



CITY OF DALLAS  
CITY PLAN COMMISSION  
Thursday, April 21, 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:**

Preston Center Area Plan

Luis Tamayo, Chief Planner, Office of Planning and Urban Design

Subdivision Docket

Zoning Docket

**ACTION ITEMS:**

Subdivision Docket

Planner: Sharon Hurd

Consent Items:

- (1) **S156-144**  
(CC District 9)

An application to create one lot from a 6.942-acre tract of land in City Block 5283 on property located at San Leandro Drive and St. Francis Avenue, east corner.

Applicant/Owner: Dallas Independent School District

Surveyor: Gonzalez & Schneeberg, Engineers & Surveyors, Inc.

Application Filed: March 23, 2016

Zoning: R-10 (A)

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S156-145**  
(CC District 2)
- An application to replat a 0.414-acre tract of land containing all of Lots 3 and 4 in City Block 5/695 into a Shared Access Development with 13 lots ranging in size from 1,265 square feet to 1,900 square feet on property located on N. Fitzhugh Avenue, between Fuqua Street and Chambers Street.  
Applicant/Owner: Marcelino and Tranquilno Beltran  
Surveyor: Blue Star Land Surveying  
Application Filed: March 23, 2016  
Zoning: MF-2(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S156-146**  
(CC District 9)
- An application to replat a 14.178-acre tract of land containing the remainder of Lot A and all of Lot B in City Block I/5414, all of City Block 5415, and all of Quality Lane to be abandoned, into one lot on property located at 6411 E. Northwest Highway and 6310 Theater Way.  
Applicant/Owner: 6411 East Northwest LLC % Well Stone Corporation  
Surveyor: Halff Associates, Inc.  
Application Filed: March 23, 2016  
Zoning: RR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S156-147**  
(CC District 6)
- An application to create one lot from a 7.486-acre tract of land in City Block 6508 on property located at Walnut Hill Lane and Spangler Road, southeast corner.  
Applicant/Owner: Tricycle Lane USA, LLC  
Surveyor: A&W Surveyors  
Application Filed: March 23, 2016  
Zoning: IM  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S156-149**  
(CC District 1)
- An application to replat a 0.736-acre tract of land containing all of Lots 1-5 in City Block 26/3146 into one lot on property located at Melba Street and Adams Avenue, northeast corner.  
Applicant/Owner: Deborah Lynne Wicker, Eberto Mendez, Jose Filemon Guardado, Moises Cano, Felix Soto, and Magdalena Delgado Soto  
Surveyor: Blue Star Land Surveying  
Application Filed: March 24, 2016  
Zoning: PD 830 (Subdistrict 3)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.



- (6) **S156-150**  
(CC District 2)
- An application to create one lot from a 2.421-acre tract of land in City Block 5754 on property located at Redfield Street and Butler Street, north corner.  
Applicant/Owner: The Family Place  
Surveyor: Pacheco Koch, LLC  
Application Filed: March 24, 2016  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S156-152**  
(CC District 14)
- An application to replat a 2.1895-acre tract of land containing part of Lots 1-3 and an unplatted tract of land in City Block 289 into one lot on property bounded by Texas Street, Bryan Street, Cantegral Street, and Live Oak Street.  
Applicant/Owner: Greystar GP II, LLC  
Surveyor: Kimley-Horn and Associates, Inc.  
Application Filed: March 24, 2016  
Zoning: PD 298 (Subareas 5 and 10)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S156-153**  
(CC District 8)
- An application to replat a 5.063-acre tract of land containing all of Lots 47B and 48 in City Block 8262 into one lot on property located north of Cedardale Drive and east of Bonnie View Road.  
Applicant/Owner: Blue Beacon USA, LP  
Surveyor: Jaster-Quintanilla Dallas, LLP  
Application Filed: March 24, 2016  
Zoning: CS  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S156-154**  
(CC District 14)
- An application to replat a 0.873-acre tract of land containing all of Lots 4 and 17-21 in City Block 2/638 into one 0.553-acre lot, one 0.167-acre lot and one 0.153-acre lot on property with frontage on McKinney Avenue, Boren Street and Oak Grove Avenue.  
Applicant/Owner: McKinney Avenue Contemporary LC  
Surveyor: Salcedo Group, Inc.  
Application Filed: March 25, 2016  
Zoning: PD 193 (LC)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (10) **S156-155**  
(CC District 9)      An application to replat a 1.05-acre tract of land containing all of Lots 1-6 in City Block 1/5222 into one lot on property located at Garland Road and Lakeland Drive, east corner.  
Applicant/Owner: Condor K Ltd.  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: March 25, 2016  
Zoning: CR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (11) **S156-157**  
(CC District 8)      An application to create three 0.15 acre lots from a 0.44-acre tract of land in City Block 4/6870 on property located on Silverhill Drive between Bonnie View Road and Baraboo Drive.  
Applicant/Owner: Brian O'Neal and Dejuana Hamilton  
Surveyor: Davis Land Surveying Co., Inc.  
Application Filed: March 24, 2016  
Zoning: R-5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (12) **S156-143**  
(CC District 3)      An application to remove existing building lines from part of Lots 4, 5, 26, 27, and all of Lots 1, 2, 3, 29, and 30 in City Block 1C/6045; part of Lots 7, 8, 9, 27, 28, and 29, and all of Lots 1 through 6, and all of Lots 30 through 35 in City Block B/6045; part of Lots 10, 11, 12, 20, 21, and 22, and all of Lots 1 through 9, and all of Lots 23 through 31 in City Block C/6045; and to replat a 1,105.41-acre tract of land containing all of City Blocks 6043, 6050 and 6052, into one lot on property generally bounded by Ledbetter Drive on the north, Hampton Road on the east, U.S. Highway 67 on the southeast, Red Bird Lane on the south, east of Redbird Center Drive and Westmoreland Road on the west .  
Applicant/Owner: City of Dallas  
Surveyor: Dal-Tech Engineering Corp.  
Application Filed: March 23, 2016  
Zoning: R-10(A), IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (13) **S156-148**  
(CC District 14)
- An application to replat a 5.205-acre tract of land containing all of Lot 1A in City Block 3/2064, all of Lots 6-14 in City Block 2064, an unplatted tract of land in City Block 2064, and all of Newton Court to be abandoned, into one lot on property located at Wycliffe Avenue and Oak Lawn Avenue, southeast corner.  
Applicant/Owner: Park Cities Presbyterian Church  
Surveyor: JPH Land Surveying, Inc.  
Application Filed: March 24, 2016  
Zoning: PD 193 (R-7.5) and (GR)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (14) **S156-151**  
(CC District 13)
- An application to replat a 1.00-acre tract of land containing all of Lot 9 in City Block G/5518 by revising the natural channel setback line on property located at 10643 Bridge Hollow Court.  
Applicant/Owner: William G. Payne  
Surveyor: Pacheco Koch, LLC  
Application Filed: March 24, 2016  
Zoning: R-1ac(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- M156-015**  
Jennifer Muñoz  
(CC District 2)
- An application for a minor amendment to the development and landscape plans for Planned Development Subdistrict No. 107 of Planned Development District No. 193, the Oak Lawn Special Purpose District, on property on the north corner of Cedar Springs Road and Crestview Drive.  
Staff Recommendation: **Approval**  
Applicant: Will Henderson/Dominic Lacy  
Representative: Michael Delgado, Cross Architects
- M156-020**  
Jennifer Muñoz  
(CC District 12)
- An application for a minor amendment to the site plan for Specific Use Permit No. 1937 for an Open-enrollment charter school on property zoned an MC-3 Multiple Commercial District on the north line of Frankford Road, east of Coit Road.  
Staff Recommendation: **Approval**  
Applicant: Harmony School of Dallas  
Representative: Karl A. Crawley, Masterplan
- D156-010**  
Jennifer Muñoz  
(CC District 6)
- An application for a development plan and a landscape plan on property within Subarea A-2 of Planned Development District No. 741, on the north side of Ranch Trail at the northwest terminus of Ashford Drive.  
Staff Recommendation: **Approval**  
Applicant: Billingsley Development Corp.  
Representative: Bradley Moss, Kimley-Horn

**W156-007**

Warren Ellis  
(CC District 14)

An application for a waiver of the two-year waiting period to submit an application for an amendment and an expansion of Planned Development Subdistrict No. 111 within Planned Development District No. 193, the Oak Lawn Special Purpose District on the northwest side of McKinney Avenue, northeast of Bowen Street.

Staff Recommendation: **Approval**

Applicant: Dallas C.F. Hospitality Associates, LLC

Representative: Karl A. Crawley, Masterplan

Miscellaneous Items – Under Advisement:

**M156-011**

Danielle R. Lerma  
(CC District 12)

An application for a minor amendment to the development/landscape plan for Planned Development District No. 943, at the southeast corner of Rosemeade Parkway and Lina Street.

Staff Recommendation: **Approval**

Applicant: MDT Caladium, LTD

Representative: Alex W. Lilley

U/A From: March 17, 2016 and April 7, 2016

Zoning Cases – Consent:

1. **Z156-172(WE)**

Warren Ellis  
(CC District 2)

An application for a Specific Use Permit for a child-care facility on property zoned an MF-2(A) Multifamily District on the southeast line of Munger Avenue, between Annex Avenue and North Prairie Avenue.

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

Applicant: Exodus Ministries

Representative: Preston Jones, Divine Homes

2. **Z156-206(SM)**

Sarah May  
(CC District 7)

An application for a Specific Use Permit for a community service center on property zoned an R-7.5(A) Single Family District on the southwest corner of Oates Drive and Michael Lane.

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: Mission East Dallas

Representative: Rob Baldwin, Baldwin Associates

3. **Z145-339(OTH)** An application for the renewal of Specific Use Permit No. 1864 for Olga Torres Holyoak the sale of alcoholic beverages in conjunction with a general (CC District 9) merchandise or food store greater than 3,500 square feet on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay northwest of the intersection of Centerville Road and Aledo Drive.  
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.  
Applicant: John Mathews  
Representative: Parvez Malik, Business Zoom
4. **Z156-209(OTH)** An application for the renewal of Specific Use Permit No. 2029 for Olga Torres Holyoak an alcoholic beverage establishment limited to a bar, lounge, or (CC District 14) tavern and a commercial amusement (inside) limited to a dance hall on property zoned Planned Development District No. 619 with Historic Overlay No. 48 (Tract A), the Harwood Historic District on the southwest corner of Pacific Avenue and North Harwood Street.  
Staff Recommendation: **Approval** for three-year period, subject to conditions.  
Applicant: Old Town Ranchers, Inc.  
Representative: Tailim Song Law Firm

Zoning Cases – Under Advisement:

5. **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, February 18, 2016, March 3, 2016 and April 7, 2016
6. **Z134-301(WE)** An application for a Planned Development District for retail, office, Warren Ellis and residential uses on property zoned Planned Development (CC District 14) District No. 9 with a D Liquor Control Overlay and GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District in an area generally bound by Cedar Springs Road, Routh Street, Howell Street and Fairmount Street.  
Staff Recommendation: **Hold under advisement until June 16, 2016.**  
Applicant: Greenway /Cedar Springs L.P.  
Representative: Larry Good, Good Fulton & Farrell  
U/A From: March 17, 2016

7. **Z156-166(WE)**  
Warren Ellis  
(CC District 2)
- An application for an amendment to Planned Development Subdistrict No. 104 within Planned Development District No. 193, the Oak Lawn Special Purpose District on the northwest line of Hawthorne Avenue, between Production Drive and Afton Street.  
Staff Recommendation: **Approval**, subject to pavement width exhibit and conditions.  
Applicant: Texas in Town Homes, LLC  
Representative: Audra Buckley – Permitted Development  
U/A From: March 17, 2016
8. **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 and a Specific Use Permit for a mini-warehouse on property zoned an MU-2 Mixed Use District on the south side of Meadow Road, west of Greenville Avenue.  
Staff Recommendation: **Approval** of a Planned Development District, subject to a development plan and staff's recommended conditions; and **approval** of a Specific Use Permit for a mini-warehouse use for a ten-year period, subject to a site plan and conditions.  
Applicant: Croesus Greenville Avenue L.P.  
Representative: Suzan Kedron and Steven Dimitt, LLP, Jackson Walker  
U/A From: March 3, 2016 and April 7, 2016
9. **Z156-124(RB)**  
Richard Brown  
(CC District 2)
- An application for a Planned Development Subdistrict for I-2 Industrial-2 Subdistrict Uses on property zoned an I-2 Industrial-2 Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southeast line of Reagan Street, east of Harry Hines Boulevard.  
Staff Recommendation: **Approval**, subject to staff's recommended conditions.  
Applicant: Broadbill Partners, LP  
Representative: Barry Knight and Brad Williams  
U/A From: March 17, 2016
10. **Z156-169(RB)**  
Richard Brown  
(CC District 13)
- An application for a P(A) Parking District on property zoned an MF-1(A) Multifamily District, on the south line of Glen Lakes Drive, west of Manderville Lane.  
Staff Recommendation: **Approval**, subject to a site/landscape plan and conditions.  
Applicant: Glen Lakes Holdings, LLC  
Representative: Robert Reeves  
U/A From: March 17, 2016 and April 7, 2016

11. **Z156-177(RB)**  
Richard Brown  
(CC District 13)
- An application for a Specific Use Permit for a Hotel or motel on property zoned a CR Community Retail District, on property along the south line of Forest Lane, east of Dennis Road.  
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.  
Applicant: Coventry Hospitality, LLC  
Representative: Stephen Lindsey  
U/A From: April 7, 2016

Zoning Cases – Individual:

12. **Z156-191(RB)**  
Richard Brown  
(CC District 11)
- An application for a Planned Development District for MU-3 Mixed Use District Uses on property zoned an MU-3 Mixed Use District within the northeast quadrant of Churchill Way and Coit Road.  
Staff Recommendation: **Approval**, subject to a development plan, landscape plan, elevations, and conditions.  
Applicant: Costco Wholesale  
Representative: Michael Clark and Dallas Cothrum
13. **Z156-195(SM)**  
Sarah May  
(CC District 13)
- An application for a Planned Development District for R-7.5(A) Single Family District, public school, and private recreation center, club, or area uses on property zoned an R-7.5(A) Single Family District on the southwest corner of West Northwest Highway and Durham Street.  
Staff Recommendation: **Hold under advisement until May 19, 2016.**  
Applicant: Highland Park ISD  
Representative: Dallas Cothrum, Masterplan
14. **Z156-199(SM)**  
Sarah May  
(CC District 13)
- An application for a Planned Development District for R-10(A) Single Family District and public school uses on property zoned an R-10(A) Single Family District, on property bound by Welch Road, Harvest Hill Road, Harriet Drive, and Mill Creek Road.  
Staff Recommendation: **Approval**, subject to a development plan, traffic management plan, and conditions.  
Applicant: Dallas Independent School District  
Representative: Karl A. Crawley, Masterplan
15. **Z156-196(WE)**  
Warren Ellis  
(CC District 8)
- An application for an amendment to Planned Development District No. 512 on the south corner of Woody Road and Seagoville Road.  
Staff Recommendation: **Approval**, subject to a revised development plan, revised traffic management plan, and conditions.  
Applicant: Dallas I.S.D.  
Representative: Karl Crawley, MASTERPLAN



16. **Z156-203(WE)**  
Warren Ellis  
(CC District 12)
- An application for an amendment to Planned Development District No. 555 on the southwest corner Frankford Road and Hillcrest Road.
- Staff Recommendation: **Approval**, subject to a revised development plan, traffic management plan, and conditions.
- Applicant: Tom Elieff
- Representative: Kristin Green, VerdUnity, Inc.

Authorization of a Hearing – Under Advisement:

- Donna Moorman  
(CC District 2 & 14)
- Consideration of an authorized hearing to determine the proper zoning on property zoned Planned Development District No. 462 with consideration given to appropriate zoning for the area including appropriate development regulations to establish an enhanced pedestrian and resident experience, minimize motor vehicle related impact, and improve safety and walkability. The area is generally located along the northeast side of Henderson Avenue between Central Expressway and Glencoe Street and between McMillan Avenue and Ross Avenue and along the southwest side of Henderson Avenue between Central Expressway and the alley between Milam Street and Alcott Street and between the alley between Belmont Street and Capitol Avenue and Ross Avenue except for four lots between Capitol Avenue and Fuqua Street and two lots between Monarch Street and Ross Avenue. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.
- U/A From: March 17, 2016

---

Other Matters:

Consideration of amendments to the City Plan Commission Rules of Procedure

Minutes: April 7, 2016

Adjournment



**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, April 21, 2016**

**ZONING ORDINANCE COMMITTEE (ZOC) MEETING** - Thursday, April 21, 2016, City Hall, 1500 Marilla Street, in Room 5ES, at 9:00 a.m., to consider (1) **DCA 156-001** - Consideration of amending the Dallas Development Code to amend fence requirements to regulate materials used for non-required fences, and (2) **DCA 156-002** – Consideration of amending the Dallas Development Code to allow little free library structures within setbacks.

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](http://www.ci.dallas.tx.us/cso/boardcal.shtml). Please review the official agenda for items for consideration.

### **EXECUTIVE SESSION NOTICE**

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

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

**CITY PLAN COMMISSION****THURSDAY, APRIL 21, 2016****FILE NUMBER:** S156-144**Senior Planner:** Sharon Hurd, AICP**LOCATION:** San Leandro Drive and St. Francis Avenue, east corner**DATE FILED:** March 23, 2016**ZONING:** R-10(A)**CITY COUNCIL DISTRICT:** 9**SIZE OF REQUEST:** 6.942-acres**MAPSCO:** 15T**APPLICANT/OWNER:** Dallas Independent School District

**REQUEST:** An application to create one lot from a 6.942-acre tract of land in City Block 5283 on property located at San Leandro Drive and St. Francis Avenue, east corner.

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

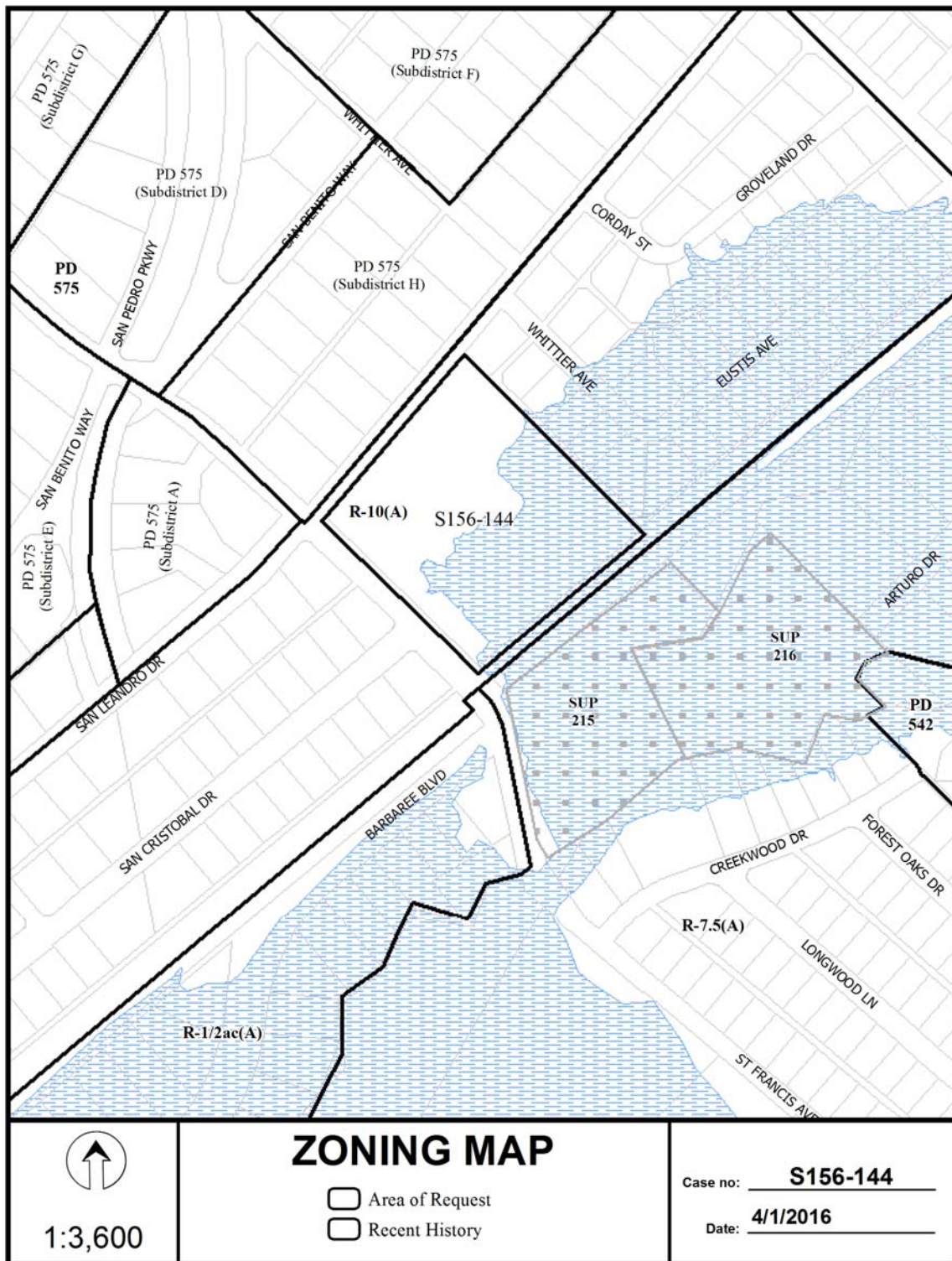
**STAFF RECOMMENDATION:** According to Section 51A-8.503 of the Development Code, "lots must conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration 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. As such, staff concludes that the request complies with Section 51A-8.503 and the R-10(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 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

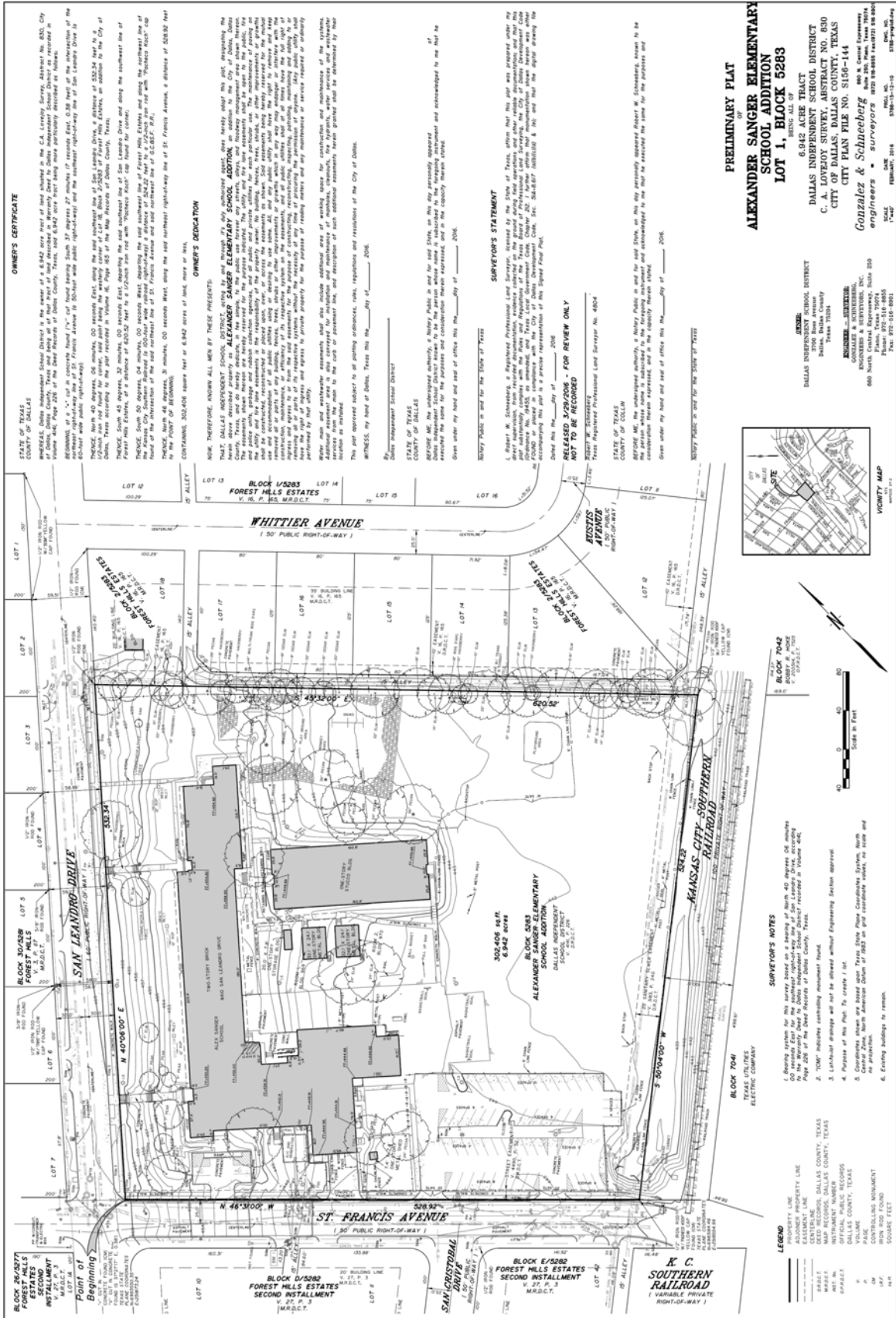
- plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a) and (b)
7. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
  8. On the final plat include two boundary corners tagged with these coordinates: "State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
  9. The maximum number of lots permitted by this plat is 1. Sections 51A-8.501(a) and 51A-8.503(a)
  10. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
  11. 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)
  12. On the final plat, dedicate a 10-foot by 10-foot corner clip at St. Francis Avenue and San Leandro Drive. Section 51A-8.602(d)(1)
  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 alley right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)
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/width of right-of-way across St. Francis Avenue. Platting Guidelines
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. On the final plat identify the property as Lot 1 in City Bock A/5283. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).











**CITY PLAN COMMISSION****THURSDAY, APRIL 21, 2016****FILE NUMBER:** S156-145**Senior Planner:** Sharon Hurd, AICP**LOCATION:** Fitzhugh Avenue, between Fuqua Street and Chambers Street**DATE FILED:** March 23, 2016**ZONING:** MF-2 (A)**CITY COUNCIL DISTRICT:** 2      **SIZE OF REQUEST:** 0.414-acre      **MAPSCO:** 36W**APPLICANT/OWNER:** Marcelino and Tranquilino Beltran

**REQUEST:** An application to replat a 0.414-acre tract of land containing all of Lots 3 and 4 in City Block 5/695 into a Shared Access Development with 13 lots ranging in size from 1,265 square feet to 1,900 square feet on property located on Fitzhugh Avenue, between Fuqua Street and Chambers Street.

**SUBDIVISION HISTORY:**

1. S156-027 was an application to replat a 5.474-acre tract of land being four tracts of land described as follows:  
  
Tract 1 being a 2.486 acre tract of land containing all of Lots 1 through 10 and a 20-foot alley to be abandoned in City Block 2/692 to be replatted into one 2.486-acre lot.  
  
Tract 2 being a 0.431 acre tract of land containing all of Lots 4 and 5 in City Block 3/693 to be replatted into one 0.431-acre lot.  
  
Tract 3 being a tract of land containing all of Lots 7, 8, 9, 9A, 10, and 10A in City Block 3/693 to be replatted into one 1.142-acre lot.  
  
Tract 4 being a tract of land containing all of Lots 15, 16, 17, 18, 19, 20, and 21 in City Block D/1491 to be replatted into one 1.415-acre lot.  
  
All property is generally bounded by Fitzhugh Avenue, Chambers Street, Garrett Avenue, and Monarch Street. The request was approved on December 3, 2015, but has not been recorded.
2. S145-206 and S145-137 were applications on the same property to replat a 5.474-acre tract of land containing all of Lots 1 through 10 in City Block 2/692 and a 20-foot alley to be abandoned into one 2.486-acre lot; all of Lots 4 and 5 in City Block 3/693 into one 0.431-acre lot; and all of Lots 6, 7, 8, 9, 9A, and 10A in City Block 3/693 into one 1.142-acre lot; and all of Lots 15 through 21 in City Block D/1491 into one 1.415-acre lot on property generally bounded by Fitzhugh Avenue, Chambers Street, Garrett Avenue and Monarch Street. The requests were withdrawn by the applicant prior to the corresponding Plan Commission Hearing dates.
3. S145-136 was an application to replat a 0.4154-acre tract of land containing all of Lots 13 and 14 in City Block C/1491 into one lot on property located on Henderson Avenue at Fuqua Street, south corner. The request was approved April 21, 2015 but has not been recorded.
4. S145-030 was an application to replat a 0.463-acre tract land containing all of Lots 20, 21, and 22 in City Block 1/691 to create a 14 lot Shared Access

Development with lots ranging in size from 1020 square feet to 1909 square feet on property located at 1913 through 1921 North Fitzhugh Avenue. The request was approved on December 14, 2014, and has not been recorded.

5. S145-003 was an application to replat a 0.4154-acre tract of land containing all of Lots 13 and 14 in City Block C/1491 into one lot on property located on Henderson Avenue at Fuqua Street, south corner. The request was approved on November 6, 2014 but has not been recorded
6. S134-196 was an application to replat a 0.207-acre tract of land containing all of Lot 12 in City Block 5/695 into 6 lots ranging in sizes from 1,333 square feet to 2,083 square feet on property located on Bennett Avenue and Fuqua Street, southwest corner. The request was approved on July 11, 2014, and has not been recorded.
7. S134-190 was an application on property located on Chambers Street at Fitzhugh Avenue, southwest corner and was withdrawn in June, 2014.
8. S134-166 was an application to replat a 0.196-acre tract of land containing part of Lot 5 in City Block 7/695 and part of tract of land in City Block B/2008 into 3 lots ranging in size from 2251 square feet to 3189 square feet on property located on 2117 North Fitzhugh Avenue at Deere Street, south corner. The request was approved on June 19, 2014 but has not been recorded.
9. S134-142 was an application to replat a 0.620-acre tract of land containing all of Lots 20, 21, and 22 in City Block D/1990 into a 17 lot Shared Access Development with lots ranging in size from 1,267 square feet to 2,675 square feet on property located at 2204 Fitzhugh Avenue, north of Deere Street. The application was approved on May 22, 2014, but has not yet been recorded.
10. S134-136 was an application to replat a 4.039-acre tract of land containing all of Lots 1 through 12, 15 through 21 in City Block D/1491 and a 0.161-acre Alley Abandonment into one lot on property located on Garrett Avenue between Fuqua Street and Monarch Street. The request was approved on May 8, 2014, and has not been recorded.
11. S134-053R was an application to replat a 0.413-acre tract of land containing all of Lots 1 and 2 in City Block D/1990 into an 11 lot shared access development with lots ranging in size from 1,375 square feet to 2,125 square feet on property located at 2207 Bennett Avenue, northwest of Fuqua Street. The application was approved on January 23, 2014, but has not yet been recorded.
12. S134-035 was an application to replat a 0.975-acre tract of land containing all of Lots 21, 22, 23, 24, and 25 in City Block B/1989; to create a 24 lot Shared Access Development with lots ranging in size from 1,494 square feet to 1,682 square feet on property located on Garrett Avenue between Fuqua Street and Capitol Avenue. The application was approved on December 5, 2013, but has not yet been recorded.
13. S123-171 was an application to replat a 0.620-acre tract of land containing all of Lots 4, 5, and 6 in City Block 8/695 into a 17 lot shared access area development

with lots ranging in size from 1,114.12 square feet to 2,401.11 square feet on property located on Fitzhugh Avenue at Deere Street, if extended. The application was approved on June 20, 2013 and subsequently recorded on May 8, 2014.

14. S123-103 was an application northwest of the present request on Capitol Avenue between Garrett Avenue and Bennett Avenue to combine 21 lots into one 4.45-acre lot in City Block C/1990. The request was approved on April 5, 2012, but has not yet been recorded
15. S123-095 was an application east of the present request to replat a 1.126-acre tract of land containing all of Lot 1A in City Block B/1469 into one 0.517-acre lot and one 0.609-acre lot on property located at 5119 Ross Avenue
16. S101-061 was an application northwest of the present request to replat all of Lot 16 and part of Lot 15 in City Block D/1994 into one 0.610 acre lot on 2407, 2411, and 2415 Garrett Avenue, and 5025 Capitol Avenue. The application was administratively approved on March 24, 2011, and subsequently recorded on May 10, 2012.

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

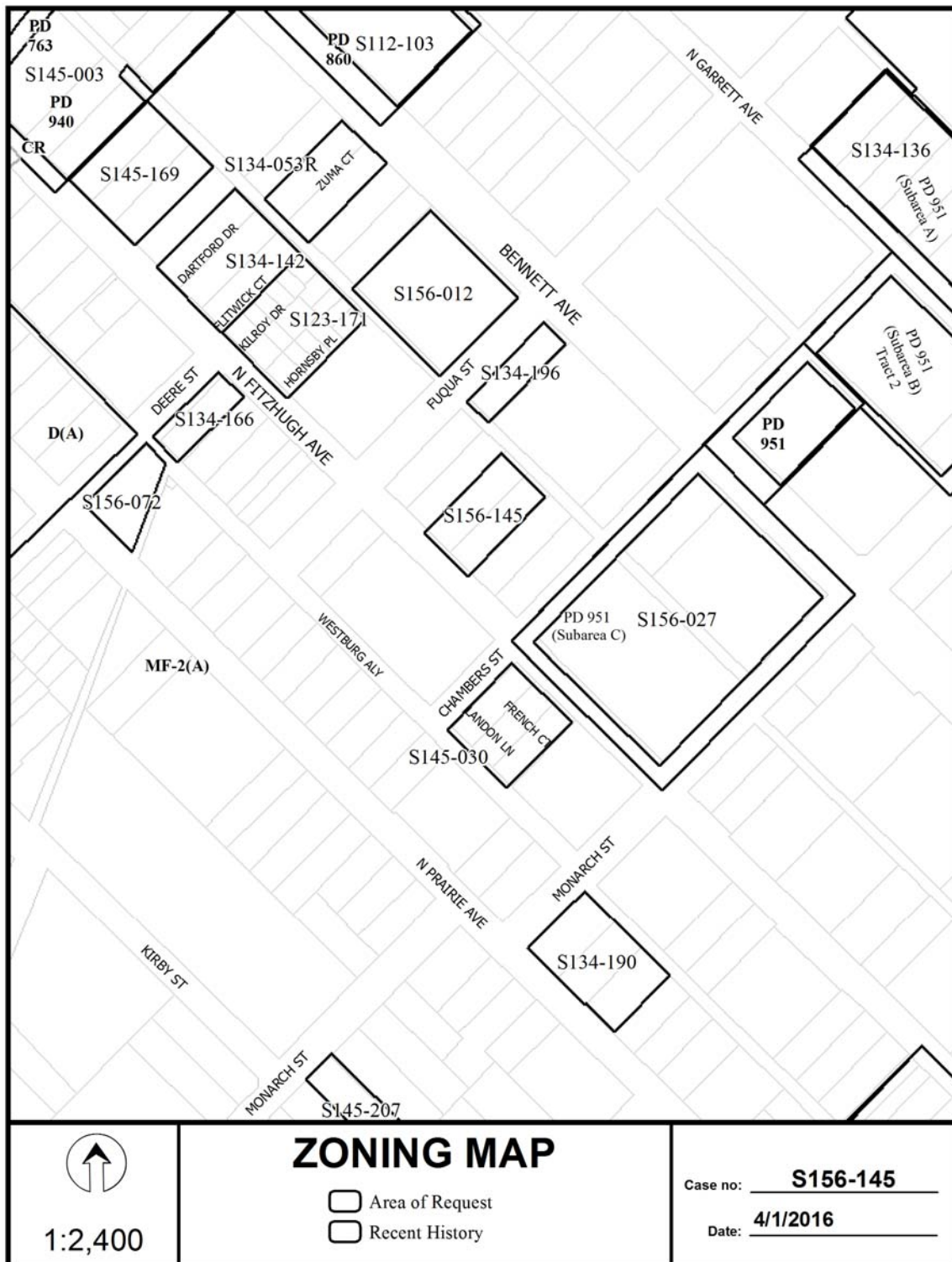
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c), and (d)
2. Department of Sustainable Development and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

must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

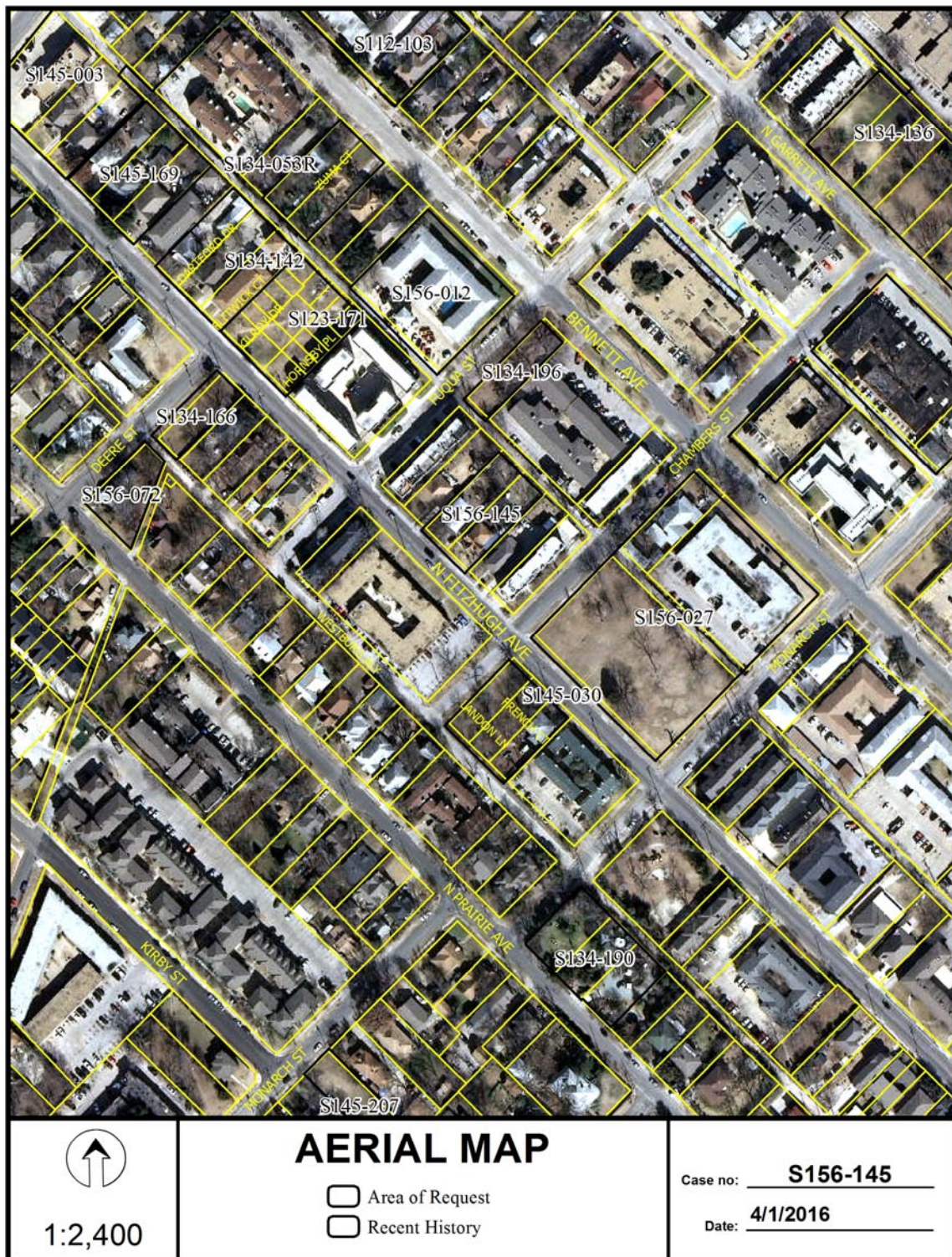
8. On the final plat include two boundary corners tagged with these coordinates: "State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. The maximum number of lots permitted by this plat is 13. Section 51A-4.411(f)(3)
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. 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)
12. On the final plat dedicate either 28 feet of right-of-way, street easement, or sidewalk easement from the established center line of Fitzhugh Avenue. Sections 51A-8.602(c) and 51A-9.101
13. Comply with Mill Creek drainage requirement. Finish floor elevation must be 3 feet above nearest inlet, top of curb. Section 51A-8.611(d), C.9 of Mill Creek, Master Drainage Plan Study
14. There must be no more than 2 access area points, each limited to serve no more than 18 dwelling units. Section 51A-4.411(d)(10)
15. The Shared Access Area easement must be at least 20 feet wide and contain a minimum paving width of 16 feet. Section 51A-411(d)(7)
16. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater below grade must be provided within the Shared Access Area easement & labeled on the plat. Section 51A-4.411(d)(2) and Sections 49-60(d), 49-61(c)(5)(B), and Development Design Procedure and Policy Manual Section 6.2
17. No building permit may be issued to authorize work in the shared access area development until the final plat and the Shared Access Area Agreement have been recorded in the real property records of Dallas County, and the recording information has been placed on the face of the plat, and all other requirements of the shared access area have been met. Section 51A-4.411(c)(3)
18. Prior to submittal of the final plat the Shared Access Development must meet all of the requirements of Section 51A-4.411. Section 51A-4.411(c)
19. The recording information of the "Shared Access Area Agreement" must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature. The Shared Access Area Agreement must include a metes and bounds description of the shared access area as part of an attachment to the document. Section 51A-4.411(e)

20. For frontage purposes and determining building setback lines only, all of the property in this shared access development is considered to be one lot. Section 51A-4.411(f)(2)
21. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the right-of-way line of a street or alley if the parking space for the lot(s) is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley. Section 51A-4.411(f)(2)
22. Include the words "Shared Access Development" in the title block of the final plat. Platting Guidelines
23. Place a note on the final plat stating: "No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved private street." Section 51A-4.411(d)(3), and 51A-4.411(d)(10)
24. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d)(8)
25. The Shared Access Area Easement must be terminated a minimum of 3 feet from the adjacent property or right-of-way. Section 51A-8.618(b)
26. On the final plat, show a 3-foot barrier easement at the end of the Shared Access Area Easement.
27. On the final plat provide a City of Dallas approved street name for the Shared Access Area Easement. Contact the Street Name Coordinator to obtain an approved street name". Sections 51A-8.403(a)(1)(A)(xiv) and 51A-8.506(e)
28. On the final plat identify the property as Lot 1, City Block 16A/3760. Ordinance Book 1A, pages 131-148, Section 2 (passed August 13, 1872); Section 51A-8.403(a)(1)(A)(viii)
29. The Shared Access Development must provide 0.25 guest parking spaces per lot. Section 51A-4.411(g)
30. Shared Access Area developments must comply with DWU standards for water and wastewater construction and design and be accepted by the City of Dallas prior to submittal of the final plat for the Chairperson's signature. Section 49-61(c)(5)(B) and the Development Design Procedures and Policy Manual, Section 2
31. 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)
32. 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)

33. Water/wastewater main extension is required by Private Development Contract. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b) and (c)
34. On the final plat identify the property as Lots 3A-3G and 4A-4F in City Block 5/695. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).











**CITY PLAN COMMISSION****THURSDAY, APRIL 21, 2016****FILE NUMBER:** S156-146**Senior Planner:** Sharon Hurd, AICP**LOCATION:** 6411 E. Northwest Highway and 6310 Theater Way**DATE FILED:** March 23, 2016**ZONING:** RR**CITY COUNCIL DISTRICT:** 9      **SIZE OF REQUEST:** 14.178-acres      **MAPSCO:** 26Z**APPLICANT/OWNER:** 6411 East Northwest LLC % Well Stone Corporation

**REQUEST:** An application to replat a 14.178-acre tract of land containing the remainder of Lot A and all of Lot B in City Block I/5414, all of City Block 5415, and all of Quality Lane to be abandoned, into one lot on property located at 6411 E. Northwest Highway and 6310 Theater Way.

**SUBDIVISION HISTORY:**

1. S123-146 was an application to create a 0.48-acre lot from a tract of land out of City Block 5415 on property located at 6463 E. Northwest Highway at Abrams Road. The request was approved on May 16, 2013, but has not been recorded.

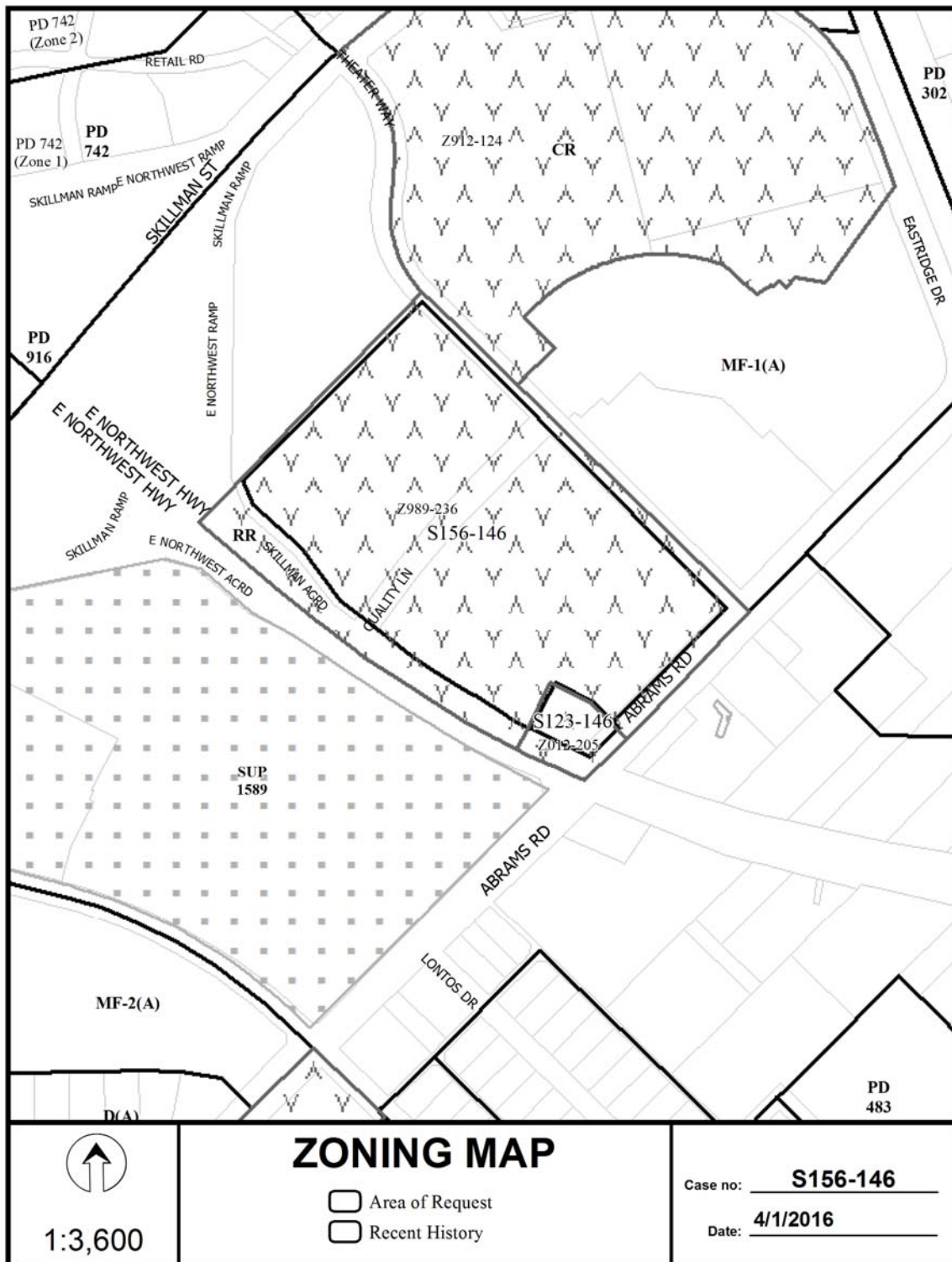
**STAFF RECOMMENDATION:** The request complies with the requirements of the RR zoning district; therefore, staff recommends approval subject to compliance with the following conditions:

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

must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

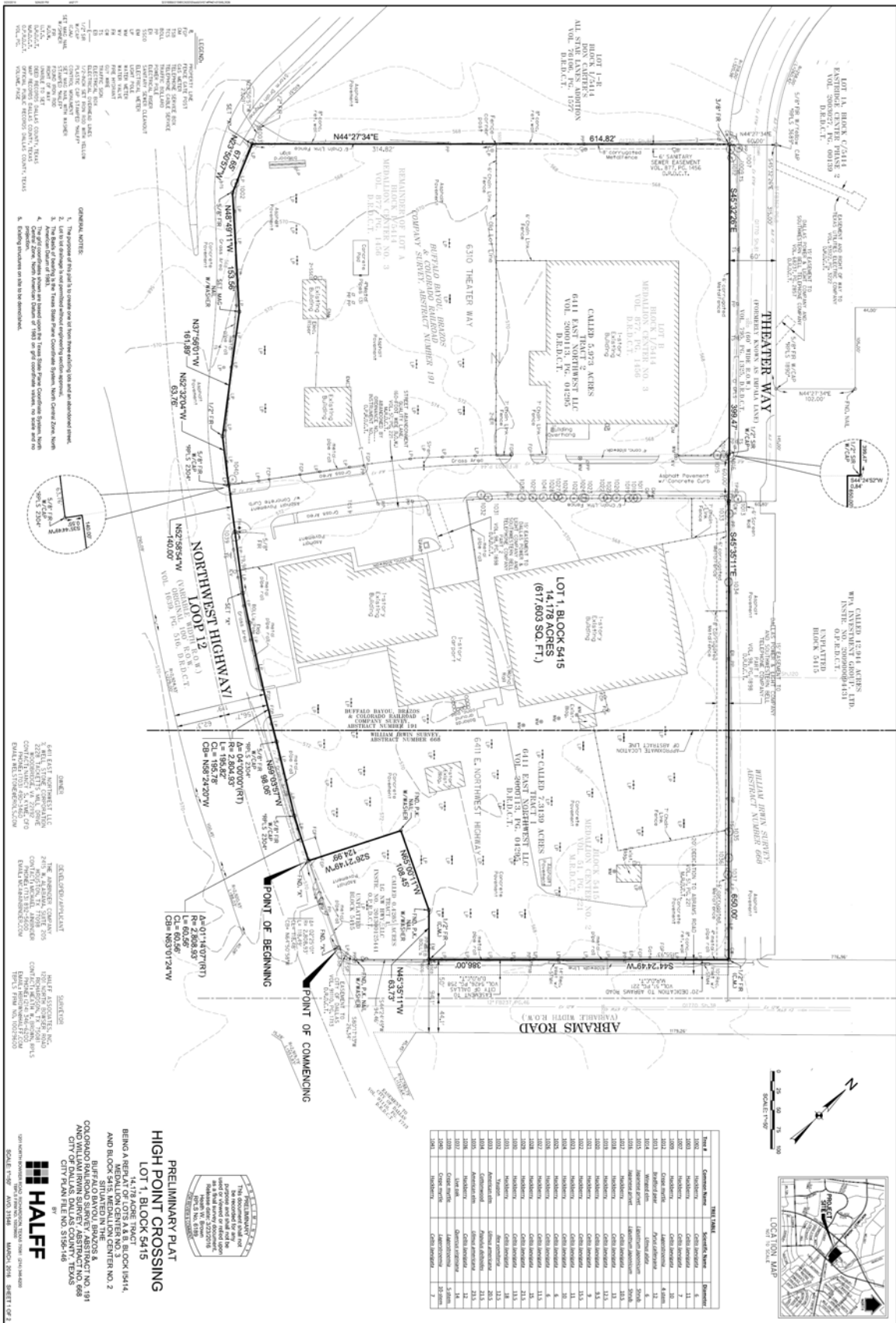
8. On the final plat include two boundary corners tagged with these coordinates: "State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. The maximum number of lots permitted by this plat is 1. Sections 51A-8.501(a) and 51A-8.503(a)
10. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
11. 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)
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
13. On the final plat, dedicate a 10-foot by 10-foot corner clip at Theater Way and Abrams Road. Section 51A-8.602(d)(1)
14. On the final plat add note: "TXDOT approval may be required for any driveway modification or new access point(s) on Northwest Highway (Loop 12)."
15. Provide a turn-around per the City of Dallas Standards at the end of Theater Way. Section 51A-8.506(b)
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 list utility easements as retained within street abandonments when stated in the abandonment ordinance, or follow the City of Dallas standard affidavit requirements.
19. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)
20. 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. New water and/or wastewater easements must be shown on the final plat. Section 49-60(d)

22. Water/wastewater main extension is required by Private Development Contract. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b) and (c).
23. Prior to the final plat, provide evidence that the existing Metal Pipe Rail has been removed from City right-of-way.
24. Prior to the final plat, an abandonment of Theater Way must be processed through the Real Estate Division if it is going to be incorporated into the property. Real Estate Division
25. On the final plat identify the property as Lot 2 in City Block A/5415. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).









**CITY PLAN COMMISSION****THURSDAY, APRIL 21, 2016****FILE NUMBER:** S156-147**Senior Planner:** Sharon Hurd, AICP**LOCATION:** Walnut Hill Lane and Spangler Road, southeast corner**DATE FILED:** March 23, 2016**ZONING:** IM**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 7.486-acres**MAPSCO:** 22P**APPLICANT/OWNER:** Tricycle Lane USA, LLC

**REQUEST:** An application to create one lot from a 7.486-acre tract of land in City Block 6508 on property located at Walnut Hill Lane and Spangler Road, southeast corner.

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

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

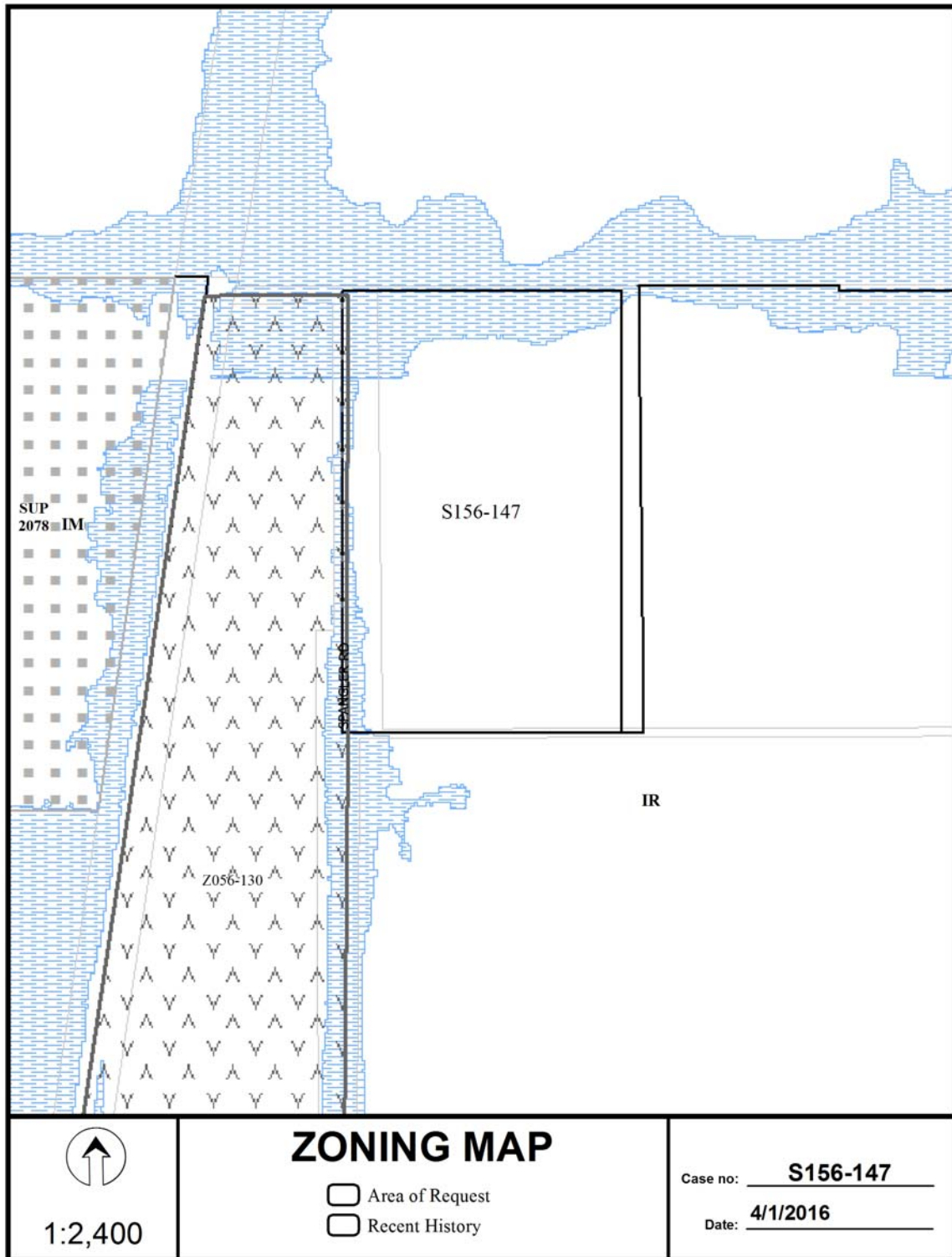
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c), and (d)
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a), (b), (c), and (d)
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a) and (b)
7. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
8. On the final plat include two boundary corners tagged with these coordinates: "State Plane Coordinate System, Texas North Central Zone 4202, North



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

9. The maximum number of lots permitted by this plat is 1. Sections 51A-8.501(a) and 51A-8.503(a)
10. Place a note on the final plat “Lot-to-lot drainage is not permitted without Engineering Section approval.” Section 51A-8.611(e)
11. 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)
12. On the final plat dedicate 55 feet of right-of-way from the established centerline of Walnut Hill Lane. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e)
13. On the final plat dedicate 30 feet of right-of-way from the established centerline of Spangler Road. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e)
14. On the final plat, dedicate a 20-foot by 20-foot corner clip at Walnut Hill Lane and Spangler Road. Section 51A-8.602(d)(1)
15. On the final plat determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management
16. 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
17. 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
18. On the final plat specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), Trinity Watershed Management
19. 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.
20. 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).
21. 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)
22. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)
23. On the final plat show recording information on all existing easements within 150 feet of the property. Platting Guidelines

24. On the final plat show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines
25. On the final plat show recording information on all existing easements within 150-feet of the property. Platting Guidelines
26. On the final plat show two control monuments.
27. Prior to the final plat, if Spangler Road and Walnut Hill Lane are to be incorporated into platted area those portions of right-of-way must be abandoned through the Real Estate Division
28. On the final plat, use an arrow to point from the "Spangler Road" label into its right-of-way. Section 51A-8.403(a)(1)(A)(xii)
29. 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)
30. 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)
31. Water/wastewater main extension is required by Private Development Contract. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b) and (c)
32. On the final plat identify the property as Lot 1 in City Block E/6508. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).











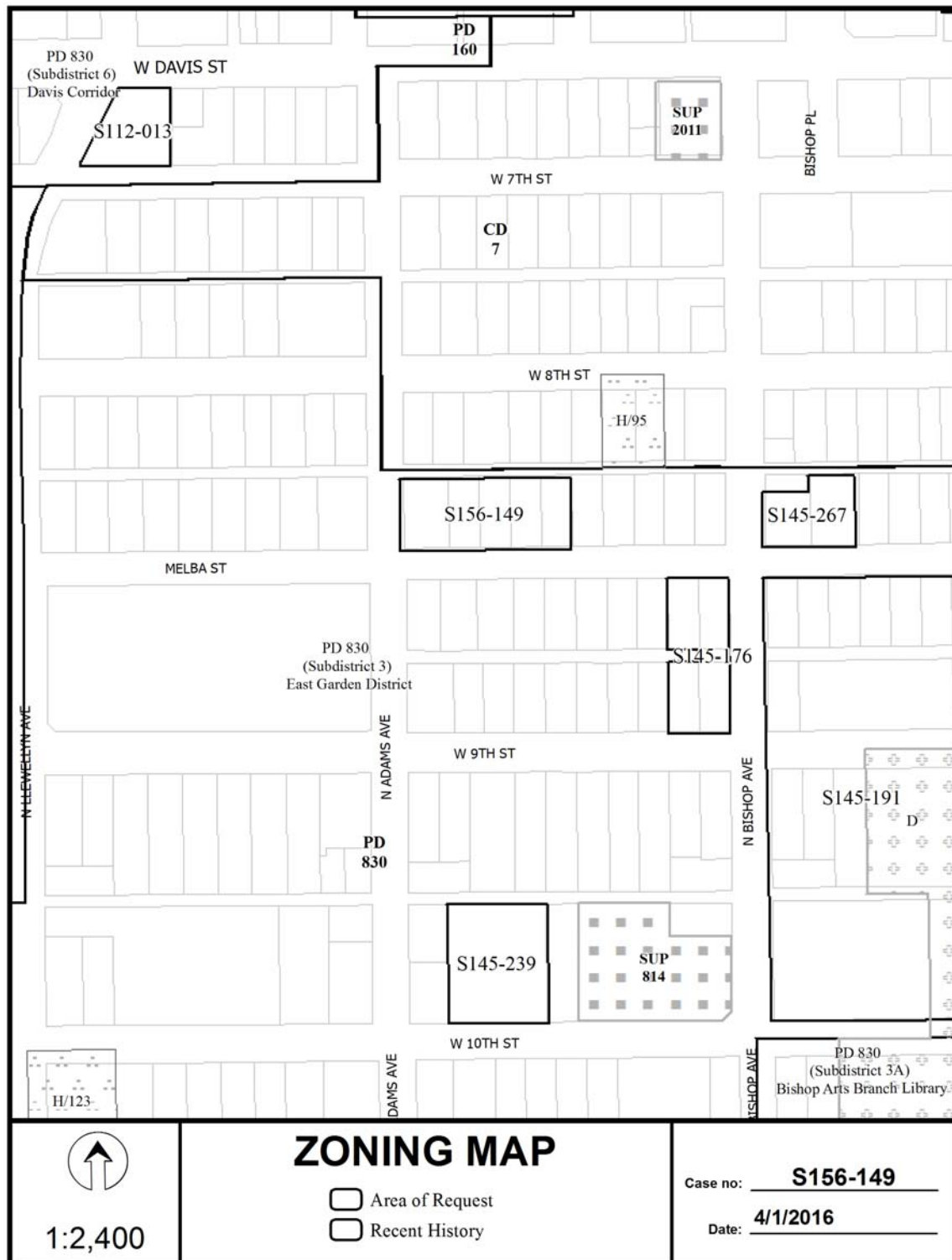
**CITY PLAN COMMISSION****THURSDAY, APRIL 21, 2016****FILE NUMBER:** S156-149**Senior Planner:** Sharon Hurd, AICP**LOCATION:** Melba Street and Adams Avenue, northeast corner**DATE FILED:** March 24, 2016**ZONING:** PD 830 (Subdistrict 3)**CITY COUNCIL DISTRICT:** 1      **SIZE OF REQUEST:** 0.736-acre      **MAPSCO:** 54C**APPLICANT/OWNER:** Deborah Lynne Wicker, Eberto Mendez, Jose Filemon Guardado, Moises Cano, Felix Soto, and Magdalena Delgado Soto**REQUEST:** An application to replat a 0.736-acre tract of land containing all of Lots 1-5 in City Block 26/3146 into one lot on property located at Melba Street and Adams Avenue, northeast corner.**SUBDIVISION HISTORY:**

1. S145-267 was an application to replat a 0.356-acre tract of land containing part of Lots 1 and 2 and all of Lot 3 in City Block 27/3147 into one lot on property located on N. Bishop Avenue at Melba Street, northeast corner. The request was approved on October 1, 2015, but has not been recorded.
2. S145-239 was an application southwest of the present request to replat a 0.726-acre tract of land containing all of Lots 2, 3, and 4 in City Block 36/3156 to create a Shared Access Development with 17 single family lots and 1 common area on property located at 427 West 10th Street, between North Adams Avenue and North Bishop Avenue. The request was approved September 3, 2015, but has not been recorded.
3. S145-191 was an application south of the present request to replat an 8.276-acre tract of land containing all of Lots 1 through 20 and an abandoned alley in City Block 32/3152; all of Lots 1 through 20 and an abandoned alley in City Block 37/3157; and a portion of abandoned Ninth Street into one 0.034-acre lot, one 0.633-acre lot, one 2.429-acre lot, one 2.319-acre lot one 0.514-acre lot, one 1.997 acre lot, and one 0.350-acre lot on property bounded by Tenth Street, North Bishop Avenue, Melba Street, and North Madison Avenue. The request was approved on June 4, 2015, but has not been recorded.
4. S145-176 was a request southwest of the present request to replat a 0.556-acre tract of land containing all of Lots 9, 10, 11, 12, and a portion of a 20-foot alley to be closed and vacated in City Block 33/3153 into three lots on property fronting on North Bishop Avenue, in between Melba Street and Ninth Street. The request was approved on June 4, 2015, but has not been recorded.
5. S112-013 was an application to replat a 0.203 acre tract of land containing part of Lots 5 and 6 in City Block 8/8139 and a portion of abandoned Llewellyn Avenue to create a 0.34 acre lot at 602 W. Davis Street at Llewellyn Avenue. The request was administratively approved on November 7, 2011, and recorded on December 6, 2012.

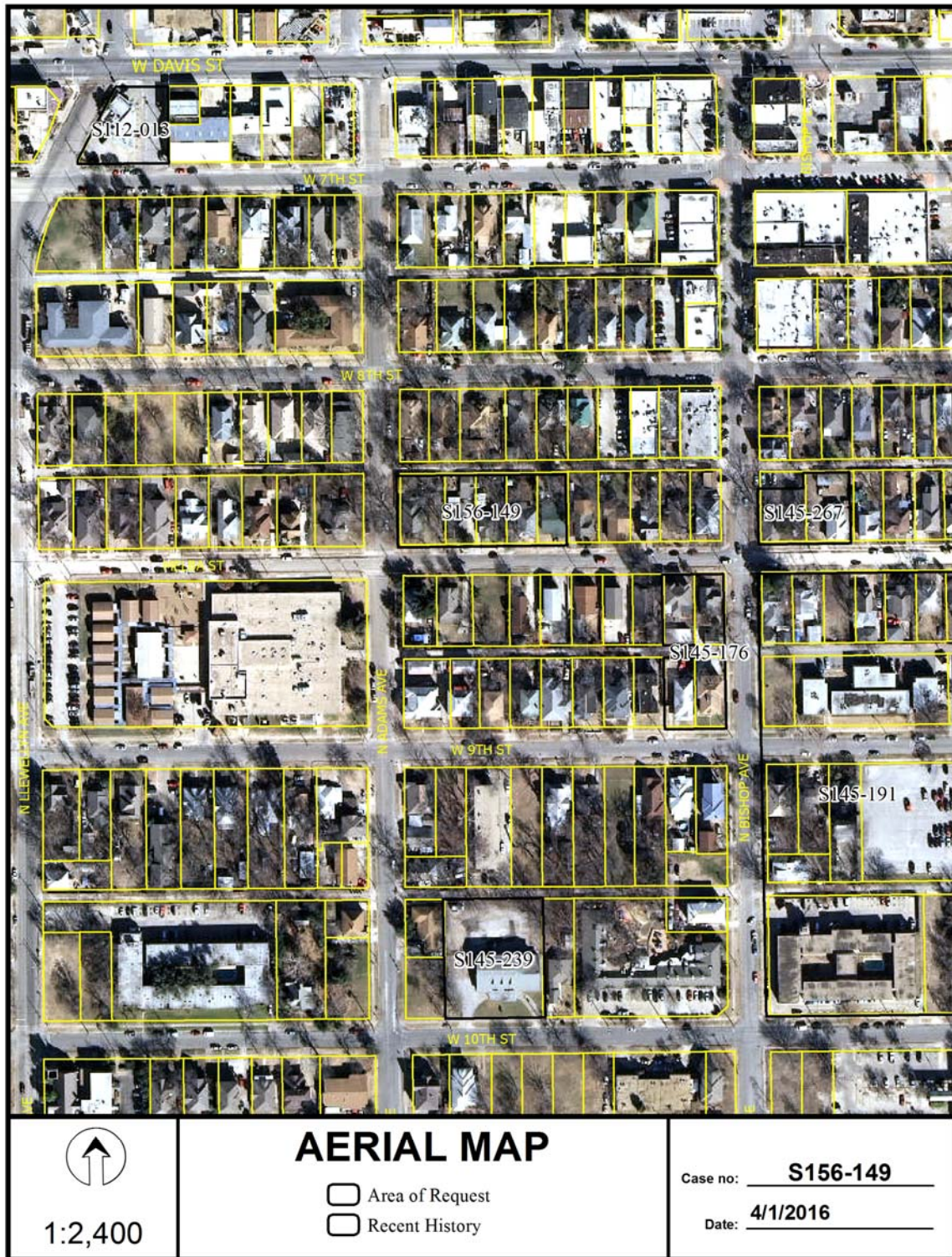
**STAFF RECOMMENDATION:** The request complies with the requirements of the PD 830 (Subdistrict 3) zoning district; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c), and (d)
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a), (b), (c), and (d)
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a) and (b)
7. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
8. On the final plat include two boundary corners tagged with these coordinates: "State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. The maximum number of lots permitted by this plat is 1. Sections 51A-8.501(a) and 51A-8.503(a)
10. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
11. 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)

12. On the final plat dedicate 28 feet of right-of-way from the established centerline of Melba Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e)
13. On the final plat, dedicate a 10-foot by 10-foot corner clip at Adams Avenue and Melba Street. Section 51A-8.602(d)(1)
14. On the final plat, dedicate a 15-foot by 15-foot alley sight easement at Adams Avenue and the alley. Section 51A-8.602(e)
15. On the final plat show recording information on all existing easements within 150 feet of the property. Platting Guidelines
16. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)
17. On the final plat, remove General Note #3 which restricts the plat to single family dwellings only.
18. Prior to the final plat, provide evidence that the existing fence along Adams Avenue that encroaches into the right-of-way has been removed.
19. On the final plat identify the property as Lot 1A in City Block 26/3146. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).











**CITY PLAN COMMISSION****THURSDAY, APRIL 21, 2016****FILE NUMBER:** S156-150**Senior Planner:** Sharon Hurd, AICP**LOCATION:** Redfield Street and Butler Street, north corner**DATE FILED:** March 24, 2016**ZONING:** IR**CITY COUNCIL DISTRICT:** 2      **SIZE OF REQUEST:** 2.421-acres      **MAPSCO:** 34T**APPLICANT/OWNER:** The Family Place

**REQUEST:** An application to create one lot from a 2.421-acre tract of land in City Block 5754 on property located at Redfield Street and Butler Street, north corner.

**SUBDIVISION HISTORY:**

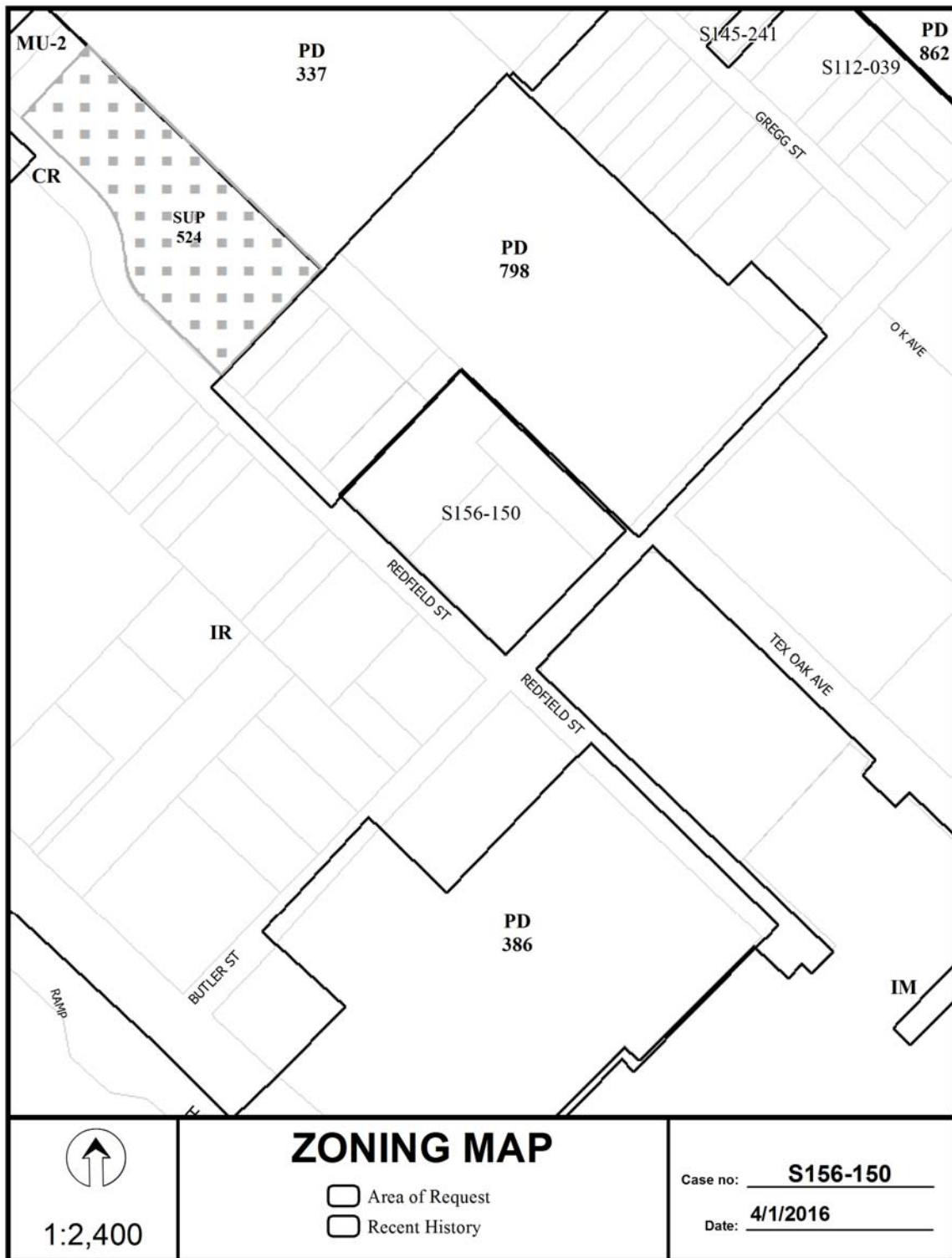
1. S145-241 was an application to replat a 2.22-acre tract of land containing all of Lot 21 in City Block 5755 and part of City Block 2372 into one lot on property located at 5505 Maple Avenue, between Butler Street and Inwood Road. The request was approved on August 20, 2015.
2. S112-039 was a request on property contiguous on the southeast of the present request to create a 6.004 acre lot from a tract of land in City Block 2372 on property located at the west corner of Maple Avenue and Butler Street. The request was approved December 15, 2011, and the final plat was recorded on February 11, 2016.

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

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

- plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a) and (b)
7. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
  8. On the final plat include two boundary corners tagged with these coordinates: "State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
  9. The maximum number of lots permitted by this plat is 1. Sections 51A-8.501(a) and 51A-8.503(a)
  10. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
  11. 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)
  12. On the final plat dedicate 28 feet of right-of-way from the established centerline of Butler Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e)
  13. On the final plat dedicate 28 feet of right-of-way from the established centerline of Redfield Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e)
  14. On the final plat, dedicate a 10-foot by 10-foot corner clip at Butler Street and Redfield Street. Section 51A-8.602(d)(1)
  15. On the final plat show recording information on all existing easements within 150 feet of the property. Platting Guidelines
  16. On the final plat show all additions or tracts of land within 150-feet of the property with recording information. Platting Guidelines
  17. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)
  18. On the final plat choose a new or different addition name that does not begin with "the". Platting Guidelines
  19. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)
  20. Water main extension may be required by Private Development Contract. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b) and (c).

21. Prior to the final plat, provide evidence that the existing fence that encroaches into the right-of-way of Redfield Street has been removed.
22. On the final plat identify the property as Lot 1 in City Block A/5754. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).









**CITY PLAN COMMISSION****THURSDAY, APRIL 21, 2016****FILE NUMBER:** S156-152**Senior Planner:** Sharon Hurd, AICP**LOCATION:** Bounded by Texas Street, Bryan Street, Cantegral Street, and Live Oak Street**DATE FILED:** March 24, 2016**ZONING:** PD 298 (Subareas 5 and 10)**CITY COUNCIL DISTRICT:** 14      **SIZE OF REQUEST:** 2.1895-acres      **MAPSCO:** 45H**APPLICANT/OWNER:** Greystar GP II, LLC

**REQUEST:** An application to replat a 2.1895-acre tract of land containing part of Lots 1-3 and an unplatted tract of land in City Block 289 into one lot on property bounded by Texas Street, Bryan Street, Cantegral Street, and Live Oak Street.

**SUBDIVISION HISTORY:**

1. S156-090 was an application to create one lot from a 0.08-acre tract of land containing part of City Block 2/325 on property located at 2707 Florence Street, between Cantegral Street and Texas Street. The request was approved on February 18, 2016, but has not been recorded.
2. S145-144 was an application to replat a 1.0277-acre tract of land containing all of Lots 1, 2, 3, 4A, 5, and part of Lot 6 in City Block 2/650 to create one lot on property located on Ross Avenue at Peak Street, north corner. The request was approved on July 9, 2015, but has not been recorded.
3. S145-019 was an application to create one 0.210-acre lot from a tract of land in City Block 2/600 on property located at 3825 Ross Avenue. The request was approved on November 6, 2014, and the final plat was recorded on December 17, 2015.
4. S134-131 was an application to replat a 0.680-acre tract of land containing part of Lots 6 through 9 in City Block 308 into a 18 lot Shared Access Development and 1 common area ranging in sizes 1,322 square feet to 1,679 square feet on property located at 3003 & 3009 Live Oak Street. The request was approved on May 8, 2014 and recorded on October 28, 2015.
5. S134-130 was an application 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 sizes 1,227 square feet to 1,546 square feet on property located at 3003 & 3009 Live Oak Street. The request was approved on May 8, 2014 and recorded on October 28, 2015.
6. S123-054 was an application to create a 0.485-acre lot from a tract of land in City Block 2/600 on property located at 3816 through 3824 Roseland Avenue, southwest of Caddo Street. The request was approved on October 10, 2013, and the final plat was recorded on May 13, 2015.
7. S112-075 is an application to replat a 0.3213 acre tract of land into one 0.095 acre lot and one 0.226 acre lot on property located at 1904 Haskell Avenue between Munger Avenue and Delano Place. The request was approved on March 21, 2013, but has not yet been recorded.

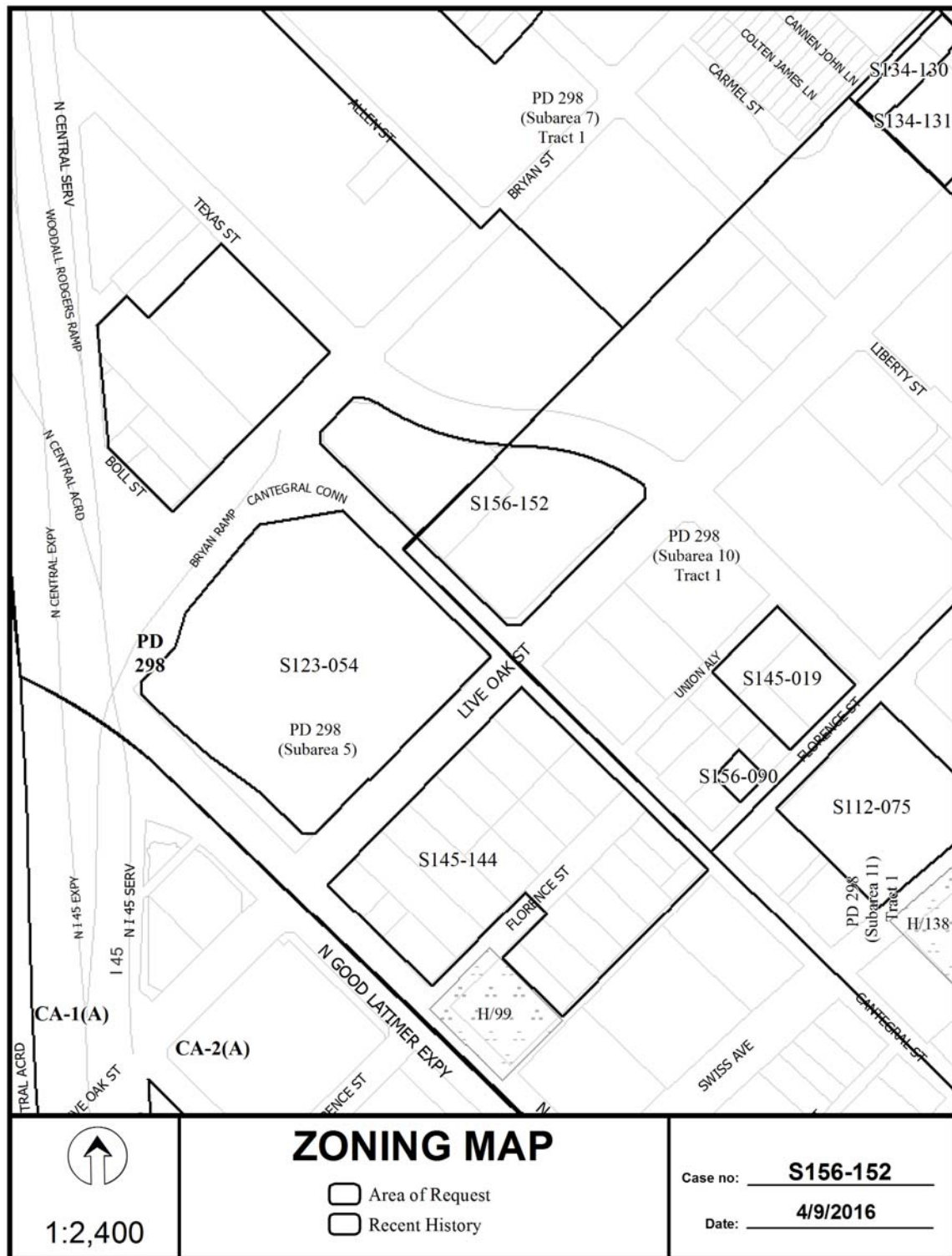


**STAFF RECOMMENDATION:** The request complies with the requirements of the PD 298 (Subareas 5 and 10) zoning district; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c), and (d)
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a), (b), (c), and (d)
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a) and (b)
7. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
8. On the final plat include two boundary corners tagged with these coordinates: "State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. The maximum number of lots permitted by this plat is 1. Sections 51A-8.501(a) and 51A-8.503(a)
10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
11. On the final plat all utility easement abandonments must be shown with the correct recording information. Platting Guidelines

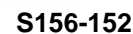
12. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)
13. On the final plat, change all "Ordinance 1-A" references to "Ordinance Vol. 1-A, P. 131". Section 51A-8.403(a)(1)(A)(xii)
14. On the final plat identify the property as Lot 1 in City Block A/289. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).











**CITY PLAN COMMISSION****THURSDAY, APRIL 21, 2016****FILE NUMBER:** S156-153**Senior Planner:** Sharon Hurd, AICP**LOCATION:** North of Cedardale Drive and east of Bonnie View Road**DATE FILED:** March 24, 2016**ZONING:** CS**CITY COUNCIL DISTRICT:** 8    **SIZE OF REQUEST:** 5.063-acre**MAPSCO:** 66Z**APPLICANT/OWNER:** Blue Beacon USA, LP

**REQUEST:** An application to replat a 5.063-acre tract of land containing all of Lots 47B and 48 in City Block 8262 into one lot on property located north of Cedardale Drive and east of Bonnie View Road.

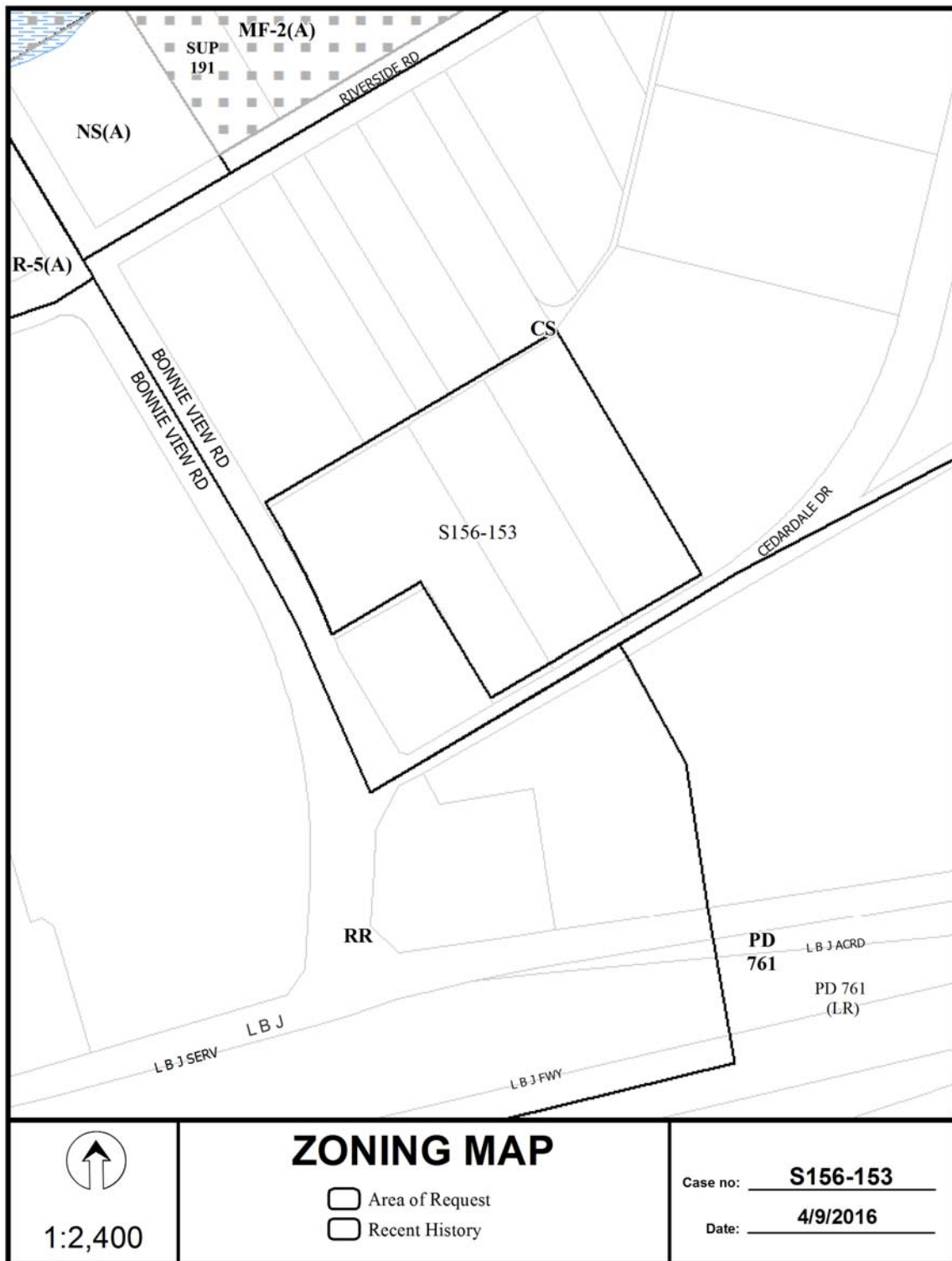
**SUBDIVISION HISTORY:** There has been no recent platting activity within close proximity to this request.

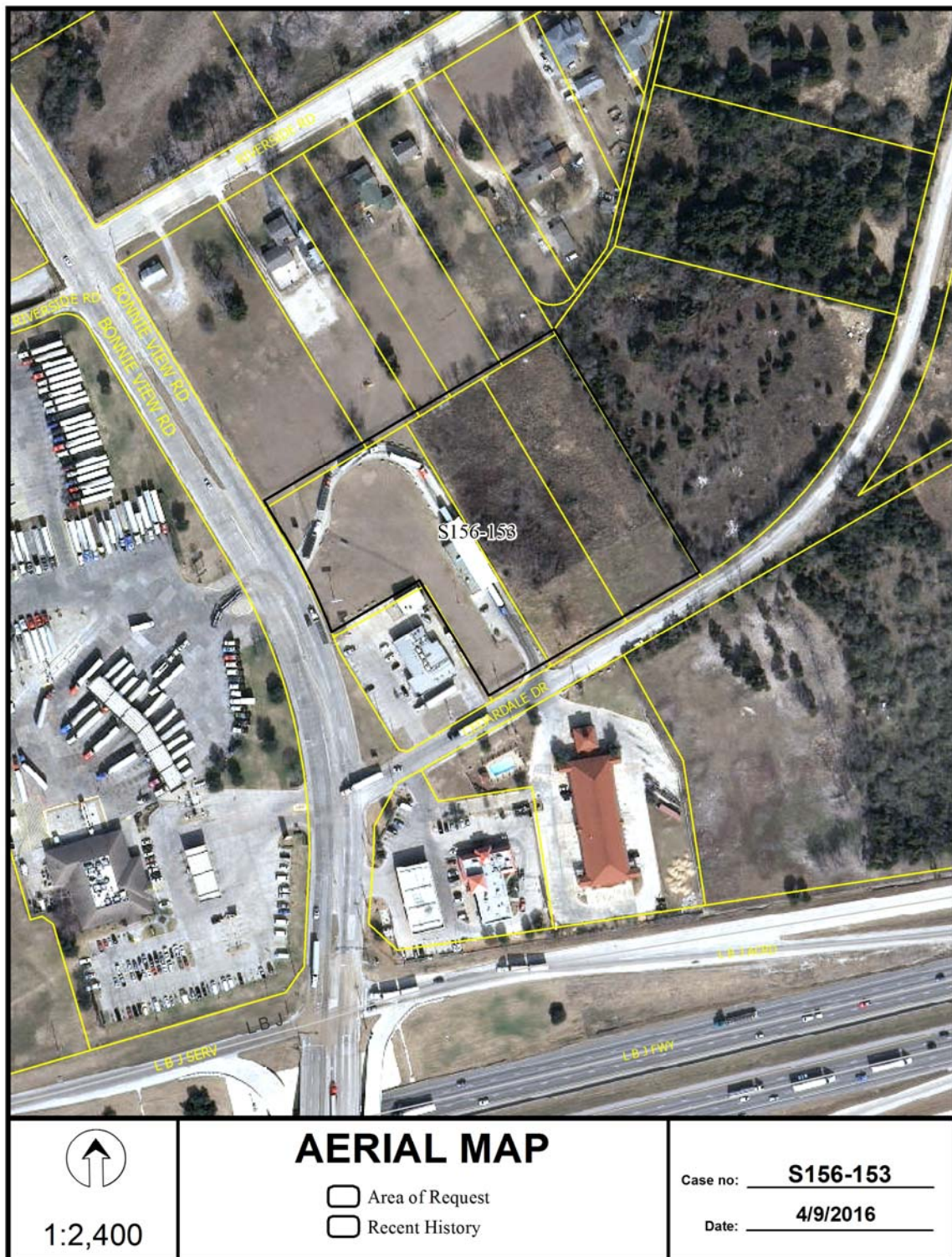
**STAFF RECOMMENDATION:** The request complies with the requirements of the CS zoning district; therefore, staff recommends approval subject to compliance with the following conditions:

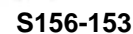
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c), and (d)
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a), (b), (c), and (d)
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a) and (b)
7. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

8. On the final plat include two boundary corners tagged with these coordinates: "State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. The maximum number of lots permitted by this plat is 1. Sections 51A-8.501(a) and 51A-8.503(a)
10. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
11. 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)
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
13. On the final plat dedicate 50 feet of right-of-way from the established centerline of Bonnie View Road. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e)
14. On the final plat show recording information on all existing easements within 150 feet of the property. Platting Guidelines
15. On the final plat show all additions or tracts of land within 150-feet of the property with recording information. Platting Guidelines
16. On the final plat remove all building lines. Platting Guidelines
17. Prior to the final plat, provide a separate 8.5" X 11" drawing showing the dimension ties between the existing east face of one story building and east property line. Platting Guidelines
18. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)
19. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)
20. Wastewater main extension may be required by Private Development Contract. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b) and (c).
21. Prior to the final plat, provide evidence that the existing fence that encroaches into the right-of-way of Redfield Street has been removed.
22. On the final plat identify the property as Lot 47C in City Block 8262. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).









**CITY PLAN COMMISSION****THURSDAY, APRIL 21, 2016****FILE NUMBER:** S156-154**Senior Planner:** Sharon Hurd, AICP**LOCATION:** McKinney Avenue, Bowen Street, and Oak Grove Avenue**DATE FILED:** March 25, 2016**ZONING:** PD 193 (LC)**CITY COUNCIL DISTRICT:** 14    **SIZE OF REQUEST:** 0.873-acre    **MAPSCO:** 45B**APPLICANT/OWNER:** McKinney Avenue Contemporary LC

**REQUEST:** An application to replat a 0.873-acre tract of land containing all of Lots 4 and 17-21 in City Block 2/638 into one 0.553-acre lot, one 0.167-acre lot and one 0.153-acre lot on property with frontage on McKinney Avenue, Bowen Street, and Oak Grove Avenue.

**SUBDIVISION HISTORY:**

1. S145-117 was an application to remove the 10 foot platted building lines along Oak Grove Avenue and Bowen Street and to remove the 15-foot platted building line along McKinney Avenue on a 1.322-acre tract of land containing all of Lot 2C in City Block 1/638 on property bounded by Oak Grove Avenue, Bowen Street, and McKinney Avenue. The request was approved on April 2, 2015, but has not been recorded.
2. S134-199 was an application northeast of the present request to replat three lots into one 1.07-acre lot on property located at Lemmon Avenue and Oak Grove Road, southwest corner. The request was approved on July 25, 2014 but has not been recorded

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

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



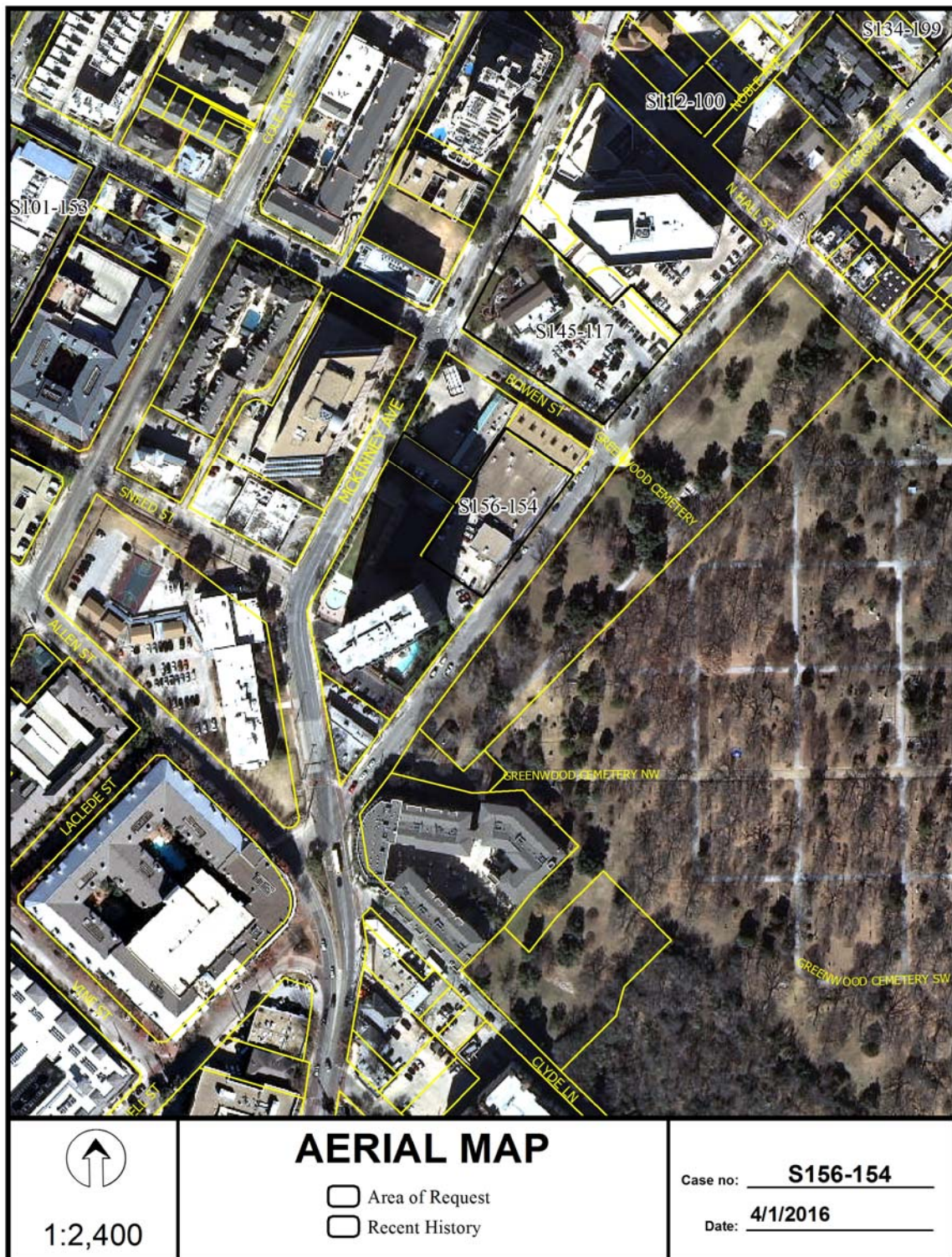
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a) and (b)
7. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
8. On the final plat include two boundary corners tagged with these coordinates: "State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. The maximum number of lots permitted by this plat is 3. Sections 51A-8.501(a) and 51A-8.503(a)
10. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
11. 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)
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 all access easements must be recorded by separate easement and the recording information must be shown on the final plat. Platting Guidelines
15. On the final plat show distances/width of right-of-way of Oak Grove Avenue. Platting Guidelines
16. On the final plat show distances/width of right-of-way of McKinney Avenue. Platting Guidelines
17. Prior to the final plat, provide a separate 8.5" X 11" drawing showing the dimension ties between the existing buildings and property lines where buildings are less than five feet from the property line. Platting Guidelines
18. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)



19. Wastewater main extension may be required by Private Development Contract. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b) and (c).
20. Prior to the final plat, if the fire lane is dedicated to the City of Dallas, it must be abandoned through the Real Estate Division.
21. Prior to the final plat, change "Boren Street" to "Bowen Street". Section 51A-8.403(a)(1)(A)(xii)
22. On the final plat identify the property as Lots 4A, 17A, and 18A in City Block 2/638. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).











**CITY PLAN COMMISSION****THURSDAY, APRIL 21, 2016****FILE NUMBER:** S156-155**Senior Planner:** Sharon Hurd, AICP**LOCATION:** Garland Road and Lakeland Drive, east corner**DATE FILED:** March 25, 2016**ZONING:** CR**CITY COUNCIL DISTRICT:** 9    **SIZE OF REQUEST:** 1.05-acres    **MAPSCO:** 37V&R**APPLICANT/OWNER:** Condor K Ltd.

**REQUEST:** An application to replat a 1.05-acre tract of land containing all of Lots 1-6 in City Block 1/5222 into one lot on property located at Garland Road and Lakeland Drive, east corner.

**SUBDIVISION HISTORY:**

1. S156-024 was an application to replat a 0.243-acre tract of land containing part of Lot 2 and all of Lot 3 in City Block 3/5224 into one lot on property located at 8610 San Fernando Way. The request was approved on November 19, 2015, but has not been recorded.
2. S123-229 was an application to replat a 3.380 tract of land containing part of Lot 15 in City Block 1/5222, Lot 1A in City Block 6/5284 and unplatted property in City Block 5284 into 1 lot located on Garland Road, south of Tavaros Avenue. The request was approved on August 22, 2013, but has not been recorded.

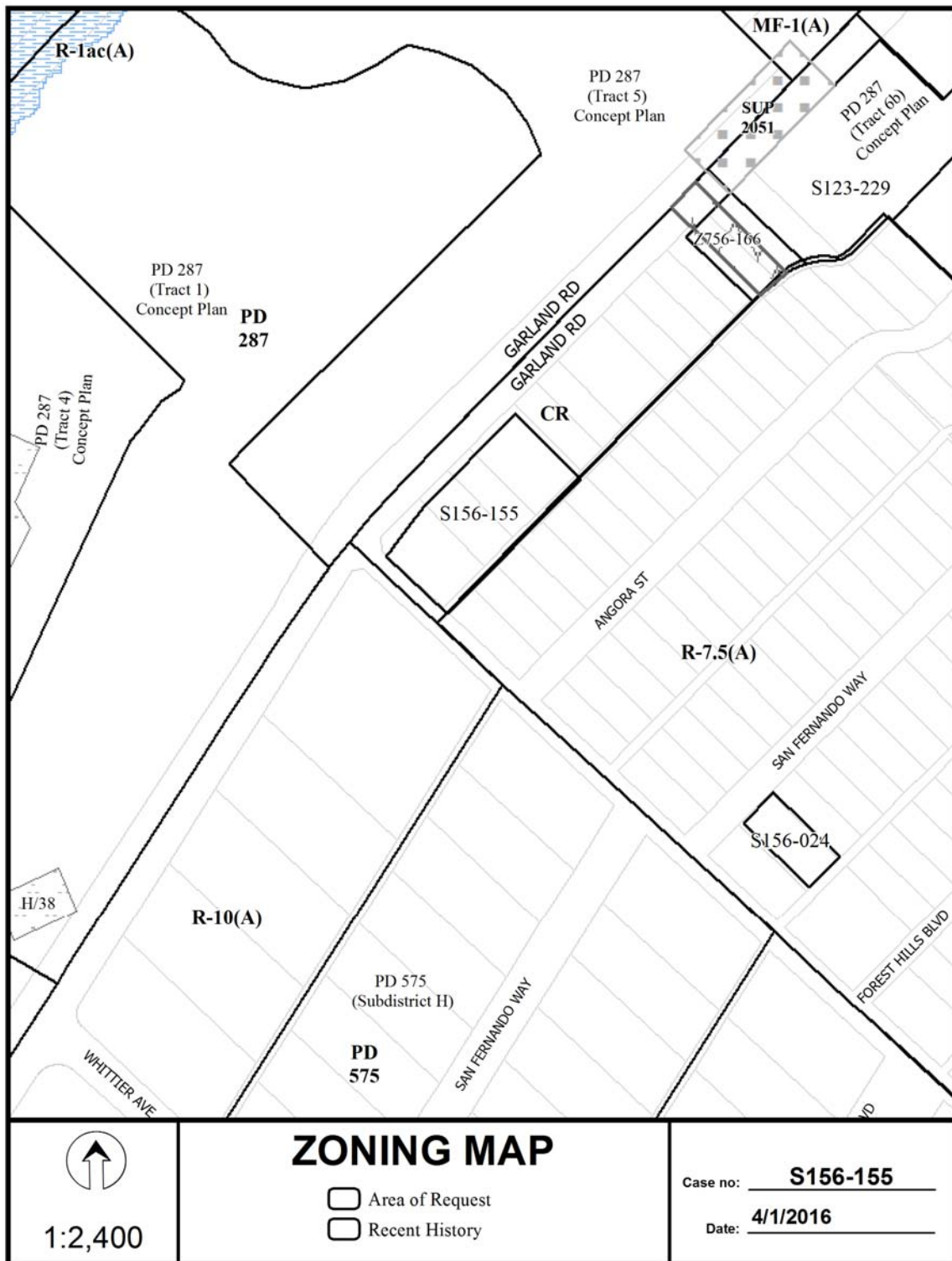
**STAFF RECOMMENDATION:** The request complies with the requirements of the CR zoning district; therefore, staff recommends approval subject to compliance with the following conditions:

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



- plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a) and (b)
7. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
  8. On the final plat include two boundary corners tagged with these coordinates: "State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
  9. The maximum number of lots permitted by this plat is 1. Sections 51A-8.501(a) and 51A-8.503(a)
  10. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
  11. 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)
  12. On the final plat dedicate either 28 feet of right-of-way, street easement, or sidewalk easement from the established center line of Lakeland Drive. Sections 51A-8.602(c) and 51A-9.101
  13. On the final plat, dedicate a 15-foot by 15-foot corner clip at Garland Road and Lakeland Drive. Section 51A-8.602(d)(1)
  14. On the final plat dedicate a 15-foot by 15-foot Alley Sight Easement at Lakeland Drive and the alley. Section 51A-8.602(e), Section 51A-9.101
  15. On the final plat add note: "TXDOT approval may be required for any driveway modification or new access point(s) to Garland Road."
  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 all access easements must be recorded by separate easement and the recording information must be shown on the final plat. Platting Guidelines
  19. On the final plat show distances/width of right-of-way of Oak Grove Avenue. Platting Guidelines
  20. On the final plat show distances/width of right-of-way of McKinney Avenue. Platting Guidelines

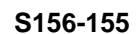
21. Prior to the final plat, provide a separate 8.5" X 11" drawing showing the dimension ties between the existing buildings and property lines where buildings are less than five feet from the property line. Platting Guidelines
22. A site plan must be submitted to the Water/Wastewater Section in Room 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. Wastewater main extension may be required by Private Development Contract. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b) and (c).
24. Prior to the final plat, if the fire lane is dedicated to the City of Dallas, it must be abandoned through the Real Estate Division.
25. Prior to the final plat, change "Boren Street" to "Bowen Street". Section 51A-8.403(a)(1)(A)(xii)
26. On the final plat identify the property as Lot 1A in City Block 1/5222. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).













**CITY PLAN COMMISSION****THURSDAY, APRIL 21, 2016****FILE NUMBER:** S156-157**Senior Planner:** Sharon Hurd, AICP**LOCATION:** Silverhill Drive between Bonnie View Road and Baraboo Drive**DATE FILED:** March 24, 2016**ZONING:** R-5(A)**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 0.44-acre**MAPSCO:** 66U**APPLICANT/OWNER:** Brian O'Neal and Dejuana Hamilton

**REQUEST:** An application to create three 0.15 acre lots from a 0.44-acre tract of land in City Block 4/6870 on property located on Silverhill Drive between Bonnie View Road and Baraboo Drive.

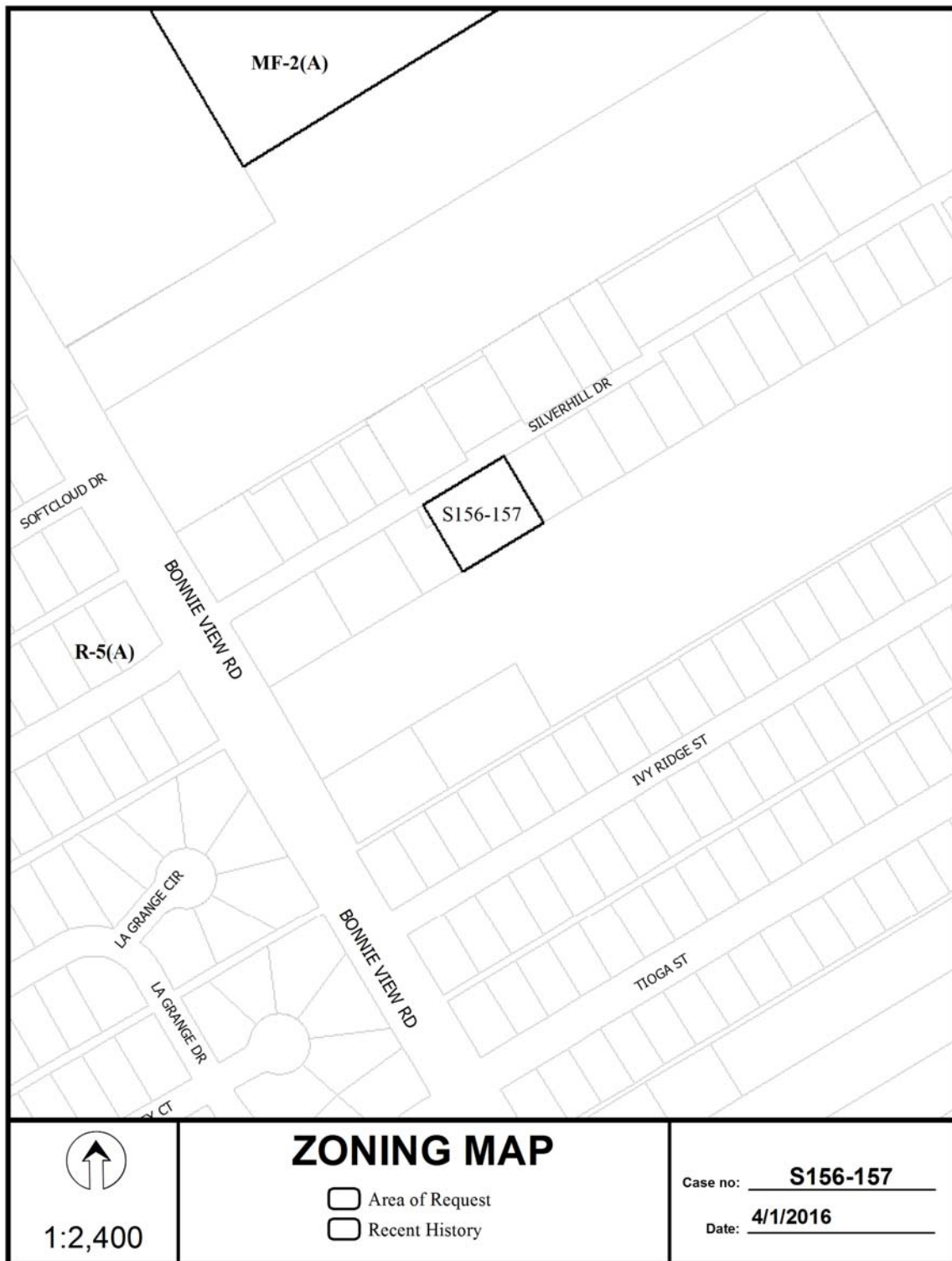
**SUBDIVISION HISTORY:** There has been no recent platting activity within close proximity to this request.

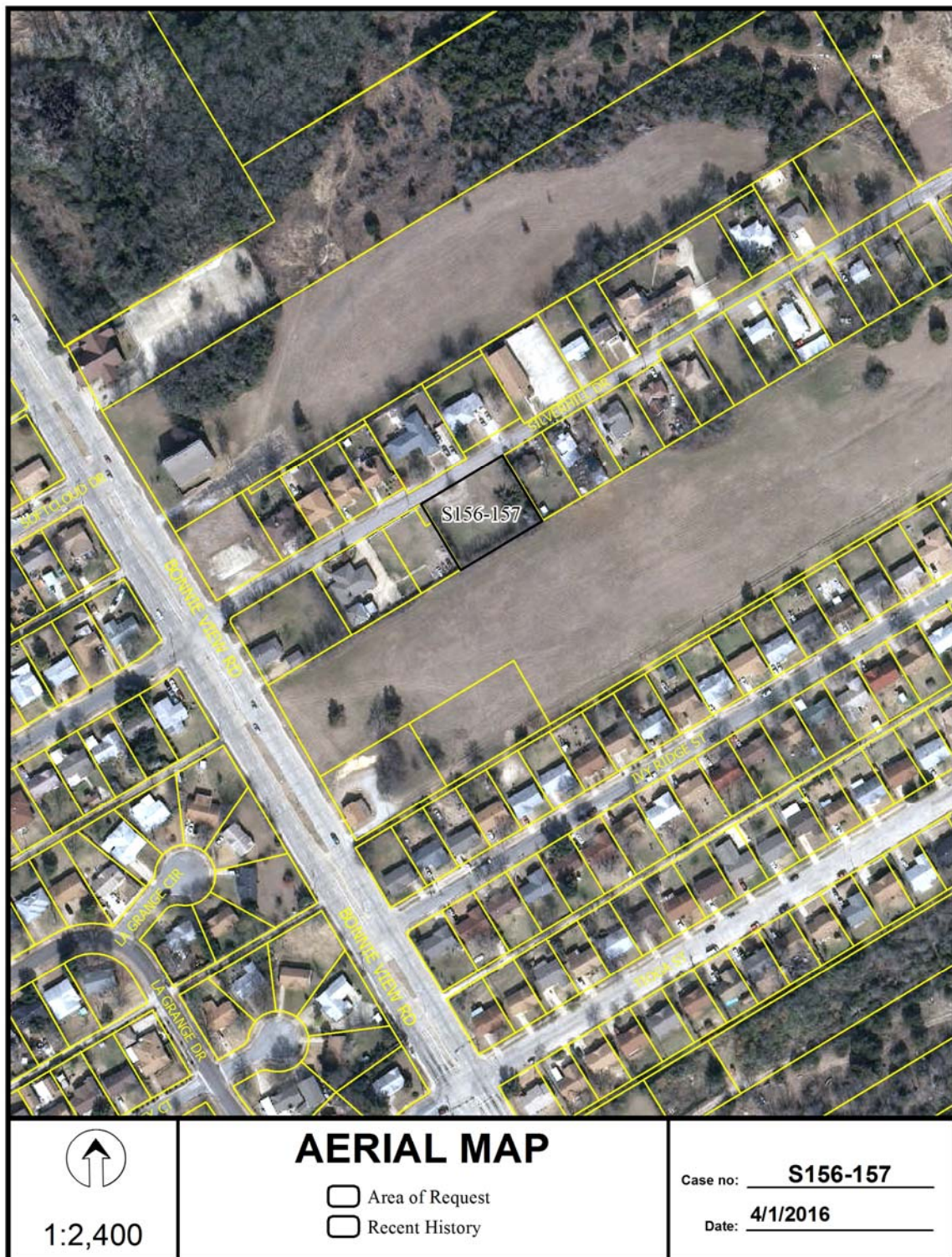
**STAFF RECOMMENDATION:** The request complies with the requirements of the R-5(A) zoning district. Although the subject site is located in an area with a varied lot pattern, it is also consistent in size with the lots across Silverhill Drive that were platted in 1971. Due to the similar lot dimensions, the proposed request meets the intent of Section 51A-8.503 of the Development Code, which 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." Therefore, staff recommends approval subject to compliance with the following conditions:

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

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

7. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
8. On the final plat include two boundary corners tagged with these coordinates: "State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. The maximum number of lots permitted by this plat is 3. Sections 51A-8.501(a) and 51A-8.503(a)
10. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
11. Provide a detailed grading plan prepared by Professional Engineer. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
12. On the final plat dedicate either 25 feet of right-of-way, street easement, or sidewalk easement from the established center line of Silverhill Drive. Sections 51A-8.602(c) and 51A-9.101
13. On the final plat show recording information on all existing easements within 150 feet of the property. Platting Guidelines
14. Prior to the final plat, verify with Oncor if a utility easement is needed for those power poles shown in private property along south right-of-way line of Silverhill Drive. Platting Guidelines
15. On the final plat identify the property as Lots 1-3 in City Block 5A/6870. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).











**CITY PLAN COMMISSION****THURSDAY, APRIL 21, 2016****FILE NUMBER:** S156-143**Subdivision Administrator:** Paul Nelson

**LOCATION:** Ledbetter Drive on the north, Hampton Road on the east, U.S. Highway 67 on the southeast, Red Bird Lane on the south, east of Redbird Center Drive and Westmoreland Road on the west.

**DATE FILED:** March 23, 2016**ZONING:** R-10(A), IR**CITY COUNCIL DISTRICT:** 3 **SIZE OF REQUEST:** 1,105.41-Acres **MAPSCO:** 63 A-Z**APPLICANT/OWNER:** City of Dallas Aviation Department

**REQUEST:** An application to remove existing building lines from part of Lots 4, 5, 26, 27, and all of Lots 1, 2, 3, 29, and 30 in City Block 1C/6045; part of Lots 7, 8, 9, 27, 28, and 29, and all of Lots 1 through 6, and all of Lots 30 through 35 in City Block B/6045; part of Lots 10, 11, 12, 20, 21, and 22, and all of Lots 1 through 9, and all of Lots 23 through 31 in City Block C/6045; and to replat a 1,105.41-acre tract of land containing all of City Blocks 6043, 6050, and 6052, into one lot on property generally bounded by Ledbetter Drive on the north, Hampton Road on the east, U.S. Highway 67 on the southeast, Red Bird Lane on the south, east of Redbird Center Drive and Westmoreland Road on the on the west.

**NOTICES:** 81 notices were sent to property owners within 200 feet of the property on April 5, 2016.

**SUBDIVISION HISTORY:**

1. S145-121 was an application west of the present request to create one 0.440-acre lot and one 0.476-acre lot from a 0.916 acre tract of land in City Block 6043 on property located at Ledbetter Drive and Westmoreland Road, southwest corner. The request was approved April 2, 2015 and but has not been recorded.
2. S134-192 was a request at 4130 Platinum Way, west of the present request, to create one 5.166-acre lot from a tract of land in City Block 3/6951. The request was approved July 10, 2014 but has not been recorded.
3. S134-139 was a request at the northeast corner of Dallas Executive Airport and Hampton Road to create a 0.999-acre lot in City Block 6051. The request was approved May 8, 2014 but has not been recorded.
4. S123-252 was a request north of the request on Ledbetter Drive to create one 1.174-acre lot and one 1.281-acre lot from a 2.455-acre tract of land in City Block 6040 on property located at 2415 West Ledbetter Drive. The request was approved September 26, 2013 but has not been recorded.
5. S123-123 was a request located west of the present request to create one 0.515-acre lot from a tract of land in City Block 6955 on property located on 3822 Ledbetter Drive, east of Altoona Drive. The request was approved April 18, 2013 and has expired due to age.
6. S112-024 was a request southeast of the present request at Westmoreland Road and Red Bird Lane, southeast corner, to create one 3.9405 acre lot from a tract

of land in City Block 6045. The request was approved December 1, 2011 and recorded October 22, 2012.

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

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

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

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

- The 35 foot front yard building line was established by the Westmoreland Estates Addition; however, the zoning setback for the R-7.5(A) district is 25 feet.

“(ii) be contrary to the public interest;”

- Notices were sent to 81 property owners within 200 feet of the boundary of this request on April 5, 2016. As of April 12, 2016 staff received **X** replies in favor and **X** replies in opposition to the request.

“(iii) adversely affect neighboring properties; and”

- The removal of the building line will not adversely impact neighboring properties as the adjoining properties have been developed as an airport. The Westmoreland Estates No. 2 Addition was split by the new alignment of Red Bird Lane many years ago. The contiguous property on the north and east are zoned IR and allow industrial uses.

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

- The removal of the building lines will allow the property to be utilized for airport related development line. The removal of the 35 foot building lines will allow for the property to be replatted and included into the Dallas Executive Airport property plan.

**STAFF RECOMMENDATION OF BUILDING LINE REMOVAL:** The removal of the existing 35-foot building line and the replat of a portion of Westmoreland Estates No. 2 will allow for the airport to be developed in compliance with the zoning district regulations. Any structure to be built within the area of Westmoreland Estates No. 2 being replatted by this application will have to comply with the R-10(A) setback requirements unless the zoning of this portion of the airport is rezoned to a non-residential district so the entire airport is under one zoning designation. As such, staff supports the removal of the building lines.

**STAFF RECOMMENDATION OF REPLAT:** Staff has determined that the request complies with the requirements of the IR and R-10(A) districts; therefore, staff recommends **approval** of the request subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c), and (d)
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a), (b), (c), and (d)
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G).
5. Any structure new or existing may not extend across new property lines. Section 51A-8.501(b)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a) and (b).
7. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection." Section 51A-8.617
8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. The maximum number of lots permitted by this plat is 1. Section 51A-4.411(f)(3)
10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Section 51A-8.603; Section 51A-8.604
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)

13. On the final plat dedicate either 53.5-feet of right-of-way, street easement, or sidewalk easement from the established center line of Ledbetter Drive. Sections 51A-8.602(c) and 51A-9.101
14. On the final plat dedicate 28 feet of right-of-way from the centerline of Chuck Taylor Drive. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e)
15. On the final plat dedicate 100 feet of right-of-way for Hampton Road, and where necessary dedicate 50-feet of right-of-way from the centerline of Hampton Road. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e)
16. On the final plat dedicate 100 feet of right-of-way for Westmoreland Road, and where necessary dedicate 50-feet of right-of-way from the established centerline of Westmoreland Road. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e)
17. On the final plat dedicate 100 feet of right-of-way for Red Bird Lane, and dedicate 50-feet of right-of-way from the centerline of Red Bird Lane where necessary. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e)
18. On the final plat, dedicate a 20-foot by 20-foot corner clip at Westmoreland Road and Ledbetter Drive. Section 51A-8.602(d)(1)
19. On the final plat, dedicate a 20-foot by 20-foot corner clip at U.S. Highway 67 and Chuck Taylor Drive. Section 51A-8.602(d)(1)
17. On the final plat, dedicate a 20-foot by 20-foot corner clip at U.S. Highway 67 and Red Bird Lane. Section 51A-8.602(d)(1)
18. On the final plat add note: "TXDOT approval may be required for any driveway modification or new access point(s) to Loop12 and U.S. Highway 67."
19. On the final plat dedicate drainage easements for all public storm sewer lines.
20. On the final plat determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management
21. 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) Trinity Watershed Management, Drainage Design Manual Addendum V
22. 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
23. On the final plat specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), Trinity Watershed Management
24. 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.
25. 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).

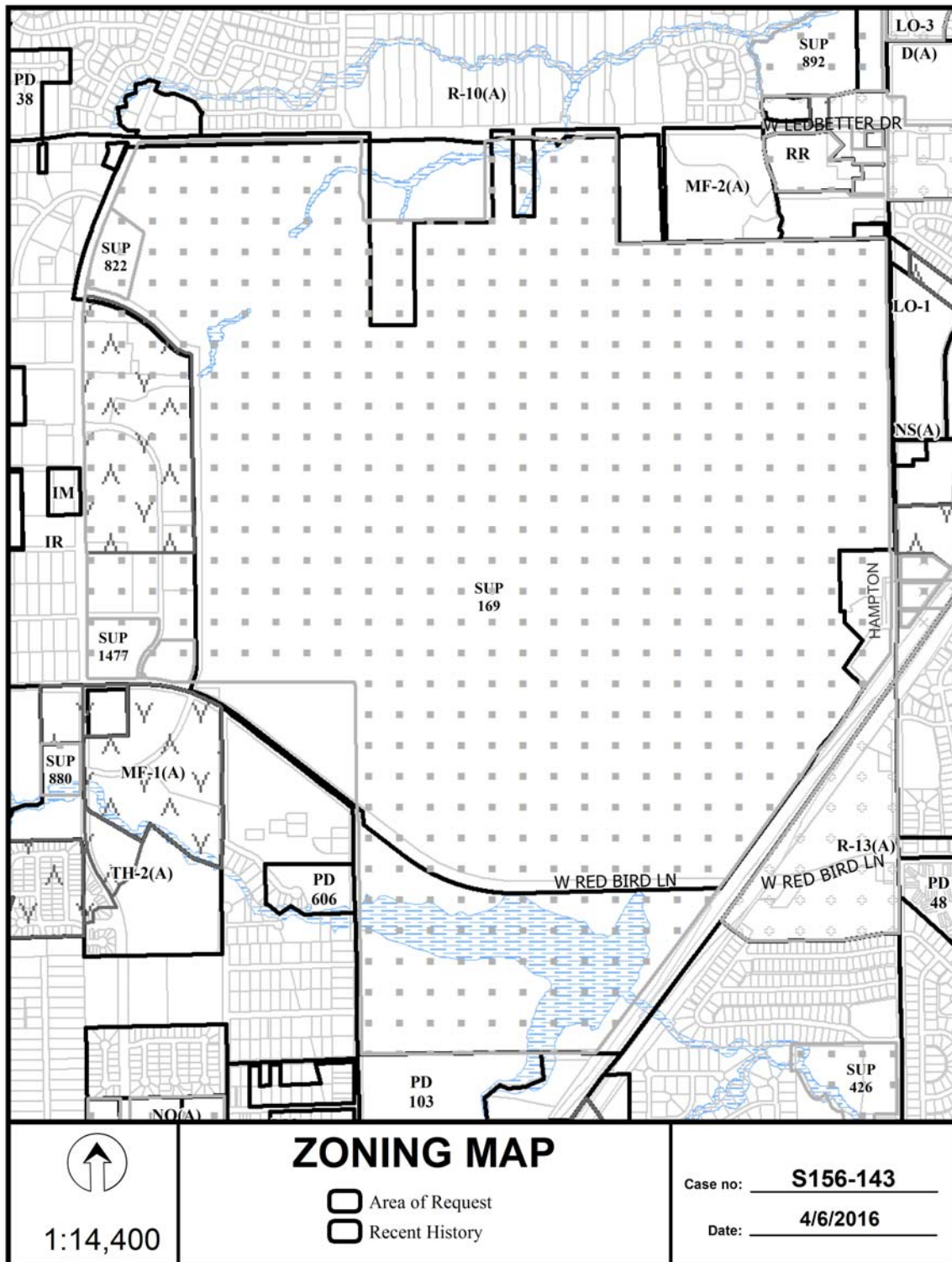


26. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Section 51A-5.105(g).
29. On the final plat monument all set corners per the monumentation ordinance. Survey Manual.
30. On the final plat show two controlling monuments. Survey Manual.
31. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)
32. On the final plat show recording information on all existing easements within 150-feet of the property. Platting Guidelines
33. On the final plat show all additions or tracts of land within 150-feet of the property with recording information. Platting Guidelines
34. On the final plat all utility easement abandonments must be shown with the correct recording information. Platting Guidelines
35. The number and location of fire hydrants, must comply with the Dallas Fire Code Section 103.1, Appendix C.
36. 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)
37. On the final plat show new water and/or wastewater easements.
38. Water/wastewater main extension may be required by Private Development Contract. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b) and (c)
39. On the final plat the Overall Plat Sheet with Grid change the following:
  - a. Change "Westmoreland Drive" to "Westmoreland Road".
  - b. Change the southwest – northeast "Laurel Canyon Drive" label to "Shoreline Drive".
  - c. Change Canary Ave.: to "Finch Lane".
  - d. Change "First Continental Place" to "Chuck Taylor Drive".
  - e. Change any "Red Bird Lane" label for the vacated "Red Bird Lane" from "Red Bird Lane" to "Old Red Bird Lane".
40. On the final plat all of the changes noted in Condition 39 need to be changed on all pages of the final plat.
41. On Grid Sheet 1, change "Westmoreland Drive" to "Westmoreland Road".
42. On Grid Sheet 1, change the southwest – northeast "Laurel Canyon Drive" to "Shoreline Drive".
43. On Grid sheet 4, remove the easternmost of the two "Fercroft Drive" Labels".

44. On Grid Sheet 5, change "Westmoreland R\Drive " to "Westmoreland Road".
45. On Grid Sheet 6 change "Westmoreland Road" to "Boulder Drive".
46. On Grid Sheet 8 show the "Campfire Circle" right-of-way.
47. On Grid Sheet 9 change "Canary Avenue" to "Finch Lane".
48. On Grid Sheet 11 extend the southern leg of "Challenger Drive as far west as the northern leg and label it.
49. On Grid Sheet 12:
  - a. Add another "Challenger Drive" label to show it's southwest – northeast alignment.
  - b. Show and label "Saturn Drive" where it extends southeast from "Challenger Drive".
  - c. Change "First Continental Place" to "Chuck Taylor" Drive.
  - d. Label "Marvin D. Love Freeway / U.S. Highway 67".
50. On Grid Sheet 13 add a label for "Redbird Center Drive".
51. On Grid Sheet 14:
  - a. Change the label for the vacated Red Bird Lane from "Red Bird Lane" to "Old Red Bird Lane".
  - b. Change any "Redbird Lane" label for the (new) Red Bird Lane to "Red Bird Lane"
  - c. Label the portions of "Tanglewood Drive" and "Belhaven Drive" that have not been vacated and closed.
  - d. Label the portion of "Boulder Drive" (not vacated) to "Pastor Bailey Drive".
  - e. Determine whether Aviation wishes to show and label the drive partly in the vacated "Boulder Drive" (not vacated) as a named private drive. There are 2 structures addressed to "Boulder Drive" there, and it is the nearest access to the new proposed DPD Helicopter Hanger. This drive would extend across Grid Sheets 10 and 11.
52. On Grid Sheet 15 change the label for the vacated "Red Bird Lane" from "Red Bird Lane" to "Old Red Bird Lane"
53. On Grid Sheet 16:
  - a. Label "Chuck Taylor Drive" in its old right-of-way, as changed from "First Continental".
  - b. Label "Hampton Road" in its right-of-way.
54. On Grid Sheet 20 change the label for the vacated Red Bird Lane from "Red Bird Lane" to "Old Red Bird Lane".
55. On the Key Sheet of the final plat add the following note: "The 35 foot building lines on Lots 1 thru 5, and Lots 26 through 30 in City Block 1C/6045; Lots 1

through 9, and Lots 27 through 35 in City Block B/6045; and all of Lots 1 through 13, and Lots 19 through 31 in City Block A/6045 are removed by this plat.”

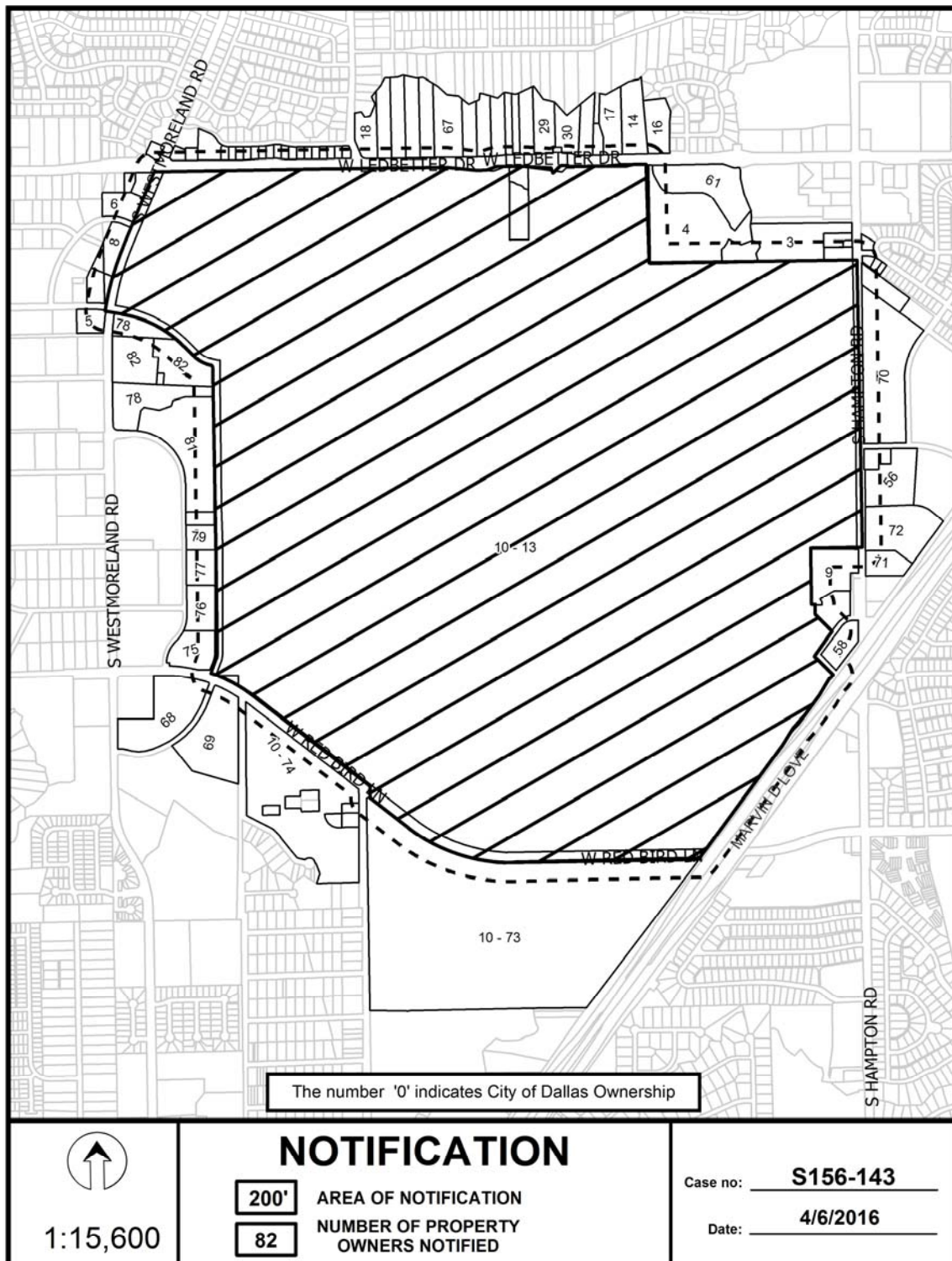
56. On the final plat identify the property as Lot 1 in City Bock B/6043. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).











04/06/2016

## ***Notification List of Property Owners***

***S156-143***

### ***82 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	3714 W LEDBETTER DR	WEST PLAZA LLC
2	4373 S HAMPTON RD	KHI PROPERTY MANAGEMENT LLC
3	4353 S HAMPTON RD	DAVIDS CHAPEL MISSIONARY
4	4424 WOODHOLLOW DR	2M MILLICAN II LTD
5	4707 S WESTMORELAND RD	PRENGLER JAY MARVIN
6	4401 S WESTMORELAND RD	PS TEXAS HOLDINGS LTD
7	4575 S WESTMORELAND RD	BRUINS MONTESSORI INTL USA
8	4575 S WESTMORELAND RD	NAZARIAN PAUL &
9	5701 S HAMPTON RD	U S POSTAL SERVICE
10	5787 S HAMPTON RD	OXLEY LEASING NORTH LOOP LLC
11	4831 S HAMPTON RD	SERVION
12	4831 S HAMPTON RD	MODERN AERO OF TEXAS
13	4831 S HAMPTON RD	J C AVIATION INV
14	2709 W LEDBETTER DR	GONZALEZ ADRIAN & MARIA
15	2751 W LEDBETTER DR	RODRIGUEZ SANTIAGO
16	2705 W LEDBETTER DR	GARDUNO EFRAIN
17	2733 W LEDBETTER DR	MUNOZ JUAN & MARIA
18	3227 W LEDBETTER DR	VASQUEZ JUANA &
19	3211 W LEDBETTER DR	CAMERON KAREN E &
20	3149 W LEDBETTER DR	ALLEN JOE A & WILMA J
21	3127 W LEDBETTER DR	MOORE PATRICIA ELEANORE
22	3123 W LEDBETTER DR	REEDER JOHN L III &
23	3017 W LEDBETTER DR	KURILECZ PETER &
24	3011 W LEDBETTER DR	KENNEDY GREGORY D
25	2939 W LEDBETTER DR	BU YIDONG &
26	2923 W LEDBETTER DR	MILLER LYDIA B

04/06/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2931 W LEDBETTER DR	ALLEN ROBERT E
28	2915 W LEDBETTER DR	DOAK PATRICIA
29	2839 W LEDBETTER DR	PENA GILBERT J
30	2823 W LEDBETTER DR	BRANNING RONALD C SR & M SUZANNE TRUSTEES
31	2807 W LEDBETTER DR	EDWARDS THOMAS J &
32	3448 WILLOW CREST LN	BELTRAN GLORIA C
33	3442 WILLOW CREST LN	HARRIS GREGORY A
34	3436 WILLOW CREST LN	SCHULTZ CHARLES E SR &
35	3430 WILLOW CREST LN	JONES MARVIS L
36	3424 WILLOW CREST LN	TORRES MARICRUZ &
37	3418 WILLOW CREST LN	KIRVEN MADELINE K GAMBLE
38	3412 WILLOW CREST LN	HANDY WILLIAM C & ONETTA
39	3406 WILLOW CREST LN	HALL ROY H
40	3346 WILLOW CREST LN	HUGHES ONEIDA M
41	3340 WILLOW CREST LN	BURCIAGA EDGAR
42	3334 WILLOW CREST LN	CUADROS ADAN
43	3328 WILLOW CREST LN	OROZCO ANTONIO
44	3322 WILLOW CREST LN	MANZANO OCTAVIO HERNANDEZ
45	3316 WILLOW CREST LN	MADDOX SYLVIA A
46	3312 WILLOW CREST LN	GOMEZ RAMONA
47	3306 WILLOW CREST LN	HUNTER BOBBIE L
48	3726 W LEDBETTER DR	OLIVERA VIRGINIA
49	6215 BOULDER DR	THE WELLS FAMILY RECOVERABLE LIVING TRUST
50	6227 BOULDER DR	MENDEZ FELIPE V
51	2265 MYRTLEWOOD DR	BARRIOS ANTONIO
52	2306 SWANSEE DR	JONES FELICIA
53	2240 SWANSEE DR	DAVIDSON MARTHA E
54	2234 SWANSEE DR	RAMIREZ RUBEN
55	5222 S HAMPTON RD	OAK PARK EQUITY LP
56	5318 S HAMPTON RD	OAK PARK EQUITY L P
57	4650 S HAMPTON RD	ALHABASH MUYYAD

04/06/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	5801 MARVIN D LOVE FWY	OXLEY LEASING NORTH LOOP LLC
59	4363 S HAMPTON RD	RPL PPTIES LLC
60	4367 S HAMPTON RD	JOHNSON ALFRED L & LENA
61	4302 WOODHOLLOW DR	BACLAK LLC
62	4651 S WESTMORELAND RD	NAZARIAN PAUL &
63	3508 WILLOW CREST LN	NEDAL OMAR ENTERPRISES LLC
64	3525 W LEDBETTER DR	NEDAL OMAR ENTERPRISES LLC
65	3633 W LEDBETTER DR	OMAR & BROTHERS INC
66	4243 S WESTMORELAND RD	WILLIAM FRIED CHICKEN PPTIES INC
67	3111 W LEDBETTER DR	CHAPEL IN THE WOODS
68	5959 WATERSHIP LN	VILLAGE SQUARE DALLAS LLC
69	3636 W RED BIRD LN	REDBIRD TRAIL ASSOCIATES
70	5000 S HAMPTON RD	HT AICC LP
71	5538 S HAMPTON RD	HAMPTON 67 ASSOCIATES
72	5520 S HAMPTON RD	DALLAS AREA RAPID TRANSIT
73	5787 S HAMPTON RD	OXLEY LEASING NORTH LOOP LLC
74	5787 S HAMPTON RD	OXLEY LEASING NORTH LOOP LLC
75	5650 RED BIRD CENTER DR	NEWARK CULTURAL EDUCATION FACILITIES
76	5610 REDBIRD CENTER DR	5610 REDBIRD LP
77	5556 REDBIRD CENTER DR	5556 REDBIRD LP
78	4704 S WESTMORELAND RD	HOLT REDBIRD LAND LP
79	5450 RED BIRD CENTER DR	5440 5460 REDBIRD LP
80	5380 RED BIRD CENTER DR	5380 REDBIRD LP
81	5310 RED BIRD CENTER DR	5310 REDBIRD LP
82	4700 S WESTMORELAND RD	TEKNI PLEX INC





**CITY PLAN COMMISSION****THURSDAY, APRIL 21, 2016****FILE NUMBER:** S156-148**Senior Planner:** Sharon Hurd, AICP**LOCATION:** Wycliffe Avenue and Oak Lawn Avenue, southeast corner**DATE FILED:** March 24, 2016**ZONING:** PD 193 (R-7.5) and (GR)**CITY COUNCIL DISTRICT:** 14      **SIZE OF REQUEST:** 5.205-acre      **MAPSCO:** 35T**APPLICANT/OWNER:** Park Cities Presbyterian Church

**REQUEST:** An application to replat a 5.205-acre tract of land containing all of Lot 1A in City Block 3/2064, all of Lots 6-14 in City Block 2064, an unplatted tract of land in City Block 2064, and all of Newton Court to be abandoned, into one lot on property located at Wycliffe Avenue and Oak Lawn Avenue, southeast corner.

**NOTICES:** 36 notices were sent to property owners within 200 feet of the property on April 1, 2016.

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

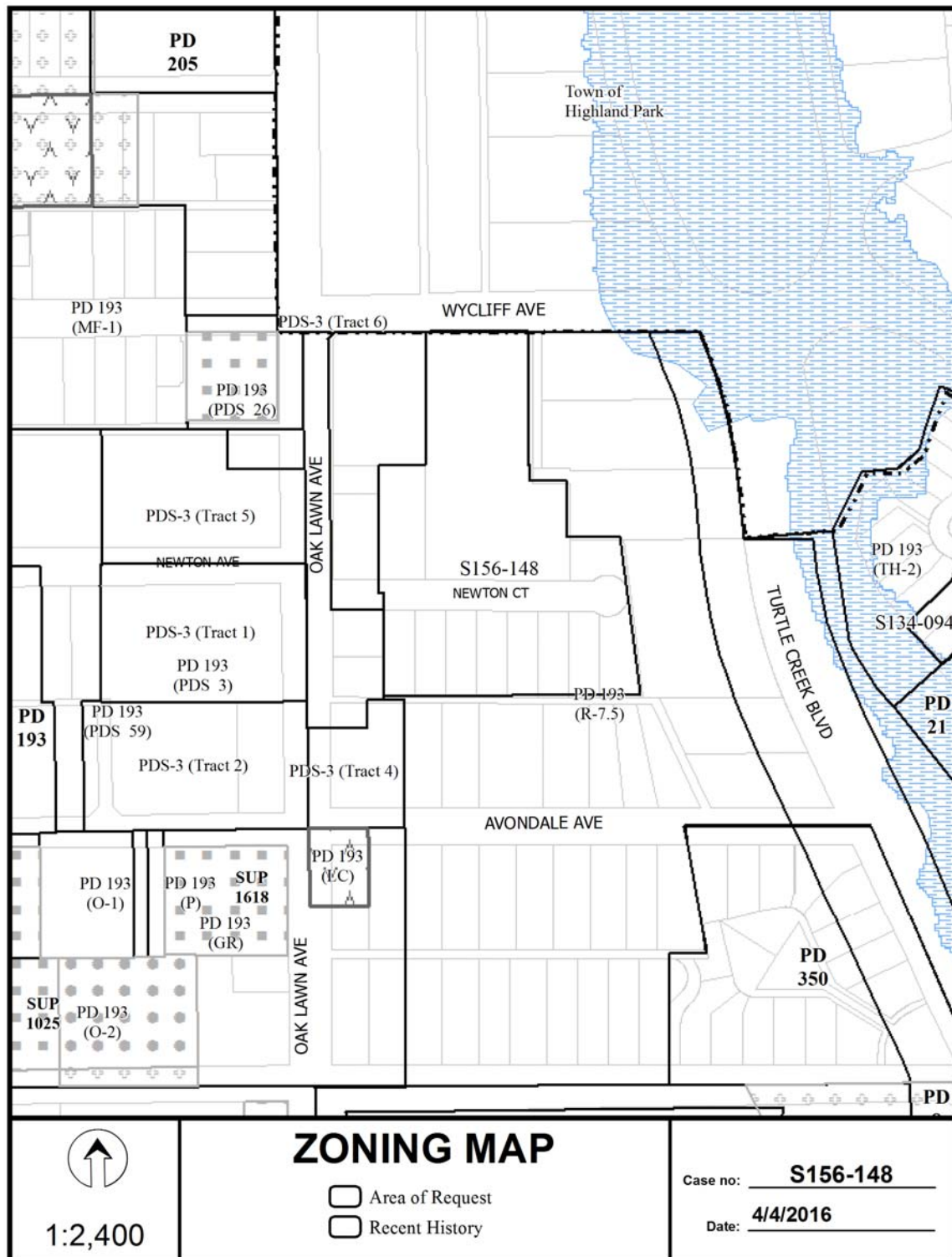
**STAFF RECOMMENDATION:** According to Section 51A-8.503 of the Development Code, "lots must conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration 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. As such, staff concludes that the request complies with Section 51A-8.503 and the PD 193 (R-7.5) and (GR) district requirements; therefore, staff recommends approval of the request subject to compliance with the following conditions:

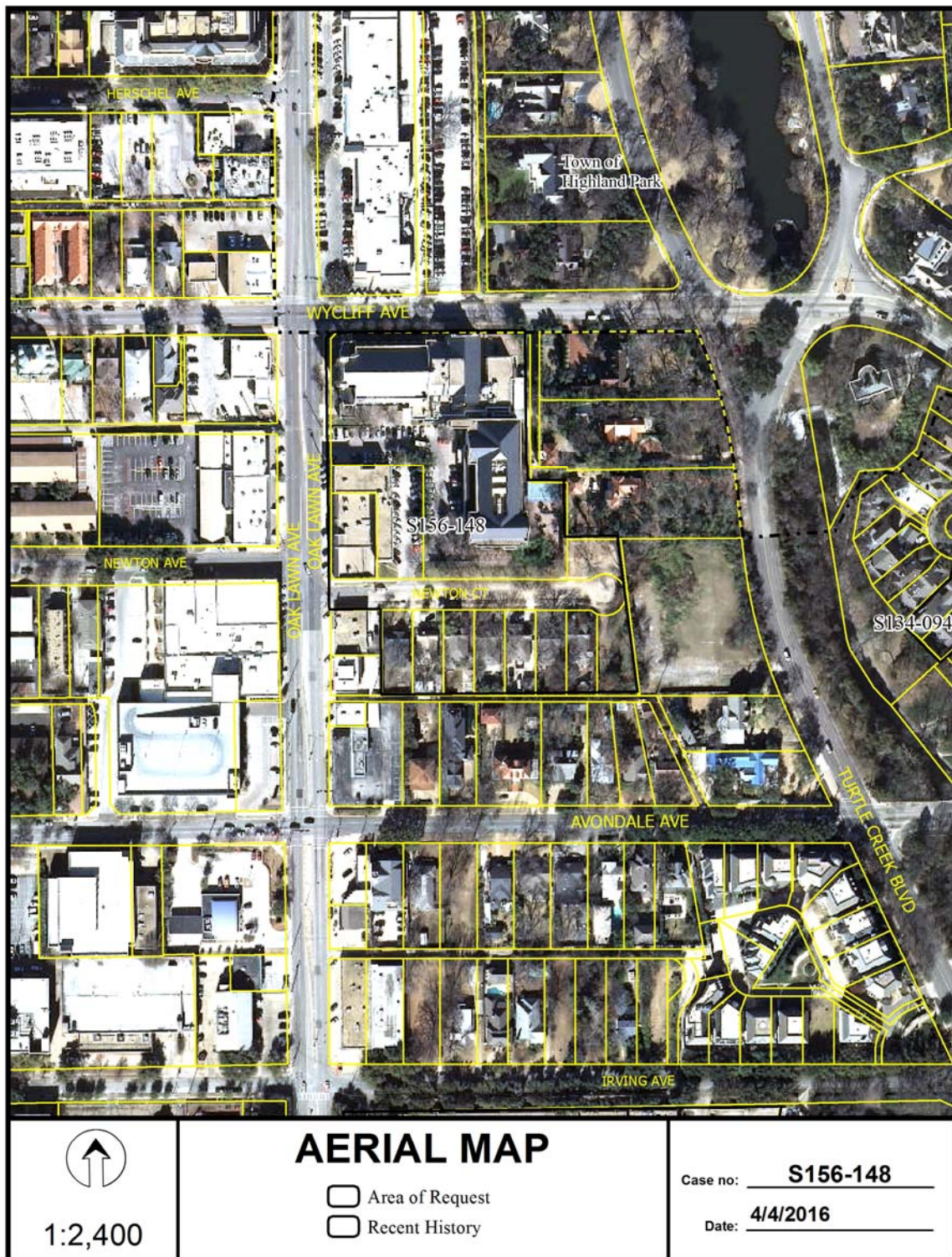
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c), and (d)
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with 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 monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
8. On the final plat include two boundary corners tagged with these coordinates: "State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. The maximum number of lots permitted by this plat is 1. Sections 51A-8.501(a) and 51A-8.503(a)
10. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
11. 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)
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
13. On the final plat dedicate 7.5 feet of right-of-way from the established centerline of the alley. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e)
14. On the final plat dedicate a 15-foot by 15-foot Alley Sight Easement at Wycliffe Avenue and the alley. Section 51A-8.602(e), Section 51A-9.101
15. On the final plat show recording information on all existing easements within 150-feet of the property. Platting Guidelines
16. On the final plat show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines
17. On the final plat show the correct recording information for the subject property. Platting Guidelines
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)

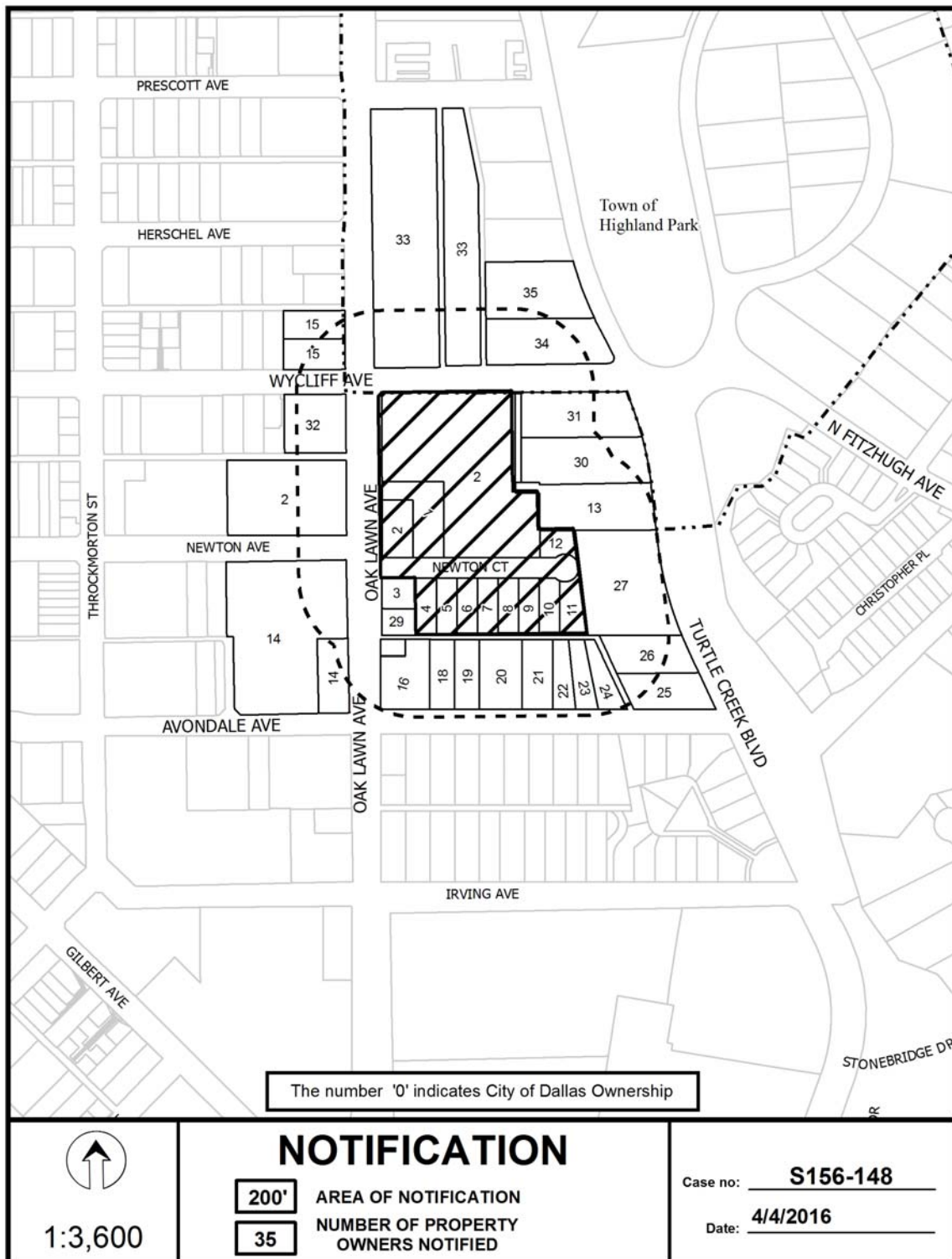
19. Water/wastewater main extension may be required by Private Development Contract. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b) and (c)
20. Prior to the final plat, Newton Court must be abandoned through City of Dallas Real Estate division. Add a label that states "Abandonment authorized by Ordinance No. \_\_\_\_\_ and recorded in Instrument No. \_\_\_\_\_."
21. On the final plat, change "WYCLIFFE AVENUE" to "WYCLIFFE AVENUE AKA WYCLIFF AVENUE", per City of Dallas Thoroughfare Plan. Section 51A-8.403(a)(1)(A)(xii)
22. On the final plat identify the property as Lot 1B in City Bock 3/2064. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).











# ***Notification List of Property Owners***

***S156-148***

***35 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	4112 OAK LAWN AVE	PARK CITIES PRESBYTERIAN
2	4100 OAK LAWN AVE	PARK CITIES PRESBYTERIAN
3	4022 OAK LAWN AVE	SKL INVESTMENT CO LTD
4	4312 NEWTON CT	PARK CITIES
5	4314 NEWTON CT	SMITH ROBERT KINSEL JR &
6	4318 NEWTON CT	COLLETTI GREGORY S
7	4320 NEWTON CT	SCHERR RENE
8	4326 NEWTON CT	WARRIOR MICHAEL
9	4330 NEWTON CT	CMWOC PROPERTIES II LLC
10	4334 NEWTON CT	CRONIN TIMOTHY E
11	4338 NEWTON CT	MASON WILSON K III
12	4335 NEWTON CT	PARK CITIES PRESBYTERIAN CHURCH
13	4107 TURTLE CREEK BLVD	THOMAS ROBERT K &
14	4003 OAK LAWN AVE	4023 OAK LAWN ASSOC LP
15	4201 OAK LAWN AVE	DOWELL CAM F JR
16	4002 OAK LAWN AVE	ORION SKY INVESTMENTS LLC
17	4012 OAK LAWN AVE	4012 OAK LAWN LP
18	4313 AVONDALE AVE	AQUABLU DEVELOPMENT LLC
19	4317 AVONDALE AVE	LEE ROBYN S &
20	4325 AVONDALE AVE	RICE KIM
21	4331 AVONDALE AVE	STREBE SARA
22	4337 AVONDALE AVE	LANG RUTH J
23	4341 AVONDALE AVE	PINK PHILIP R
24	4347 AVONDALE AVE	MILLER STEPHEN W & MARGARET ELLEN
25	4001 TURTLE CREEK BLVD	BATEN GREG & SUSAN
26	4011 TURTLE CREEK BLVD	SCHOLER KAREN GREN &

04/12/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4027 TURTLE CREEK BLVD	MASON WILSON K III & GWYN
28	4300 NEWTON AVE	PARK CITIES PRESBYTERIAN
29	4018 OAK LAWN AVE	ITZIG JERRY M & BONNIE L
30	4115 TURTLE CREEK BLVD	MCCARTHY ROBLEE JR & JOSIE R
31	4125 TURTLE CREEK BLVD	BALESTRI RAY A &
32	4236 WYCLIFF AVE	4309 OAK PARTNERS LP
33	4200 OAK LAWN AVE	HIGHLAND PARK SHOPS LLC
34	4201 LAKESIDE DR	CARLOCK R BYRON JR &
35	4205 LAKESIDE DR	4205 LLC







**CITY PLAN COMMISSION****THURSDAY, APRIL 21, 2016****FILE NUMBER:** S156-151**Senior Planner:** Sharon Hurd, AICP**LOCATION:** 10643 Bridge Hollow Court**DATE FILED:** March 24, 2016**ZONING:** R-1ac(A)**CITY COUNCIL DISTRICT:** 13      **SIZE OF REQUEST:** 1.00-acre      **MAPSCO:** 35T**APPLICANT/OWNER:** William G. Payne

**REQUEST:** An application to replat a 1.00-acre tract of land containing all of Lot 9 in City Block G/5518 by revising the natural channel setback line on property located at 10643 Bridge Hollow Court.

**NOTICES:** 9 notices were sent to property owners within 200 feet of the property on April 1, 2016.

**SUBDIVISION HISTORY:**

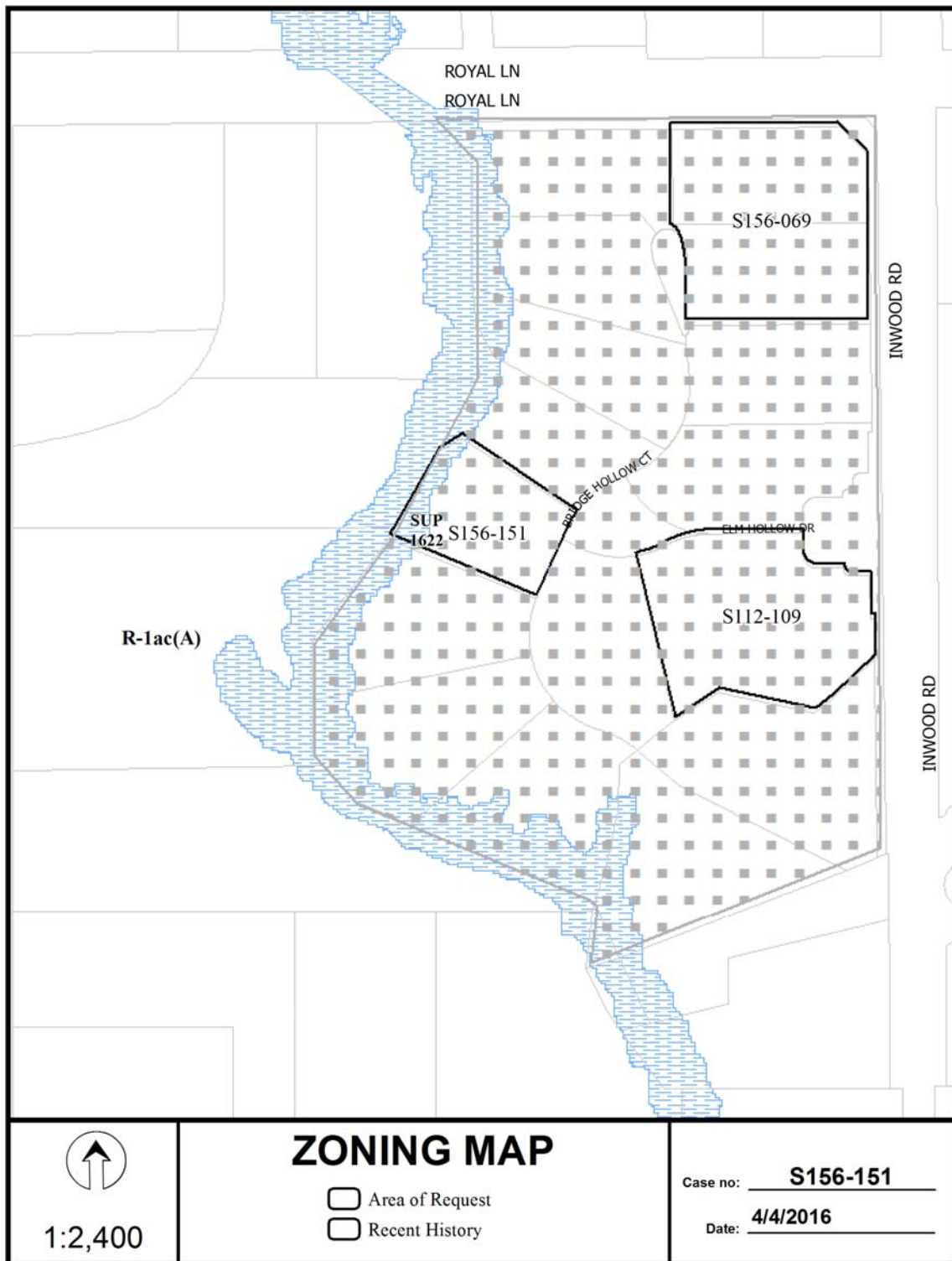
1. S156-069 was an application to replat a 2.237-acre tract of land containing all of Lots 14 and 15 in City Block G/5518 into one lot on property located at 10728 and 10738 Bridge Hollow Court. The request was approved on January 21, 2016, but has not been recorded.
2. S112-109 was an application south of the current request to replat a 2.023 acre tract of land containing all of Lots 1 and 2 in City Block G/5518 into one lot located between Elm Hollow Drive, Bridge Hollow Court, and Inwood Road. The request was approved on May 3, 2012, and has not been recorded.

**STAFF RECOMMENDATION:** The proposed request is to revise the location of the natural channel setback line that is contained within Lot 9. Section 51A-5.106(b) of the Development Code states that all structures must be located behind the natural setback line. Subsection (c) goes on to assert that a structurally engineered retention system may be substituted in lieu of the required setback. The proposed location of the natural channel setback line will correspond to the location where a new retaining wall will be erected. All proposed improvements will have to be located behind this retaining wall/natural setback line, thus meeting the provisions of the Development Code. No other changes are proposed through this replat. As such, staff recommends approval of the request subject to compliance with the following conditions:

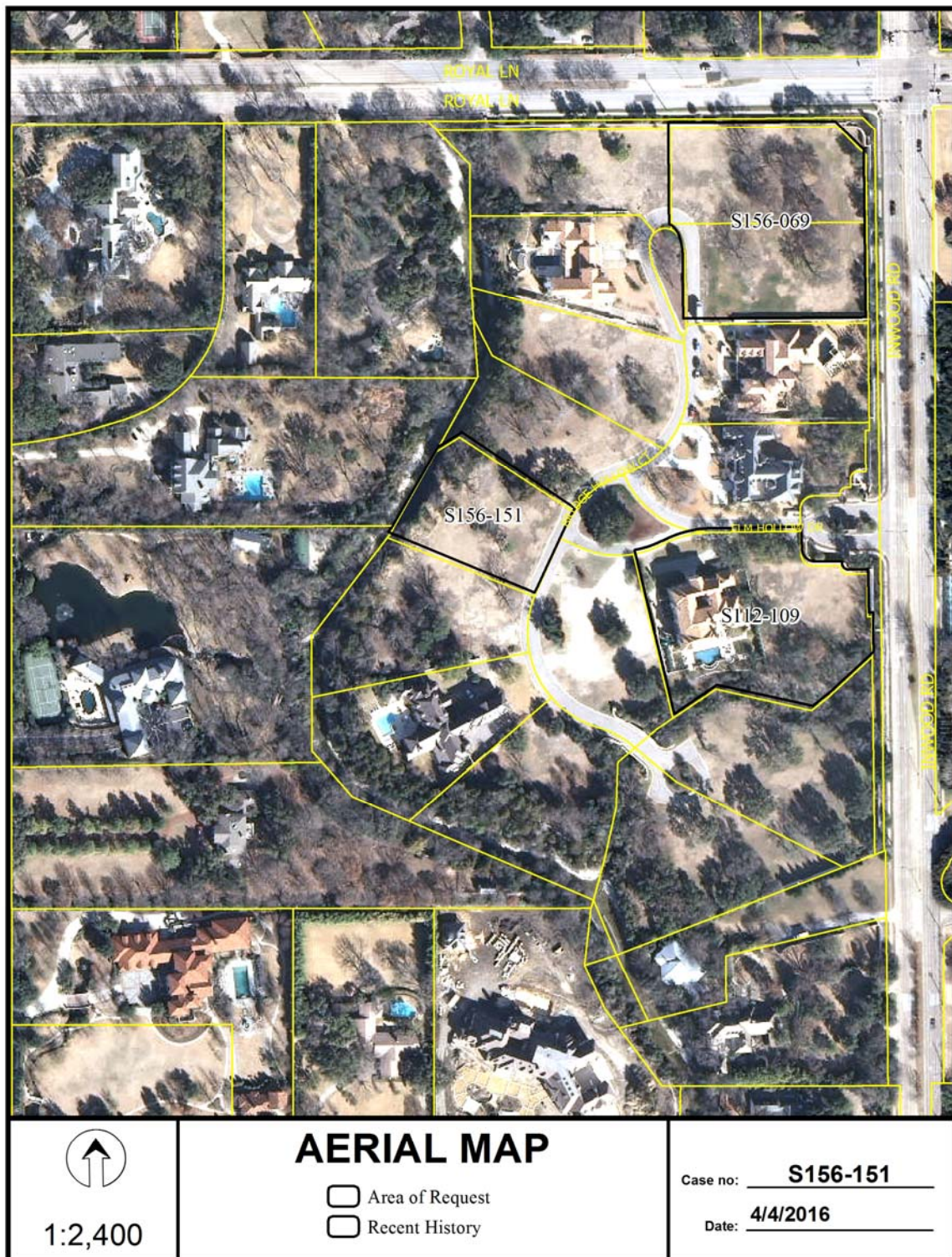
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d)
2. Department of Sustainable Development and Construction,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

4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a) and (b)
7. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
8. On the final plat include two boundary corners tagged with these coordinates: "State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. The maximum number of lots permitted by this plat is 1. Section 51A-4.411(f)(3)
10. 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)
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 the recording information on all existing easements within 150 feet of the property.
20. On the final plat choose a new or different addition name. Platting Guidelines
21. On the final plat identify the property as Lot 9 in City Bock G/5518. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).











# ***Notification List of Property Owners***

## ***S156-151***

### ***9 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	10710 STRAIT LN	LITMAN DAVID & MALIA
2	10660 STRAIT LN	CADG 10660 STRAIT LANE LLC
3	5010 ELM HOLLOW DR	CREEKS OF PRESTON HOLLOW
4	4954 ROYAL LN	BEASLEY JOHNNY MARK &
5	5000 ROYAL LN	CREEKS OF PRESTON HOLLOW HOA
6	5020 ELM HOLLOW DR	LINQUIST ROGER D & SUE S
7	10627 BRIDGE HOLLOW CT	QUINN DAVID W & STEPHANIE
8	10719 BRIDGE HOLLOW CT	MAHAN HUNTER &
9	10706 BRIDGE HOLLOW CT	GALAS THOMAS E & PATRICIA A



**FILE NUMBER:** M156-015

**DATE FILED:** January 22, 2016

**LOCATION:** North corner of Cedar Springs Road and Crestview Drive

**COUNCIL DISTRICT:** 2

**MAPSCO:** 34-V

**SIZE OF REQUEST:** ±1.91 Acres

**CENSUS TRACT:** 6.01

---

**APPLICANT/OWNER:** Will Henderson/Dominic Lacy

**REPRESENTATIVE:** Michael Delgado, Cross Architects

**REQUEST:** An application for a minor amendment to the development and landscape plans for Planned Development Subdistrict No. 107 of Planned Development District No. 193, the Oak Lawn Special Purpose District, on property located on the north corner of Cedar Springs Road and Crestview Drive.

On September 10, 2014, the City Council passed Ordinance No. 29450, establishing PDS 107 of PDD 193; and, Ordinance No. 29451, repealing ordinance No. 20695, which provided for SUP No. 566 at the same location.

At this time, the property owner has submitted an application for consideration of a minor amendment to the development and landscape plans to move two trees to new locations to meet accessibility and landscaping standards.

The requested minor amendment does not impact any of the other provisions of the ordinance permitting this use and otherwise complies with the provisions of a minor amendment to the development plan.

**STAFF RECOMMENDATION:** Approval



March 30, 2016

**List of Owners/Partners**

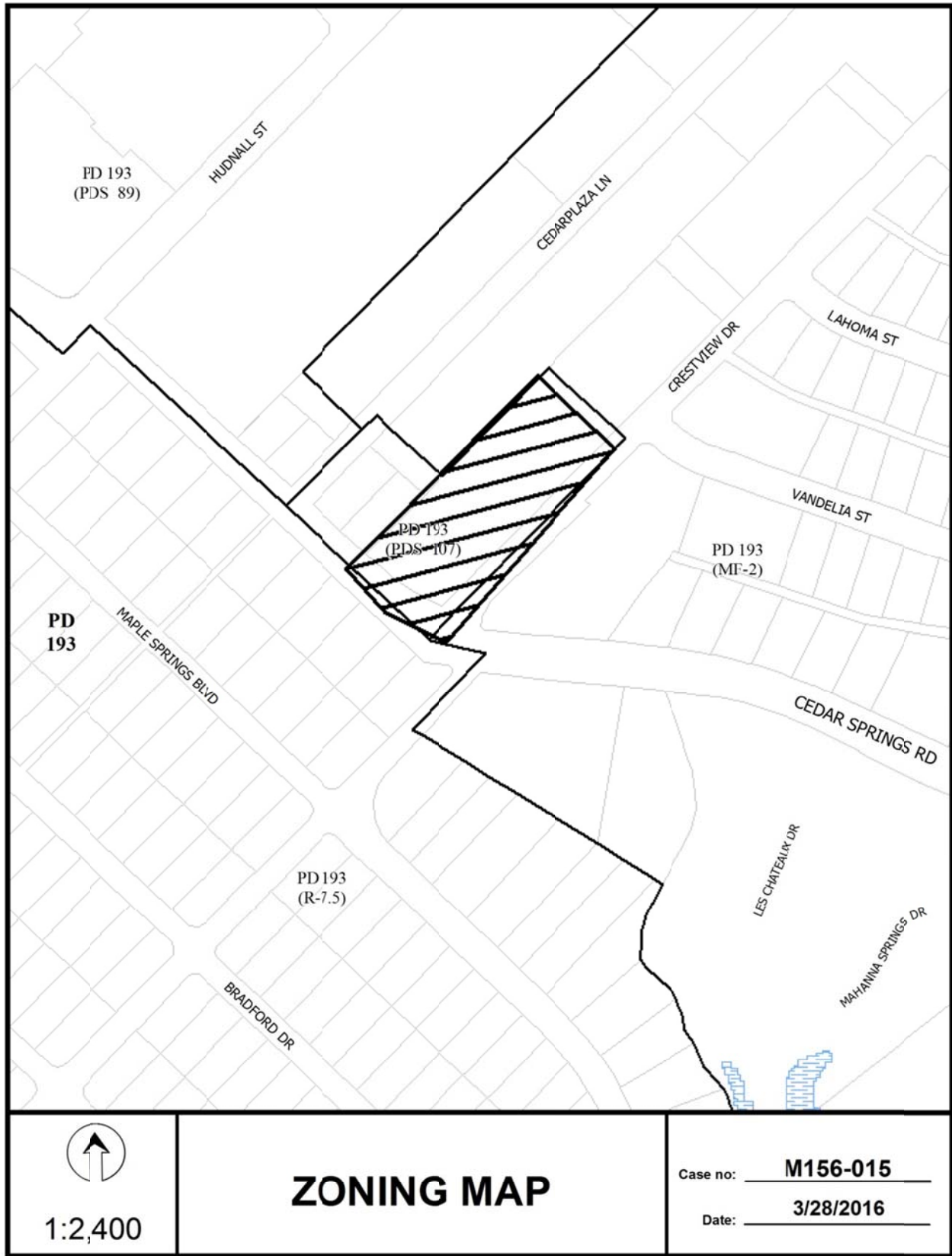
**Deaf Action Center**

Owner

Karen Schaffner  
City of Dallas Housing Finance Corporation  
Manager  
Office of Economic Development  
(214) 670 - 5390

CROSS ARCHITECTS, PLLC  
1255 W. 15<sup>th</sup> Street, #125 • Plano, Texas 75075 • 972.398.6644 • 972.312.8666 Fax



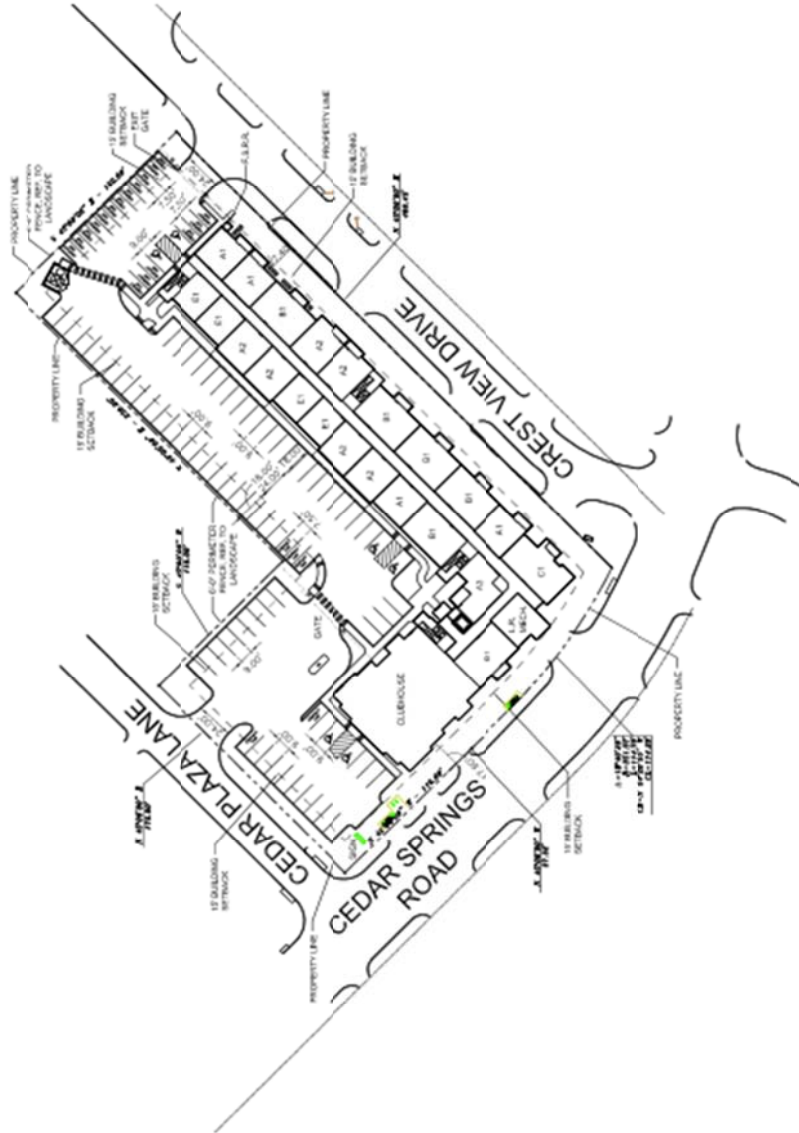
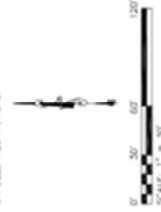




# Proposed Development Plan

UNIT	SF	SF/C
A1	6337	19
A2	2755	24
A3	8510	4
B1	8510	29
B2	892	4
C1	1,088	4
TOTAL	4,001	5F
CLUBHOUSE	4,001	5F
TOTAL	7,991	5F
PARKING SPACES REQUIRED	100 (1.00)	
STANDARD PARKING	78	
COMPACT PARKING	23	
TOTAL PARKING SPACES PROVIDED	101	
NET AREA	81,400	
NET AREA	27,338	
FLOOR AREA RATIO	3.28	
MAXIMUM	45	
BUILDING HEIGHT	45	

- NOTES:
1. SITE PLAN PREPARED WITHOUT BENEFIT OF TITLE OPINION, DEED RESTRICTION, OR SURVEY.
  2. SITE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS.
  3. BUILDING AND SITE SIGN LOCATION, SQUARE FOOTAGE AND TYPE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS.



CASE NUMBER: 2134-225

DALLAS, TEXAS  
MARCH 30, 2015

DESCRIPTION  
**SP-01**  
SITE PLAN

**DEAF ACTION CENTER  
DEVELOPMENT PLAN**

12555 W. 15TH STREET, SUITE 125  
PLANO, TEXAS 75075  
PH: 972.398.6644  
FAX: 972.312.8666  
brunway@brunwaychicago.com

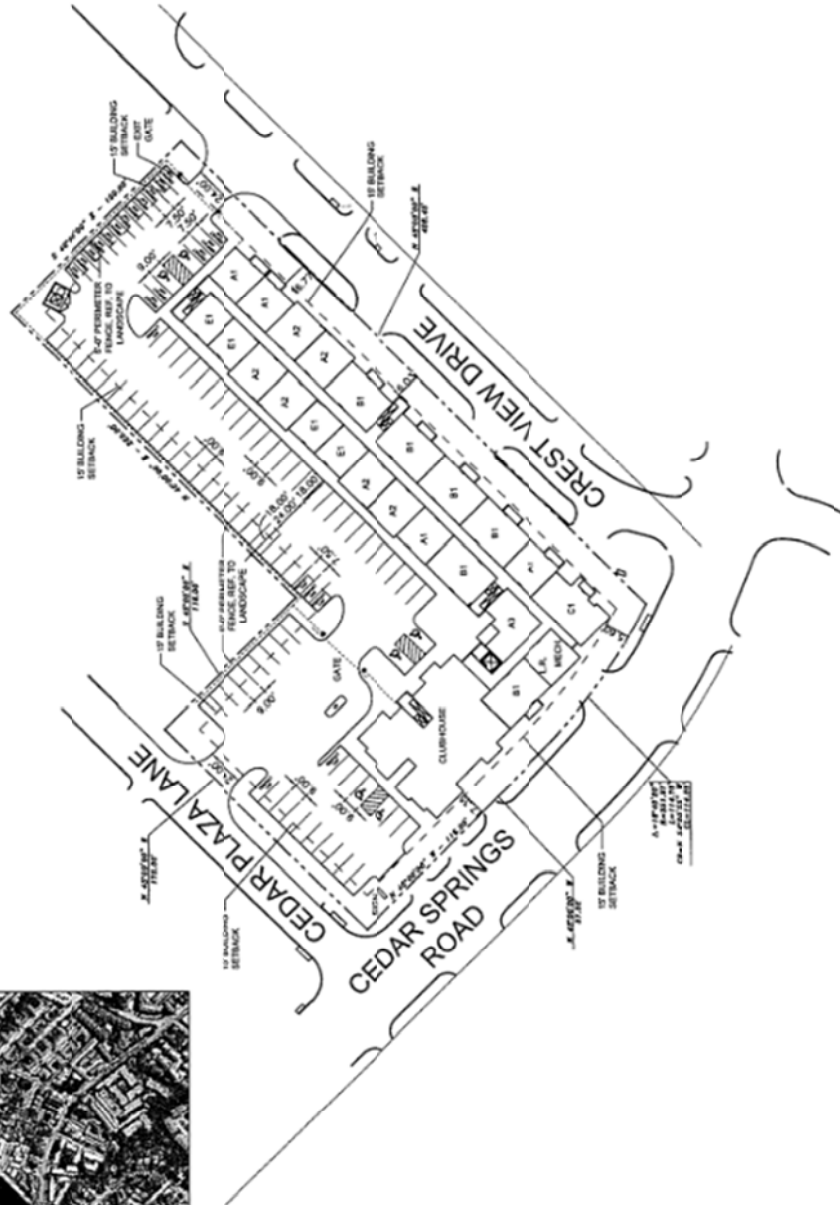
Copyright © 2014



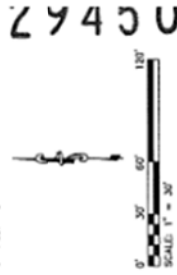
**Development Plan**  
Exhibit S-107A  
PDD 193, Subdistrict No. 107

**Approved**  
City Plan Commission  
August 7, 2014

UNITS	S.F.	QTY.
A1	257	16
A2	715	24
A3	800	4
B1	812	20
B2	812	4
C1	1,068	4
<b>TOTAL</b>		<b>101 UNITS</b>
CLUBHOUSE	4,681 SF	
OFFICE	2,305 SF	
<b>TOTAL</b>	<b>6,986 SF</b>	



- NOTES:**
1. SITE PLAN PREPARED WITHOUT BENEFIT OF SURVEY.
  2. SITE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS.
  3. BUILDING AND SITE SIGN LOCATION, SQUARE FOOTAGE AND TYPE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS.



## Existing Development Plan

CASE NUMBER: Z134-225

DALLAS, TEXAS  
AUGUST 22, 2014  
Copyright © 2014

DESCRIPTION  
**SP-01**  
SITE PLAN

**DEAF ACTION CENTER  
DEVELOPMENT PLAN**

1255 W. 15TH STREET, SUITE 125  
PLANO, TEXAS 75075  
PHONE: 972.398.6644  
FAX: 972.312.8665  
brunmay@crossarchitects.com

**Cross**  
ARCHITECTS

PROJECT: HAWTHILL PARK AND DALLAS, TX		DATE: 06/03/15		SHEET NUMBER: 14007	
REVISIONS		LANDSCAPE PLAN		L4.01	
NO.	DATE	BY	CHKD		
1	06/03/15				
2	06/03/15				
3	06/03/15				
4	06/03/15				
5	06/03/15				
6	06/03/15				
7	06/03/15				
8	06/03/15				
9	06/03/15				
10	06/03/15				
11	06/03/15				
12	06/03/15				
13	06/03/15				
14	06/03/15				
15	06/03/15				
16	06/03/15				
17	06/03/15				
18	06/03/15				
19	06/03/15				
20	06/03/15				
21	06/03/15				
22	06/03/15				
23	06/03/15				
24	06/03/15				
25	06/03/15				
26	06/03/15				
27	06/03/15				
28	06/03/15				
29	06/03/15				
30	06/03/15				
31	06/03/15				
32	06/03/15				
33	06/03/15				
34	06/03/15				
35	06/03/15				
36	06/03/15				
37	06/03/15				
38	06/03/15				
39	06/03/15				
40	06/03/15				
41	06/03/15				
42	06/03/15				
43	06/03/15				
44	06/03/15				
45	06/03/15				
46	06/03/15				
47	06/03/15				
48	06/03/15				
49	06/03/15				
50	06/03/15				
51	06/03/15				
52	06/03/15				
53	06/03/15				
54	06/03/15				
55	06/03/15				
56	06/03/15				
57	06/03/15				
58	06/03/15				
59	06/03/15				
60	06/03/15				
61	06/03/15				
62	06/03/15				
63	06/03/15				
64	06/03/15				
65	06/03/15				
66	06/03/15				
67	06/03/15				
68	06/03/15				
69	06/03/15				
70	06/03/15				
71	06/03/15				
72	06/03/15				
73	06/03/15				
74	06/03/15				
75	06/03/15				
76	06/03/15				
77	06/03/15				
78	06/03/15				
79	06/03/15				
80	06/03/15				
81	06/03/15				
82	06/03/15				
83	06/03/15				
84	06/03/15			</	



**VICINITY MAP**  
**NOT TO SCALE**

**LANDSCAPE TABULATIONS**  
THE CITY OF DALLAS, TEXAS - PD 152

**LANDSCAPE SITE AREA**

1. 20% of the lot must be programmed as landscaped site area.  
2. 50% of the required front yard shall be landscaped side area.

Lot Area = 83,203 s.f.	Percent
16,673 s.f. (20%)	17,859 s.f. (21%)
Front Yard = 12,318 s.f.	Percent
Required	6,159 s.f. (50%)

GENERAL PLANTING AREA	Percent of the required plantings area must be designated as:	Percent of the required plantings area must be designated as:
1. 50% of the required plantings area must be designated as:	Special Planting Area	Special Planting Area
2. 25% of the required plantings area must be designated as:	Special Planting Area	Special Planting Area
3. 10% of the required plantings area must be designated as:	Special Planting Area	Special Planting Area
4. 5% of the required plantings area must be designated as:	Special Planting Area	Special Planting Area
5. 2.5% of the required plantings area must be designated as:	Special Planting Area	Special Planting Area
6. 1.25% of the required plantings area must be designated as:	Special Planting Area	Special Planting Area
7. 0.625% of the required plantings area must be designated as:	Special Planting Area	Special Planting Area
8. 0.3125% of the required plantings area must be designated as:	Special Planting Area	Special Planting Area
9. 0.15625% of the required plantings area must be designated as:	Special Planting Area	Special Planting Area
10. 0.078125% of the required plantings area must be designated as:	Special Planting Area	Special Planting Area
11. 0.0390625% of the required plantings area must be designated as:	Special Planting Area	Special Planting Area
12. 0.01953125% of the required plantings area must be designated as:	Special Planting Area	Special Planting Area
13. 0.009765625% of the required plantings area must be designated as:	Special Planting Area	Special Planting Area
14. 0.0048828125% of the required plantings area must be designated as:	Special Planting Area	Special Planting Area
15. 0.00244140625% of the required plantings area must be designated as:	Special Planting Area	Special Planting Area
16. 0.001220703125% of the required plantings area must be designated as:	Special Planting Area	Special Planting Area
17. 0.0006103515625% of the required plantings area must be designated as:	Special Planting Area	Special Planting Area
18. 0.00030517578125% of the required plantings area must be designated as:	Special Planting Area	Special Planting Area
19. 0.000152587890625% of the required plantings area must be designated as:	Special Planting Area	Special Planting Area
20. 0.0000762939453125% of the required plantings area must be designated as:	Special Planting Area	Special Planting Area
21. 0.00003814697265625% of the required plantings area must be designated as:	Special Planting Area	Special Planting Area
22. 0.000019073486328125% of the required plantings area must be designated as:	Special Planting Area	Special Planting Area
23. 0.0000095367431640625% of the required plantings area must be designated as:	Special Planting Area	Special Planting Area
24. 0.00000476837158203125% of the required plantings area must be designated as:	Special Planting Area	Special Planting Area
25. 0.000002384185791015625% of the required plantings area must be designated as:	Special Planting Area	Special Planting Area
26. 0.0000011920928955078125% of the required plantings area must be designated as:	Special Planting Area	Special Planting Area
27. 0.00000059604644775390625% of the required plantings area must be designated as:	Special Planting Area	Special Planting Area
28. 0.000000298023223876953125% of the required plantings area must be designated as:	Special Planting Area	Special Planting Area
29. 0.0000001490116119384765625% of the required plantings area must be designated as:	Special Planting Area	Special Planting Area
30. 0.00000007450580596923828125% of the required plantings area must be designated as:	Special Planting Area	Special Planting Area
31. 0.000000037252902984619140625% of the required plantings area must be designated as:	Special Planting Area	Special Planting Area
32. 0.0000000186264514923095703125% of the required plantings area must be designated as:	Special Planting Area	Special Planting Area
33. 0.00000000931322574615478515625% of the required plantings area must be designated as:	Special Planting Area	Special Planting Area
34. 0.000000004656612873077392578125% of the required plantings area must be designated as:	Special Planting Area	Special Planting Area
35. 0.0000000023283064365386962890625% of the required plantings area must be designated as:	Special Planting Area	Special Planting Area
36. 0.00000000116415321826934814453125% of the required plantings area must be designated as:	Special Planting Area	Special Planting Area
37. 0.000000000582076609134674072265625% of the required plantings area must be designated as:	Special Planting Area	Special Planting Area
38. 0.0000000002910383045673370361328125% of the required plantings area must be designated as:	Special Planting Area	Special Planting Area
39. 0.00000000014551915228366851806640625% of the required plantings area must be designated as:	Special Planting Area	Special Planting Area
40. 0.000000000072759576141834259033203125% of the required plantings area must be designated as:	Special Planting Area	Special Planting Area
41. 0.0000000000363797880709171295166015625% of the required plantings area must be designated as:	Special Planting Area	Special Planting Area
42. 0.00000000001818989403545856475830078125% of the required plantings area must be designated as:	Special Planting Area	Special Planting Area
43. 0.000000000009094947017729282379150390625% of the required plantings area must be designated as:	Special Planting Area	Special Planting Area
44. 0.0000000000045474735088646411895751953125% of the required plantings area must be designated as:	Special Planting Area	Special Planting Area
45. 0.00000000000227373675443232059478759765625% of the required plantings area must be designated as:	Special Planting Area	Special Planting Area
46. 0.000000000001136868377216160297393798828125% of the required plantings area must be designated as:	Special Planting Area	Special Planting Area
47. 0.0000000000005684341886080801486968994140625% of the required plantings area must be designated as:	Special Planting Area	Special Planting Area
48. 0.00000000000028421709430404007434844970703125% of the required plantings area must be designated as:	Special Planting Area	Special Planting Area
49. 0.000000000000142108547152020037174224853515625% of the required plantings area must be designated as:	Special Planting Area	Special Planting Area
50. 0.0000000000000710542735760100185871124267578125% of the required plantings area must be designated as:	Special Planting Area	Special Planting Area
51. 0.00000000000003552713678800500929355621337890625% of the required plantings area must be designated as:	Special Planting Area	Special Planting Area
52. 0.000000000000017763568394002500461778106689453125% of the required plantings area must be designated as:	Special Planting Area	Special Planting Area
53. 0.0000000000000088817841970012502308890533447265625% of the required plantings area must be designated as:	Special Planting Area	Special Planting Area
54. 0.0000000000000044408920985006251151444476671875% of the required plantings area must be designated as:	Special Planting Area	Special Planting Area
55. 0.00000000000000222044604925031255772223833359375% of the required plantings area must be		

[illegible][illegible]

**BELLE  
FIRMA**

4245 North Central  
Suite 401  
Dallas, Texas 75245  
214.385.7192 [info.bellefirma.com](http://info.bellefirma.com)

• • • • •

**Z13**

## LANDSCAPE NOTES

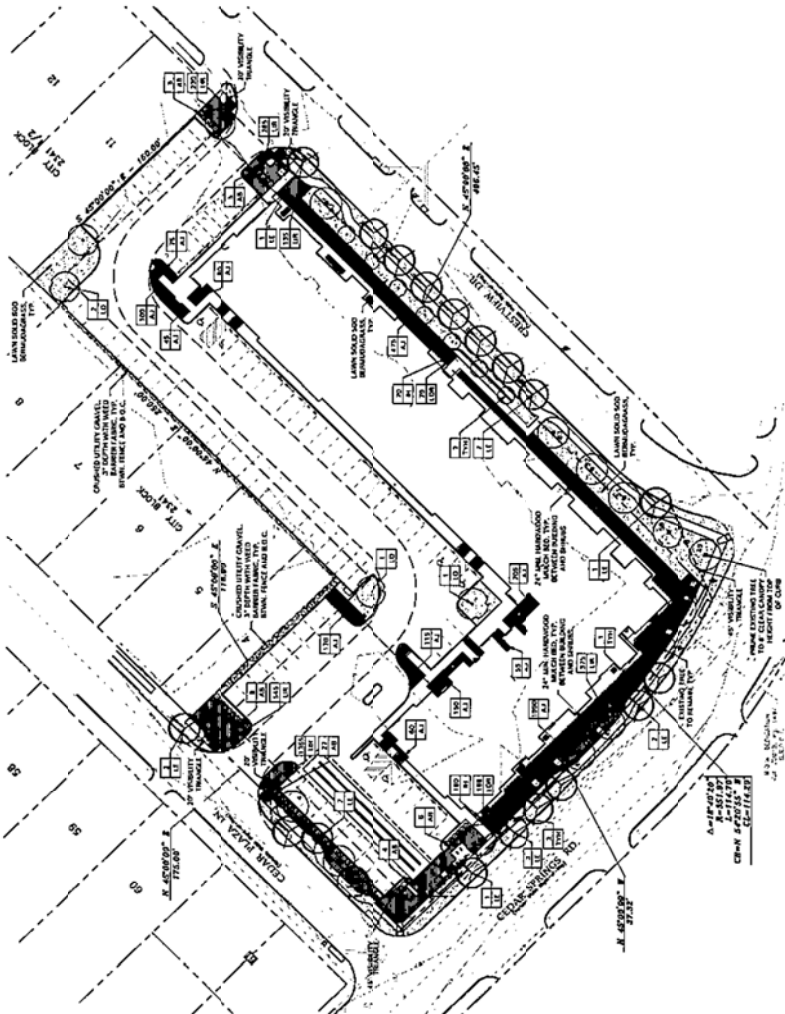
- [illegible]

## MAINTENANCE NOTES

1. THE SOIL, STONES AND/OR OTHER MATERIALS RESPONSIBLE FOR THE MAINTENANCE OF AIL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE WEEDING, TRIMMING, MOWING, PRUNING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES AS NECESSARY TO MAINTAIN.
3. ALL PLANT MATERIAL SHALL BE PLANT OF FRUIT, LEAF, WOOD, BARK, TWIG, BRANCH, LEAF, LITTER, WOODS AND OTHER SUCH MATERIALS ORIGINATED OUTSIDE OF THIS PLAN.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. AS APPROPRIATE FOR THE SEASON OF THE YEAR.
5. ALL PLANT MATERIALS, WHICH BEES SHALL BE RELEASED WITH PLANT MATERIAL, OF EQUAL OR BETTER VALUE.
6. PROVIDE A SEPARABLE AND IDENTIFIABLE CONTAINER FOR ALL PLANT MATERIAL TO BE USED AFTER PLANT ACCEPTANCE.

## GENERAL PAPER NO. 100

1. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR FOR THE CONSTRUCTION OF THE WASTEWATER TREATMENT PLANT.
2. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR FOR THE CONSTRUCTION OF THE WASTEWATER TREATMENT PLANT.
3. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR FOR THE CONSTRUCTION OF THE WASTEWATER TREATMENT PLANT.
4. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR FOR THE CONSTRUCTION OF THE WASTEWATER TREATMENT PLANT.
5. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR FOR THE CONSTRUCTION OF THE WASTEWATER TREATMENT PLANT.
6. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR FOR THE CONSTRUCTION OF THE WASTEWATER TREATMENT PLANT.
7. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR FOR THE CONSTRUCTION OF THE WASTEWATER TREATMENT PLANT.
8. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR FOR THE CONSTRUCTION OF THE WASTEWATER TREATMENT PLANT.
9. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR FOR THE CONSTRUCTION OF THE WASTEWATER TREATMENT PLANT.
10. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR FOR THE CONSTRUCTION OF THE WASTEWATER TREATMENT PLANT.

[illegible]



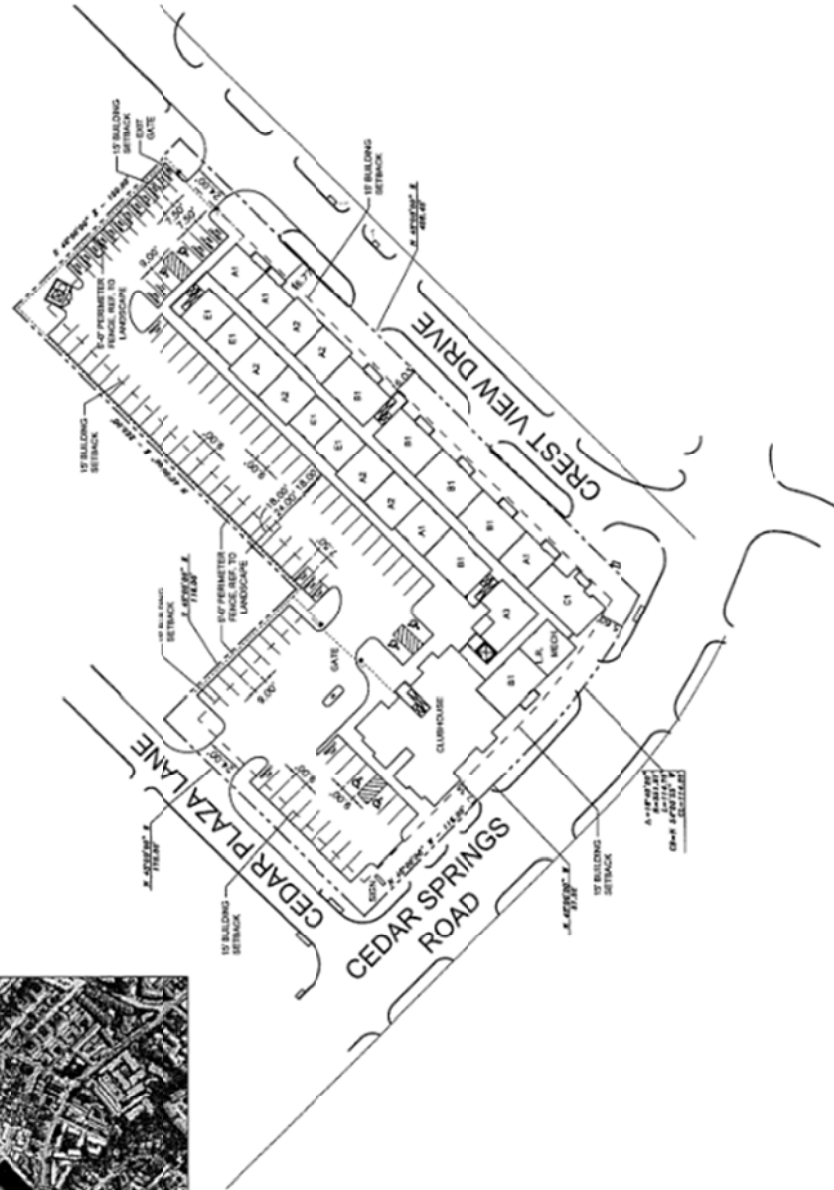
**Development Plan**  
**Exhibit S-107A**  
**PDD 193, Subdistrict No. 107**

**Approved**  
**City Plan Commission**  
**August 7, 2014**

## Existing Landscape Plan

UNITS	SF.	CITY
A1	5,537	18
A2	6,537	24
A3	715	4
B1	800	4
B2	912	20
C1	912	4
TOTAL	1,086	101 UNITS
CLUBHOUSE	4,031 SF	
OFFICE	2,320 SF	
TOTAL	6,351 SF	
PARKING SPACES REQUIRED:		101 (1.0%)
STANDARD PARKING :		78
COMPACT PARKING :		23
TOTAL PARKING SPACES PROVIDED:		101

- NOTES:
1. SITE PLAN PREPARED WITHOUT BENEFIT OF TITLE OPINION, DEED RESTRICTION, OR SURVEY.
  2. SITE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS.
  3. BUILDING AND SITE SOIL LOCATION, SQUARE FOOTAGE, AND TYPE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS.



1255 W. 15TH STREET, SUITE 125  
 PLANO, TEXAS 75075  
 PHONE: 972.312.8866  
 FAX: 972.312.8866  
 brumsey@crossarchitects.com

**Cross**  
**ARCHITECTS**

**DEAF ACTION CENTER**  
**DEVELOPMENT PLAN**

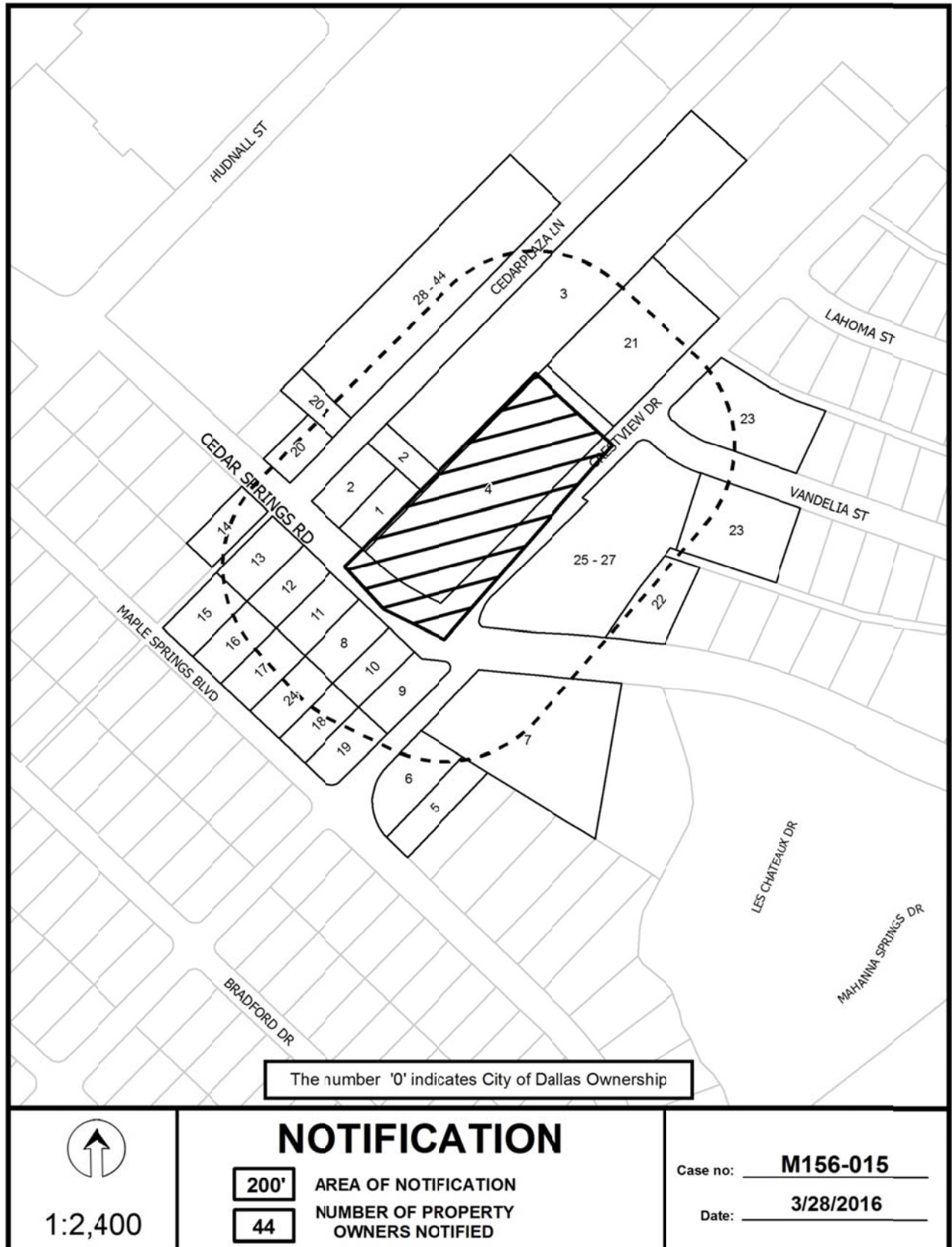
**DESCRIPTION**  
**SP-01**  
 SITE PLAN

CASE NUMBER: 2134-225

**DALLAS, TEXAS**  
**AUGUST 22, 2014**

Copyright © 2014





02/02/2016

## *Notification List of Property Owners*

*M156-015*

*44 Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5214 CEDAR SPRINGS RD	DEAF ACTION CENTER INC
2	5218 CEDAR SPRINGS RD	DEAF ACTION CENTER
3	3120 CEDARPLAZA LN	CEDAR PLAZA TOWNHOUSE LLC
4	3115 CRESTVIEW DR	DEAF ACTION CENTER INC
5	5122 MAPLE SPRINGS BLVD	MILLER MICHAEL F
6	5128 MAPLE SPRINGS BLVD	PUTNAM ROBERT O
7	5109 CEDAR SPRINGS RD	5115 CEDAR SPRINGS LLC
8	5211 CEDAR SPRINGS RD	PHUNG NEIL N
9	5203 CEDAR SPRINGS RD	WALLIN SVEN ANDREAS
10	5205 CEDAR SPRINGS RD	SOTO ROSENDO M &
11	5215 CEDAR SPRINGS RD	LANDRY CHANTEL C &
12	5219 CEDAR SPRINGS RD	THLANG TIMOTHY J
13	5223 CEDAR SPRINGS RD	ASBY SHEILA IRENE &
14	5303 CEDAR SPRINGS RD	LUEDECKE DANNY
15	5228 MAPLE SPRINGS BLVD	HIATT WESLEY CRAIG
16	5222 MAPLE SPRINGS BLVD	EAGLE MHS CONTRACTIN INC
17	5216 MAPLE SPRINGS BLVD	WEIR BRADLEY J
18	5206 MAPLE SPRINGS BLVD	SENGUPTA ANITA
19	5204 MAPLE SPRINGS BLVD	DUBREE DANIEL D
20	3100 CEDARPLAZA LN	HUB APARTMENTS LTD THE
21	3205 CRESTVIEW DR	CRESTVIEW PARTNERS LP
22	5114 CEDAR SPRINGS RD	BALL WILLIAM R
23	5146 VANDELIA ST	ALADDIN APARTMENTS LLC
24	5212 MAPLE SPRINGS BLVD	HALL CHRISTIANA E
25	5124 CEDAR SPRINGS RD	TOLUCA SQUARE LTD
26	5128 CEDAR SPRINGS RD	TOLUCA SQUARE LTD TES

02/02/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5161 VANDELIA ST	TOLUCA SQUARE LTP
28	3111 CEDARPLAZA LN	LAI CHAOCHENG
29	3111 CEDARPLAZA LN	SHEETS MARK V &
30	3111 CEDARPLAZA LN	VICTORY JAMES D &
31	3115 CEDARPLAZA LN	GUZMAN AMPARO
32	3115 CEDARPLAZA LN	CEDAR PLAZA TOWNHOUSE LLC
33	3115 CEDARPLAZA LN	YAVASILE ANTHONY J
34	3119 CEDARPLAZA LN	MATHUR NARESH S & ANJULI
35	3119 CEDARPLAZA LN	JENNINGS MARK A
36	3119 CEDARPLAZA LN	IYAMU IKPONMWCSA & BRENDA U
37	3123 CEDARPLAZA LN	HAMAUEI GEORGE A
38	3123 CEDARPLAZA LN	CAMILLI BRYAN B
39	3123 CEDARPLAZA LN	HAVARD DOUG C
40	3127 CEDARPLAZA LN	OCHANI TEEKAM & POONAM
41	3127 CEDARPLAZA LN	GARTIN GARY B
42	3131 CEDARPLAZA LN	GRANEY DENNIS P & SONIA P
43	3131 CEDARPLAZA LN	HOGUE MARY JO
44	3201 CEDARPLAZA LN	HODGE DAVID

**FILE NUMBER:** M156-020 **DATE FILED:** February 25, 2016**LOCATION:** North line of Frankford Road, east of Coit Road**COUNCIL DISTRICT:** 12 **MAPSCO:** 6 F**SIZE OF REQUEST:** ±6.26 Acres **CENSUS TRACT:** 318.04

---

**APPLICANT/OWNER:** Harmony School of Dallas**REPRESENTATIVE:** Karl A. Crawley, Masterplan

**REQUEST:** An application for a minor amendment to the site plan for Specific Use Permit No. 1937 for an Open-enrollment charter school on property zoned an MC-3 Multiple Commercial District on the north line of Frankford Road, east of Coit Road.

On January 25, 2012, the City Council passed Ordinance No. 28532 which established Specific Use Permit No. 1937 for an Open-enrollment charter school [Harmony School of Dallas] on property at 8080 W. President George Bush Turnpike.

The purpose of this request is to amend the site plan to provide for additional playing field area where excess parking was once planned, but not required.

The requested minor amendment does not impact any of the other provisions of the ordinance permitting this use and otherwise complies with the provisions of a minor amendment to a site plan.

**STAFF RECOMMENDATION:** Approval

## Officers

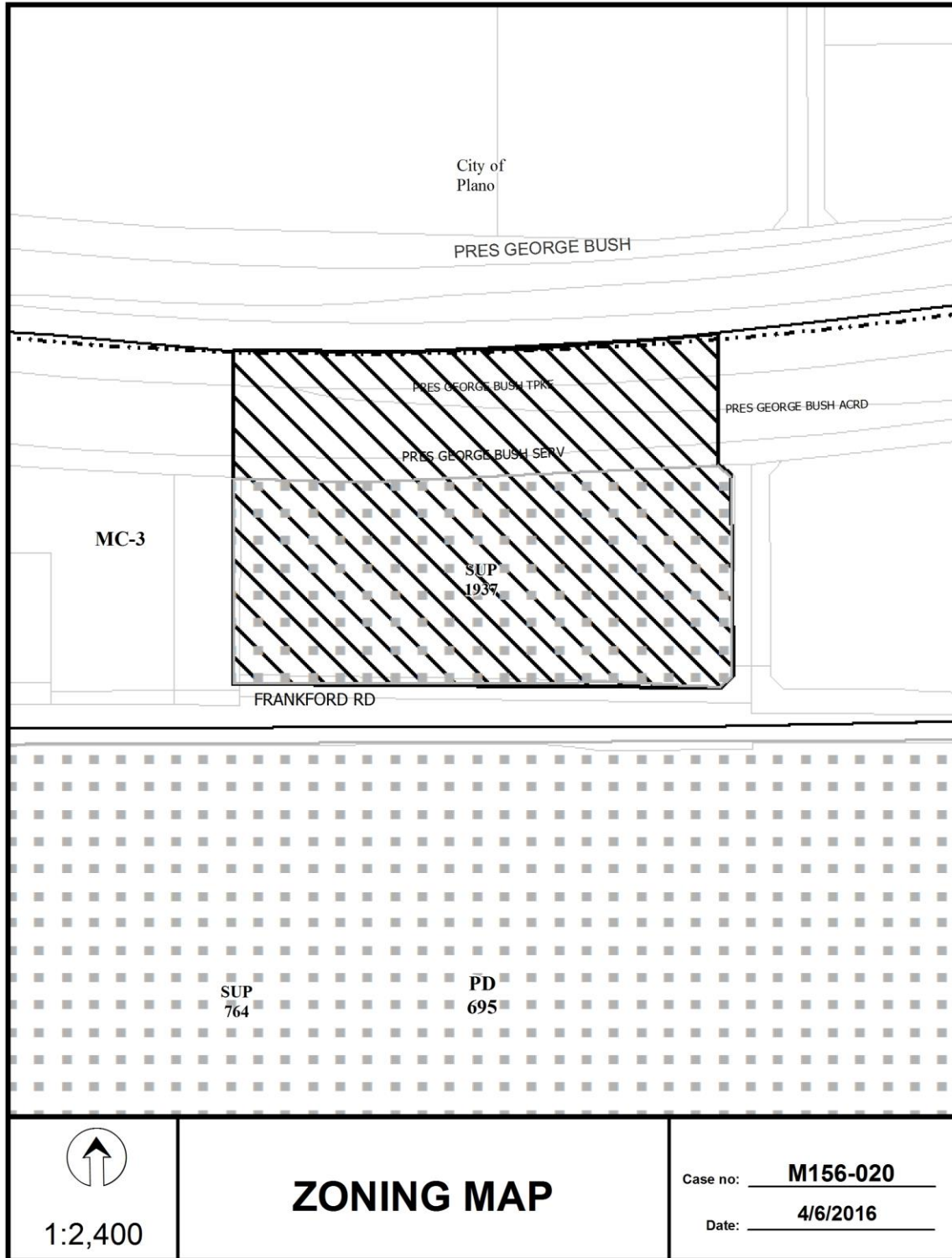
### HARMONY PUBLIC SCHOOLS

#### Officers

Dr. Oner Ulvi Celepcikay, Chair  
Ellen MacDonald, Vice-Chair  
Homer Stewart, Second Vice-Chair  
Cengizhan Keskin, Secretary  
Hakduran Koc, Treasurer

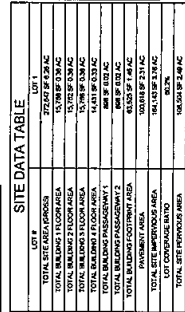
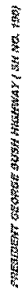
Muhammet Pakdil, Principal, Harmony School of Business





HARMONY SCHOOL DALLAS  
DALLAS, TEXAS

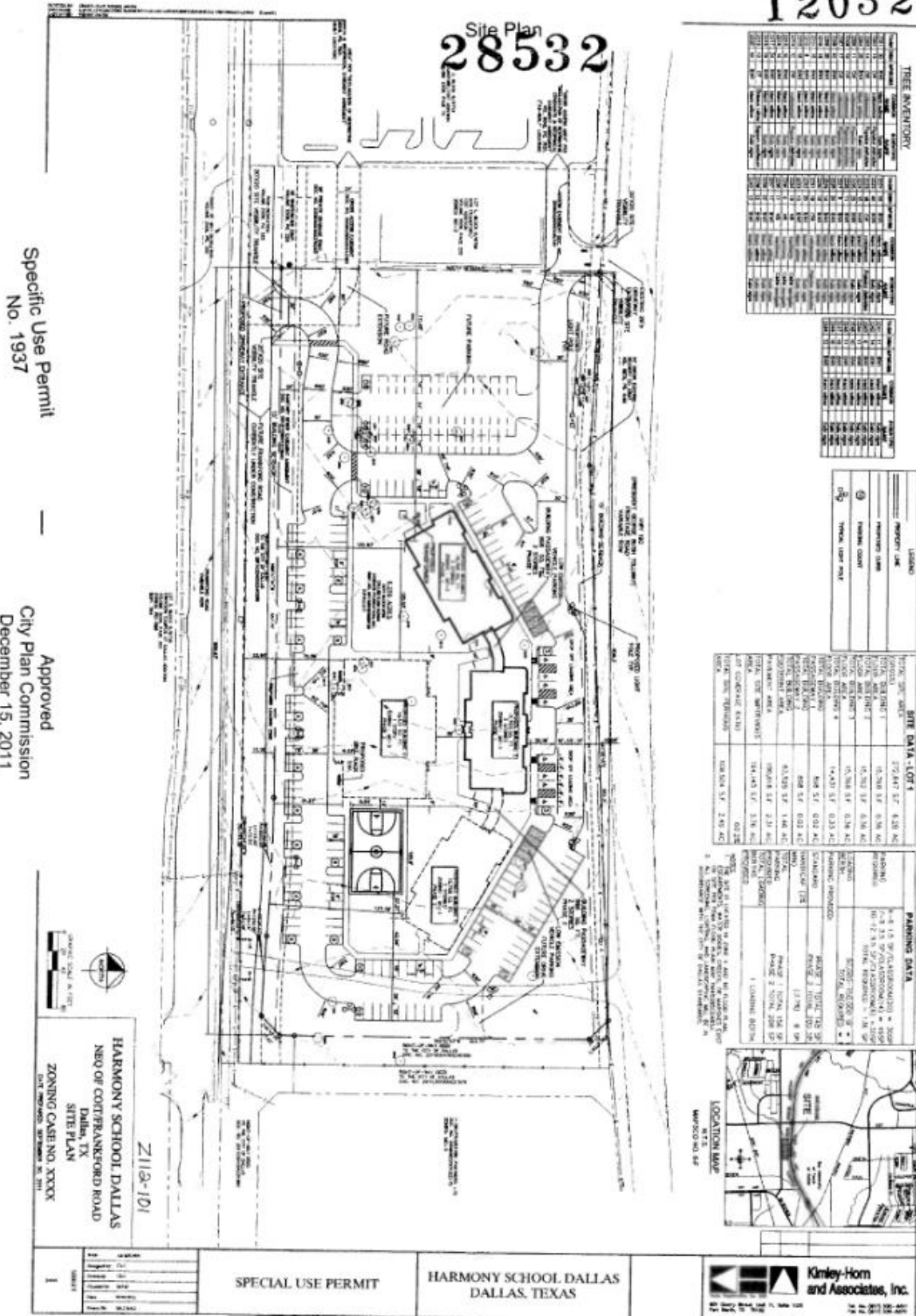
51

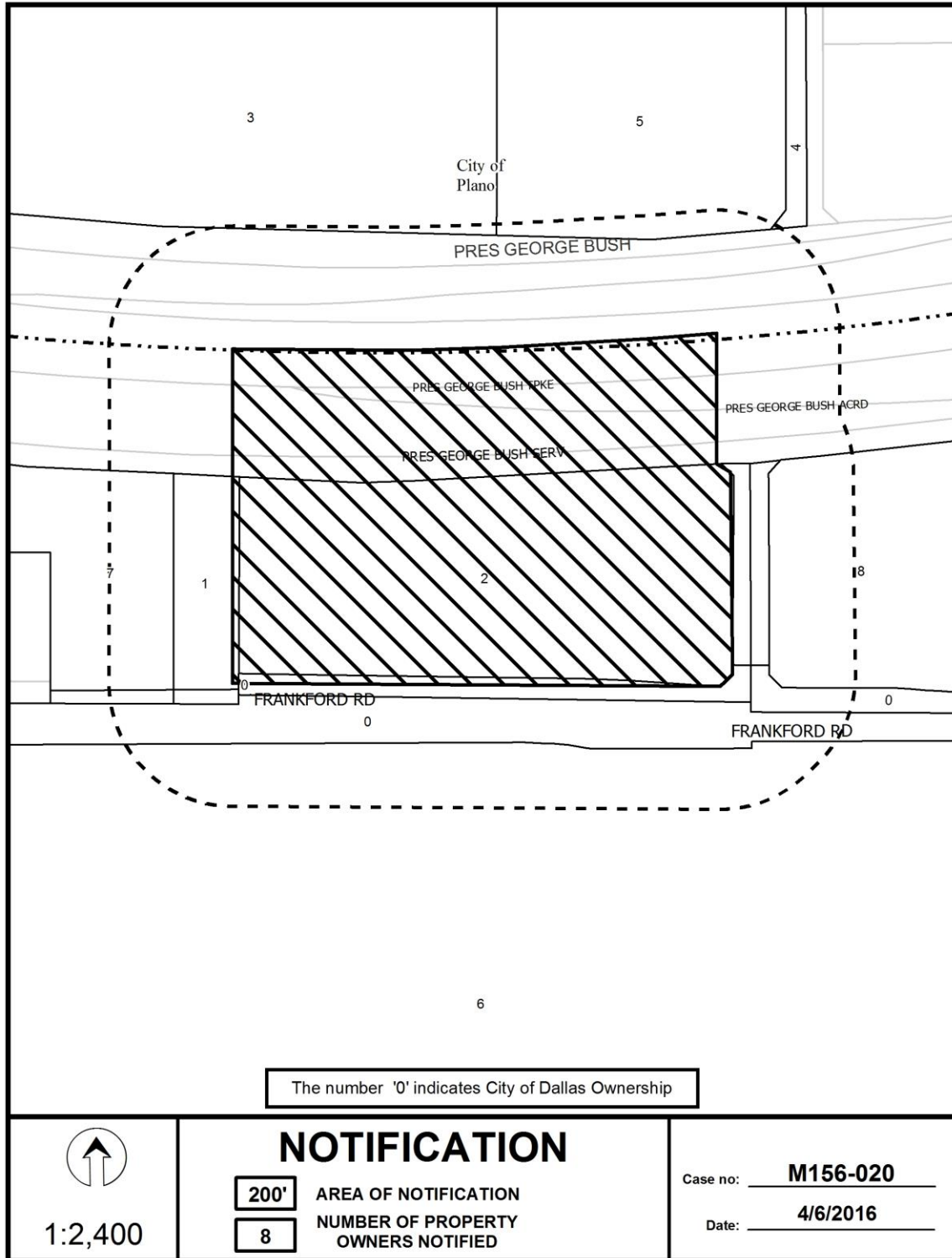


PLOTTED BY: KATHYAN AYRES  
 PLOT DATE: 1/9/2018 10:08 AM  
 LOCATION: Z:\PROJECTS\PROJECTS\2012\2012-009 - HARBONY CALLS\2013 - 500CCN MCD\CAD\DWG\SHEETS\SITE PLYWDWG  
 LAST SAVED: 1/9/2018 10:02 AM

# Existing Site Plan

120328





04/06/2016

## ***Notification List of Property Owners***

***M156-020***

### ***8 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	8030	PRESIDENT GEORGE BUSH HWY CHARTER HOUSE LTD
2		PRESIDENT GEORGE BUSH HWY HARMONY PUBLIC SCHOOLS
3	200	COIT RD CENTRO NP HOLDINGS 12 SPE LLC
4		PLANO CITY OF
5	3701	PRESIDENT GEORGE BUSH HWY REALTY INCOME TX PROPERTIES LP
6	8000	FRANKFORD RD REDWOOD-ERC DALLAS LLC
7	7990	PRESIDENT GEORGE BUSH HWY SCI TEXAS FUNERAL SERVICES INC
8		FRANKFORD RD I-190/FRANKFORD PARTNERS LTD



**Planner: Jennifer Muñoz**

**FILE NUMBER:** D156-010 **DATE FILED:** February 25, 2016  
**LOCATION:** Ranch Trail and Ashford Drive  
**COUNCIL DISTRICT:** 6 **MAPSCO:** 11A-R  
**SIZE OF REQUEST:** ±3.9 acres **CENSUS TRACT:** 0141.27

---

**MISCELLANEOUS DOCKET ITEM**

**APPLICANT/OWNER:** Billingsley Development Corp.

**REPRESENTATIVE:** Bradley Moss, Kimley-Horn

**OWNER:** Trammell Crow Company No. 43, Ltd.

**REQUEST:** An application for a development plan and a landscape plan on property within Subarea A-2 of Planned Development District No. 741, located on the north side of Ranch Trail at the northwest terminus of Ashford Drive.

**SUMMARY:** PD 741 was established by Ordinance No. 26233, passed by the Dallas City Council on January 25, 2006. This PD is approximately 1,036.18 acres in size and is divided into six subareas: Subareas A-1, A-2, B, C, D, and H, as depicted on the conceptual plan. At this time, the applicant proposes the development of an approximately 166,399-square foot building with a mixed office and light manufacturing use. The PD allows this use, and requires City Plan Commission approval of a development plan and a landscape plan prior to the issuance of a building permit to authorize work in this district.

In conjunction with the above requirement, the attached development plan and landscape plan is submitted for approval. The PD ordinance may be viewed at this link: <http://www.dallascityattorney.com/51P/Articles%20Supp%2038/ARTICLE%20741.pdf>

**STAFF RECOMMENDATION:** Approval



January 22, 2016

**City of Dallas**

Planner  
Laura Evans  
1500 Marilla Street, Rm. 5BN  
Dallas, Texas 75201

Project Name: **Martha's Vineyard Place**  
Project Number: 14007  
Project Location: Dallas, Texas

Laura,


The following are the list of partners:

Deaf Action Center	Dominic Lacy
Deaf Action Center	Heather Hughes
Carleton Construction	Will Henderson

OWNER:

TRAMMELL CROW COMPANY NO. 43, LTD.,  
a Texas limited partnership

By: Henry GP, L.L.C.,  
a Texas limited liability company  
its General Partner

By:   
Kenneth Mabry, Manager

Please feel free to contact our office with any questions you may have.

Regards,



Michael Delgado  
**Cross Architects**

CROSS ARCHITECTS, PLLC  
1255 W. 15<sup>th</sup> Street, #125 • Plano, Texas 75075 • 972.398.6644 • 972.312.8666 Fax



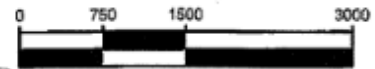
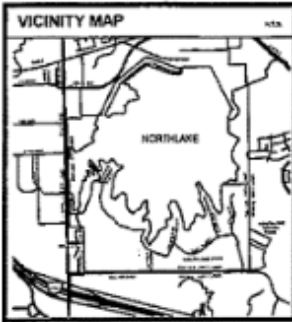
## Proposed Landscape Plan



# Existing Conceptual Plan

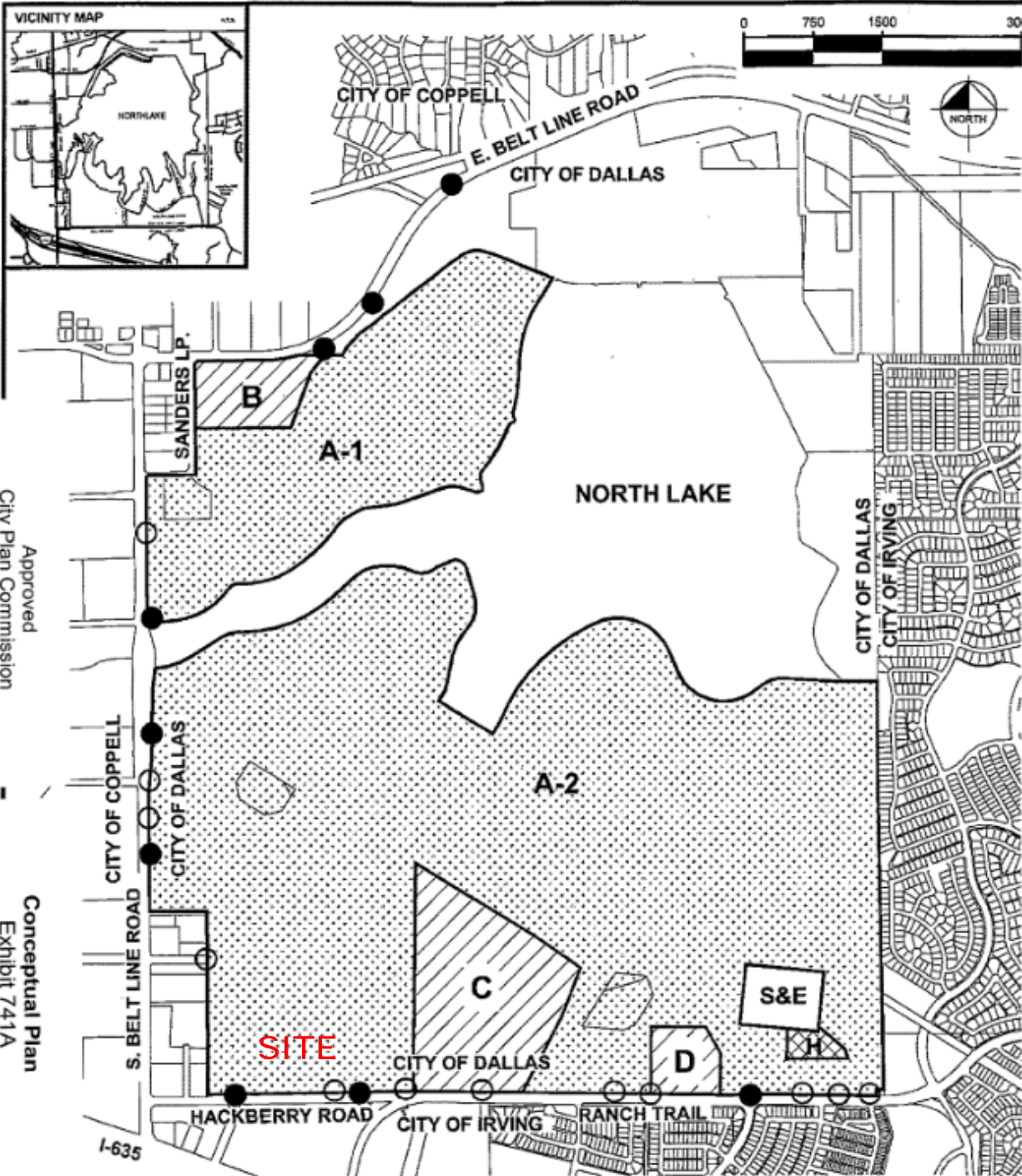
29502

141720



Approved  
City Plan Commission  
August 21, 2014

Conceptual Plan  
Exhibit 741A  
Planned Development No. 741



- SUBAREA A-1 (Billingsley): 182.05 AC.
- SUBAREA A-2 (Billingsley): 748.13 AC.
- SUBAREA B (CISD): 20.00 AC.
- SUBAREA C (CISD): 70.00 AC.
- SUBAREA D (CISD): 12.00 AC.
- SUBAREA H (Luminant): 4.00 AC.

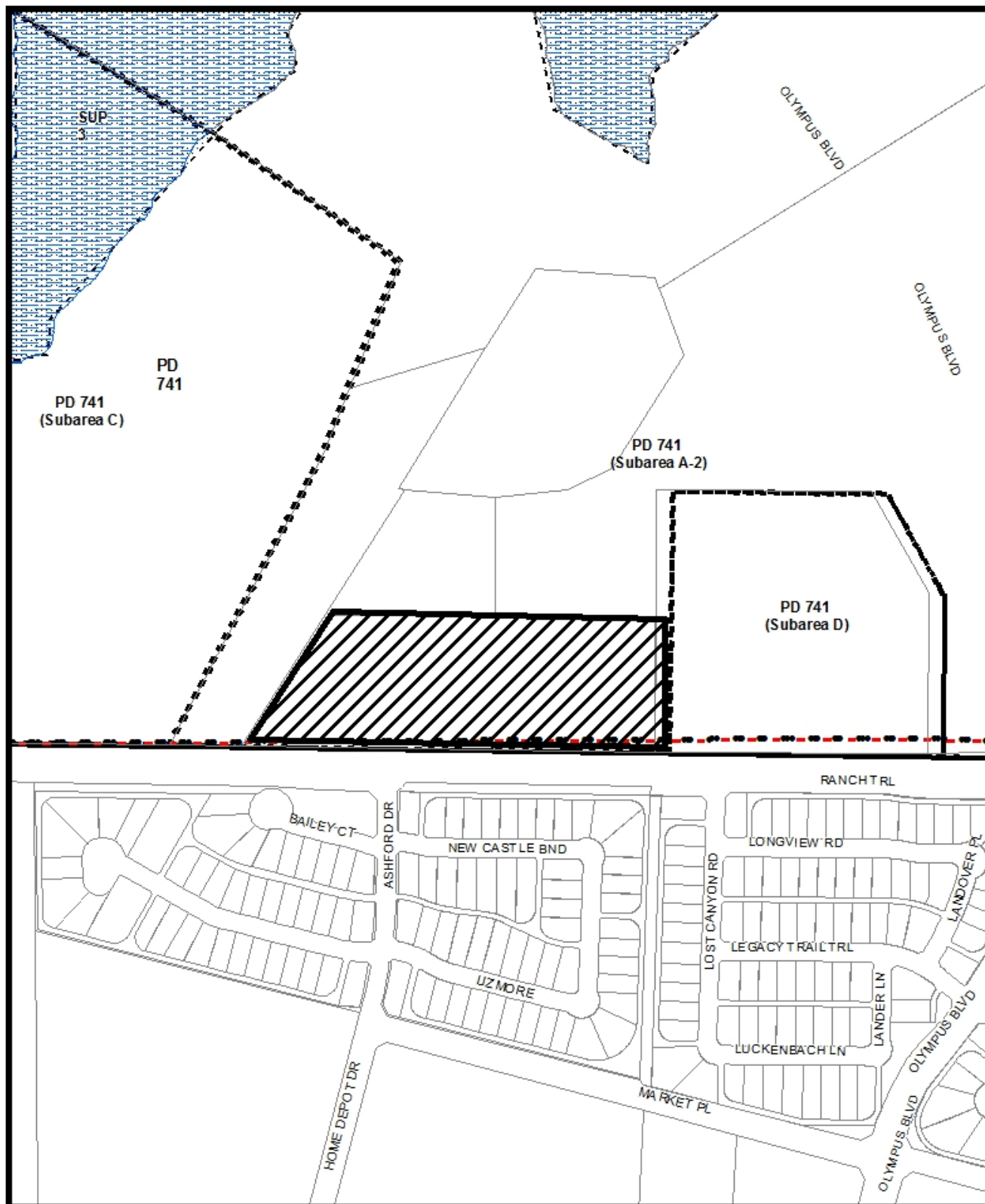
## ACCESS


- PRIMARY
- SECONDARY

# CYPRESS WATERS CONCEPT PLAN

**Kimley»Horn**





 1:4,000

# Zoning Map

Printed Date: 4/6/2016





1:4,000

# Aerial Map

Printed Date: 4/6/2016

**FILE NUMBER:** W156-007

**DATE FILED:** April 5, 2016

**LOCATION:** Northwest side of McKinney Avenue, northeast of Bowen Street

**COUNCIL DISTRICT:** 14

**MAPSCO:** 45B

**SIZE OF REQUEST:** Approx. 0.36 acres

**CENSUS TRACTS:** 18.00

---

**MISCELLANEOUS DOCKET ITEM:**

**APPLICANT/OWNER:** Dallas C.F. Hospitality Associates, LLC

**RESPRESENTATIVE:** Karl A. Crawley, Masterplan

**REQUEST:** An application for a waiver of the two-year waiting period to submit an application for an amendment and an expansion of Planned Development Subdistrict No. 111 within Planned Development District No. 193, the Oak Lawn Special Purpose District located on the northwest side of McKinney Avenue, northeast of Bowen Street.

**SUMMARY:** Upon the City Plan Commission's recommendation, City Council approved zoning case Z134-280(AF) on January 28, 2015, for a new Planned Development Subdistrict, at the above referenced location.

The applicant is requesting a waiver of the two-year waiting period in order to submit an application to expand Planned Development Subdistrict No. 111. The applicant acquired an adjoining parcel to allow for the redesign of the proposed development.

According to Section 51A-4.701(d) of the Dallas Development Code, a new application on this property cannot be filed prior to January 28, 2017, without a waiver of the two-year waiting period. According to the Dallas Development Code, "the commission may waive the time limitation if there are changed circumstances regarding the property sufficient to warrant a new hearing." The circumstances that existed when the district was approved in January have changed.

**Staff Recommendation:** Approval





APPLICATION FOR WAIVER OF TWO-YEAR WAITING PERIOD

Zoning File No. Z134-280

Location 3207 McKinney Ave.

Date of last CPC or CC Action JAN. 28, 2015

Applicant's Name, Address & Phone Number

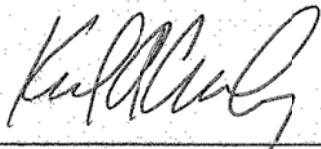
KARL A CRAWLEY, MASTERPLAN, 900 JACKSON ST. STE 640 DALLAS TX 75202 214 761-9197

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

DALLAS C.F. HOSPITALITY ASSOCIATES LLC

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

ADJACENT SITE (3219 McKinney Ave) HAS RECENTLY BECOME  
AVAILABLE AND IS UNDER CONTRACT. ADJACENT OWNER WAS  
PREVIOUSLY OPPOSED TO ZONING CHANGE BUT IS NOW  
WILLING TO SELL. COMBINED TRACTS WILL ALLOW BETTER  
DEVELOPMENT FOR SURROUNDING PROPERTY.



Applicant's Signature

SEE ATTACHED

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

4/5/16 JC

Date Received  
Fee: \$300.00

W156-007



**FILE NUMBER:** M156-011

**DATE FILED:** December 14, 2015

**LOCATION:** Southeast corner of Rosemeade Parkway and Lina Street

**COUNCIL DISTRICT:** 12

**MAPSCO:** 655W

**SIZE OF REQUEST:** Approx. 3.21 Acres

**CENSUS TRACT:** 216.35

**APPLICANT/OWNER:** MDT Caladium, LTD

**REPRESENTATIVE:** Alex W. Lilley

**REQUEST:** An application for a minor amendment to the development/landscape plan for Planned Development District No. 943, located at the southeast corner of Rosemeade Parkway and Lina Street.

On June 17, 2015, the City Council passed ordinance No. 29781, which established this planned development district.

At this time, the property owner has submitted an application for consideration of a minor amendment to the development plan to account for the following changes: 1) replace the Rosemead grass strip with perennial grasses, including dwarf maiden, Mexican feather, and/or gulf muhly; 2) add three live oaks within the parking area; 3) account for Bermuda sod installation; 4) replace the current storefront plants with Sago palms and white yuccas; and 5) provide for decomposed granite in between the existing trees/hedgerow and the canal towards the western property border.

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

**STAFF RECOMMENDATION:** Approval

**PRIOR ACTION AND UPDATE:** On March 17, 2016 and April 7, 2016, this item was held under advisement. There have been no changes to the request.

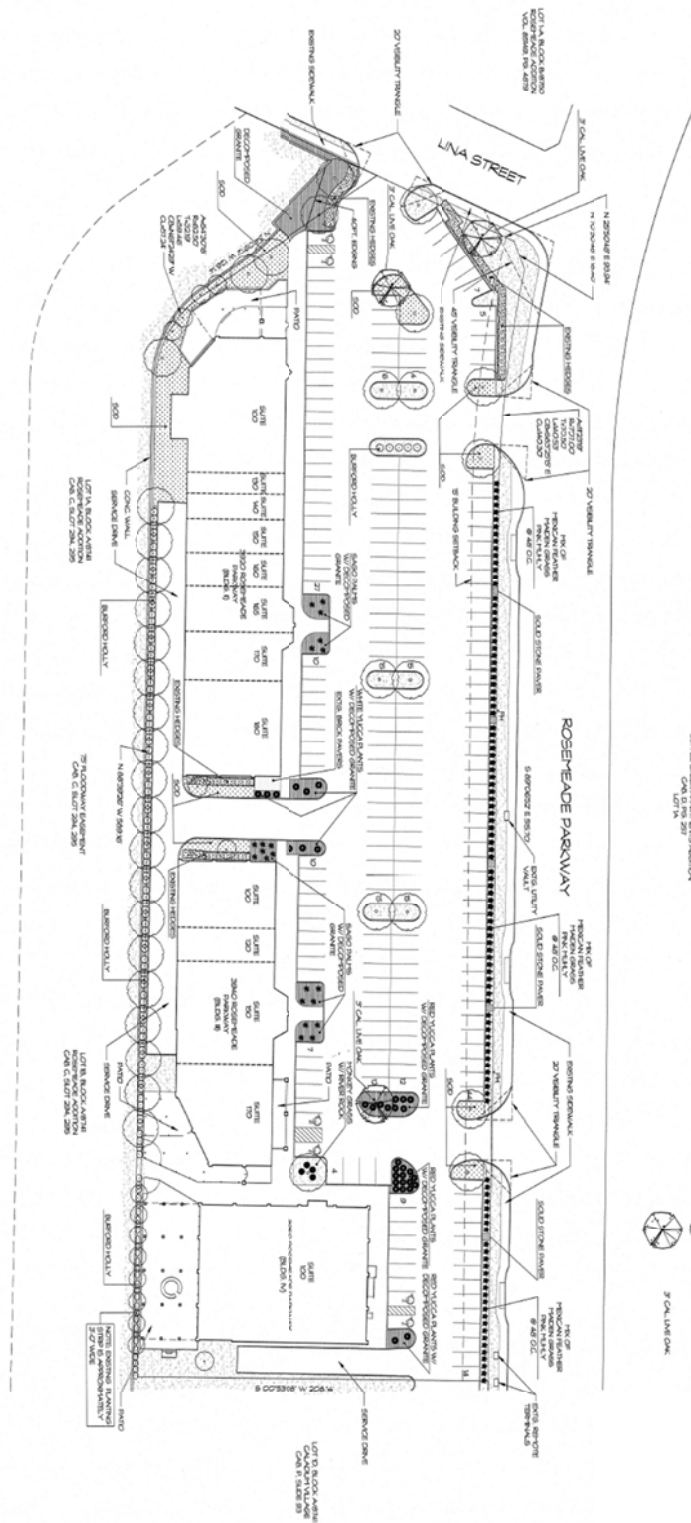
## **Partners and Officers**

### ***General Partner***

MDT Investments, LLC

### ***Limited Partner***

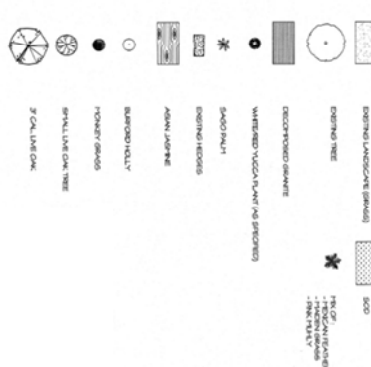
Matthew Talley



## SITE SUMMARY

[illegible]

### SITE LEGEND



1 DEVELOPMENT/LANDSCAPE PLAN  
T = 30  
400-04-01 Development-Landscape Plan Ch-01

Development/Landscape Plan

**SHEET**  
**A**  
**1.1**



2-24-16  
Project No. 400.04.03

**Selzer  
Associates**  
4314 Travis Street  
Suite 235  
Dallas, Texas 75205-5444  
214-520-4499 VOICE  
214-520-7375 FAX  
WWW.SELZERARCH.COM

**ISO/IEC**  
00702003  
00702003  
04702003  
04702003  
11702003  
11702003  
13702003  
00702003

## Proposed Development / Landscape Plan

Approved  
City Plan Commission  
May 21, 2015

# Development/Landscape Plan Exhibit 943A PDD No. 943



**PROJECT INFORMATION**

PROJECT NAME: CALADIUM CANAL SHOPPING CENTER  
PROJECT ADDRESS: 3950 ROSEMEADE PARKWAY, DALLAS, TEXAS 75287  
PROJECT TYPE: RETAIL/COMMERCIAL  
PROJECT OWNER: CALADIUM CANAL SHOPPING CENTER, L.P.  
PROJECT ARCHITECT: [REDACTED]  
PROJECT ENGINEER: [REDACTED]  
PROJECT DATE: [REDACTED]

**EXISTING CONDITIONS**

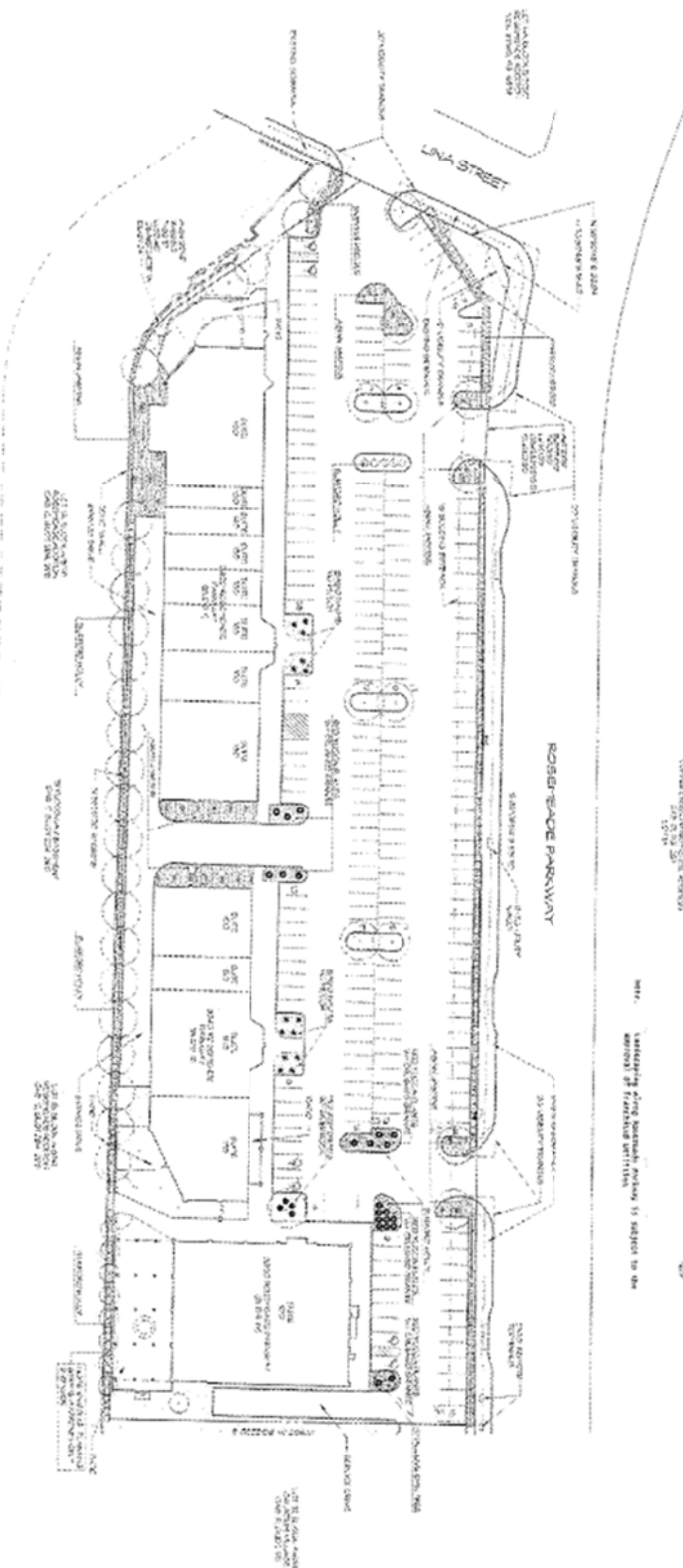
EXISTING ZONING: [REDACTED]  
EXISTING LOT SIZE: [REDACTED]  
EXISTING BUILDING AREA: [REDACTED]  
EXISTING PARKING: [REDACTED]  
EXISTING UTILITIES: [REDACTED]

CLARIFIED DEVELOPMENT SITE ADDRESS  
3950 ROSEMEADE PARKWAY  
DALLAS, TEXAS 75287

NOTE: Landscaping along Rosemeade Parkway is subject to the approval of the City of Dallas.

**SITE LEGEND**

[Symbol]	EXISTING BUILDING
[Symbol]	EXISTING PARKING
[Symbol]	EXISTING DRIVEWAY
[Symbol]	EXISTING SIDEWALK
[Symbol]	EXISTING STREET LIGHT
[Symbol]	EXISTING UTILITY
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING LANDSCAPE
[Symbol]	EXISTING TREE
[Symbol]	EXISTING SIGN
[Symbol]	EXISTING DRIVEWAY
[Symbol]	EXISTING SIDEWALK
[Symbol]	EXISTING STREET LIGHT
[Symbol]	EXISTING UTILITY
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING LANDSCAPE
[Symbol]	EXISTING TREE
[Symbol]	EXISTING SIGN



1 DEVELOPMENT/LANDSCAPE PLAN  
1" = 30'  
200 CALADIUM CANAL SHOPPING CENTER

22416-012

1.1  
A  
SHEET

Caladium Canal Shopping Center  
3950 Rosemeade Parkway  
Dallas, Texas 75287

Development/Landscape Plan

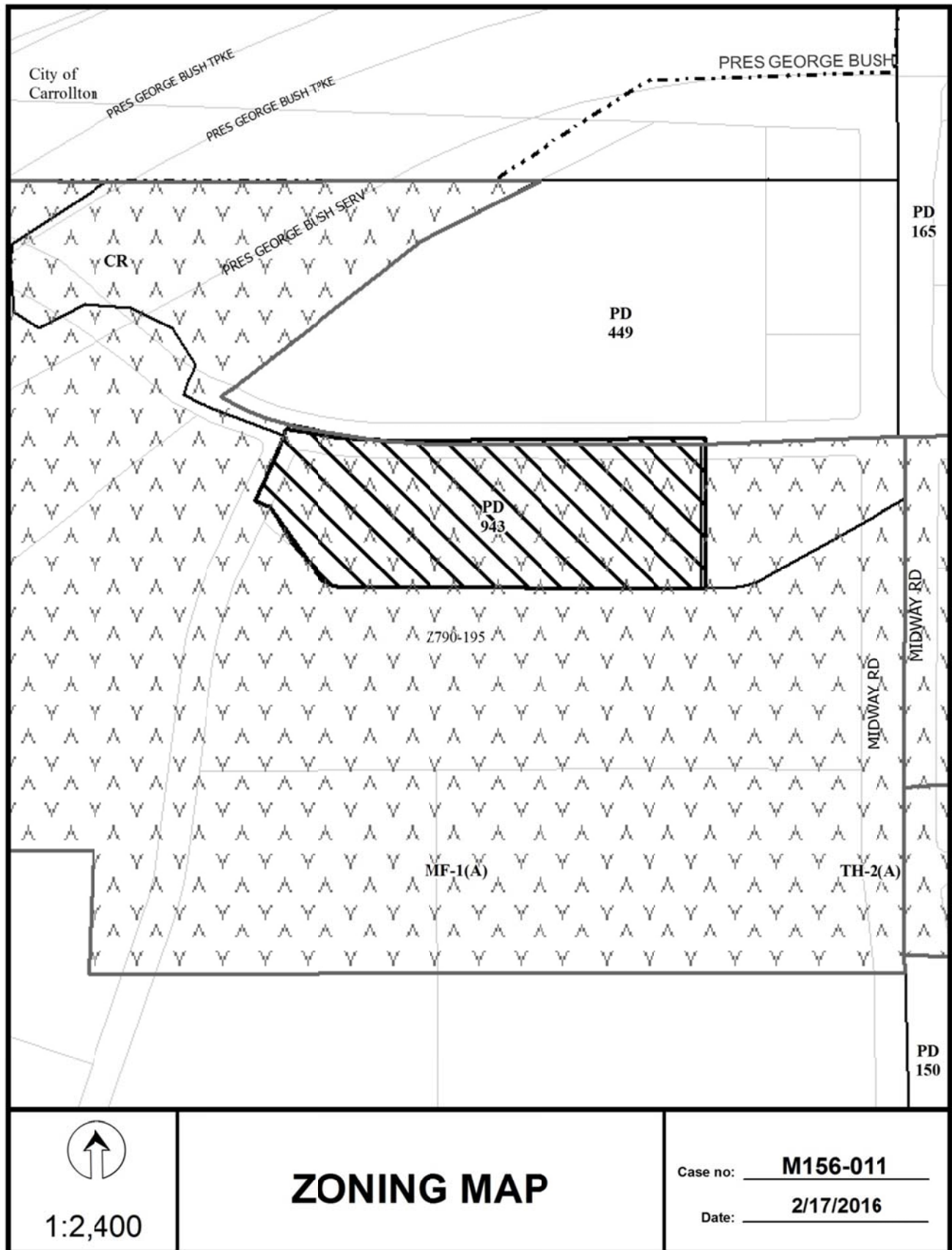
NOT FOR CONSTRUCTION

THIS DRAWING MAY NOT BE USED FOR REGULATORY  
APPROVAL, PERMITTING, OR CONSTRUCTION.

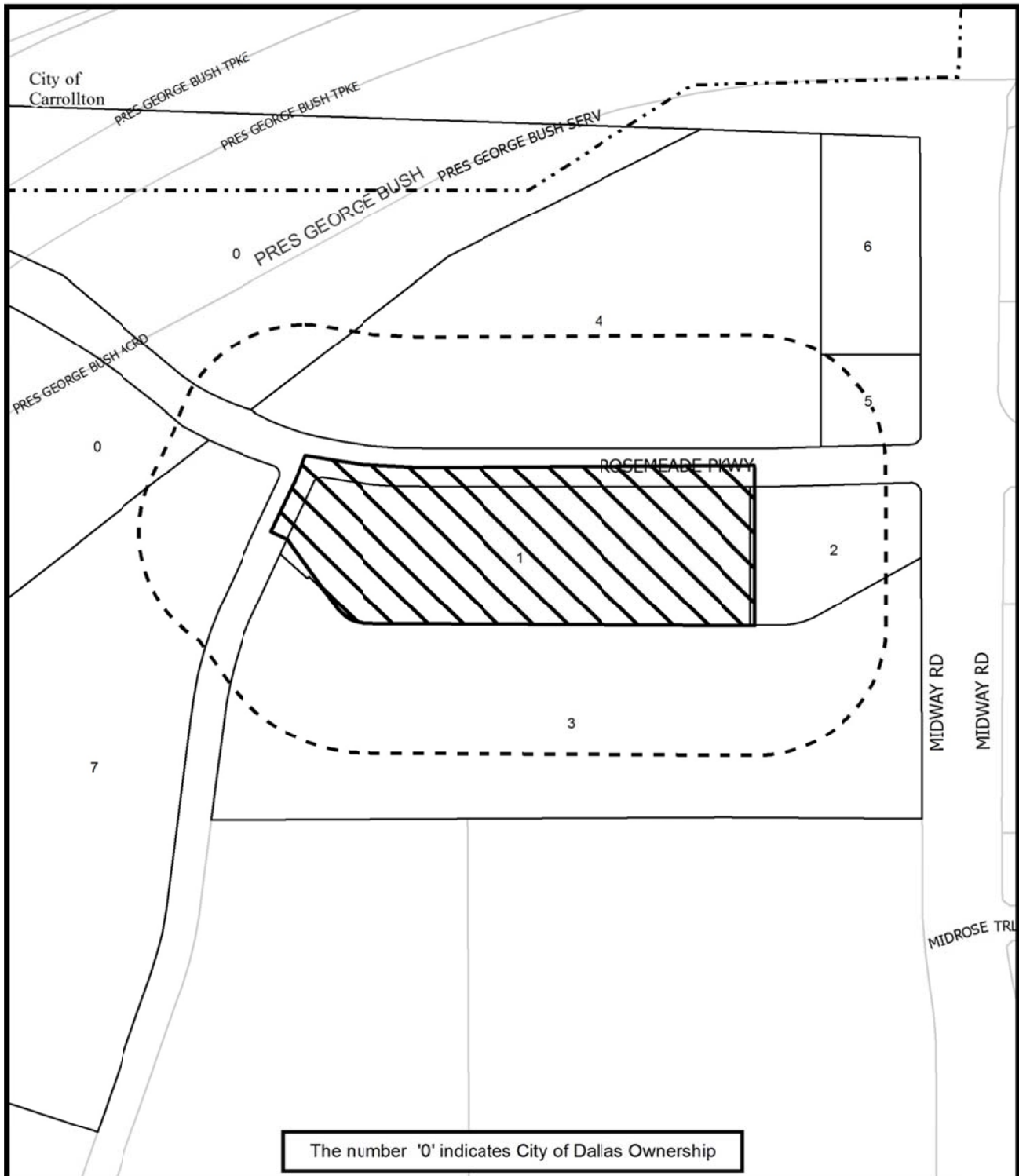
DATE: 6/20/2014 • TEXAS REGISTERED PROFESSIONAL ENGINEER  
JAMES R. BROWN • TEXAS PROFESSIONAL SEAL NO. 1254

**Selzer Associates**  
4514 FARM DRIVE  
SUITE 210  
DALLAS, TEXAS 75246  
214-350-4100  
WWW.SELZERASSOCIATES.COM

**Existing Development /  
Landscape Plan**







1:2,400

## NOTIFICATION

200'

AREA OF NOTIFICATION

7

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **M156-011**

Date: **2/17/2016**

02/17/2016

## ***Notification List of Property Owners***

***M156-011***

### ***7 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	3950 E ROSEMEADE PKWY	MDT CALADIUM LTD P/S
2	3976 ROSEMEADE PKWY/MIDWAY RD	ASUDA HOLDINGS LLC
3	18950 LINA ST	UNIFIED HOUSING OF TIVOLI LLC
4	3939 E ROSEMEADE PKWY	INTERCAPITAL SAGE CREEK ASSOCIATES LP
5	19019 MIDWAY RD	PATRICIA FOOD STORES INC
6	19021 MIDWAY RD	EF PROP ONE LP P/S
7	18959 LINA ST	EAGLE CK PROP LP P/S

**FILE NUMBER:** Z156-172(WE) **DATE FILED:** December 22, 2015

**LOCATION:** Southeast line of Munger Avenue, between Annex Avenue and North Prairie Avenue

**COUNCIL DISTRICT:** 2 **MAPSCO:** 45A

**SIZE OF REQUEST:** Approx. 14,300 Sq. ft. **CENSUS TRACT:** 8.00

---

**APPLICANT / OWNER:** Exodus Ministries

**REPRESENTATIVE:** Preston Jones, Divine Homes

**REQUEST:** An application for a Specific Use Permit for a child-care facility on property zoned an MF-2(A) Multifamily District.

**SUMMARY:** The purpose of this request is to allow for the operation of a child-care facility within an existing multifamily complex. The applicant will convert an existing 780 square foot storage room into a child-care facility. The child-care facility will operate between the hours of 8 a.m. to 5 p.m., Monday through Friday.

**STAFF RECOMMENDATION:** Approval for a five-year period, subject to a site 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 child-care facility is compatible with the surrounding residential developments. The proposed child-care facility will operate within an existing 2-story multifamily complex and will operate between 9:00 a.m. and 5:00 p.m., Monday through Friday. The existing multifamily complex is secured with a perimeter fence.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The child-care facility will provide a service to the existing residents within the existing multifamily complex and is an appropriate use at this location.
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 will comply with all zoning regulations and standards. No variances or special exceptions are requested.

**Zoning History:** There have not been any zoning changes requested in the area in the past 5 years.

### **Thoroughfares/Streets:**

	<b>Type</b>	<b>Existing ROW</b>	<b>Proposed ROW</b>
Munger Avenue	Local	56 ft.	56 ft.

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

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	MF-2(A)	Multifamily
<b>Northeast</b>	MF-2(A), SUP No. 1568	Surface parking lot, single family, multifamily
<b>Southeast</b>	R-10(A)	School, multifamily
<b>Southwest</b>	MF-2(A). SUP No. 600	Undeveloped, surface parking lot
<b>Northwest</b>	MF-2(A)	Multifamily, Single Family

**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 a Residential Building Block. The request site is consistent with the Residential Building Block.

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

**STAFF ANALYSIS:**

**Land Use Compatibility:** The request site is adjacent to a mix of residential and institutional uses. The property to the north is developed with single family and multifamily uses. Specific Use Permit No. 1568, which is located adjacent to the site is approved for an open-enrollment charter school, but is currently being used as a surface parking lot for a school [SUP 600]. An undeveloped tract of land is located southwest of the request site. There is a school and multifamily uses are located south of the site.

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



**Parking:** The off-street parking requirement for a child-care facility is one space per 500 square feet of floor area. The applicant is required to provide 2 off-street parking spaces for a child-care facility that has approximately 780 square feet of floor area. The applicant is providing 28 spaces, which includes the off-street parking for the tenants.

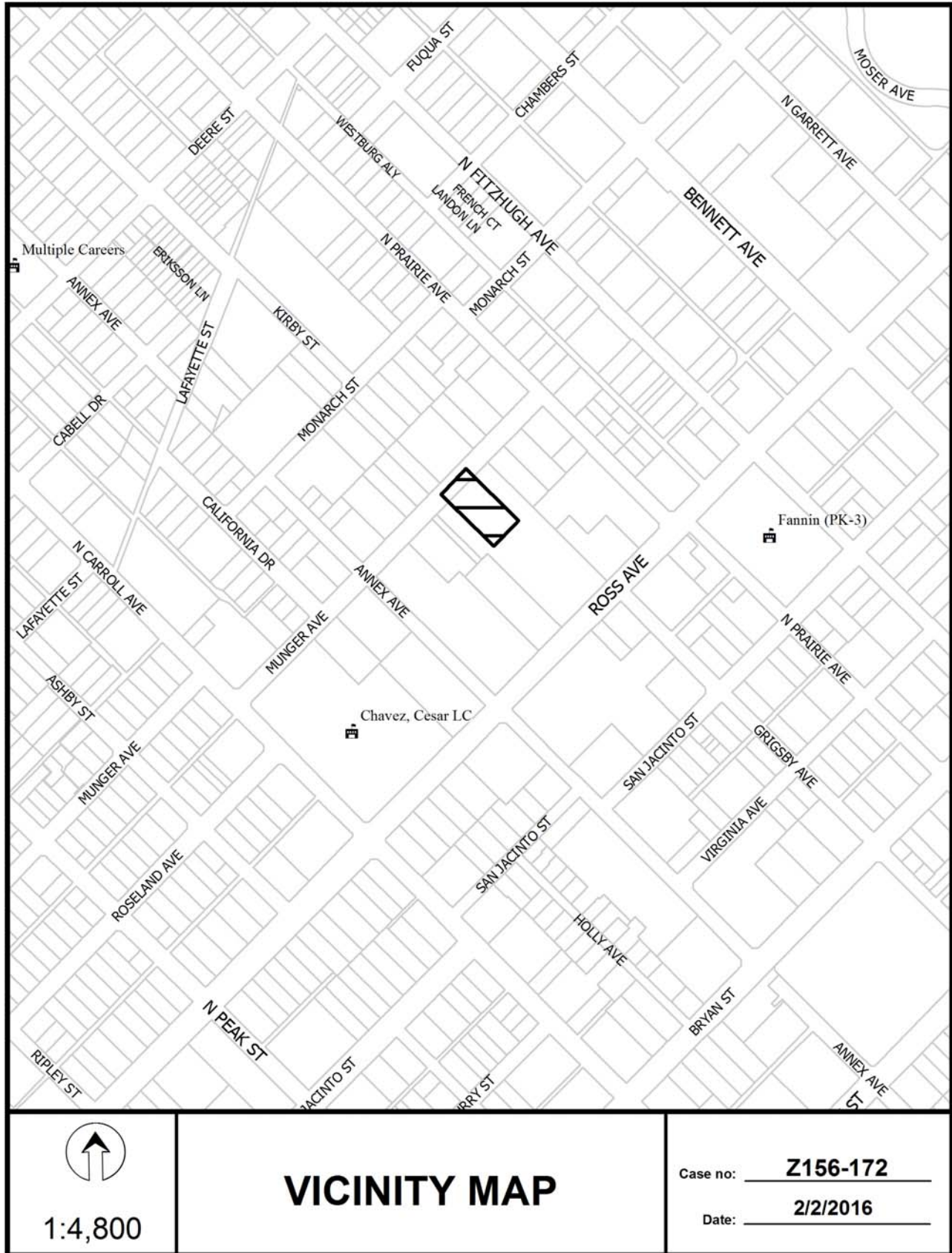
<b>LIST OF OFFICERS</b>
-------------------------

- |                          |                   |
|--------------------------|-------------------|
| • Peter Tippen           | Chairperson       |
| • Karis Pickens          | Chairperson Elect |
| • E.G. McMillian III     | Int. Vice-Chair   |
| • John Fox Holt III      | Treasurer         |
| • Lewise Bailey Crockett | Secretary         |
| • Gerald Davis           | Chaplain          |
| • Jackie Carl            |                   |
| • Albert Fenton          |                   |
| • Wilson Fuqua           |                   |
| • Vicki Hallan-Bowman    |                   |
| • Michael Jarrell        |                   |
| • Preston Johns          |                   |
| • David Quine            |                   |
| • Susan Turner           |                   |

<b>PROPOSED SUP CONDITIONS</b>
--------------------------------

1. USE: The only use authorized by this specific use permit is a child-care facility.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (five-years from the passage of the ordinance).
4. HOURS OF OPERATION: The child-care facility may only operate between 9:00 a.m. and 5:00 p.m., Monday through Friday.
5. FLOOR AREA: The maximum floor area is 780 square feet
6. INGRESS-EGRESS: Ingress and egress must be provided as shown on the attached site plan. No other ingress or egress is permitted.
7. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance.
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

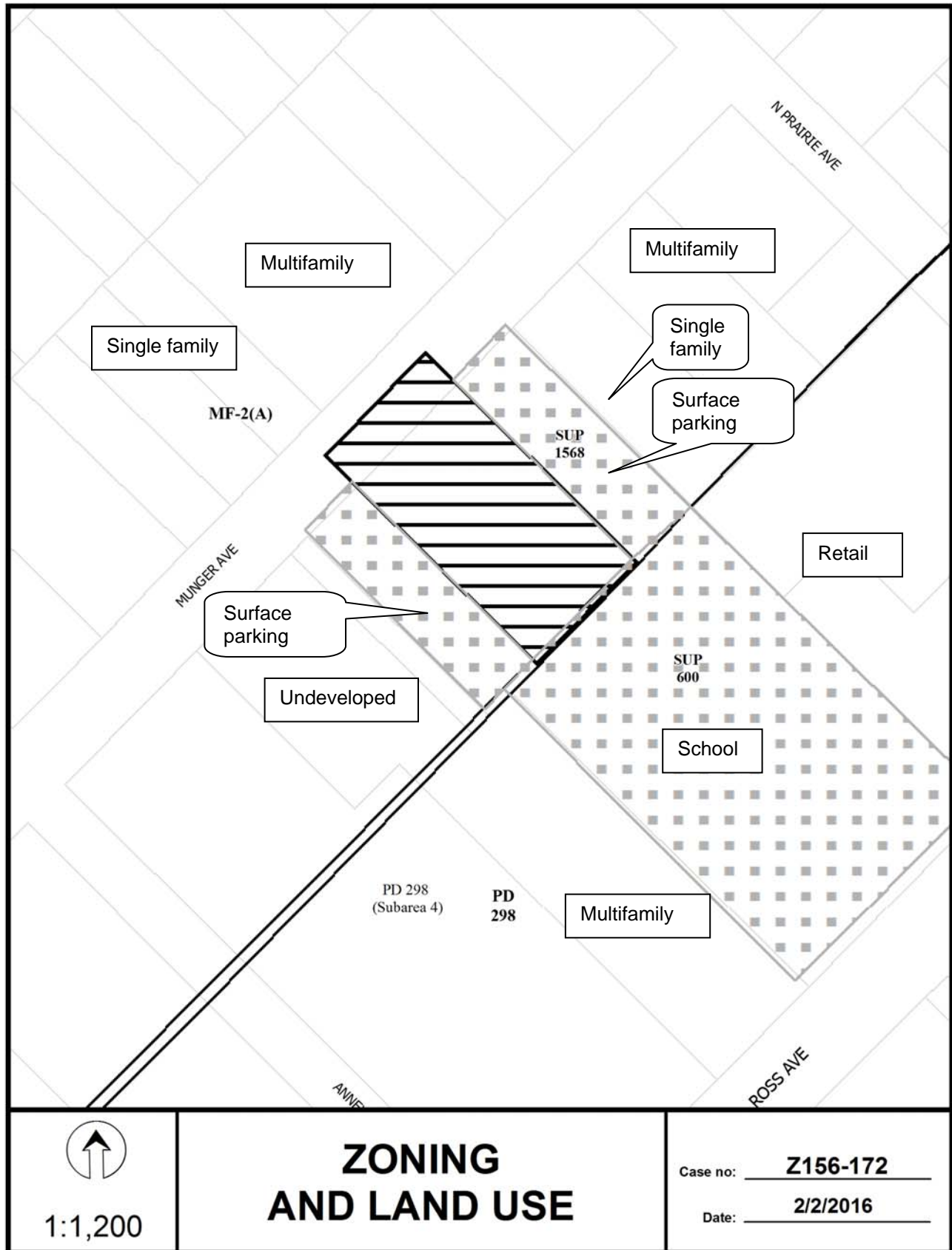


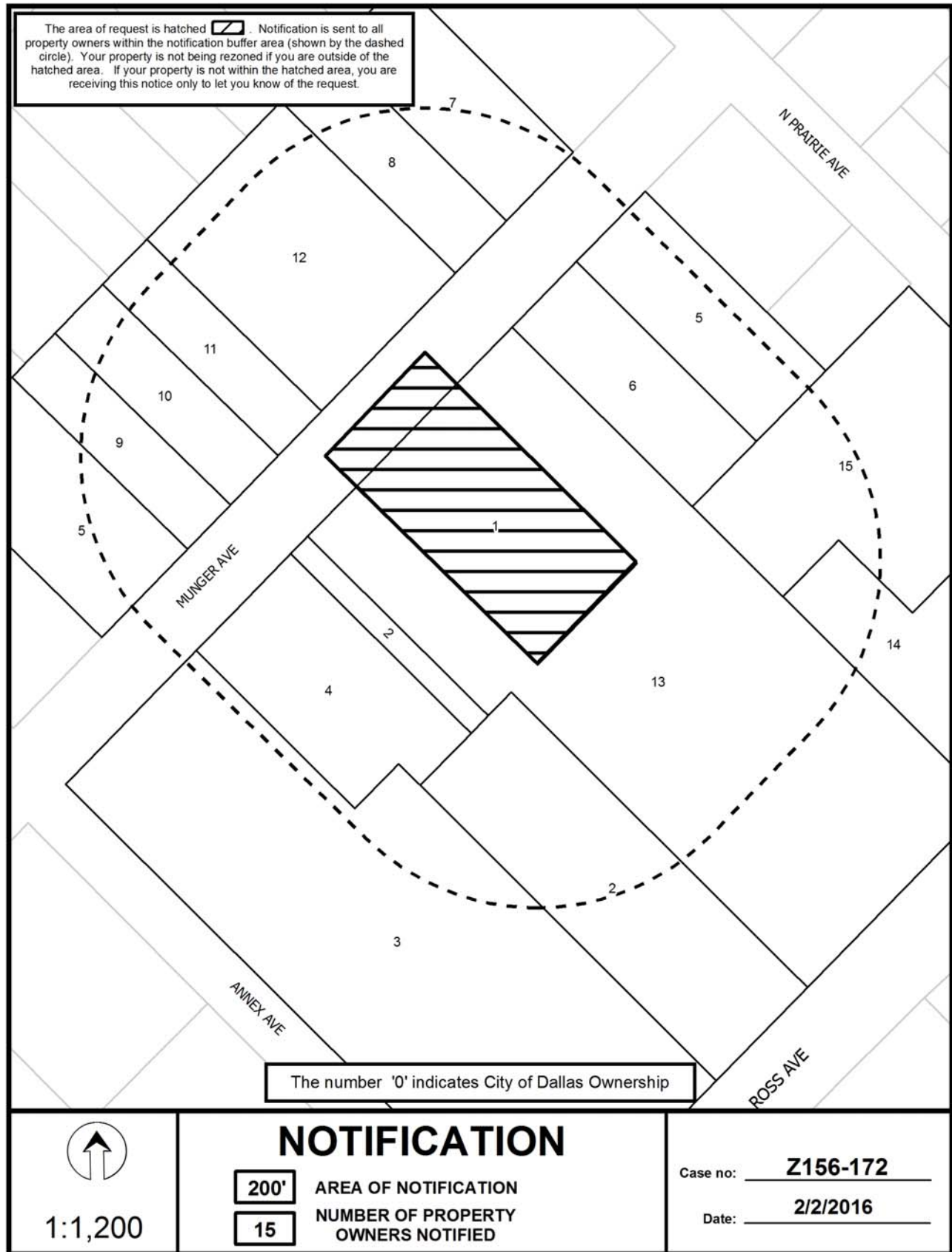












## ***Notification List of Property Owners***

***Z156-172***

***15 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	4630 MUNGER AVE	EXODUS
2	4619 ROSS AVE	HETRICK DENNIS W &
3	4601 ROSS AVE	DALLAS WOMANS FORUM
4	4610 MUNGER AVE	SLJ COMMERCE/EXCHANGE LTD
5	4710 MUNGER AVE	CUTCHER JOSEPH & TRICIA
6	4640 MUNGER AVE	ROMERO RUDY
7	4707 MUNGER AVE	ROBINSON AARON & DAWN CASS
8	4703 MUNGER AVE	ROMERO RUDY
9	4619 MUNGER AVE	FINSTROM LARRY & DIANE
10	4621 MUNGER AVE	VALENCIANA LOLITA ROMERO
11	4625 MUNGER AVE	ROMERO LUPE I
12	4627 MUNGER AVE	INTERFAITH HOUSING
13	4621 ROSS AVE	AMERICA CAN
14	4709 ROSS AVE	4709 ROSS AVE LLC
15	4721 ROSS AVE	PS LPT PPTIES INVESTORS

**FILE NUMBER:** Z156-206(SM)

**DATE FILED:** April 11, 2016

**LOCATION:** Southwest corner of Oates Drive and Michael Lane

**COUNCIL DISTRICT:** 7

**MAPSCO:** 39S

**SIZE OF REQUEST:** Approx. 0.765 Acres

**CENSUS TRACT:** 123.01

---

**OWNER/APPLICANT:** Mission East Dallas

**REPRESENTATIVE:** Rob Baldwin, Baldwin Associates

**REQUEST:** An application for a Specific Use Permit for a community service center on property zoned an R-7.5(A) Single Family District.

**SUMMARY:** The purpose of this request is to allow for new construction of a community service center

**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 RECOMMENATION:**

Staff recommends approval of the request, subject a site plan and conditions, based upon:

1. *Compatibility with surrounding uses and community facilities* – The request proposes new construction of a 8,167 square foot community service center with 41 parking spaces. The proposed site will provide 10 foot landscape buffers, be setback 25 feet on both streets and will only allow vehicular access from Oates Drive. These features will provide protections to the adjacent single family homes and keep vehicles from using the alley and Michael Lane for circulation.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The proposed community service center will serve the immediate area with services consistent with those provided by the nearby institutional facilities.
3. *Not a detriment to the public health, safety, or general welfare* – The proposed use is consistent with those normally found in close proximity to residential uses.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – No variances or special exceptions are requested as part of this use.

## **BACKGROUND INFORMATION:**

- Aerial photography from 1972 shows a small structure that fronted on Oates Drive.
- Aerial photography from 1979 shows a small structure that fronted on Oates Drive demolished and a surface parking lot constructed.
- The request site is undeveloped and two lots were combined into one lot by plat number S056-218 and was filed in the Dallas County Deed Records August 25, 2015.

**Zoning History:** There has been no recent zoning activity in the immediate area relevant to this request.

**Traffic:** The Engineering Section of the Building Inspection Division of the Department of Sustainable Development and Construction has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

<u>Thoroughfare</u>	<u>Designation</u>	<u>Explanation</u>	<u>ROW</u>
Oates Drive	Principle Arterial	Minimum -6 lanes divided,	90' ROW
Micheal Lane	Local	N/A	50' ROW

**STAFF ANALYSIS:****Comprehensive Plan:**

The comprehensive plan does not make a specific land use recommendation related to the request, however the ***forwardDallas! Vision Illustration***, adopted June 2006, is comprised of a series of Building Blocks that depicts general land use patterns. Building Blocks are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur.

The Vision Illustration depicts the request site as within a *Residential Neighborhood*. While single family dwellings are the dominate land use in such areas, shops, restaurants, or institutional land uses that serve residents may be located at the edges or at key intersections.

In general, the applicant's proposal to construct a community service center at this location is consistent with the residential building block described in the Comprehensive Plan.

**Land Use Compatibility:**

The site is undeveloped and is just south of Oates Drive. Immediately to the west of the request site is an undeveloped property that formerly held a single family home. Further to the northwest is a large surface parking lot and church and further to the east is Eastfield College. Single family homes are developed to the north, east, south and southwest.

The various programs associated with the requested use will be provided within the proposed improvements. Due to the proximity of the nearby single family uses, specific hours of operation have been offered along with additional conditions for lighting, screening, and restricted ingress and egress.

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

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

**Parking:** The proposed community service center use will provide for the minimum required parking for the community service center (one space per 200 square feet of floor area), 41 spaces required and 41 spaces provided.

**Landscaping:** The request will not trigger any landscape regulatory changes. All development on the property will require landscaping per Article X of the Dallas Development Code.

**Partners/Principals/Officers:**

Mission East Dallas

Jessie D.J. Doyal, Director

Bryon McKnight, Director

Charles Wiltraut, Chief Executive Officer

Jim Pyle, Chief Financial Officer

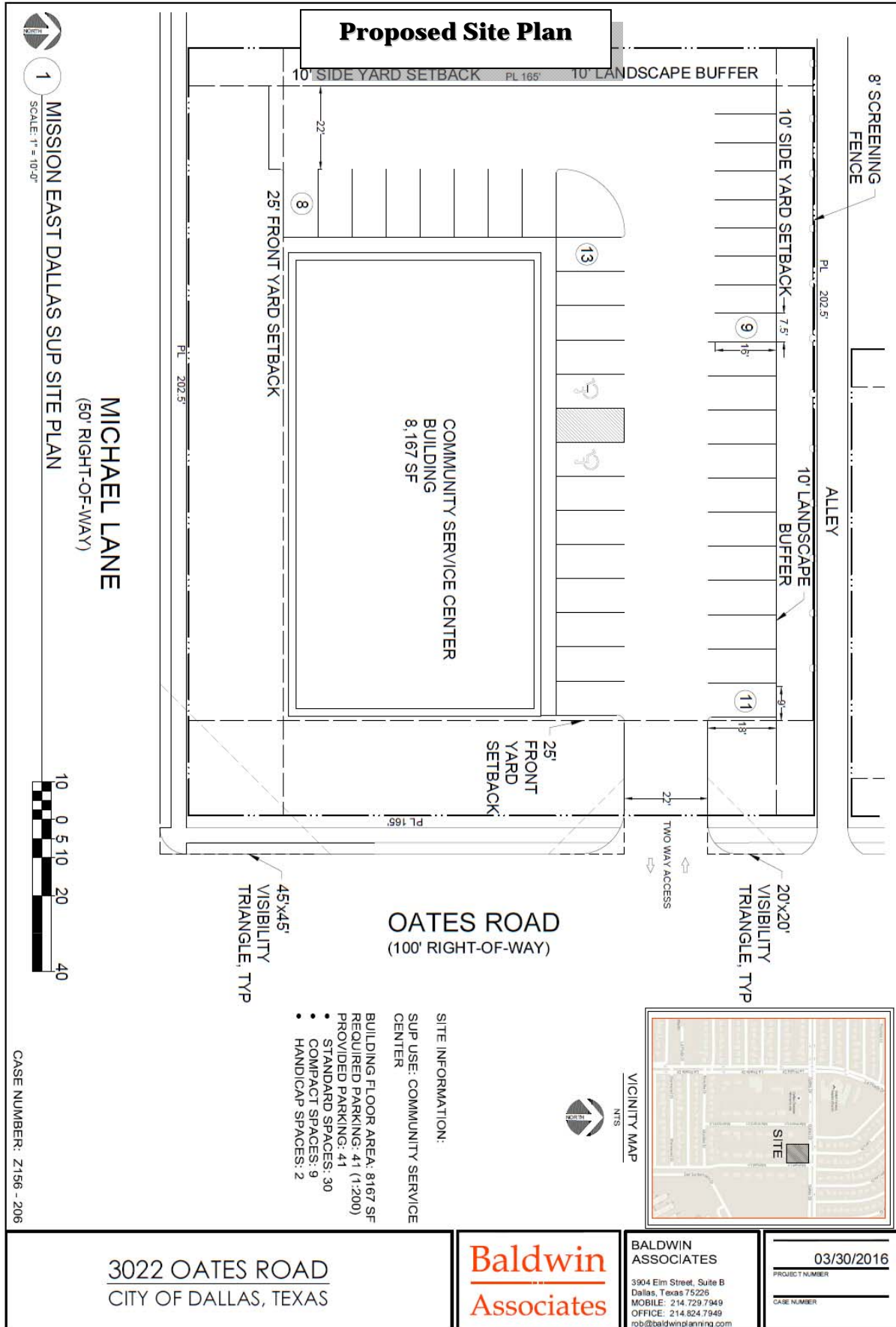
Christopher Berry, Chief Medical Officer

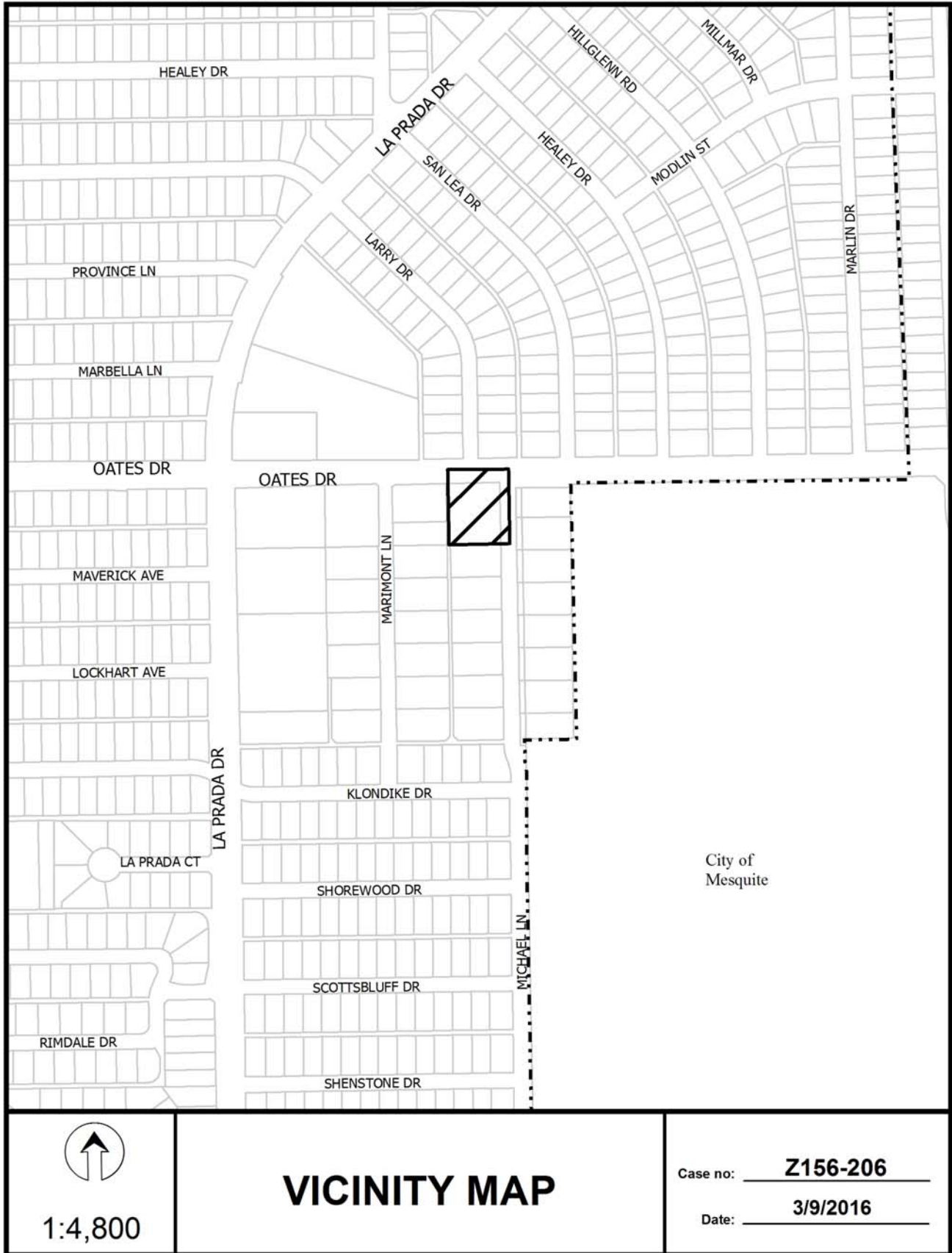
Abby Mann, Chief Dental Officer

**RECOMMENDED CONDITIONS FOR A  
SPECIFIC USE PERMIT FOR A COMMUNITY SERVICE CENTER**

1. USE: The only use authorized by this specific use permit is a community service center.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (five years from the passage of the ordinance), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. FLOOR AREA: The maximum floor area is 8,167 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION: The community service center may only operate between 7:30 a.m. and 6:00 p.m., Monday through Thursday and 7:30 a.m. and 1:00 p.m. Friday through Sunday.
6. INGRESS-EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
7. LIGHTING: Exterior lighting must be directed away from adjoining properties.
8. SCREENING: Screening of off-street parking must be provided as shown on the attached site plan.
9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance
10. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

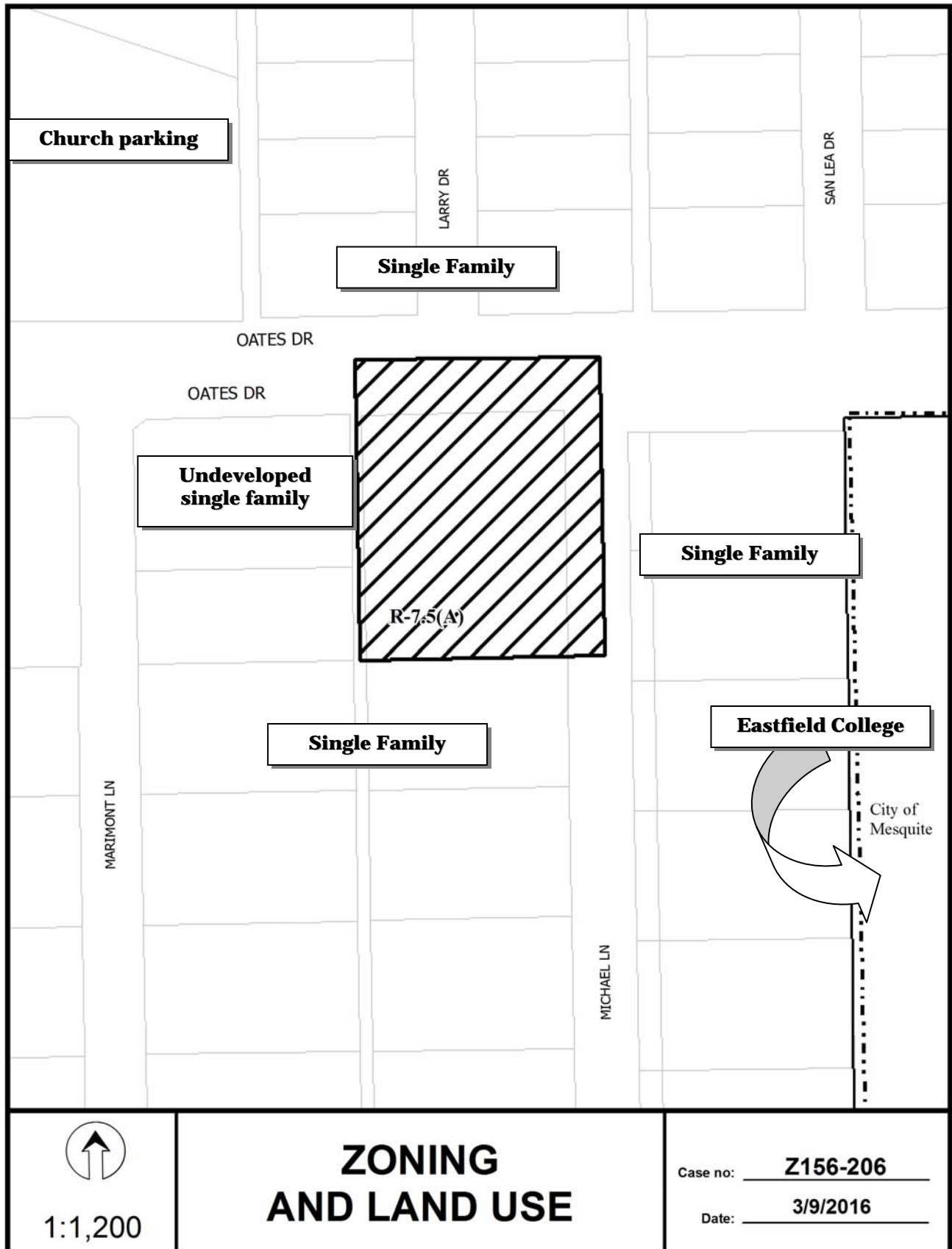


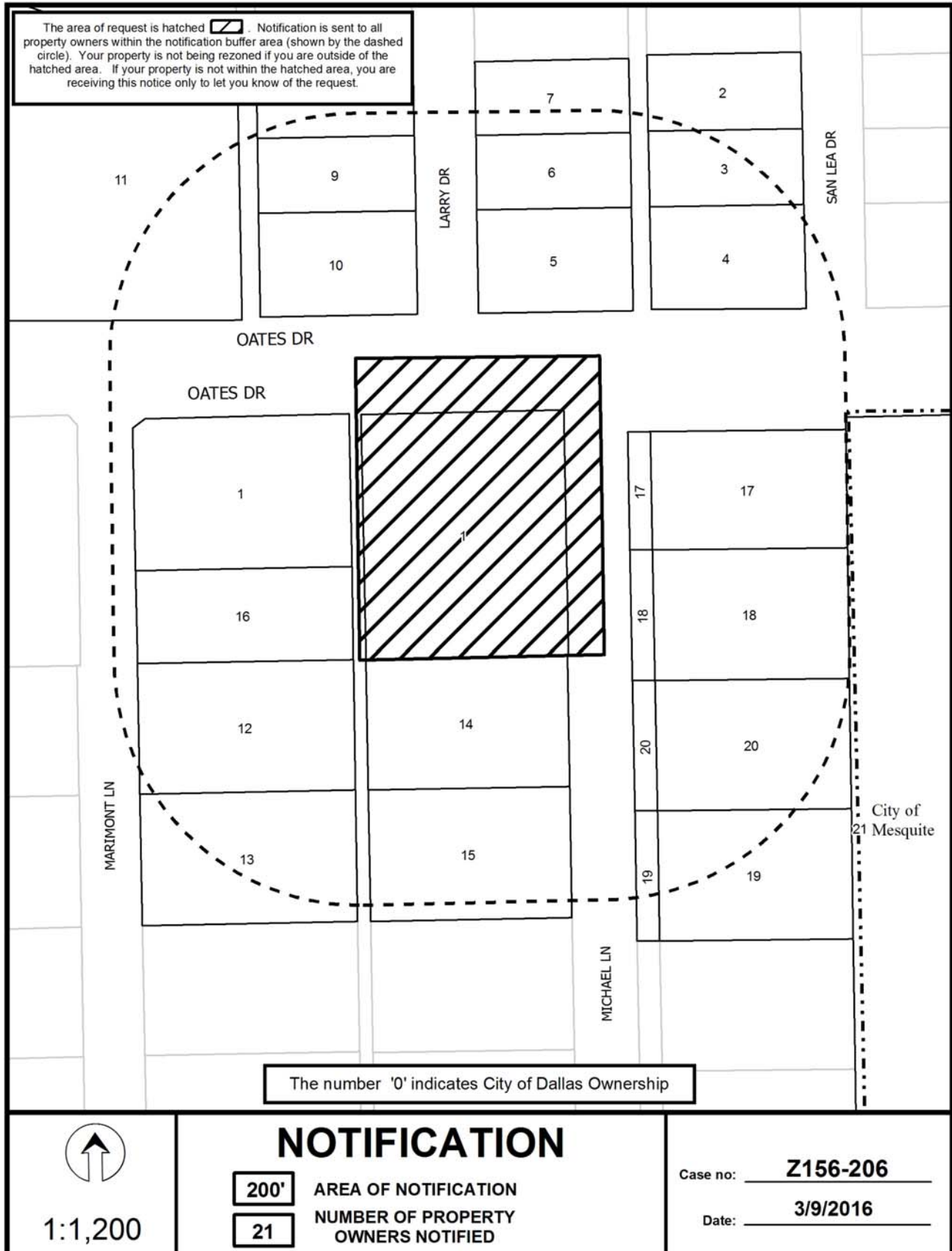














03/09/2016

***Notification List of Property Owners******Z156-206******21 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	3006 OATES DR	MISSION EAST DALLAS &
2	9815 SAN LEA DR	MURILLO CLAUDIA A
3	9809 SAN LEA DR	TREJO ALEJANDRO
4	9805 SAN LEA DR	BENITEZ RAFAEL
5	3071 LARRY DR	GUTIERREZ CHRIS
6	3065 LARRY DR	HAYNES CHARLES R II &
7	3061 LARRY DR	CAMACHO EUSEBIO &
8	3060 LARRY DR	WHITE DAVID
9	3064 LARRY DR	PEREZ JOHNNY & ISABELL
10	3070 LARRY DR	SHILOH TERRACE BAPTIST
11	9810 LA PRADA DR	SHILOH TERRACE BAPT CH
12	9708 MARIMONT LN	KEELE CATHERINE V
13	9624 MARIMONT LN	WADDLE DAVID EARL
14	9707 MICHAEL LN	SIMS GILBERT
15	9623 MICHAEL LN	WHITE GEORGE R II
16	9716 MARIMONT LN	MYERS JUDY C & JOHN C TRUST
17	9724 MICHAEL LN	MATLOCK JUANITA PAULINE
18	9716 MICHAEL LN	CRITZ ROBERT S & MEREDITH K
19	9624 MICHAEL LN	MORIN ARTURO &
20	9708 MICHAEL LN	OLIVA MARIA ELIZA & BENJAMIN
21	3737 MOTLEY DR	DALLAS COUNTY COMMUNITY

**FILE NUMBER:** Z145-339(OTH)

**DATE FILED:** August 28, 2015

**LOCATION:** Northwest of the intersection of Centerville Road and Aledo Drive

**COUNCIL DISTRICT:** 9

**MAPSCO:** 38G

**SIZE OF REQUEST:** Approx. 0.119 acres

**CENSUS TRACT:** 127.01

---

**APPLICANT:** John Mathews

**OWNER:** Amedio Centerville LLC

**REPRESENTATIVE:** Parvez Malik, Business Zoom

**REQUEST:** An application for the renewal of Specific Use Permit No. 1864 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet 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 10, 2011 for a period of two years and was renewed on August 28, 2013, for another two-year period with eligibility for automatic renewals for additional five-year periods. The applicant is not proposing any changes to the site plan.

**STAFF RECOMMENDATION:** **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods subject to 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 sale of alcoholic beverages in conjunction with the existing 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 the welfare of adjacent properties.
3. *Not a detriment to the public health, safety, or general welfare* – The sale of alcoholic beverages is not 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 zoning requests in the area within the last five years.

### **Thoroughfares/Streets:**

Thoroughfares/Street	Type	Existing ROW
Centerville Road	Collector	60 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 Residential Neighborhood.

This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. 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. 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:**

	<b>Zoning</b>	<b>Land Use</b>
Site	CR-D-1	Retail
North	R-7.5(A)	Single family
East	R-7.5(A)	Single Family
South	R-7.5(A)	Office and Auto service center
West	CR	Office and auto service center

**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 land uses are single family residential to the north, and office and auto service center to the west, within the same shopping center. Surrounding land uses are single family residential to the north, and east; office and auto service center 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.

**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 does 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.

2013

UCR_OFFENSE	PREMISE	DATE1	TIME1	ADDRESS
UUMV	STORE PARKING LOT	3/23/201 2	18:00	01551 CENTERVILLE RD
FORGE & CONTERFEIT	STORE	2/28/201 3	13:30	01551 CENTERVILLE RD

2014

UCR_Offense	Premise	Date1	Time1	Address
Not Coded	108 - CONVENIENCE	1/2/2014	13:30	01551 CENTERVILLE RD
Not Coded	108 - CONVENIENCE	1/2/2014	21:58	01551 CENTERVILLE RD
Not Coded	108 - CONVENIENCE	4/26/201 4	22:45	01551 CENTERVILLE RD

2015

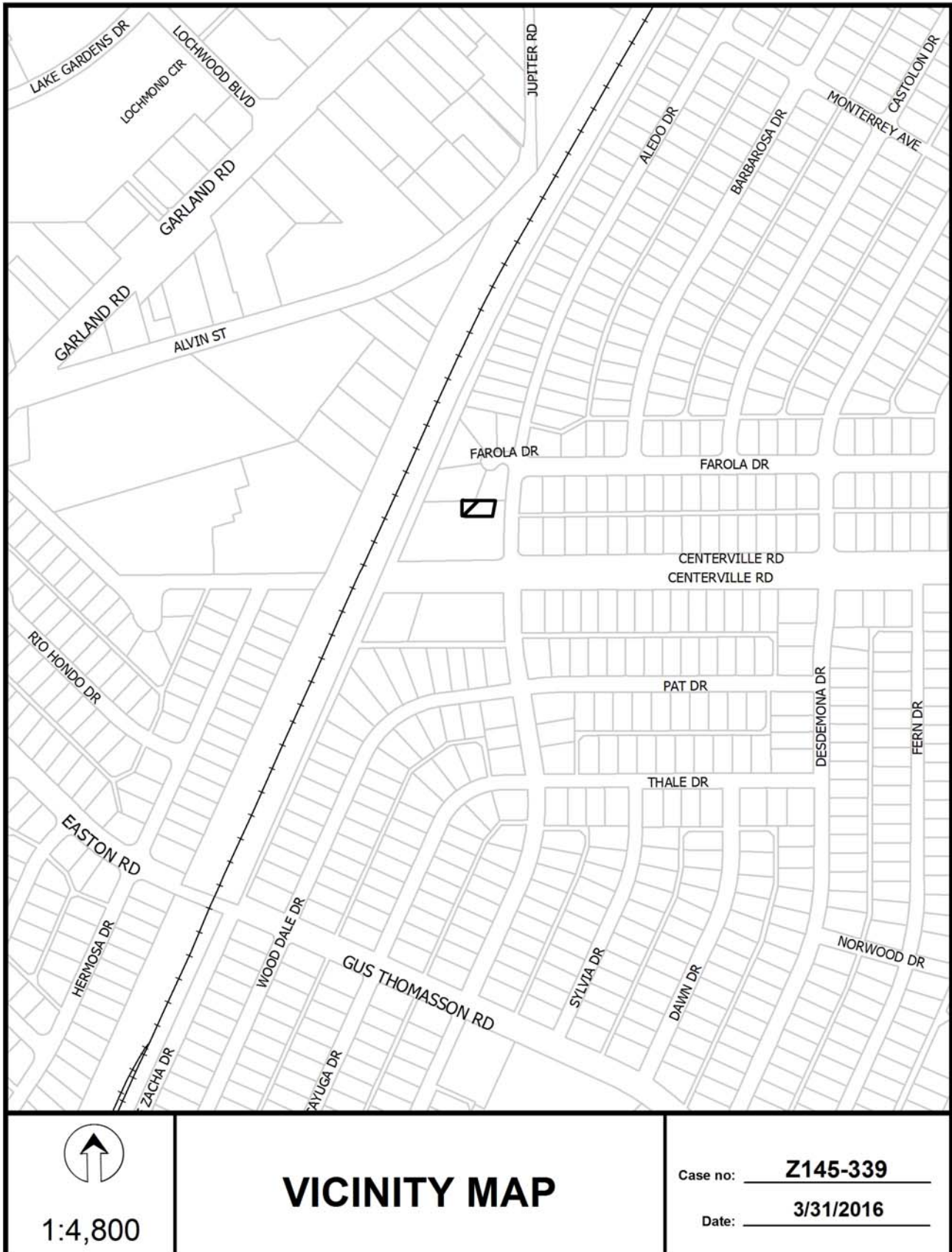
No data

### **Proposed SUP Conditions**

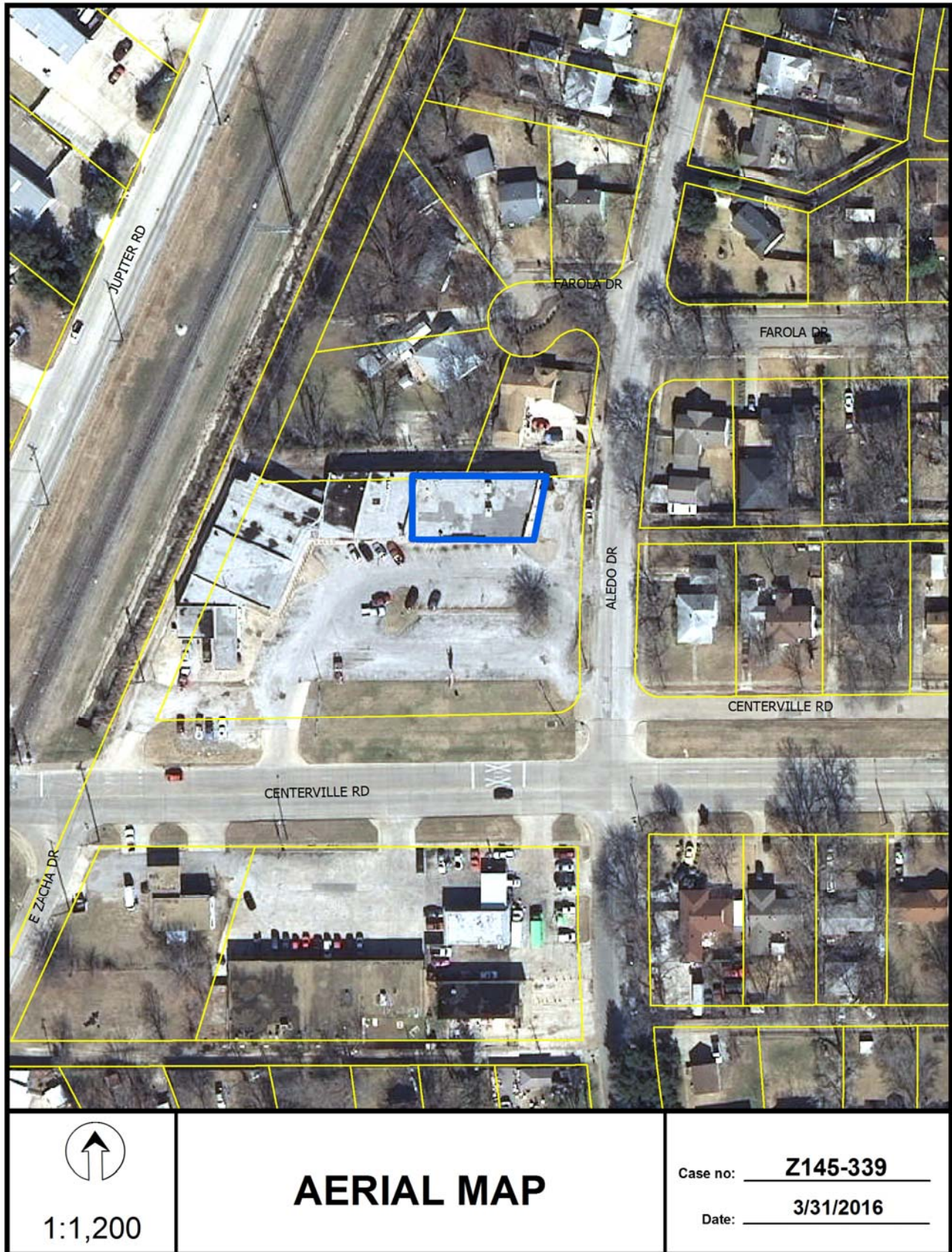
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific 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. SCREENING: A minimum six-foot-high solid screening fence must be maintained along the northern boundary of the property. The screening fence must be located outside of the visibility obstruction triangle.
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.



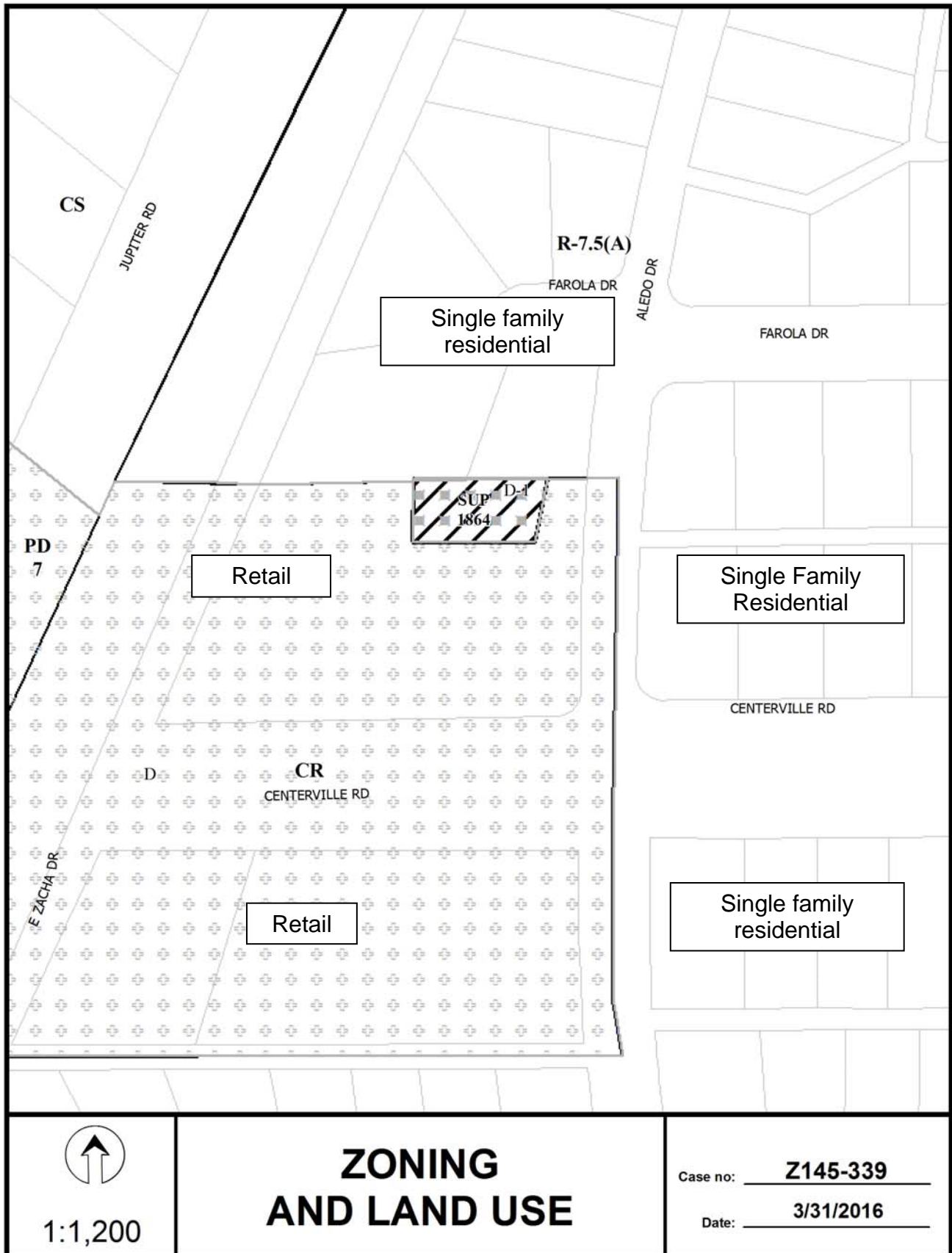
Z145-339(OTH)

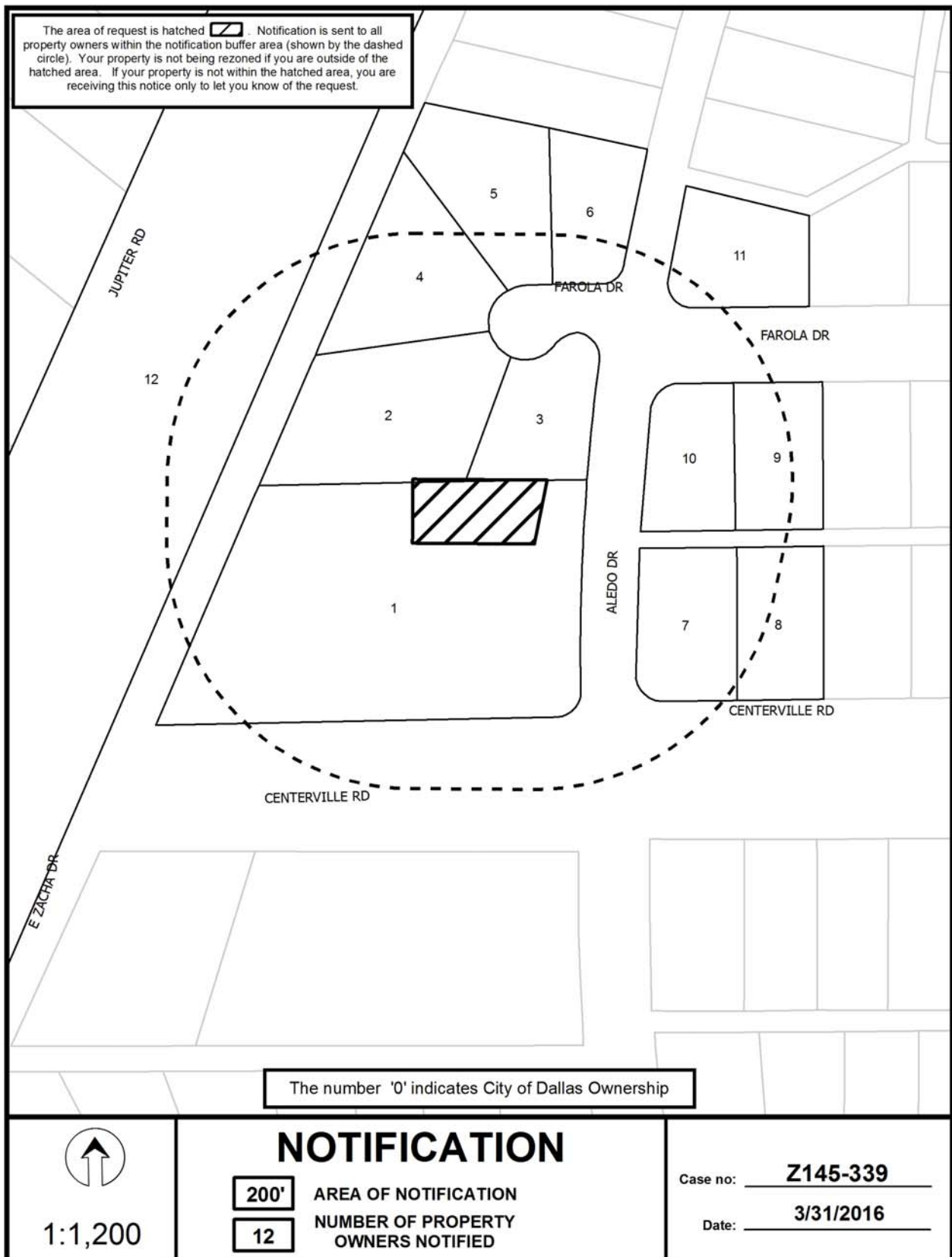












03/31/2016

***Notification List of Property Owners***

***Z145-339***

***12 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	1503 CENTERVILLE RD	AMEDIO CENTERVILLE LLC
2	1510 FAROLA DR	SALAZAR ADRIAN R
3	1514 FAROLA DR	MENDOZA MARIA E
4	1511 FAROLA DR	BELITERE NICK
5	1515 FAROLA DR	BELITERE NICHOLAS JR
6	1519 FAROLA DR	GARCIA JOSE A
7	1605 CENTERVILLE RD	BELLEW LISA Y
8	1611 CENTERVILLE RD	ANDERSON NILS CHRISTIAN
9	1610 FAROLA DR	MEDINA RICARDO JR & NELLY
10	1602 FAROLA DR	PARIS RUTH RIGGS
11	10806 ALEDO DR	GUZMAN RAQUEL O
12	99999 NO NAME ST	KANSAS CITY SOUTHERN RR

**CITY PLAN COMMISSION****THURSDAY, APRIL 21, 2016****Planner: Olga Torres-Holyoak****FILE NUMBER:** Z156-209(OTH)**DATE FILED:** February 19, 2016**LOCATION:** Southwest corner of Pacific Avenue and North Harwood Street**COUNCIL DISTRICT:** 14**MAPSCO:** 45-L**SIZE OF REQUEST:** Approx. 9,000 sq. ft.**CENSUS TRACT:** 31.01**APPLICANT:** Old Town Ranchers, Inc.**OWNER:** Pacific Elm Building, LLC**REPRESENTATIVE:** Tailim Song Law Firm

**REQUEST:** An application for the renewal of Specific Use Permit No. 2029 for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a dance hall on property zoned Planned Development District No. 619 with Historic Overlay No. 48 (Tract A), the Harwood Historic District.

**SUMMARY:** The applicant proposes to continue the use of the property for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a dance hall. On June 12, 2013, the City Council approved this Specific Use Permit for a three-year period.

**STAFF RECOMMENDATION:** Approval for three-year period, subject to 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 alcoholic beverage establishment limited to a bar, lounge or tavern and a commercial (inside) limited to a dance hall does 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 alcoholic beverage establishment limited to a bar, lounge or tavern and a commercial (inside) limited to a dance hall neither contributes to nor deters the welfare of adjacent properties.
3. *Not a detriment to the public health, safety, or general welfare* – The alcoholic beverage establishment limited to a bar, lounge or tavern and a commercial (inside) limited to a dance hall is not 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 use complies with all applicable zoning regulations and standards of the City of Dallas. No variances or special exceptions are requested.

**Zoning History:** There has been one zoning request in the area within the last five years.

1. **Z123-285** On December 11, 2013, the City Council approved an amendment to Planned Development District No. 619. The case was an authorized hearing.

**Thoroughfares/Streets:**

Thoroughfares/Street	Type	Existing ROW
Pacific Street	Local Street	80 ft.
Harwood Street	Local Street	68.25 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 the Downtown Building Block.

The Downtown is a centrally located hub that provides high intensity, concentrated regional job and commercial activity supported by high-density housing. A Downtown includes pedestrian-oriented and mixed-use development and offers multiple transportation options. Ground floors of tall buildings feature shops with many windows for visual interest and safety while the streetscape incorporates trees for shade, wide sidewalks and easy-to-use signs for finding points of interest. Civic and open spaces provide an inviting atmosphere for pedestrians as well as a diversity of uses, generating activity throughout the day and evening. The Downtown Building Block is an important transit hub for commuter rail, light rail, bus and local systems. This area warrants significant public investment to sustain itself as the signature address in the North Central Texas region and to continually reinvent itself to maintain its competitive advantage.

**Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
Site	PD No. 619 & H/48	Bar, lounge or tavern and a dance hall
North	PD No. 619 & H/48	Park and local utilities installation
East	PD No. 619 & H/48	Parking lot and office
South	PD No. 619 & H/48	Institutional – The Majestic Theater
West	PD No. 619 & H/48	Office and auto service center

**Land Use Compatibility:**

The approximately 0.3645 acre site is zoned Tract A in Planned Development District No. 619 with Historic Overlay No. 48 (Tract A), the Harwood Historic District. The site is developed with a two-story building and is adjacent to office uses and The Majestic Theater. The surrounding uses are a park, office uses, and a utility installation to the north; a parking lot and office building to the east; office buildings to the west.

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

**Parking:**

Parking must be provided in accordance to Planned Development District No. 619. No parking changes are being proposed with this request.

**Landscaping:**

Landscape in this district must comply with all landscaping requirements set forth for the CA-1(A) district, and should be consistent with any design guidelines for the district approved by City Council. However, the proposed use does not trigger any landscaping.

**Police Report:**

Staff obtained the Police Department reported offenses for a three-year period, 2013-2016. The list of offenses is provided on the following page.

Crime Counts from Dec 11 2013 - Mar 24 2016 (Crime Part 1)			
UCR Offense	Year		Grand Total
	2014	2015	
ROBBERY-INDIVIDUAL	1	1	2
<b>Grand Total</b>	<b>1</b>	<b>1</b>	<b>2</b>

Crime Counts from Jun 12 2013 - Mar 24 2016 (Crime Part 2)		
UCR Offense	Year	Grand Total
	2015	
ASSAULT	3	3
EMBEZZLEMENT	1	1
<b>Grand Total</b>	<b>4</b>	<b>4</b>

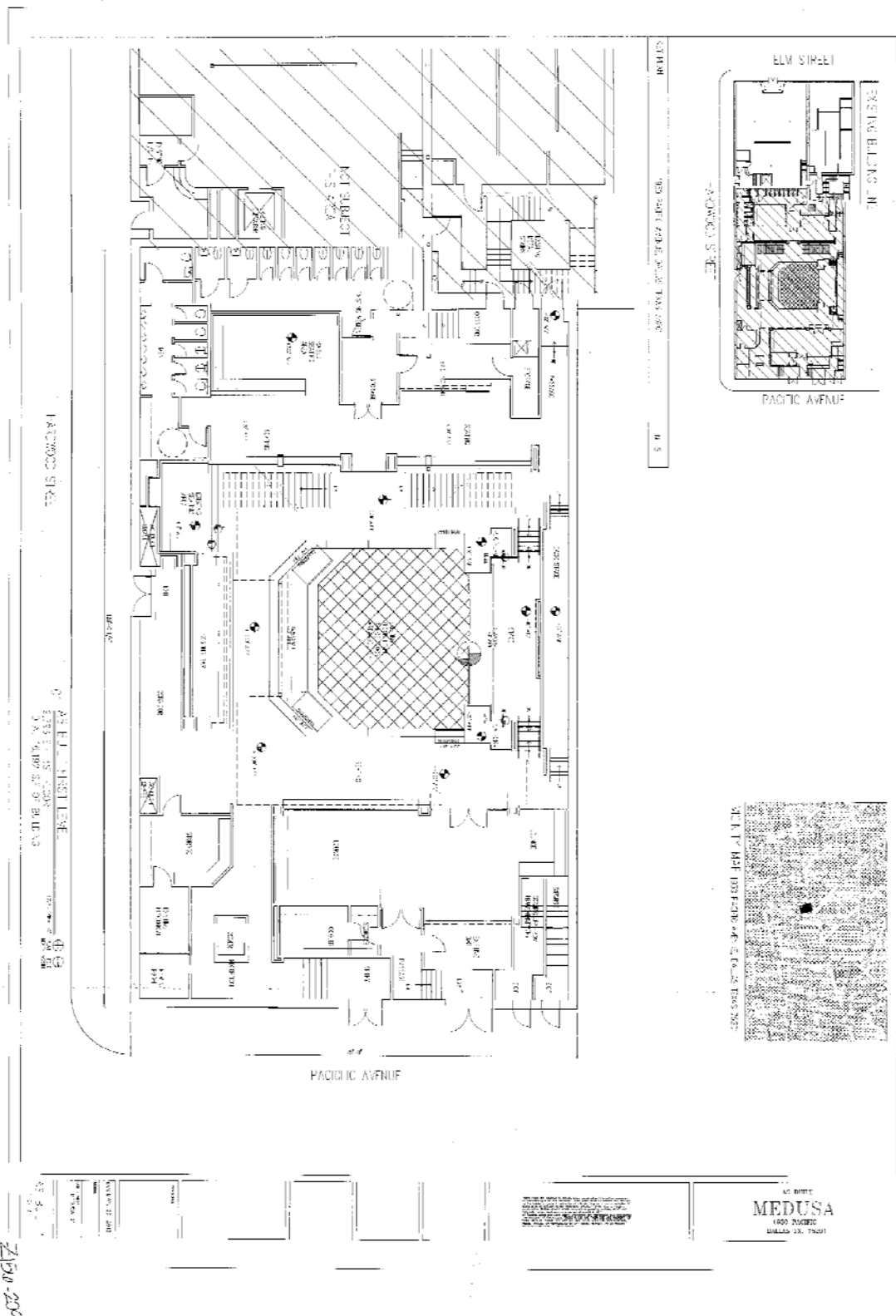
### **Proposed SUP Conditions**

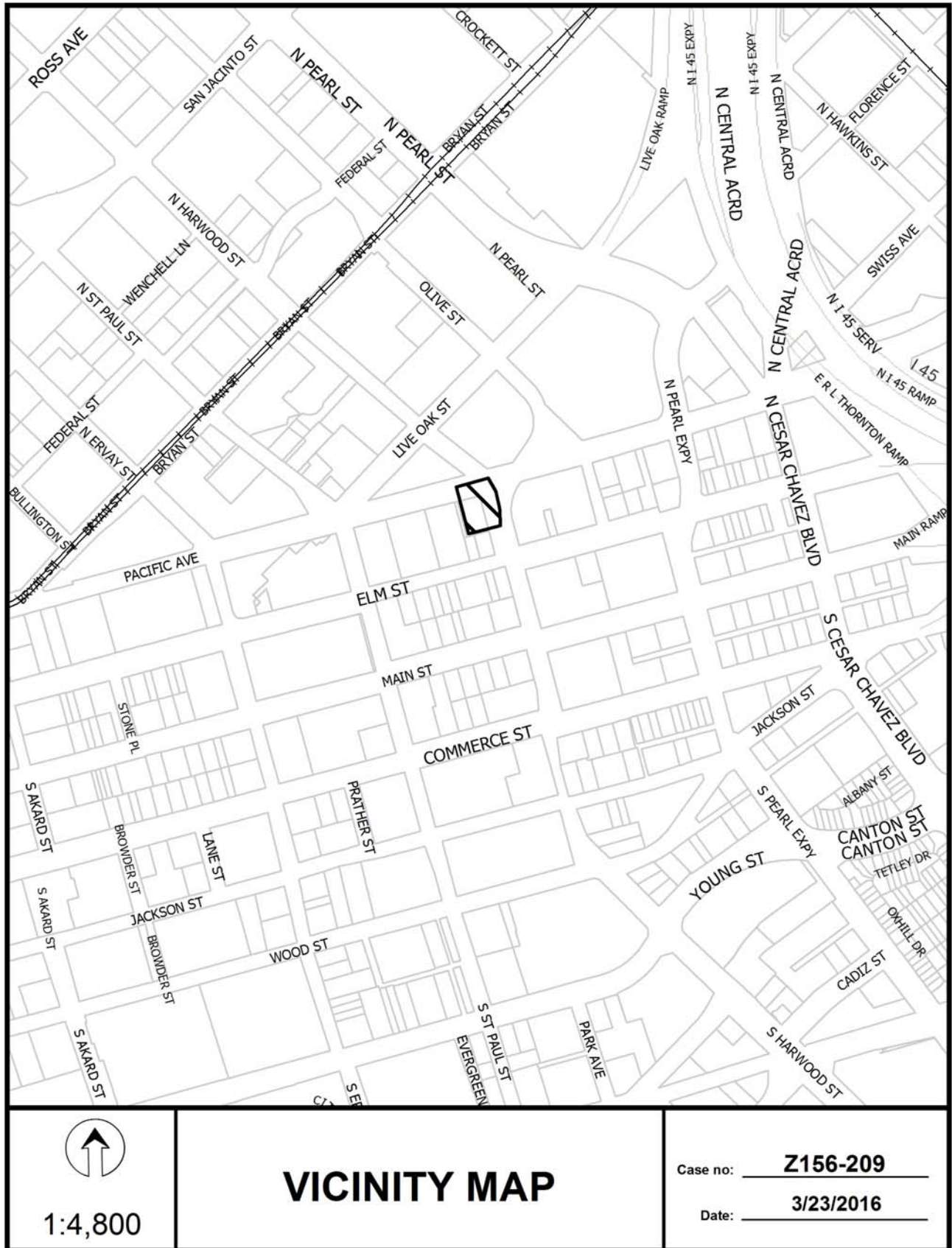
1. USE: The only uses authorized by this specific use permit are an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a dance hall.
2. SITE PLAN: Use and development of the Property must comply with the attached first and second floor site plans. The alcoholic beverage establishment limited to a bar, lounge or tavern may only operate in the second floor.
3. TIME LIMIT: This specific use permit expires on (three years from the passage of this ordinance) ~~June 12, 2016~~.
4. DANCE FLOOR: The dance floor is limited to 927 square feet.
5. FLOOR AREA: The maximum floor area is 16,192 square feet.
6. HOURS OF OPERATION: The alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a dance hall may only operate between 5:00 p.m. and 2:00 a.m. (the next day), Monday through Sunday.
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.



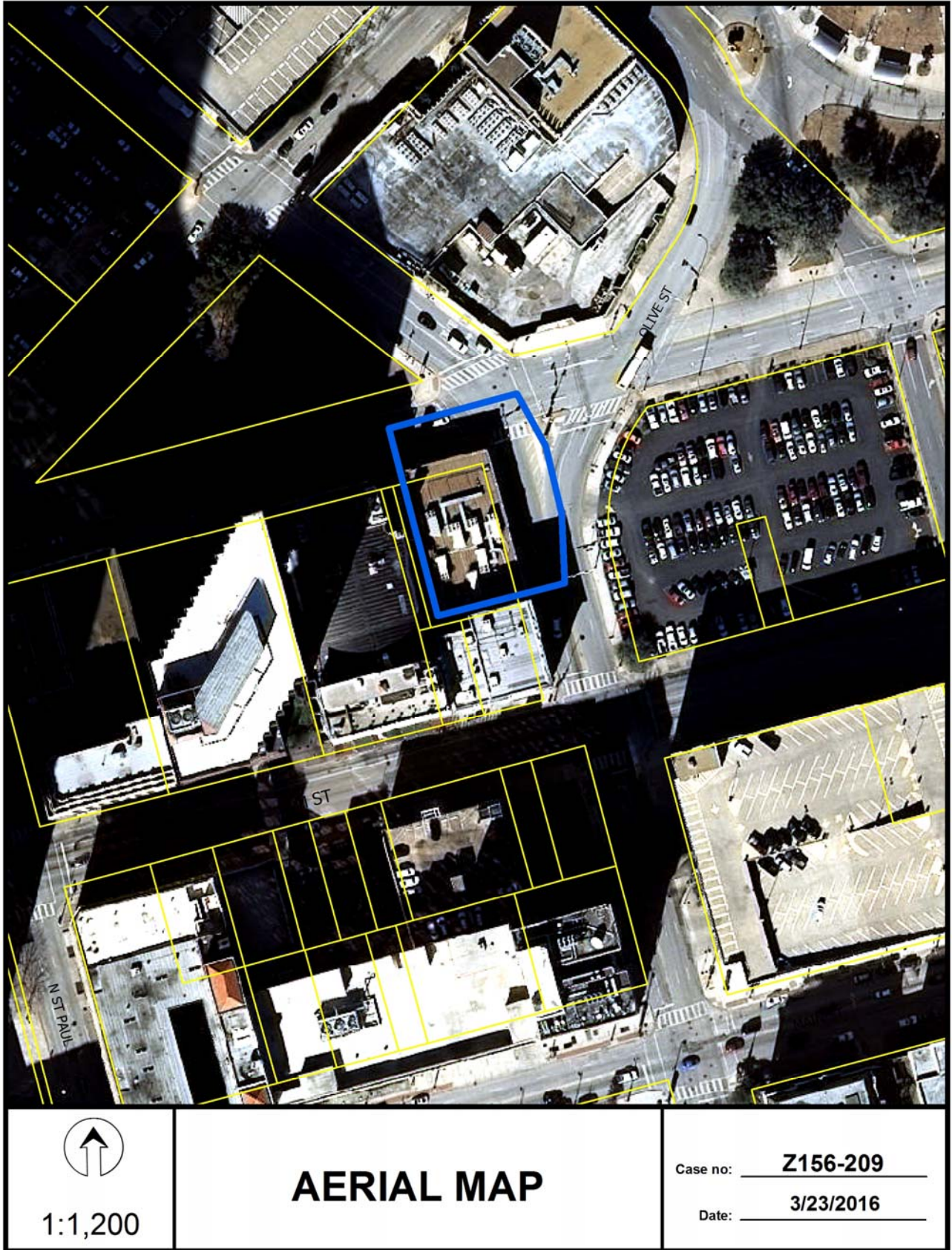


## Existing Site Plan Second Level

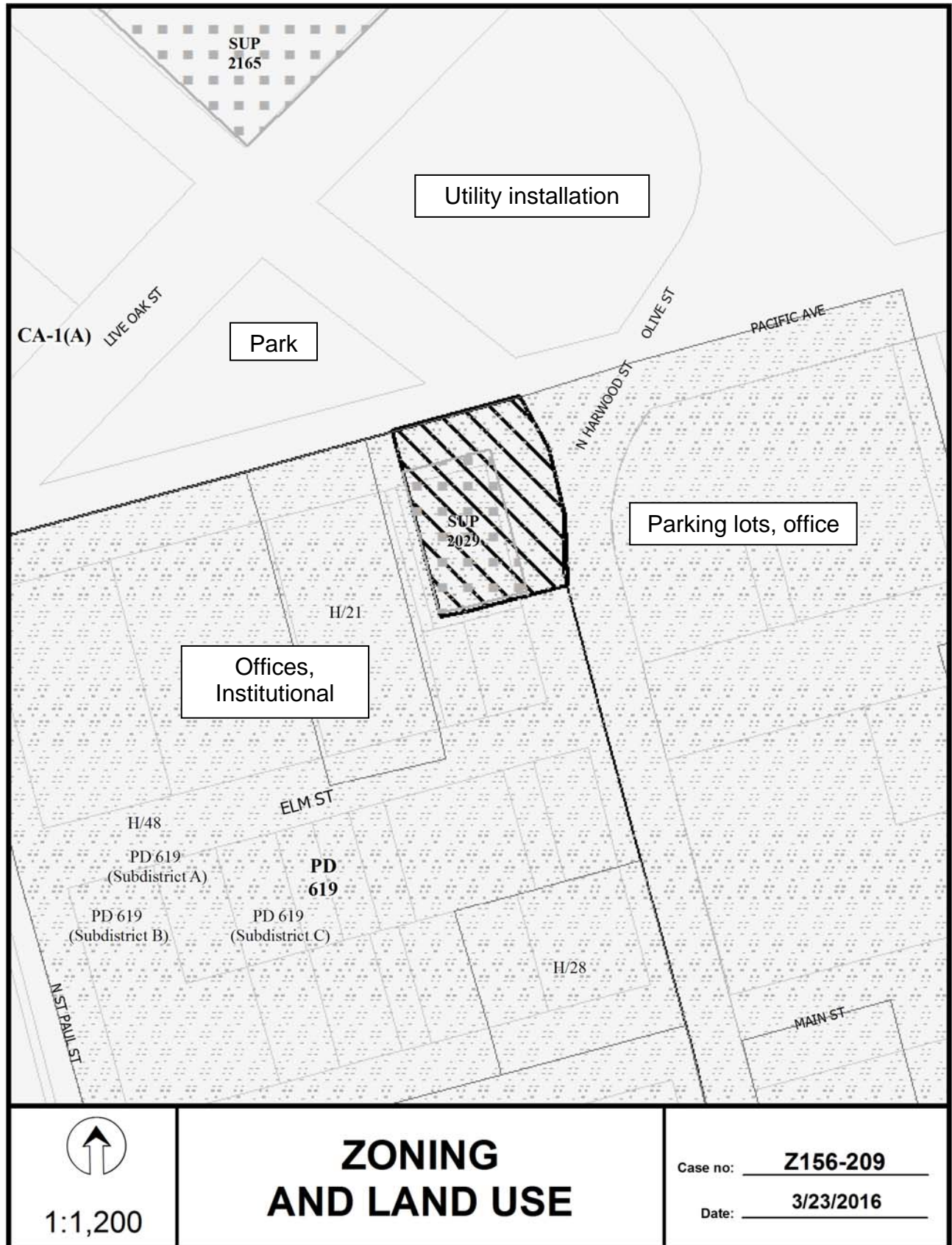


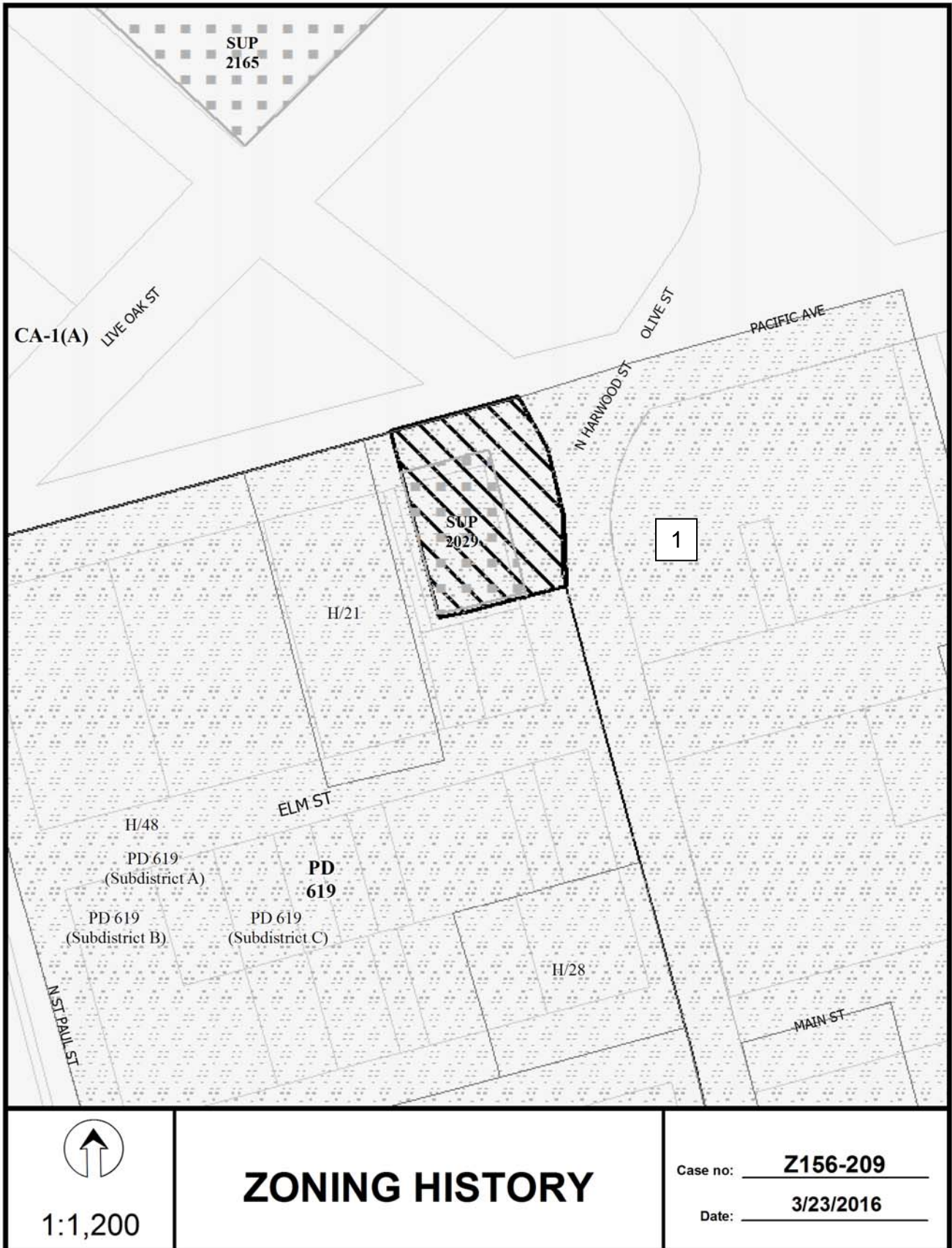














03/23/2016

***Notification List of Property Owners***  
***Z156-209***

***7 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	1933 ELM ST	PACIFIC ELM BUILDING LLC
2	1910 PACIFIC AVE	1910 PACIFIC LP
3	1910 PACIFIC AVE	OLYMBEC USA LLC
4	1920 ELM ST	1920 ELM LTD
5	2001 ELM ST	CAIN JOHN CHARLES
6	2009 ELM ST	DENIUS FRANKLIN W & ET AL
7	2020 LIVE OAK ST	WESTDALE 2020 LIVE OAK LP

**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, February 18 and March 3, and April 7, 2016, the City Plan Commission held this case under advisement so that the applicant could meet with surrounding property owners.

## **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:**

	<b>Zoning</b>	<b>Land Use</b>
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.

Z156-135(OTH)

**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**

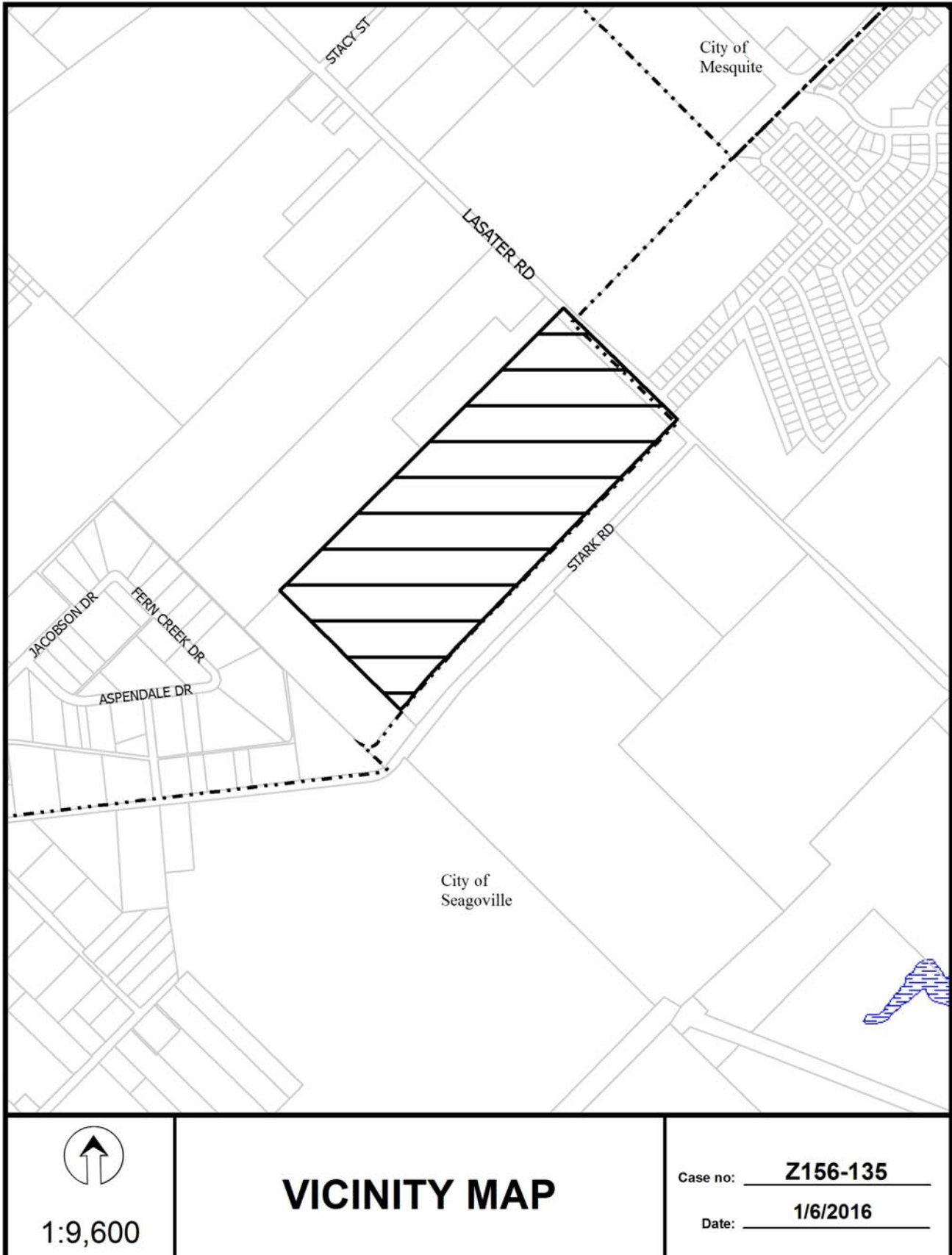
Mr. David V. Auld  
Chief Exec. Officer and President

Mr. Bill W. Wheat  
Chief Financial Officer and Exec. VP

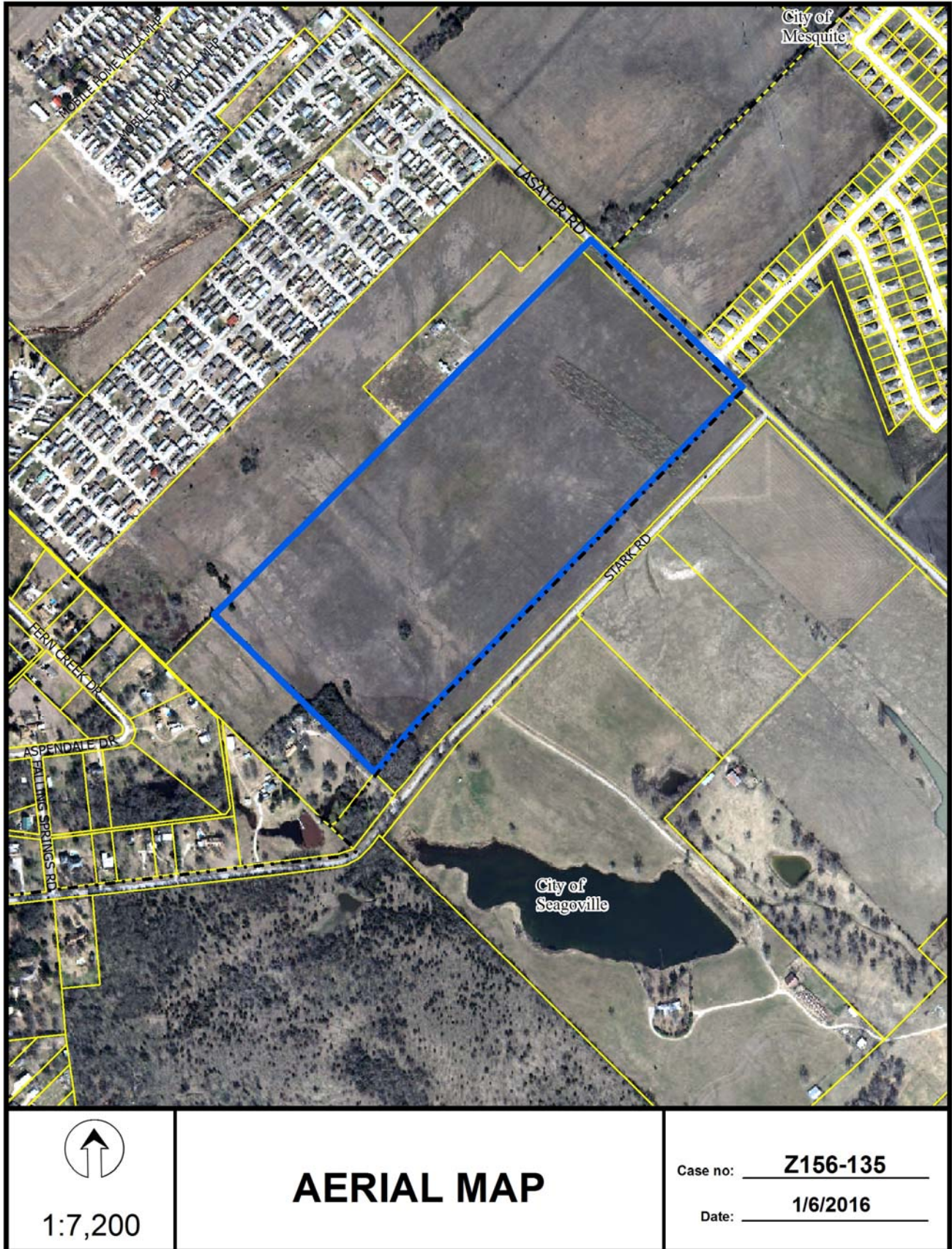
Mr. Michael J. Murray  
Chief Operating Officer and Exec. VP

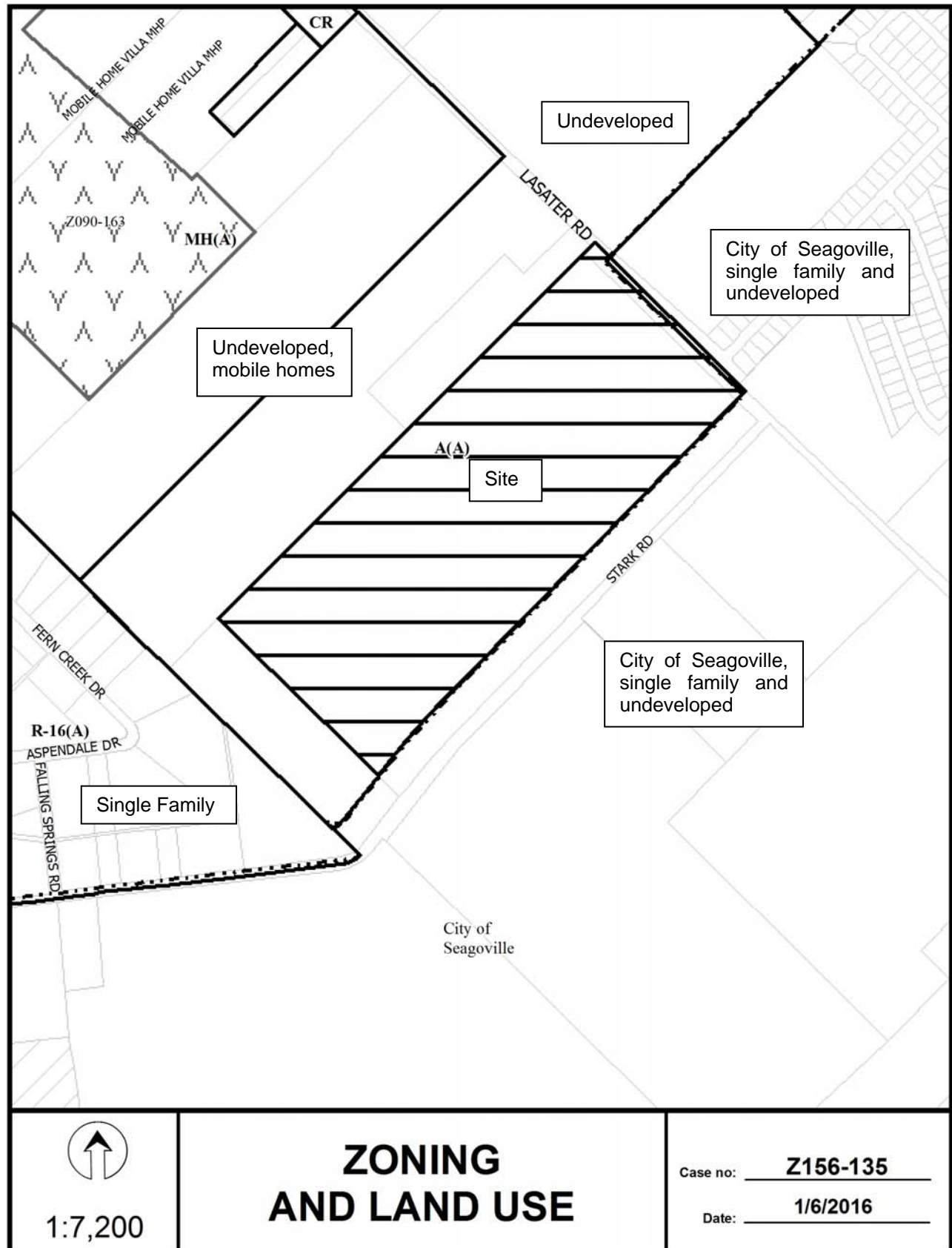
Mr. Ted I. Harbour  
Chief Legal Officer

Jessica Hansen  
VP of Communications

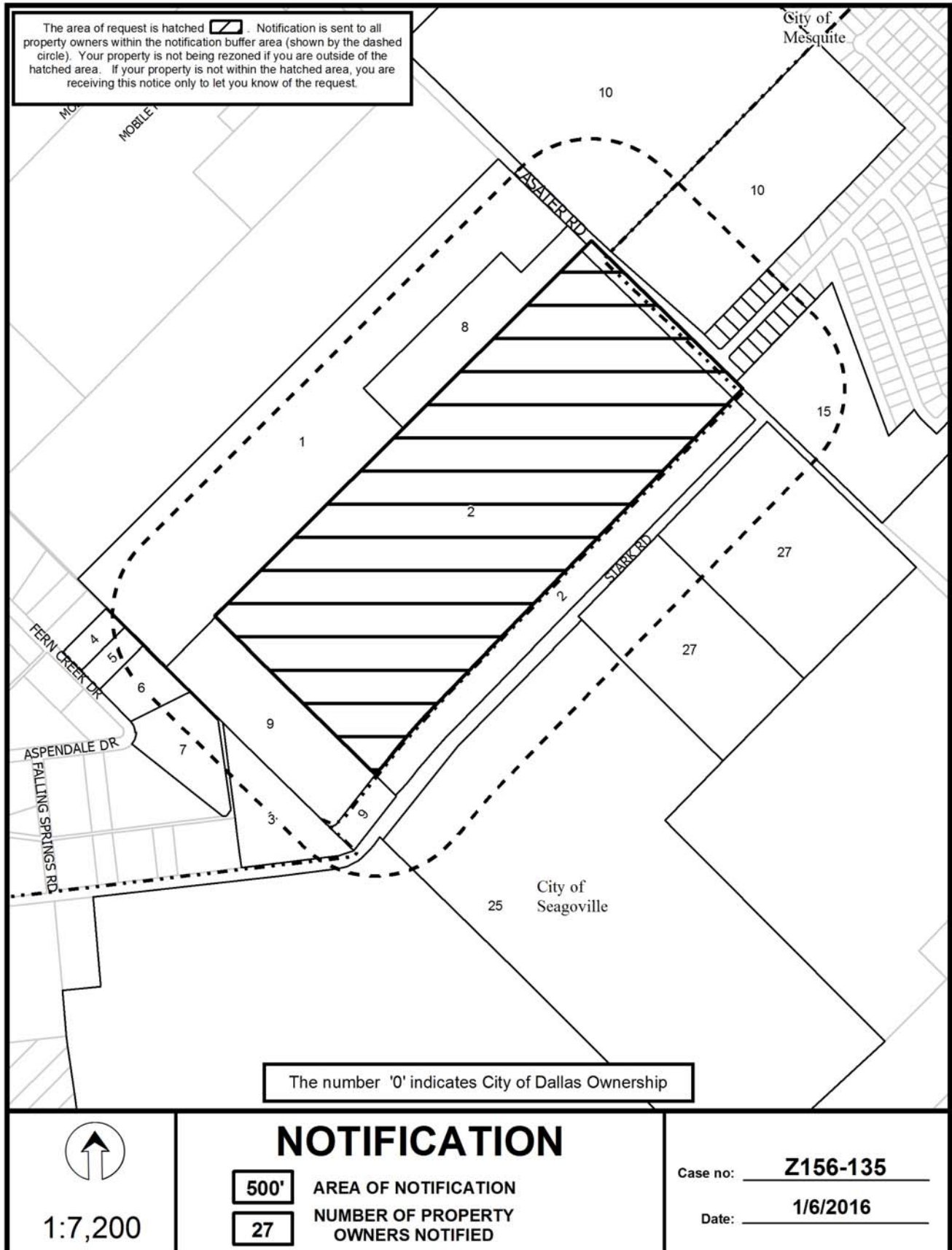














01/06/2016

***Notification List of Property Owners******Z156-135******27 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
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 &

Z156-135(OTH)

01/06/2016

***Label # Address***

27 800 STARK RD

***Owner***

JONES THOMAS RAY

**Planner: Warren F. Ellis**

**FILE NUMBER:** Z134-301(WE) **DATE FILED:** July 31, 2014

**LOCATION:** Generally bounded by Cedar Springs Road, Routh Street, Howell Street and Fairmount Street

**COUNCIL DISTRICT:** 14 **MAPSCO:** 45-B, 45-F

**SIZE OF REQUEST:** Approx. 3.983 acres **CENSUS TRACT:** 18.00

---

**APPLICANT / OWNER:** Greenway /Cedar Springs L.P.

**REPRESENTATIVE:** Larry Good, Good Fulton & Farrell

**REQUEST:** An application for a Planned Development District for retail, office, and residential uses on property zoned Planned Development District No. 9 with a D Liquor Control Overlay and GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

**SUMMARY:** The purpose of this request is to redevelop the city block with a variety of retail, residential and office uses. The applicant proposes various height zones within the proposed development that exceed the current GR General Retail height limitation. The maximum height in a GR General Retail Subdistrict is 120 feet and the applicant is proposing a maximum structure height of 240 feet. In addition, a portion of the request site is located within Planned Development District No. 9, which is developed with office and certain retail uses. The applicant proposes to remove a portion of PDD No. 9 from the request site to allow for the site's development.

**STAFF RECOMMENDATION:** **Hold under advisement until June 16, 2016**

**PREVIOUS ACTION:** On March 17, 2016, the City Plan Commission held this case under advisement to allow the applicant to revise Phase 1 of the development plan and to continue to meet with the stakeholders to discuss the proposed development. The applicant has met with several stakeholders to discuss the proposed development and as a result of the meetings has decided to submit a development plan for the entire site. Staff has not received the new plan.

## **GUIDING CRITERIA FOR RECOMMENDATION:**

Staff recommends approval the Planned Development District based upon:

1. *Performance impacts upon surrounding property* – The request for a Planned Development District may have a minimum impact on the adjacent office uses (PDD No. 9) as it relates to the maximum structural height of the proposed mixed use development. The request site is adjacent to Planned Development District No. 9 which permits certain office uses and allows a maximum structure height of 24 feet. To minimize the impact of the proposed development as it pertains to the office uses, the applicant is establishing a 25-foot setback along Howell Street and will limit the height of the residential uses (single family) to 55 feet. The remaining portion of Phase I will consist of multifamily uses and a parking structure. The multifamily uses will be constructed over a parking structure and the height will vary between 120 feet to 240 feet. The maximum structure height cannot exceed 240 feet.

The applicant is also proposing to develop the mixed use development in phases. Phase I will consist of developing approximately 1.307 acres with 322,000 square feet of residential uses, which includes ground floor amenity, leasing and a service area. Phase II will consist of the approximately 461,491 square feet of buildable area will used for office uses. Of the 461,491 square feet of buildable floor area, approximately 50,000 square feet will be designated for restaurant and retail uses. To promote pedestrian and street activities, the proposed development will have ground floor retail uses and an urban design requirement. The urban design component will provide a minimum ground level transparency of 30 percent to promote such street level activities.

The proposed mixed use located within Planned Development District where there are several subdistricts that vary in the maximum allowable structure height. The structure height ranges from 24 feet (PDD No. 9) to 120 feet in a GR General Retail Subdistrict. In addition, there are surrounding developments and Subdistricts that exceeds a maximum structure height of 120 feet. These Planned Development Subdistrict's and Subdistricts permit a maximum structure height of 240 feet and are located within Planned Development Subdistrict No. 86, HC Heavy Commercial Subdistrict and in the LC Light Commercial Subdistrict.

2. *Traffic impact* – The Engineering Section of the Department of Sustainable development and Constructions has determined that the request will not have a negative impact on the street system.
3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas! Comprehensive Plan* shows that the request site is located in an Urban Mixed-Use Building and is in compliance with the Comprehensive Plan.

4. *Justification for PD Planned Development District Zoning as opposed to a straight zoning district* – The proposed Planned Development District is justifiable because a Planned Development Subdistrict cannot be expanded within Planned Development District No. 193. The applicant is also repealing a portion of Planned Development District No. 9 to allow for the construction of a mixed use development. Even though the new Planned Development District will become a Chapter 51A Planned Development District, the applicant will use a majority of the GR General Retail Subdistrict regulations for the proposed development.

#### **BACKGROUND INFORMATION:**

- In September 1951, the City Council approved Planned Development District No. 9 for NS Neighborhood Service uses and certain retail and office uses. These main uses consist of: Bank or savings and loan office, wholesale, caterer, or wedding service office or sample room, department, variety, or novelty shop (retail), electrical goods (retail sales), film developing and printing, furniture repair and upholstering (retail sales), household and office furnishings and appliances (retail sales), jewelry shop, piano and musical instrument store (retail), and studios for art, dance or drama.
- In 1965, the City Council approved a D Liquor Control Overlay on Planned Development District No. 9.
- The D Liquor Control Overlay that is on a portion on the request site will remain.

**Zoning History:** There have been five zoning changes requested in the area over the past 5 years.

1. **Z101-265** On December 11, 2011, the City Council approved a Planned Development Subdistrict for GR General Retail Subdistrict Uses on property zoned a GR General Retail Subdistrict with a D-1 Liquor Control Overlay on a portion of the site within Planned Development District No. 193, the Oak Lawn Special Purpose District, located on the northwest line of Carlisle Street between Fairmont Street and Routh Street.
2. **Z123-125** On February 13, 2013, the City Council a Planned Development Subdistrict for multiple family uses on property zoned a GR General Retail Subdistrict in Planned Development District No. 193, the Oak Lawn Special Purpose District South corner of Carlisle Street and Routh Street.
3. **Z123-146** On February 27, 2013, the City Council approved an amendment to Zone 1 of Planned Development District No. 184 for office, retail and residential uses on the northeast corner Carlisle Street and Cedar Springs Road.
4. **Z134-353** On January 13, 2016, the City Council approved a Planned Development Subdistrict for GR General Retail Subdistrict and an outdoor dining area use on property zoned a GR General Retail Subdistrict within Planned



Development District No. 193, the Oak Lawn Special Purpose District located on southwest line of Fairmount Street, west of Cedar Springs Road.

5. **Z145-190** An application for new Planned Development Subdistrict for GR General Retail Subdistrict uses on property zoned a GR General Retail Subdistrict within PDD No. 193, the Oak Lawn Special Purpose District. This case has not been scheduled.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Cedar Springs Road	Collector	80 ft.	80 ft.
Routh Street	Local	50 ft.	50 ft.
Howell Street	Local	50 ft.	50 ft.
Fairmount Street	Local	50 ft.	50 ft.

**Traffic:** The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that the proposed development will not have a negative impact on the surrounding street system. The analysis is based upon the Traffic Impact Analysis report the applicant provided during the application submittal.

**Surrounding Land Uses:**

	Zoning	Land Use
<b>Site</b>	PDD No. 9 on portion w/ D Overlay, GR Subdistrict	Office, Restaurants, surface parking
<b>Northeast</b>	PDS No. 58, PDS No. 86, GR	Offices, Bank, Multiple-family
<b>Southeast</b>	PDD No. 9	Offices
<b>Northwest</b>	GR Subdistrict	Retail
<b>Southwest</b>	GR Subdistrict, GR Subdistrict w/ SUP No. 1660	Office, Bank

**COMPREHENSIVE PLAN:** The forwardDallas! Comprehensive Plan was adopted by the City Council in June 2006. The forwardDallas! Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site being in an Urban Mixed Use Building Block. The proposed development is in compliance with the forwardDallas! Comprehensive Plan.

The Urban Mixed-Use Building Block incorporates a vibrant mix of residential and employment uses at a lower density than the Downtown Building Block. These areas are typically near Downtown, along the Trinity River or near major transit centers. Examples include Uptown, the City Place/West Village area, Stemmons Design District, Cedars and Deep Ellum. Urban Mixed-Use Building Blocks provide residents with a vibrant blend of opportunities to live, work, shop and play within a closely defined area. Buildings range from high-rise residential or mid-rise commercial towers to townhomes and small corner shops. Good access to transit is a critical element. Similar to Downtown, the Urban Mixed-Use Building Blocks offer employment and housing options and are important economic growth areas for businesses. People on foot or bike can enjoy interesting storefronts at ground level with benches, public art, on-street parking and wide sidewalks, creating an appealing streetscape. Large parking areas and other auto-oriented land uses are typically located at the edges.

The applicant's proposal is generally consistent with the *forwardDallas!* Vision and further complies with the following goals and policies of the Comprehensive Plan.

## **LAND USE**

### **GOAL 1.2 PROMOTE DESIRED DEVELOPMENT**

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

### **STAFF ANALYSIS:**

**Land Use Compatibility:** The 3.983 acre site is developed with a mix of retail and office uses. The portion of the request site that is zoned for Planned Development District No. 9 is developed as a surface parking lot. The surrounding land uses are developed and consist of the following: East of the site, across Routh Street is developed with Multiple-family uses and a retail strip development. South of the site, across Howell Street is development with office uses. The office uses is located within Planned Development District No. 9. Properties that are west of the request site are developed with a one-story bank and savings and loan use. North of the site, the properties are developed with a mix of office and retail uses.

Staff recommendation is to hold this case under advisement to allow the applicant to discuss the proposed phase I development plan with the Oak Lawn Committee and adjacent property owners. The applicant had originally briefed the Oak Lawn Committee on a conceptual plan.

**Development Standards:**

<b><u>DISTRICT</u></b>	<b><u>SETBACKS</u></b>		<b><u>Density</u></b>	<b><u>Height</u></b>	<b><u>Lot Coverage</u></b>	<b><u>Special Standards</u></b>	<b><u>PRIMARY Uses</u></b>
	<b><u>Front</u></b>	<b><u>Side/Rear</u></b>					
GR - existing General Retail Subdistrict	15'	20' adjacent to residential OTHER: No Min.	1.6 FAR base 2.0 FAR maximum + bonus for residential	120' 10 stories 180'	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential
PDD No. 9 - existing	25'	0'/0'		24'	40%	Proximity Slope Visual Intrusion	Residential, Community service, Religious, Educational, Personal, professional and custom crafts uses
PDD - Proposed	25' – Howell Street 15' for all other		4.0 FAR base 4.5 FAR maximum + bonus for residential	Varies, 55' min to 240' max	80%		Office, retail & personal service, residential

**Landscaping:** A landscape plan is not required to be submitted for this mixed use development. The applicant will use the landscape regulations from Planned Development District No. 193, Part I for the proposed mixed use development. Since the proposed development is located within the PDD No. 193, maintaining the landscaping requirements for Part I is appropriate. The applicant will screen the parking structure with similar materials.

<b>LIST OF OFFICERS</b>
-------------------------

Partnership Name:	Greenway-Cedar Springs, L.P. 2808 Fairmount Street Suite 100 Dallas, Texas 75201
General Partner:	Greenway-CFT, Inc.
President:	Gerald H. Stool
Vice President:	Todd Petty
Limited Partners:	Jeff Brawner Jay Grogan Grogan Children Partners (Jay Grogan) Guarantee Holdings (Gerald H. Stool) Larry Good Duncan T Fulton III David Farrell Joseph Patti Bryce Weigand Todd Petty

**PROPOSED PD CONDITIONS**

**SEC. P-\_\_\_\_.101. LEGISLATIVE HISTORY.**

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

**SEC.P-\_\_\_\_.102. PROPERTY LOCATION AND SIZE.**

PD \_\_\_\_ is established in the area bounded by Cedar Springs Road, Routh Street, Howell Street, and Fairmount Street. The size of PD \_\_\_\_ is approximately 3.98 acres.

**SEC. P-\_\_\_\_.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. In this article:

(1) ANTIQUE SHOP means an establishment for the retail sale of articles such as glass, china, furniture, or similar furnishings and decorations that have value and significance as a result of age, design, or sentiment.

(2) BAKERY OR CONFECTIONARY SHOP means a facility for preparing, cooking, baking, and the retail sale of candy, baked goods, or other sweets.

(3) BANK OR SAVINGS AND LOAN OFFICE means a facility for the extension of credit, loan, or exchange of money.

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

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

(6) BROADCASTING OR RECORDING STUDIO means:

(A) A broadcasting studio is a facility for broadcasting live or prerecorded programs by radio or television.

(B) A recording studio is a facility for recording on records, tapes, video tapes, and other suitable recording media.



(7) CAMERA SHOP means a facility for the retail sale of cameras, film, photographic paper, auxiliary lenses, photofinishing material, projection equipment, and other photography-related items.

(8) CIGAR, TOBACCO, AND CANDY STORE means a facility for the retail sale of cigars, cigarettes, pipe tobacco, candies, and other related items.

(9) CLOTHING STORE means a facility for the retail sale of apparel.

(10) COMMUNITY, WELFARE, OR HEALTH CENTER means a community service facility where social, recreational, welfare, health, or child-care service is provided by a public, quasi-public, tax-exempt, church, or municipal agency.

(11) CUSTOM CLEANING SHOP means an establishment for the custom cleaning of individual garments, fabrics, rugs, draperies, or similar items.

(12) DRUG STORE a facility for the preparing, preserving, compounding, and the retail sale of drugs and medicines.

(13) ESTABLISHMENT OF RELIGIOUS, CHARITABLE, OR PHILANTHROPIC NATURE means a facility sponsored or operated by an organization established for religious or philanthropic purposes, including but not limited to residences for the indigent or handicapped and training and educational facilities.

(14) FLORIST STORE means a facility for the retail sale of cut or uncut flowers and ornamental plants and associated items.

(15) FURNITURE STORE means a facility for the display and retail sale of new furniture and appliances.

(16) HANDCRAFTED ART WORK STUDIO means a facility for individuals to create art objects such as needlework, hand weaving, leather goods, jewelry, ceramics, sculptures, or other works of art.

(17) HANDCRAFTED BOOKBINDING means a facility for custom hand binding of books and similar documents.

(18) HEALTH STUDIO means a facility operated to promote physical fitness or weight control and where manipulated massage or exercises are practiced upon the human body with or without the use of mechanical, therapeutic, or bathing devices.

(19) HIGHLY REFLECTIVE GLASS means glass with exterior visible reflectance percentages in excess of 27 percent.

(20) INSTRUCTIONAL ARTS STUDIO means a facility for the instructing, coaching, or counseling in arts, music, ceramics, drama, speech, dance, or similar personal skills or arts.

(21) MEDICAL APPLIANCE FITTING AND SALES means a facility specializing in the retail sale or rental of special purpose devices related to medical treatment.

(22) KEY SHOP means a facility for the sale and duplication of keys.

(23) MULTIPLE-FAMILY means three or more dwelling units located on a lot.

(25) OPTICAL SHOP means a facility providing optical items for the correction of vision.

(26) PET SHOP means a facility for the display and retail sale of small animals, fish, and birds as pets.

(27) PHOTOGRAPHY STUDIO means a facility for taking and processing pictures.

(28) RECTORY means a dwelling unit for a minister, priest, or rabbi.

(29) RESIDENCE HOME FOR THE AGED means a facility for the prolonged or permanent care of persons over 65 years old suffering from illnesses or infirmities of the age.

(30) RETAIL FOOD STORE means an establishment for the display and retail sale of foods and associated items.

(31) RETAIL STORES OTHER THAN LISTED means any use not listed in this article that offers consumer goods for inside retail sale.

(32) SAFE DEPOSIT BOXES means an establishment offering storage areas which may be used for the keeping of personal items, including but not limited to jewelry, silverware, valuable metals, and stones.

(33) SECOND HAND STORE means a facility for the retail sale of used merchandise.

(34) SELF-SERVICE LAUNDRY OR DRY CLEANING means a facility for washing or dry cleaning garments and similar items where customers clean their own clothes.

(35) SEWAGE PUMPING STATION means a facility for pumping sewage.

(36) SHOE REPAIR means a facility for the repair or reconditioning of footwear, handbags, and other similar articles.

(37) STOOP means a small porch leading to the entrance of a residence.

(38) TAILOR, CUSTOM SEWING, AND MILLINERY means a facility to alter, repair, custom make, and fashion apparel and millinery.

(39) TANDEM PARKING means one parking space in front of another parking space making it necessary to pass through one parking space to gain vehicular access to the other parking space.

(40) TELEPHONE EXCHANGE, SWITCHING, AND TRANSMITTING EQUIPMENT means non-attended telephone switching or transmitting service.

(41) TRANSPARENCY means the total area of window and door openings filled with glass, expressed as a percentage of the total facade area by story.

(42) TRAVEL BUREAU means an agency engaging in the selling and arranging of transportation, trips, or tours for individuals or groups.

(43) VISIBLE REFLECTANCE means the percentage of available visible light energy reflected away from the exterior surface of glass. (The higher the percentage, the more visible light reflected and the more mirror-like the surface will appear.)

(44) WATER RESERVOIR, WELL, OR PUMPING STATION means:

(A) A water reservoir is a facility for the ground storage and transmission of water for use by the city water system.

(B) A well is a facility for the ground storage and transmission of water.

(C) A pumping station is a facility for transporting water, including pumps, piping, valves, and controls.

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

**SEC. P-\_\_\_\_.104 EXHIBITS.**

The following exhibit is incorporated into this division: Exhibit \_\_\_\_A: conceptual plan.

**SEC. P-\_\_\_\_.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. P-\_\_\_\_.106. DEVELOPMENT PLAN**

A development plan that complies with the conceptual plan and this article must be submitted for each phase of development and must be approved by the city plan commission before the issuance of any building permit to perform work in that phase. If there is conflict between the text of this article and an approved development plan, text of this article controls.

**SEC. P-\_\_\_\_.107. MAIN USES PERMITTED.**

The following uses are the only main uses permitted:

(1) Agricultural uses.

None permitted.

(2) Commercial and business service uses.

-- Medical or scientific laboratory.

(3) Industrial uses.

None permitted.

(4) Institutional and community service uses.

-- Child-care facility.

-- Church.

-- Convent or monastery.

-- Establishment of religious, charitable, or philanthropic nature.

-- Library, art gallery, or museum.

-- Rectory.

(5) Lodging uses.

- Hotel or motel. *[120 room minimum. No outside entry to guest rooms.]*
- (6) Miscellaneous uses.
  - Temporary construction or sales office.
- (7) Office uses.
  - Bank or savings and loan office (without drive-in windows).
  - Bank or savings and loan office (with drive-in windows).*[SUP]*
  - Medical clinic or ambulatory surgical center.
  - Office.
- (8) Recreation uses.
  - Private recreation center, club, or area.
  - Public park, playground, or golf course.
- (9) Residential uses.
  - Duplex.
  - Handicapped group dwelling unit. *[SUP required if the spacing component of Section 51A-4.209(b)(3.1) is not met.]*
  - Multiple-family.
  - Residence home for the aged.
  - Single family.
- (10) Retail and personal service uses.
  - Alcoholic beverage establishments. *[See Section 51A-4.210(b)(4). Limited to bar, lounge, or tavern and private club-bar.]*
  - Antique shop.
  - Bakery or confectionary shop.
  - Barber and beauty shop.
  - Book and stationary store.
  - Broadcasting or recording studio.
  - Camera shop.
  - Catering service.
  - Cigar, tobacco, and candy store.
  - Clothing store.
  - Commercial wedding chapel.
  - Custom cleaning shop.
  - Drug store.
  - Florist store.
  - Furniture store.
  - Handcrafted artwork studio.



- Handcrafted bookbinding,
- Health studio.
- Instructional arts studio.
- Key shop.
- Laundry or cleaning pick-up and receiving station.
- Liquor store.
- Medical appliance fitting and sales.
- Optical shop.
- Pet shop.
- Photography studio.
- Restaurant with alcoholic beverage and/or entertainment.
- Restaurant without drive-in or drive-through service.
- Retail food store.
- Retail stores other than listed. *[SUP required if greater than 40,000 square feet of floor area.]*
- Safe deposit boxes.
- Secondhand store.
- Self-service laundry or dry cleaning.
- Shoe repair.
- Tailor, custom sewing, and millinery.
- Theater.
- Travel bureau.

(11) Transportation uses.

None permitted.

(12) Utility and public service uses.

- Commercial radio or television transmitting station.
- Community, welfare, or health center.
- Electrical substation.
- Local utilities.
- Post office.
- Sewage pumping station.
- Sewage treatment plant. *[SUP]*
- Telephone exchange, switching, and transmitting equipment,
- Utility or government installation other than listed.
- Water reservoir, well, or pumping station.

(13) Wholesale, distribution, and storage uses.

None permitted.

**SEC. P-\_\_\_\_.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) The following accessory uses are permitted by right:

- Amateur communication tower.
- Community center (private).
- Game court (private)
- Home occupation.
- Occasional sales.
- Swimming pool (private).

**SEC.P-\_\_\_\_.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) Front yard.

(1) Cedar Springs Road, Fairmount Street, and Routh Street.

Minimum front yard is:

- 15 feet.
- (2) Howell Street. Minimum front yard is 25 feet.
- (3) Urban form.

(A) Cedar Springs Road. For any portion of a structure over 55 feet in height, the minimum front yard setback is 35 feet.

(B) Howell Street. For any portion of a structure over 45 feet in height, the minimum front yard is 35 feet.

(4) Encroachments. Encroachments of stairs, steps, stoops and railings, and garden walls up to 48" in height are allowed in the required front yard. Overhead canopies, balconies, and roof eaves may project into a required front yard, but not over a required city sidewalk.

(b) Side and rear yard. No minimum side or rear yard is required.

(c) Density. Maximum number of dwellings units permitted is 400.

(d) Floor area.

(1) Phase I. Maximum floor area is 322,000 square feet.

(2) Phase II. Maximum floor area is 461,491 square feet

(3) Floor area ratio. Maximum floor area ratio is 4:1. An additional 0.5 floor area ratio is allowed where there is a minimum 1:1 component of residential uses. For all combined uses the maximum floor area ratio is 4.5:1.

(e) Height.

(1) Zone 1. Maximum structure height is 120 feet.

(2) Zone 2. Maximum structure height is 240 feet.

(f) Lot coverage. There are no maximum lot coverage requirements for individual building sites. However, the cumulative lot coverage within the district is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(g) Lot size. Minimum lot size is \_\_\_\_ square feet.

(h) Stories.

(1) Zone 1. Maximum number of stories above grade is 11 .

(2) Zone 2. Maximum number of stories above grade is 22 .

**SEC. P-\_\_\_\_.110. OFF-STREET PARKING AND LOADING.**

(a) Off-street parking requirements.

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

(2) Lodging uses. One space per guest room is required.

(3) Office uses. One space per 366 square feet of floor area is required.

(4) Retail and personal service uses. One space per 220 square feet of floor area is required.

(b) Mixed use development parking reduction.

(1) In general. The off-street parking requirement for a mixed use development may be reduced in accordance with the mixed use development parking chart (Exhibit \_\_\_\_).

(2) Calculation of adjusted standard off-street parking requirement. The adjusted off-street parking requirement for a mixed use development is calculated as follows:

(A) The standard parking requirements for each of the uses in the mixed use development must be ascertained.

(B) The parking demand for each use is determined for each of the five times of day shown in the mixed use development parking chart by multiplying the standard off-street parking requirement for each use by the percentage in the chart assigned to that category of use. If a use in the development does not fall within one of the categories shown in the mixed use development parking chart, the percentage assigned to that use is 100 percent for all five times of day.

(C) The “time of day” columns are totaled to produce sums that represent the aggregate parking demand for the development at each time of day. The largest of these five sums is the adjusted off-street parking requirement for the development.

(D) If one of more of the main uses in a mixed use development is a retail or personal service use, the minimum parking requirement for the mixed use development cannot be reduced to a number of spaces that is less than the sum of the standard parking spaces required for each of the retail and personal service uses in the mixed use development.

(c) Parking structures.

(1) Facades.

(A) All permanent parking structures must be either underground or concealed in a building with a facade that is similar in appearance to the facade of the main building or an adjacent building.

(B) At least 12 percent of the parking structure facades (including openings, if any) must be covered with the same materials predominantly used on the facades of main building.

(C) Openings in the parking structure facades may not exceed 52 percent of the total parking structure facade area.

(2) Ground level activities.

(A) Except as provided in this paragraph, above grade parking structures must contain ground level activities for the first 30 feet of the building measured inward from the street facing facade when the parking structure fronts a public right-of-way.

(B) This paragraph is only applicable when the facade of the parking structure is located within 30 feet of the right-of-way.

(C) A minimum of 60 percent of each parking structure frontage, excluding vehicular driveway entrances, must comply with this provision.

(d) Off-street loading.

(1) Location. Off-street loading, delivery, trash collection, storage, and removal facilities are prohibited within 125 feet of Howell Street and are not permitted in the front yard.

(2) Screening. All delivery, trash collection, storage, and removal facilities must be screened from the public right-of-way. The screening materials may consist of a combination of masonry, steel, aluminum, or composite metal panels. Wood gates are prohibited.

(4) Required loading spaces.

(A) Phase 1. The total number of off-street loading spaces required is one.

(B) Phase 2. The total number of off-street loading spaces required upon completion of Phase 2 is two.

(e) Tandem parking and packed parking.

Tandem parking and packed parking managed by valet operations do not count toward the required parking requirements.

**SEC. P-\_\_\_.111. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC P-\_\_\_.112. URBAN DESIGN REQUIREMENTS.**

(a) Tower floors. Any towers, other than for residential uses, that are located more than 55 feet above grade, may not exceed 30,000 square feet in floor area per floor.

(b) Transparency requirements.

(1) Residential uses.

(A) Minimum ground level transparency is 30 percent.

(B) Minimum upper level transparency is 20 percent.

(2) Non-residential uses.

(A) Minimum ground level transparency is 50 percent.

(B) Minimum upper level transparency is 20 percent.

(c) Highly reflective glass prohibited. Highly reflective glass may not be used as an exterior building material on any building or structure in the district.

**SEC. P-\_\_\_.113. LANDSCAPING, STREETScape, SCREENING AND FENCING STANDARDS.**

(a) Designated landscape areas.

(1) In general.

(A) Each property owner is required to designate portions of the lot and parkway in the front side, or rear yard for landscaping purposes. These designations must be shown on the landscape plan required by this section. The first required designation is that of the "landscape site area." The landscape site area may consist of one large contiguous area or several smaller non-contiguous areas.

(B) The second required designation is that of the "general planting area." The general planting area is a subarea of the landscape site area. Like the landscape site area, it may consist of one large contiguous area or several smaller non-contiguous areas.

(C) The third required designation is that of the "special planting area." The special planting area is a subarea of the general planting area. Again, the special planting area may consist of one contiguous area or several non-contiguous areas.



(D) The fourth required designation is that of the “parkway planting area,” which, like other areas, may consist of one contiguous area or several non-contiguous areas.

(E) The requirements for the landscape site area, general planting area, special planting area, and parkway planting area are different and vary depending on the zoning classification of the property. Among those things regulated are the amount and type of pavement allowed, the soil depth, and the type and density of plant materials. Specific requirements applicable to these designated areas are outlined in the subsections that follow.

(2) Pavement restrictions. No pavement other than pavement for pedestrians and non-motorized vehicles is permitted in the designated landscape site area. No pavement of any kind is allowed in the designated general planting, special planting, and parkway planting areas.

(3) Soil depth requirements. There are no minimum soil depth requirements for portions of the landscape site area that are outside of the general planting area. The minimum soil depth requirement for the parkway planting area and portions of the general planting area that are outside of the special planting area is 18 inches. The minimum soil depth requirement for the special planting area is 24 inches.

(4) Minimum planting requirements. The minimum planting requirements for designated landscape areas are as follows:

(A) Landscape site area.

(i) There are no minimum planting requirements for portions of the landscape area that are outside of the general planting area.

(ii) At least 10 percent of the lot, including at least 60 percent of the required front yard, must be designated by the property owner as landscape site area.

(B) General planting area.

(i) The general planting area must contain living trees, shrubs, vines, flowers, or ground cover vegetation. All plants in this area must be recommended for local area use by the director of park and recreation.

(ii) At least 12 percent of the required front yard on Routh Street, Fairmount Street and Cedar Springs Road must be designated as general planting area. At least 75 percent of the required front yard on Howell Street, exclusive of the required city sidewalk, must be designated by the property owner as general planting area.

(C) Special planting area.

(i) The special planting area must contain living trees, shrubs, or vines that are recommended for local area use by the director of the park and recreation. Turf grass and ground cover are not counted toward meeting these minimum planting requirements. Initial plantings must be calculated to cover a minimum of 75 percent of this area at a minimum height of 24 inches within a three-year period. There must be at least one plant for each four square feet of this area unless a landscape architect recommends an alternative planting density as part of a landscape plan that the building official determines is capable of satisfying the minimum coverage requirement for this area.

(ii) At least six percent of the required front yard must be designated by the property owner as special planting area.

(D) Parkway planting area. The parkway planting area must contain living trees, turf grass, flowers, or ground cover vegetation that are recommended for local area use by the director of park and recreation. Initial plantings must be calculated to cover a minimum of 75 percent of this area within a three-year period.

(b) Irrigation and draining systems. All landscaping required under this section must be irrigated and drained by automatic irrigation and permanent draining systems installed to comply with industry standards.

(c) Off-street parking and screening requirements.

(1) Surface parking screening. All surface parking must be screened from the street and residentially zoned property by using one or more of the following three methods to separately or collectively attain a minimum height of three and one-half feet above the parking surface:

(A) Earthen berm planted with turf grass or ground cover recommended for local area use by the director of park and recreation. The berm may not have a slope that exceeds one foot of height for each three feet of width.

(B) Solid wood or masonry fence or wall.

(C) Hedge-like evergreen plant materials recommended for local area use by the director of park and recreation. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed 24 inches on center over the entire length of the bed unless a landscape architect recommends an alternative planting density that the

building official determines is capable of providing a solid appearance within three years.

(2) Off-street loading and garbage storage area screening.

(A) Off-street loading spaces and garbage storage areas must be screened from a public street that is adjacent to the lot

(B) Screening required by this subparagraph must be at least six feet in height measured from the horizontal plane passing through the nearest point of the off-street loading space or garbage area.

(C) Access through required screening may be provided only by a solid gate that equals the height of the screening. The gate must remain closed at all times except when in actual use.

(3) Garage screening and landscaping. Except when street-activating ground story uses are provided, aboveground parking structures must have a 10-foot landscaping buffer on any side facing public right-of-way. This landscape buffer must contain one tree for every 25 feet of frontage and evergreen shrubs planted three feet on center. Initial plantings must be capable of obtaining a solid appearance within three years.

(d) Sidewalks.

(1) In general. Each property owner is required to construct and maintain a sidewalk in an area parallel to and a certain distance from the projected street curb. If the sidewalk is to be located in the front yard, the property owner must dedicate a sidewalk easement to the city to assure its availability to the public as a permanent pedestrian way. Except as otherwise provided in this article, the standards, provisions, and requirements of Chapter 43, "Streets and Sidewalks," of the Dallas City Code, as amended, apply to all sidewalks and driveways in the SPD.

(2) Location. Required sidewalks must be constructed and maintained in the following described areas, except that a required sidewalk may be located farther from the projected street curb where necessary to avoid or preserve existing trees or structures, or to allow compliance with other landscaping requirements in this section.

(i) Sidewalks must be an unobstructed width of 8 feet and must be located between 5 feet and 13 feet from back of curb.

(e) Trees.

(1) Tree planting zone. For purposes of this section, the "tree planting zone" is that area parallel to and between two and one-half and five feet from the back of the projected street curb. If the tree planting zone is in the parkway, the property

owner must apply for a landscape permit before any required trees may be planted in the parkway.

(2) Number, location, and type of trees required. Each lot must have one or more trees whose trunks are located wholly within the tree planting zone. The number of required trees is determined by dividing the number of feet of lot frontage by 25. Fractions are rounded to the nearest whole number, with .5 being rounded up to the next higher whole number. All required trees must be recommended for local area use by the director of park and recreation. If a property owner cannot obtain a landscape permit to locate a required tree in the parkway, the owner shall locate the tree in the required front yard as near as practicable to the front lot line. If a lot has no front yard requirement and the property owner cannot obtain a landscape permit to locate a required tree in the parkway, the owner need not provide that required tree.

(3) Minimum tree height and trunk caliper. Required trees must have a minimum height of 14 feet, and a minimum trunk caliper of three and one-half inches measured at a point 12 inches above the root ball.

(4) Tree spacing requirements. Required trees must be spaced as uniformly as practicable. The trunk of a required tree must be within 60 feet of another required tree.

(5) Minimum clearance above pavement. The property owner shall maintain all trees to comply with the following minimum vertical height clearances over street and sidewalk pavements:

(A) Thirteen and one-half feet above street pavement.

(B) Eight feet above a public sidewalk or the sidewalk required under Subsection (b)(4) of this section.

(6) Tree grates required near sidewalks. Tree grates conforming to state standards and specifications adopted to eliminate, insofar as possible, architectural barriers encountered by aged, handicapped, or disabled persons, and of a size adequate to permit healthy tree growth must be provided for all trees whose trunks are within 18 inches of the sidewalk required under Subsection (b)(4) of this section.

(f) Landscape permit required. Unless an exemption in Subsection (a) of this section applies, an application for a landscape permit must be submitted to and approved by the building official before performing any work that will increase the existing building height, floor area ratio, or nonpermeable coverage of the lot. To obtain a landscape permit, a landscape plan must be submitted. Landscape plans required under this section must contain the following information:

(1) The date, scale, north point, and the names and addresses of both the property owner and the person preparing the plan.

(2) The location of existing boundary lines and dimensions of the lot, and the zoning classification of the property.

(3) The approximate center line of existing water courses; the approximate location of significant drainage features; and the location and size of existing and proposed streets and alleys, utility easements, and sidewalks in the parkway and on or adjacent to the lot.

(4) The location and size of landscape and planting areas required to be designated under this section and the location, size, and species (common or botanical name) of proposed landscaping in these areas.

(5) Information necessary for verifying whether the required minimum percentages of landscape and planting areas have been designated pursuant to this section.

(6) An indication of how the property owner plans to protect existing trees, which are proposed to be retained, from damage during construction.

(7) The location of the required irrigation system.

(8) The location of all existing and proposed loading and garage storage areas.

(f) When landscaping must be completed. If a landscape plan is required under this section, all landscaping must be completed in accordance with the approved landscape plan before the final inspection of any structure on the lot or, if no final inspection is required, within 120 days of the date of issuance of the landscape permit.

(g) General maintenance.

(1) All required landscaping must be maintained in a healthy, growing condition at all times. The property owner is responsible for the regular weeding, mowing of grass, irrigating, fertilizing, pruning, or other maintenance of all plantings as needed. Any plant that dies must be replaced with another living plant that complies with the approved landscape plan within six months after notification of the City. A required tree that dies after its original planting must be replaced by another living tree having a minimum height of 14 feet and a minimum trunk caliper of four inches measured at a point 12 inches above the root ball.

(2) Any damage to utility lines resulting from the negligence of the property owner, his agent, or employees in the installation and maintenance of required landscaping in the public right-of-way is the responsibility of the property owner. If a public utility disturbs a landscaped area in the public right-of-way, it shall make every reasonable effort to preserve the landscaping materials and return them to their prior

locations after the utility work. If nonetheless some plant materials die, it is the obligation of the property owner to replace the plant materials.

(3) Garbage storage area landscaping. A landscaping planting area must be established and maintained between the required screening wall for the garbage storage area and the front lot line. The landscape planting must be at least three feet wide and have a minimum soil depth of 24 inches. No pavement of any kind is allowed in this area. This area must contain living evergreen shrubs or vines that are recommended for local area use by the director of park and recreation. Initial plantings must be calculated to cover a minimum of 30 percent of the total wall area facing the street within a three-year period. Shrubs or vines must be planted 24 inches on center over the entire length of this area unless a landscape architect recommends alternative planting density as part of a landscape plan that the building official determines is capable of satisfying the 30 percent minimum coverage requirement.

(g) Landscape buffer on Routh Street.

(1) A seven-foot landscape buffer is required when adjacent to an above-grade parking structure.

(2) A landscape buffer may be interrupted by a sidewalk to access entry to retail, office, and residential uses on the street level.

(h) Open space.

(1) A minimum of 6,000 square feet of publicly accessible open space must be provided as street level, before the final certificate of occupancy is issued for Phase Two development.

(2) Open space must abut the public right-of-way and be in a single contiguous location.

(i) Pedestrian amenities. The following pedestrian amenities must be provided in the identified open-space area.

(1) benches

(2) public art

(3) water feature

(j) Visual obstruction regulations. A property owner is not required to comply with the landscaping requirements of this section to the extent that they conflict with the visual obstruction regulations in Section 51-4.602(c). If there is a conflict between this section and the visual obstruction regulations, the visual obstruction regulations control.



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

**SEC. P-\_\_\_\_.115.                    SIGNS.**

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

**SEC. P-\_\_\_\_.116.                    ADDITIONAL PROVISIONS.**

(a) In general.

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

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

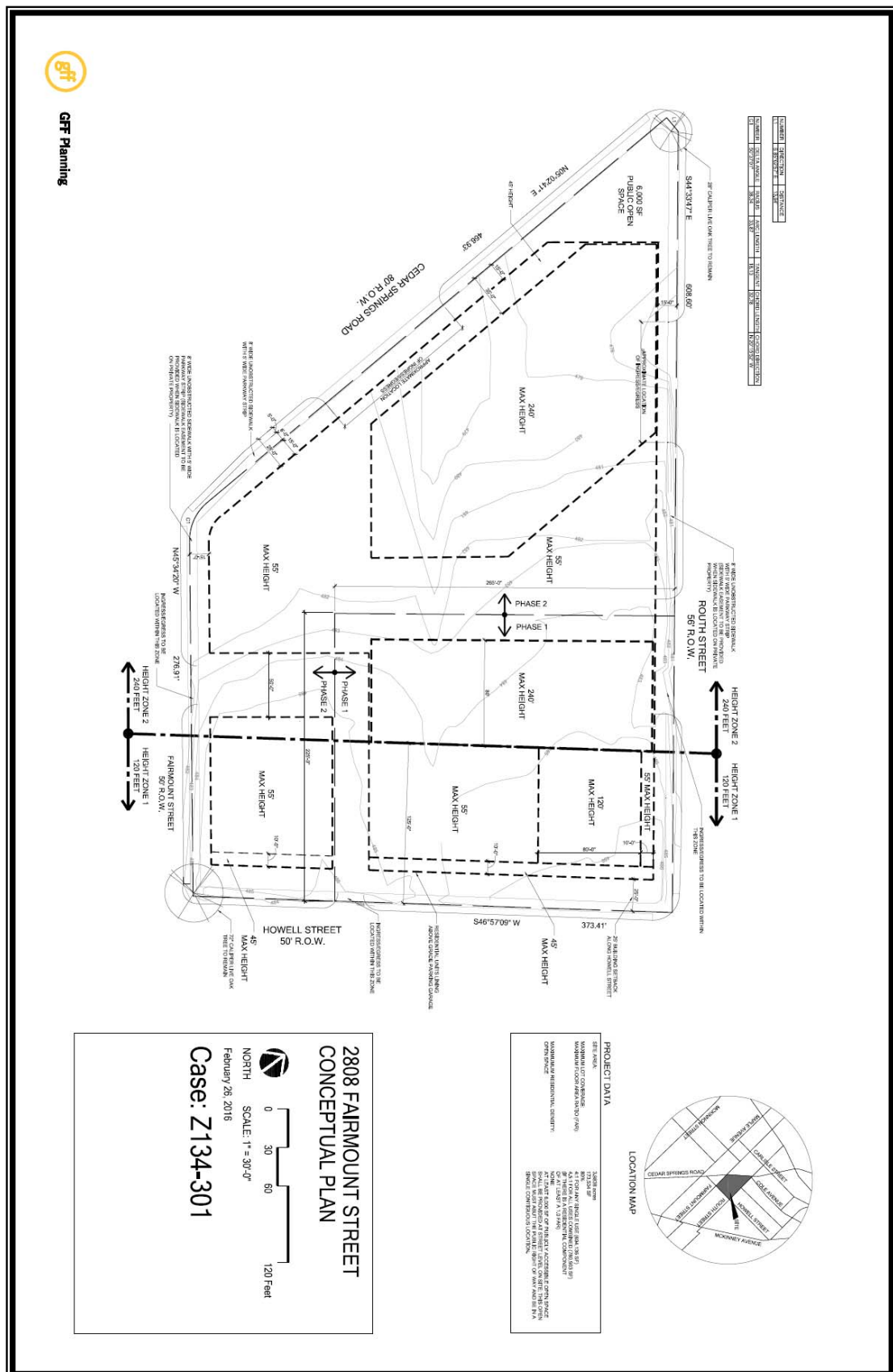
(3) Buildings located in the Phase Two area of the Conceptual Plan may continue to be operated so long as the business operations located therein are consistent with the allowed uses under Section \_\_\_\_\_.107 of this article. Compliance with the additional provisions of this planned development shall not be required in the Phase Two area unless and until the structures existing as of the date of this ordinance are demolished.

**SEC. P \_\_\_\_\_.117.                    COMPLIANCE WITH CONDITIONS.**

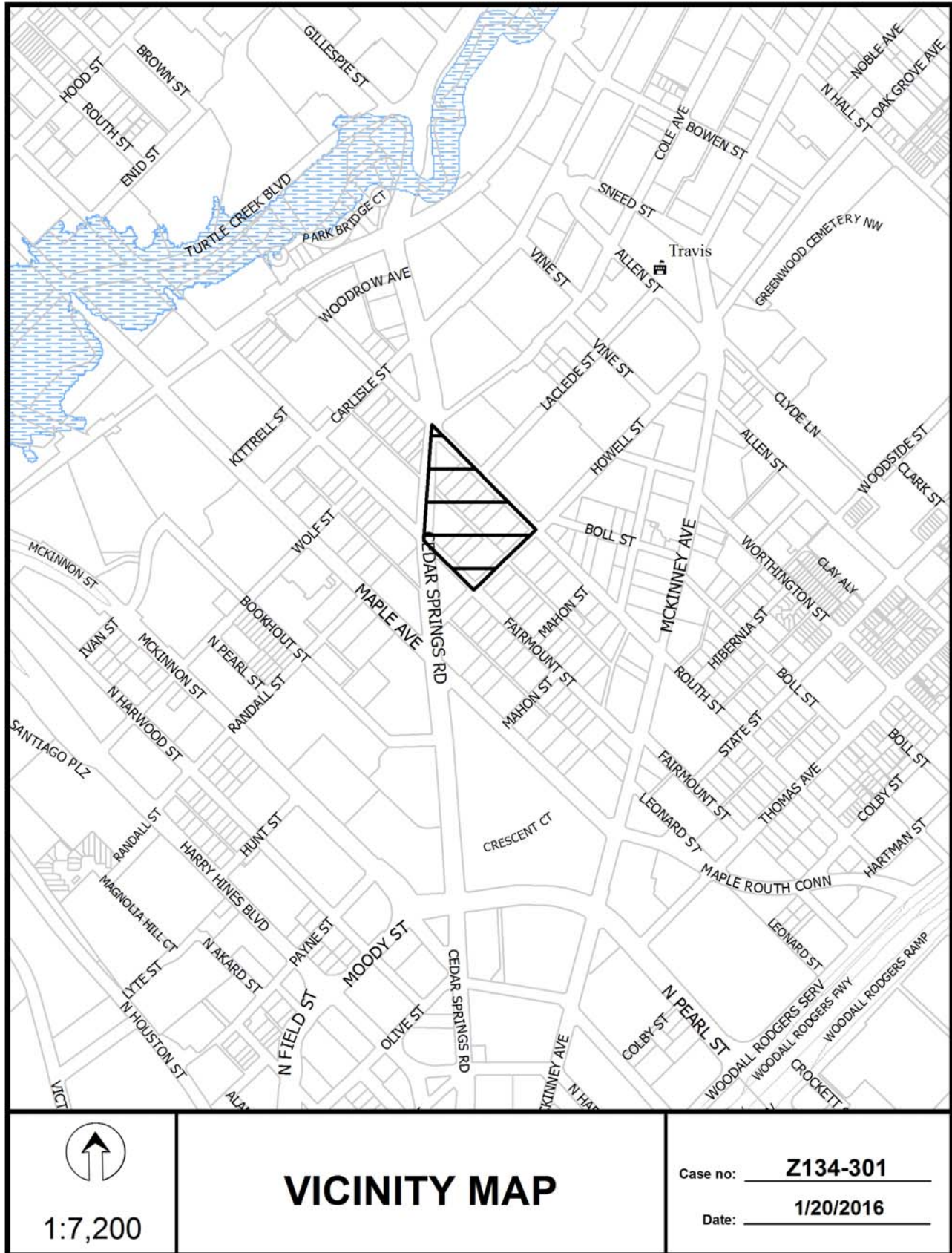
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

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

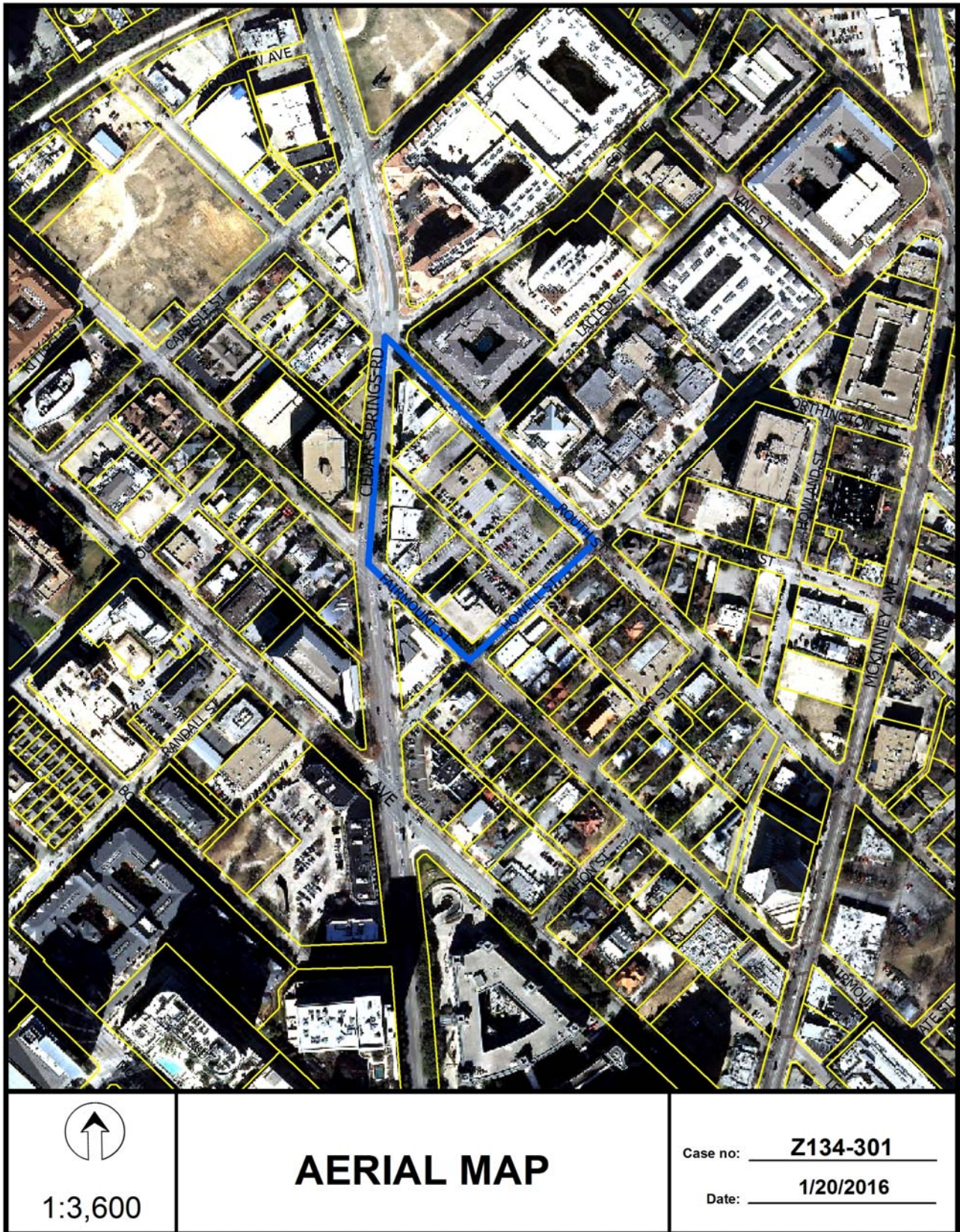
## PROPOSED CONCEPTUAL PLAN



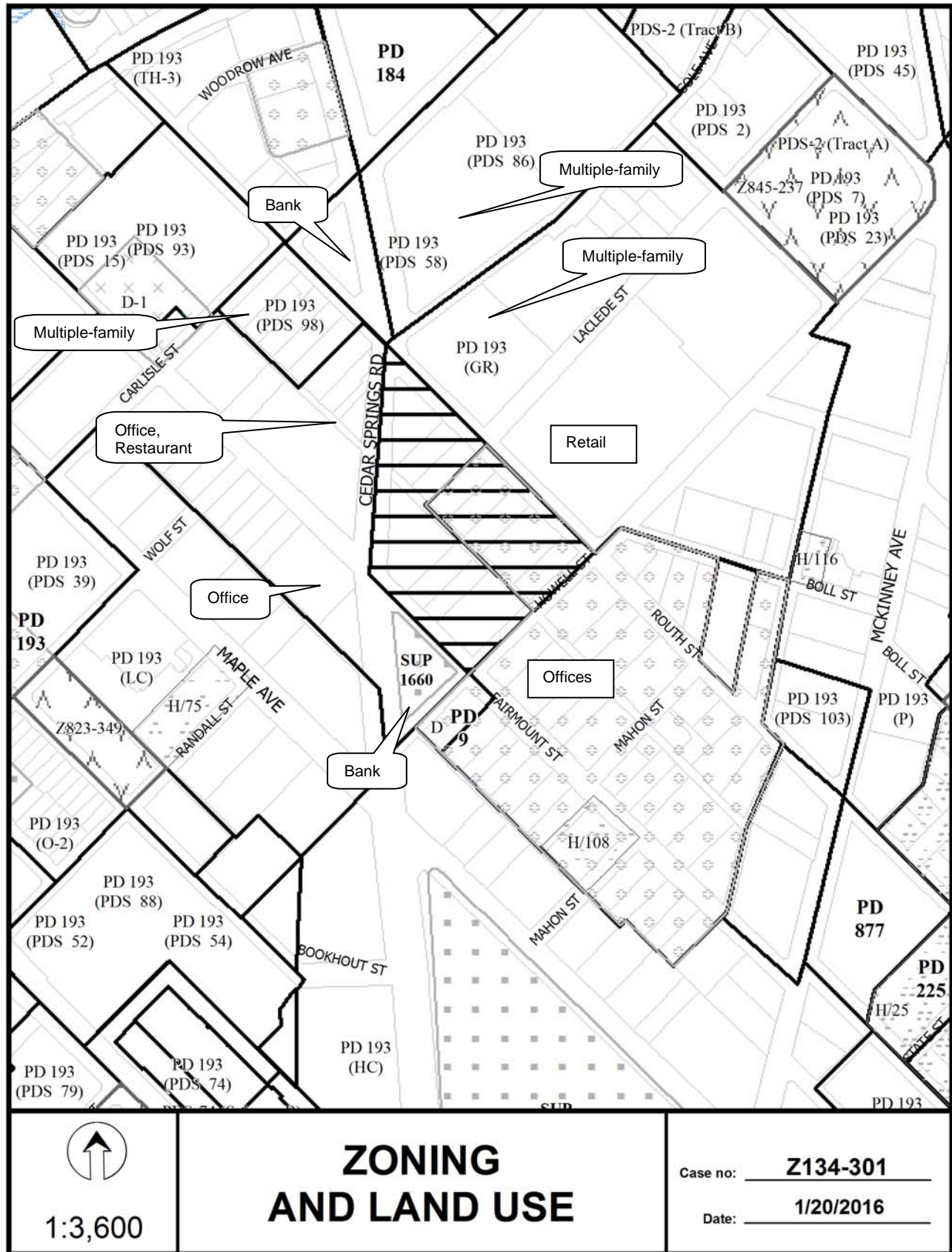






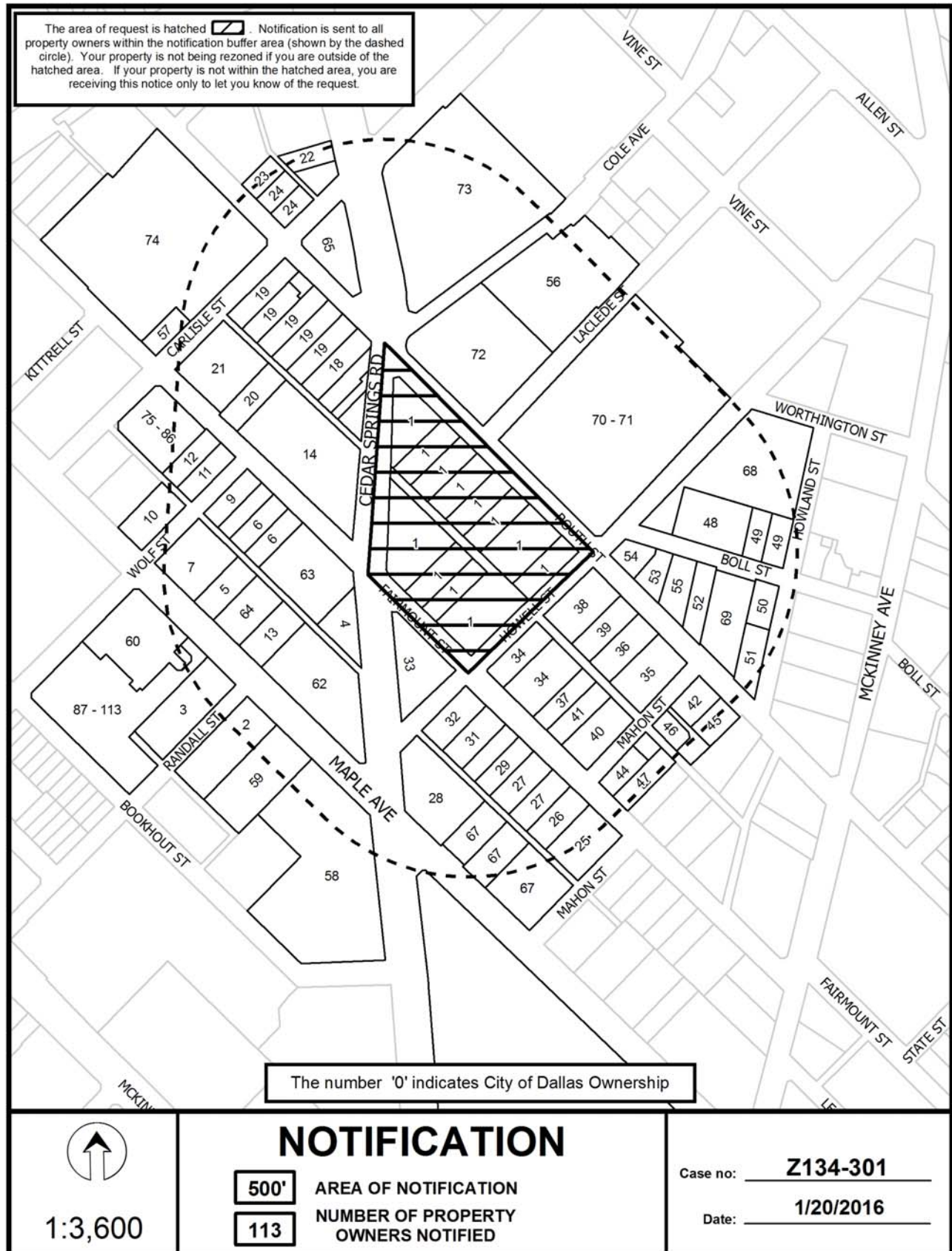












## ***Notification List of Property Owners***

***Z134-301***

***113 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	2812 FAIRMOUNT ST	GREENWAY CEDAR SPRINGS LP
2	2817 MAPLE AVE	HIGHLAND CAPITAL MANGT LP
3	2905 MAPLE AVE	2905 MAPLE LLC
4	2425 CEDAR SPRINGS RD	MDB CAPITAL GROUP LLC
5	2912 MAPLE AVE	2912 MAPLE LLC
6	2917 FAIRMOUNT ST	CALABAZA HOLDINGS LLC
7	2926 MAPLE AVE	SHIELDS LTD PS
8	2923 FAIRMOUNT ST	CALABAZA HOLDINGS LLC
9	2925 FAIRMOUNT ST	REILLY PARKWAY LTD PTNS
10	3000 MAPLE AVE	GREENWAY 3000 MAPLE LTD
11	3001 FAIRMOUNT ST	FRENCH JAMES F &
12	3005 FAIRMOUNT ST	COVINGTON TERRIE I
13	2902 MAPLE AVE	2902 MAPLE LP
14	2501 CEDAR SPRINGS RD	GH CEDAR SPRINGS INC
15	2521 CEDAR SPRINGS RD	THORNTON LAURIE L &
16	2537 CEDAR SPRINGS RD	SPURGIN ROBERT B & SALLY
17	2535 CEDAR SPRINGS RD	SPURGIN ROBERT B
18	3005 ROUTH ST	JEH FAMILY TRUST
19	3011 ROUTH ST	ALAMO MANHATTAN ROUTH STREET LLC
20	3004 FAIRMOUNT ST	ALAMO MANHATTAN FAIRMOUNT LLC
21	3012 FAIRMOUNT ST	ALAMO MANHATTAN FAIRMOUNT LLC
22	2705 CEDAR SPRINGS RD	CARLISLE JOINT VENTURE
23	3108 ROUTH ST	KATY TRAIL ICE HOUSE LP
24	3104 ROUTH ST	ASEL ART SUPPLY INC
25	2603 FAIRMOUNT ST	2603 FAIRMOUNT INVESTORS
26	2611 FAIRMOUNT ST	DIKE DAVID

01/20/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2701 FAIRMOUNT ST	MAPLE MARKETING CORP
28	2628 MAPLE AVE	GREENWAY MAPLE LP
29	2711 FAIRMOUNT ST	STRICKLAND PETER R LF EST
30	2715 FAIRMOUNT ST	KORNYE GEORGE W
31	2719 FAIRMOUNT ST	CARPENTER ANITA G
32	2723 FAIRMOUNT ST	SHAW EVAN LANE
33	2408 CEDAR SPRINGS RD	GREENWAY MAPLE LP
34	2722 FAIRMOUNT ST	2718 FAIRMOUNT LP
35	2711 ROUTH ST	PEGASUS FOUNDATION THE
36	2719 ROUTH ST	PEGASUS FDN
37	2708 FAIRMOUNT ST	2708 FAIRMOUNT PROPERTIES
38	2727 ROUTH ST	2727 PARTNERSHIP LP
39	2723 ROUTH ST	PEGASUS FOUNDATION THE
40	2700 FAIRMOUNT ST	FAIRMOUNT CHURCH LLC
41	2706 FAIRMOUNT ST	FAIRMOUNT OFFICE LLC
42	2707 ROUTH ST	TURTLE CREEK MANOR INC
43	2512 MAHON ST	GINSBURG BROOKE &
44	2610 FAIRMOUNT ST	GINSBURG BROOKE MINORS
45	2703 ROUTH ST	DAYTON JOHN W & ARLENE J
46	2518 MAHON ST	FAIRMOUNT CHURCH LLC
47	2604 FAIRMOUNT ST	SMITH SHARON HAYSLIP &
48	2718 BOLL ST	PUBS LAND PARTNERSHIP
49	2706 BOLL ST	STORY HERBERT B JR &
50	2703 BOLL ST	OGLE LINDA K ET AL
51	2704 ROUTH ST	MARTIN INV LP
52	2714 ROUTH ST	2714 ROUTH STREET LTD
53	2728 ROUTH ST	FRENCH REAL EST INTS LLC
54	2736 ROUTH ST	PASHA & SINA INC
55	2724 ROUTH ST	FREESTONE HOLDINGS LLC
56	2626 COLE AVE	BRI 1853 2626 COLE LLC
57	3104 FAIRMOUNT ST	RIDDELL ROYD L & CONNIE J

01/20/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2305 CEDAR SPRINGS RD	GPI CEDAR MAPLE LP
59	2811 MAPLE AVE	GUIDESTONE FINANCIAL RESOURCES
60	2927 MAPLE AVE	HEI STONELEIGH HOTEL LLC
61	2927 MAPLE AVE	MAPLE WOLF STONELEIGH LLC
62	2401 CEDAR SPRINGS RD	GUIDESTONE FINANCIAL RES
63	2913 FAIRMOUNT ST	GUIDESTONE FINANCIAL RESOURCES OF THE SOUTHERN
64	2906 MAPLE AVE	2906 MAPLE AVE LLC
65	2605 CEDAR SPRINGS RD	GREENWAY-CARLISLE LP
66	100 CRESCENT CT	CRESCENT TC INVESTORS LP
67	2610 MAPLE AVE	2620 MAPLE AVENUE LLC
68	2626 HOWELL ST	KODIAK UPTOWN CENTER H LP
69	2708 ROUTH ST	JTS ROUTH ST PARTNERS LLC
70	2800 ROUTH ST	CLOVER QUADRANGLE CORP
71	2800 ROUTH ST	THEATRE THREE INC
72	2600 COLE AVE	GABLES REALTY LTD PS
73	2650 CEDAR SPRINGS RD	LG VILLA ROSA II LP
74	2525 CARLISLE ST	FAIRMOUNT G/ U LLC
75	3033 FAIRMOUNT ST	GIANCASPERO WALDEMAR N
76	3011 FAIRMOUNT ST	NOWELL JUSTIN
77	3013 FAIRMOUNT ST	ALLENSWORTH MARVIN & SHAVONN
78	3015 FAIRMOUNT ST	SCHIESS ALEXANDER
79	3017 FAIRMOUNT ST	SARMA SATYAM
80	3019 FAIRMOUNT ST	BAKER JENNIFER ANNE
81	3021 FAIRMOUNT ST	MEDINA LANA
82	3023 FAIRMOUNT ST	HIRZEL JEFF L & CAROL A
83	3025 FAIRMOUNT ST	GARNER KATHERINE
84	3027 FAIRMOUNT ST	KRUMMREY DAVID
85	3029 FAIRMOUNT ST	LEUNG KEVIN
86	3031 FAIRMOUNT ST	MOORE CAROL A
87	2300 WOLF ST	CRESCENT ESTATES CUSTOM HOMES LP
88	2300 WOLF ST	BOWDON KENNETH & BOBBEYE

01/20/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	2300 WOLF ST	MAPLE WOLF STONELEIGH LLC
90	2300 WOLF ST	BROWN JOSHUA M & INETTE S REVOCABLE TRUST
91	2300 WOLF ST	MAPLE WOLF STONELEIGH LLC
92	2300 WOLF ST	PETERSON GALE & ALLAN
93	2300 WOLF ST	PALACIOS ANTIONIO &
94	2300 WOLF ST	ELLENBOGEN PAUL H &
95	2300 WOLF ST	CARLISLE RICHARD P &
96	2300 WOLF ST	COLE THOMAS B
97	2300 WOLF ST	CRESCENT ESTATE CUTOME HOMES LP
98	2300 WOLF ST	BORICUA ENTERPRISES LP
99	2300 WOLF ST	BENSYL WILLIAM R & CATHERINE NAN REV TR
100	2300 WOLF ST	BHARGAVA & PANKAJ RAJ & LORI ANNETTE
101	2300 WOLF ST	REDFIELD VANCE & SUSAN
102	2300 WOLF ST	STONER SUSAN K & EUGENE C JR
103	2300 WOLF ST	HOGAN PATRICK F TRUST THE &
104	2300 WOLF ST	EAST JOHN WAYNE DR
105	2300 WOLF ST	EAST JOHN WAYNE
106	2300 WOLF ST	ETTER TODD F
107	2300 WOLF ST	ETTER THEODORE F JR
108	2300 WOLF ST	MASSAD GENE F & BARBARA J
109	2300 WOLF ST	GREER CHARLES SCOTT & LINDA L
110	2300 WOLF ST	MONTGOMERY WILLIAM A &
111	2300 WOLF ST	CRESCENT ESTATES
112	2300 WOLF ST	CRESCENT ESTATES CUSTOM HOMES LP
113	2300 WOLF ST	CARTER DONALD J & LINDA JO



**Planner: Warren F. Ellis**

**FILE NUMBER:** Z156-166(WE)

**DATE FILED:** December 16, 2015

**LOCATION:** Northwest line of Hawthorne Avenue between Production Drive and Afton Street

**COUNCIL DISTRICT:** 2

**MAPSCO:** 34Y

**SIZE OF REQUEST:** Approx. 5.509 acres

**CENSUS TRACT:** 4.01

---

**APPLICANT / OWNER:** Texas in Town Homes, LLC

**REPRESENTATIVE:** Audra Buckley – Permitted Development

**REQUEST:** An application for an amendment to Planned Development Subdistrict No. 104 within Planned Development District No. 193, the Oak Lawn Special Purpose District.

**SUMMARY:** The purpose of this request is to amend Planned Development Subdistrict No. 104 conditions to reflect a change in the standards pavement width on a portion of Hawthorne Avenue and Bengal Street. Planned Development District No. 193 requires that a residential subdistrict other than an MF-1 and MF-2 Subdistrict, have a pavement width of 26 feet and a right-of-width of 50 feet. The applicant is proposing to reduce the pavement width along a portion of Hawthorne Avenue and Bengal Street (a new street) from 26 feet to 20 feet to allow for on-street parking. There are no changes to the right-of-width of 50 feet on Hawthorne Avenue. The right-of-width on Bengal Street varies between 50 feet and 56 feet. In addition, there are minor changes to the landscape conditions. These changes will allow the entire development to be considered as one lot, allow the planting of street trees within 12 months of issuance of the first construction permit for Phase I and permit the landscaping to be planted in phases.

**STAFF RECOMMENDATION:** Approval, subject to pavement width exhibit and conditions

**PREVIOUS ACTION:** On March 17, 2016, the City Plan Commission held this case under advisement until April 21, 2016 at the request of the applicant's representative.

## **GUIDING CRITERIA FOR STAFF RECOMMENDATION:**

Staff recommendation for approval is based upon:

1. *Performance impacts upon surrounding property* – The amendment to conditions to permit the reduction of the pavement width on a portion of Hawthorne Avenue and Bengal Street will not impact the 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. The portion of Hawthorne Avenue where the reduction of pavement width will occur is adjacent to an elementary school. The location of the on-street parking will not affect access to the school. Access to the school is located on Lucas Drive. In addition, a new north-south street (Bengal Street) will be an internal street to the proposed single family development
3. *Comprehensive Plan or Area Plan Conformance* – The forwardDallas! Comprehensive Plan shows that the request site is located in an Urban Mixed-Use Building Block and is in compliance with the forwardDallas! Comprehensive Plan.

## **BACKGROUND INFORMATION:**

- On March 26, 2014, the City Council approved Planned Development Subdistrict No. 104 for single detached dwellings on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, located on the northwest line of Hawthorne Avenue between Production Dr. and Afton Street (Zoning Application Z123-135).
- On December 3, 2015, the City Plan Commission approved a waiver of the two-year waiting period. The approval of the waiver of the two-year waiting period permitted the applicant to submit an application for a zoning case on the request site.

**Zoning History:** There have been two recent Board of Adjustment cases and one zoning case requested in the area within the last five years.

1. **BDA101-011** On May 17, 2011, the Board of Adjustment granted a variance of 15 feet to the front yard setback on 2201 Kings Road.
2. **BDA101-040** On May 17, 2011, the Board of Adjustment granted a variance of 15 feet to the front yard setback regulations at 4701 Bengal Street.

**Thoroughfares/Streets:**

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

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

**Comprehensive Plan:**

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

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

**Area Plans:**

The Oak Lawn Special Purpose District and the Oak Lawn Plan include the following objectives:

- (1) To achieve buildings more urban in form.
- (2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.

(3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.

(4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.

(5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.

(6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods, or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.

(7) To promote landscape/streetscape quality and appearance.

The single family development will be landscaped in accordance with Part I of PDS No. 193 landscape regulations. The additional language that is proposed in the conditions will comply with objective #7 and will clarify how the landscaping will be planted within the proposed single family development. The attached exhibit that shows the reduction in the pavement width on Hawthorne Avenue and Bengal Street will not impact the street right-of-way and pedestrian walkability along the streets.

#### **Land Use Compatibility:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	MF-2 w/in PDD No. 193	Undeveloped
<b>Northeast</b>	MF-2 w/in PDD No. 193	Single Family
<b>Southeast</b>	PDS No. 28 w/in PDD No. 193	Elementary School
<b>Northwest</b>	IR	Industrial
<b>Southwest</b>	IR	Industrial, Warehouses

The 5.509 acre site is undeveloped and is adjacent to a floodplain which flows along the northwestern and southwestern property lines. The surrounding land uses consist of primarily residential uses; however, there is an elementary school that is southeast of the site, across Hawthorne Avenue and industrial type uses (e.g., warehouse uses) to the southwest, across Production Drive.

#### **Development Standards:**

<b><u>DISTRICT</u></b>	<b>SETBACKS</b>		<b>Density</b>	<b>Height</b>	<b>Lot Coverage</b>	<b>Special Standards</b>	<b>PRIMARY Uses</b>
	<b>Front</b>	<b>Side/Rear</b>					
PDS No. 104 single family	0'	0'/0'	Min lot 2,000 sq. ft. 800 sq ft – E 1,000 sq. ft – 1 BR 1,200 sq ft – 2 BR +150 sq ft each add BR	58'	90%		Multifamily, duplex, single family

**Landscaping:** Landscaping of any development will be in accordance with Part I landscaping requirements in PDD No. 193. Additional language (underlined text) has been inserted in the landscaping provisions to clarify landscaping the proposed single family development.

1. The entire development will be considered as one lot;
2. The planting of street trees will be within 1.5 and 4 feet from the back of the projected street curb and must be planted within 12 months of issuance of the first construction permit for each phase I; and
3. Landscaping may be completed in phases. Each phase for completion must be indicated on a landscape plan submitted with the construction documents. All landscaping in a phase must be complete prior to final inspection of the last structure built in that phase.

The arborist has met with the representative and supports the additional language to the landscaping provisions. The additional language will allow the developer to phase the landscaping within the single family development. If the language was not included the developer will be required to landscape the entire development when a single family building permit is issued.

<p><b>LIST OF OFFICERS</b> <b>Texas in Townhomes, LLC</b></p>
---

- Frank M. K. Liu,           Manager
- Ming Liu,                 Manager
- Helen Ghozali,           Manager



<b>PROPOSED PDS CONDITIONS</b>
--------------------------------

**Division S-104. PD Subdistrict 104.**

**SEC. S-104.101. LEGISLATIVE HISTORY.**

PD Subdistrict 104 was established by Ordinance No. 29298, passed by the Dallas City Council on March 26, 2014.

**SEC. S-104.102. PROPERTY LOCATION AND SIZE.**

PD Subdistrict 104 is established on property generally located at the north corner of Hawthorne Avenue and Production Drive. The size of PD Subdistrict 104 is approximately 5.509 acres.

**SEC. S-104.103. PURPOSE.**

The general objectives of this division are to promote and protect the health, safety, welfare, convenience, and enjoyment of the public, and, in part, to achieve the following:

- (1) To achieve buildings more urban in form.
- (2) To promote and protect an attractive street level pedestrian environment by encouraging the development of residential structures in an urban context.
- (3) To encourage a mix in the design of residential structures.
- (4) To promote landscape/streetscape quality and appearance.
- (5) To provide visual buffering and enhance the beautification of the city.
- (6) To safeguard and enhance property values and to protect public and private investment.
- (7) To conserve energy.

**SEC. S-104.104. DEFINITIONS AND INTERPRETATIONS.**

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part I of this article apply to this division. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part I of this article, Part I of this article controls. In this division:

- (1) COLORED CONCRETE means concrete with one or more pigments added to it.

(2) RESIDENTIAL DEVELOPMENT TRACT means a development of three or more individually platted lots in which the dwelling units, whether attached or detached, are accessed from a shared driveway, and the dwelling units do not have any other dwelling units above or below them.

(3) SUBDISTRICT means a subdistrict of PD 193.

(4) TYPE A UNIT means a unit that has a two-car garage.

(5) TYPE B UNIT means a unit that has a one-car garage.

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

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

**SEC. S-104.105. EXHIBIT.**

The following exhibit is incorporated into this division: Exhibit S-104A: conceptual plan.

**SEC. S-104.106. CONCEPTUAL PLAN.**

Development and use of the Property must comply with the conceptual plan (Exhibit S-104A). If there is a conflict between the text of this division and the conceptual plan, the text of this division controls.

**SEC. S-104.107. DEVELOPMENT PLAN.**

(a) Except as provided in this section, a development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this subdistrict. If there is a conflict between the text of this division and the development plan, the text of this division controls.

(b) For property developed as a residential development tract, a final plat may serve as a development plan.

**SEC. S-104.108. HOMEOWNER'S ASSOCIATION.**

Prior to final plat approval, the owner of the Property must execute an instrument creating a homeowner's association for the maintenance of common areas, screening walls, landscape areas (including right-of-way landscaping areas), and for other functions. This instrument must be approved as to form by the city attorney and filed in the Dallas County deed records.

**SEC. S-104.109. MAIN USES PERMITTED.**

The following uses are the only main uses permitted in this subdistrict:

- Handicapped group dwelling unit.
- Local utilities. -- Private recreation club or area.
- Single-family.
- Temporary construction or sales office.

**SEC. S-104.110. ACCESSORY USES.**

(a) As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P- 193.108.

(b) The following accessory use is permitted by right:

- Community center (private).

**SEC. S-104.111. YARD, LOT, AND SPACE REGULATIONS.**

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Part I of this article. If there is a conflict between this section and Part I of this article, this section controls.)

(a) Front yard. No minimum front yard.

(b) Side and rear yard. No minimum side or rear yard.

(c) Density.

(1) Maximum number of dwelling units is 118.

(2) At least 80 percent of the total units must be Type A units.

(3) No more than 20 percent of the total units may be Type B units.

(d) Floor area ratio. No maximum floor area ratio.

(e) Height. Maximum structure height is 58 feet. Rooftop projections, trellis projections, and other architectural features may exceed this height by 12 feet.

(f) Projections into the right-of-way.

(1) Windows, sills, belt courses, cornices, or other architectural features may project no more than 12 inches into the right-of-way subject to a license for use of the public right-of-way.

(2) Cantilevered roof eaves, steps, stoops, and balconies may project no more than three feet in the right-of-way subject to a license for use of the public right-of-way.

(g) Lot coverage.

(1) Maximum lot coverage is 90 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(2) For purposes of lot coverage, the entire subdistrict is considered a single lot.

(h) Lot size: No minimum lot size.

(i) Stories. No maximum number of stories.

**SEC. S-104.112. OFF-STREET PARKING AND LOADING.**

(a) In general. Except as provided in this section, consult Part I of this article for the specific off-street parking and loading requirements for each use.

(b) Private recreation club or area. No off-street parking is required.

(c) Single-family.

(1) Type A units. Two off-street parking spaces are required per unit.

(2) Type B units. One off-street parking space is required per unit.

(3) Guest parking.

(A) 0.25 unassigned parking spaces must be provided per dwelling unit for use by guests.

(B) Parking spaces that cross lot lines may be counted toward required guest parking.

(d) Accessory uses.

(1) No parking is required for accessory uses, if the accessory use is used principally by residents.

(2) No off-street parking is required for a community center (private).

(e) Parking space dimensions. Parking spaces must be a minimum of 18 feet long by eight feet wide.

#### **SEC. S-104.113. ON-STREET PARKING REDUCTION.**

Except as provided in this section, any on-street parking spaces may be counted as a reduction in the guest parking requirement of the adjacent residential development tract.

(a) An on-street parking space may not be used to reduce the required parking for more than one use, except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed-use project.

(b) 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 ( $8 \div 24 = \text{one-third}$ ). The total of the limited-availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

#### **SEC. S-104.114. RESIDENTIAL DEVELOPMENT TRACT.**

(a) Except as provided in this division, residential development tracts must comply with Part I of this article.

(b) Access drives must be provided as shown on the conceptual plan.

(c) Access drives must have a minimum pavement width of 20 feet. Pavement width is measured perpendicularly from the edge of the pavement to the opposite edge of the pavement.

(d) The minimum visibility triangle where access drives intersect is 10 feet by 10 feet.

(e) A maximum of 118 single-family lots may be platted.

(f) A minimum of 10 feet must be provided by plat between each group of eight single-family structures.

(g) Each dwelling unit must be located on a separate lot.

(h) Lots may have frontage on two opposite sides.

(i) The entire district is considered a single residential development tract for landscaping purposes.

(j) The minimum payment width on Hawthorne Avenue and Bengal Street is 20 feet and a minimum right-of-way width of 50 feet.

#### **SEC. S-104.115. PARAPET WALL.**

(a) Parapet walls are required on all dwelling units.

(b) On all dwelling units adjacent to the eastern property line, a parapet wall located on a rooftop deck must be four feet tall and opaque.

#### **SEC. S-104.116. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI

#### **SEC. S-104.117. LANDSCAPING.**

(a) In general. Except as provided in this section, landscaping and screening must be provided in accordance with Part I of this article.

(b) Street trees.

(1) Street trees must be planted at one tree for each 30 linear feet of frontage along the perimeter of the Property, exclusive of visibility triangles and points of ingress and egress.

(2) Each street tree must have a minimum caliper of four inches when planted.

(3) Tree branches must not hang lower than 13.5 feet above the street or sidewalk pavement.

(4) On Hawthorne Avenue, all street trees must be planted within a four-foot-wide planting area that is adjacent to the curb and planted within 1.5 and 4 feet from the back of the projected street curb.

(5) All street trees along Bengal Street and Hawthorne Avenue must be planted within 12 months of issuance of the first construction permit for each phase.

(c) Shrubs. Any shrubs provided must be at least 18 inches in height and may be planted in a planter or a metal or concrete pot.



(d) Open space easements. Trees, shrubs, water features, benches, mailboxes, and other amenities may be provided in open space easements provided by plat.

(e) Sidewalks.

(1) The minimum sidewalk width along Hawthorne Avenue is five feet.

(2) The minimum sidewalk width along Bengal Street is 10 feet. At least 7.5 feet in width must be unobstructed by any structure or planting.

(3) Interior sidewalks are optional, but if provided must be a minimum of three feet wide.

(4) Sidewalks may be constructed of concrete, colored concrete, or pavers.

(5) Sidewalks may be located within floodway management areas, provided that permeable materials are used.

(f) Phasing. Landscaping may be completed in phases. Each phase for completion must be indicated on a landscape plan submitted with the construction documents. All landscaping in a phase must be complete prior to final inspection of the last structure built in that phase.

(g) Maintenance. Plant material must be maintained in a healthy, growing condition.

#### **SEC. S-104.118. URBAN DESIGN CONSIDERATIONS.**

(a) Building materials. A minimum of 40 percent of total building facade area, excluding openings, must incorporate stone, brick, or a combination of those materials. Cement fiberboard siding may be used on all facades.

(b) Drive-through porte-cocheres. Drive-through porte-cocheres may be located across shared drives and must have a minimum height of 18 feet.

(c) Outdoor lighting.

(1) Along Bengal Street and Hawthorne Avenue, light poles must be located a minimum of 50 feet and a maximum of 100 feet on center with a minimum luminance of one foot-candle at the mid-point between fixtures.

(2) Outdoor light sources must be indirect, diffused, or shielded-type fixtures, installed to reduce glare and the consequent interference with boundary streets. Bare bulbs or strings of lamps are prohibited.

(3) Light fixtures must be attached to buildings or mounted on permanent poles at a maximum height of 20 feet.

(4) Light fixtures may be located on adjoining property or within the public right-of-way subject to a license for use of the public right-of-way.

(5) Pedestrian areas must be lighted beginning one-half hour after sunset and continuing until one-half hour before sunrise.

(d) Tree grates. Tree grates conforming to state and federal standards and specifications adopted to eliminate, insofar as possible, architectural barriers encountered by aged, handicapped, or disabled persons, and of a size adequate to permit healthy tree growth may be provided for all trees planted within a public sidewalk, but are not required.

(e) Fencing.

(1) Solid fencing is allowed.

(2) Wrought iron fencing with or without gates is permitted between buildings along the perimeter of the subdistrict.

(3) Maximum fence height is eight feet.

(f) Pavement markings. Pedestrian crosswalks across ingress and egress driveways and interior drives or streets must be clearly marked in a consistent manner by colored concrete or patterned or stamped concrete.

(g) Common areas. Mailboxes, water features, pools, pool houses, and accessory structures are allowed in common areas.

(h) Translucent windows. Translucent glass must be used on any windows located on the first two stories of any dwelling units that are adjacent to single-family units on Afton Street.

(i) Dumpsters. Dumpsters are prohibited.

#### **SEC. S-104.119. SIGNS.**

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

#### **SEC. S-104.120. ADDITIONAL PROVISIONS.**

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

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

(c) Development and use of the Property must comply with Part I of this Article.

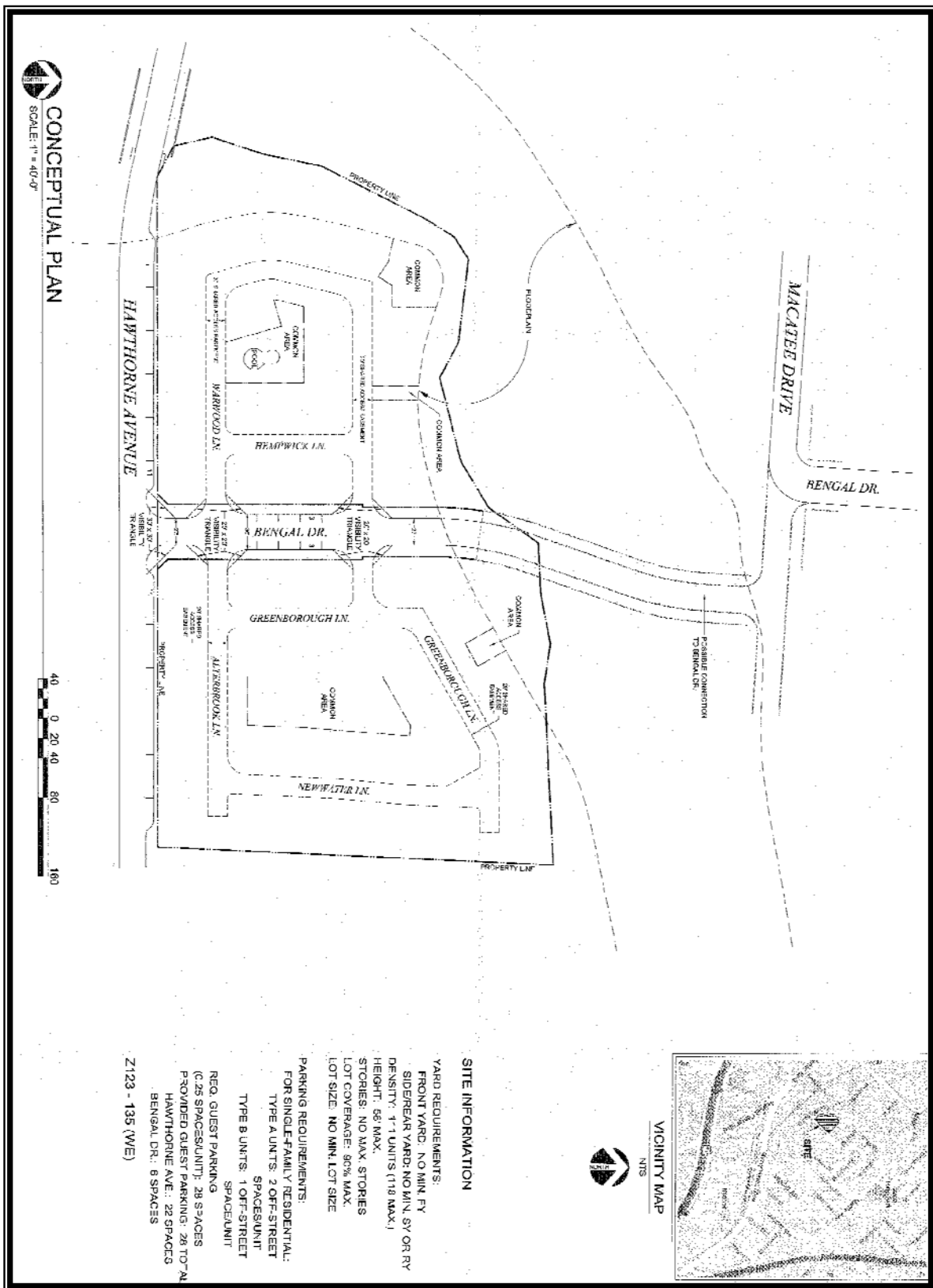
**SEC. S-104.121. COMPLIANCE WITH CONDITIONS.**

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

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

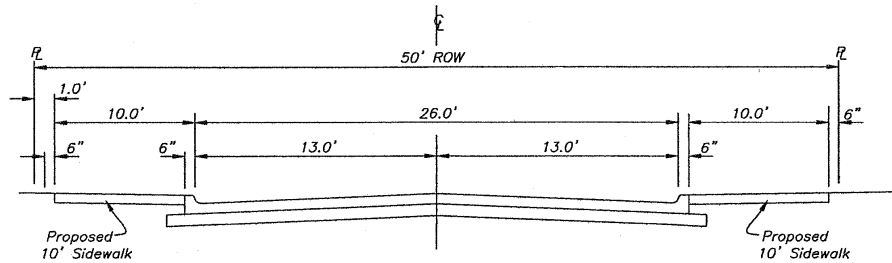
# CONCEPTUAL PLAN

Approved March 26, 2014

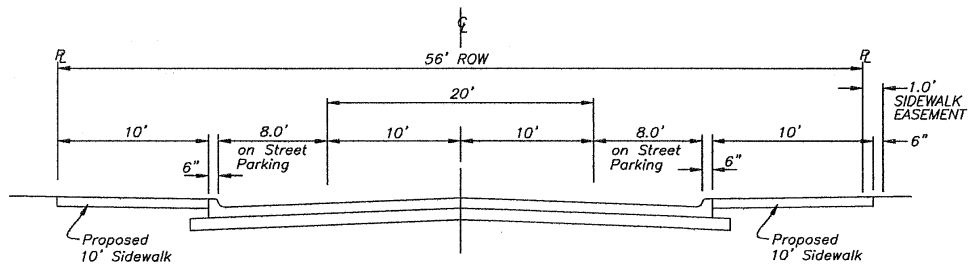


# **PROPOSED PAVEMENT WIDTH EXHIBIT**

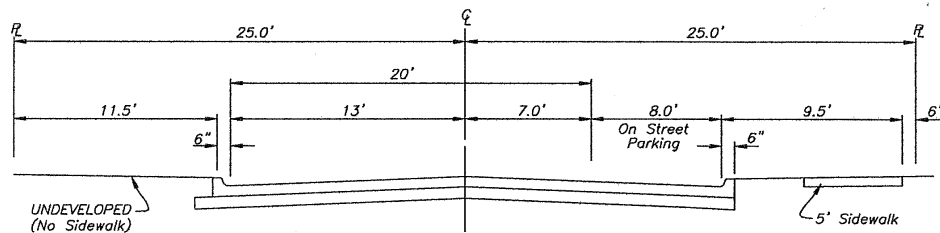
## **EXHIBIT A: PDS 104 STREET SECTIONS**



**BENGAL TYPICAL STREET SECTION**  
**STA. 2+31.50 to 3+05.25**  
**(Phase One)**  
 (NO SCALE)

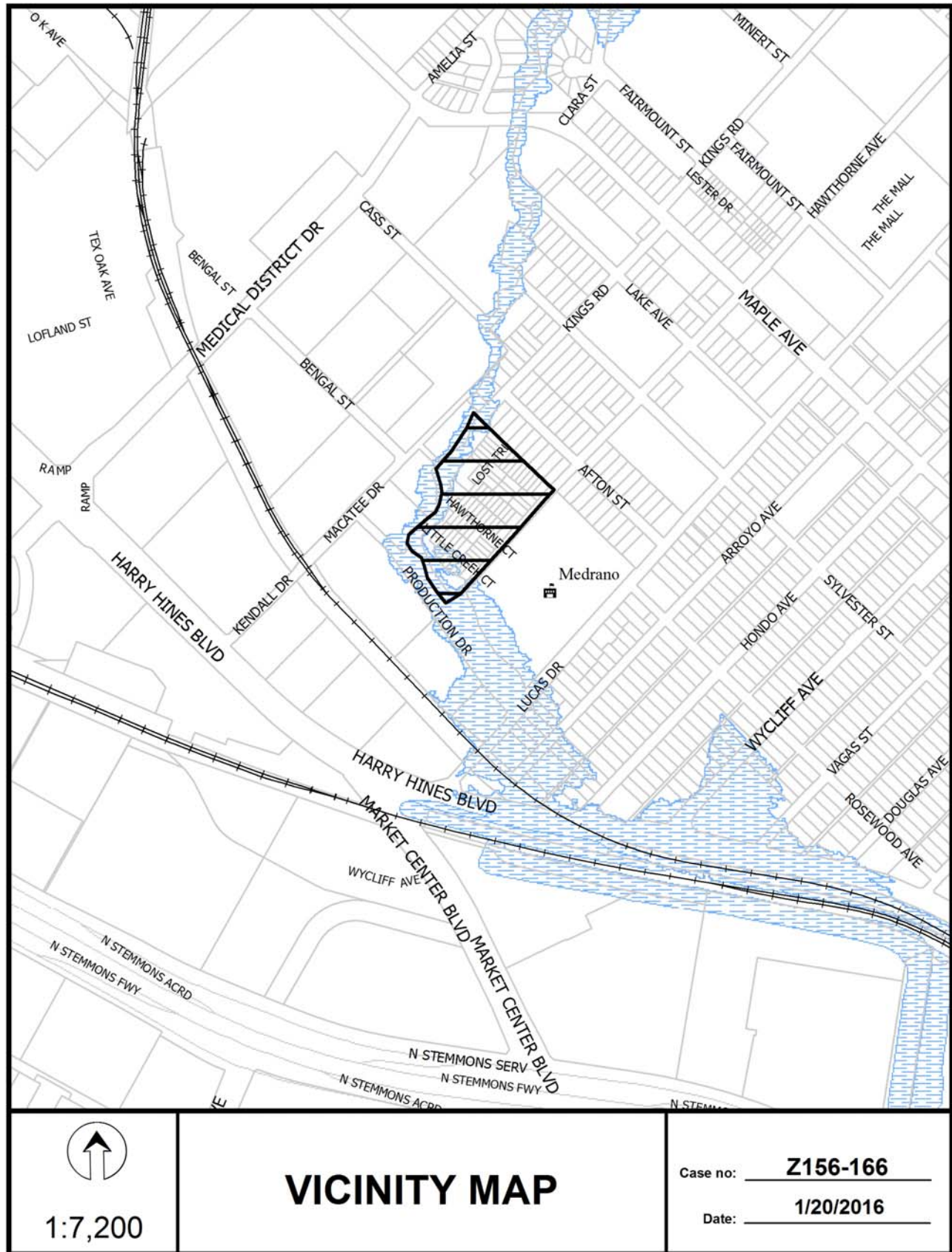


**BENGAL TYPICAL STREET SECTION**  
**STA. 0+00 to 2+31.50**  
**(Phase One)**  
 (NO SCALE)



**HAWTHORNE TYPICAL STREET SECTION**  
 (NO SCALE)

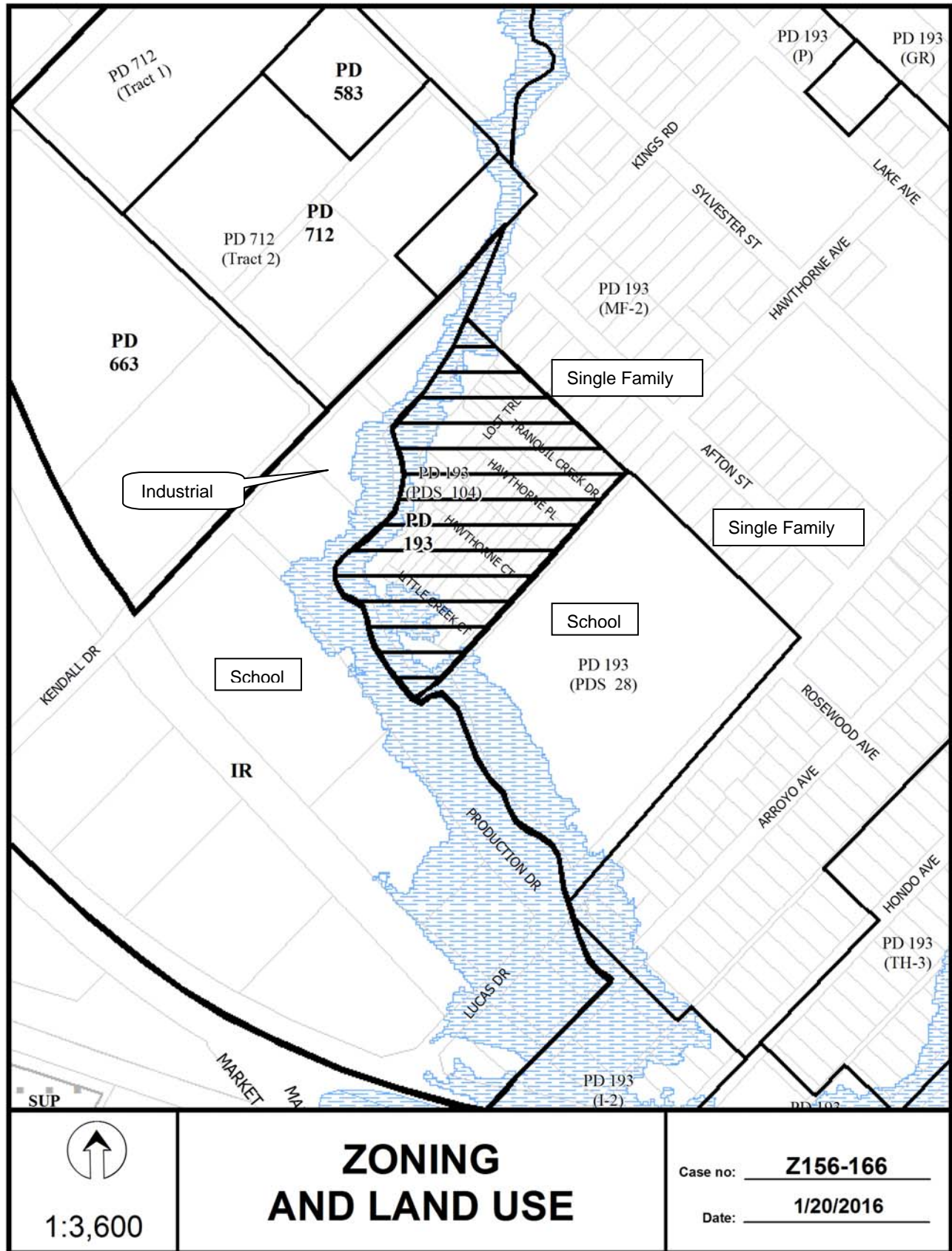
S145-061

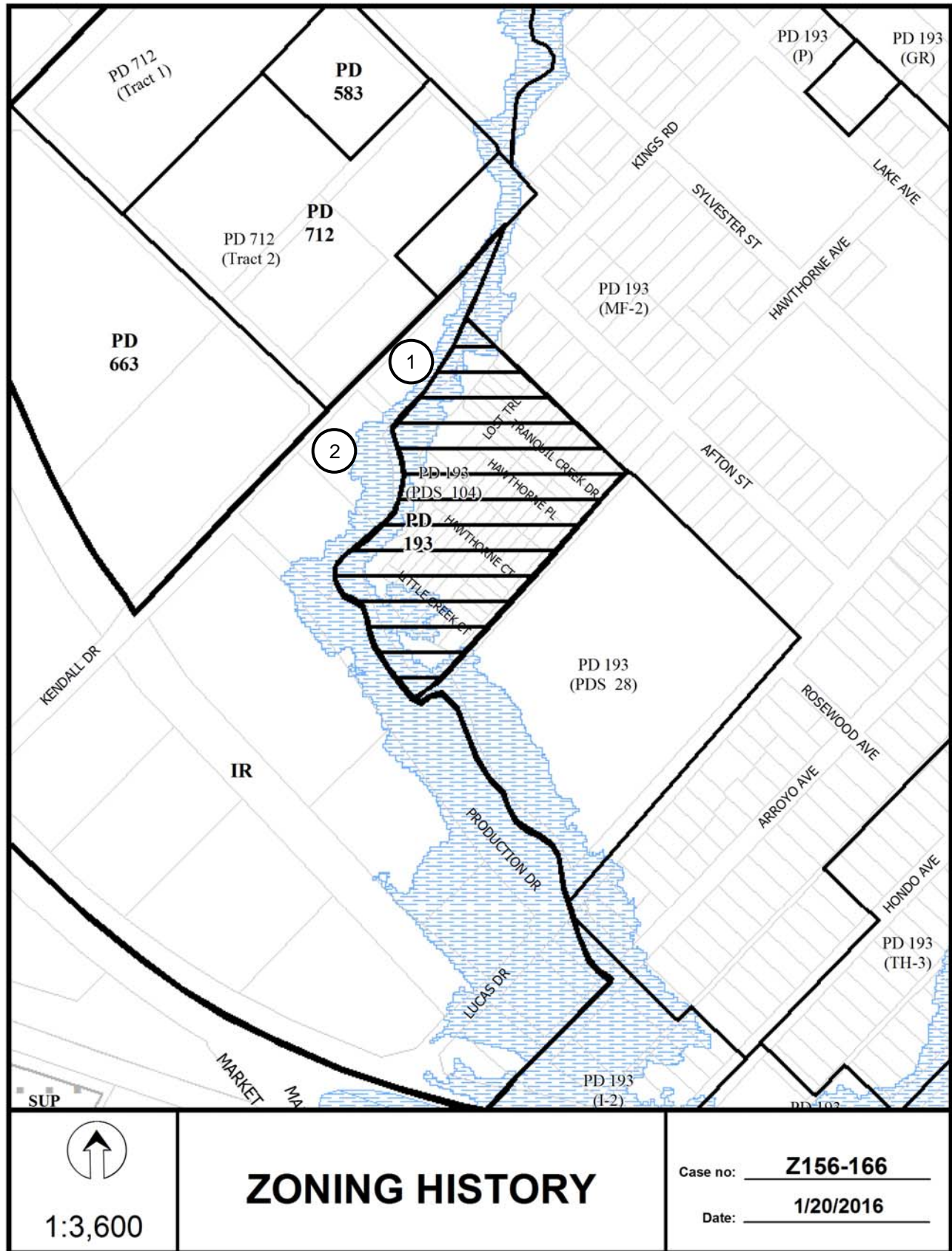




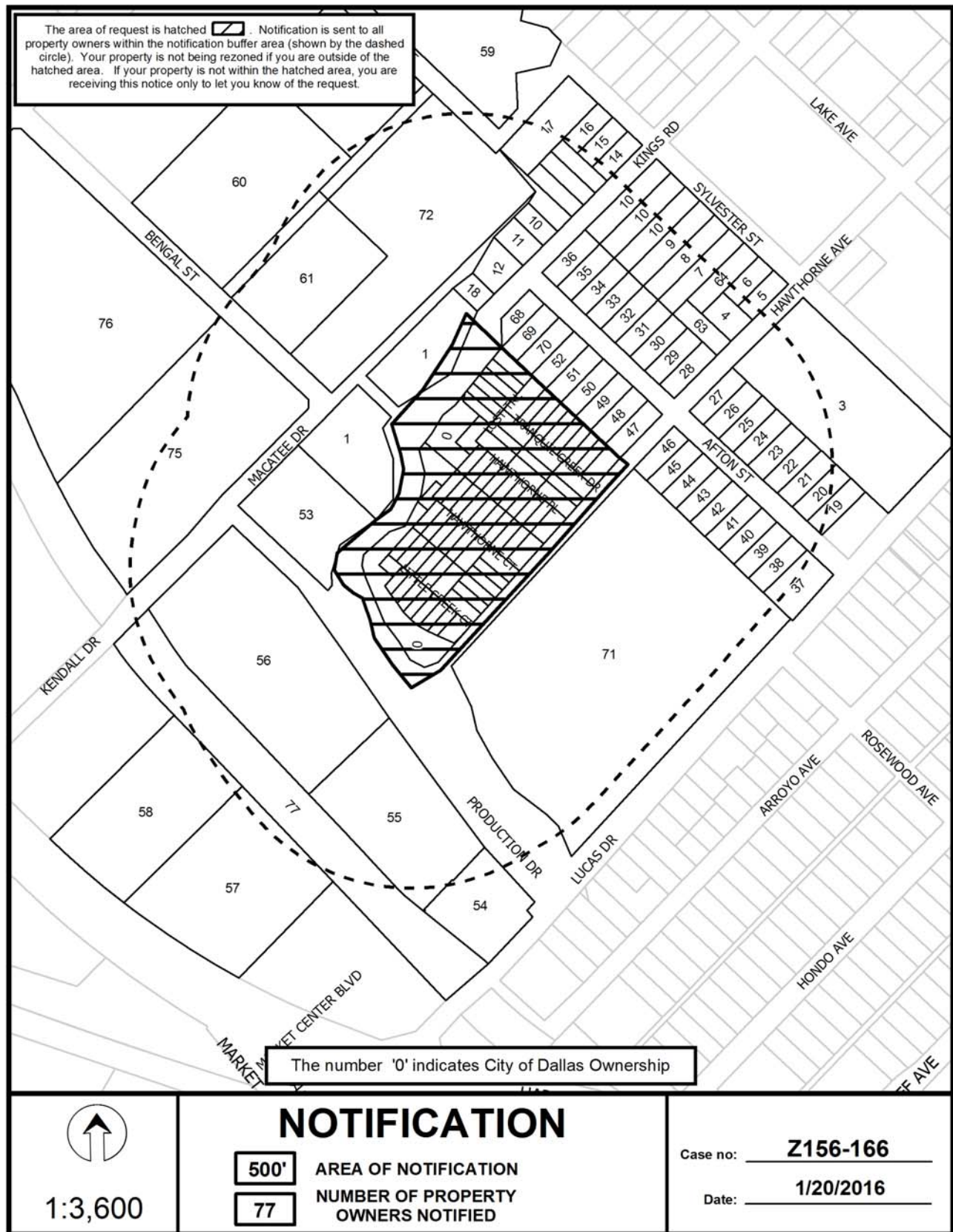












## ***Notification List of Property Owners***

### ***Z156-166***

#### ***77 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	2201 KINGS RD	CRASH INC
2	2201 LOST TRL	TEXAS INTOWNHOMES LLC
3	4525 SYLVESTER ST	TUNG CHYUAN INV INC
4	2319 HAWTHORNE AVE	DELGADO SALVADOR & DINA
5	4601 SYLVESTER ST	EBERLE RYAN
6	4607 SYLVESTER ST	LOEZA CRISTINA
7	4615 SYLVESTER ST	GARCIA BRENDA S & JOSE J
8	4619 SYLVESTER ST	GANDARA AURELIANO &
9	4623 SYLVESTER ST	HOLGUIN FERNANDO &
10	4625 SYLVESTER ST	KEMP JACK R
11	2330 KINGS RD	STEIN ALEX
12	2251 KINGS RD	SINGER ARTURO
13	2324 KINGS RD	SANCHEZ MARIA
14	4703 SYLVESTER ST	CARRILLO CIRILO ESTATE OF
15	4707 SYLVESTER ST	SEPULVEDA JAMES L &
16	4711 SYLVESTER ST	BARRIOS JOSE LUIS &
17	4719 SYLVESTER ST	HOLGUIN LOUIS
18	2200 KINGS RD	ODONNELL AUDREY L
19	4508 AFTON ST	AGUINAGA JOSE A & ALICIA
20	4514 AFTON ST	DAO CUONG P & QUYEN T VO
21	4518 AFTON ST	MARTINEZ MARIA CARMEN
22	4522 AFTON ST	HERNANDEZ EPIFANIO
23	4526 AFTON ST	CORTEZ ANGEL &
24	4530 AFTON ST	NGUYEN HOANG
25	4534 AFTON ST	LE HOA THI XUAN
26	4538 AFTON ST	MANUEL NICOLASA PINEDA

01/20/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4542 AFTON ST	MEDRANO PROPERTIES LLC
28	4600 AFTON ST	GALINDO XOCHILT
29	4606 AFTON ST	RAMIREZ JOSE &
30	4610 AFTON ST	MEDINA ADAN V &
31	4614 AFTON ST	VO HUONG THANH
32	4618 AFTON ST	DINH MY HOANG
33	4622 AFTON ST	LE MINH HOANG
34	4624 AFTON ST	LE KY VAN &
35	4630 AFTON ST	NGUYEN THANH PHONG
36	4634 AFTON ST	KEMP JACK
37	4501 AFTON ST	MH RESIDENTIAL PPTIES 3 LLC
38	4511 AFTON ST	CHAU DIEM
39	4515 AFTON ST	URBINA CELIA
40	4519 AFTON ST	PEREZ JENNIFER
41	4523 AFTON ST	YOHANNES KIDUS
42	4527 AFTON ST	RODRIGUEZ JUAN P
43	4531 AFTON ST	ZUNIGA ANTONIO JUAN
44	4533 AFTON ST	BADR NADER
45	4535 AFTON ST	WANG MARK
46	4543 AFTON ST	MANUEL CLEMENTE
47	4601 AFTON ST	DICKERSON DOROTHY
48	4607 AFTON ST	GALINDO JOSE H & ROSA
49	4611 AFTON ST	PEREZ DENISE
50	4615 AFTON ST	FRANCISCO TOMAS
51	4619 AFTON ST	CAO TRANG THI
52	4623 AFTON ST	NGUYEN VAN NGOC
53	4699 PRODUCTION DR	RUPLEY HELEN GAIL
54	2023 LUCAS DR	WALRAVEN A T III &
55	4525 PRODUCTION DR	PRODUCTION PPTY PTNR LLC
56	4641 PRODUCTION DR	GREENWAY 4641 PRODUCTION
57	4600 HARRY HINES BLVD	UNIVERSITY OF TEXAS



01/20/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4640 HARRY HINES BLVD	SOVRAN ACQUISITION LTD PS
59	4714 CASS ST	KALOGRIDIS REAL EST LTD
60	4814 BENGAL ST	TCF INTERESTS PARTNERSHIP
61	4722 BENGAL ST	FOSTER M POOLE JR
62	4815 CASS ST	UNION GOSPEL MISSION
63	2313 HAWTHORNE AVE	JORY ROBERT
64	4611 SYLVESTER ST	GUZMAN JOSE GUADALUPE
65	2359 KINGS RD	BOUNNHING SAY
66	2355 KINGS RD	GOMEZ ELPIDIA
67	2351 KINGS RD	LARA OLGA L
68	4637 AFTON ST	NGUYEN DIEM TRANG HOANG
69	4633 AFTON ST	NGO HUNG VI &
70	4629 AFTON ST	PHAM MAILAN
71	2221 LUCAS DR	Dallas ISD
72	4700 BENGAL ST	TCF INTERESTS PARTNERSHIP LTD
73	4816 BENGAL ST	TCF INTERESTS PS LTD
74	4816 BENGAL ST	POOLE FOSTER M JR
75	4707 BENGAL ST	RONALD MCDONALD HOUSE OF
76	2140 MEDICAL DISTRICT DR	AERC 2140 MEDICAL DISTRICT LLC
77	555 2ND AVE	DART

**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 and a Specific Use Permit for a mini-warehouse 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 and a Specific Use Permit to permit a 4-story, 113,075-square-foot mini-warehouse use 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 RECOMMENDATION:** **Approval** of a Planned Development District, subject to a development plan and staff's recommended conditions; and **approval** of a Specific Use Permit for a mini-warehouse use for a ten-year period, subject to a site plan and conditions.

**PRIOR CPC ACTION:** On March 3, 2016, and April 7, 2016, the City Plan Commission held this case under advisement to allow staff to re-advertise the case for consideration of a Planned Development District with a Specific Use Permit for a mini-warehouse use.

## **GUIDING CRITERIA FOR STAFF RECOMMENDATION:**

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The land uses adjacent to the request site consist of retail and personal service uses, office uses, medical uses and a convalescent and nursing home use. 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. In addition, the height will be restricted than required by code and building materials will be regulated. The proposed height of the mini-warehouse use is 65 feet.
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 is 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.
5. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The use neither contributes nor is it a detriment to adjacent properties.
6. *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.
7. *Conforms in all other respects to all applicable zoning regulations and standards* – The request will comply with all zoning regulations and standards. However, there are several modifications that are being requested as it relates to the yard, space and lot regulations. These changes are addressed in the Planned Development conditions and reflect the following: allowing retaining walls to encroach into the required yards, increase in the base floor area ratio, and prohibit urban form setbacks along Greenville Avenue. Staff can support the changes to the above mentioned regulations. The changes should not have any negative impact on the adjacent uses.

**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:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	MU-2	Undeveloped
<b>North</b>	MU-2	Convalescent & nursing home
<b>South</b>	MU-2	Restaurant
<b>East</b>	MU-2	Gen. merchandise or food store, mini-warehouse, retail personal service
<b>West</b>	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 convalescent and nursing home. 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 applicant is proposing to development the mini-warehouse at a height not to exceed 65 feet. In addition, staff recommends that a Specific Use Permit for the mini-warehouse use should remain to further provide additional protection for the adjacent uses.

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

**Development Standards:**

<b><u>DISTRICT</u></b>	<b><u>SETBACKS</u></b>		<b><u>Density</u></b>	<b><u>Height</u></b>	<b><u>Lot Coverage</u></b>	<b><u>Special Standards</u></b>	<b><u>PRIMARY Uses</u></b>
	<b><u>Front</u></b>	<b><u>Side/Rear</u></b>					
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. However, the applicant is request to limit the off-street parking space to 17 spaces. Staff is requesting that the proposed development meet the Code requirements for off-street parking. The area that is considered as a “flex space” within the proposed mini-warehouse development could operate at a use that requires additional off-street parking spaces than is shown on the development plan. Staff is concerned that the proposed uses within the proposed mini-warehouse use may not provide the appropriate parking spaces for the uses.



<p><b>LIST OF OFFICERS</b> Croesus Greenville Avenue, LP</p>
--

Croesus-Greenville Avenue, LP.

Horizon Opportunity, LLC, General Partner:  
Daniel P. Wenz, Managing Member  
Randy S. Box, Managing Member

Limited Partners:

Croesus 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) — Mini-warehouse use permitted by right]

*Applicant's Proposal*

(b) Mini-warehouse use permitted by right

**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) Required yard. For a mini-warehouse use, retaining walls can encroach 14 feet into the required front yard and 10 feet into the required side and rear yards.

(c) Floor area. For a mini-warehouse use, the maximum floor area is 1.7.

(d) Height. For a mini-warehouse uses, maximum structure height is 65 feet.

(e) Urban Form. For a mini-warehouse use, urban form setback is not required along Greenville Avenue.

**SEC. 51P-\_\_\_\_.109. OFF-STREET PARKING AND LOADING.**

*Staff's Recommendation*

Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

*Applicant's Proposal*

For a mini-warehouse use, a minimum of 17 off-street parking spaces is required in the location shown on the development plan.

**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.**

(a) For a mini-warehouse use: 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.**

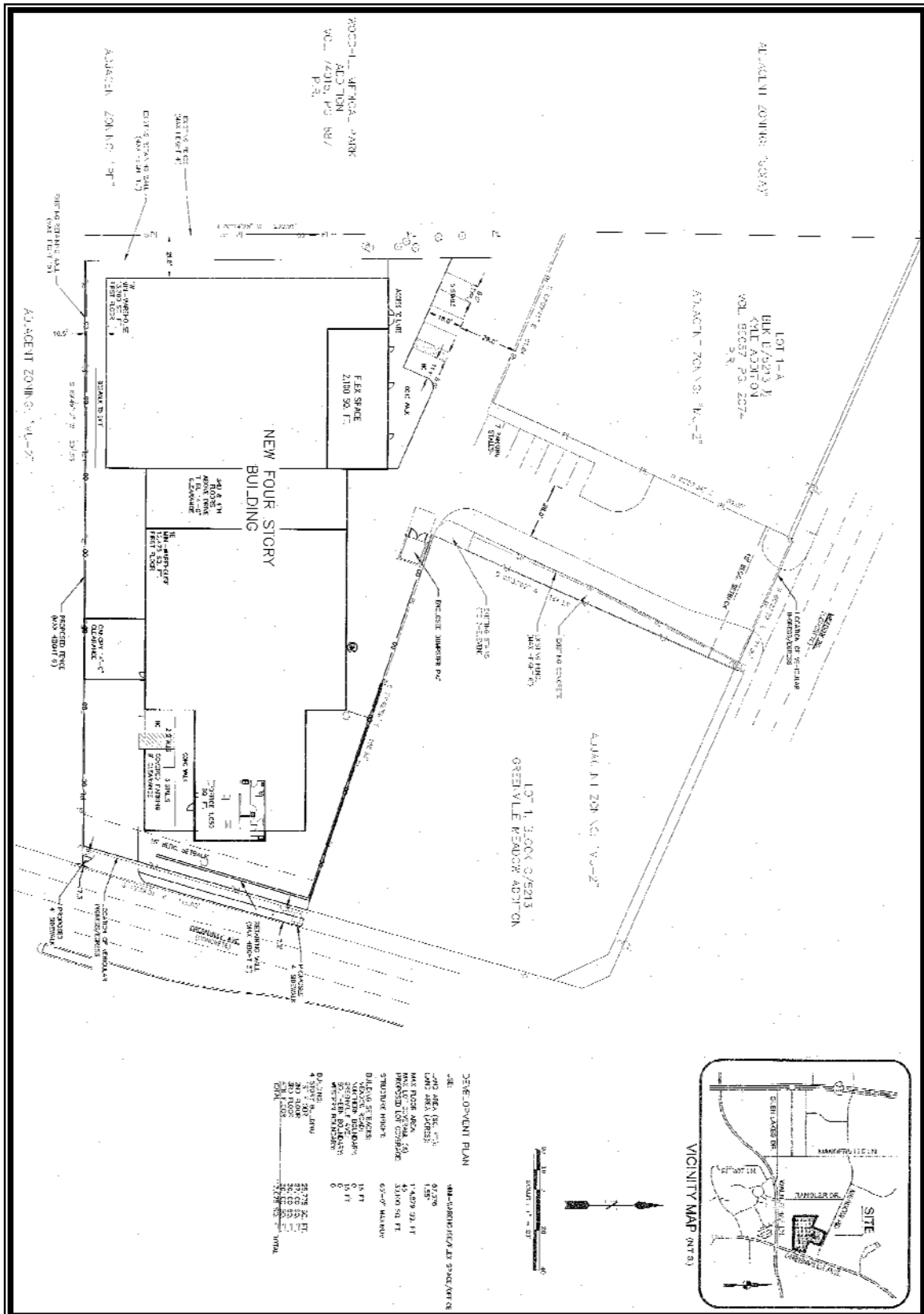
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(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

Z145-183(WE)

compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

## PROPOSED DEVELOPMENT PLAN

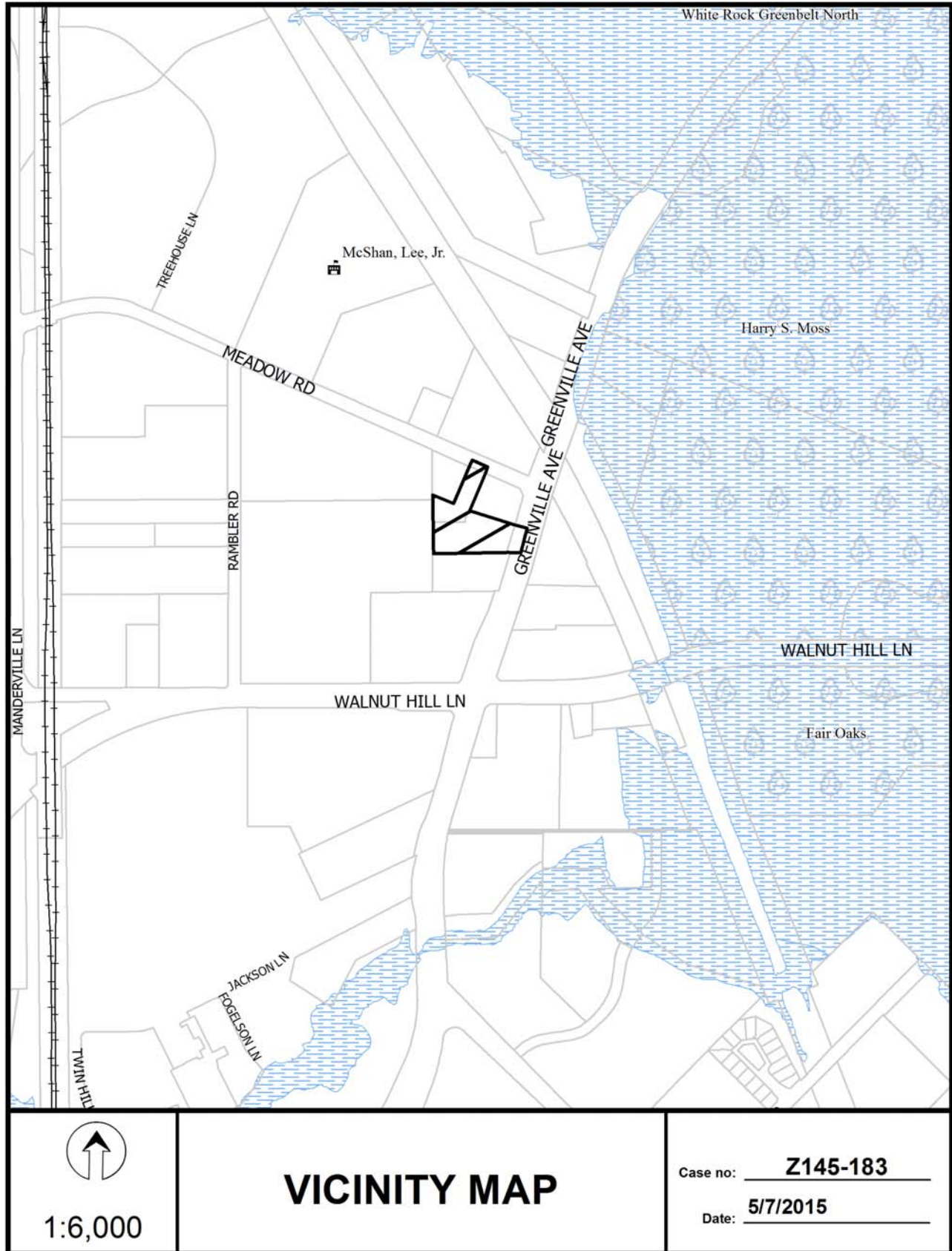




<b>PROPOSED SUP CONDITIONS</b>
--------------------------------

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. FLOOR AREA:
  - a. Total maximum floor area is 114,879 square feet.
  - b. Maximum floor area for the office is 1,050 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION: The mini-warehouse may only operate between 6:00 a.m. and 10:00 p.m., Monday through Sunday.
6. OUTSIDE STORAGE: Outside storage of vehicles, parking for vehicles for rent, boats, and /or equipment is prohibited.
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

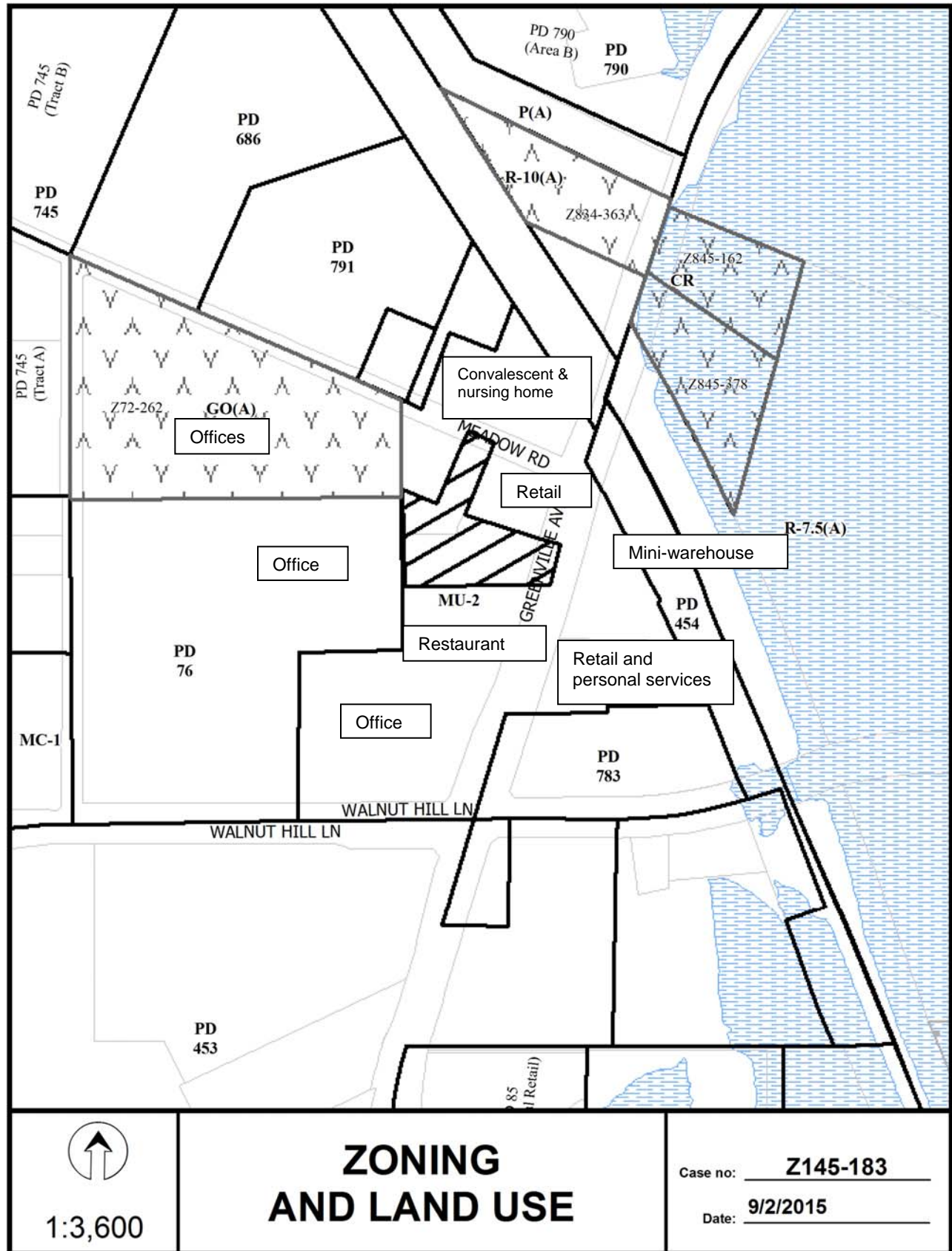


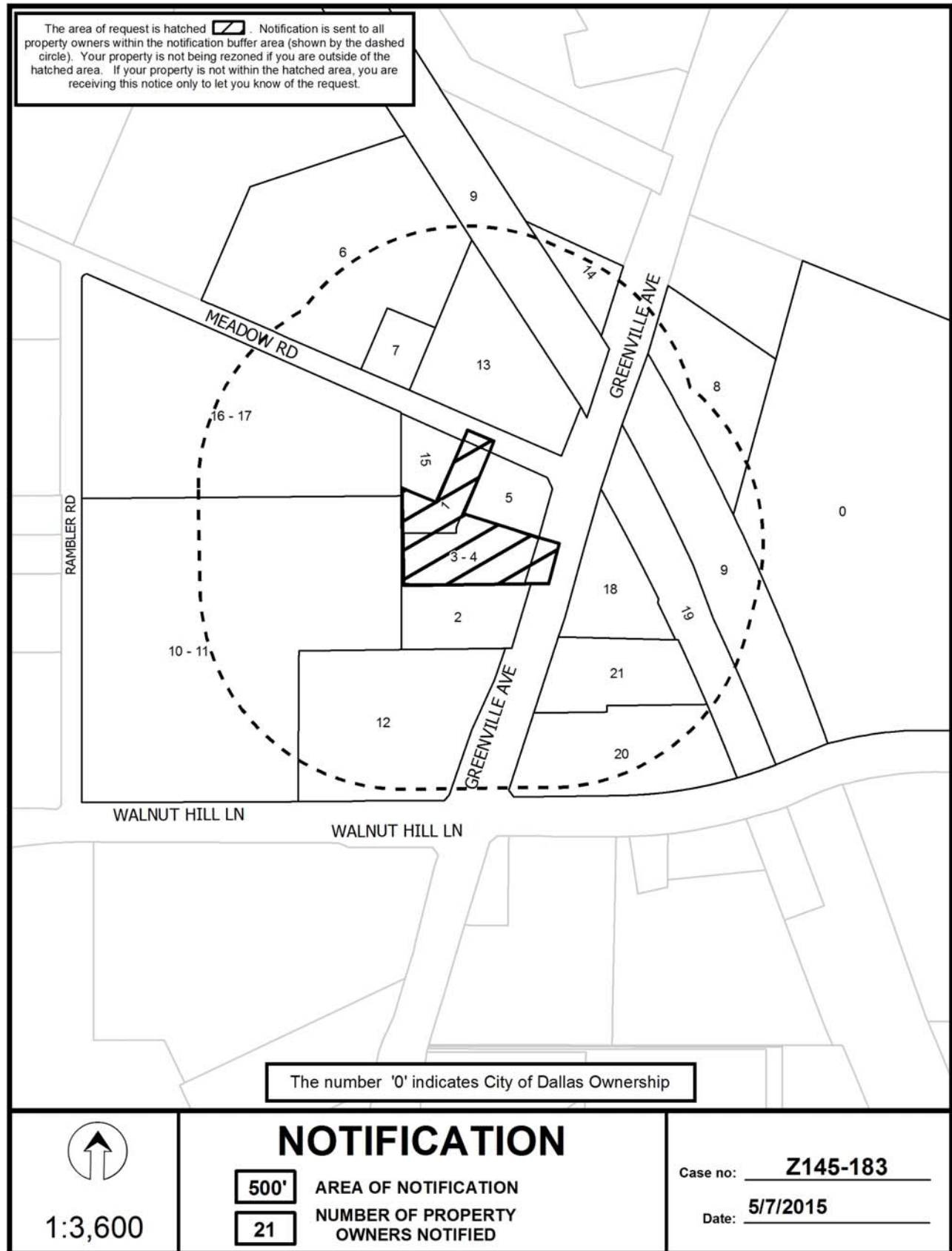














## ***Notification List of Property Owners***

### ***Z145-183***

#### ***21      Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
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 GREENVILLE 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

**FILE NUMBER:** Z156-124(RB)

**DATE FILED:** November 6, 2015

**LOCATION:** Southeast line of Reagan Street, east of Harry Hines Boulevard

**COUNCIL DISTRICT:** 2

**MAPSCO:** 44 D

**SIZE OF REQUEST:** Approx. 38,115 Sq. Ft. **CENSUS TRACT:** 4.01

---

**APPLICANT:** Broadbill Partners, LP

**REPRESENTATIVES:** Barry Knight and Brad Williams

**OWNER:** Jean Marie Brodnax

**REQUEST:** An application for a Planned Development Subdistrict for I-2 Industrial-2 Subdistrict Uses on property zoned an I-2 Industrial-2 Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

**SUMMARY:** The applicant proposes to redevelop the property with a mini-warehouse use (classified as a warehouse use within PDD No. 193) and is requesting an alternative off-street parking requirement for the use. Additionally, the multiple-family use is requested to be permitted by right (currently requires a specific use permit).

**STAFF RECOMMENDATION:** Approval, subject to staff's recommended conditions.

**PRIOR CPC ACTION:** On March 17, 2016, the City Plan Commission held this request under advisement until April 21, 2016 in order to permit the applicant and area residential property owners to meet.

**GUIDING CRITERIA FOR RECOMMENDATION:**

Staff recommends approval of the request, subject to staff's recommended conditions, based upon:

1. *Performance impacts upon surrounding property* – While the proposed development standards are compatible with the built environment, the intensity of the proposed use subject to the attached recommended conditions will remain sensitive to a residentially flavored institutional use and low density residential area in close proximity to the site.
2. *Traffic impact* – No increase in trip generations is expected, which currently are consistent with those generated by the surrounding nonresidential development.
3. *Comprehensive Plan or Area Plan Conformance* – The request is in compliance with the designated Building Block for the area.
4. *Justification for a Planned Development Subdistrict as opposed to straight zoning* – As the applicant wishes to establish a parking requirement different than required, the PDS is required.

**Zoning History:** There has been no recent zoning activity in the immediate area relevant to the request within the past five years.

**Street**

Reagan Street

**Existing & Proposed ROW**

Local; 50' ROW

**Traffic:** The Engineering Section of the Building Inspection Division of the Department of Sustainable Development and Construction has reviewed the request and determined that the proposed development will not significantly impact the street system.

**STAFF ANALYSIS:**

**Area Plans:**

The Oak Lawn Special Purpose District and the Oak Lawn Plan include the following objectives:

- (1) To achieve buildings more urban in form.
- (2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.

- (3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.
- (4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.
- (5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.
- (6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods, or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.
- (7) To promote landscape/streetscape quality and appearance.

The applicant has worked with staff to achieve closure on the above stated objectives. Regarding Nos. 1, 3, and 4, staff has recommended conditions that soften the impact of the proposed use. This includes recommended provisions to respect the adjacent, partially developed low density residential area. No. 7 will be provided by existing requirements within PDD No. 193. Lastly, Nos. 2, 5, and 6 are not applicable to the intended use of the property.

**Comprehensive Plan:** The site is considered 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.

GOAL 1.2 Promote desired development.

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

**Land Use Compatibility:** The site is developed with commercial structures surface parking, of which all improvements will be removed. The applicant proposes a six

story/72 foot-tall mini-warehouse. The applicant has worked with staff to ensure an expectation of development can be detailed in the ordinance as the applicant does not want to be held to a development (staff requested but has not garnered agreement). For illustrative purposes, the attached plan and elevation were provided and furthermore have served as a base of consideration by staff.

As the current zoning permits the mini-warehouse use by right (classified as a warehouse use within PDD No. 193), the applicant's request is to establish an off-street parking ratio that is specific to the mini-warehouse development. The applicant is requesting the multiple family use by right, a result of discussions with area property owners and input from the City Plan Commissioner for District 2.

The area along both sides of Reagan Street are generally developed with office/commercial/utility uses west of the site, with undeveloped property east, towards the depressed lanes of the Dallas North Tollway. SUP No. 213 for an Alcoholic sanatorium, the Phoenix House Hill A. Feinberg Academy, provides its services on the property immediately north of the site. The area then transitions to scattered residential development with a mix of single family, detached and attached structures. Much of the area remains undeveloped and zoned for TH-3 Subdistrict Uses.

As noted above, staff requested a development plan, but has not received one to be codified. It should be noted the attached plan and elevation are a basis of staff's recommended conditions and therefore is supportive of the use without a codified plan. The recommended conditions are provided, in part, in consideration of the Phoenix House and adjacent residential character envisioned for the remaining residentially zoned property. Lastly, the scale of the building, while a bit more vertically proposed that staff would like to see, is permitted by the underlying zoning (any legal height). As such, staff has recommended a reduced visibility reflectance that will be more sensitive to the community serving use and anticipated residential character on the undeveloped properties to the north.

In summary of this analysis, staff supports the request subject to the attached recommended conditions.

**Off-Street Parking:** As noted above, this use is not specifically addressed (as it is in the balance of the city) but is classified as a warehouse use. PDD No. 193 would require 120 off-street parking spaces. Furthermore, the mini-warehouse use permits a maximum of 500 square feet of floor area per rental unit; required off-street parking is a minimum of six spaces, what is being proposed. Based on the applicant's development plan, 237 rental units could be available (assumes a 1,500 square foot office/caretaker's quarters). The applicant is proposing 21 off-street parking spaces.

As a truly vertical product, one such does exist and was approved (also as a PDD) and may provide the City Plan Commission with a comparison in assessing this request. This particular development provides for 79,740 square feet of floor area within a four

Z156-124(RB)

story structure, providing parking at one space for each 4,200 square feet of floor area.

For comparison purposes, this same approach would require 29 spaces, however staff is supportive of the proposed 21 spaces.



**Partners, Principals, Officers, and Directors**

Applicant:

Broadbill Partners, LP  
Broadbill GP, LLC, its general partner  
Bob Ladd, president  
Limited Partners:  
Montrose Investments Fund I, LP  
William Rose, manager  
Puffin Partners, LP  
Charles Gale, co-manager  
Ladd 1998 Real Properties, Ltd.  
Bob Ladd, manager  
John Newton Walker

Owner: Jean Marie Brodnax

**APPLICANT REQUESTED/STAFF RECOMMENDED**

**Division S-\_\_\_\_\_ . Subdistrict \_\_\_\_\_.**

**SECTION 1.01 LEGISLATIVE HISTORY.**

PD Subdistrict \_\_\_\_\_ was established by Ordinance No. \_\_\_\_\_, passed by the Dallas City Council on \_\_\_\_\_, 2016.

**SECTION 1.02 PROPERTY LOCATION AND SIZE.**

PD Subdistrict \_\_\_\_\_ is established on property located on the southeast line of Reagan Street, east of Harry Hines Boulevard. The size of PD Subdistrict \_\_\_\_\_ is approximately 38,125 square feet.

**SECTION 1.03 DEFINITIONS AND INTERPRETATIONS.**

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part I of this article apply to this division. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part I of this article, Part I of this article controls. In this division:

(b) MINI-WAREHOUSE means a building or group of buildings containing one or more individual compartmentalized storage units for the inside storage of customers' goods or wares, where no unit exceeds 500 square feet in floor area.

(c) SUBDISTRICT means a subdistrict of PD 193.

(d) VISIBLE REFLECTANCE means the percentage of available visible light energy reflected away from the exterior surface of glass. (The higher the percentage, the more visible light reflected and the more mirror-like the surface will appear.)

(e) Unless otherwise stated, all references to articles, divisions, or sections in this division are to articles, divisions, or sections in Chapter 51.

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

**SECTION 1.04 DEVELOPMENT PLAN.**

No development plan is required, and the provisions of Section 51-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

**SECTION 1.05 MAIN USES PERMITTED.**

(a) Except as provided in this section, the only main uses permitted in this subdistrict are those main uses permitted in the I-2 Industrial-2 Subdistrict, subject to

the same conditions applicable in the I-2 Industrial-2 Subdistrict, as set out in Part I of this article. For example, a use permitted in the I-2 Industrial-2 Subdistrict only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the I-2 Industrial-2 Subdistrict is subject to DIR in this subdistrict; etc.

(b) The following uses are permitted by right in this subdistrict:

- (1) Mini-warehouse.
- (2) Multiple family.

(c) The following uses are prohibited in this subdistrict:

- (1) Retail Uses.
  - Second hand store.
  - Pawn shop.
- (2) Motor Vehicle Related Uses.
  - Auto parts sales (outside display).
  - Auto repair garage (outside).
- (3) All Commercial Uses as defined in Chapter 51P-193.107(m).
- (4) Storage and Waste Disposal Uses.
  - Open storage.
- (5) All Animal Related Uses as defined in Chapter 51P-193.107(o).
- (6) All Industrial and Manufacturing Uses as defined in Chapter 51P-193.107(p).

## **SECTION 1.06                      ACCESSORY USES.**

As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

## **SECTION 1.07                      YARD, LOT, AND SPACE REGULATIONS.**

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Part I of this article. If there is a conflict between this section and Part I of this article, this section controls)

(a) In general. Except as provided in this section, the yard, lot, and space regulations of the I-2 Industrial-2 Subdistrict apply.

(b) Mini-warehouse.

(1) Structure height. Maximum structure height is 72 feet.

(2) Floor area. Maximum floor area is 120,000 square feet.

*Staff recommended:*

(3) <u>Stories.</u> Maximum number of stories above grade is six.
---

## **SECTION 1.08 OFF STREET PARKING AND LOADING.**

(a) In general. Except as provided in this paragraph, consult Part I of this article for the specific off-street parking and loading requirements for each use.

(b) Mini-warehouse. A minimum of 21 off-street parking spaces must be provided.

## **SECTION 1.09 ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

## **SECTION 1.10 LANDSCAPING.**

Landscaping and screening must be provided in accordance with Part I of this Article.

## **SECTION 1.11 SIGNS.**

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

## **SECTION 1.12 ADDITIONAL PROVISIONS.**

(a) Mini-warehouse.

(1) All storage units must be accessed from an internal corridor.

(2) Rental and outside display of vehicles and trailers normally associated with moving goods and personal possessions from one location to another are prohibited.

(3) Outside storage of vehicles, recreational vehicles, or other items customarily stored outside is prohibited.

*Staff recommended:*

(4) Wing walls or other design options must be utilized to screen all loading areas from Reagan Street.
---

*Staff recommended:*

(5) Glass on the north and east facades may not have a visible reflectance greater than 15 percent.
---

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

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

(d) Except as provided in this division or shown on the development plan, development and use of the Property must comply with Part I of this article.

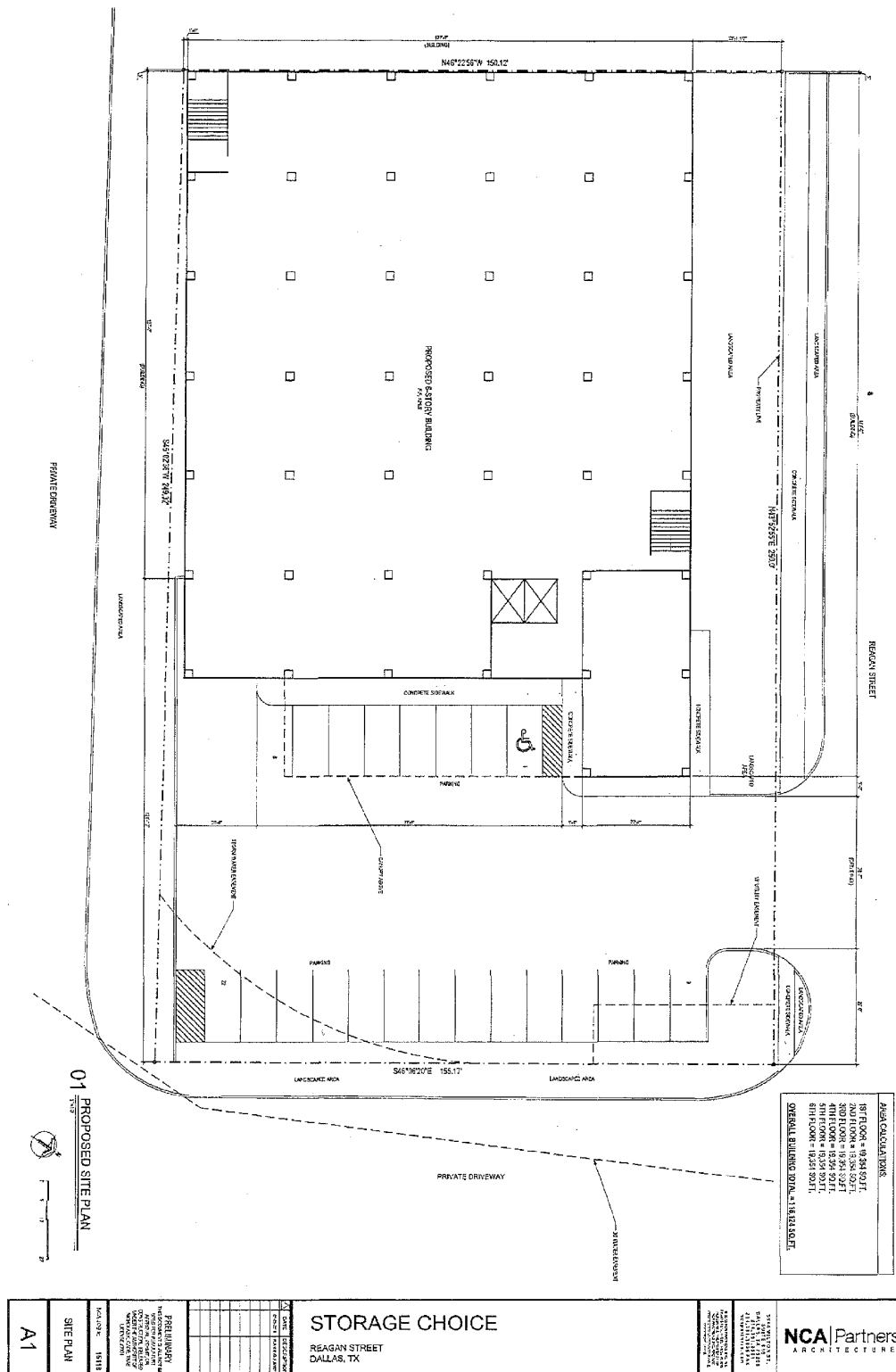
### **SECTION 1.13 COMPLIANCE WITH CONDITIONS.**

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

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

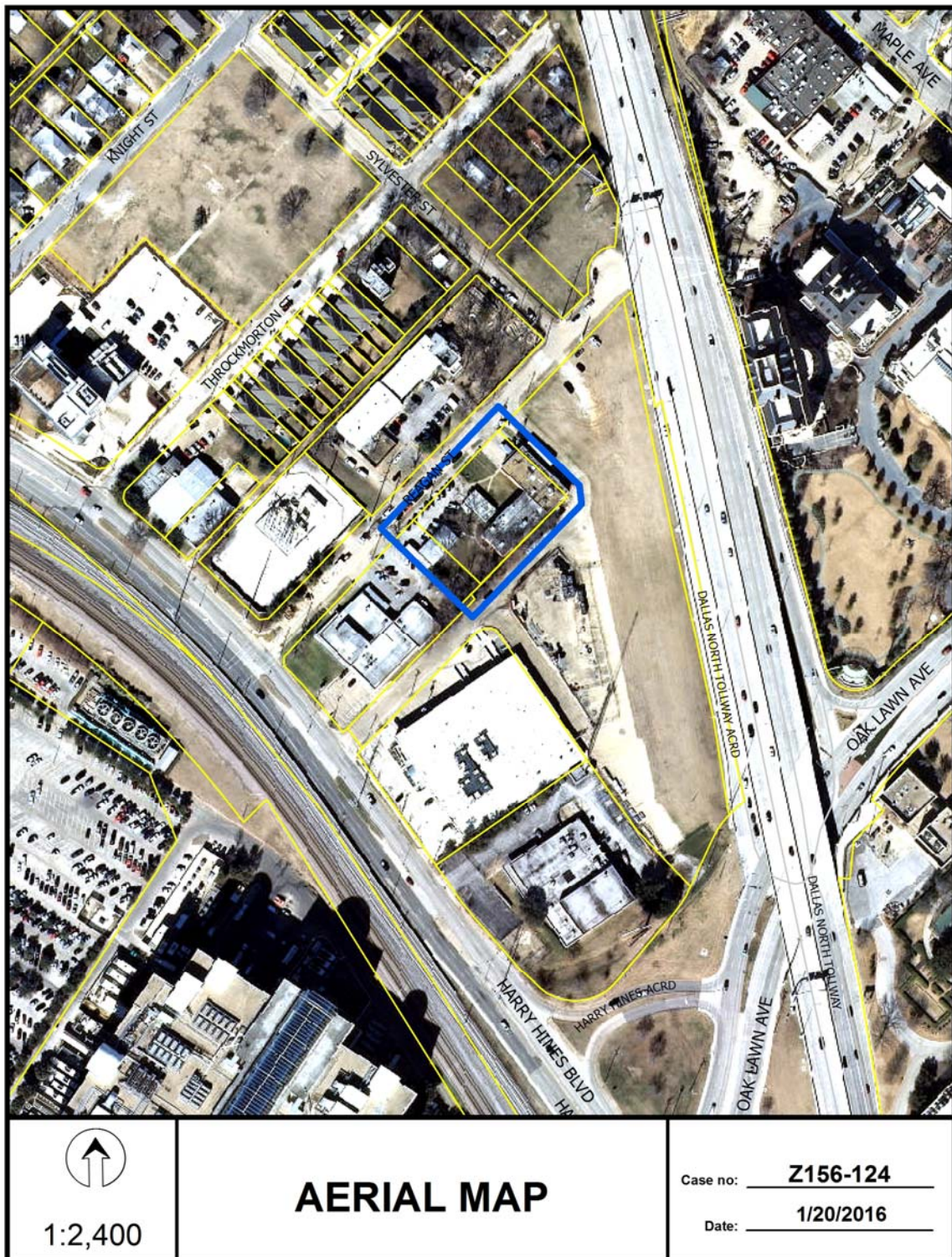




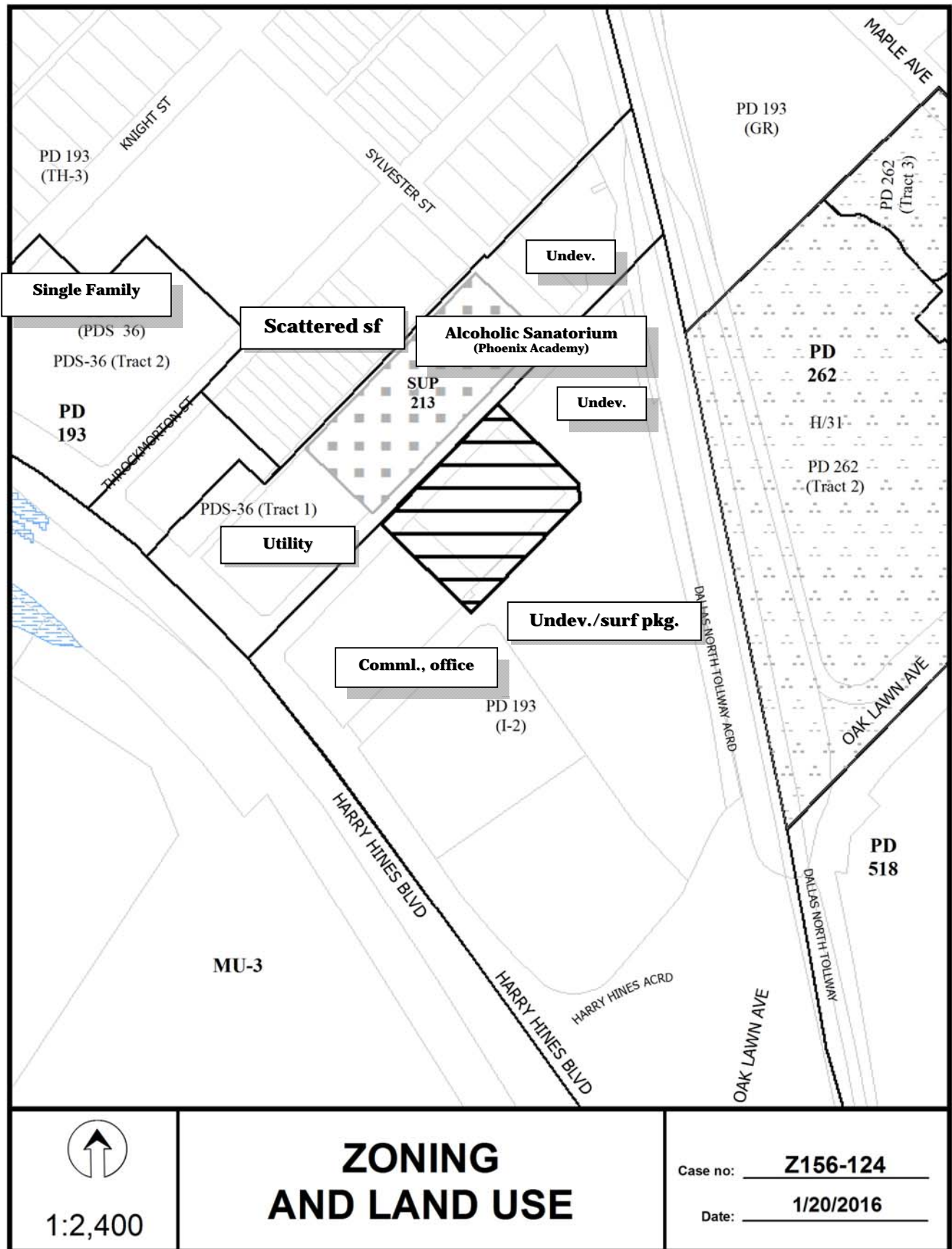





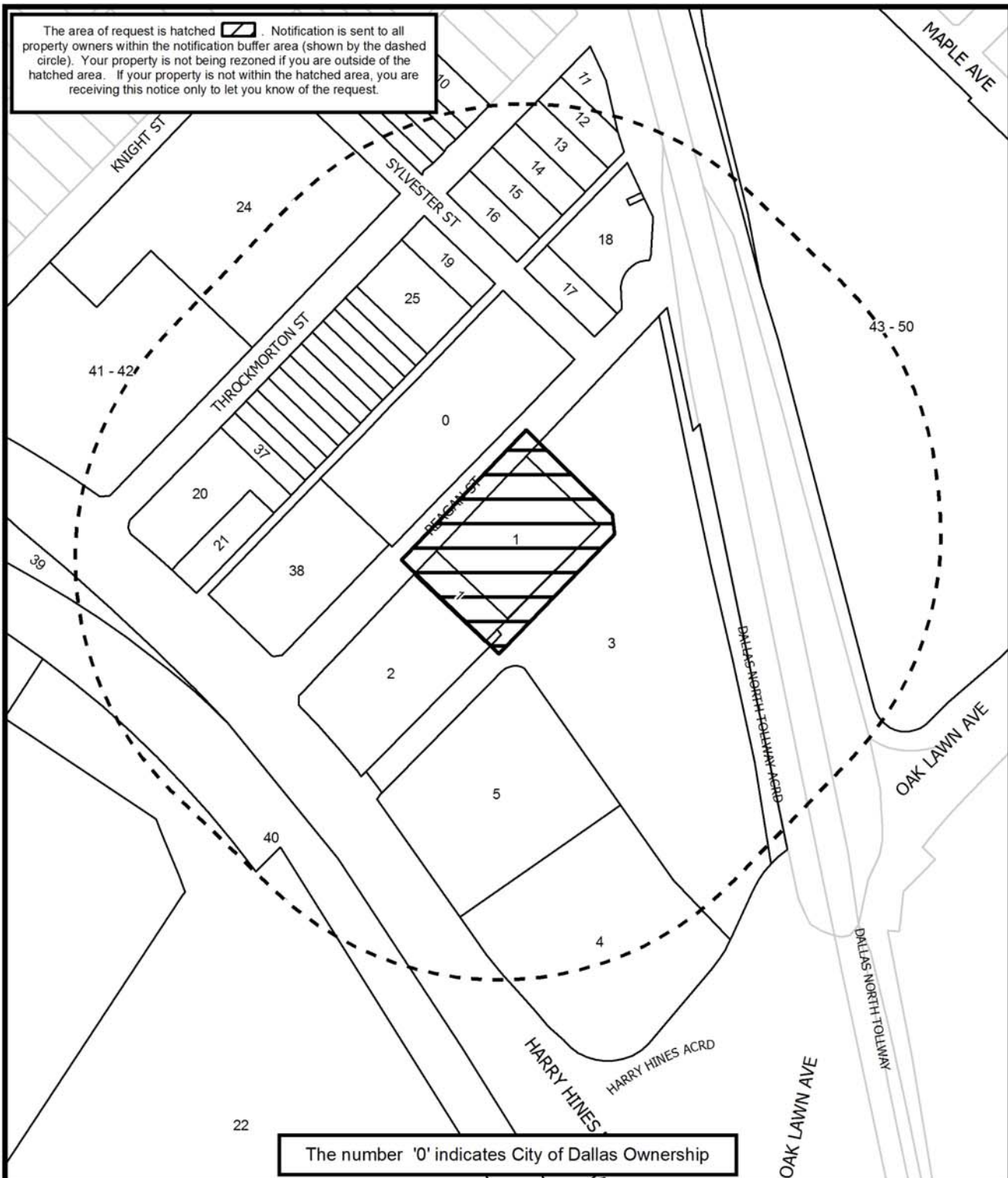








The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.



The number '0' indicates City of Dallas Ownership



1:2,400

## NOTIFICATION

500'

AREA OF NOTIFICATION

50

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z156-124**

Date: **1/20/2016**

01/20/2016

***Notification List of Property Owners******Z156-124******50 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	2338 REAGAN ST	BRODNAX JEAN MARIE
2	3918 HARRY HINES BLVD	PLASMA LTD
3	2338 REAGAN ST	NORTH TEXAS TOLLWAY
4	3900 HARRY HINES BLVD	TEXAS SCOTTISH RITE HOSPITAL FOR CRIPPLED CHILDREN
5	3910 HARRY HINES BLVD	SENIOR CITIZENS OF
6	2403 THROCKMORTON ST	VOORHEES WYNNE J
7	2401 THROCKMORTON ST	BOECK CHRISTOPHER M
8	2407 THROCKMORTON ST	BURKS DEREK J
9	2405 THROCKMORTON ST	NAEEM USMAN SYAL
10	2411 THROCKMORTON ST	GARAY JOHN D
11	2422 THROCKMORTON ST	GARRISON RICHARD T
12	2418 THROCKMORTON ST	MEDRANO JOE N
13	2414 THROCKMORTON ST	RAMOS CLEMENTINA M
14	2410 THROCKMORTON ST	MANZANARES MARY L
15	2406 THROCKMORTON ST	PINEDA JOSEPHINE EST OF
16	2402 THROCKMORTON ST	BALLAS BARRY BULL INC
17	2359 REAGAN ST	PRESCOTT INTERESTS LC
18	2363 REAGAN ST	PRESCOTT INTERESTS LTD
19	2350 THROCKMORTON ST	LEE ANNIE D
20	4030 HARRY HINES BLVD	SODERQUIST ASSOC LLC
21	4016 HARRY HINES BLVD	WDM REAL ESTATE LLC
22	1950 N STEMMONS FWY	DCI TECH INFOMART LP
23	3819 MAPLE AVE	OLD PARKLAND UNIT K LLC
24	4100 HARRY HINES BLVD	4100 HARRY HINES PTNRS LP
25	2344 THROCKMORTON ST	LEWIS JACK V &
26	2338 THROCKMORTON ST	RASCO SHAD L



01/20/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2336 THROCKMORTON ST	WESTLAKE P TEED
28	2334 THROCKMORTON ST	GARDNER RAYMOND
29	2332 THROCKMORTON ST	MARTIN DAVID L
30	2330 THROCKMORTON ST	MILLER RICHARD ALLEN & DEIDRE B
31	2328 THROCKMORTON ST	K & D BLACK PROPERTIES LIMITED
32	2326 THROCKMORTON ST	MARTIN COREY LEON
33	2324 THROCKMORTON ST	KELLEY MELANIE & MARTIN ALAN
34	2322 THROCKMORTON ST	LONG PAMELA J
35	2320 THROCKMORTON ST	AFOLABI FOLASHADE
36	2318 THROCKMORTON ST	AUNKST PATRICK K
37	2316 THROCKMORTON ST	HENNESY HUGH P
38	2303 REAGAN ST	TEXAS UTILITIES ELEC CO
39	401 S BUCKNER BLVD	DART
40	1900 OAK LAWN AVE	DART & FT WORTH TRANSP AUTH
41	4100 HARRY HINES BLVD	DALLAS POLICE & FIRE PENSION SYSTEM
42	4100 HARRY HINES BLVD	CDK REALTY ADVISORS LP
43	3819 MAPLE AVE	OLD PARKLAND UNIT A LLC
44	3949 OAK LAWN AVE	OLD PARKLAND UNIT B LLC
45	3953 MAPLE AVE	OLD PARKLAND UNIT C LLC
46	3963 MAPLE AVE	OLD PARKLAND UNIT D LLC
47	4001 MAPLE AVE	TRT OLD PARKLAND LLC
48	2215 OAK LAWN AVE	OLD PARKLAND UNIT G LLC
49	2215 OAK LAWN AVE	OLD PARKLAND UNIT H LLC
50	3819 MAPLE AVE	OLD PARKLAND UNIT K LLC

**FILE NUMBER:** Z156-169(RB)

**DATE FILED:** December 18, 2015

**LOCATION:** South line of Glen Lakes Drive, west of Manderville Lane

**COUNCIL DISTRICT:** 13

**MAPSCO:** 26 K

**SIZE OF REQUEST:** Approx. 13,286 Sq. Ft. **CENSUS TRACT:** 78.22

---

**APPLICANT/OWNER:** Glen Lakes Holdings, LLC

**REPRESENTATIVE:** Robert Reeves

**REQUEST:** An application for a P(A) Parking District on property zoned an MF-1(A) Multifamily District.

**SUMMARY:** The applicant is proposing to develop the site with surface parking to serve the multi-tenant retail development south of the site (located in the northeast quadrant of North Central Expressway and Walnut Hill Lane).

**STAFF RECOMMENDATION:** Approval, subject to a site/landscape plan and conditions.

**PRIOR CPC ACTION:** On March 17, 2016, the City Plan Commission held this request under advisement until April 7, 2016 in order to permit the applicant to address landscape revisions. On April 7, 2016, the City Plan Commission held this request under advisement until April 21, 2016 in order to permit the applicant to meet with area property owners. At this time, it is not clear as to the outcome of this interaction.

**GUIDING CRITERIA FOR RECOMMENDATION:**

Staff recommends approval of the request based upon:

1. *Performance impacts upon surrounding property* – Impact on adjacent properties will be somewhat passive in that the only permitted operation will be to provide for surface parking. Required landscaping and retention of two mature trees will soften the increase in non-permeable surface area required to support the parking.
2. *Traffic impact* – No negative impact is anticipated subject to attached plan design (see note, No. 1, above).
3. *Comprehensive Plan or Area Plan Conformance* – Proposed use of the property is an example of one use normally provided for within a Business Center or Corridor.

**Zoning History:** There has been no recent zoning activity in the immediate area relevant to the request.

**Street**

Glen Lakes Drive

**Existing & Proposed ROW**

Local; 60' ROW

**STAFF ANALYSIS:**

**Comprehensive Plan:** The site is located in a Business Center or Corridor. This Building Block represents major employment or shopping destinations outside of Downtown. Examples include the Galleria area, the North Park Center area, Southwest Center Mall area at I-20 and US Hwy 67 and the Stemmons Corridor. Business Centers are usually at major intersections or along Highways or major arterials and rely heavily on car access. These areas typically include high-rise office towers and low- to mid-rise residential buildings for condos or apartments and may include multifamily housing. Land uses are typically separated from one another by parking lots, freeways or arterial roads. Streets in these areas emphasize efficient movement of vehicles. Bold lighting and linear landscaping features such as esplanades and tree-lined boulevards can all work to distinguish and identify these areas. Public spaces may be at key entry points and central locations. Gateway landscaping, monuments and other devices will provide visibility from the freeway and guide visitors to destinations. Public transit may play a role in these areas and help create some pockets of transit oriented development. Business Centers and Corridors provide important concentrations of employment within Dallas that compete with suburban areas.

**Land Use Compatibility:** The site, previously accommodating for a residential use, has been cleared of all improvements. The applicant is proposing to improve the parking for surface parking in conjunction with parking demands for an adjacent multi-

tenant retail development. The site is situated approximately 900 feet east of the street's terminus with the northbound access road for North Central Expressway. From a historical perspective, the entire blockface was generally zoned for O-1 Office District Uses prior to the city's zoning transition in 1987-1989 [property generally situated north and west transitioned to NO(A) District Uses during transition]. The exception was this parcel as well as two parcels, west and east respectively, all of which were zoned for either MF-1 Multiple Family District Uses and R-7.5 Single Family District Uses (the property to the east has been rezoned to an MO-1 Mid-Range Office District).

As the site is situated within close proximity to the Presbyterian Hospital campus (approx. 1,270 feet, along Glen Lakes Drive to Rambler Road/Walnut Hill Lane, crossing at the signalized intersection), the majority of uses tend to support a medical campus; office/medical office and medical labs. A regional serving multi-tenant retail center is developed to the south/southwest across an unimproved public alley. It is this retail center that will utilize the requested use of the property for surface parking. It should be noted an improved crosswalk will be provided (subject to approval of a private license approved by the City Council) across the alley, linking the retail center with the proposed parking. The attached alley crosswalk exhibit is provided for illustrative purposes only.

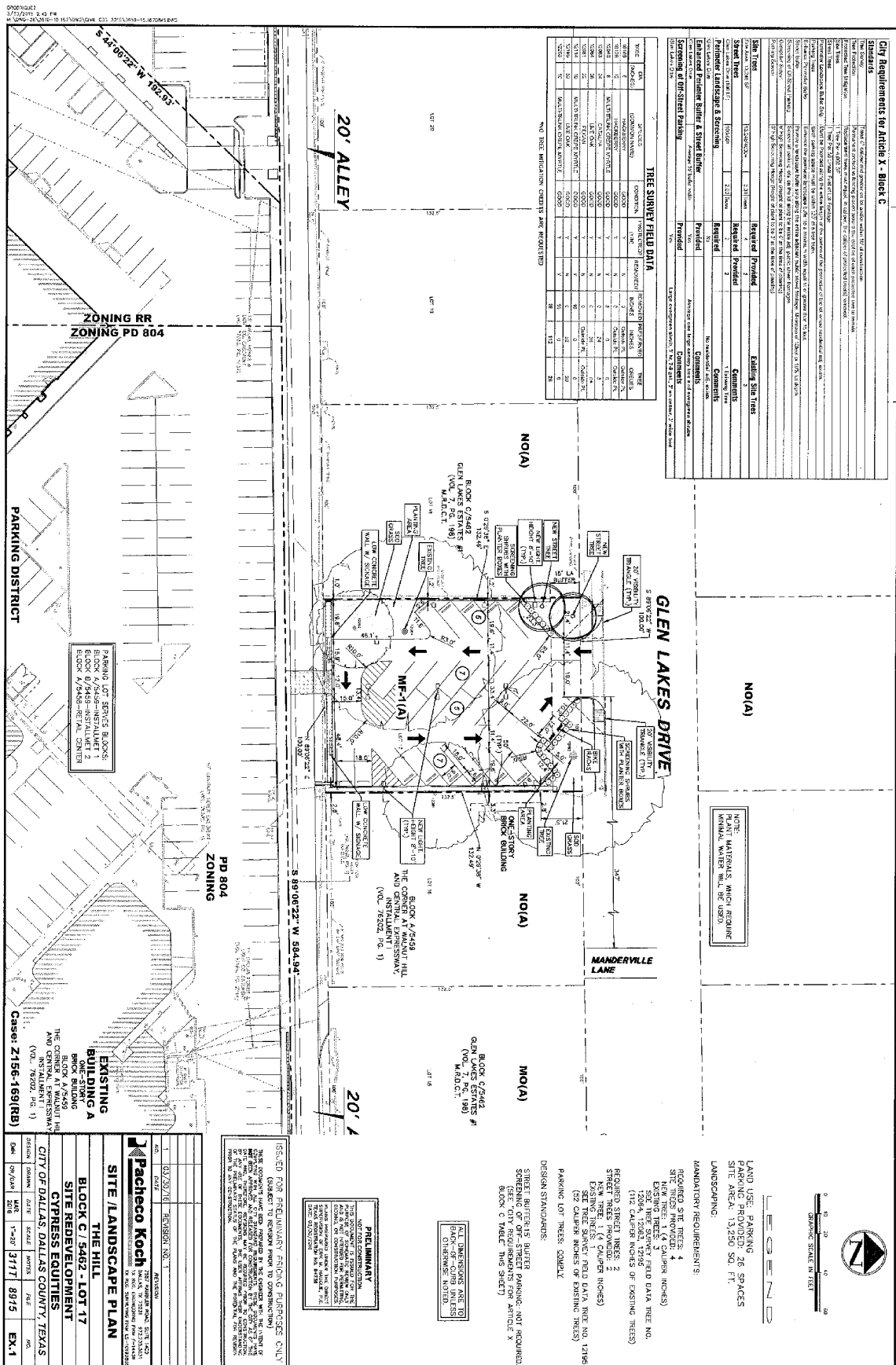
Generally, a parking district should be contiguous or directly across an alley or street from the main use(s) it serves. Additionally, the parking district should not be located within an area developed with residential uses. The attached site/landscape plan provides for retention of two mature large canopy trees, required screening and landscaping, along with 16 foot-tall light standards which are vertically in scale with the surrounding one and two story structures.

In summary of this analysis, staff supports the request subject to the attached plan.

• • • • •

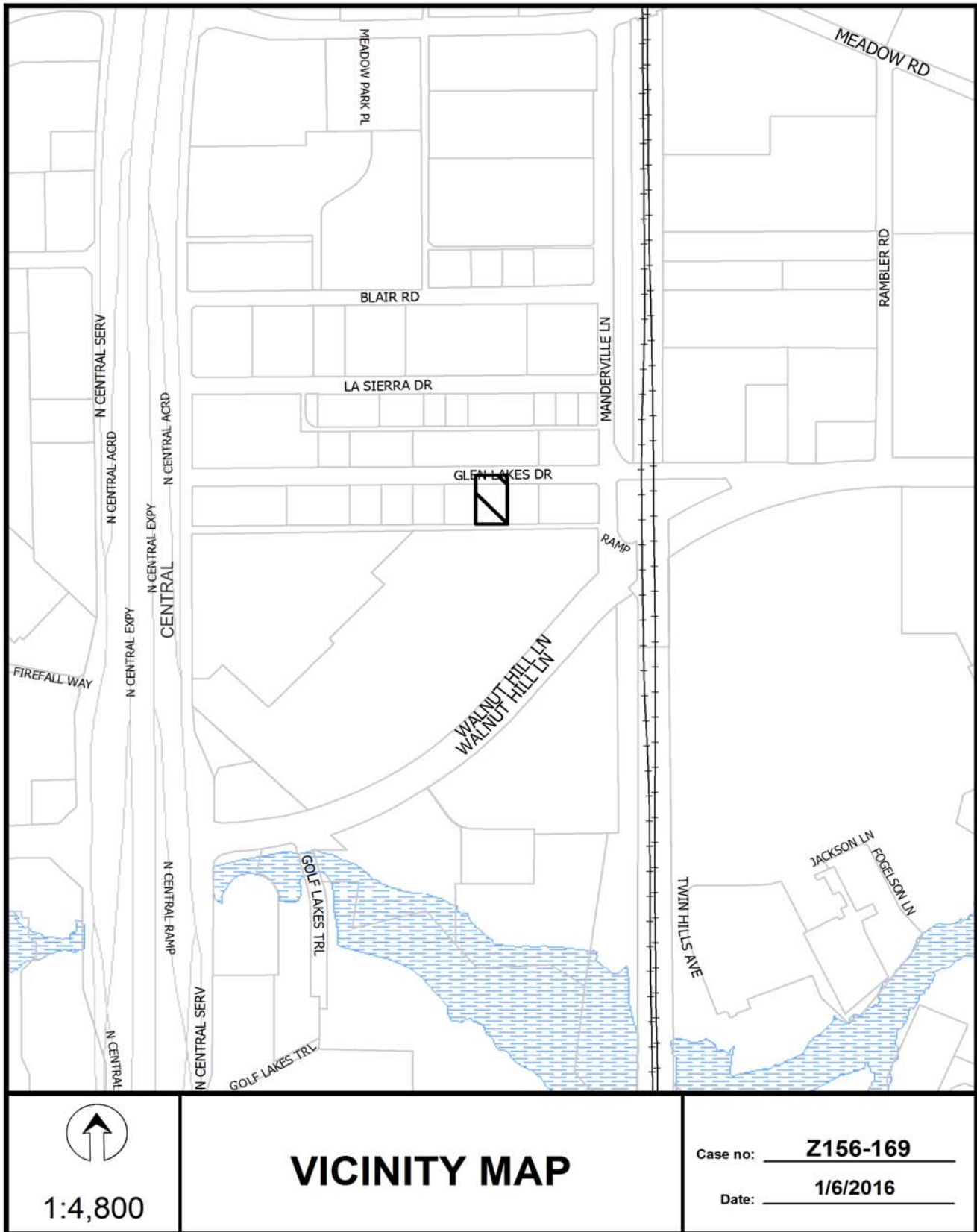
**Glen Lakes Holdings, LLC**  
**2015 Officers**

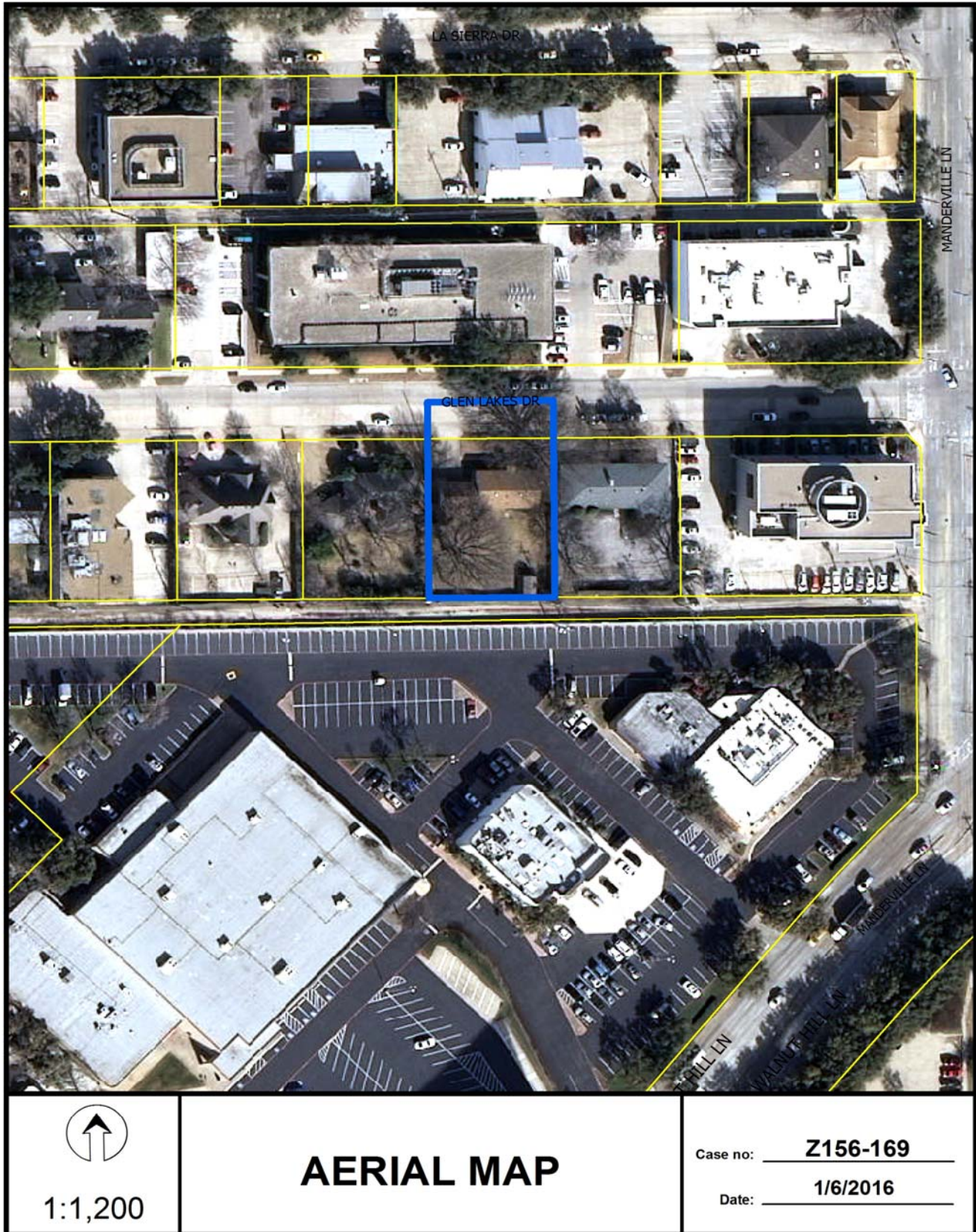
Todd Minnis, President  
Christopher Maguire, Vice President  
Mark Miller, Vice President  
Hunter Simon, Vice President  
Scott Gosslee, Vice President



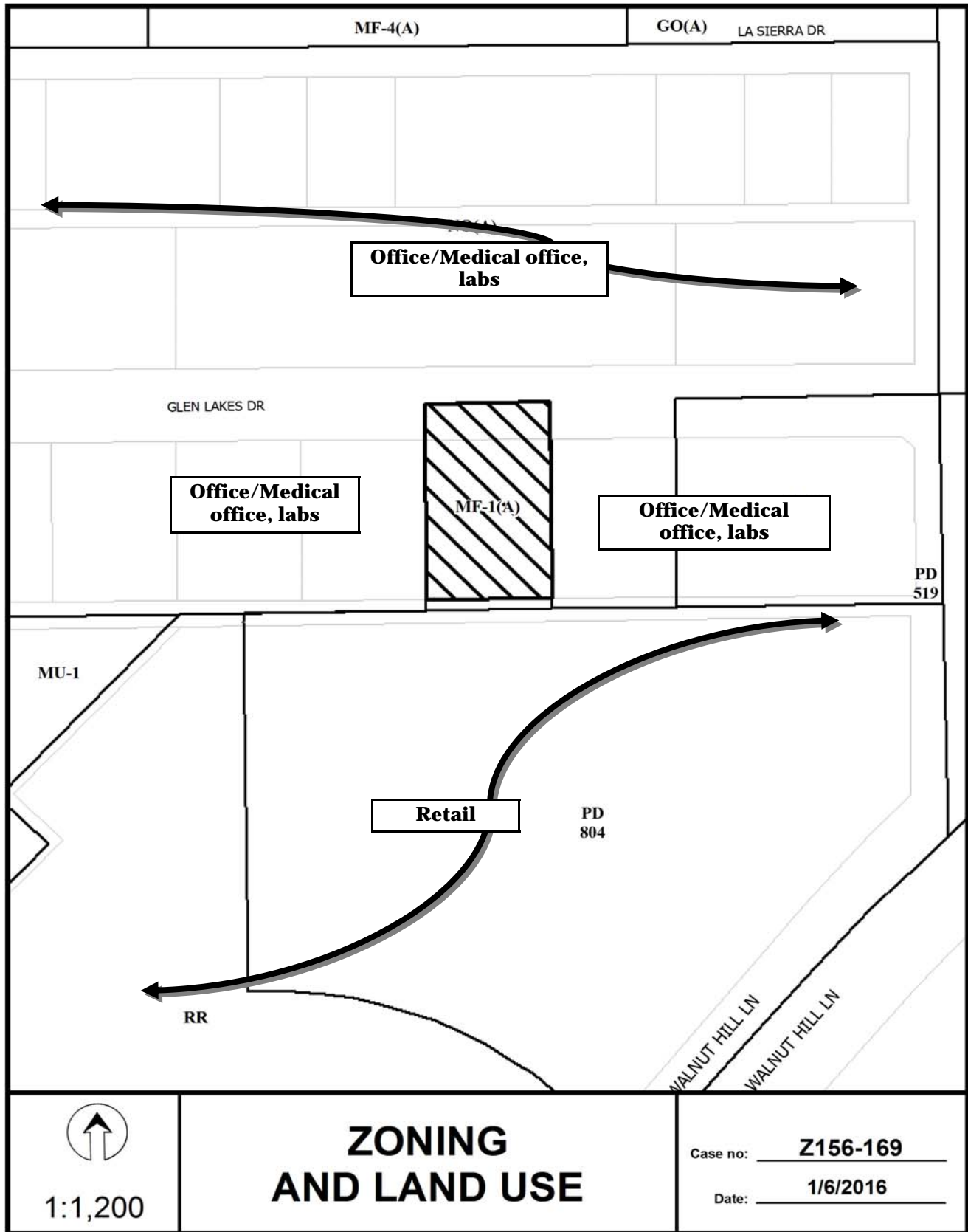












The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.

LA SIERRA DR

MANDERVILLE LN

MANDERVILLE LN

WALNUT HILL LN

LN

2

2

7 6 1 5 9

10 - 12

8

4 4 3 10 - 12

10 - 12

GLEN LAKES DR

1

2

2

The number '0' indicates City of Dallas Ownership

1:1,200

## NOTIFICATION

200'

AREA OF NOTIFICATION

12

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z156-169**

Date: **1/6/2016**

01/06/2016

***Notification List of Property Owners***

***Z156-169***

***12 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	5478 GLEN LAKES DR	GLEN LAKES HOLDINGS LLC
2	8021 WALNUT HILL LN	CAPREF WALNUT HILL LLC
3	5480 LA SIERRA DR	5480 LA SIERRA LLC
4	5468 LA SIERRA DR	KOERBER ELLEN B
5	5486 GLEN LAKES DR	LIPPAS MARC GREGORY FAM
6	5470 GLEN LAKES DR	WATSON MAELISSA ET AL
7	5462 GLEN LAKES DR	PRICE DEBORAH R
8	5499 GLEN LAKES DR	5499 GLEN LAKES LTD
9	5494 GLEN LAKES DR	WHSC GEN PAR LLC
10	5477 GLEN LAKES DR	FIRST 5477 LTD
11	5477 GLEN LAKES DR	DALLAS FORT WORTH IVF REALTY LP
12	5477 GLEN LAKES DR	NT PSYCHIATRIC ALLIANCE



**FILE NUMBER:** Z156-177(RB)

**DATE FILED:** December 31, 2015

**LOCATION:** South line of Forest Lane, east of Dennis Road

**COUNCIL DISTRICT:** 13

**MAPSCO:** 13X

**SIZE OF REQUEST:** Approx. 3.91 Acres

**CENSUS TRACT:** 96.11

---

**APPLICANT/OWNER:** Coventry Hospitality, LLC

**REPRESENTATIVE:** Stephen Lindsey

**REQUEST:** An application for a Specific Use Permit for a Hotel or motel on property zoned a CR Community Retail District.

**SUMMARY:** The applicant is requesting the specific use permit to provide for the existing hotel. This request will allow continued use of the property for this use, with no additions being requested at this time.

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

**PRIOR CPC ACTION:** On April 7, 2016, the City Plan Commission held this request under advisement until April 21, 2016.

**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 request allow the existing lodging use to continue with no expansions or modifications to existing improvements.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The use has been at this location since 1998 and will continue to provide for lodging and meeting space.
3. *Not a detriment to the public health, safety, or general welfare* – The hotel has no reported violations nor code issues.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – A valid certificate of occupancy exists for the use.

**Zoning History:**

**Thoroughfare**

Forest Lane

**Designation; Existing & Proposed ROW**

Principal Arterial; 100' & 100' ROW

**Traffic:** The Engineering Section of the Department of Sustainable Development and Construction has reviewed the applicant's request and determined it will not significantly impact the surrounding street system.

**Comprehensive Plan:** The request site and immediate surrounding area is considered 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.

GOAL 1.2 Promote desired development.

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

**Land Use Compatibility:** The property is improved with a hotel consisting of 146 hotel rooms, meeting space, outside pool area, and surface parking that wraps the three-story structure. It should be noted this use has existed since June, 1987. The Dallas City Code allowed the use by right, subject to a minimum of 80 rooms, with a specific use permit for less than this density. It should be noted the code was amended for this use to require an SUP in the CR District regardless of the number of rooms.

The area is developed with retail, office and one vacant institutional use (Platt College; north of the site) along both sides of Forest Lane, with the exception of a retirement housing use on property abutting the site's western property line. SUP No. 1369 (approved by City Council September 23, 1998) for a hotel or motel use exists on the abutting retail zoned property, but is currently developed with a retail use. Low density single family uses (townhouse structures) are developed on property to the south. These uses are separated from the site by six foot-tall solid fencing.

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.

As the use has existed 29 years with no reported history of violations, staff is comfortable with supporting continuation of the use for a permanent time period. As part of this consideration, staff has established a maximum floor area representative of existing improvements.

**COURTYARD BY MARRIOTT NO. 2**  
**2930 Forest Lane**

**List of Owners/Partners/Officers**

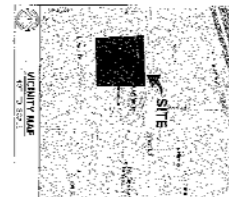
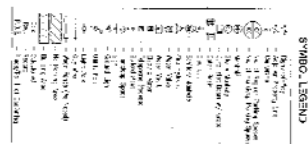
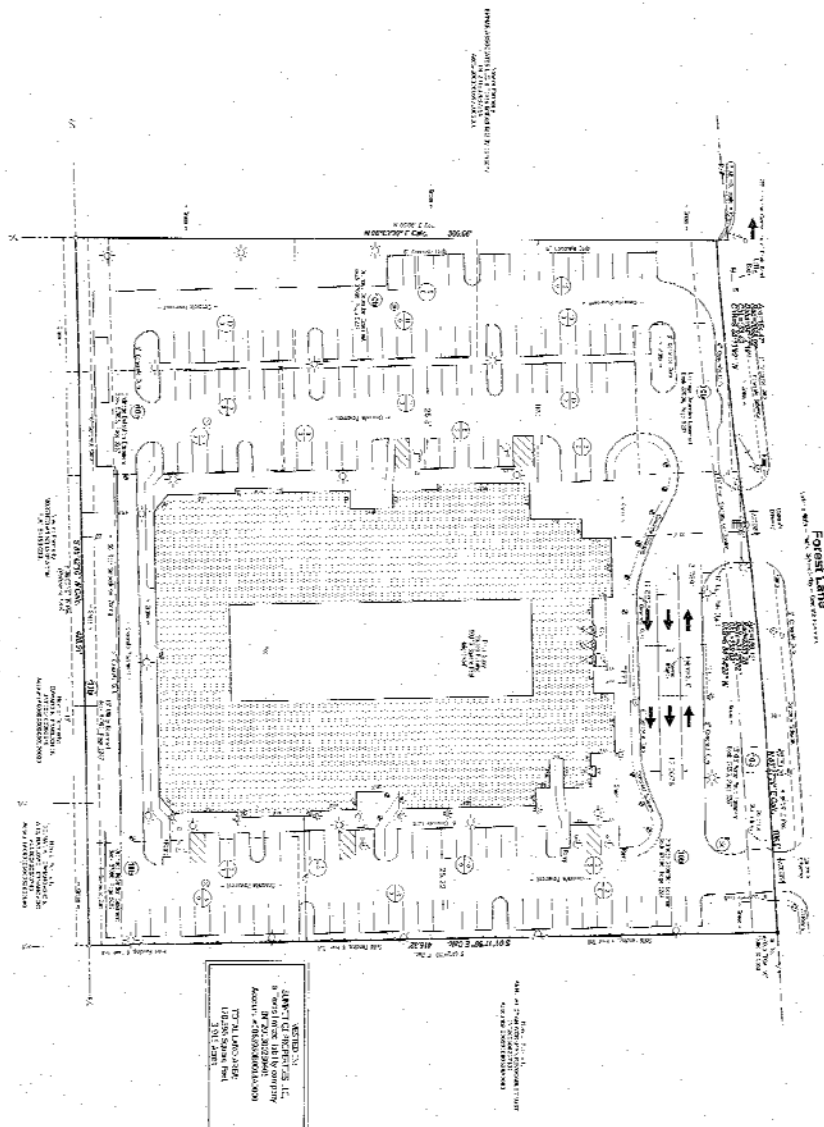
**Owner:** Coventry Hospitality, LLC  
3331 University Park Lane  
Irving, TX 75062

**Managing Member:** Coventry Hospitality MM, Inc.  
3331 University Park Lane  
Irving, TX 75062

**President/Secretary/Shareholder:**  
Sundip Kumar

**RECOMMENDED CONDITIONS FOR SPECIFIC USE PERMIT FOR A HOTEL OR  
MOTEL USE**

1. USE: The only use authorized by this specific use permit is a hotel or motel 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\_\_\_\_\_ (ten years from the passage of this ordinance), but is eligible for automatic renewal for additional ten-year periods, pursuant to Section 51A-4.219 of 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 50,113 square feet.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. GENERAL REQUIREMENT: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.



**milman**  
National Land Services  
Identification for the EPC  
Surveying  
Zoning  
EPCO-land  
401 Stuyvesant - The Box  
Milman Surveying, Inc.  
Corporate Headquarters  
41 - Broadway City Hall  
Garden, NJ 07102  
Phone 201-524-0631  
Fax 201-524-0631  
E-mail: info@milman.com  
Website: www.milman.com

**STILL88 HOTELS**  
 231 University Park Lane  
 4019 Toronto, ON M6G 1S2  
 Phone: 416-462-6141

**V**  
million  
**virtu**surveyor  
for more information  
visit <http://ivmoo.com/25774198>

S. 23 Plan 2156 - 77(R)  
Court yard by Marriot  
2800 Forest Lane  
City of Dallas  
County of Dallas  
State of Texas



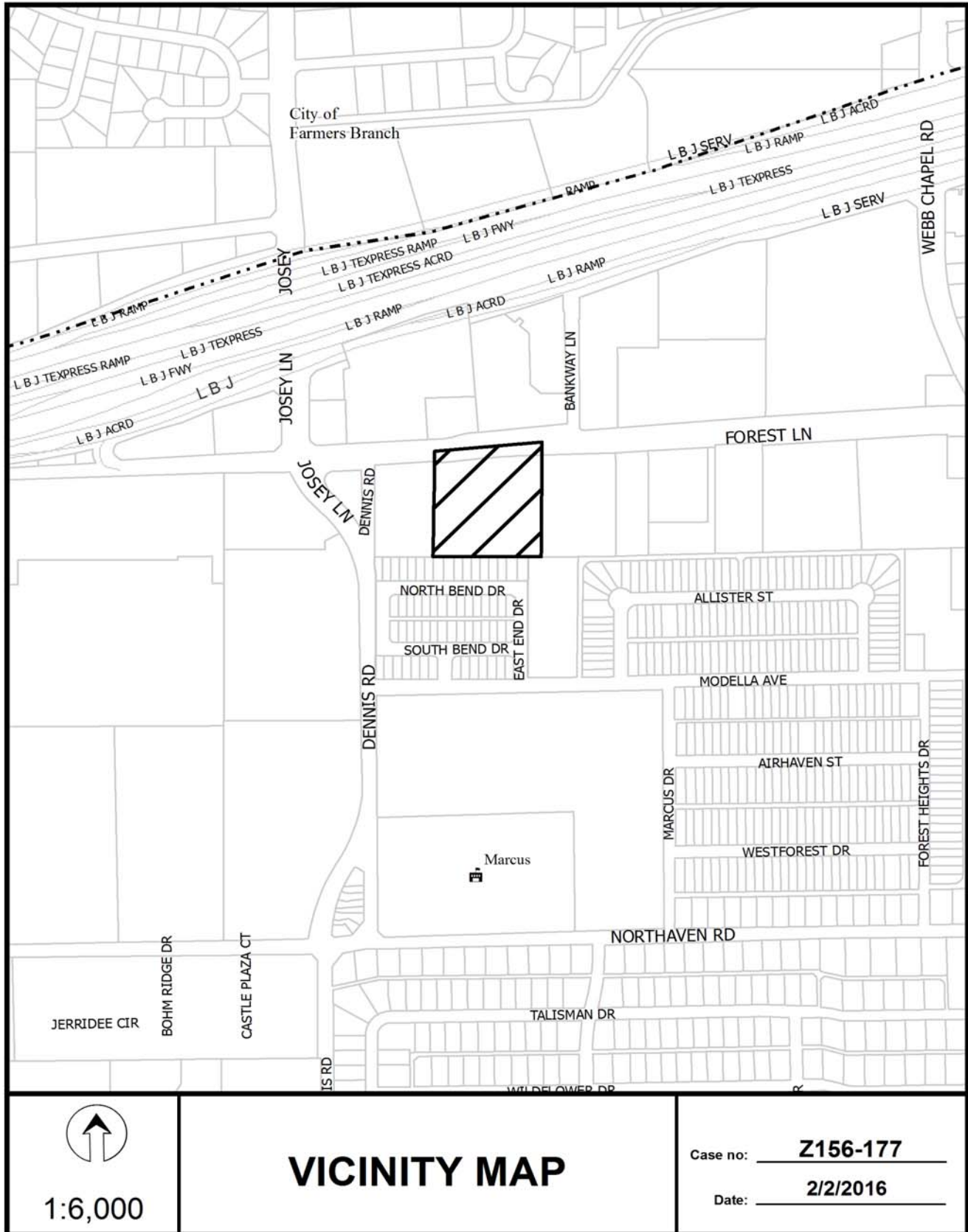
GRAPHIC SCALE  
1 cm = 20 m

**Sunayo's Son**

S-60140. **2** v. **2**

NSI PTJ, INC. NO. 37869  
M. J. D. Daily: 63



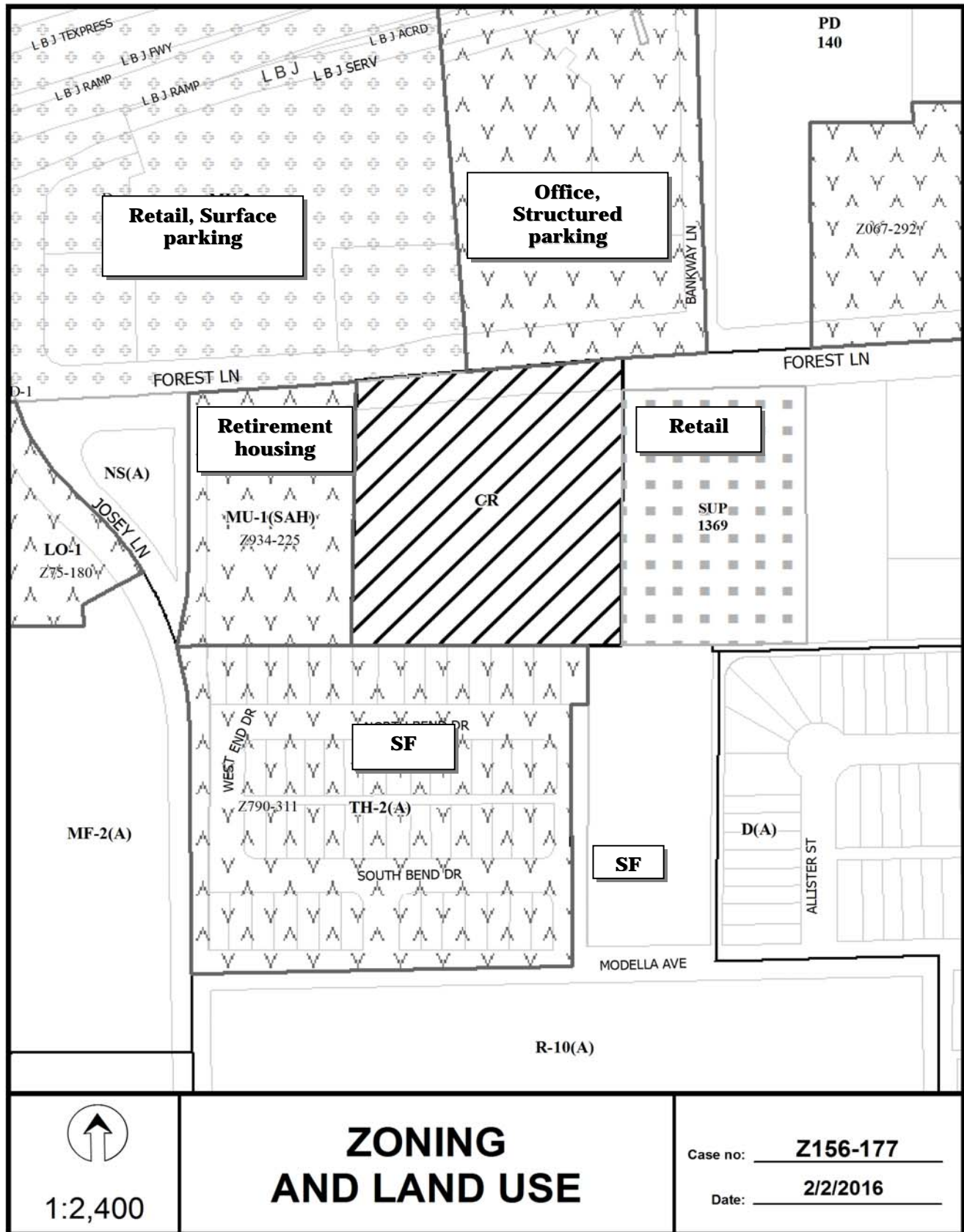


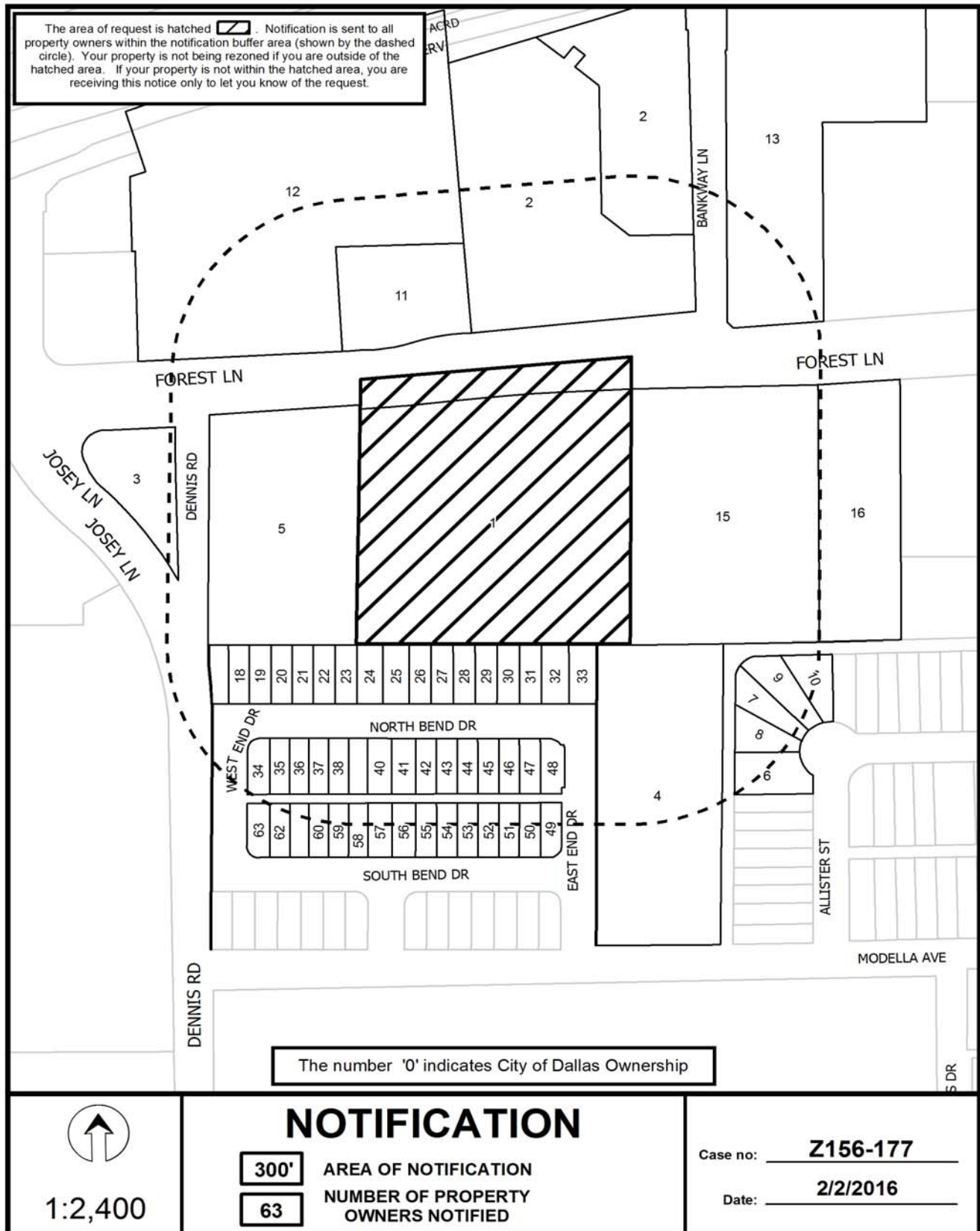


Z156-177(RB)









02/02/2016

***Notification List of Property Owners******Z156-177******63 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	2930 FOREST LN	SUMMIT QI PROPERTIES LLC
2	2964 LBJ FWY	KOPON INTERNATIONAL TOWN CENTER LLC
3	2880 FOREST LN	KNB ENTERPRISES INC
4	2963 MODELLA AVE	HERMANOVSKI DELMAR A &
5	2920 FOREST LN	EMMAR ASSOCIATES LLC
6	2919 ALLISTER ST	MCKINNON BETTY
7	2925 ALLISTER ST	MILLER HAROLD F
8	2923 ALLISTER ST	DAVIDSON DEXTER C
9	2927 ALLISTER ST	ROCHA ARMANDO
10	2929 ALLISTER ST	RESTREPO GLORIA A
11	2919 FOREST LN	JOSEY VILLAGE LTD
12	2909 FOREST LN	JOSEY VILLAGE LTD
13	3010 LBJ FWY	ONE GRAYSTONE CENTRE LP
14	11600 DENNIS RD	NORTH TOWN SQUARE
15	2968 FOREST LN	ANNE W WORKMAN REV TR
16	2976 FOREST LN	HALLE PROPERTIES LLC
17	2905 NORTH BEND DR	SILVA FRANCISCO & ELISA S
18	2909 NORTH BEND DR	YOUNG DEE DEE
19	2913 NORTH BEND DR	HANNON DAVID B
20	2917 NORTH BEND DR	BROWN MICHAEL L
21	2921 NORTH BEND DR	MASON THOMAS M & DIANNE M
22	2925 NORTH BEND DR	MEYER MARK A
23	2929 NORTH BEND DR	SLOAN JAMIE L &
24	2933 NORTH BEND DR	HARRISON SANDRA A
25	2937 NORTH BEND DR	HECKMAN STEVE
26	2941 NORTH BEND DR	KAILEY BARBARA

02/02/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2945 NORTH BEND DR	MABELEY DEBORAH K
28	2949 NORTH BEND DR	WEBB JEFFREY S
29	2953 NORTH BEND DR	ROMERO MARCUS JOSHUA
30	2957 NORTH BEND DR	MEDINA WAYNE R
31	2961 NORTH BEND DR	RICE DAWN P
32	2965 NORTH BEND DR	GILSON DAVID E &
33	2969 NORTH BEND DR	FRAELICH EDWARD K JR
34	2910 NORTH BEND DR	CEDLLIO JUAN M JR &
35	2914 NORTH BEND DR	SINN HYEON D
36	2918 NORTH BEND DR	WANG SHYH JYE
37	2922 NORTH BEND DR	BRACK JEFFERY J
38	2926 NORTH BEND DR	SMITH SUSAN K
39	2930 NORTH BEND DR	ODONNELL FRANK A
40	2934 NORTH BEND DR	KING JESSIE
41	2938 NORTH BEND DR	BURKHAM MELVIN D & PAULA K
42	2942 NORTH BEND DR	SWEET GREGORY P &
43	2946 NORTH BEND DR	NEGRETE MARIA DOLORES
44	2950 NORTH BEND DR	ROBERTS KATY WELCH
45	2954 NORTH BEND DR	GOODEN DEBRA A
46	2958 NORTH BEND DR	NHUYEN PHUONG &
47	2962 NORTH BEND DR	REES RHIANNON ALEXANDRA
48	2966 NORTH BEND DR	WALLJASPER MARIA
49	2967 SOUTH BEND DR	MARTINEZ LETICIA C
50	2963 SOUTH BEND DR	WILSON STEVEN M & KERIN B
51	2959 SOUTH BEND DR	GARZA GINGER
52	2955 SOUTH BEND DR	LOBPRIES FREDERICK M &
53	2951 SOUTH BEND DR	KEARNEY SHANE
54	2947 SOUTH BEND DR	WATSON DENNIS R &
55	2943 SOUTH BEND DR	GUNTER JIMMIE BURCHEL
56	2939 SOUTH BEND DR	MORALES ODILI
57	2935 SOUTH BEND DR	TIMMONS CHRIS



Z156-177(RB)

02/02/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2931 SOUTH BEND DR	JOBE ALAN K
59	2927 SOUTH BEND DR	MAJEWSKI ANGELA
60	2923 SOUTH BEND DR	PASCUAL LEVY RAMOS &
61	2919 SOUTH BEND DR	WILLIAMS MARVIN JR
62	2915 SOUTH BEND DR	BERKLEY JAMES F
63	2911 SOUTH BEND DR	NGUYEN PATTY F

**FILE NUMBER:** Z156-191(RB)

**DATE FILED:** September 27, 2016

**LOCATION:** Northeast Quadrant of Churchill Way and Coit Road

**COUNCIL DISTRICT:** 11

**MAPSCO:** 16 T

**SIZE OF REQUEST:** Approx. 13.289 Acres

**CENSUS TRACT:** 132.00

**APPLICANT:** Costco Wholesale

**REPRESENTATIVES:** Michael Clark and Dallas Cothrum

**OWNER:** Texas Department of Transportation

**REQUEST:** An application for a Planned Development District for MU-3 Mixed Use District Uses on property zoned an MU-3 Mixed Use District.

**SUMMARY:** The applicant is proposing development of the site with the general merchandise or food store 100,000 square feet or more use category, inclusive of a motor vehicle fueling area.

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

**GUIDING CRITERIA FOR RECOMMENDATION:**

Staff recommends approval subject to a development plan, landscape plan, elevations, and conditions based upon:

1. *Performance impacts upon surrounding property* – The proposed development will be in scale with developments normally found adjacent to freeways and thoroughfares. Additionally, certain design criteria that internally provides for loading areas and locates the other aspects of the development towards the North Central Expressway frontage will not have an adverse impact on adjacent developments.
2. *Traffic impact* – Trip generations will be consistent with existing demands of adjacent projects along the Coit Road corridor while benefiting from two access points along the southbound North Central Expressway access road.
3. *Comprehensive Plan or Area Plan Conformance* – The request is in compliance with the designated Building Block for the area.
4. *Justification for a Planned Development District as opposed to straight zoning* – As the applicant wishes to establish the use by right (underlying MU-3 District zoning district requires a Specific Use Permit) as well as providing for defined plans for the development (i.e., enhanced landscape plan, elevations), a PDD would be required to capture the entire development vision, while permitting possible minor revisions (minor amendment process) which normally would require another zoning process.

**Zoning History:** There has been no recent zoning activity in the immediate area relevant to this request.

<b><u>Thoroughfare/Street</u></b>	<b><u>Designation; Existing &amp; Proposed ROW</u></b>
Coit Road	Collector; 80' & 80' ROW
Churchill Way	Local; 50' ROW

**Traffic:** The Engineering Section of the Department of Sustainable Development and Construction has reviewed a traffic impact analysis submitted with the request and determined there will be no impact on adjacent roadways.

## **STAFF ANALYSIS:**

**Comprehensive Plan:** The site is located in an area generally considered Urban Mixed-Use. The Urban Mixed-Use Building Block incorporates a vibrant mix of residential and employment uses at a lower density than the Downtown Building Block. These areas are typically near Downtown, along the Trinity River or near major transit centers. Examples include Uptown, the City Place/West Village area, Stemmons Design District, Cedars and Deep Ellum. Urban Mixed-Use Building Blocks provide residents with a vibrant blend of opportunities to live, work, shop and play within a closely defined area. Buildings range from high-rise residential or mid-rise commercial towers to townhomes and small corner shops. Good access to transit is a critical element. Similar to Downtown, the Urban Mixed-Use Building Blocks offer employment and housing options and are important economic growth areas for businesses. People on foot or bike can enjoy interesting storefronts at ground level with benches, public art, on-street parking and wide sidewalks, creating an appealing streetscape. Large parking areas and other auto-oriented land uses are typically located at the edges.

## **LAND USE ELEMENT**

GOAL 1.2 Promote desired development.

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

GOAL 2.2 Engage in strategic economic development

Policy 2.2.6 Encourage the growth and diversity of retail, and work to reduce the amount of sales tax revenues “leaking” to the suburbs\*.

\*It should be noted for the past several years, this project has been a priority of the City’s Office of Economic Development.

**Land Use Compatibility:** The is vacant and is improved with surface parking and one vacant structure previously utilized for DART operations. The applicant is proposing development of the site with the general merchandise or food store 100,000 square feet or more use category, inclusive of a motor vehicle fueling area. A PDD is being requested to permit the use by right. It should be noted the fueling area (motor vehicle fueling station) and tire center (auto service center) are uses allowed by right and as such are in addition to the above referenced main use.

Surrounding land use consists of a mix of predominately nonresidential uses (office,

lodging, structured parking to support these respective uses north and south of the site). The exception is an animal clinic abutting the northwest corner of the site and two multifamily developments to the west. A third multifamily development is planned for the southwest corner of Banner Drive and Coit Road.

The applicant's team has worked with staff to address ensure the development is sensitive to adjacent uses as well as providing for certain design standards and perimeter landscape enhancements to allow the development to be more visually interesting. Specifically:

- Building elevations that provide for a visually interesting color palette and incorporating change of plane and interesting reveals
- Enhanced streetscape plantings and landscape buffers
- Minimum seven foot-wide sidewalks

In summary of this analysis, staff supports the request, subject to the attached development plan, landscape plan, elevations, and conditions.

**Big-Box Design Standards:** The Dallas Development Code requires design standards for certain uses greater than 100,000 square feet that are constructed after October, 2004, and are applicable to the following uses:

- General merchandise or food store uses of 100,000 square feet or more
- Furniture store uses of 100,000 square feet or more
- Home improvement center, lumber, brick or building material sales yard uses of 100,000 square feet or more

As envisioned, these retail uses possess great spans of facades along with large surface parking areas. As such, the purpose of these standards is to mitigate the characteristics of these uses to provide for a sensitivity through streetscape and design requirements, while not restricting the creative design focus of the property owner.

The applicant has requested to propose certain revisions to the established design criteria. The Design Studio and planning staff have worked with the applicant to consider alternative criteria. As such, staff is comfortable with these alternatives and support these deviations. As noted in the table following this narrative, it should be noted the applicant will be adhering to the majority of codified standards, with alternative design focus per the 'Description of Modification' column.

**Landscaping:** The applicant has worked with the chief arborist to ensure the site is

Z156-191(RB)

adequately softened at its western and southern perimeter. This will include enhanced plantings along the Coit Road frontage. As such, the attached landscape plan is supported by staff.



VARIATIONS TO THE LARGE RETAIL DESIGN STANDARDS 51A-4.605  
 Costco PD Z156-191  
 12550 Coit Rd., Dallas, TX

Item	Ch 51A Language	Description of Modification	Rationale/Explanation
4(A)	<p><u>Facade walls.</u> Primary facade walls and side facade walls must incorporate at least three of the following design elements. Rear facade walls must incorporate at least two of the following design elements. The cumulative length of these design elements must extend for at least 60 percent of the facade wall's horizontal length.</p> <p>(A) A repeating pattern of wall recesses and projections, such as bays, offsets, reveals, or projecting ribs, that have a relief of at least eight inches.</p>	<p>Façade wall recess changed from min 8" to min 4"</p>	<p>Exterior wall undulation is extremely difficult to incorporate into retail merchandising due to the impact on interior wall plane. Through material layering and modification we can assure a min. 4" recess without adversely impacting interior wall plane, excessive layering of materials or compromising wall structure.</p>
4(B)(i)	<p>At least three of the following design elements at the primary entrance, so that the primary entrance is architecturally prominent and clearly visible from the abutting street:</p> <p>(i) Architectural details such as arches, friezes, tile work, murals, moldings.</p>	<p>Added option of accent steel as an enhancement</p>	<p>Consistent with modern, urban design of the building. Contrasting steel frame adds architectural interest to the design of the building while the materials are architecturally compatible with the overall design.</p>
4(B)(iii)	<p>(iii) Enhanced exterior light fixtures such as wall sconces, light coves with concealed light sources, ground-mounted accent lights, decorative pedestal lights.</p>	<p>Added option of using up lighting as an enhancement</p>	<p>Proposed Costco signs will be up-lit from the architectural trellis below.</p>

# Z156-191(RB)

## VARIATIONS TO THE LARGE RETAIL DESIGN STANDARDS 51A-4.605

Costco PD Z156-191

12550 Coit Rd., Dallas, TX

Item	Ch 51A Language	Description of Modification	Rationale/Explanation
4(B)(vi)	<p>At least three of the following design elements at the primary entrance, so that the primary entrance is architecturally prominent and clearly visible from the abutting street:</p> <ul style="list-style-type: none"> <li>(i) Architectural details such as arches, friezes, tile work, murals, moldings or accent steel.</li> <li>(ii) Integral planters or wing walls that incorporate landscaping or seating.</li> <li>(iii) Enhanced exterior light fixtures such as wall sconces, light coves with concealed light sources, ground-mounted accent lights, decorative pedestal lights or up-lights.</li> <li>(iv) Prominent three-dimensional features, such as belfries, chimneys, clock towers, domes, spires, steeples, towers, or turrets.</li> <li>(v) A repeating pattern of pilasters projecting from the facade wall by a minimum of eight inches or architectural or columns.</li> </ul>	Added (vi) architectural enhancement option to utilize "Trim or accent elements using decorative contrasting colors."	Common architectural technique to break up mass of building and add interest to façade.

## VARIATIONS TO THE LARGE RETAIL DESIGN STANDARDS 51A-4.605

Costco PD Z156-191

12550 Coit Rd., Dallas, TX

Item	Ch 51A Language	Description of Modification	Rationale/Explanation
6(B)(iii)	<p>No more than 75 percent of the area of a facade wall, exclusive of fenestration, may have a single material or color.</p> <p>(b) The following materials may only be used on rear facade walls:</p> <p>(i) Smooth-faced concrete block that is non-tinted or non-burnished.</p> <p>(ii) Tilt-up concrete panels that are unadorned or untextured.</p> <p><del>(iii) Prefabricated steel panels.</del></p>	Deleted prohibition of Prefabricated steel panels	Prefabricated steel panels are a durable and extremely sustainable building material with an excellent R-value. When used, as shown on the elevations, in combination with other building materials, colors and textures it creates a unique and modern design accent- as you can see used in our newer buildings throughout Texas including North Fort Worth.
7(B)(i)	<p>Roofs must have at least one of the following design elements:</p> <p>(i) Parapets with horizontal tops having height changes of at least one foot occurring horizontally no less than every 100 feet. Parapets that do not have horizontal tops must have pitched or rounded tops with a pattern that repeats or varies no less than every <del>100 feet</del>. All parapets must have detailing such as cornices, moldings, trim, or variations in brick coursing.</p>	Change of roof parapet variation from 100 feet to 160 feet	Given the size of the building and amount of variation we feel this dimension is in character and scale with the proposed design and complies with the intent and spirit of the Ordinance.

## VARIATIONS TO THE LARGE RETAIL DESIGN STANDARDS 51A-4.605

Costco PD Z156-191

12550 Coit Rd., Dallas, TX

Item	Ch 51A Language	Description of Modification	Rationale/Explanation
8(B)	Parking lots must be divided into sections containing no more than 120 parking spaces. Parking lot sections must be divided by landscaped dividers with a minimum width of five feet. (Part 1)	Delete section regarding dividing of parking lot into 120 parking space sections	This site is 20- 30% smaller than a typical warehouse property and breaking up the parking area is not feasible due to site constraints. Adding solid barriers such as planters, dividers, etc would impede the pedestrian flow of members with carts throughout the parking lot and have an adverse affect on the retail operation of the site.
8(B)	Landscaped dividers must have trees spaced at a maximum of 30 feet on center and ground cover or shrubs. Parking lot sections may contain up to 160 parking spaces if, in addition to the landscaped divider, each grouping of parking rows is divided by a landscape island of a minimum of 20 square feet per row of cars. Landscaped islands must have ground cover and trees or shrubs. (Part 2)	Modify previous section to require same parking lot tree wells, but adjust spacing to 80' o.c. from 30' o.c and increase size from 20 sf to minimum of 45 square feet (5 feet by 9 feet) with a minimum soil depth of 3 feet (45 square feet, 135 cubic feet) to support medium to large canopy trees.	This provides adequate shade while maintaining parking counts.

## VARIATIONS TO THE LARGE RETAIL DESIGN STANDARDS 51A-4.605

Costco PD Z156-191

12550 Coit Rd., Dallas, TX

Item	Ch 51A Language	Description of Modification	Rationale/Explanation
8(E)	A landscape buffer strip with a minimum width of 20 feet must be located between any parking area and any public right-of-way other than alleys. The landscape buffer may be interrupted by vehicular and pedestrian access areas. The landscape buffer strip must be located in whole or in part in the public right of way if the requirements of Ch 43 DCC are met.	Modify landscape buffer on Coit from 20' to min 12' except one portion of Coit which reduces to 9' for a small area to allow for ADA compliant egress walkway along the rear of the building.	The project includes construction of a 7' sidewalk and 4' parkway as well as significant parking lot landscape, with the majority of the site maintaining at least 15' 6" perimeter buffer (Churchill & N Central Expressway). This is a significant improvement over existing conditions and complies with the goals of pedestrian connectivity throughout the community. However, this places a strain on the site and does not allow for the full 20' landscape setback on all 3 street frontages.
8(H)	Shopping cart storage areas in the parking lots must be screened with landscaping along the length of the shopping cart storage area facing any public right-of-way other than alleys.	Shopping cart screening modified from adjacent landscape hedge to parking lot and perimeter landscaping.	Cart returns are located throughout the parking lot for customer convenience. Surrounding each individual return with adjacent landscaping would eliminate a significant amount of parking. By concentrating landscaping into larger, more viable planters at parking lot island ends and larger landscape buffers along the perimeter, the same effect is achieved while maintaining parking.

## VARIATIONS TO THE LARGE RETAIL DESIGN STANDARDS 51A-4.605

Costco PD Z156-191

12550 Coit Rd., Dallas, TX

Item	Ch 51A Language	Description of Modification	Rationale/Explanation
9(A)	Service areas must be oriented so that they are not visible from abutting public rights-of-way or residential zoning districts, or must be screened from abutting public rights-of-way or residential zoning districts by solid masonry screening with a minimum height of eight feet extending the entire length of the service area.	Allow for loading docks to be screened from view by parking lot and perimeter landscape in lieu of prohibition from facing any public street.	Loading docks/service areas face North Central Expressway, not Coit or Churchill. This area is located 650'+ from ROW and by facing this area towards the highway, noise and visual impacts to the residents along Coit is greatly reduced. With three sides of the site facing public ROW, the proposed design is the least impacting.
(B)	Automotive service bays must be oriented away from any public right-of-way or residential zoning district, unless screened from view with solid masonry screening with a minimum height of eight feet extending the entire length of the automotive service bays.	Automotive Service bays must be oriented away from ROW or screened	Auto service bays face Churchill, but are located over 350' from ROW and screened with parking lot and perimeter landscaping, as stated above this area is away from residential and minimizes any potential adverse impact.
(C)	Mechanical equipment on the ground must be screened using materials matching the materials and colors used on the main building. Chain link fence may not be used as a screening material.	Allow for ground mounted mechanical equipment to be screened by landscaping.	Mechanical equipment (electrical transformer) is located in side yard with retaining wall and screening between equipment and neighboring site. This area will not be highly visible from the public ROW.
(D)	Merchandise may not be displayed or stored in parking lot areas or in sidewalks adjacent to the façade walls, except in screened outdoor display, sales, and storage areas.	Delete prohibition of merchandise display in parking lot.	No permanent outdoor display will be included as part of the proposed plan. Merchandise is not displayed outside except single vehicle under canopy (for auto brokerage program) or on a temporary basis (Christmas trees).



VARIATIONS TO THE LARGE RETAIL DESIGN STANDARDS 51A-4.605

Costco PD Z156-191

12550 Coit Rd., Dallas, TX

Item	Ch 51A Language	Description of Modification	Rationale/Explanation
(E)	Outdoor display, sales, and storage areas, such as nursery departments, must be enclosed by screening with a solid base with a minimum height of three feet surmounted by a wrought iron or tubular steel fence with a minimum height of five feet. The screening must be surmounted with a minimum of two feet of fascia with materials and colors matching the main building. No merchandise other than trees may be visible above the screening.	Delete prohibition of outside display, sales and storage areas must be screened with solid 3' base and 5' iron/steel fence	No permanent outdoor display will be included as part of the proposed plan. Outside display of single vehicle under canopy for auto brokerage program and seasonal (Christmas trees) sales allowed as temporary use are considered as part of this application/use.
(F)	Shopping cart storage areas adjacent to facade walls (not in parking lots) must be screened with landscaping or materials matching the materials of the primary facade wall. No more than two shopping cart storage areas (one on each side of an entrance) may be provided on any facade wall. Shopping cart storage areas may not exceed 20 feet in length.	Modify restriction of shopping cart storage area against building be screened with landscaping or building materials	Shopping carts will be screened by adjacent parking lot and perimeter landscaping. Also see the large pedestrian entry feature at front entry which will provide sufficient screening as well as utility and pedestrian connectivity.
(G)	In the CA-1 and CA-1(A) districts, a minimum of 75% percent of the primary façade must be set back no more than 15 feet.	Delete. Not Applicable.	Site is not located within a CA-1 District

VARIATIONS TO THE LARGE RETAIL DESIGN STANDARDS 51A-4.605  
 Costco PD Z156-191  
 12550 Coit Rd., Dallas, TX

Item	Ch 51A Language	Description of Modification	Rationale/Explanation
(H)(ii)	Staging, loading, or idling of commercial vehicles in a service area is prohibited between the hours of 10:00 p.m. and 4:00 a.m. Signs prohibiting staging, loading, or idling of commercial vehicles between the hours of 10:00 p.m. and 4:00 a.m. must be posted every 100 feet adjacent to the service area	Removal of staging loading restriction. Also lighting restrictions added to ensure minimized impact.	Loading is more than 450' from nearest residential use and on opposite side of the building (facing away from residential use). However, pre-opening deliveries and loading is critical to the operation of Costco. Every possible consideration has been incorporated into the design to eliminate or minimize any potential noise impact to the adjacent residential use.

[SHOP](#)
[BUSINESS DELIVERY](#)
[PHARMACY](#)
[SERVICES](#)
[PHOTO](#)
[TRAVEL](#)



[INVESTOR RELATIONS](#)

[EXECUTIVE OFFICERS](#)

[Home](#) » [Investor Relations](#) » [Corporate Governance](#) » [Executive Officers](#)

[Overview](#)

[Corporate Governance](#)

[Highlights](#)

[Executive Officers](#)

[Board of Directors](#)

[Committee Composition](#)

[Corporate Sustainability, Energy](#)

[& Animal Welfare](#)

[Stock Information](#)

[Financial Reports](#)

[SEC Filings](#)

[Fundamentals](#)

[News Releases](#)

[Analysts & Estimates](#)

[Webcasts & Presentations](#)

[Event Calendar](#)

[Investor FAQs](#)

[Contact Information](#)

[Costco Logo Request](#)

[Media Request Form](#)

[Print Page](#)

[E-mail Page](#)

[RSS Feeds](#)

[E-mail Alerts](#)

[Financial Tear Sheet](#)

**Jeffrey H. Brotman**  
Chairman of the Board

**Pat Callans**  
Senior Vice President, Human Resources and Risk Management

**Roger A. Campbell**  
Senior Vice President, Operations

**Richard C. Chavez**  
Senior Vice President - Costco Wholesale Industries & Business Development

**John B. Gaherty**  
Senior Vice President, General Manager- Midwest Region

**Richard A. Galanti**  
Executive Vice President, Chief Financial Officer

**Jaime Gonzalez**  
Senior Vice President, General Manager- Mexico

**Caton Frates**  
Senior Vice President, General Manager- Los Angeles Region

**Yoram Rubanenko**  
Senior Vice President, General Manager- San Diego Region

**Jeff Abadir**  
Senior Vice President, General Manager-Bay Area Region

**W. Craig Jelinek**  
President and CEO

**Bill Hanson**  
Senior Vice President, Foods & Sundries Merchandising

**Franz Lazarus**  
Executive Vice President, Administration & Human Resources

**Jeffrey Long**  
Senior Vice President, General Manager- Northeast Region

**Jeffrey Lyons**  
Senior Vice President, Merchandising - Fresh Foods

**John McKay**  
Executive Vice President, COO - Northern Division and Midwest Region

**Russ Miller**  
Senior Vice President, General Manager - Western Canada Region

**Ali Moayeri**  
Senior Vice President, Construction

**Paul G. Moulton**  
Executive Vice President, Information Systems

**James P. Murphy**  
Executive Vice President, International

**Rieh Olin**  
Senior Vice President, and General Counsel

**David S. Petterson**  
Senior Vice President, Corporate Controller

**Joseph P. Portera**  
Executive Vice President, COO-Eastern & Canadian Divisions

**Pierre Riel**  
Senior Vice President, General Manager - Eastern Canada Region

**Don Burdick**  
Senior Vice President, E-Commerce and Publishing

**Timothy L. Rose**  
Executive Vice President, Costco Wholesale Industries

**Yoram Rubanenko**  
Senior Vice President, General Manager- Southeast Region

**Doug W. Schutt**  
Executive Vice President, COO - Merchandise

**John Theilan**  
Senior Vice President, Depot Operations

**Mario Omoss**  
Senior Vice President, General Manager, Northwest Region

**Dennis R. Zook**  
Executive Vice President, COO- Southwest Division and Mexico

**ABOUT US**

Kirkland Signature™  
Company Information  
Investor Relations  
Terms and Conditions  
Jobs  
Employee Site  
Charitable Contributions  
Corporate Sustainability and  
Animal Welfare

**SITE MAP**

Product Videos

**MEMBERSHIP**

Join Now  
Renew Membership  
Member Privileges  
Your Privacy Rights  
Credit Card

**MY ACCOUNT**

Sign in or Register  
Order Status  
My Wish Lists

**CUSTOMER SERVICE**

Free Technical Support  
Shipping  
Returns  
Product Info  
Recalls  
Rebates  
Preventing Fraud  
Export Sales  
Volume Sales

**LOCATIONS & SERVICES**

Locations  
Locations Coming Soon  
Hours & Holiday Closures  
Author Signings  
Gasoline  
Hearing Aid Center  
Optical  
Photo Center  
Costco Services  
Special Events

**THE COSTCO CONNECTION**

Current Issue  
Recipes The Costco Way  
Resources

**VENDORS & SUPPLIERS**

Supply Chain Disclosure  
Ethics Hotline for Suppliers  
Supplier Diversity

**JOIN OUR COMMUNITY**

Sign Up for Great Offers & Values from Costco.com

Sign Up

© 1998 – 2016

Costco Wholesale Corporation  
All rights reserved

## **STAFF RECOMMEND CONDITIONS**

### **SEC. 51P-\_\_\_.101. LEGISLATIVE HISTORY.**

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

### **SEC. 51P\_\_7.102. PROPERTY LOCATION AND SIZE.**

PD \_\_\_ is established on property located at the northeast corner of Coit Road and Churchill Road. The size of PD \_\_\_ is approximately 13.29 acres.

### **SEC. 51P-\_\_\_.103. DEFINITIONS AND INTERPRETATIONS.**

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article: TATTOO OR BODY-PIERCING STUDIO means an establishment in which tattooing is performed, or body piercing for the purpose of wearing jewelry in the pierced body part (for any body part other than earlobes) is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment.

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

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

### **SEC. 51P-\_\_\_.104. EXHIBITS.**

The following exhibits are incorporated into this article:

- (1) Exhibit \_\_ A: development plan.
- (2) Exhibit \_\_ B: variations to the large retail design standards.
- (3) Exhibit \_\_ C: landscape plan.
- (4) Exhibit \_\_ D: concept warehouse elevations.
- (5) Exhibit \_\_ E: concept fuel elevations.

**SEC. 51P-\_\_105. DEVELOPMENT PLAN.**

(a) For a general merchandise or food store 100,000 square feet or greater, 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 for 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 MU-3 Mixed Use District, subject to the same conditions applicable in the MU-3 Mixed Use District, as set out in Chapter 51A. For example, a use permitted in the MU-3 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-3 Mixed Use District is subject to DIR in this district, etc.

(b) The following main use is permitted by right:

-- General merchandise or food store 100,000 square feet or more.

(c) The following main uses are prohibited:

(1) Agricultural uses.

-- Crop production.

(2) Commercial and business service uses.

-- Labor hall.

(3) Industrial uses.

-- Temporary concrete or asphalt batching plant.

(4) Institutional and community service uses.

-- Cemetery or mausoleum.

-- College, university or seminary.



- Community service center.
- Convent or monastery.
- Halfway house.
- Open-enrollment charter school or private school.

(5) Lodging uses.

- Overnight general purpose shelter.

(6) Miscellaneous uses.

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

(7) Office uses.

- Alternative financial establishment.

(8) Recreation uses.

- Country club with private membership.

(9) Residential uses.

- College dormitory, fraternity, or sorority house.

(10) Retail and personal service uses.

- Animal shelter or clinic with outside runs.
- Commercial parking lot or garage.
- Mortuary, funeral home, or commercial wedding chapel.
- Swap or buy shop.
- Tattoo or body-piercing studio.

(11) Transportation uses.

- Heliport.
- Railroad passenger station.
- Transit passenger station or transfer center.

**SEC. 51P-\_\_107. ACCESSORY USES.**

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

- (b) The following accessory uses are not permitted:
  - Accessory helistop.
  - Private stable.
- (c) The following accessory uses are permitted by SUP only:
  - Accessory medical/infectious waste incinerator.
  - Accessory pathological waste incinerator.

**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-3 Mixed Use District apply.

(b) General merchandise or food store 100,000 square feet or more. Signs, retaining walls, and off-street parking are permitted in a front yard.

**SEC. 51P-\_\_109. OFF-STREET PARKING AND LOADING.**

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

(b) The Property is considered one lot of purposes of off-street parking.

**SEC. 51P-\_\_110. DESIGN STANDARDS.**

(a) In general. Except as provided in this section, consult Section 51A-4.605 regarding required design standards for large retail uses.

(b) General merchandise or food store 100,000 square feet or more.

(1) A general merchandise or food store 100,000 square feet or more may utilize the options in Exhibit \_\_B, variations to the large retail design standards, in order to comply with design standards in Section 51A-4.605.

(2) Design and construction of the main warehouse building must comply with Exhibit \_\_ D. If there is a conflict between the text of this article and Exhibit \_\_D, the text of this article controls.

(3) Design and construction of a motor vehicle fueling station operated in conjunction with a general merchandise or food store 100,000 square feet or more must comply with Exhibit \_\_ E. If there is a conflict between the text of this article and Exhibit \_\_E, the text of this article controls.

**SEC. 51P-\_\_.111. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P-\_\_.112. LANDSCAPING.**

(a) In general. Except as provided in this section, landscaping must be provided in accordance with Article X.

(b) General merchandise or food store 100,000 square feet or more. Landscaping must be provided as shown on the landscape plan (Exhibit \_\_C). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

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

**SEC. 51P-\_\_.113. SIGNS.**

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

(b) The entire district is considered one premise.

**SEC. 51P-\_\_.114. SIDEWALKS.**

(a) A minimum seven foot-wide unobstructed sidewalk must be provided along Coit Road and Churchill Way.

(b) Sidewalks are not required along the North Central Expressway service road.

**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.

## VARIATIONS TO THE LARGE RETAIL DESIGN STANDARDS 51A-4.605

Costco PD Z156-191

12550 Coit Rd., Dallas, TX

Item	Description	Rationale/Explanation
4(A)	Façade wall recess changed from min 8" to min 4"	Exterior wall undulation is extremely difficult to incorporate into retail merchandising due to the impact on interior wall plane. Through material layering and modification we can assure a min. 4" recess without adversely impacting interior wall plane or excessive layering of materials or compromising wall structure.
4(B)(i)	Added option of accent steel	Consistent with modern, urban design of the building. Contrasting steel frame adds architectural interest to the design of the building while the materials are compatible with the overall design.
4(B)(iii)	Added option of using up lighting	Proposed Costco signs will be up-lit from the architectural trellis below.
4(B)(vi)	Added architectural enhancement option to utilize "Trim or accent elements using decorative contrasting colors."	Common architectural technique to break up mass of building and add interest to façade.
6(B)(iii)	Deleted prohibition of Prefabricated steel panels	Prefabricated steel panels are a durable and extremely sustainable building material with an excellent R-value. When used, as shown on the elevations, in combination with other building materials, colors and textures it creates a unique and modern design accent as you can see used in our newer buildings throughout Texas including North Fort Worth.
7(B)(i)	Change of roof parapet variation from 100 feet to 160 feet	Given the size of the building and amount of variation we feel this dimension is sufficient.
8(B)	Delete sentence regarding dividing of parking lot into 120 parking space sections	This site is 20- 30% smaller than a typical warehouse property and breaking up the parking area is not feasible due to site constraints.
8(B)	Modify parking lot tree well spacing to 80' o.c. from 30' o.c	This provides adequate shade while maintaining parking counts.
8(E)	Modify landscape buffer on Coit from 20' to min 12' except one portion of Coit which reduces to 9' for a small area	The project includes construction of a 7' sidewalk and parkway as well as significant parking lot landscape. This is a significant improvement over existing conditions and complies with the goals of pedestrian connectivity throughout the community. However, this places a strain on the site and does not allow for

## VARIATIONS TO THE LARGE RETAIL DESIGN STANDARDS 51A-4.605

Costco PD Z156-191  
12550 Coit Rd., Dallas, TX

Item	Description	Rationale/Explanation
		the full 20' landscape setback on all 3 street frontages.
8(H)	Shopping cart screening modified from adjacent landscape hedge to parking lot and perimeter landscaping.	Cart returns are located throughout the parking lot for customer convenience. Surrounding each individual return with adjacent landscaping would eliminate a significant amount of parking. By concentrating landscaping into larger, more viable planters at parking lot island ends and larger landscape buffers along the perimeter, the same effect is achieved while maintaining parking.
9(A)	Allow for loading docks to be screened from view by parking lot and perimeter landscape in lieu of prohibition from facing any public street.	Loading docks/service areas face North Central Expressway, not Coit or Churchill. This area is located 650'+ from ROW and by facing this area towards the highway, noise and visual impacts to the residents along Coit is greatly reduced. With three sides of the site facing public ROW, the proposed design is the least impacting.
(B)	Automotive Service bays must be oriented away from ROW or screened	Auto service bays face Churchill, but are located over 350' from ROW and screened with parking lot and perimeter landscaping, as stated above this area is away from residential and minimizes any potential adverse impact.
(C)	Allow for ground mounted mechanical equipment to be screened by landscaping.	Mechanical equipment (electrical transformer) is located in side yard with retaining wall and screening between equipment and neighboring site. This area will not be highly visible from the public ROW.
(D)	Delete prohibition of merchandise display in parking lot.	No permanent outdoor display will be included as part of the proposed plan. Merchandise is not displayed outside except single vehicle under canopy (for auto brokerage program) or on a temporary basis (Christmas trees).
(E)	Delete prohibition of outside display, sales and storage areas must be screened with solid 3' base and 5' iron/steel fence	No permanent outdoor display will be included as part of the proposed plan. Outside display of single vehicle under canopy for auto brokerage program and seasonal (Christmas trees) sales allowed as temporary use are considered as part of this application/use.



## VARIATIONS TO THE LARGE RETAIL DESIGN STANDARDS 51A-4.605

Costco PD Z156-191  
12550 Coit Rd., Dallas, TX

Item	Description	Rationale/Explanation
(F)	Modify restriction of shopping cart storage area against building be screened with landscaping or building materials	Shopping carts will be screened by adjacent parking lot and perimeter landscaping. Also see the large pedestrian entry feature at front entry which will provide sufficient screening as well as utility and pedestrian connectivity.
(G)	In CA-1 District, a minimum of 75% of primary façade wall must be setback no more than 15 feet	Site is not located within a CA-1 District
(H)(ii)	Removal of staging loading requirement	Loading is more than 450' from nearest residential use and on opposite side of the building (facing away from residential use). However, pre-opening deliveries and loading is critical to the operation of Costco. Every possible consideration has been incorporated into the design to eliminate or minimize any potential noise impact to the adjacent residential use.

**PROJECT DATA**

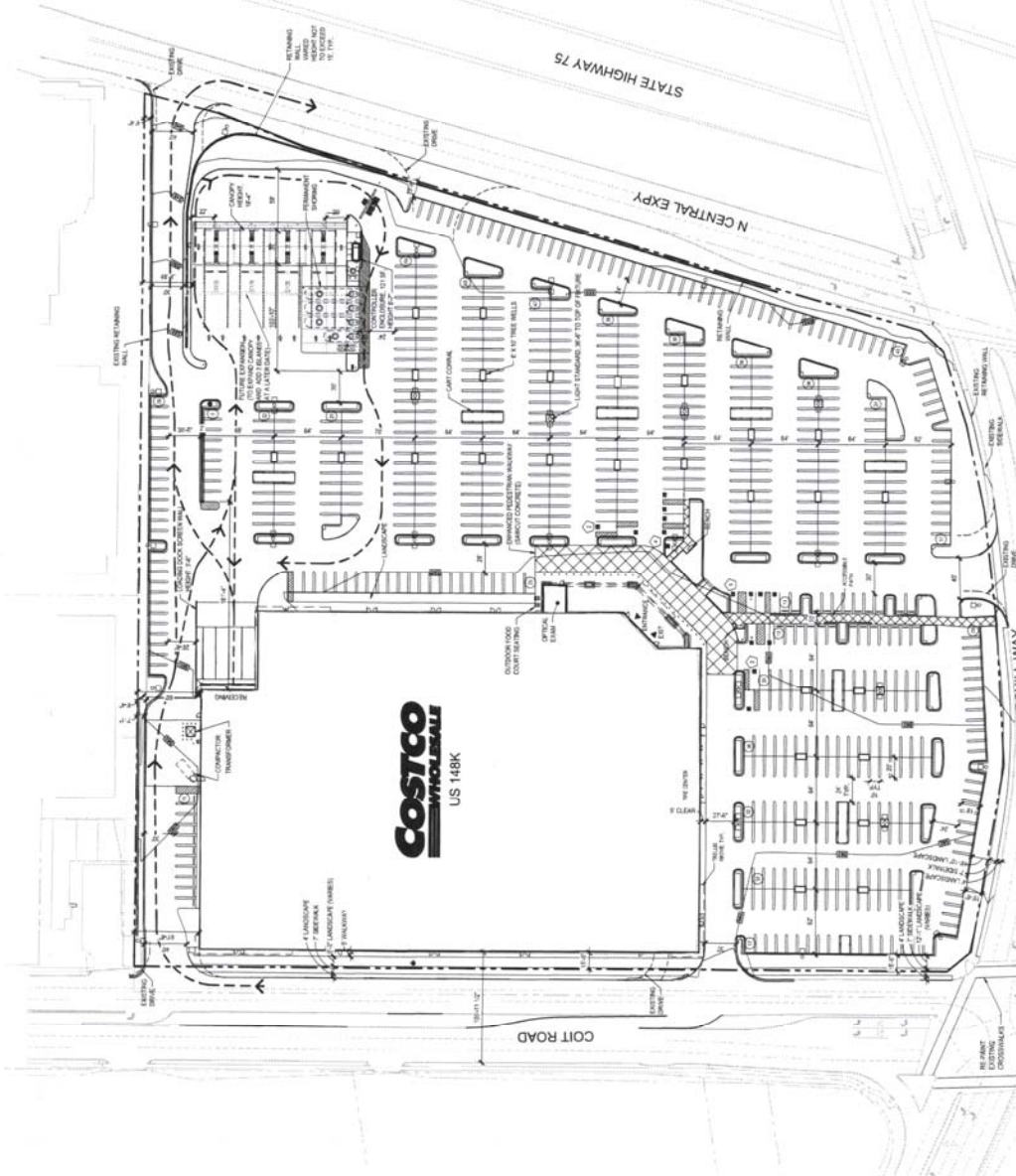
**CLIENT:**  
COSTCO WHOLESALE  
9901 LBJ Fwy, Suite 100  
ISSAQUAH, WA 98027

**PROJECT ADDRESS:**  
NE CORNER OF COIT ROAD &  
CHURCHILL WAY, DALLAS, TX

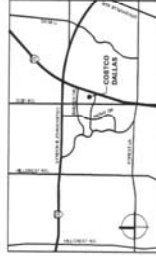
**SITE DATA:**  
TOTAL SITE AREA: 13.29 ACRES (578,873 SF)  
USE: GENERAL MERCHANDISE OR FOOD  
STORE 100,000 SF OR GREATER  
SETBACKS: FRONT: COIT 15 FEET  
CHURCHILL 203 FEET  
SIDE: N. CENTRAL EXPRESSWAY 71 FEET  
REAR: N/A  
STRUCTURE HEIGHT: 34'-8"  
STORIES: 1 STORY  
LOT COVERAGE: 28%

**BUILDING DATA:**  
TOTAL FLOOR AREA: 150,437 SF  
INCLUDES: WAREHOUSE MAIN LEVEL  
OPTICAL

**PARKING DATA:**  
OFF-STREET PARKING PROVIDED: 703 STALLS



**VICINITY MAP**



**REGIONAL MAP**



0 25 50 100  
1"=50'-0"



13-0051-01  
APRIL 12, 2016

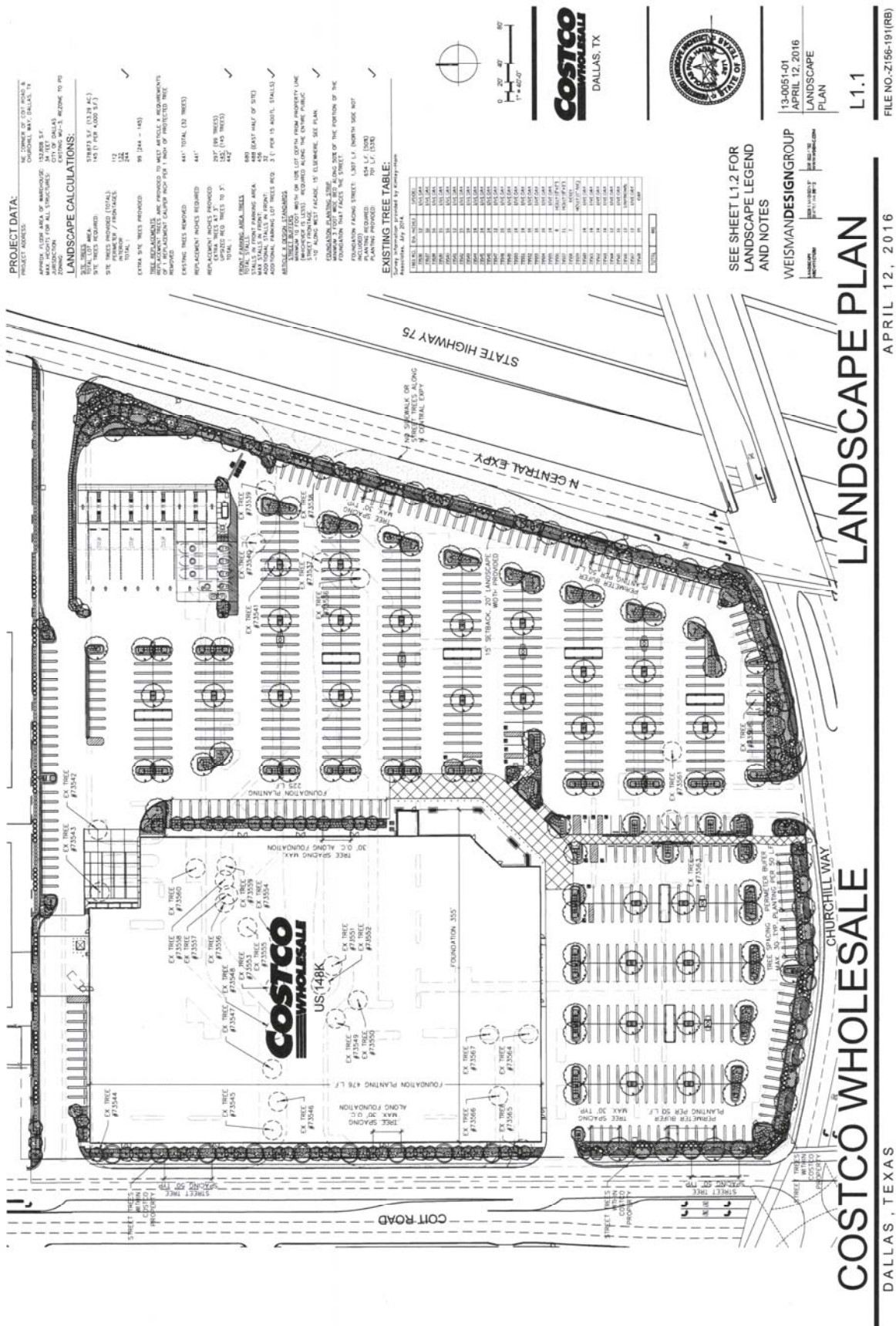
DEVELOPMENT PLAN

DD11-15

APRIL 12, 2016
























**COSTCO WHOLESALE** **DEVELOPMENT PLAN** **FILE NO. -Z156-191(RB)**

DALLAS, TEXAS





### PRELIMINARY LANDSCAPE LEGEND

PLANT	COMMON NAME	SIZE AND GROWTH	USE
	Small Tree	10' - 15' tall, 4" dbh	Small tree
	Medium Tree	15' - 25' tall, 4" - 10" dbh	Medium tree
	Large Tree	25' - 40' tall, 10" - 20" dbh	Large tree
	Shrub	6' - 12' tall, 2" - 4" dbh	Shrub
	Vine	10' - 20' long, 1" - 2" dbh	Vine
	Groundcover	6" - 12" tall, 1" - 2" dbh	Groundcover
	Bulb	6" - 12" tall, 1" - 2" dbh	Bulb
	Seedling	6" - 12" tall, 1" - 2" dbh	Seedling
	Sapling	10' - 20' tall, 2" - 4" dbh	Sapling
	Small Tree	10' - 15' tall, 4" dbh	Small tree
	Medium Tree	15' - 25' tall, 4" - 10" dbh	Medium tree
	Large Tree	25' - 40' tall, 10" - 20" dbh	Large tree
	Shrub	6' - 12' tall, 2" - 4" dbh	Shrub
	Vine	10' - 20' long, 1" - 2" dbh	Vine
	Groundcover	6" - 12" tall, 1" - 2" dbh	Groundcover
	Bulb	6" - 12" tall, 1" - 2" dbh	Bulb
	Seedling	6" - 12" tall, 1" - 2" dbh	Seedling
	Sapling	10' - 20' tall, 2" - 4" dbh	Sapling
	Small Tree	10' - 15' tall, 4" dbh	Small tree
	Medium Tree	15' - 25' tall, 4" - 10" dbh	Medium tree
	Large Tree	25' - 40' tall, 10" - 20" dbh	Large tree
	Shrub	6' - 12' tall, 2" - 4" dbh	Shrub
	Vine	10' - 20' long, 1" - 2" dbh	Vine
	Groundcover	6" - 12" tall, 1" - 2" dbh	Groundcover
	Bulb	6" - 12" tall, 1" - 2" dbh	Bulb
	Seedling	6" - 12" tall, 1" - 2" dbh	Seedling
	S		

## PLANTING NOTES:

3. ALL NEW LANDSCAPE AREAS ARE TO BE PLANTED WITH SPECIFIED PLANTS AND CONFORMING IRRIGATION SYSTEM. SEE "ADDITIONAL NOTES" FOR PROPOSED SYSTEM.
4. MATCH ALL SHRUB AND GROUNDCOVER AREAS WITH A MINIMUM 3" DEPTH OF SPECIFIED MULCH.
5. WHERE GROUNDCOVER IS SHOWN, IT SHALL BE PLANTED AT THE SPECIFIED SPACING THROUGHOUT THE ENTIRE AREA, INCLUDING AREAS NOT SHOWN. PLANTING SHALL START FIRST ROW 12" FROM EDGE OF BED.
6. SEE CIVIL DRAWINGS FOR GRADING UTILITIES AND GROUND CONTROL.
- REFER TO SPECIFICATIONS FOR ADDITIONAL

ADDITIONAL NOTES FOR PRICING OF  
PRELIMINARY LANDSCAPE PLAN:

- UNIVERSITY OF CALIFORNIA, BERKELEY, CALIF. 94720-1770. PHOTOGRAPH BY MICHAEL J. KAPLAN FOR ENR. PHOTOGRAPH BY MICHAEL J. KAPLAN FOR ENR.
- will average up to 20% in both quality and cost. "We don't want to see a significant rise in the price of steel," says Joseph A. Hargrett, president of Hargrett Steel, a major supplier of steel to the construction industry. "We don't want to see a significant rise in the price of steel," says Joseph A. Hargrett, president of Hargrett Steel, a major supplier of steel to the construction industry.
- ... (The rest of the text is illegible due to the image quality and orientation.) ...

**COSTCO WHOLESALE**  
DALLAS, TX



WEISMANDESIGNGROUP

13-0051-01  
APRIL 12, 2016

LANDSCAPE  
LEGEND &

# COSTCO WHOLESale LANDSCAPE LEGEND & NOTES

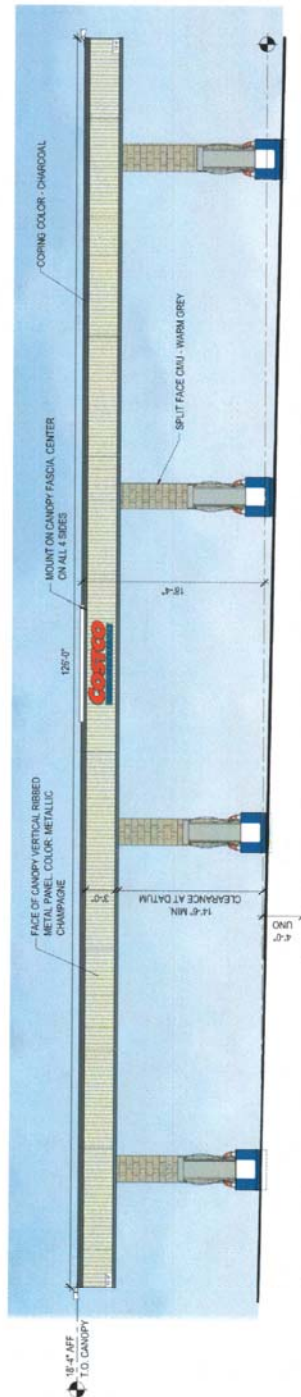
DALLAS, TEXAS

APRIL 12, 2016

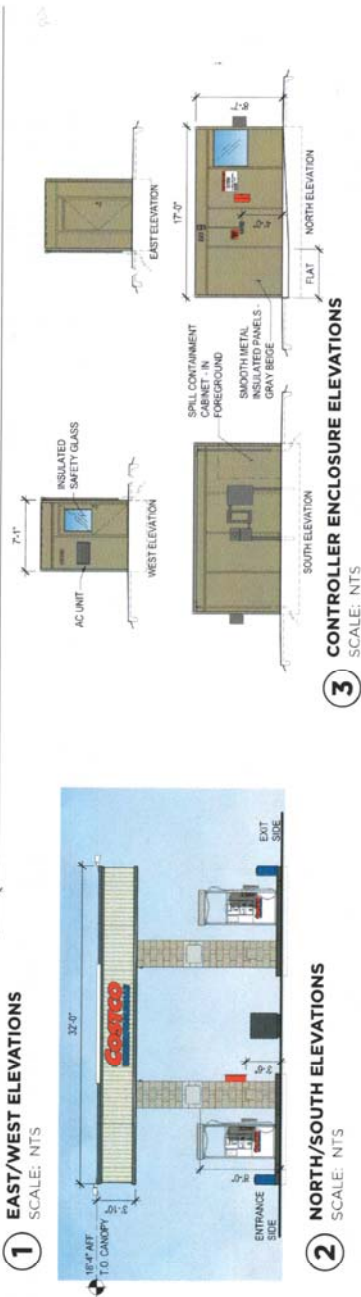
## L1.2

FILE NO.-Z156-191(RB)





**1** EAST/WEST ELEVATIONS  
SCALE: NTS



**2** NORTH/SOUTH ELEVATIONS  
SCALE: NTS



SIGNAGE AREA TABULATION (WALL SIGNS)					
QTY	SIGN	SIZE	AREA (SF) EA	TOTAL SF	
4	COSTCO BRICKS/SALE	7'-6"	21 SF		84 SF

**4** **FUEL SIGNAGE**  
SCALE: NTS

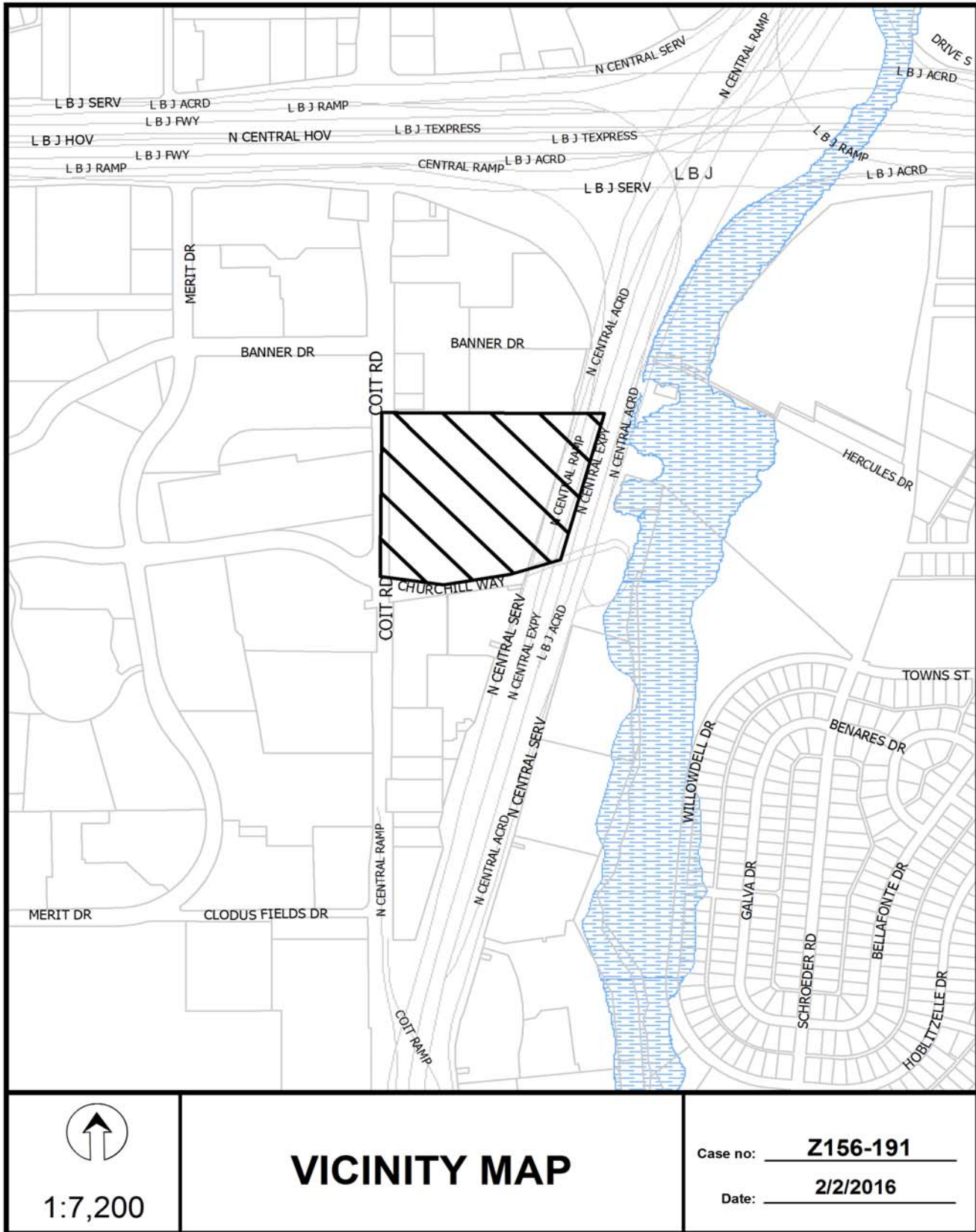
## CONCEPT FUEL ELEVATIONS



APRIL 11TH, 2016  
13-0051-01 V 21  
DALLAS, TX

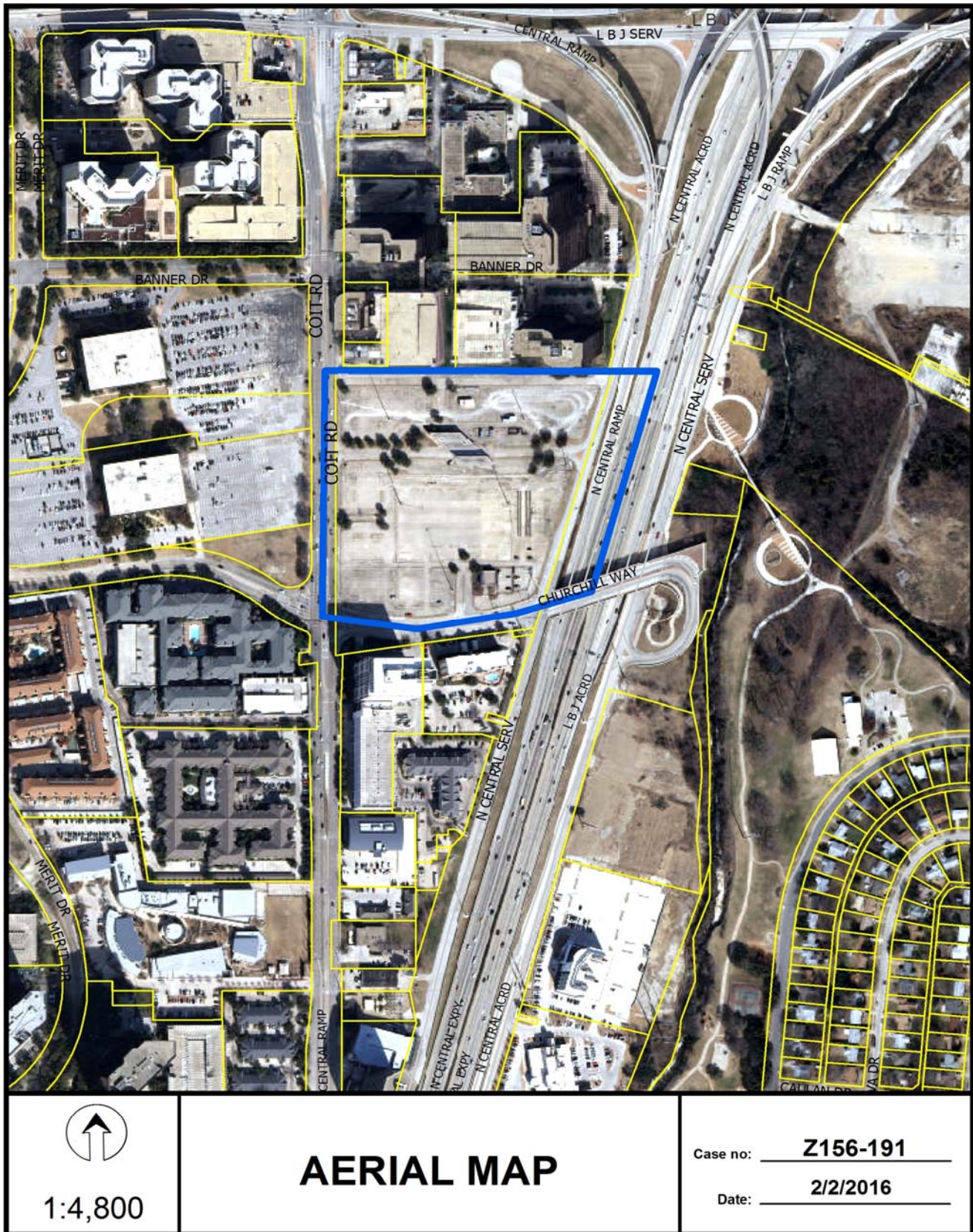




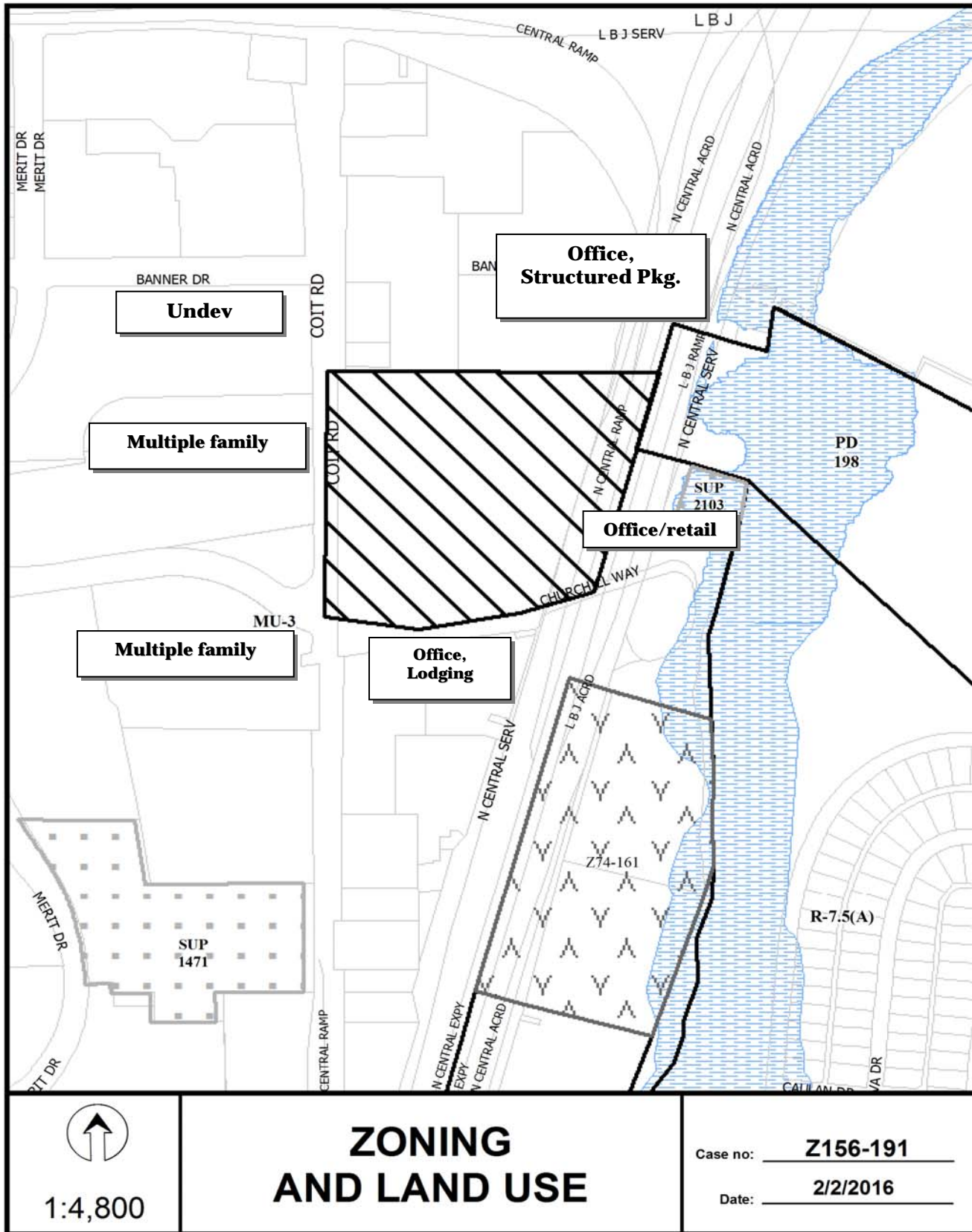


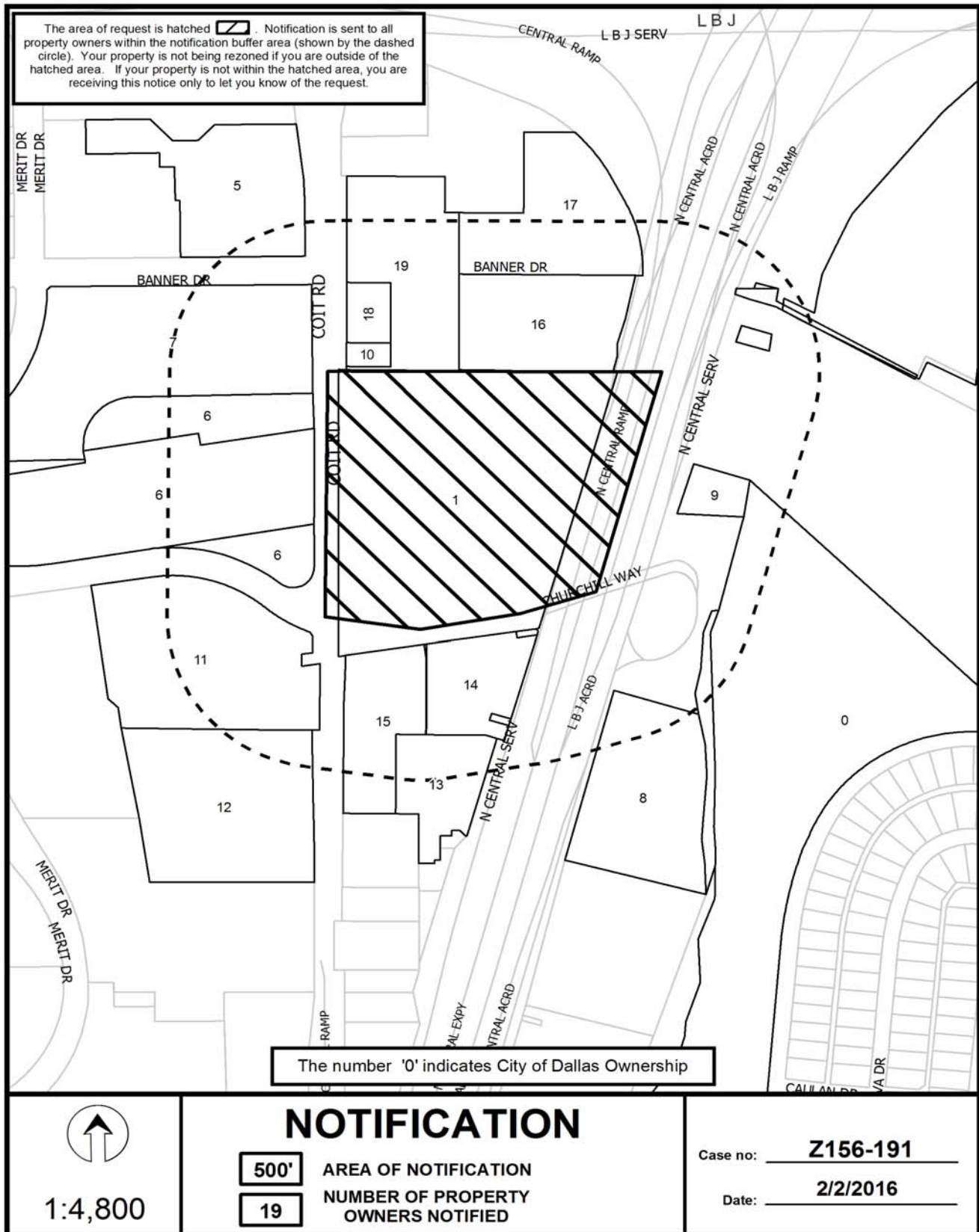


Z156-191(RB)









02/02/2016

***Notification List of Property Owners******Z156-191******19 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	12550 COIT RD	TEXAS STATE OF
2	12750 N CENTRAL EXPY	EAST JOSEPH H JR
3	12505 SCHROEDER RD	TEXAS UTILITIES ELEC CO
4	12700 N CENTRAL EXPY	RESTLAND MEM PARK
5	12750 MERIT DR	PARK CENTRAL PROPERTY LP
6	7849 CHURCHILL WAY	LMI PARK CENTRAL LLC
7	7800 BANNER DR	LMI PARK CENTRAL TWO LLC
8	12222 N CENTRAL EXPY	CENTRAL LANDMARK LTD
9	12520 N CENTRAL EXPY	PERRY CO THE
10	12600 COIT RD	SEEHORN JAMES MAXWELL II
11	7900 CHURCHILL WAY	SPUS6 MARQUIS LLC
12	12271 COIT RD	DALLAS TX 1 SENIOR PROPERTY LLC
13	12301 N CENTRAL EXPY	JALARAM HOTEL LLC
14	12411 N CENTRAL EXPY	NOBLE I WALTON DALLAS LP
15	12400 COIT RD	AMERICAN NATL INS CO
16	12655 N CENTRAL EXPY	HOUSTON RE INCOME PPTIES XV11
17	12801 N CENTRAL EXPY	JP NCP III LP
18	12660 COIT RD	GAEDEKE HOLDINGS LTD
19	12770 COIT RD	GAEDEKE HOLDINGS II LTD

**FILE NUMBER:** Z156-195(SM)**DATE FILED:** February 3, 2015**LOCATION:** Southwest corner of West Northwest Highway and Durham Street**COUNCIL DISTRICT:** 13**MAPSCO:** 25Z**SIZE OF REQUEST:** Approx. 4.631 Acres**CENSUS TRACT:** 79.06

---

**OWNER:** Northway Christian Church**APPLICANT:** Highland Park ISD**REPRESENTATIVE:** Dallas Cothrum, Masterplan

**REQUEST:** An application for a Planned Development District for R-7.5(A) Single Family District, public school, and private recreation center, club, or area uses on property zoned an R-7.5(A) Single Family District.

**SUMMARY:** The applicant proposes to construct up to a three-story, 108,500 square foot new HPISD elementary school and playing fields south of West Northwest Parkway. The proposal also requests to establish setbacks and landscaping requirements. The applicant has worked closely with staff as well as involving the surrounding property owners in dialogue during this process. However, negotiations are ongoing between the applicant and neighbors and revised plans are pending. Therefore, staff recommends holding this item under advisement.

**STAFF RECOMMENDATION:** Hold under advisement until May 19, 2016



## GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends this item to be held under advisement based upon:

1. *Performance impacts upon surrounding property* – Based on the traffic staff's concerns below, the site plan is being modified to accommodate a curb lane instead of a separated drop off lane. This change would increase landscaping elements to the parking garage and school facility.
2. *Traffic impact* – The traffic engineering staff has recommended a curb lane on Durham Road and West Northwest Parkway to allow more efficient and safe traffic operations for the proposed school.
3. *Comprehensive Plan or Area Plan Conformance* – The request is in compliance with the neighborhood residential building block along a multimodal corridor.
4. *Justification for PD Planned Development District Zoning as opposed to a straight zoning district* – The request includes encroachments into the setbacks, limitations on height, modifications to fence standards, and modifications to landscaping requirements that require a planned development district.

## BACKGROUND INFORMATION:

- The site is the eastern portion of an overall block that is owned and operated by the Northway Christian Church. The portion of the site that includes the area of request currently contains playing fields and detached residential structure.
- On April 16, 2015 preliminary plat number S145-132 was recommended for approval, subject to conditions.

**Zoning History:** There has been no recent zoning activity in the immediate area relevant to this request.

<u>Thoroughfare</u>	<u>Designation</u>	<u>Explanation</u>	<u>ROW</u>
West Northwest Highway	Principle Arterial	Standard -6 lanes divided	107' ROW
Durham Street	Local	N/A	50' ROW
Wentwood Drive	Local	N/A	50' ROW

## **STAFF ANALYSIS:**

### **Comprehensive Plan:**

The comprehensive plan does not make a specific land use recommendation related to the request, however the ***forwardDallas! Vision Illustration***, adopted June 2006, is comprised of a series of Building Blocks that depicts general land use patterns. Building Blocks are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur.

The Vision Illustration depicts the request site as within a *Residential Neighborhood* in the southern portions of the site and in a *multi-modal corridor* along the northern frontage of West Northwest Highway. While single family dwellings are the dominate land use in *Residential Neighborhood* areas, shops, restaurants, or institutional land uses that serve residents may be located at the edges or at key intersections.

The multi-modal corridor building block should encourage the redevelopment of aging auto-oriented single family neighborhoods. These areas offer dense mixed use and then transition to multi-family and single family housing at the edge. These corridors should 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.

In general, the applicant's proposal at this location is consistent with the building blocks described in the Comprehensive Plan.

### **Land Use Compatibility:**

The site is currently the eastern extension of the Northway Christian Church site and is occupied by recreational areas and a residential structure. Single family uses are located on the south and east and a cemetery is located to the north, across from West Northwest Highway.

The PDD provides for other uses and development standards consistent with those found in an R-7.5(A) Single Family District with the exception that school and private recreation center, club or area are allowed by right as opposed to by specific use permit and some modifications are requested to allow some minor encroachments into the setbacks, limitations on height, modifications to fence standards, and modifications to landscaping requirements that require a planned development district.

One item of the request is to allow illuminated athletic fields on the northern portion of the site, just south of West Northwest Highway and the cemetery, and west of residential uses. The applicant has proposed some additional regulations for this use so that it is more compatible with the adjacent residential properties that include limited hours of operations for the use and lighting, outdoor seating, and speakers. The conditions also limit activities to "independent public school district sanctioned events, scholastic competitions, youth recreational activities, and non-professional events".

**Structure Height:**

The R-7.5(A) Single Family District has a maximum structure height of 36 feet. Height is measured from the average grade of the highest and lowest corners of the structure to the midpoint of a gable or hip roof or to the highest point of other structures; no residential proximity slope exists within the R-7.5(A) Single Family District<sup>1</sup>. Institutional uses are allowed any height approved by the Federal Aviation Administration within residential districts but recreational uses are limited to the height of the district<sup>2</sup>.

The applicant has offered to restrict the height of the proposed school to 44 feet with the exception that parapet walls may exceed 44 feet by four feet and that other structures listed in Section 51A-4.408(a)(2)(A) including, but not limited to, elevator penthouse or bulkhead, mechanical equipment room, visual screens which surround roof mounted mechanical equipment, and chimney and vent stacks may exceed 44 feet by up to 12 feet. Staff recommends limiting the height to 44 feet without the listed exceptions.

**Traffic:** Traffic engineering staff has reviewed the traffic management plan included with this report but prefers an alternative plan that would utilize a curb lane, or a wider pavement width, in lieu of the double separated drop off lanes along Durham Street and to wrap queuing along West Northwest Parkway, the slip street adjacent to West Northwest Highway. It is anticipated that this reconfiguration of queuing will allow more efficient drop off and pick up operations with a greater degree of safety of children and passersby. Therefore, staff recommends that this item be held until such time that a revised traffic management plan can be provided and evaluated.

**Parking:** No modifications to the minimum off-street parking requirements of the Dallas Development Code are requested with this application. The request is providing the minimum number of off-street parking spaces required for an elementary school and a private recreation center club or area per the Dallas Development Code which equates to one and a half spaces per classroom for an elementary school and, three spaces per game court and one space for each additional 150 square feet of floor area for a private recreation center, club or area. The request proposes 35 elementary classrooms which would require 53 spaces and two game courts which would require an additional 6 spaces. Therefore the total required for the request would be 59 parking spaces and 84 are proposed.

**Landscaping:** The landscaping shown on the landscape plan and the landscaping conditions proposed have been reviewed and the Chief Arborist generally recommends approval with some modifications to discuss implementation and inspection processes. However, if the separated drop-off lanes are to be replaced with a curb lane as

---

<sup>1</sup> See Section 51A-4.112(f)(4)(E) of the Dallas Development Code.

<sup>2</sup> See Section 51A-4.408(a)(1) of the Dallas Development Code.

discussed in the traffic paragraph of this report, the landscaping plan will be modified and would require further review. Therefore, staff recommends that this item be held under advisement until such a time that these modifications can be reviewed by staff, depicted on the landscape plan, and landscape conditions amended.

## **LIST OF OFFICERS**

### **HPISD Leadership:**

**Dr. Tom Trigg** - Superintendent of Schools

**Tim Turner** - Assistant Superintendent for Business Services

**Gena Gardiner** - Assistant Superintendent for Curriculum, Instruction, and Special Programs,

### **HPISD Board of Trustees:**

**Joseph G. Taylor**, President, Place 6

**Cynthia W. Beecherl**, Vice President, Place 5

**Paul E. Rowsey**, Secretary, Place 4

**Kelly J. Walker**, Finance Officer Place 3

**James L. Hitzelberger**, Trustee, Place 1

**Samuel P. Dalton**, Trustee, Place 7

**Lee E. Michaels**, Trustee, Place 2

### **Northway Christian Church leadership:**

**Mark Gearer**, Board Member

**Dr. Douglas Skinner**, Senior Minister

**Rev. Mark Bender**, Executive Minister

**Rev. Barry Preston**, Minister of Adult Spiritual Formation

**Rev. Shari Sims**, Interim Minister to Children and Families

**Kathy Flay**, Director of Northway Christian Day School

**PROPOSED PLANNED DEVELOPMENT DISTRICT 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 on the southwest corner of Northwest Highway and Durham Street. The size of PD \_\_\_\_\_ is approximately 4.631 acres.

**SEC. 51P- \_\_\_\_\_.103. DEFINITIONS AND INTERPRETATIONS.**

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

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

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

**SEC. 51P- \_\_\_\_\_.104. EXHIBITS.**

The following exhibits are incorporated into this article:

- (1) Exhibit \_\_\_\_A: development plan.
- (2) Exhibit \_\_\_\_B: traffic management plan.
- (3) Exhibit \_\_\_\_C: landscape plan.

**SEC. 51P- \_\_\_\_\_.105. DEVELOPMENT PLAN.**

(a) For public school other than an open-enrollment charter school and a private recreation center, club, or area, 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, and development schedule, do not apply.

**SEC. 51P- \_\_\_\_\_.107. MAIN USES PERMITTED.**

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

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

- Private recreation center, club, or area.
- Public school other than an open-enrollment charter school.

**SEC. 51P- \_\_\_\_\_.108. ACCESSORY USES.**

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

**SEC. 51P- \_\_\_\_\_.109. YARD, LOT, AND SPACE REGULATIONS.**

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

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

(b) Public school other than an open-enrollment charter school and private recreation center, club, or area.

(1) Front yard.

(A) Wentwood Drive.

(i) Minimum setback is 61 feet. A portion of the main structure may project up to five feet into the required front yard if the area of projection does not exceed 500 square feet.

*Staff recommendation:*

(ii) Flagpoles, benches, seating, planters, bicycle racks, retaining walls with a maximum height of five feet measured from the bottom of the footing to the top of the retaining wall, playground equipment with a maximum height of 8 feet, and steps with ramps and railings are allowed in the setback area.

*Applicant request:*

(ii) Flagpoles, benches, seating, planters, bicycle racks, retaining walls with a maximum height of five feet measured from the bottom of the footing to the top of the retaining wall, playground equipment with a maximum height of 16 feet, and steps with ramps and railings are allowed in the setback area.

(B) Northwest Parkway.

(i) Minimum setback is 25 feet.

(ii) Lighting, protective athletic field netting with supporting poles, backstops, and goals are allowed in the setback area.

(2) Side yard. Minimum setback is 25 feet from Durham Street. Lighting, protective athletic field netting with supporting poles, backstops, and goals are allowed in the setback area within sixty feet of Northwest Parkway.

(2) Floor area. Maximum floor area is 108,500 square feet.

*Staff recommendation:*

(3) Height. Maximum structure height is 44 feet.

*Applicant requested:*

(3) Height. Maximum structure height is 44 feet. Structures listed in Section 51A-4.408(a)(2) may project above the maximum structure height.

(4) Lot coverage. Maximum lot coverage is 38 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

**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.**

**FENCES.**

For a public school other than an open-enrollment charter school and private recreation center, club, or area:

- (1) a maximum six-foot fence may be located in any required yard.
- (2) any fence that exceeds four feet in height and is located within 25 feet of a street must be a minimum of 70-percent open and consistent with a wrought iron appearance.

**SEC. 51P- \_\_\_\_\_.112. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P- \_\_\_\_\_.113. LANDSCAPING.**

(a) Except as provided in this section, landscaping must be provided in accordance with Article X.

(b) For a public school other than an open-enrollment charter school and private recreation center, club, or area, landscaping must be provided as shown on the landscape plan (Exhibit \_\_\_\_C). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

(c) Prior to the issuance of a building permit, a tree protection plan shall be provided to the building official in an effort to ensure the survival of large trees. The plan must provide the location and species of the trees along with a plan for appropriate watering and tree protection during construction.

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

**SEC. 51P- \_\_\_\_\_.114. SIGNS.**

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

**SEC.51P- \_\_\_\_\_.115. TRAFFIC MANAGEMENT PLAN.**

(a) In general. Operation of a public school other than an open-enrollment charter 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 right-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- \_\_\_\_ .116.**

**ADDITIONAL PROVISIONS.**

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

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

(c) Additional provisions for a private recreation center, club, or area.

(1) Activities are limited to independent public school district sanctioned events, scholastic competitions, youth recreational activities, and non-professional events.

(2) The outdoor ball courts and playing fields and lighting may only operate between the hours of 8:00 a.m. and 8:30 p.m. Monday through Saturday.

(3) Sound amplification and permanent seating is prohibited.

(d) Additional provisions for a public school other than an open-enrollment charter school.

(1) The parking garage facade on Durham Street, except for vehicular openings, must consist of a solid material consistent with the main non-parking structure.

(2) Minimum of 85 percent of each facade must be a masonry material such as brick, stone, engineered stone, concrete, or stucco. Exterior insulated finish systems (EIFS) is prohibited.

**SEC. 51P- \_\_\_\_ .117.**

**COMPLIANCE WITH CONDITIONS.**

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

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

TRAFFIC MANAGEMENT PLAN FOR  
**HPISD PROPOSED SCHOOL 5**

DALLAS, TEXAS

DeShazo Project No. 16029

**Z156-195**

Prepared for:

**Highland Park Independent School District**

7015 Westchester Dr.

Dallas, Texas 75205

Prepared by:

**DeShazo Group, Inc.**

Texas Registered Engineering Firm F-3199

400 South Houston Street, Suite 330

Dallas, Texas 75202

214.748.6740

March 25, 2016





March 25, 2016

Traffic Management Plan for  
**HPISD Proposed School 5**

~ DeShazo Project No. 16029 ~

## ***Table of Contents***

PRELIMINARY SITE PLAN.....	I
INTRODUCTION.....	1
TRAFFIC MANAGEMENT PLAN.....	2
<i>School Operational Characteristics.....</i>	<i>2</i>
<i>Site Access and Circulation .....</i>	<i>2</i>
<i>Passenger Unloading/Loading and Vehicle Queuing.....</i>	<i>3</i>
<i>General Recommendations .....</i>	<i>3</i>
SUMMARY.....	4

LIST OF TABLES:

**Table 1. Proposed School Operational Characteristics**

**Table 2. Peak Vehicles Parked and In Queue during Afternoon Pick-Up Period**

LIST OF EXHIBITS:

**Exhibit 1. Recommended Site Circulation Plan**

APPENDIX

HPISD Existing Boundary Map

DeShazo Queue Model

*HPISD Proposed School 5  
Traffic Management Plan  
Table of Contents*



## Technical Memorandum

**To:** Tim Turner — Highland Park ISD  
**Cc:** Dallas Cothrum — Masterplan  
**From:** David Nevarez, P.E. — DeShazo Group, Inc.  
**Date:** March 25, 2016  
**Re:** Traffic Management Plan for HPISD Proposed School 5 in Dallas, Texas  
*DeShazo Project Number 16029; Case Number Z156-195*

---

### 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 for over 35 years. The services of DeShazo were retained by Highland Park Independent School District (HPISD) to provide a requisite traffic management plan (TMP) for a proposed elementary school.

The subject site is located at 7202 W Northwest Highway within city limits of the City of Dallas. The site is also currently zoned Single Family [R-7.5(A)] District. A review of the anticipated traffic conditions is required in order to gain entitlements for the proposed school site plan. As part of the approval process, 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. If approved, completion and implementation of the proposed school and any street operational modifications are anticipated by the 2017 Fall Semester with a school capacity of 770 students in Kindergarten through Fourth Grade. However, the student attendance boundary zone for the school will not be defined until 2020. During the interim period, HPISD plans to host elementary students from other existing schools in the district. The proposed site plan, prepared in coordination by Stantec and Glenn Engineering, is attached as reference to this report.

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

By consent of the TMP, the school agrees to be held self-accountable for the enforcement of the strategies presented herein until and unless the City of Dallas deems further measures are necessary. (NOTE: In this report, the term “parent” refers to any parent, family member, legal guardian or any other individual who is involved in the drop-off or pick-up of one or more students at the school.)



## TRAFFIC MANAGEMENT PLAN

School traffic was evaluated based on a distribution and assignment of travel routes available in the surrounding roadway system—a subjective exercise based upon professional judgment considering factors such as familiarity of the roadway network, directional characteristics of existing local traffic and roadway features (e.g., capacity, operational conditions). The analysis summarized below utilized 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.

### *School Operational Characteristics*

Table 1 summarizes the proposed operational characteristics assumed in this analysis:

**Table 1. Proposed School Operational Characteristics**

	<b>Proposed Conditions</b>
Enrollment (by grade) & Daily Start/End Schedule	<i>K-1<sup>st</sup> Grade (308 students):</i> > 8:00 AM – 3:00 PM <i>2-4<sup>th</sup> Grade (462 students):</i> > 8:00 AM – 3:15 PM <i>Total Enrollment: 770 students</i>
Approximate Number of Students Travelling by Mode Other Than Parent Drop-off/Pick-up:	By School Bus: $\approx$ 0% By Walking/Biking: $\approx$ 20%

NOTE #1: An independent study conducted internally by HPISD officials found at least 20% of their elementary students walk or bike home—a noticeable trend in the HPISD school system.

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.

### *Site Access and Circulation*

The proposed site plan includes a drop-off/pick-up driveway running southbound and parallel to Durham Street. Based on the geographical location of the school and a review of existing school boundary areas, this analysis assumes that the vast majority of the incoming traffic will arrive from the south via one of the main roadways running north-south: Hillcrest Avenue, Airline Road, Durham Street or Boedeker Street. In order to encourage ingress traffic to participate in a systematic carpool operation along the drop-off/pick-up driveway, it is necessary to effectively force vehicles to circulate clockwise around the school block.

Our evaluation of the proposed traffic operations found that Villanova Street will potentially become an attractive route for ingress traffic traveling northbound on Boedeker Street (approx. one third of the total school inbound traffic once the attendance boundary map is defined). In order to discourage traffic to use Villanova Street as a point of access and encourage traffic to circulate clockwise around the school block, a one-way southbound operation is recommended on Durham Street from Northwest Parkway to Wentwood Street during school hours. **Exhibit 1** presents a recommended signage plan that includes a minimal number of signs to restrict northbound access to vehicular traffic on Durham Street (north of Wentwood Street). In addition, a “left turn only” sign at the westbound terminus of Villanova Street will restrict vehicular access to the proposed drop-off/pick-up driveway. The same circulation pattern will be enforced during both the morning and afternoon school periods.

***Passenger Unloading/Loading and Vehicle Queuing***

During the afternoon pick-up period, the school will implement a managed “carpool” system. At the beginning of each school term, parents will be issued hang-tags with unique identification that pairs them with corresponding student(s). During the pick-up period, the hang-tags must be on display through the vehicle’s windshield while parents access the pick-up driveway. School staff should be positioned at strategic locations ahead of the loading area and relay the sequence of parent arrival back to the loading area via hand radio while students are prepped for pick-up as parents approach. With the assistance of other school staff stationed at the loading area, several vehicles are loaded simultaneously. After loading, vehicles are cleared by school staff to carefully exit the site along the designated route (i.e. southbound along Durham Street).

In accordance with the elementary school schedule in HPISD, the school will stagger two student dismissal times: First, Kindergarten and 1st Grade students with a student capacity of approx. 308 students will be dismissed at 3:00 PM and a second dismissal time for 2<sup>nd</sup> – 4<sup>th</sup> Grade with approx. 462 students at 3:15 PM.

The carpool queue will consist of two, side-by-side lanes that are loaded simultaneously. At peak times, loaded vehicles will exit sequentially. The capacity of the drop-off/pick-up driveway provides 860 linear feet of on-site vehicular queuing (i.e. storage for up to 36 vehicles at 23.5 feet per vehicle). A projected maximum queue of 40 vehicles during the second dismissal period (3:15 PM, 42 students) is expected to exceed the capacity of the on-site driveway during the 3:15 PM dismissal period and potentially result in an anticipated queue of approximately four vehicles on Durham Street (i.e. public right-of-way). However, these traffic operations are common to other elementary schools in HPISD and do not present unduly operational conditions. Coordination with the City of Dallas staff responsible for traffic operations in the area should take place so that appropriate traffic control devices can be installed, if at all needed. A summary of the peak number of vehicles is provided in Table 2.

**Table 2. Peak Vehicles Parked and In Queue during Afternoon Pick-Up Period**

Dismissal Period:	3:15 PM for 2-4 <sup>th</sup> Grade (Approx. 462 students)
Provided:	On-Site Driveway: 860 LF (36 vehicles) On-Street Queue: 94 LF (4 vehicles) Total: 954 LF (40 vehicles)
Required:	940 LF (40 vehicles)
Surplus:	14 LF (0 vehicles)

NOTE: Data include vehicles in queue, standing, and/or parked.

\* Based on ITE Trip Generation Data and DeShazo Queuing Model (see Appendix).

***General Recommendations***

The following recommendations are provided to the school officials 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.

- To maximize personal safety, any passenger loading (or unloading) within the public right-of-way should be avoided at all times.



*DeShazo Group, Inc.  
March 25, 2016*

- To minimize liabilities, no persons other than deputized officers of the law should engage or attempt to influence traffic operations in public right-of-way.
- 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.
- Staff directing traffic in front of the access to the parking garage (and other areas, where appropriate) should, in lieu of simple hand gestures, procure and use reversible hand-paddle signs with the messages for STOP and for SLOW. Optional additional equipment used by staff may include whistles (for audible warnings) and flashlights (for visual warnings) in order to gain the attention of motorists.
- DeShazo recommends the site traffic circulation plan depicted in **Exhibit 1** based upon a detailed review of the proposed site plan and the anticipated needs of traffic during peak conditions. This TMP was designed with the intent of optimizing the on-site vehicular circulation and retention of vehicle queuing in a manner that promotes safety and operational efficiency. The plan includes recommended configuration of temporary traffic control devices (such as traffic cones, etc.) that shall be installed on a daily basis when typical traffic conditions are expected. An appropriate number of school staff shall be assigned to fulfill the duties of student supervision, traffic control, and other related duties as generally depicted on the plan.

## SUMMARY

This TMP is to be used by the proposed School 5 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. Details of the TMP shall be reviewed on a regular basis to confirm its effectiveness. 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.

*END OF MEMO*





## ***Appendix***

**PROJECT INFORMATION**

School Name: HPISD Elementary School #5  
 City, State: Dallas, Texas  
 School Type: Public School

Grades: Kindergarten - 4th Grade  
 District: HPISD  
 Date: 3/25/2016

**A. BASE DATA**

- Scenario: 2nd Dismissal (3:15 PM)

- Anticipated Student Population:

1st Dismissal:	308	0%	0
2nd Dismissal:	462	100%	462
2nd Dismissal TOTAL:	770		462

- Mode Split:

	Est.
Drop-Off/Pick-Up	80%
Bus/Van/Transit	0%
Walking	20%
After School	0%
Student Drivers	0%

- Net Queue Generators: **370**

**B. TRIP GENERATION**

- Enrollment: 370 Students

- ITE Land Use 534 (9<sup>th</sup> Ed.) Average Rates:

	<u>Trip Ends</u>	<u>Inbound</u>	<u>Outbound</u>
AM	$T=0.90x + 3.01$	55%	45%
PM	$T=0.61x - 4.70$	47%	53%

- Adjustment Factor\*: 0%

- Calculated Trip Generation:

	<u>Total</u>	<u>Inbound</u>	<u>Outbound</u>
AM Peak	336	185	151
PM Peak	221	104	117

**C. STUDENT DISMISSAL QUEUE MODEL**

- i) Projected Inbound PM Peak Hour Trips:

$$T_{in} = \underline{104} \text{ cars}$$

- ii) Student Loading Area:

$$LA = \underline{200} \text{ LF}$$

- ii) Maximum Loading Stations (LA/23.5):

$$S = \underline{9} \text{ stations}$$

- ii) Average service time per vehicle:

$$F_Q = \underline{10} \text{ cars/min}$$

- iii) Estimated Time of Carpool Operations (mins):

$$T_O = \underline{12} \text{ mins}$$

- iii) Estimated Peak Arrival Rate (sec/car):

$$R_A = \underline{7} \text{ sec/car}$$

- iv) Theoretical Peak Queue:

$$Q_{max} = T_{in} \times \frac{60}{T_O} \times \frac{60}{S \times F_Q} \times \frac{1}{60} R_A = 40 \text{ vehicles in theoretical peak queue}$$

- iv) Adjusted Peak Queue:

- Traffic Management In Effect: yes →  $F_m = \underline{0.00}$

[i.e., coordinated inbound traffic/queuing plan; range: 0.00-0.47]

- Mixed Traffic Circulation: no →  $F_c = \underline{0.00}$

[i.e. apportioned location for each mode of transp.; range: 0.00-0.25]

- Parking Allocation: no →  $F_p = \underline{0.00}$  (see Report for details)

[i.e. portion of theoretical peak queue heading to a parking stall; 0.00 for mandatory queues]

- v) Projected Peak Queue:

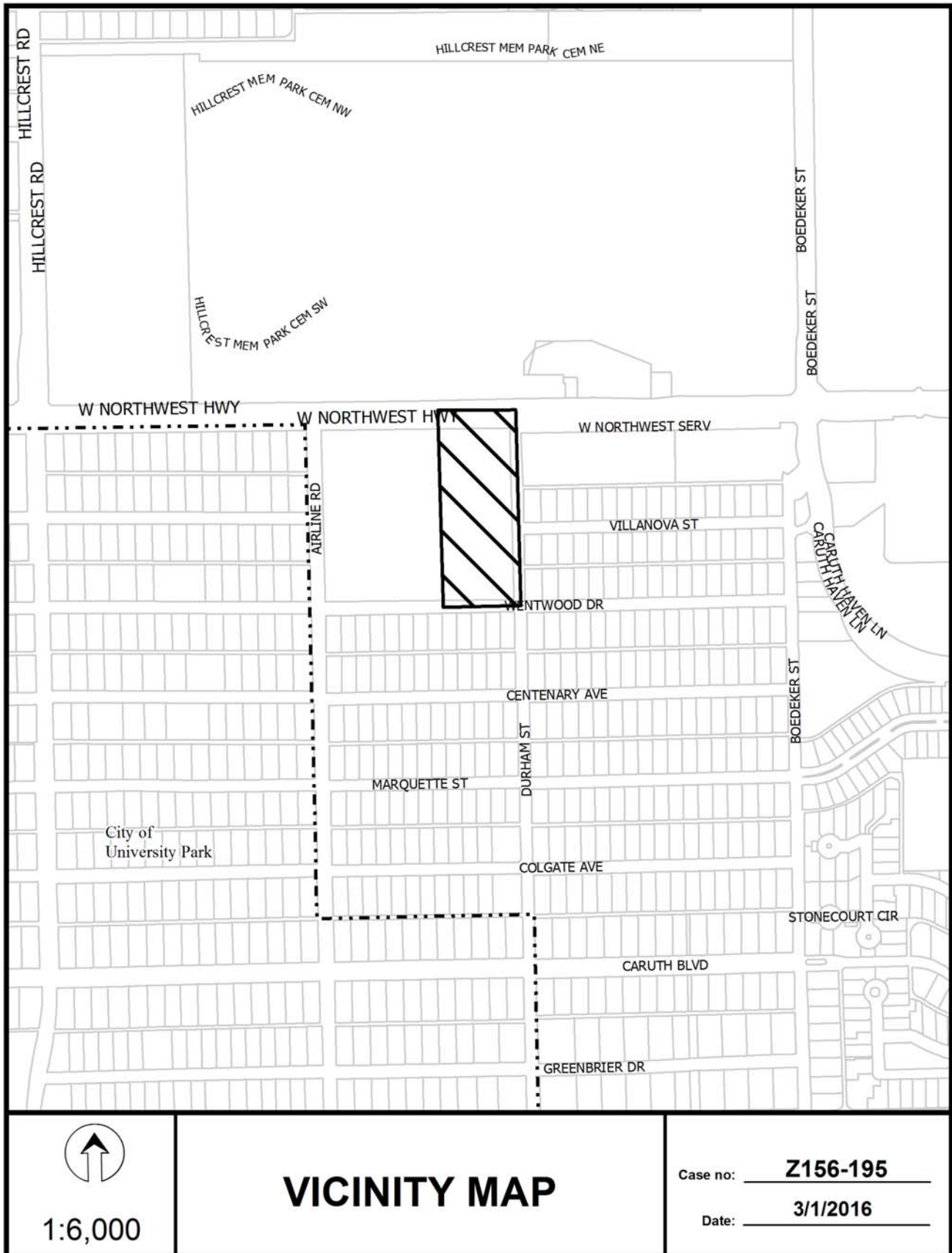
$$Q_{proj} = Q_{max} \times (1 + F_m - F_c - F_p) = 40 \text{ vehicles (940 LF @ 23.5 feet/vehicle)}$$

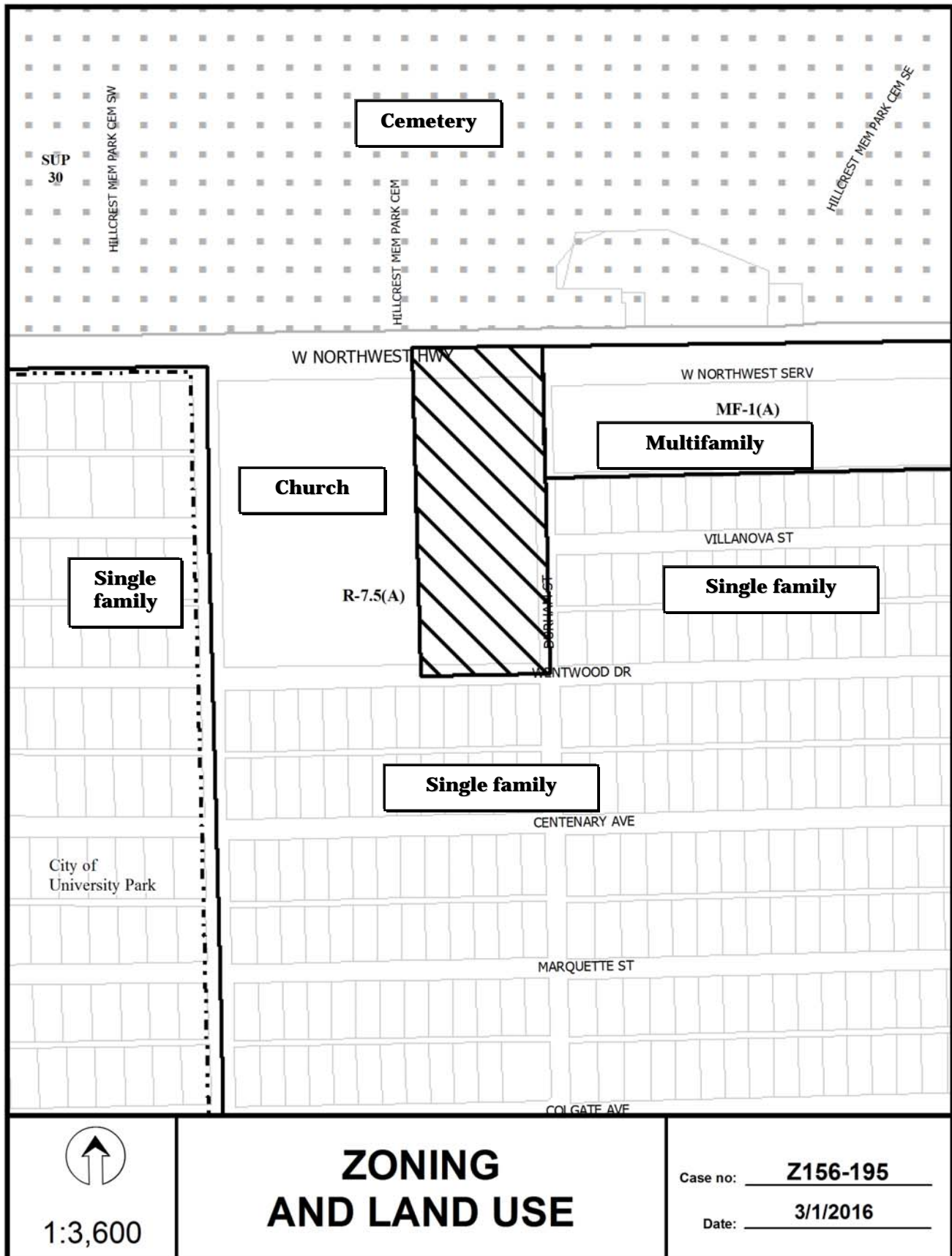
\*Calculations may yield trip generation values greater than those otherwise derived using the standard ITE equations for public schools. Adjustment factors applied in this analysis (if any) were investigated and considered appropriate based on empirical data and previous studies from other schools of similar size.



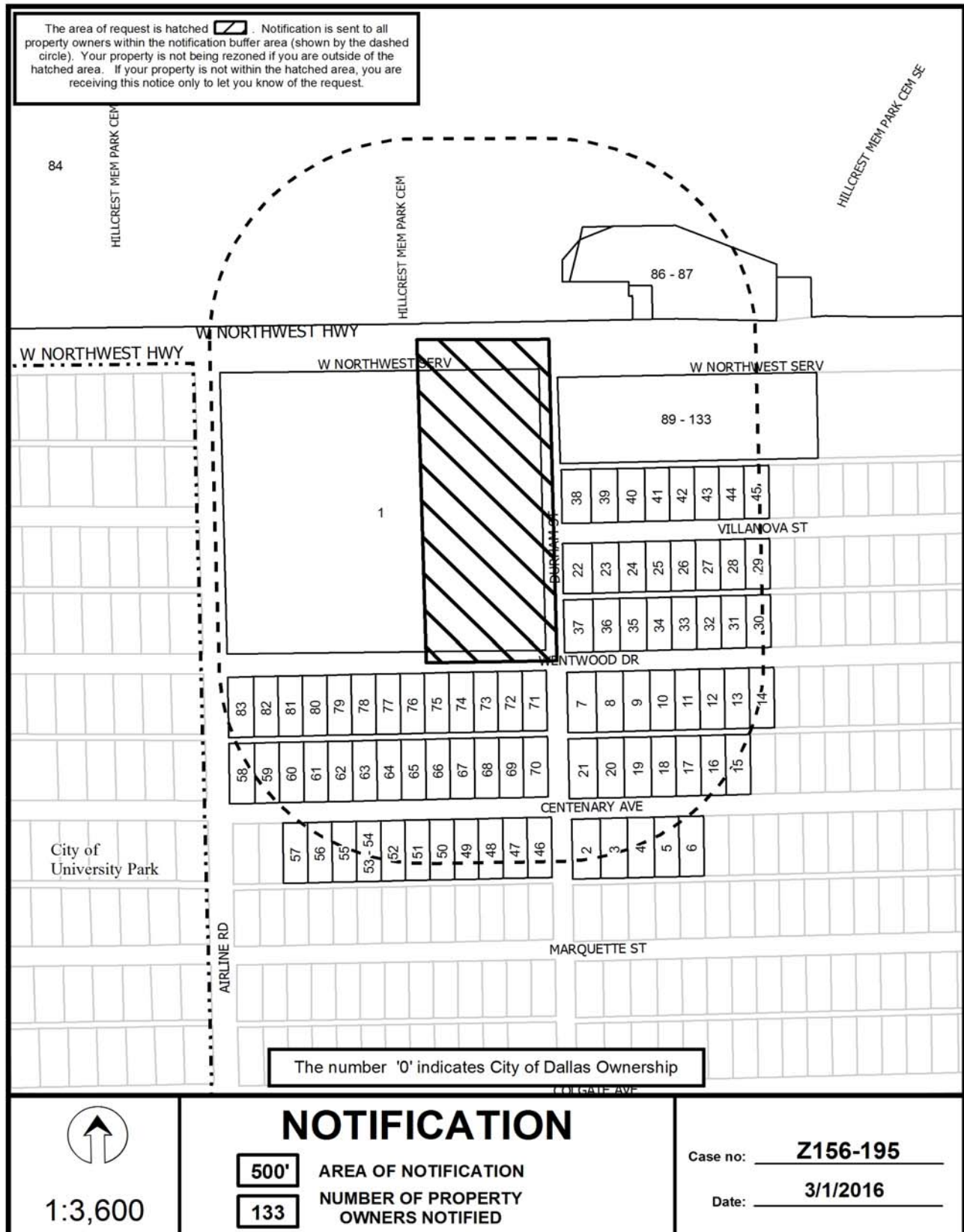












03/01/2016

***Notification List of Property Owners******Z156-195******133 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	7202 W NORTHWEST HWY	NORTHWAY CHRISTIAN CHURCH
2	7402 CENTENARY AVE	WILLIAMS TIM & MARY
3	7408 CENTENARY AVE	PETTICREW CONNIE
4	7414 CENTENARY AVE	HAWLEY JOE R
5	7418 CENTENARY AVE	THORNHILL WILLIAM N IV &
6	7422 CENTENARY AVE	WILSON WARD P &
7	7402 WENTWOOD DR	SCHMIDT PENNY L &
8	7408 WENTWOOD DR	GRT INTERPRISES LLC
9	7414 WENTWOOD DR	SUTTON SUSAN
10	7418 WENTWOOD DR	BAUMGARTNER KARLA
11	7422 WENTWOOD DR	HAIG ERIC MICHAEL & LAUREN ROGERS
12	7428 WENTWOOD DR	GOTTLICH GLENN S &
13	7432 WENTWOOD DR	PATEL MONALI R &
14	7438 WENTWOOD DR	BRANNON JOE P &
15	7433 CENTENARY AVE	CONGER JOHN C
16	7427 CENTENARY AVE	OBERTHIER KATHRYN M
17	7423 CENTENARY AVE	ROCKOW AMANDA ONEACRE & JEFFREY LEE
18	7419 CENTENARY AVE	QUIGLEY REBECCA L
19	7415 CENTENARY AVE	BALLARD MARSHALL
20	7409 CENTENARY AVE	NALL RONALD M
21	7403 CENTENARY AVE	KIKKERI NAGARAJ S &
22	7402 VILLANOVA ST	RAPUZZI MICHAEL &
23	7408 VILLANOVA ST	CARNAHAN ZACH &
24	7414 VILLANOVA ST	FORD APRIL R
25	7418 VILLANOVA ST	LOVE MATTHEW G &
26	7422 VILLANOVA ST	HABITO RUBEN L F &

03/01/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	7428 VILLANOVA ST	DAUTERIVE PAUL E & KARA
28	7432 VILLANOVA ST	REECE WADE D & ANNE S
29	7438 VILLANOVA ST	CRAFT AMANDA
30	7439 WENTWOOD DR	JDS CUSTOM HOMES LP
31	7433 WENTWOOD DR	JOHNSTON LAURA V
32	7429 WENTWOOD DR	ROOT RANDALL L & LESLIE A
33	7423 WENTWOOD DR	MENDOZA FELIPE D &
34	7419 WENTWOOD DR	O ROBINSON RANCH LTD
35	7415 WENTWOOD DR	TYSON JOHN K & LAURA D
36	7409 WENTWOOD DR	HARRIS BRUCE & CAROLINE
37	7403 WENTWOOD DR	DIBBLE MARY UNDERWOOD
38	7403 VILLANOVA ST	THOMPSON GREGORY R &
39	7407 VILLANOVA ST	HOLMSEN ERIK W & JACQUELYN K
40	7415 VILLANOVA ST	RYAN ELIZABETH J
41	7419 VILLANOVA ST	TUCKER LORI MICHELLE
42	7425 VILLANOVA ST	WILLIAMS JANA & KYLE
43	7429 VILLANOVA ST	PERRY JAMES C
44	7433 VILLANOVA ST	MERCIER DAVID
45	7439 VILLANOVA ST	WILSON SCOTT & KRISTI
46	7326 CENTENARY AVE	SUMROW SHAD E &
47	7322 CENTENARY AVE	MCMASTER ARCHIE V
48	7318 CENTENARY AVE	LENOIR MARTIN
49	7314 CENTENARY AVE	HAEFLIGER RACHEL WYSONG
50	7308 CENTENARY AVE	MCCALL JUDITH & ALDEN
51	7302 CENTENARY AVE	UMPHRESS LOU JANE
52	7230 CENTENARY AVE	PARKS DONNA
53	7226 CENTENARY AVE	CLIFFORDS THE
54	7226 CENTENARY AVE	FIRST PRESBYTERIAN CHURCH
55	7218 CENTENARY AVE	EVANS COLLIN C & MANDY
56	7214 CENTENARY AVE	LUO YEHUNG & LEI ZHANG
57	7210 CENTENARY AVE	PRESZLER SCOTT G & JOANNA

03/01/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	7203 CENTENARY AVE	SHORT TRACY L &
59	7207 CENTENARY AVE	CAVENDER BRENT R & GERRY
60	7211 CENTENARY AVE	WENZ DANIEL P
61	7215 CENTENARY AVE	HARKINS ROGER W & KRISTIN JORDAN
62	7219 CENTENARY AVE	JOHNSON HEATHER L
63	7227 CENTENARY AVE	PITTMAN JAMES C III & LAUREN M
64	7231 CENTENARY AVE	FARR TREVOR A & JULIE A
65	7303 CENTENARY AVE	PAUL JENNIFER J & CHARLES L HIGGINS JR
66	7307 CENTENARY AVE	HERMANSEN KIRK M & MONICA
67	7315 CENTENARY AVE	GARBERDING MICHAEL J & JENNIFER S
68	7319 CENTENARY AVE	CAVINESS TREVOR
69	7323 CENTENARY AVE	LANGHENRY WILLARD H III &
70	7327 CENTENARY AVE	HAMNER PATRICK FOSTER &
71	7326 WENTWOOD DR	ZASA JOSEPH S & BROOKE
72	7322 WENTWOOD DR	KNODE SCOTT A & JANET L
73	7318 WENTWOOD DR	ARVESEN DAVID A & MALINDA
74	7314 WENTWOOD DR	HOOVER ANDREW C &
75	7308 WENTWOOD DR	BOYD CYNTHIA L & IVAN G
76	7302 WENTWOOD DR	FARRIS DON PAUL JR &
77	7230 WENTWOOD DR	CLAUSSEN RUTH P
78	7226 WENTWOOD DR	BARNETT MICHAEL & JESSICA
79	7218 WENTWOOD DR	CARDWELL KYLE L & NICOLE N
80	7214 WENTWOOD DR	BAKER RHODES S III &
81	7210 WENTWOOD DR	JAY JEFFREY M & TRACIE A
82	7206 WENTWOOD DR	KEARNS JENNIFER C &
83	7202 WENTWOOD DR	WETZEL DANIEL E &
84	7323 W NORTHWEST HWY	HILLCREST MEMORIAL PARK
85	7401 W NORTHWEST HWY	SPARKMAN HILLCREST INC
86	7405 W NORTHWEST HWY	SPARKMAN HILLCREST INC
87	7403 W NORTHWEST HWY	HILLCREST MEM PARK INC
88	7405 W NORTHWEST HWY	HILLCREST MEMORIAL PARK

03/01/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	7404 W NORTHWEST HWY	KEELAND KAY L
90	7404 W NORTHWEST HWY	HACKNEY TATE LOUISE
91	7404 W NORTHWEST HWY	VICINELLI GINA
92	7404 W NORTHWEST HWY	HANKS SHORT JOAN M
93	7404 W NORTHWEST HWY	WEBER ELIZABETH P & WILLIAM R
94	7404 W NORTHWEST HWY	LOFTIS CARRIE J
95	7404 W NORTHWEST HWY	DIBELLA HANA S
96	7404 W NORTHWEST HWY	BURNS RAPLH D & ROBIN
97	7404 W NORTHWEST HWY	ZEIGER DIMPLE L
98	7414 W NORTHWEST HWY	GAROFANELLO JOSEPH &
99	7414 W NORTHWEST HWY	TIDENBERG JIM L & TINA K
100	7414 W NORTHWEST HWY	BIRES ANDRE G & SUZANN
101	7414 W NORTHWEST HWY	HARTMANN THEODORE R
102	7414 W NORTHWEST HWY	ANDERSON PATRICIA F
103	7414 W NORTHWEST HWY	LEUSCHEL JANICE P
104	7414 W NORTHWEST HWY	WATSON MARY A A
105	7414 W NORTHWEST HWY	SOSNOSKIE KEITH D &
106	7414 W NORTHWEST HWY	DILLARD MARY BEECHERL
107	7424 W NORTHWEST HWY	HILL JENNIFER & JEREMY
108	7424 W NORTHWEST HWY	KNEE PATRICIA L
109	7424 W NORTHWEST HWY	CLARK MARY TITUS &
110	7424 W NORTHWEST HWY	TANNER KANDACE S
111	7424 W NORTHWEST HWY	TAYLOR WILLIAM W &
112	7424 W NORTHWEST HWY	MOUNTZ TIMOTHY W
113	7424 W NORTHWEST HWY	JOHNSON MARGARET R TR
114	7424 W NORTHWEST HWY	FORESTWOOD VENTURES LP
115	7424 W NORTHWEST HWY	MULDOON MARLOW J
116	7430 W NORTHWEST HWY	BENES MARTIN & SARAH
117	7430 W NORTHWEST HWY	SMARTT MICHAEL &
118	7430 W NORTHWEST HWY	TETER AMY & WALTER
119	7430 W NORTHWEST HWY	BURNS RALPH & ROBIN

03/01/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	7430 W NORTHWEST HWY	RICHER EDMOND & GABRIELA
121	7430 W NORTHWEST HWY	BOBADILLA ELADIO
122	7430 W NORTHWEST HWY	GRILLE THEODORE P
123	7430 W NORTHWEST HWY	SANDER CAROLYN GAIL M
124	7430 W NORTHWEST HWY	FLANAGAN RICHARD S
125	7506 W NORTHWEST HWY	WASHAM GERALDINE
126	7506 W NORTHWEST HWY	EPW PROPERTIES LLC &
127	7506 W NORTHWEST HWY	SLIGER STEVEN G
128	7506 W NORTHWEST HWY	SLIGER STEVEN & KATHRYN TR
129	7506 W NORTHWEST HWY	CLIFFORD MARY NELSON
130	7506 W NORTHWEST HWY	MILLS CYNTHIA TAYLOR
131	7506 W NORTHWEST HWY	HEFNER CHARLES ROBERT JR &
132	7506 W NORTHWEST HWY	KERLICK DENNIS BRADFORD
133	7506 W NORTHWEST HWY	SUESSMANN WERNER TR &



**FILE NUMBER:** Z156-199(SM)

**DATE FILED:** February 5, 2016

**LOCATION:** Property bound by Welch Road, Harvest Hill Road, Harriet Drive, and Mill Creek Road

**COUNCIL DISTRICT:** 13

**MAPSCO:** 14U

**SIZE OF REQUEST:** Approximately 10.844 acres

**CENSUS TRACT:** 96.03

---

**APPLICANT/ OWNER:** Dallas Independent School District

**REPRESENTATIVE:** Karl A. Crawley, Masterplan

**REQUEST:** An application for a Planned Development District for R-10(A) Single Family District and public school uses on property zoned an R-10(A) Single Family District.

**SUMMARY:** The applicant proposes to remove the existing portable buildings and replace them with a 23 stall parking area and construct a one-story, 19,000 square foot addition just to the south of the existing Nathan Adams Elementary School.

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

## **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 single story addition is compatible in size and character to the existing school and surrounding properties as it is set back from Welch Road 136 feet, Mill Creek Road 179 feet, and Harriet Drive 267 feet.
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 request proposes modification to straight zoning that include allowing light poles, flag poles, and similar poles to be located within setbacks and fence standard variations.

## **BACKGROUND INFORMATION:**

- The school was originally constructed in 1969 and, according to Dallas Central Appraisal District records.
- Aerial photography from February 1995 shows 8 accessory buildings immediately south of the main building.
- Aerial photography from February 2001 shows the previous accessory buildings removed and 7 accessory buildings southeast of the main building.
- Aerial photography from March 2005 shows 9 accessory buildings.
- Aerial photography from October 2007 shows the two most recent accessory buildings that arrived circa 2005 were removed.
- Aerial photography from March 2015 shows 10 accessory buildings and are remaining on the site.

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

<b><u>Thoroughfare/Street</u></b>	<b><u>Designation</u></b>	<b><u>Dimension Explanation</u></b>
Harriet Drive	Local	60' ROW
Harvest Hill Road	Local	60' ROW
Mill Creek Road	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 Nathan Adams Elementary School for forty-six years. The applicant requests to construct a one-story addition with approximately 19,000 square feet of floor in order to remove the existing accessory buildings.

Surrounding uses consist of single family on all sides. Staff recommends approval of the planned development because (1) the school has been a long-time occupant of 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 request will not trigger any landscape regulatory changes. The proposed addition will require landscaping for an artificial lot per Article X of the Dallas Development Code.

**Parking:** The request is providing the minimum number of off-street parking spaces required for an elementary school per the Dallas Development Code which equates to one and a half spaces per classroom, as required by the Dallas Development Code. Since the development plan shows the addition and existing school will have 37 classrooms, a minimum of 56 parking spaces are required. The development plan proposes to provide 79 parking spaces.

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, 1 <sup>st</sup> Vice President
District 9	Bernadette Nutall

**Proposed Planned Development 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 bound by Welch Road, Harvest Hill Road, Harriet Drive, and Mill Creek Road. The size of PD \_\_\_\_\_ is approximately 10.844 acres.

**SEC. 51P- \_\_\_\_\_.103. DEFINITIONS AND INTERPRETATIONS.**

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

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

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

**SEC. 51P- \_\_\_\_\_.104. EXHIBITS.**

The following exhibits are incorporated into this article:

- (1) Exhibit \_\_\_\_A: development plan.
- (2) Exhibit \_\_\_\_B: landscape plan.
- (3) Exhibit \_\_\_\_C: traffic management plan.

**SEC. 51P- \_\_\_\_\_.105. DEVELOPMENT PLAN.**

(a) For public school other than an open-enrollment charter 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- \_\_\_\_\_.107. MAIN USES PERMITTED.**

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the R-10(A) Single Family District, subject to the same conditions applicable in the R-10(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-10(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-10(A) Single Family District is subject to DIR in this district; etc.

(b) The following main use is permitted by right:

-- Public school other than an open-enrollment charter school.

**SEC. 51P- \_\_\_\_\_.108. ACCESSORY USES.**

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

**SEC. 51P- \_\_\_\_\_.109. YARD, LOT, AND SPACE REGULATIONS.**

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

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the R-10(A) Single Family District apply.

(b) Public school.

(1) Poles in required yards. Light poles, flag poles, and similar poles are allowed in required yards.

(2) Floor area. Maximum floor area is 68,500 square feet.



**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. FENCES.**

For a public school other than an open-enrollment charter school:

- (1) a maximum six-foot fence may be located in any required yard.
- (2) any fence that exceeds four feet in height and is located within 25 feet of a street must be a minimum of 70-percent open.

**SEC. 51P- \_\_\_\_\_.112. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P- \_\_\_\_\_.113. LANDSCAPING.**

(a) Except as provided in this section, 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 non-business zoning districts in Article VII.

**SEC.51P- \_\_\_\_\_.115. TRAFFIC MANAGEMENT PLAN.**

(a) In general. Operation of a public school other than an open-enrollment charter school must comply with the traffic management plan (Exhibit \_\_\_\_C).

(b) 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.

(c) 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- \_\_\_\_ .116.**

**ADDITIONAL PROVISIONS.**

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

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

**SEC. 51P- \_\_\_\_ .117.**

**COMPLIANCE WITH CONDITIONS.**

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

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

## Proposed Development Plan



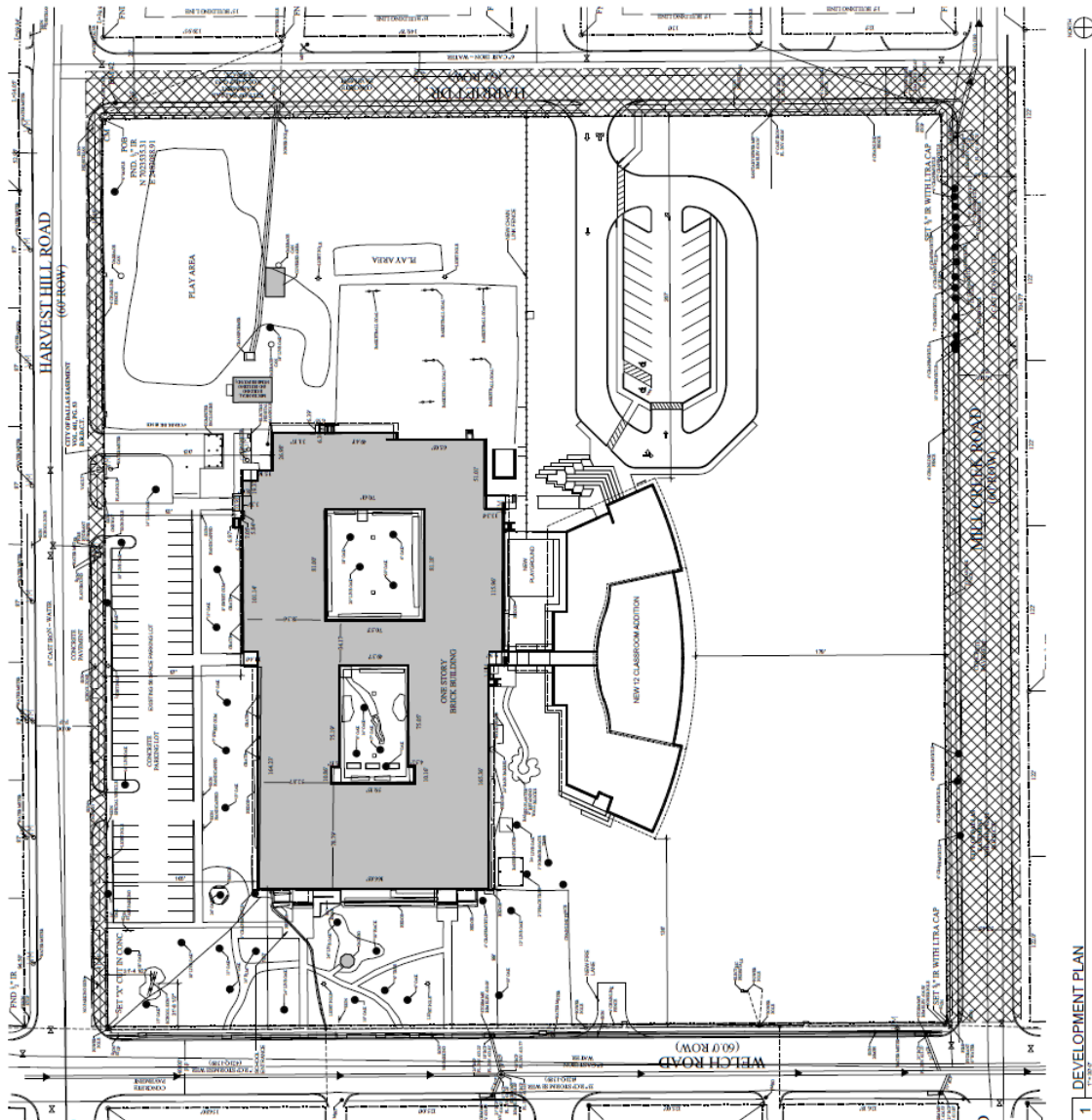
Z156.199  
project number: 15-045  
DEVELOPMENT  
PLAN

DP.01



## SHEET NOTES

UNOCCUPANCY %		CONCRETE		MASONRY	
SITE AREA 4,300 ACRES		25% OF TOTAL DENSITY		20	
HEIGHT:					
STORIES:	1		1		
FLOOR AREA:	4,300 SF		15,000 SF		
CLASSROOMS:	25		12		
LOT COVERAGE:	10 %		5%		
OFF-SITE IMPROVEMENTS:			20		20



*TRAFFIC MANAGEMENT PLAN FOR*  
**DISD NATHAN ADAMS  
ELEMENTARY SCHOOL**

*IN DALLAS, TEXAS*

*DESHAZO PROJECT NO. 15235*

*Prepared for:*

**Masterplan**

900 Jackson Street, Suite 640  
Dallas, Texas 75202

*Prepared by:*



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

*January 21, 2016*



Traffic Management Plan for  
**DISD Nathan Adams Elementary School**

~ DeShazo Project No. 15235 ~

## ***Table of Contents***

PRELIMINARY SITE PLAN.....	I
INTRODUCTION.....	1
TRAFFIC MANAGEMENT PLAN .....	2
<i>School Operational Characteristics.....</i>	<i>2</i>
<i>Site Access and Circulation .....</i>	<i>2</i>
<i>Passenger Unloading/Loading and Vehicular Queuing.....</i>	<i>3</i>
<i>Recommendations .....</i>	<i>3</i>
SUMMARY .....	4

**LIST OF TABLES:**

**Table 1. School Operational Characteristics**

**LIST OF EXHIBITS:**

**Exhibit 1. Traffic Management Plan for Peak School Traffic**





Traffic. Transportation Planning. Parking. Design.

## Technical Memorandum

**To:** Mr. Karl Crawley — *Masterplan*  
**From:** David Nevarez, P.E. — *DeShazo Group, Inc.*  
**Date:** January 21, 2016  
**Re:** Traffic Management Plan for DISD Nathan Adams Elementary School in Dallas, Texas  
*DeShazo Project Number 15235*

---

### INTRODUCTION

DeShazo Group, Inc. (DeShazo) is an engineering consulting firm providing licensed engineers skilled in the field of traffic/transportation engineering. The services of DeShazo were retained by Masterplan on behalf of the Dallas Independent School District (DISD) to prepare an update of the Traffic Management Plan (TMP) for the Nathan Adams Elementary School (the School) located at 12600 Welch Road in Dallas, Texas.

The School has a current enrollment of approximately 593 students in Pre-Kindergarten through 5<sup>th</sup> grade. Student population is anticipated to grow up to 782 students in the upcoming school years. The school administration is thus planning a revision to the site plan previously approved by City Plan Commission. The proposed changes will accommodate additional off-street parking spaces and on-site queuing for lower grade students. The attached site plan depicts these proposed modifications.

The school site is zoned R-10(A) for Single-Family Residential District. In order to gain entitlements for the proposed improvements, the school administration is seeking approval for the proposed changes. As part of the approval process, the City of Dallas requires submittal of a TMP update as a record of the preferred traffic control strategies and to ensure overall traffic safety and efficient operations.

This report contains DeShazo's review of the current traffic conditions on and around the school campus as well as an evaluation of the proposed conditions. The plan is intended to assess anticipated traffic conditions during the School peak activities. By consent of the TMP submittal, the school agrees to the strategies presented herein. The school is held self-accountable to enforce the plan until and unless the City of Dallas deems further mitigation measures are necessary.

*[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.]*

## TRAFFIC MANAGEMENT PLAN

A school TMP is important to safely achieve an optimum level of traffic flow and circulation during peak traffic periods associated with student drop-off and pick-up operations. By properly managing the vehicular traffic generated during critical periods, the safety and efficiency of school carpool operations will also inherently improve. This TMP should not be considered a comprehensive set of instructions to ensure adequate safety; however, it is a tool that aims to facilitate a safer and more efficient environment.

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

### *School Operational Characteristics*

DeShazo conducted field observations of the school on Thursday, December 17, 2015 during all student dismissal periods. **Table 1** summarizes the operational characteristics for *DISD Nathan Adams Elementary* at the time of these observations.

**Table 1. School Operational Characteristics**

	Existing Conditions	Proposed Conditions
Enrollment:	593 students	782 students
Daily Start/Dismissal Schedule:	Pre-K – 5 <sup>th</sup> Grade: > 7:45 – 2:55 PM	Same as Existing
Approximate Number of Students Travelling by Mode Other Than Drop-off/Pick-up:	By DISD Bus: $\approx$ 30% By Walking: $\approx$ 0%	Same as Existing
Approximate Number of Students with Alternate Schedules (i.e. Depart Outside of Normal Peak):	10% (extracurricular activities, early dismissals, etc.)	Same as Existing

NOTE #1: 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.

### *Site Access and Circulation*

The subject site provides a small parking area for faculty and staff, which is accessed from Harvest Hill Road. However, no off-street area is available for student loading and unloading—all traffic activities take place within public right-of-way. In order to accommodate the school's traffic demands during peak periods, parents line up and queue in the perimeter of the school property and wait for students to be dismissed. A total of three school buses load students on the curb immediately in front of the school on Welch Road. The proposed school renovations include a new on-site parking lot with approximately 30 spaces and a driving aisle accessed from Harriet Drive with enough queuing capacity for up to 14 vehicles.



*Passenger Unloading/Loading and Vehicular Queuing*

During the afternoon pick-up period, the majority of students are transported by parents in personal vehicles. The school provides loading areas along the perimeter of the school. Most parents choose to park on adjacent streets and walk to greet their child(ren) on-site. Field observations indicate a maximum total of approximately 95 vehicles present during the afternoon student dismissal period. The maximum queue, however, was only evident for no more than 10 minutes at that time.

DeShazo's school observations consistently indicate that maximum queues occur during the afternoon peak period when students are being picked-up—the morning period is typically not a significant traffic issue since drop-off activities are more temporally distributed and occur much more quickly than student pick-up. In general, the same operation is in effect during the morning peak period; however, the overall volume of vehicles is less concentrated than the afternoon peak hour volume. The evaluation of the traffic in this report is thus based upon the afternoon pick-up period.

*Recommendations*

DeShazo conducted field observations of the school on Thursday, December 17, 2015 during the student dismissal period. The following set of traffic operations are recommended for Nathan Adams Elementary School administration during peak traffic conditions:

- The traffic circulation plan depicted in **Exhibit 1** is based upon observations of existing traffic during peak conditions and a projection of future conditions:
  - A total allocated queue capacity of 2,726 linear feet is expected to meet a projected traffic queue demand of 126 vehicles (or 2,961 linear feet calculated at 23.5 feet per vehicles). This capacity will provide a surplus of approximately 94 linear feet (enough space for up to 4 vehicles). This capacity includes 329 linear feet of vehicular queuing or storage for approximately 14 cars on site.
- To better organize traffic operations and discourage on-street parking across Welch Road during pick-up peak hours, parents arriving southbound on Welch Road should be encouraged to turn left onto Harvest Hill Road and proceed to systematically drive around the School perimeter towards a pick up location of their choice—effectively creating a one-way, clockwise flow around the school property. This recommendation can be further encouraged with City approval by:
  - installing "NO PARKING/STANDING" signs on the southbound segment of Welch Road directly across the school property;
  - removing all "NO PARKING" or idle time restriction signs on the northbound segment of Welch Road directly in front of the school property;
  - installing a temporary sign at the southeast corner of the intersection of Welch Road and Harvest Hill Road to guide/encourage parents to turn left onto Harvest Hill Road; and,
  - informing parents that no parking is allowed in front of residential properties west of Welch Road.
- At least one school employee should continue to patrol student dismissal at each of the school building's main access points. At least one school staff should guide students towards the proposed on-site queue and direct vehicles to egress along the by-pass lane. Likewise, at least one school employee should patrol students headed towards the bus loading station.

*DeShazo Group, Inc.  
January 21, 2016*

- However, to minimize liabilities, the School should allow no school staff other than DISD police and/or deputized officers of the law to engage or attempt to influence traffic operations in public right-of-way.
- DeShazo recommends that all school bus loading activities be relocated to the proposed on-site driveway as depicted on **Exhibit 1**.
- As needed, staff directing dismissed students out of the school building should, in lieu of simple hand gestures, procure and use reversible hand-paddle signs with the messages for STOP and SLOW. Optional additional equipment used by staff may include whistles (for audible warnings) and fluorescent vests (for visual warning).

## SUMMARY

Field observations of existing conditions indicate that student loading/unloading activities operate without any severe problems. A number of recommendations are provided in this report for consideration by DISD and school officials. Full cooperation of all school staff members, students, and parents is crucial for the continuing success of any traffic management plan. The referenced TMP should be enforced by DISD Nathan Adams Elementary 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 within the site vehicular traffic generated by the school at peak traffic periods. The school should review details of this plan on a regular basis to confirm its effectiveness.

**END OF MEMO**



DeShazo Group, Inc. Job No. 15235 Exhibit Created on 01-11-2016

Z - ( )

## Proposed TMP Circulation Plan

### Queuing Summary

Student Group	Dismissal Times & Number of Students	Vehicular Demand
Grades K-5	782 Students (2:55 PM)	On-Street Queue 116 Spaces (2,726 LF)
		On-Site Queue 14 Spaces (329 LF)
		Provided Total: 130 Spaces (3,055 LF)
		Required Total: 126 Spaces (2,961 LF)
		Surplus: 4 Spaces (94 LF)

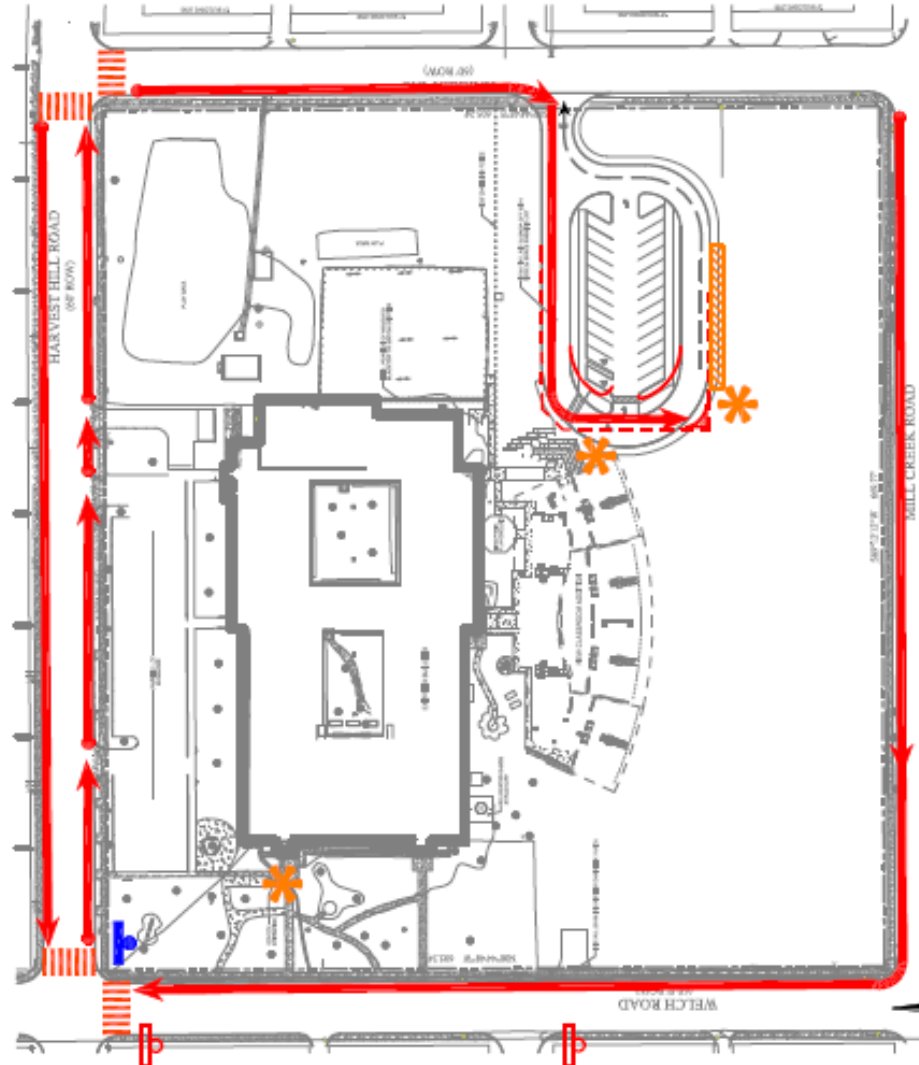
\*Vehicular queue calculated at 23.5 feet/passenger car based on field observations.

### Legend

- \* School Staff
- NO PARKING/STANDING (City Approved)
- Temporary Traffic Sign
- Provided Queue
- Bus Egress Route
- Pedestrian Crossing
- Student Pick-Up Queue

The purpose of this Traffic Management Plan (TMP) is to evaluate traffic operations that promote safety and efficient vehicle circulation. This TMP was developed to prevent queuing of drop-off/pick-up related vehicles within the city rights-of-way. The school administration should adhere to this TMP. Any deficiency due to spillover of queuing into undesignated areas of the city rights-of-way, including roadway travel lanes, should be corrected by the school immediately.

I, David Hernandez, P.E. #106200, certify that site constraints preclude the school's ability to accommodate vehicular queue on-site. While it may not be feasible to eliminate queuing in public rights-of-way, establishing a designated school route will lessen impact to neighborhood as well as background traffic on the main roads. This option is subject to approval by the City of Dallas Street Services Department.



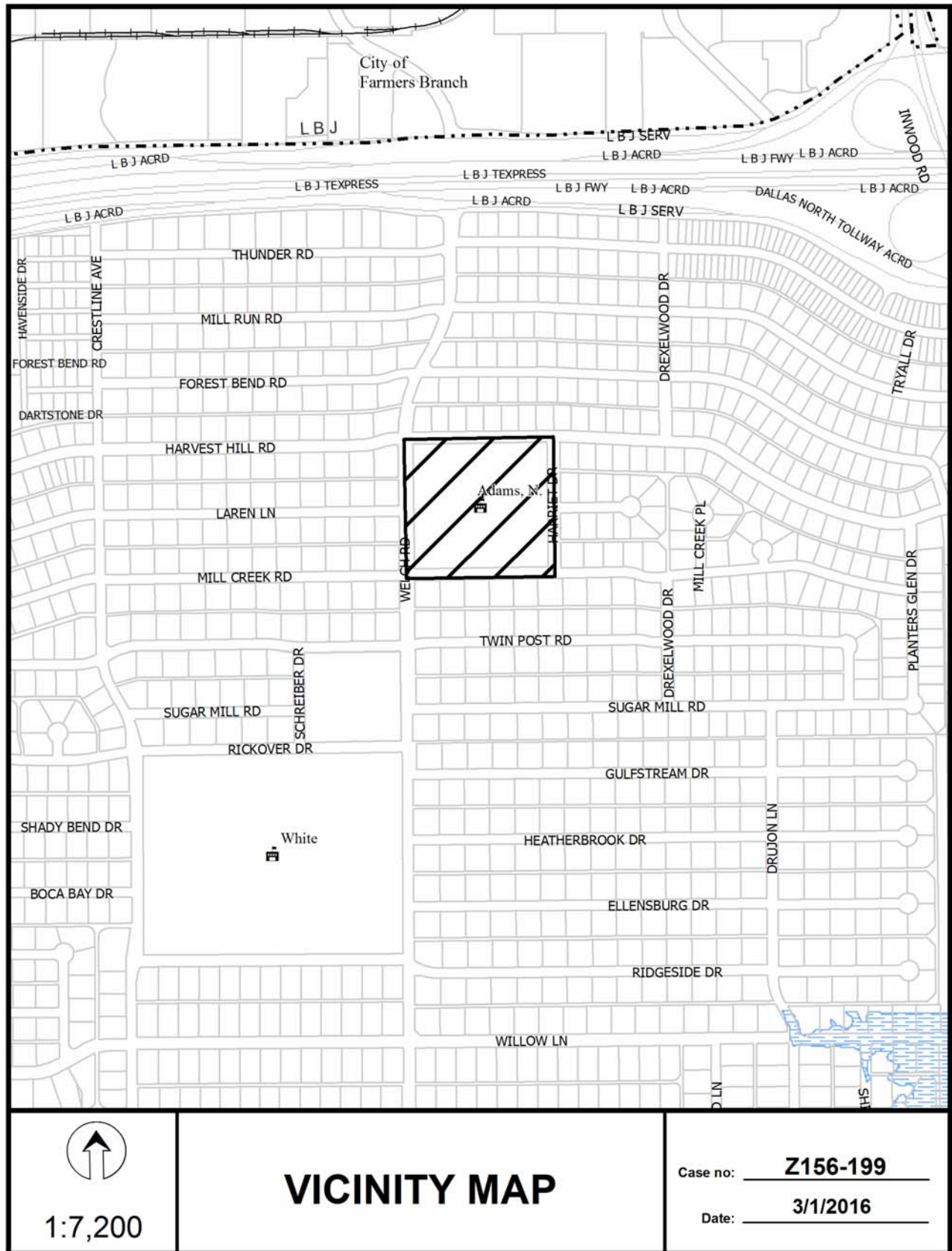
N.T.S.

**Traffic Management Plan**  
Nathan Adams Elementary School  
12600 Welch Road, Dallas, Texas.

**EXHIBIT 1**

DeShazo Group, Inc.  
Texas Registered Engineering Firm #15235  
4000 S. Houston St., Suite 205  
Dallas, Texas 75202  
(214) 348-6700

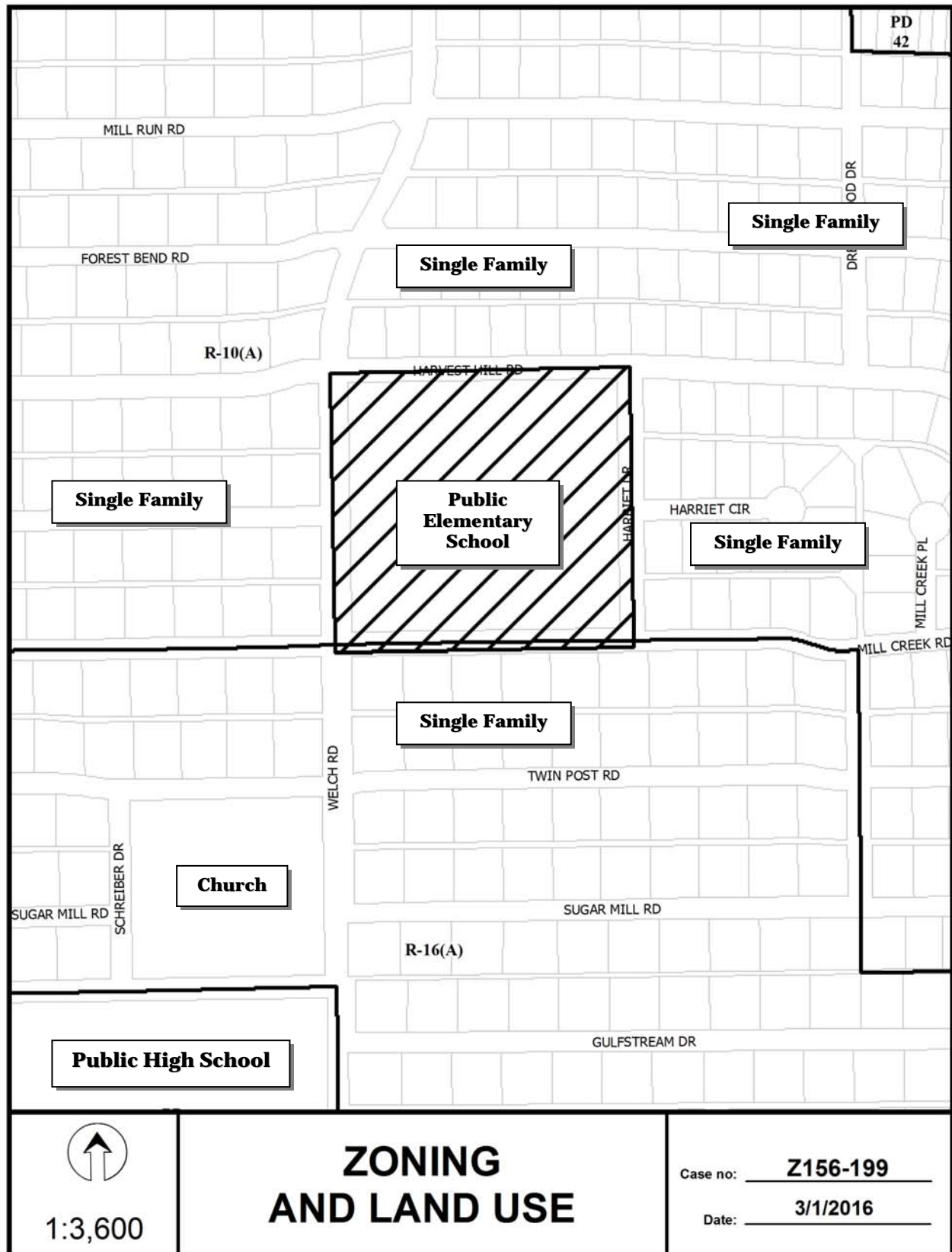


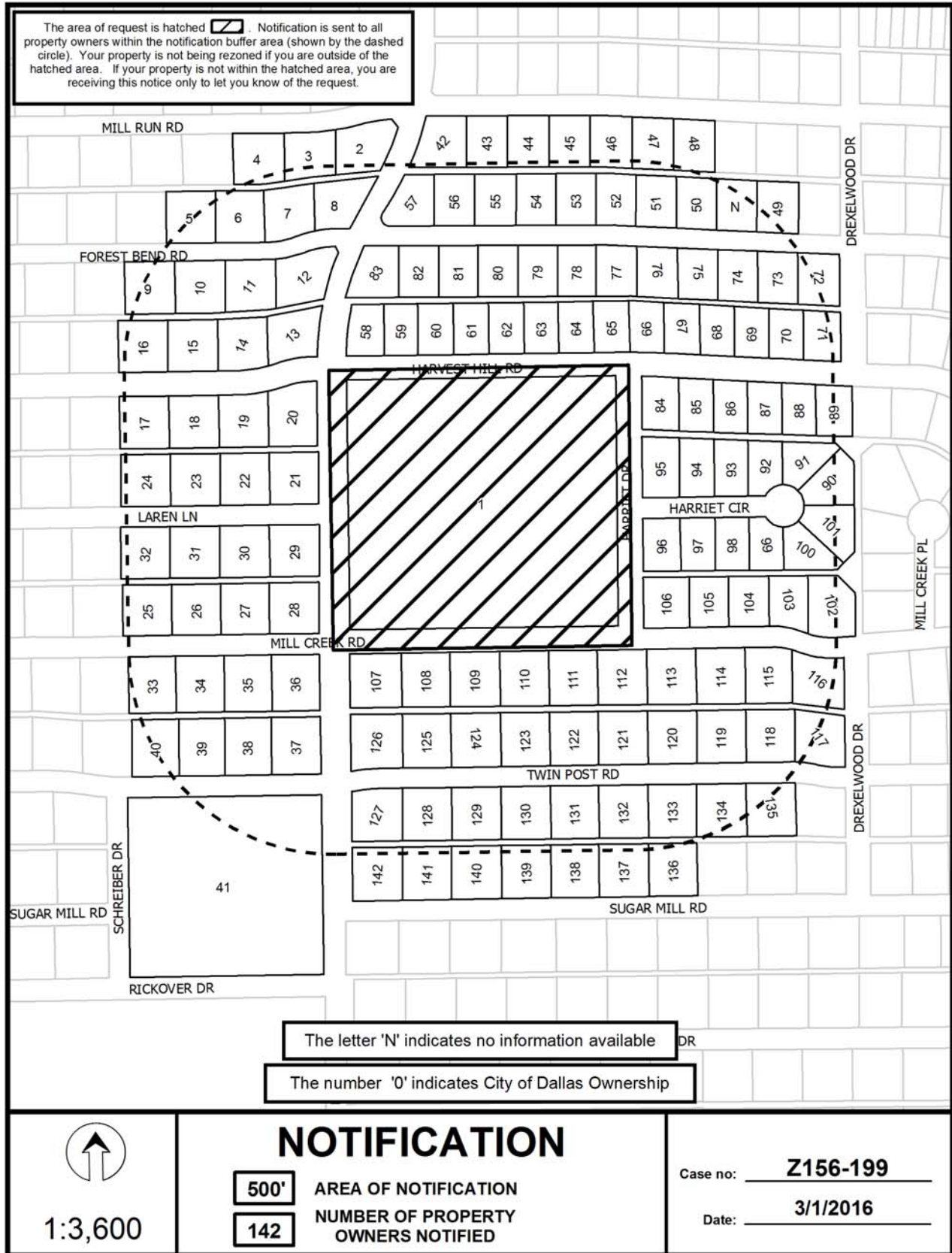












03/01/2016

***Notification List of Property Owners******Z156-199******142 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	12660 WELCH RD	Dallas ISD
2	4566 MILL RUN RD	REICHENBACH JOHN H &
3	4556 MILL RUN RD	WINGFIELD ROBERT L JR
4	4546 MILL RUN RD	DUNHAM TRACEY
5	4535 FOREST BEND RD	CRONIN LEO F
6	4545 FOREST BEND RD	NIKIN R MEHTA & RANJAN
7	4555 FOREST BEND RD	WIERNAN DAVID A &
8	4565 FOREST BEND RD	POHL SUSANNE TR
9	4526 FOREST BEND RD	KAUFMAN THEODORE P &
10	4536 FOREST BEND RD	YABRAIAN FAMILY LIVING TRUST
11	4546 FOREST BEND RD	PACE MARY SUZANNE
12	4556 FOREST BEND RD	SKAIFE RODNEY S & TAMMY
13	4555 HARVEST HILL RD	ORTEGA FAMILY LIVING TRUST
14	4545 HARVEST HILL RD	BROOKS FRANCIS A III &
15	4535 HARVEST HILL RD	TAYLOR FAMILY LIVING TRUST THE
16	4525 HARVEST HILL RD	SCHMIDT LAURIE &
17	4526 HARVEST HILL RD	MACALIK GAIL C & JAMES J MARTIN
18	4536 HARVEST HILL RD	MCKENZIE KATHI ANNE & DAVID ALLAN
19	4546 HARVEST HILL RD	POER MICHELLE
20	4556 HARVEST HILL RD	BIRCH IAN & SUE
21	4555 LAREN LN	BELL MICHAEL C
22	4545 LAREN LN	BRUSILOW ANSHEL
23	4535 LAREN LN	LILLEY STEPHEN & SHARON
24	4525 LAREN LN	WILLIAMS WILLIAM G &
25	4525 MILL CREEK RD	BRETHAUER JANITH &
26	4535 MILL CREEK RD	BROWN WILLIAM E TR

03/01/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4545 MILL CREEK RD	MYER PUNAM
28	4555 MILL CREEK RD	SANDERS J CHRISTOPHER C &
29	4556 LAREN LN	JONES ARTHUR F & PEGGY
30	4546 LAREN LN	TRISTAN MICHAEL & JENNIFER L
31	4536 LAREN LN	BYRNE VONDELL W
32	4526 LAREN LN	WILDER CYNTHIA K
33	4526 MILL CREEK RD	MACKNIGHT WILLIAM &
34	4536 MILL CREEK RD	BEYER ANDREW & DARCIE
35	4546 MILL CREEK RD	BRYAN MARGARET J
36	4556 MILL CREEK RD	KELSO SCOTT ALAN &
37	4535 TWIN POST RD	SADRI FARHANG ET AL
38	4527 TWIN POST RD	MUSSO MARK C
39	4519 TWIN POST RD	SCHREIBER MEM METH CH
40	4509 TWIN POST RD	PONCE ALINA I RAMIREZ &
41	4525 RICKOVER DR	SCHREIBER MEM METH CHURCH
42	4708 MILL RUN RD	BYLEDBAL MARK & JANELLE
43	4718 MILL RUN RD	VONTRESS AMELIA IRMA
44	4728 MILL RUN RD	BUDNOFF ROSALIE
45	4738 MILL RUN RD	MCDONNELL MARK S
46	4748 MILL RUN RD	HARRIS STEPHEN E &
47	4808 MILL RUN RD	YOUNG JOHN MARCUS
48	4818 MILL RUN RD	LAZO TOM & MARY
49	4847 FOREST BEND RD	POWERS DANIEL D &
50	4827 FOREST BEND RD	GONZALES AARON M &
51	4817 FOREST BEND RD	AVERITT GRAHAM
52	4807 FOREST BEND RD	KISS EDGAR
53	4747 FOREST BEND RD	DUBOSE CAROL ANN
54	4737 FOREST BEND RD	MULLIN Y D & CHRISTINE S
55	4727 FOREST BEND RD	YOUNG REVOCALBE TRUST
56	4717 FOREST BEND RD	THOMAS BILLY R
57	4711 FOREST BEND RD	BYARS KEITH M &

03/01/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4707 HARVEST HILL RD	GRIFFITH LILLIAN L
59	4715 HARVEST HILL RD	MARTIN FRED N & JOYCE F
60	4721 HARVEST HILL RD	MACKEY RICHARD E & JOAN M
61	4727 HARVEST HILL RD	OAKES HEATH
62	4733 HARVEST HILL RD	ORTEGA MYRIAM MARLENE
63	4739 HARVEST HILL RD	MOURITSEN ELIZABETH
64	4745 HARVEST HILL RD	VAUGHT T ALEX
65	4751 HARVEST HILL RD	JOHNSON RICHARD HEATH
66	4805 HARVEST HILL RD	RUNDELL C A JR
67	4811 HARVEST HILL RD	WEATHERFORD DOUGLAS WARNER &
68	4817 HARVEST HILL RD	STOCKHAM KIERSTEN &
69	4823 HARVEST HILL RD	SWANGO ROBERT W
70	4829 HARVEST HILL RD	MCMAHON HUGH F X &
71	4835 HARVEST HILL RD	HILL JENNIFER L & JEREMY
72	4858 FOREST BEND RD	TATUM HENRY K & MARY JO
73	4848 FOREST BEND RD	LMAJ LLC
74	4838 FOREST BEND RD	STONE STEPHEN L &
75	4828 FOREST BEND RD	WILEY JAMES C &
76	4818 FOREST BEND RD	HEATH NED M & MARY L
77	4808 FOREST BEND RD	VASEK JAMES
78	4748 FOREST BEND RD	FRY LYNN G TRUSTEE
79	4738 FOREST BEND RD	BOEDING TODD M & LORI S
80	4728 FOREST BEND RD	SONG NAK K & YONG O
81	4718 FOREST BEND RD	GULLEDGE DONNA L
82	4712 FOREST BEND RD	NAVARRO IGNACIO &
83	4708 FOREST BEND RD	LEE LORAIN GREEN
84	4806 HARVEST HILL RD	BELMAREZ JUANITA F &
85	4812 HARVEST HILL RD	LOVELACE JEFFREY H
86	4818 HARVEST HILL RD	ATHERTON JULIA A
87	4824 HARVEST HILL RD	INGRAM ANN M &
88	4830 HARVEST HILL RD	GLAZER HELENE TRUSTEE



03/01/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	4836 HARVEST HILL RD	BALABAN EDWIN W
90	12646 HARRIET CIR	JOHNSON SEAN PATRICK &
91	12650 HARRIET CIR	BUELL ROBERT M &
92	12654 HARRIET CIR	WEILER LINDA D &
93	12658 HARRIET CIR	CUMMINS ELIZABETH A TR
94	12662 HARRIET CIR	LANIUS J WALTER
95	12668 HARRIET CIR	JAMES ROXANNE K & ARTHUR P
96	12620 HARRIET CIR	QUISENBERRY RICHARD B &
97	12626 HARRIET CIR	PARRO BRIAN C & LISA A
98	12630 HARRIET CIR	FEIGHNY GENE A & MEGHAN
99	12634 HARRIET CIR	BENNETT JON B &
100	12638 HARRIET CIR	MADDOX JANET L &
101	12642 HARRIET CIR	CRUMLEY FRANK J & JENNIFER
102	4739 MILL CREEK RD	BAZAN JOSEPH A
103	4733 MILL CREEK RD	LUTZ WILLIS J
104	4727 MILL CREEK RD	VACHE WADE R & MARY C
105	4717 MILL CREEK RD	KNIGHT CHRISTOPHER R & LEANNE M
106	4707 MILL CREEK RD	BERBARIE EDWARD
107	4606 MILL CREEK RD	TEHAN TIMOTHY P ETAL
108	4616 MILL CREEK RD	BARRY BRIAN J &
109	4626 MILL CREEK RD	MILLER KENNETH A & LISA W
110	4636 MILL CREEK RD	GRENWELGE ROY R
111	4646 MILL CREEK RD	JONES BETH AJEANNE
112	4656 MILL CREEK RD	SJOGREN KURT J &
113	4708 MILL CREEK RD	MCNEIL VIVICA
114	4718 MILL CREEK RD	OWEN JOE
115	4728 MILL CREEK RD	LEE STEVEN EUNSEOK
116	4740 MILL CREEK RD	TANG ZHEN &
117	4747 TWIN POST RD	ACEVES BEATRICE H &
118	4737 TWIN POST RD	WOLF MICHAEL SCOTT
119	4727 TWIN POST RD	AGEE KIMBERLY BRANTHOOVER

03/01/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	4717 TWIN POST RD	NEIL EDWARD M
121	4707 TWIN POST RD	LEBEDNIK LIANE K
122	4649 TWIN POST RD	EUDY MICHAEL R & DIANE F
123	4639 TWIN POST RD	ADAMS ANN H & ROBERT M
124	4629 TWIN POST RD	KOEN SOPHIA
125	4619 TWIN POST RD	LYNCH MICHAEL F
126	4609 TWIN POST RD	LOUGHBOROUGH JAMES A &
127	4608 TWIN POST RD	CHU IRENE YORK LING FAMILY TRUST
128	4618 TWIN POST RD	MARCUS KENNETH J &
129	4628 TWIN POST RD	MOSER MARY K C & PAUL MURRIN
130	4638 TWIN POST RD	YOUNG JERRY GANG & CHEN DAN
131	4648 TWIN POST RD	APPLEWHITE JOHN C & JOAN
132	4706 TWIN POST RD	KOWYNIA ROBERT J
133	4716 TWIN POST RD	TUTTLE THOMAS E &
134	4726 TWIN POST RD	CRUMLEY FRANK
135	4736 TWIN POST RD	MCKINLEY JONATHAN GILBERT
136	4717 SUGAR MILL RD	DOEPFNER PHILLIP R &
137	4707 SUGAR MILL RD	WHISLER JOHN M &
138	4645 SUGAR MILL RD	ZIMMERMAN THOMAS G &
139	4635 SUGAR MILL RD	MEYER JAMES S & LOUISA
140	4625 SUGAR MILL RD	REAGOR LEE C & CAROLINA A
141	4615 SUGAR MILL RD	BUECHLER ALFRED D
142	4605 SUGAR MILL RD	HOAGLAND JOHN R

**CITY PLAN COMMISSION**

**THURSDAY, APRIL 21, 2016**

**Planner: Warren F. Ellis**

**FILE NUMBER:** Z156-196(WE) **DATE FILED:** February 3, 2016

**LOCATION:** South corner of Woody Road and Seagoville Road

**COUNCIL DISTRICT:** 8 **MAPSCO:** O13

**SIZE OF REQUEST:** Approx. 100.05 acres **CENSUS TRACT:** 170.04

---

**APPLICANT / OWNER:** Dallas I.S.D.

**REPRESENTATIVE:** Karl Crawley, MASTERPLAN

**REQUEST:** An application for an amendment to Planned Development District No. 512.

**SUMMARY:** The purpose of this request is to allow for an expansion of the existing high school [Seagoville High School]. The expansion will consist of constructing a 21,500 square foot building with 12 additional classrooms. The applicant is also requesting a 26 percent reduction in the parking spaces required for Seagoville high school. The request is based on previous and estimated student parking passes that were issued from 2013 through 2016.

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

**GUIDING CRITERIA FOR RECOMMENDATION:**

1. *Performance impacts upon surrounding property* – The internal improvements to the campus should not have an impact on the 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 *forwardDallas! Comprehensive Plan* shows that the request site is located in a Residential Building Block. The request is in compliance with the Comprehensive Plan.

**BACKGROUND INFORMATION:**

- In June 2011, the City Plan Commission approved a minor amendment to the development plan for PDD No. 512.
- The site is developed with both an elementary school and high school along with various support areas consistent with DISD campuses.
- On June 24, 1998, the City Council approved the creation of PDD No. 512. On October 24, 2001, the City Council approved an amendment providing for the youth and family center and specific landscape requirements for this use.

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

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Seagoville Road	Minor Arterial	80 ft.	80 ft.
Woody Road	Residential Collector	60 ft.	60 ft.

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

**STAFF ANALYSIS:**

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

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:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PDD No. 512	Vacant office building
<b>Northeast</b>	R-1/2ac(A), R-7.5(A)	Single Family
<b>Southeast</b>	CR-D-1, A(A)	Retail
<b>Southwest</b>	R-7.5(A)	Undeveloped
<b>Northwest</b>	R-10(A), NS(A)	Single Family, Church

**Land Use Compatibility:**

The 100-acre site is developed with a middle and high school. The school campus is surrounded by predominately residential uses, but there are several retail and institutional uses in the area. In addition, there is a large tract of undeveloped land that is located southwest of the site.

**Development Standards:**

<b><u>DISTRICT</u></b>	<b><u>SETBACKS</u></b>		<b>Density</b>	<b>Height</b>	<b>Lot Coverage</b>	<b>Special Standards</b>	<b>PRIMARY Uses</b>
	<b>Front</b>	<b>Side/Rear</b>					
PDD No. 512 - existing Public School	40'	10'	1 Dwelling Unit/ 1/2 Acre	36'	40%		Single family, school

**Landscaping:** Landscaping must be provided in accordance with Article X.

**Parking:** The requirement for off-street parking for the school is derived by the following criterion: 1) the number of classrooms, and 2) the type of institution that serves the students (e.g., elementary, middle or high school). The total number of proposed classrooms determines the number of required parking spaces. The Dallas Development Code requirement for off-street parking for a school is as follows:

- nine and one-half spaces for each senior high school classroom;

The number of required off-street parking spaces for the school is 570 spaces. The total number of proposed classrooms determines the number of required parking spaces. The school is currently using 60 classrooms and has 419 off-street parking spaces constructed on campus. The 263 reduction in parking spaces will reflect the actual number of spaces that are on campus.

The following chart reflects the previous and estimated student parking passes that were issued from 2013 through 2016. Based on the data, the applicant is requesting to reduce the parking ratio from 9.5 spaces for each senior high school classroom to 6.8 spaces for each senior high school classroom. The new ratio will reflect the number of parking spaces that are located on campus. The development code requires a total of 570 spaces and the applicant is providing 419 spaces.

### Seagoville High School Parking Analysis

		<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
<b>Student enrollment</b>		1,330	1,335	1,338	1,350
<b>Staff parking</b>		110	110	110	110
<b>Student parking passes issued</b>		100	105	100	115
<b>Parking spaces needed</b> (incl. 25 visitors spaces)		235	240	235	255
<b>PARKING REQUIREMENT</b>					<b>Parking ratio</b>
<b>Code requirement</b>				570	9.5
<b>Number of spaces provided</b>				419	6.98

Based on the historical data reported, staff can support the reduction in the parking ratio to reflect the actual number of parking spaces that are located on campus.



**BOARD OF TRUSTEES**  
DISD

**President**



Eric Cowan  
District 7

*Term Expires 2016*

**1st Vice President**



Miguel Solis  
District 8

*Term Expires 2017*

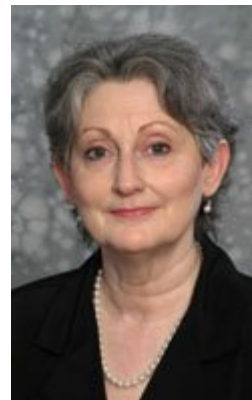
**2nd Vice President**



Lew Blackburn  
District 5

*Term Expires 2016*

**Board Secretary**



Nancy Bingham  
District 4

*Term Expires 2016*



Edwin Flores  
District 1

*Term Expires 2018*

Vacant  
District 2

*Term Expires 2017*



Dan Micciche  
District 3

*Term Expires 2018*



Joyce Foreman  
District 6

*Term Expires 2017*



Bernadette Nutall  
District 9

*Term Expires 2018*

**PROPOSED PDD CONDITIONS**

**ARTICLE 512.**

**PD 512.**

**SEC. 51P-512.101. LEGISLATIVE HISTORY.**

PD 512 was established by Ordinance No. 23560, passed by the Dallas City Council on June 24, 1998. Ordinance No. 23560 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Ordinance No. 23560 was amended by Ordinance No. 24754, passed by the Dallas City Council on October 24, 2001.

**SEC. 51P-512.102. PROPERTY LOCATION AND SIZE.**

PD 512 is established on property generally located at the south corner of Woody Road and Seagoville Road. The size of PD 512 is approximately 100.05 acres.

**SEC. 51P-512.103. DEFINITIONS AND INTERPRETATIONS.**

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article, an accessory youth and family center means a multi-functional facility sponsored or operated by a school as part of the school use where a combination of social, recreational, welfare, health, habilitation, rehabilitation, counseling, educational referral, or out-patient medical, dental, or optical treatment services are provided to students and family members.

(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-512.103.1. EXHIBITS.**

The following exhibits are incorporated into this article:

- (1) Exhibit 512A: development plan.
- (2) Exhibit 512B: traffic management plan. (Elementary school)
- (3) Exhibit 512C: traffic management plan. (High school)

**SEC. 51P-512.104. DEVELOPMENT PLAN.**

(a) For a public school use, development and use of the Property must comply with the development plan (Exhibit 512A). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control.

(b) For all other permitted uses, Section 51A-4.702(c)(2) through Section 51A-4.702(i) regarding submission of and amendments to a site plan, a development plan, and a landscape plan, do not apply.

#### **SEC. 51P-512.105. MAIN USES PERMITTED.**

(a) Public school.

(b) All other uses permitted in an R-1/2ac(A) Single Family District, subject to the same conditions applicable in the R-1/2ac(A) Single Family District, as set out in the Dallas Development Code. For example, a use permitted in the R-1/2ac(A) Single Family District by specific use permit (SUP) only is permitted in this PD by SUP only. A use subject to development impact review (DIR) in the R- 1/2ac(A) Single Family District is subject to DIR in this PD, etc.

#### **SEC. 51P-512.106. ACCESSORY USES.**

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

(b) An accessory youth and family center is a permitted accessory use in this PD, but it is only permitted in the location shown on the development plan.

#### **SEC. 51P-512.107. YARD, LOT, AND SPACE REGULATIONS.**

(a) Except as provided in this section, the yard, lot, and space regulations of the R- 1/2ac(A) Single Family District in Section 51A-4.112(b)(4) apply to this PD.

(b) A minimum front yard setback of 20 feet is permitted for the existing accessory youth and family center and the zone of portable classrooms area fronting on Seagoville Road and the zone of portable classroom areas fronting on Woody Road, as shown on the development plan.

#### **SEC. 51P-512.108. OFF-STREET PARKING.**

(a) 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) for information regarding off-street parking and loading generally.

(b) High School parking ratio: 6.8 spaces for each senior high school classroom

#### **SEC. 51P-512.109. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P-512.110. LANDSCAPING.**

(a) Except as provided below, landscaping must be provided in accordance with Article X. Plant material must be maintained in a healthy, growing condition. Prior to the issuance of a building permit, tree preservation criteria must be met as outlined in Article X.

(b) Within 90 days after the issuance of a certificate of occupancy for the accessory youth and family center, a foundation planting strip must be provided along the entire western, northern, and eastern building facades, exclusive of doorways. The planting strip must consist of shrubs, with a minimum size of five gallons, planted a minimum of 30 inches on center.

**SEC. 51P-512.111. SIGNS.**

Signs must comply with the provisions for non-business zoning districts contained in Article VII, except that one additional premise sign with a maximum effective area of 75 square feet and a maximum height of 25 feet may be located as shown on the development plan.

**SEC. 51P-512.112. ACCESS.**

Ingress and egress must be provided as shown on the development plan.

**SEC. 51P-512.112.1 TRAFFIC MANAGEMENT PLAN.**

(a) Operation of the public school must comply with the traffic management plan (Exhibit 512B).

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

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

(d) Traffic Study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by **March 1, 2018**. After the initial traffic study, the Property owner or operator shall submit biennial updates of the traffic study to the director by March 1 of each even-numbered year.

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

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

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

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

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

(e) Phase II. Before issuance of a building permit for Phase II, the Property owner or operator shall:

(A) submit additional data to the director showing the number of students who live within walking distance of the school, how many students actually walk to school, and how many students use public transportation; and

(B) submit an amended traffic management plan.

(f) Amendment process.

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

(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-512.113. ADDITIONAL PROVISIONS.**

(a) The Property must be properly maintained in a state of good repair and neat appearance. (b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

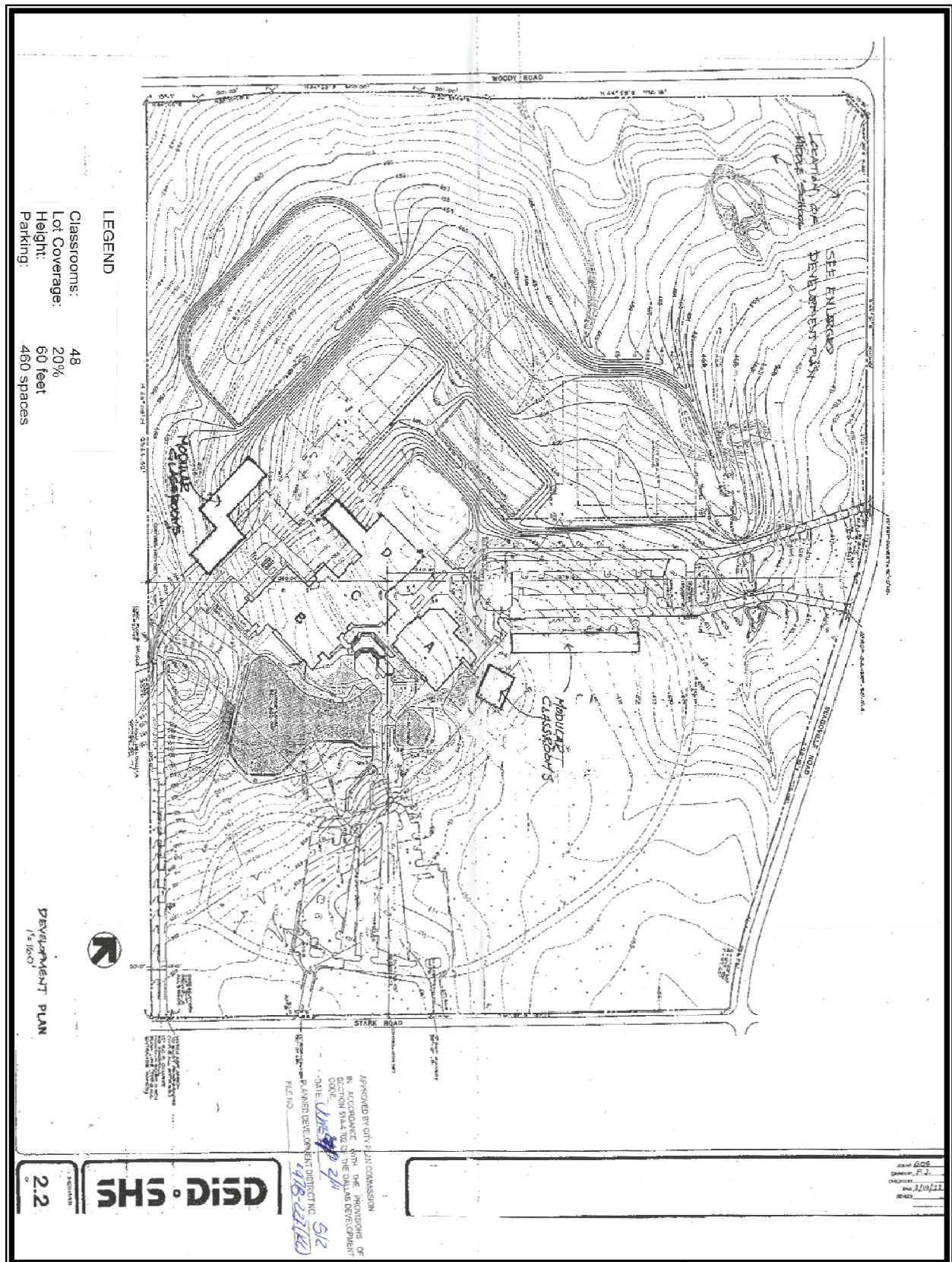
**SEC. 51P-512.114. COMPLIANCE WITH CONDITIONS.**

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

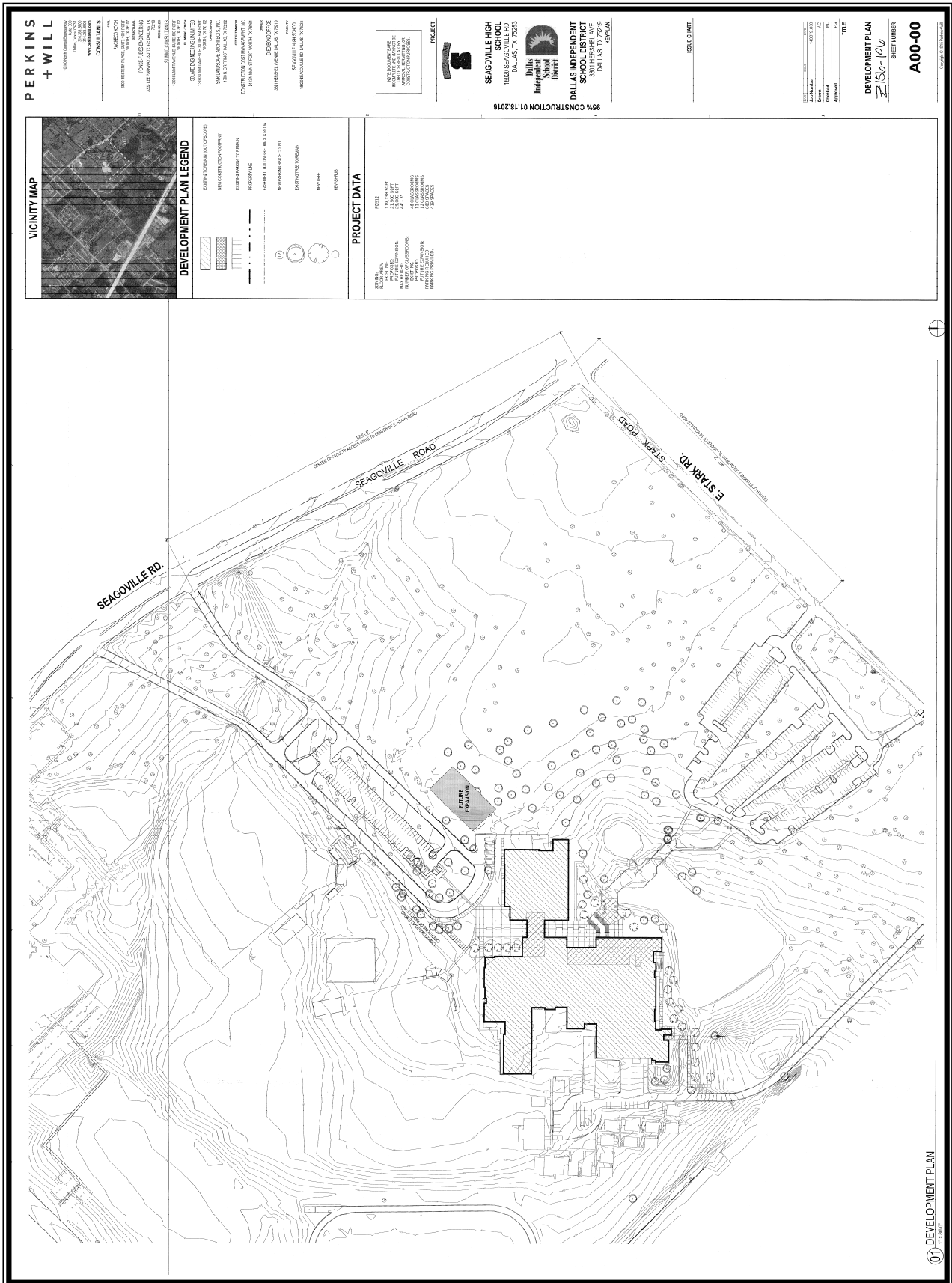
(b) The building official shall not issue a building permit or certificate of occupancy for a use in this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.



EXISTING DEVELOPMENT PLAN



# PROPOSED DEVELOPMENT PLAN



## **Proposed Traffic Management Plan**

### **Introduction**

DeShazo Group, Inc. (DeShazo) is an engineering consulting firm providing licensed engineers skilled in the field of traffic/transportation engineering. The services of DeShazo were retained by Masterplan on behalf of the Dallas Independent School District (DISD) to prepare an update of the Traffic Management Plan (TMP) for the Seagoville High School (the School) located at 15920 Seagoville Road in Dallas, Texas.

The school has a current enrollment of 1,338 students in grades 9 through 12. The School proposes to renovate the current facilities with twelve new classrooms. However, the school capacity is anticipated to increase only by 45 students up to 1,383 students. A proposed site plan prepared by Perkins+Will showing the proposed modifications at the school upon completion is attached for reference.

The school site is zoned Planned Development (PD) District 512. In order to gain entitlements for the proposed improvements, the school administration is seeking approval of a change to the development plan. As part of the approval process, the City of Dallas requires submittal of a TMP update as a record of the preferred traffic control strategies and to ensure overall traffic safety and efficient operations.

This report contains DeShazo's review of the current traffic conditions on and around the school campus as well as an evaluation of the proposed conditions. The plan is intended to assess anticipated traffic conditions during the School peak activities. By consent of the TMP submittal, the school agrees to the strategies presented herein. The school is held self-accountable to enforce the plan until and unless the City of Dallas deems further mitigation measures are necessary.

### **Traffic Management Plan**

A school TMP is important to safely achieve an optimum level of traffic flow and circulation during peak traffic periods associated with student drop-off and pick-up operations. By properly managing the vehicular traffic generated during critical periods, the safety and efficiency of school carpool operations will also inherently improve. This TMP should not be considered a comprehensive set of instructions to ensure adequate safety; however, it is a tool that aims to facilitate a safer and more efficient environment.

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

## **School Operational Characteristics**

**Error! Reference source not found.** summarizes the known operational characteristics for Seagoville High School assumed in this analysis:

Error! Reference source not found.

	<b>Existing Conditions</b>	<b>Proposed Conditions</b>
Enrollment (by grade):	9 - 12 <sup>th</sup> Grade - 1338 students	9 - 12th Grade - 1383 students
Daily Start/End Schedule	Grades 9-12th: >Start: 9:00 AM >End: 4:15 PM	Grades 9-12th: >Start: 9:00 AM >End: 4:15 PM
Approx. Number of Students Travelling by Mode Other Than Drop-off/Pick-up:	By School Bus/ Transit: 40% By Walking: 15% By Self-Driving: 10%	No Change
Approx. Number of Students With Alternate Schedules:	Extracurricular Activities: 10%	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.

## **Site Access and Circulation**

A total of five driveways provide access to the School to/from Seagoville Road and Stark Road: one inbound and one outbound only driveway on Seagoville Road and two two-way driveways leading to student parking and school bus loading area on Stark Road. A fifth driveway on Stark road serves maintenance as well as deliveries and goods and service vehicles. Student pick-up/drop-off is concentrated around the staff parking lot and accessed via the driveway on Seagoville Road.

During the drop-off period, most parents either enter the campus via Seagoville Road or Stark Road to unload passengers (students) within the site or unload passengers from the sidewalk on Seagoville Road. During the pick-up period, parents either enter the campus via Seagoville Road to form two adjacent queues in the driveway while waiting for student, or park on one side Seagoville Road while waiting for students. Some parents also choose to wait for students at the student parking lot on Stark Road. School buses access the school site at the easternmost driveway on Stark Road, load students and then proceed to exit onto Stark Road.

## **Passenger Unloading/Loading and Vehicle Queuing**

Queuing and traffic congestion is appreciably more pronounced during the afternoon period. During the afternoon pick-up period, around a third of the total student population is picked up by parents in personal vehicles. The School provides loading areas on campus with entry and exit driveways on Seagoville Road. Some parents also queue inside the staff parking lot blocking the exit route for parked vehicles.

DeShazo quantified the peak number of parent-vehicles during the afternoon pick-up period based upon field observations conducted by DeShazo on January 26, 2016. The vehicle accumulation count includes all vehicles in queue, or parked on- and off-campus. Assuming that the number of vehicles generated during the afternoon pick-up period is directly proportional to the number of students enrolled, the peak queue for the future conditions at full occupancy can be estimated. Table 2 provides a summary of the peak demand.

***Error! Reference source not found.***

	<b>Existing Conditions (Observed)</b>	<b>Proposed Conditions (Estimated)</b>
Peak Number of Vehicles	52 parent vehicles (for current enrollment of 1338 students)	54 parent vehicles (for maximum enrollment of 1383 students)

## **Recommendations**

DeShazo conducted field observations during the student dismissal period. The following set of traffic operations are recommended for the Seagoville High School administration during peak traffic conditions:

- The traffic circulation plan depicted in **Exhibit 1** is based upon observations of existing traffic operations. The plan provides a designated route for parents. In general,
  - The School provides 1,481 linear feet of on-site vehicular queuing or storage. This capacity accommodates a projected peak vehicle queue of 54 vehicles and a surplus of 212 feet.
- Install a permanent sign at the eastern entrance of the student parking lot indicating the same.
- Staff should install temporary traffic control devices (such as traffic cones, etc.) at the staff parking lot entry to prevent parents from parking and queuing in the staff parking area.
- School should encourage parents to load/unload students within the school property to maximize personal safety. As needed, staff should direct traffic and coordinate the loading of students on School property. However, the School should allow no school staff other than DISD police and/or deputized officers of the law to engage or attempt to influence traffic operations in public right-of-way.

Full cooperation of all school staff members, students, and parents is crucial for the success of any traffic management plan. Proper training of school staff on duties and expectations pertaining to the plan is recommended. Sufficient communications at the beginning of each school term (and otherwise, as needed) with students and parents on their duties and expectations is also recommended.

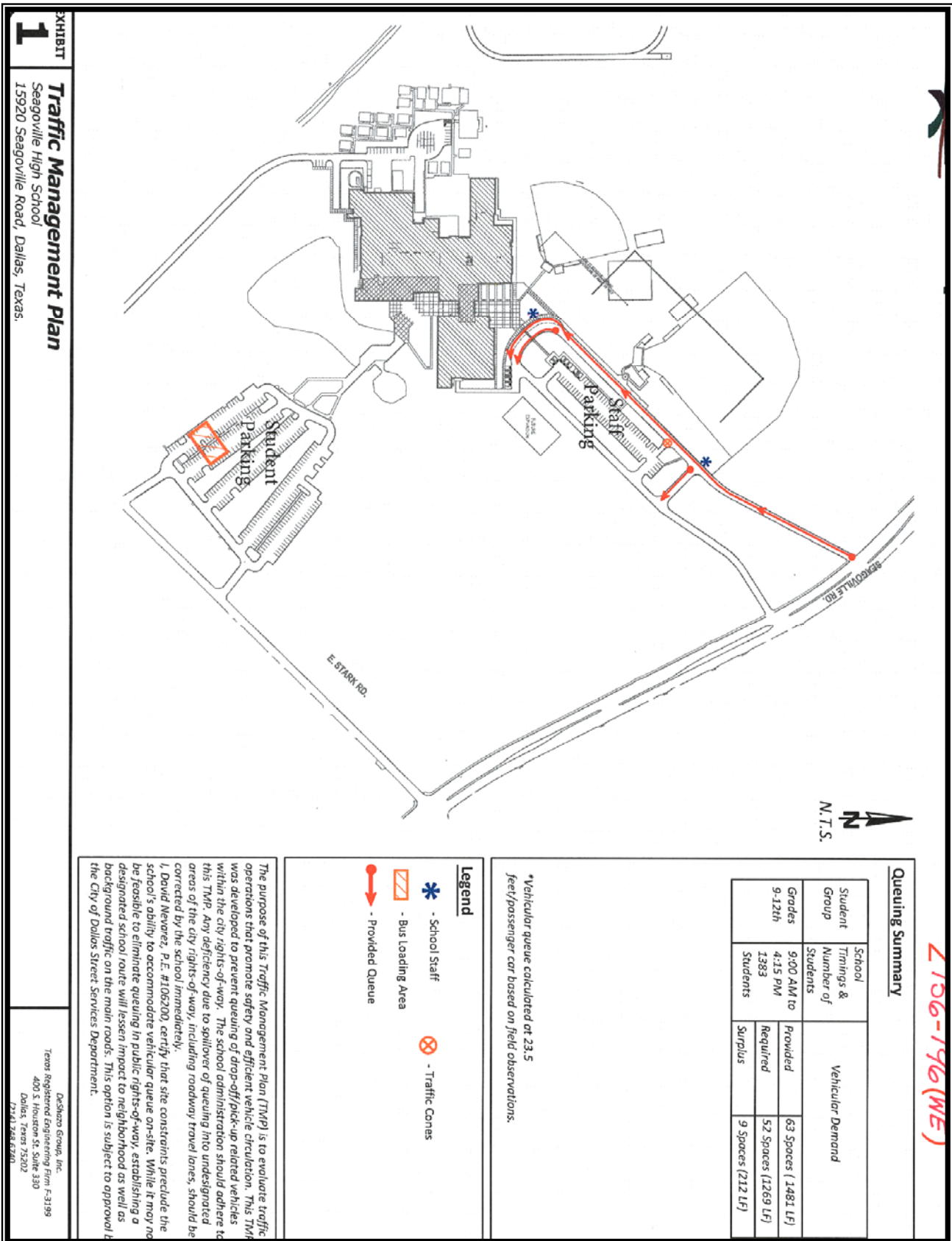
## **Summary**

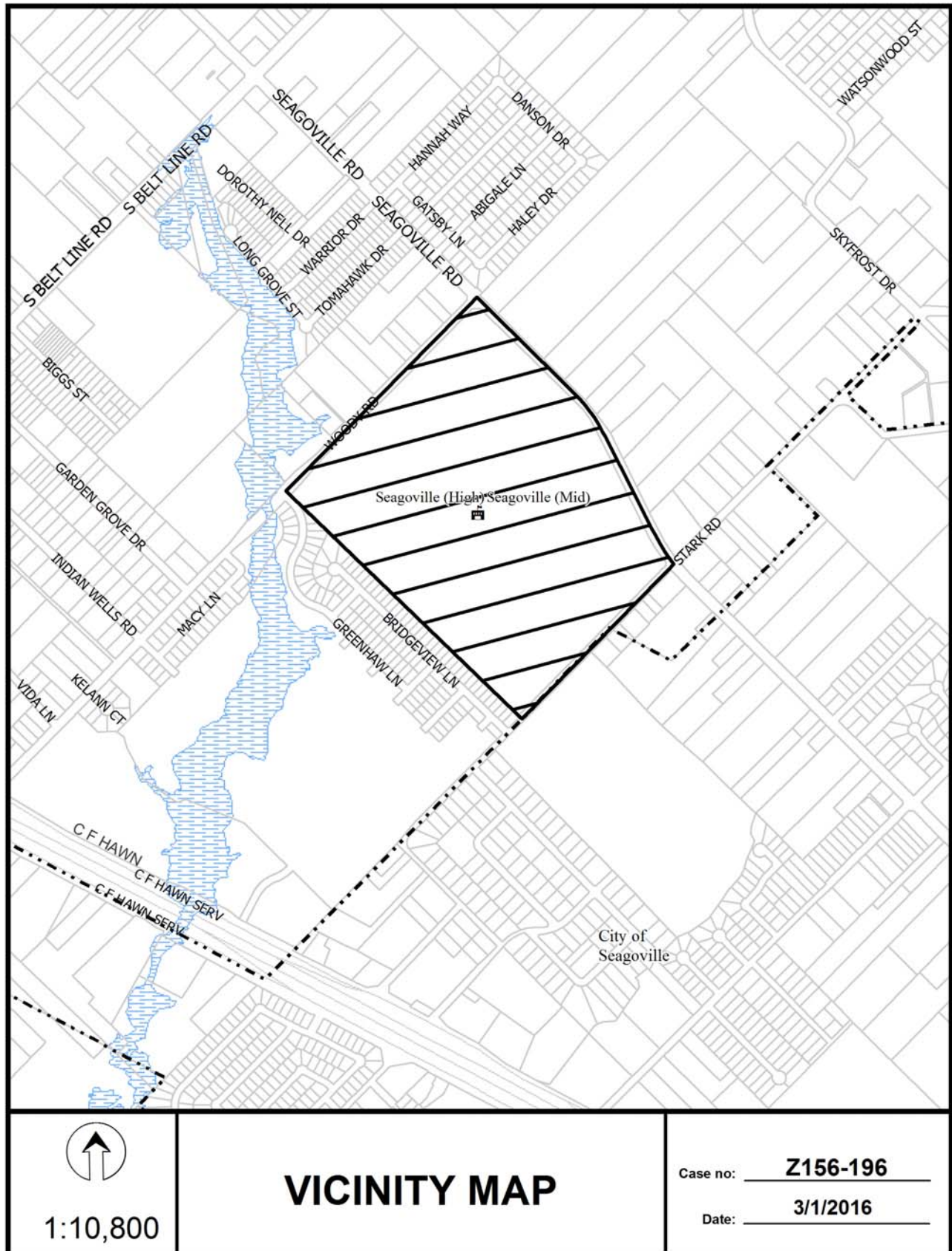
This TMP is to be used by Seagoville High School to provide safe and efficient transportation of students, staff, and faculty to and from the site. The Plan was developed with the intent of optimizing safety and efficiency and the goal of accommodating vehicular traffic generated by the school at peak 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

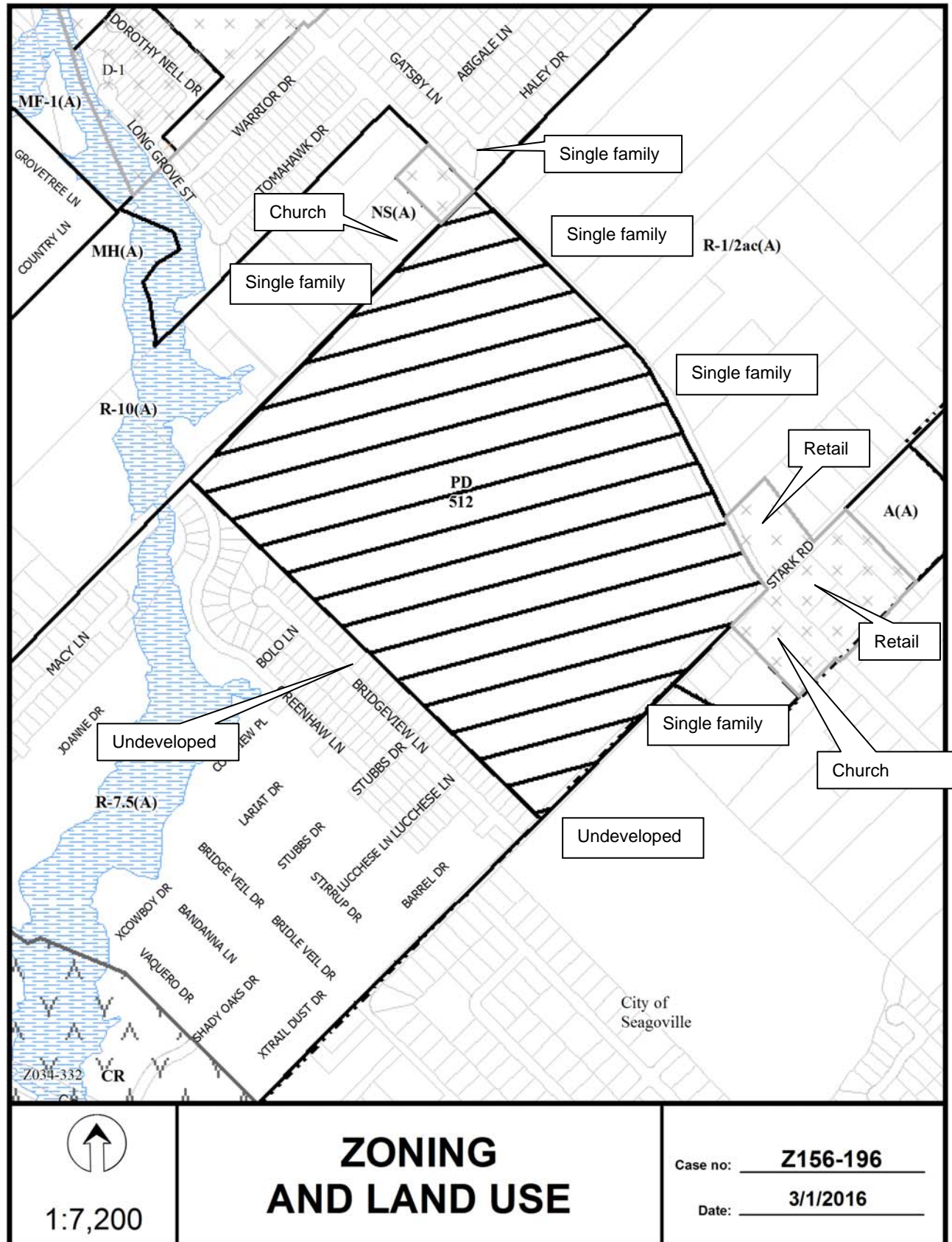


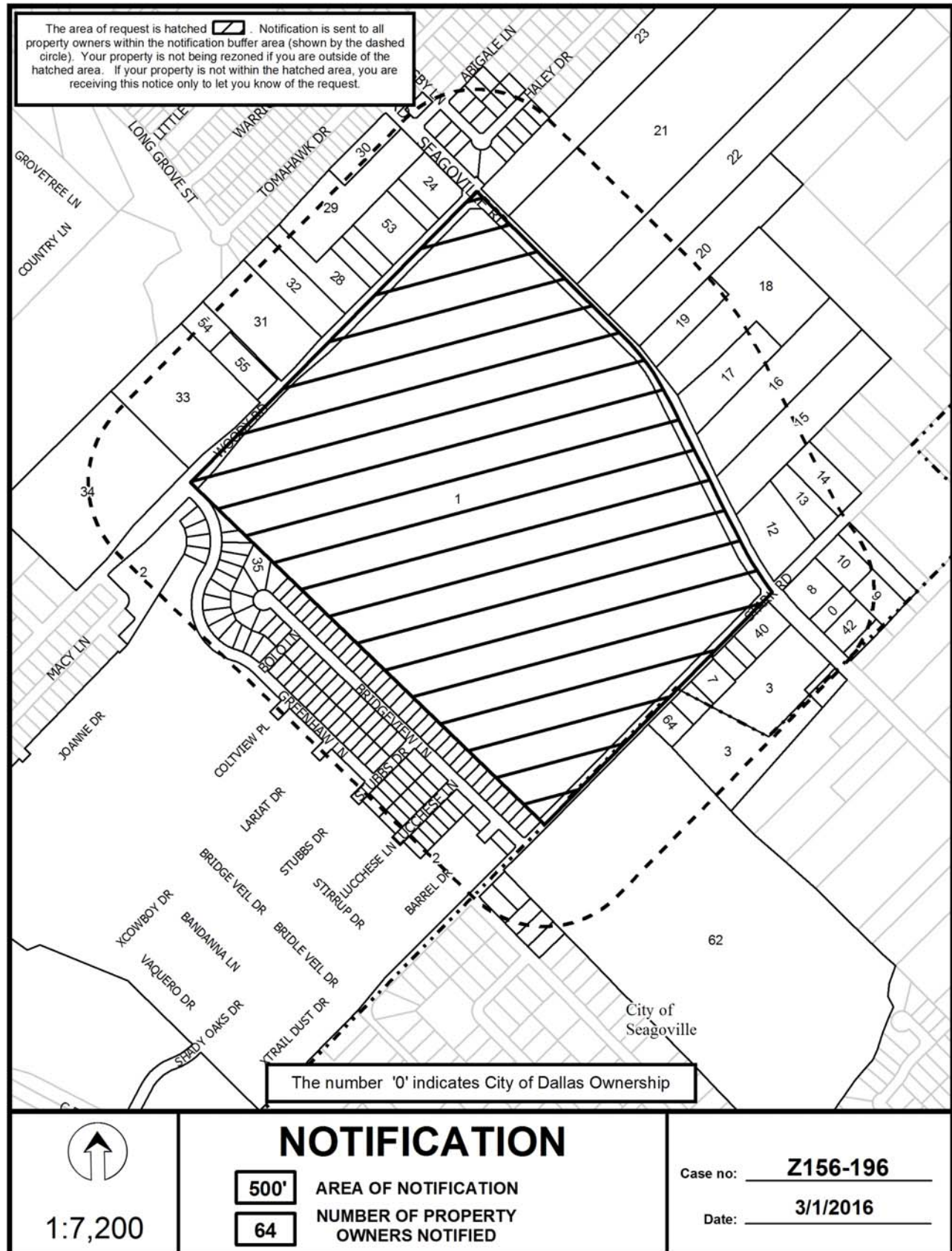












## ***Notification List of Property Owners***

***Z156-196***

***64 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	15920 SEAGOVILLE RD	Dallas ISD
2	1700 WOODY RD	SHADY OAKS TB LTD
3	16220 SEAGOVILLE RD	SCROGGINS JO ELLEN
4	16220 SEAGOVILLE RD	WHEAT WESLEY N
5	1730 STARK AVE	HALLMARK WILLIAM E
6	1738 STARK RD	REED PAMELA R
7	1762 STARK AVE	RUTHERFORD JERRY D
8	16201 SEAGOVILLE RD	MARLOW CARL THOMAS
9	1618 STARK RD	ANDERSON WILLIAM SR &
10	1618 STARK RD	HERNANDEZ VALENTINO &
11	1500 STARK AVE	MALDONADO MARIO &
12	16135 SEAGOVILLE RD	TILZA L P
13	1617 STARK AVE	BELKEN KENNETH L &
14	1549 STARK AVE	BELKEN KENNETH & BRENDA
15	16111 SEAGOVILLE RD	LARUE BILLIE
16	16021 SEAGOVILLE RD	LARUE BILLIE G
17	16005 SEAGOVILLE RD	GUANAJUATO RAMIRO M
18	15931 SEAGOVILLE RD	BRAVO JORGE & ELISA
19	15921 SEAGOVILLE RD	LANDESS LEE
20	15901 SEAGOVILLE RD	WEATHERHEAD DOROTHY C TR
21	15741 SEAGOVILLE RD	AGUILAR SANTOS &
22	15851 SEAGOVILLE RD	BENITEZ ANTONIO
23	15701 SEAGOVILLE RD	MARTINEZ MILAGRO D J
24	15610 SEAGOVILLE RD	ROMO PETER & KATHY
25	923 WOODY RD	ROMO REYNALDO
26	1003 WOODY RD	HUGHEY ROBERT L



03/01/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1009 WOODY RD	GROOMS WILLIAM DARRELL
28	1015 WOODY RD	PELAYO ARTURO
29	15622 SEAGOVILLE RD	ORTIZ INOCENCIO T & MARIA
30	15602 SEAGOVILLE RD	MUYA FREDRICK
31	1123 WOODY RD	MUNOZ MARIA
32	1043 WOODY RD	TAMANG ANJU
33	1143 WOODY RD	SOLIS VICTOR
34	1315 WOODY RD	BUSTOS RUBEN
35	14125 GREENHAW LN	SHEPHERD PLACE HOMES INC
36	14129 GREENHAW LN	BANK OF AMERICAN N A
37	14235 GREENHAW LN	SHEPHERD PLACE HOMES INC
38	14247 GREENHAW LN	FIVE STAR 2006 LP
39	1804 STARK RD	RUTHERFORD DWAIN R &
40	1700 E STARK RD	CALVARY EAST BAPTIST CHURCH
41	16225 SEAGOVILLE RD	DILTS ESTER R
42	16219 SEAGOVILLE RD	ANDERSON WILLIAM W &
43	952 HALEY DR	DALLAS ARB 23 LLC
44	964 HALEY DR	STENSON ERIC D &
45	968 HALEY DR	CAH 2014 2 BORROWER LLC
46	972 HALEY DR	LEGORRETA JOSE ISRAEL
47	15656 GATSBY LN	MARTINEZ RAUL &
48	54 GATSBY LN	G WISH LLC
49	15647 GATSBY LN	FLOYD ZANETTA L
50	15641 GATSBY LN	SANTOS ROBERTO &
51	954 ABIGALE LN	ENGLISH TANYA & KEITH
52	950 ABIGALE LN	SBY 2014 I BORROWER LLC
53	941 WOODY RD	TEXAS CONFERENCE ASSOCIATION OF SEVENTH
54	1129 WOODY RD	ARRIAGA JUAN F
55	1131 N WOODY RD	GARCIA ANDRES A
56	404 STARK RD	COUCH BARBARA
57	402 STARK RD	COUCH BARBARA E

Z156-196(WE)

03/01/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3004 LYNELL	HERRERA PAUL
59	3002 LYNELL	BENITEZ MIRIAM F
60	2920 LYNELL	HENDERSON JAMES A
61	16228 E SEAGOVILLE RD	WHEAT WESLEY N &
62	408 STARK RD	WAGLIARDO CARMEN ET AL
63	1804 STARK RD	RUTHERFORD DWAIN R & ANN
64	1810 E STARK RD	RUTHERFORD DONALD

**CITY PLAN COMMISSION****THURSDAY, APRIL 21, 2016****Planner: Warren F. Ellis****FILE NUMBER:** Z156-203(WE) **DATE FILED:** February 8, 2016**LOCATION:** Southwest corner of Frankford Road and Hillcrest Road**COUNCIL DISTRICT:** 12 **MAPSCO:** 5H**SIZE OF REQUEST:** Approx. 10.396 acres **CENSUS TRACT:** 317.18

---

**APPLICANT:** Tom Elieff**OWNER:** The Conservative Jewish Day School of Dallas, Inc.**REPRESENTATIVE:** Kristin Green, VerdUnity, Inc.**REQUEST:** An application for an amendment to Planned Development District No. 555.**SUMMARY:** The purpose of this request is to allow for an expansion of the school [Levine Academy] to accommodate four additional classrooms. In addition, the school is requesting to modify the development plan to show a guardhouse near the Frankford entrance, reduce the playing field to accommodate additional parking spaces and increase the fence height to a maximum of 8 feet.**STAFF RECOMMENDATION:** Approval, subject to a revised development plan, traffic management plan and conditions.

### **GUIDING CRITERIA FOR RECOMMENDATION:**

1. *Performance impacts upon surrounding property* – The new construction and changes to the off-street parking are internal to the campus and therefore should not impact the adjacent residential and non-residential uses.
2. *Traffic impact* – The Engineering Section of the Department of Sustainable Development and Construction has determined that the request will not have a negative impact on the street system.
3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas! Comprehensive Plan* shows that the request site is located in a Residential Building Block. The request is in compliance with the Comprehensive Plan.
4. *Justification for PD Planned Development District* – Planned Development District No. 555 is developed with a private school and child-care facility. The amendment to Planned Development District No. 555 will show the changes on the development plan as it relates to the footprint of the new expansion and guardhouse, reduction of the playing field, the new configuration of the off-street parking spaces.

### **BACKGROUND INFORMATION:**

- In August 1999, the City Council approved Planned Development District No. 555 for R-10(A) Single Family District uses; a private school and a child-care facility on property zoned an R-10(A) Single Family District, PDD No. 253 for a private school, PDD No. 223 for Shopping Center Uses and PDD No. 106 for R-10(A) Single Family District uses.
- From December 2011 to April 2013, the City Plan Commission approved 3 minor amendments to the development plan. The minor amendments reflected providing 2-shade structures over existing play areas to providing a revised canopy, accompanying access ramp, and screening wall near the student pick-up /drop-off area.

**Zoning History:** There have been no zoning changes in the surrounding area in the last five years.

### **Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Hillcrest Road	Principal Arterial	80 ft.	80 ft.
Frankford Road	Principal Arterial	100 ft.	100 ft.

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

## **STAFF ANALYSIS:**

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

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:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PDD No. 555	School, child-care facility
<b>North</b>	TH-1(A), CR	Retail, Single Family
<b>South</b>	PDD No. 106	Single Family
<b>East</b>	PDD No. 106	Fire Station, Single Family
<b>West</b>	PDD No. 106	Single Family, Park

## **Land Use Compatibility:**

The internal improvements to the private school are compatible with the adjacent uses. The existing private school is located within a predominately residential area with several retail and personal service uses that are located to the north and northeast of the request site, across Frankford Road. The improvements will allow for additional classrooms and parking spaces for the campus. The additional parking spaces will be constructed adjacent to the playing fields. The school proposes to increase the security measures of the campus by constructing a guardhouse on the northern portion of the campus, near Frankford Road, and increase the fence height to 8 feet.

**Development Standards:**

<b><u>DISTRICT</u></b>	<b><u>SETBACKS</u></b>		<b>Density</b>	<b>Height</b>	<b>Lot Coverage</b>	<b>Special Standards</b>	<b>PRIMARY Uses</b>
	<b>Front</b>	<b>Side/Rear</b>					
PDD No. 555 - existing Public or private School	30'	6'	1 Dwelling Unit/ 10,000 sq. ft.	30'	45%		Single family, school, child-care facility

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

**Parking:** The requirement for off-street parking for the school is derived by the following criterion: 1) the number of classrooms, and 2) the type of institution that serves the students (e.g., elementary, middle or high school). The total number of proposed classrooms determines the number of required parking spaces. The Dallas Development Code requirement for off-street parking for a school is as follows:

- one and one-half spaces for each kindergarten / elementary school classroom; and
- three and one-half spaces for each junior high / middle school classroom;

The number of required off-street parking spaces for the school is 115 spaces. The total number of proposed classrooms determines the number of required parking spaces. The school is currently using 51 classrooms and is proposing to provide 223 off-street parking spaces.



**EXECUTIVE COMMITTEE AND OFFICERS**

Levine Academy

- Tom Elieff                      Head of School
- David Goldberg                President
- Adam Stern                    VP Finance
- Michael Reiman                VP Development
- Solomon Israel                Secretary
- Jack Jacobsen                CSI Rep (non-voting)
- Chick Butler                  Immediate Past President (non-voting)
- Mark D. Frenkel                Past President (non-voting)

**PROPOSED PDD CONDITIONS**

**ARTICLE 555.**

**PD 555.**

**SEC. 51P-555.101. LEGISLATIVE HISTORY.**

PD 555 was established by Ordinance No. 23971, passed by the Dallas City Council on August 11, 1999. Ordinance No. 23971 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended.

**SEC. 51P-555.102. PROPERTY LOCATION AND SIZE.**

PD 555 is established on property generally located at the southwest corner of Frankford Road and Hillcrest Road. The size of PD 555 is approximately 10.3812 acres.

**SEC. 51P-555.103. DEFINITIONS AND INTERPRETATIONS.**

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

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

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

**SEC. 51P-555.104. DEVELOPMENT PLAN.**

(a) For a public or private school use or a child-care facility use, development and use of the Property must comply with the development plan (Exhibit 555A). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control.

(b) For all R-10(A) Single Family District uses, no development plan is required.

**SEC. 51P-555.105. MAIN USES PERMITTED.**

(a) Except as provided in Subsection (b), the uses permitted in this district are all uses permitted in the R-10(A) Single Family District, as amended, subject to the same conditions applicable in the R-10(A) Single Family District. (For example, a use permitted by SUP in the R-10(A) Single Family District is permitted in this planned development district by SUP; a use subject to DIR in the R-10(A) Single Family District is subject to DIR in this planned development district; etc.)

(b) The following uses are permitted by right:

(1) Public or private school.

(2) Child-care facility.

**SEC. 51P-555.106. 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. Nos. 23971; 25163)

**SEC. 51P-555.107. YARD, LOT, AND SPACE REGULATIONS.**

Except as provided in this section, the yard, lot, and space regulations of the R-10(A) Single Family District contained in Section 51A-4.112(e)(4) apply to this planned development district. Exception: For a public or private school use or a child-care facility use, all front, side, and rear yards must comply with the development plan.

**SEC. 51P-555.108. 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. Consult the off-street parking and loading regulations (Division 51A-4.300 et seq.) for information regarding off-street parking and loading generally. In this district, off street parking must be provided at or below ground level.

**SEC. 51P-555.109. FENCING.**

(a) For a public or private school use or a child-care facility use, a minimum six-foot-high fence [~~as shown on the development plan~~] must be installed along the perimeter [western boundary] prior to the issuance of any new or revised certificate of occupancy for the property as shown on the development plan.

(b) The fence materials may be constructed of chained link, wrought iron, masonry or any combination.

(c) For all other uses, consult Section 51A-4.602 for the fence, screening, and visual obstruction regulations.

**SEC. 51P-555.110 TRAFFIC MANAGEMENT PLAN.**

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

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

(d) 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 biennial updates of the traffic study to the director by November 1 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.

(e) Phase II. Before issuance of a building permit for Phase II, the Property owner or operator shall:

(A) submit additional data to the director showing the number of students who live within walking distance of the school, how many students actually walk to school, and how many students use public transportation; and

(B) submit an amended traffic management plan.

(f) Amendment process.

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

(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-555.110. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

#### **SEC. 51P-555.111. LANDSCAPING.**

Landscaping must be provided in accordance with Article X. Plant material must be maintained in a healthy, growing condition.

#### **SEC. 51P-555.112. SIGNS.**

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

#### **SEC. 51P-555.113. ACCESS.**

For a public or private school use or a child-care facility use, ingress and egress must be provided as shown on the development plan.

#### **SEC. 51P-555.114. 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.

#### **SEC. 51P-555.115. 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 director of public works and transportation.

(b) The building official shall not issue a building permit or a certificate of occupancy for a use in this planned development district until there has been full

Z156-203(WE)

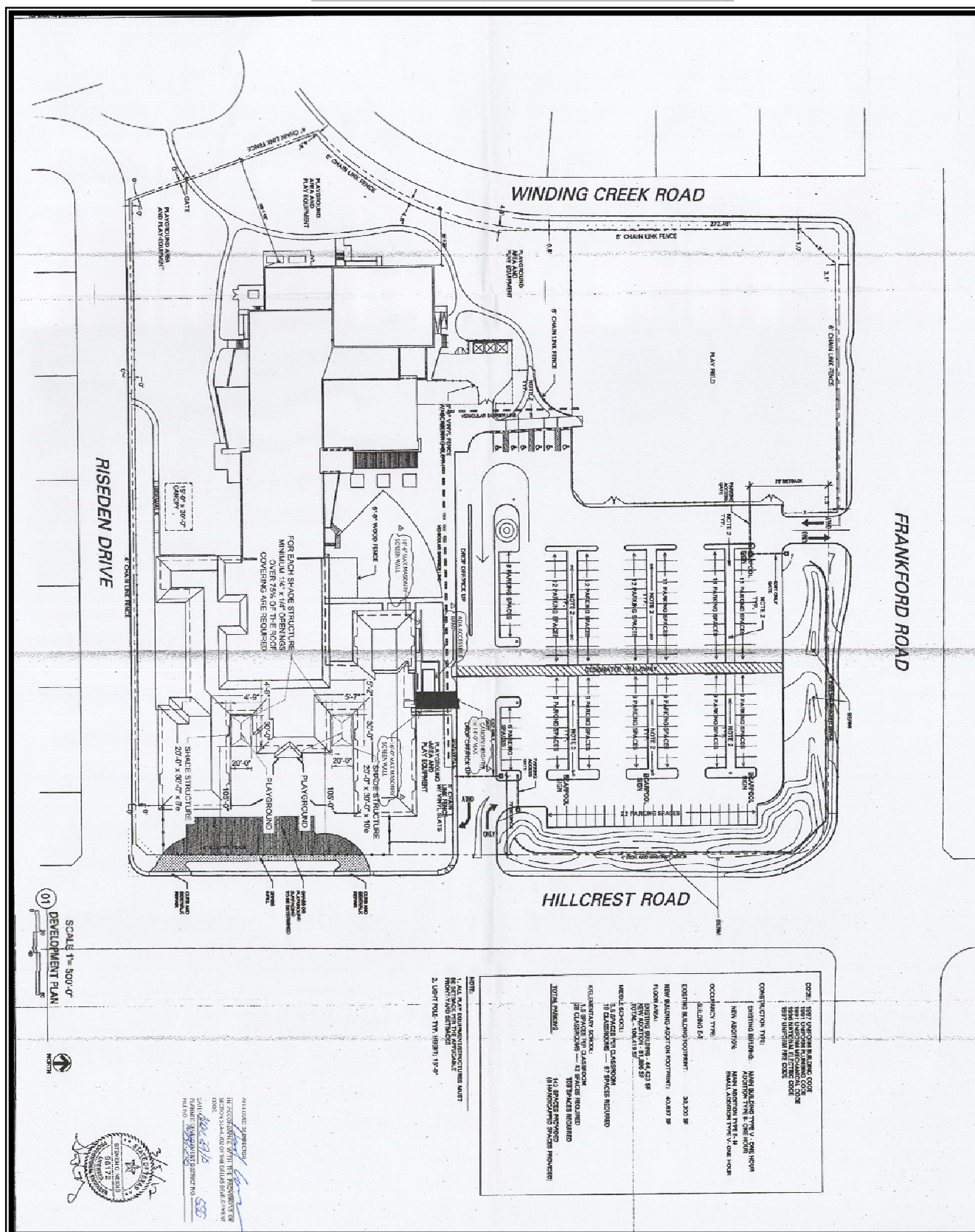
compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

**[~~SEC. 51P-555.116. ZONING MAP.~~]**

~~[PD 555 is located on Zoning Map No. AA-7.]~~

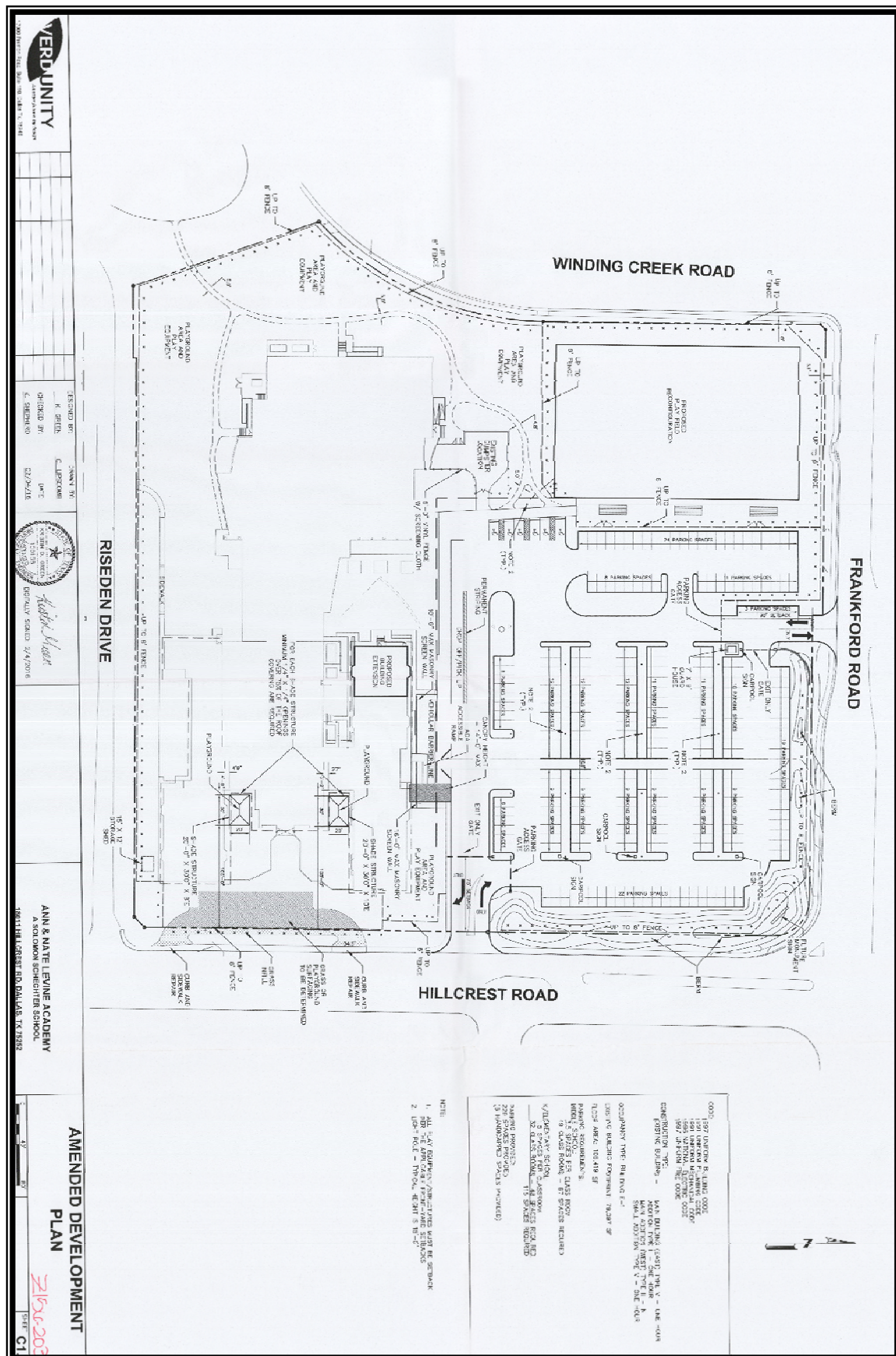


## EXISTING DEVELOPMENT PLAN





## PROPOSED DEVELOPMENT PLAN



<b>Proposed Traffic Management Plan</b>
---

## **INTRODUCTION**

The Levine Academy is a private school located at 18011 Hillcrest Road, Dallas, Texas, 75252. Levine Academy currently serves 441 students through an Early Childhood Center (infants to pre-Kindergarten) and from Kindergarten to 8<sup>th</sup> grade.

## **OVERVIEW**

Levine Academy is located in the southwest corner of the Frankford Road and Hillcrest Road intersection as shown in **Figure 1**. Access to the campus is provided by one full-access driveway on Frankford Road and one full-access driveway on Hillcrest Road.

**Frankford Road** – Frankford Road is a six-lane divided roadway that borders the campus to the north. Based on the City of Dallas Thoroughfare Plan (February 2014), Frankford Road is classified as a Principal Arterial [M-6-D(A)]. The median opening for access to the Levine Academy is located approximately 300 feet west of Hillcrest Road.

**Hillcrest Road** – Hillcrest Road is a four-lane divided roadway that borders the campus to the east. Based on the City of Dallas Thoroughfare Plan (February 2014), Frankford Road is classified as a Principal Arterial [S-4-D]. The median opening for access to the Levine Academy is located approximately 315 feet south of Frankford Road.

**Figure 2** shows the latest amended development plan. The campus is served by one driveway on Frankford Road and one driveway on Hillcrest Road. The gates proposed as part of this development plan will be open during the morning and afternoon carpool times.

Levine Academy serves 441 students from Early Childhood (infants to pre-Kindergarten) to 8<sup>th</sup> grade. The school hours are from 8:00 AM to 4:00 PM with start and dismissal times varying by grade. The current student enrollment and hours of operation per grade level is shown in **Table 1**.

*Table 1: Projected Student Enrollment*

Grades	Student Enrollment	# of Classrooms	Start Time	End Time
Early Childhood Center	175	N/A	9:00 AM	12:45 to 2:00 PM
K	32	32	8:00 AM	3:00 PM
1 <sup>st</sup>	40		8:00 AM	3:30 PM
2 <sup>nd</sup>	31		8:00 AM	3:30 PM
3 <sup>rd</sup>	38		8:00 AM	3:30 PM
4 <sup>th</sup>	23		8:00 AM	3:30 PM
5 <sup>th</sup>	28	19	8:00 AM	4:00 PM
6 <sup>th</sup>	27		8:00 AM	4:00 PM
7 <sup>th</sup>	23		8:00 AM	4:00 PM
8 <sup>th</sup>	24		8:00 AM	4:00 PM
Total	441	51	-	-

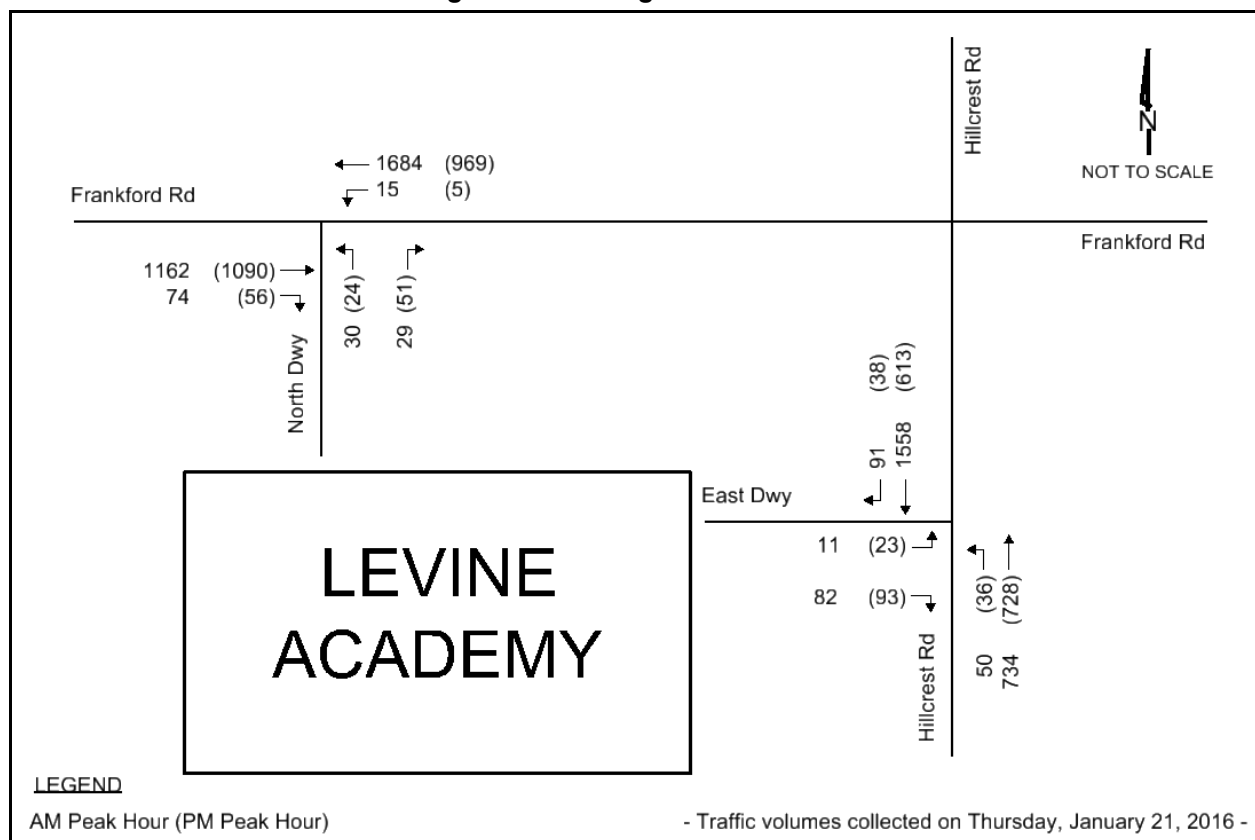
## **CITY OF DALLAS PARKING STANDARDS**

Section 51.A-4.204 of the City of Dallas *Development Code* defines the parking requirements for institutional and community services. Levine Academy serves elementary and middle school-aged students. The City of Dallas code requires 1.5 parking spaces for each kindergarten/elementary school classroom and 3.5 parking spaces for each junior high/middle school classroom. As shown in Table 1, the campus has 51 classrooms and currently requires 115 parking spaces. Based on the attached site plan shown in Figure 2, the parking total of 223 spaces exceeds the City of Dallas minimum requirements.

## **TRAFFIC COUNTS**

Existing turning movement volumes were collected at the two existing site driveways from 7:00 AM to 9:00 AM and from 2:30 PM to 4:30 PM on Thursday, January 21, 2016. **Figure 3** shows the existing peak hour traffic volumes at these intersections. Raw traffic counts are provided in the Appendix.

**Figure 1: Existing Traffic Counts**



## **TRIP GENERATION**

To develop trip rates for the Levine Academy under existing conditions, the number of vehicle trips generated by the development and the directional splits were calculated based on the existing traffic volumes collected on Thursday, January 21, 2016 and shown in Figure 3. **Table 2** summarizes the existing trips generated by the Levine Academy during the AM and School PM peak hours with **Table 3** summarizing the resulting directional splits for the campus. The resulting trip generation rates are based on the data collected and are summarized in **Table 4**.

*Table 2: Existing Peak Hour Trip Generation for Levine Academy*

Students	AM Peak Hour			School PM Peak Hour		
	Enter	Exit	Total	Enter	Exit	Total
441	230	152	382	135	191	326

*Table 3: Existing Directional Splits for Levine Academy*

Directional Split <sup>1</sup>	
AM Peak Hour	School PM Peak Hour
60 / 40	41 / 59

<sup>1</sup>XX / YY = % entering vehicles / % exiting vehicles

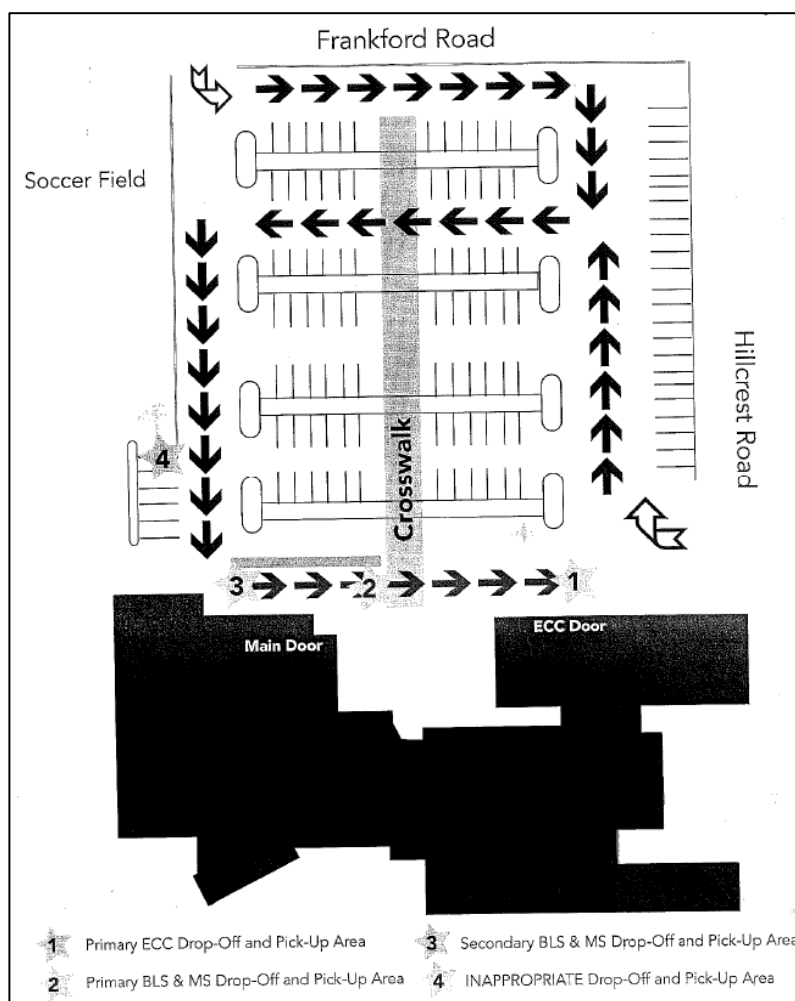
*Table 4: Calculated Trip Generation Rates/Equations for Levine Academy*

	Equation/Rates <sup>1</sup>	
	AM Peak Hour	School PM Peak Hour
Peak Hour of the Adjacent Street	$T = 0.87X$	$T = 0.74X$

<sup>1</sup>T = Trip Ends; X = Number of Students

## **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. As part of this engineering evaluation, observations were made of queuing observations during the morning drop-off and afternoon release periods on Thursday, January 21, 2016. Additionally, the length of queues during the school release period (2:00 PM to 4:35 PM) were also measured in the field. The existing circulation, queuing and drop-off/pick-up plan for the Levine Academy is provided in **Figure 4**.

**Figure 2: Levine Academy Circulation and Drop-Off/Pick-Up Plan**

Under both morning drop-off and afternoon pick-up operations, traffic entering from the two driveways are combined into a single queue line. Parents enter the campus either from Frankford Road or Hillcrest Road and are directed by signage to merge with the other entering traffic stream in the next-to-last parking aisle on the north side of the parking lot, where they wait in the single queue line and proceed to the drop-off / pick-up areas. After drop-off/pick-up, motorists can exit either the Frankford Road or Hillcrest Road driveway. A security guard is on site to enforce proper adherence to this drop-off and pick-up plan and to ensure the safety of pedestrians crossing the drop-off/pick-up area.

### **AM Queue Observations**

Based on the observed operation, all queuing for dropping of schoolchildren was contained on site and within the parking lot of the Levine Academy.

### **PM Queue Observations and Measurement**

There is a small release of pre-Kindergarten students at 2:00 PM. At 3:00 PM, Kindergarten students are released, followed by a release of 1<sup>st</sup> to 4<sup>th</sup> grades at 3:30



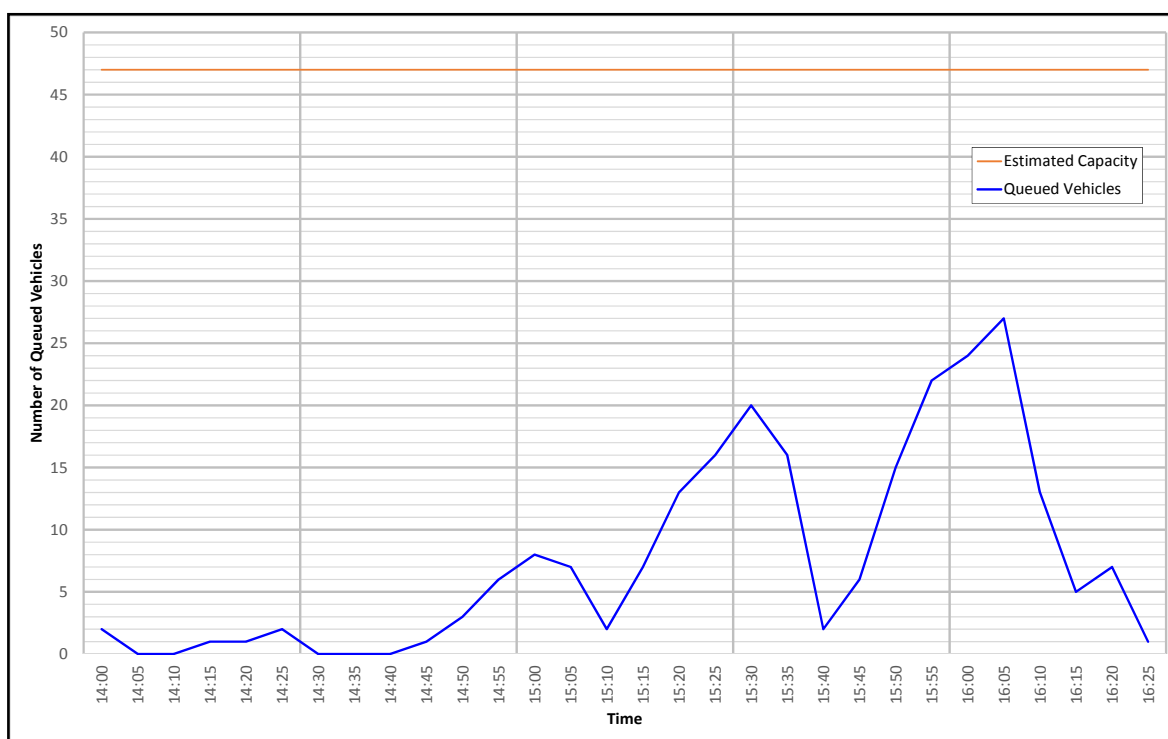
PM. The final release of 5<sup>th</sup> to 8<sup>th</sup> grades occurs at 4:00 PM. The number of vehicles in the school release queues were collected every five (5) minutes on Thursday, January 21, 2016 from 2:00 PM until 4:35 PM. **Table 5** summarizes the number of vehicles observed queuing on-site, **Figure 5** provides a graphical representation of the queuing and **Figure 6** shows the location where the maximum queue was observed.

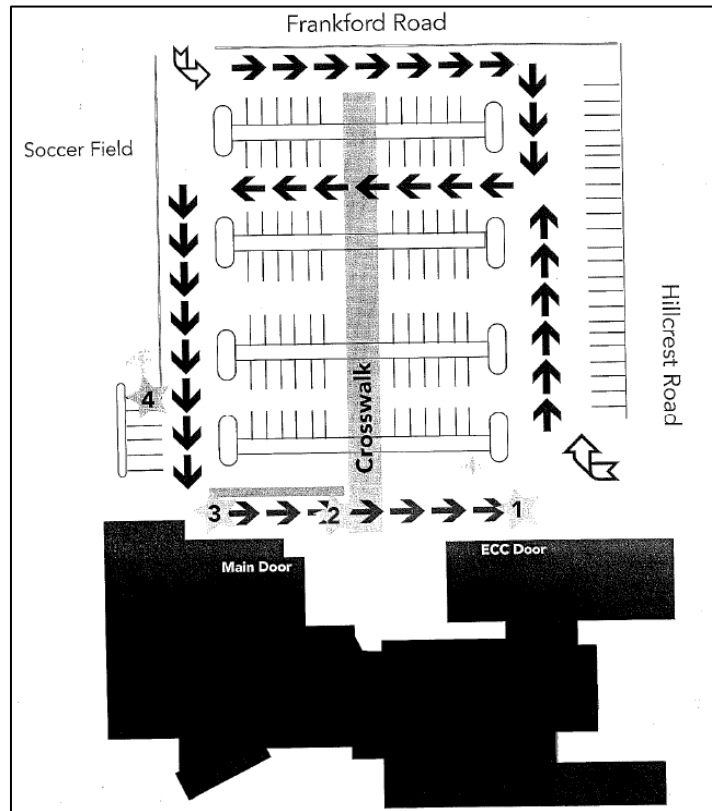
*Table 5: Levine Academy PM Queue Operations*

TIME	# of Vehicles In Queue	TIME	# of Vehicles In Queue	TIME	# of Vehicles In Queue
2:00 PM	2	3:00 PM	8	4:00 PM	24
2:05 PM	0	3:05 PM	7	4:05 PM	27
2:10 PM	0	3:10 PM	2	4:10 PM	13
2:15 PM	1	3:15 PM	7	4:15 PM	5
2:20 PM	1	3:20 PM	13	4:20 PM	7
2:25 PM	2	3:25 PM	16	4:25 PM	1
2:30 PM	0	3:30 PM	20	4:30 PM	1
2:35 PM	0	3:35 PM	16	4:35 PM	0
2:40 PM	0	3:40 PM	2	-	-
2:45 PM	1	3:45 PM	6	-	-
2:50 PM	3	3:50 PM	15	-	-
2:55 PM	6	3:55 PM	22	-	-

Within the drop-off/pick-up area, there is currently a raised concrete median which separates the drop-off/pick-up area from the fire lane. This median prevents motorists from bypassing stopped vehicles in front of them who may be taking an extended amount of time dropping off their child or waiting to pick up their child. Removal of this median, which is proposed under the current amended development plan, should help reduce the queues observed.

**Figure 3: Observed Vehicular Queue Length – School Release Operation (2:00 PM – 4:30 PM)**



**Figure 4: Location of Maximum Observed Queue**

As shown by the results in Table 5, Figure 5 and Figure 6, all afternoon queues during the drop-off period are currently contained on site and do not extend on to public right of way. In addition, there is additional capacity to store more queued vehicles on site, if necessary.

Based on the results of this study, the longest existing queue occurred during the 4:00 PM release of 5<sup>th</sup> to 8<sup>th</sup> grades, which currently includes 102 students. With an estimated queue of 27 vehicles (approximately 630 feet), the queuing ratio per student is approximately 0.26 vehicles per student vehicle or approximately 6.2 feet of queued vehicle per student. Under the amended development plan provided in Figure 2, there will be approximately 1,100 feet of queuing available on site, or space for 47 vehicles to be queued on site.

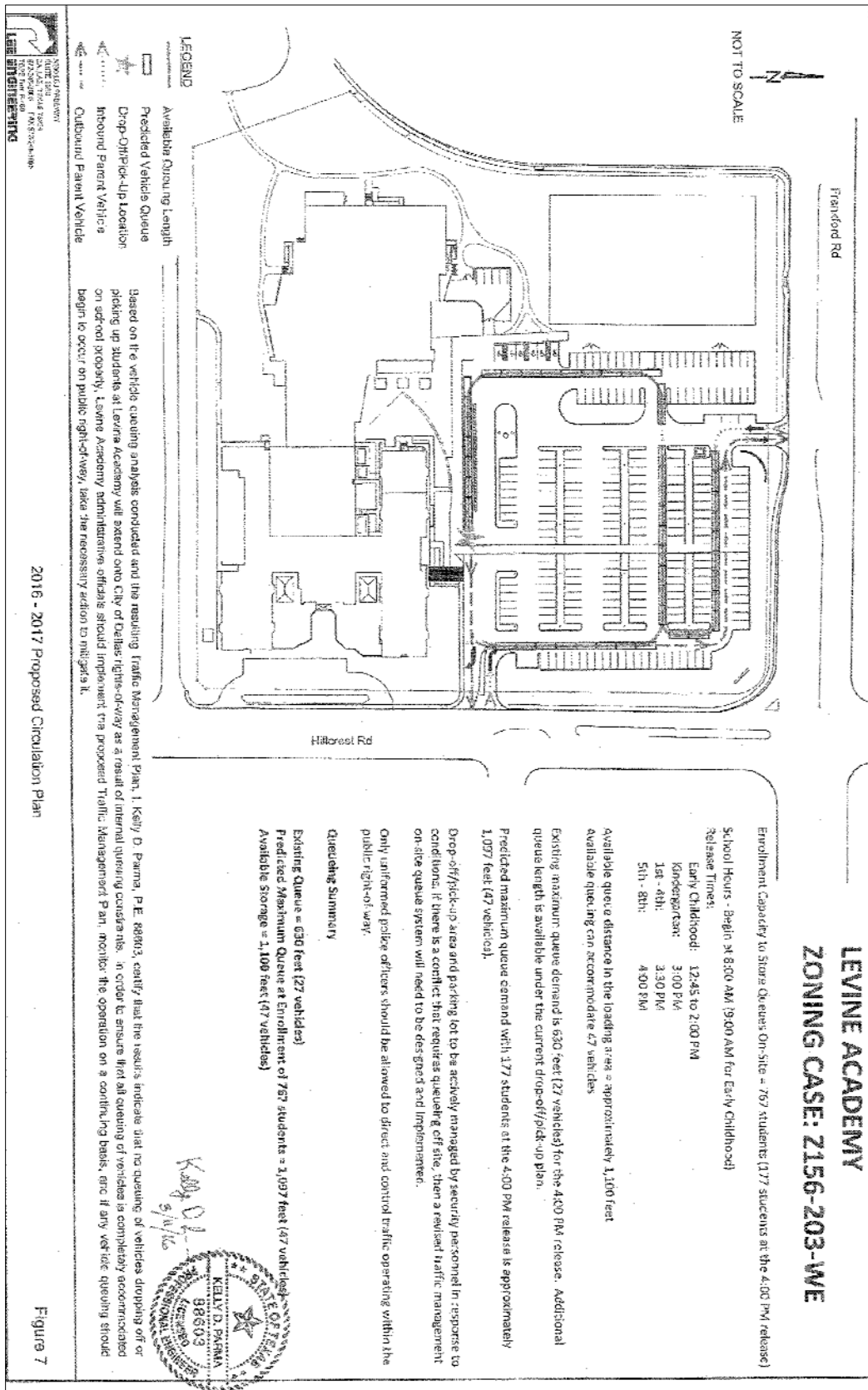
Based on the queuing analysis results, an additional 75 students could be released at 4:00 PM (grades 5-8) before queues are projected to extend off school property (177 students x 6.2 feet/student = 1,098 feet). Applying this increased enrollment ratio (1.74) to the other grade levels and assuming enrollment is increased based on the existing enrollment distribution and school release times remain the same, queues under a total enrollment of 767 students are predicted to be able to be stored on site.

## **2016-2017 PROPOSED OPERATION**

The proposed site modifications should allow the Levine Academy to continue to be able to contain all vehicle queues on-site and prevent traffic from queuing onto public right-of-way. The proposed Traffic Management Plan Levine Academy is estimated to provide approximately 1,100 feet of on-site queuing, which would allow the stacking of 47 vehicles on-site. With an estimated capacity of 600 students and school release times similar to current conditions, the maximum queue is predicted to be approximately 860 feet long and include 37 vehicles. The arrival and dismissal traffic flow is expected to proceed as follows:

- Arrival/Dismissal Procedures
  - Parents will circulate within the site and drop-off/pick-up their children according to the Circulation Plan shown in **Figure 7**.
  - Direct entering movements from Frankford Road to turn left immediately into the first east-west parking aisle.
  - Prohibit entering movements from Hillcrest Road from going straight upon entering the site. Direct the entering movements to turn right into the first north-south parking aisle.
  - Install signing to direct parents to the drop-off/pick-up circulation route for parents dropping off/picking up their kids in front of the school.
  - Traffic exiting Hillcrest Road is restricted to right turns only.
  - Security personnel will be on site to enforce circulation, drop-off/pick-up locations and to allow pedestrians to cross in front of the drop-off/pick-up area.

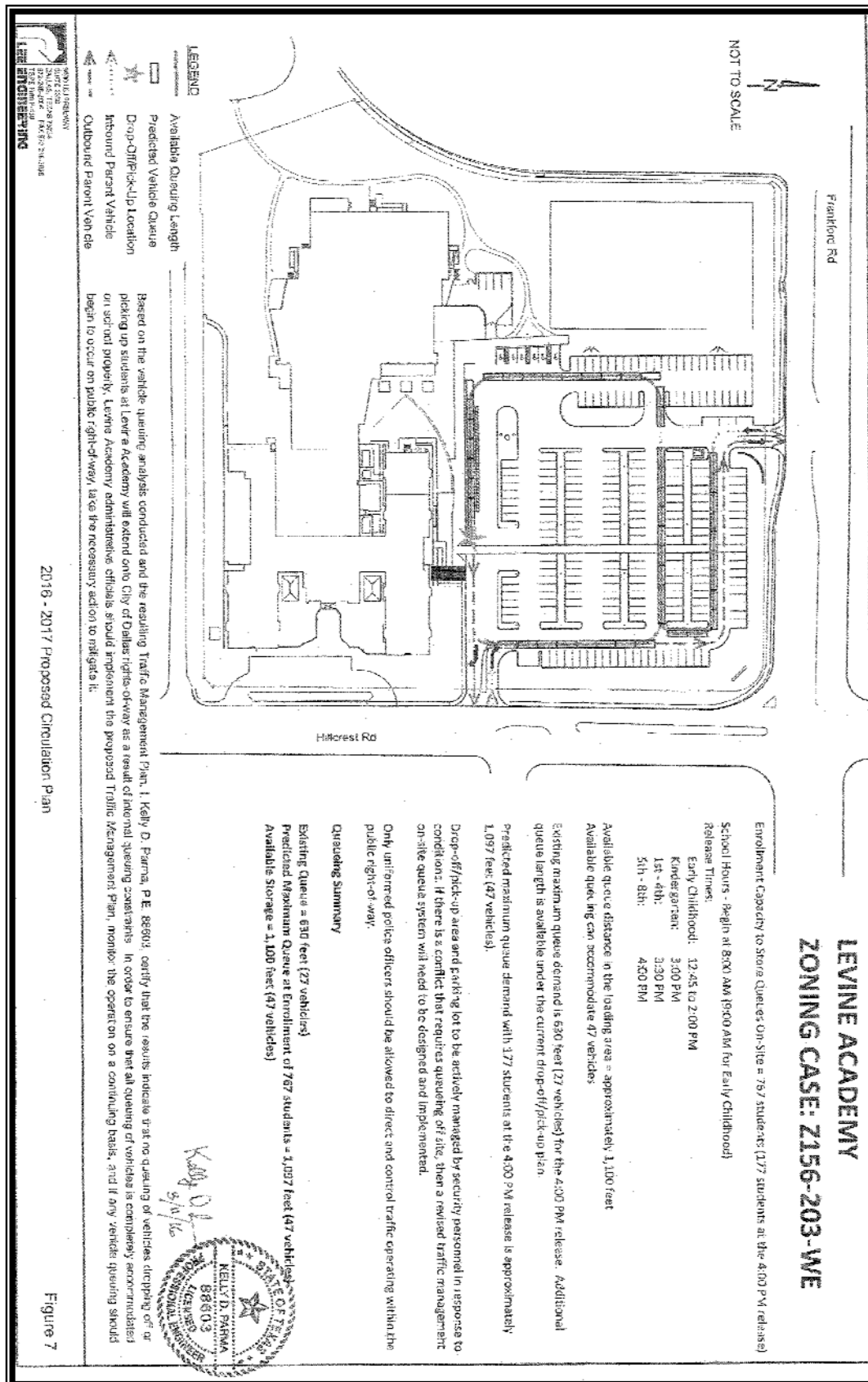
Figure 7



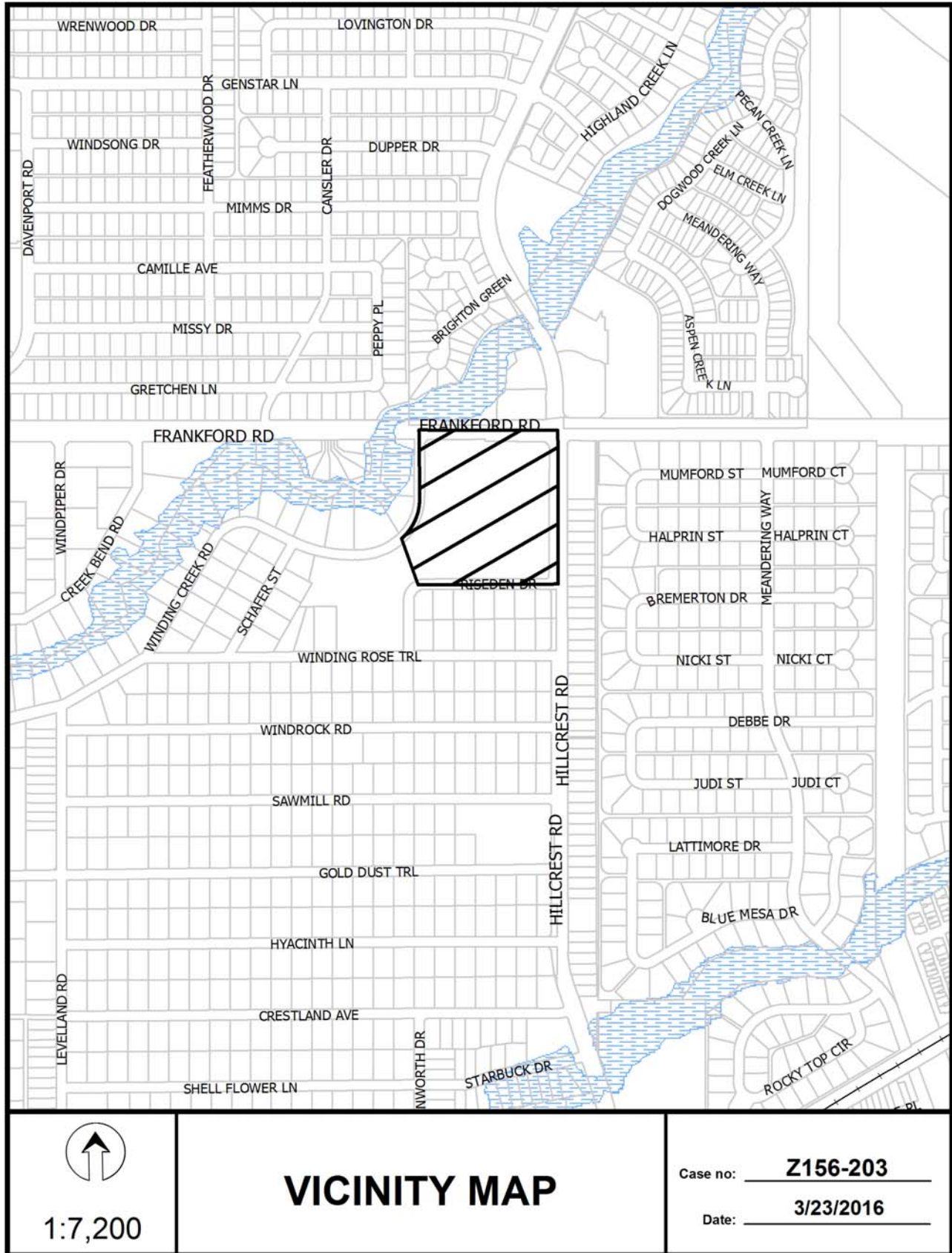
Based on the vehicle queuing analysis conducted and the resulting Traffic Management Plan, I, Kelly D. Parma, P.E. 88603, certify that the results indicate that no queuing of vehicles dropping off or picking up students at Levine Academy will extend onto City of Dallas rights-of-way as a result of internal queuing constraints. In order to ensure that all queuing of vehicles is completely accommodated on school property, Levine Academy 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.

The final document was signed and sealed by Kelly D. Parma, P.E. (#88603), Lee Engineering (F-450), on March 11, 2016.

# PROPOSED TMP CIRCULATION PLAN



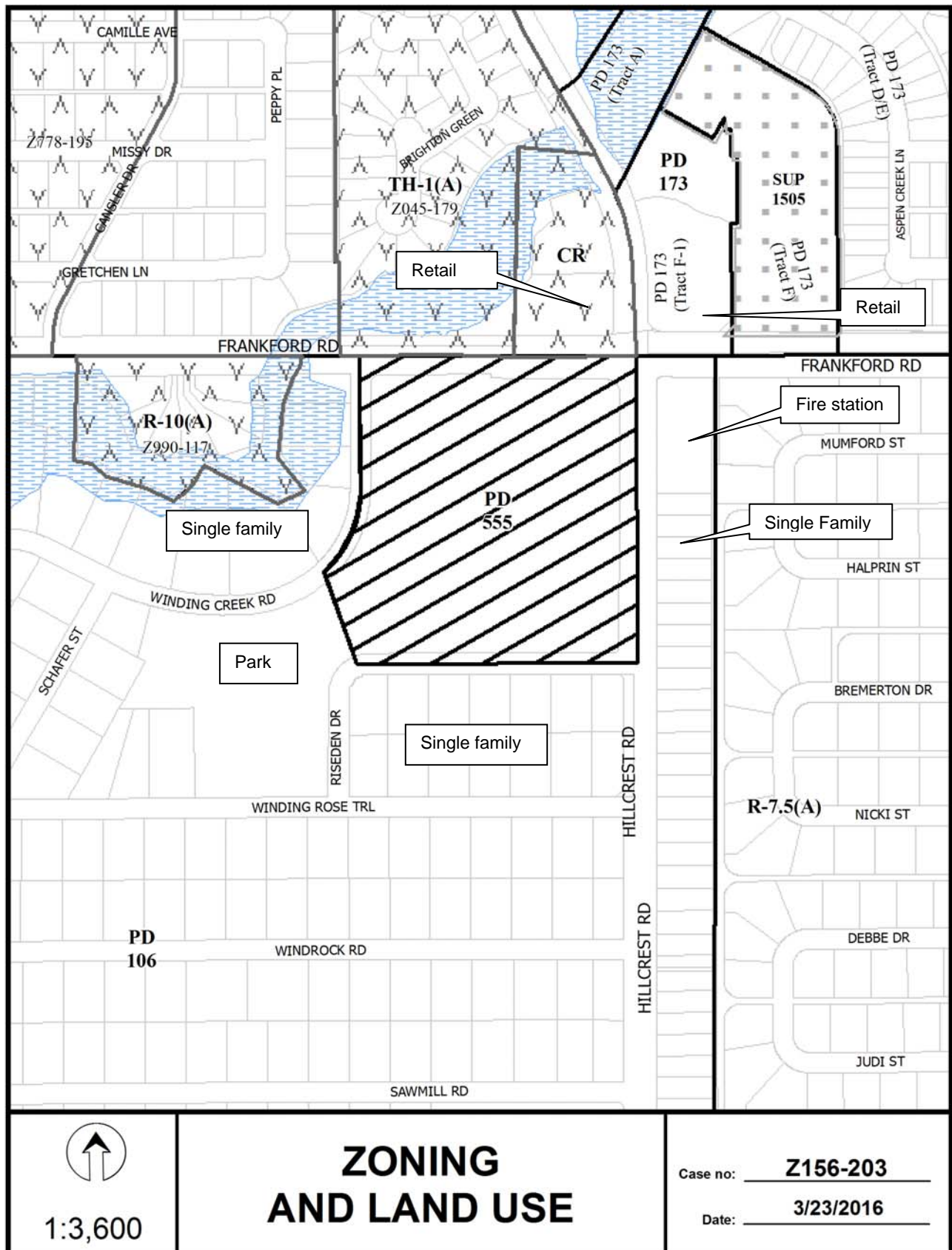


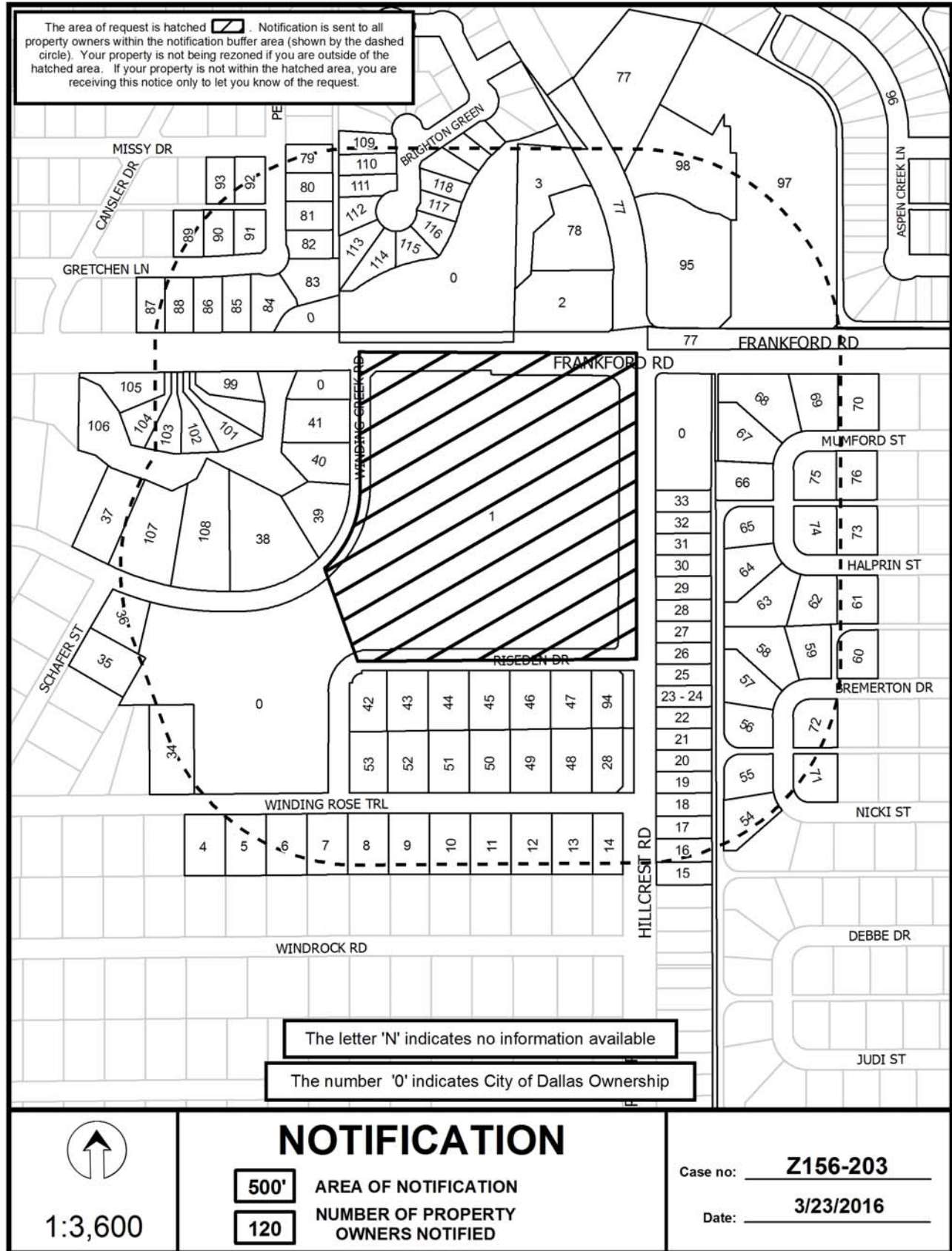












## ***Notification List of Property Owners***

***Z156-203***

***120 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	18011 HILLCREST RD	CONSERVATIVE JEWISH DAY SCHOOL OF DALLAS
2	6869 FRANKFORD RD	MARGOL STUART E
3		RLH INVESTMENTS INC TRUSTEE
4	6718 WINDING ROSE TRL	PLETZER RUSSELL D ETUX ELLA
5	6722 WINDING ROSE TRL	ESQUIVEL JUAN
6	6726 WINDING ROSE TRL	ESQUIVEL GULLERMO
7	6730 WINDING ROSE TRL	NII MIKA
8	6802 WINDING ROSE TRL	ROM LIMOR & SIMO
9	6806 WINDING ROSE TRL	FINDLEY JOHN
10	6810 WINDING ROSE TRL	ELBAZ OREN
11	6814 WINDING ROSE TRL	KUDDER DAVID W
12	6818 WINDING ROSE TRL	EDWARDS MARK KENNETH & TERESA RENEE
13	6822 WINDING ROSE TRL	LEE JUNE & HEALAN
14	6826 WINDING ROSE TRL	SCOTTO RICK &
15	17908 HILLCREST RD	ANNING JAMES ANDREW
16	17910 HILLCREST RD	QUIROZ LUIS & DORA
17	17912 HILLCREST RD	ABRAMS SHALOM & ABRAMS SHIRA
18	17914 HILLCREST RD	CONNERS ROBERT & CHARLOTTE A
19	17916 HILLCREST RD	FAZELI SAIED
20	17918 HILLCREST RD	KLIMAN HENRY MANAGEMENT TRUST
21	17920 HILLCREST RD	ADELMAN ISAAC & CHAYA
22	17922 HILLCREST RD	GHEZAVATI AMIR MIKE &
23	17924 HILLCREST RD	WALKER BAYLEE M &
24	17924 HILLCREST RD	SHAW J O & PATSY &
25	17926 HILLCREST RD	JOHN MICHAEL ETUX TINA
26	17928 HILLCREST RD	SOBHANIAN SHAHRIYAR SHAHRYAR &

03/23/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	18002 HILLCREST RD	RADUNSKY DAVID & BARBARA
28	18004 HILLCREST RD	REZAI SAEED & MALIHEH
29	18006 HILLCREST RD	NELSON POLAKEMI
30	18008 HILLCREST RD	JARMEL KENNETH & LORI
31	18010 HILLCREST RD	TRUONG THONG M &
32	18012 HILLCREST RD	HERNANDEZ MARY L - LE
33	18014 HILLCREST RD	FODOR MAGGIE M
34	6713 WINDING ROSE TRL	ISELT NORRIS L & BETTY B-LE
35	7122 SCHAFER ST	BUSSMAN DONALD C & WALLS LYNN
36	7126 SCHAFER ST	LALEZARIAN MORRIS SHMUEL &
37	7141 WINDING CREEK RD	GRAY GARY M &
38	7217 WINDING CREEK RD	HARRISON ROBERT M
39	7221 WINDING CREEK RD	MOJICA HIRAM & ROBIN
40	7225 WINDING CREEK RD	FATEHDIN SABEEL &
41	7229 WINDING CREEK RD	HOLDEN BOBBY DON & NANCY E REVOCABLE LIVING TRUST THE
42	6802 RISEDEN DR	SEAMAN CHRISTOPHER
43	6804 RISEDEN DR	TUGGY VIRGINIA CATHERINE SHEA
44	6808 RISEDEN DR	PRIMO MAOR &
45	6812 RISEDEN DR	MOR NATAN
46	6816 RISEDEN DR	CHANEY DAVID GLENN
47	6820 RISEDEN DR	GOLZAD ALI & SONDRAL
48	6823 WINDING ROSE TRL	ADAMS MATTHEW K & MCALLISTER KATHLEEN M
49	6819 WINDING ROSE TRL	JASPAN AVRAHAM DAVID & RACHEL
50	6815 WINDING ROSE TRL	DEVERS SUSAN M
51	6809 WINDING ROSE TRL	STEPHENS STEPHEN A ETUX
52	6805 WINDING ROSE TRL	BAXTER DAVID M
53	6801 WINDING ROSE TRL	GILBOUX JOHN W JR ETUX KA
54	7008 NICKI ST	ABIDE RAYMOND G JR & KELLY R
55	7004 NICKI ST	ASOUL-HANDELMAN RAZIEL & NAOMI HANDELMAN- ASOULIN
56	7003 BREMERTON DR	HALTERMAN KENNETH RODGER & SUSAN G
57	7007 BREMERTON DR	SPERANDIO ROBERT J &



03/23/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	7011 BREMERTON DR	FASIHNIA FARHAD
59	7015 BREMERTON DR	HARKER JOSEPH D & MARY B FAMILY TRUST
60	7019 BREMERTON DR	WEISS JAMES ALAN & JENNIFER L
61	7020 HALPRIN ST	TOBIAS GARY MATTHEW &
62	7016 HALPRIN ST	CARRIER ANGELA M &
63	7012 HALPRIN ST	MANN YISROEL
64	7008 HALPRIN ST	WINROW WILLIAM JR &
65	7004 HALPRIN ST	KRYCER ZLATA DENA
66	7003 MUMFORD ST	Taxpayer at
67	7007 MUMFORD ST	CLEMENT RICHARD & ELIZABETH
68	7011 MUMFORD ST	ROGERS VIRGIL LESLIE II & DAREN ANN WALLO-ROGERS
69	7015 MUMFORD ST	DONOHUE MICHAEL D & KATHY D
70	7019 MUMFORD ST	WARD CHRIS ALAN
71	7015 NICKI ST	SIBAI MAJDI ETUX LAILA
72	7016 BREMERTON DR	JENG LEO & JANE Y KO
73	7019 HALPRIN ST	BUCHANAN RALPH L & JO MICHELLE
74	7015 HALPRIN ST	FRENCH BRUCE L
75	7016 MUMFORD ST	PERKINS ROBERT L & GILLISS ANN M
76	7020 MUMFORD ST	NISE BENJAMIN EDWARD & LAUREN BETH
77	HILLCREST RD	CHURCHILL GLEN LP
78	18181 HILLCREST RD	NAAN PROPERTIES LLC
79	18120 PEPPY PL	WILSON DEWEY WAYNE &
80	18116 PEPPY PL	WOLFE JONES TODD & PEGGY
81	18112 PEPPY PL	ROSENFELD PETER
82	18108 PEPPY PL	VIRANI AMIR & HELGA
83	18104 PEPPY PL	ZOHREHVANDI VAHID
84	6648 GRETCHEN LN	ODOM BENJAMIN L &
85	6644 GRETCHEN LN	RICHARDSON F M & BARBARA
86	6640 GRETCHEN LN	STIEBER JOHN & TONNI G
87	6632 GRETCHEN LN	WILCHER GARY L
88	6636 GRETCHEN LN	PHILIPS ANN MARIE

03/23/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	6635 GRETCHEN LN	SNODGRASS ROBERT G & LINDA L
90	6639 GRETCHEN LN	HOWE BEN & TRACY
91	6643 GRETCHEN LN	ELKON TAMERA R
92	6636 MISSY DR	WARDER RANDALL J & COURTNEY A
93	6632 MISSY DR	MOSES NURIT
94	6824 RISEDEN DR	WIDMER RAYMOND F & MARGUERITE E
95	6911 FRANKFORD RD	EF PROPERTIES ONE LP
96		HIGHLAND CREEK MANOR
97	6921 FRANKFORD RD	TORAH DAY SCHOOL OF DALLAS
98	18170 HILLCREST RD	BACK FORTY MANAGEMENT LLC
99	6728 FRANKFORD RD	WOERNER ROBERT T & JANIS D
100	6724 FRANKFORD RD	PRIMEAUX DAVID N &
101	6720 FRANKFORD RD	NEICHERIL SIMON J & SHARON H
102	6716 FRANKFORD RD	HACKNEY GREGORY L
103	6712 FRANKFORD RD	GRABOCKA SOKOL Z & MARIETA M
104	6708 FRANKFORD RD	BRUCK GLENN T &
105	6704 FRANKFORD RD	PROOPS KEVIN R
106		COVENTRY ON THE CREEK HOMEOWNERS ASSOC
107	7201 WINDING CREEK RD	STACK PETER S & SHARLA G
108	7209 WINDING CREEK RD	SKEEN SHELLY L
109	18215 BRIGHTON GRN	PRYZANT CHARLES Z EXEMPT LIFETIME TRUST # 7213 THE
110	18211 BRIGHTON GRN	CHAMISON MATTHEW JASON
111	18207 BRIGHTON GRN	BOWARI ANTOUN & LILLIAN
112	18203 BRIGHTON GRN	NELSON DAVID G & JANE D
113	18201 BRIGHTON GRN	FOCAZIO PATRICK A & JUDITH J
114	18202 BRIGHTON GRN	HEAD TIMOTHY E & JULIA R
115	18206 BRIGHTON GRN	STIEBER JOHN A JR & CYNTHIA
116	18210 BRIGHTON GRN	PING DONALD D
117	18214 BRIGHTON GRN	SNEAD ERIC T &
118	18218 BRIGHTON GRN	EHRIE JOHN W & DONNA
119	18222 BRIGHTON GRN	HAGHIGHI SHOKOOH &

Z156-203(WE)

03/23/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	18230 BRIGHTON GRN	JANARDAN KONANUR &

# Memorandum



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 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.

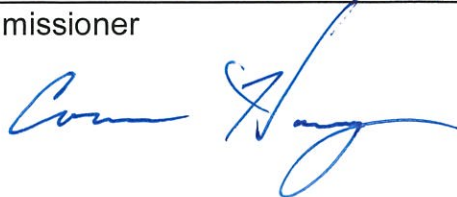
Consideration of a hearing to authorize a public hearing to determine the proper zoning on property zoned Planned Development District No. 758, generally located along both sides of Walnut Hill Lane, east of Skillman Street. Consideration is to be given to amending the Planned Development District including use, development standards, and other appropriate regulations. A map of the area to be considered is attached.

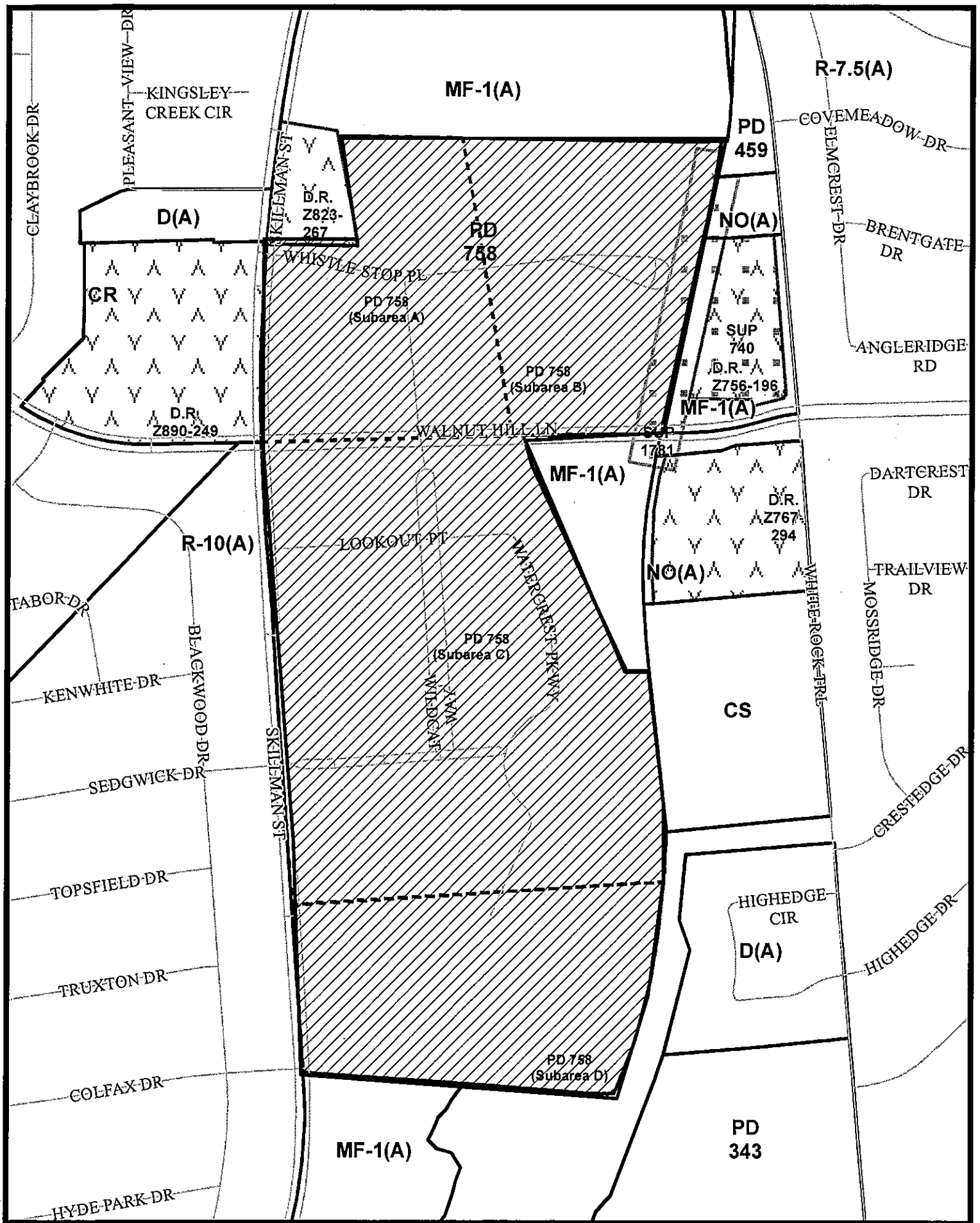
Thank you for your attention to this matter.

  
\_\_\_\_\_  
Tipton Housewright, Commissioner

  
\_\_\_\_\_  
Commissioner

  
\_\_\_\_\_  
Commissioner





1:4,800

Proposed Authorized Hearing



# Memorandum



CITY OF DALLAS

DATE April 21, 2016

TO Gloria Tarpley, Chair and  
City Plan Commissioners

SUBJECT City Plan Commission Rules of Procedure – Proposed Revisions

The City Plan Commission Rules Committee met on February 5, 2016, March 10, 2016, and March 29, 2016, to review proposals to amend the Rules of Procedure. The Committee recommends changes to add a procedure when additional or revised conditions, plans, or deed restrictions are submitted to the Commission after the case report is finalized.

The proposed revisions also include changes to the names of two committees: Zoning Ordinance Committee and Urban Design Committee by adding the word Advisory to both committee names. This changes was recommend by the Rules Committee on March 3, 2011.

The attached document shows the proposed revisions with underscores for new language and strike throughs for deletions.

A handwritten signature in black ink that reads "Neva Dean".

Neva Dean, Planner Manager  
Current Planning Division  
Department of Development Services

# **CITY PLAN COMMISSION RULES OF PROCEDURE**

## **TABLE OF CONTENTS**

SECTION 1. INTERPRETATION	2
SECTION 2. DEFINITIONS	2
SECTION 3. OFFICERS	3
SECTION 4. MOTIONS	4
SECTION 5. MEETING PROCEDURE	5
SECTION 6. CANCELLATION OF SCHEDULED MEETING	<u>8</u> [7]
SECTION 7. CONDUCT OF MEMBERS	<u>9</u> [8]
SECTION 8. EXECUTIVE SESSIONS	<u>11</u> [ <del>10</del> ]
SECTION 9. ATTENDANCE	<u>12</u> [ <del>11</del> ]
SECTION 10. VOTING AND VOTING QUALIFICATIONS	<u>13</u> [ <del>12</del> ]
SECTION 11. MINUTES	<u>13</u> [ <del>12</del> ]
SECTION 12. ENFORCEMENT	<u>14</u> [ <del>13</del> ]
SECTION 13. COMMITTEES	<u>14</u> [ <del>13</del> ]
SECTION 14. LIAISON TO LANDMARK COMMISSION	<u>20</u> [ <del>19</del> ]
SECTION 15. AMENDMENTS AND SUSPENSIONS	<u>20</u> [ <del>19</del> ]
SECTION 16. OTHER RULES OF PROCEDURE	<u>20</u> [ <del>19</del> ]

## SECTION 1. INTERPRETATION.

- (a) The powers and duties of the commission are outlined in Chapter XV, Sections 3 and 4 of the City of Dallas Charter and Section 51A-3.101 of the Dallas Development Code, as amended. [Dallas City Charter Chapter XV, Sections 3 and 4; Dallas Development Code §51A-3.101]
- (b) Words used in the present tense include the future tense.
- (c) Words in the singular include the plural, and words in the plural include the singular.
- (d) These rules apply to all committees of the commission, except where the context clearly indicates otherwise.

## SECTION 2. DEFINITIONS.

- (a) "BRIEFING" means the scheduled portion of the commission's meeting at which information is given to the commission regarding items scheduled for consideration by the commission.
- (b) "COMMISSION" means the city plan and zoning commission as described in Chapter XV, Sections 3 and 4 of the City of Dallas Charter, and in Section 51A-3.101 of the Dallas Development Code, as amended. [Dallas City Charter Chapter XV, Sections 3 and 4; Dallas Development Code §51A-3.101]
- (c) "CHAIR" means the presiding officer of the commission unless the context clearly indicates otherwise. [Dallas City Code §8-1(2)]
- (d) "DIRECTOR" means the director of the department of development services, or the director's designee.
- (e) "INSPECTION TRIP" means the scheduled site inspection for items on the commission's agenda.
- (f) "MEETING" means a regular or special meeting of the commission and includes all briefings and the inspection trip.
- (g) "MEMBER" means a duly appointed member of the commission. [Dallas City Code §8-1(4)]
- (h) "SIGNIFICANT CHANGE" means a change to a zoning application that results in any of the following:
  - (1) an increase in the maximum number of dwelling units per acre or per lot.

- (2) an increase in maximum structure height.
- (3) an increase in the maximum floor area ratio.
- (4) an increase or decrease in building setbacks.
- (5) an increase in maximum lot coverage.
- (6) an increase or decrease in the landscaped area.
- (7) an increase or decrease in the number of required parking spaces.

### SECTION 3. OFFICERS.

#### (a) Chair.

- (1) The chair, when present, shall preside at all meetings. In the absence of the chair, the vice-chair shall exercise the powers of the chair. If the chair ceases to preside during a meeting, and no vice-chair is available, the chair may, subject to the approval of the commission, appoint a temporary chair. The first adjournment puts an end to this appointment. [Dallas City Code §8-9(a)]
- (2) In the absence of the chair and vice-chair, the commission shall elect a temporary chair. The election does not survive the meeting in which it is made. [Dallas City Code §8-9(a) and (c)]
- (3) A temporary chair may be removed by a two-thirds vote of the commission. If the temporary chair is removed, the members must elect a new temporary chair. This election does not survive the meeting in which it is made.
- (4) The chair shall rule on points of order and procedures that are brought up in meetings. A member may appeal to the commission from a ruling of the chair. If the appeal is seconded, the member making the appeal may briefly state reasons for the appeal and the chair may briefly explain the ruling, but there may be no debate on the appeal, and no other member may participate in the discussion. The chair shall then put the question, "Shall the decision of the chair be sustained?" If a majority of the members present vote "Aye," the ruling of the chair is sustained; otherwise it is overruled. [Dallas City Code §8-9(b) and §8-15]
- (5) The chair must be referred to as Mr. or Madam chair. [Dallas City Code §8-1(2) and §8-9(d)]
- (6) The chair shall preserve order and decorum and shall appoint a sergeant-at-arms and a deputy to enforce compliance with the Dallas City Code and these rules. The chair shall take such disciplinary actions as may be necessary to insure that decorum is preserved at all times. [Dallas City Code §8-10]

- (7) The chair shall state all questions submitted for a vote, call for an affirmative and negative vote, and announce the result. A roll call vote must be taken when requested by a member. [Dallas City Code §8–11]
- (b) Vice-chair. In the absence of the chair, the vice-chair shall preside and fulfill all the duties of the chair. [Dallas City Code §8-9(a)]
- (c) Commission secretary.
  - (1) The commission secretary shall be generally responsible for the clerical work of the commission, under the direction and supervision of the director. The commission secretary shall:
    - (A) keep the minutes of all meetings and proceedings showing the vote of each member, insuring that the minutes are filed with the city secretary's office within the time required by the commission rules;
    - (B) maintain the original audio and video tape recording of all meetings;
    - (C) prepare the agendas to be distributed to the members and type letters and memoranda requested by the commission; and
    - (D) inform members of meetings.

#### SECTION 4. MOTIONS.

- (a) Equal right to make motions. All members have an equal right to make a motion on any item before the commission.
- (b) Holding motions. When recognized by the chair, a member may state a readiness to make a motion. It is the privilege of the chair, if the chair thinks debate is not ended, to ask the member to hold the motion. The member may defer to the chair's request or make the motion. If the member defers to the request, the chair must return to that member prior to accepting a motion from any other member.
- (c) Reconsideration.
  - (1) Unless the city council refers an item back to the commission, a motion to reconsider is the exclusive method by which an item can again be brought before the commission after a final vote has been taken.
  - (2) A motion to reconsider may not be made later than the next meeting.
  - (3) A motion to reconsider can only be made by a member who voted with the prevailing side.

- (4) A motion to reconsider can be seconded by any member.
- (5) An item may not be twice reconsidered, except by unanimous consent of the commission.
- (6) The motion to reconsider must be on an agenda that is publicly posted. In order to reconsider the action in the same meeting at which the motion to reconsider is made, the subject matter of the reconsideration must be on the agenda that is publicly posted.
- (7) A motion to reconsider may be placed on the agenda using the procedure outlined in Section 5(b).
- (8) Once an action reaches the floor of the city council, the commission may not change it. Once an action can no longer be changed by the commission, it may not be reconsidered.
- (9) Except as provided in Section 51A-4.701(d) of the Dallas Development Code, after a request for a change in a zoning district classification or boundary has been finally voted on and all possibilities of reconsideration have been exhausted, no further applications may be considered for that property for two years from the date of the final decision. [Dallas Development Code §51A-4.701(d)]
- (10) An item referred back to the commission by the city council is a new item.

## SECTION 5. MEETING PROCEDURE.

- (a) Items taken in order. The items on the agenda must be acted upon in the order in which they appear, except upon majority vote of the commission.
- (b) Agenda.
  - (1) Members may have an item placed on the agenda if the request is in writing and provided to the assistant director or the commission secretary by 4:00 p.m. the Friday preceding the meeting at which the members want the item considered.
    - Consideration of the authorization of a public hearing may be placed on the agenda if the request is signed by three members.
    - A motion to reconsider may be placed on the agenda if the request is signed by one member.
    - Any other item may be placed on the agenda if the request is signed by five members.

An item must be placed on the agenda within 30 days after delivering the request to the assistant director or commission secretary.



- (2) Notice of all special and regular meetings of the commission must be published in accordance with the Texas Open Meetings Act. [Texas Government Code Chapter 551; Dallas City Code §8-6(c) and §8-7]
- (c) Calendar.
- (1) The commission shall adopt a calendar of meeting times and events on a regular basis. This calendar should cover no less than a 90-day period from the date it is adopted.
  - (2) The chair may call special meetings at any time. The chair shall call a special meeting upon the written request of one-third of the members. [Dallas City Code §8-3]
- (d) Discussion of motion.
- (1) The chair shall require members to limit discussion to the question under consideration. [Dallas City Code §8-10 and §8-13]
  - (2) All discussion must be addressed to the chair and not to individual members.
  - (3) No member may speak more than once upon any one item until every other member choosing to speak on the item has spoken, and no member may speak more than twice upon any one item, nor for longer than five minutes each time, without a two-thirds vote of the members present. The ten minute limitation includes time expended by the member on discussion and debate. [Dallas City Code §8-16]
  - (4) A member, once recognized by the chair, may not be interrupted while speaking unless called to order by the chair or a point of order is raised by another member. If a member is called to order while speaking, the member shall cease speaking immediately until the question of order is determined. If ruled to be in order, the member may proceed. If ruled to be not in order, the member shall remain silent or shall alter the remarks so as to comply with rules of the commission. [Dallas City Code §8-15]
  - (5) No member may address the chair or demand the floor while a vote is being taken. [Dallas City Code §8-13]
- (e) Intermissions. Intermissions may be taken at regular intervals during meetings. The chair shall announce the length of the intermission. Members must promptly return to the meeting room after the intermission.

(f) Public nature of meetings.

- (1) All hearings of the commission are open to the public unless pertaining to matters authorized under the Texas Open Meetings Act to be discussed in executive session. [Texas Government Code Chapter 551; Dallas Development Code §51A-3.101(d)(1); Dallas City Code §8-6(a) and §8-25(a)]
- (2) Meetings are held every Thursday in the city council chambers at 1:30 p.m., or as often, and at another time and place, as the chair or commission may determine.

(g) Closed public hearings. A person may not address the commission after the public hearing has been closed unless the public hearing is renotified.

(h) Citizen speakers.

- (1) After an item is called, the applicant will have a total of 15 minutes to address the commission, including rebuttal time, and the opposition will have a total of 15 minutes to address the commission. The applicant may reserve its entire time for rebuttal. Time spent responding to questions of members is not included in these time limits.
- (2) In the case of a commission or city council authorized hearing, there is no rebuttal time. Proponents of the proposed zoning will have a total of 15 minutes to address the commission and opponents will have a total of 15 minutes to address the commission.
- (3) The commission may extend the time for citizen speakers by a majority vote of the members present.

(i) Uncontested cases. The commission secretary may place items that are recommended for approval by city staff on an uncontested agenda. When the planning department representative calls the uncontested agenda, the representative shall state the item number, the applicant, the location, the nature of the item, and the staff recommendation. An item on the uncontested agenda must be considered individually as a regular agenda item if there is anyone present to speak in opposition of staff's recommendation or a member so requests. Any items remaining on the uncontested agenda must be approved as a group without the need for testimony from the applicant.

(j) Action of the commission. Each item must be decided upon its own merits and upon the circumstances of the item, and therefore no action of the commission sets a precedent for another item.

(k) Public records. The decisions and official records of the commission are public records except as provided by the Texas Open Records Act. [Texas Government Code Chapter 552; Dallas Development Code §51A-3.101(d)(2); Dallas City Code §8-6(a)]

- (l) Quorum. At the beginning of each regular or special meeting, the chair shall determine whether a quorum exists. A quorum exists when there are physically present a simple majority of the members officially appointed to the commission, regardless of the total number of members actually provided for the commission, except that a quorum may not be fewer than six members. If a quorum does not exist 30 minutes after the time for which the meeting was called, the chair shall adjourn the meeting and either re-schedule the meeting at its next regular time or call a special meeting, depending on the circumstances. [Dallas City Code §8-4]
- (m) When zoning cases shall be held.
  - (1) Except as provided in this subsection, the commission shall hold a zoning case under advisement for at least two meetings if the applicant requests any of the following changes to a zoning application after staff has finalized the case report:
    - (A) a request for a zoning district classification that neither the applicant, staff, or a member had proposed beforehand.
    - (B) a request for a significant change.
    - (C) a request for any other changes that individually or collectively are believed to alter the fundamental character of the proposal, or that significantly affect the impact of the proposal on adjacent properties or on area transportation facilities.
  - (2) The requirement in Subsection (m)(1)(B) does not apply if the commission determines by a majority vote that the proposed change in the commission's judgement is *de minimus* in nature and does not constitute a significant change.
- (n) When zoning cases shall be renoticed. A zoning case shall be renoticed when changes to the zoning request are of such importance or materiality that they amount to a change in the fundamental character of the zoning request.

#### SECTION 6. CANCELLATION OF SCHEDULED MEETING.

- (a) The chair may, in inclement weather, cancel a meeting if the chair notifies the director by 10:00 a.m. the morning of the meeting.
- (b) Upon receipt of notification of cancellation, the director shall immediately:
  - (1) notify all members, applicants or their representatives, and any other person the director deems necessary to be notified of the cancellation of the meeting; and
  - (2) post a notice of the cancellation with the posted agenda in all entrances to the city council chambers.

## SECTION 7. CONDUCT OF MEMBERS.

- (a) The commission is governed by the rules of procedure and decorum for city commissions in Chapter 8 of the Dallas City Code, as amended. [Dallas City Code Chapter 8]
- (b) While in the meeting room, members shall:
  - (1) not use telephones;
  - (2) refrain from reading materials not pertinent to business of the commission; and
  - (3) refrain from any other activity that could divert their attention or that of other members from the matters before the commission.
- (c) A member temporarily absent from a meeting shall return to the meeting as soon as possible.
- (d) A member prevented from voting on a matter for reasons of a conflict of interest shall:
  - (1) refrain from further participation in the item;
  - (2) refrain from discussing the matter at any time with any other member of the commission or any other body that will consider the item;
  - (3) leave the room during debate and hearing;
  - (4) refrain from voting on the item; and
  - (5) file the appropriate disclosure form with the city secretary through the commission secretary before a vote or decision on the item. [Texas Local Government Code §212.017(d); Texas Local Government Code §171.004; Dallas City Code §8-14; Dallas City Code §12A-3]
- (e) Members desiring to speak shall address the chair. When recognized by the chair, a member shall confine remarks to the question under debate, avoid personalities and indecorous language, and refrain from impugning the motives of other members' argument or vote. [Dallas City Code §§8-13 and 8-22(b)]
- (f) Members shall maintain the confidentiality of any file, record, or other data that pertains to a land purchase, security, personnel, or legal matter. [Dallas City Code §8-14.1(a); Dallas City Code §12A-6(b)]
- (g) The right of a member to address the commission on a question of personal privilege is limited to cases in which the member's integrity, character, or motives are assailed, questioned, or impugned. [Dallas City Code §8-19]

- (h) During meetings, members shall preserve order and decorum and shall neither, by conversation or otherwise, delay nor interrupt the proceedings nor refuse to obey the orders of the chair or the rules of the commission. [Dallas City Code §8-22(a)]
- (i) A member, once recognized by the chair, may not be interrupted while speaking unless called to order by the chair or a point of order is raised by another member. If a member is called to order while speaking, the member shall cease speaking immediately until the question of order is determined. If ruled to be in order, the member may proceed. If ruled to be not in order, the member shall remain silent or shall alter the remarks so as to comply with rules of the commission. [Dallas City Code §8-22(c)]
- (j) All members shall accord the utmost courtesy to each other, to city employees, and to members of the public appearing before the commission and shall refrain at all times from rude and derogatory remarks, reflection as to integrity, abusive comments, and statements as to motives and personalities. [Dallas City Code §8-22(d)]
- (k) Members shall confine their questions and remarks to the issues before the commission. [Dallas City Code §8-22(e)]
- (l) All recommendations, resolutions, reports, and findings of the commission must be submitted through established administrative procedures within the city to the appropriate city department or the city council. In no event may the members of the commission, either individually or as a commission, circumvent the administrative procedure through which such information is to pass. If no action is taken, or the resolution or suggestion is not properly passed to the city council or appropriate city officials, then, upon motion duly made, seconded, and passed by a majority of the members, the chair shall make known the wishes of the commission to the city council or appropriate city official. [Dallas City Code §8-26(a)]
- (m) Unless approved by the city council, members, either individually or as a commission, shall not present commission recommendations, resolutions, reports, or findings to persons or agencies outside the city organization except in the ordinary course of official commission meetings. [Dallas City Code §8-26(b)]
- (n) Under no circumstances shall members interfere in any manner with the employees who work with the commission. Members shall make their wishes known to the director, who shall handle the matter with the employees. [Dallas City Code §8-27]
- (o) If the city attorney has rendered a legal opinion regarding the commission's powers, duties, or responsibilities, the commission shall conform its actions with the legal opinion unless the legal opinion conflicts with a decision by a court of competent jurisdiction. [Dallas City Code §8-28]

SECTION 8. EXECUTIVE SESSIONS. [Texas Government Code Chapter 551; Dallas City Code §8-6]

- (a) The commission may remove itself from an open meeting by moving to go into an executive session. Only matters authorized under the Texas Open Meetings Act may be discussed in executive session.
- (b) All communication in an executive session is privileged information. The privilege can only be waived by a member by formal waiver. Members are cautioned that discussing the privileged communication with the public, the media, or any other person not privy to the executive session may damage or waive the privilege.
- (c) The commission may only hold an executive session when:
  - (1) seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the commission's attorney to his client under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act;
  - (2) deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person;
  - (3) deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person;
  - (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;
  - (5) deliberating the deployment, or specific occasions for implementation, of security personnel or devices; or
  - (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. [Texas Government Code Chapter 551, Subchapter D]
- (d) A motion to go into an executive session must be seconded and requires a majority vote. If the motion passes, the commission shall follow the following procedure:
  - (1) The chair shall announce that the commission is going into an executive session, identifying the section of the Texas Open Meetings Act under which the executive session is held.



- (2) The chair shall announce the date and time.
- (3) Members shall move quickly to the location of the executive session with no discussion among themselves or with members of the public or media.
- (4) The chair shall announce the date and time at the beginning of the executive session.
- (5) The executive session must be tape recorded.
- (6) The chair shall announce the date and time at the end of the executive session.
- (7) After the executive session, members shall return quickly to the meeting room with no discussion among themselves or with members of the public or media.
- (8) The chair shall announce the date and time when the commission resumes the open meeting. [Texas Government Code Chapter 551, Subchapter E; Dallas City Code §8-6(b)]

#### SECTION 9. ATTENDANCE.

- (a) All members shall comply with the attendance rules set forth in Chapter XXIV, Section 17, of the City of Dallas Charter and Chapter 8 of the Dallas City Code, as amended.
- (b) Members may not be excused from attendance at a meeting unless for medical reasons certified to by a physician or unless excused by the commission and the city council. [Dallas City Charter Chapter XXIV, §17; Dallas City Code §8-20(a)]
- (c) A member who certifies visiting one or more, but not all, of the scheduled sites visited by the inspection trip is absent for the purpose of the attendance rules. A member will be counted absent unless the member attends both the inspection trip and the meeting, or the member represents that a personal inspection has been made of each location visited by the inspection trip and attends the meeting. A member can certify inspection trip attendance by submitting a "Personal Inspection of Sites" form to the commission secretary. [Dallas City Code §8-20.1]
- (d) A member may not leave a meeting without acknowledgment by the chair. A member who leaves a meeting after the commission has been duly called to order and is absent for the remainder of the meeting, without first obtaining the consent of the chair, will be charged with an unexcused absence for that meeting. The consent of the chair may be given only in an emergency beyond the control of the member that requires the member to leave the meeting. [Dallas City Code §8-21]
- (e) A member absent from the meeting room because of a conflict of interest is not absent for purposes of the attendance rules.

## SECTION 10. VOTING AND VOTING QUALIFICATIONS.

- (a) Every member present when a question is put shall vote either “yes” or “no,” unless the member is prevented from voting because of a conflict of interest. [Dallas City Code §8-17; Dallas Development Code §51A-3.101(b)]
- (b) A member who is absent from the meeting during a vote and returns to or arrives at the meeting before adjournment shall, upon returning or arriving, vote on every question for the record unless prevented from voting by a conflict of interest. A member recorded present during a meeting who does not vote and who is not prevented from voting by a conflict of interest, will be recorded as having voted in the affirmative, unless the member has obtained the consent of the chair to leave the meeting and is absent for the remainder of the meeting. [Dallas City Code §8-17]
- (c) Whenever a vote is taken on an item, the chair shall call out the votes of each member in favor and each member in opposition, and shall announce the result. Members may not explain their votes during the voting. [Dallas City Code §8-18]
- (d) A member not present on the inspection trip may vote only on the items the member has personally inspected or the items not visited by the inspection trip.
- (e) Once cast and called out, no vote may be changed except through a reconsideration. Votes called out in error must be corrected immediately on the public record. Votes registered improperly in the minutes may be corrected by the procedure set forth in Section 11.

## SECTION 11. MINUTES.

- (a) Within five days after any meeting, the commission secretary shall submit a list of members absent and a draft of the minutes to the city secretary. [Dallas City Code §8-8]
- (b) The draft of the minutes must be distributed to the commission not later than its next regular meeting.
- (c) Corrections to the minutes may be submitted to the commission secretary at any time up until the second regular meeting after the meeting at which the draft was distributed.
  - (1) Unless the corrections address changes in the registration of votes or changes in the wording of a motion, the commission secretary shall incorporate the changes.
  - (2) If corrections address changes in the registration of votes or changes in the wording of a motion, the commission secretary shall prepare the portion of the official record relied on in the preparation of the draft and present it to the commission. The commission shall vote, after hearing the record, whether to accept the correction as submitted, modify the correction, or let the minutes stand.

- (d) The approved minutes must be filed in the office of the city secretary within five days after the meeting at which the minutes were finally approved. [Dallas City Code §8-8]

## SECTION 12. ENFORCEMENT.

- (a) The chair shall have members removed from the meeting for failure to comply with decisions of the chair or continued violations of the rules of the commission. If the chair fails to act, any member may move to require the chair to enforce the rules, and the affirmative vote of a majority of the commission will require the chair to act. [Dallas City Code §8-22(f)]
- (b) The chair shall have a member of the public making personal, impertinent, or slanderous remarks, or who becomes boisterous while attending a commission meeting, removed from the room. The chair shall not permit unauthorized remarks from the audience, stamping of feet, whistles, yells, and similar demonstrations, and shall have offenders removed from the room. The chair shall bar the person removed from attendance for the balance of the meeting. Aggravated cases will be prosecuted on appropriate complaint signed by the chair. If the chair fails to act, any member may move to require enforcement of the rules, and the affirmative vote of the majority of the commission will require the chair to act. [Dallas City Code §8-25(b) and (c)]

## SECTION 13. COMMITTEES.

- (a) Standing committees. The standing committees of the commission are:
  - (1) Arts District Sign Review Committee.
  - (2) Rules Committee.
  - (3) Special Sign District Advisory Committee.
  - (4) Subdivision Review Committee.
  - (5) Thoroughfare Committee.
  - (6) Trinity River Committee.
  - (7) Urban Design Advisory Committee (UDAC).
  - (8) Zoning Ordinance Advisory Committee (ZOAC).
- (b) Ad hoc committees. The chair may create ad hoc committees from time to time to study and make recommendations on specific issues. An ad hoc committee must have at least three persons, one of whom must be a member. An ad hoc committee must be established for a designated time, which may be extended by the chair.

(c) Placing an item on a committee agenda.

- (1) Any member may have an item placed on the committee's agenda if the request is in writing, signed by five members or a majority of the committee, and the request is provided to the commission secretary by 4:00 p.m. the Friday preceding the meeting at which the five members or a majority of the committee wants the item considered.
- (2) Items to be considered by a committee must be scheduled on the committee's agenda in the order received, unless otherwise directed by the commission or city council.

(d) Committee rules.

- (1) All committees shall determine their meeting times. The date, time, and place of each committee meeting must be published in the commission's agenda.
- (2) The attendance rules in Chapter 8 of the Dallas City Code apply to all committees.
- (3) A majority of the appointees constitutes a quorum of any committee.
- (4) Any item may be taken from a committee and considered by the commission upon a majority vote of all members.
- (5) Committees shall undertake the responsibilities as directed by the commission.
- (6) Recommendations made by committees are not binding on the commission.
- (7) Appointees shall promptly disclose any conflict of interest to the committee, shall refrain from further participation in the item, and may not be present during any discussion or voting on the matter.
- (8) Committee agendas must be posted on a bulletin board at a place convenient to the public in the city hall in accordance with the Texas Open Meetings Act. [Texas Government Code Chapter 551]

(e) Committee creation, membership, and appointment.

- (1) Except as provided in this section and by applicable provisions of the Dallas City Code, all committees are created by the commission.
- (2) Appointment.
  - (A) Ad hoc committees. The chair shall appoint appointees to ad hoc committees and the chair and vice chair of ad hoc committees.

(B) Standing committees.

- (i) Except for the arts district sign review committee and the special sign district advisory committee, the chair shall appoint appointees to standing committees and shall appoint the chair and vice chair of standing committees.
- (ii) Appointments to the arts district sign review committee are made by the commission in accordance with Section 51A-7.1204(d).
- (iii) Appointments to the special sign district advisory committee are made by the commission in accordance with Section 51A-7.504(a).
- (iv) If no objection is raised within 30 days after the appointments by any member, the appointments are approved for a two-year period that runs concurrently with the terms of the commission. To raise an objection to any appointments made by the chair, a member must submit a letter identifying the appointment objected to, and the grounds for which such objection is made, to the commission secretary. The commission secretary shall present any objection to the commission for consideration.

(C) Vacancies. Any vacant position on a committee must be filled using the applicable procedure described in Subparagraphs (A) and (B), regardless of when the vacancy arises.

(D) Temporary members. The chair or vice chair of any committee may appoint any member of the commission as a temporary member of such committee for the sole purpose of meeting quorum requirements. The first adjournment puts an end to this appointment.

- (3) Each member, with the exception of the chair, must be appointed to at least one committee unless excused by the chair at the request of the member.

(f) Standing committees.

- (1) Arts District Sign Review Committee. The committee is governed by Section 51A-7.1204 of the Dallas Development Code, as amended. If there is a conflict between this section and Section 51A-7.1204 of the Dallas Development Code, Section 51A-7.1204 controls. [Dallas Development Code §51A-7.1204]
- (2) Rules Committee. The committee shall make recommendations to the commission on proposed amendments to the commission's rules of procedure.

(3) Special Sign District Advisory Committee.

- (A) The committee is governed by Section 51A-7.504 of the Dallas Development Code, as amended. If there is a conflict between this section and Section 51A-7.504 of the Dallas Development Code, Section 51A-7.504 controls. [Dallas Development Code §51A-7.504]
- (B) The committee shall also make recommendations to the commission on amendments to Article VII, “Sign Regulations,” of the Dallas Development Code after carefully considering the impact of proposed amendments; ensuring that amendments meet the spirit and intent of the Dallas Development Code and do not contradict other existing regulations; and receiving input from citizens, interest groups, professional organizations, and any other groups or individuals deemed appropriate.

(4) Subdivision Review Committee.

- (A) The committee shall review and make recommendations to the commission on an applicant’s appeal of the:
  - (i) city staff’s proposed preliminary plat conditions, and
  - (ii) subdivision administrator’s determination regarding satisfaction of preliminary plat conditions.
- (B) The committee shall review and make recommendations to the commission on requests for street name changes.
- (C) The committee shall make recommendations to the commission on amendments to Article VIII, “Plat Regulations,” of the Dallas Development Code after carefully considering the impact of proposed amendments; ensuring that amendments meet the spirit and intent of the Dallas Development Code and do not contradict other existing regulations; and receiving input from citizens, interest groups, professional organizations, and any other groups or individuals deemed appropriate.

(5) Thoroughfare Committee.

- (A) The committee shall review and make recommendations to the commission on proposed amendments to the city's Thoroughfare Plan, or the Central Business District Streets and Vehicular Circulation Plan.
- (B) The committee shall review all traffic management operations, and DART-related transportation issues that would affect or amend the city's Thoroughfare Plan, or the Central Business District Streets and Vehicular Circulation Plan.



- (C) The committee shall make recommendations to the commission on amendments to Article IX, “Thoroughfares,” in the Dallas Development Code after carefully considering the impact of proposed amendments; ensuring that amendments meet the spirit and intent of the Dallas Development Code and do not contradict other existing regulations; and receiving input from citizens, interest groups, professional organizations, and any other groups or individuals deemed appropriate.
- (6) Trinity River Committee.
  - (A) Responsibilities. The committee shall provide recommendations on planning and design of the Trinity River Corridor, including the area in the Trinity River Corridor Comprehensive Land Use Plan.
  - (B) Membership.
    - (i) The committee must be composed of four members and five citizens. The five citizens must include a representative of the cultural or arts community, a representative of residential neighborhoods, a representative of the central business district, an architect or urban planner, and a landscape architect.
    - (ii) The chair and vice-chair of the committee must be members.
- (7) Urban Design Advisory Committee (UDAC).
  - (A) Responsibilities. The committee shall:
    - (i) provide recommendations for improving urban design;
    - (ii) provide recommendations on planning and design of the central business district; and
    - (iii) provide recommendations on land use studies except those addressed by the Trinity River Committee.
  - (B) Membership.
    - (i) The committee must be composed of two members and five citizens. The five citizens must include a representative of the cultural or arts community, a representative of residential neighborhoods, a representative of the central business district, an architect or urban planner, and a landscape architect.
    - (ii) The chair and vice-chair of the committee must be members.

- (C) Terms. An appointee who has served on the committee for four consecutive two-year terms is ineligible to serve on the committee until at least one two-year term has elapsed.
  - (D) Reporting. Any member serving on the committee may inform the commission about the committee's discussions and recommendations during the briefing of an item.
  - (E) The procedures in this paragraph supplement the procedures in Section 13, "Committees" and apply only to UDC. If there is a conflict between this paragraph and Section 13, this paragraph controls.
- (8) Zoning Ordinance Advisory Committee (ZOAC).
- (A) Responsibilities. The committee shall make recommendations to the commission on amendments to Article IV, "Zoning Regulations," Article X, "Landscape and Tree Preservation Regulations," Article XII, "Gas Drilling and Production Regulations," and Article XIII, "Form Districts," of the Dallas Development Code after carefully considering and understanding the impact of proposed amendments; ensuring that amendments meet the spirit and intent of the Dallas Development Code and do not contradict other existing regulations; and receiving input from citizens, interest groups, professional organizations, and any other groups or individuals deemed appropriate.
  - (B) Membership.
    - (i) The committee must be composed of two or three members and five citizens.
    - (ii) The chair and vice-chair of the committee must be members.
  - (C) Terms. An appointee who has served on the committee for four consecutive two-year terms is ineligible to serve on the committee until at least one two-year term has elapsed.
  - (D) Reporting. Any member serving on the committee may inform the commission about the committee's discussions and recommendations during the briefing of an item.
  - (E) Expedited processing of items.
    - (i) City staff shall submit items to the committee within 90 days after submission of a complete application or authorization by the commission or city council.

- (ii) The committee shall forward its recommendation to the commission within 90 days after submission of the item to the committee. The 90 day deadline may be extended by majority vote of the commission.
- (F) The procedures in this paragraph supplement the procedures in Section 13, “Committees” and apply only to the committee. If there is a conflict between this paragraph and Section 13, this paragraph controls.

SECTION 14. LIAISON TO LANDMARK COMMISSION.

- (a) The chair shall appoint a liaison to the Landmark Commission.
- (b) Any objections to appointments under this section must be made in accordance with the procedures for making objections outlined in Section 13(e)(2)(B) above.

SECTION 15. AMENDMENTS AND SUSPENSIONS. Any provision of these rules not governed by the City of Dallas Charter, Dallas City Code, Dallas Development Code, or state law may be temporarily suspended by a two-thirds vote of the members present.

SECTION 16. OTHER RULES OF PROCEDURE. The commission shall follow “Roberts Rules of Order Newly Revised” unless otherwise provided in the Dallas City Code, as amended. [Dallas City Code §8–5]

(Revised XX-XX-16)