up operations—all loading/unloading takes place within public rights-of-way. The site is also part of an entire block. All adjacent public streets are two-lane, undivided roadways currently operating as two-way direction. Except for the curb side along Ridgeside Drive, parents park or stand on public streets surrounding the subject block during the school's peak dismissal period.

Passenger Unloading/Loading and Vehicle Queuing

DeShazo conducted qualitative observations of traffic during typical school-day conditions in the *Fall 2015* semester. These observations indicate that vehicles during the corresponding morning and afternoon periods circulate around the perimeter of the school property; conditions are generally very orderly.

During the afternoon pick-up period, the vast majority of students are transported by parents in personal vehicles. Observations of peak traffic associated with student pick-up activities indicate a maximum of approximately 117 vehicles. The school does not provide a loading station for students. Currently, vehicles approach the school from different directions and park on both sides of the streets. Students are typically dismissed and proceed to exit the school property through one of several access points. The vast majority of students are transported by parents who drive personal vehicles and drop-off/pick-up their children.

NOTE: The same operation is in effect during the morning; however, the overall volume of vehicles is less concentrated during the morning, so the peak vehicle demand are lower than in the afternoon. Therefore, detailed analysis results are based upon the afternoon pick-up period.

Recommendations

The following recommendations are provided by DeShazo to W.T. White High 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, except where stated otherwise, the recommendations provided herein pertain specifically to the afternoon period operations.

Although the school's site plan does provide a parking lot with significant area for off-street queuing, the parking lot is the only facility large enough to contain the number of student parking. The school issues approximately 200 parking permits to students on average for the past couple of years. Also, based upon on-site observations during typical school-day conditions, it is believed that traffic operations of on-street pick-up are generally organized and do not present and obstruction to the background traffic.

Public school buses also serve students at W.T. White High School. A designated school bus loading zone is provided on the south curb of Ridgeside Drive. A small number of students may also live within close proximity to the school and walk to/from the School. A crossing guard currently serves the school. The crossing guard is stationed at the crosswalk on the north side of the intersection of Ridegeside Drive and Crestline Avenue.

As previously mentioned, current traffic conditions are generally acceptable and do show any indications of unsafe measures. However, In order to better organize the school projected traffic demands during peak periods, the school should allocate the proposed loading area in front of the school building along Welch Road. Vehicles primarily access the site via Welch Road or northbound on Crestline Avenue. These vehicles should be encouraged to circulate in a clockwise formation and proceed to pick up students along the curb of the school's property.

DeShazo also recommends general actions that will better accommodate the traffic needs of the school and facilitate an enforceable and safe management plan:

- To maximize personal safety, passenger loading/unloading within the public right-of-way should strive to only occur in areas designated the City of Dallas.
- To minimize liabilities, no persons other than deputized officers of the law (including crossing guards) should engage or attempt to influence traffic operations in public right-of-way.
- The full cooperation of all school staff members, students, and parents is crucial for the success of a Traffic Management Plan. Proper training of school staff on the 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.

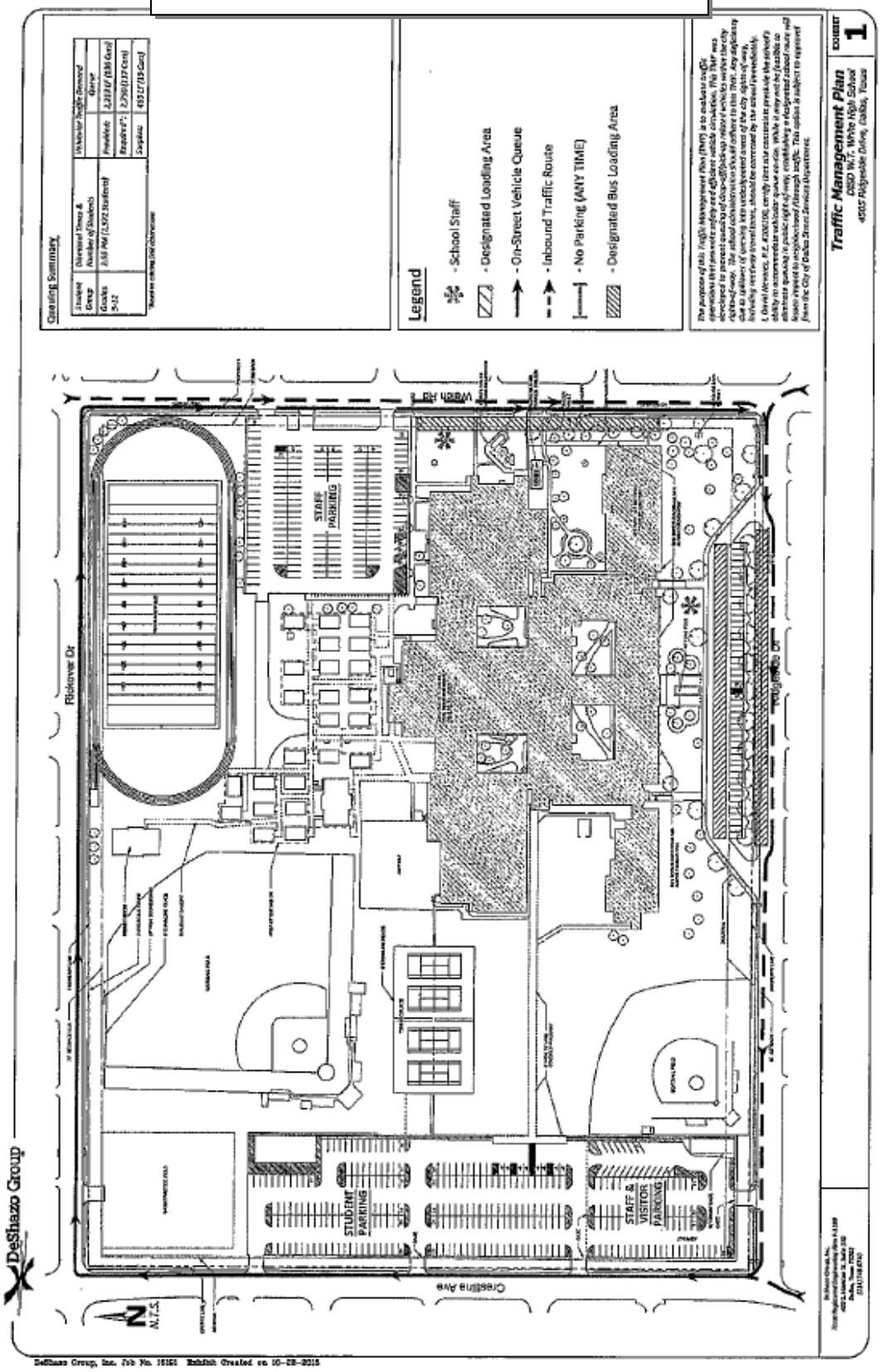
Although traffic congestion is appreciable under current condition, there is no known history of traffic accidents. Based upon DeShazo's review of the proposed site conditions and the anticipated needs of traffic during peak conditions, it is recommended that the proposed circulation plan and traffic operations be maintained. The existing conditions are also a result of an investment in resources and refinements made by the school and by the City of Dallas over many years. Given that no additional resources or space for expansion options are available, the status quo is considered to provide the best alternatives and has the advantage of familiarity. ***Exhibit 1*** provides a graphical summary of the recommended circulation plan.

SUMMARY

This TMP is to be used by W.T. White High 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

Proposed TMP Circulation Plan



Proposed Parking Needs Study

DeShazo Group
35 Years of Excellence!
Traffic. Transportation Planning. Parking. Design.

January 26, 2016

Mr. Karl A. Crawley
Masterplan Consultants
900 Jackson Street, Suite 640
Dallas, Texas 75202

RE: Parking Needs for DISD W. T. White in Dallas, Texas *(DeShazo #15191)*

Dear Mr. Crawley:

I have reviewed the information provided for the proposed expansion of the didactical facilities at W. T. White High School—a public secondary school in the Dallas Independent School District. The school is located at 4505 Ridgeside Drive and comprises an entire 28.78-acre block bounded by Rickover Drive, Welch Road, Crestline Avenue and Ridgeside Drive. The property is zoned Planned Development (PD) District 696. In accordance with the parking requirements stipulated in section 51P-696.108, for a "*public school use with 84 classrooms* (the anticipated maximum), *a minimum of 611 off-street parking spaces must be provided.*"

The school currently provides 54 classrooms and a total of 512 off-street parking spaces. These parking spaces are apportioned in three separate lots. The faculty and staff lot with direct access onto Welch Road provides 167 spaces. The west lot, located at the southwest corner of the subject property, is divided into two areas: the visitor and staff section provides 110 spaces; the remaining lot provides 235 spaces for students. I personally visited the school on Tuesday, October 27, 2015, at 2:00 PM and again on Thursday, January 7, 2016 at 10:30 AM to document the existing parking demand. Field observations revealed a total of 363 and 412 parked cars on each day of our field observations in October and January, respectively. The following table presents a summary of the parking distribution by lot.

Table 1. Actual Parking Demand

Parking Area	Parking Supply	Parking Demand: Tuesday, October 27, 2015 2:00 PM	Parking Demand: Thursday, January 7, 2016 10:30 AM
Faculty Lot	165	129 *(78%)*	149 *(90%)*
Visitor/Staff Lot	110	39 *(35%)*	49 *(45%)*
Student Lot	237	195 *(82%)*	214 *(90%)*
Total	**512**	**363** *(71%)*	**412** *(80%)*

The proposed school modifications entail an increase in the number of didactical facilities (or classrooms) to 84 classrooms. The proposed school modifications also include a new 48-space parking bay in front of the building along Ridgeside Drive. A site plan illustrating the proposed school expansion plan is attached as reference. However, the anticipated enrollment is not expected to increase proportionally with the expansion. **Table 1** summarizes the anticipated changes.

400 South Houston Street, Suite 330 Dallas, Texas 75202 P. 214.748.6740 F. 214.748.7037 www.deshazogroup.com

Table 2. School Information

	Existing Conditions	Anticipated Conditions	Change
Building Area	278,802 SF *(54 classrooms)*	328,302 SF *(84 classrooms)*	+49,500 SF *(+30 classrooms)*
Enrollment	2,310 students	2,372 students	+62 students
Parking Supply	512 spaces	560 spaces	+48 spaces
Parking Demand	412 cars	423 cars*	+11 cars

Source: Mr. Syed Zafar, DISD Bond Project Manager
**Projected peak parking demand based on anticipated student enrollment*

Review of the parking needs for the W.T. White High School indicates that the proposed parking supply of 560 spaces does not meet a requirement of 611 off-street parking spaces as established in 2004 at the time when PD 696 was enacted. The proposed parking supply provides a 51-space deficit (or 8 percent of the requirement). However, the proposed parking supply exceeds the projected peak parking demand of 423 cars and provides a surplus of 137 spaces (or 24 percent of the supply). **Table 3** provides a summary of these findings.

Table 3. Parking Analysis Summary

	Parking Spaces
PD 696 Requirement	611
Proposed Supply	560
Projected Peak Demand	423

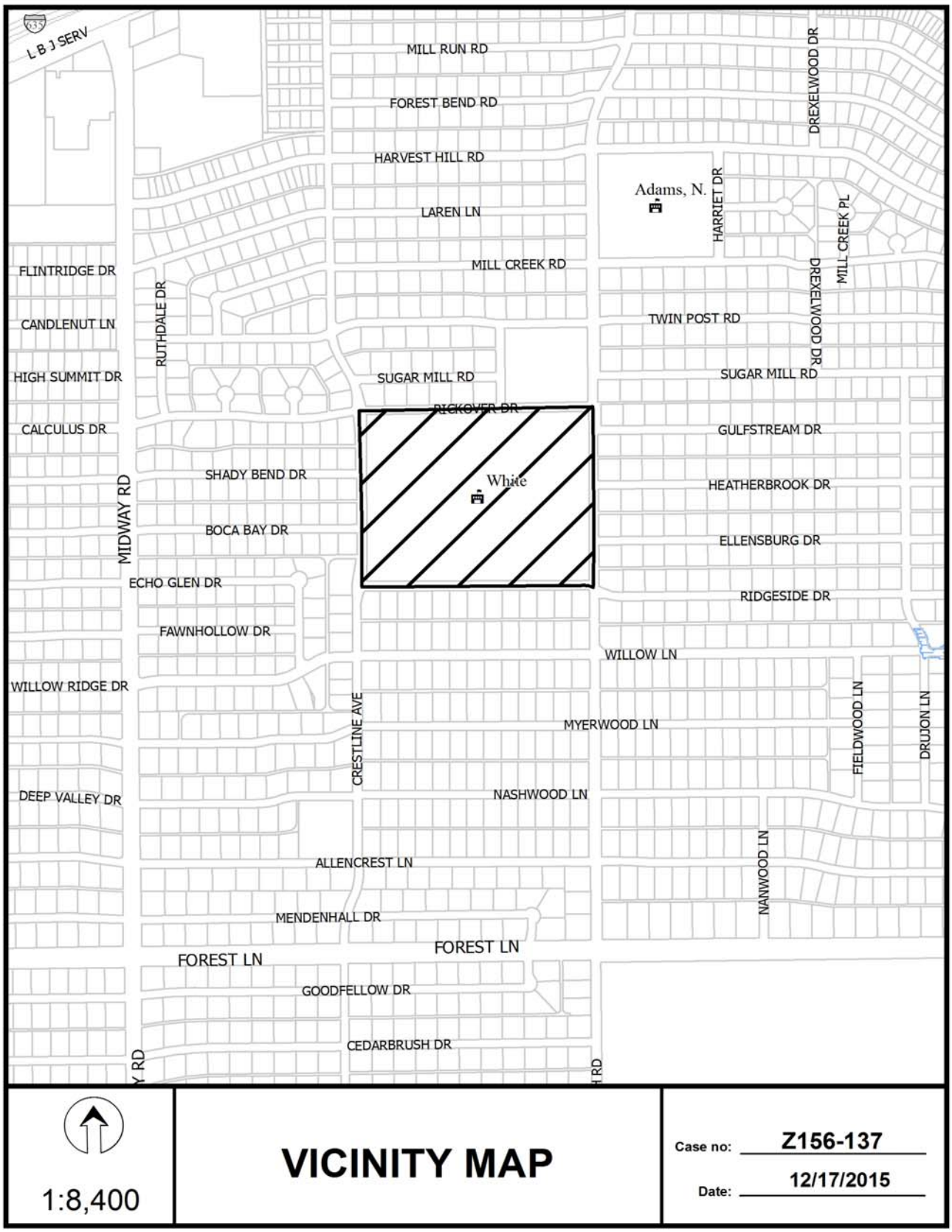
Based upon my professional judgment and a detailed evaluation of the proposed didactical facilities and activities, it is my opinion that the proposed site plan will provide an adequate parking supply to support the parking needs of the school without any impact to adjacent properties or public right-of-way.

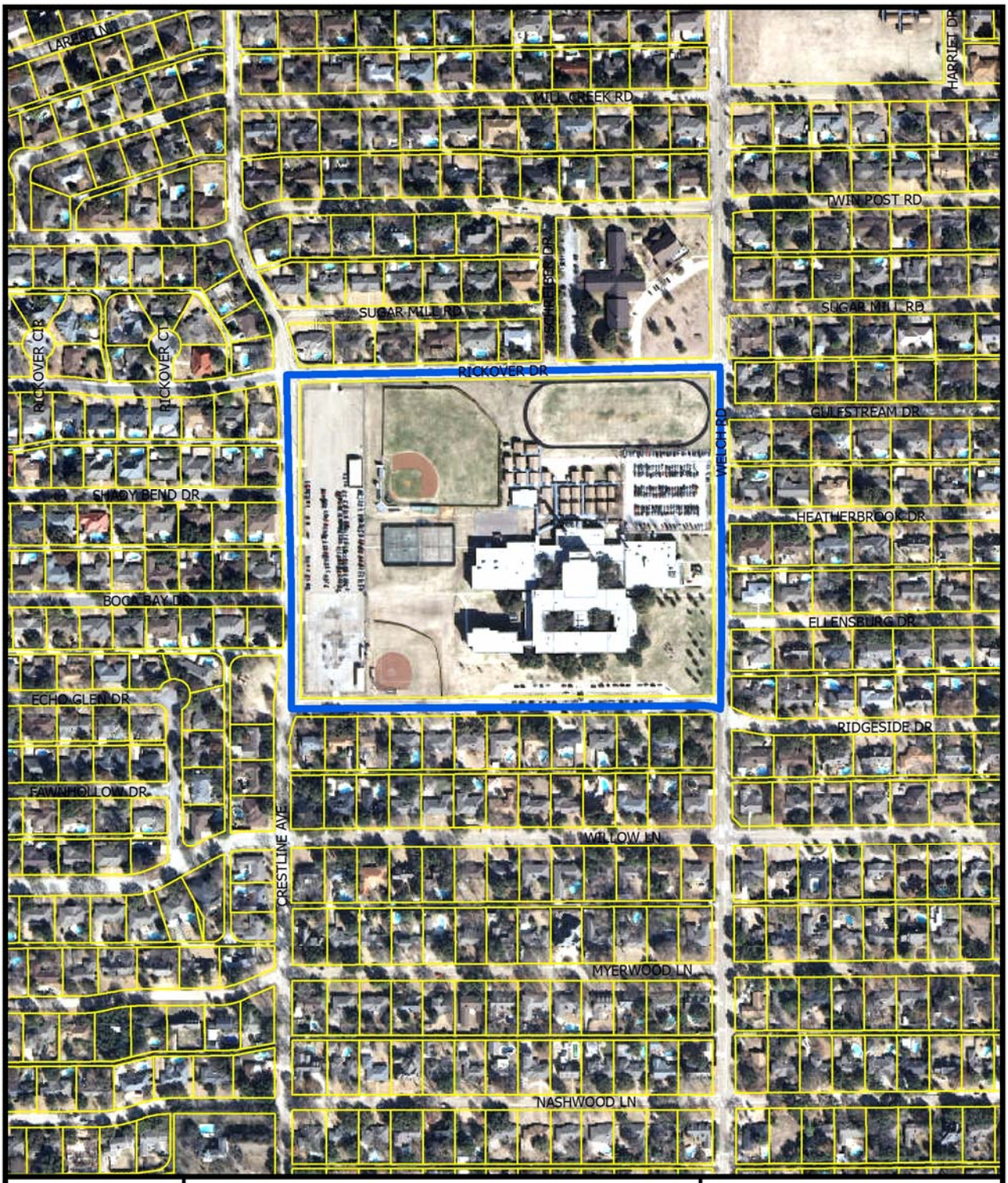
Please contact me if you have any further questions.

Sincerely,
DeShazo Group, Inc.

David Nevarez, P.E.

STATE OF TEXAS
GABRIEL DAVID NEVAREZ
106200
LICENSED
PROFESSIONAL ENGINEER
January 26, 2016


L B J SERV
MILL RUN RD
FOREST BEND RD
HARVEST HILL RD
LAREN LN
MILL CREEK RD
TWIN POST RD
SUGAR MILL RD
RICKOVER DR
GULFSTREAM DR
HEATHERBROOK DR
ELLENSBURG DR
RIDGESIDE DR
WILLOW LN
MYERWOOD LN
NASHWOOD LN
ALLENCREST LN
MENDENHALL DR
FOREST LN
FOREST LN
GOODFELLOW DR
CEDARBRUSH DR
DEEP VALLEY DR
WILLOW RIDGE DR
FAWNHOLLOW DR
ECHO GLEN DR
BOCA BAY DR
SHADY BEND DR
CALCULUS DR
HIGH SUMMIT DR
CANDLENUT LN
FLINTRIDGE DR
MIDWAY RD
RUTHDALE DR
CRESTLINE AVE
DREXELWOOD DR
HARRIET DR
MILL CREEK PL
FIELDWOOD LN
DRUJON LN
NANWOOD LN
Adams, N.
White
1:8,400
VICINITY MAP
Case no: Z156-137
Date: 12/17/2015

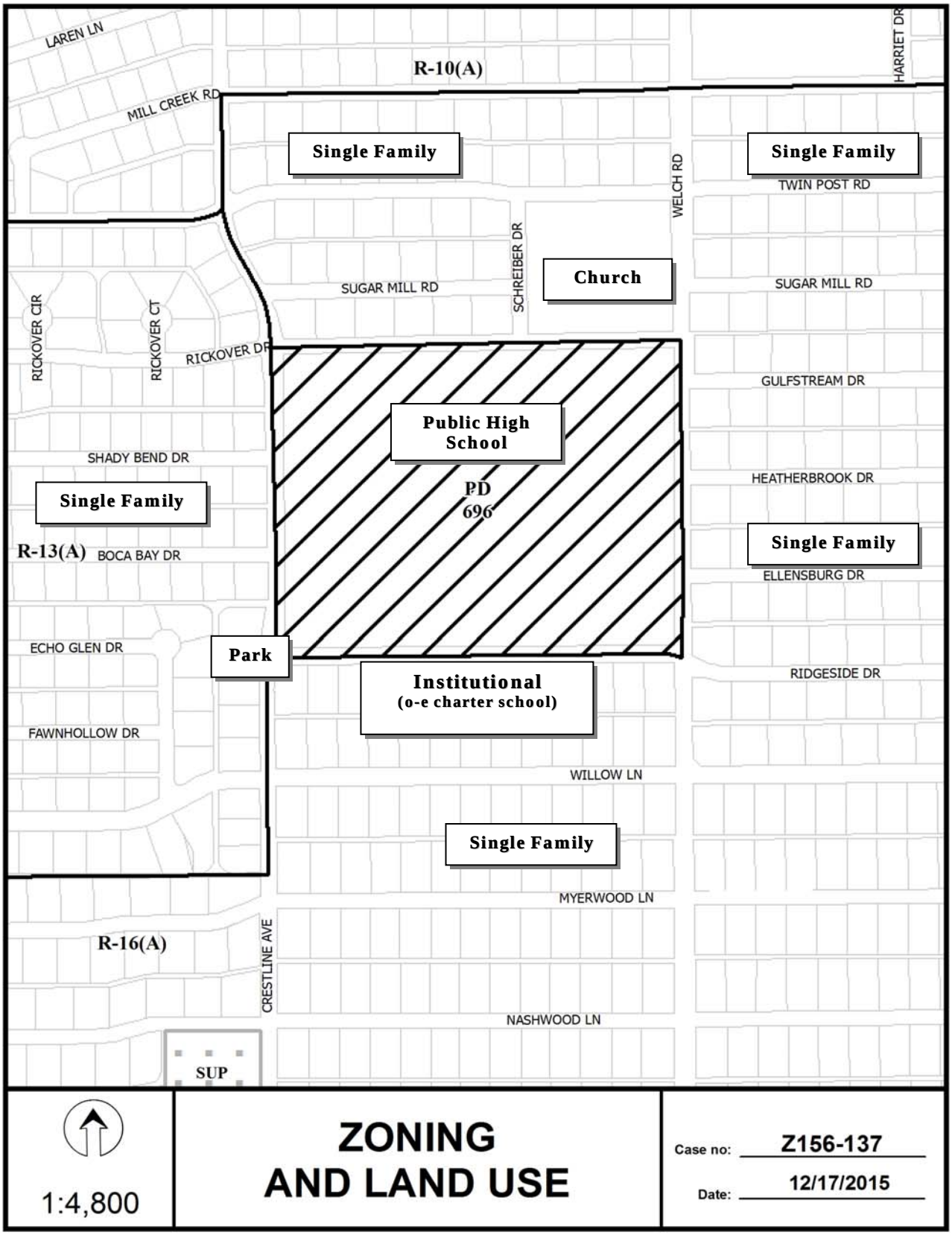


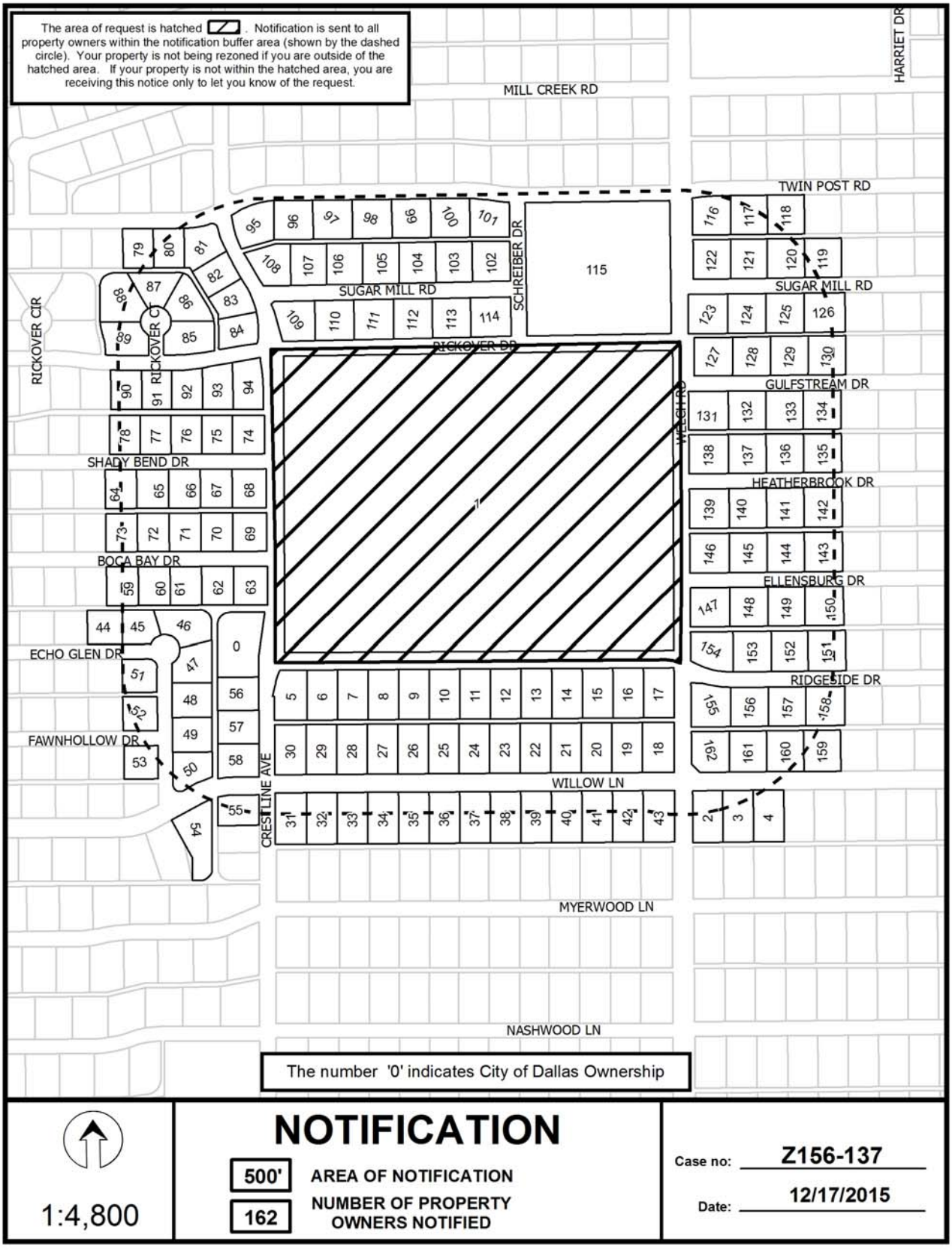
1:4,800

AERIAL MAP

Case no: Z156-137

Date: 12/17/2015


LAREN LN
R-10(A)
HARRIET DR
MILL CREEK RD
Single Family
Single Family
TWIN POST RD
WELCH RD
SCHREIBER DR
Church
SUGAR MILL RD
SUGAR MILL RD
RICKOVER CIR
RICKOVER CT
RICKOVER DR
GULFSTREAM DR
Public High School
PD 696
SHADY BEND DR
HEATHERBROOK DR
Single Family
R-13(A)
BOCA BAY DR
Single Family
ELLENSBURG DR
ECHO GLEN DR
Park
Institutional
(o-e charter school)
RIDGESIDE DR
FAWNHOLLOW DR
WILLOW LN
Single Family
MYERWOOD LN
R-16(A)
CRESTLINE AVE
NASHWOOD LN
SUP
1:4,800
ZONING
AND LAND USE
Case no: Z156-137
Date: 12/17/2015


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
MILL CREEK RD
HARRIET DR
TWIN POST RD
SUGAR MILL RD
SCHREIBER DR
RICKOVER CIR
RICKOVER CT
RICKOVER DR
WELCH RD
GULFSTREAM DR
HEATHERBROOK DR
ELLENSBURG DR
RIDGESIDE DR
SHADY BEND DR
BOCA BAY DR
ECHO GLEN DR
FAWNHOLLOW DR
CRESTLINE AVE
WILLOW LN
MYERWOOD LN
NASHWOOD LN
115
1
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500' AREA OF NOTIFICATION
162 NUMBER OF PROPERTY OWNERS NOTIFIED
1:4,800
Case no: Z156-137
Date: 12/17/2015

12/17/2015

Notification List of Property Owners

Z156-137

162 Property Owners Notified

Label #	*Address*		*Owner*
1	4505	RIDGESIDE DR	Dallas ISD
2	4608	WILLOW LN	MCCLUNG LARRY &
3	4616	WILLOW LN	TAYLOR TIMOTHY A & DENISE L
4	4624	WILLOW LN	GREENBERG MARK TR & RHONDA TR
5	4406	RIDGESIDE DR	GIESING ROSE F
6	4414	RIDGESIDE DR	KEY KEENAN
7	4422	RIDGESIDE DR	MITCHELL TIMOTHY T &
8	4430	RIDGESIDE DR	MARLEY SUSANNE M
9	4438	RIDGESIDE DR	AROCHA STEVE G
10	4446	RIDGESIDE DR	KRUEGER DIANNA J
11	4454	RIDGESIDE DR	HERZ JOACHIM J &
12	4508	RIDGESIDE DR	VALLALA JOHN
13	4516	RIDGESIDE DR	SINGER PAUL & EDITH
14	4524	RIDGESIDE DR	BLOOM WILLIAM DENNIS
15	4532	RIDGESIDE DR	CRUMBLEY MARK D &
16	4540	RIDGESIDE DR	KASPER BRIAN & ABHA
17	4548	RIDGESIDE DR	DISORI FRANK A & KRISTIN M
18	4547	WILLOW LN	MCCALISTER SHAWN D
19	4539	WILLOW LN	GRAUBARD LISA CARREN &
20	4531	WILLOW LN	FRANCIS MOLLY
21	4523	WILLOW LN	WINTERS BRITTANY DIANE
22	4515	WILLOW LN	SEELIGSON VIRGINIA B
23	4507	WILLOW LN	WILSON ERIK J & AMELA
24	4455	WILLOW LN	YUNG KEVIN H & TAMMY P
25	4447	WILLOW LN	WOOD DAVID A
26	4439	WILLOW LN	GUAJARDO MARIO

12/17/2015

Label #	*Address*		*Owner*
27	4431	WILLOW LN	RANDS JOHN J JR &
28	4423	WILLOW LN	REDMOND TANYA L & ROBERT JR
29	4415	WILLOW LN	BUXT PAUL & SHARON B
30	4407	WILLOW LN	FLOHR LUCY &
31	4408	WILLOW LN	HOUSER ELIZABETH
32	4416	WILLOW LN	LANGLANDS CYNTHIA &
33	4424	WILLOW LN	NORMAN JEFFREY A & MICHELLE A
34	4432	WILLOW LN	NESS NORMAN O III &
35	4440	WILLOW LN	BOND MARK ALAN & LEA ROSENTHAL
36	4448	WILLOW LN	WHITSON CORNELIA
37	4456	WILLOW LN	CUTCHALL CLAYTON D &
38	4506	WILLOW LN	FRASER ALEXANDER M &
39	4514	WILLOW LN	BROOM CHRISTOPHER KENT & TERI MCGHEE
40	4522	WILLOW LN	WILLIAMS WILEY L &
41	4530	WILLOW LN	GOYNE CARLOS
42	4538	WILLOW LN	COGGINS DAVID D &
43	4546	WILLOW LN	HIEBER TATYANA V & J PATRICK
44	4357	ECHO GLEN DR	CHAN EDDIE
45	4365	ECHO GLEN DR	REISCH ROBERT J &
46	4373	ECHO GLEN DR	LEMONS MARK S & MELISSA P
47	4409	ECHO GLEN DR	FREUND JANICE M
48	4417	ECHO GLEN DR	MAVERICK SPECIAL INVESTMENTS INC
49	4425	ECHO GLEN DR	BRAMHALL PARTICIA L
50	4433	ECHO GLEN DR	SANCHEZ PHILLIP & CYNTHIA
51	4366	ECHO GLEN DR	BERGLUND DAVID B LIFE ESTATE
52	4365	FAWNHOLLOW DR	LAWRENCE DAVID L &
53	4366	FAWNHOLLOW DR	MCMULLEN MCIHAEL
54	4382	WILLOW LN	LAMANTIA GREGORY JR &
55	12127	CRESTLINE AVE	HAYES GERALD W JR &
56	12151	CRESTLINE AVE	SIMMONS BENJAMIN P &
57	12143	CRESTLINE AVE	BRYAN WILLIAM R

12/17/2015

Label #	*Address*		*Owner*
58	12135	CRESTLINE AVE	MOSS TRAVIS P & TESSA B
59	4366	BOCA BAY DR	MCNEIL DARIN H &
60	4374	BOCA BAY DR	KNIGHT ELSIE P
61	4382	BOCA BAY DR	GIGUERE LOUIS A & BREANNE D
62	4390	BOCA BAY DR	EARNSHAW ERIK O & JULIE C
63	4398	BOCA BAY DR	CONTRERAS CALIXTO &
64	4366	SHADY BEND DR	KAISER DOUGLAS &
65	4374	SHADY BEND DR	ROMANS GLENNA M
66	4382	SHADY BEND DR	FILLINGIM CAROLYN
67	4390	SHADY BEND DR	TYLER RICHARD K &
68	4398	SHADY BEND DR	KENNA MICHAEL & JENNIFER MCCLAIN TWICHELL
69	4397	BOCA BAY DR	LAYCOCK ROYCE & NORMA TRUST
70	4389	BOCA BAY DR	NAILE CAROLYN SCOTT
71	4381	BOCA BAY DR	VANDEVENTER JANE
72	4373	BOCA BAY DR	STRYHAL ELEANOR CAROL &
73	4365	BOCA BAY DR	HARRIS LAURIE & MAURY
74	4399	SHADY BEND DR	YOSS HARRISON H
75	4391	SHADY BEND DR	HEFFLER KATHRYN
76	4383	SHADY BEND DR	MCFARLAND LAWRENCE & CARRIE
77	4375	SHADY BEND DR	SMITH JIM & KATHY
78	4367	SHADY BEND DR	LAND GREGORY & JULIE
79	4332	TWIN POST RD	LASSBERG MARLENE E SURVIVORS TRUST
80	4340	TWIN POST RD	LUO SIWEI & HOU YANXIN
81	4348	TWIN POST RD	LAZIER BRUCE E
82	12411	CRESTLINE AVE	DELSANTER KATHLEEN
83	12395	CRESTLINE AVE	SMITH RAY A
84	12387	CRESTLINE AVE	ZWERNER RUTH
85	4355	RICKOVER CT	FEAGINS KENNETH R &
86	4347	RICKOVER CT	JOHNSON ASHLEY &
87	4343	RICKOVER CT	DREWRY JOSEPHINE
88	4339	RICKOVER CT	PETERMAN DAVID A JR

12/17/2015

Label #	*Address*		*Owner*
89	4335	RICKOVER CT	BLACKWELL L KEITH
90	4324	RICKOVER DR	LAVALLE PATRICIA S
91	4332	RICKOVER DR	SEGOVIA ARTURO A
92	4340	RICKOVER DR	DOHERTY PATRICK R
93	4348	RICKOVER DR	SCHIERMANN FAMILY JOINT
94	4356	RICKOVER DR	HOENIG JOHN & AVERY
95	4408	TWIN POST RD	ZAUGG JOHN M & MICHELLE M
96	4418	TWIN POST RD	MADDEN CHRISTY E &
97	4428	TWIN POST RD	TIMM DON P II
98	4438	TWIN POST RD	LANDIG NANCY
99	4448	TWIN POST RD	LIDDELL BRIAN D &
100	4458	TWIN POST RD	HALL ALAN S & SUSAN N
101	4468	TWIN POST RD	BOUSQUET JOHN A JR TR &
102	4463	SUGAR MILL RD	PICKRELL LESTER &
103	4453	SUGAR MILL RD	MCDONNELL ALMER C &
104	4443	SUGAR MILL RD	LEE RONALD E & CORNELIA M
105	4435	SUGAR MILL RD	CALDWELL ROBERT KENT
106	4425	SUGAR MILL RD	THOMASSON DAVID
107	4415	SUGAR MILL RD	BURKE WILLIAM L
108	4405	SUGAR MILL RD	DEURTUBEY JUAN
109	4414	SUGAR MILL RD	LOHR YARON
110	4424	SUGAR MILL RD	OHARA DENNIS M & KATHRYN
111	4434	SUGAR MILL RD	BARTEL NICHOLAS W
112	4442	SUGAR MILL RD	SINGH HARI P &
113	4452	SUGAR MILL RD	STERN KAREN S TRUSTEE
114	4462	SUGAR MILL RD	DIAZ FELIPE JR
115	4525	RICKOVER DR	SCHREIBER MEM METH CHURCH
116	4608	TWIN POST RD	CHU IRENE YORK LING FAMILY TRUST
117	4618	TWIN POST RD	MARCUS KENNETH J &
118	4628	TWIN POST RD	MOSER MARY K C & PAUL MURRIN
119	4635	SUGAR MILL RD	MEYER JAMES S & LOUISA

12/17/2015

Label #	*Address*		*Owner*
120	4625	SUGAR MILL RD	REAGOR LEE C & CAROLINA A
121	4615	SUGAR MILL RD	BUECHLER ALFRED D
122	4605	SUGAR MILL RD	HOAGLAND JOHN R
123	4606	SUGAR MILL RD	STEPHENS L
124	4616	SUGAR MILL RD	AGUILAR SILVESTER & MARIA
125	4626	SUGAR MILL RD	JAMESON CHRISTOPHER J & KELLY H
126	4636	SUGAR MILL RD	RAMAGE CALVIN &
127	4605	GULFSTREAM DR	KRYSTINIK JAY L & SARA L STOLTZ
128	4611	GULFSTREAM DR	HENTON LORIN & BETH
129	4617	GULFSTREAM DR	PSISEL PROPERTIES LLC
130	4623	GULFSTREAM DR	GOLASZEWSKI LAWRENCE E &
131	4606	GULFSTREAM DR	FENT DAVID J & MARY M
132	4612	GULFSTREAM DR	ZINN ANDREW R &
133	4618	GULFSTREAM DR	RENO SAMUEL D
134	4624	GULFSTREAM DR	ELLIOTT SHARON
135	4623	HEATHERBROOK DR	FARELLI VINCENT P &
136	4617	HEATHERBROOK DR	GRIFFITTS NORMA JEAN
137	4611	HEATHERBROOK DR	JACKSON JANN CLAIRE LAWS
138	4605	HEATHERBROOK DR	JOHNSON ROBERT J &
139	4606	HEATHERBROOK DR	LEWIS CHERYL M & CHIP A
140	4612	HEATHERBROOK DR	ST NICHOLAS HOMES LP
141	4618	HEATHERBROOK DR	COATS DEBRA I & LOY G
142	4624	HEATHERBROOK DR	MANNAS JOHN & SONBOL
143	4623	ELLENSBURG DR	STADLER RONNEY F &
144	4617	ELLENSBURG DR	SCHOTTLAENDER H M
145	4611	ELLENSBURG DR	USVOLK SCOTT & MARSHA J
146	4605	ELLENSBURG DR	THOMPSON GARY E JR & JENNIFER P
147	4606	ELLENSBURG DR	DOSS THOM
148	4612	ELLENSBURG DR	DUERNBERGER SALLY SUE
149	4618	ELLENSBURG DR	MENDOZA MARY
150	4624	ELLENSBURG DR	CHRISTENSEN WILLIAM T &

12/17/2015

Label #	*Address*		*Owner*
151	4629	RIDGESIDE DR	HESSONG MICHAEL WAYNE
152	4621	RIDGESIDE DR	PRIDDY STEVEN
153	4615	RIDGESIDE DR	WINNIFORD KATHERINE ANN
154	4607	RIDGESIDE DR	LIPSKY KATHERINE L
155	4606	RIDGESIDE DR	MEAZELL DUEWANE & PATSY R
156	4614	RIDGESIDE DR	AUSTIN WILLIAM D
157	4620	RIDGESIDE DR	MELLE MELVIN J &
158	4628	RIDGESIDE DR	WRIGHT FRANK B & GAYLE H
159	4633	WILLOW LN	TROY JAMES ALFRED TRIAY
160	4625	WILLOW LN	FRANKLIN BARBARA J
161	4617	WILLOW LN	MADDUX EVELYN I
162	4609	WILLOW LN	MITCHELL RYAN JAMESON &

CITY PLAN COMMISSION **THURSDAY, MARCH 3, 2016**

Planner: Sarah May

FILE NUMBER: Z156-153(SM) **DATE FILED:** December 5, 2015

LOCATION: Southeast corner of Sexton Lane and Midway Road

COUNCIL DISTRICT: 13 **MAPSCO:** 24K

SIZE OF REQUEST: Approximately 0.53 acres **CENSUS TRACT:** 76.01

APPLICANT: City Vet

OWNER: Egelston Partners, Ltd.

REPRESENTATIVE: William Dahlstrom, Jackson Walker, LLP

REQUEST: An application for a Planned Development District for LO-1 Limited Office District and animal shelter or clinic with outside runs uses on property zoned an LO-1 Limited Office District.

SUMMARY: The applicant proposes to renovate the existing building and provide a secure relief area (also known as outside runs) for up to eight animals between the hours of 7:00 a.m. and 7:00 p.m., Sunday through Saturday on the south side of the existing building. Since February 4, 2016, the applicant and staff have recommended stricter standards for the proposed outside runs: (1) delaying the initial outdoor runs operating time on Saturday and Sunday to 9 AM from 7 AM and (2) further limiting the number of animals allowed in an outdoor run to three from eight at any time.

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

PRIOR CPC ACTION: On February 4 and 18, 2016, the City Plan Commission held this item under advisement to allow the applicant additional time to reach out to surrounding properties. Since February 18, 2016, no changes have been made to this application.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval of the planned development district subject to staff's recommended conditions based upon:

1. *Performance impacts upon surrounding property* – No direct performance impacts are foreseen upon the surrounding properties at this time based on the layout of the development plan and proposed conditions. The applicant proposes the outdoor run between two long solid walls, one a CMU block wall at the adjacent property line to the south and the other the main building of the use, and to adjoining fences that are approximately ten feet in length at the ends of the outdoor run. Staff recommends and the applicant has agreed to further limiting the times and number of animals permitted in the outdoor runs to mitigate noise and odor impacts on surrounding property.

2. *Traffic impact* – It is not foreseen that the additional proposed use would have a negative impact on traffic as the proposed use provides excess parking to the minimum parking requirements and is occupying a current non-residential building with no changes to the parking design.

3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas!* Comprehensive Plan indicates that this area is a Residential Neighborhood Building Block. However, since the request offers services tailored to residential customers and is located along an arterial street in an existing nonresidential development, the request can be supported.

4. *Justification for PD Planned Development District Zoning as opposed to a straight zoning district* – The land use, animal shelter or clinic, allows a wide range of services for animals. When this use is not restricted to size or character, it should be located further away from residential districts. However, when the use is customized to limit the use, hours of operation, fence types, and other restrictions, it can be supported and seen to enhance a neighborhood's amenities. It may also provide shorter trips for residences to provide health support for their pets. The specialized conditions that are proposed to allow this one use in the existing nonresidential district is a justification for a planned development district.

BACKGROUND INFORMATION:

- The retail strip south of the subject site was constructed in 1948, according to Dallas Central Appraisal District records.

- The surrounding neighborhoods were largely developed in the 1950's. However, some residential lots have been redeveloped since the 1990's.

- The existing two-story office building was constructed in 1968, according to Dallas Central Appraisal District records and has remained largely unchanged.

Zoning History: There has been one recent zoning case in the vicinity in the last five years.

1. **Z145-157**: A pending application to amend and expand PDD 400 for a private school.

Thoroughfare/Street	Designation	Dimension Explanation
Midway Road	Principal Arterial	Minimum-6 lanes-Divided; 100' ROW
Sexton Lane	Local	50' ROW

STAFF ANALYSIS:

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

Land Use Compatibility:

The request site is developed with a two-story building containing approximately 8,089 square feet. The applicant requests to renovate the facade and provide additional site improvements to screen the use to adjacent residential properties with a six-foot screening wall to the east and a three-foot tall fence along Sexton Lane. The request also proposes outdoor runs, or also known as an outdoor relief area, for animals. Staff recommends that and the applicant has agreed to restricting this area to no more than three animals at a time and is restricted to the hours of 7 AM to 7 PM Monday through Friday, and 9 AM to 7 PM on Saturday and Sunday to reduce noise to surrounding properties. This relief area, or outside run, is also located the furthest distance away from residences as possible just to the south of the existing building, north of the existing nonresidential site to the south.

Further, additional restrictions on noise and odors from barking dogs are in effect through other regulations in the City of Dallas. Chapter 7 of the Dallas City Code puts the following noise restrictions on animals, including dogs that surrounding properties may report to find relief if ever the animals on the request site disturb the peace or neighborhood animals disturb the peace.

SEC. 7-7.4. DISTURBANCE BY ANIMALS.

(a) A person commits an offense if he knowingly owns an animal that unreasonably barks, howls, crows, or makes other unreasonable noise near a private residence. Noise made by an animal is unreasonable under this subsection if the noise:

(1) continues more than 15 consecutive minutes; or

(2) exceeds the sound pressure level allowed in a residential district under the Dallas Development Code.

(b) A person who is disturbed by an animal that unreasonably barks, howls, crows, or makes other unreasonable noise near a private residence may file a disturbance complaint with the director. A disturbance complaint must include the name and address of the complainant, the location of the disturbance, the type of animal causing the disturbance, and the times that the animal is causing the disturbance.

(c) The director shall mail to the animal's owner a notice that the disturbance complaint has been received. A copy of the notice must be mailed to the complainant.

(d) If, after receiving notice from the director that a disturbance complaint has been received, the owner continues to allow the animal to cause a disturbance:

(1) the complainant may file a complaint, in writing, with the city attorney; or

(2) the director may issue a citation to the owner for the violation of this section.

Staff recommends approval subject to the revised conditions of the planned development regulations because the proposed use, constrained by a development plan, conditions, and supporting Dallas City Codes provides a desirable service to surrounding residences that is appropriate along a major thoroughfare in an existing nonresidential building.

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

Parking: The request is providing the in excess of the minimum number of off-street parking spaces required for an animal shelter or clinic per the Dallas Development Code which equates to 1 space per 300 square feet of floor area and therefore requires 27 spaces for the request. The request proposes 33 parking spaces for the use and is therefore compliant with the Dallas Development Code's minimum off-street parking requirement for the proposed use.

EGELSTON PARTNERS, LTD.

List of Partners/Officers/Directors

General Partners:

Egelston Realty, Inc.

Name:	Title:
Rebecca A. Egelston	President/Director
John A. Egelston	Vice President/Director
Sara E. Akers	Secretary/Treasurer/Director

Limited Partners:

Sara E. Akers
Rebecca A. Egelston
John A. Egelston

CityVet

(City Veterinary Group, L.P.)

List of Partners and Officers

Dr. Marvin V. Cannon	Managing Partner, Principal
Dr. Paul Kline	Partner, DVM Leadership
Jay Young	Partner, Administration
Jonathan Herskovitz	Store Operations
Dr. Jesica Workman	Brand Management
J. R. Meyer	Technologies Management
Derek Pastor	Facilities Management
Lanny O'Steen	Development
Wendy Jones	Accounting
Eric Young	Inventory

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 located at the southeast corner of Midway Road and Sexton Lane. The size of PD _____ is approximately 0.53 acre.

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

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

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

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

SEC. 51P- _____.104. EXHIBITS.

The following exhibit is incorporated into this article: Exhibit ___A: development plan.

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

(a) For an animal shelter or clinic, development and use of the Property must comply with the development plan (Exhibit ___A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) For all other uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, do not apply.

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

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the LO-1 Limited Office District, subject to the same conditions applicable in the LO-1 Office District, as set out in Chapter 51A. For example, a use permitted in the LO-1 Limited Office 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 LO-1 Limited Office District is subject to DIR in this district; etc.

(b) The following additional main uses are permitted:

-- Animal shelter or clinic without outside runs.
-- Animal shelter or clinic with outside runs.

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. ADDITIONAL PROVISIONS FOR ANIMAL SHELTERS OR CLINICS.

(a) Fencing.

(1) Outside runs must be enclosed with a minimum six-foot-high fence.

(2) Off street parking screening.

(A) Except as provided in this paragraph, off-street parking for an animal shelter or clinic must meet the screening requirements for an office district.

(B) Screening for off-street parking is required on the eastern property line and must be a brick, stone, or concrete masonry, stucco, concrete, or wood wall or fence, or any combination of these materials, that is not less than six-

feet in height. The wall or fence may not have more than 10 square inches of open area for each square foot of surface area, and may not contain any openings or gates for vehicular access. The owner of off-street parking must maintain the screening in compliance with these standards.

(3) Fencing must be maintained in a state of good repair at all times (and prior to the issuance of a certificate of occupancy) such that:

(A) the screening is not out of vertical alignment more than six inches, measured at the top of the screening; and

(B) any rotted, fire damaged, or broken slats or support posts are repaired or replaced.

(b) Outside runs.

(1) Outside runs may only be used between 7:00 a.m. and 7:00 p.m., Monday through Friday and between 9:00 a.m. and 7:00 p.m. Saturday and Sunday.

(2) Outside runs are limited to the location shown on the development plan labelled "outside runs."

(3) The maximum number of animals allowed in the outside runs area at any time is three.

(c) Animal waste containers and dumpsters.

(1) Animal waste containers and dumpsters must be provided in the locations shown on the development plan.

(2) Animal waste containers and dumpsters must be monitored daily for noxious odors and treated to eliminate odors if noxious odors are present.

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

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

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the LO-1 Office District apply.

(b) Front yard.

(1) Minimum front yard is 15 feet.

(2) An additional 20-foot front yard setback is required for that portion of a structure over 45 feet in height.

SEC. 51P- _____.110. OFF-STREET PARKING AND LOADING.

Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

SEC. 51P- _____.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-_____.112. LANDSCAPING.

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

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

SEC. 51P- _____.113. SIGNS.

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

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

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

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

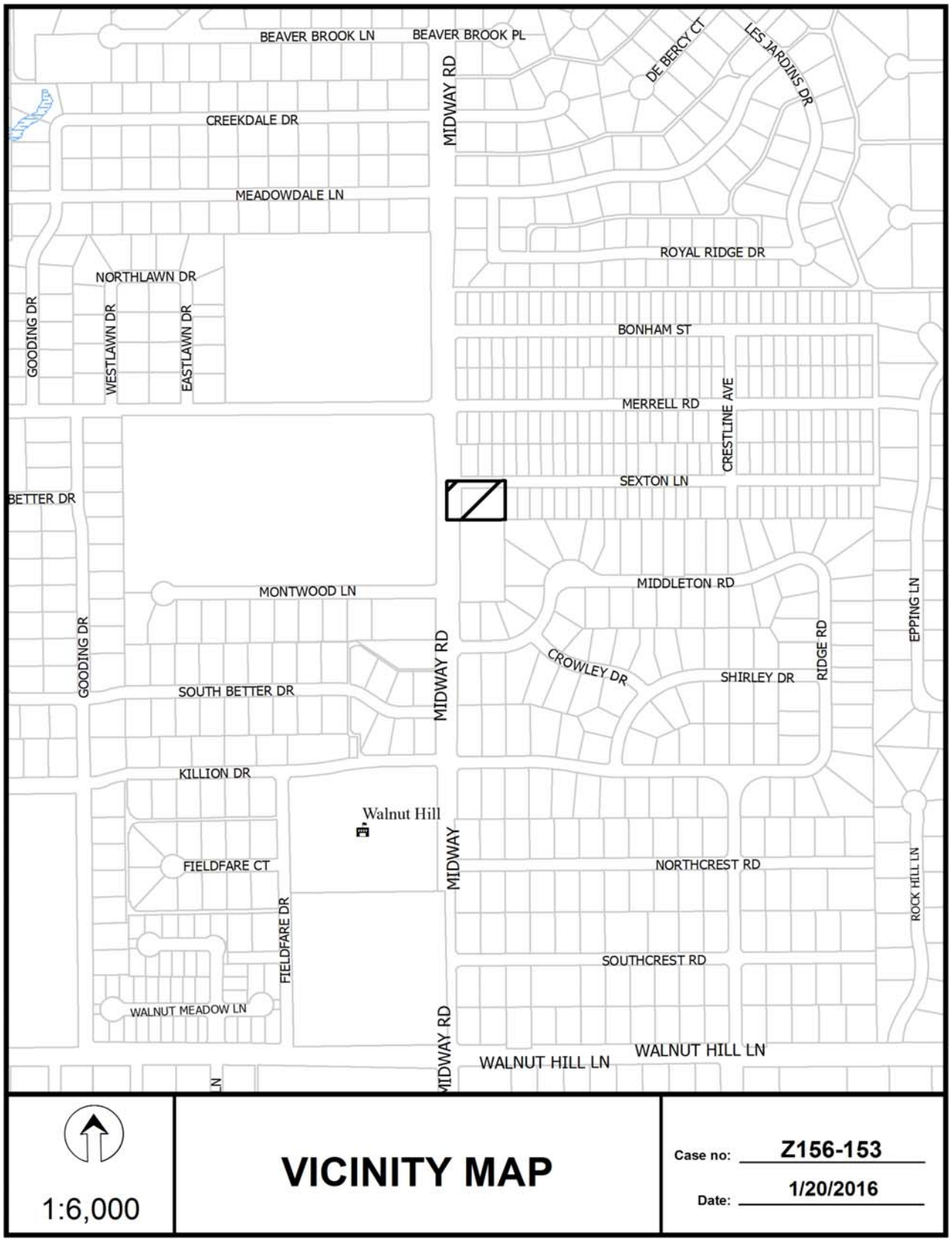
SEC. 51P-_____.115. COMPLIANCE WITH CONDITIONS.

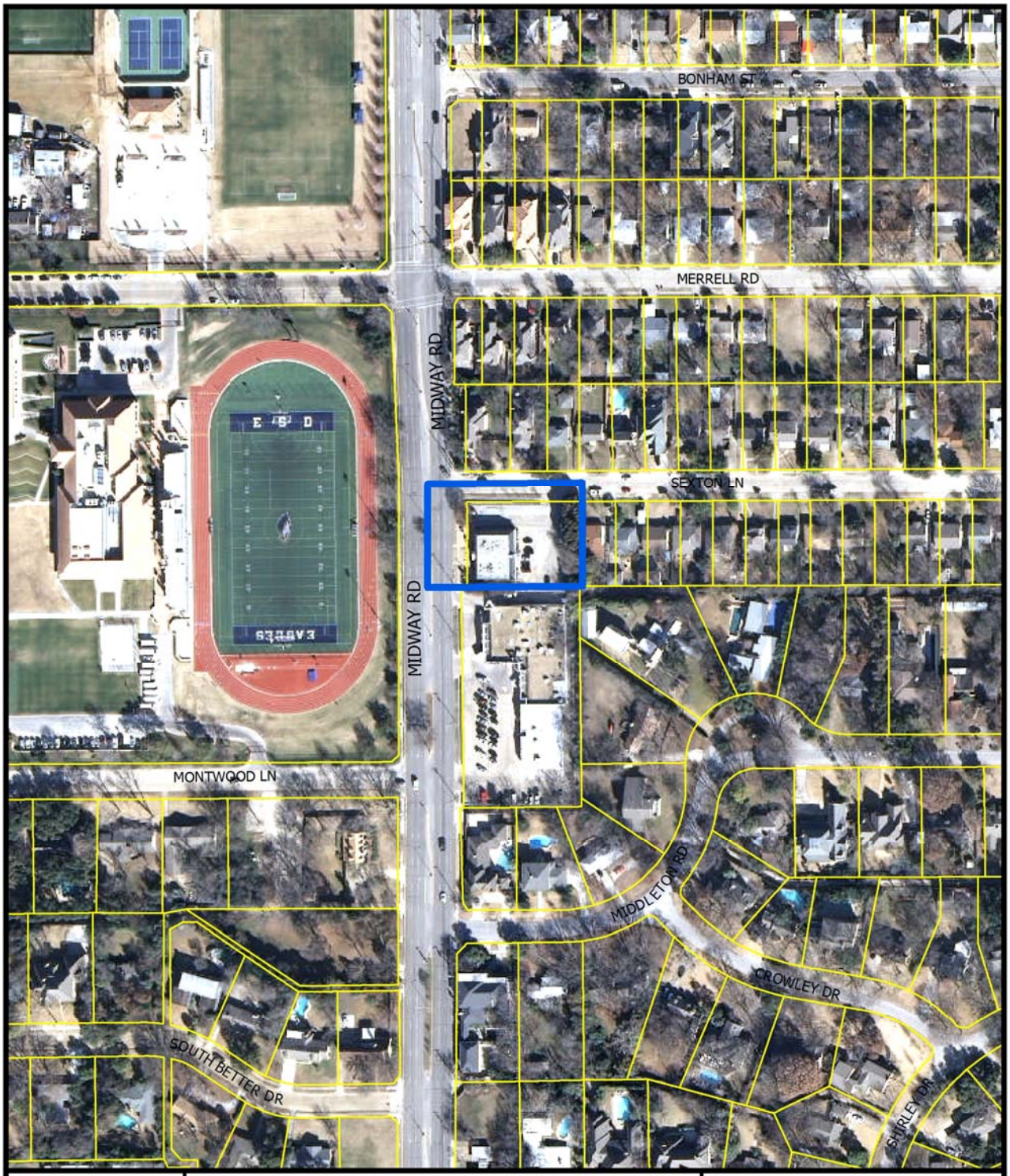
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

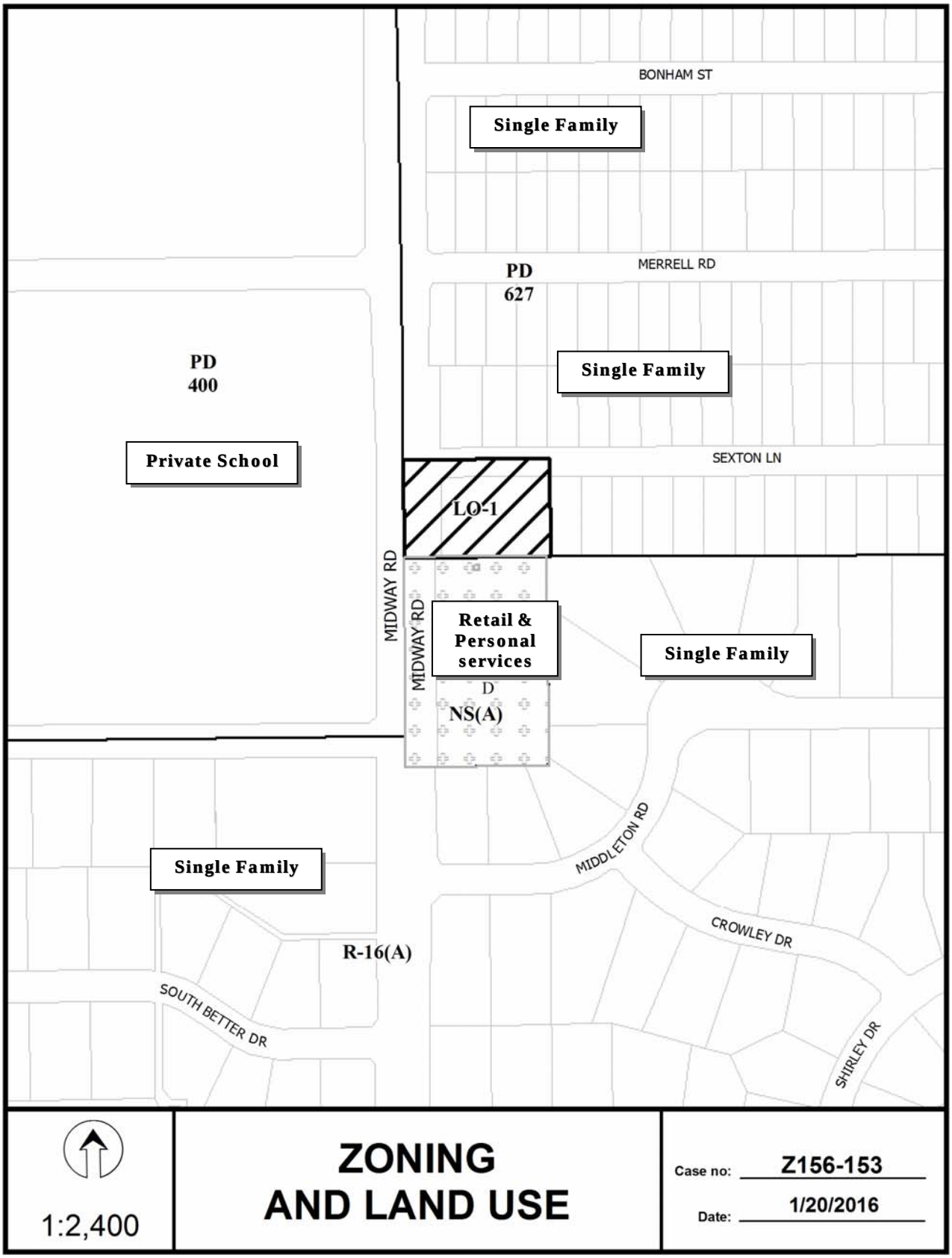
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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

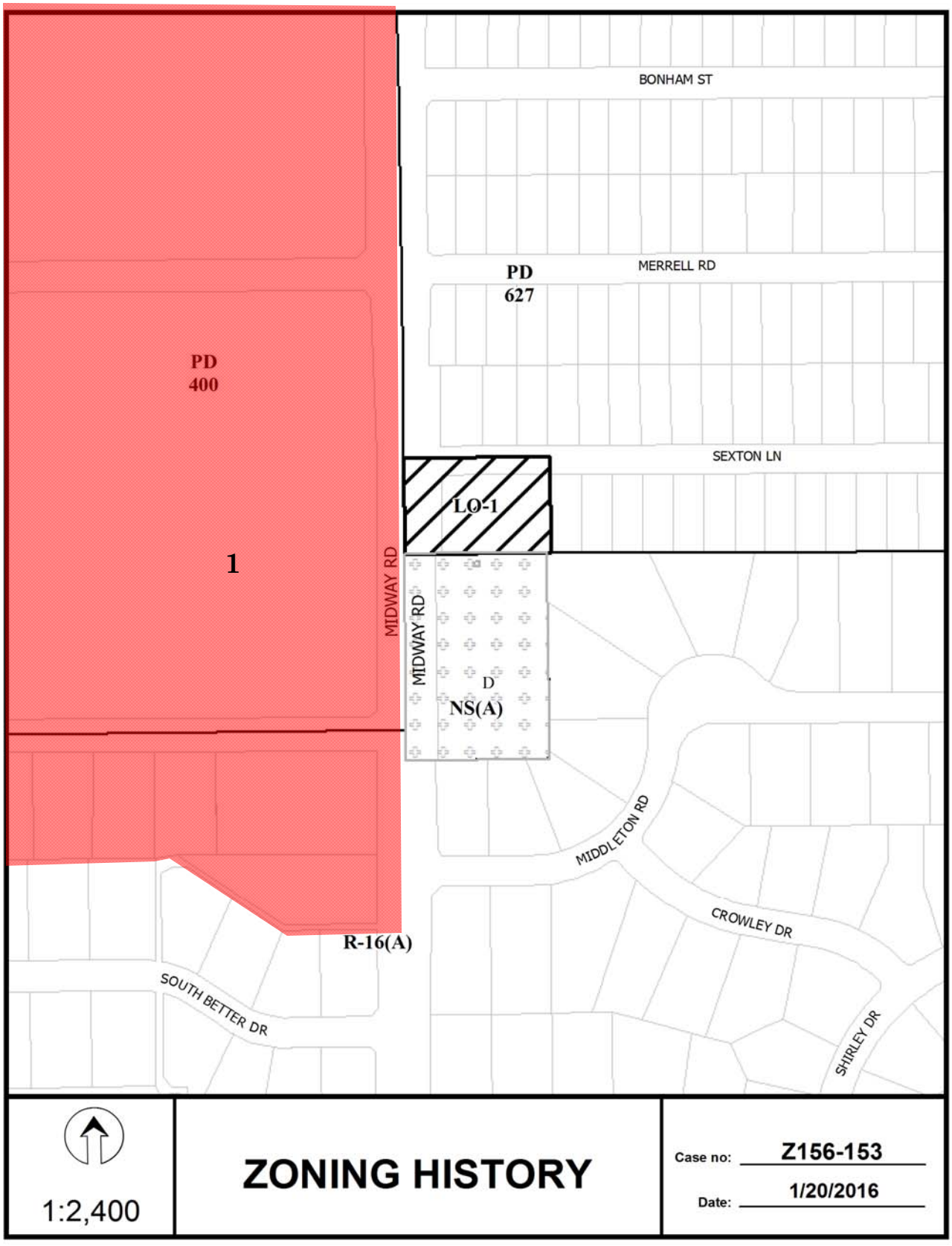
Proposed Development Plan

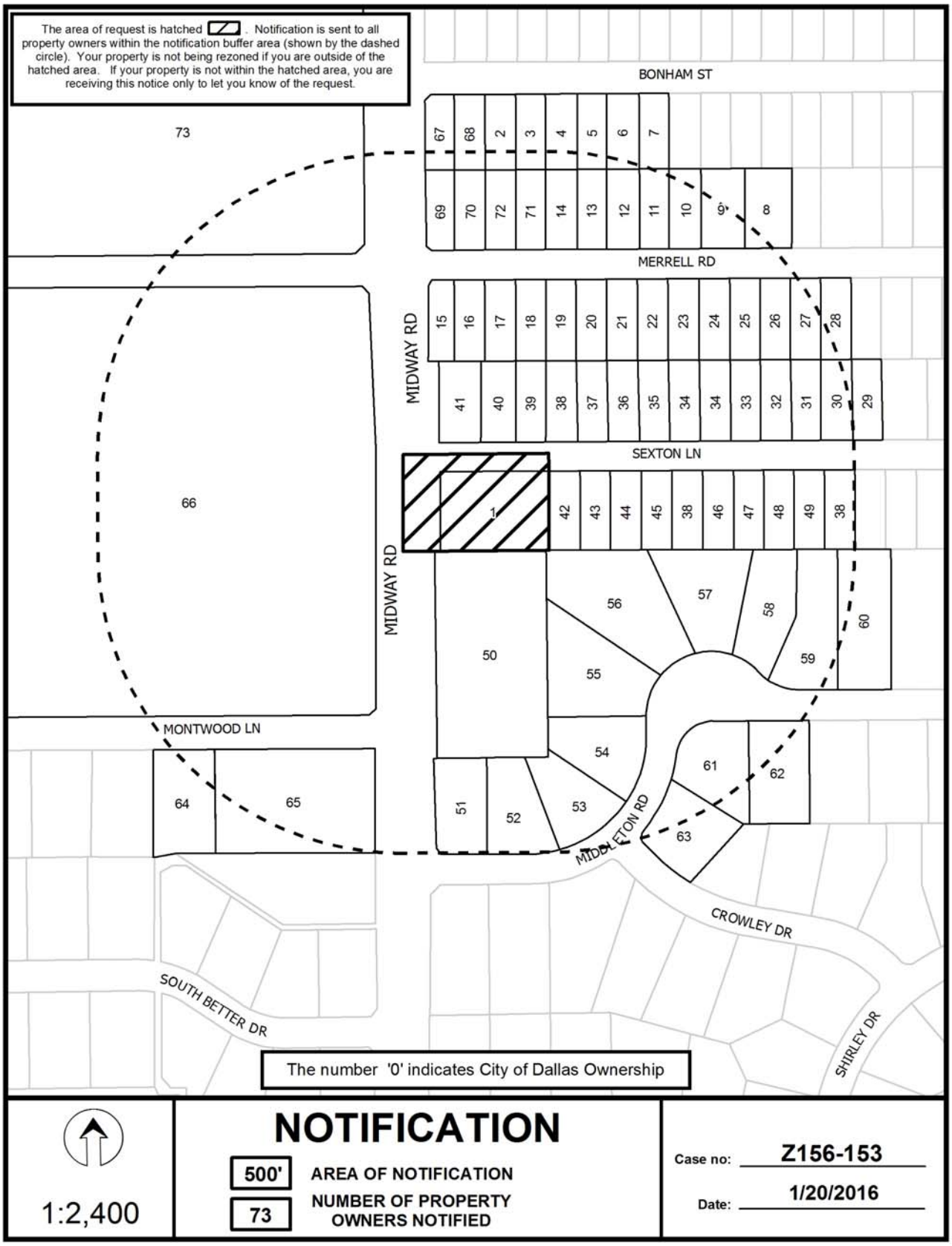



BEAVER BROOK LN
BEAVER BROOK PL
DE BERCY CT
LES JARDINS DR
MIDWAY RD
CREEKDALE DR
MEADOWDALE LN
ROYAL RIDGE DR
NORTHLAWN DR
GOODING DR
WESTLAWN DR
EASTLAWN DR
BONHAM ST
MERRELL RD
CRESTLINE AVE
SEXTON LN
BETTER DR
MONTWOOD LN
MIDDLETON RD
EPPING LN
RIDGE RD
CROWLEY DR
SHIRLEY DR
SOUTH BETTER DR
KILLION DR
Walnut Hill
FIELDFARE CT
NORTHCREST RD
ROCK HILL LN
SOUTHCREST RD
WALNUT MEADOW LN
WALNUT HILL LN
WALNUT HILL LN
1:6,000
VICINITY MAP
Case no: Z156-153
Date: 1/20/2016


BONHAM ST
MERRELL RD
MIDWAY RD
SEXTON LN
MIDWAY RD
MONTWOOD LN
MIDDLETON RD
CROWLEY DR
SOUTH BETTER DR
SHIRLEY DR
1:2,400
AERIAL MAP
Case no: Z156-153
Date: 1/20/2016


BONHAM ST
Single Family
MERRELL RD
PD
627
PD
400
Single Family
Private School
SEXTON LN
LO-1
MIDWAY RD
MIDWAY RD
Retail &
Personal
services
D
NS(A)
Single Family
MIDDLETON RD
Single Family
CROWLEY DR
R-16(A)
SOUTH BETTER DR
SHIRLEY DR
1:2,400
ZONING
AND LAND USE
Case no: Z156-153
Date: 1/20/2016


BONHAM ST
MERRELL RD
PD
627
PD
400
1
SEXTON LN
LO-1
MIDWAY RD
MIDWAY RD
D
NS(A)
MIDDLETON RD
CROWLEY DR
R-16(A)
SOUTH BETTER DR
SHIRLEY DR
1:2,400
ZONING HISTORY
Case no: Z156-153
Date: 1/20/2016


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.
BONHAM ST
MERRELL RD
MIDWAY RD
SEXTON LN
MIDWAY RD
MONTWOOD LN
MIDDLETON RD
CROWLEY DR
SOUTH BETTER DR
SHIRLEY DR
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500' AREA OF NOTIFICATION
73 NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z156-153
Date: 1/20/2016

01/20/2016

Notification List of Property Owners

Z156-153

73 Property Owners Notified

Label #	*Address*		*Owner*
1	10246	MIDWAY RD	EGELSTON PARTNERS LTD
2	4210	BONHAM ST	DEROZIER SYLVIANE
3	4214	BONHAM ST	TEXAS SOVEREIGN COMPANY LLC
4	4218	BONHAM ST	SECTOR CAPITAL LLC
5	4222	BONHAM ST	ULUALP SECKIN &
6	4226	BONHAM ST	MURRAY DAVID A & SUZANNE P
7	4230	BONHAM ST	ORTIZ SHAYOM J
8	4303	MERRELL RD	STEWART CHAD M
9	4239	MERRELL RD	EDWARDS GEORGE M &
10	4235	MERRELL RD	MAYO JANET G
11	4231	MERRELL RD	RH EAGLE PROPERTIES LLC
12	4227	MERRELL RD	BOURG JOHN B JR
13	4223	MERRELL RD	CRAWFORD TODD &
14	4219	MERRELL RD	JP LEASING LLP
15	4202	MERRELL RD	DO TUAN ANH &
16	4206	MERRELL RD	MARKEY CHRISTOPHER D
17	4210	MERRELL RD	PHILLIPS JAN ELIZABETH
18	4214	MERRELL RD	WILSON MARY COLLINS
19	4216	MERRELL RD	ZHU JIANGUO
20	4222	MERRELL RD	COLLINS JOSEPH & COLLEEN
21	4226	MERRELL RD	TATTERSALL BRANDON R &
22	4230	MERRELL RD	PHILIPS STEVEN T &
23	4234	MERRELL RD	STEIN SHELLEY G
24	4238	MERRELL RD	NEILL ELLEN
25	4242	MERRELL RD	CAPA ALMA
26	4302	MERRELL RD	CROW SARAH & SHAWN

01/20/2016

Label #	*Address*		*Owner*
27	4306	MERRELL RD	WALKER WILLIAM E JR
28	4310	MERRELL RD	GIL HEIDY
29	4315	SEXTON LN	PAYTON LARA C
30	4311	SEXTON LN	WARREN KAY L
31	4307	SEXTON LN	PANG PAUL
32	4303	SEXTON LN	GAVCALYN LLC
33	4241	SEXTON LN	HAYES RHEA SYLVIA
34	4237	SEXTON LN	FINFER SCOTT
35	4229	SEXTON LN	HOWARD DEBRA L
36	4225	SEXTON LN	GARDNER MARK S
37	4221	SEXTON LN	MORRIS JEFFREY J &
38	4217	SEXTON LN	GAVCAYLN LLC
39	4213	SEXTON LN	CARDER HENRY M
40	4209	SEXTON LN	GERRITS JOHN R JR &
41	4205	SEXTON LN	JOHNSON DAWN DENISE
42	4216	SEXTON LN	WOOD MARK J &
43	4220	SEXTON LN	HRBACEK ERIC J
44	4224	SEXTON LN	MIRAMONTES MARY LOUISE
45	4228	SEXTON LN	VINEYARD JAMES GARY &
46	4236	SEXTON LN	HANNIGAN LINDA L
47	4240	SEXTON LN	FREDDE LIVING TRUST
48	4302	SEXTON LN	ULUALP SECKIN O & ZERRIN F YETKIN
49	4306	SEXTON LN	NUNEZ REY & CANDACE
50	10218	MIDWAY RD	STAVELY GERALD
51	4207	MIDDLETON RD	BROADY GEORGE
52	4215	MIDDLETON RD	GOODE MARK G III &
53	4223	MIDDLETON RD	WESTON JOHN M &
54	4237	MIDDLETON RD	STUART AMALIA R
55	4243	MIDDLETON RD	RHLMC MIDDLETON LLC
56	4303	MIDDLETON RD	WINSKI LOUIS R & LINDA H
57	4311	MIDDLETON RD	LICHT KRISTOFFER L

01/20/2016

Label #	*Address*		*Owner*
58	4317	MIDDLETON RD	BYERS JASON & MALIA
59	4323	MIDDLETON RD	MAGGIANI PEDRO A &
60	4331	MIDDLETON RD	CAMPOS JOSEPH D & JUDY H
61	4306	MIDDLETON RD	WILLIAMS CHARLES O II
62	4314	MIDDLETON RD	JONES ROBERT & RAE LIFE ESTATE
63	4307	CROWLEY DR	SORENSEN BEVERLY
64	4126	MONTWOOD LN	WBL FAMILY INV INC
65	10215	MIDWAY RD	WBL FAMILY INV INC
66	4100	MERRELL RD	EPISCOPAL SCHOOL DALLAS
67	4202	BONHAM RD	FINFER SCOTT &
68	4206	BONHAM RD	KONG YONGLI &
69	4203	MERRELL RD	MCCOMBER RYAN & CORI
70	4207	MERRELL RD	CLINE BRIAN J
71	4215	MERRELL RD	CHI SUE M & JUNG I
72	4211	MERRELL RD	MOORE JAMES R
73	4121	MERRELL RD	EPISCOPAL SCHOOL DALLAS

CITY PLAN COMMISSION **THURSDAY, MARCH 3, 2016**

Planner: L. Holmes Stringfellow

FILE NUMBER: Z156-123(LHS) **DATE FILED:** November 5, 2015

LOCATION: East side of Manitoba Avenue, north of Red Wing Drive

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

SIZE OF REQUEST: Approx. 0.39 acres **CENSUS TRACT:** 112.00

APPLICANT / REPRESENTATIVE: Marquita Pritchett [Brenda Pritchett Ford]

OWNER: Kenneth Reagor

REQUEST: An application for a Specific Use Permit for an adult day care facility and to repeal Specific Use Permit No. 1669 for a foster home on property zoned an R-7.5(A) Single Family District.

SUMMARY: The applicant proposes to operate an adult day care facility and to discontinue the foster home. The operation will occur in the existing structure that is one story, 2,380 square feet. An adult day care facility is defined as "a facility that provides care or supervision for five or more persons 18 years of age or older who are not related by blood, marriage, or adoption to the owner or operator of the facility, whether or not the facility is operated for profit or charges for the services it offers."

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

PRIOR ACTION AND UPDATE: On January 7, February 4, and February 18, 2016, the City Plan Commission held this item under advisement. The new applicant, Marquita Pritchett, is continuing with the application. There have been no changes to the request. The item was last held under advisement so that new notices could be sent to surrounding property owners due to a mapping error.

GUIDING CRITERIA FOR RECOMMENDATION:

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

1. *Compatibility with surrounding uses and community facilities* – Additional traffic should be anticipated from this use as opposed to the foster home. However, the size of the facility, which also dictates the number of adults that may be supervised as prescribed by the Texas Department of Aging and Disability Service, will limit the impact.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – There are other SUP's for similar facilities in the immediate area. As a result, the use could provide a service to the area.

3. *Not a detriment to the public health, safety, or general welfare* – The proposed use of the site is not anticipated to be a detriment to the public health, safety, or general welfare.

4. *Conforms in all other respects to all applicable zoning regulations and standards* – The proposed use will comply with all applicable zoning regulations and standards.

Zoning History:

There has been no recent zoning activity within the immediate vicinity of the request site.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Manitoba Avenue	Local	50'

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

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

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

Land Use Compatibility:

Located in the middle of a residential neighborhood, the property is surrounded by single-family homes and is two blocks away from a major thoroughfare, East Camp Wisdom Road.

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 appear to have an adverse impact on the surrounding zoning and land uses.

Development Standards for Institutional Uses in R-7.5(A):

DISTRICT	SETBACKS		FAR	Height	Lot Coverage	Special Standards	Other Uses
	Front	Side/Rear					
Existing							
R-7.5(A) Single Family District	25'	10' Side / 15' Rear	No maximum	No maximum	25%	N/A	Single Family, institutional uses with an SUP

Parking:

Pursuant to §51A-4.200 of the Dallas Development Code, an adult day care facility requires one off-street parking space for each 500 square feet of floor area. The size of the proposed facility would require 5 parking spaces, which are currently provided on the site.

Landscaping:

Additional landscaping requirements will be not triggered because there are no changes to the site.

PROPOSED SUP CONDITIONS

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

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

3. FLOOR AREA: The maximum floor area is 2,380 square feet.

4. HEIGHT: The maximum height is 30 feet.

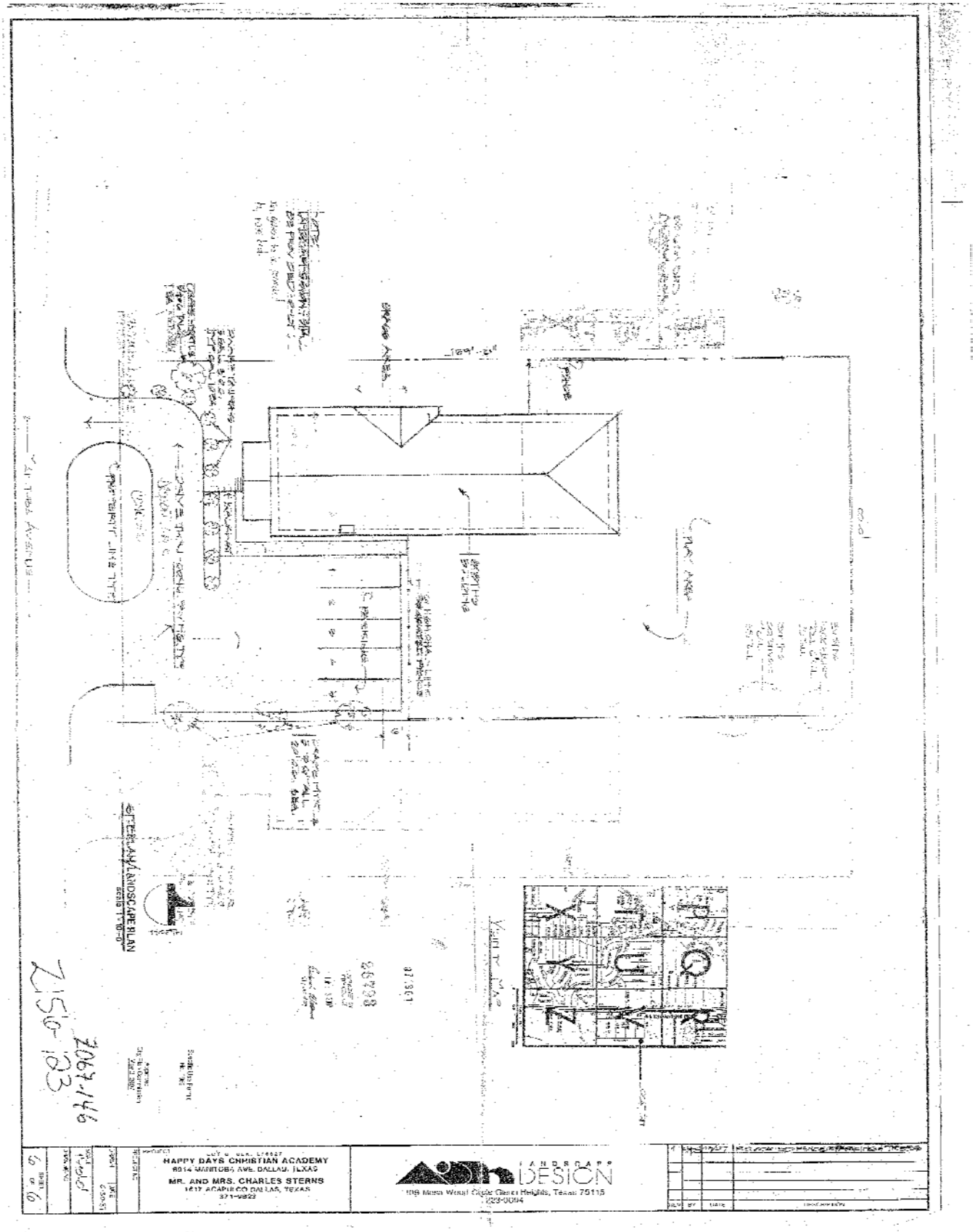
5. TIME LIMIT: This specific use permit is approved for a two-year time period, and is eligible for automatic renewal for additional five-year time periods, pursuant to Section 51A-4.219 of CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended. In order for automatic renewal to occur, the property owner or the owner's representative 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 will be strictly enforced).

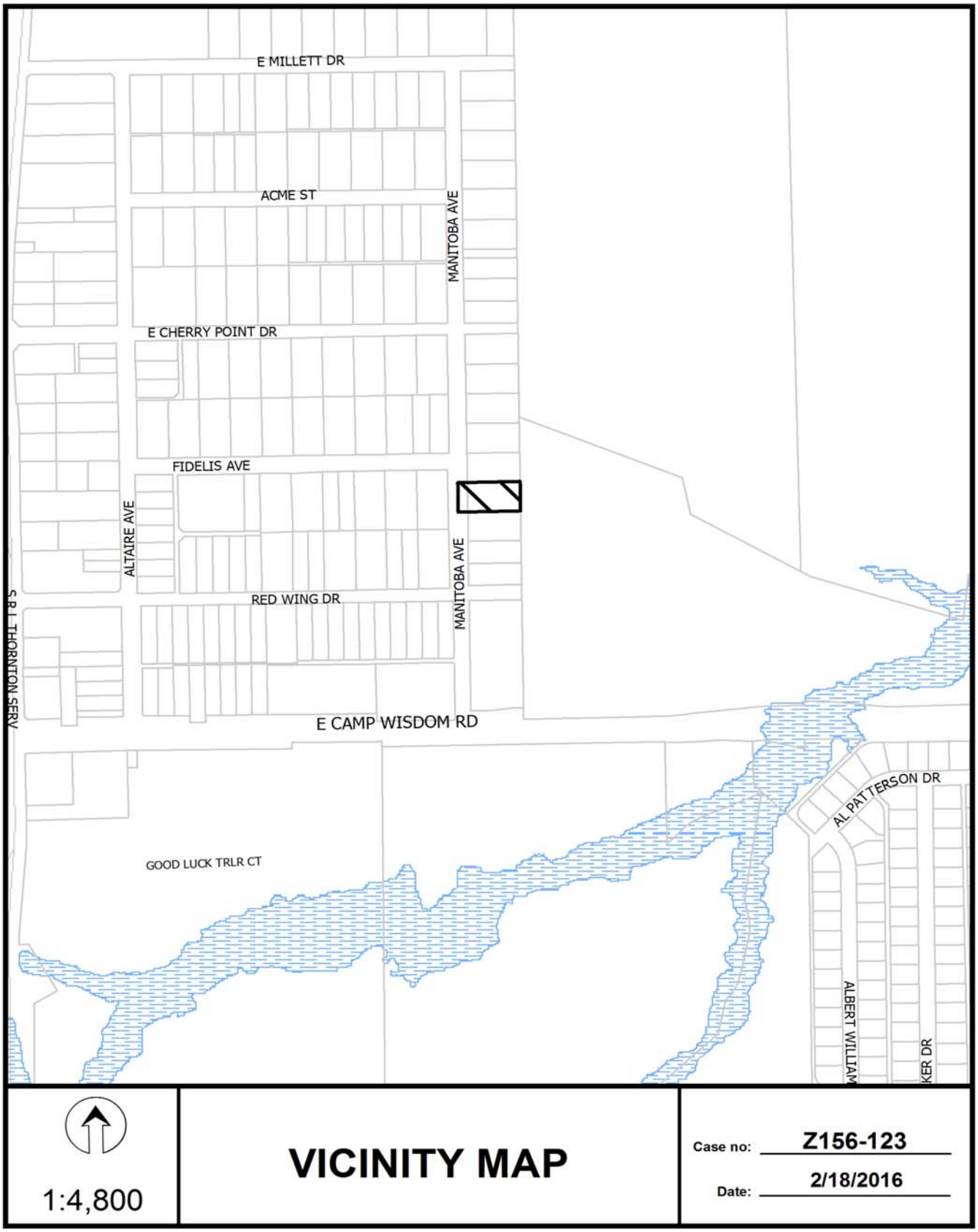
6. DRIVE: A circular drive or similar area must be provided for the off-street loading and unloading of adult day care attendees, as shown on the attached site plan.

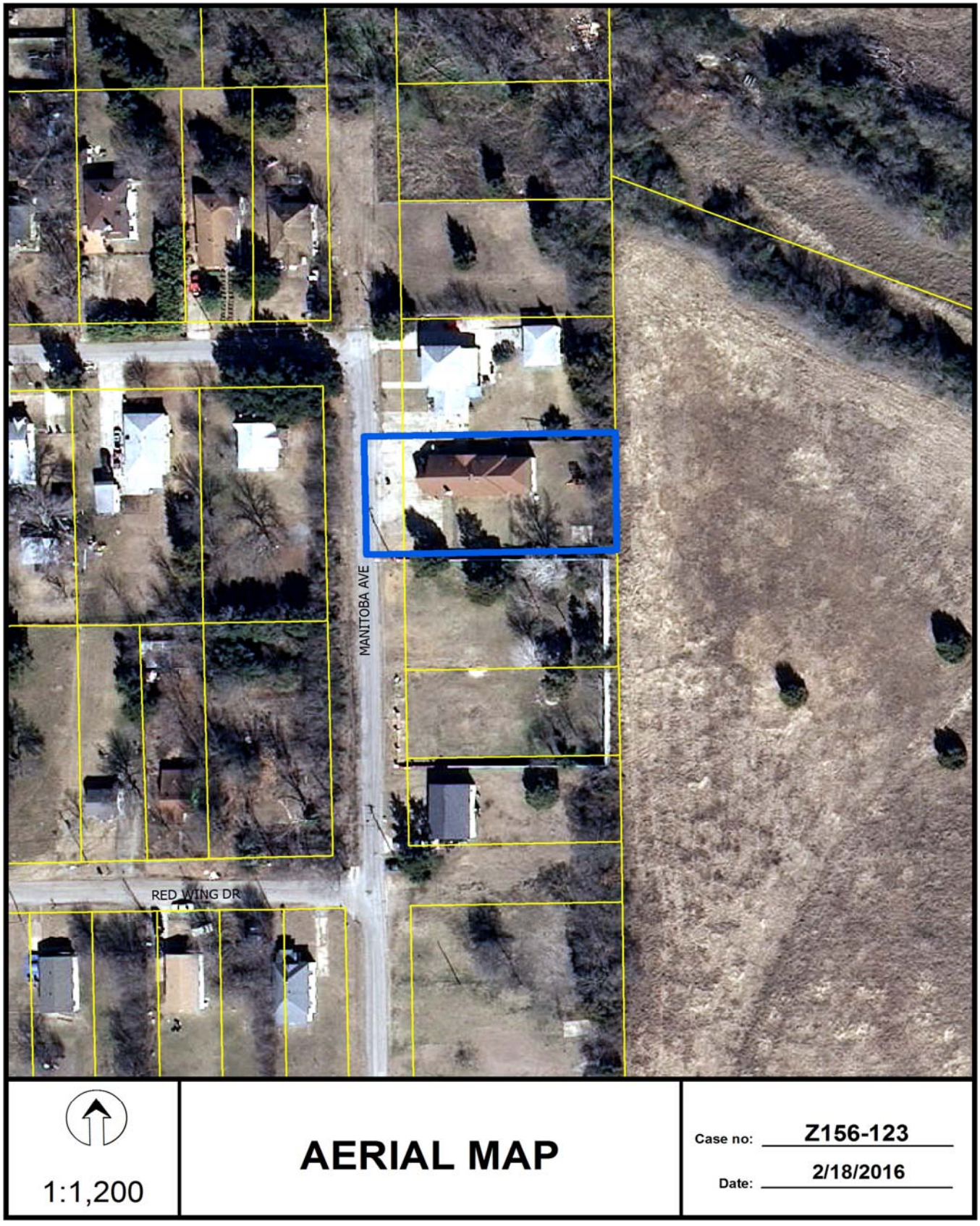
7. MAINTENANCE: The entire premises must be properly maintained in a state of good repair and neat appearance at all times.

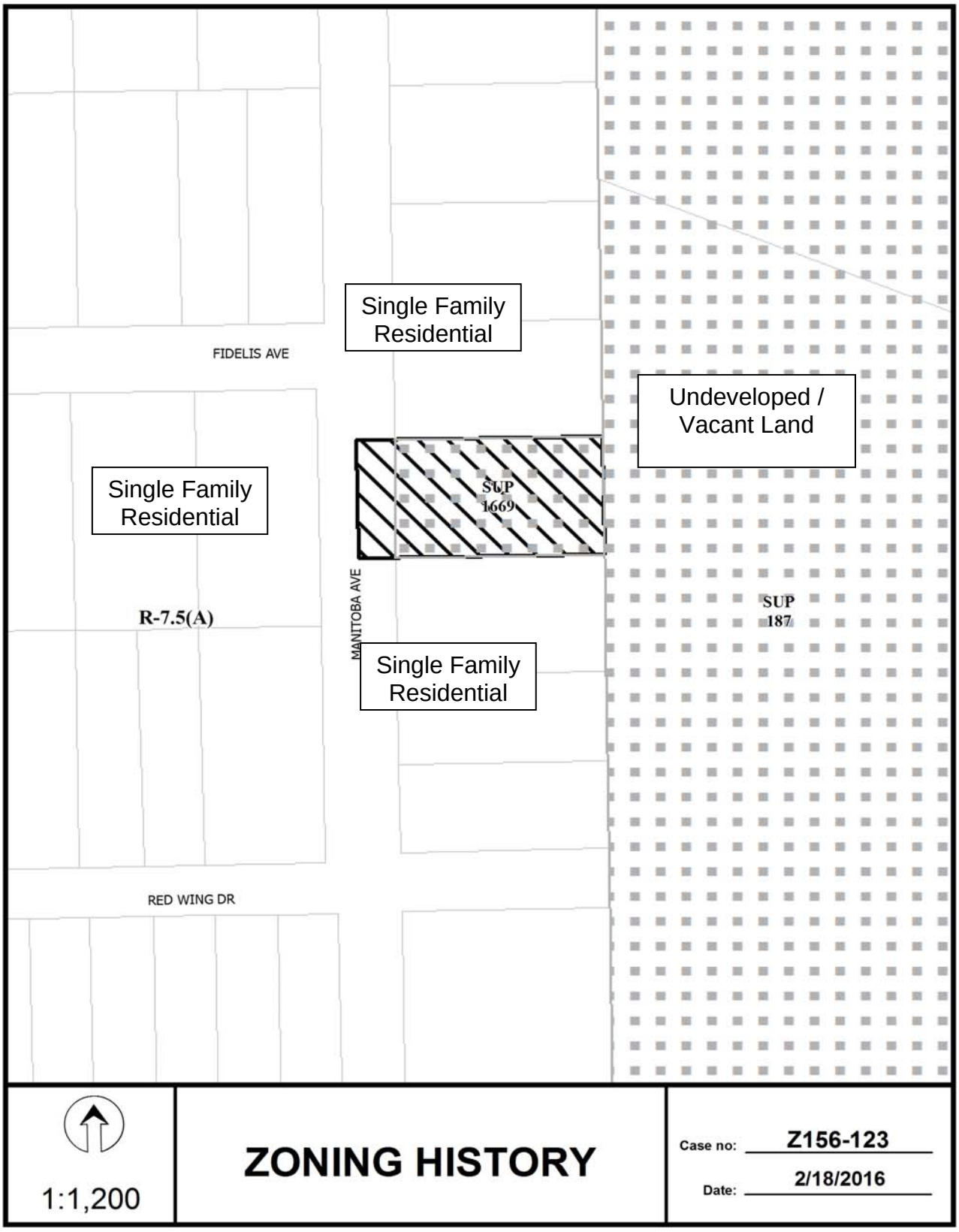
8. GENERAL REGULATIONS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

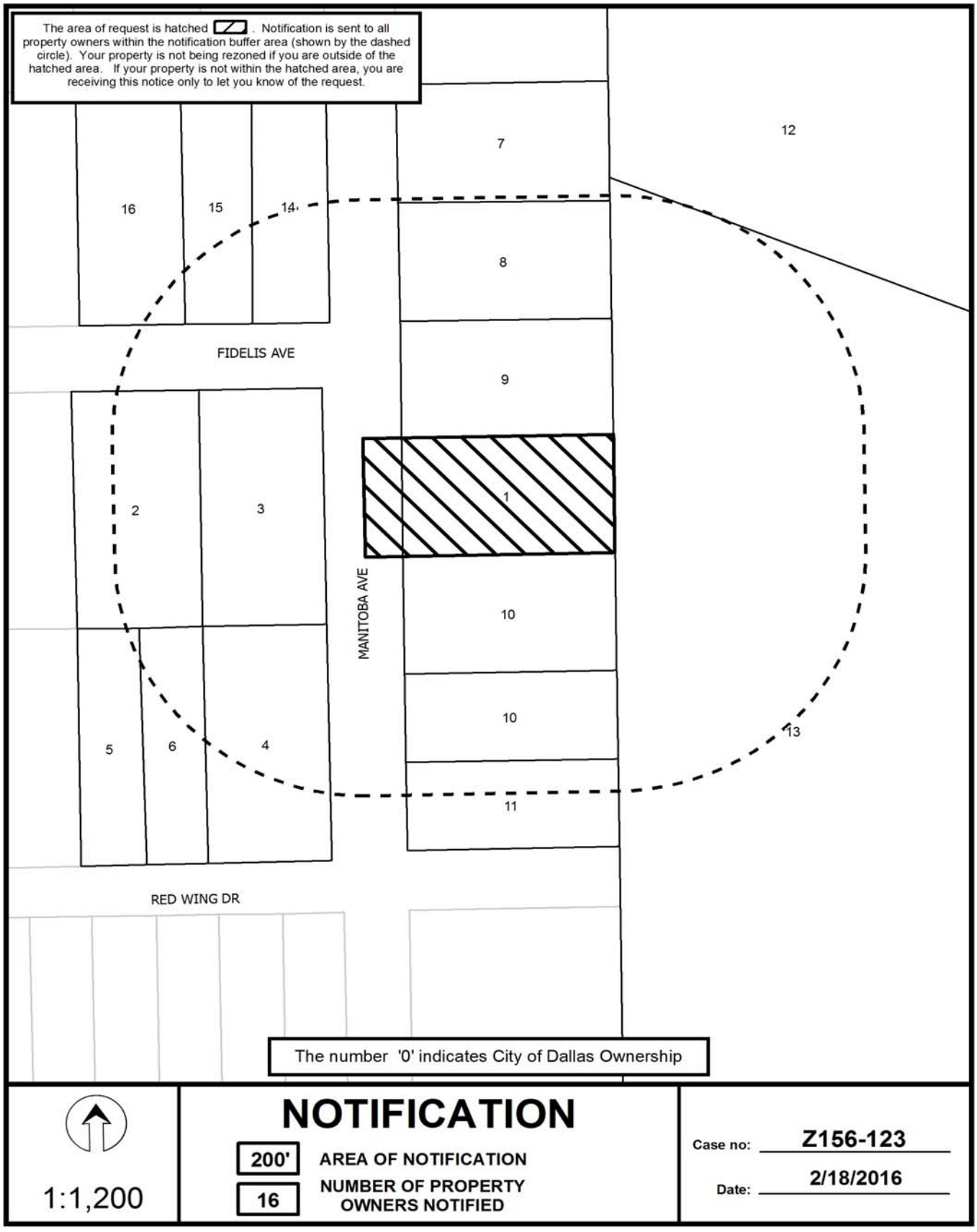
PROPOSED SITE PLAN




E MILLETT DR
ACME ST
MANITOBA AVE
E CHERRY POINT DR
FIDELIS AVE
ALTAIRE AVE
RED WING DR
S R L THORNTON SERV
E CAMP WISDOM RD
AL PATTERSON DR
GOOD LUCK TRLR CT
ALBERT WILLIAM
KER DR
1:4,800
VICINITY MAP
Case no: Z156-123
Date: 2/18/2016


MANITOBA AVE
RED WING DR
1:1,200
AERIAL MAP
Case no: Z156-123
Date: 2/18/2016


Single Family Residential
FIDELIS AVE
Undeveloped / Vacant Land
Single Family Residential
SUP 1669
MANITOBA AVE
R-7.5(A)
SUP 187
Single Family Residential
RED WING DR
1:1,200
ZONING HISTORY
Case no: Z156-123
Date: 2/18/2016


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
15
14
7
12
8
FIDELIS AVE
9
2
3
1
MANITOBA AVE
10
10
5
6
4
13
11
RED WING DR
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
16
NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: Z156-123
Date: 2/18/2016

02/18/2016

Notification List of Property Owners

Z156-123

16 Property Owners Notified

Label #	***Address***		***Owner***
1	6914	MANITOBA AVE	REAGOR KENNETH &
2	330	FIDELIS AVE	BARRERA FIDEL &
3	338	FIDELIS AVE	VELASQUEZ TOVIAS II
4	339	RED WING DR	MONTOYA MARIA DEL ROCIO
5	327	RED WING DR	ROJAS YULIANA
6	331	RED WING DR	LOPEZ OLIVIA ESTATE OF
7	6822	MANITOBA AVE	DELEON THOMAS
8	6830	MANITOBA AVE	MARTINEZ MARGARITA
9	6906	MANITOBA AVE	GONZALEZ JOSE & SANDRA
10	6918	MANITOBA AVE	REAGOR KENNETH & MERECIA
11	6934	MANITOBA AVE	MACK JAMES R
12	515	E CAMP WISDOM RD	LAUREL LAND MEM PARK
13	1101	E CAMP WISDOM RD	LAUREL LAND MEMORIAL
14	339	FIDELIS AVE	TREVINO ADAN C & ROSA N
15	335	FIDELIS AVE	TREVINO ELVA E
16	331	FIDELIS AVE	LEON ERICA M

CITY PLAN COMMISSION **THURSDAY, MARCH 3, 2016**

Planner: Richard E. Brown

FILE NUMBER: Z145-326(RB) **DATE FILED:** August 14, 2015

LOCATION: Southeast corner of East Lovers Lane and Matilda Street

COUNCIL DISTRICT: 14 **MAPSCO:** 36 B

SIZE OF REQUEST: Approx. 12.85 Acres **CENSUS TRACT:** 79.13

APPLICANT/OWNER: Lovers Medical Investors, LP-Jonathan Perlman, Sole Officer

REPRESENTATIVE: Dallas Cothrum

REQUEST: An application to amend Subareas I and II within Planned Development District No. 799.

SUMMARY: The applicant is requesting a PDD for consideration of the following: 1) permit dumpsters to encroach into a required yard (Subarea I); 2) increase in density (Subarea II); 3) increase in structure height and the number of stories (creating a new Subarea II-A within Subarea II); and 4) increase in floor area for nonresidential uses (limited to the newly created Subarea II-A).

STAFF RECOMMENDATION: **Hold under advisement until March 17, 2016**

PRIOR ACTION AND UPDATE: On January 21, 2016, the City Plan Commission held this item under advisement until February 18, 2016 at the applicant's request. On February 18, 2016, the City Plan Commission held this request under advisement until March 3, 2016 to permit the applicant to address revisions to the submission. The applicant needs to submit a revised traffic impact analysis needs to permit staff to obtain and review a revised traffic impact analysis for review.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – As the property is currently developed with residential uses across two subareas and a medical clinic being developed on the third, impact on adjacent properties (lighting, noise, odor) is not anticipated.

2. *Traffic impact* – The proposed increase in density will create an increase in vehicle trips/day as compared to existing entitlements; however, the existing roadway system can accommodate the additional trips.

3. *Comprehensive Plan or Area Plan Conformance* – The request is in compliance with the designated Building Block for the area.

Zoning History:

File Number	Request, Disposition, and Date
1. Z134-110	On June 25, 2014, the City Council approved a PDD, The Village Special Purpose District, subject to conditions.
2. Z134-111	On May 14, 2014, the City Council approved a PDD for MF-1(A) Multifamily District Uses, subject to a development plan and conditions.
3. Z134-112	On May 14, 2014, the City Council approved a PDD for MF-1(A) Multifamily District Uses, subject to a development plan and conditions.

Thoroughfare Street	Existing & Proposed ROW
Lovers Lane	Local; 50’ ROW
Milton Street	Local; 50’ ROW
Matida Drive	Local; 50’ ROW
Amesbury Drive	Local; 50’ ROW

STAFF ANALYSIS

Comprehensive Plan: The request site is located in an area considered an Urban Mixed-Use Building Block. The Urban Mixed-Use Building Block incorporates a vibrant mix of residential and employment uses at a lower density than the Downtown Building Block. These areas are typically near Downtown, along the Trinity River or near major transit centers. Examples include Uptown, the City Place/West Village area, Stemmons Design District, Cedars and Deep Ellum. Urban Mixed-Use Building Blocks provide residents with a vibrant blend of opportunities to live, work, shop and play within a closely defined area. Buildings range from high-rise residential or mid-rise commercial towers to townhomes and small corner shops. Good access to transit is a critical element. Similar to Downtown, the Urban Mixed-Use Building Blocks offer employment and housing options and are important economic growth areas for businesses. People on foot or bike can enjoy interesting storefronts at ground level with benches, public art, on-street parking and wide sidewalks, creating an appealing streetscape. Large parking areas and other auto-oriented land uses are typically located at the edges.

Land Use Compatibility:

On September 24, 2008, the City Council approved a PDD for the property. Development consists of three subareas: Subarea I is currently being developed with a medical clinic or ambulatory surgical center use; Subarea II is developed with retirement housing and a convalescent and nursing homes, hospice care, and related institutions use; and, Subarea III is developed with multifamily uses. The applicant initially requested the following revisions: 1) permit dumpsters to encroach into a required yard (Subarea I); 2) increase in density (Subarea II); 3) increase in structure height and the number of stories (Subarea II); and 4) increase in floor area for nonresidential uses (Subarea II).

Current revisions to the application can now be summarized per the following: 1) permit dumpsters to encroach into a required yard (Subarea I); 2) increase in density (newly created Subarea II-A within existing Subarea II); 3) increase in structure height and the number of stories (newly created Subarea II-A within existing Subarea II); and 4) increase in floor area for nonresidential uses (newly created Subarea II-A within existing Subarea II).

The applicant has indicated that there are no specific plans for an existing or potential tenant for the property at this time. With regard to No. 3, the applicant recently (within the last two weeks) revised the submission to create a new subarea to minimize the impact of this portion of the request (reference staff comments within the January 21 and February 18 CPC materials)

The entire site enjoys 100 percent street frontage. As such, the PDD requires specific streetscape and wide, unobstructed sidewalks to serve development and adjacent properties as residents traverse the area. As DART's Lovers Lane Station (Red Line) is situated to the west (approximately 1,350 feet from the Milton/Matilda intersection to the rail platform), the development is considered a transit oriented development (within one-quarter mile from a rail station).

Lovers Lane is a thoroughfare that separates much of the intensity of the various street frontages, whereby intensity tends to lessen as it is developed north and south of the respective frontages. With respect to this PDD boundary, the area transitions very quickly to two and three story residential uses (PDD No. 913; 48 feet/four stories) to the southeast and south. The nonresidential development west of the site (PDD No. 610) provides for MU-3 District standards but is currently developed with retail uses. It should be noted there is not a residential area in close proximity as is the situation with this property. Lastly, PDD No. 916 provides for much of its reduced structure height along the Lovers Lane frontage (as well as following the balance of its perimeter boundary).

As now revised, the applicant's submittal related to No. 3, above, accomplishes much of staff's recent concerns. The vertical intensity is better managed by removing the possibility of a 100 foot-tall structure anywhere within the subarea and within 20 feet of the southern property line. Now, an approximate 450 foot setback will exist between the proposed addition and the two story residential uses along the south line of Milton Street (365 feet to the southern property line; 50 foot Milton Street right-of-way; and an approximate building setback of 35 feet for the existing multifamily uses).

Traffic: PDD No. 799 was created, in part, to the accepted analysis addressed in the initial traffic impact analysis (January, 23, 2008) as well as an update (March 7, 2011) submitted in conjunction with a previous amendment to the PDD.

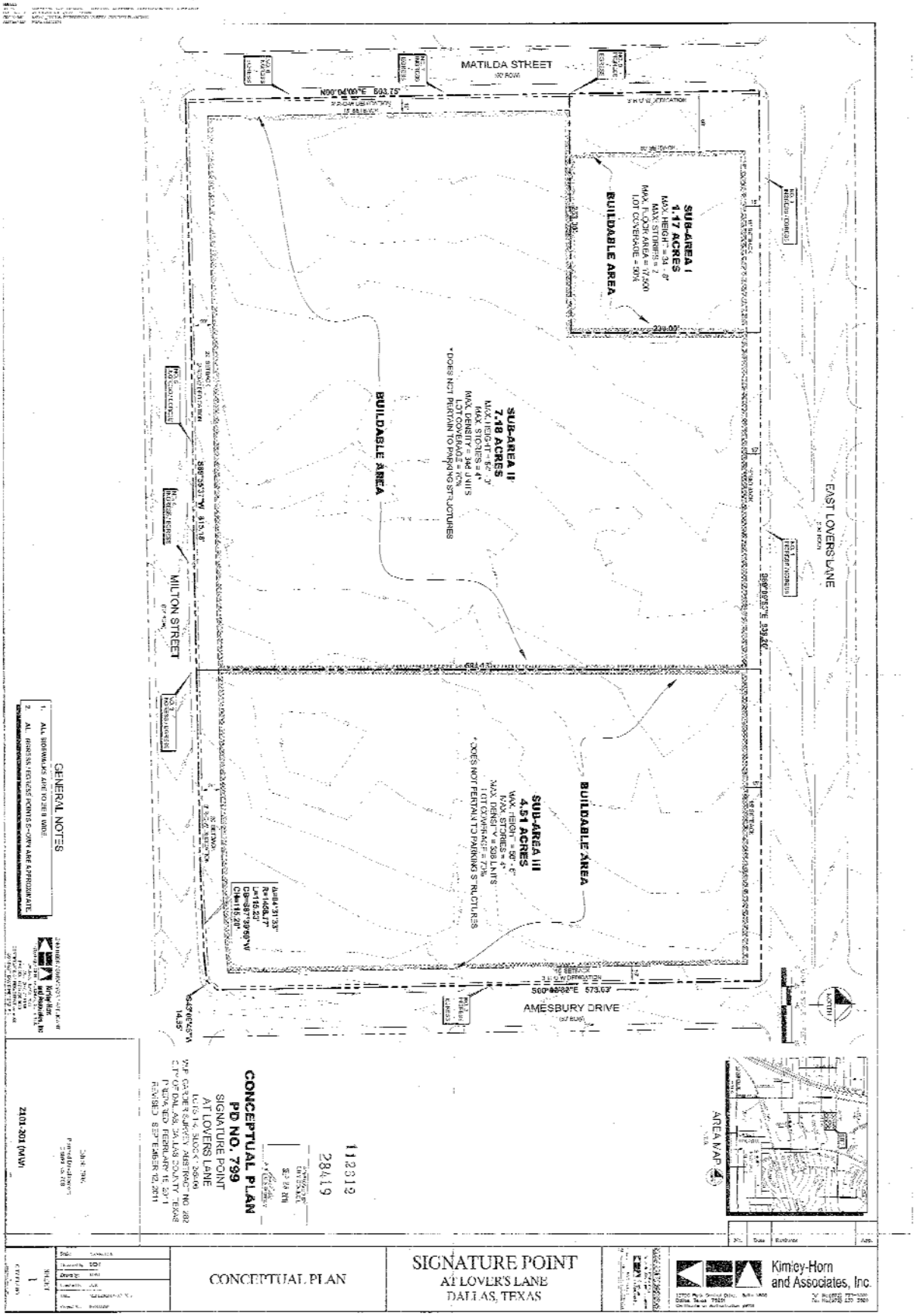
At this time, staff has determined the initially requested traffic impact analysis was not accurate in that it did not capture the requested increase in both residential and nonresidential development rights. As such, staff's noted recommendation to hold under advisement will permit the required TIA update to be received and reviewed.

APPLICANT REQUESTED/STAFF RECOMMENDED AMENDING CONDITIONS ARTICLE 799.

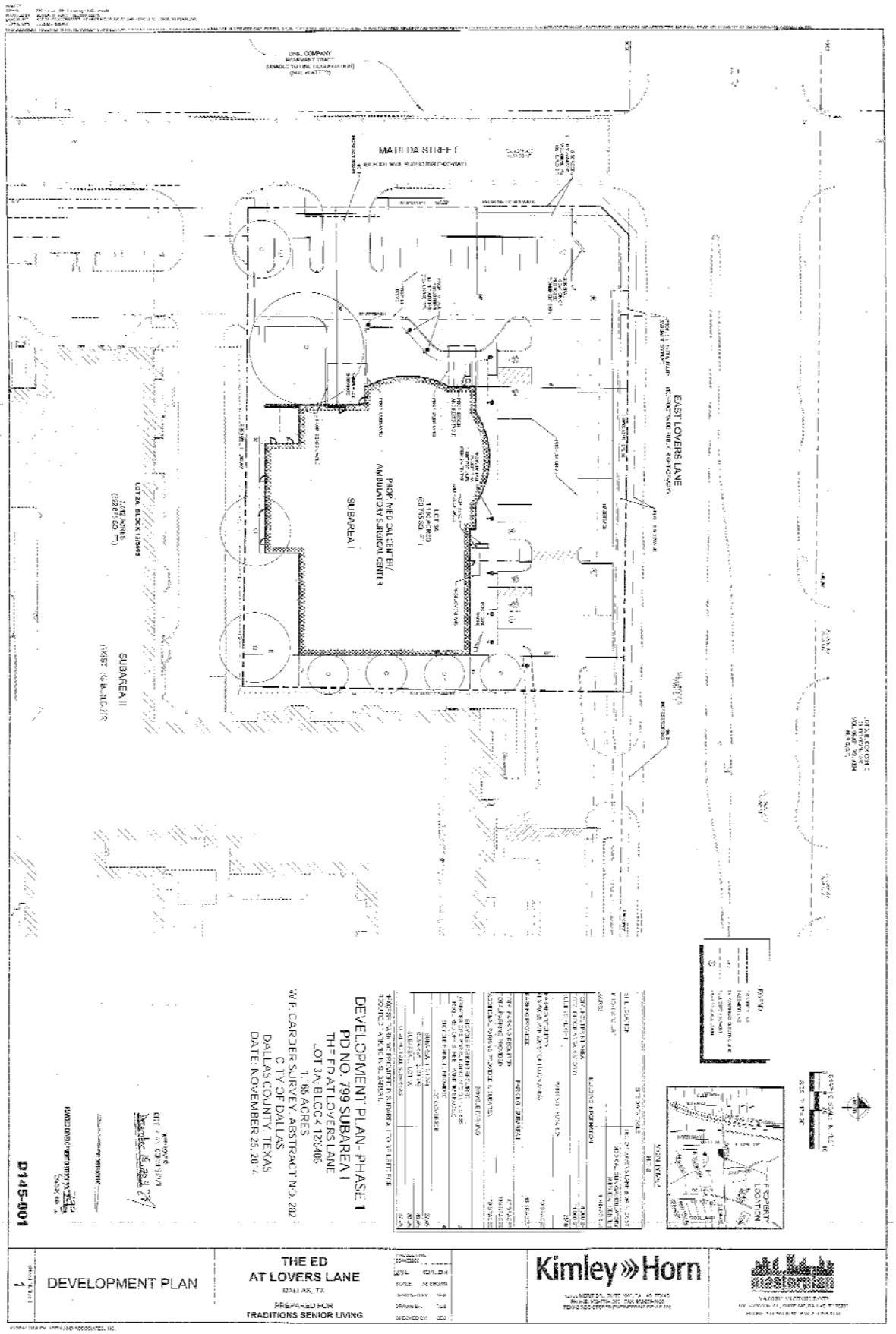
To be provided in the March 17, 2016 CPC materials

To be provided in the March 17, 2016 CPC materials

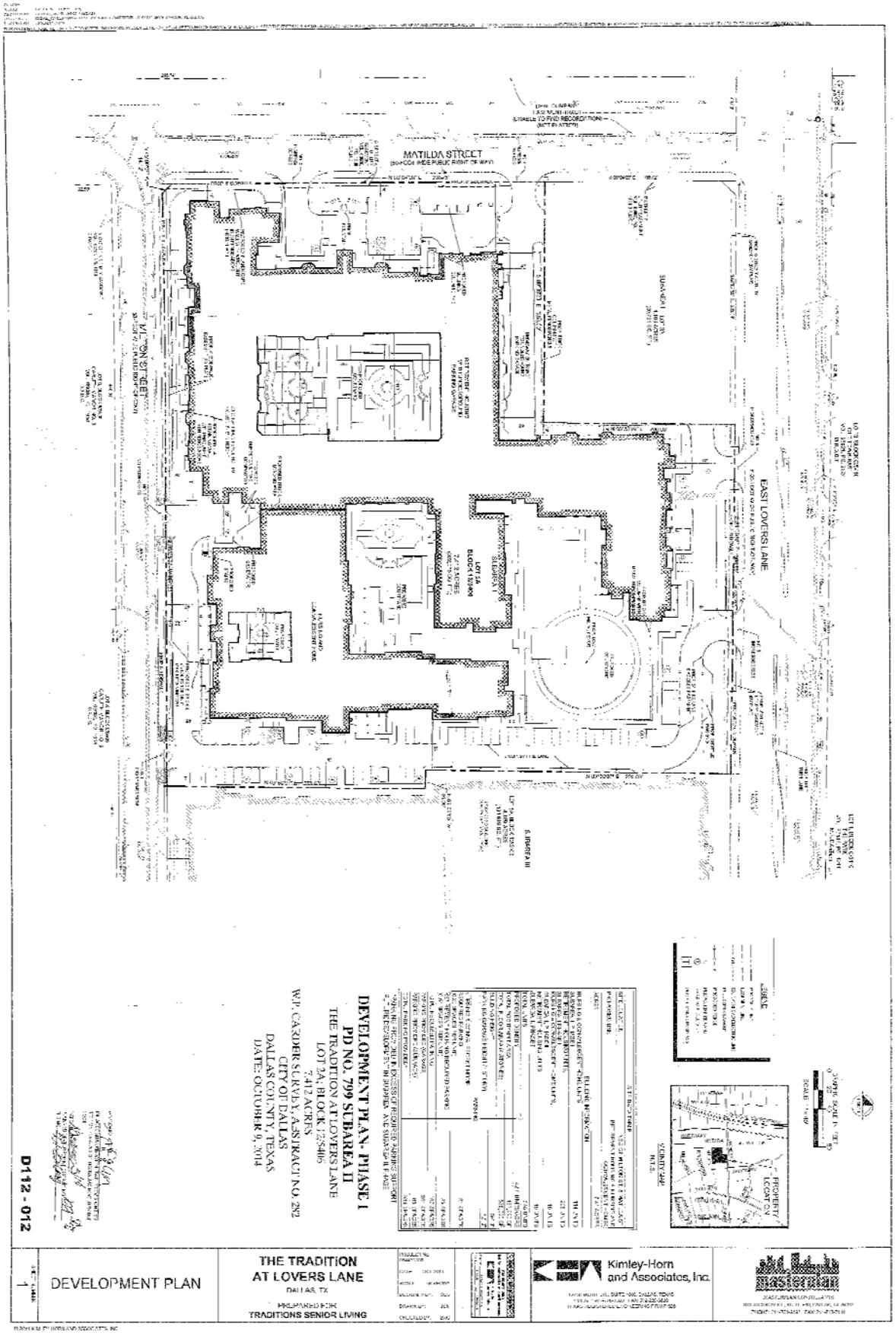
Proposed Conceptual Plan



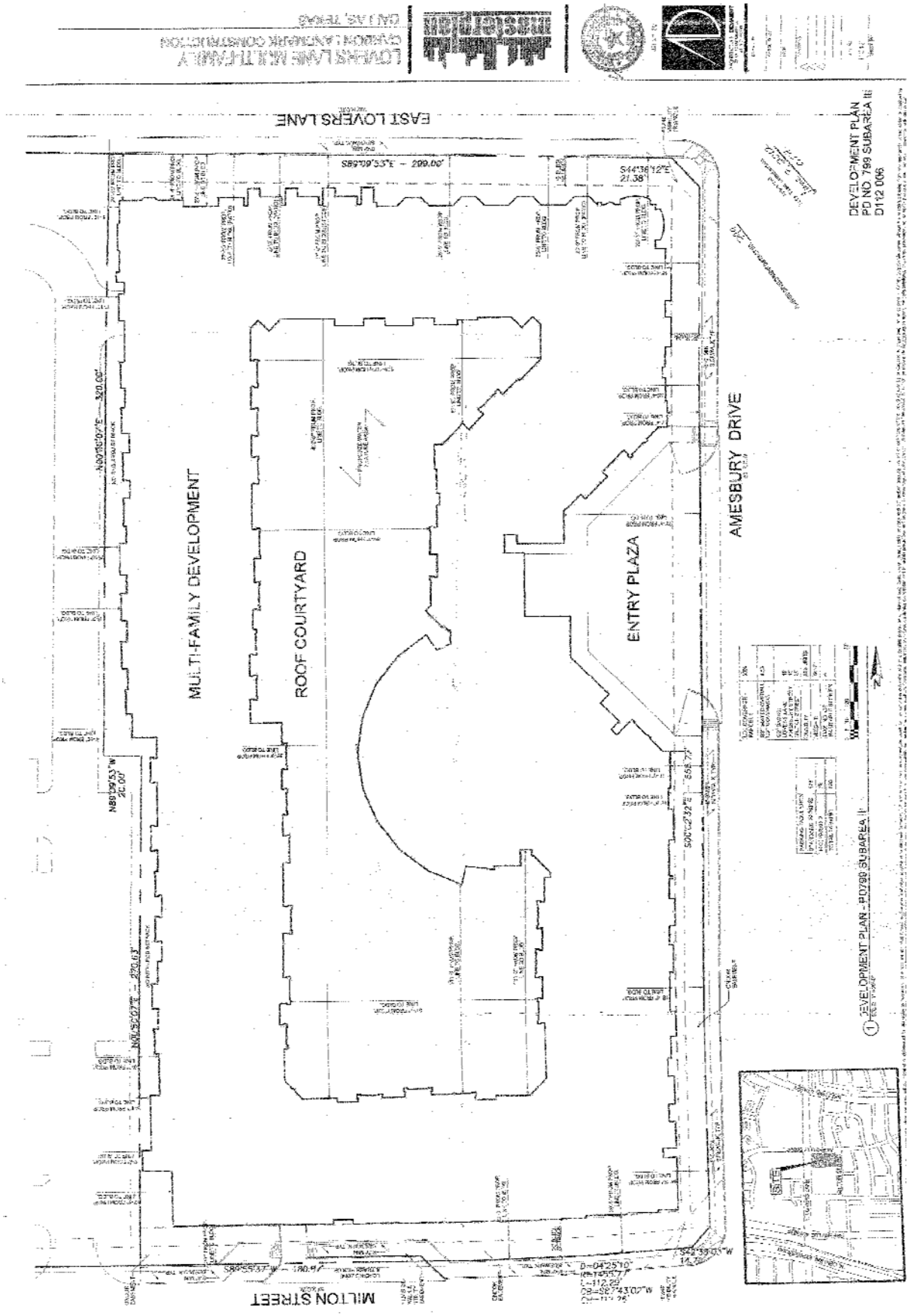
Existing Conceptual Plan



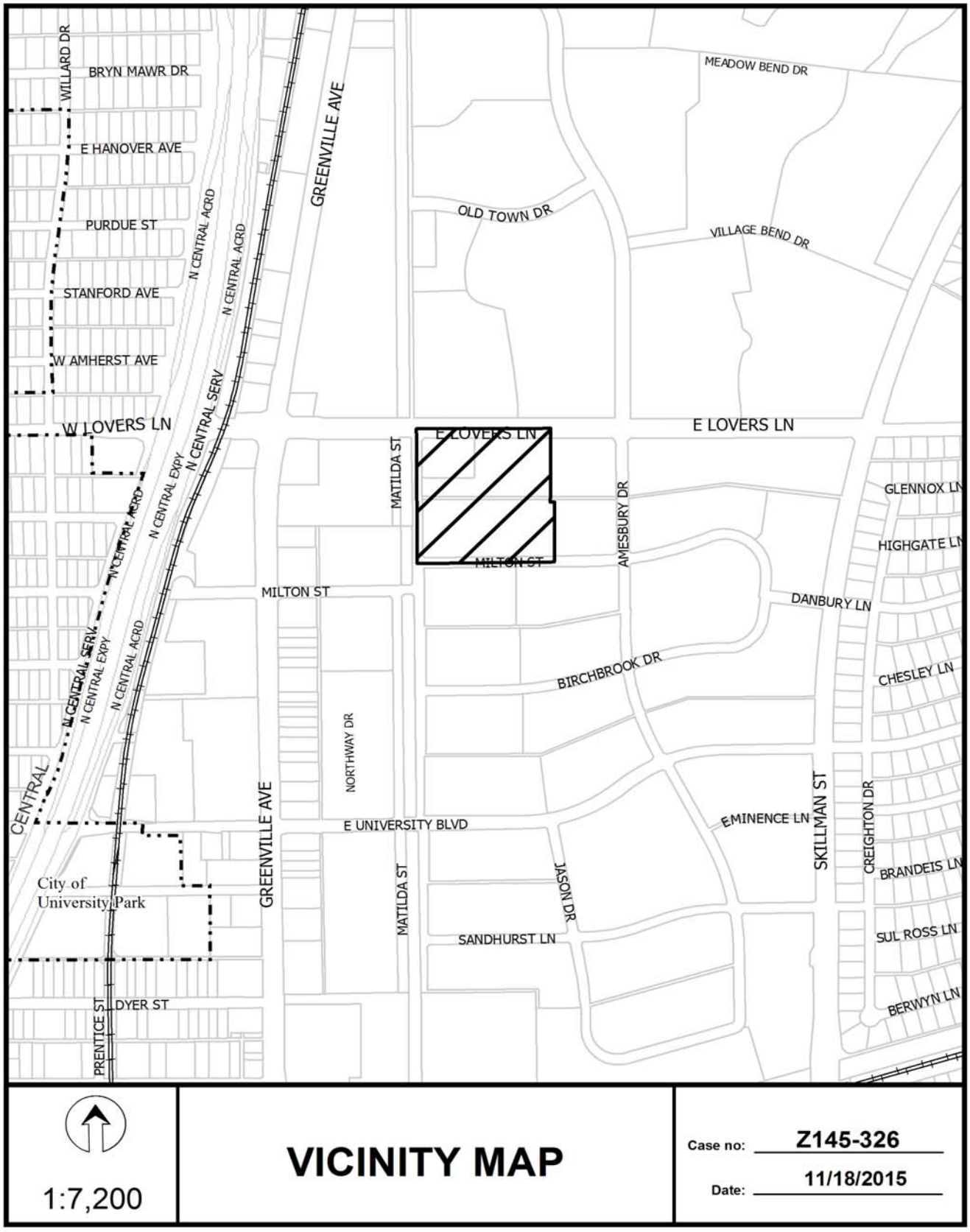
Existing Subarea I Development Plan



Existing Subarea II Development Plan



Existing Subarea III Development Plan



1:7,200

VICINITY MAP

Case no: Z145-326

Date: 11/18/2015

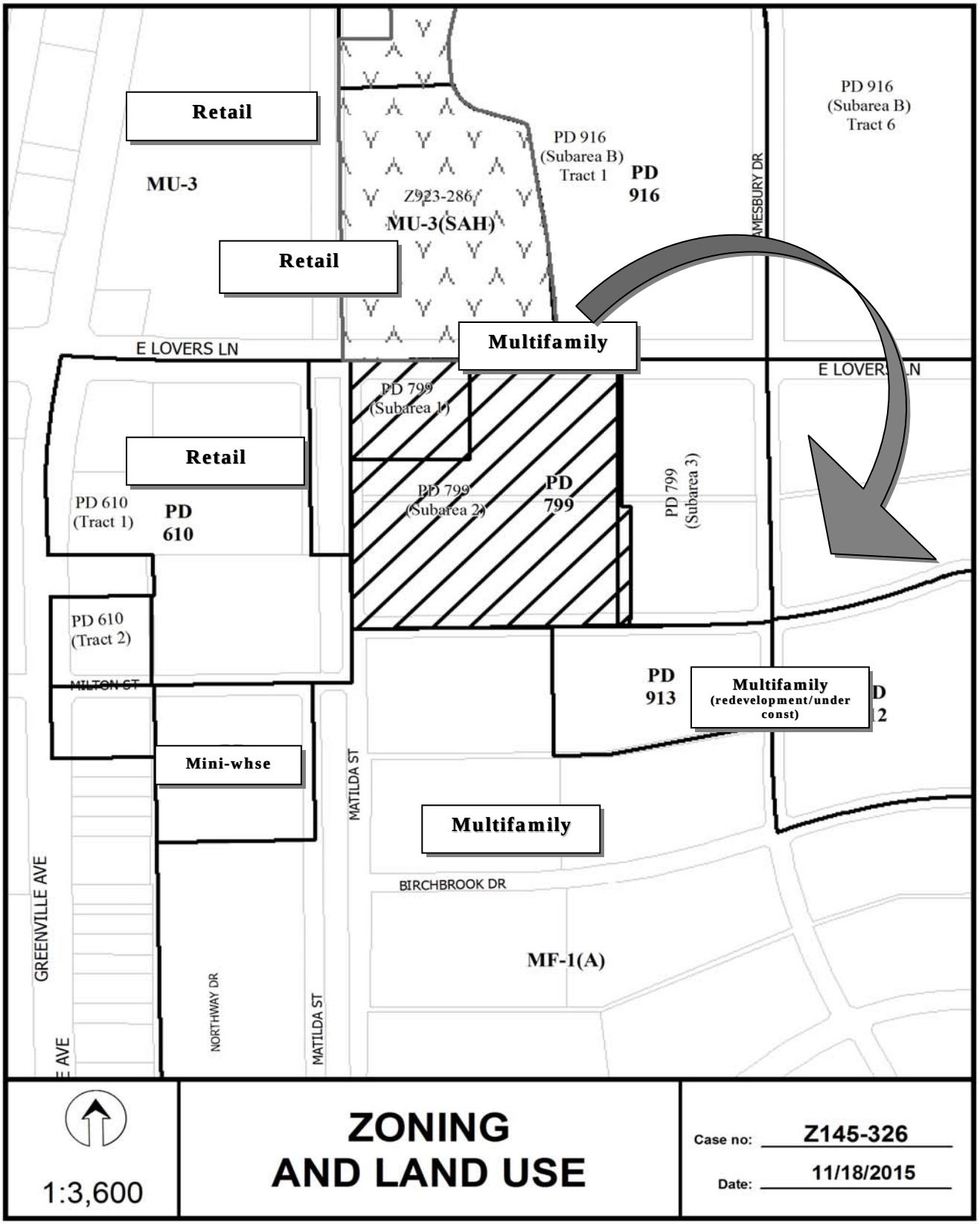


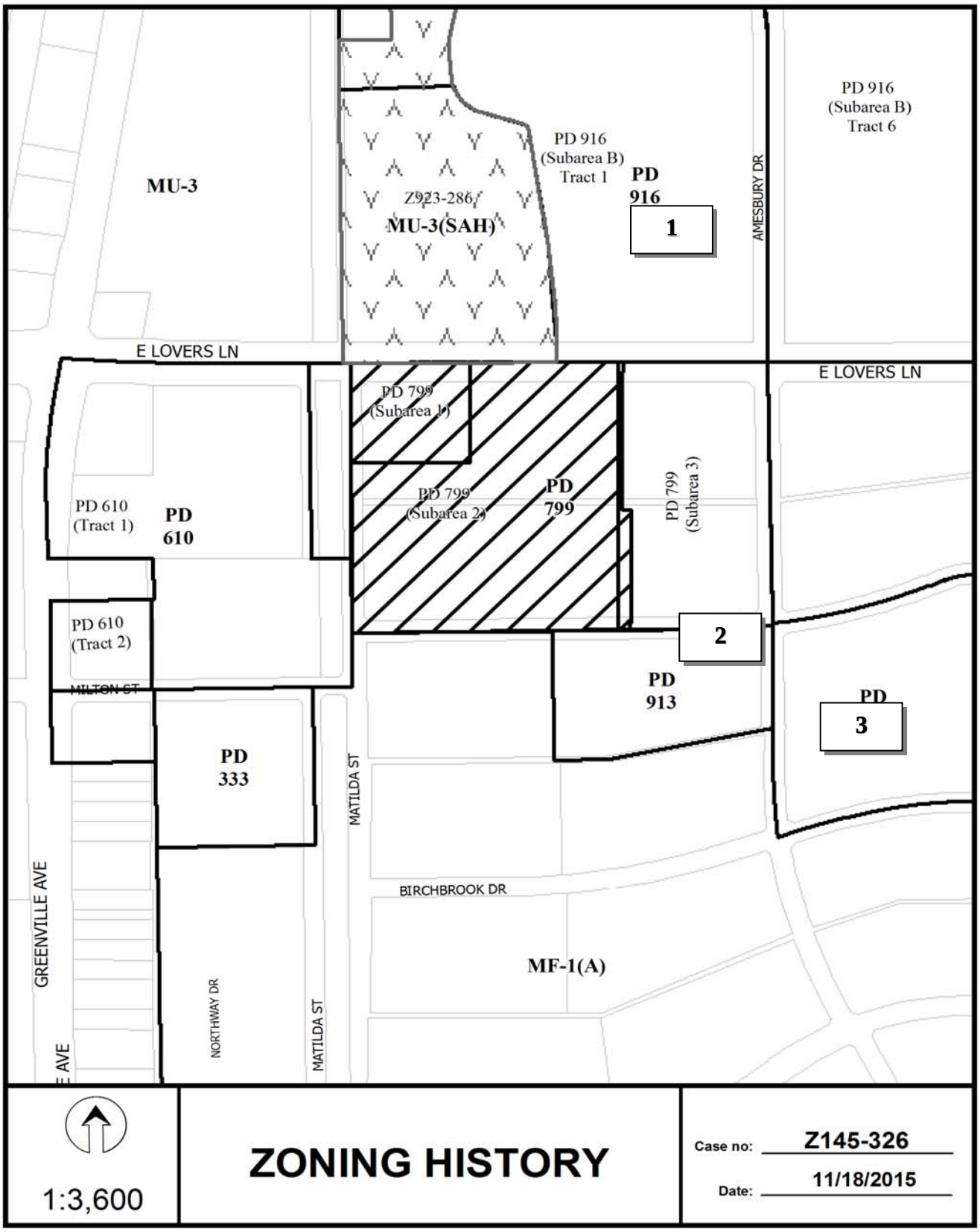
1:3,600

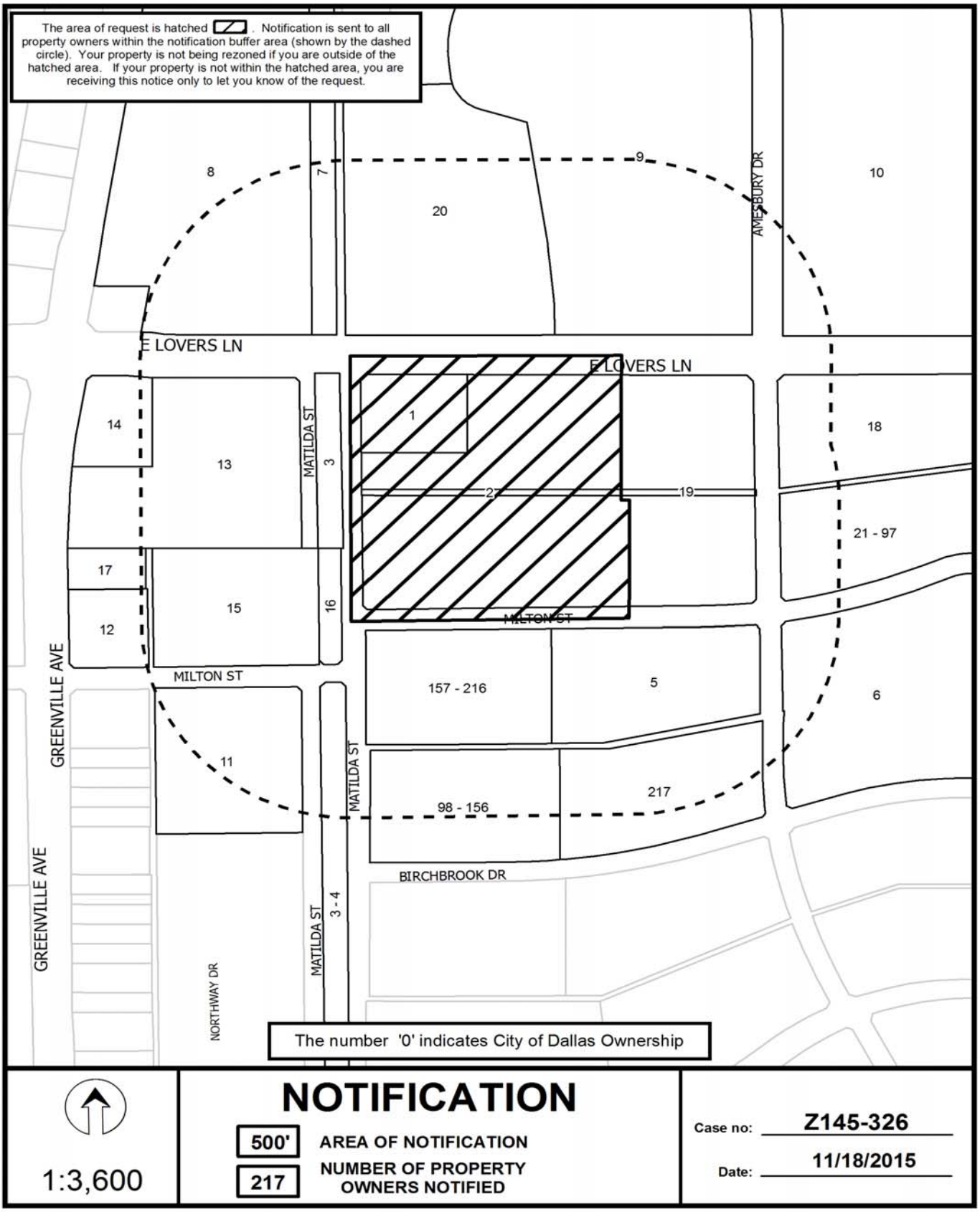
AERIAL MAP

Case no: Z145-326

Date: 11/18/2015


Retail
MU-3
PD 916
(Subarea B)
Tract 1
PD
916
Z923-286
MU-3(SAH)
PD 916
(Subarea B)
Tract 6
AMESBURY DR
Retail
Multifamily
E LOVERS LN
E LOVERS LN
PD 799
(Subarea 1)
Retail
PD 610
(Tract 1)
PD
610
PD 799
(Subarea 2)
PD
799
PD 799
(Subarea 3)
PD 610
(Tract 2)
MILTON ST
PD
913
Multifamily
(redevelopment/under
const)
Mini-whse
MATILDA ST
Multifamily
BIRCHBROOK DR
GREENVILLE AVE
MF-1(A)
NORTHWAY DR
MATILDA ST
1:3,600
ZONING
AND LAND USE
Case no: Z145-326
Date: 11/18/2015


MU-3
Z923-286
MU-3(SAH)
PD 916
(Subarea B)
Tract 1
PD
916
1
PD 916
(Subarea B)
Tract 6
AMESBURY DR
E LOVERS LN
E LOVERS LN
PD 799
(Subarea 1)
PD 799
(Subarea 2)
PD
799
PD 799
(Subarea 3)
PD 610
(Tract 1)
PD
610
PD 610
(Tract 2)
2
MILTON ST
PD
913
PD
3
PD
333
MATILDA ST
BIRCHBROOK DR
GREENVILLE AVE
MF-1(A)
NORTHWAY DR
MATILDA ST
1:3,600
ZONING HISTORY
Case no: Z145-326
Date: 11/18/2015


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
E LOVERS LN
E LOVERS LN
MATILDA ST
MATILDA ST
MATILDA ST
MILTON ST
MILTON ST
GREENVILLE AVE
GREENVILLE AVE
BIRCHBROOK DR
NORTHWAY DR
AMESBURY DR
8
7
9
20
10
14
13
3
1
18
2
19
21 - 97
17
15
16
12
157 - 216
5
6
11
98 - 156
217
3 - 4
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
217
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z145-326
Date: 11/18/2015

11/18/2015

Notification List of Property Owners

Z145-326

217 Property Owners Notified

Label #	*Address*		*Owner*
1	5836	E LOVERS LN	LOVERS MEDICAL INVESTORS LP
2	5850	E LOVERS LN	LOVERS TRADITION II LP
3	4500	GREENVILLE AVE	TEXAS UTILITIES ELEC CO
4	4500	GREENVILLE AVE	TEXAS UTILITIES ELEC CO
5	5025	AMESBURY DR	STILLWATER AP2 DEVELOPMENT LLC
6	5020	AMESBURY DR	STILLWATER AP1 DEVELOPMENT LLC
7	5700	E LOVERS LN	TEXAS UTILITIES ELEC CO
8	5500	GREENVILLE AVE	OT TX GREENVILLE LP
9	5349	AMESBURY DR	PC VILLAGE APTS DALLAS LP
10	5350	AMESBURY DR	LINCOLN PROPERTY CO
11	5720	MILTON ST	SH 710 LLC
12	5114	GREENVILLE AVE	MUSSO & CIVELLO ET AL
13	5750	E LOVERS LN	LINCOLN LAG LTD
14	5200	GREENVILLE AVE	HEDRICK L W TRUST
15	5750	LOVERS LN	LINCOLN LAG LTD
16	4500	GREENVILLE AVE	LINCOLN LAG LTD
17	5118	GREENVILLE AVE	LINCOLN LAG TWO LTD
18	6044	E LOVERS LN	BEHRINGER HARVARD LOVERS LANE REIT I LLC
19	5936	E LOVERS LN	CT LOVERS LANE APARTMENTS LP
20	5809	E LOVERS LN	OT TEXAS GREENVILLE LP
21	5130	AMESBURY DR	CHAVEZ CONSUELO BERNAL
22	5130	AMESBURY DR	REINHART COLIN
23	5130	AMESBURY DR	AVIVA INVESTMENTS LP
24	5132	AMESBURY DR	COUSINO JAY FREDERICK &
25	5132	AMESBURY DR	LABARBA FRANK JR
26	5132	AMESBURY DR	SALGADO GARY

11/18/2015

Label #	*Address*		*Owner*
27	5130	AMESBURY DR	JONES TERRY P & REBECCA B
28	5130	AMESBURY DR	COUSINO JAY & LORI
29	5130	AMESBURY DR	PARKER LORI
30	5132	AMESBURY DR	SEAL SETH COLTON
31	5132	AMESBURY DR	G4 LLC
32	5132	AMESBURY DR	MORANTE JAVIER
33	5136	AMESBURY DR	BUFORD R LEE
34	5136	AMESBURY DR	WANG YI
35	5138	AMESBURY DR	RICCOBONI ANTHONY & JEANINE
36	5138	AMESBURY DR	RICKRICH WHITE LLC
37	5138	AMESBURY DR	COUSINO JAY
38	5136	AMESBURY DR	GILBREATH CYNTHIA
39	5136	AMESBURY DR	STRAIN ELIZABETH A
40	5138	AMESBURY DR	CCHIRCA ANTOMIO
41	5138	AMESBURY DR	PHILLIPS ROGER
42	5140	AMESBURY DR	BARONET ALICE K
43	5140	AMESBURY DR	CHAVEZ RIGOBERTO &
44	5142	AMESBURY DR	KRANICH GEORGE W
45	5142	AMESBURY DR	KRANICH GEORGE W
46	5142	AMESBURY DR	ERNST BOBBIE JEAN
47	5140	AMESBURY DR	WOODALL CHASE & LESLIE
48	5140	AMESBURY DR	CVIJETIC GORAN
49	5142	AMESBURY DR	FERIA JULIA V
50	5142	AMESBURY DR	GARZA ERICK
51	5142	AMESBURY DR	KENNEDY CAROLE K
52	5148	AMESBURY DR	AVIVA INVESTMENTS LP
53	5148	AMESBURY DR	FELLOWS HOWARD F JR &
54	5148	AMESBURY DR	BARNHART RICK & KRISTIN
55	5148	AMESBURY DR	KELLER PHILLIP LANCE
56	5148	AMESBURY DR	JOHNSON MARGARET E
57	5148	AMESBURY DR	KAROVA RENI TZVETANOVA

11/18/2015

Label #	*Address*		*Owner*
58	5148	AMESBURY DR	NEGA AKLIL
59	5148	AMESBURY DR	BROTHERTON KATHERINE
60	5150	AMESBURY DR	KANSKA AGNIESZKA
61	5150	AMESBURY DR	FAITH DORIS
62	5150	AMESBURY DR	SABOGAL ANDREW
63	5150	AMESBURY DR	GRAY GARY T
64	5150	AMESBURY DR	LINDLEY TODD P
65	5150	AMESBURY DR	LOZANO JR LINO GARZA &
66	5150	AMESBURY DR	DONLIN PATRICK
67	5150	AMESBURY DR	SIKORSKI JOSEPH
68	5154	AMESBURY DR	COLE MICHAEL
69	5154	AMESBURY DR	DEVITO JILL
70	5154	AMESBURY DR	MORENO BARBARA
71	5154	AMESBURY DR	GRIMES STACEY L
72	5154	AMESBURY DR	ORTEGA TABITHA C & JOSE B
73	5154	AMESBURY DR	HOLMES WILLIAM H
74	6001	MILTON ST	GHENNET MICHELE
75	6003	MILTON ST	SCHORN DESIREE WELCH
76	6005	MILTON ST	VANGRUBER YAEL
77	6007	MILTON ST	DAMETIE TADELE
78	6009	MILTON ST	DUNN ZENEBECH
79	6011	MILTON ST	GREEN CLIFFORD JOHN
80	6015	MILTON ST	NORMAN THOMAS E
81	6017	MILTON ST	DAVENPORT LESLIE C
82	6019	MILTON ST	HUPP ANDREW & EKATERINA KONOVALOVA
83	6021	MILTON ST	IBRAHIM MARY
84	6023	MILTON ST	SMITH CLAELE
85	6025	MILTON ST	CARTER KEVIN R & BARBARA
86	6033	MILTON ST	DAMARYS QUINTANA D
87	6035	MILTON ST	SMITH MARLYS L
88	6037	MILTON ST	HERNANDEZ WENDY

11/18/2015

Label #	*Address*		*Owner*
89	6039	MILTON ST	ROBBINS MYRA ELIZABETH
90	6041	MILTON ST	COCANOUGHER ANDREW MARK
91	6043	MILTON ST	FRERICH BRADLEY J
92	6045	MILTON ST	PATTERSON FAMILY LTD PS
93	6047	MILTON ST	NAKPAIRAT SOPON & ANN M
94	6049	MILTON ST	RESENDEZ JENNIFER & SCOTT WILSON
95	6051	MILTON ST	CORSE CATHY DOWDY TR
96	6053	MILTON ST	MERCHED CHADI J
97	6055	MILTON ST	MADERO MIGUEL ALBERTO
98	5805	BIRCHBROOK DR	BLACKMAN CLAIRE R
99	5805	BIRCHBROOK DR	SMITH CHRISTINA
100	5811	BIRCHBROOK DR	MCMILLAN DARLENE J
101	5811	BIRCHBROOK DR	LUEDTKE GRETCHEN M
102	5805	BIRCHBROOK DR	STAFFORD TRAVIS W
103	5805	BIRCHBROOK DR	KALKER AVIE
104	5811	BIRCHBROOK DR	MCDANIEL STEPHEN D &
105	5811	BIRCHBROOK DR	ELLIOTT WENDY
106	5819	BIRCHBROOK DR	EMMONS MIKE
107	5819	BIRCHBROOK DR	JONES TRICIA L
108	5833	BIRCHBROOK DR	PLIMPTON PAMELA
109	5833	BIRCHBROOK DR	FANTINI DAVID P
110	5825	BIRCHBROOK DR	CLUMPNER JUSTIN & ANASTASIA L VILLESCAS
111	5833	MILTON ST	BELL ELLEN M
112	5833	BIRCHBROOK DR	TWAY DUANE C & CONSTANCE
113	5010	MATILDA ST	AGUILAR JOSE I
114	5010	MATILDA ST	MCBEATH SHERRY L
115	5010	MATILDA ST	CARLSTROM ERIC C
116	5010	MATILDA ST	ZAVITKOVSKY F KARL &
117	5016	MATILDA ST	MORGAN BRYAN II
118	5016	MATILDA ST	BLANKENSHIP JAMES T &
119	5020	MATILDA ST	DUPUY CHARLOTTE B

11/18/2015

Label #	*Address*		*Owner*
120	5020	MATILDA ST	VERSCHOYLE JOAN
121	5016	MATILDA ST	REYNOLDS ROBERT F & HOANG
122	5016	MATILDA ST	PEDIGO PATRICK J &
123	5020	MATILDA ST	LI TIANYI
124	5020	MATILDA ST	WHISNANT DENISE
125	5026	MATILDA ST	ZABY VINCENT RAY
126	5026	MATILDA ST	BRYSON MARK H
127	5026	MATILDA ST	JONES BRADY
128	5026	MATILDA ST	HOANG TINA THANH
129	5032	MATILDA ST	THOMPSON LAURALEE
130	5032	MATILDA ST	TSADA NEGUSE &
131	5032	MATILDA ST	FORTENBERRY AUSTIN
132	5032	MATILDA ST	FORTENBERRY AUSTIN EVIN
133	5038	MATILDA ST	FANTINI DAVID
134	5038	MATILDA ST	MEINHARDT CONNIE
135	5038	MATILDA ST	ANSLEY WILLIAM F
136	5038	MATILDA ST	BENAVIDES NATHAN
137	5044	MATILDA ST	SHEEHAN MARY L TRUSTEE
138	5044	MATILDA ST	DRISKELL STANLEY B SR
139	5050	MATILDA ST	ALLEN STEPHANIE M
140	5050	MATILDA ST	BURCH RICHARD M &
141	5056	MATILDA ST	TAYLOR TIMOTHY F
142	5056	MATILDA ST	GARCIA ERIC
143	5062	MATILDA ST	FRANKLIN JOSHUA
144	5062	MATILDA ST	SOTELO ANTONIA
145	5068	MATILDA ST	ROBERTSON JESSICA R
146	5068	MATILDA ST	DICKINSON DUDLEY
147	5044	MATILDA ST	MONGARAS JAMES J
148	5044	MATILDA ST	HARMAN ASHLEY
149	5050	MATILDA ST	MANGER TEDDY DAVE
150	5050	MATILDA ST	YANG VICTOR

11/18/2015

Label #	*Address*		*Owner*
151	5056	MATILDA ST	ANSTEAD CLIFFORD R
152	5056	MATILDA ST	GOLDIN LILIA
153	5062	MATILDA ST	KIDANE TESFAMARIAN &
154	5062	MATILDA ST	IBRAHIM DANA L
155	5068	MATILDA ST	ASSEFA HAILE A
156	5068	MATILDA ST	WELCH JULIE
157	5804	MILTON ST	JACKSON OLIVIA ZENA
158	5804	MILTON ST	MKAY CHARLES E
159	5808	MILTON ST	SELVADURAI JOHNSON J & SABRINA
160	5808	MILTON ST	ROSE SHEILA DIANNE
161	5804	MILTON ST	FANTA SOLOMON
162	5804	MILTON ST	ACEVEDO MARIA C
163	5808	MILTON ST	YILMA ALEMNESH F
164	5812	MILTON ST	BAKEWELL THOMAS B
165	5812	MILTON ST	BERNSTEIN IRL D &
166	5816	MILTON ST	FIELDS MARION LYNN
167	5816	MILTON ST	COFFEY BARBARA
168	5820	MILTON ST	DANIEL RAVI
169	5820	MILTON ST	BUTTS DWAYNE M
170	5816	MILTON ST	MCCULLY MICHAEL JOHN
171	5816	MILTON ST	BAGG DAVID S
172	5820	MILTON ST	WULF JOSHUA
173	5820	MILTON ST	BENSKIN NORA &
174	5098	MATILDA ST	JONES RANDY L & LU ANN
175	5098	MATILDA ST	PORRAS MARLENE YEPEZ
176	5098	MATILDA ST	DIAZ OSCAR
177	5098	MATILDA ST	COLEMAN BENNIE J JR
178	5090	MATILDA ST	HUTTASH HARRY JAMES
179	5090	MATILDA ST	MOORE PARWIN
180	5088	MATILDA ST	VANDERHEYDEN TERRANCE
181	5088	MATILDA ST	DELGADO CABRERA JUAN

11/18/2015

Label #	*Address*		*Owner*
182	5090	MATILDA ST	HAYNES KELLY
183	5090	MATILDA ST	SHELMIRE DOROTHY M
184	5088	MATILDA ST	CHONG YANWAH
185	5088	MATILDA ST	HOANG MINH THI
186	5086	MATILDA ST	COTTLE LAWRENCE W JR
187	5086	MATILDA ST	MULLER DANIEL V
188	5086	MATILDA ST	KHLAF HUSAM
189	5086	MATILDA ST	VATCOSKAY JOHN R & JULIE ANNE TROST
190	5084	MATILDA ST	LUNA GERARDO
191	5084	MATILDA ST	PATEL VIREN S
192	5084	MATILDA ST	MACALUSO MATTIE G
193	5084	MATILDA ST	ABREHAM HAILE S MR
194	5082	MATILDA ST	BASU AMIT & EUGENIA D
195	5082	MATILDA ST	HUTTASH JAMES ADAM
196	5082	MATILDA ST	GILVALENZUELA LIBRADA
197	5082	MATILDA ST	LOWRANCE CHRISTOPHER K
198	5072	MATILDA ST	SAVAGE SHANNON COOPER
199	5072	MATILDA ST	BARRIOS ALBERT &
200	5074	MATILDA ST	SUPUNYABOOT SUNISA
201	5074	MATILDA ST	DAVIS JANIS
202	5076	MATILDA ST	WEISS JERRY I
203	5076	MATILDA ST	AGANLIC MUHAMED
204	5078	MATILDA ST	PEDIGO PATRICK J & SAMIA
205	5078	MATILDA ST	ZUHEIRI HAIDAR AL
206	5080	MATILDA ST	BOGGS NANCY A
207	5080	MATILDA ST	ROCK HIVE LLC
208	5072	MATILDA ST	BIADAILIGNE HABTAMU
209	5072	MATILDA ST	BARRIOS ALBERT &
210	5074	MATILDA ST	EATON DONNA &
211	5074	MATILDA ST	ROUNGRONG PORNTHIP &
212	5076	MATILDA ST	KING PAUL &VICKIE MASSIE

11/18/2015

Label #	*Address*		*Owner*
213	5076	MATILDA ST	GRIMES MATHEW
214	5078	MATILDA ST	REDA FREWEINI ASMEROM
215	5078	MATILDA ST	PUMPHANG KRAISORN
216	5080	MATILDA ST	CHEN LIJUN
217	5909	BIRCHBROOK DR	LA CIMA NEWPORT PARTNERS LLC

CITY PLAN COMMISSION **THURSDAY, MARCH 3, 2016**

Planner: Olga Torres-Holyoak

FILE NUMBER: Z156-103(OTH) **DATE FILED:** October 5, 2015

LOCATION: North side of Scyene Road, west of Jim Miller Road

COUNCIL DISTRICT: 5 **MAPSCO:** 48S

SIZE OF REQUEST: Approx. 2.51 acres **CENSUS TRACT:** 84.00

APPLICANT: Vecta Food Store

OWNER: George Reeves

REPRESENTATIVE: Jason Marshall

REQUEST: An application for the renewal of Specific Use Permit No. 1863 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The applicant proposes to continue to sell alcohol for off-premise consumption in conjunction with the existing general merchandise of food store. The SUP was originally approved on August 24, 2011 for a period of two years and was renewed on October 8, 2013 for an additional two-year period. The site plan is being revised to reflect the development of the property more accurately, indicating that the subject store and other buildings are shown as actually measured. The applicant is bringing the site into compliance with the parking and maintenance issues.

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

PRIOR ACTION AND UPDATE: On December 3, 2015 and February 4, 2016, the City Plan Commission held this item under advisement. The site plan has been changed to show an increase in the floor area to 3,362 square feet.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

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

1. *Compatibility with surrounding uses and community facilities* – The sale of alcoholic beverages in conjunction with the proposed general merchandise or food store greater than 3,500 square feet will not impact compatibility with the surrounding land uses.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The sale alcoholic beverages in conjunction with the existing general merchandise or food store neither contributes to nor deters from the welfare of adjacent properties.

3. *Not a detriment to the public health, safety, or general welfare* – The sale of alcoholic beverages is not anticipated to be a detriment to the public health, safety or general welfare of the public.

4. *Conforms in all other respects to all applicable zoning regulations and standards* – Based on information depicted on the site plan, the proposed development complies with all applicable zoning regulations and standards of the City of Dallas. No variances or special exceptions are requested.

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

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Scyene Road	Principle Arterial	100 ft.
Jim Miller Road	Minor Arterial	100 ft.

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction reviewed the request and determined that it will not impact the surrounding roadway system.

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 as being in on a Multi-modal Corridor.

Multi-modal corridors should encourage the redevelopment of aging auto-oriented commercial strip development while respecting existing single family neighborhoods. These areas offer dense mixed use at the transit station or multi-modal corridor and then transition to multi-family and single-family housing at the edge. Of all the Building Blocks, this incorporates the greatest range of building structures and land uses, including multi-story residential above retail to townhomes to single-family residences. Transit centers and multi-modal corridors may sometimes be near residential neighborhoods and call for appropriate mitigation requirements. Multi-modal corridors in particular would diminish quickly in scale, density, and intensity away from the corridor, respecting existing single family neighborhoods while maintaining a strong focus on transit orientation and access. Interactive public plazas and/or civic uses will be centrally located and residential roof terraces and balconies overlooking transit station areas add "eyes on the street" that can aid public safety.

Surrounding Land Uses:

	Zoning	**Land Use**
Site	CR-D-1 SUP No. 1863	Shopping strip existing sell of alcohol
North	PD No. 98, PD No. 298 & H/65	Single family
East	CR & R-7.5(A)	Commercial and residential
South	R-7.5(A) & SUP 88	Undeveloped and single family
West	RR	Bus service

Land Use Compatibility:

The approximately 2.51 acre site is zoned a CR Community Retail District with a D-1 Liquor Control Overlay and is developed with a multi-tenant building, which includes an approximately 2,502 square foot general merchandise or food store and a motor vehicle fueling station. Other uses on the request site include retail, personal service, and a vehicle or engine repair or maintenance use. The applicant is proposing to continue to

sell alcohol for off-premise consumption in conjunction with the general merchandise or food store on the property, which requires a Specific Use Permit.

The adjacent uses consist primarily of retail and general merchandise stores, and single family to the north; and single family and electric substation to the south.

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

The applicant's request, subject to the attached conditions and revised site plan, is consistent with the intent of the Dallas Development Code. According to the police department, the applicant has a good record of complying with the requirements for the convenience store. The existing general merchandise or food store complies with Chapter 12B (Convenience Store) requirements. The purpose of regulating convenience stores is to protect the health, safety, and welfare of the citizens of the City of Dallas by reducing the occurrence of crime, preventing the escalation of crime, and increasing the successful prosecution of crime that occurs in convenience stores in the city. In addition, conditions and time periods for the use provide opportunity for continued evaluation of the site. The short time period will also require that the request be reevaluated to ensure the use is compatible in this location and that all conditions are being met.

Development Standards:

DISTRICT	SETBACKS Front	SETBACKS Side/Rear	Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
Existing							
CR-D-1 Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

Parking:

The Dallas Development Code requires off-street parking to be provided for a general merchandise or food store use at one space for each 200 square feet of floor area and two parking spaces for the motor vehicle fueling station. The proposed use requires 15 spaces for the proposed use. Parking must be provided as shown on the site plan.

Landscaping:

Landscaping is required in accordance with Article X of the Dallas Development Code. However, the applicant's request will not trigger any Article X requirements, as no new construction is proposed on the site.

Police Report:

Staff obtained reported offenses for the most recent four-year period: two years prior to the approval of SUP No. 1863 and two years after. The list of offenses is provided on the following page.

DPD Report

August 24, 2009 – August 24, 2011

Dallas Police Department Reports

Public Offense Search Results

	SERVICE #	OFFENSE DATE	TYPE	COMPLAINANT	ADDRESS	BEAT	REPORTING AREA
1	0277027-W	09/16/2009	ROBBERY	*VECTA FOOD STORE	06935 SCYENERD	315	1234
2	0025010-X	01/26/2010	THEFT	DALE,SHAWN	06935 SCYENERD	315	1234
3	0342445-W	11/18/2009	ASSAULT	STATON, CHRISTINA	06935 SCYENERD	315	1234
4	0204023-X	07/21/2010	BURGLARY	*BECTA FOOD	06935 SCYENERD	315	1234
5	0177657-X	06/25/2010	BURGLARY	*VECTA FOOD STORE	06935 SCYENERD	315	1234
6	0066212-Y	03/17/2011	CRIMINAL MISCHIEF/VANDALISM	*VECTA FOOD STORE	06935 SCYENERD	315	1234

August 24, 2011 – July 29, 2013

Dallas Police Department Reports

Public Offense Search Results

	SERVICE #	OFFENSE DATE	TYPE	COMPLAINANT	ADDRESS	BEAT	REPORTING AREA
1	0103907-Z	04/29/2012	THEFT	*VECTA FOOD STORE	06935 SCYENERD	315	1234
2	0196419-Z	08/08/2012	THEFT	CARRILLO, MARIA	06935 SCYENERD	315	1234
3	0281688-Z	11/10/2012	BURGLARY	*VECTA FOOD STORE	06935 SCYENERD	315	1234
4	0295052-Z	11/28/2012	THEFT	*VECTA FOOD STORE	06935 SCYENERD	315	1234
5	0072148-Z	03/26/2012	THEFT	CASTANEDA,VELAZQUEZ, ELPID	06935 SCYENERD	315	1234
6	0166640-Z	07/06/2012	TRAFFIC MOTOR VEHICLE	WINKLEY,CHER	06935 SCYENERD	315	1234

August 24, 2015 -

UCR_Offense	IncidentNum	Premise	Signal	Date1	Time1	Address
AGG ASSAULT - NFV	108819-2015	Gas or Service Station	6X - MAJOR DIST (VIOLENCE)	5/14/2015	19:20	6935 SCYENE RD
CRIMINAL TRESPASS	106704-2015	Convenience Store	58 - ROUTINE INVESTIGATION	5/12/2015	10:00	6935 SCYENE RD
FORGE & COUNTERFEIT	108413-2015	Gas or Service Station	6X - MAJOR DIST (VIOLENCE)	5/14/2015	11:40	6935 SCYENE RD
LOST	222133-2015	Convenience Store	09 - THEFT	9/23/2015	14:30	6935 SCYENE
CRIMINAL TRESPASS	106704-2015	Convenience Store	58 - ROUTINE INVESTIGATION	5/12/2015	10:00	6935 SCYENE RD
FORGE & COUNTERFEIT	108413-2015	Gas or Service Station	6X - MAJOR DIST (VIOLENCE)	5/14/2015	11:40	6935 SCYENE RD
LOST	222133-2015	Convenience Store	09 - THEFT	9/23/2015	14:30	6935 SCYENE

Proposed SUP Conditions

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages for off-premise consumption as part of the operation of a general merchandise or food store 3,500 square feet or less.

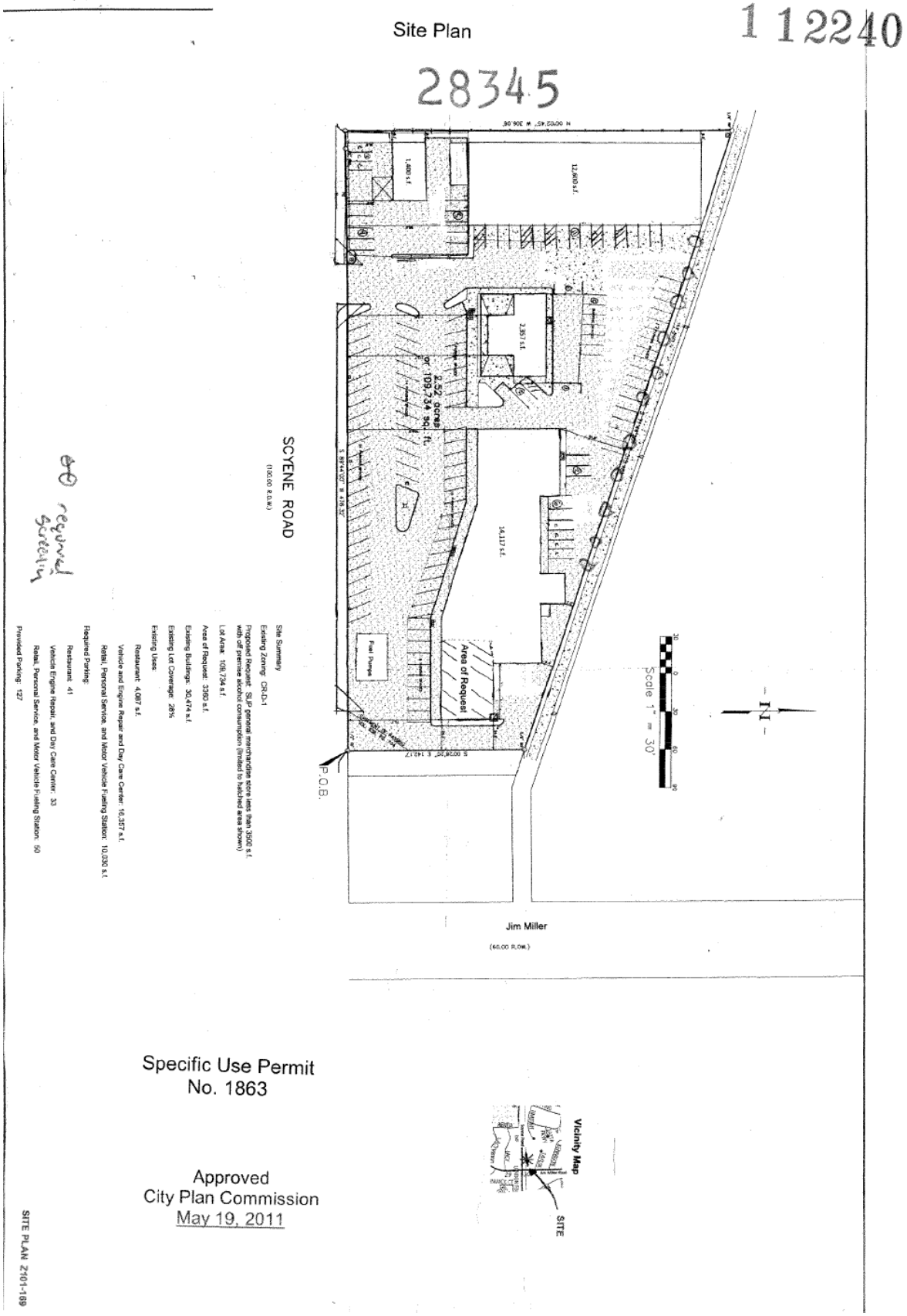
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: ~~This specific use permit automatically terminates on August 24, 2013~~. This specific use permit expires on _____ (three years).

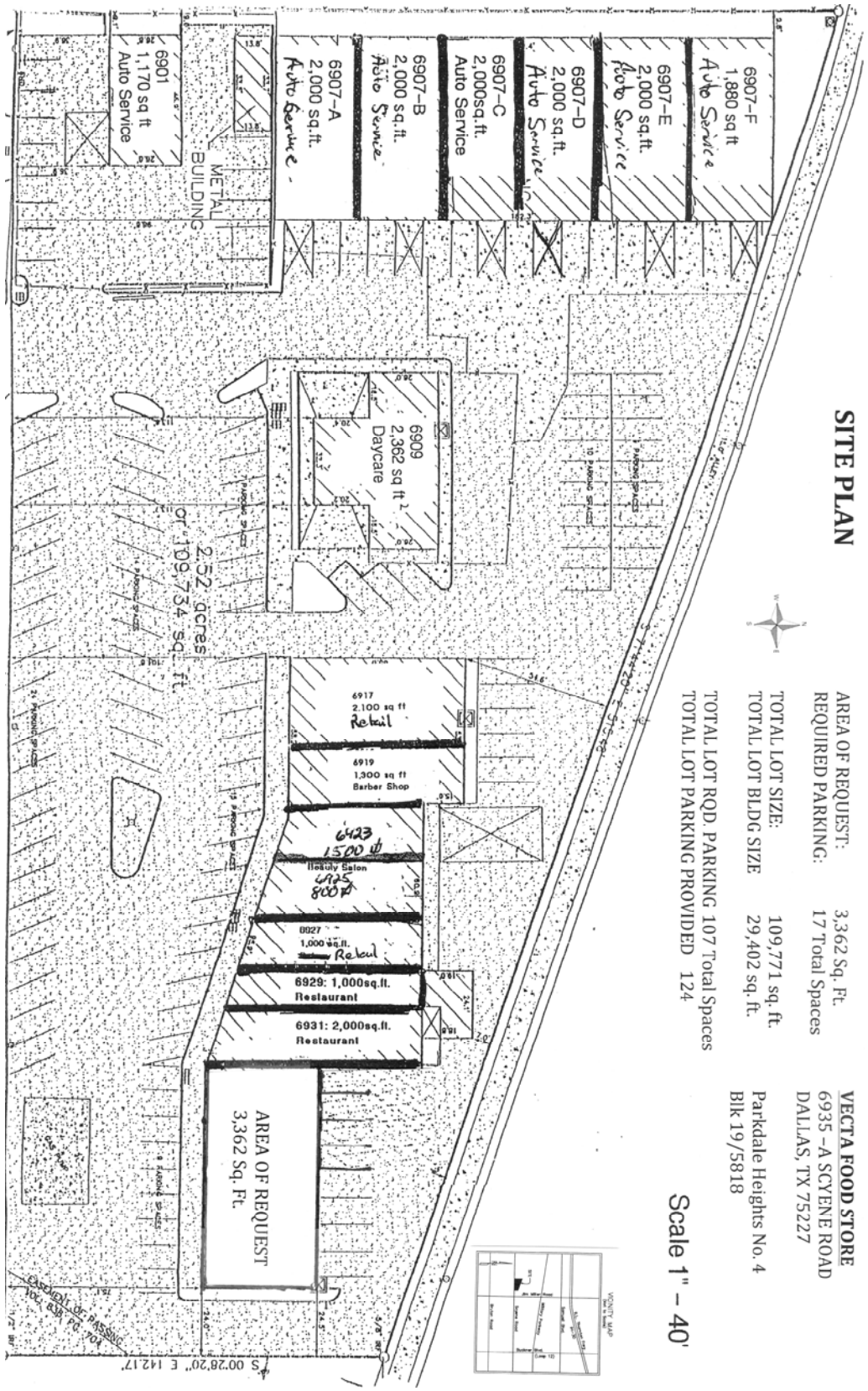
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

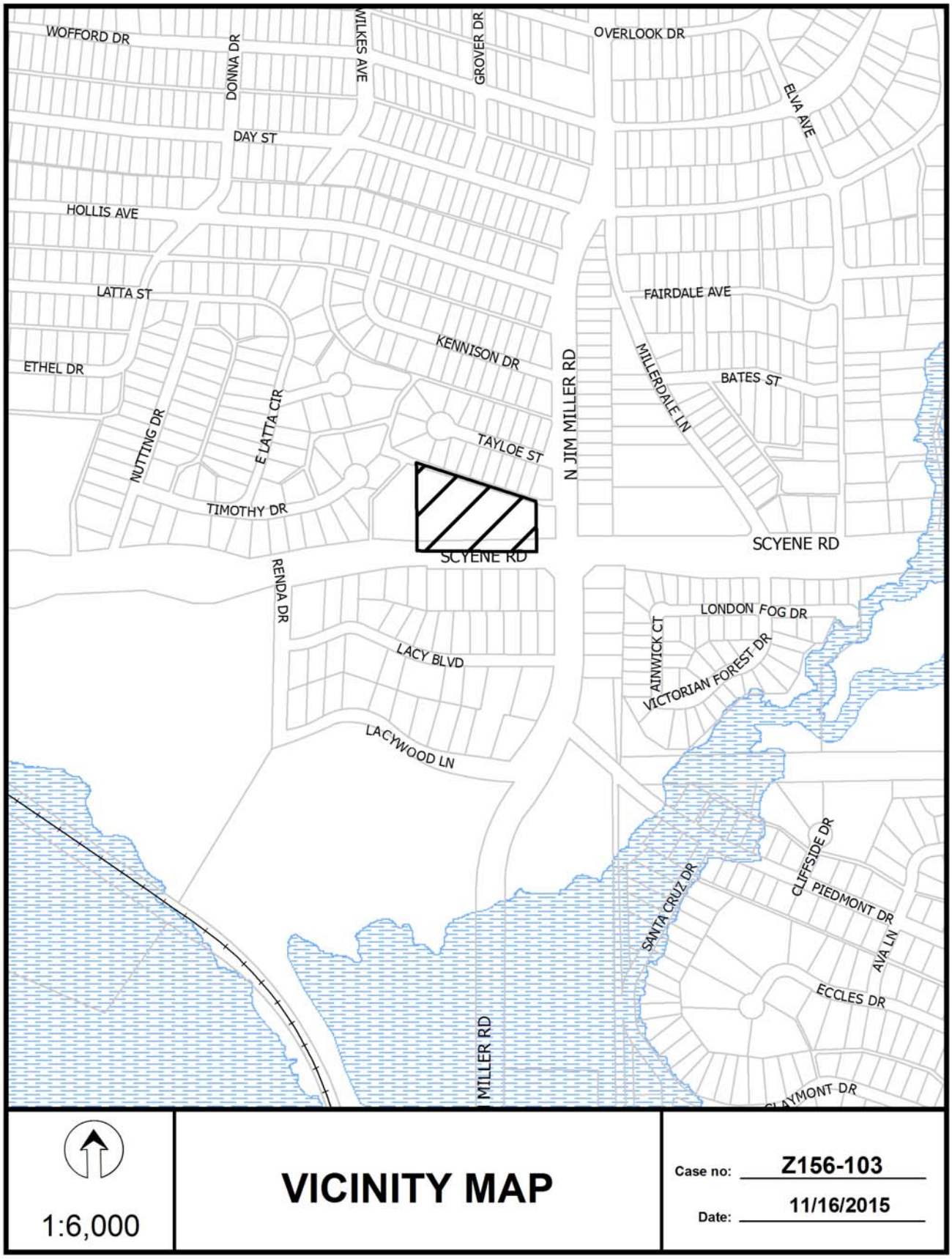
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

EXISTING SITE PLAN



PROPOSED REVISED SITE PLAN




WOFFORD DR
DONNA DR
WILKES AVE
GROVER DR
OVERLOOK DR
ELVA AVE
DAY ST
HOLLIS AVE
LATTA ST
FAIRDALE AVE
KENNISON DR
ETHEL DR
N JIM MILLER RD
MILLERDALE LN
BATES ST
NUTTING DR
E LATTA CIR
TAYLOE ST
TIMOTHY DR
SCYENE RD
SCYENE RD
RENDA DR
LONDON FOG DR
AINWICK CT
LACY BLVD
VICTORIAN FOREST DR
LACYWOOD LN
CLIFFSIDE DR
PIEDMONT DR
SANTA CRUZ DR
AVA LN
ECCLES DR
MILLER RD
CLAYMONT DR
1:6,000
VICINITY MAP
Case no: Z156-103
Date: 11/16/2015

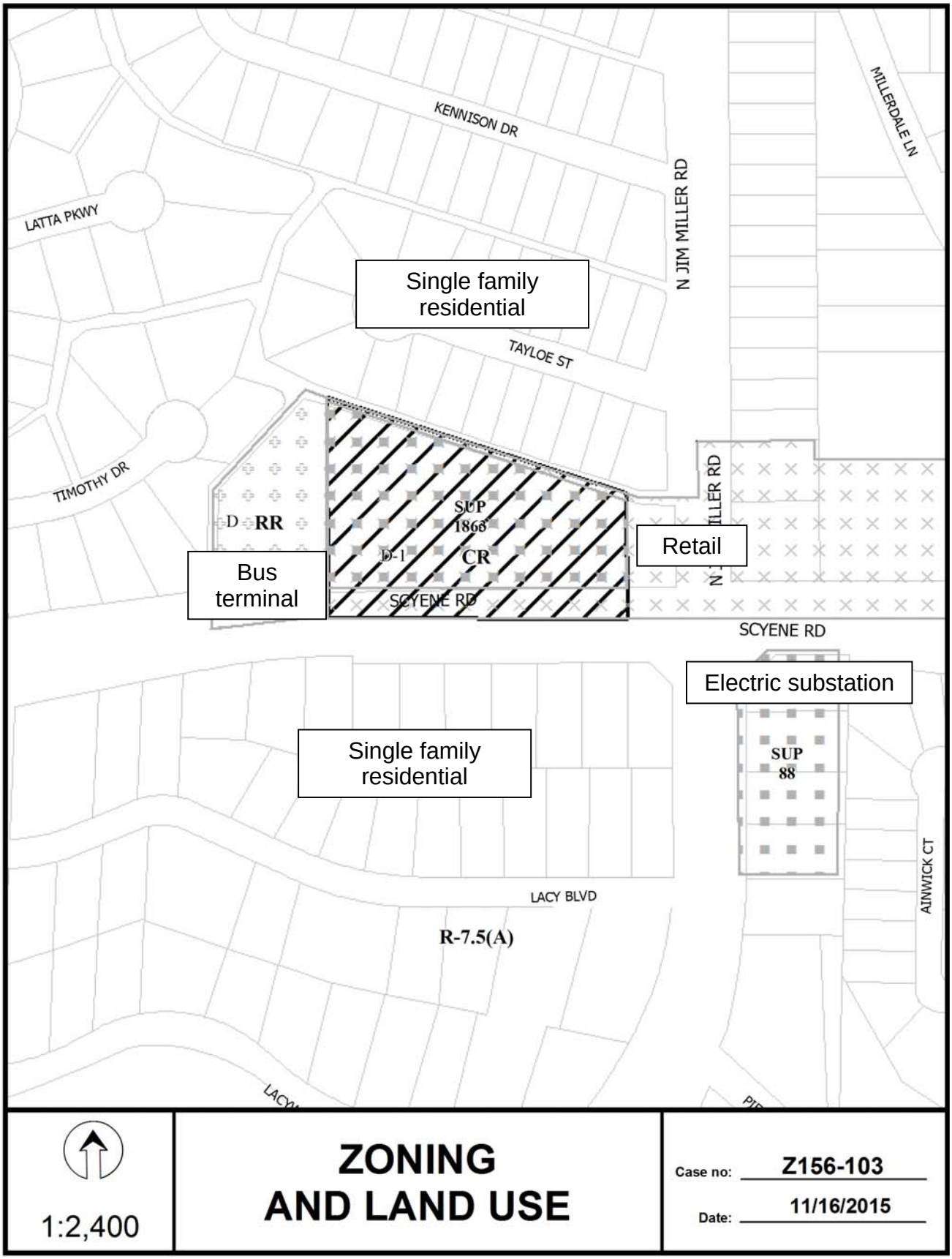


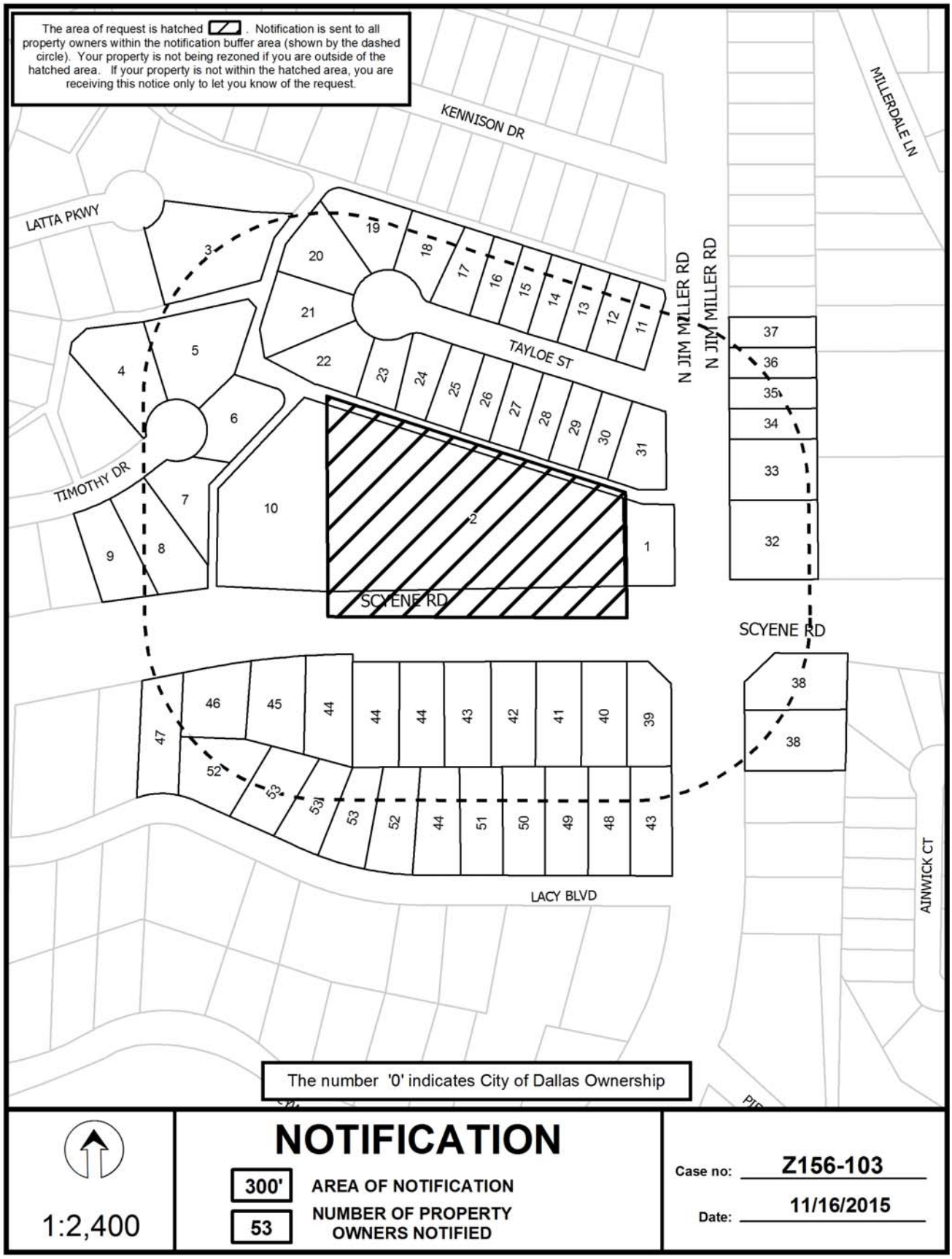
1:2,400

AERIAL MAP

Case no: Z156-103

Date: 11/16/2015


KENNISON DR
MILLERDALE LN
LATTA PKWY
N JIM MILLER RD
Single family residential
TAYLOE ST
TIMOTHY DR
D RR
SUP 1868
D-1 CR
Retail
Bus terminal
SCYENE RD
SCYENE RD
Electric substation
SUP 88
Single family residential
AINWICK CT
LACY BLVD
R-7.5(A)
1:2,400
ZONING AND LAND USE
Case no: Z156-103
Date: 11/16/2015


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
KENNISON DR
MILLERDALE LN
LATTA PKWY
N JIM MILLER RD
TAYLOE ST
TIMOTHY DR
SCYENE RD
LACY BLVD
AINWICK CT
The number '0' indicates City of Dallas Ownership
NOTIFICATION
300'
AREA OF NOTIFICATION
53
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z156-103
Date: 11/16/2015

11/16/2015

Notification List of Property Owners

Z156-103

53 Property Owners Notified

Label #	*Address*		*Owner*
1	6939	SCYENE RD	TREVINO EMILIA
2	6901	SCYENE RD	REEVES GEORGE M III LTD
3	6824	LATTA PKWY	SMITH SHELLIE BAMBI
4	6837	TIMOTHY DR	MINGHILLO JAMES
5	6841	TIMOTHY DR	FERNANDEZ RAMIRO
6	6840	TIMOTHY DR	TAYLOR RUSSELL E JR
7	6834	TIMOTHY DR	CLEMONS KELLY & JUSTIN
8	6828	TIMOTHY DR	GUEVARA LUIS
9	6824	TIMOTHY DR	ESCALANTE GERARDO M & ROSALINDA
10	6855	SCYENE RD	MARES LIDIA
11	6943	TAYLOE ST	GONZALEZ RITA EDITH
12	6939	TAYLOE ST	MEZA MARIA LUISA
13	6933	TAYLOE ST	MERAZ ALBERTICO &
14	6929	TAYLOE ST	BROOKS BAINIFF
15	6925	TAYLOE ST	ALVAREZ GRACE E & PEDRO
16	6921	TAYLOE ST	SANDERS GLORIA
17	6915	TAYLOE ST	AGUILAR PAULINO
18	6911	TAYLOE ST	RAMIREZ ALBERTINA
19	6907	TAYLOE ST	ESCOBEDOGONZALEZ LUCAS
20	6903	TAYLOE ST	GONZALEZ MARIO ARTURO
21	6902	TAYLOE ST	MARROQUIN LUGARDO
22	6906	TAYLOE ST	BLAND SAMUEL P
23	6910	TAYLOE ST	GUARDADO MARIA FRANCISCO
24	6914	TAYLOE ST	MERAZ ALBERTICO
25	6920	TAYLOE ST	ZAMORA JOSE A V & FATIMA D FACUNDO
26	6924	TAYLOE ST	BERNAL FIDENCIO A

11/16/2015

Label #	*Address*		*Owner*
27	6928	TAYLOE ST	MERAZ ALBERTICO
28	6932	TAYLOE ST	GARCIA IGNACIO P &
29	6936	TAYLOE ST	LOPEZ SAMUEL &
30	6942	TAYLOE ST	DALLAS HOUSING AUTHORITY
31	6946	TAYLOE ST	PEREZ LUZ & FILBERTO
32	7007	SCYENE RD	HAMM GUY L JR
33	3016	N JIM MILLER RD	TIMBERLAKE BILL W
34	3102	N JIM MILLER RD	SILLER ANDREW M &
35	3106	N JIM MILLER RD	SILLER ANDREW M & LOWNELL
36	3110	N JIM MILLER RD	HERNANDEZ VICTOR & VIRGINIA
37	3114	N JIM MILLER RD	CONTRERAS PEDRO &
38	7000	SCYENE RD	TEXAS UTILITIES ELEC CO
39	6938	SCYENE RD	JCRB ENTERPRISE
40	6930	SCYENE RD	DIAZ MARIA P
41	6928	SCYENE RD	SANDOVAL ABRAHAM GALDEAN
42	6922	SCYENE RD	LINWOOD MONTIQUE
43	6916	SCYENE RD	MECCA APRIL INC
44	6910	SCYENE RD	LARA MARTIN
45	6836	SCYENE RD	GARAY JOSE R &
46	6830	SCYENE RD	BROWN JANET E
47	6820	SCYENE RD	SANTILLAN LUIS A
48	6939	LACY BLVD	MARTINEZ ALICIA N
49	6933	LACY BLVD	LOPEZ MATIAS JR & GENIEVA
50	6927	LACY BLVD	YOUNG EARL DEAN
51	6923	LACY BLVD	GIDDINGS MARJORIE Y &
52	6905	LACY BLVD	KENDALL JAMES
53	6903	LACY BLVD	KENDALL JAMES W

CITY PLAN COMMISSION **THURSDAY, MARCH 3, 2016**

Planner: Olga Torres-Holyoak

FILE NUMBER: Z156-135(OTH) **DATE FILED:** November 16, 2015

LOCATION: Southwest line of Lasater Road, northwest of Stark Road

COUNCIL DISTRICT: 8 **MAPSCO:** 70-M

SIZE OF REQUEST: Approx. 62 acres **CENSUS TRACT:** 170.04

APPLICANT: David Booth, DR Horton Homes

OWNER: Frank Scheer, First Security Bank

REPRESENTATIVE: Tom John, JBI Partners

REQUEST: An application for an R-5(A) Single Family District on property zoned an A(A) Agricultural District.

SUMMARY: The applicant is proposing to develop the property with 300 single-family dwelling units. The property is currently undeveloped. Because this request is for straight zoning, no development plan has been submitted. A preliminary plat will be submitted at a later date that must be considered by the City Plan Commission.

STAFF RECOMMENDATION: **Approval**

PRIOR ACTION AND UPDATE: On January 21 and February 18, 2016, the City Plan Commission held this case under advisement so that the applicant could meet with surrounding property owners. Staff will update the Commission at the briefing.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The proposed zoning will have no negative impacts upon surrounding property in the area.

2. *Traffic impact* – The rezoning of this property will impact the surrounding roadways. At the time of platting and permitting, specific roadway design standards to the proposed capacity will be required.

3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas!* Comprehensive Plan identifies the area as a Residential Neighborhood Building Block. The proposed development is consistent with the Residential Neighborhood Building Block.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Lasater Road	Local	N/A
Bute Street	Local	N/A

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction reviewed the proposed zoning and determined that a more detailed TIA will be necessary at the time of platting and permitting to determine the required roadway improvements based upon the number of lots and proposed plat phasing.

STAFF ANALYSIS:

Comprehensive Plan:

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

This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley

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

Surrounding Land Uses:

	Zoning	Land Use
Site	A(A)	Undeveloped
Northeast	City of Seagoville	Undeveloped and single family
Southeast	City of Seagoville	Undeveloped
Southwest	A(A) & R-16(A)	Single family and undeveloped
Northwest	A(A) & MH(A)	Undeveloped and mobile homes

Land Use Compatibility:

The request site is approximately 62 acres of land and is currently undeveloped. The property is located on the edge of the city limits of the City of Dallas and the City of Seagoville. The applicant is proposing to build 300 single family dwelling units. The existing zoning of the property is A(A) Agricultural District which allows for single family residential uses, but the lot size requirement is a minimum of three acres. Thus the request for a zoning change to R-5(A), which requires a minimum lot size of 5,000 square feet. The property is surrounded by undeveloped land to the northeast; undeveloped land to the southeast; undeveloped land and single family to the southwest; and undeveloped land and mobile homes to the northwest. There is undeveloped land to the north and south of the property. The proposed zoning district and use of the property will be compatible with the surrounding area.

Development Standards:

DISTRICT	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
A(A) Agricultural	50’	20’/50’	1 Dwelling Unit/3 Acres	24’	10%		Agricultural & single family
Proposed							
R-5(A) Single Family	20’	5’	1 Dwelling Unit/ 5,000 sq. ft.	30’	45%		Single family

REMINGTON MILL
KEY EXECUTIVES FOR DRHI, INC

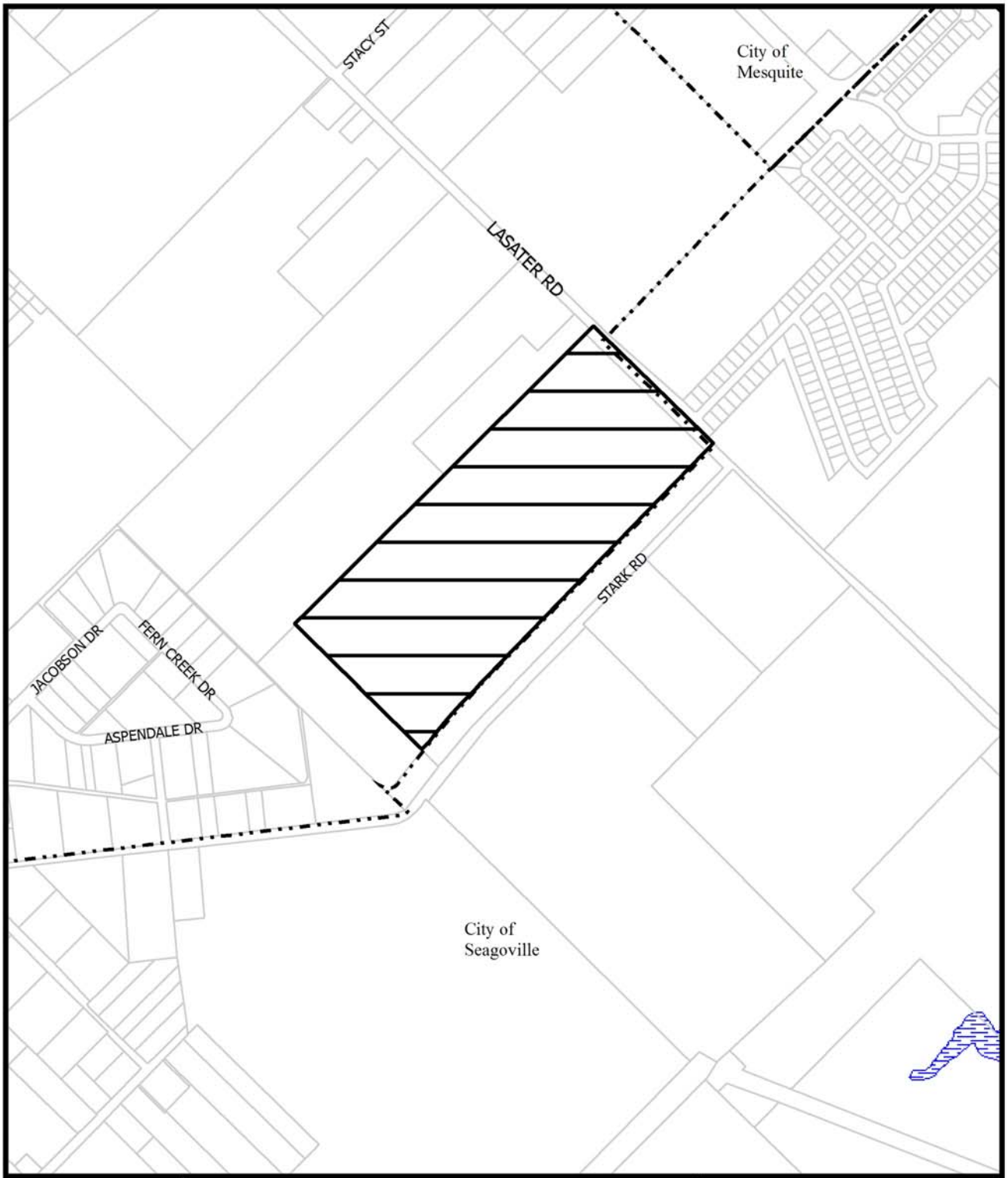
Mr. David V. Auld
Chief Exec. Officer and President

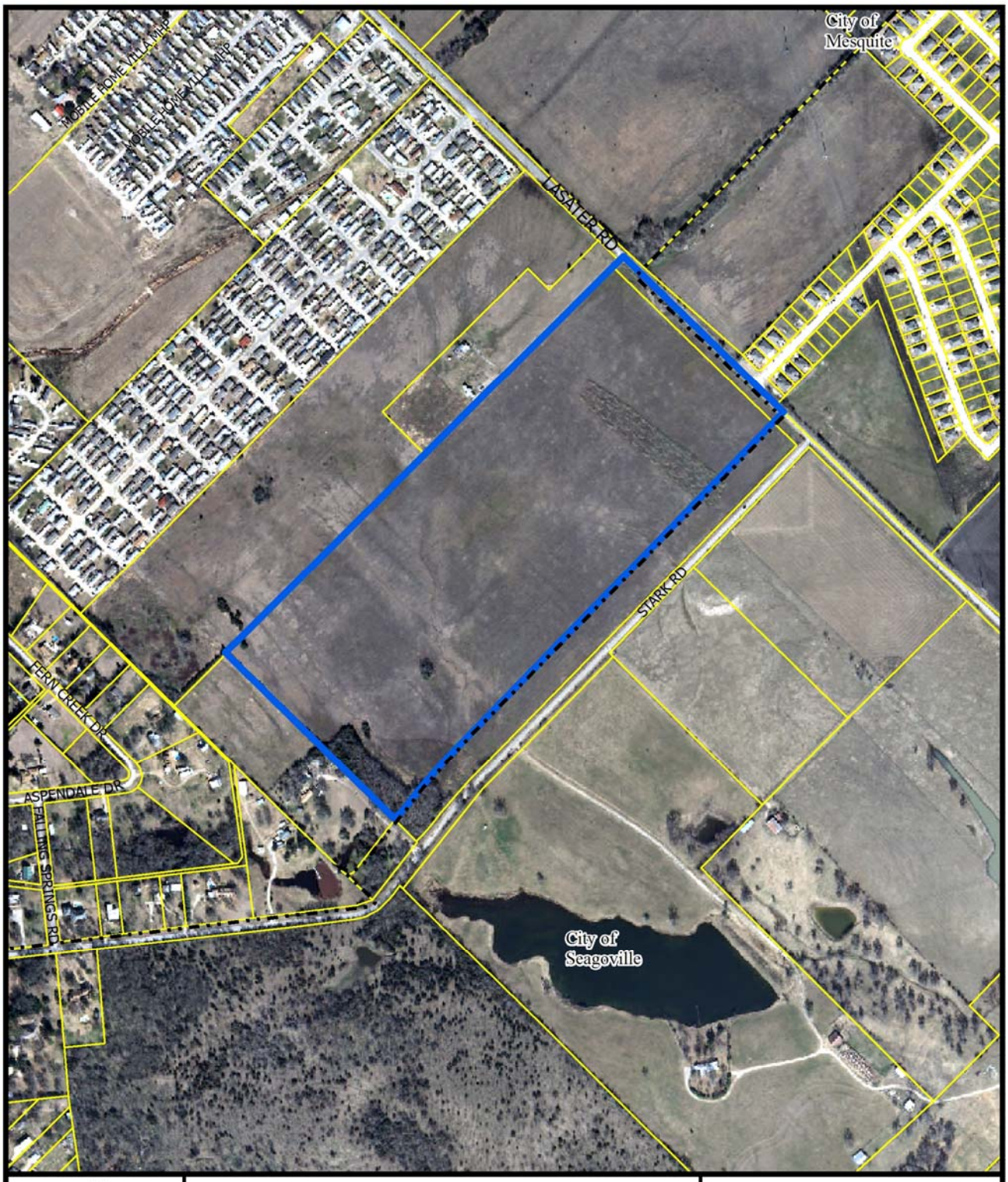
Mr. Bill W. Wheat
Chief Financial Officer and Exec. VP

Mr. Michael J. Murray
Chief Operating Officer and Exec. VP

Mr. Ted I. Harbour
Chief Legal Officer

Jessica Hansen
VP of Communications


STACY ST
City of
Mesquite
LASATER RD
STARK RD
JACOBSON DR
FERN CREEK DR
ASPENDALE DR
City of
Seagoville
1:9,600
VICINITY MAP
Case no: Z156-135
Date: 1/6/2016

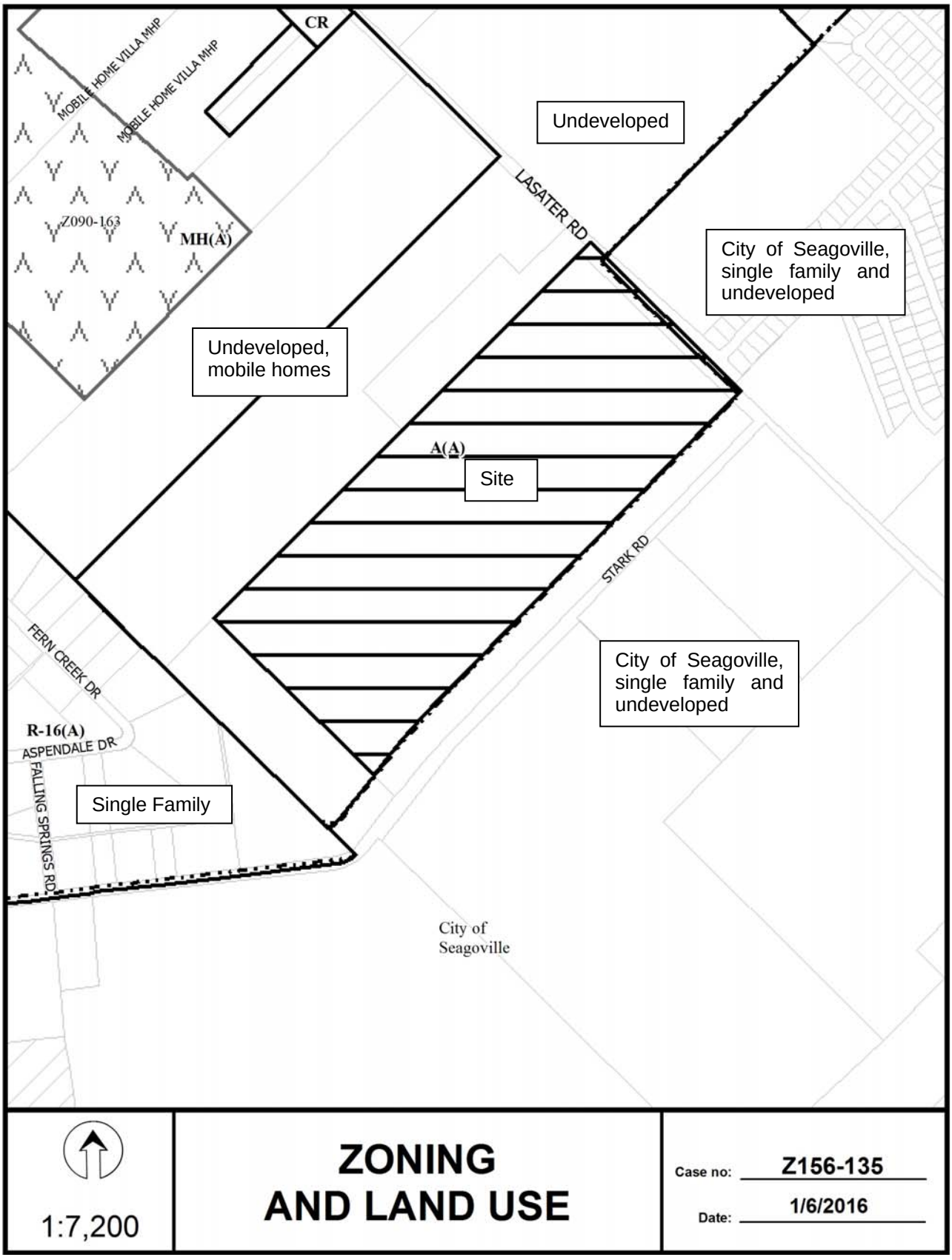


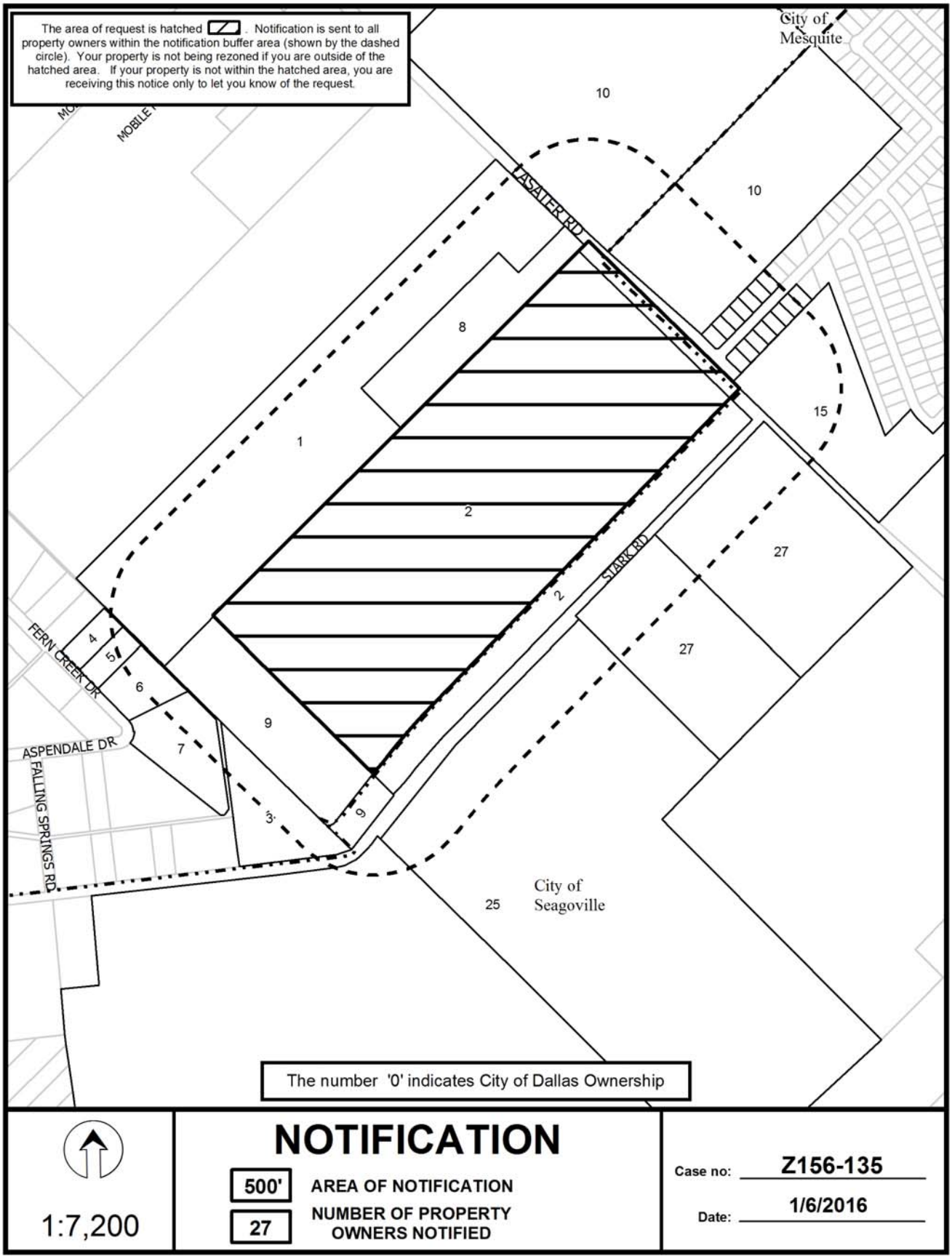
1:7,200

AERIAL MAP

Case no: Z156-135

Date: 1/6/2016


CR
MOBILE HOME VILLA MHP
MOBILE HOME VILLA MHP
Z090-163
MH(A)
Undeveloped
LASATER RD
City of Seagoville, single family and undeveloped
Undeveloped, mobile homes
A(A)
Site
STARK RD
FERN CREEK DR
R-16(A)
ASPENDALE DR
FALLING SPRINGS RD
Single Family
City of Seagoville, single family and undeveloped
City of Seagoville
1:7,200
ZONING AND LAND USE
Case no: Z156-135
Date: 1/6/2016


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
10
10
LASATER RD
8
1
15
2
27
STARK RD
2
27
FERN CREEK DR
4
5
6
9
ASPENDALE DR
7
3
9
FALLING SPRINGS RD
City of Seagoville
25
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
27
NUMBER OF PROPERTY OWNERS NOTIFIED
1:7,200
Case no: Z156-135
Date: 1/6/2016

01/06/2016

Notification List of Property Owners

Z156-135

27 Property Owners Notified

Label #	*Address*		*Owner*
1	15002	LASATER RD	LINE WINSTON B
2	1110	STARK RD	FIRST SECURITY BANK NA
3	628	STARK RD	SHEPHERD CHARLIE & LUZ N
4	804	FERN CREEK DR	PATTERSON CALVIN L &
5	800	FERN CREEK DR	SMITH ALICIA E &
6	710	FERN CREEK DR	DRUMM LINDA J
7	704	FERN CREEK DR	WOJTOWICZ THEODORE R &
8	15010	LASATER RD	BUSTOS SANTIAGO & LAURA
9	688	STARK RD	RRW FAMILY LTD PS
10	14801	LASATER RD	CALDWELL CARL PORTER JR TR
11	2501	WYNNGATE DR	ELIAS HIGINIO & GRACELIA GARCIA
12	2503	WYNNGATE DR	WILLIAMS LARRY J
13	2505	WYNNGATE DR	MCCARTER MARY
14	2507	WYNNGATE DR	WALKER RACHEL &
15	2509	WYNNGATE DR	D R HORTON TEXAS LTD
16	2511	WYNNGATE DR	MADISON ASHLEA
17	2513	WYNNGATE DR	SANSOM PHILASHONTE M & NECOMA D
18	2502	WYNNGATE DR	REED CONNIE M
19	2504	WYNNGATE DR	GARCIA MAX E
20	2506	WYNNGATE DR	ESTELLE MELANIE
21	2508	WYNNGATE DR	LICON ORLANDO R & MELISSA
22	2510	WYNNGATE DR	FOX VANESICA D
23	2514	WYNNGATE DR	HAVENS MICHAEL E & ALESHA MARIE
24	2516	WYNNGATE DR	TURNER CANDRA LAPORSHA
25	234	E STARK RD	WOLFORD DENNIS &
26	100	STARK RD	MOORE JUDITH SMITH &

01/06/2016

Label #	***Address***		***Owner***
27	800	STARK RD	JONES THOMAS RAY

CITY PLAN COMMISSION **THURSDAY, MARCH 3, 2016**

Planner: Sarah May

FILE NUMBER: Z156-127(SM) **DATE FILED:** November 9, 2015

LOCATION: East corner of Browder Street and Blakeney Street

COUNCIL DISTRICT: 2 **MAPSCO:** 45-U

SIZE OF REQUEST: Approx. 1.97 acres **CENSUS TRACT:** 204.00

APPLICANT: Four Corners Brewing

OWNER: Matthews CCH Partners, LP

REPRESENTATIVE: Audra Buckley, Permitted Development

REQUEST: An application for a new subdistrict and a Specific Use Permit for an alcoholic beverage manufacturing use on property zoned Subdistrict 2, Mixed Use Corridor, within Planned Development District No. 317, the Cedars Area Special Purpose District.

SUMMARY: The purpose of the request is to create a new subdistrict to allow an alcoholic beverage manufacturing use by specific use permit in the existing two structures on the site. The microbrewery, microdistillery, or winery use will also be permitted in the new subdistrict with a specific use permit. However, the applicant is not requesting a specific use permit for that use at this time. All other uses in the existing subdistrict will continue to be permitted.

STAFF RECOMMENDATION: **Approval** of a new subdistrict subject to conditions; and **approval** of a Specific Use Permit for an alcoholic beverage manufacturing use for a two-year period with eligibility for automatic renewals of additional five-year periods, subject to a site/landscape plan and conditions.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

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

1. *Compatibility with surrounding uses and community facilities* – The proposed use with the conditions is compatible with surrounding uses. Outside amplification of the use is limited to the hours of 8:00 a.m. to 10:00 p.m. thereby restricting noise to surrounding properties. Additional conditions require landscaping, comparable fencing materials, and a time period for periodic reviews to ensure the request is a good neighbor to the surrounding properties.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The request proposes adaptive reuse of an existing building that will provide a neighborhood attraction that the area presumably will enjoy.

3. *Not a detriment to the public health, safety, or general welfare* – The proposed use is not a detriment to the public.

4. *Conforms in all other respects to all applicable zoning regulations and standards* – No variances will be needed for this request.

Staff recommends approval for a new subdistrict based upon:

1. *Performance impacts upon surrounding property* – The subdistrict currently allows bar, lounge, or tavern by specific use permit. The addition of alcoholic beverage manufacturing and microbrewery, microdistillery, and winery uses by specific use permit will not significantly impact surrounding properties.

2. *Traffic impact* – The Engineering Section of the Department of Sustainable Development and Construction has determined that the request will not have a negative impact on the street system

3. *Comprehensive Plan or Area Plan Conformance* – The new subdistrict with the additional uses conform to the Urban Mixed Use Building Block and is within 1500 feet of a DART rail station.

4. *Justification for PD Planned Development District Zoning as opposed to a straight zoning district* – In order to add the two new uses that were not defined uses in the Development Code when the Planned Development District was enacted, a new subdistrict was required. The new subdistrict also allows for the addition of legacy building provisions that seek to preserve older buildings in the subdistrict by offering a parking reduction.

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

1. **Z145-342** On November 2015, the City Council approved a code amendment to create a Historic Building Demolition Delay Overlay.

2. **Z156-158** On February 4, 2015, the City Plan Commission recommended approval for an application for Subdistrict 2 (Moderate Density Mixed Use Corridors) on property zoned Subdistrict 6 (Old City Park Institutional) within Planned Development District No. 317, the Cedars Area Special Purpose District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Thoroughfare Plan Dimension
Belleview Street (future ROW)	Collector	2 lanes undivided, 60' ROW, 36'pavement
Blakeney Street	Local	30' ROW
Browder Street	Local	60' ROW
Orr Street	Local	66' ROW

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

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

The Urban Mixed-Use Building Block incorporates a vibrant mix of residential and employment uses at a lower density than the Downtown Building Block. These areas are typically near Downtown, along the Trinity River or near major transit centers. Examples include Uptown, the City Place/West Village area, Stemmons Design District, Cedars and Deep Ellum. Urban Mixed-Use Building Blocks provide residents with a vibrant blend of opportunities to live, work, shop and play within a closely defined area. Buildings range from high-rise residential or midrise commercial towers to townhomes and small corner shops. Good access to transit is a critical element. Similar to Downtown, the Urban Mixed-Use Building Blocks offer employment and housing options and are important economic growth areas for businesses. People on foot or bike can enjoy interesting storefronts at ground level with benches, public art, on-street parking and wide sidewalks, creating an appealing streetscape. Large parking areas and other auto-oriented land uses are typically located at the edges.

Land Use Compatibility:

	Zoning within PDD No. 317	Land Use
Site	Subdistrict 2	Vacant Commercial
Northeast	Subdistrict 2, H/20	Hotel
Southeast	Subdistrict 2	Commercial Warehouses
Northwest	Subdistrict 3	Seafood Supplier
Southwest	Subdistrict 2	Undeveloped, Multifamily

The surrounding areas include a hotel to the northeast, commercial uses to the southeast and northwest, and an undeveloped parcel adjacent to a multifamily use further to the southwest. The most sensitive surrounding uses are the multifamily and hotel where conditions have been added to the new subdistrict to limit outdoor amplification to the hours of 8 a.m. to 10 p.m. Monday through Sunday in order to not disturb nearby residents. The applicant has also agreed to a specific use permit in order to periodically review how the proposed use will impact surrounding properties.

Per the PDD, the purpose of Subdistrict 2 is to:

> *Encourage the development of moderate-density office, lodging, retail, and residential uses in compatible combinations along the main street corridors that serve the Cedars Area Special Purpose District; to encourage development that supports increased pedestrian and bicycle use; and to encourage the preservation of structures with historic value.*

The request proposes to renovate the more than a century-old buildings on the site and to improve the parking lot with landscaping and fencing. The site is also proposed to have an outdoor patio facing Orr Street (near South Ervay Street) and to sublet the Orr street frontage to pedestrian-oriented uses, such as retail and restaurant, to activate the frontage. The first phase of the request will be to occupy the larger building at the northwestern corner of the site with brewing and manufacturing functions that are closed to the public. Once the brewing operations are running smoothly, the next phase of the development will be to occupy a portion the smaller building in the southeastern corner of the site with retail sales and seating areas for the beer produced in the larger building, small production areas and small storage areas may also be included in the smaller building. The remainder of the smaller building in the southeastern corner of the site will have other pedestrian oriented occupants like restaurant and retail uses. The final phase of the proposal is for the applicant to occupy all of both buildings on the site as the site plan shows.

The additional conditions of the new subdistrict and the periodic review of a specific use permit will most likely ensure that the use is compatible with surrounding properties.

Landscaping: Landscaping of any development will be in accordance with the landscaping requirements in PDD No. 317. The specific use permit requires that non-triggered landscaping be provided in the areas shown on the site/landscape plan.

Parking: Parking in this district has special provisions for multifamily and on-street parking credits. The district also currently allows a 40 percent parking reduction if a site is within 1,500 feet of a DART light rail station and provides particularly prescribed enhanced pedestrian amenities. These enhanced pedestrian amenities include, but are not limited to, street trees per 25 feet of frontage, enhanced sidewalks, and a minimum of 20 percent of the street facing facade must have a canopy or awning. The canopy or awning requirement has no method of waivers and the buildings are so close to property lines that canopies and awnings are infeasible. Therefore, an alternate parking reduction is proposed in the new subdistrict that allows up to a 20 percent parking reduction for a legacy building if (1) additional landscaping is provided, (2) 30 percent transparency or murals, sculptures, or other art work for a minimum 50 percent of the facade is provided, and (3) the site is within 1500 feet of a DART light rail station. Staff recommends this provision because it encourages reuse of older buildings and meets the spirit and intent of the 40 percent parking reduction but allows blank walls that may have structural reasons as to not add transparency, to be decorated in a way that encourages pedestrian activity.

List of Officers/Partners/Members

Four Corners Brewing Company, LLC

Greg Leftwich, Managing Member

George Esquivel, Managing Member

Stephen Porcari, Managing Member

Matthews CCH Partners, LP

General Partner: Matthews CCH Partners, GP

General Partner: Matthews CCH Partners GP, LLC

MATTHEWS HOLDINGS SW INC, Managing Member

John H Matthews, President and Director

Kristian Teleki, Vice-President

Hans Wohlfarth, Director

PROPOSED SUP CONDITIONS
Z156-127

1. USE: The only use authorized by this specific use permit is alcoholic beverage manufacturing.

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

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

4. LANDSCAPING: Landscaping must be provided as shown on the attached site plan.

5. FENCE MATERIALS: Fences must be constructed of ornamental metal, brick, stone, concrete masonry, stucco, or concrete.

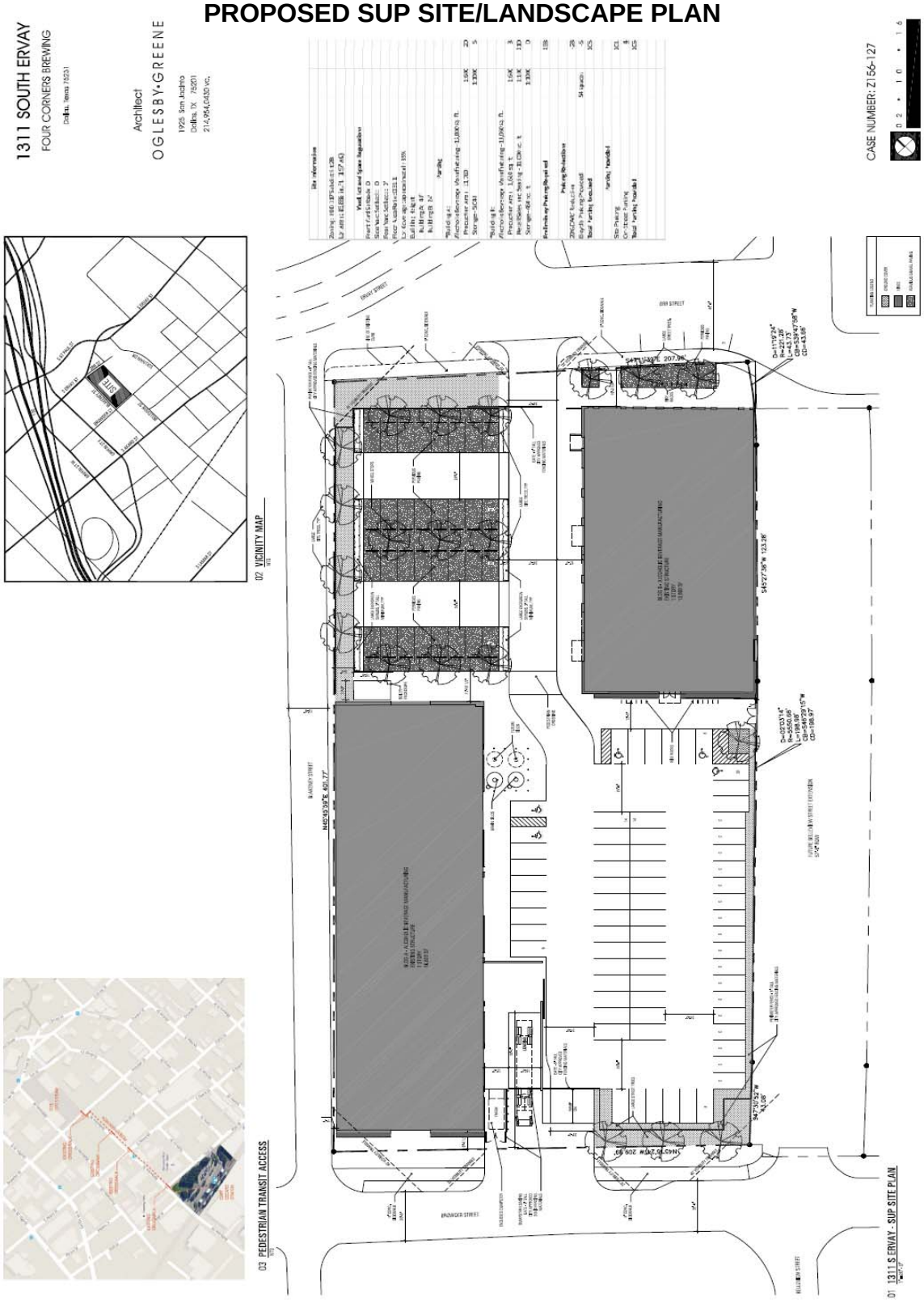
6. FLOOR AREA: The maximum floor area is 29,860 square feet.

7. PHASING: Building A, as shown on the attached site plan, must be occupied by the alcoholic beverage manufacturing use before the use may expand into Building B. Any use of Building B for alcoholic beverage manufacturing must be in conjunction with the alcoholic beverage manufacturing use in Building A and under the same ownership at all times.

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 SUP SITE/LANDSCAPE PLAN



PROPOSED AMENDMENTS TO:

ARTICLE 317.

PD 317.

Cedars Area Special Purpose District

SEC. 51P-317.101. LEGISLATIVE HISTORY.

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

SEC. 51P-317.102. PROPERTY LOCATION AND SIZE.

PD 317 is established on property generally bounded by Interstate Highway 30 on the north, Interstate Highway 45 on the east, the G.C. & S.F. Railroad right-of-way on the south, and the M.K. & T. Railroad right-of-way on the west. The size of PD 317 is approximately 580.328 acres. (Ord. Nos. 20395; 24826)

SEC. 51P-317.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless the context clearly indicates otherwise, in this article:

(1) AREA means one of the areas referred to in Section 51P-317.105 of this article.

(2) DIR means development impact review pursuant to Division 51A-4.800.

(2.1) ENHANCED PEDESTRIAN AMENITIES means improvements located in the enhanced pedestrian amenities area that are designed to encourage pedestrian traffic, and that meet all of the standards set forth in Section 51P-317.112.1(c).

(2.2) ENHANCED PEDESTRIAN AMENITIES AREA means an area used by pedestrians adjacent to a street, and that meets all of the standards set forth in Section 51P-317.112.1(c).

(3) LARGE TREE means a tree of a species which normally reaches a height of 30 feet or more upon maturity.

(3.1) LEGACY BUILDING means a building constructed on or before January 1,1960.

(4) OWNER means the owner or owners, from time to time, of property in this district.

(5) PARAGRAPH means the first division of a subsection. Paragraphs are designated by arabic numerals in parentheses, e.g. "(1)."

(6) PARKWAY means that portion of the street right-of-way located between the street curb and the front lot line.

(7) PROJECTED STREET CURB means the future location of the street curb consistent with the city's thoroughfare plan, as determined by the director of public works and transportation.

(8) RAR means residential adjacency review pursuant to Division 51A-4.800.

(8.1) RECYCLABLE MATERIALS means clothing, aluminum cans, steel cans, glass, paper, plastics, and household and industrial metals.

(9) SECTION means a section of this article.

(10) SUBPARAGRAPH means the first division of a paragraph. Subparagraphs are designated by capital letters in parentheses, e.g. "(A)."

(11) SUBSECTION means the first division of a section. Subsections are designated by lower case letters in parentheses, e.g. "(a)."

(12) SUP means specific use permit.

(13) THIS DISTRICT means the entire planned development district created by Ordinance No. 20395, as amended.

(b) Unless otherwise stated, the definitions contained in Chapter 51A apply to this article. In the event of a conflict, this article controls.

(c) Unless otherwise stated, all references to code divisions or sections in this article refer to divisions or sections in Chapter 51A.

(d) 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) Section 51A-2.101, "Interpretations," applies to this article.

(f) 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 *[L]* appearing after a listed use means that the use is permitted by right as a limited use only.

(3) The symbol *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only.

(4) 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.)

(5) 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.)

(g) For purposes of determining the applicability of regulations in this article and in Chapter 51A triggered by adjacency or proximity to another zoning district, and for purposes of interpreting the DIR and RAR requirements of Division 51A-4.800:

(1) this district and each subdistrict within this district except Subdistrict 1 is considered to be a "nonresidential zoning district"; and

(2) Subdistrict 1 is considered to be a residential district. (Ord. Nos. 20395; 24826; 24872; 25160; 29197)

SEC. 51P-317.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 317A: property descriptions of the district and subdistricts.

(2) Exhibit 317B: subdistrict map.

(3) Exhibit 317C: site and landscape plan for the shelter property in Subdistrict 3.

(4) Exhibit 317D: land use and development standards chart. (Ord. 29197)

SEC. 51P-317.104. ZONING CLASSIFICATION CHANGE AND DISTRICT IDENTIFICATION.

Chapters 51 and 51A are amended by changing the zoning classification on the property described in Exhibit A of Ordinance No. 20395 to Planned Development District No. 317, to be known as the Cedars Area Special Purpose District. (Ord. Nos. 20395; 24826)

SEC. 51P-317.105. CREATION OF SEPARATE SUBDISTRICTS.

This district is divided into 10 [~~nine~~] subdistricts: 1, 2, 2A, 2B, 3, 3A, 4,A, 5, and 6. The boundaries of all subdistricts are verbally described in Exhibit 317A. A map showing the boundaries of the subdistricts is labeled Exhibit 317B. In the event of a conflict, the verbal descriptions in Exhibit 317A control over the graphic description in Exhibit 317B. (Ord. Nos. 24503; 24826; 24872; 25160; 27194; 27402; 29197)

SEC. 51P-317.106. PRESERVATION INCENTIVES.

(a) The provisions of Section 51A-4.501 relating to the transfer of development rights, the transfer process, and the historic landmark tax freeze apply to buildings in this district except as those provisions may be expressly modified in this article. (Note: The term "development rights" is defined in Section 51A-4.501.) If Section 51A-4.501 is amended in the future, such amendments shall apply in this district to the extent that they do not conflict with this article. In the event of a conflict, this article controls.

(b) Development rights in a building may be transferred if:

(1) the building is a designated historic landmark in this district;

(2) the building is a contributing structure listed in the National Register of Historic Places; and

(3) the building has been restored within the past five years, and the total value of the building improvements exceeds 50 percent of the assessed value of the structure immediately prior to the restoration.

(c) Development rights may only be transferred to building sites in Subdistricts 2, 2A, 2B, 3, and 3A.

(d) The ability to transfer development rights does not authorize a setback violation on the building site to which the rights are transferred. The maximum floor area ratio of a building site may be increased by no more than 20 percent through the transfer of development rights, and the maximum structure height may not be increased. (Ord. Nos. 20395; 24826; 25160; 27402)

SEC. 51P-317.107. ADDITIONAL PROVISIONS.

The "additional provisions" in Division 51A-4.200 apply to all uses in this district. In addition, the following "additional provision" supplements and is cumulative of the "additional provisions" in that division applicable to the "Commercial radio or television transmitting station" use: A structure supporting antennae that transmit or receive any portion of the electromagnetic spectrum must not be visible from the street. (Ord. Nos. 20395; 24826)

SEC. 51P-317.108. UTILITY OR GOVERNMENT SERVICE CENTER.

(a) Definition. UTILITY OR GOVERNMENT SERVICE CENTER means a public or private facility for the storage of supplies, and the repair and maintenance of operational equipment.

(b) Required off-street parking. The off-street parking requirement for a utility or government service center is one space per 2,000 square feet of site area; a minimum of four spaces is required.

(c) Required off-street loading. The off-street loading requirement for a utility or government service center is as follows:

SQUARE FEET OF FLOOR AREA IN STRUCTURE	TOTAL REQUIRED SPACES OR BERTHS
0 to 50,000	1
50,000 to 100,000	2
Each additional 100,000 or fraction thereof	1 additional

(d) Additional provisions. The following additional provisions apply to a utility or government service center:

(1) The outside storage portion of this use must be screened by a solid visual screen of at least nine feet in height.

(2) Outside storage may not be stacked higher than nine feet.

(3) Paragraphs (1) and (2) and the area restrictions in Section 51A-4.217 do not apply to the outside storage of vehicles. (Ord. Nos. 20395; 24826)

SEC. 51P-317.109. GROUP HOME OR SHELTER PERMITTED, SUBJECT TO RESTRICTIONS, IN SUBDISTRICT 3.

(a) Subject to the restrictions in Subsection (c), a group home or shelter for indigent or abused persons is permitted on the property described in Subsection (b) ("the Shelter Property").

(b) The Shelter Property is described as follows, to wit:
Being a tract of land located in Block 439, Official City Number, in the City of Dallas, Texas, being part of the John Neely Bryan Survey, Abstract 495, Dallas County, Texas, being the property conveyed to Pure Ice and Cold Storage Company by deeds recorded in Volume 65692, Page 264, Volume 65693, Page 16, and Volume 6577, Page 404 of the Deed Records of Dallas County, Texas, and being described more particularly as follows:

BEGINNING at the intersection of the southwest line of Griffin Street with the southeast line, as widened, of Cadiz Street, said beginning point being the east corner of the strip of land conveyed to the City of Dallas for widening Cadiz Street described in Volume 17, Page 311 of the Minutes of County Court No. 2 of Dallas County;

Thence S 43º18' E along the southwest line of Griffin Street, a distance of 391.29 feet to a point at the east corner of said tract described in Volume 65717, Page 404;

Thence S 44º55'40" W along the southeast line of said tract, a distance of 91.87 feet to a point for corner on the northeasterly line of the 50.0 foot wide Gulf, Colorado & Santa Fe Railroad Right-of-Way;

Thence N 56º27' W along said Railroad Right-of-Way line, a distance of 399.94 feet to a point for corner on the southeast line of Cadiz Street at the south corner of said City of Dallas tract;

Thence N 45º14' E along the southeast line of Cadiz Street, a distance of 182.87 feet to the PLACE OF BEGINNING; and containing 53,776 square feet of land.

(c) The following restrictions apply to the group home or shelter use authorized under Subsection (a):

(1) Development on the Shelter Property must comply with the site and landscape plan (Exhibit 317C).

(2) The maximum number of overnight guests permitted on the Shelter Property is 500. Single-bed sleeping quarters must have a minimum usable floor area of 125 square feet. Sleeping quarters containing two or more beds must have a minimum usable floor area that is equal to or greater than 60 square feet times the number of beds in the room. This paragraph does not apply during extreme weather conditions. For purposes of this paragraph, the term "bed" means a piece of furniture, mat, cushion, or other device on or in which a person may lie and sleep; and the term "extreme weather conditions" means any day during which at any time the wind chill factor is 32 degrees Fahrenheit or less.

(3) No less than seven professionally-trained security guards must be on duty to secure the building and ground at all times.

(4) Ingress and egress to and from the facility through its main entrance is prohibited between the hours of 10:00 p.m. and 5:30 a.m. each day, and at least one professionally-trained security guard must be stationed at any other entrance to the facility used for ingress or egress during this time period.

(5) Required off-street parking is one space per 3,000 square feet of residential area, plus one space per 500 square feet of office area. If more than 10 off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.

(6) Required off-street loading must be provided as follows:

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

(7) Landscaping must be provided on the Shelter Property as shown on the site and landscape plan. All landscaping must be installed within six months after the passage

of Ordinance No. 20822. All plant materials must be maintained in a healthy, growing condition at all times.

(8) Use of the Shelter Property must comply with all applicable federal and state laws and regulations, and with all applicable ordinances, rules, and regulations of the city. At least once every two years, the city staff shall:

(A) inspect the Shelter Property to confirm adherence to all applicable codes relating to operations; and

(B) ascertain general neighborhood conditions surrounding the Shelter Property, including housing conditions and crime statistics for the area. (Ord. Nos. 20822; 24826; 25160; 26102; 27133; 27573)

SEC. 51P-317.110. SEAFOOD PROCESSING FACILITY.

(a) Definition. SEAFOOD PROCESSING FACILITY means an industrial facility where the processing of edible fish, edible shellfish, and edible seafood related products, including but not limited to seafood salads and sauces, takes place wholly within an enclosed building. Notwithstanding anything contained herein to the contrary, the processing of beef, pork, and poultry is prohibited.

(b) Required off-street parking. The off-street parking requirement for a seafood processing facility is one space per 500 square feet of floor area. If more than 10 off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.

(c) Required off-street loading. The off-street loading requirement for a seafood processing facility is as follows:

SQUARE FEET OF FLOOR AREA IN STRUCTURE	TOTAL REQUIRED SPACES OR BERTHS
0 to 50,000	1
50,000 to 100,000	2
Each additional 100,000 or fraction thereof	1 additional

(Ord. Nos. 22003; 24826)

SEC. 51P-317.110.1. ART OR CRAFT PRODUCTION FACILITY.

(a) Definition. ART OR CRAFT PRODUCTION FACILITY means a facility for the production of handcrafted art or craft products on a small scale, involving processes including, but not limited to, kiln-firing, glass-blowing, welding, or woodworking. In order to qualify as an art or craft production facility, a facility must meet all of the following requirements:

(1) It must have a floor area of 5,000 square feet or less.

(2) It must limit the delivery and pick-up of materials to twice a week or less.

(3) It must not conduct business, including producing art or craft products, between 7:00 p.m. and 7:00 a.m.

(b) Required off-street parking. The off-street parking requirement for an art or craft production facility is one space per 1,000 square feet of floor area. If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.

(c) Required off-street loading. The off-street loading requirement for an art or craft production facility is one space. (Ord. Nos. 24872; 26894; 27133)

SEC. 51P-317.110.2. COMMERCIAL ENGRAVING/ETCHING FACILITY.

(a) Definition. COMMERCIAL ENGRAVING/ETCHING FACILITY means a facility for making engraved, etched, or silk-screened items or laminating paper, plastic, or metal.

(b) Required off-street parking. The off-street parking requirement for a commercial engraving/etching facility is one space per 1,000 square feet of floor area. If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.

(c) Required off-street loading. The off-street loading requirement for a commercial engraving/etching facility is one space.

(d) Floor area. Maximum floor area for a commercial engraving/etching facility is 45,000 square feet. The building containing the commercial engraving/etching facility use must be wholly enclosed. (Ord. 27402)

SEC. 51P-317.110.3. RECYCLING CENTER.

(a) Definition. RECYCLING CENTER means a facility wholly enclosed within a building used for the collection and temporary storage of recyclable materials.

(b) Receiving recyclable materials. The recycling center shall not purchase any recyclable materials from a person who does not deliver the recyclable materials to the recycling center in a motor vehicle or in a trailer attached to a motor vehicle.

(c) Required off-street parking. The minimum off-street parking requirement is one space per 1,000 square feet of floor area.

(d) Additional provisions:

(1) Mechanical processing of permitted recyclable materials is limited to crushing, bailing, and shredding.

(2) Materials stored at this use must be removed at least once a week or before reaching capacity. The facilities must be maintained in proper repair and the exterior must have a neat and clean appearance.

(3) The maximum floor area may be established in the ordinance granting the SUP.

(4) No more than one recycling use is permitted on a building site.

(5) This use must be located at least 1,000 feet from another recycling use. Measurements of distance under this paragraph are taken radially. "Radial" measurement means a measurement taken along the shortest distance between the nearest point of the building sites where recycling uses are located. This use is considered a recycling use for spacing requirements.

(6) The collection of hazardous waste, as defined in Section 51A-4.206(4)(A)(iii), is prohibited.

(7) An SUP for this use may not be granted for more than a two-year period.

SEC. 51P-317.111. USE REGULATIONS AND DEVELOPMENT STANDARDS.

The following use regulations and development standards apply in the various subdistricts and are summarized in the chart attached as Exhibit 317D. In the event of a conflict, the text in this section controls over the graphic representations and text in Exhibit 317D.

(a) Subdistrict 1 (Moderate Density Residential).

(1) Purpose. To encourage the development of a stable mix of low and moderate density residential land uses alone or in combination with limited office and retail land uses in areas that are isolated from heavy traffic routes; to encourage development patterns that support alternative modes of transportation; and to encourage the preservation of structures with historic value.

(2) Main uses permitted.

(A) Agricultural uses.

None permitted.

(B) Commercial and business service uses.

None permitted.

(C) Industrial uses.

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

(D) Institutional and community service uses.

-- Child-care facility. *[SUP]*
-- Church.
-- College, university, or seminary. *[SUP]*

-- Community service center. *[SUP]*
-- Convalescent and nursing homes and related institutions. *[SUP]*
-- Convent or monastery.

(E) Lodging uses.

None permitted.

(F) Miscellaneous uses.

-- Carnival or circus (temporary). *[By special authorization of the building official.]*
-- Temporary construction or sales office.

(G) Office uses.

-- Office. *[L]*

(H) Recreation uses.

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

(I) Residential uses.

-- Duplex.
-- Handicapped group dwelling.
-- Multifamily.
-- Single family.

(J) Retail and personal service uses.

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

(K) Transportation uses.

-- Transit passenger shelter.

(L) Utility and public service uses.

-- Electrical substation. *[SUP]*
-- Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4).]*
-- Police or fire station. *[SUP]*
-- Post office. *[SUP]*
-- Utility or government installation other than listed. *[SUP]*

(M) Wholesale, distribution, and storage uses.

None permitted.

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

(A) The following accessory uses are not permitted in this subdistrict:

-- Accessory helistop.
-- Accessory medical/infectious waste incinerator.
-- Accessory outside display of merchandise.
-- Accessory outside sales.
-- Accessory outside storage.
-- Accessory pathological waste incinerator.
-- Day home.
-- General waste incinerator.
-- Private stable.

(B) In this subdistrict, the following accessory uses are permitted by SUP only:

-- Amateur communications tower.
-- Pedestrian skybridges.

(4) Yard, lot, and space regulations.

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

(A) Front yard. No minimum front yard.

(B) Side and rear yard. No side and rear yard is required; however, if a side or rear yard is provided, it must be a minimum of 10 feet.

(C) Dwelling unit density. Maximum dwelling unit density is 160 dwelling units per acre.

(D) Floor area ratio. Maximum floor area ratio is 2.0.

(E) Height. Maximum structure height is 90 feet.

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

(G) Lot size. No minimum lot size.

(H) Stories. No maximum number of stories.

(5) Off-street parking and loading.

(A) In general. Except as provided in this article, consult the use regulations (Division 51A-4.200) for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Division 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(B) Tandem parking. For single family, duplex, and multifamily uses, tandem parking is permitted.

(C) Multifamily. One off-street parking space per bedroom per dwelling unit is required; not less than one space or more than two spaces are required for each dwelling unit.

(D) On-street parking credit. Required parking for nonresidential and multifamily uses may be reduced by one space for every parking space in the street right-of-way abutting the use. To receive credit, parking spaces must be marked per city regulations and must be approved by the director of public works and transportation.

(i) An on-street parking space may not be used to reduce the required parking for more than one use (i.e. it cannot be counted more than once as a space for a use), except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed-use project.

(ii) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of a parking space (8 ÷ 24 = one-third). The total of the limited availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(iii) If the director of public works and transportation determines that on-street parking in the street right-of-way abutting the use, approved accordance with Paragraph (5)(D), has become a traffic hazard and prohibits the on-street parking, the on-street parking credit will be treated as a delta credit.

(E) Pedestrian amenities parking reduction.

(i) Parking for uses on a lot that are located within 1,500 feet of a Dallas Area Rapid Transit (DART) light rail station may be reduced by 40 percent if enhanced pedestrian amenities are provided.

(ii) To qualify,

(aa) the enhanced pedestrian amenities must be located within the pedestrian amenities area on the lot or on the parkway abutting the lot receiving the reduction, and

(bb) the enhanced sidewalk must provide the shortest walking pathway to the DART light rail station.

(iii) See Section 51P-317.112.1(c) for enhanced pedestrian amenities regulations.

(6) Environmental performance standards. See Article VI.

(7) Landscape regulations.

(A) In general. This subdistrict is exempt from compliance with Article X of Chapter 51A, except that Article X requirements for street trees, site trees, parking lot trees, parking lot screening, garbage storage screening, and off-street loading screening, apply in this subdistrict, as modified in this paragraph.

(B) Street trees. The city arborist recommends the following list of trees as being most suitable for planting in this subdistrict, and the city strongly encourages the use of these trees as street trees:

(i) Bald cypress.

(ii) Caddo maple.

(iii) Cedar elm.

(iv) Cercis canadensis, Redbud.

(v) Cercis canadensis, Eastern redbud.

(vi) Chilopsis linearis, Desert-willow.

(vii) Chinquapin oak.

(viii) Diospyros texana, Texas persimmon.

(ix) Gleditsia triacanthos ‘inermis’, Thornless honeylocust.

(x) Ilex decidua, Possumhaw.

(xi) Ilex vomitoria, Yaupon holly.

(xii) Lacebark elm.

(xiii) Lagerstroemia indica, Crape myrtle.

(xiv) Pistachia chinensis, Chinese pistachio.

(xv) Prunus mexicana, Mexican plum.

(xvi) Quercus virginiana 'Highrise', 'Highrise' live oak.

(xvii) Sapindus drumondii, Western soapberry.

(xviii) Sophora affinis, Eve's necklace.

(xix) Sweetgum.

(xx) Taxodium ascendens, Pond cypress.

It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating street trees in the parkway. For more information regarding the parkway landscape permit requirement, consult Section 51P-317.112 of this article.

(C) Maximum nonpermeable coverage of a lot is 85 percent.

(8) Additional provisions.

All lots must have a sidewalk along the street frontage with a minimum unobstructed width of six feet.

(b) Subdistricts 2, ~~and~~ 2A, and 2B (Moderate Density Mixed Use Corridors).

(1) Purpose. To encourage the development of moderate-density office, lodging, retail, and residential uses in compatible combinations along the main street corridors that serve the Cedars Area Special Purpose District; to encourage development that supports increased pedestrian and bicycle use; and to encourage the preservation of structures with historic value.

(2) Main uses permitted.

(A) Agricultural uses.

None permitted.

(B) Commercial and business service uses.

-- Building repair and maintenance shop. *[RAR]*
-- Catering service. *[RAR]*
-- Custom business services. *[RAR]*
-- Commercial engraving/etching facility. *[Only in Subdistrict 2A by SUP. See Section 51P-317.110.2.]*
-- Custom woodworking, furniture construction, or repair. *[RAR]*
-- Electronics service center.
-- Job or lithographic printing. *[RAR]*
-- Medical or scientific laboratory. *[RAR]*
-- Technical school. *[RAR]*

(C) Industrial uses.

-- Alcoholic beverage manufacturing. *[Only in Subdistrict 2B by SUP.]*
-- Art or craft production facility.

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

(D) Institutional and community service uses.

-- Child-care facility.
-- Church.
-- College, university, or seminary.
-- Community service center.
-- Convalescent and nursing homes and related institutions. *[SUP]*
-- Convent or monastery.
-- Foster home.
-- Institution for special education.
-- Library, art gallery, or museum.
-- Public or private school.

(E) Lodging uses.

-- Hotel or motel.
-- Lodging or boarding house.

(F) Miscellaneous uses.

-- Carnival or circus (temporary). *[By special authorization of the building official.]*
-- Temporary construction or sales office.

(G) Office uses.

-- Financial institution without drive-in window.
-- Financial institution with drive-in window. *[DIR]*
-- Medical clinic or ambulatory surgical center.
-- Office.

(H) Recreation uses.

-- Private recreation center, club, or area.
-- Public park, playground, or golf course.

(I) Residential uses.

-- Duplex.
-- Handicapped group dwelling.
-- Multifamily.
-- Single family.

(J) Retail and personal service uses.

-- Animal shelter or clinic without outside run. *[RAR]*
-- Auto service center. *[RAR]*
-- Bar, lounge, or tavern. *[SUP]*

-- Business school.
-- Car wash. *[RAR]*
-- Commercial amusement (inside). *[SUP may be required. See Section 51A-4.210(b)(7)(B).]*
-- Commercial parking lot or garage. *[RAR]*
-- Dry cleaning or laundry store.
-- Furniture store.
-- General merchandise or food store 3,500 square feet or less. *[RAR]*
-- General merchandise or food store greater than 3,500 square feet. *[RAR]*
-- Household equipment and appliance repair.
-- Microbrewery, microdistillery, and winery. [*Only in Subdistrict 2B by SUP.]*
-- Motor vehicle fueling station. *[RAR]*
-- Nursery, garden shop, or plant sales.
-- Personal service uses.
-- Restaurant with drive-in or drive-through services. *[DIR]*
-- Restaurant without drive-in or drive-through service. *[RAR]*
-- Temporary retail use.
-- Theater. *[RAR]*

(K) Transportation uses.

-- Transit passenger shelter.

(L) Utility and public service uses.

-- Electrical substation. *[SUP]*
-- Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4).]*
-- Police or fire station. *[RAR]*
-- Post office. *[RAR]*
-- Utility or government installation other than listed. *[SUP]*
-- Utility or government service center. *[See Section 51P-317.108.]*

(M) Wholesale, distribution, and storage uses.

-- Mini-warehouse. *[RAR]*
-- Office showroom/warehouse. *[RAR]*
-- Recycling drop-off container. *[See Section 51A-4.213(11.2).]*
-- Recycling drop-off for special occasion collection. *[See Section 51A-4.213(11.3).]*
-- Warehouse. *[RAR]*

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

(A) The following accessory uses are not permitted in this subdistrict:

-- Accessory helistop.
-- Accessory medical/infectious waste incinerator.
-- Accessory outside display of merchandise.
-- Accessory outside sales.
-- Accessory outside storage.
-- Accessory pathological waste incinerator.
-- Day home.
-- General waste incinerator.
-- Private stable.

(B) In this subdistrict, the following accessory use is permitted by SUP only:

-- Pedestrian skybridges.

(4) Yard, lot, and space regulations.

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

(A) Front yard.

(i) No minimum front yard.

(ii) If a structure is located on a lot having frontage on Akard Street, an additional 15-foot "urban form" front yard setback is required for that portion of the structure above 54 feet in height.

(B) Side and rear yard. No side and rear yard is required; however, if a side or rear yard is provided, it must be a minimum of 10 feet.

(C) Dwelling unit density. No maximum dwelling unit density.

(D) Floor area ratio.

(i) Maximum floor area ratio is 2.5 in a structure with 50 percent or more of its total floor area restricted to residential use and 50 percent or more of its ground floor area restricted to retail and personal services uses; and

(ii) in all other cases, maximum floor area ratio is 2.0.

(E) Height. Maximum structure height is:

(i) 90 feet for a structure with at least 50 percent of its total floor area restricted to residential uses and 50 percent or more of its ground floor area restricted to retail and personal services uses; and

(ii) 54 feet for all other structures.

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

(G) Lot size. No minimum lot size.

(H) Stories. No maximum number of stories.

(5) Off-street parking and loading.

(A) In general. Except as provided in this article, consult the use regulations (Division 51A-4.200) for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Division 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(B) Tandem parking. For single family, duplex, and multifamily uses, tandem parking is permitted.

(C) Multifamily. One off-street parking space per bedroom per dwelling unit is required; not less than one space nor more than two spaces are required for each dwelling unit.

(D) On-street parking credit. Required parking for nonresidential and multifamily uses may be reduced by one space for every parking space in the street right-of-way abutting the use. To receive credit, parking spaces must be marked per city regulations and must be approved by the director of public works and transportation.

(i) An on-street parking space may not be used to reduce the required parking for more than one use (i.e. it cannot be counted more than once as a space for a use), except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed-use project.

(ii) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of a parking space (8 ÷ 24 = one-third). The total of the limited availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(iii) If the director of public works and transportation determines that on-street parking in the street right-of-way abutting the use, approved in accordance with Paragraph (5)(D), has become a traffic hazard and prohibits the on-street parking, the on-street parking credit will be treated as a delta credit.

(E) Pedestrian amenities parking reduction.

(i) Parking for uses on a lot that are located within 1,500 feet of a Dallas Area Rapid Transit (DART) light rail station may be reduced by 40 percent if enhanced pedestrian amenities are provided.

(ii) To qualify,

(aa) the enhanced pedestrian amenities must be located within the pedestrian amenities area on the lot or on the parkway abutting the lot receiving the reduction, and

(bb) the enhanced sidewalk must provide the shortest walking pathway to the DART light rail station.

(iii) See Section 51P-317.112.1(c) for enhanced pedestrian amenities regulations.

(F) Subdistrict 2B. The off-street parking requirement for a lot that contains a legacy building may be reduced by 20 percent if the following standards are met. This provision may not be combined with the pedestrian amenities parking reduction of Subparagraph (E).

(i) Additional landscaping including, but not limited to, site trees, street trees, and other plantings are provided that meet the spirit and intent of the landscaping regulations of subparagraph (B)(7);

(ii) Each street facing facade that is within 15 feet of a right-of-way or a future right-of-way has a minimum of 30 percent transparency as defined by Article XIII for the first 15 feet above the adjacent ground surface. If an existing legacy building facade has less than 30 percent transparency, that facade may be enhanced with murals, sculptures, or other art work for a minimum 50 percent of the facade; and

(iii) The site and is located within 1,500 feet of a Dallas Area Rapid Transit (DART) light rail station.

(6) Environmental performance standards. See Article VI.

(7) Landscape regulations.

(A) In general. This subdistrict is exempt from compliance with Article X of Chapter 51A, except that Article X requirements for street trees, site trees, parking lot trees, parking lot screening, garbage storage screening, and off-street loading screening, apply in this subdistrict, as modified in this paragraph.

(B) Street trees. The city arborist recommends the list of trees set forth in the street tree subparagraph of the landscaping regulations for Subdistrict 1 as being most suitable for planting in this subdistrict, and the city strongly encourages the use of these trees as street trees. It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating street trees in the parkway. For more information regarding the parkway landscape permit requirement, consult Section 51P-317.112 of this article.

(C) Nonpermeable coverage. Maximum nonpermeable coverage of a lot is 90 percent.

(D) Site trees.

(i) Alternate methods of compliance. The site tree requirements of Division 51A-10.125, “Mandatory Provisions,” of Article X apply with the

following additional provisions. If a property owner in this subdistrict cannot plant all of the required site trees on the lot, the property owner may comply with one of the following two requirements for up to a maximum of 50 percent of the required site trees:

(aa) Plant the trees in the parkway along the frontage of the lot, in addition to required street trees, with the written permission of the building official.

(bb) Make a payment into the Cedars Open Space Fund.

(ii) Cedars open space fund. The department of development services shall administer a city account to be known as the Cedars Open Space Fund. Funds from the Cedars Open Space Fund must be used only for acquiring park and open-space property, and for the purchase, planting, and maintenance of landscaping on public property in Subdistrict 3A. The amount of the payment required for each site tree not planted is calculated by using the formula for appraising the value of a two-inch tree, as derived from the most recent edition of the Guide for Establishing Values of Trees and Other Plants published by the Council of Tree & Landscape Appraisers, unless another publication is designated by the building official, and adding the cost of planting and maintaining a two-inch tree for two years.

(8) Additional provisions.

(A) Screening from residential. Lots containing uses permitted with RAR must have solid screening on the sides of the property that have residential adjacency.

(B) Minimum sidewalk width. All lots must have a sidewalk along the street frontage with a minimum unobstructed width of six feet.

(C) Outside amplification in Subdistrict 2B. Outside amplification is limited to the hours of 8:00 a.m. to 10:00 p.m. Monday through Sunday.

(c) Subdistrict 3 (Freeway-oriented High Density Mixed Use).

(1) Purpose. To encourage high-density office, lodging, retail, and residential uses along the Interstate Highway 30 frontage, and to encourage development that takes advantage of the regional freeway access and the excellent downtown views while preserving these views for other subdistricts in the Cedars Area Special Purpose District.

(2) Main uses permitted.

(A) Agricultural uses.

None permitted.

(B) Commercial and business service uses.

-- Building repair and maintenance shop.
-- Custom business services.
-- Custom woodworking, furniture construction, or repair.
-- Electronics service center.
-- Medical or scientific laboratory.

-- Technical school.

(C) Industrial uses.

-- Art or craft production facility.
-- Seafood processing plant. *[See Section 51P-317.110.]*
-- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(D) Institutional and community service uses.

-- Child-care facility.
-- Church.
-- College, university, or seminary.
-- Community service center.
-- Convalescent and nursing homes and related institutions.
-- Convent or monastery.
-- Foster home.
-- Group home or shelter for indigent or abused persons. *[This use is only allowed as specifically provided in Section 51P-317.109 of this article.]*
-- Hospital.
-- Library, art gallery, or museum.
-- Public or private school.

(E) Lodging uses.

-- Hotel or motel.
-- Lodging or boarding house.

(F) Miscellaneous uses.

-- Carnival or circus (temporary). *[By special authorization of the building official.]*
-- Temporary construction or sales office.

(G) Office uses.

-- Financial institution without drive-in window.
-- Financial institution with drive-in window. *[DIR]*
-- Medical clinic or ambulatory surgical center.
-- Office.

(H) Recreation uses.

-- Private recreation center, club, or area.
-- Public park, playground, or golf course.

(I) Residential uses.

-- Multifamily.

(J) Retail and personal service uses.

-- Animal shelter or clinic without outside run.
-- Auto service center.
-- Bar, lounge, or tavern.
-- Business school.
-- Car wash.
-- Commercial amusement (inside). *[SUP may be required. See Section 51A-4.210(b)(7)(B).]*
-- Commercial parking lot or garage.
-- 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 with drive-in or drive-through service. *[DIR]*
-- Restaurant without drive-in or drive-through service.
-- Temporary retail use.
-- Theater.

(K) Transportation uses.

-- Transit passenger shelter.

(L) Utility and public service uses.

-- Commercial radio or TV transmitting station.
-- Electrical substation. *[SUP]*
-- Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4).]*
-- Police or fire station.
-- Post office.
-- Tower/antenna for cellular communication. *[SUP. See Section 51A-4.212(10.1).]*
-- Utility or government installation other than listed. *[SUP. See Section 51P-317.108.]*

(M) Wholesale, distribution, and storage uses.

-- Mini-warehouse.
-- Office showroom/warehouse.
-- Recycling drop-off container. *[See Section 51A-4.213(11.2).]*
-- Recycling drop-off for special occasion collection. *[See Section 51A-4.213(11.3).]*

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

(A) The following accessory uses are not permitted in this subdistrict:

-- Accessory helistop.
-- Accessory outside sales.
-- Day home.
-- General waste incinerator.
-- Private stable.

(B) In this subdistrict, the following accessory uses are permitted by SUP only:

-- Pedestrian skybridges.

(C) In this subdistrict, an SUP may be required for the following accessory use:

-- Accessory medical waste/infectious waste incinerator. *[See Section 51A-4.217(3.1).]*

(4) Yard, lot, and space regulations.

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

(A) Front yard. No minimum front yard.

(B) Side and rear yard. No side or rear yard is required; however, if a side or rear yard is provided, it must be a minimum of 10 feet.

(C) Dwelling unit density. No maximum dwelling unit density.

(D) Floor area ratio. Maximum floor area ratio is 4.0.

(E) Height. Maximum structure height is 270 feet.

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

(G) Lot size. No minimum lot size.

(H) Stories. No maximum number of stories.

(5) Off-street parking and loading.

(A) In general. Except as provided in this article, consult the use regulations (Division 51A-4.200) for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(B) Tandem parking. For multifamily uses, tandem parking is permitted.

(C) Multifamily. One off-street parking space per bedroom per dwelling unit is required; not less than one space or more than two spaces are required for each dwelling unit.

(D) On-street parking credit. Required parking for nonresidential and multifamily uses may be reduced by one space for every parking space in the street right-of-way abutting the use. To receive credit, parking spaces must be marked per city regulations and must be approved by the director of public works and transportation.

(i) An on-street parking space may not be used to reduce the required parking for more than one use (i.e. it cannot be counted more than once as a space for a use), except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed-use project.

(ii) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of a parking space (8 ÷ 24 = one-third). The total of the limited availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(iii) If the director of public works and transportation determines that on-street parking in the street right-of-way abutting the use, approved in accordance with Paragraph (5)(D), has become a traffic hazard and prohibits the on-street parking, the on-street parking credit will be treated as a delta credit.

(E) Pedestrian amenities parking reduction.

(i) Parking for uses on a lot that are located within 1,500 feet of a Dallas Area Rapid Transit (DART) light rail station may be reduced by 40 percent if enhanced pedestrian amenities are provided.

(ii) To qualify,

(aa) the enhanced pedestrian amenities must be located within the pedestrian amenities area on the lot or on the parkway abutting the lot receiving the reduction, and

(bb) the enhanced sidewalk must provide the shortest walking pathway to the DART light rail station.

(iii) See Section 51P-317.112.1(c) for enhanced pedestrian amenities regulations.

(6) Environmental performance standards. See Article VI.

(7) Landscape regulations.

(A) In general. This subdistrict is exempt from compliance with Article X of Chapter 51A, except for Article X requirements for street trees, site trees, parking lot trees, parking lot screening, garbage storage screening, and off-street loading screening, as modified in this paragraph.

(B) Street trees. The city arborist recommends the list of trees set forth in the street tree subparagraph of the landscaping regulations for Subdistrict 1 as being most suitable for planting in this subdistrict, and the city strongly encourages the use of these trees as street trees. It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating street trees in the parkway. For more information regarding the parkway landscape permit requirement, consult Section 51P-317.112 of this article.

(C) Nonpermeable coverage. Maximum nonpermeable coverage of a lot is 90 percent.

(8) Additional provisions. All lots must have a sidewalk along the street frontage with a minimum unobstructed width of six feet.

(d) Subdistrict 3A (Transit-oriented High Density Mixed Use).

(1) Purpose. To encourage high-density residential, retail, office, and lodging uses in compatible combinations within walking distance of DART light rail stations; and to encourage development that supports day and night-time activity, use of mass transit, increased pedestrian and bicycle use, and more efficient use of parking spaces.

(2) Main uses permitted.

(A) Agricultural uses.

None permitted.

(B) Commercial and business service uses.

-- Building repair and maintenance shop.
-- Custom business services.
-- Custom woodworking, furniture construction, or repair.
-- Electronics service center.
-- Job or lithographic printing.
-- Machinery, heavy equipment, or truck sales and services.
-- Medical or scientific laboratory.
-- Technical school.

(C) Industrial uses.

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

(D) Institutional and community service uses.

-- Child-care facility.
-- Church.
-- College, university, or seminary.
-- Community service center.
-- Convalescent and nursing homes and related institutions.
-- Convent or monastery.
-- Foster home.
-- Hospital.
-- Library, art gallery, or museum.
-- Public or private school.

(E) Lodging uses.

-- Hotel or motel.
-- Lodging or boarding house.

(F) Miscellaneous uses.

-- Carnival or circus (temporary). *[By special authorization of the building official.]*
-- Temporary construction or sales office.

(G) Office uses.

-- Financial institution without drive-in window.
-- Medical clinic or ambulatory surgical center.
-- Office.

(H) Recreation uses.

-- Private recreation center, club, or area.
-- Public park, playground, or golf course.

(I) Residential uses.

-- Duplex.
-- Handicapped group dwelling.
-- Multifamily.
-- Single family.

(J) Retail and personal service uses.

-- Animal shelter or clinic without outside run.
-- Auto service center.
-- Bar, lounge, or tavern.
-- Business school.

-- Commercial amusement (inside).
-- Commercial parking lot or garage.
-- Dry cleaning or laundry store.
-- Furniture store.
-- General merchandise or food store 3,500 square feet or less.
-- General merchandise or food store more than 3,500 square feet.
-- Household equipment and appliance repair.
-- Liquor store.
-- 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.

(K) Transportation uses.

-- Heliport.
-- Helistop. *[SUP]*
-- Railroad passenger station. *[SUP]*
-- Transit passenger shelter.
-- Transit passenger station or transfer center. *[SUP]*

(L) Utility and public service uses.

-- Commercial radio or TV transmitting station.
-- Electrical substation. *[SUP]*
-- Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4).]*
-- Police or fire station.
-- Post office.
-- Tower/antenna for cellular communication. *[SUP. See Section 51A-4.212(10.1).]*
-- Utility or government installation other than listed.

(M) Wholesale, distribution, and storage uses.

-- Mini-warehouse.
-- Office showroom/warehouse.
-- Recycling drop-off container. *[See Section 51A-4.213(11.2).]*
-- Recycling drop-off for special occasion collection. *[See Section 51A-4.213(11.3).]*
-- Warehouse.

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

(A) The following accessory uses are not permitted in this subdistrict:

-- Accessory outside sales.
-- Accessory pathological waste incinerator.
-- Day home.
-- General waste incinerator.
-- Private stable.

(B) In this subdistrict, the following accessory use is permitted by SUP only:

-- Pedestrian skybridges.

(C) In this subdistrict, an SUP may be required for the following accessory use:

-- Accessory medical waste/infectious waste incinerator. *[See Section 51A-4.217(3.1).]*

(4) Yard, lot, and space regulations.

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

(A) Front yard. No minimum front yard.

(B) Side and rear yard. No side or rear yard is required; however, if a side or rear yard is provided, it must be a minimum of 10 feet.

(C) Dwelling unit density. No maximum dwelling unit density.

(D) Floor area ratio. Maximum floor area ratio is:

(i) 4.5 for a structure with at least 50 percent of its total floor area devoted to residential uses and 50 percent or more of the ground floor area is restricted to retail and personal services uses; and

(ii) 4.0 for all other structures.

(E) Height. Maximum structure height is:

(i) 270 feet for a structure where at least 50 percent of its total floor area devoted to residential uses and 50 percent or more of the ground floor area is restricted to retail and personal services uses; and

(ii) 90 feet for all other structures.

(F) Lot coverage.

(i) A lot in this subdistrict with frontage on Lamar Street or Bellview Street is permitted 100 percent lot coverage if the owner of the lot provides and

maintains enhanced pedestrian amenities in the enhanced pedestrian amenities area for that lot. See Section 51P-317.112.1(c) for enhanced pedestrian amenities regulations.

(ii) Maximum lot coverage is 80 percent in all other cases.

(iii) Aboveground 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. No maximum number of stories.

(5) Off-street parking and loading.

(A) In general. Except as provided in this article, consult the use regulations (Division 51A-4.200) for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(B) Tandem parking. For single family, duplex, and multifamily uses, tandem parking is permitted.

(C) Multifamily. One off-street parking space per bedroom per dwelling unit is required; not less than one space or more than two spaces are required for each dwelling unit.

(D) On-street parking credit. Required parking for nonresidential and multifamily uses may be reduced by one space for every parking space in the street right-of-way abutting the use. To receive credit, parking spaces must be marked per city regulations and must be approved by the director of public works and transportation.

(i) An on-street parking space may not be used to reduce the required parking for more than one use (i.e. it cannot be counted more than once as a space for a use), except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed-use project.

(ii) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of a parking space (8 ÷ 24 = one-third). The total of the limited availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(iii) If the director of public works and transportation determines that on-street parking in the street right-of-way abutting the use, approved in accordance with Paragraph (5)(D), has become a traffic hazard and prohibits the on-street parking, the on-street parking credit will be treated as a delta credit.

(E) Pedestrian amenities parking reduction.

(i) Parking for uses on a lot that are located within 1,500 feet of a Dallas Area Rapid Transit (DART) light rail station may be reduced by 40 percent if enhanced pedestrian amenities are provided.

(ii) To qualify,

(aa) the enhanced pedestrian amenities must be located within the pedestrian amenities area on the lot or on the parkway abutting the lot receiving the reduction, and

(bb) the enhanced sidewalk must provide the shortest walking pathway to the DART light rail station.

(iii) See Section 51P-317.112.1(c) for enhanced pedestrian amenities regulations.

(F) Remote parking. Remote parking may be located within a maximum walking distance of 1,300 feet from the use served by the remote parking if there are enhanced pedestrian amenities in the enhanced pedestrian amenities area connecting the lot to the remote parking lot. See Section 51P-317.112.1(c) regarding enhanced pedestrian amenities.

(6) Environmental performance standards. See Article VI.

(7) Landscape regulations.

(A) In general. This subdistrict is exempt from compliance with Article X of Chapter 51A, except that Article X requirements for street trees, site trees, parking lot trees, parking lot screening, garbage storage screening, and off-street loading screening, apply in this subdistrict, as modified in this paragraph.

(B) Street trees. The city arborist recommends the list of trees set forth in the street tree subparagraph of the landscaping regulations for Subdistrict 1 as being most suitable for planting in this subdistrict, and the city strongly encourages the use of these trees as street trees. It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating street trees in the parkway. For more information regarding the parkway landscape permit requirement, consult Section 51P-317.112 of this article.

(C) Parking lot trees. A parking lot may not contain more than 60,000 square feet of paved area uninterrupted by a row or cluster of trees.

(D) Site trees.

(i) No site trees are required in this subdistrict for a lot with frontage on Lamar Street or Bellview Street if the lot has 100 percent lot coverage and the owner of the lot provides and maintains enhanced pedestrian amenities (see Section 51P-317.112.1(c)) along the frontage of the lot.

(ii) Alternate methods of compliance. In all other cases, the site tree requirements of Division 51A-10.125, "Mandatory Provisions," of Article X apply with the following additional provisions. If a property owner in this subdistrict cannot plant all of the required site trees on the lot, the property owner may comply with one of the following two requirements for up to a maximum of 50 percent of the required site trees:

(aa) Plant the trees in the parkway along the frontage of the lot, in addition to required street trees, with the written permission of the building official.

(bb) Make a payment into the Cedars Open Space Fund.

(iii) Cedars open space fund. The department of development services shall administer a city account to be known as the Cedars Open Space Fund. Funds from the Cedars Open Space Fund must be used only for acquiring park and open-space property, and for the purchase, planting, and maintenance of landscaping on public property in Subdistrict 3A. The amount of the payment required for each site tree not planted is calculated by using the formula for appraising the value of a two-inch tree, as derived from the most recent edition of the Guide for Establishing Values of Trees and Other Plants published by the Council of Tree & Landscape Appraisers, unless another publication is designated by the building official, and adding the cost of planting and maintaining a two-inch tree for two years.

(E) Nonpermeable coverage.

(i) A lot in this area with frontage on Lamar Street or Bellview Street may have a maximum of 100 percent nonpermeable coverage if the owner of the lot provides and maintains enhanced pedestrian amenities along the frontage of the lot. See Section 51P-317.112.1(c) regarding enhanced pedestrian amenities.

(ii) Maximum nonpermeable coverage of a lot is 90 percent in all other cases.

(8) Additional provisions.

Minimum sidewalk width.

(A) All lots with frontage on Lamar Street or Bellview Street must have a sidewalk along the Lamar Street or Bellview Street frontage with a minimum unobstructed width of seven and one-half feet.

(B) All other lots must have a sidewalk along the street frontage with a minimum unobstructed width of six feet.

(e) Subdistrict 4 (Warehouse/Residential Transition).

(1) Purpose. To accommodate warehouse and distribution, commercial and business service, retail, and multifamily residential uses; and to encourage transition to a loft-style mixed residential and commercial environment.

(2) 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.
-- Catering service.
-- Custom business services.
-- 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.
-- Medical or scientific laboratory.
-- Technical school.
-- Tool or equipment rental.
-- Vehicle or engine repair or maintenance.

(C) Industrial uses.

-- Art or craft production facility. *[See Section 51P-317.110.5.]*
-- Industrial (inside) light manufacturing.
-- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(D) Institutional and community service uses.

-- Cemetery or mausoleum. *[SUP]*
-- Child-care facility.
-- Church.
-- Convent or monastery.
-- Hospital.
-- Public or private school. *[SUP]*

(E) Lodging uses.

-- Hotel or motel.
-- Lodging or boarding house.

(F) Miscellaneous uses.

-- Carnival or circus (temporary). *[By special authorization of the building official.]*
-- Temporary construction or sales office.

(G) Office uses.

-- Financial institution without drive-in window.
-- Financial institution with drive-in window. *[DIR]*

-- Medical clinic or ambulatory surgical center.
-- Office.

(H) Recreation uses.

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

(I) Residential uses.

-- Multifamily.

(J) 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.
-- Commercial amusement (inside). *[SUP may be required. See Section 51A-4.210(b)(7)(B).]*
-- Commercial parking lot or garage.
-- 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.
-- Home improvement center, lumber, brick, or building materials sales yard.
-- Household equipment and appliance repair.
-- Liquor store.
-- Mortuary, funeral home, or commercial wedding chapel.
-- Motor vehicle fueling station.
-- Nursery, garden shop, or plant sales.
-- Personal service uses.
-- Restaurant with drive-in or drive-through service. *[DIR]*
-- Restaurant without drive-in or drive-through service.
-- Temporary retail use.
-- Theater.
-- Vehicle display, sales, and service.

(K) Transportation uses.

-- Commercial bus station and terminal.
-- Heliport.
-- Helistop. *[SUP]*
-- Transit passenger shelter.

(L) Utility and public service uses.

-- Commercial radio or television transmitting station.
-- Electrical substation.
-- Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4).]*
-- Police or fire station.
-- Post office.
-- Radio, television, or microwave tower.
-- Utility or government service center. *[See Section 51P-317.108.]*
-- Utility or government installation other than listed. *[SUP]*

(M) Wholesale, distribution, and storage uses.

-- Auto auction. *[SUP]*
-- Contractor's maintenance yard.
-- Mini-warehouse.
-- Office showroom/warehouse.
-- Outside storage (with visual screening).
-- Recycling center. *[SUP. Subdistrict 4A only.]*
-- Recycling collection center.
-- Warehouse.

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

(A) The following accessory uses are not permitted in this subdistrict:

-- Day home.
-- Private stable.

(B) In this subdistrict, the following accessory uses are permitted by SUP only:

-- Accessory helistop.
-- Pedestrian skybridges.

(C) In this subdistrict, an SUP may be required for the following accessory use:

-- Accessory medical waste/infectious waste incinerator. *[See Section 51A-4.217(3.1).]*

(4) Yard, lot, and space regulations.

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

(A) Front yard. No minimum front yard.

(B) Side and rear yard. No side and rear yard is required; however, if a side or rear yard is provided, it must be a minimum of 10 feet.

(C) Dwelling unit density. No maximum dwelling unit density.

(D) Floor area ratio. Maximum floor area ratio is 1.0.

(E) Height. Maximum structure height is 70 feet.

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

(G) Lot size. No minimum lot size.

(H) Stories. No maximum number of stories.

(5) Off-street parking and loading.

(A) In general. Except as provided in this article, consult the use regulations (Division 51A-4.200) for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Division 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(B) Tandem parking. For multifamily uses, tandem parking is permitted.

(C) Multifamily. One off-street parking space per bedroom per dwelling unit is required; not less than one space or more than two spaces are required for each dwelling unit.

(D) On-street parking credit. Required parking for nonresidential and multifamily uses may be reduced by one space for every parking space in the street right-of-way abutting the use. To receive credit, parking spaces must be marked per city regulations and must be approved by the director of public works and transportation.

(i) An on-street parking space may not be used to reduce the required parking for more than one use (i.e. it cannot be counted more than once as a space for a use), except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed-use project.

(ii) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of a parking space (8 ÷ 24 = one-third). The total of the limited availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(iii) If the director of public works and transportation determines that on-street parking in the street right-of-way abutting the use, approved in

accordance with Paragraph (5)(D), has become a traffic hazard and prohibits the on-street parking, the on-street parking credit will be treated as a delta credit.

(E) Pedestrian amenities parking reduction.

(i) Parking for uses on a lot that are located within 1,500 feet of a Dallas Area Rapid Transit (DART) light rail station may be reduced by 40 percent if enhanced pedestrian amenities are provided.

(ii) To qualify,

(aa) the enhanced pedestrian amenities must be located within the pedestrian amenities area on the lot or on the parkway abutting the lot receiving the reduction, and

(bb) the enhanced sidewalk must provide the shortest walking pathway to the DART light rail station.

(iii) See Section 51P-317.112.1(c) for enhanced pedestrian amenities regulations.

(6) Environmental performance standards. See Article VI.

(7) Landscape regulations. Landscaping must be provided on all property in accordance with Article X of Chapter 51A and this paragraph.

(A) Nonpermeable coverage. Maximum nonpermeable coverage of a lot is 85 percent.

(B) Street trees. The city arborist recommends the list of trees set forth in the street tree subparagraph of the landscaping regulations for Subdistrict 1 as being most suitable for planting in this subdistrict, and the city strongly encourages the use of these trees as street trees. It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating street trees in the parkway. For more information regarding the parkway landscape permit requirement, consult Section 51P-317.112 of this article.

(8) Additional provisions. All lots must have a sidewalk along the street frontage with a minimum unobstructed width of four feet.

(f) Subdistrict 5 (Industrial).

(1) Purpose. To consolidate and concentrate industrial, warehouse, distribution, and commercial business service land uses in a contiguous area; and to minimize negative impacts on residential areas.

(2) 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.
-- Catering service.
-- Custom business services.
-- Custom woodworking, furniture construction, or repair.
-- Electronics service center.
-- Job or lithographic printing.
-- Labor hall.
-- Machine or welding shop.
-- Machinery, heavy equipment, or truck sales and services.
-- Medical or scientific laboratory.
-- Technical school.
-- Tool or equipment rental.
-- Vehicle or engine repair or maintenance.

(C) Industrial uses.

-- Art or craft production facility. *[See Section 51P-317.110.5.]*
-- Industrial (inside). *[If this use is potentially incompatible, it is permitted by SUP only. See Section 51A-4.203(a).]*
-- Industrial (inside) for light manufacturing.
-- Industrial (outside). *[Potentially incompatible uses are not permitted. See Section 51A-4.203(a).]*
-- Metal salvage facility. *[SUP]*
-- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(D) Institutional and community service uses.

-- Cemetery or mausoleum. *[SUP]*
-- Child-care facility.
-- Church.
-- Hospital.
-- Public or private school. *[SUP]*

(E) Lodging uses.

-- Hotel or motel.
-- Lodging or boarding house.

(F) Miscellaneous uses.

-- Carnival or circus (temporary). *[By special authorization of the building official.]*
-- Temporary construction or sales office.

(G) Office uses.

-- Financial institution without drive-in window.

-- Financial institution with drive-in window. *[DIR]*
-- Medical clinic or ambulatory surgical center.
-- Office.

(H) Recreation uses.

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

(I) Residential uses.

None permitted.

(J) Retail and personal service uses.

-- Auto service center.
-- Bar, lounge, or tavern.
-- Business school.
-- Car wash.
-- Commercial parking lot or garage.
-- 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.
-- Home improvement center, lumber, brick, or building materials sales yard.
-- Household equipment and appliance repair.
-- Liquor store.
-- Mortuary, funeral home, or commercial wedding chapel.
-- Motor vehicle fueling station.
-- Nursery, garden shop, or plant sales.
-- Personal service uses.
-- Restaurant with drive-in or drive-through service. *[DIR]*
-- Restaurant without drive-in or drive-through service.
-- Taxidermist.
-- Temporary retail use.
-- Theater.
-- Vehicle display, sales, and service.

(K) Transportation uses.

-- Commercial bus station and terminal.
-- Heliport.
-- Transit passenger shelter.

(L) Utility and public service uses.

-- Commercial radio or television transmitting station.
-- Electrical substation.

-- Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4).]*
-- Police or fire station.
-- Post office.
-- Radio, television, or microwave tower.
-- Utility or government service center. *[See Section 51P-317.108.]*
-- Utility or government installation other than listed. *[SUP required.]*

(M) Wholesale, distribution, and storage uses.

-- Auto auction. *[SUP]*
-- Contractor's maintenance yard.
-- Freight terminal.
-- Mini-warehouse.
-- Office showroom/warehouse.
-- Outside storage (with visual screening).
-- Petroleum product storage and wholesale. *[SUP]*
-- Recycling collection center.
-- Trade center.
-- Warehouse.

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

(A) The following accessory uses are not permitted in this subdistrict:

-- Day home.
-- Home occupation.
-- Private stable.
-- Swimming pool (private).

(B) In this subdistrict, the following accessory uses are permitted by SUP only:

-- Accessory helistop.
-- Pedestrian skybridges.

(C) In this subdistrict, an SUP may be required for the following accessory use:

-- Accessory medical waste/infectious waste incinerator. *[See Section 51A-4.217(3.1).]*

(4) Yard, lot, and space regulations.

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

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

(B) Side and rear yard. No side and rear yard is required; however, if a side or rear yard is provided, it must be a minimum of 10 feet.

(C) Dwelling unit density. No maximum dwelling unit density.

(D) Floor area ratio. Maximum floor area ratio is 1.0.

(E) Height. Maximum structure height is 70 feet.

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

(G) Lot size. No minimum lot size.

(H) Stories. No maximum number of stories.

(5) Off-street parking and loading. Except as provided in this article, consult the use regulations (Division 51A-4.200) for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Division 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(6) Environmental performance standards. See Article VI.

(7) Landscape regulations. Landscaping must be provided on all property in accordance with Article X of Chapter 51A and this paragraph.

(A) Nonpermeable coverage. Maximum nonpermeable coverage of a lot is 85 percent.

(B) Street trees. The city arborist recommends the list of trees set forth in the street tree subparagraph of the landscaping regulations for Subdistrict 1 as being most suitable for planting in this subdistrict, and the city strongly encourages the use of these trees as street trees. It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating street trees in the parkway. For more information regarding the parkway landscape permit requirement, consult Section 51P-317.112 of this article.

(8) Additional provisions. All lots must have a sidewalk along the street frontage with a minimum unobstructed width of four feet.

(g) Subdistrict 6 (Old City Park Institutional).

(1) Purpose. To encourage the preservation of open space and the development of compatible institutional, residential, and retail land uses; and to protect the city institution of Old City Park.

(2) Main uses permitted.

(A) Agricultural uses.

-- Crop production.

(B) Commercial and business service uses.

-- Custom woodworking, furniture construction, or repair.
-- Machine or welding shop.

(C) Industrial uses.

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

(D) Institutional and community service uses.

-- Church.
-- Community service center.
-- Library, art gallery, or museum.
-- Public or private school.

(E) Lodging uses.

-- Hotel or motel.
-- Lodging or boarding house.

(F) Miscellaneous uses.

-- Carnival or circus (temporary). *[By special authorization of the building official.]*
-- Temporary construction or sales office.

(G) Office uses.

-- Office.

(H) Recreation uses.

-- Public park, playground, or golf course.

(I) Residential uses.

None permitted.

(J) Retail and personal service uses.

-- Commercial amusement (inside). *[SUP may be required. See Section 51A-4.210(b)(7)(B).]*
-- Furniture store.
-- Nursery, garden shop, or plant sales.
-- Personal service uses.

-- Restaurant without drive-in or drive-through service.
-- Temporary retail use.
-- Theater.

(K) Transportation uses.

-- Transit passenger shelter.

(L) Utility and public service uses.

-- Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4).]*
-- Police or fire station.
-- Post office.
-- Utility or government installation other than listed. *[SUP]*

(M) Wholesale, distribution, and storage uses.

None permitted.

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

(A) The following accessory uses are not permitted in this subdistrict:

-- Accessory helistop.
-- Accessory medical/infectious waste incinerator
-- Accessory outside sales.
-- Accessory outside storage.
-- Accessory pathological waste incinerator.
-- Day home.
-- Home occupation.
-- Private stable.
-- Swimming pool (private).

(B) In this subdistrict, the following accessory use is permitted by SUP only:

-- Pedestrian skybridges.

(4) Yard, lot, and space regulations.

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

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

(B) Side and rear yard. No side and rear yard is required; however, if a side or rear yard is provided, it must be a minimum of 10 feet.

(C) Dwelling unit density. No maximum dwelling unit density.

(D) Floor area ratio. Maximum floor area ratio is 0.5.

(E) Height. Maximum structure height is 70 feet.

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

(G) Lot size. No minimum lot size.

(H) Stories. No maximum number of stories.

(5) Off-street parking and loading. Except as provided in this article, consult the use regulations (Division 51A-4.200) for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(6) Environmental performance standards. See Article VI.

(7) Landscape regulations. Landscaping must be provided on all property in accordance with Article X of Chapter 51A and this paragraph.

(A) Nonpermeable coverage. Maximum nonpermeable coverage of a lot is 85 percent.

(B) Street trees. The city arborist recommends the list of trees set forth in the street tree subparagraph of the landscaping regulations for Subdistrict 1 as being most suitable for planting in this subdistrict, and the city strongly encourages the use of these trees as street trees. It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating street trees in the parkway. For more information regarding the parkway landscape permit requirement, consult Section 51P-317.112 of this article.

(8) Additional provisions. All lots must have a sidewalk along the street frontage with a minimum unobstructed width of six feet. (Ord. Nos. 20395; 20822; 22003; 23144; 23921; 24014; 24017; 24430; 24503; 24826; 24872; 25160; 26102; 27133; 27402; 27573; 29197)

SEC. 51P-317.112. LANDSCAPING IN THE PARKWAY.

(a) Private license granted.

(1) The city council hereby grants a revocable, non-exclusive license to the owners, or with the written consent of the owner, to the tenants (“property owner”) of all property in this district for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this article. A property owner is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit in accordance with the Dallas Building Code, or Subsection (b) of this section. This private license

shall not terminate at the end of any specific time period, however, the city council reserves and has the absolute right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city of the necessity for such termination shall be final and binding and the city shall become entitled to possession of the premises without giving any notice and without the necessity of legal proceedings to obtain possession whenever in its judgment the purpose or use of this license is inconsistent with the public use of the right-of-way or when the purpose or use of this license is likely to become a nuisance or a public safety issue. Upon termination of the license by the director, each property owner shall remove all improvements and installations in the public rights-of-way in a manner satisfactory to the director of public works and transportation.

(2) A property owner is not required to comply with any landscaping requirement if compliance is made impossible due to the property management director's revocation of a landscape permit or the revocation of the license granted herein affecting landscaping.

(3) Upon the installation of landscaping in the public rights-of-way, the property owner shall procure, pay for and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the license granted herein, with combined single limits of liability for bodily injury and property damage of not less than $1,000,000 for each occurrence, $2,000,000 annual aggregate. Coverage under this liability policy shall be on an "occurrence" basis and the city shall be named as additional insured. Proof of such insurance shall be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, 1/C/North, Dallas, Texas 75201 and the policy shall provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent same are covered by this liability insurance policy.

(4) Each property owner shall be responsible for maintaining the landscaping in good repair and condition and to keep the premises safe and from deteriorating in value or condition, at no expense to the city, and the city shall be absolutely exempt from any requirements to make repairs or to maintain the landscaping. The granting of a license for landscaping under this section does not release the property owner from liability in the installation or maintenance of trees or landscaping in the public right-of-way.

(b) Parkway landscape permit.

(1) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees or other amenities in the parkway. An application for a parkway landscape permit must be made to the director of public works and transportation before an application for a building permit is made for work on the lot. The application must be in writing on a form approved by the director and accompanied by plans or drawings showing the area of the parkway affected and the planting or other amenities proposed.

(2) Upon receipt of the application and any required fees, the director shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the director determines that the construction and planting or other amenities proposed will not be inconsistent with and will not

unreasonably impair the public use of the right-of-way, the director shall issue a parkway landscape permit to the property owner; otherwise, the director shall deny the permit.

(3) A property owner is not required to comply with any parkway landscaping requirement of this article if compliance is made impossible due to the director's denial of a parkway landscape permit.

(4) A parkway landscape permit issued by the director is subject to immediate revocation upon written notice if at any time the director determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way. The property owner is not required to comply with any parkway landscaping requirement of this section if compliance is made impossible due to the director's revocation of a parkway landscape permit.

(5) The issuance of a parkway landscape permit under this section does not excuse the property owner, his agents, or employees from liability in the installation or maintenance of trees or other amenities in the public right-of-way. (Ord. Nos. 20395; 24826; 24872; 25160)

SEC. 51P-317.112.1. PEDESTRIAN AMENITIES IN THE PARKWAY.

(a) Private license granted.

(1) The city council hereby grants a revocable, non-exclusive license to the owners, or with the written consent of the owners, to the tenants (“property owner”) of all parkway property in Subdistrict 1, 2, 3, 3A, and 4 (the “premises”) for the exclusive purpose of authorizing compliance with the enhanced pedestrian amenities provisions of this article. A property owner is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway amenities permit in accordance with the Dallas Building Code, or Subsection (b) of this section. This private license shall not terminate at the end of any specific time period, however, the city council reserves and has the absolute right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city of the necessity for such termination shall be final and binding and the city shall become entitled to possession of the premises without giving any notice and without the necessity of legal proceedings to obtain possession whenever in its judgment the purpose or use of this license is inconsistent with the public use of the right-of-way or when the purpose or use of this license is likely to become a nuisance or a public safety issue. Upon termination of the license by the director, each property owner shall remove all improvements and installations in the public rights-of-way in a manner satisfactory to the director of public works and transportation.

(2) A property owner is not required to comply with any enhanced pedestrian amenities requirement if compliance is made impossible due to the property management director’s revocation of a parkway amenities permit or the revocation of the license granted herein affecting enhanced pedestrian amenities.

(3) Upon the installation of enhanced pedestrian amenities in the parkway, the property owner shall procure, pay for and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of

Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the license granted herein, with combined single limits of liability for bodily injury and property damage of not less than $1,000,000 for each occurrence, with a $2,000,000 annual aggregate. Coverage under this liability policy shall be on an “occurrence” basis and the city shall be named as additional insured. Proof of such insurance shall be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, 1/C/North, Dallas, Texas 75201 and the policy shall provide for 30 days prior written notice to the office of risk management of cancellation, expiration, non-renewal or material change in coverage. All subrogation rights for loss or damage against the city are waived to the extent same are covered by the liability insurance policy.

(4) Each property owner shall be responsible for maintaining the enhanced pedestrian amenities in good repair and condition and to keep the premises safe and from deteriorating in value or condition, at no expense to the city, and the city shall be absolutely exempt from any requirements to make repairs or to maintain the enhanced pedestrian amenities. The granting of a license for enhanced pedestrian amenities under this section does not release the property owner from liability in the installation or maintenance of trees, landscaping, and enhanced pedestrian amenities in the parkway.

(b) Parkway pedestrian amenities permit.

(1) It is the responsibility of the property owner to apply for and obtain a parkway pedestrian amenities permit before locating trees or other amenities in the parkway. An application for a parkway pedestrian amenities permit must be made to the director of public works and transportation before an application for a building permit is made for work on the lot. The application must be in writing on a form approved by the director and accompanied by plans or drawings showing the area of the parkway affected and the planting or other amenities proposed.

(2) Upon receipt of the application and any required fees, the director shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the director determines that the construction and planting or other amenities proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, the director shall issue a parkway pedestrian amenities permit to the property owner; otherwise, the director shall deny the permit.

(3) A parkway pedestrian amenities permit issued by the director is subject to immediate revocation upon written notice if at any time the director determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way.

(4) A property owner is not required to comply with any enhanced pedestrian amenities requirement of this section if compliance is made impossible due to the director's denial or revocation of a parkway pedestrian amenities permit.

(5) The issuance of a parkway pedestrian amenities permit under this section does not excuse the property owner, his agents, or employees from liability in the installation or maintenance of trees or other amenities in the public right-of-way.

(c) Enhanced pedestrian amenities. Enhanced pedestrian amenities refer to a higher standard of improvements in the enhanced pedestrian amenities area, aimed at increasing the attractiveness of the street for pedestrians. These amenities may be provided by

property owners in order to take advantage of such incentives as increased ground coverage, reduced parking requirements, increased remote parking distance, and exemption from minimum permeable surface and site tree requirements.

(1) An enhanced pedestrian amenities area may not extend more than 30 feet from the curb, and must be accessible to the public at all times.

(2) To qualify, enhanced pedestrian amenities must be located on the lot or in the parkway abutting the lot receiving amenities credit.

(3) The following minimum amenity standards must be provided in order to qualify for the enhanced pedestrian amenity incentives provided in this article:

(A) Street trees. A minimum of one street tree per 25 feet of frontage in the pedestrian amenities area.

(B) Enhanced sidewalks.

(i) Enhanced sidewalks must be located within the pedestrian amenities area. (See Section 51P-317.111 for minimum unobstructed sidewalk requirements for each subdistrict.)

(ii) For lots fronting on Akard Street, Belleview Street, East Griffin Street, West Griffin Street, and Lamar Street, a minimum sidewalk width of 10 feet must be provided.

(iii) For lots fronting on all other streets, a minimum sidewalk width of eight feet must be provided.

(iv) For lots with structure constructed before March 27, 2002 (effective date of Ordinance No. 24872 that established the pedestrian amenities regulations), if the building official determines that a structure's location makes the required minimum sidewalk width regulations unenforceable,

(aa) a minimum sidewalk width of six feet must be provided if the sidewalk is abutting an existing curb, or

(bb) a minimum sidewalk width of five feet must be provided if the sidewalk is not abutting the existing curb.

(C) Canopies and awnings. A minimum of 20 percent of the street facing facade width.

(3) The following optional amenities are encouraged and may be provided in addition to the minimum requirements specified above. These optional amenities are considered to be enhanced pedestrian amenities for the purpose of Subsections 51P-317.112.1(a) and (b), and are subject to the conditions in Paragraph 51P-317.112.1(c)(4):

(A) Flag poles.

(B) Public art.

(C) Tree or shrub planters.

(D) Water fountains.

(E) Newspaper racks.

(F) Pedestrian street lamps. A minimum of one per 50 feet of frontage in the pedestrian amenities area.

(G) Bicycle parking racks. A minimum of 5 bicycle parking spaces per 100 foot of frontage in the pedestrian amenities area.

(H) Benches. A minimum of one per 100 feet of frontage in the pedestrian amenities area.

(I) Trash receptacles. A minimum of one per 100 feet of frontage in the pedestrian amenities area.

(4) The following conditions must be met for provision of enhanced pedestrian amenities:

(A) All amenities must be placed in a manner that does not impede the movements of pedestrians on the sidewalk and automobiles on the street.

(B) All amenities must be placed in a manner that does not obstruct visibility triangles at street intersections. (Ord. Nos. 24872; 25160; 27133; 27322)

SEC. 51P-317.113. NONCONFORMING USES AND STRUCTURES.

(a) The provisions of Section 51A-4.704 relating to nonconforming uses and structures apply to all uses and structures in this district, except as provided in this section.

(b) The right to operate a nonconforming use in this district shall automatically terminate on January 21, 2013, or ten years after the date the use became nonconforming, whichever is later.

(c) An owner of a nonconforming use in this district may request an extension of the compliance deadline in Subsection (b) by filing an application with the director on a form provided by the city for that purpose. The application must be filed at least 180 days before the deadline in Subsection (b). If a fee is required, the application shall not be considered filed until the fee is paid. Failure to timely file a complete application for extension shall constitute a waiver of the right to contest the reasonableness of the deadline in Subsection (b).

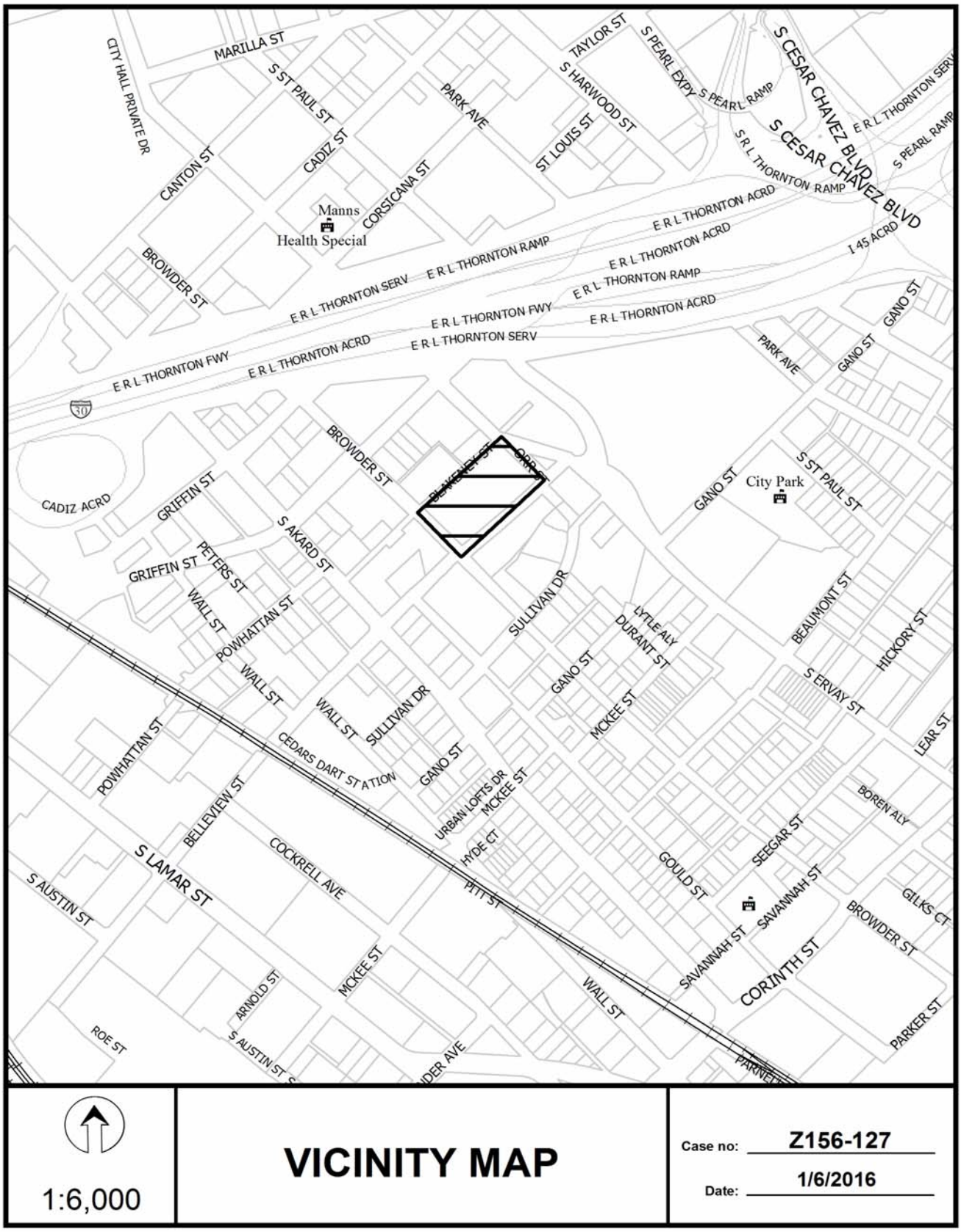
(d) Upon the filing of a complete application for extension, the board shall, in accordance with the law, determine whether it is necessary to extend the compliance deadline for the nonconforming use. The board shall consider the factors listed in Section 51A-4.704(a)(1)(D) in determining whether to grant the request for extension.

(e) If, based on evidence presented at the public hearing, the board finds that additional time is needed to recoup the owner's actual investment in the use before the use became nonconforming, the board shall grant the request for extension and establish a new

compliance deadline consistent with its determination of a reasonable amortization period; otherwise, the board shall deny the request. If the board denies the request, the right to operate the nonconforming use shall automatically terminate on the deadline in Subsection (b), or 30 days after the date of the board's decision to deny, whichever is later. (Ord. Nos. 20395; 24826; 24872; 25160)

SEC. 51P-317.114. CERTIFICATE OF OCCUPANCY CONDITIONED ON COMPLIANCE.

The building official shall not issue a certificate of occupancy for a use on the Property until there has been full compliance with this article and with the construction codes and all other applicable ordinances, rules, and regulations of the city. (Ord. Nos. 20395; 24826; 26102)

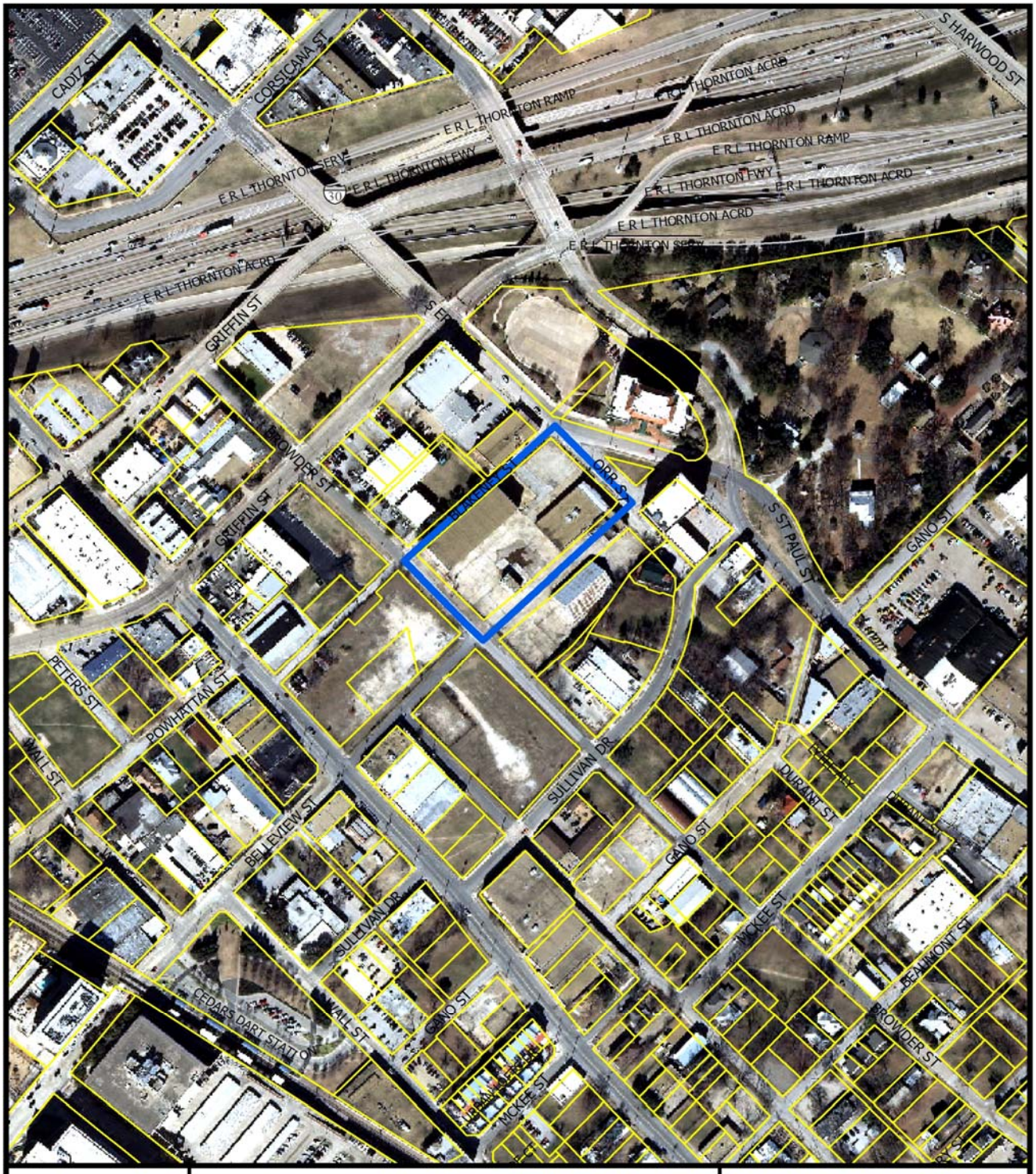


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VICINITY MAP

Case no: Z156-127

Date: 1/6/2016

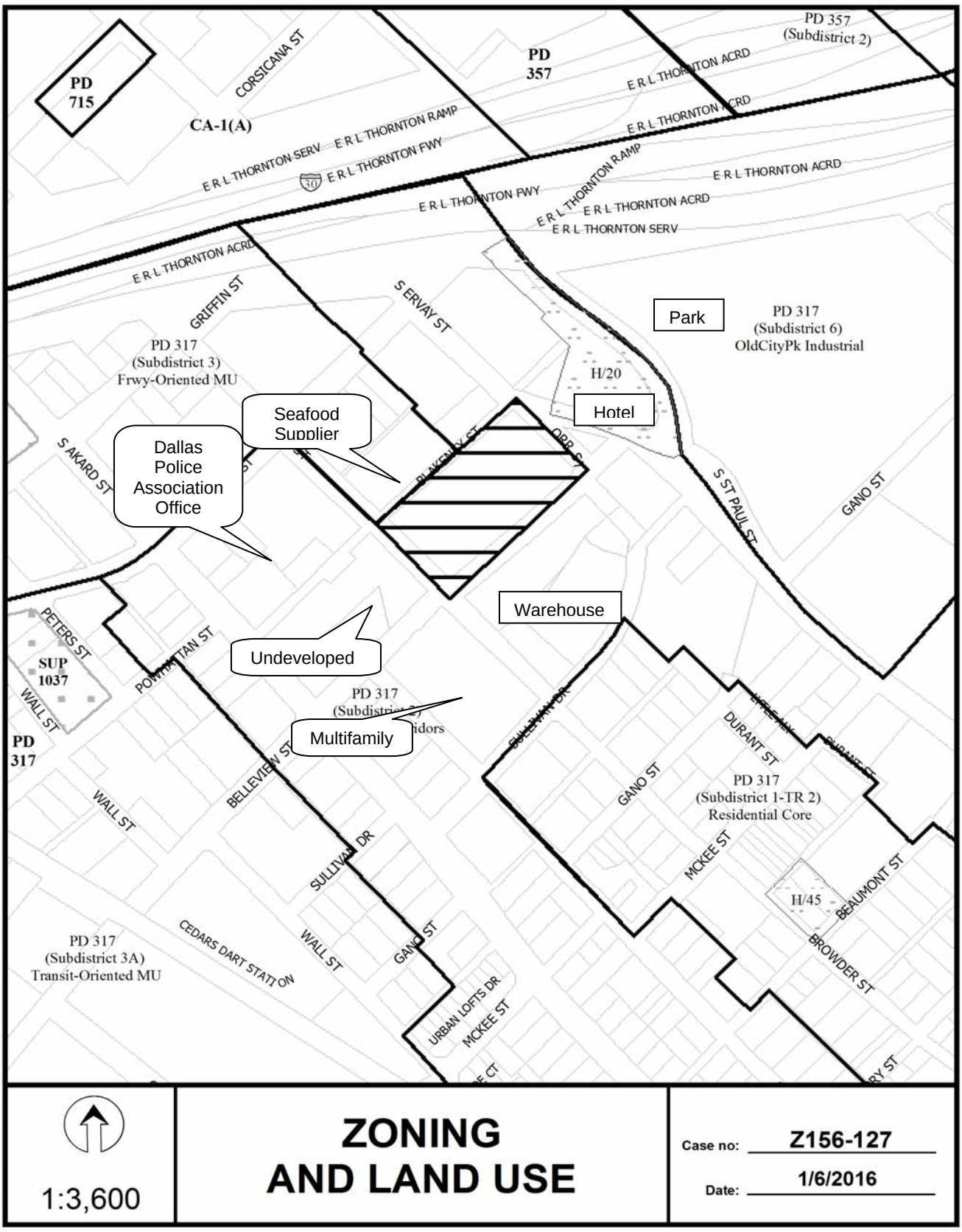


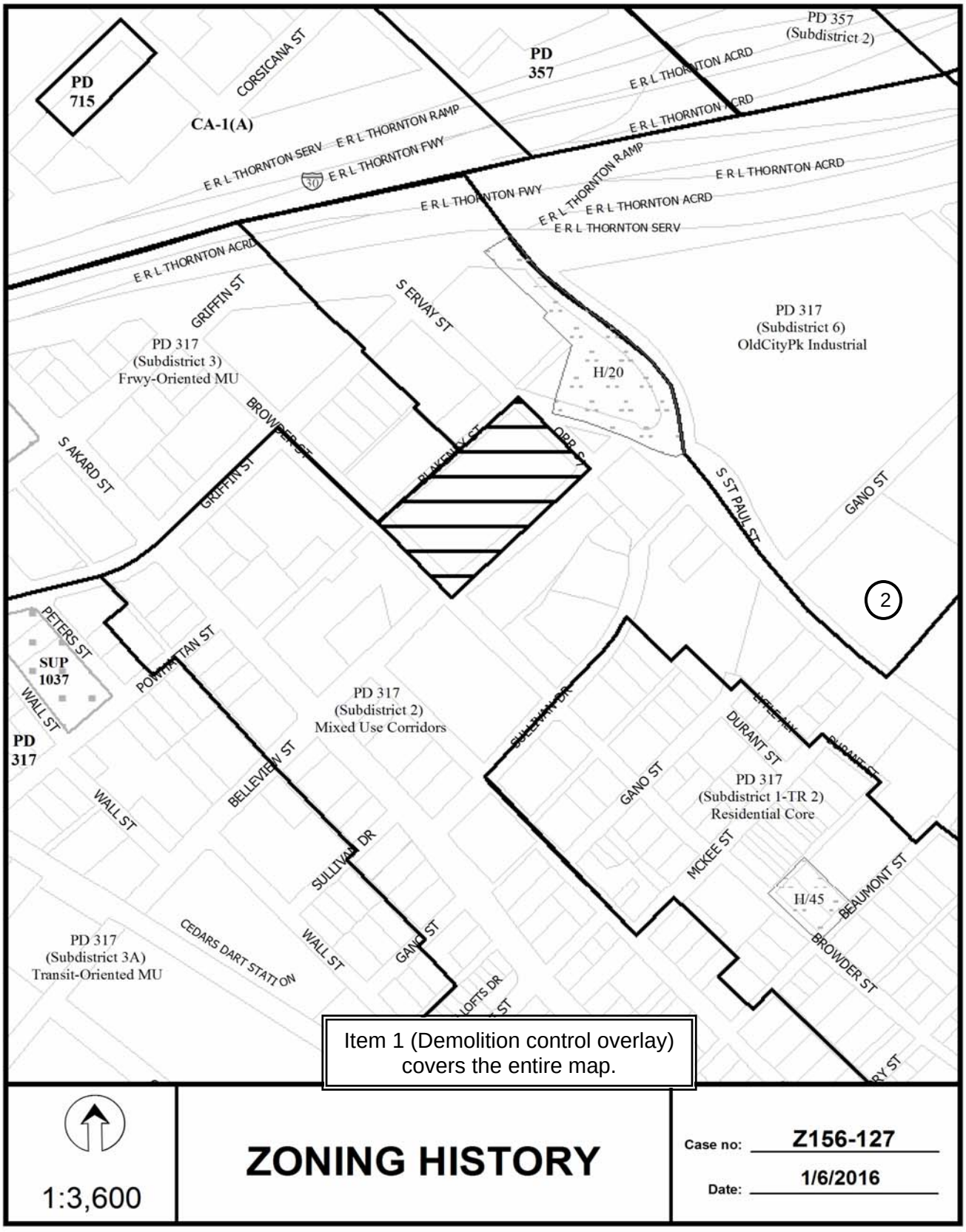
1:3,600

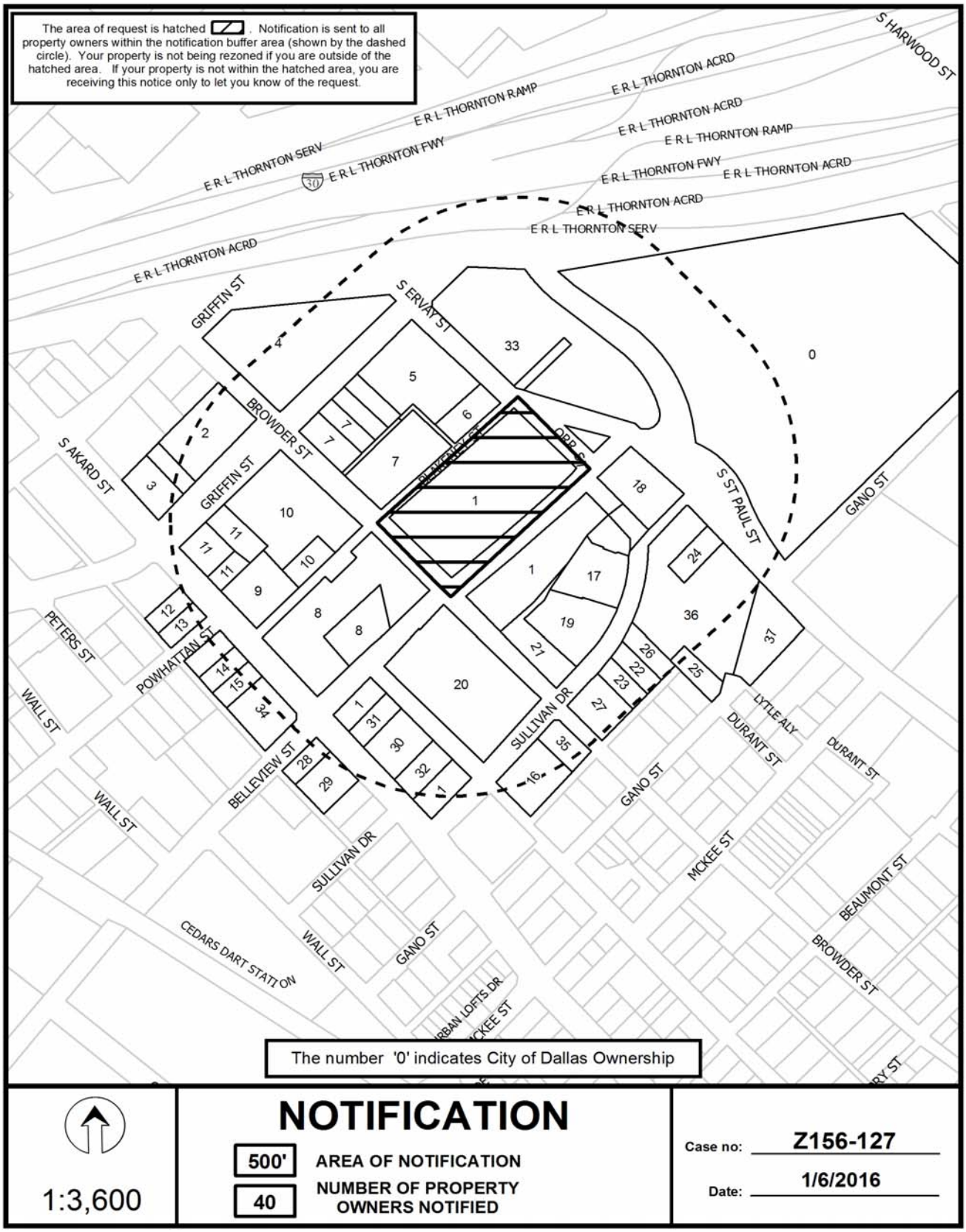
AERIAL MAP

Case no: Z156-127

Date: 1/6/2016


PD 715
CORSICANA ST
CA-1(A)
PD 357
PD 357 (Subdistrict 2)
E R L THORNTON ACRD
E R L THORNTON SERV
E R L THORNTON RAMP
E R L THORNTON FWY
E R L THORNTON ACRD
E R L THORNTON RAMP
E R L THORNTON FWY
E R L THORNTON ACRD
E R L THORNTON ACRD
E R L THORNTON SERV
E R L THORNTON ACRD
GRIFFIN ST
S ERVAY ST
Park
PD 317 (Subdistrict 6) OldCityPk Industrial
PD 317 (Subdistrict 3) Frwy-Oriented MU
H/20
Hotel
Seafood Supplier
Dallas Police Association Office
S AKARD ST
S ST PAUL ST
GANO ST
Warehouse
PETERS ST
SUP 1037
WALL ST
POWHATTAN ST
Undeveloped
PD 317
PD 317 (Subdistrict 2)
Multifamily
SULLIVAN DR
DURANT ST
BELLEVIEW ST
WALL ST
GANO ST
PD 317 (Subdistrict 1-TR 2) Residential Core
MCKEE ST
H/45
BEAUMONT ST
BROWDER ST
PD 317 (Subdistrict 3A) Transit-Oriented MU
CEDARS DART STATION
WALL ST
GANO ST
URBAN LOFTS DR
MCKEE ST
1:3,600
ZONING AND LAND USE
Case no: Z156-127
Date: 1/6/2016


PD 715
CORSICANA ST
CA-1(A)
PD 357
PD 357 (Subdistrict 2)
E R L THORNTON SERV
E R L THORNTON RAMP
E R L THORNTON FWY
E R L THORNTON ACRD
GRIFFIN ST
S ERVAY ST
PD 317 (Subdistrict 3) Frwy-Oriented MU
PD 317 (Subdistrict 6) OldCityPk Industrial
H/20
S AKARD ST
BROWDER ST
BLAKELY CT
ORR ST
S ST PAUL ST
GANO ST
2
PETERS ST
SUP 1037
WALL ST
POYDRAS ST
PD 317
PD 317 (Subdistrict 2) Mixed Use Corridors
BELLEVIEW ST
SULLIVAN DR
DURANT ST
PD 317 (Subdistrict 1-TR 2) Residential Core
MCKEE ST
H/45
BEAUMONT ST
CEDARS DART STATION
PD 317 (Subdistrict 3A) Transit-Oriented MU
LOFTS DR
Item 1 (Demolition control overlay) covers the entire map.
1:3,600
ZONING HISTORY
Case no: Z156-127
Date: 1/6/2016


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.
S HARWOOD ST
E R L THORNTON RAMP
E R L THORNTON ACRD
E R L THORNTON SERV
E R L THORNTON FWY
E R L THORNTON ACRD
E R L THORNTON RAMP
E R L THORNTON FWY
E R L THORNTON ACRD
E R L THORNTON ACRD
E R L THORNTON SERV
E R L THORNTON ACRD
GRIFFIN ST
S ERVAY ST
BROWDER ST
S AKARD ST
GRIFFIN ST
S ST PAUL ST
GANO ST
PETERS ST
POWHATTAN ST
WALL ST
BELLEVIEW ST
SULLIVAN DR
LYTLE ALY
DURANT ST
DURANT ST
WALL ST
SULLIVAN DR
MCKEE ST
BEAUMONT ST
CEDARS DART STATION
WALL ST
GANO ST
BROWDER ST
URBAN LOFTS DR
CKEE ST
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
40
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z156-127
Date: 1/6/2016

01/06/2016

Notification List of Property Owners

Z156-127

40 Property Owners Notified

Label #	*Address*		*Owner*
1	1311	S ERVAY ST	MATTHEWS CCH PARTNERS LP
2	1409	E GRIFFIN ST	CAUDILL DOUG
3	1407	N GRIFFIN ST	COOK PAUL D
4	1506	N GRIFFIN ST	TCH BROWDER ST LLC &
5	1201	S ERVAY ST	BOWDON FAMILY FOUNDATION THE
6	1219	S ERVAY ST	BAKER JAY E II
7	1220	BROWDER ST	SEAFOOD SUPPLY CO INC
8	1300	S AKARD ST	DALLAS POLICE ASSOCIATION
9	1214	S AKARD ST	CRABTREE DONALD H
10	12	BLAKENEY ST	DALLAS POLICE ASSOC
11	1200	S AKARD ST	KORDI MORTEZA ET AL
12	1209	S AKARD ST	FREEMAN WANDA
13	1213	S AKARD ST	STANLEY RON
14	1301	S AKARD ST	RIGGS CHILDRENS 1999 TR
15	1311	S AKARD ST	CURTIN RICHARD D
16	1400	SULLIVAN DR	BLUESKY STUDIOS LLC
17	1525	SULLIVAN DR	HILL CARL
18	1401	S ERVAY ST	GULF CONE LOFTS LP
19	1507	SULLIVAN DR	HILL CARL L
20	1400	BELLEVIEW ST	1400 BELLEVIEW LP
21	1501	SULLIVAN DR	PARK PLACE DEVELOPMENT CO
22	1512	SULLIVAN DR	LEONG HERBERT & EDNA TR
23	1508	SULLIVAN DR	BENNETT ANDREW JOSEPH
24	1507	S ERVAY ST	I L & K L INC
25	1521	GANO ST	NORTH CEDARS THIRTY LLC
26	1514	SULLIVAN DR	LOPEZ DOMINGO & MIGUEL

Label #	*Address*		*Owner*
27	1500	SULLIVAN DR	LEBROM PPTIES LLC
28	1401	S AKARD ST	DODD EDUC & SUPPORT INC
29	1407	S AKARD ST	HICKS BRAD
30	1408	S AKARD ST	RIDGE NANCY LLC
31	1404	S AKARD ST	CHRYSLER S A
32	1418	S AKARD ST	MATTHEWS CCH PARTNERS LP
33	1312	S ERVAY ST	AMBASSADOR HOTEL PARTNERS LP
34	1315	S AKARD ST	THOMAS CLIFTON WADE
35	1412	SULLIVAN DR	HAU HA & HUYNH
36	1601	S ERVAY ST	NORTH CEDARS THIRTY LLC
37	1601	S ERVAY ST	NORTH CEDARS THIRTY LLC
38	1529	SULLIVAN ST	CAUDILL DOUGLAS W &
39	1529	SULLIVAN ST	CHESTNUT ROBERT
40	1529	SULLIVAN ST	LJUNGAR KENNETH R

CITY PLAN COMMISSION **THURSDAY, MARCH 3, 2016**

Planner: Sarah May

FILE NUMBER: Z156-163(SM) **DATE FILED:** December 11, 2015

LOCATION: Northeast corner of Lake June Road and Guard Drive

COUNCIL DISTRICT: 5 **MAPSCO:** 57-M

SIZE OF REQUEST: Approx. 3.7 acres **CENSUS TRACT:** 115.00

REPRESENTATIVE: Michael R. Coker

APPLICANT / OWNER: Lindsay A. Fleck, Trustee

REQUEST: An application for a Specific Use Permit for a mini-warehouse use, 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, and an amendment to deed restrictions on property zoned an MU-1 Mixed Use District with a D-1 Liquor Control Overlay.

SUMMARY: The purpose of this request is to: (1) allow for the construction of a mini-warehouse and an accessory office use on the northern half of the request site, (2) allow for the sale of alcohol for off-premise consumption in conjunction with a general merchandise or food store on the southern half of the request site, and (3) amend deed restrictions to allow a mini-warehouse use and a motor vehicle fueling station use. The applicant has indicated they would like to make modifications to the request including, but not limited to, submitting a landscape plan for the mini-warehouse use. Therefore, the item needs to be held under advisement.

STAFF RECOMMENDATION: **Hold under advisement until March 17, 2016**

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

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

1. *Compatibility with surrounding uses and community facilities* – The proposed mini-warehouse facility is located on the northern part of the property and shares its vehicular access with the other uses on the property. The buildings are limited to 24 feet in height, which restricts the use to a compatible scale to surrounding properties. It also is required to comply with proposed elevations that prohibit blank walls facing the residential neighbors.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The use neither contributes to nor is detrimental to the public welfare.

3. *Not a detriment to the public health, safety, or general welfare* – This use will not be a detriment to the public health, safety or general welfare of the community.

4. *Conforms in all other respects to all applicable zoning regulations and standards* – The proposed use will comply with all applicable zoning regulations and standards.

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings of **the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less** specific use permit based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The sale of alcoholic beverages in conjunction with other retail sales will not affect compatibility with surrounded uses.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The sale of alcoholic beverages in conjunction with an existing general merchandise or food store does not appear to negatively impact the adjacent properties.

3. *Not a detriment to the public health, safety, or general welfare* – The general merchandise or food store uses must comply with Chapter 12B (Convenience Store) requirements. The purpose of regulating convenience stores is to protect the health, safety, and welfare of the citizens of the City of Dallas by reducing the occurrence of crime, preventing the escalation of crime, and increasing the successful prosecution of crime that occurs in convenience stores in the city. In addition, conditions and time periods for the use provide opportunity for continued evaluation of the site.

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

BACKGROUND INFORMATION

On July 30, 2008, an application was submitted for an MU-1 Mixed Use District with deed restrictions and a D-1 Liquor Control Overlay on property zoned an LI Light Industrial District with a D-1 Liquor Control Overlay (Z078-272).

On September 18, 2008, the City Plan Commission held the case under advisement in order to allow the applicant to facilitate a neighborhood meeting to discuss the revised deed restrictions and on October 16, 2008, the City Plan Commission recommended approval of the application. 42 property owners were notified; one property owner was in favor (the area of request's property owner) and two property owners were opposed.

On December 10, 2008, the City Council approved the application. 42 property owners were notified; 2 property owners were in favor (one was the area of request's property owner) and three property owners were opposed.

Zoning History: There has been one recent zoning case in the area in the past five years.

1. **Z145-322** On January 13, 2016, the City Council approved an application for a Specific Use Permit for a utility or government installation other than listed on property zoned an LI Light Industrial District located on the east line of Guard Drive, north of Lake June Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	ROW
Lake June Road	Principal Arterial	Minimum-6 lanes-Divided; 100' ROW
Guard Drive	Local	100 ft.

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that it will not have a detrimental impact on the surrounding street system. A traffic impact analysis is included in the CPC docket for this hearing.

STAFF ANALYSIS

Comprehensive Plan: The *forwardDallas! Comprehensive Plan* designates the area of request in the Urban Neighborhood Building Block.

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

While the mini-warehouse use could provide a service to neighborhood residents, it may not be a desirable long-term use envisioned by the Comprehensive Plan. Consequently, staff does not recommend automatic renewals.

Land Use Compatibility:

	Zoning	Land Use
Site	MU-1 with deed restrictions	Undeveloped
North	LI	Future park maintenance facility
East and West	R-7.5(A)	Single Family
South	PD 533 (Subdistrict 2)	Auto repair use

The site is currently undeveloped and is surrounded by a vacant armory building (future site of a park maintenance facility) to the north, auto repair uses to the south, and single family uses to the east and west (immediately west of the site is a DART light railway). The most sensitive surrounding use is the residential neighborhood to the west, across Guard Drive. The request is compatible with these surrounding uses because the mini-warehouse use will be constricted by conditions will limit the hours of operation and is proposed to be granted for ten years so that the site can be re-evaluated at that time. The request also seeks a specific use permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet. The period of approval recommended for alcohol sales in conjunction with the general merchandise or food store less than 3,500 square feet provides an opportunity to review the site to ensure it is compatible with the surrounding properties with periodic reviews.

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.

Lastly, the request seeks to amend the deed restrictions that were adopted by Council in 2008. The original deed restrictions are included in this report and the request seeks to not prohibit mini-warehouse and motor vehicle fueling stations and therefore have them revert to the underlying zoning district. The MU-1 District allows motor vehicle fueling stations by right and allows mini-warehouse uses by specific use permit.

Staff recommends to **hold** this case under advisement to allow for staff review of the landscape plan and elevation plans for the mini-warehouse that the applicant has volunteered to provide.

Parking: Pursuant to the Dallas Development Code, off-street parking and loading must be provided in accordance with Division 51A-4.200 for the specific off-street parking and loading requirements for each use. Parking will be provided as shown in the site plans. The off-street parking requirements for a general merchandise or food store 3,500 square foot or less is one space for each 200 square feet of floor area. The building's floor area totals approximately 9,940 square feet, but only one suite is included in the SUP request. The suite that is requesting this specific use permit to sell alcohol for off-premise consumption will not exceed 3,500 square feet.

Landscaping: Landscaping must be provided in accordance with Article X, as amended. The applicant has volunteered additional landscaping in the deed restrictions to ensure compatibility with surrounding uses.

LIST OF OFFICERS

WINTERBERRY DEVELOPMENT LLC
P.O. BOX 113267
CARROLLTON, TEXAS 75011
214-253-2444 OFC 888-731-6911 FAX

Noorallah Jooma, Manager

PROPOSED SUP CONDITIONS FOR A MINI-WAREHOUSE

1. USE: The only use authorized by this specific use permit is a mini-warehouse.

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

3. TIME LIMIT: This specific use permit expires on_____, (ten-year period from the passage of this ordinance).

4. LANDSCAPING: Landscaping must be provided as shown on the attached landscape plan.

5. ELEVATION PLANS: Use and development of the property must comply with the attached elevation plans.

6. FLOOR AREA:

   a. The maximum floor area for a mini-warehouse use is 45,800 square feet.

   b. Maximum floor area for the accessory office is 1,000 square feet in the location shown on the attached site plan.

7. HOURS OF OPERATION: The mini-warehouse may only operate between 8:00 a.m. and 9:00 p.m., Monday through Sunday.

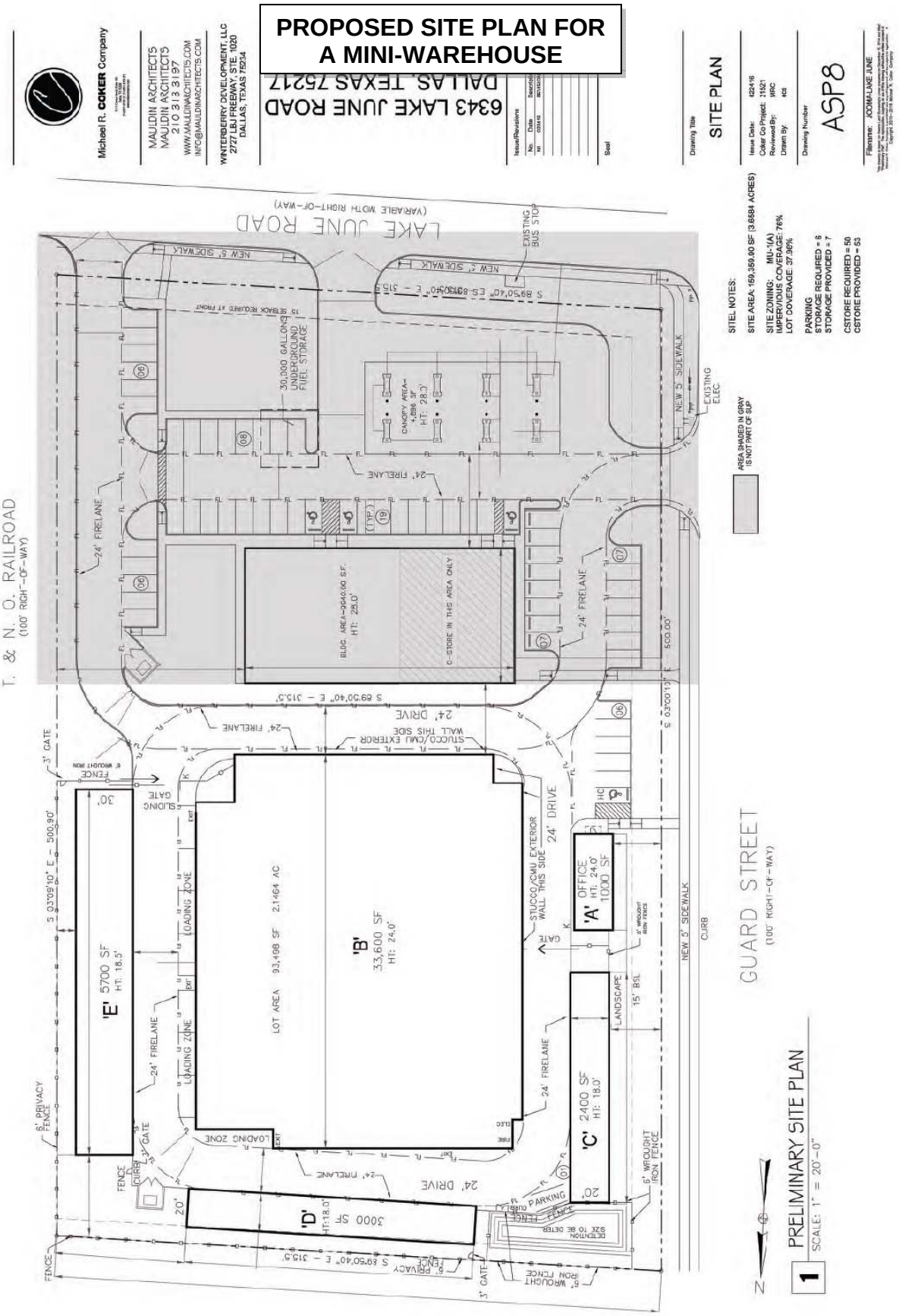
8. INGRESS-EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.

9. OUTSIDE STORAGE: Outside storage of vehicles, parking for vehicles for rent, and parking of boats or equipment is prohibited.

10. SCREENING: An eight-foot-high solid screening fence must be provided and maintained along Guard Drive in the location shown on the attached site plan.

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 FOR
A MINI-WAREHOUSE
6343 LAKE JUNE ROAD
DALLAS, TEXAS 75217
WINTERBERRY DEVELOPMENT, LLC
2727 LBJ FREEWAY, STE. 1020
DALLAS, TEXAS 75234
MAULDIN ARCHITECTS
MAULDIN ARCHITECTS
210 313 3197
WWW.MAULDINARCHITECTS.COM
INFO@MAULDINARCHITECTS.COM
Michael R. COKER Company
SITE PLAN
ASP8
LAKE JUNE ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)
T. & N. O. RAILROAD
(100' RIGHT-OF-WAY)
GUARD STREET
(100' RIGHT-OF-WAY)
'A' OFFICE HT. 24.0' 1000 SF
'B' 33,600 SF HT: 24.0'
'C' 2400 SF HT: 18.0'
'D' 3000 SF HT:18.0'
'E' 5700 SF HT: 18.5'
LOT AREA 93,498 SF 2.1464 AC
30,000 GALLON UNDERGROUND FUEL STORAGE
CANOPY AREA= 4,896 SF HT: 28.3'
BLDG. AREA=39440.00 S.F. HT: 28.0'
C-STORE IN THIS AREA ONLY
24' FIRELANE
24' DRIVE
LOADING ZONE
LANDSCAPE
PARKING
DETENTION SIZE TO BE DETER
EXISTING BUS STOP
EXISTING ELEC.
NEW 5' SIDEWALK
CURB
6' WROUGHT IRON FENCE
6' PRIVACY FENCE
3' GATE
SLIDING GATE
STUCCO/CMU EXTERIOR WALL THIS SIDE
AREA SHADED IN GRAY IS NOT PART OF SUP
SITEL NOTES:
SITE AREA: 159,359.90 SF (3.6584 ACRES)
SITE ZONING: MU-1(A)
IMPERVIOUS COVERAGE: 76%
LOT COVERAGE: 37.96%
PARKING
STORAGE REQUIRED = 6
STORAGE PROVIDED = 7
CSTORE REQUIRED = 50
CSTORE PROVIDED = 53
Issue Date: 4/24/16
Coker Co Project: 21521
Reviewed By: MRC
Drawn By: KS
Drawing Number
Filename: JOOMP-LAKE JUNE
1 PRELIMINARY SITE PLAN
SCALE: 1" = 20'-0"

PROPOSED SUP CONDITIONS FOR ALCOHOL SALES IN CONJUNCTION WITH A GENERAL MERCHANDISE OR FOOD STORE < 3500 sf

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

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

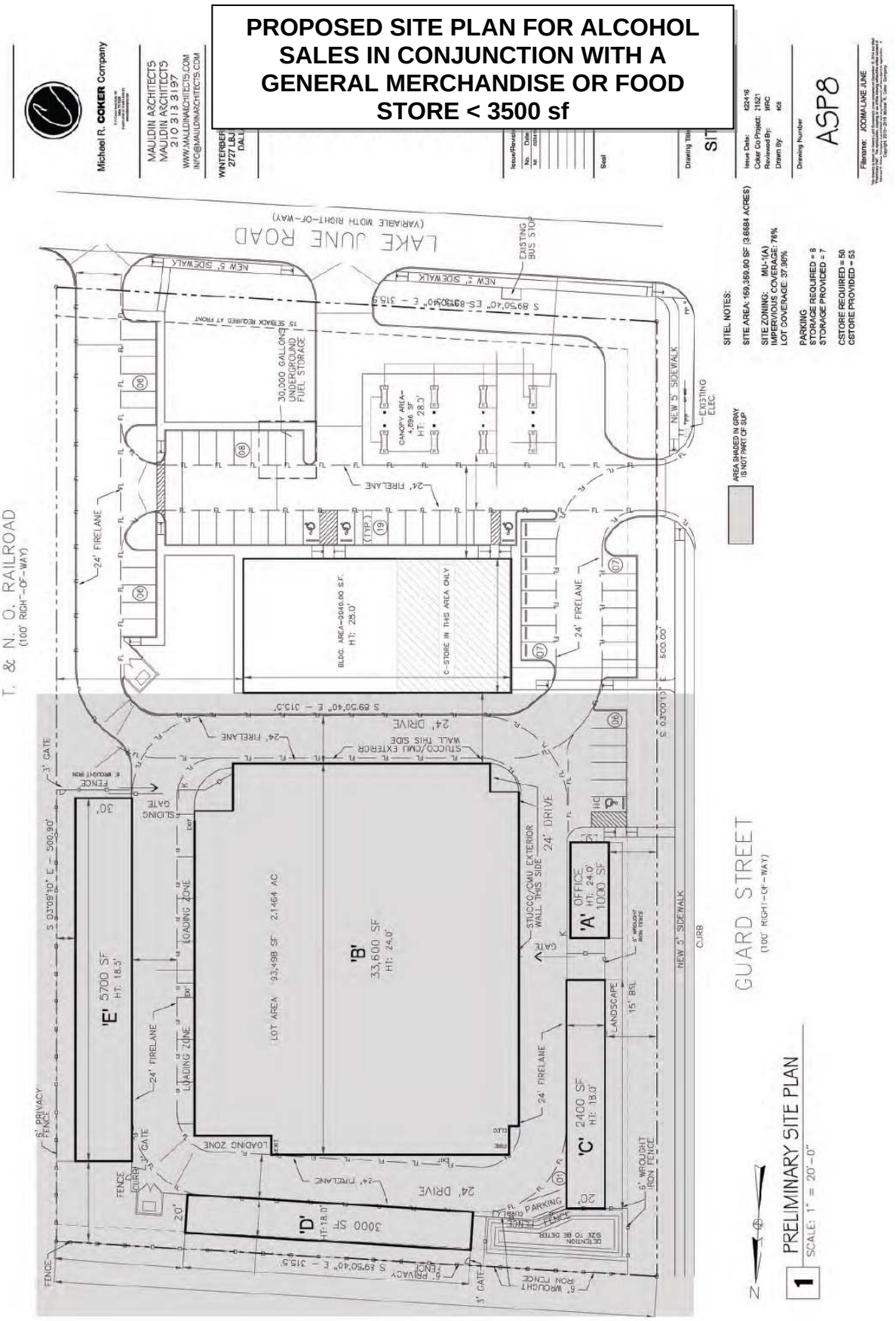
3. TIME LIMIT: This specific use permit expires on (two years), but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application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

4. FLOOR AREA: The maximum floor area is 9,940 square feet.

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

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

PROPOSED SITE PLAN FOR ALCOHOL SALES IN CONJUNCTION WITH A GENERAL MERCHANDISE OR FOOD STORE < 3500 sf



EXISTING DEED RESTRICTIONS

COUNCIL CHAMBER
083375
December 10, 2008

WHEREAS, the deed restrictions in the attached instrument have been volunteered in connection with property located on the northeast corner of Guard Drive and Lake June Road, which is the subject of zoning case No. Z078-272(WE); and

WHEREAS, the City Council desires to accept the deed restrictions in the attached instrument; Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the deed restrictions in the attached instrument are accepted by the City Council of the City of Dallas to be used in conjunction with the development of property that is the subject of Zoning Case No. Z078-272(WE).

Section 2. That these deed restrictions must be filed in the Deed Records of Dallas County, Texas.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED AS TO FORM:

THOMAS P. PERKINS, JR., City Attorney

By _____
Assistant City Attorney

APPROVED BY
CITY COUNCIL

DEC 10 2008

City Secretary

APPROVED _____ APPROVED _____ APPROVED _____
HEAD OF DEPARTMENT DIRECTOR OF FINANCE CITY MANAGER

Z078-272(WE)

083375

DEED RESTRICTIONS

THE STATE OF TEXAS)
)
COUNTY OF DALLAS)

KNOW ALL PERSONS BY THESE PRESENTS:

I.

The undersigned, Lindsay A. Fleck, a Trustee ("the Owner"), is the owner of the following described property ("the Property"), being in particular a tract of land out of the John Beeman Survey, Abstract No. 98, City Block 6235, City of Dallas ("City"), Dallas, County, Texas, and being that same tract of land conveyed to the Owner by Lindsey A. Fleck, Trustee by deed dated January 23, 2001, and recorded in Volume 2001015, Page 4690, in the Deed Records of Dallas County, Texas, and being more particularly described as follows:

Beginning at a point of the intersection of the north line of Lake June Road with the east line of Guard Drive; thence north along the east line of Guard Drive 520.9 feet to point for corner; thence east 315.6 feet to a point for corner on the west right of way line of the T. & N. O. Railroad; thence south 520.9 feet along the west right of way line of the T. & N.O. Railroad to a point for corner on the north line of Lake June Road; thence west along the north line of Lake June Road 315.6 feet to the place of beginning and containing approximately 3.7 acres of land.

II.

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

Definition: Check cashing - a business other than a state or federally chartered bank, credit union, mortgage lender, or savings and loan association, that offers check cashing services and/or loans for payment of a percentage fee for cashing a check or negotiable instrument, "payday loan" businesses that make loans upon assignments of wages received, or businesses that function as deferred presentment companies.

The following uses are prohibited:

(1) Commercial and business service uses.
--Labor hall.

(2) Industrial uses.
--Gas drilling and production.
--Temporary concrete or asphalt batching plant.

(3) Institutional and community service uses.
--Adult day care facility.
--Cemetery or mausoleum.
--College, university or seminary.
--Foster home.
--Hospital.

(4) Lodging uses.
--Extended stay hotel or motel.
--Hotel or motel.

(5) Miscellaneous uses.
--Carnival or circus (temporary).

(6) Residential uses.
--College dormitory, fraternity, or sorority house.
--Multifamily.
--Residential hotel.

(7) Retail and personal service uses.
--Alcoholic beverage establishments. (includes taverns, nightclubs, and lounges)
--Animal shelter or clinic without outside runs.
--Auto service center.
--Car wash.
--Check cashing (includes payday loan establishments)
--Commercial amusement (inside).
--Commercial amusement (outside).
--Commercial parking lot or garage.
--General merchandise or food store 100,000 square feet or more.
--Mortuary, funeral home, or commercial wedding chapel.
--Motor vehicle fueling station.
-- Pawn shops
--Swap or buy shop
--Theater.

(8) Utility and public service uses.
--Commercial radio or television transmitting station.
--Tower/antenna for cellular communication.

(9) Wholesale, distribution, and storage uses.
--Mini-warehouse.
--Recycling buy-back center
--Recycling collection center.
--Recycling drop-off container.
--Recycling drop-off for special occasion collection.

Design Guidelines are as follows:

1. Building facade. To ensure compatibility with the surrounding land uses, a minimum of 50 percent of a building facade, excluding windows and doors, must be masonry materials including stone, cementitious simulated stone, brick, and Portland cement stucco or a combination thereof.

2. Attached dwelling units. Single family structures must be attached dwelling units. Attached dwelling unit means a maximum of five single family structures attached together with a minimum of 60 feet between each group. Each single family structure must have at least two

enclosed off-street parking spaces for each dwelling unit that has direct access to the dwelling unit from the enclosed off-street parking space. Single family structures may not have a dwelling unit above another dwelling unit.

3. Lot size. Minimum lot size is 2,500 sq. ft.

4. Screening.

(a) For residential uses, a minimum eight-foot-high solid screening fence must be provided along the perimeter of the property using wood or masonry materials, (stone, cementitious simulated stone, or brick).

(b) All non-residential uses must be screened if adjacent to residential uses with a minimum eight-foot-high solid screening fence that is setback at least two feet from the shared property line and constructed of wood or masonry materials, (stone, cementitious simulated stone, or brick).

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.

V.

These restrictions are 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 that these restrictions inure to the benefit of the City. The Owner hereby grants the City the right to enforce these restrictions by any lawful means, including filing an action in a court of competent jurisdiction, at law or in equity, against the person violating or attempting to violate these restrictions, either to prevent the violation or to require its correction. If the City substantially prevails in a legal proceeding to enforce these restrictions, the Owner

agrees that the City shall be entitled to recover damages, reasonable attorney's fees, and court costs. For further remedy, the Owner agrees that the City may withhold any certificate of occupancy or final inspection necessary for the lawful use of the Property until these restrictions are complied with. The right of the City to enforce these restrictions shall not be waived, expressly or otherwise.

VII.

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 the provisions of this document.

VIII.

The provisions of this document are hereby declared covenants running with the land and are fully binding on all successors, heirs, and assigns of the Owner who acquire any right, title, or interest in or to the Property, or any part thereof. Any person who acquires any right, title, or interest in or to the Property, or any part thereof, thereby agrees and covenants to abide by and fully perform the provisions of this document.

IX.

Unless stated otherwise in this document, the definitions and provisions of Chapter 51A of the Dallas City Code, as amended, apply and are incorporated into this document as if recited in this document.

X.

The Owner understands and agrees that this document shall be governed by the laws of the State of Texas.

XI.

The Owner certifies and represents that there are no mortgages or liens, other than liens for ad valorem taxes, against the Property if there are no signatures of mortgagees or lienholders subscribed below.

XII.

The invalidation of any provision in this document by any court shall in no way affect any other provision, which shall remain in full force and effect, and to this end the provisions are declared to be severable.

083375

EXECUTED this the 25th day of August, 2008.

Lindsay A. Fleck Trustee
Owner

By: Lindsay A. Fleck
Printed Name: Lindsay A. Fleck
Title: Trustee

CONSENT AND CONCURRENCE OF
LIENHOLDER OR MORTGAGEE

None
Property Lienholder or Mortgagee

By: (Not applicable)
Printed Name: _____
Title: _____

APPROVED AS TO FORM:
THOMAS P. PERKINS, JR., City Attorney

By: _____
Assistant City Attorney

083375

Sample Signature Blocks and Acknowledgments

Form of acknowledgment if the owner is a person.

State of Texas

County of Dallas

This instrument was acknowledged before me on 8.25.08 (date of acknowledgment) by Lindsay A. Fleck (name of person who signed the deed restrictions).

(Notary's stamp here)

Wynn Moore (Notary's signature)
Notary Public in and for
the State of Texas

Wynn Moore
Notary Public, State of Texas
My Commission Expires:
March 11, 2011

PROPOSED AMENDMENT TO DEED RESTRICTIONS

AMENDMENT TO DEED RESTRICTIONS

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

I.

The undersigned, Lindsay A. Fleck, Trustee ("the Owner"), is the owner of the following described property ("the Property"), being in particular a tract of land out of the John Beeman Survey, Abstract No. 98, part of City Block 6235, City of Dallas ("City"), Dallas County, Texas, and being that same tract of land conveyed to the Owner by Jennifer Grace Jacobie Ewing , by deed dated January 20, 2001, and recorded in Volume 2001015, Page 4690, in the Deed Records of Dallas County, Texas, and being more particularly described in Exhibit “A”, attached hereto and made a part hereof for all purposes.

II.

That the Property was impressed with certain deed restrictions ("Original Restrictions") as shown in an instrument dated December 10, 2008, signed by Lindsay A. Fleck, Trustee and recorded in Instrument Number 20080395243 of the Deed Records of Dallas County, Texas, a true and correct copy of which is attached to this instrument as Exhibit "B" and made a part of this instrument.

III.

That the Owner does hereby amend the prohibited uses restriction in the Original Restrictions to read as follows:

“The following uses are prohibited:

(1) Commercial and business service uses.
-- Labor hall.

(2) Industrial uses.
-- Gas drilling and production.
-- Temporary concrete or asphalt batching plant.

(3) Institutional and community service uses.
-- Adult day care facility.
-- Cemetery or mausoleum.
-- College, university or seminary.

-- Foster home.
-- Hospital.

(4) Lodging uses.
-- Extended stay hotel or motel.
-- Hotel or motel.

(5) Miscellaneous uses.
-- Carnival or circus.

(6) Residential uses.
-- College dormitory, fraternity, or sorority house.
-- Multifamily.
-- Residential hotel.

(7) Retail and personal service uses.
-- Alcoholic beverage establishments. (includes taverns, nightclubs, and lounges)
-- Animal shelter or clinic without outside runs.
-- Auto service center.
-- Car wash.
-- Check cashing (includes payday loan establishments).
-- Commercial amusement (inside).
-- Commercial amusement (outside).
-- Commercial parking lot or garage.
-- General merchandise or food store 100,000 square feet or more.
[-- ~~Motor vehicle fueling station.~~]
-- Mortuary, funeral home, or commercial wedding chapel.
-- Pawn shops.
-- Swap or buy shop.
-- Theater.

(8) Utility and public service uses.
-- Commercial radio or television transmitting station.
-- Tower/antenna for cellular communication.

(9) Wholesale, distribution, and storage uses.
[-- ~~Mini-warehouse.~~]
-- Recycling buy-back center.
-- Recycling collection center.
-- Recycling drop-off container.
-- Recycling drop-off for special occasion."

IV.

That the preceding amendment was made following notice and public hearing before the City Plan Commission and City Council of the City as required in the Original Restrictions, and

notice of such public hearing 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 amendment becomes effective.

V.

That the Owner certifies and represents that there are no liens or mortgages, other than liens for ad valorem taxes, against the Property if there are no signatures of mortgagees or lienholders subscribed below.

VI.

That the invalidation of any provision in this instrument by any court shall in no way affect any other provision, which shall remain in full force and effect, and to this end the provisions are declared to be severable.

VII.

That it is expressly stipulated and understood that the preceding amendment of the prohibited uses restriction accomplished hereby shall in no manner operate to impair or reduce the enforceability of the Original Restrictions, as originally written, and that all restrictions and provisions contained in the deed restriction instrument dated December 10, 2008, and recorded in Clerk's File No. 20080395243 of the Deed Records of Dallas County, Texas, shall remain in full force and effect except as amended by Paragraph III of this instrument. Furthermore, it is expressly stipulated and understood that all provisions contained in the aforementioned deed restriction instrument apply to this instrument as if recited herein.

EXECUTED at the City of Dallas, _____ County, Texas, this the ____ day of _____, 20__.

_____
Owner
By:_____
Printed Name:_____
Title:_____

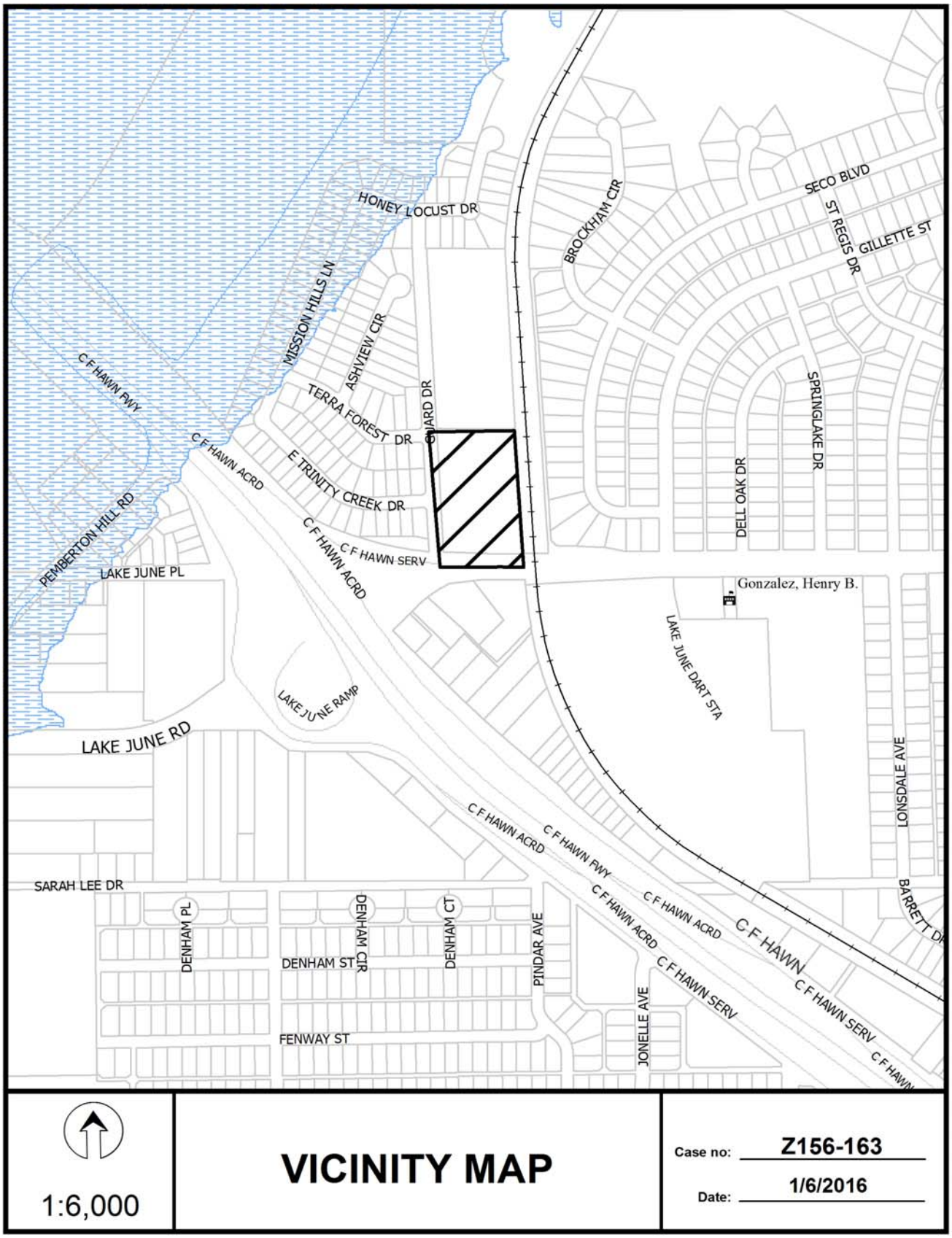
CONSENT AND CONCURRENCE OF
LIENHOLDER OR MORTGAGEE

_____
Owner
By:_____
Printed Name:_____
Title:_____

APPROVED AS TO FORM:
WARREN M.S. ERNST, City Attorney

By:_____
Assistant City Attorney

[Attach an acknowledgment for <u>each</u> signer]



1:6,000

VICINITY MAP

Case no: Z156-163

Date: 1/6/2016

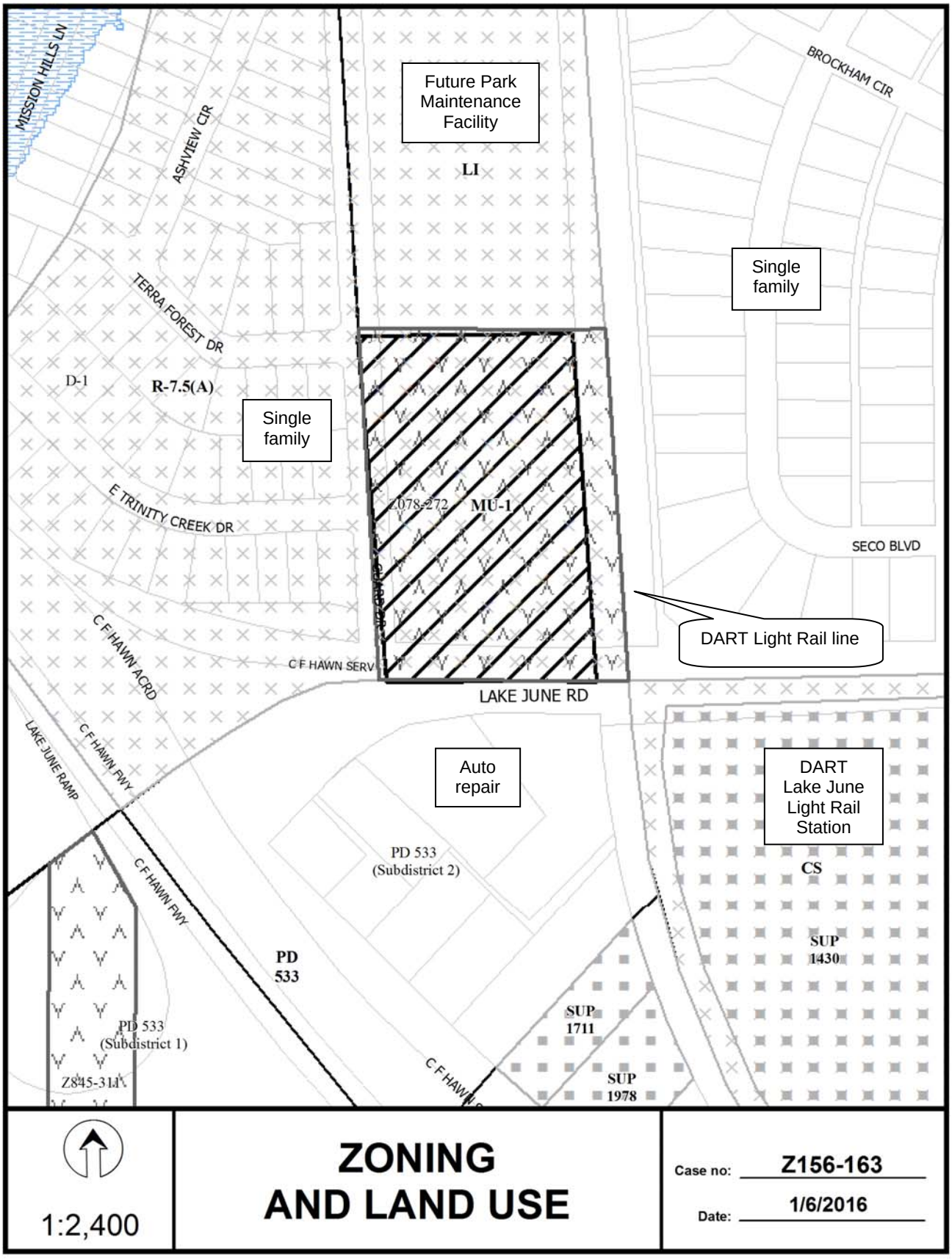


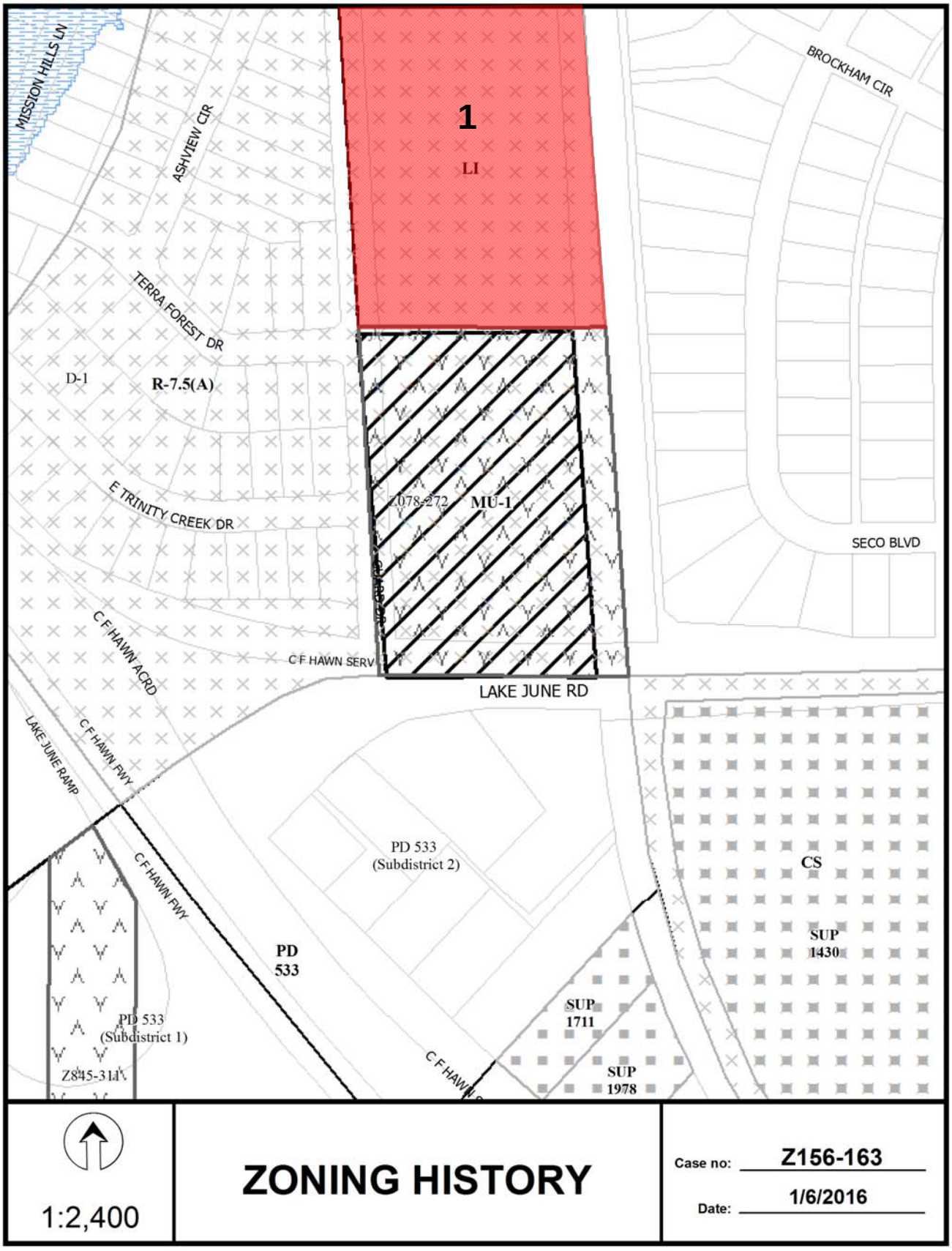
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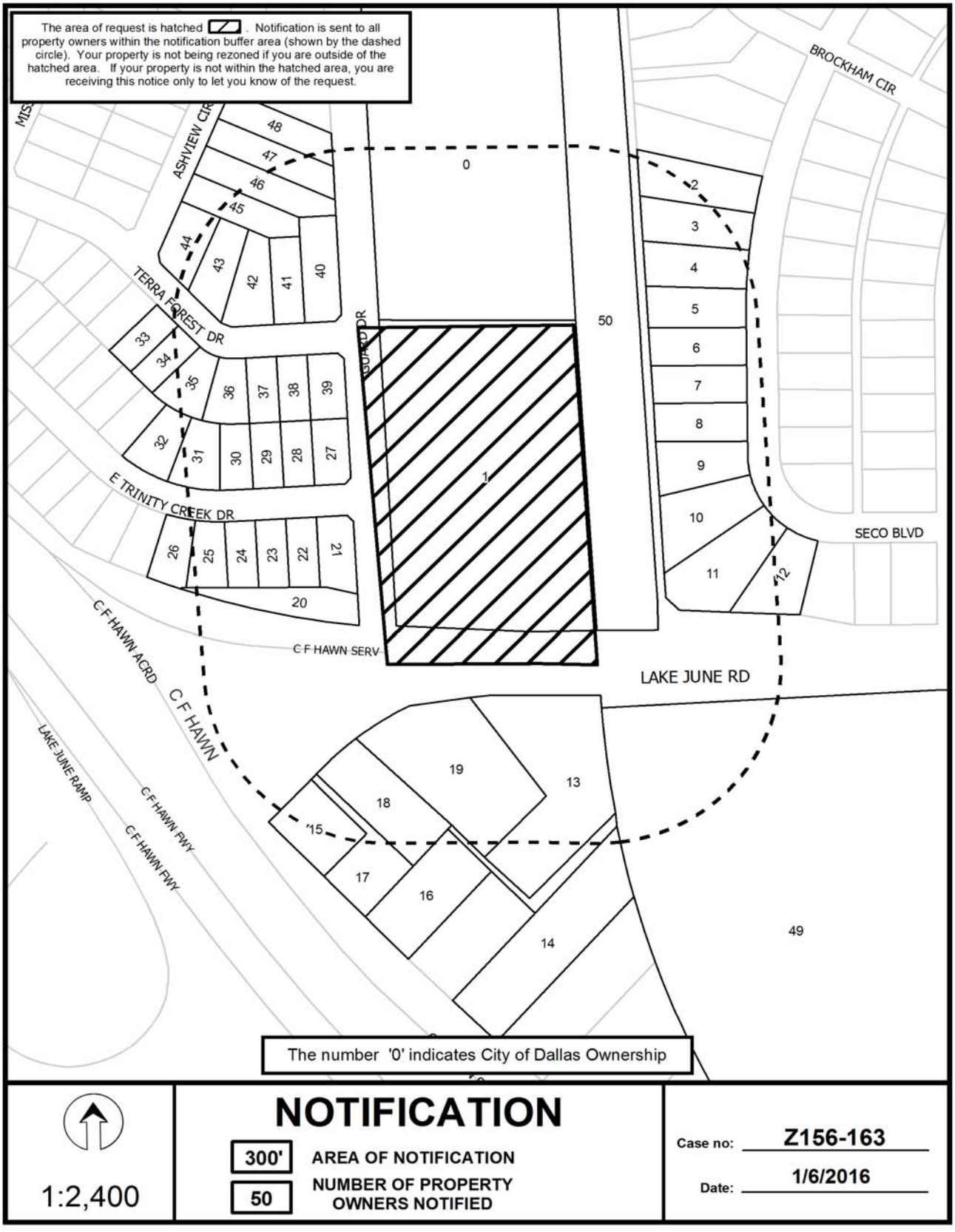
AERIAL MAP

Case no: Z156-163

Date: 1/6/2016


Future Park Maintenance Facility
LI
Single family
Single family
MU-1
Z078-272
DART Light Rail line
Auto repair
DART Lake June Light Rail Station
CS
PD 533 (Subdistrict 2)
PD 533
PD 533 (Subdistrict 1)
Z845-311
SUP 1430
SUP 1711
SUP 1978
R-7.5(A)
D-1
MISSION HILLS LN
ASHVIEW CIR
TERRA FOREST DR
E TRINITY CREEK DR
C F HAWN ACRD
C F HAWN SERV
C F HAWN FWY
LAKE JUNE RAMP
LAKE JUNE RD
BROCKHAM CIR
SECO BLVD
1:2,400
ZONING AND LAND USE
Case no: Z156-163
Date: 1/6/2016


1
LI
MISSION HILLS LN
ASHVIEW CIR
BROCKHAM CIR
TERRA FOREST DR
D-1
R-7.5(A)
E TRINITY CREEK DR
Z078-272
MU-1
SECO BLVD
C F HAWN ACRD
C F HAWN SERV
LAKE JUNE RD
LAKE JUNE RAMP
C F HAWN FWY
PD 533
(Subdistrict 2)
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SUP
1430
PD
533
PD 533
(Subdistrict 1)
Z845-314
SUP
1711
SUP
1978
1:2,400
ZONING HISTORY
Case no: Z156-163
Date: 1/6/2016


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.
BROCKHAM CIR
ASHVIEW CIR
TERRA FOREST DR
E TRINITY CREEK DR
SECO BLVD
LAKE JUNE RD
C F HAWN ACRD
C F HAWN
C F HAWN SERV
LAKE JUNE RAMP
C F HAWN FWY
C F HAWN FWY
The number '0' indicates City of Dallas Ownership
NOTIFICATION
300'
AREA OF NOTIFICATION
50
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z156-163
Date: 1/6/2016

01/06/2016

Notification List of Property Owners

Z156-163

50 Property Owners Notified

Label #	*Address*		*Owner*
1	6343	LAKE JUNE RD	FLECK LINDSAY A TRUSTEE
2	6469	SECO BLVD	VILLEGAS MARIA
3	6465	SECO BLVD	RODRIGUEZ CRESCENCIO
4	6459	SECO BLVD	PATTERSON CAROLYN J
5	6453	SECO BLVD	WARREN MARY R
6	6449	SECO BLVD	BOCANEGRA ROSENDO ALMANZA & OLGA EQUIA
7	6443	SECO BLVD	BUTLER ANNETTA AVERY
8	6439	SECO BLVD	YATES ANITA
9	6435	SECO BLVD	GONZALEZ VINCENTE &
10	6429	SECO BLVD	PRICE CAMERON
11	6425	SECO BLVD	BROGDON WALLACE E
12	6419	SECO BLVD	VEGA ROGELIO L
13	6312	LAKE JUNE RD	REYES GERARDO
14	6406	C F HAWN FWY	HENDERSON BILLY J
15	6310	C F HAWN FWY	BROWN RICHARD
16	6334	C F HAWN FWY	BROWN RICHARD E
17	6326	C F HAWN FWY	BROWN RICHARD E
18	6326	LAKE JUNE RD	MELENDEZ SONIA E
19	6320	LAKE JUNE RD	REBOLLOSO RODOLFO
20	6010	C F HAWN FWY	WHITEROCK HOLDING LTD
21	6266	TRINITY CREEK DR	RESIDENTIAL RESERVICES LLC
22	6262	TRINITY CREEK DR	HOLLAND KELVIN
23	6258	TRINITY CREEK DR	GUTIERREZ RODRIGO S &
24	6254	TRINITY CREEK DR	MARTINEZ VALENTIN
25	6250	TRINITY CREEK DR	IVY GERALD & LUELLA
26	6246	TRINITY CREEK DR	GONZALEZ IVAN & ROSEMARY

01/06/2016

Label #	*Address*		*Owner*
27	6255	TRINITY CREEK DR	GUADALUPE JOSE &
28	6251	TRINITY CREEK DR	ROBINSON KEN
29	6247	TRINITY CREEK DR	GUTIERREZ RODRIGO & MARIA A
30	6243	TRINITY CREEK DR	ADAMS GODFREY A
31	6239	TRINITY CREEK DR	ESCOBOSA JORGE R
32	6235	TRINITY CREEK DR	MOIBI MOJISOLA O
33	6222	TERRA FOREST DR	RUNNELS GLENN
34	6226	TERRA FOREST DR	HOUGH AVA GWENETTE
35	6230	TERRA FOREST DR	WOODS KENETRA & KERRY
36	6234	TERRA FOREST DR	MYERS LETRECIA
37	6238	TERRA FOREST DR	ESCOBAR EDWIN
38	6242	TERRA FOREST DR	PERETTE ERICK G & FABIOLA
39	6246	TERRA FOREST DR	ZUNIGA BONIFACIO &
40	6241	TERRA FOREST DR	IBARRA JOSE G &
41	6237	TERRA FOREST DR	TRINITY FOREST HOMEOWNERS ASSOCIATION
42	6233	TERRA FOREST DR	SAUCEDO URBANO &
43	6229	TERRA FOREST DR	CANELO SERAFIN & M CONSUELO
44	6225	TERRA FOREST DR	RODRIGUEZ IGNACIO & CONSUELO
45	1406	ASHVIEW CIR	HERNANDEZ FELIX J
46	1410	ASHVIEW CIR	HERNANDEZ MARIA A
47	1414	ASHVIEW CIR	PRECIADO CARLOS &
48	1418	ASHVIEW CIR	HERNANDEZ TERESA
49	6414	LAKE JUNE RD	DALLAS AREA RAPID TRANSIT
50	401	S BUCKNER BLVD	DART

CITY PLAN COMMISSION **THURSDAY, MARCH 3, 2016**

Planner: Sarah May

FILE NUMBER: Z156-179(SM) **DATE FILED:** January 6, 2016

LOCATION: Northeast corner of and San Leon Avenue and North Saint Augustine Drive

COUNCIL DISTRICT: 5 **MAPSCO:** 59K

SIZE OF REQUEST: Approximately 9.92 acres **CENSUS TRACT:** 118.00

APPLICANT: Kelby Woodard, Cristo Rey Dallas College Preparatory

OWNER: Roman Catholic Diocese of Dallas

REPRESENTATIVE: William S. Dahlstrom, Jackson Walker LLP

REQUEST: An application for a Planned Development District for R-7.5(A) Single Family District and private school uses and to repeal Specific Use Permit No. 948 for a private school on property zoned an R-7.5(A) Single Family District.

SUMMARY: The applicant proposes to construct one- and two-story additions and an athletic field to the existing Cristo Rey Dallas College Preparatory School and to establish setbacks, landscaping, and parking requirements. The total floor area of the buildings, including the church, convent, and school, are proposed to increase from 16,381 square feet to 121,982 square feet over four phases of construction.

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

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval of the planned development district based upon:

1. *Performance impacts upon surrounding property* – The school additions are compatible in size and character to the existing school and surrounding properties. Maximum building heights of each phase is listed for each phase of construction on the development plan. The most sensitive area is the new addition that will front on San Leon Avenue. This addition is limited to a maximum 29 feet in height for the portion of the building that is between 82 and a quarter foot to a distance of 122 and a half feet from the nearest private property on the south side of San Leon Avenue and increases to a maximum 38 feet as the additions are proposed further north. The maximum 29 feet in height for this area nearest San Leon Avenue mimics a residential proximity slope that would have limited these two extents to just under 27 and a half feet and just under 41 feet in height. The proposed alternative stepping height effect shown on the development plan allows the additions to be compatible in scale to the surrounding properties.

2. *Traffic impact* – The Traffic Safety and Engineering Sections have approved the application and no significant impacts to traffic are foreseen at this time.

3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas! Comprehensive Plan* indicates that this area is in a Residential Neighborhood Building Block. The request is consistent with this building block.

4. *Justification for PD Planned Development District Zoning as opposed to a straight zoning district* – The unique characteristic that justifies a planned development district is that the site's immediate adjacent properties, on the north and east of the site, are public utility services. Although both of these neighbors are allowed within residential zoning districts, the additional side yard setback need not be observed as the physical separation that the utilities provide to surrounding residences will ensure compatible development.

BACKGROUND INFORMATION:

- The site was annexed into the City of Dallas on December 18, 1951 according to the City of Dallas plat books.

- The first aerial photograph of the site with development shown is from 1968.

- The site was remodeled with a permit from 1970 and in 1983 a permit was issued for additions to the church.

- On October 15, 1986, Council approved Specific Use Permit No. 948 for a private school.

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

Thoroughfare/Street	Designation	Dimension
St. Augustine Road	Collector	Minimum 4 lanes-undivided-60' ROW
San Leon Avenue	Local	50'm ROW

STAFF ANALYSIS:

Comprehensive Plan:

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

Land Use Compatibility:

Surrounding uses consist of single family to the south, monastery and church parking to the west, and public utility uses to the north and east. Because the school's adjacent neighbors are public utility uses, the reductions to the setbacks are more compatible than if the site shared its block face with single family properties.

Staff recommends approval of the planned development regulations because (1) a private school has been a long-time land use on the parcel, (2) the applicant has obtained approval from both the Traffic Safety Engineering Section of the Street Services Department and the Engineering Section of Sustainable Development and Construction therefore reducing traffic concerns and (3) the addition is compatible in size and character to the existing school and surrounding properties.

Landscaping: The landscaping shown on the landscape plan has been reviewed and recommended for approval from the Chief Arborist.

Parking: The request is providing the minimum number of off-street parking spaces required for a high school per the Dallas Development Code which equates to nine and

a half spaces per classroom, as required by the Dallas Development Code. With 21 high school classrooms proposed, a minimum 200 parking spaces are required. The request proposes to provide 219 parking spaces for the proposed full build out of the school. The new east parking lot is proposed in the first phase where an addition is proposed.

LIST OF PARTNERS/PRINCIPALS/OFFICERS

CRISTO REY DALLAS COLLEGE PREPARATORY SCHOOL

Roman Catholic Diocese of Dallas (Property Owner)

Most Reverend Kevin J. Farrell, Bishop of the Roman Catholic Diocese of Dallas

Cristo Rey Dallas College Preparatory School (Applicant)

Kelby Woodard, President
Christine Roman, School Principal
Sister Dawn Achs, S.S.N.D., Board of Directors
Patrick G. Cox, Board of Directors
Alfredo Duarte, Board of Directors
Michael A. Earsing, Board of Directors
Raul Estrada, Board of Directors
Laura A. Einspanier, Board of Directors
William K. Gordon III, Ph.D., FPPR, Board of Directors
Lou Grabowsky, Board of Directors
Richard Joyner, Board of Directors, Chair
Gretchen Z. Kane, Board of Directors
Bill Keffler, Board of Directors
Tom McNearney, Board of Directors
Brian D. Melton, Board of Directors
Gerald J. Reihsen, III, Board of Directors
Michael F. Terry, Board of Directors
Joe Pete Wilbert, Board of Directors

Proposed Conditions

"ARTICLE _____.

PD _____.

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

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

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

PD _____ is established on property located at the northeast corner of St. Augustine Drive and San Leon Avenue. The size of PD _____ is approximately 9.92 acres.

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

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

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

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

SEC. 51P- _____.104. EXHIBITS.

The following exhibits are incorporated into this article:

(a) Exhibit ___A: development plan.

(b) Exhibit ___B: landscape plan.

(c) Exhibit ___C: traffic management plan.

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

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

(b) For all other uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

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

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

(b) The following main use is permitted by right:

-- Private school.

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

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

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

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

(a) 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) Church, convent or monastery, and private school.

(1) Except as provided in this paragraph, minimum side and rear yard is 15 feet. No minimum side or rear yard where adjacent to utility or service uses.

Staff recommendation:

Denial of subparagraph b2.

Applicant requested:

(2) Retaining walls, not to exceed nine feet, measured from the bottom of the footing to the top of the wall or fence, are allowed in required yards.

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

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

(b) Off-street parking for a church, convent or monastery, and private school may be shared when located on the same site and is allowed in required yards.

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

See Article VI.

SEC. 51P-_____.111. FENCES.

(a) For a church, convent or monastery, and private school, a fence located in the required front yard may be built to a maximum height of six feet above grade if the following conditions are met:

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

(2) No fence panel having less than 50 percent open surface area may be located in the required front yard. For purposes of this subsection, fence panels are the portions of the fence located between the posts or columns.

(b) Unless all of the conditions in Subsection (a) are met, a fence for a church, convent or monastery, or private school may not exceed four feet above grade when located in the required front yard.

SEC. 51P-_____.112. LANDSCAPING.

(a) Except as provided in this section, landscaping must be provided in accordance with Article X.

(b) For a private school, landscaping must be provided as shown on the landscape plan (Exhibit _____B). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

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

SEC. 51P- _____.113. SIGNS.

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

SEC.51P-___.114. TRAFFIC MANAGEMENT PLAN.

(a) In general. The operation of a private school must comply with the traffic management plan (Exhibit ____C).

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

(c) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by November 1, 2017. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1st of each odd-numbered year.

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

(A) ingress and egress points;

(B) queue lengths;

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

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

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

(F) hours for each grade level; and

(G) circulation.

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

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

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

(d) Amendment process.

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

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

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

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

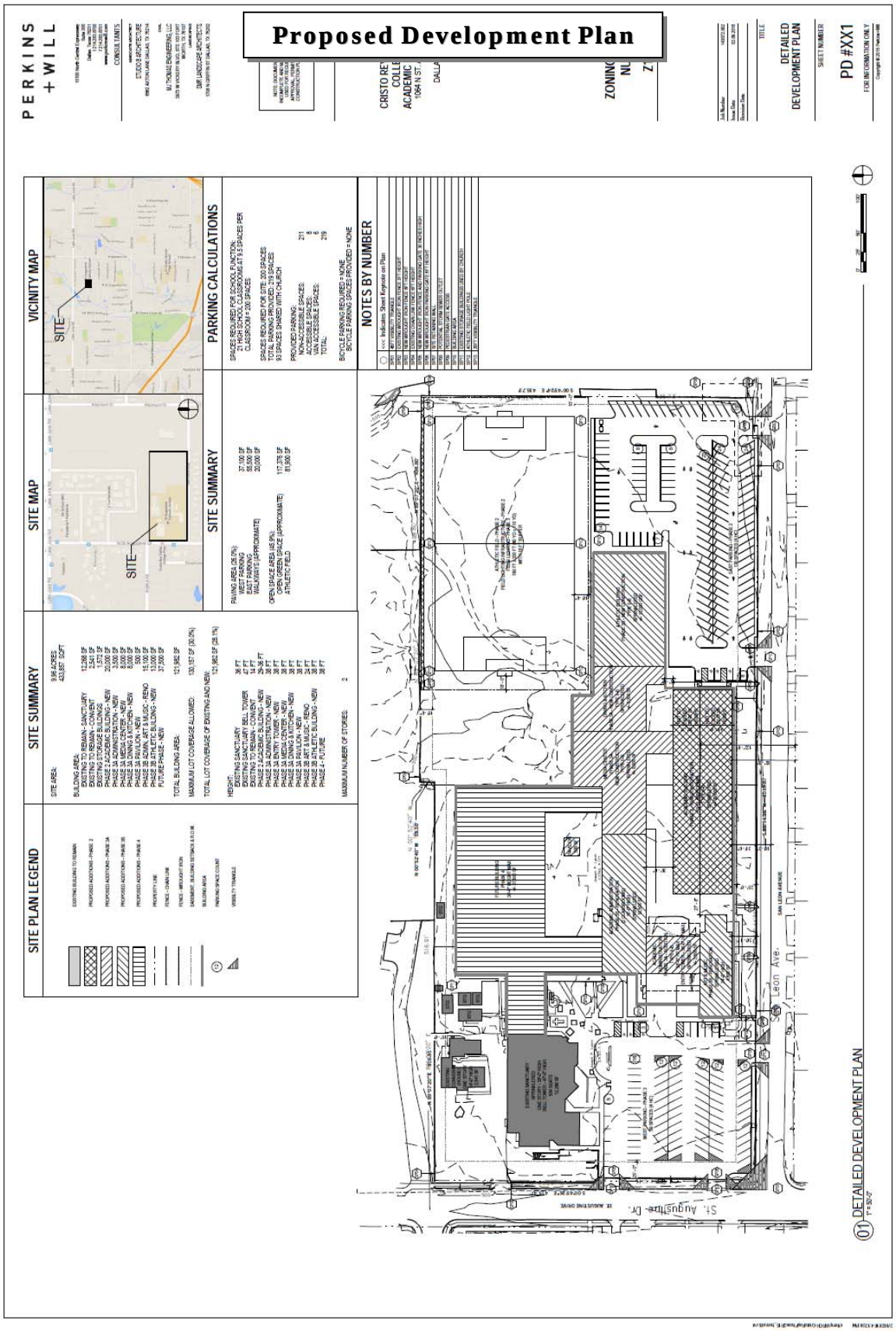
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

(c) Lighting for athletic fields for a private school may have a maximum of six lighting standards with a maximum height of 50 feet.

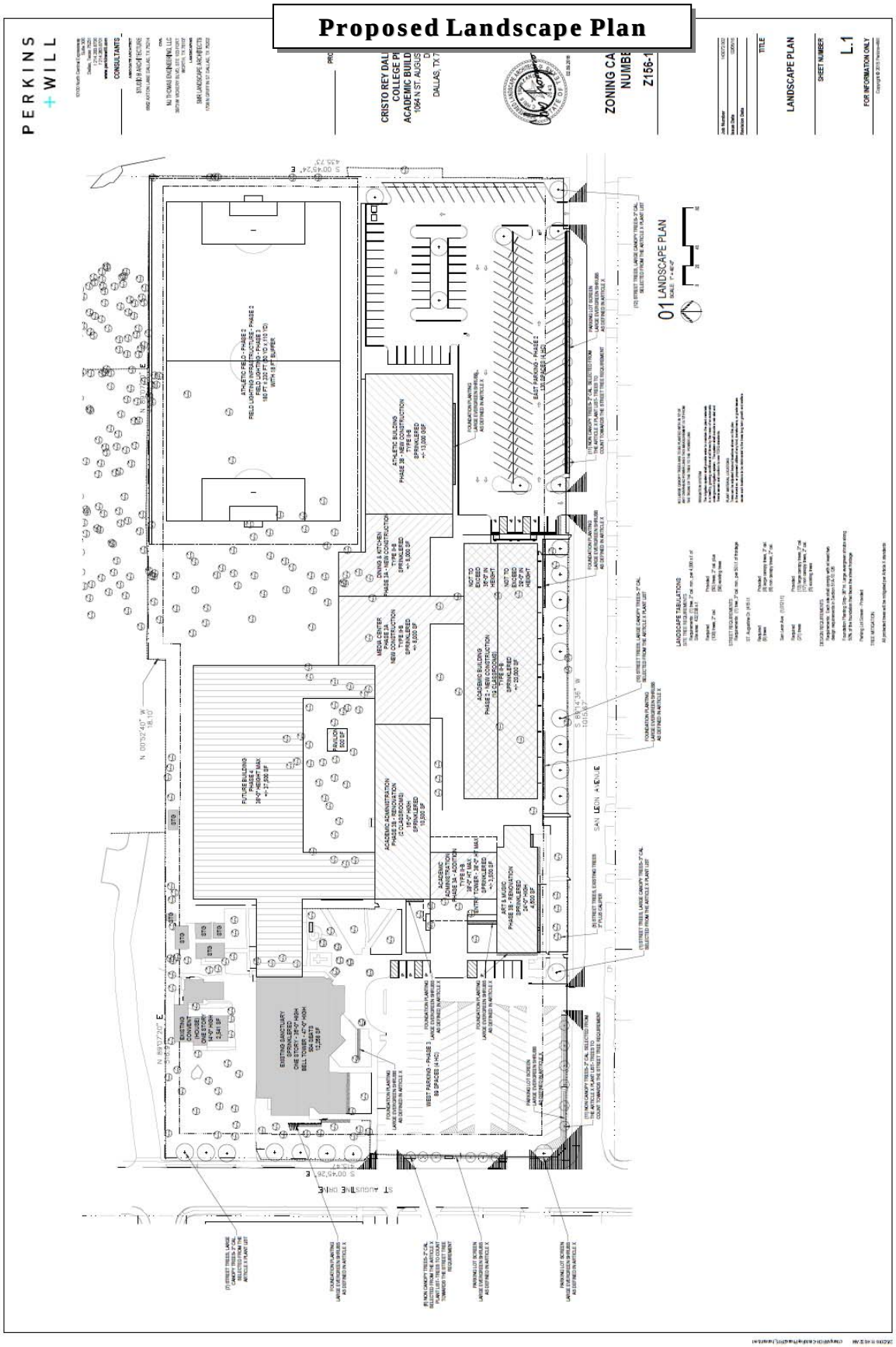
SEC. 51P-_____.116. COMPLIANCE WITH CONDITIONS.

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

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


Proposed Development Plan
PERKINS + WILL
CONSULTANTS
CRISTO REY
COLLE
ACADEMIC
1064 N ST.
DALLA
ZONING
NU
Z
DETAILED DEVELOPMENT PLAN
SHEET NUMBER
PD #XX1
FOR INFORMATION ONLY
SITE PLAN LEGEND
SITE SUMMARY
SITE MAP
VICINITY MAP
SITE
PARKING CALCULATIONS
SITE SUMMARY
NOTES BY NUMBER
01 DETAILED DEVELOPMENT PLAN
S. Leon Ave.
St. Augustine Dr.

Proposed Landscape Plan



Traffic Management Plan and Queuing Analysis
Cristo Rey College Prep Z___-___
1064 N. St. Augustine Drive, Dallas, TX
November 19, 2015

Organization and Schedule:

Cristo Rey College Prep is a private Catholic high school located at the northeast corner of St. Augustine Drive and San Leon Avenue. The current school has approximately 130 students in grade 9, operating under the existing SUP. One class will be added each year as facilities are built in accordance with the new site plan, resulting in a buildout student population of up to 600. The grades and schedule are as follows:

Grade	Proposed Students	Start Time	Dismissal Time
9	150	7:30 AM	5:05 PM
10	150	7:30 AM	5:05 PM
11	150	7:30 AM	5:05 PM
12	150	7:30 AM	5:05 PM
Total	**600**		

Morning drop-off is before 7:30 AM for all students. Morning buses will arrive by 7:15 AM. Afternoon dismissal is at 5:05 PM. Afternoon buses leave at 5:30 PM. Afternoon dismissals and buses are one hour earlier at 4:05 PM and 4:30 PM respectively. Bus usage is expected to be 120 students at buildout. Student drivers are projected to be less than usual at only 100. There is an after school program which extends one hour past dismissal, and sports activity into the evening each day as well.

The school's corporate work study program uses buses to transport students to their jobs on a rotating schedule of 150 students per day. The buses leave at 7:45 AM, after the school drop-off is completed, and return students at 5:15 PM.

TMP Operation:

The TMP operates with the same vehicle routes in both morning drop-off and afternoon pick-up time periods. Students for all grades are dropped off and picked up at the designated *East Loading Area*. Loading is performed on the passenger side and no students have to cross vehicle paths. The specified path to the *East Loading Area* provides a total of 960' of available queue length, or 48 vehicles. Starting from the eastern entrance of the school on San Leon Avenue to right before the *East Loading Area*, vehicles will be queued in a double-stack manner. Just before the *East Loading Area*, the traffic administrator manages the conversion back to a single queue. The loading area is staffed to supervise the students, but the high school students have no need for individual staffers to help load at each loading position. Once loaded or unloaded, the vehicles exit to San Leon Avenue and return to St. Augustine Drive.

With a queue length of 960' (48 vehicles) a total of 480 high school students being dismissed at one time can be accommodated. Anything greater than 480 students dismissed at one time, after

Z156-179

reduction for buses, student drivers, and extracurricular activities, needs to be accommodated by dividing the pick-up into at least two groups that are separated by at least 20 minutes.

The *West Loading Area* operates in the parking lot adjacent to St. Augustine Drive. Vehicles enter from San Leon Avenue, travel north and then west through the parking lot, and then exit to St. Augustine Drive. The *West Loading Area* is proposed to be used for the bus activity, both the normal bus drop-off/pick-up and the corporate work study program transportation. The *West Loading Area* can accommodate a queue length of 220', which is 11 automobiles or 5 buses.

Queuing Analysis:

KHA typically uses a design standard for projecting queue demands at similar sites, which is based on observations of queuing at other private and public charter schools in the DFW area. In the typical case at high schools, expected maximum queue in vehicles is equal to 10% of the largest number of students dismissed at one time. This is a shorter queue than is observed for schools with elementary and middle school students, since the loading demands at high schools are more spread out than for lower grades. Students using buses, walking/biking, or driving themselves are deducted from the student number since they do not attract personal vehicles through the loading area. This method accounts for the differences in how schools divide up the pick-up time period, as some dismiss all students in one group and therefore have higher vehicle demands in a short time period, while some spread out the dismissals over two or more groups.

The school dismisses all students in one group, which is then reduced by busing, student drivers, and after school activities. For a conservative analysis, no assumption is made for after school activities. Therefore, using a 10% queuing factor and the projected busing and driving numbers, the projected queue length is:

(600 students dismissed – 120 Students using buses – 100 students driving) * 0.10 = 38 vehicles in queue

The projected queue of 38 vehicles translates to 760' of queuing distance. The 960' of queue distance provided is within the range of recommended values for equivalent Texas high schools found in the Texas Transportation Institute (TTI) research report 0-4286 *Operations and Safety Around Schools* published in January 2004.

The maximum queue demand that can be reasonably accommodated within the *East Loading Area* is 960' or 48 vehicles. The following table shows the projected conditions at school buildout:

Pick-Up Queuing Summary - East Loading Area - 600 Student Buildout Condition								
Group Grades Dismissed	Dismissal Time	Students Dismissed	Bus / Bike / Walk	Student Drivers	Parent Pickup	Maximum Queue	Available Queue	Surplus (Deficiency)
HS Group 1 9, 10, 11, 12	5:05 PM	600	120	100	380	38 Vehicles 760'	48 Vehicles 960'	10 Vehicles 200'

The *West Loading Area* is used by buses and can accommodate the expected 4 buses within its 220' of available queuing distance. Since the bus activity is separated in time from the carpool operation, the *West Loading Area* could also be used for automobile activity if necessary. However, the analysis shows that the space within the *East Loading Area* is sufficient for all the automobile activity.

Summary:

This TMP defines the drop-off and pick-up procedures for the Cristo Rey College Prep school with a maximum of 600 students. The TMP vehicle routes provide an available queue distance within the site that is greater than projected maximum expected queue for the school's operations. **No queuing is allowed in City of Dallas ROW.** The school traffic will never be allowed to queue vehicles in the ROW of any City street or alley, nor will the traffic on any City street be stopped or diverted. The property owner/school administrator is responsible for the administration of the TMP and ensuring that the vehicle queue does not affect the City streets. Only uniformed police officers are be allowed to direct and control traffic operating within the public right-of-way.

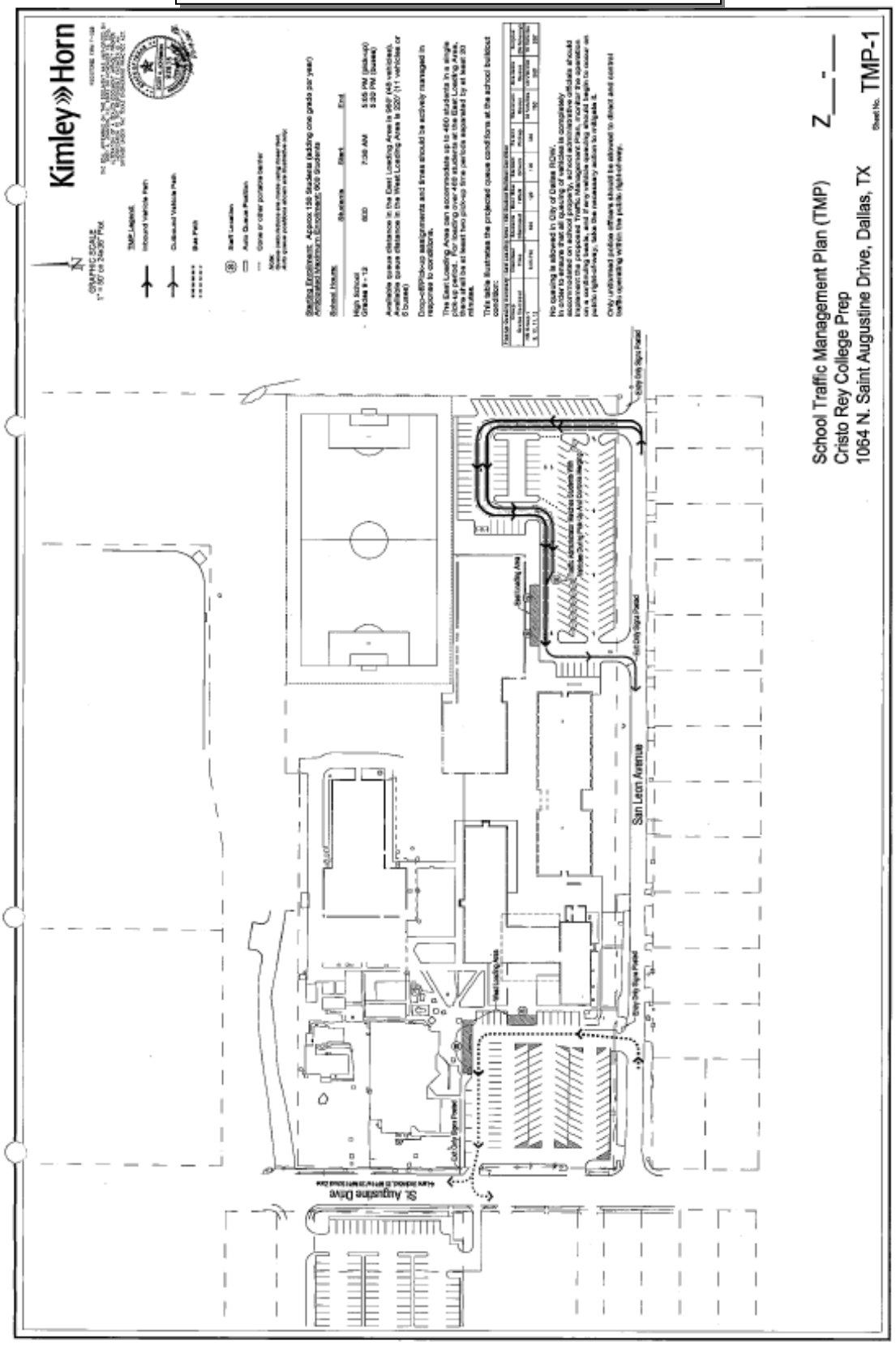
Based on the vehicle queuing analysis conducted and the resulting Traffic Management Plan, I, Scot A. Johnson, P.E. #92615, certify that the results indicate that no queuing of vehicles dropping off or picking up students at Cristo Rey College Prep will extend onto City of Dallas rights-of-way as a result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

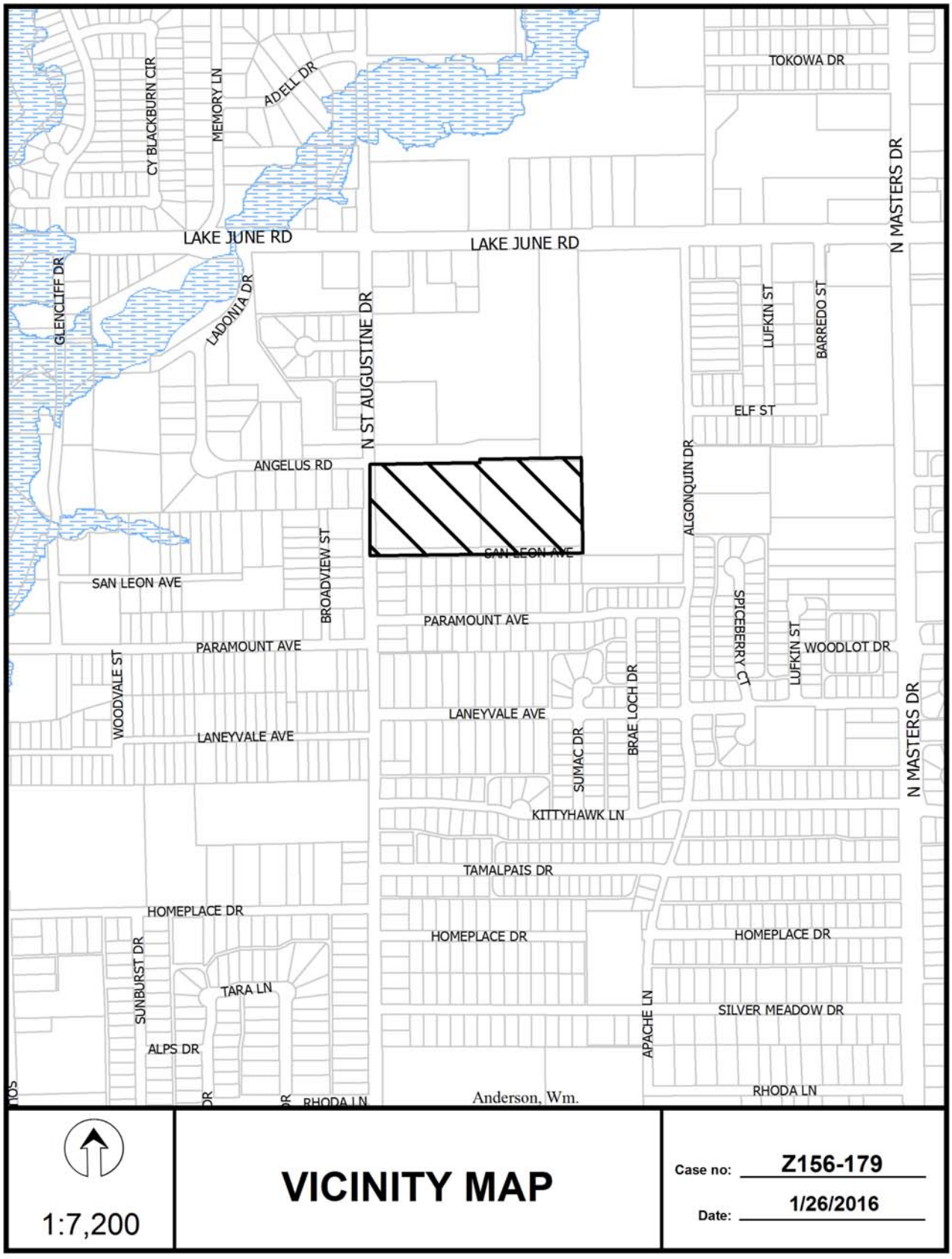
In order to ensure that all queuing of vehicles is completely accommodated on school property, the school administrative officials should implement the proposed Traffic Management Plan, monitor the operation on a continuing basis, and if any vehicle queuing should begin to occur on public right-of-way, take the necessary action to mitigate it.

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



Proposed TMP Circulation Plan





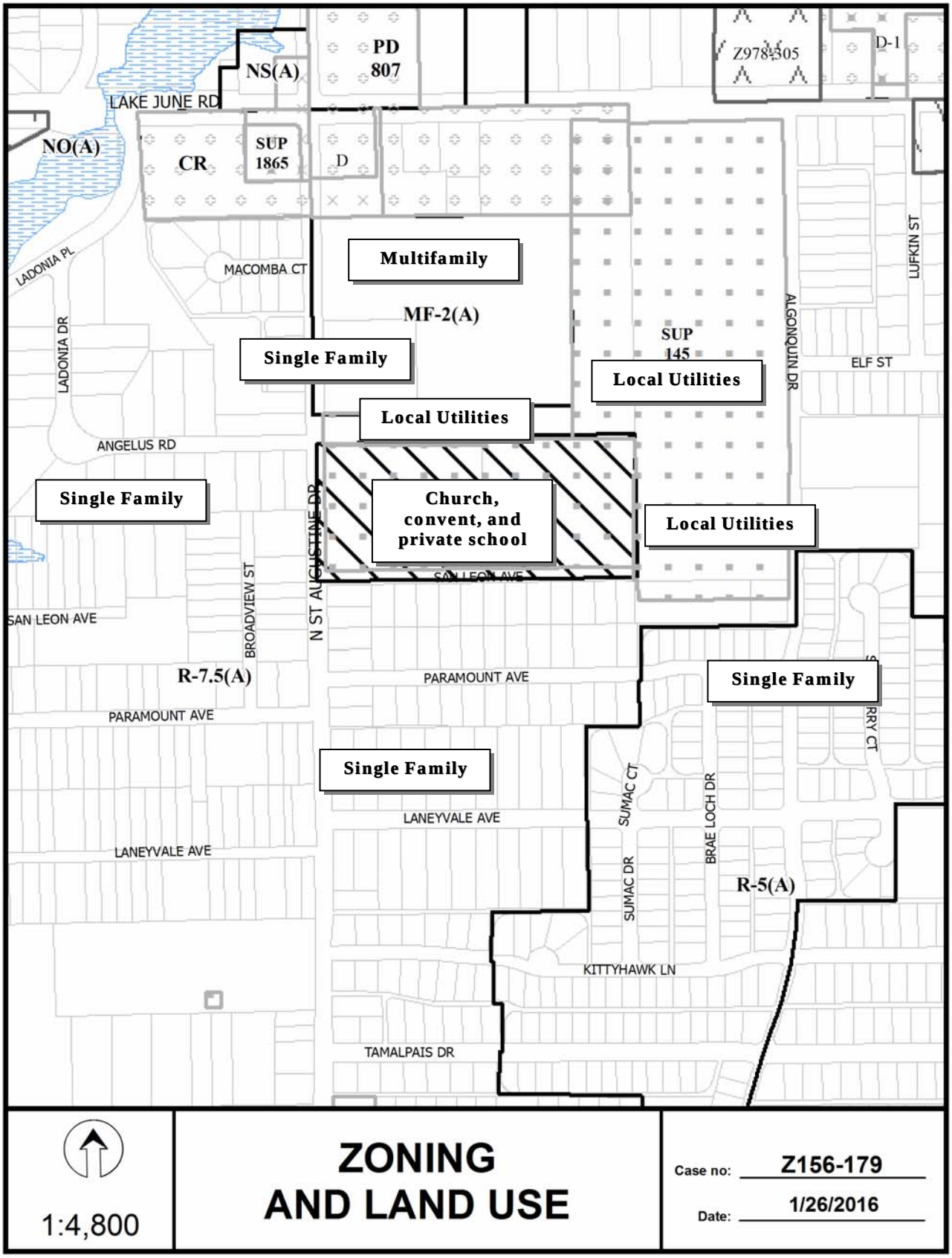
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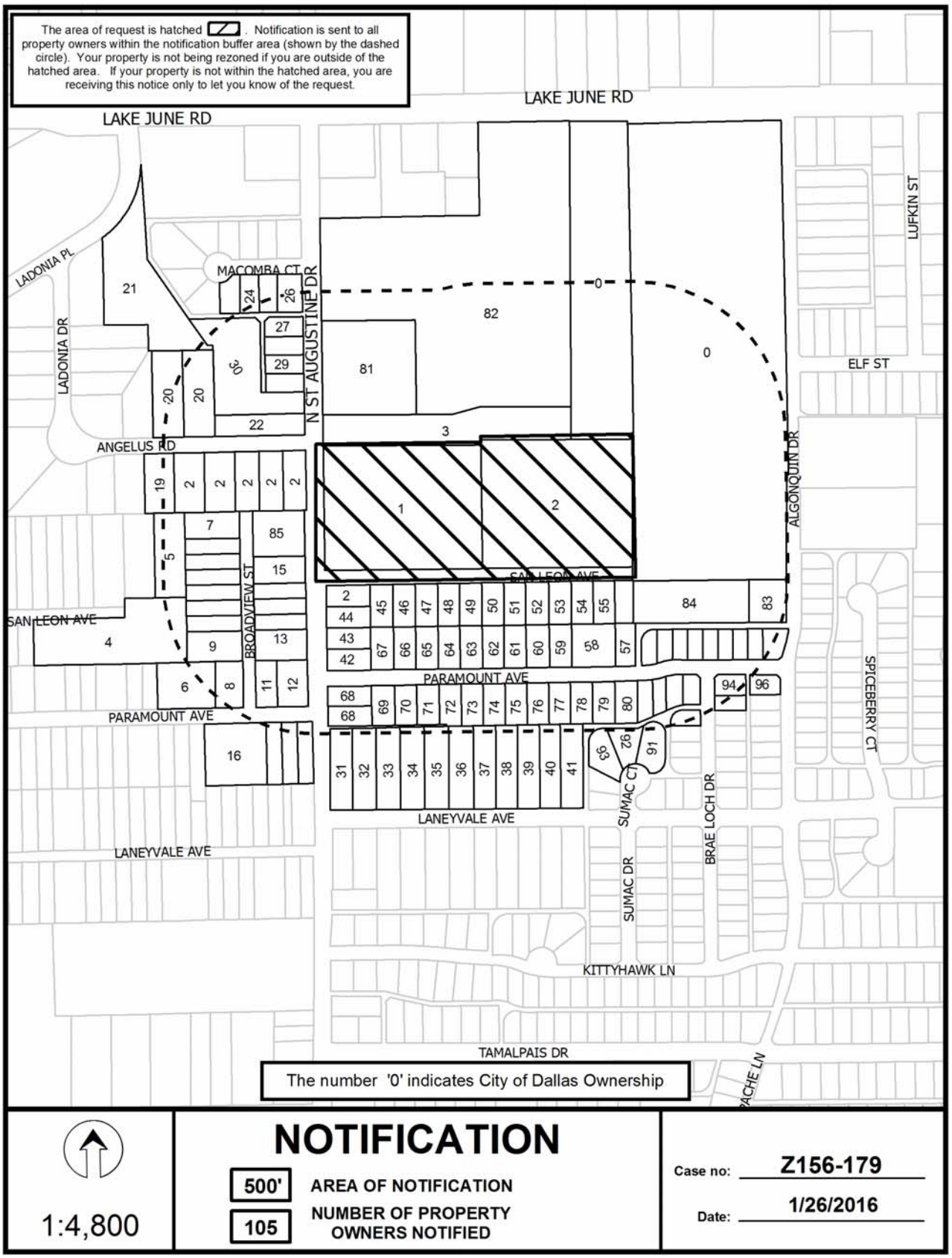
VICINITY MAP

Case no: Z156-179

Date: 1/26/2016


LAKE JUNE RD
LAKE JUNE RD
LADONIA PL
MACOMBA CT
N ST AUGUSTINE DR
LADONIA DR
ANGELUS RD
LUFKIN ST
ELE ST
ALGONQUIN DR
SAN LEON AVE
SAN LEON AVE
BROADVIEW ST
PARAMOUNT AVE
PARAMOUNT AVE
SPICEBERRY CT
SUMAC CT
BRAE LOCH DR
LANEYVALE AVE
LANEYVALE AVE
SUMAC DR
KITTYHAWK LN
TAMALPAIS DR
1:4,800
AERIAL MAP
Case no: Z156-179
Date: 1/26/2016


PD 807
NS(A)
Z978-305
D-1
LAKE JUNE RD
NO(A)
CR
SUP 1865
D
LADONIA PL
MACOMBA CT
Multifamily
MF-2(A)
LUFKIN ST
ALGONQUIN DR
SUP 145
Local Utilities
ELF ST
Single Family
LADONIA DR
Local Utilities
ANGELUS RD
Single Family
Church, convent, and private school
Local Utilities
N ST AUGUSTINE DR
SAN LEON AVE
BROADVIEW ST
SAN LEON AVE
R-7.5(A)
PARAMOUNT AVE
Single Family
PARAMOUNT AVE
Single Family
SUMAC CT
BRAE LOCH DR
LANEYVALE AVE
LANEYVALE AVE
SUMAC DR
R-5(A)
KITTYHAWK LN
TAMALPAIS DR
1:4,800
ZONING AND LAND USE
Case no: Z156-179
Date: 1/26/2016


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.
LAKE JUNE RD
LAKE JUNE RD
LADONIA PL
LADONIA DR
MACOMBA CT
N ST AUGUSTINE DR
ANGELUS RD
BROADVIEW ST
SAN LEON AVE
SAN LEON AVE
PARAMOUNT AVE
PARAMOUNT AVE
LANEYVALE AVE
LANEYVALE AVE
LUFKIN ST
ELF ST
ALGONQUIN DR
SPICEBERRY CT
SUMAC CT
SUMAC DR
BRAE LOCH DR
KITTYHAWK LN
TAMALPAIS DR
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
105
NUMBER OF PROPERTY OWNERS NOTIFIED
1:4,800
Case no: Z156-179
Date: 1/26/2016

01/26/2016

Notification List of Property Owners

Z156-179

105 Property Owners Notified

Label #	*Address*		*Owner*
1	1054	N ST AUGUSTINE RD	ROMAN CATHOLIC DIOCESE OF DALLAS
2	9532	ANGELUS RD	ROMAN CATH DIOCESE DALLAS
3	1108	N ST AUGUSTINE RD	TEXAS UTILITIES ELEC CO
4	9404	SAN LEON AVE	GARCIA RAYMONDO M
5	9421	SAN LEON AVE	GARCIA RAYMONDO M ET AL
6	9431	PARAMOUNT AVE	ROMERO JOSE
7	1023	BROADVIEW ST	ROMAN CATH DIOCESE DALLAS
8	9515	PARAMOUNT AVE	REYES MARTIN & MARIA E.
9	1011	BROADVIEW ST	REYES MARTIN &
10	1021	N ST AUGUSTINE RD	ESNER MARIE AGGIE
11	9523	PARAMOUNT AVE	FLORES LEONARDO &
12	1009	N ST AUGUSTINE RD	ROSILLO JOSEFINA
13	1017	N ST AUGUSTINE RD	ORELLANA CARLOS & ROSA
14	1027	N ST AUGUSTINE RD	MARTINEZ CESAREO & MARIA G
15	1035	N ST AUGUSTINE RD	CARRENO MARIA RAMIREZ
16	9510	PARAMOUNT AVE	MANQUEROS FERNANDO & MARCELA
17	9522	PARAMOUNT AVE	CHAVEZ CLEMENTE & SYLVIA
18	9530	PARAMOUNT AVE	GRANADOS DANIEL
19	9430	ANGELUS RD	CORREA MARIA
20	9507	ANGELUS RD	BISHOP OF THE ROMAN CATHOLIC DIOCESE OF DALLAS
21	1214	LADONIA PL	MOST REVEREND KEVIN J FARRELL DD BISHOP OF THE
22	9525	ANGELUS RD	MAYA ANTONIO
23	9512	MACOMBA CR DR	FIGUEROA MANUEL &
24	9516	MACOMBA CR DR	HERNANDEZ JOSE MAURICIO P &
25	9520	MACOMBA CR DR	ALLSUP MARIA S
26	9524	MACOMBA CR DR	BOWEN G C

01/26/2016

Label #	*Address*		*Owner*
27	1131	N ST AUGUSTINE RD	VARGAS ARTURO & MARTHA RIVERA &
28	1125	N ST AUGUSTINE RD	AVILA NORA ELIZABETH
29	1121	N ST AUGUSTINE RD	BUSTAMANTE VICENTE
30	1115	N ST AUGUSTINE RD	MAYA ANTONIO &
31	9603	LANEYVALE AVE	GUARDIOLA GILBERT &
32	9611	LANEYVALE AVE	GARCIA MARIA
33	9619	LANEYVALE AVE	AGUILAR MARCIAL &
34	9623	LANEYVALE AVE	CURRAN PRICE LLC
35	9631	LANEYVALE AVE	CORRAL ANDRES PEREZ
36	9705	LANEYVALE AVE	PENA MACEDONIO
37	9711	LANEYVALE AVE	ESPINO GILBERTO
38	9717	LANEYVALE AVE	VASQUEZ OSCAR & DORA E
39	9723	LANEYVALE AVE	SANCHEZ SOIBON LOVE & JUAN MANUEL
40	9727	LANEYVALE AVE	SCHAROUN WILLIAM P & LYNN
41	9733	LANEYVALE AVE	QUIROZ J FELIX
42	1002	N ST AUGUSTINE RD	DAVIDSON ALEXANDER REV TR
43	1008	N ST AUGUSTINE RD	RODRIGUEZ ROLANDO & MARIA DE LA RODRIGUEZ
44	1020	N ST AUGUSTINE RD	RODRIGUEZ MARIA
45	9614	SAN LEON AVE	WOOTEN VIVIAN C
46	9620	SAN LEON AVE	FAVELA MIGUEL ANGEL & YESENIA
47	9626	SAN LEON AVE	MUHAMMAD HUSAIN
48	9632	SAN LEON AVE	DUYKA MONICA
49	9702	SAN LEON AVE	ROCHA CRISANTO H
50	9708	SAN LEON AVE	WILLMOR REMODELING LLC
51	9714	SAN LEON AVE	MCDONALD SANDRA CAROL
52	9716	SAN LEON AVE	GUTIERREZ XOCTHIL G
53	9726	SAN LEON AVE	BORJON SALVADOR & MARIA
54	9802	SAN LEON AVE	BLANCO MAYRA J F
55	9808	SAN LEON AVE	DOMINGUEZ JOSE
56	9814	SAN LEON AVE	MENDOZA ALBERTO &
57	9815	PARAMOUNT AVE	BONILLA STEPHANIE

01/26/2016

Label #	*Address*		*Owner*
58	9805	PARAMOUNT AVE	MAHONE NANCY E
59	9727	PARAMOUNT AVE	FELICITAS HERNANDEZ
60	9721	PARAMOUNT AVE	TROUTMAN GARY W SR &
61	9715	PARAMOUNT AVE	WILSON GEORGE E & NANCY E
62	9709	PARAMOUNT AVE	FIGEROA JOSE
63	9703	PARAMOUNT AVE	DOMINGUEZ CARREON ANTONIO
64	9633	PARAMOUNT AVE	TOVAR ESPERANZA R
65	9627	PARAMOUNT AVE	MARTINEZ DOLORES
66	9621	PARAMOUNT AVE	DELACRUZ RAUL C &
67	9615	PARAMOUNT AVE	ALMAZAN HERMELANDA RIOS &
68	926	N ST AUGUSTINE RD	HOUSE DEARL
69	9614	PARAMOUNT AVE	DUKE RONNY EUGENE &
70	9620	PARAMOUNT AVE	DAUGHERTY R C
71	9626	PARAMOUNT AVE	BAUTISTA LEONIDES &
72	9632	PARAMOUNT AVE	CRUZSANDOVAL MARIA &
73	9702	PARAMOUNT AVE	NAJERA ERASMO C
74	9708	PARAMOUNT AVE	BELMARES JOEL
75	9714	PARAMOUNT AVE	COBOS FRANCISCO &
76	9720	PARAMOUNT AVE	HENISEY CARL S & ANGIE
77	9726	PARAMOUNT AVE	HERNANDEZ UBALDO & DARLA
78	9802	PARAMOUNT AVE	SEBASTIAN REUBEN & DIANA
79	9808	PARAMOUNT AVE	MENDEZ CARLOS
80	9814	PARAMOUNT AVE	UGARTE TERESA
81	1120	N ST AUGUSTINE RD	VENTURA ESAU
82	1198	N ST AUGUSTINE RD	LA HACIENDA LLC
83	1013	ALGONQUIN DR	MANDI GHULAM A
84	1013	ALGONQUIN DR	RELIABLE HOMES LLC
85	1047	N ST AUGUSTINE RD	ROMAN CATHOLIC DIOCESE DALLAS
86	9818	PARAMOUNT AVE	WILLIAMS WILMA A
87	9822	PARAMOUNT AVE	CORRAL ENRIQUE
88	9826	PARAMOUNT AVE	MILLER CANDACE L &

01/26/2016

Label #	*Address*		*Owner*
89	9830	PARAMOUNT AVE	LYNCH CHARLES E &
90	1023	BRAE LOCH DR	TORRES JOSE E
91	1020	SUMAC CT	CANO CYNTHIA MINJAREZ &
92	1030	SUMAC CT	RUIZ ROSALBA D
93	1025	SUMAC CT	THOMAS DONALD W
94	1032	BRAE LOCH DR	BELTRAN ANDERSON
95	1028	BRAE LOCH DR	LEUNG DAN
96	959	ALGONQUIN DR	MECCA APRIL INC
97	9819	PARAMOUNT AVE	PENA ELENA
98	9823	PARAMOUNT AVE	KING FRANCES L
99	9827	PARAMOUNT AVE	JACKSON JOHN WINSTON &
100	9831	PARAMOUNT AVE	ESCAMILLA MARCELINO
101	9835	PARAMOUNT AVE	FRANCO ARMANDO
102	9839	PARAMOUNT AVE	FLORES GABRIEL &
103	9843	PARAMOUNT AVE	KIAS ASSET MGMT
104	9847	PARAMOUNT AVE	NUNO ENRIQUE
105	9851	PARAMOUNT AVE	PRICE ASHLEE

CITY PLAN COMMISSION **THURSDAY, MARCH 3, 2016**

Planner: Warren F. Ellis

FILE NUMBER:	Z145-183(WE)	**DATE FILED:**	February 9, 2015
LOCATION:	South side of Meadow Road and west of Greenville Avenue		
COUNCIL DISTRICT:	13	**MAPSCO:**	26 L
SIZE OF REQUEST:	Approx. 1.55 acres	**CENSUS TRACT:**	78.23

APPLICANT/OWNER: Croesus Greenville Avenue L.P.

REPRESENTATIVE: Suzan Kedron and Steven Dimitt, LLP, Jackson Walker

REQUEST: An application for a Planned Development District for MU-2 Mixed Use District and mini-warehouse uses on property zoned an MU-2 Mixed Use District.

SUMMARY: An MU-2 District permits a mini-warehouse use by a Specific Use Permit. The applicant requests a Planned Development District to permit a 4-story, 113,075-square-foot mini-warehouse use by right with the following conditions for the use: 1) increase the maximum floor area ratio from 1.6 to 1.7; 2) allow for a retaining wall to encroach in the required front yard; 3) limit the maximum height of 65 feet, with 15 feet for mechanical runs; and 4) require one of three options of building materials for the exterior facades. The development plan shows a portion of the structure will have 2,100 square feet of flex space for retail or office space and 1,050 square feet of floor area for an accessory office for the mini-warehouse use. All other uses in MU-2 would continue to be permitted, as well. Staff is supportive of the Planned Development District to allow the use with the aforementioned conditions, but only with a Specific Use Permit as currently required by the Development Code.

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

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

1. *Performance impacts upon surrounding property* – The land uses adjacent to the request site consist of retail and personal service uses, office uses, and medical uses. The site's configuration and the low traffic volume that is generated by the proposed mini-warehouse should have minimal impact on the adjacent uses.

2. *Traffic impact* – The Engineering Section of the Department of Sustainable Development and Construction has determined that the request will have no detrimental impact on the street system.

3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas! Comprehensive Plan* shows that the request site in located in an Urban Mixed Use Building Block and is not in compliance with the Comprehensive Plan. Due to the Comprehensive Plan designation, a Specific Use Permit for is recommended as currently required by the Development Code to permit the mini-warehouse use. The other amendments to the MU-2 District are still generally in conformance with the Building Block.

4. *Justification for PDD Planned Development District Zoning as opposed to a straight zoning district* – Staff supports a Planned Development District to increase the maximum floor area and encroachment into the front yard because the applicant is providing a retail component within the overall design and the other performance standards are minimal.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Meadow Road	Collector	60 ft.	60 ft.
Greenville Avenue	Principal arterial	100 ft.	100 ft.

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

COMPREHENSIVE PLAN: The Comprehensive Plan does not make a specific land use recommendation related to the request; however, the *forwardDallas! Vision Illustration*, adopted June 2006, is comprised of a series of Building Blocks that 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 proposed development is not in compliance with the *forwardDallas! Comprehensive Plan.*

The request site is identified as being within an Urban Mixed Use Building Block on the *forwardDallas!* Vision Illustration, adopted June 2006. The Urban Mixed-Use Building Block incorporates a vibrant mix of residential and employment uses at a lower density than the Downtown Building Block. These areas are typically near Downtown, along the Trinity River or near major transit centers. Examples include Uptown, the City Place/West Village area, Stemmons Design District, Cedars and Deep Ellum. Urban Mixed-Use Building Blocks provide residents with a vibrant blend of opportunities to live, work, shop and play within a closely defined area. Buildings range from high-rise residential or mid-rise commercial towers to townhomes and small corner shops. Good access to transit is a critical element. Similar to Downtown, the Urban Mixed-Use Building Blocks offer employment and housing options and are important economic growth areas for businesses. People on foot or bike can enjoy interesting storefronts at ground level with benches, public art, on-street parking and wide sidewalks, creating an appealing streetscape. Large parking areas and other auto-oriented land uses are typically located at the edges.

Land Use:

	Zoning	Land Use
Site	MU-2	Undeveloped
North	MU-2	Rehabilitation center
South	MU-2	Restaurant
East	MU-2	Gen. merchandise or food store, mini-warehouse, retail personal service
West	MU-2, GO(A), PD No. 76	Vacant retail, offices

Land Use Compatibility: The 1.55 acre site is an irregular shape and is adjacent to mix of one to three-story retail, office and residential uses. The surrounding land uses consist of a restaurant use to the south, and office uses to the west. The property to the north, across Meadows Street is a rehabilitation center. East of the request site is a retail use and across Greenville Avenue consist of several one-story mini-warehouse uses and a retail use for medical equipment.

The maximum structure height in a MU-2 District varies depending on whether the development is a mixed-use project. The structure height ranges between 135 feet (standard height) to 180 feet (mixed-use development with retail component).

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.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
MU-2 Mixed use-2	15'	20' adjacent to residential OTHER: No Min.	1.6 FAR base 2.0 FAR maximum + bonus for residential	135' 10 stories 180' 14 stories with retail	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential
MU-2 – Proposed PDD Mixed use-2	15'	20' adjacent to residential OTHER: No Min.	1.6 FAR base 2.0 FAR maximum + bonus for residential	135' 10 stories 180' 14 stories with retail	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential, mini-warehouse

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

Parking: The off-street parking requirement for a mini-warehouse use is a minimum of six spaces. Spaces may not be used for outside storage, vehicle storage, or parking for vehicles for rent.

LIST OF OFFICERS
Croesus Greenville Avenue, LP

Croesus-Greenville Avenue, LP.

Horizon Opportunity, LLC, General Partner:
Daniel P. Wenz, Managing Member
Randy S. Box, Managing Member

Limited Partners:

Croeseus Equities, Inc. (CE)
Daniel P. Wenz, President

DPW Genesis Corp Inc.(DPW)
Daniel P. Wenz, President

Box Interests, Inc. (Box)
Randy S. Box, President

PROPOSED PDD CONDITIONS

ARTICLE

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

PD ___ was established by Ordinance No. ____, passed by the Dallas City Council on ____, 2016.

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

PD ___ is established on property located on the south side of Meadow Road and west side of Greenville Avenue. The size of PD ___ is approximately 1.55 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) FLEX SPACE means any allowed main use subject to the inclusion of its own dedicated own entrance.

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

SEC. P-___.104. EXHIBIT.

The following exhibit is incorporated into this article:

(1) Exhibit ___A: development plan.

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

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

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

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the MU-2 Mixed Use District, subject to the same conditions applicable in 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 this district only by SUP; a use subject to development impact review (DIR) in the MU-2 Mixed Use District is subject to DIR in this district; etc.

Staff's recommendation

[~~(b) The following additional main use is permitted by right.~~]

-- Mini-warehouse [*SUP*]

Applicant's Proposal

(b) The following additional main use is permitted by right.

-- Mini-warehouse

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 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.

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 MU-2 Mixed Use District apply.

(b) Front yard. Retaining walls are permitted in the front yard in the location shown on the development plan.

(c) Floor area. The maximum floor area is 1.7.

(d) Height. Maximum structure height is 65 feet.

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

Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

SEC. 51P-___.110. OUTSIDE STORAGE.

For a mini-warehouse use, outside storage of vehicles, parking for vehicles for rent, boat parking, and outside equipment storage is prohibited.

SEC. 51P-___.111. MATERIALS.

To ensure compatibility with the surrounding neighborhood, the exterior facades of a mini-warehouse must comply with one of the following:

(1) Exterior facades must be a minimum 80 percent architectural metal and aluminum panel, insulated finish system, cement fiber board panelling, stone, or decorative concrete and masonry blocks or tile, excluding fenestration; or

(2) Exterior facades must be a minimum 80 percent architectural metal and aluminum panel, insulated finish system, stone, or decorative concrete and masonry blocks or tile, excluding doors and windows; or

(3) Excluding doors, windows, and other openings, exterior facades that are visible from adjacent lots or streets must be architectural metal and aluminum panel, insulated finish system, stone, decorative concrete and masonry blocks, split-face concrete, stucco, or a simulation, or a combination of these materials. Stucco materials may not exceed 25 percent of the total surface area of any facade.

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

See Article VI.

SEC. 51P-___.113. LANDSCAPING.

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

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

SEC. 51P-___.114. SIGNS.

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

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

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

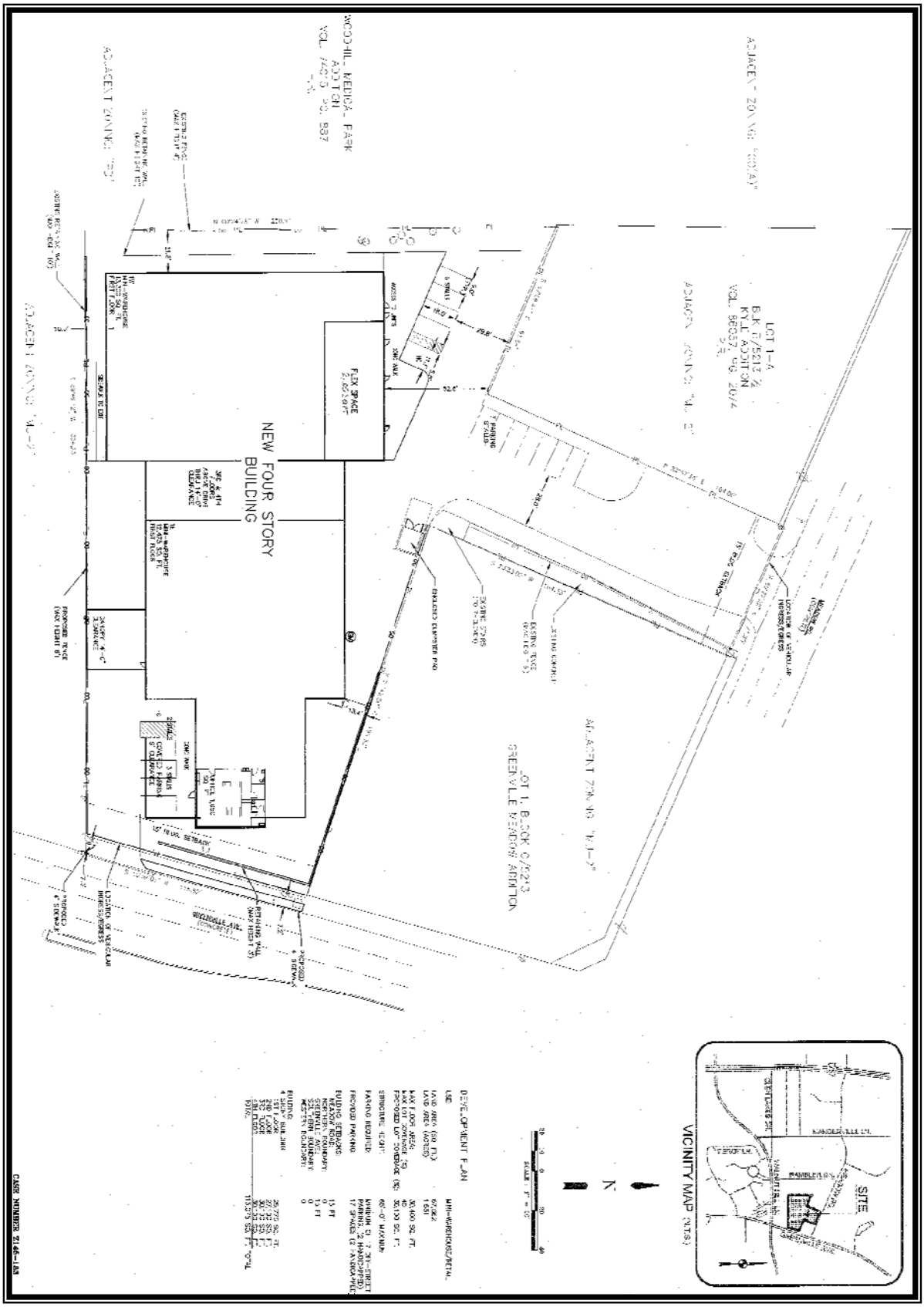
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

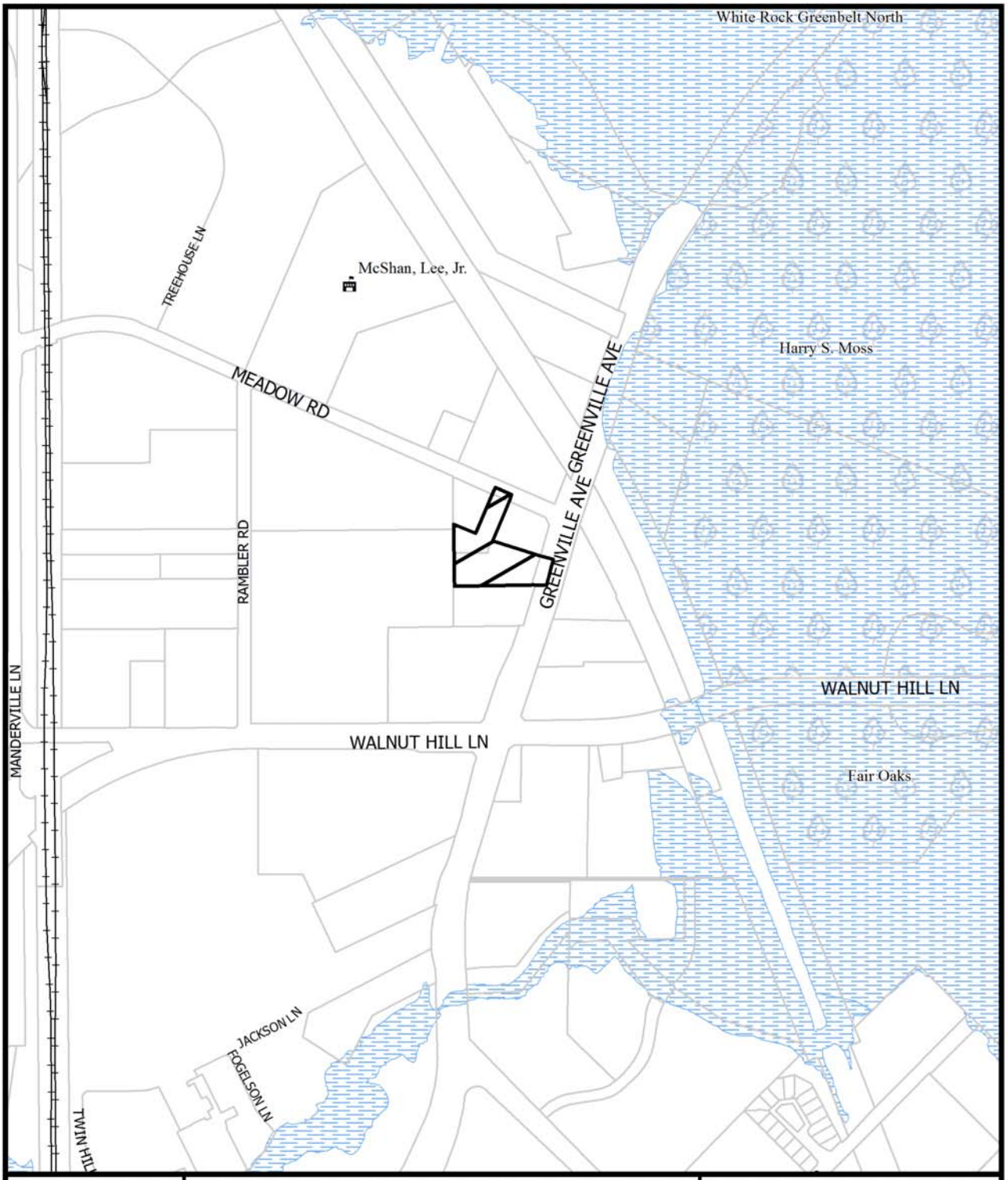
SEC. 51P-__.116. COMPLIANCE WITH CONDITIONS.

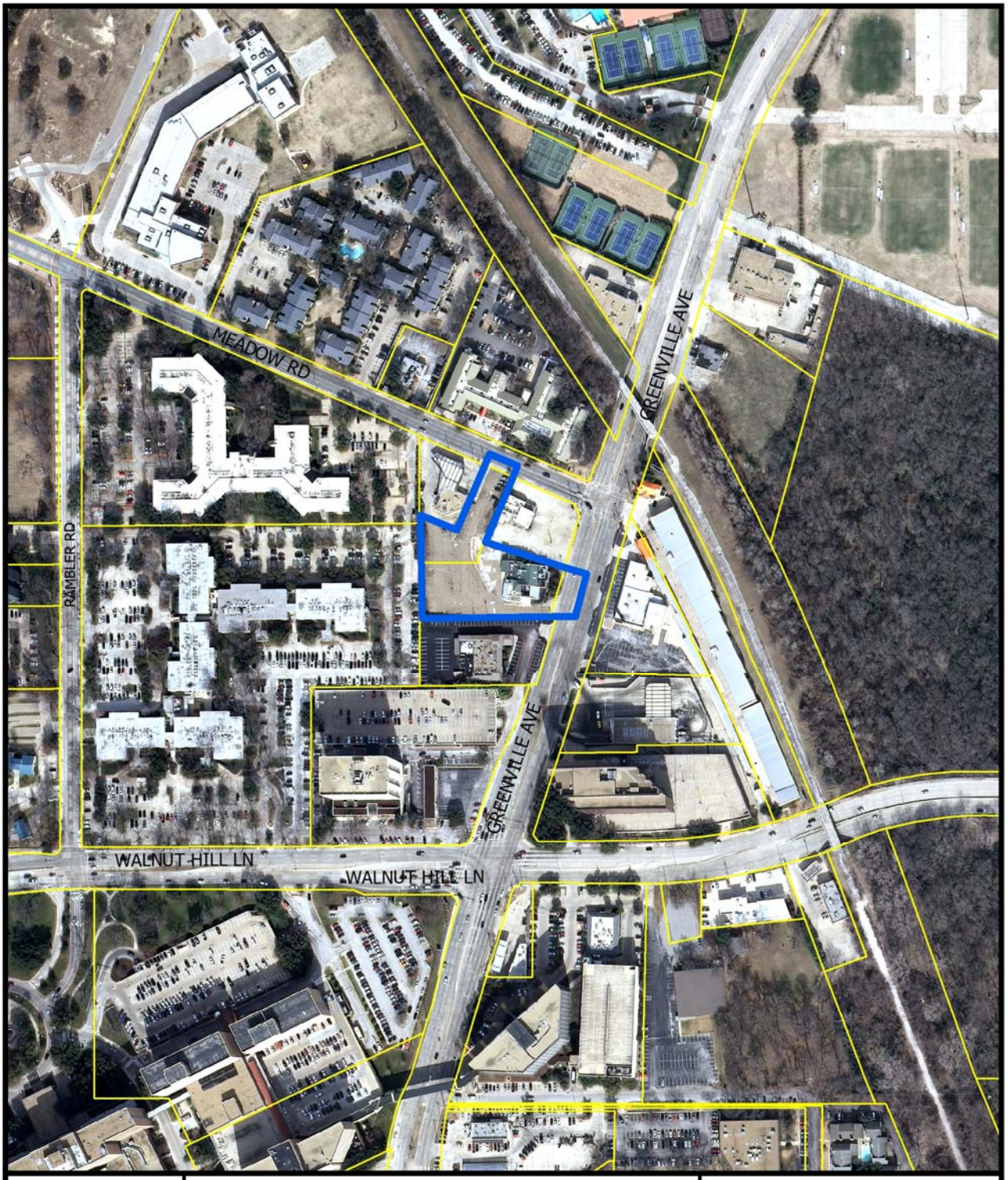
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

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

PROPOSED DEVELOPMENT PLAN




White Rock Greenbelt North
McShan, Lee, Jr.
Harry S. Moss
TREEHOUSE LN
MEADOW RD
RAMBLER RD
GREENVILLE AVE
GREENVILLE AVE
MANDERVILLE LN
WALNUT HILL LN
WALNUT HILL LN
Fair Oaks
JACKSON LN
FOGELSON LN
TWIN HIL
1:6,000
VICINITY MAP
Case no: Z145-183
Date: 5/7/2015

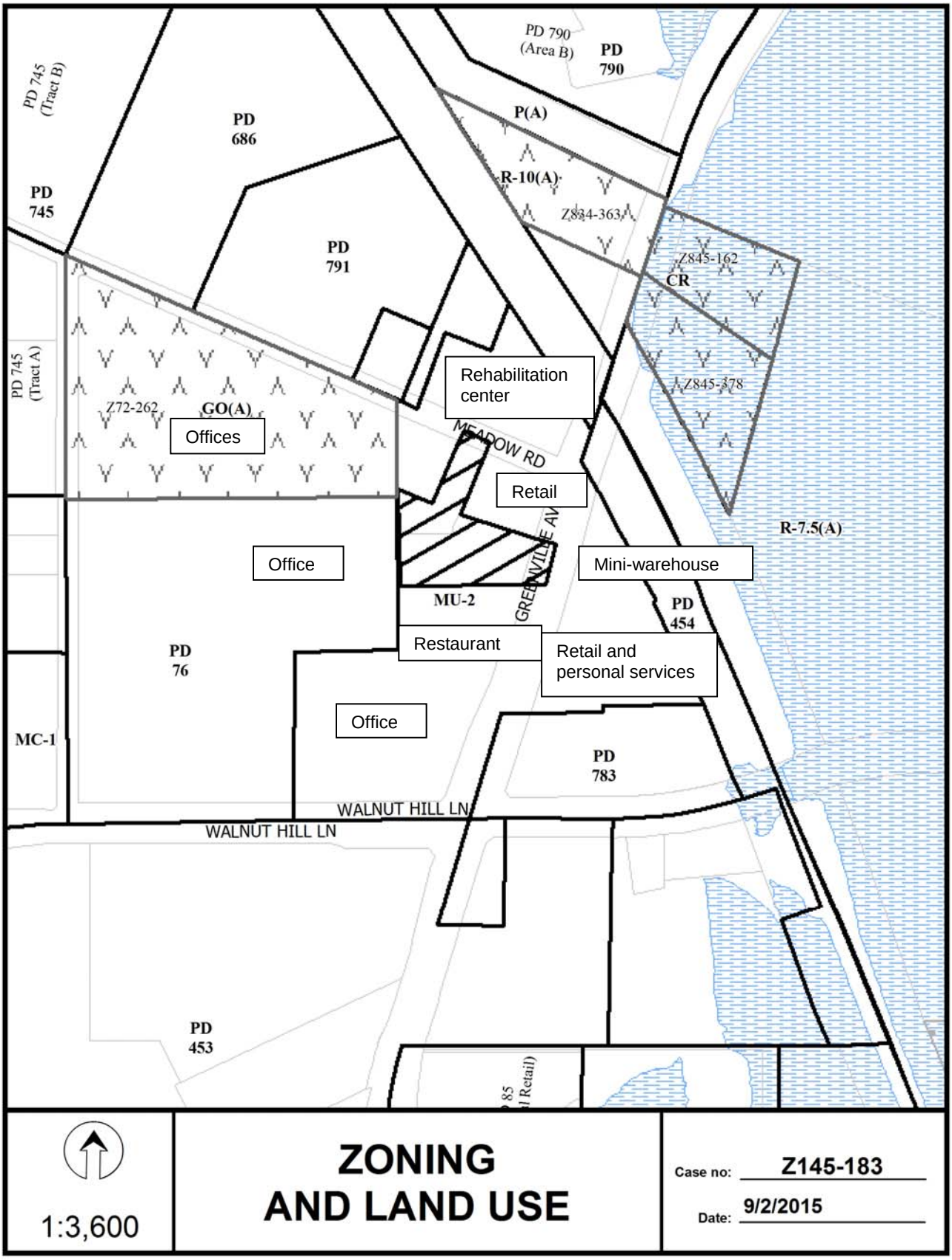


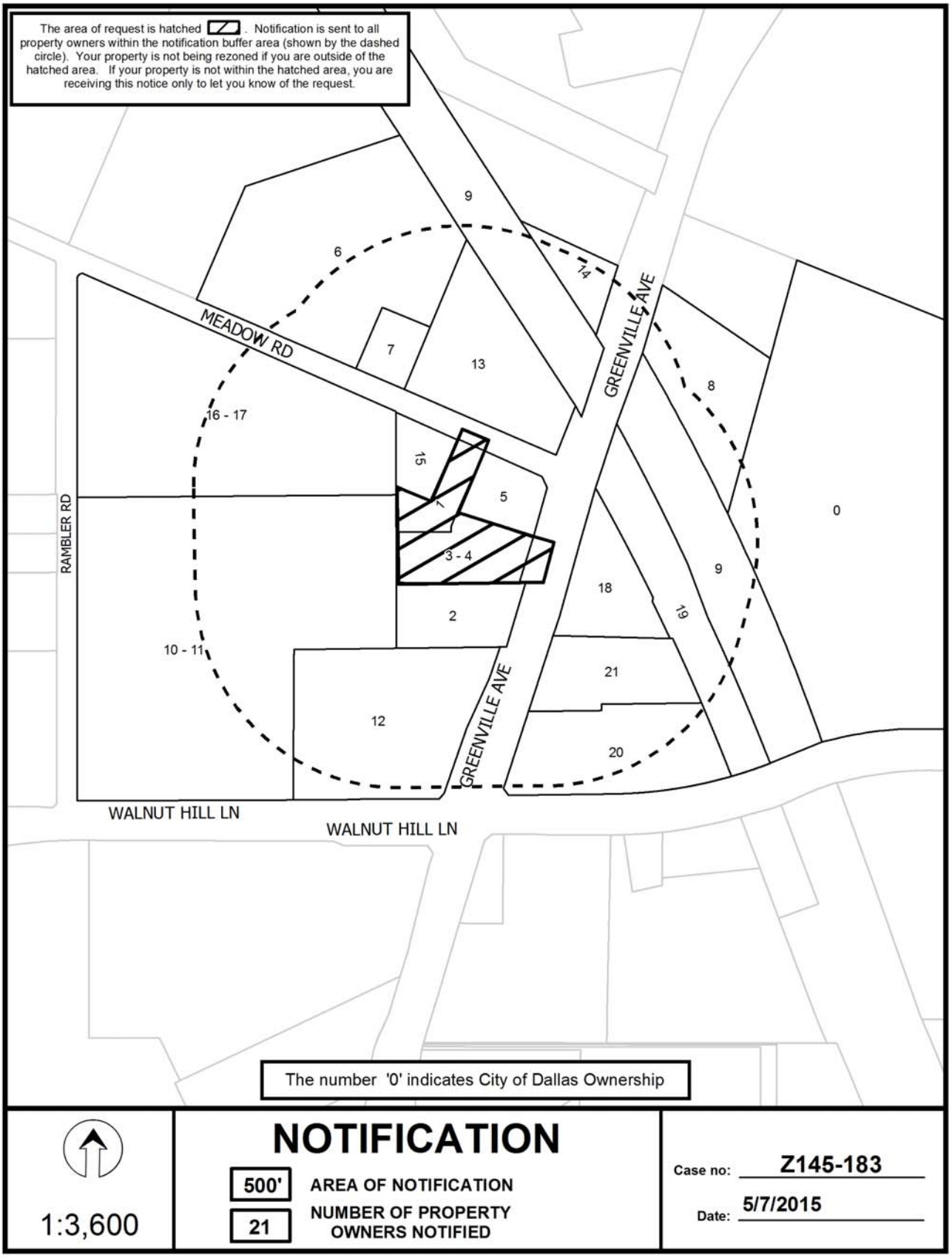
1:3,600

AERIAL MAP

Case no: Z145-183

Date: 5/7/2015


PD 745 (Tract B)
PD 686
PD 790 (Area B)
PD 790
P(A)
R-10(A)
Z834-363
PD 745
PD 791
Z845-162
CR
Z845-378
PD 745 (Tract A)
Z72-262
GO(A)
Offices
Rehabilitation center
MEADOW RD
Retail
R-7.5(A)
Office
Mini-warehouse
MU-2
GREENVILLE AV
PD 454
Restaurant
Retail and personal services
PD 76
Office
MC-1
PD 783
WALNUT HILL LN
WALNUT HILL LN
PD 453
1:3,600
ZONING AND LAND USE
Case no: Z145-183
Date: 9/2/2015


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
MEADOW RD
GREENVILLE AVE
RAMBLER RD
WALNUT HILL LN
WALNUT HILL LN
GREENVILLE AVE
16 - 17
10 - 11
3 - 4
9
6
14
7
13
8
15
1
5
0
18
9
19
2
21
12
20
The number '0' indicates City of Dallas Ownership
1:3,600
NOTIFICATION
500'
AREA OF NOTIFICATION
21
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z145-183
Date: 5/7/2015

Notification List of Property Owners

Z145-183

21 Property Owners Notified

Label #	Address		Owner
1	8370	MEADOW RD	CROESUS GREENVILLE AVENUE LP
2	7525	GREENVILLE AVE	WILLS KAZE LLC
3	7557	GREENVILLE AVE	CROESUS GREENVILLE AVENUE LP
4	7557	GREENVILLE AVE	CROESUS GRENVILLE AVENUE LP
5	7567	GREENVILLE AVE	7567 GREENVILLE ASSOC LLC
6	8325	MEADOW RD	PARK CENTRAL RESIDENTIAL LLC
7	8363	MEADOW RD	ISLA FIRENZE LTD
8	7580	GREENVILLE AVE	OH JUNG AE
9	401	BUCKNER BLVD	DART
10	8325	WALNUT HILL LN	TEXAS HEALTH RESOURCES
11	8325	WALNUT HILL LN	WOODHILL MED PARK CONDO
12	7515	GREENVILLE AVE	GREENVILLE PROPERTIES LTD
13	8383	MEADOW RD	DTX MEADOWS REALTY LLC
14	7735	GREENVILLE AVE	EXPRESS BEER FOOD GAS INC
15	8380	MEADOW RD	SKIPPER BEVERAGE COMPANY INC
16	8350	MEADOW RD	TEXAS HEALTH RESOURCES
17	8330	MEADOW RD	PECAN CREEK OWNERS ASSOCI
18	7560	GREENVILLE AVE	COMMERCIAL NET LEASE
19	7568	GREENVILLE AVE	SHURGARD FREMONT PARTNERS
20	7502	GREENVILLE AVE	HC 7502 GREENVILLE AVENUE LLC
21	7520	GREENVILLE AVE	RAMSEY LUTHER H

Memorandum

CITY OF DALLAS

DATE February 18, 2016

TO Gloria Tarpley, Chair and
City Plan Commissioners

SUBJECT City Plan Commission Authorized Hearing
Planned Development District No. 758, generally located along both sides of Walnut Hill Lane, east of Skillman Street.

Commissioners Housewright, Jung, Emmons, and Haney request that the City Plan Commission authorize a public hearing to determine the proper zoning on property zoned Planned Development District No. 758 with consideration given to appropriate zoning for the area including use, development standards, and other appropriate regulations. Attached is a location map for your review.

This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

Donna P. Moorman

Donna Moorman, Chief Planner
Current Planning Division
Sustainable Development and Construction Department

Memorandum

CITY OF DALLAS

DATE January 21, 2016

TO Neva Dean, Interim Assistant Director
Department of Sustainable Development and Construction

SUBJECT Request for Agenda Item for Authorized Hearing - Planned Development District No. 758

We respectfully request that the following item be placed on the City Plan Commission agenda and advertised as required by Section 51A-7.701(a)(1) of the City of Dallas Development Code.

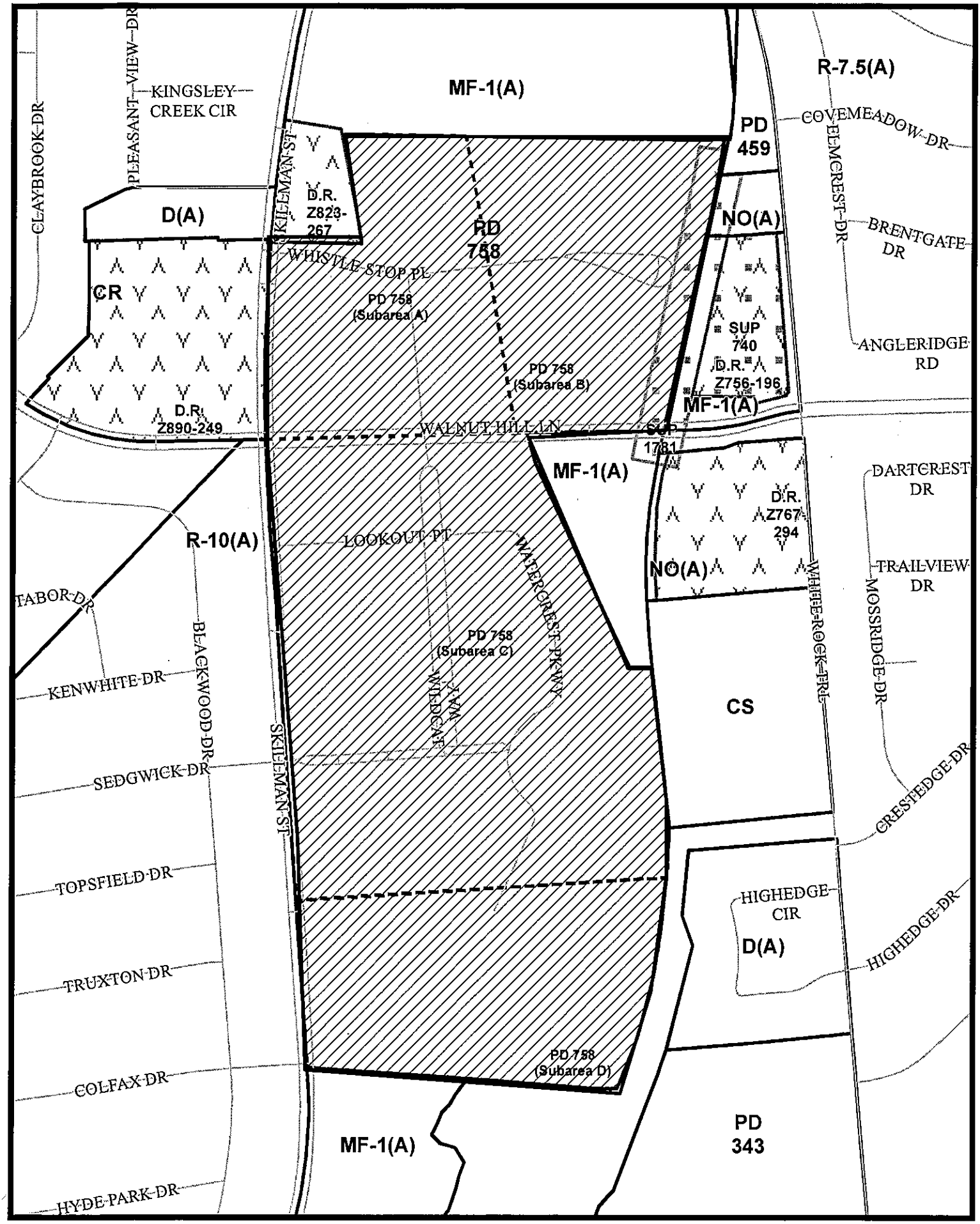
Consideration of a hearing to authorize a public hearing to determine the proper zoning on property zoned Planned Development District No. 758, generally located along both sides of Walnut Hill Lane, east of Skillman Street. Consideration is to be given to amending the Planned Development District including use, development standards, and other appropriate regulations. A map of the area to be considered is attached.

Thank you for your attention to this matter.

Tipton Housewright, Commissioner

Commissioner

Commissioner



1:4,800

Proposed Authorized Hearing