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POSTED CITY SECRETARY
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City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

City Plan Commission

May 18, 2023

Briefing - 9:00 AM

Public Hearing - 12:30 PM

CITY PLAN COMMISSION
THURSDAY, MAY 18, 2023
AGENDA

BRIEFINGS: **Videoconference/5ES*** **9:00 a.m.**

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

PUBLIC HEARINGS: **Videoconference/Council Chambers*** **12:30 p.m.**

Public hearings will not be heard before 12:30 p.m.

PURPOSE: To consider the attached agendas.

*** All meeting rooms and chambers are located in Dallas City Hall, 1500 Marilla, Dallas, Texas**

The City Plan Commission meeting will be held by videoconference and in the Council Chambers, 6th Floor at City Hall. Individuals who wish to listen to the meeting, may participate by video by joining Cisco Webex Link: https://bit.ly/CPC-051823 or by calling the following phone number: ***Webinar number: 2493 518 8670*** (Webinar password: dallas (325527 from phones)) and by ***phone:*** +1-469-210-7159 United States Toll (Dallas) or +1-408-418-9388 United States Toll (*Access code: 2493 518 8670*) ***Password (if required)*** 325527.

Individuals and interested parties wishing to speak must register with the Planning and Urban Design Department by registering online at https://dallascityhall.com/government/meetings/Pages/city-plan-commission.aspx or call (214) 670-4209, by 3:00 p.m., Wednesday, May 17, 2023, eighteen (18) hours prior to the meeting date and time.

Las personas y las partes interesadas que deseen hablar deben registrarse en el Departamento de Planificación y Diseño Urbano registrándose en línea en https://dallascityhall.com/government/meetings/Pages/city-plan-commission.aspx o llamando al (214) 670-4209, antes de las 3:00 p.m. del miércoles 17 de mayo de 2023, dieciocho (18) horas antes de la fecha y hora de la reunión.

The public is encouraged to attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person following all current pandemic-related public health protocols. The City of Dallas will make "Reasonable Accommodations/Modifications" to programs and/or other related activities to ensure any and all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation(interpreter) to fully participate in the meeting should notify the Planning and Urban Design Department by emailing yolanda.hernandez@dallas.gov, calling (214) 670-4209 or TTY (800) 735-2989, at least seventy-two (72) hours (3 days) prior to the scheduled meeting. A video stream of the meeting will be available twenty-four (24) hours after adjournment by visiting https://dallastx.new.swagit.com/views/113.

Se anima al público a asistir a la reunión virtualmente; sin embargo, la audiencia está disponible para aquellos que deseen asistir en persona siguiendo todos los protocolos actuales de salud pública relacionados con la pandemia. La ciudad de Dallas llevará a cabo "Adecuaciones/Modificaciones Razonables" a los programas y/u otras actividades relacionadas para asegurar que todos y cada uno de los residentes tengan acceso a los servicios y recursos para asegurar una reunión equitativa e inclusiva. Cualquier persona que requiera asistencia adicional, servicio, y/o traducción (intérprete) para poder participar de forma íntegra en la reunión debe notificar a Departamento de Planificación y Diseño Urbano enviando un correo electrónico a yolanda.hernandez@dallas.gov, llamando al (214) 670-4209 o TTY (800) 735-2989, por lo menos setenta y dos (72) horas (3 días) antes de la reunión programada. Una transmisión en video de la reunión estará disponible dos días hábiles luego de la finalización de la reunión en https://dallastx.new.swagit.com/views/113.

AGENDA
CITY PLAN COMMISSION MEETING
THURSDAY, MAY 18, 2023
ORDER OF BUSINESS

The City Plan Commission meeting will be held by videoconference and in the Council Chambers, 6th Floor at City Hall. Individuals who wish to speak in accordance with the City Plan Commission Rules of Procedure must sign up with the Department of Planning and Urban Design's Office.

The public is encouraged to attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person following all current pandemic-related public health protocols.

The following videoconference link is available to the public to listen to the meeting and Public Affairs and Outreach will also stream the City Plan Commission meeting on Spectrum Cable Channel 16 and bit.ly/cityofdallastv:

https://dallascityhall.webex.com/dallascityhall/j.php?MTID=maf7723c81b2c55b64715f2af81480c6b

Public hearings will not be heard before 12:30 p.m.

APPROVAL OF MINUTES

ACTION ITEMS:

ZONING CASES – CONSENT	Items 1-8
ZONING CASES – UNDER ADVISEMENT	Items 9-14
ZONING CASES – INDIVIDUAL	Items 15-18

CERTIFICATES OF APPROPRIATNESS FOR SIGNS:

UNDER ADVISEMENT - CASES	Item 19

OTHER MATTERS:

ITEM FOR RECONSIDERATION	Item 20

CONSIDERATION OF APPOINTMENTS TO CPC COMMITTEES

ADJOURMENT

Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistol oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propriedad."

CALL TO ORDER

PUBLIC TESTIMONY:

APPROVAL OF MINUTES:

Approval of Minutes of the May 4, 2023 City Plan Commission Hearing.

ACTIONS ITEMS:

Zoning Cases - Consent:

1. 23-1351 An application for an amendment to and renewal of Specific Use Permit No. 1850 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property within Subarea 4 of Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay District, on the southeast corner of Elam Road and South Buckner Boulevard.
Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.
Applicant: Elam Crossing LP
Representative: Andrew Ruegg, Masterplan
Planner: Andreea Udrea
Council District: 5
Z212-351(AU)

Attachments: Z212-351(AU)_Case Report
Z212-351(AU)_Site Plan

2. 23-1352 An application for the renewal of Specific Use Permit No. 2316 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property within an RR Regional Retail District with a D-1 Liquor Control Overlay, at the northeast line of East Ledbettter Drive, east of South R.L. Thornton Freeway.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to conditions.
Applicant: RF & Sons Properties LLC
Representative: Santos Martinez
Planner: Andreea Udrea
Council District: 4
Z223-118(AU)

Attachments: Z223-118(AU)_Case Report
Z223-118(AU)_Site Plan

3. 23-1353 An application for an amendment to Subdistrict No. 1 within Planned Development District No. 842 with an MD-1 Modified Delta Overlay, on the west side of Greenville Avenue, north of Alta Avenue.
Staff Recommendation: **Approval**, subject to revised conditions.
Applicant: Medicapital, Inc.
Representative: Rob Baldwin
Planner: Jennifer Muñoz
Council District: 14
Z223-123(JM)

Attachments: Z223-123(JM)_Case Report

4. 23-1354 An application for a Specific Use Permit to operate a late hours establishment on property zoned Subdistrict No. 1 within Planned Development District No. 842 with an MD-1 Modified Delta Overlay, on the west side of Greenville Avenue, north of Alta Avenue.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant: Medicapital, Inc.
Representative: Rob Baldwin
Planner: Jennifer Muñoz
Council District: 14
Z223-124(JM)

Attachments: Z223-124(JM)_Case Report
Z223-124(JM)_Site Plan

5. 23-1355 An application for the renewal of Specific Use Permit No. 2377 for comercial motor vehicle parking on property zoned an IR Industrial Research District, on the southwest corner of Dairy Milk Lane and Zodiac Lane.
Staff Recommendation: **Approval** for a three-year period, subject to a revised site plan, a revised landscape plan, and conditions.
Applicant: CKS Packaging, Inc.
Representative: Rob Baldwin, Baldwin Associates
Planner: Jennifer Muñoz
Council District: 6
Z223-128(JM)

Attachments: Z223-128(JM)_Case Report
Z223-128(JM)_Revised Site Plan
Z223-128(JM)_Revised Landscape Plan

6. 23-1356 An application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service use on property zoned ~~Subdistrict No. 2 within~~ Planned Development District No. 842, with an MD-1 Modified Delta Overlay, on the southeast corner of Greenville Avenue and Oram Street.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant: Rye Dallas, LLC
Representative: Rob Baldwin, Baldwin Associates
Planner: Jennifer Muñoz
Council District: 14
Z223-129(JM)

Attachments: Z223-129(JM)_Case Report
Z223-129(JM)_Site Plan

7. 23-1357 An application for the renewal of Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive-through service use on property zoned Planned Development District No. 842 for CR Community Retail District uses with an MD-1 Modified Delta Overlay, at the north line of Alta Avenue, west of Greenville Avenue.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant: Lowgreen PSLTD
Representative: Rob Baldwin, Baldwin Associates
Planner: Andreea Udrea
Council District: 14
Z223-135(AU)

Attachments: Z223-135(AU)_Case Report
Z223-135(AU)_Site Plan

8. 23-1358 An application for a Specific Use Permit for a mini-warehouse on property zoned a CR Community Retail District, on the east corner of Lawson Road and Lasater Road.
Staff Recommendation: **Approval** for a five-year period, subject to a site plan and conditions.
Applicant/Representative: Robert Bloom
Planner: Michael Pepe
Council District: 8
Z223-139(MP)

Attachments: Z223-139(MP)_Case Report
Z223-139(MP)_Site Plan

Zoning Cases - Under Advisement:

9. 23-1359 An application for a Specific Use Permit for a public school other than an open-enrollment charter school on property zoned an R-7.5(A) Single Family District at the southwest corner of Drury Drive and South Polk Street.
Staff Recommendation: **Approval** for a permanent time period, subject to a site plan, a traffic management plan, and conditions.
Applicant: Dallas Independent School District
Representative: Karl A. Crawley, Masterplan
UA From: February 16, 2023 and April 20, 2023.
Planner: Jennifer Muñoz
Council District: 3
Z212-275(JM)

Attachments: Z212-275(JM)_Case Report
Z212-275(JM)_Site Plan
Z212-275(JM)_Traffic Management Plan

10. 23-1360 An application for an FWMU-5 Walkable Urban Mixed Use Form Subdistrict on property zoned an R-5(A) Single Family Subdistrict and an NC(E) Neighborhood Commercial Enhanced Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southwest line of 2nd Street, between Garden Lane and Vannerson Drive.
Staff Recommendation: **Approval.**
Applicant: Watermark South LLC
Representative: Karl Crawley, Masterplan Texas
UA From: March 23, 2023 and April 20, 2023.
Planner: Jennifer Muñoz
Council District: 7
Z212-299(JM)

Attachments: Z212-299(JM)_Case Report

11. 23-1362 An application for a new subarea on property zoned Subarea 4 within Planned Development District No. 316, the Jefferson Area Special Purpose District, on the northwest corner of Sunset Avenue and South Bishop Avenue.
Staff Recommendation: **Approval**, subject to conditions.
Applicant: JDAL Properties, Inc.
Representative: Rob Baldwin, Baldwin Associates
UA From: April 20, 2023.
Planner: Jennifer Muñoz
Council District: 1
Z212-321(JM)

Attachments: Z212-321(JM)_Case Report

12. 23-1363 An application for a new tract on property zoned Tract IV within Planned Development District No. 429, on the south side of Forest Lane, east of Webb Chapel Road.
Staff Recommendation: **Approval**, subject to a revised conceptual plan, a development plan, a landscape plan, and conditions.
Applicant: Upper Image Services, LLC.
Representative: Michael Scarbrough and Anna Rempala, 3KI Consulting Services
UA From: April 20, 2023.
Planner: Jennifer Muñoz
Council District: 13
Z212-339(JM)

Attachments: Z212-339(JM)_Case Report
Z212-339(JM)_Revised Conceptual_Plan
Z212-339(JM)_Tract V Development_Plan
Z212-339(JM)_Tract V Landscape_Plan

13. 23-1365 An application for a TH-3(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District, on the southwest line of South Fitzhugh Avenue and the northeast line of Caldwell Avenue, north of South Haskell Avenue.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant: Mustafa Jawadwala, Murai Homes LLC.
Representative: Elias Rodriguez, Construction Concepts Inc.
UA From: April 20, 2023.
Planner: Ryan Mulkey
Council District: 2
Z212-347(RM)

Attachments: Z212-347(RM)_Case Report

14. 23-1367 An application for an MF-2(A) Multifamily District with deed restrictions volunteered by the applicant on property zoned an NO(A) Neighborhood Office District and a P(A) Parking District, on the south line of Glenfield Avenue, west of South Hampton Road.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant: Michelle Avila [Sole Owner]
Planner: Ryan Mulkey
UA From: March 23, 2023 and April 20, 2023.
Council District: 3
Z223-117(RM)

Attachments: Z223-117(RM)_Case Report

Zoning Cases - Individual:

15. 23-1368 An application for an amendment to and the renewal of Specific Use Permit No. 1530 for an Industrial (outside) use limited to a concrete plant on property zoned Subdistrict 1, Tract 2 within Planned Development District No. 498, the Harry Hines Corridor Special Purpose District, on the southwest corner of Joe Field Road and Denton Drive.
Staff Recommendation: **Approval**, subject to a revised site plan and conditions.
Applicant: Redi-Mix LLC
Representative: Jonathan Vinson, Jackson Walker LLP
Planner: Jenniffer Allgaier
Council District: 6
Z212-196(JA)

Attachments: Z212-196(JA)_Case Report
Z212-196(JA)_Site Plan_Existing
Z212-196(JA)_Site Plan_Proposed

16. 23-1369 An application for an MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District, on the east side of South Polk Street, between Cascade Avenue and Elmhurst Place.
Staff Recommendation: **Denial**.
Applicant/Representative: L. Charles Mitchell
Planner: Jennifer Muñoz
Council District: 1
Z212-348(JM)

Attachments: Z212-348(JM)_Case Report

17. 23-1370 An application for a D(A) Duplex Subdistrict on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the nothwest line of Garden Lane, southwest of 2nd Avenue.
Staff Recommendation: **Denial**.
Applicant: Mustafa Jawadwala, Murai Homes LLC
Planner: Ryan Mulkey
Council District: 7
Z223-111(RM)

Attachments: Z223-111(RM)_Case Report

18. 23-1371 An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned an CS Commercial Service District with an H/33 Fair Park Historic District Overlay, on the west line of Pennsylvania Avenue, north of Gaisford Street.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional two ten-year periods, subject to a site/elevation plan and conditions.
Applicant: State Fair of Texas, Inc.
Representative: Doug Henderson
Planner: Andreea Udrea
Council District: 7
Z223-134(AU)

Attachments: Z223-134(AU)_Case Report
Z223-134(AU)_Site Plan

Certificate of Appropriateness for Signs:

Cases - Under Advisement:

19. 23-1391 An application for a Certificate of Appropriateness by Josephine Gonzales of Chandler Signs, Inc., for a 103.5-square-foot illuminated detached sign at 2551 Elm Street (North Good Latimer Expressway frontage).
Staff Recommendation: **Approval.**
Applicant: Josephine Gonzales of Chandler Signs, Inc.
Owner: Epic Dallas Office, GP, Inc.
UA From: April 20, 2023.
Planner: Jason Pool
Council District: 2
2302150016

Attachments: 2302150016_Case Report

OTHER MATTERS:

Items for Reconsideration:

20. 23-1392 **Z223-207(AU)**

1. Reconsideration of action taken on May 4, 2023, in which was to recommend approval of a Specific Use Permit for a private school for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to a site plan, a traffic management plan, and conditions, as briefed; on property within an R-7.5(A) Single Family District, on the south corner of Easton Road and East Lake Highlands Drive

If #1 is approved, then consideration of #2.

2. Consideration of an application for a Specific Use Permit for a private school on property within an R-7.5(A) Single Family District, on the south corner of Easton Road and East Lake Highlands Drive.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to a site plan, a traffic management plan, and conditions.
Applicant: Highlands Christian School
Representative: Jennifer Hiromoto, Buzz Urban Planning
Planner: Andreea Udrea
Council District: 9
Z223-207(AU)

Attachments: Z223-207(AU)_Case Report
Z223-207(AU)_Site Plan
Z223-207(AU)_Traffic Management Plan

Consideration of Appointments to CPC Committees:

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, May 23, 2023

COMPREHENSIVE LAND USE PLAN COMMITTEE (CLUP) MEETING – Tuesday, May 23th, 2023, at 8:30 a.m., at City Hall 6ES and by videoconference http://bit.ly/CLUP052323, to facilitate a working session with CLUP members on the future placetype map.

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

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 City Council 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 §551.087]

7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code §551.089]

Agenda Information Sheet

File #: 23-1351 **Item #:** 1.

AGENDA DATE: May 18, 2023

COUNCIL DISTRICT(S): 5

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for an amendment to and renewal of Specific Use Permit No. 1850 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property within Subarea 4 of Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay District, on the southeast corner of Elam Road and South Buckner Boulevard.
Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.
Applicant: Elam Crossing LP
Representative: Andrew Ruegg, Masterplan
Planner: Andreea Udrea
Council District: 5
Z212-351(AU)

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CITY PLAN COMMISSION **THURSDAY, MAY 18, 2023**

Planner: Andreea Udrea, PhD, AICP

FILE NUMBER: Z212-351(AU) **DATE FILED:** September 22, 2022

LOCATION: Southeast corner of Elam Road and South Buckner Boulevard

COUNCIL DISTRICT: 5

SIZE OF REQUEST: Approx. 0.61 Acres **CENSUS TRACT:** 48113011701

OWNER/APPLICANT: Elam Crossing LP

REPRESENTATIVE: Andrew Ruegg, Masterplan

REQUEST: An application for an amendment to and renewal of Specific Use Permit No. 1850 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property within Subarea 4 of Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay District.

SUMMARY: The purpose of the request is to allow the continued sale of alcoholic beverage within a convenience store associated with a gas station [7 Eleven].

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

PD No. 366:
https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=366

BACKGROUND INFORMATION:

- The area of request is currently located within Subarea 4 of Planned Development District No. 366, with a D-1 Liquor Control Overlay District. Subarea 4 defaults to all uses permitted within the IM Industrial Manufacturing District. In a "D-1" liquor control overlay district, a person shall not sell or serve alcoholic beverages, or setups for alcoholic beverages, for consumption on or off the premises, unless the sale or service is part of the operation of a use for which a specific use permit has been granted by the city council.

- The area of request also holds Specific Use Permit No. 1850. SUP No. 1850 was approved by City Council on May 25, 2011 for a two-year period with eligibility for automatic renewals for additional five-year periods.

- On May 22, 2013, SUP No. 1850 was renewed and amended for a two-year period with eligibility for automatic renewals for additional five-year periods.

- On May 24, 2015, SUP No. 1850 was automatically renewed for additional five years.

- On February 24, 2021, SUP No. 1850 was renewed and amended for a two-year period, expiration date being February 24, 2023. The application for renewal was submitted in September 2022, thus the SUP is eligible for renewal.

- The property is currently developed with a 5,600 square-foot-building with five suites, one being used as convenience store with a gas station. The general merchandise suite is 3,000 square feet in area. The most recent certificate of occupancy for the convenience store was issued on June 8, 2020.

Zoning History:

There have been three zoning change requests in the area within the last five years.

1. Z201-218: On October 13, 2021, City Council approved Specific Use Permit No. 2427 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period, on property zoned as Planned Development District No. 366(Buckner Boulevard Special Purpose District) with a D-1 Liquor Control Overlay, on the north line of Elam Road and east line of Buckner Boulevard.

2. Z190-366: On February 24, 2021, City Council approved the renewal of Specific Use Permit No. 1850 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period, on property zoned as Planned Development District No. 366(Buckner Boulevard Special Purpose District) with a D-1 Liquor Control Overlay, on the south line of Elam Road and east line of Buckner Boulevard. [*area of request*]

3. Z190-271: On August 3, 2020, the automatic renewal of Specific Use Permit No. 1730 for a private-club bar use was approved for an additional three-year time period, on property zoned as Planned Development District No. 366(Buckner Boulevard Special Purpose District) with a D-1 Liquor Control Overlay, east line of Buckner Boulevard.

Thoroughfares/Streets

Thoroughfare/Street	Type	Existing/ Proposed ROW
South Buckner Boulevard	Principal Arterial	107 ft.
Elam Rd	Principal Arterial	100 ft.

Transportation

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

Land Use

	Zoning*	Land Use
Site	PDD No. 366 (Subarea 4)	General merchandise/Convenience store
North	PDD No. 366 (Subarea 2A)	Auto-Related Use (Tire Shop)
South	PDD No. 366 (Subarea 4)	Office; Private Club
East	CR	Office
West	PDD No. 366 (Subarea 4)	DART Station
*All surrounding zoning has D-1 Liquor Control Overlay		

STAFF ANALYSIS

Land Use Compatibility

The site is surrounded by a mix of nonresidential uses of various intensity. The sale of alcoholic beverages on the property requires a specific use permit in the D-1 Dry Liquor Control Overlay and staff does not foresee any negative impact for selling alcoholic beverages in conjunction with an already established convenience store.

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

surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

The general merchandise use is also regulated by Chapter 12B of the Dallas City Code, Convenience Stores. This chapter applies to all convenience stores, which is defined as any business that is primarily engaged in the retail sale of convenience goods, or both convenience goods and gasoline, and has less than 10,000 square feet of retail floor space; the term does not include any business that has no retail floor space accessible to the public. The purpose of Chapter 12B is to protect the health, safety, and welfare of the citizens of the city of Dallas by reducing the occurrence of crime, preventing the escalation of crime, and increasing the successful prosecution of crime that occurs in convenience stores in the city. This chapter establishes a registration program for convenience stores and provides requirements relating to:

- surveillance camera systems,
- video recording and storage systems,
- alarm systems,
- drop safes,
- security signs,
- height markers,
- store visibility,
- safety training programs, and
- trespass affidavits.

A separate certificate of registration to comply with Chapter 12B is required for each physically separate convenience store. A certificate of registration for a convenience store expires one year after the date of issuance and must be renewed annually. The Dallas Police Department has determined that the request site meets the standards in Chapter 12B.

The applicant's request subject to the attached conditions is consistent with the intent of the Dallas Development Code.

Landscaping
There are no changes to the site. So, no additional landscaping is required.

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. There are no changes to the site and the parking is being provided the same as when the SUP was initially approved. 28 parking spaces are indicated on the SUP Site Plan.

Market Value Analysis
Market Value Analysis (MVA), is a tool to aid residents and policymakers in understanding the elements of their local residential real estate markets. It is an objective, data-driven

tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is not within an identifiable MVA cluster. Surrounding properties to the northeast and northwest are within “H” category and surrounding properties to the southeast are within “I” category.

Crime Statistics

Based on Dallas Police Department's crime statistics between February 2021 and March 2023, 27 offenses, 7 arrest, and 167 calls were generated from the subject property.

Offense Data

Signal	Off Incident	Premise	Date
6XE - DISTURBANCE EMERGENCY	THEFT OF PROP <$100 - SHOPLIFTING - (NOT BY EMPLOYEE)	Single Family Residence - Occupied	11/1/2021
40 - OTHER	UNLAWFUL CARRYING WEAPON	Parking (Business)	4/8/2021
6X - MAJOR DIST (VIOLENCE)	CRIM MISCHIEF > OR EQUAL $100 < $750	Convenience Store	5/17/2021
6XE - DISTURBANCE EMERGENCY	POSSESSION OF DRUG PARAPHERNALIA	Gas or Service Station	10/19/2021
41/09 - THEFT - IN PROGRESS	THEFT FROM PERSON	Airport - All Others	7/9/2021
7X - MAJOR ACCIDENT	UNLAWFUL CARRYING WEAPON	Highway, Street, Alley ETC	1/8/2022
09V - UUMV	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	Gas or Service Station	10/17/2021
11B/01 - BURG OF BUS	BURGLARY OF BUILDING - FORCED ENTRY	Commercial Property Occupied/Vacant	9/11/2022
7X - MAJOR ACCIDENT	POSS MARIJUANA <2OZ	Highway, Street, Alley ETC	1/8/2022
58 - ROUTINE INVESTIGATION	POSS MARIJUANA <2OZ	Gas or Service Station	6/3/2021
40/01 - OTHER	CREDIT CARD OR DEBIT CARD ABUSE	Retail Store	3/27/2022
40/01 - OTHER	POSS CONT SUB PEN GRP 1 > OR EQUAL 1G<4G	Highway, Street, Alley ETC	8/5/2022
20 - ROBBERY	ROBBERY OF BUSINESS	Convenience Store	12/28/2021
16A - INJURED PERSON W/AMB	ASSAULT -BODILY INJURY ONLY	Parking (Business)	6/6/2022
11V - BURG MOTOR VEH	BMV	Gas or Service Station	6/16/2022
6X - MAJOR DIST (VIOLENCE)	ASSAULT -OFFENSIVE CONTACT	Gas or Service Station	4/14/2022
DASF-DIST ACTIVE SHOOTER FOOT	DISCHARGE FIREARM IN CERTAIN MUNICIPALITIES	Gas or Service Station	6/11/2021
6X - MAJOR DIST (VIOLENCE)	ASSAULT -VERBAL THREAT	Gas or Service Station	6/21/2022
58 - ROUTINE INVESTIGATION	UNLAWFUL CARRYING WEAPON	Gas or Service Station	6/3/2021
09V-01 UUMV JUST OCRD	UNAUTHORIZED USE OF MOTOR VEH - TRUCK OR BUS	Parking (Business)	7/14/2022

6XEA - DISTURBANCE EMERG AMB	ASSAULT -BODILY INJURY ONLY	Gas or Service Station	9/24/2022
41/20 - ROBBERY - IN PROGRESS	ROBBERY OF INDIVIDUAL (AGG)	Outdoor Area Public/Private	7/3/2021
PSE/11V - BURG MOTOR VEH	BMV	Gas or Service Station	9/2/2022
6X - MAJOR DIST (VIOLENCE)	ASSAULT -OFFENSIVE CONTACT	Gas or Service Station	7/6/2022
6XE - DISTURBANCE EMERGENCY	TERRORISTIC THREAT FEAR IMMINENT SBI	Convenience Store	11/25/2022
09V-01 UUMV JUST OCRD	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	Parking (Business)	11/22/2022

Arrests Data

Address	Arrest Date	Crime	Charge Desc
440 S BUCKNER BLVD	4/8/2021	WEAPON LAW VIOLATIONS	UNLAWFUL CARRYING WEAPON
440 S BUCKNER BLVD	6/3/2021	DRUG/ NARCOTIC VIOLATIONS	POSS CONT SUB PEN GRP 1 > OR EQUAL 1G<4G
440 S BUCKNER BLVD	6/3/2021	WEAPON LAW VIOLATIONS	UNLAWFUL CARRYING WEAPON
440 S BUCKNER BLVD	6/3/2021	DRUG/ NARCOTIC VIOLATIONS	POSS MARIJUANA <2OZ
440 S BUCKNER BLVD	10/19/2021	DRUG EQUIPMENT VIOLATIONS	POSSESSION OF DRUG PARAPHERNALIA
5440 S BUCKNER BLVD	1/8/2022	WEAPON LAW VIOLATIONS	UNLAWFUL CARRYING WEAPON
440 S BUCKNER BLVD	10/12/2022	DRUG/ NARCOTIC VIOLATIONS	MAN DEL CONT SUB PEN GRP 1 > OR EQUAL 4G<200G

Calls Data

Response_Date	Problem	Priority_Description	Location_Name	Address
2/7/2021	40 - Other	3 - General Service	7 ELEVEN	440 S Buckner Blvd
2/20/2021	6XE - Disturbance Emergency	1 - Emergency	SEVEN ELEVEN	440 S Buckner Blvd
2/26/2021	40 - Other	3 - General Service	11-Jul	440 S Buckner Blvd
2/28/2021	40 - Other	3 - General Service	11-Jul	440 S Buckner Blvd
3/1/2021	6X - Major Dist (Violence)	2 - Urgent	11-Jul	440 S Buckner Blvd
3/3/2021	6X - Major Dist (Violence)	2 - Urgent	11-Jul	440 S Buckner Blvd

3/11/2021	6X - Major Dist (Violence)	2 - Urgent	7-ELEVEN	440 S Buckner Blvd
3/15/2021	6X - Major Dist (Violence)	2 - Urgent	7-ELEVEN;	440 S Buckner Blvd
3/17/2021	40 - Other	3 - General Service	11-Jul	440 S Buckner Blvd
3/18/2021	PH - Panhandler	4 - Non Critical	7-ELEVEN;	440 S Buckner Blvd
3/18/2021	6X - Major Dist (Violence)	2 - Urgent	7-ELEVEN;	440 S Buckner Blvd
3/23/2021	40 - Other	3 - General Service	11-Jul	440 S Buckner Blvd
3/27/2021	6X - Major Dist (Violence)	2 - Urgent	11-Jul	440 S Buckner Blvd
3/29/2021	PH - Panhandler	4 - Non Critical	7-ELEVEN;	440 S Buckner Blvd
4/8/2021	40 - Other	3 - General Service	11-Jul	440 S Buckner Blvd
4/19/2021	32 - Suspicious Person	2 - Urgent	11-Jul	440 S Buckner Blvd
4/27/2021	40/01 - Other	2 - Urgent	11-Jul	440 S Buckner Blvd
4/30/2021	6X - Major Dist (Violence)	2 - Urgent		440 S Buckner Blvd
5/17/2021	6X - Major Dist (Violence)	2 - Urgent	11-Jul	440 S Buckner Blvd
5/18/2021	40/01 - Other	2 - Urgent	7-ELEVEN	440 S Buckner Blvd
5/23/2021	6X - Major Dist (Violence)	2 - Urgent		440 S Buckner Blvd
5/27/2021	40/01 - Other	2 - Urgent	7 ELEVEN	440 S Buckner Blvd
5/31/2021	6X - Major Dist (Violence)	2 - Urgent	7-ELEVEN;	440 S Buckner Blvd
6/2/2021	6X - Major Dist (Violence)	2 - Urgent	7 ELEVEN	440 S Buckner Blvd
6/8/2021	04 - 911 Hang Up	2 - Urgent	7-ELEVEN;	440 S Buckner Blvd
6/11/2021	DASF-Dist Active Shooter Foot	1 - Emergency	7ELEVEN	440 S Buckner Blvd
6/13/2021	40/01 - Other	2 - Urgent	11-Jul	440 S Buckner Blvd
6/13/2021	40/01 - Other	2 - Urgent	11-Jul	440 S Buckner Blvd
6/23/2021	6X - Major Dist (Violence)	2 - Urgent	7-eleven	440 S Buckner Blvd
6/25/2021	40/01 - Other	2 - Urgent	7 ELEVEN	440 S Buckner Blvd
6/25/2021	40/01 - Other	2 - Urgent	11-Jul	440 S Buckner Blvd
6/26/2021	24 - Abandoned Property	4 - Non Critical	11-Jul	440 S Buckner Blvd

6/26/2021	OADS - Open Air Drug Sales	3 - General Service		440 S Buckner Blvd
6/28/2021	40 - Other	3 - General Service	11-Jul	440 S Buckner Blvd
7/11/2021	6X - Major Dist (Violence)	2 - Urgent	7-ELEVEN;	440 S Buckner Blvd
7/12/2021	6X - Major Dist (Violence)	2 - Urgent		440 S Buckner Blvd
7/16/2021	6X - Major Dist (Violence)	2 - Urgent	7 ELEVEN	440 S Buckner Blvd
7/22/2021	40/01 - Other	2 - Urgent	SEVEN ELEVEN	440 S Buckner Blvd
7/22/2021	6X - Major Dist (Violence)	2 - Urgent	11-Jul	440 S Buckner Blvd
7/23/2021	6X - Major Dist (Violence)	2 - Urgent	11-Jul	440 S Buckner Blvd
7/24/2021	40/01 - Other	2 - Urgent	11-Jul	440 S Buckner Blvd
7/24/2021	38 - Meet Complainant	4 - Non Critical		440 S Buckner Blvd
8/1/2021	38 - Meet Complainant	4 - Non Critical	11-Jul	440 S Buckner Blvd
8/2/2021	40 - Other	3 - General Service	7-ELEVEN;	440 S Buckner Blvd
8/3/2021	40/01 - Other	2 - Urgent	7-ELEVEN;	440 S Buckner Blvd
8/8/2021	40/01 - Other	2 - Urgent		440 S Buckner Blvd
8/9/2021	6X - Major Dist (Violence)	2 - Urgent		440 S Buckner Blvd
8/13/2021	32 - Suspicious Person	2 - Urgent	7 eleven	440 S Buckner Blvd
8/16/2021	40 - Other	3 - General Service	7-ELEVEN;	440 S Buckner Blvd
8/19/2021	6X - Major Dist (Violence)	2 - Urgent	TAQUERIA	440 S Buckner Blvd
8/21/2021	20R - Robbery (report)+1hr	4 - Non Critical	7-ELEVEN;	440 S Buckner Blvd
8/30/2021	36/01 - Aband Child Critical	2 - Urgent		440 S Buckner Blvd
8/31/2021	6X - Major Dist (Violence)	2 - Urgent	7-ELEVEN;	440 S Buckner Blvd
9/13/2021	46 - CIT	2 - Urgent		440 S Buckner Blvd
9/21/2021	6X - Major Dist (Violence)	2 - Urgent		440 S Buckner Blvd
9/25/2021	6X - Major Dist (Violence)	2 - Urgent	11-Jul	440 S Buckner Blvd

9/26/2021	6X - Major Dist (Violence)	2 - Urgent	7-ELEVEN;	440 S Buckner Blvd
9/27/2021	6X - Major Dist (Violence)	2 - Urgent	11-Jul	440 S Buckner Blvd
10/7/2021	40 - Other	3 - General Service		440 S Buckner Blvd
10/16/2021	6X - Major Dist (Violence)	2 - Urgent	11-Jul	440 S Buckner Blvd
10/17/2021	09V - UUMV	4 - Non Critical		440 S Buckner Blvd
10/17/2021	15 - Assist Officer	1 - Emergency	NULL	440 S BUCKNER BLVD
10/19/2021	6XE - Disturbance Emergency	1 - Emergency	7 ELEVEN	440 S BUCKNER BLVD
10/24/2021	40 - Other	3 - General Service	7 ELEVEN	440 S Buckner Blvd
11/7/2021	**PD Requested by Fire	2 - Urgent		440 S Buckner Blvd
11/11/2021	46 - CIT	2 - Urgent	11-Jul	440 S Buckner Blvd
11/14/2021	6X - Major Dist (Violence)	2 - Urgent	7 ELEVEN	440 S Buckner Blvd
11/14/2021	6X - Major Dist (Violence)	2 - Urgent	7 ELEVEN	440 S Buckner Blvd
11/23/2021	46 - CIT	2 - Urgent		440 S Buckner Blvd
12/1/2021	11B - Burg of Bus	3 - General Service	chipinque furniture	1440 S Buckner Blvd
12/1/2021	PH - Panhandler	4 - Non Critical		440 S Buckner Blvd
12/3/2021	6X - Major Dist (Violence)	2 - Urgent	7 eleven	440 S Buckner Blvd
12/3/2021	40 - Other	3 - General Service		440 S Buckner Blvd
12/20/2021	6X - Major Dist (Violence)	2 - Urgent	11-Jul	440 S Buckner Blvd
12/26/2021	40 - Other	3 - General Service	11-Jul	440 S Buckner Blvd
12/27/2021	6X - Major Dist (Violence)	2 - Urgent	11-Jul	440 S Buckner Blvd
12/28/2021	20 - Robbery	2 - Urgent		440 S Buckner Blvd
12/29/2021	6X - Major Dist (Violence)	2 - Urgent	11-Jul	440 S Buckner Blvd
1/2/2022	6X - Major Dist (Violence)	2 - Urgent	11-Jul	440 S Buckner Blvd
1/7/2022	6X - Major Dist (Violence)	2 - Urgent	7-ELEVEN;	440 S Buckner Blvd

1/7/2022	PH - Panhandler	4 - Non Critical	7 ELEVEN	440 S Buckner Blvd
1/8/2022	6X - Major Dist (Violence)	2 - Urgent	7 ELEVEN	440 S Buckner Blvd
1/9/2022	40/01 - Other	2 - Urgent	7-ELEVEN;	440 S Buckner Blvd
1/13/2022	40 - Other	3 - General Service	11-Jul	440 S Buckner Blvd
1/31/2022	40 - Other	3 - General Service	7-ELEVEN	440 S Buckner Blvd
2/2/2022	**PD Requested by Fire	2 - Urgent	11-Jul	440 S Buckner Blvd
2/4/2022	6X - Major Dist (Violence)	2 - Urgent	7 ELEVEN	440 S Buckner Blvd
2/10/2022	6X - Major Dist (Violence)	2 - Urgent		440 S Buckner Blvd
2/12/2022	40 - Other	3 - General Service	7-ELEVEN;	440 S Buckner Blvd
2/15/2022	6XE - Disturbance Emergency	1 - Emergency		440 S Buckner Blvd
3/1/2022	6X - Major Dist (Violence)	2 - Urgent	7-ELEVEN;	440 S Buckner Blvd
3/5/2022	6XA - Major Dist Ambulance	2 - Urgent	711	440 S Buckner Blvd
3/14/2022	6X - Major Dist (Violence)	2 - Urgent	11-Jul	440 S Buckner Blvd
3/21/2022	04 - 911 Hang Up	2 - Urgent		440 S Buckner Blvd
3/23/2022	04 - 911 Hang Up	2 - Urgent	7-ELEVEN;	440 S Buckner Blvd
3/28/2022	40/01 - Other	2 - Urgent		440 S BUCKNER BLVD
4/5/2022	6X - Major Dist (Violence)	2 - Urgent	11-Jul	440 S Buckner Blvd
4/14/2022	6X - Major Dist (Violence)	2 - Urgent	11-Jul	440 S Buckner Blvd
4/14/2022	6X - Major Dist (Violence)	2 - Urgent	11-Jul	440 S Buckner Blvd
4/17/2022	22A - Animal Attack	1 - Emergency	7 eleven	4400 S BUCKNER BLVD
4/21/2022	46A - CIT w/Ambulance	1 - Emergency	7 ELEVEN	440 S Buckner Blvd
4/29/2022	6X - Major Dist (Violence)	2 - Urgent	7-ELEVEN	440 S Buckner Blvd
5/4/2022	6XE - Disturbance Emergency	1 - Emergency		440 S Buckner Blvd

5/5/2022	6X - Major Dist (Violence)	2 - Urgent	seven eleven	440 S Buckner Blvd
5/5/2022	20 - Robbery	2 - Urgent		440 S Buckner Blvd
5/8/2022	40/01 - Other	2 - Urgent		440 S Buckner Blvd
5/10/2022	6X - Major Dist (Violence)	2 - Urgent	7-ELEVEN;	440 S Buckner Blvd
5/11/2022	40/01 - Other	2 - Urgent	11-Jul	440 S Buckner Blvd
5/24/2022	6X - Major Dist (Violence)	2 - Urgent	7-ELEVEN	440 S Buckner Blvd
5/24/2022	DAEV-Dist Armed Encounter Veh	1 - Emergency	7ELEVEN	440 S Buckner Blvd
6/3/2022	6X - Major Dist (Violence)	2 - Urgent	11-Jul	440 S Buckner Blvd
6/5/2022	6X - Major Dist (Violence)	2 - Urgent	11-Jul	440 S Buckner Blvd
6/6/2022	6X - Major Dist (Violence)	2 - Urgent	11-Jul	440 S BUCKNER BLVD
6/9/2022	40 - Other	3 - General Service	7-ELEVEN;	440 S Buckner Blvd
6/12/2022	6X - Major Dist (Violence)	2 - Urgent		440 S Buckner Blvd
6/18/2022	11V - Burg Motor Veh	4 - Non Critical		440 S Buckner Blvd
6/23/2022	6X - Major Dist (Violence)	2 - Urgent	7 ELEVEN	440 S Buckner Blvd
6/30/2022	6X - Major Dist (Violence)	2 - Urgent	7-ELEVEN;	440 S Buckner Blvd
7/3/2022	6X - Major Dist (Violence)	2 - Urgent	7-ELEVEN;	440 S Buckner Blvd
7/4/2022	6X - Major Dist (Violence)	2 - Urgent	7 ELEVEN	440 S Buckner Blvd
7/6/2022	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN	440 S Buckner Blvd
7/6/2022	6X - Major Dist (Violence)	2 - Urgent	11-Jul	440 S Buckner Blvd
7/11/2022	46 - CIT	2 - Urgent	7 ELEVEN	440 S Buckner Blvd
7/13/2022	6X - Major Dist (Violence)	2 - Urgent	11-Jul	440 S Buckner Blvd
7/19/2022	6X - Major Dist (Violence)	2 - Urgent	11-Jul	440 S Buckner Blvd
7/20/2022	40/01 - Other	2 - Urgent	7-ELEVEN;	440 S Buckner Blvd
7/20/2022	40/01 - Other	2 - Urgent	7-ELEVEN;	440 S Buckner Blvd

7/20/2022	6XA - Major Dist Ambulance	2 - Urgent	7-ELEVEN;	440 S Buckner Blvd
7/20/2022	40/01 - Other	2 - Urgent	11-Jul	440 S Buckner Blvd
7/20/2022	40/01 - Other	2 - Urgent	11-Jul	440 S Buckner Blvd
7/28/2022	25 - Criminal Assault	2 - Urgent	7-eleven	440 S Buckner Blvd
8/1/2022	40 - Other	3 - General Service	CHIPINQUE FURNITURE	1440 S Buckner Blvd
8/4/2022	6X - Major Dist (Violence)	2 - Urgent	7-ELEVEN	440 S Buckner Blvd
8/5/2022	6X - Major Dist (Violence)	2 - Urgent	RESTAURANT	440 S Buckner Blvd
8/9/2022	6X - Major Dist (Violence)	2 - Urgent	7 ELEVEN	440 S Buckner Blvd
8/11/2022	40 - Other	3 - General Service	11-Jul	440 S Buckner Blvd
8/28/2022	40/01 - Other	2 - Urgent		440 S Buckner Blvd
8/28/2022	6X - Major Dist (Violence)	2 - Urgent	7-ELEVEN	440 S Buckner Blvd
8/29/2022	6X - Major Dist (Violence)	2 - Urgent	11-Jul	440 S Buckner Blvd
9/3/2022	40/01 - Other	2 - Urgent	7 ELEVEN	440 S Buckner Blvd
9/8/2022	40 - Other	3 - General Service	7-ELEVEN;	440 S Buckner Blvd
9/11/2022	11B/01 - Burg of Bus	2 - Urgent	CHIPINQUE FURNITURE	1440 S Buckner Blvd
9/12/2022	40 - Other	3 - General Service		440 S Buckner Blvd
9/14/2022	6X - Major Dist (Violence)	2 - Urgent	7- ELEVEN	440 S Buckner Blvd
9/24/2022	6XEA - Disturbance Emerg Amb	1 - Emergency	11-Jul	440 S Buckner Blvd
9/27/2022	6X - Major Dist (Violence)	2 - Urgent	11-Jul	440 S Buckner Blvd
9/28/2022	11V/01 - Burg Motor Veh	3 - General Service	11-Jul	440 S Buckner Blvd
9/28/2022	07 - Minor Accident	3 - General Service		440 S Buckner Blvd
9/29/2022	6X - Major Dist (Violence)	2 - Urgent	9/29 SEVEN ELEVEN	440 S Buckner Blvd
9/30/2022	6X - Major Dist (Violence)	2 - Urgent	11-Jul	440 S Buckner Blvd
10/10/2022	6X - Major Dist (Violence)	2 - Urgent	7-ELEVEN	440 S Buckner Blvd

10/12/2022	DAEF-Dist Armed Encounter Foot	1 - Emergency	711	440 S Buckner Blvd
11/1/2022	6X - Major Dist (Violence)	2 - Urgent	7-eleven	440 S Buckner Blvd
11/4/2022	04 - 911 Hang Up	2 - Urgent		440 S Buckner Blvd
11/22/2022	09V-01 UUMV Just Ocrd	3 - General Service	TACARIA LOS CUATES	440 S Buckner Blvd
11/25/2022	6XE - Disturbance Emergency	1 - Emergency	11-Jul	440 S Buckner Blvd
11/29/2022	6X - Major Dist (Violence)	2 - Urgent	7 ELEVEN	440 S Buckner Blvd
12/1/2022	6X - Major Dist (Violence)	2 - Urgent	11-Jul	440 S BUCKNER BLVD
12/6/2022	07 - Minor Accident	3 - General Service		440 S BUCKNER BLVD
12/6/2022	07 - Minor Accident	3 - General Service		440 S BUCKNER BLVD
12/6/2022	07 - Minor Accident	3 - General Service		440 S BUCKNER BLVD
12/10/2022	6X - Major Dist (Violence)	2 - Urgent	12/10 711	440 S Buckner Blvd
12/14/2022	7X - Major Accident	2 - Urgent	11-Jul	440 S Buckner Blvd
12/14/2022	7X - Major Accident	2 - Urgent	11-Jul	440 S Buckner Blvd
12/16/2022	40 - Other	3 - General Service	7-ELEVEN	440 S Buckner Blvd
12/27/2022	6X - Major Dist (Violence)	2 - Urgent	7 ELEVEN	440 S Buckner Blvd
1/2/2023	6X - Major Dist (Violence)	2 - Urgent	7-ELEVEN	440 S Buckner Blvd

LIST OF OFFICERS

Elam Crossing, LP
Mostafa Setayesh

SUP NO. 1850 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.

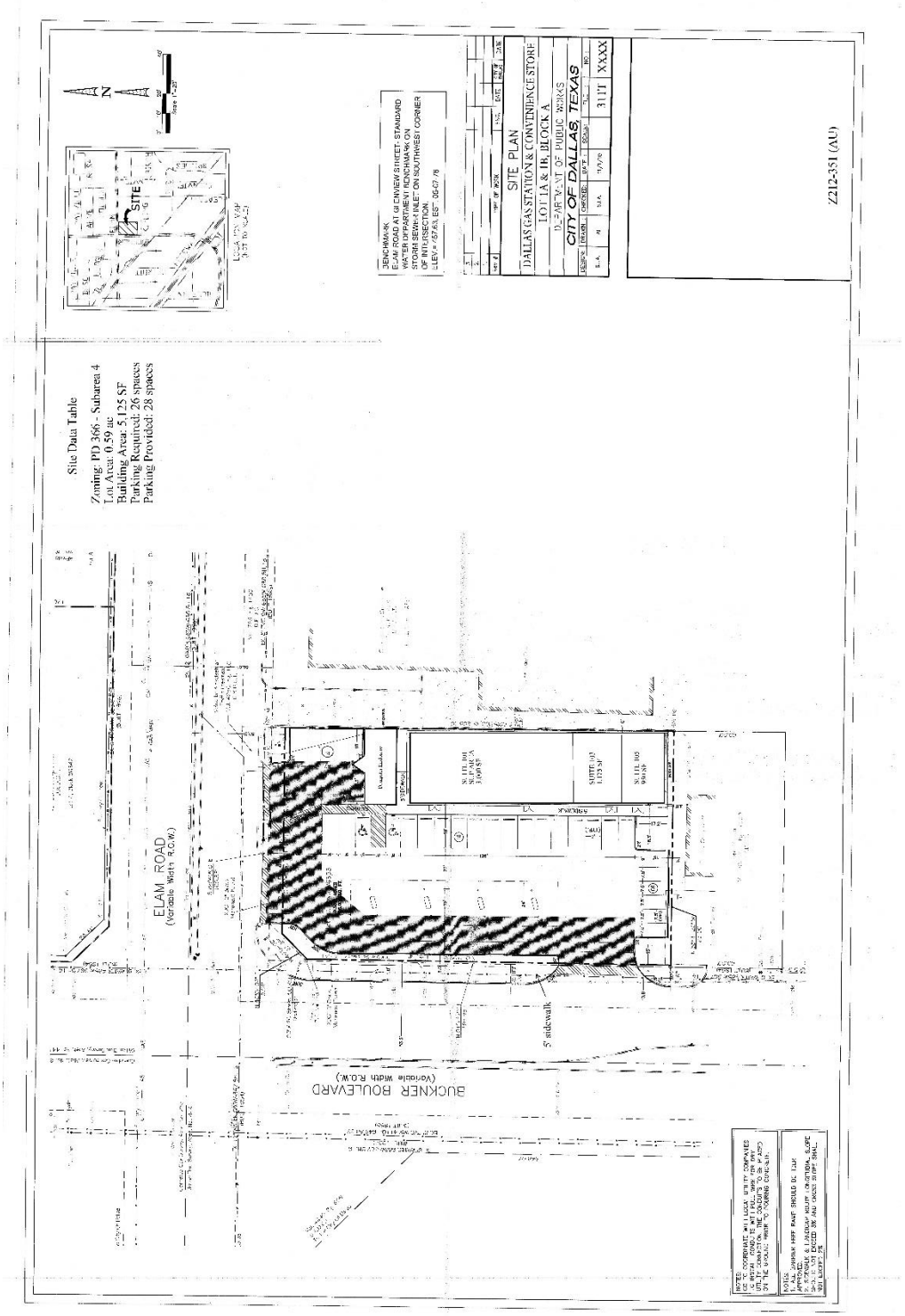
3. TIME LIMIT: This specific use permit expires on _____ (two-year period from the passage of this ordinance) but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property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

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

5. 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.

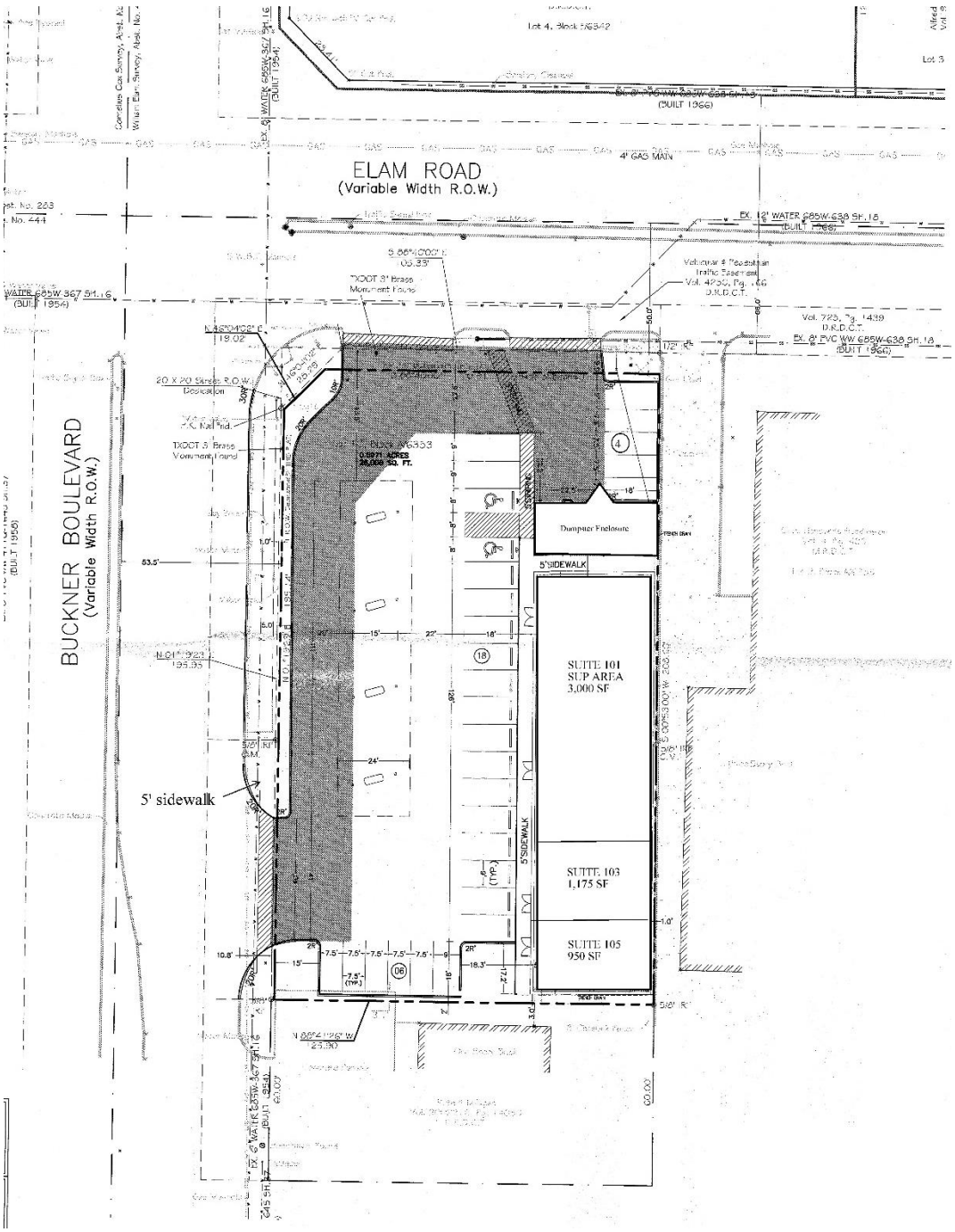
EXISTING SITE PLAN SUP NO.1850
(no changes)

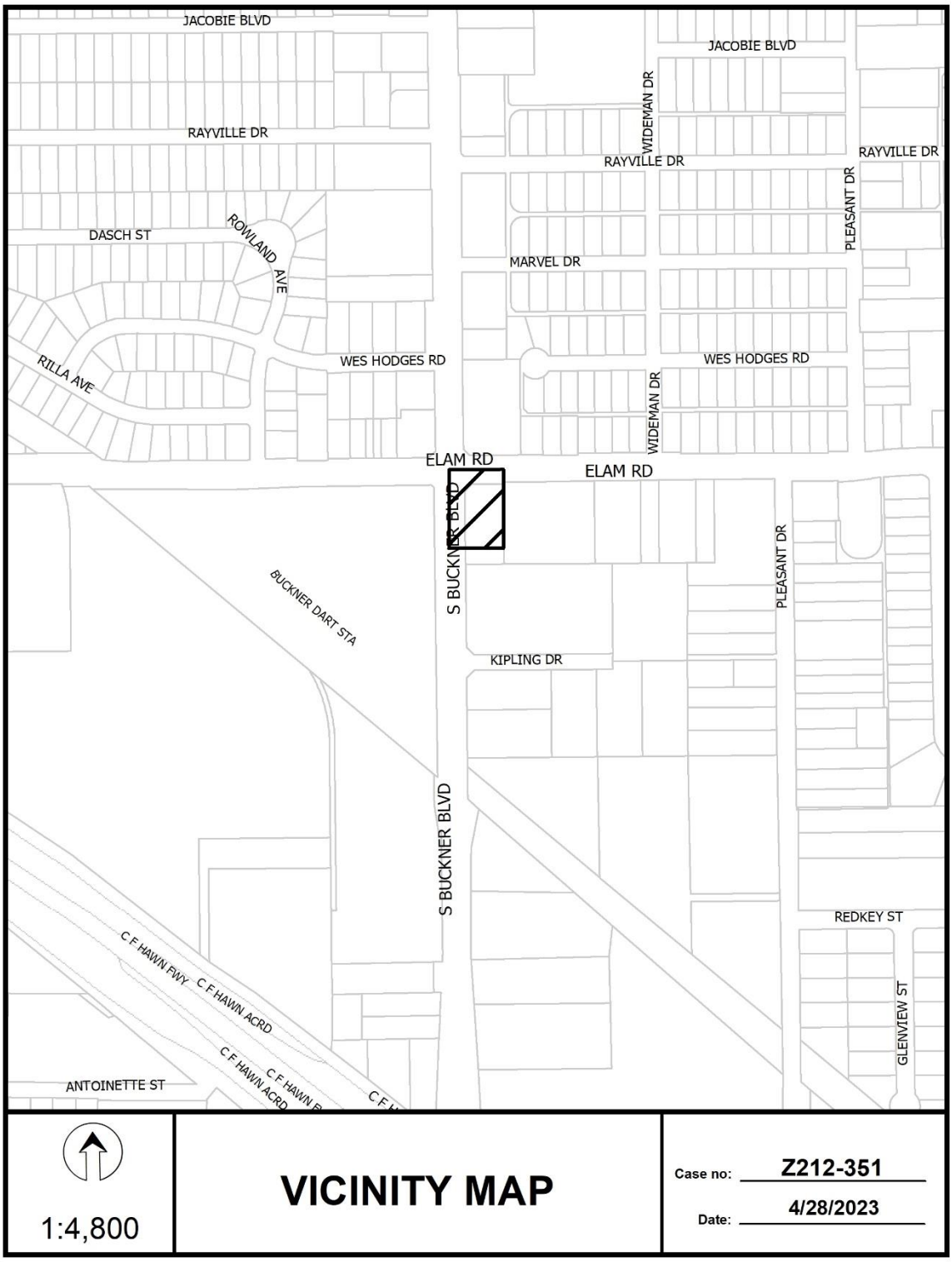
The SUP Site Plan has been updated for a better clarity of information. The garbage dumpster orientation is corrected, per the existing situation on site.
No changes are included with this request.



EXISTING SITE PLAN SUP NO.1850
(no changes; enlarged)

The SUP Site Plan has been updated for a better clarity of information. The garbage dumpster orientation is corrected, per the existing situation on site.
No changes are included with this request.



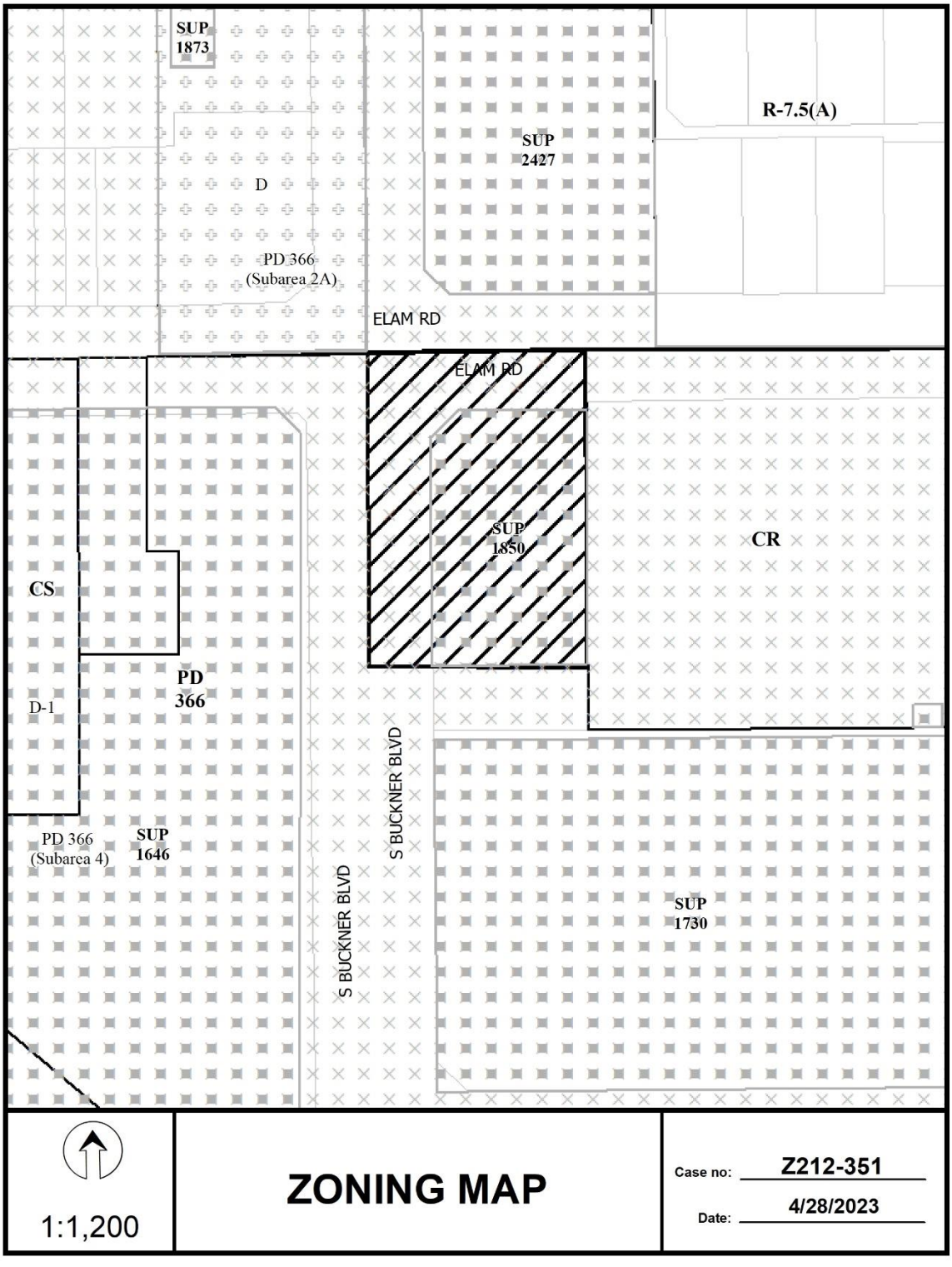

JACOBIE BLVD
JACOBIE BLVD
WIDEMAN DR
RAYVILLE DR
RAYVILLE DR
RAYVILLE DR
PLEASANT DR
DASCH ST
ROWLAND AVE
MARVEL DR
RILLA AVE
WES HODGES RD
WES HODGES RD
WIDEMAN DR
ELAM RD
ELAM RD
S BUCKNER BLVD
PLEASANT DR
BUCKNER DART STA
KIPLING DR
S BUCKNER BLVD
REDKEY ST
C F HAWN FWY
C F HAWN ACRD
C F HAWN ACRD
GLENVIEW ST
ANTOINETTE ST
1:4,800
VICINITY MAP
Case no: Z212-351
Date: 4/28/2023

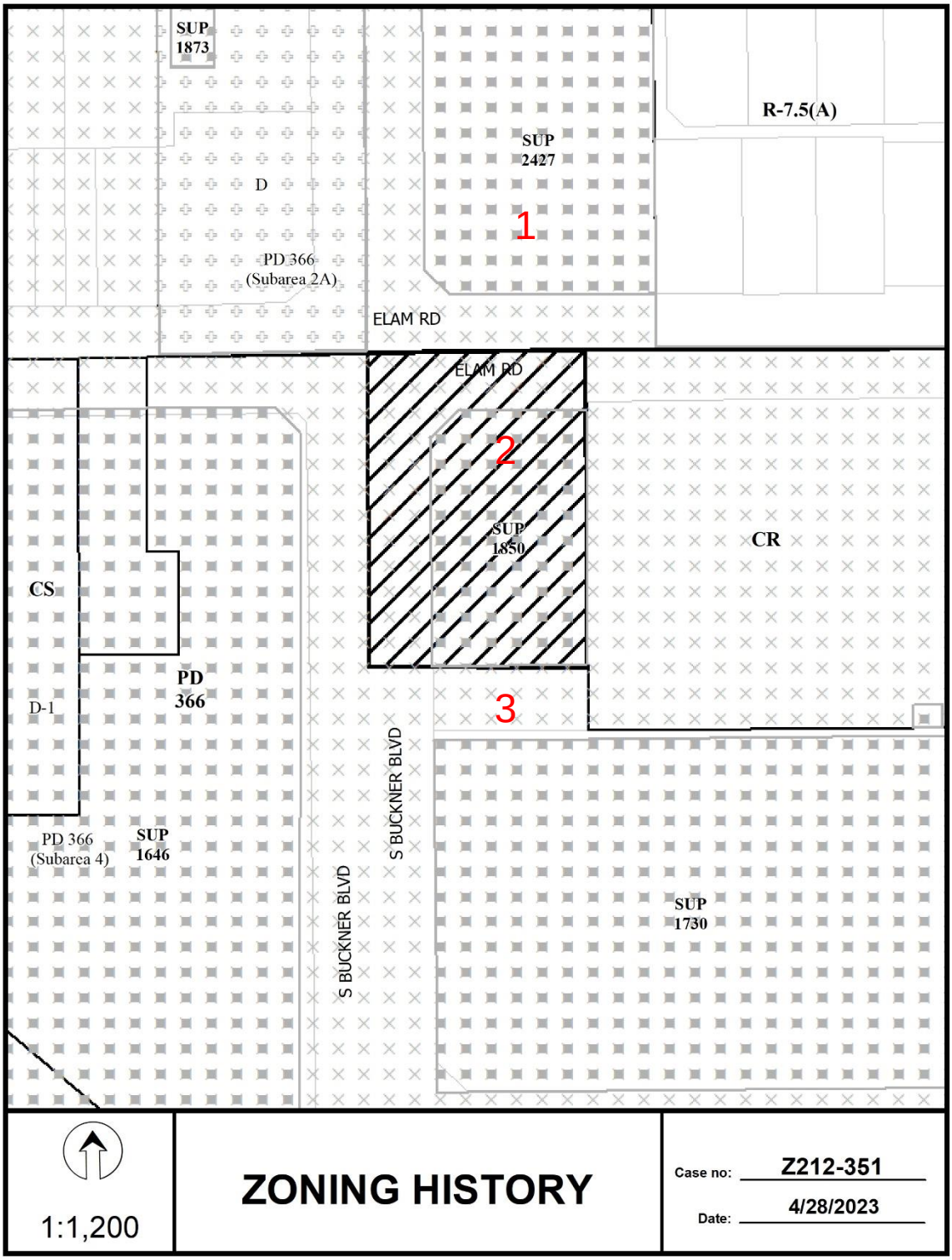
1:1,200

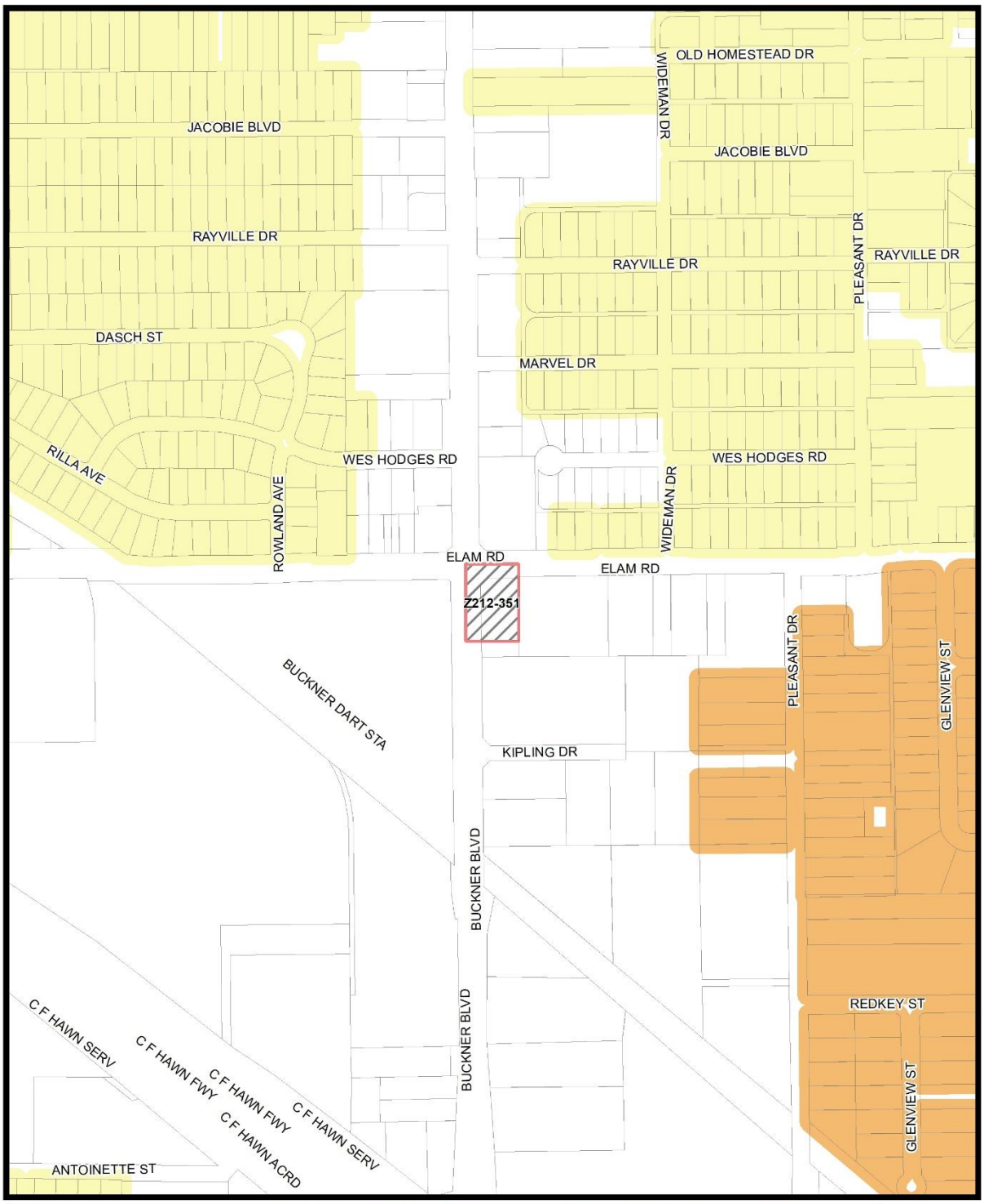
AERIAL MAP

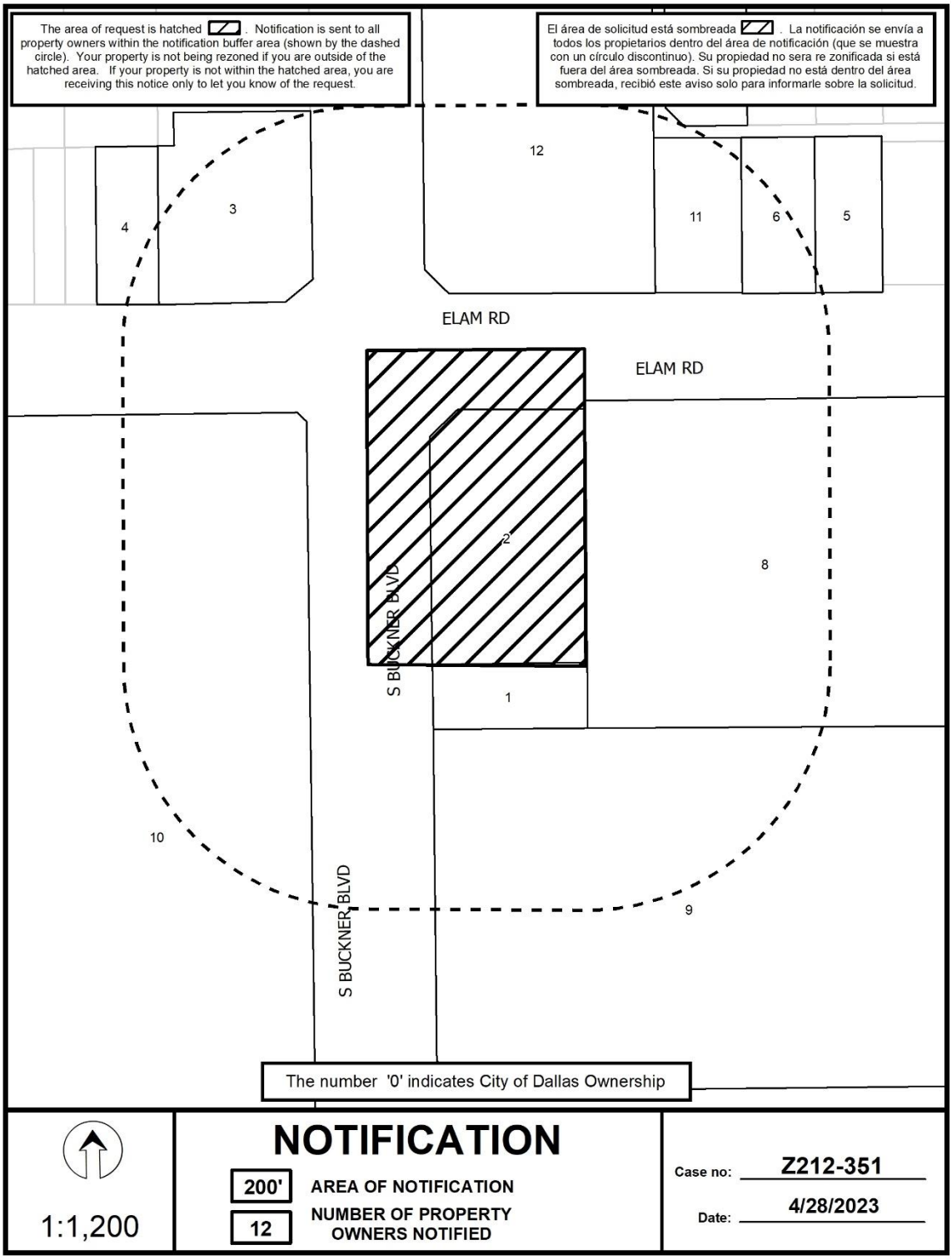
Case no: Z212-351

Date: 4/28/2023


SUP
1873
D
PD 366
(Subarea 2A)
SUP
2427
R-7.5(A)
ELAM RD
ELAM RD
SUP
1850
CR
CS
PD
366
D-1
PD 366
(Subarea 4)
SUP
1646
S BUCKNER BLVD
S BUCKNER BLVD
SUP
1730
1:1,200
ZONING MAP
Case no: Z212-351
Date: 4/28/2023


SUP 1873
D
PD 366 (Subarea 2A)
SUP 2427
1
R-7.5(A)
ELAM RD
ELAM RD
2
SUP 1850
CR
CS
PD 366
D-1
3
S BUCKNER BLVD
PD 366 (Subarea 4)
SUP 1646
S BUCKNER BLVD
SUP 1730
1:1,200
ZONING HISTORY
Case no: Z212-351
Date: 4/28/2023


OLD HOMESTEAD DR
WIDEMAN DR
JACOBIE BLVD
JACOBIE BLVD
RAYVILLE DR
RAYVILLE DR
PLEASANT DR
RAYVILLE DR
DASCH ST
MARVEL DR
RILLA AVE
WES HODGES RD
WES HODGES RD
ROWLAND AVE
WIDEMAN DR
ELAM RD
ELAM RD
Z212-351
BUCKNER DART STA
PLEASANT DR
GLENVIEW ST
KIPLING DR
BUCKNER BLVD
BUCKNER BLVD
REDKEY ST
C F HAWN SERV
C F HAWN FWY
C F HAWN FWY
C F HAWN SERV
C F HAWN ACRD
GLENVIEW ST
ANTOINETTE ST
Market Value Analysis
A
B
C
D
E
F
G
H
I
NA
1:4,800
Market Value Analysis
Printed Date: 4/28/2023


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.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
12
4
3
11
6
5
ELAM RD
ELAM RD
2
8
S BUCKNER BLVD
1
10
S BUCKNER BLVD
9
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
12
NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: Z212-351
Date: 4/28/2023

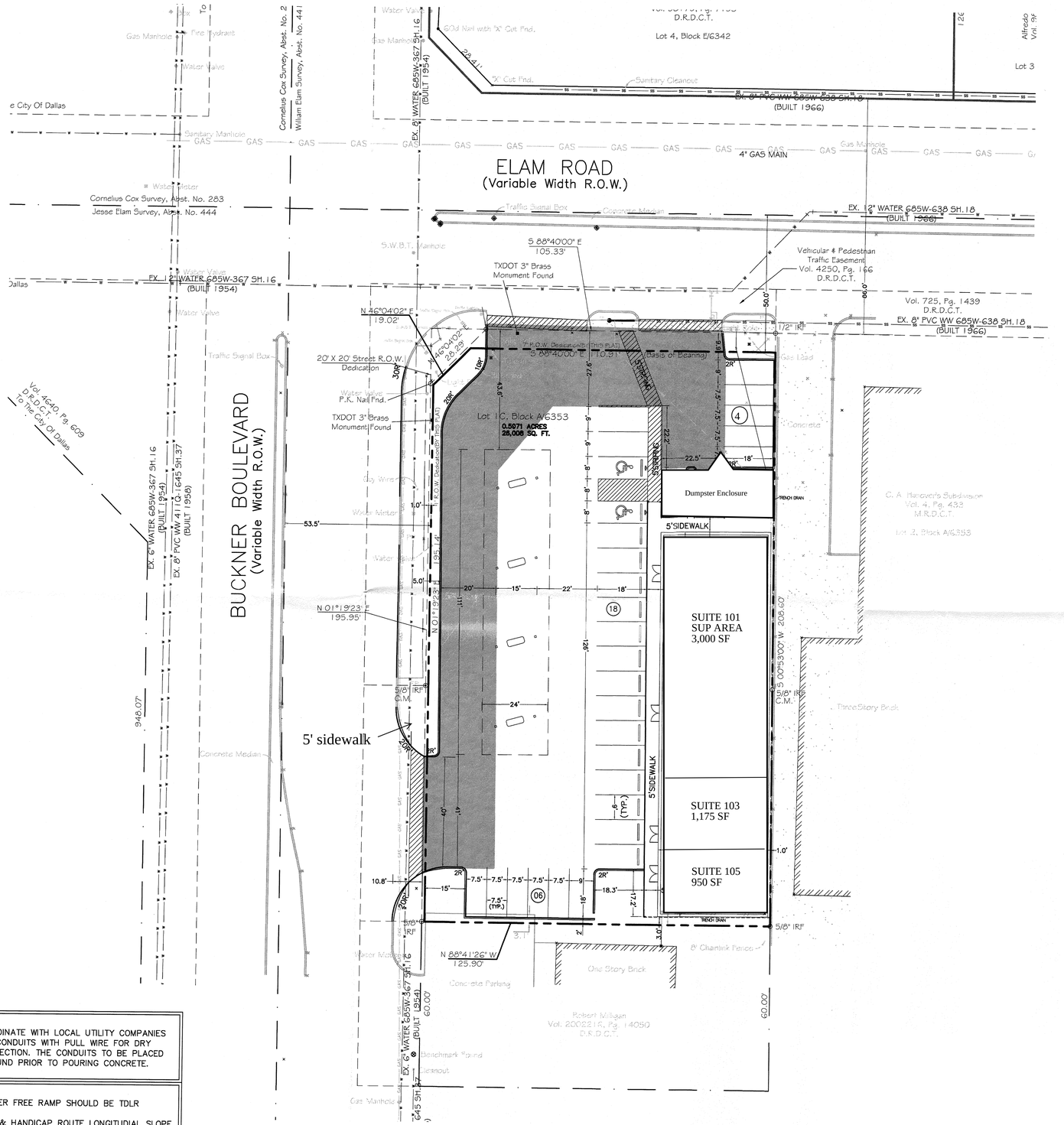
04/28/2023

Notification List of Property Owners

Z212-351

12 Property Owners Notified

Label #	*Address*		*Owner*
1	426	S BUCKNER BLVD	PREECE & PREECE INC
2	440	S BUCKNER BLVD	ELAM CROSSING LP
3	509	S BUCKNER BLVD	MCDANIEL TED
4	8031	ELAM RD	BARRON MARIO & SONIA
5	8129	ELAM RD	BEDFORD ANTHONY J
6	8123	ELAM RD	MARTINEZ ISRAEL BENITEZ &
7	8106	WES HODGES RD	LEAL EVANGELINA RODRIGUEZ TR
8	8114	ELAM RD	SOUTHWESTERN BELL
9	400	S BUCKNER BLVD	WHATS HOT FUND WORLD LTD
10	8008	ELAM RD	DALLAS AREA RAPID TRANSIT
11	8119	ELAM RD	LEAL EVANGELINA RODRIGUEZ
12	500	S BUCKNER BLVD	RS BUCKNER LLC

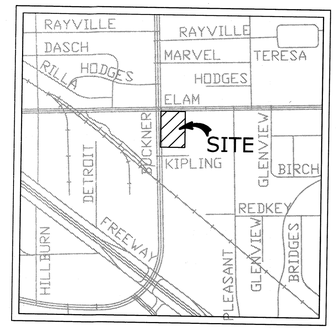


NOTES:
GC TO COORDINATE WITH LOCAL UTILITY COMPANIES TO INSTALL CONDUITS WITH PULL WIRE FOR DRY UTILITY CONNECTION. THE CONDUITS TO BE PLACED ON THE GROUND PRIOR TO POURING CONCRETE.

NOTES:
1. ALL BARRIER FREE RAMP SHOULD BE TDLR APPROVED.
2. SIDEWALK & HANDICAP ROUTE LONGITUDIAL SLOPE SHOULD NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2%.

Site Data Table

Zoning: PD 366 - Subarea 4
Lot Area: 0.59 ac
Building Area: 5,125 SF
Parking Required: 26 spaces
Parking Provided: 28 spaces



LOCATION MAP
(NOT TO SCALE)

N

0' 10' 20' 40'
Scale 1"=20'

BENCHMARK
ELAM ROAD AT GLENVIEW STREET- STANDARD WATER DEPARTMENT BENCHMARK ON STORM SEWER INLET ON SOUTHWEST CORNER OF INTERSECTION.
ELEV.= 457.63. EST. 05-07-76

Rev #	TYPE OF WORK	ENG.	DATE	CITY OF DALLAS	DATE
3.					
2.					
1.					

SITE PLAN

DALLAS GAS STATION & CONVENIENCE STORE

LOT 1A & 1B, BLOCK A

DEPARTMENT OF PUBLIC WORKS

CITY OF DALLAS, TEXAS

DESIGN:	DRAWN :	CHECKED:	DATE :	SCALE:	FILE :	NO :
S.I.A.	AI	S.I.A.	11/1/10		311T	XXXX

Z212-351 (AU)

City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 23-1352 **Item #:** 2.

AGENDA DATE: May 18, 2023

COUNCIL DISTRICT(S): 4

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for the renewal of Specific Use Permit No. 2316 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property within an RR Regional Retail District with a D-1 Liquor Control Overlay, at the northeast line of East Ledbettter Drive, east of South R.L. Thornton Freeway.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to conditions.
Applicant: RF & Sons Properties LLC
Representative: Santos Martinez
Planner: Andreea Udrea
Council District: 4
Z223-118(AU)

powered by Legistar™

CITY PLAN COMMISSION **THURSDAY, MAY 18, 2023**

Planner: Andreea Udrea, PhD, AICP

FILE NUMBER: Z223-118(AU) **DATE FILED:** October 21, 2022

LOCATION: Northeast line of East Ledbetter Drive, east of South R.L. Thornton Freeway

COUNCIL DISTRICT: 4

SIZE OF REQUEST: Approx. 1.92 Acres **CENSUS TRACT:** 59.02

OWNER/APPLICANT: RF & Sons Properties LLC

REPRESENTATIVE: Santos Martinez

REQUEST: An application for the renewal of Specific Use Permit No. 2316 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less, on property located within an RR Regional Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The purpose of the request is to allow the continued sale of alcoholic beverages within a convenience store [Legacy Food LLC] associated with a gas station [Chevron].

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

RR Regional Retail
https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-77205

D-1 Liquor Control Overlay
https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-83445

BACKGROUND INFORMATION

- The request site is currently developed with a general merchandise or food store 3,500 square feet or less [Legacy Food LLC] and motor vehicle fueling station [Chevron].
- On September 28, 2011, City Council approved a D-1 Liquor Control Overlay and Specific Use Permit No.1895 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less at the subject site for a three-year period with eligibility for automatic renewals for additional three-year periods. The SUP was renewed in 2014 and expired in September 2017.
- On February 13, 2019, City Council approved Specific Use Permit No. 2316 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period, subject to a site plan and conditions. On February 24, 2021, SUP No. 2316 was renewed for a two-year period. The application was submitted on October 2022; thus, the SUP is eligible for automatic renewal.
- According to Building Inspection's records, the last Certificate of Occupancy for the area of request was issued in November 2019 for a General Merchandise or Food Store 3,500 square feet or less with fueling station use.

Zoning History

There have been two zoning change requests in the surrounding area in the past (5) five years.

1. Z190-356: on February 24, 201, City Council approved the renewal of Specific Use Permit No. 2316 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two year period, on property zoned as an RR Regional Retail District with aD-1 Liquor Control Overlay, on the northeast line of Ledbetter Drive, east of R.L. Thornton Freeway Service Road. [*area of request]*

2. Z189-154: On September 25, 2019 City Council denied a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in service on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the northeast line of East Ledbetter Drive and the west line of Rocky Ridge Road.

Thoroughfares/Streets

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
East Ledbetter Road	Principal Aerial	Variable	107’

Transportation

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

STAFF ANALYSIS

Surrounding Land Uses

	Zoning	Land Use
Site	RR-D-1 Regional with D-1 Liquor Control Overlay	General Merchandise or Food Store/Fueling Station
North	RR-D Regional with D Liquor Control Overlay	Undeveloped
East	RR-D-1 Regional Retail with D-1 Liquor Control Overlay, RR-D Regional Retail with D Liquor Control Overlay	Auto Service Center, Personal Service, General Merchandise, Restaurant
South	RR-D Regional Retail with D Liquor Control Overlay	Commercial Amusement (Inside)
West	RR-D Regional Retail with D Liquor Control Overlay	General Merchandise, Hotel

Land Use Compatibility

The site is zoned an RR Regional Retail District with a D-1 Liquor Control Overlay and is currently developed with a one-story, approximately 3,298-square-foot building used as a general merchandise or food store and a fueling station.

The D-1 Liquor Control Overlay District, however, requires an individual to obtain a Specific Use Permit in order to sell or serve alcoholic beverages, or setups for alcoholic beverages, for consumption on or off the premise. The applicant proposes to continue including alcoholic beverages in the items to be sold at the existing store.

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

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

The general merchandise use is also regulated by Chapter 12B of the Dallas City Code, Convenience Stores. This chapter applies to all convenience stores, which is defined as any business that is primarily engaged in the retail sale of convenience goods, or both convenience goods and gasoline, and has less than 10,000 square feet of retail floor space; the term does not include any business that has no retail floor space accessible to the public. The purpose of Chapter 12B is to protect the health, safety, and welfare of the citizens of the city of Dallas by reducing the occurrence of crime, preventing the escalation of crime, and increasing the successful prosecution of crime that occurs in convenience stores in the city. This chapter establishes a registration program for convenience stores and provides requirements relating to:

- surveillance camera systems
- video recording and storage systems
- alarm system
- drop safes
- security signs
- height markers
- store visibility
- safety training programs and
- trespass affidavit

A separate certificate of registration to comply with Chapter 12B is required for each physically separate convenience store. A certificate of registration for a convenience store expires one year after the date of issuance and must be renewed annually. The annual inspection for this property was passed.

In general, the applicant's request is consistent with the existing zoning, the general provisions for a Specific Use Permit and is not foreseen to have a negative impact on the surrounding properties. The applicant's request subject to the attached conditions is consistent with the intent of the Dallas Development Code.

Parking

No changes are proposed with this request. Off-street parking and loading requirements must comply with the Dallas Development Code as amended. A total of 19 off-street parking spaces are required for the general merchandise or food store with fueling station derived from calculating 17 spaces required for the convenience store at a ratio of 1 space for every 200 square feet of floor area (3,298/200= 16.49 ~ 17), and two additional spaces

required for the fueling station use. The existing site plan depicts 19 parking spaces, which are provided on site.

Landscaping

Landscaping will in accordance with the landscaping requirements in Article X, as amended. No changes are proposed with this request; therefore, no additional landscape requirements are triggered.

Market Value Analysis

Market Value Analysis (MVA) is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The area of request Site is not within an identifiable MVA Category; however, it is in proximity to a “G” MVA Cluster to the east, and an “F” MVA Cluster to the southeast, across East Ledbetter Drive.

Crime Statistics

Staff requested a report of site related crime statistics for the time period from the last Specific Use Permit No. 2316 to date, from February 2021 to March 2023. There have been 196 offenses, 5 arrests, and 781 calls. The list of reported crime obtained incidents, calls arrest from to date and is provided below.

Offenses Data

Signal	Off. Incident	Premise	Address	Date1
19 - SHOOTING	DEADLY CONDUCT	Apartment Residence	3035 E LEDBETTER DR	1/24/2022
DAEF-DIST ARMED ENCOUNTER FOOT	DEADLY CONDUCT	Apartment Residence	3035 E LEDBETTER DR	1/10/2022
19 - SHOOTING	ASSAULT (AGG) - DEADLY WEAPON	Apartment Residence	3035 E LEDBETTER DR	1/24/2022
11B - BURG OF BUS	BURGLARY OF BUILDING - FORCED ENTRY	Apartment Complex/ Building	3035 E LEDBETTER DR	2/10/2022
6X - MAJOR DIST (VIOLENCE)	ASSAULT -FAM VIOL OFFENSIVE CONTACT PC 22.01(A)(3)	Apartment Residence	3035 E LEDBETTER DR	1/6/2022
6XA - MAJOR DIST AMBULANCE	ASSAULT (AGG) FAM VIO SBI	Apartment Residence	3035 E LEDBETTER DR	1/7/2022
DASF-DIST ACTIVE SHOOTER FOOT	ASSAULT (AGG) - DEADLY WEAPON	Convenience Store	303 E LEDBETTER DR	2/3/2022
58 - ROUTINE INVESTIGATION	ASSAULT -FAMILY VIOLENCE - BODILY INJURY ONLY	Apartment Residence	3035 E LEDBETTER DR	2/14/2023
6X - MAJOR DIST (VIOLENCE)	ROBBERY OF INDIVIDUAL	Gas or Service Station	303 E LEDBETTER DR	2/9/2023
40/01 - OTHER	ASSAULT (AGG) FAM VIO DEADLY WEAPON-NO SBI	Apartment Complex/ Building	3035 E LEDBETTER DR	1/24/2022
6X - MAJOR DIST (VIOLENCE)	ASSAULT -FAMILY VIOLENCE - BODILY INJURY ONLY	Apartment Complex/ Building	3035 E LEDBETTER DR	2/15/2022
PSE/09 - THEFT	THEFT OF PROP (AUTO ACC) > OR EQUAL $750 <$2,500 (NOT EMP) PC31.03 (e3)	Apartment Parking Lot	3035 E LEDBETTER DR	2/28/2021
31 - CRIMINAL MISCHIEF	DEADLY CONDUCT	Single Family Residence - Occupied	3035 E LEDBETTER DR	1/7/2023

31 - CRIMINAL MISCHIEF	ASSAULT (AGG) - DEADLY WEAPON	Single Family Residence - Occupied	3035 E LEDBETTER DR	1/7/2023
6XA - MAJOR DIST AMBULANCE	ASSAULT -BODILY INJURY ONLY	Apartment Complex/ Building	3035 E LEDBETTER DR	2/11/2022
PSE/11V - BURG MOTOR VEH	BMV	Apartment Parking Lot	3035 E LEDBETTER DR	3/15/2021
DASF-DIST ACTIVE SHOOTER FOOT	ASSAULT (AGG) - DEADLY WEAPON	Convenience Store	303 E LEDBETTER DR	2/3/2022
DASF-DIST ACTIVE SHOOTER FOOT	CRIM MISCHIEF >OR EQUAL $750 < $2,500	Convenience Store	303 E LEDBETTER DR	2/3/2022
58 - ROUTINE INVESTIGATION	POSS MARIJUANA <2OZ	Outdoor Area Public/Private	303 E LEDBETTER DR	3/10/2023
14 - STABBING, CUTTING	ASSAULT -FAM VIOL THREA	Highway, Street, Alley ETC	3035 E LEDBETTER DR	5/17/2021
PSE/11V - BURG MOTOR VEH	BMV	Apartment Parking Lot	3035 E LEDBETTER DR	2/20/2022
DASV-DIST ACTIVE SHOOTER VEH	ASSAULT -BODILY INJURY ONLY	Parking (Business)	303 E LEDBETTER DR	2/27/2022
PSE/09 - THEFT	THEFT OF PROP <$100 - OTHER THAN SHOPLIFT	Apartment Residence	3035 E LEDBETTER DR	4/1/2022
6XA - MAJOR DIST AMBULANCE	ASSAULT (AGG) -FAM VIO W/WEAPON (AGG)	Apartment Complex/ Building	3035 E LEDBETTER DR	5/29/2021
20 - ROBBERY	ROBBERY OF INDIVIDUAL	Apartment Complex/ Building	3035 E LEDBETTER DR	1/21/2022
40 - OTHER	ASSAULT -FAM VIO, IMPED BREATH/CIRC - NO LOSS OF CONSC	Highway, Street, Alley ETC	3035 E LEDBETTER DR	4/4/2021
6XA - MAJOR DIST AMBULANCE	ASSAULT -FAM VIO ELD OR DISABLED VIC - BODILY INJURY ONLY	Apartment Complex/ Building	3035 E LEDBETTER DR	5/1/2022
PSE/09 - THEFT	THEFT OF PROP (AUTO ACC) <$100 - (NOT EMP)	Apartment Complex/ Building	3035 E LEDBETTER DR	6/15/2021
20 - ROBBERY	ROBBERY OF INDIVIDUAL (AGG)	Apartment Parking Lot	3035 E LEDBETTER DR	3/17/2022
14 - STABBING, CUTTING	ASSAULT (AGG) - DEADLY WEAPON	Gas or Service Station	303 E LEDBETTER DR	4/10/2022

15 - ASSIST OFFICER	DEADLY CONDUCT	Apartment Complex/ Building	3035 E LEDBETTER DR	6/21/2021
15 - ASSIST OFFICER	DEADLY CONDUCT	Apartment Parking Lot	3035 E LEDBETTER DR	6/21/2021
6X - MAJOR DIST (VIOLENCE)	ASSAULT -FAM VIO, PREV CONV - BOD INJ ONLY	Apartment Complex/ Building	3035 E LEDBETTER DR	1/11/2023
19 - SHOOTING	DEADLY CONDUCT	Apartment Residence	3035 E LEDBETTER DR	1/24/2022
6X - MAJOR DIST (VIOLENCE)	CRIM MISCHIEF > OR EQUAL $100 < $750	Apartment Residence	3035 E LEDBETTER DR	4/4/2022
6X - MAJOR DIST (VIOLENCE)	CRIM MISCHIEF > OR EQUAL $100 < $750	Apartment Complex/ Building	3035 E LEDBETTER DR	6/9/2021
DASF-DIST ACTIVE SHOOTER FOOT	ASSAULT (AGG) - DEADLY WEAPON	Convenience Store	303 E LEDBETTER DR	2/3/2022
PSE/31- CRIMINAL MISCHIEF	CRIM MISCHIEF > OR EQUAL $100 < $750	Parking Lot (All Others)	3035 E LEDBETTER DR	3/26/2021
PSE/09 - THEFT	THEFT OF PROP (AUTO ACC) > OR EQUAL $750 <$2,500 (NOT EMP) PC31.03 (e3)	Apartment Parking Lot	3035 E LEDBETTER DR	4/23/2022
15 - ASSIST OFFICER	DEADLY CONDUCT	Apartment Parking Lot	3035 E LEDBETTER DR	6/21/2021
DASF-DIST ACTIVE SHOOTER FOOT	ASSAULT (AGG) - DEADLY WEAPON	Convenience Store	303 E LEDBETTER DR	2/3/2022
09 - THEFT	THEFT OF PROP > OR EQUAL $100 <$750 (NOT SHOPLIFT) PC31.03(e2A)	Apartment Residence	3035 E LEDBETTER DR	3/15/2021
6X - MAJOR DIST (VIOLENCE)	ASSAULT (AGG) - DEADLY WEAPON	Apartment Parking Lot	3035 E LEDBETTER DR	7/17/2021
09V - UUMV	UNAUTHORIZED USE OF MOTOR VEH - (ATT) AUTOMOBILE	Apartment Parking Lot	3035 E LEDBETTER DR	7/22/2022
6XE - DISTURBANCE EMERGENCY	ASSAULT (AGG) - DEADLY WEAPON	Single Family Residence - Occupied	3035 E LEDBETTER DR	1/8/2022
09V - UUMV	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	Apartment Complex/ Building	3035 E LEDBETTER DR	1/17/2023
DASF-DIST ACTIVE SHOOTER FOOT	ASSAULT (AGG) - DEADLY WEAPON	Convenience Store	303 E LEDBETTER DR	2/3/2022

19 - SHOOTING	ASSAULT (AGG) - SERIOUS BODILY INJURY	Apartment Complex/ Building	3035 E LEDBETTER DR	7/18/2021
09V - UUMV	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	Gas or Service Station	303 E LEDBETTER DR	4/10/2021
09V-01 UUMV JUST OCRD	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	Gas or Service Station	303 E LEDBETTER DR	5/20/2022
DASF-DIST ACTIVE SHOOTER FOOT	ASSAULT (AGG) - DEADLY WEAPON	Convenience Store	303 E LEDBETTER DR	2/3/2022
15 - ASSIST OFFICER	ASSAULT (AGG) -PUB SERV (AGG, LAW ENF)	Apartment Complex/ Building	3035 E LEDBETTER DR	6/21/2021
6X - MAJOR DIST (VIOLENCE)	ASSAULT -FAMILY VIOLENCE - BODILY INJURY ONLY	Apartment Residence	3035 E LEDBETTER DR	7/29/2022
6X - MAJOR DIST (VIOLENCE)	CRIM MISCHIEF > OR EQUAL $100 < $750	Apartment Complex/ Building	3035 E LEDBETTER DR	2/22/2023
09V - UUMV	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	Apartment Parking Lot	3035 E LEDBETTER DR	4/19/2022
6X - MAJOR DIST (VIOLENCE)	ASSAULT (AGG) - DEADLY WEAPON	Apartment Parking Lot	3035 E LEDBETTER DR	7/17/2021
19 - SHOOTING	CRIM MISCHIEF > OR EQUAL $100 < $750	Apartment Parking Lot	3035 E LEDBETTER DR	8/11/2021
16 - INJURED PERSON	ASSAULT -FAMILY VIOLENCE - BODILY INJURY ONLY	Apartment Residence	3035 E LEDBETTER DR	5/30/2022
6XA - MAJOR DIST AMBULANCE	ASSAULT (AGG) -FAM VIO W/WEAPON (AGG)	Apartment Complex/ Building	3035 E LEDBETTER DR	5/29/2021
40/01 - OTHER	POSSESSION OF STOLEN PROPERTY	Gas or Service Station	303 E LEDBETTER DR	6/10/2022
DAEF-DIST ARMED ENCOUNTER FOOT	ASSAULT -FAM VIOL THREA	Apartment Residence	3035 E LEDBETTER DR	7/18/2022
6XA - MAJOR DIST AMBULANCE	ASSAULT -FAMILY VIOLENCE - BODILY INJURY ONLY	Highway, Street, Alley ETC	3035 E LEDBETTER DR	4/4/2021
6XA - MAJOR DIST AMBULANCE	ASSAULT -FAMILY VIOLENCE - BODILY INJURY ONLY	Apartment Complex/Buildi ng	3035 E LEDBETTER DR	5/19/2022
15 - ASSIST OFFICER	ASSAULT -FAMILY VIOLENCE - BODILY INJURY ONLY	Apartment Residence	3035 E LEDBETTER DR	7/9/2022

32 - SUSPICIOUS PERSON	UNAUTHORIZED USE OF MOTOR VEH - TRUCK OR BUS	Apartment Complex/ Building	3035 E LEDBETTER DR	8/3/2021
09V - UUMV	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	Apartment Parking Lot	3035 E LEDBETTER DR	5/31/2022
15 - ASSIST OFFICER	POSS CONT SUB PEN GRP 1 <1G	Apartment Residence	3035 E LEDBETTER DR	6/21/2021
6X - MAJOR DIST (VIOLENCE)	ASSAULT (AGG) - DEADLY WEAPON	Apartment Parking Lot	3035 E LEDBETTER DR	7/17/2021
PSE/11V - BURG MOTOR VEH	UNAUTHORIZED USE OF MOTOR VEH - (ATT) AUTOMOBILE	Apartment Parking Lot	3035 E LEDBETTER DR	8/29/2021
09 - THEFT	THEFT OF PROP <$100 - OTHER THAN SHOPLIFT	Highway, Street, Alley ETC	303 E LEDBETTER DR	4/12/2022
6X - MAJOR DIST (VIOLENCE)	CRIM MISCHIEF > OR EQUAL $100 < $750	Apartment Complex/ Building	3035 E LEDBETTER DR	6/6/2021
40 - OTHER	UNLAWFUL CARRYING WEAPON	Other	3035 E LEDBETTER DR	7/26/2021
31 - CRIMINAL MISCHIEF	CRIM MISCHIEF > OR EQUAL $100 < $750	Apartment Complex/ Building	3035 E LEDBETTER DR	7/24/2021
DASF-DIST ACTIVE SHOOTER FOOT	ASSAULT -FAMILY VIOLENCE - BODILY INJURY ONLY	Apartment Complex/ Building	3035 E LEDBETTER DR	2/2/2022
58 - ROUTINE INVESTIGATION	THEFT OF PROP (AUTO ACC) > OR EQUAL $100 <$750 (NOT EMP)PC31.03(e2A)	Apartment Parking Lot	3035 E LEDBETTER DR	5/17/2021
58 - ROUTINE INVESTIGATION	UNLAWFUL CARRYING WEAPON	Parking (Business)	303 E LEDBETTER DR	7/17/2021
55 - TRAFFIC STOP	UNLAWFUL POSS FIREARM BY FELON	Highway, Street, Alley ETC	3035 E LEDBETTER DR	8/8/2021
6X - MAJOR DIST (VIOLENCE)	ASSAULT (AGG) - DEADLY WEAPON	Apartment Parking Lot	3035 E LEDBETTER DR	7/17/2021
6X - MAJOR DIST (VIOLENCE)	ASSAULT (AGG) - DEADLY WEAPON	Apartment Parking Lot	3035 E LEDBETTER DR	7/17/2021
11V - BURG MOTOR VEH	UNAUTHORIZED USE OF MOTOR VEH - (ATT) AUTOMOBILE	Apartment Complex/ Building	3035 E LEDBETTER DR	7/19/2022
6X - MAJOR DIST (VIOLENCE)	ASSAULT -BODILY INJURY ONLY	Apartment Parking Lot	3035 E LEDBETTER DR	8/10/2022

6X - MAJOR DIST (VIOLENCE)	HARASSMENT-REPEATED ELECTRONIC COMMUNICATION	Apartment Residence	3035 E LEDBETTER DR	7/20/2021
09V - UUMV	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	Apartment Complex/ Building	3035 E LEDBETTER DR	8/1/2022
6X - MAJOR DIST (VIOLENCE)	ASSAULT -FAMILY VIOLENCE - BODILY INJURY ONLY	Apartment Complex/ Building	3035 E LEDBETTER DR	9/9/2022
40/01 - OTHER	CRIM MISCHIEF >OR EQUAL $750 < $2,500	Apartment Parking Lot	3035 E LEDBETTER DR	8/27/2022
PSE/09 - THEFT	BMV (OF AUTO ACCESSORY) (P.C. 30.04(A))	Apartment Parking Lot	3035 E LEDBETTER DR	7/3/2021
40 - OTHER	UNAUTHORIZED USE OF MOTOR VEH - (ATT) AUTOMOBILE	Apartment Parking Lot	3035 E LEDBETTER DR	7/21/2022
6XA - MAJOR DIST AMBULANCE	ASSAULT -BODILY INJURY ONLY	Apartment Complex/Building	3035 E LEDBETTER DR	8/12/2021
16 - INJURED PERSON	ASSAULT -BODILY INJURY ONLY	Apartment Complex/ Building	3035 E LEDBETTER DR	7/21/2021
31 - CRIMINAL MISCHIEF	THEFT OF PROP (AUTO ACC) <$100 - (NOT EMP)	Apartment Complex/ Building	3035 E LEDBETTER DR	4/2/2021
58 - ROUTINE INVESTIGATION	CRIM MISCHIEF > OR EQUAL $100 < $750	Apartment Parking Lot	3035 E LEDBETTER DR	6/3/2021
6X - MAJOR DIST (VIOLENCE)	ASSAULT -FAM VIOL OFFENSIVE CONTACT PC 22.01(A)(3)	Apartment Residence	3035 E LEDBETTER DR	8/3/2021
6XA - MAJOR DIST AMBULANCE	ASSAULT -FAM VIOL OFFENSIVE CONTACT PC 22.01(A)(3)	Apartment Complex/ Building	3035 E LEDBETTER DR	10/11/2022
15 - ASSIST OFFICER	ASSAULT -OFFENSIVE CONTACT	Apartment Complex/ Building	3035 E LEDBETTER DR	7/9/2022
6X - MAJOR DIST (VIOLENCE)	ASSAULT -FAM VIOL OFFENSIVE CONTACT PC 22.01(A)(3)	Apartment Complex/ Building	3035 E LEDBETTER DR	9/5/2022
31 - CRIMINAL MISCHIEF	CRIM MISCHIEF > OR EQUAL $100 < $750	Apartment Complex/ Building	3035 E LEDBETTER DR	6/16/2021
6X - MAJOR DIST (VIOLENCE)	ASSAULT -BODILY INJURY ONLY	Apartment Complex/ Building	3035 E LEDBETTER DR	10/22/2021

25 - CRIMINAL ASSAULT	SEX ASSAULT (RAPE	Outdoor Area Public/Private	3035 E LEDBETTER DR	9/14/2022
PSE/09 - THEFT	THEFT OF PROP > OR EQUAL $100 <$750 (NOT SHOPLIFT) PC31.03(e2A)	Apartment Residence	3035 E LEDBETTER DR	9/15/2022
6X - MAJOR DIST (VIOLENCE)	ASSAULT -FAMILY VIOLENCE - BODILY INJURY ONLY	Arena/Stadium /Fairgrounds/Coliseum	3035 E LEDBETTER DR	10/22/2021
58 - ROUTINE INVESTIGATION	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	Apartment Parking Lot	3035 E LEDBETTER DR	10/6/2021
PSE/09 - THEFT	THEFT OF PROP > OR EQUAL $100 <$750 (NOT SHOPLIFT) PC31.03(e2A)	Apartment Complex/Building	3035 E LEDBETTER DR	6/16/2021
DAEF-DIST ARMED ENCOUNTER FOOT	ASSAULT (AGG) - DEADLY WEAPON	Gas or Service Station	303 E LEDBETTER DR	7/26/2022
DASV-DIST ACTIVE SHOOTER VEH	CRIM MISCHIEF > OR EQUAL $100 < $750	Apartment Parking Lot	3035 E LEDBETTER DR	10/16/2022
58 - ROUTINE INVESTIGATION	POSSESSION OF STOLEN PROPERTY	Highway, Street, Alley ETC	303 E LEDBETTER DR	11/15/2022
DASF-DIST ACTIVE SHOOTER FOOT	DEADLY CONDUCT	Outdoor Area Public/Private	3035 E LEDBETTER DR	9/29/2022
39 - SPEEDING/RACING	POSS CONT SUB PEN GRP 1 > OR EQUAL 1G<4G	Parking (Business)	303 E LEDBETTER DR	10/14/2022
6XA - MAJOR DIST AMBULANCE	ASSAULT -FAM VIOL OFFENSIVE CONTACT PC 22.01(A)(3)	Apartment Residence	3035 E LEDBETTER DR	10/26/2021
20 - ROBBERY	ROBBERY OF INDIVIDUAL	Apartment Complex/ Building	3035 E LEDBETTER DR	12/13/2022
15 - ASSIST OFFICER	ASSAULT (AGG) -PUB SERV (AGG, LAW ENF)	Apartment Complex/Building	3035 E LEDBETTER DR	6/21/2021
09V - UUMV	UNAUTHORIZED USE OF MOTOR VEH - (ATT) AUTOMOBILE	Apartment Parking Lot	3035 E LEDBETTER DR	7/21/2022
31 - CRIMINAL MISCHIEF	CRIM MISCHIEF >OR EQUAL $750 < $2,500	Apartment Parking Lot	3035 E LEDBETTER DR	10/2/2022
58 - ROUTINE INVESTIGATION	MAN DEL CONT SUB PEN GRP 1 > OR EQUAL 4G<200G	Highway, Street, Alley ETC	303 E LEDBETTER DR	11/15/2022

15 - ASSIST OFFICER	ASSAULT (AGG) - DEADLY WEAPON	Apartment Complex/ Building	3035 E LEDBETTER DR	6/21/2021
6XE - DISTURBANCE EMERGENCY	ASSAULT (AGG) - DEADLY WEAPON	Single Family Residence - Occupied	3035 E LEDBETTER DR	6/11/2022
31 - CRIMINAL MISCHIEF	CRIM MISCHIEF > OR EQUAL $100 < $750	Apartment Parking Lot	3035 E LEDBETTER DR	8/16/2021
6X - MAJOR DIST (VIOLENCE)	THEFT FROM BUILDING> OR EQUAL $100<$750 (NOT SHOPLIFT)	Apartment Residence	3035 E LEDBETTER DR	4/3/2022
14 - STABBING, CUTTING	ASSAULT (AGG) -FAM VIO W/WEAPON (AGG)	Apartment Complex/ Building	3035 E LEDBETTER DR	9/2/2022
6XA - MAJOR DIST AMBULANCE	CONTINUOUS VIOLENCE AGAINST THE FAMILY	Apartment Complex /Building	3035 E LEDBETTER DR	11/28/2021
6XE - DISTURBANCE EMERGENCY	CRIM MISCHIEF > OR EQUAL $100 < $750	Other	3035 E LEDBETTER DR	4/2/2021
15 - ASSIST OFFICER	ASSAULT (AGG) - DEADLY WEAPON	Apartment Complex/ Building	3035 E LEDBETTER DR	6/21/2021
DASF-DIST ACTIVE SHOOTER FOOT	ASSAULT (AGG) - DEADLY WEAPON	Outdoor Area Public/Private	3035 E LEDBETTER DR	9/29/2022
11R - BURG OF RES	BURGLARY OF HABITATION -NO FORCED ENTRY	Apartment Residence	3035 E LEDBETTER DR	10/14/2021
6X - MAJOR DIST (VIOLENCE)	ASSAULT -FAM VIOL OFFENSIVE CONTACT PC 22.01(A)(3)	Single Family Residence - Occupied	3035 E LEDBETTER DR	11/15/2021
DASF-DIST ACTIVE SHOOTER FOOT	ASSAULT (AGG) - DEADLY WEAPON	Outdoor Area Public/Private	3035 E LEDBETTER DR	9/29/2022
15 - ASSIST OFFICER	DEADLY CONDUCT	Apartment Complex/ Building	3035 E LEDBETTER DR	6/21/2021
DAEV-DIST ARMED ENCOUNTER VEH	ASSAULT (AGG) - DEADLY WEAPON	Convenience Store	303 E LEDBETTER DR	12/15/2022
58 - ROUTINE INVESTIGATION	UNLAWFUL POSS FIREARM BY FELON	Highway, Street, Alley ETC	303 E LEDBETTER DR	11/15/2022
7X - MAJOR ACCIDENT	ROBBERY OF INDIVIDUAL (AGG)	Apartment Complex/ Building	3035 E LEDBETTER DR	9/1/2022

41/09 - THEFT - IN PROGRESS	THEFT OF PROP > OR EQUAL $750 <$2,500 (EMPLOYEE) PC 31.03(e3)	Convenience Store	303 E LEDBETTER DR	10/15/2021
PSE/31- CRIMINAL MISCHIEF	CRIM MISCHIEF <$100	Apartment Residence	3035 E LEDBETTER DR	11/17/2021
40 - OTHER	HARASSMENT	Single Family Residence - Occupied	3035 E LEDBETTER DR	7/30/2021
6X - MAJOR DIST (VIOLENCE)	ROBBERY OF INDIVIDUAL	Outdoor Area Public/Private	3035 E LEDBETTER DR	2/4/2021
40/01 - OTHER	ASSAULT -FAMILY VIOLENCE - BODILY INJURY ONLY	Apartment Residence	3035 E LEDBETTER DR	9/4/2021
40 - OTHER	CRIM MISCHIEF > OR EQUAL $100 < $750	Apartment Complex/ Building	3035 E LEDBETTER DR	1/20/2022
PSE/31- CRIMINAL MISCHIEF	CRIM MISCHIEF > OR EQUAL $100 < $750	Apartment Parking Lot	3035 E LEDBETTER DR	2/2/2021
6X - MAJOR DIST (VIOLENCE)	ASSAULT -OFFENSIVE CONTACT	Business Office	303 E LEDBETTER DR	2/10/2023
6X - MAJOR DIST (VIOLENCE)	ASSAULT (AGG) - DEADLY WEAPON	Parking (Business)	3035 E LEDBETTER DR	8/30/2021
6X - MAJOR DIST (VIOLENCE)	ASSAULT -BODILY INJURY ONLY	Outdoor Area Public/Private	3035 E LEDBETTER DR	10/3/2021
6XA - MAJOR DIST AMBULANCE	ASSAULT (AGG) -FAM VIO W/WEAPON (AGG)	Apartment Complex/ Building	3035 E LEDBETTER DR	5/29/2021
31 - CRIMINAL MISCHIEF	CRIM MISCHIEF > OR EQUAL $100 < $750	Apartment Parking Lot	3035 E LEDBETTER DR	8/11/2021
09V - UUMV	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	Apartment Complex/ Building	3035 E LEDBETTER DR	12/30/2021
6X - MAJOR DIST (VIOLENCE)	ASSAULT (AGG) - DEADLY WEAPON	Apartment Parking Lot	3035 E LEDBETTER DR	7/17/2021
40 - OTHER	CRIM MISCHIEF > OR EQUAL $100 < $750	Apartment Complex/ Building	3035 E LEDBETTER DR	7/18/2021
DAEF-DIST ARMED ENCOUNTER FOOT	ASSAULT -FAM VIOL THREA	Apartment Residence	3035 E LEDBETTER DR	8/23/2022
	BMV	Apartment Parking Lot	3035 E LEDBETTER DR	3/17/2022

15 - ASSIST OFFICER	CRIM MISCHIEF >OR EQUAL $750 < $2,500	Apartment Complex/ Building	3035 E LEDBETTER DR	6/21/2021
16 - INJURED PERSON	ASSAULT -OFFENSIVE CONTACT	Apartment Complex/ Building	3035 E LEDBETTER DR	12/27/2021
6XE - DISTURBANCE EMERGENCY	ASSAULT -OFFENSIVE CONTACT	Apartment Residence	3035 E LEDBETTER DR	2/3/2021
20R - ROBBERY (REPORT)+1HR	ROBBERY OF INDIVIDUAL (AGG)	Apartment Complex/ Building	3035 E LEDBETTER DR	9/30/2022
6XA - MAJOR DIST AMBULANCE	ASSAULT -FAMILY VIOLENCE - BODILY INJURY ONLY	Apartment Complex/Buildi ng	3035 E LEDBETTER DR	10/13/2022
	THEFT OF PROP (AUTO ACC) > OR EQUAL $2,500 <$30K (NOT EMP) PC31.03(e4A)	Apartment Parking Lot	3035 E LEDBETTER DR	7/27/2022
6XE - DISTURBANCE EMERGENCY	CRIM MISCHIEF > OR EQUAL $100 < $750	Apartment Parking Lot	3035 E LEDBETTER DR	2/17/2021
15 - ASSIST OFFICER	ASSAULT (AGG) -PUB SERV (AGG, LAW ENF)	Apartment Complex/ Building	3035 E LEDBETTER DR	6/21/2021
40/01 - OTHER	CRIM MISCHIEF > OR EQUAL $100 < $750	Apartment Parking Lot	3035 E LEDBETTER DR	7/17/2021
6X - MAJOR DIST (VIOLENCE)	CRIM MISCHIEF >OR EQUAL $750 < $2,500	Apartment Complex/ Building	3035 E LEDBETTER DR	9/16/2022
6XA - MAJOR DIST AMBULANCE	ASSAULT -FAMILY VIOLENCE - BODILY INJURY ONLY	Arena/Stadium /Fairgrounds/C oliseum	3035 E LEDBETTER DR	5/9/2021
6X - MAJOR DIST (VIOLENCE)	CRIM MISCHIEF >OR EQUAL $750 < $2,500	Parking Lot (Park)	3035 E LEDBETTER DR	12/27/2022
09V - UUMV	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	Apartment Parking Lot	3035 E LEDBETTER DR	3/23/2022
6X - MAJOR DIST (VIOLENCE)	CRIM MISCHIEF >OR EQUAL $750 < $2,500	Apartment Parking Lot	3035 E LEDBETTER DR	3/11/2021
6X - MAJOR DIST (VIOLENCE)	ASSAULT -FAM VIO, PREV CONV - BOD INJ ONLY	Apartment Residence	3035 E LEDBETTER DR	3/25/2021
6X - MAJOR DIST (VIOLENCE)	CRIM MISCHIEF > OR EQUAL $100 < $750	Highway, Street, Alley ETC	3035 E LEDBETTER DR	12/1/2021

6XA - MAJOR DIST AMBULANCE	ASSAULT -FAMILY VIOLENCE - BODILY INJURY ONLY	Apartment Residence	3035 E LEDBETTER DR	10/28/2021
6XE - DISTURBANCE EMERGENCY	THEFT OF PROP (AUTO ACC) <$100 - (NOT EMP)	Other	3035 E LEDBETTER DR	4/2/2021
6X - MAJOR DIST (VIOLENCE)	CRIM MISCHIEF > OR EQUAL $100 < $750	Apartment Complex/ Building	3035 E LEDBETTER DR	10/2/2021
6X - MAJOR DIST (VIOLENCE)	ASSAULT -FAMILY VIOLENCE - BODILY INJURY ONLY	Apartment Complex/ Building	3035 E LEDBETTER DR	11/12/2022
09V - UUMV	UNAUTHORIZED USE OF MOTOR VEH - TRUCK OR BUS	Apartment Parking Lot	3035 E LEDBETTER DR	11/3/2021
DAEF-DIST ARMED ENCOUNTER FOOT	DEADLY CONDUCT	Apartment Residence	3035 E LEDBETTER DR	9/4/2021
16 - INJURED PERSON	ASSAULT -BODILY INJURY ONLY	Apartment Residence	3035 E LEDBETTER DR	10/6/2022
31 - CRIMINAL MISCHIEF	THEFT OF PROP <$100 - OTHER THAN SHOPLIFT	Apartment Parking Lot	3035 E LEDBETTER DR	10/2/2022
40 - OTHER	POSS MARIJUANA <2OZ	Apartment Complex/Building	3035 E LEDBETTER DR	7/26/2021
19 - SHOOTING	DEADLY CONDUCT	Apartment Residence	3035 E LEDBETTER DR	1/24/2022
29 - OPEN BUILDING	BURGLARY OF BUILDING - FORCED ENTRY	Retail Store	303 E LEDBETTER DR	11/7/2021
6XA - MAJOR DIST AMBULANCE	ASSAULT -FAM VIO, IMPED BREATH/CIRC - NO LOSS OF CONSC	Apartment Parking Lot	3035 E LEDBETTER DR	5/10/2022
DASF-DIST ACTIVE SHOOTER FOOT	ASSAULT -FAMILY VIOLENCE - BODILY INJURY ONLY	Apartment Complex/ Building	3035 E LEDBETTER DR	5/22/2022
6XE - DISTURBANCE EMERGENCY	ASSAULT -FAMILY VIOLENCE - BODILY INJURY ONLY	Outdoor Area Public/Private	3035 E LEDBETTER DR	9/3/2021
17 - KIDNAPPING IN PROGRESS	ASSAULT (AGG) - DEADLY WEAPON	Apartment Parking Lot	3035 E LEDBETTER DR	9/12/2022
6X - MAJOR DIST (VIOLENCE)	ASSAULT -FAM VIOL THREA	Apartment Complex/ Building	3035 E LEDBETTER DR	11/27/2021
6XE - DISTURBANCE EMERGENCY	ASSAULT (AGG) FAM VIO DEADLY WEAPON-NO SBI	Outdoor Area Public/Private	303 E LEDBETTER DR	5/19/2022

6X - MAJOR DIST (VIOLENCE)	ASSAULT -FAM VIOL OFFENSIVE CONTACT PC 22.01(A)(3)	Apartment Complex/ Building	3035 E LEDBETTER DR	4/11/2022
6X - MAJOR DIST (VIOLENCE)	ASSAULT -FAMILY VIOLENCE - BODILY INJURY ONLY	Apartment Complex/Building	3035 E LEDBETTER DR	10/31/2021
6XE - DISTURBANCE EMERGENCY	ASSAULT -VERBAL THREAT	Field/Woods	303 E LEDBETTER DR	10/4/2021
6XE - DISTURBANCE EMERGENCY	ASSAULT -OFFENSIVE CONTACT	Apartment Residence	3035 E LEDBETTER DR	8/9/2021
20 - ROBBERY	ROBBERY OF INDIVIDUAL (AGG)	Apartment Complex/ Building	3035 E LEDBETTER DR	3/23/2021
	CRIM MISCHIEF > OR EQUAL $100 < $750	Apartment Complex/ Building	3035 E LEDBETTER DR	7/15/2022
58 - ROUTINE INVESTIGATION	MAN DEL CONT SUB PEN GRP 1 > OR EQUAL 4G<200G	Parking (Business)	303 E LEDBETTER DR	7/17/2021
58 - ROUTINE INVESTIGATION	CRIM MISCHIEF > OR EQUAL $100 < $750	Highway, Street, Alley ETC	303 E LEDBETTER DR	6/26/2022
DASF-DIST ACTIVE SHOOTER FOOT	ASSAULT (AGG) - DEADLY WEAPON	Convenience Store	303 E LEDBETTER DR	2/3/2022
	THEFT OF PROP > OR EQUAL $100 <$750 (NOT SHOPLIFT) PC31.03(e2A)	Gas or Service Station	303 E LEDBETTER DR	10/17/2021
PSE/31- CRIMINAL MISCHIEF	CRIM MISCHIEF <$100	Apartment Parking Lot	3035 E LEDBETTER DR	11/12/2022
11V - BURG MOTOR VEH	UNAUTHORIZED USE OF MOTOR VEH - (ATT) AUTOMOBILE	Apartment Parking Lot	3035 E LEDBETTER DR	1/7/2022
14 - STABBING, CUTTING	ASSAULT (AGG) - DEADLY WEAPON	Highway, Street, Alley ETC	3035 E LEDBETTER DR	8/14/2021
41/11R - BURG RES IN PROGRESS	ASSAULT -FAMILY VIOLENCE - BODILY INJURY ONLY	Apartment Complex/ Building	3035 E LEDBETTER DR	11/10/2021
31 - CRIMINAL MISCHIEF	CRIM MISCHIEF > OR EQUAL $100 < $750	Apartment Residence	3035 E LEDBETTER DR	9/4/2021
31/01 - CRIM MIS/PROG/NON FELO	CRIM MISCHIEF > OR EQUAL $100 < $750	Other	3035 E LEDBETTER DR	3/5/2022

6X - MAJOR DIST (VIOLENCE)	ASSAULT -BODILY INJURY ONLY	Highway, Street, Alley ETC	3035 E LEDBETTER DR	12/1/2021

Arrest Data

Arrest Date	Arrest Time	Address	Crime
3/9/2021	5:20:00 AM	303 E LEDBETTER DR	WARRANT HOLD (NOT A DPD WARRANT)
3/12/2021	7:06:00 AM	3035 E LEDBETTER DR	WARRANT HOLD (NOT A DPD WARRANT)
3/25/2021	1:29:00 PM	3035 E LEDBETTER DR	SIMPLE ASSAULT
4/2/2021	6:30:00 PM	3035 E LEDBETTER DR	ALL OTHER LARCENY
4/2/2021	6:30:00 PM	3035 E LEDBETTER DR	DESTRUCTION/ DAMAGE/ VANDALISM OF PROPERTY

Calls Data

Date	Problem	Priority Description	Location Name	Address
1/2/2022	24 - Abandoned Property	4 - Non Critical	TEXACO	3035 E LEDBETTER DR
5/22/2021	6XE - Disturbance Emergency	1 - Emergency		3030 E Ledbetter Dr
5/22/2021	40 - Other	3 - General Service		3035 E Ledbetter Dr
8/11/2021	19 - Shooting	1 - Emergency	Francisco Apts	3035 E Ledbetter Dr
8/11/2021	19 - Shooting	1 - Emergency	Francisco Apts	3035 E Ledbetter Dr
8/11/2021	6XE - Disturbance Emergency	1 - Emergency	FRANCISCO VALENCIA	3035 E Ledbetter Dr
8/11/2021	31 - Criminal Mischief	4 - Non Critical		3035 E Ledbetter Dr
1/4/2022	21B - Business Hold Up	2 - Urgent	FRANCISCO LLC	3035 E Ledbetter Dr
9/24/2021	6X - Major Dist (Violence)	2 - Urgent	THE FRANCISCO APTS	3035 E LEDBETTER DR
9/24/2021	14 - Stabbing, Cutting	1 - Emergency	CHEVRON	303 E LEDBETTER DR
9/23/2021	40/01 - Other	2 - Urgent		3035 E Ledbetter Dr

9/7/2021	6X - Major Dist (Violence)	2 - Urgent	THE FRANCISCO	3035 E Ledbetter Dr
10/17/2021	6X - Major Dist (Violence)	2 - Urgent	THE FRANCISCO APTS	3035 E Ledbetter Dr
9/2/2022	14 - Stabbing, Cutting	1 - Emergency		3035 E Ledbetter Dr
9/2/2022	6X - Major Dist (Violence)	2 - Urgent		3035 E LEDBETTER DR
9/2/2022	40/01 - Other	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
8/28/2021	40 - Other	3 - General Service		3035 E Ledbetter Dr
2/9/2023	16 - Injured Person	3 - General Service	UNK NAME APTS	3035 E Ledbetter Dr
11/25/2022	6X - Major Dist (Violence)	2 - Urgent	francisco apts	3035 E Ledbetter Dr
8/27/2022	06 - Minor Disturbance	4 - Non Critical	8/27 francisco apts	3035 E Ledbetter Dr
9/3/2021	40/01 - Other	2 - Urgent	FRANSCISCO APARTMENTS	3035 E Ledbetter Dr
4/26/2021	40 - Other	3 - General Service		3035 E Ledbetter Dr
10/15/2021	08 - Intoxicated Person	3 - General Service		3035 E LEDBETTER DR
8/9/2021	6XE - Disturbance Emergency	1 - Emergency		3035 E LEDBETTER DR
4/10/2021	6X - Major Dist (Violence)	2 - Urgent	unk name apts	3035 E LEDBETTER DR
5/21/2021	6X - Major Dist (Violence)	2 - Urgent	THE FRANCISCO APTS	3035 E Ledbetter Dr
11/1/2022	6X - Major Dist (Violence)	2 - Urgent	the francisco apt	3035 E Ledbetter Dr
7/20/2022	09V - UUMV	4 - Non Critical	THE FRANCISCO APTS	3035 E Ledbetter Dr
9/13/2021	16 - Injured Person	3 - General Service	francisco apt	3035 E Ledbetter Dr
5/18/2021	6XEA - Disturbance Emerg Amb	1 - Emergency		3035 E Ledbetter Dr
4/27/2021	**PD Requested by Fire	2 - Urgent		3035 E Ledbetter Dr

4/26/2022	6X - Major Dist (Violence)	2 - Urgent	THE FRANCISCO APTS	3035 E Ledbetter Dr
8/3/2021	13 - Prowler	2 - Urgent		3035 E Ledbetter Dr
2/18/2021	6XE - Disturbance Emergency	1 - Emergency	FRANCISCO APTS	3035 E Ledbetter Dr
2/16/2021	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
2/16/2021	6X - Major Dist (Violence)	2 - Urgent	FRISCO APTS	3035 E Ledbetter Dr
4/8/2022	40 - Other	3 - General Service		3035 E Ledbetter Dr
8/30/2021	40 - Other	3 - General Service		3035 E Ledbetter Dr
8/30/2021	6X - Major Dist (Violence)	2 - Urgent	THE FRANCISCO APMT	3035 E Ledbetter Dr
8/30/2021	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APARTMENTS	3035 E Ledbetter Dr
9/28/2021	6G - Random Gun Fire	3 - General Service	THE FRANSISCO APTS	3035 E Ledbetter Dr
6/28/2022	07 - Minor Accident	3 - General Service		3035 E Ledbetter Dr
3/12/2021	40/01 - Other	2 - Urgent	FRANCISCO APT	3035 E Ledbetter Dr
12/24/2022	6G - Random Gun Fire	3 - General Service		3035 E Ledbetter Dr
3/21/2021	07 - Minor Accident	3 - General Service	FRANCISCO APTS	3035 E Ledbetter Dr
5/24/2021	6X - Major Dist (Violence)	2 - Urgent	THE FRANCISCO APTS	3035 E Ledbetter Dr
2/25/2021	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
8/2/2021	16A - Injured Person w/Amb	2 - Urgent	CHEVRON	303 E Ledbetter Dr
8/2/2021	40 - Other	3 - General Service	FRANCISCO APTS	3035 E Ledbetter Dr
6/17/2021	46 - CIT	2 - Urgent		3035 E LEDBETTER DR
6/21/2021	15 - Assist Officer	1 - Emergency	SAN FRANSICSO APT	3035 E Ledbetter Dr

6/21/2021	15 - Assist Officer	1 - Emergency	SAN FRANSICSO APT	3035 E Ledbetter Dr
6/24/2021	32 - Suspicious Person	2 - Urgent		3035 E Ledbetter Dr
1/11/2023	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APTS	3035 E LEDBETTER DR
1/11/2023	40/01 - Other	2 - Urgent	FRANCISCOS APTS	3035 E Ledbetter Dr
9/11/2021	40 - Other	3 - General Service	RACEWAY | (ledbetter & s rlt)	303 E Ledbetter Dr
10/26/2021	11R - Burg of Res	3 - General Service		3035 E Ledbetter Dr
10/25/2021	DAEF-Dist Armed Encounter Foot	1 - Emergency		3035 E Ledbetter Dr
2/9/2021	09V - UUMV	4 - Non Critical	FRISCO APT	3035 E Ledbetter Dr
8/21/2021	DAEV-Dist Armed Encounter Veh	1 - Emergency		3035 E Ledbetter Dr
8/21/2021	6X - Major Dist (Violence)	2 - Urgent	ROSEMONT APTS	3035 E LEDBETTER DR
9/4/2021	40/01 - Other	2 - Urgent	franscisco apts	3035 E Ledbetter Dr
9/4/2021	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
9/4/2021	DAEF-Dist Armed Encounter Foot	1 - Emergency	THE FRANCESCO	3035 E Ledbetter Dr
10/2/2021	DAEF-Dist Armed Encounter Foot	1 - Emergency	FRANSISCO APTS	3035 E Ledbetter Dr
10/2/2021	6XE - Disturbance Emergency	1 - Emergency		3035 E Ledbetter Dr
10/2/2021	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APT	3035 E LEDBETTER DR
10/2/2021	40 - Other	3 - General Service		3035 E LEDBETTER DR
5/23/2022	26 - Missing Person	3 - General Service	FRANCISCO APARTMENTS	3035 E Ledbetter Dr
3/15/2021	09 - Theft	4 - Non Critical	FRANCISCO APTS	3035 E Ledbetter Dr
1/24/2023	06 - Minor Disturbance	4 - Non Critical	FRANCISCO	3035 E Ledbetter Dr
8/10/2021	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO	3035 E Ledbetter Dr

8/9/2021	6X - Major Dist (Violence)	2 - Urgent	RACEWAY | (ledbetter & s rlt)	303 E Ledbetter Dr
7/20/2021	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO	3035 E Ledbetter Dr
1/29/2023	38 - Meet Complainant	4 - Non Critical		3035 E LEDBETTER DR
3/23/2021	6X - Major Dist (Violence)	2 - Urgent	FRANSICO APARTMENTS	3035 E Ledbetter Dr
12/9/2022	40/01 - Other	2 - Urgent	FRANSISCO APTS	3035 E Ledbetter Dr
10/6/2022	16 - Injured Person	3 - General Service	FRANCISCO APTS	3035 E Ledbetter Dr
8/11/2021	40 - Other	3 - General Service		3035 E Ledbetter Dr
8/11/2021	6X - Major Dist (Violence)	2 - Urgent	SAN RNSISCO APTS	3035 E Ledbetter Dr
2/4/2021	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
7/17/2022	09V - UUMV	4 - Non Critical	FRANCISCO APT	3035 E Ledbetter Dr
9/20/2021	6G - Random Gun Fire	3 - General Service	THE FRANCISCO APT	3035 E Ledbetter Dr
9/8/2021	6XEA - Disturbance Emerg Amb	1 - Emergency		3035 E Ledbetter Dr
10/26/2021	DAEF-Dist Armed Encounter Foot	1 - Emergency	san franciscos apts	3035 E Ledbetter Dr
10/16/2021	06 - Minor Disturbance	4 - Non Critical	THE FRANCISCO APTS	3035 E Ledbetter Dr
10/15/2021	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
8/23/2021	24 - Abandoned Property	4 - Non Critical	FRANCISCO APTS	3035 E Ledbetter Dr
12/7/2022	6XE - Disturbance Emergency	1 - Emergency		3035 E Ledbetter Dr
8/3/2021	DAEF-Dist Armed Encounter Foot	1 - Emergency	FRISCO APT	3035 E Ledbetter Dr
9/4/2021	31 - Criminal Mischief	4 - Non Critical		3035 E Ledbetter Dr
9/30/2021	6X - Major Dist (Violence)	2 - Urgent	CHEVRON	303 E LEDBETTER DR

9/29/2021	6X - Major Dist (Violence)	2 - Urgent	THE FRANCISCO APTS	3035 E Ledbetter Dr
6/28/2022	6X - Major Dist (Violence)	2 - Urgent	CHEVRON	303 E Ledbetter Dr
8/3/2021	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
3/29/2021	40/01 - Other	2 - Urgent	FRANCISCO	3035 E Ledbetter Dr
9/1/2022	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
9/1/2022	7X - Major Accident	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
5/19/2022	6X - Major Dist (Violence)	2 - Urgent	FRANSICIAN APT	3035 E Ledbetter Dr
9/26/2022	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
7/19/2022	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
8/12/2021	6XA - Major Dist Ambulance	2 - Urgent		3035 E Ledbetter Dr
8/13/2021	6X - Major Dist (Violence)	2 - Urgent	THE FRANCISCO APTS	3035 E Ledbetter Dr
9/14/2022	16 - Injured Person	3 - General Service	SAN FRANCISCO APTS	3035 E Ledbetter Dr
9/14/2022	7X - Major Accident	2 - Urgent	TAXCO/CHEVRON	303 E Ledbetter Dr
4/8/2021	6X - Major Dist (Violence)	2 - Urgent	SAN FRANCISCO APTS	3035 E Ledbetter Dr
3/31/2021	6X - Major Dist (Violence)	2 - Urgent	THE FRANCISCO	3035 E Ledbetter Dr
8/29/2021	6G - Random Gun Fire	3 - General Service		3035 E Ledbetter Dr
2/13/2021	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
9/19/2021	41/31 - Crim Mis/Progress/Felo	2 - Urgent	Fransciso apts	3035 E Ledbetter Dr
9/30/2021	40/01 - Other	2 - Urgent	CHEVRON GAS (ledbetter & s rlt)	303 E Ledbetter Dr
9/30/2021	6G - Random Gun Fire	3 - General Service	CISCO APTS	3035 E Ledbetter Dr

8/20/2022	6X - Major Dist (Violence)	2 - Urgent	THE FRANCISCO APTS	3035 E Ledbetter Dr
1/4/2023	6X - Major Dist (Violence)	2 - Urgent	chevron | (ledbetter & s rlt)	303 E Ledbetter Dr
1/4/2023	6X - Major Dist (Violence)	2 - Urgent	chevron | (ledbetter & s rlt)	303 E Ledbetter Dr
2/24/2021	40 - Other	3 - General Service	CHEVRON | (ledbetter & s rlt)	303 E Ledbetter Dr
2/20/2021	6X - Major Dist (Violence)	2 - Urgent	QUICKTRIP	303 E LEDBETTER DR
8/16/2021	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
12/27/2021	40/01 - Other	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
12/27/2021	16 - Injured Person	3 - General Service		3035 E Ledbetter Dr
12/22/2022	6XEA - Disturbance Emerg Amb	1 - Emergency	CHEVERON	303 E Ledbetter Dr
11/28/2021	6X - Major Dist (Violence)	2 - Urgent	francisco apts	3035 E Ledbetter Dr
2/15/2021	40 - Other	3 - General Service		3035 E Ledbetter Dr
2/15/2021	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
7/19/2022	09V - UUMV	4 - Non Critical	FRANCISCO APTS	3035 E Ledbetter Dr
9/22/2021	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
9/22/2021	6XA - Major Dist Ambulance	2 - Urgent		3035 E Ledbetter Dr
9/13/2021	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
9/13/2021	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
9/13/2021	40 - Other	3 - General Service	rosemonts apts	3035 E LEDBETTER DR
10/25/2021	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
10/25/2021	38 - Meet Complainant	4 - Non Critical		3035 E Ledbetter Dr

8/25/2021	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
8/24/2021	6X - Major Dist (Violence)	2 - Urgent	FRANSISCO APTS	3035 E Ledbetter Dr
2/15/2021	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
8/20/2021	6M - Loud Music Disturbance	4 - Non Critical	FRANCISCO APTS	3035 E Ledbetter Dr
8/30/2021	**PD Requested by Fire	2 - Urgent		3035 E Ledbetter Dr
8/30/2021	11V - Burg Motor Veh	4 - Non Critical		3035 E LEDBETTER DR
9/28/2021	6X - Major Dist (Violence)	2 - Urgent	THE FRANSISCO APTS	3035 E Ledbetter Dr
9/28/2021	21B - Business Hold Up	2 - Urgent	THE FRANSISCO LLC	3035 E Ledbetter Dr
12/19/2022	07 - Minor Accident	3 - General Service	FRANCISCOS	3035 E Ledbetter Dr
9/1/2022	6X - Major Dist (Violence)	2 - Urgent	FRANSISCO APTS	3035 E Ledbetter Dr
11/25/2021	32 - Suspicious Person	2 - Urgent		3035 E Ledbetter Dr
11/25/2021	6G - Random Gun Fire	3 - General Service		3035 E Ledbetter Dr
11/18/2021	40 - Other	3 - General Service	FRANCISCO APTS	3035 E LEDBETTER DR
11/18/2021	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
11/14/2021	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APARTMENTS	3035 E Ledbetter Dr
10/7/2022	14 - Stabbing, Cutting	1 - Emergency	THE FRANCISCO APTS	3035 E Ledbetter Dr
2/8/2023	09 - Theft	4 - Non Critical	FRANCISCO APTS	3035 E Ledbetter Dr
2/8/2023	40 - Other	3 - General Service		3035 E Ledbetter Dr
9/14/2021	40/01 - Other	2 - Urgent	the fransisco apts	3035 E Ledbetter Dr
4/17/2021	40 - Other	3 - General Service	THE FRANSISCO	3035 E Ledbetter Dr
9/20/2021	6X - Major Dist (Violence)	2 - Urgent	the loop / bldg 10	3035 E Ledbetter Dr

6/2/2021	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APTS	3035 E LEDBETTER DR
8/23/2021	6X - Major Dist (Violence)	2 - Urgent	francisco apartments	3035 E Ledbetter Dr
4/10/2022	6X - Major Dist (Violence)	2 - Urgent	CHEVRON	303 E Ledbetter Dr
4/10/2022	6X - Major Dist (Violence)	2 - Urgent	SHEVERON	303 E Ledbetter Dr
9/8/2021	40 - Other	3 - General Service	THE FRANCISCO APTS	3035 E Ledbetter Dr
10/2/2021	6X - Major Dist (Violence)	2 - Urgent		3035 E LEDBETTER DR
10/14/2021	6X - Major Dist (Violence)	2 - Urgent	THE FRANCISCO APTS	3035 E Ledbetter Dr
10/14/2021	11R - Burg of Res	3 - General Service	THE FRANCISCA	3035 E Ledbetter Dr
4/7/2021	40/01 - Other	2 - Urgent	francisco apts	3035 E Ledbetter Dr
7/30/2021	40 - Other	3 - General Service	FRANCISCO APARTMENTS	3035 E Ledbetter Dr
8/9/2021	6X - Major Dist (Violence)	2 - Urgent	FRANSISCO	3035 E Ledbetter Dr
8/9/2021	40 - Other	3 - General Service	francisco apts	3035 E Ledbetter Dr
12/2/2021	6XE - Disturbance Emergency	1 - Emergency	FRANCISCO APTS	3035 E Ledbetter Dr
12/8/2021	40 - Other	3 - General Service		3035 E Ledbetter Dr
10/24/2021	32 - Suspicious Person	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
10/24/2021	6X - Major Dist (Violence)	2 - Urgent	Francisco Apts.	3035 E Ledbetter Dr
2/4/2023	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
7/24/2021	38 - Meet Complainant	4 - Non Critical	THE FRANCISCO APTS	3035 E Ledbetter Dr
11/19/2022	32 - Suspicious Person	2 - Urgent	THE FRANCISCO APTS	3035 E Ledbetter Dr
3/23/2021	20 - Robbery	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr

1/9/2023	40 - Other	3 - General Service	RACEWAY | (ledbetter & s rlt)	303 E Ledbetter Dr
6/9/2021	6X - Major Dist (Violence)	2 - Urgent	FANCISCO APTS	3035 E Ledbetter Dr
9/14/2022	25 - Criminal Assault	2 - Urgent	san francisco	3035 E Ledbetter Dr
9/14/2022	40 - Other	3 - General Service	SAN FRANSCISCO APTS	3035 E Ledbetter Dr
8/14/2022	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APT	3035 E Ledbetter Dr
10/16/2021	09/01 - Theft	3 - General Service	chevron	303 E Ledbetter Dr
10/16/2021	41/09 - Theft - In Progress	2 - Urgent	RACEWAY | (ledbetter & s rlt)	303 E Ledbetter Dr
5/30/2021	07 - Minor Accident	3 - General Service	CHEVRON	303 E Ledbetter Dr
6/1/2021	40 - Other	3 - General Service	FRANCISCO APTS	3035 E Ledbetter Dr
4/30/2021	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
11/25/2022	40/01 - Other	2 - Urgent	RACEWAY | (ledbetter & s rlt)	303 E Ledbetter Dr
4/10/2022	14 - Stabbing, Cutting	1 - Emergency	CHEVRON(led better & s rlt)	303 E Ledbetter Dr
12/23/2022	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
5/15/2021	40 - Other	3 - General Service	CHEVRON	303 E Ledbetter Dr
12/22/2021	06 - Minor Disturbance	4 - Non Critical		3035 E Ledbetter Dr
10/13/2022	6XA - Major Dist Ambulance	2 - Urgent	THE FRANCISCO APTS	3035 E Ledbetter Dr
10/13/2022	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
12/17/2021	6X - Major Dist (Violence)	2 - Urgent	ST ARNOLDS APTS	3035 E Ledbetter Dr
11/15/2021	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
11/15/2021	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr

4/6/2021	40 - Other	3 - General Service	SAN FRANCISCO APMT	3035 E Ledbetter Dr
6/26/2021	40 - Other	3 - General Service		3035 E Ledbetter Dr
3/26/2021	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
4/9/2021	6X - Major Dist (Violence)	2 - Urgent	FRANSISCO APTS	3035 E Ledbetter Dr
8/2/2022	09V - UUMV	4 - Non Critical	FRANSISCO APTS	3035 E Ledbetter Dr
7/15/2022	31 - Criminal Mischief	4 - Non Critical	FRANCISCO APT	3035 E Ledbetter Dr
5/5/2021	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
9/12/2021	40 - Other	3 - General Service	THE FRANCISCO APTS	3035 E Ledbetter Dr
9/12/2021	40/01 - Other	2 - Urgent	ROSEMONT APTS	3035 E LEDBETTER DR
9/17/2021	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
5/1/2021	6X - Major Dist (Violence)	2 - Urgent	francisco	3035 E Ledbetter Dr
11/27/2022	40/01 - Other	2 - Urgent	THE FRANCISCO APTS	3035 E Ledbetter Dr
9/3/2021	6XE - Disturbance Emergency	1 - Emergency	FRANCISCO APARTMENTS	3035 E Ledbetter Dr
10/1/2021	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
10/1/2021	21B - Business Hold Up	2 - Urgent	FRANCISCO LLC	3035 E Ledbetter Dr
3/11/2021	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
8/4/2021	6X - Major Dist (Violence)	2 - Urgent		3035 E LEDBETTER DR
8/4/2021	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
8/4/2021	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
8/4/2021	38 - Meet Complainant	4 - Non Critical		3035 E Ledbetter Dr

11/27/2021	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APARTMENTS	3035 E Ledbetter Dr
6/4/2021	24 - Abandoned Property	4 - Non Critical	francisco apt	3035 E Ledbetter Dr
6/2/2021	41/31 - Crim Mis/Progress/Felo	2 - Urgent	FRANCISCO APT	3035 E Ledbetter Dr
7/23/2021	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
7/15/2021	41/11V - BMV-In Progress	2 - Urgent	ROSEMONT AT OAK HOLLOW	3035 E LEDBETTER DR
5/11/2022	**PD Requested by Fire	2 - Urgent		3035 E Ledbetter Dr
5/19/2022	6XA - Major Dist Ambulance	2 - Urgent		3035 E Ledbetter Dr
10/19/2022	40 - Other	3 - General Service	RACEWAY | (ledbetter & s rlt)	303 E Ledbetter Dr
1/1/2022	26/01- Missing Person-Critical	2 - Urgent	ST FRANSISCO APTS	3035 E Ledbetter Dr
1/1/2022	40 - Other	3 - General Service		3035 E LEDBETTER DR
2/15/2021	AC - Animal Cruelty	3 - General Service	FRANCISCO APTS	3035 E Ledbetter Dr
10/12/2022	6X - Major Dist (Violence)	2 - Urgent	THE FRANCISCO APTS	3035 E Ledbetter Dr
10/12/2022	DH - Drug House	3 - General Service	THE FRANCISCO APT	3035 E Ledbetter Dr
1/11/2023	40/01 - Other	2 - Urgent	CHEVRON	303 E Ledbetter Dr
10/26/2021	6XA - Major Dist Ambulance	2 - Urgent		3035 E Ledbetter Dr
3/30/2021	40/01 - Other	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
4/26/2022	31 - Criminal Mischief	4 - Non Critical	FRANCISCO APTS	3035 E Ledbetter Dr
4/24/2021	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APTS	3035 E LEDBETTER DR
6/14/2021	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
6/14/2021	32 - Suspicious Person	2 - Urgent	francisco apts	3035 E Ledbetter Dr

8/14/2021	14 - Stabbing, Cutting	1 - Emergency	THE FRANCISCO APTS	3035 E LEDBETTER DR
3/30/2021	11V/01 - Burg Motor Veh	3 - General Service	FRANCISCO APTS	3035 E Ledbetter Dr
5/18/2021	6XE - Disturbance Emergency	1 - Emergency		3035 E Ledbetter Dr
11/20/2021	6X - Major Dist (Violence)	2 - Urgent	FRANSISCO APTS	3035 E Ledbetter Dr
11/10/2021	41/11R - Burg Res in Progress	1 - Emergency		3035 E Ledbetter Dr
11/10/2021	40/01 - Other	2 - Urgent	FRANSISCO APTS	3035 E Ledbetter Dr
7/22/2021	31 - Criminal Mischief	4 - Non Critical	FRANCISCO APARTMENTS	3035 E Ledbetter Dr
7/22/2021	DAEF-Dist Armed Encounter Foot	1 - Emergency		3035 E Ledbetter Dr
3/31/2021	6X - Major Dist (Violence)	2 - Urgent	CISCO APTS	3035 E Ledbetter Dr
4/2/2021	6XE - Disturbance Emergency	1 - Emergency	FRANSISCO APTS	3035 E Ledbetter Dr
4/28/2021	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
6/21/2021	DAEF-Dist Armed Encounter Foot	1 - Emergency	SAN FRANCISO APTS	3035 E Ledbetter Dr
7/2/2021	40 - Other	3 - General Service	RACEWAY | (ledbetter & s rlt)	303 E Ledbetter Dr
12/15/2022	DAEV-Dist Armed Encounter Veh	1 - Emergency	chevron	303 E LEDBETTER DR
9/23/2021	7X - Major Accident	2 - Urgent	RACEWAY | (ledbetter & s rlt)	303 E Ledbetter Dr
5/5/2021	OADS - Open Air Drug Sales	3 - General Service		3035 E Ledbetter Dr
5/5/2021	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
10/16/2021	06 - Minor Disturbance	4 - Non Critical		3035 E Ledbetter Dr
3/30/2021	40/01 - Other	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
3/31/2021	6X - Major Dist (Violence)	2 - Urgent	THE FRANCISCO	3035 E Ledbetter Dr

8/27/2021	40 - Other	3 - General Service		3035 E Ledbetter Dr
8/4/2021	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
8/4/2021	32 - Suspicious Person	2 - Urgent		3035 E Ledbetter Dr
9/26/2021	06 - Minor Disturbance	4 - Non Critical	THE FRANCISCO APTS	3035 E Ledbetter Dr
5/9/2021	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APARTMENTS	3035 E Ledbetter Dr
8/1/2021	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
4/19/2022	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
4/19/2022	14 - Stabbing, Cutting	1 - Emergency		3035 E LEDBETTER DR
12/23/2021	37 - Street Blockage	4 - Non Critical		3035 E Ledbetter Dr
5/18/2021	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
12/18/2021	7X - Major Accident	2 - Urgent	CHEVRON	303 E Ledbetter Dr
11/30/2021	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
4/6/2021	07 - Minor Accident	3 - General Service	CHEVRON (ledbetter & s rlt)	303 E Ledbetter Dr
3/13/2021	26 - Missing Person	3 - General Service	FRANCISCO APTS	3035 E Ledbetter Dr
10/9/2022	6X - Major Dist (Violence)	2 - Urgent	THE FRANCISCO APTS	3035 E Ledbetter Dr
3/27/2021	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
4/29/2021	26 - Missing Person	3 - General Service	FRANSICO APTS	3035 E Ledbetter Dr
4/29/2021	DAEF-Dist Armed Encounter Foot	1 - Emergency	FRANCISCO APTS	3035 E Ledbetter Dr
3/5/2021	04 - 911 Hang Up	2 - Urgent		3035 E Ledbetter Dr
7/16/2022	7X - Major Accident	2 - Urgent	CHEVRON	303 E LEDBETTER DR
12/29/2022	DAEF-Dist Armed Encounter Foot	1 - Emergency	FRANCISCO APARTMENT	3035 E Ledbetter Dr

9/11/2021	6X - Major Dist (Violence)	2 - Urgent	THE FRANCISCO	3035 E Ledbetter Dr
3/2/2021	PH - Panhandler	4 - Non Critical	CHEVRON	303 E Ledbetter Dr
8/29/2021	40/01 - Other	2 - Urgent		3035 E Ledbetter Dr
9/18/2021	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
9/17/2021	6X - Major Dist (Violence)	2 - Urgent	francisco apts	3035 E Ledbetter Dr
4/10/2022	09 - Theft	4 - Non Critical		3035 E Ledbetter Dr
10/2/2021	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APT	3035 E Ledbetter Dr
10/13/2021	07 - Minor Accident	3 - General Service		3035 E Ledbetter Dr
12/11/2021	15 - Assist Officer	1 - Emergency		3035 E LEDBETTER DR
12/11/2021	6X - Major Dist (Violence)	2 - Urgent	FRANSICO APTS	3035 E Ledbetter Dr
12/1/2021	38 - Meet Complainant	4 - Non Critical		3035 E Ledbetter Dr
12/1/2021	6X - Major Dist (Violence)	2 - Urgent		3035 E LEDBETTER DR
11/12/2021	40 - Other	3 - General Service		3035 E Ledbetter Dr
7/18/2021	40 - Other	3 - General Service	Francisco apts	3035 E Ledbetter Dr
9/27/2021	40/01 - Other	2 - Urgent		3035 E Ledbetter Dr
9/27/2021	11R - Burg of Res	3 - General Service		3035 E Ledbetter Dr
9/27/2021	40 - Other	3 - General Service		3035 E Ledbetter Dr
7/3/2021	6G - Random Gun Fire	3 - General Service		3035 E Ledbetter Dr
7/13/2022	40 - Other	3 - General Service	FRANCISCO APTS	3035 E Ledbetter Dr
6/18/2021	04 - 911 Hang Up	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
7/2/2021	6X - Major Dist (Violence)	2 - Urgent	francisco apartments	3035 E Ledbetter Dr
7/2/2021	40 - Other	3 - General Service	RACEWAY | (ledbetter & s rlt)	303 E Ledbetter Dr

10/19/2021	6X - Major Dist (Violence)	2 - Urgent	RACEWAY | (ledbetter & s rlt)	303 E Ledbetter Dr
9/3/2022	6XA - Major Dist Ambulance	2 - Urgent	FRANSCISCO APTS	3035 E Ledbetter Dr
8/19/2021	38 - Meet Complainant	4 - Non Critical	FRANCISCO APTS	3035 E Ledbetter Dr
5/2/2021	6X - Major Dist (Violence)	2 - Urgent	FARNCISCO APTS	3035 E Ledbetter Dr
11/27/2022	6G - Random Gun Fire	3 - General Service	THE FRANSISCO APTS	3035 E Ledbetter Dr
11/27/2022	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
10/4/2021	06 - Minor Disturbance	4 - Non Critical		3035 E Ledbetter Dr
10/4/2021	6X - Major Dist (Violence)	2 - Urgent	chevron	303 E Ledbetter Dr
10/4/2021	6XE - Disturbance Emergency	1 - Emergency	CHEVRON	303 E Ledbetter Dr
10/12/2021	6XE - Disturbance Emergency	1 - Emergency	fransico apts	3035 E Ledbetter Dr
10/12/2021	15 - Assist Officer	1 - Emergency	FRANCISCO APTS	3035 E Ledbetter Dr
10/12/2021	15 - Assist Officer	1 - Emergency	FRANCISCO APTS	3035 E Ledbetter Dr
2/27/2021	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
3/15/2021	6XE - Disturbance Emergency	1 - Emergency	FRANCISCO APTS	3035 E Ledbetter Dr
10/13/2022	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
8/26/2021	26/01- Missing Person-Critical	2 - Urgent	RACEWAY | (ledbetter & s rlt)	303 E Ledbetter Dr
7/12/2022	DAEV-Dist Armed Encounter Veh	1 - Emergency	RACEWAY | (ledbetter & s rlt)	303 E Ledbetter Dr
7/23/2021	40/01 - Other	2 - Urgent	RACEWAY | (ledbetter & s rlt)	303 E Ledbetter Dr
1/29/2023	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr

11/4/2021	6X - Major Dist (Violence)	2 - Urgent	CISCO APTS	3035 E Ledbetter Dr
10/28/2021	40 - Other	3 - General Service		3035 E Ledbetter Dr
3/26/2021	6X - Major Dist (Violence)	2 - Urgent	Francisco Apts	3035 E Ledbetter Dr
6/22/2021	32 - Suspicious Person	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
9/20/2021	09V - UUMV	4 - Non Critical	FRANCISCO APTS	3035 E Ledbetter Dr
5/29/2021	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
5/29/2021	6XA - Major Dist Ambulance	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
9/3/2022	36/01 - Aband Child Critical	2 - Urgent	RACEWAY | (ledbetter & s rlt)	303 E Ledbetter Dr
9/3/2022	40 - Other	3 - General Service	RACEWAY | (ledbetter & s rlt)	303 E Ledbetter Dr
4/13/2021	40 - Other	3 - General Service	CHEVRON	303 E Ledbetter Dr
9/9/2021	6X - Major Dist (Violence)	2 - Urgent	THE FRANCISCO APTS	3035 E Ledbetter Dr
9/9/2021	06 - Minor Disturbance	4 - Non Critical	THE FRANCISCO APTS	3035 E Ledbetter Dr
9/25/2021	40/01 - Other	2 - Urgent	THE FRANCISCO APTS	3035 E Ledbetter Dr
3/19/2021	24 - Abandoned Property	4 - Non Critical		3035 E Ledbetter Dr
12/10/2021	06 - Minor Disturbance	4 - Non Critical	FRANCISCO APTS	3035 E Ledbetter Dr
11/28/2021	6M - Loud Music Disturbance	4 - Non Critical	FRANCISCO APTS	3035 E Ledbetter Dr
11/29/2021	6X - Major Dist (Violence)	2 - Urgent	francisco apts	3035 E Ledbetter Dr
11/21/2021	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
11/21/2021	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
11/14/2022	6X - Major Dist (Violence)	2 - Urgent	THE FRANCISCO APTS	3035 E LEDBETTER DR

6/22/2021	08 - Intoxicated Person	3 - General Service	chevron	303 E Ledbetter Dr
2/5/2021	37 - Street Blockage	4 - Non Critical	RACEWAY | (ledbetter & s rlt)	303 E Ledbetter Dr
7/25/2021	31 - Criminal Mischief	4 - Non Critical	THE FRANCISO APTS	3035 E Ledbetter Dr
9/25/2022	6X - Major Dist (Violence)	2 - Urgent	SAN FRANSISCO APTS	3035 E Ledbetter Dr
10/27/2021	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
10/3/2021	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
2/3/2021	6XE - Disturbance Emergency	1 - Emergency	FRISCO APARTMENTS	3035 E Ledbetter Dr
10/6/2022	6XE - Disturbance Emergency	1 - Emergency	FRANSISCO APTS	3035 E Ledbetter Dr
5/16/2022	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
2/8/2021	40 - Other	3 - General Service		3035 E Ledbetter Dr
6/16/2021	31 - Criminal Mischief	4 - Non Critical	THE FRANCISCO APTS	3035 E LEDBETTER DR
9/18/2021	09V-01 UUMV Just Ocrd	3 - General Service		3035 E Ledbetter Dr
4/23/2021	DAEF-Dist Armed Encounter Foot	1 - Emergency	FRANCISCO APTS	3035 E Ledbetter Dr
4/8/2022	6XE - Disturbance Emergency	1 - Emergency	FRANCISCO APTS	3035 E Ledbetter Dr
10/4/2021	6X - Major Dist (Violence)	2 - Urgent	FRANSISCO APTS	3035 E Ledbetter Dr
8/15/2022	6X - Major Dist (Violence)	2 - Urgent	THE FRANCISCO APTS	3035 E Ledbetter Dr
8/10/2021	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
4/3/2022	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
5/13/2021	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
12/4/2021	40 - Other	3 - General Service		3035 E Ledbetter Dr

12/8/2021	6M - Loud Music Disturbance	4 - Non Critical		3035 E Ledbetter Dr
12/8/2021	40 - Other	3 - General Service		3035 E Ledbetter Dr
2/4/2023	32 - Suspicious Person	2 - Urgent	FRANSICO APT	3035 E Ledbetter Dr
7/21/2021	40 - Other	3 - General Service	FRANCISCO APTS	3035 E Ledbetter Dr
7/21/2021	6X - Major Dist (Violence)	2 - Urgent	fransisco apts	3035 E Ledbetter Dr
1/29/2023	16 - Injured Person	3 - General Service	FRANCISCO APTS	3035 E Ledbetter Dr
1/29/2023	07 - Minor Accident	3 - General Service	CHEVRON | (ledbetter & s rlt)	303 E LEDBETTER DR
6/5/2021	12 - Burglar Alarm Unknown	3 - General Service		3035 E Ledbetter Dr
7/13/2022	40/01 - Other	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
10/10/2021	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
12/28/2021	7X - Major Accident	2 - Urgent		3035 E Ledbetter Dr
7/3/2021	41/20 - Robbery - In Progress	1 - Emergency	PRINCEHALL APTS	3035 E Ledbetter Dr
9/11/2021	6XA - Major Dist Ambulance	2 - Urgent	FRANSISCO APTS	3035 E Ledbetter Dr
10/20/2021	7X - Major Accident	2 - Urgent	RACEWAY | (ledbetter & s rlt)	303 E Ledbetter Dr
10/20/2021	7X - Major Accident	2 - Urgent	RACEWAY | (ledbetter & s rlt)	303 E Ledbetter Dr
3/2/2021	46 - CIT	2 - Urgent	FRANSISCO APTS	3035 E Ledbetter Dr
8/28/2021	6M - Loud Music Disturbance	4 - Non Critical		3035 E Ledbetter Dr
8/8/2022	20 - Robbery	2 - Urgent		3035 E LEDBETTER DR
9/29/2021	46 - CIT	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
7/31/2021	06 - Minor Disturbance	4 - Non Critical		3035 E Ledbetter Dr
8/17/2021	31 - Criminal Mischief	4 - Non Critical	FRANCISCO APTS	3035 E Ledbetter Dr

6/7/2021	40/01 - Other	2 - Urgent	CHEVRON	303 E Ledbetter Dr
7/19/2021	6X - Major Dist (Violence)	2 - Urgent	Franscisco Apartments	3035 E Ledbetter Dr
12/13/2021	6X - Major Dist (Violence)	2 - Urgent	CISCO APTS	3035 E Ledbetter Dr
11/17/2021	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
10/23/2021	31 - Criminal Mischief	4 - Non Critical		3035 E Ledbetter Dr
7/18/2021	DAEF-Dist Armed Encounter Foot	1 - Emergency	FRANCISO	3035 E Ledbetter Dr
6/25/2021	6X - Major Dist (Violence)	2 - Urgent	SAN FRANCISCO APTS	3035 E LEDBETTER DR
4/2/2021	40 - Other	3 - General Service	FRANCISCO APTS	3035 E Ledbetter Dr
1/20/2022	DAEF-Dist Armed Encounter Foot	1 - Emergency		3035 E Ledbetter Dr
1/20/2022	40 - Other	3 - General Service		3035 E Ledbetter Dr
11/8/2021	40/01 - Other	2 - Urgent	UNK NAME APTS	3035 E Ledbetter Dr
3/25/2022	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
3/25/2022	6X - Major Dist (Violence)	2 - Urgent	THE FRANCISCO	3035 E Ledbetter Dr
1/12/2022	6X - Major Dist (Violence)	2 - Urgent	RACEWAY | (ledbetter & s rlt)	303 E Ledbetter Dr
12/17/2021	6M - Loud Music Disturbance	4 - Non Critical	FRANSISCO APTS	3035 E Ledbetter Dr
12/7/2021	6X - Major Dist (Violence)	2 - Urgent	FRANSISCO APT	3035 E Ledbetter Dr
12/7/2021	40 - Other	3 - General Service	CISCO APTS	3035 E Ledbetter Dr
12/7/2021	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
12/7/2021	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
11/27/2021	04 - 911 Hang Up	2 - Urgent	RACEWAY | (ledbetter & s rlt)	303 E Ledbetter Dr
11/19/2021	6X - Major Dist (Violence)	2 - Urgent	FRANSISCO APTS	3035 E Ledbetter Dr

11/19/2021	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
12/24/2021	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
12/24/2021	6X - Major Dist (Violence)	2 - Urgent	ROSEMONT AT OAK HOLLOW	3035 E LEDBETTER DR
7/15/2021	6X - Major Dist (Violence)	2 - Urgent	FRANSICO APARTMENTS	3035 E Ledbetter Dr
3/25/2021	6X - Major Dist (Violence)	2 - Urgent	TEXACO	3035 E LEDBETTER DR
2/7/2023	6X - Major Dist (Violence)	2 - Urgent	THE FRANCISCO APT	3035 E Ledbetter Dr
6/6/2021	6X - Major Dist (Violence)	2 - Urgent	THE FRANCISCO APTS	3035 E Ledbetter Dr
10/9/2021	09 - Theft	4 - Non Critical	chevron | (ledbetter & s rlt)	303 E Ledbetter Dr
4/4/2022	6X - Major Dist (Violence)	2 - Urgent		3035 E LEDBETTER DR
4/4/2022	6X - Major Dist (Violence)	2 - Urgent		3035 E LEDBETTER DR
4/4/2022	6X - Major Dist (Violence)	2 - Urgent	FRANSISCO APTS	3035 E Ledbetter Dr
4/4/2022	09V - UUMV	4 - Non Critical		3035 E Ledbetter Dr
4/4/2022	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
4/4/2022	6XA - Major Dist Ambulance	2 - Urgent	Francisco Apartments/b uilding 3	3035 E Ledbetter Dr
1/11/2022	DAEF-Dist Armed Encounter Foot	1 - Emergency	FRANCISO APTS	3035 E Ledbetter Dr
1/15/2022	6G - Random Gun Fire	3 - General Service		3035 E Ledbetter Dr
1/15/2022	6X - Major Dist (Violence)	2 - Urgent	THE FRANCISCO APTS	3035 E Ledbetter Dr
2/22/2021	40/01 - Other	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
12/31/2022	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr

12/7/2021	7CE - City Equipment Accident	3 - General Service		3035 E Ledbetter Dr
12/4/2021	46A - CIT w/Ambulance	1 - Emergency		3035 E Ledbetter Dr
12/4/2021	34 - Suicide	2 - Urgent		3035 E Ledbetter Dr
12/25/2021	6X - Major Dist (Violence)	2 - Urgent	THE FRANCISCO APTS	3035 E Ledbetter Dr
1/28/2023	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
4/4/2021	6XA - Major Dist Ambulance	2 - Urgent	FRANCISCO APT	3035 E Ledbetter Dr
3/13/2021	40 - Other	3 - General Service	FRANCISCO APT	3035 E Ledbetter Dr
3/14/2021	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APT	3035 E Ledbetter Dr
10/28/2021	16 - Injured Person	3 - General Service	CHEVRON (ledbetter & s rlt)	303 E Ledbetter Dr
10/28/2021	6XA - Major Dist Ambulance	2 - Urgent	FRANSICO APT	3035 E LEDBETTER DR
10/28/2021	6X - Major Dist (Violence)	2 - Urgent	CHEVRON	303 E Ledbetter Dr
10/27/2021	6X - Major Dist (Violence)	2 - Urgent	RACEWAY | (ledbetter & s rlt)	303 E Ledbetter Dr
10/27/2021	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
10/4/2021	DAEF-Dist Armed Encounter Foot	1 - Emergency	FRANCISCO APTS	3035 E Ledbetter Dr
3/17/2022	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
1/24/2022	19 - Shooting	1 - Emergency		3035 E Ledbetter Dr
1/24/2022	19 - Shooting	1 - Emergency		3035 E Ledbetter Dr
1/24/2022	19 - Shooting	1 - Emergency		3035 E Ledbetter Dr
1/24/2022	40/01 - Other	2 - Urgent	FRANCISO APTS	3035 E Ledbetter Dr
4/25/2022	**PD Requested by Fire	2 - Urgent	RACEWAY | (ledbetter & s rlt)	303 E Ledbetter Dr

7/8/2022	6X - Major Dist (Violence)	2 - Urgent	THE FRANCISCO APTS	3035 E Ledbetter Dr
6/27/2022	40/01 - Other	2 - Urgent		3035 E Ledbetter Dr
2/15/2022	40 - Other	3 - General Service		3035 E Ledbetter Dr
12/2/2021	38 - Meet Complainant	4 - Non Critical	THE FRANSCISCO APT	3035 E LEDBETTER DR
12/2/2021	09V - UUMV	4 - Non Critical		3035 E Ledbetter Dr
10/22/2021	6X - Major Dist (Violence)	2 - Urgent	The Francisco/building 9	3035 E Ledbetter Dr
7/26/2021	40 - Other	3 - General Service		3035 E Ledbetter Dr
7/26/2021	40 - Other	3 - General Service		3035 E Ledbetter Dr
7/18/2021	40 - Other	3 - General Service		3035 E Ledbetter Dr
7/17/2021	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
7/17/2021	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
7/17/2021	40 - Other	3 - General Service	RACEWAY | (ledbetter & s rlt)	303 E Ledbetter Dr
8/24/2022	06 - Minor Disturbance	4 - Non Critical	THE FRANCISCO APT	3035 E Ledbetter Dr
10/8/2022	6X - Major Dist (Violence)	2 - Urgent	THE FRANCISCO APTS	3035 E Ledbetter Dr
11/8/2021	40 - Other	3 - General Service	FRANCISCO APTS	3035 E Ledbetter Dr
11/8/2021	6XE - Disturbance Emergency	1 - Emergency	FRANCISCO APTS	3035 E Ledbetter Dr
10/31/2021	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
3/26/2022	40/01 - Other	2 - Urgent	CHEVERON	303 E Ledbetter Dr
5/3/2022	09 - Theft	4 - Non Critical	CHEVRON	303 E Ledbetter Dr
1/14/2022	40/01 - Other	2 - Urgent	THE FRANCISCO'S	3035 E Ledbetter Dr

3/19/2022	6X - Major Dist (Violence)	2 - Urgent	FRISCO APT	3035 E Ledbetter Dr
5/31/2022	09V - UUMV	4 - Non Critical	THE FRANCISO APTS	3035 E Ledbetter Dr
6/1/2022	40 - Other	3 - General Service	THE FRANCISCO APTS	3035 E Ledbetter Dr
2/3/2022	DASF-Dist Active Shooter Foot	1 - Emergency	CHEVRON | (ledbetter & s rlt)	303 E Ledbetter Dr
3/2/2022	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
3/2/2022	7CE - City Equipment Accident	3 - General Service		3035 E Ledbetter Dr
9/12/2022	17 - Kidnapping in Progress	1 - Emergency		3035 E Ledbetter Dr
3/9/2021	40/01 - Other	2 - Urgent	CHEVRON	303 E Ledbetter Dr
12/8/2021	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
12/8/2021	DAEF-Dist Armed Encounter Foot	1 - Emergency		3035 E Ledbetter Dr
12/30/2021	09V - UUMV	4 - Non Critical	francisco apts	3035 E Ledbetter Dr
12/30/2021	6X - Major Dist (Violence)	2 - Urgent	FRANSISCO APTS	3035 E Ledbetter Dr
12/30/2021	40 - Other	3 - General Service		3035 E Ledbetter Dr
7/17/2021	40/01 - Other	2 - Urgent		3035 E Ledbetter Dr
4/3/2021	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
4/3/2021	31 - Criminal Mischief	4 - Non Critical	FRANCISCO APTS	3035 E Ledbetter Dr
4/3/2021	41/11R - Burg Res in Progress	1 - Emergency	FRANCISCO APT	3035 E Ledbetter Dr
10/7/2022	6X - Major Dist (Violence)	2 - Urgent	RACEWAY | (ledbetter & s rlt)	303 E Ledbetter Dr
2/1/2022	6XA - Major Dist Ambulance	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
1/7/2023	20 - Robbery	2 - Urgent	FRANCIS APT	3035 E Ledbetter Dr

1/8/2022	6XE - Disturbance Emergency	1 - Emergency	FRANCISCO APTS	3035 E Ledbetter Dr
1/8/2022	11V - Burg Motor Veh	4 - Non Critical		3035 E Ledbetter Dr
1/21/2022	20 - Robbery	2 - Urgent	the francisco	3035 E Ledbetter Dr
2/10/2022	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
2/10/2022	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
3/1/2022	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APT	3035 E Ledbetter Dr
3/5/2022	31/01 - Crim Mis/Prog/Non Felo	3 - General Service		3035 E Ledbetter Dr
7/23/2022	41/11V - BMV-In Progress	2 - Urgent	THE FRANSICO APT	3035 E Ledbetter Dr
7/23/2022	DAEF-Dist Armed Encounter Foot	1 - Emergency	RACEWAY | (ledbetter & s rlt)	303 E Ledbetter Dr
3/24/2022	09V - UUMV	4 - Non Critical	FRANSISCO APTS	3035 E Ledbetter Dr
10/14/2022	39 - Speeding/Racing	2 - Urgent	RACEWAY | (ledbetter & s rlt)	303 E Ledbetter Dr
11/14/2021	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
12/25/2021	6XE - Disturbance Emergency	1 - Emergency		3035 E Ledbetter Dr
4/16/2021	40/01 - Other	2 - Urgent	THE FRANCISCO APTS	3035 E Ledbetter Dr
4/16/2021	40/01 - Other	2 - Urgent	THE FRANCISCO APTS	3035 E Ledbetter Dr
7/7/2021	38 - Meet Complainant	4 - Non Critical	RACEWAY | (ledbetter & s rlt)	303 E LEDBETTER DR
6/5/2021	40 - Other	3 - General Service		3035 E Ledbetter Dr
11/2/2021	31 - Criminal Mischief	4 - Non Critical		3035 E Ledbetter Dr
10/10/2021	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
12/28/2021	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr

4/11/2022	6X - Major Dist (Violence)	2 - Urgent	fransisco apts	3035 E Ledbetter Dr
1/31/2022	**PD Requested by Fire	2 - Urgent		3035 E Ledbetter Dr
7/9/2022	46 - CIT	2 - Urgent		3035 E Ledbetter Dr
7/9/2022	15 - Assist Officer	1 - Emergency	THE FRANCISCO APTS	3035 E LEDBETTER DR
7/9/2022	15 - Assist Officer	1 - Emergency	THE FRANCISCO APTS	3035 E LEDBETTER DR
2/17/2022	46 - CIT	2 - Urgent	FRANCISO APTS	3035 E Ledbetter Dr
5/19/2022	6XE - Disturbance Emergency	1 - Emergency		303 E Ledbetter Dr
7/22/2022	09V - UUMV	4 - Non Critical		3035 E Ledbetter Dr
7/22/2022	09V - UUMV	4 - Non Critical		3035 E Ledbetter Dr
7/22/2022	40 - Other	3 - General Service		3035 E Ledbetter Dr
7/6/2022	06 - Minor Disturbance	4 - Non Critical	FRANCISCO APTS	3035 E Ledbetter Dr
3/29/2022	6X - Major Dist (Violence)	2 - Urgent	FRANSISCO APTS	3035 E Ledbetter Dr
4/17/2022	6X - Major Dist (Violence)	2 - Urgent	RACEWAY | (ledbetter & s rlt)	303 E LEDBETTER DR
6/11/2022	6X - Major Dist (Violence)	2 - Urgent	THE FRANCISCO	3035 E Ledbetter Dr
6/11/2022	6XE - Disturbance Emergency	1 - Emergency	THE FRANCISCO	3035 E Ledbetter Dr
8/7/2022	32 - Suspicious Person	2 - Urgent	CHEVRON (ledbetter & s rlt)	303 E Ledbetter Dr
11/7/2021	29 - Open Building	3 - General Service	METRO PCS	303 E Ledbetter Dr
10/7/2021	40 - Other	3 - General Service	FRANCISCO APARTMENTS	3035 E Ledbetter Dr
6/17/2022	46 - CIT	2 - Urgent		3035 E Ledbetter Dr
12/8/2022	26/01- Missing Person-Critical	2 - Urgent	THE FRANCISCO APTS	3035 E Ledbetter Dr

1/8/2023	31 - Criminal Mischief	4 - Non Critical	FRANCISCO APT	3035 E Ledbetter Dr
1/30/2022	40 - Other	3 - General Service	FRANSISCO APTS	3035 E Ledbetter Dr
5/31/2022	40/01 - Other	2 - Urgent	RACEWAY | (ledbetter & s rlt)	303 E Ledbetter Dr
6/30/2022	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
6/30/2022	40 - Other	3 - General Service		3035 E Ledbetter Dr
5/20/2022	32 - Suspicious Person	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
5/20/2022	09V-01 UUMV Just Ocrd	3 - General Service	RACEWAY | (ledbetter & s rlt)	303 E Ledbetter Dr
2/27/2022	DASV-Dist Active Shooter Veh	1 - Emergency	RACEWAY | (ledbetter & s rlt)	303 E Ledbetter Dr
4/16/2022	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
5/12/2022	40 - Other	3 - General Service	FRANCISCO APARTMENTS	3035 E Ledbetter Dr
6/17/2022	41/31 - Crim Mis/Progress/Felo	2 - Urgent		3035 E Ledbetter Dr
6/9/2022	6X - Major Dist (Violence)	2 - Urgent	the franciscos	3035 E Ledbetter Dr
6/9/2022	26 - Missing Person	3 - General Service	THE FRANCISCO APTS	3035 E Ledbetter Dr
6/9/2022	6XE - Disturbance Emergency	1 - Emergency		3035 E Ledbetter Dr
7/18/2022	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
11/29/2022	46 - CIT	2 - Urgent	CHEVRON	303 E Ledbetter Dr
9/17/2022	6X - Major Dist (Violence)	2 - Urgent	ROSEMONT AT OAK HOLLOW	3035 E Ledbetter Dr
9/18/2022	6X - Major Dist (Violence)	2 - Urgent	RACEWAY | (ledbetter & s rlt)	303 E Ledbetter Dr
9/18/2022	6X - Major Dist (Violence)	2 - Urgent	ROSEMONT AT OAK HOLLOW	303 E Ledbetter Dr

9/29/2022	DASF-Dist Active Shooter Foot	1 - Emergency	THE FRANCISCO APTS	3035 E Ledbetter Dr
2/14/2022	40 - Other	3 - General Service	FRANCISCO APTS	3035 E Ledbetter Dr
2/14/2022	40 - Other	3 - General Service	THE FRANCISCO	3035 E Ledbetter Dr
2/26/2022	19 - Shooting	1 - Emergency		3035 E Ledbetter Dr
3/22/2022	6X - Major Dist (Violence)	2 - Urgent	THE FRANCISCO APTS	3035 E Ledbetter Dr
10/25/2022	6X - Major Dist (Violence)	2 - Urgent	FRANSISCO APTS	3035 E Ledbetter Dr
6/10/2022	40/01 - Other	2 - Urgent		303 E LEDBETTER DR
6/10/2022	40/01 - Other	2 - Urgent		303 E LEDBETTER DR
6/10/2022	46 - CIT	2 - Urgent	THE FRANCISCO APTS	3035 E LEDBETTER DR
6/10/2022	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
5/1/2022	6XA - Major Dist Ambulance	2 - Urgent		3035 E Ledbetter Dr
5/1/2022	09 - Theft	4 - Non Critical	CHEVRON	303 E Ledbetter Dr
5/29/2022	6X - Major Dist (Violence)	2 - Urgent	FRANSISCO APTS	3035 E Ledbetter Dr
5/29/2022	6X - Major Dist (Violence)	2 - Urgent	FRANSICO APTS	3035 E Ledbetter Dr
5/29/2022	DASV-Dist Active Shooter Veh	1 - Emergency	Texaco Gas Station	303 E Ledbetter Dr
6/19/2022	6X - Major Dist (Violence)	2 - Urgent	ROSEMONT AT OAK HOLLOW	3035 E Ledbetter Dr
9/9/2022	6X - Major Dist (Violence)	2 - Urgent	FRANSCISCO APTS	3035 E Ledbetter Dr
10/5/2022	6X - Major Dist (Violence)	2 - Urgent	THE FRANSISCO APTS	3035 E Ledbetter Dr
11/28/2021	46A - CIT w/Ambulance	1 - Emergency	Francisco / building 3	3035 E Ledbetter Dr
11/28/2021	6XA - Major Dist Ambulance	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr

11/28/2021	40 - Other	3 - General Service		3035 E Ledbetter Dr
11/11/2021	40/01 - Other	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
11/4/2022	40/01 - Other	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
11/4/2022	40/01 - Other	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
2/5/2021	40 - Other	3 - General Service	FRISCO APTS	3035 E Ledbetter Dr
7/22/2021	16 - Injured Person	3 - General Service	FRANCISCO APTS	3035 E Ledbetter Dr
4/1/2021	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APARTMENTS	3030 E Ledbetter Dr
3/12/2021	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
11/6/2021	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
2/11/2022	6XA - Major Dist Ambulance	2 - Urgent	FRANCISCO APTS-bldg 8	3035 E Ledbetter Dr
5/1/2022	6X - Major Dist (Violence)	2 - Urgent	THE FRANCISCO APTS	3035 E Ledbetter Dr
5/29/2022	46 - CIT	2 - Urgent		3035 E LEDBETTER DR
9/5/2022	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
2/21/2023	6X - Major Dist (Violence)	2 - Urgent	RACEWAY | (ledbetter & s rlt)	303 E Ledbetter Dr
2/16/2023	06 - Minor Disturbance	4 - Non Critical	fransisco apartments	3035 E Ledbetter Dr
10/14/2022	39 - Speeding/Racing	2 - Urgent	RACEWAY | (ledbetter & s rlt)	303 E Ledbetter Dr
6/15/2022	6X - Major Dist (Violence)	2 - Urgent	THE FRANSISCO APTS	3035 E Ledbetter Dr
6/12/2022	09 - Theft	4 - Non Critical	FRANCISCO APTS	3035 E Ledbetter Dr
5/6/2022	41/11V - BMV-In Progress	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
5/25/2022	6X - Major Dist (Violence)	2 - Urgent	THE FRANCISO	3035 E Ledbetter Dr

5/30/2022	6XEA - Disturbance Emerg Amb	1 - Emergency	francisco apartments	3035 E Ledbetter Dr
6/19/2022	40 - Other	3 - General Service	RACEWAY | (ledbetter & s rlt)	303 E Ledbetter Dr
7/7/2022	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
9/5/2022	6X - Major Dist (Violence)	2 - Urgent	francisco	3035 E Ledbetter Dr
2/21/2023	6X - Major Dist (Violence)	2 - Urgent	FRANSICSCO APT	3035 E Ledbetter Dr
12/3/2022	40 - Other	3 - General Service		3035 E Ledbetter Dr
12/4/2022	13 - Prowler	2 - Urgent	THE FRANCISCO APTS	3035 E Ledbetter Dr
2/22/2023	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APT	3035 E Ledbetter Dr
3/5/2023	6X - Major Dist (Violence)	2 - Urgent	OASIS APTS	3035 E Ledbetter Dr
9/12/2022	17 - Kidnapping in Progress	1 - Emergency		3035 E Ledbetter Dr
10/16/2022	DASV-Dist Active Shooter Veh	1 - Emergency		3035 E LEDBETTER DR
9/27/2022	16 - Injured Person	3 - General Service	SAN FRANCISCO APTS	3035 E Ledbetter Dr
10/23/2022	07 - Minor Accident	3 - General Service	RACEWAY | (ledbetter & s rlt)	303 E LEDBETTER DR
4/27/2022	6M - Loud Music Disturbance	4 - Non Critical		3035 E Ledbetter Dr
5/30/2022	40 - Other	3 - General Service	RACEWAY | (ledbetter & s rlt)	303 E Ledbetter Dr
11/30/2022	09V - UUMV	4 - Non Critical	CISCO APTS	3035 E Ledbetter Dr
8/1/2022	09V - UUMV	4 - Non Critical	francisco apt	3035 E Ledbetter Dr
8/1/2022	11B - Burg of Bus	3 - General Service	METRO BY T MOBILE	303 E Ledbetter Dr
9/1/2022	6X - Major Dist (Violence)	2 - Urgent	THE FRANCISCO APTS	3035 E Ledbetter Dr

12/4/2022	09V-01 UUMV Just Ocrd	3 - General Service	THE FRANCISCO APT	3035 E Ledbetter Dr
2/14/2023	6XA - Major Dist Ambulance	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
3/7/2022	DASF-Dist Active Shooter Foot	1 - Emergency	The Francisco Apts	3035 E Ledbetter Dr
8/10/2022	6X - Major Dist (Violence)	2 - Urgent	THE FRANSISCO APTS	3035 E Ledbetter Dr
8/22/2022	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
10/16/2022	6G - Random Gun Fire	3 - General Service	FRANCISCO APTS	3035 E Ledbetter Dr
7/20/2022	11V - Burg Motor Veh	4 - Non Critical		3035 E Ledbetter Dr
7/31/2022	40 - Other	3 - General Service	THE FRANCISCO APTS	3035 E Ledbetter Dr
8/19/2022	32 - Suspicious Person	2 - Urgent	THE FRANCISCO APTS	3035 E Ledbetter Dr
10/1/2022	20R - Robbery (report)+1hr	4 - Non Critical	THE FRANCISCO APTS	3035 E Ledbetter Dr
12/4/2022	46 - CIT	2 - Urgent	CHEVRON	303 E Ledbetter Dr
6/20/2022	6X - Major Dist (Violence)	2 - Urgent	RACEWAY | (ledbetter & s rlt)	303 E Ledbetter Dr
10/20/2022	31 - Criminal Mischief	4 - Non Critical	THE FRANCISCO APT	3035 E Ledbetter Dr
2/16/2022	06 - Minor Disturbance	4 - Non Critical	FRANCISCO APTS	3035 E Ledbetter Dr
2/16/2022	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APARTMENT S	3035 E Ledbetter Dr
4/25/2022	**PD Requested by Fire	2 - Urgent		3035 E Ledbetter Dr
3/3/2022	09V - UUMV	4 - Non Critical		303 E LEDBETTER DR
3/15/2022	09V - UUMV	4 - Non Critical		3035 E Ledbetter Dr
10/10/2022	6XA - Major Dist Ambulance	2 - Urgent	THE FRANCISCO APTS	3035 E Ledbetter Dr

4/21/2022	24 - Abandoned Property	4 - Non Critical	THE FRANSICO APTS	3035 E Ledbetter Dr
6/12/2022	6X - Major Dist (Violence)	2 - Urgent	francisco apartments	3035 E Ledbetter Dr
5/6/2022	DAEF-Dist Armed Encounter Foot	1 - Emergency	FRANSICO APTS	3035 E Ledbetter Dr
8/2/2022	06 - Minor Disturbance	4 - Non Critical	THE FRANCISCO APARTMENTS	3035 E Ledbetter Dr
8/2/2022	6X - Major Dist (Violence)	2 - Urgent	THE FRANCISCO APTS	3035 E Ledbetter Dr
9/17/2022	38 - Meet Complainant	4 - Non Critical		3035 E Ledbetter Dr
10/4/2022	40 - Other	3 - General Service	francisco apts	3035 E Ledbetter Dr
2/15/2023	40 - Other	3 - General Service		303 E Ledbetter Dr
2/10/2023	6X - Major Dist (Violence)	2 - Urgent	RACEWAY | (ledbetter & s rlt)	303 E Ledbetter Dr
2/10/2023	40 - Other	3 - General Service	chevron | (ledbetter & s rlt)	303 E Ledbetter Dr
9/15/2022	40 - Other	3 - General Service	Francisco Apts	3035 E Ledbetter Dr
3/14/2022	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
9/27/2022	6X - Major Dist (Violence)	2 - Urgent	THE FRANSISCO APTS	3035 E Ledbetter Dr
10/24/2022	41/09 - Theft - In Progress	2 - Urgent	the francisco	3035 E Ledbetter Dr
10/24/2022	6X - Major Dist (Violence)	2 - Urgent	THE FRANSISCO APTS	3035 E Ledbetter Dr
5/10/2022	6XA - Major Dist Ambulance	2 - Urgent	francisco apts	3035 E Ledbetter Dr
11/12/2022	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APTS	3035 E LEDBETTER DR
8/6/2022	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
12/13/2022	20 - Robbery	2 - Urgent	ROSEMONT AT OAK HOLLOW	3035 E Ledbetter Dr

10/4/2022	40 - Other	3 - General Service	THE FRANCISCO APTS	3035 E Ledbetter Dr
11/2/2022	40/01 - Other	2 - Urgent		3035 E Ledbetter Dr
1/17/2023	46 - CIT	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
1/17/2023	09V - UUMV	4 - Non Critical	NULL	3035 E LEDBETTER DR
5/27/2021	40/01 - Other	2 - Urgent		3035 E Ledbetter Dr
3/20/2022	6G - Random Gun Fire	3 - General Service		3035 E Ledbetter Dr
3/20/2022	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
4/22/2022	6X - Major Dist (Violence)	2 - Urgent	ROSEMONT AT OAK HOLLOW	3035 E Ledbetter Dr
2/15/2022	6X - Major Dist (Violence)	2 - Urgent	THE FRANSICO APT	3035 E Ledbetter Dr
2/22/2022	6M - Loud Music Disturbance	4 - Non Critical	FRANCISCO APTS	3035 E Ledbetter Dr
5/21/2022	40/01 - Other	2 - Urgent		3035 E Ledbetter Dr
3/1/2022	40 - Other	3 - General Service	THE FRANCISCO	3035 E Ledbetter Dr
5/4/2022	6X - Major Dist (Violence)	2 - Urgent	RACEWAY | (ledbetter & s rlt)	303 E Ledbetter Dr
9/12/2022	6XE - Disturbance Emergency	1 - Emergency	SAN FRANSISCO APT	3035 E LEDBETTER DR
3/25/2022	11V - Burg Motor Veh	4 - Non Critical	FRANCISCO APTS	3035 E Ledbetter Dr
4/5/2022	6X - Major Dist (Violence)	2 - Urgent	FRANSISCO APTS	3035 E Ledbetter Dr
1/24/2023	06 - Minor Disturbance	4 - Non Critical	THE FRANCISCO	3035 E Ledbetter Dr
5/10/2022	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
6/2/2022	6X - Major Dist (Violence)	2 - Urgent	THE FRANCISCO APTS	3035 E Ledbetter Dr
7/22/2022	09V-01 UUMV Just Ocrd	3 - General Service	francisco apts	3035 E Ledbetter Dr

8/6/2022	46 - CIT	2 - Urgent	francisco apts	3035 E Ledbetter Dr
1/20/2023	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
11/10/2022	6X - Major Dist (Violence)	2 - Urgent	THE FRANSICO APTS	3035 E Ledbetter Dr
2/9/2023	6X - Major Dist (Violence)	2 - Urgent	CHEVRON	303 E Ledbetter Dr
1/20/2022	6XE - Disturbance Emergency	1 - Emergency	THE FRANSICO APTSM	3035 E Ledbetter Dr
11/3/2021	09V - UUMV	4 - Non Critical	francisco apts	3035 E Ledbetter Dr
12/29/2021	40 - Other	3 - General Service	FRANSISCO APTS	3035 E Ledbetter Dr
1/7/2022	6XA - Major Dist Ambulance	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
3/22/2022	6X - Major Dist (Violence)	2 - Urgent	RACEWAY | (ledbetter & s rlt)	303 E Ledbetter Dr
3/22/2022	40 - Other	3 - General Service	CISCO APTS	3035 E Ledbetter Dr
1/22/2022	09V - UUMV	4 - Non Critical	THE FRANSICO APTS	3035 E Ledbetter Dr
2/20/2022	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
3/6/2022	40/01 - Other	2 - Urgent		3035 E LEDBETTER DR
3/23/2022	6X - Major Dist (Violence)	2 - Urgent	THE FRANCISCO APARTMENTS	3035 E Ledbetter Dr
6/11/2022	40 - Other	3 - General Service	FRANCISCO APTS	3035 E Ledbetter Dr
6/11/2022	6X - Major Dist (Violence)	2 - Urgent	the francisco	3035 E LEDBETTER DR
5/7/2022	09V - UUMV	4 - Non Critical	SAN FRANCISCO APTS	3035 E LEDBETTER DR
7/25/2022	6X - Major Dist (Violence)	2 - Urgent	THE FANCISCO APTS	3035 E Ledbetter Dr
8/1/2022	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
8/31/2022	40 - Other	3 - General Service		3035 E Ledbetter Dr

10/2/2022	31 - Criminal Mischief	4 - Non Critical	THE FRANCISCO APTS	3035 E Ledbetter Dr
1/17/2023	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
2/18/2023	6XE - Disturbance Emergency	1 - Emergency	FRANCISO APTS	3035 E Ledbetter Dr
3/8/2023	40 - Other	3 - General Service	THE FRANCISCO APTS	3035 E Ledbetter Dr
7/24/2021	40 - Other	3 - General Service		3035 E Ledbetter Dr
7/12/2021	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
5/11/2022	40 - Other	3 - General Service	RACEWAY | (ledbetter & s rlt)	303 E Ledbetter Dr
5/11/2022	6X - Major Dist (Violence)	2 - Urgent	CHEVERON	303 E Ledbetter Dr
9/20/2022	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
8/23/2022	DAEF-Dist Armed Encounter Foot	1 - Emergency		3035 E Ledbetter Dr
5/27/2021	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
3/21/2022	6X - Major Dist (Violence)	2 - Urgent	FRANSISCO APTS	3035 E Ledbetter Dr
2/11/2022	11B - Burg of Bus	3 - General Service	FRANCISCO APTS	3035 E Ledbetter Dr
2/17/2022	40/01 - Other	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
5/18/2022	6XA - Major Dist Ambulance	2 - Urgent		3035 E Ledbetter Dr
7/26/2022	DAEF-Dist Armed Encounter Foot	1 - Emergency	CHEVRON	303 E Ledbetter Dr
7/26/2022	DAEF-Dist Armed Encounter Foot	1 - Emergency	CHEVRON	303 E Ledbetter Dr
7/26/2022	6X - Major Dist (Violence)	2 - Urgent	THE FRANCISCO APTS	3035 E Ledbetter Dr
10/31/2022	6X - Major Dist (Violence)	2 - Urgent	CHEVRON	303 E Ledbetter Dr
12/16/2022	07 - Minor Accident	3 - General Service	CHEVRON	303 E Ledbetter Dr

9/25/2021	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
2/4/2022	6X - Major Dist (Violence)	2 - Urgent	CHEVRON	303 E Ledbetter Dr
1/6/2022	6X - Major Dist (Violence)	2 - Urgent	building 14	3035 E Ledbetter Dr
1/6/2022	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
1/19/2022	6X - Major Dist (Violence)	2 - Urgent	RACEWAY | (ledbetter & s rlt)	303 E Ledbetter Dr
6/8/2022	40 - Other	3 - General Service	RACEWAY | (ledbetter & s rlt)	303 E Ledbetter Dr
7/8/2022	6XA - Major Dist Ambulance	2 - Urgent	THE FRANCISCO APTS	3035 E Ledbetter Dr
7/8/2022	40 - Other	3 - General Service	THE FRANCISCO APT	3035 E Ledbetter Dr
3/12/2022	41/11R - Burg Res in Progress	1 - Emergency	the francisco apartmant apt	3035 E LEDBETTER DR
3/15/2022	40 - Other	3 - General Service		3035 E Ledbetter Dr
7/2/2022	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
12/13/2022	20 - Robbery	2 - Urgent	ROSEMONT AT OAK HOLLOW	3035 E Ledbetter Dr
4/18/2022	20R - Robbery (report)+1hr	4 - Non Critical	FRANSISCO APTS	3035 E Ledbetter Dr
8/7/2022	6X - Major Dist (Violence)	2 - Urgent	THE FRANCISCO APTS	3035 E Ledbetter Dr
9/11/2022	DASF-Dist Active Shooter Foot	1 - Emergency		3035 E Ledbetter Dr
9/11/2022	6X - Major Dist (Violence)	2 - Urgent	SAN FRANCISCO APTS	3035 E Ledbetter Dr
10/18/2022	40/01 - Other	2 - Urgent	CHEVRON	303 E Ledbetter Dr
2/12/2023	6X - Major Dist (Violence)	2 - Urgent	FRANCISO APTS	3035 E Ledbetter Dr
7/7/2021	6X - Major Dist (Violence)	2 - Urgent	THE FRANCISCO	3035 E Ledbetter Dr

7/9/2021	40 - Other	3 - General Service	FRANSICOS	3035 E Ledbetter Dr
1/4/2022	06 - Minor Disturbance	4 - Non Critical		3035 E Ledbetter Dr
1/4/2023	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
11/16/2022	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
12/27/2022	6X - Major Dist (Violence)	2 - Urgent	francisco apts	3035 E Ledbetter Dr
2/17/2022	24 - Abandoned Property	4 - Non Critical		3035 E Ledbetter Dr
4/25/2022	6X - Major Dist (Violence)	2 - Urgent	CHEVRON	303 E Ledbetter Dr
5/22/2022	DASF-Dist Active Shooter Foot	1 - Emergency	FRANCISO APTS	3035 E Ledbetter Dr
5/22/2022	DASF-Dist Active Shooter Foot	1 - Emergency	FRANCISO APTS	3035 E Ledbetter Dr
3/2/2022	6M - Loud Music Disturbance	4 - Non Critical	francisco apts	3035 E Ledbetter Dr
3/11/2022	07 - Minor Accident	3 - General Service		3035 E Ledbetter Dr
7/1/2022	40 - Other	3 - General Service	THE FRANCISCO	3035 E Ledbetter Dr
4/20/2022	09V - UUMV	4 - Non Critical		3035 E LEDBETTER DR
7/18/2022	DAEF-Dist Armed Encounter Foot	1 - Emergency		3035 E Ledbetter Dr
9/11/2022	6M - Loud Music Disturbance	4 - Non Critical	11-Sep	3035 E Ledbetter Dr
9/11/2022	6X - Major Dist (Violence)	2 - Urgent	SAN FRANCISCO APTS	3035 E Ledbetter Dr
1/21/2023	6G - Random Gun Fire	3 - General Service		3035 E LEDBETTER DR
1/21/2023	6X - Major Dist (Violence)	2 - Urgent	FRANSCISCO	3035 E Ledbetter Dr
12/22/2022	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
2/24/2023	40/01 - Other	2 - Urgent		3035 E Ledbetter Dr
3/1/2023	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr

11/12/2021	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO	3035 E Ledbetter Dr
7/8/2021	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
1/7/2022	40/01 - Other	2 - Urgent	FRANCISCO APTS.	3035 E Ledbetter Dr
1/15/2022	6X - Major Dist (Violence)	2 - Urgent	FRANCISO APTS	3035 E Ledbetter Dr
1/15/2022	6X - Major Dist (Violence)	2 - Urgent	TAQUERIA TAXCO	303 E Ledbetter Dr
4/11/2022	6X - Major Dist (Violence)	2 - Urgent	FRANSICO APT	3035 E Ledbetter Dr
4/12/2022	09 - Theft	4 - Non Critical	RACEWAY | (ledbetter & s rlt)	303 E LEDBETTER DR
1/25/2022	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
1/25/2022	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
9/16/2022	6X - Major Dist (Violence)	2 - Urgent	oasis apts	3035 E Ledbetter Dr
2/18/2022	09V - UUMV	4 - Non Critical		3035 E Ledbetter Dr
2/24/2022	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APT	3035 E Ledbetter Dr
3/13/2022	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
3/16/2022	DAEF-Dist Armed Encounter Foot	1 - Emergency	francisco apts	3035 E Ledbetter Dr
7/1/2022	DASF-Dist Active Shooter Foot	1 - Emergency	RESD	3035 E LEDBETTER DR
4/21/2022	6X - Major Dist (Violence)	2 - Urgent	THE FRANSICO APTS	3035 E Ledbetter Dr
5/28/2022	6XA - Major Dist Ambulance	2 - Urgent	francisco apts	3035 E Ledbetter Dr
6/17/2022	6X - Major Dist (Violence)	2 - Urgent		3035 E Ledbetter Dr
7/29/2022	6X - Major Dist (Violence)	2 - Urgent	THE FRANCISCO APTS	3035 E Ledbetter Dr
7/30/2022	40 - Other	3 - General Service	THE FRANCISCO APTS	3035 E Ledbetter Dr

11/23/2022	6X - Major Dist (Violence)	2 - Urgent	THE FRANSCIO APTS	3035 E Ledbetter Dr
9/29/2022	6X - Major Dist (Violence)	2 - Urgent	THE FRANSISCO APTS	3035 E Ledbetter Dr
12/14/2022	6X - Major Dist (Violence)	2 - Urgent	CHEVRON	303 E Ledbetter Dr
8/7/2022	32 - Suspicious Person	2 - Urgent	CHEVRON (ledbetter & s rlt)	303 E Ledbetter Dr
10/5/2022	6X - Major Dist (Violence)	2 - Urgent	FRANSISCO	3035 E Ledbetter Dr
10/5/2022	11R/01 - Burg Of Res	2 - Urgent	THE FRANCISCO APTS	3035 E Ledbetter Dr
11/10/2022	09 - Theft	4 - Non Critical	The Francisco	3035 E Ledbetter Dr
3/10/2023	40 - Other	3 - General Service	THE FRANCISCO APTS	3035 E Ledbetter Dr
9/29/2022	40/01 - Other	2 - Urgent		3035 E Ledbetter Dr
10/26/2022	6X - Major Dist (Violence)	2 - Urgent	RACEWAY | (ledbetter & s rlt)	303 E Ledbetter Dr
11/21/2022	DAEF-Dist Armed Encounter Foot	1 - Emergency		3035 E Ledbetter Dr
11/21/2022	6X - Major Dist (Violence)	2 - Urgent	FRANCISCO APTS	3035 E Ledbetter Dr
1/2/2023	6X - Major Dist (Violence)	2 - Urgent	francis apts	3035 E Ledbetter Dr
9/27/2021	40 - Other	3 - General Service	FRANCISCO APTS	3035 E Ledbetter Dr
10/8/2022	6G - Random Gun Fire	3 - General Service		3035 E Ledbetter Dr
3/25/2022	6XA - Major Dist Ambulance	2 - Urgent	THE FRANCISCO APT	3035 E Ledbetter Dr
1/8/2023	6X - Major Dist (Violence)	2 - Urgent	RACEWAY | (ledbetter & s rlt)	303 E Ledbetter Dr
6/3/2022	6X - Major Dist (Violence)	2 - Urgent	THE FRANCISCO APTS	3035 E Ledbetter Dr

6/3/2022	40/01 - Other	2 - Urgent	RACEWAY | (ledbetter & s rlt)	303 E Ledbetter Dr
6/3/2022	6X - Major Dist (Violence)	2 - Urgent	RACEWAY | (ledbetter & s rlt)	303 E Ledbetter Dr
2/19/2022	6M - Loud Music Disturbance	4 - Non Critical		3035 E Ledbetter Dr
4/13/2022	6XA - Major Dist Ambulance	2 - Urgent		3035 E Ledbetter Dr
9/20/2022	46 - CIT	2 - Urgent	CHEVRON	303 E LEDBETTER DR
5/17/2022	41/09 - Theft - In Progress	2 - Urgent	RACEWAY | (ledbetter & s rlt)	303 E Ledbetter Dr
5/17/2022	6X - Major Dist (Violence)	2 - Urgent	CHEVRON	303 E Ledbetter Dr
5/28/2022	6M - Loud Music Disturbance	4 - Non Critical		3035 E Ledbetter Dr
8/16/2022	6X - Major Dist (Violence)	2 - Urgent	THE FRANCISCO APTS	3035 E Ledbetter Dr
8/16/2022	DASF-Dist Active Shooter Foot	1 - Emergency	THE FRANCISCO	3035 E Ledbetter Dr
3/12/2023	09V - UUMV	4 - Non Critical		3035 E Ledbetter Dr

List of Officers

RF & Sons Properties

Jaswinder Randhawa, Manager
Paramjit Randhawa, Manager

SUP NO. 2316 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 3,500 square feet or less.

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

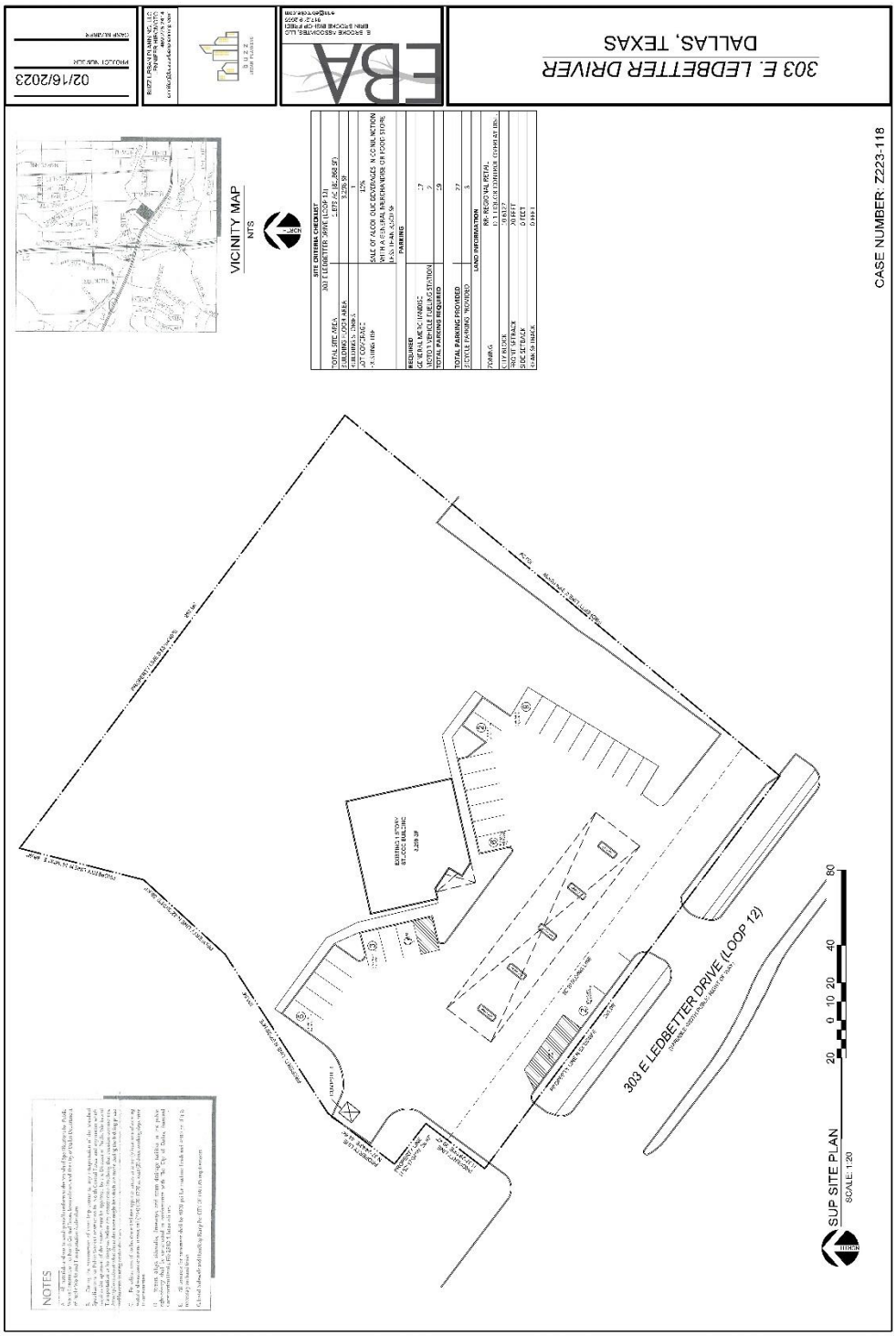
3. TIME LIMIT: This specific use permit expires on ~~February 13, 2019~~ (two-year period from the passage of this ordinance) but is eligible for automatic renewal for additional two-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal 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. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

5. 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.

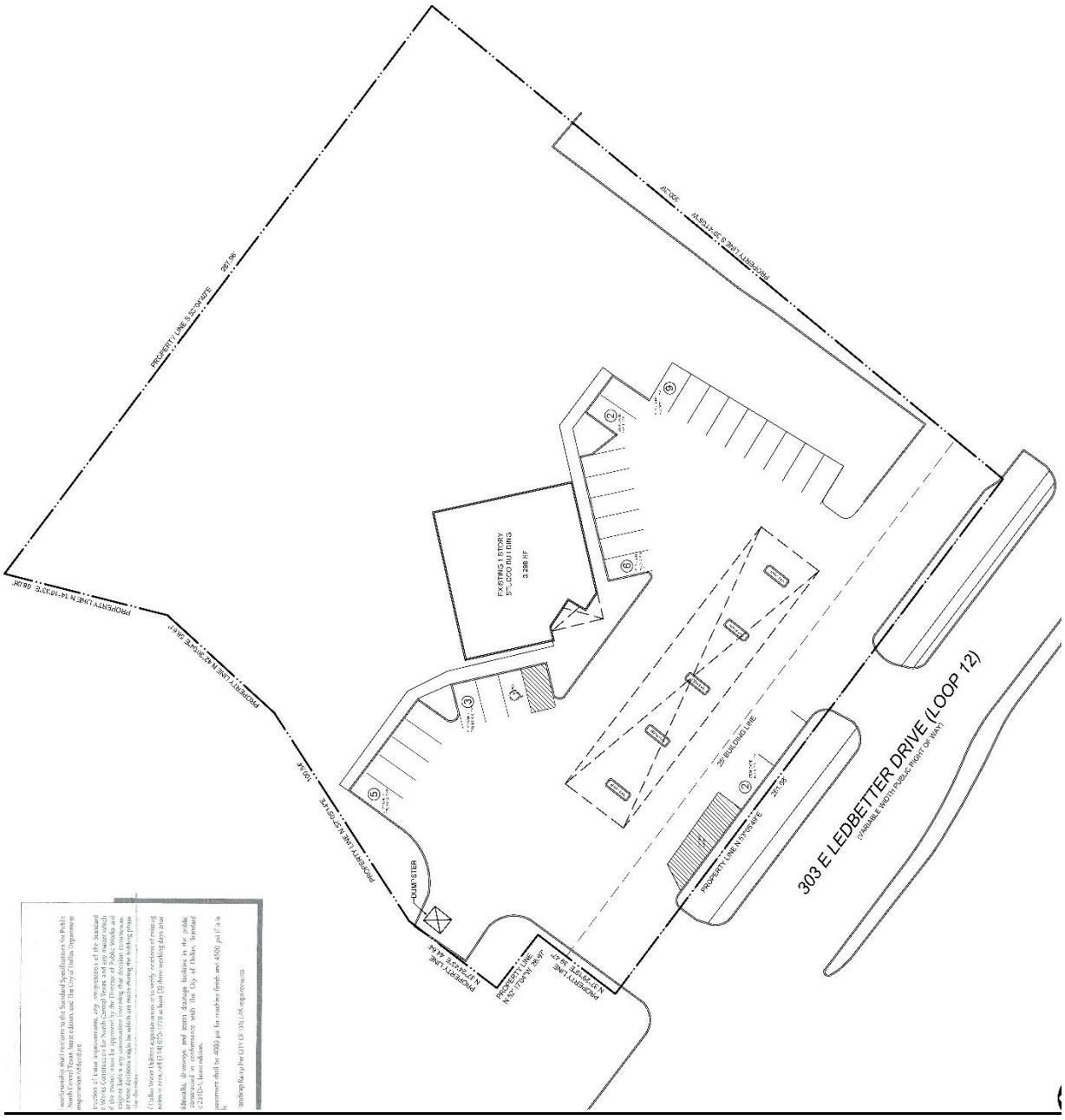
EXISTING SUP NO. 2316 SITE PLAN
(no changes)

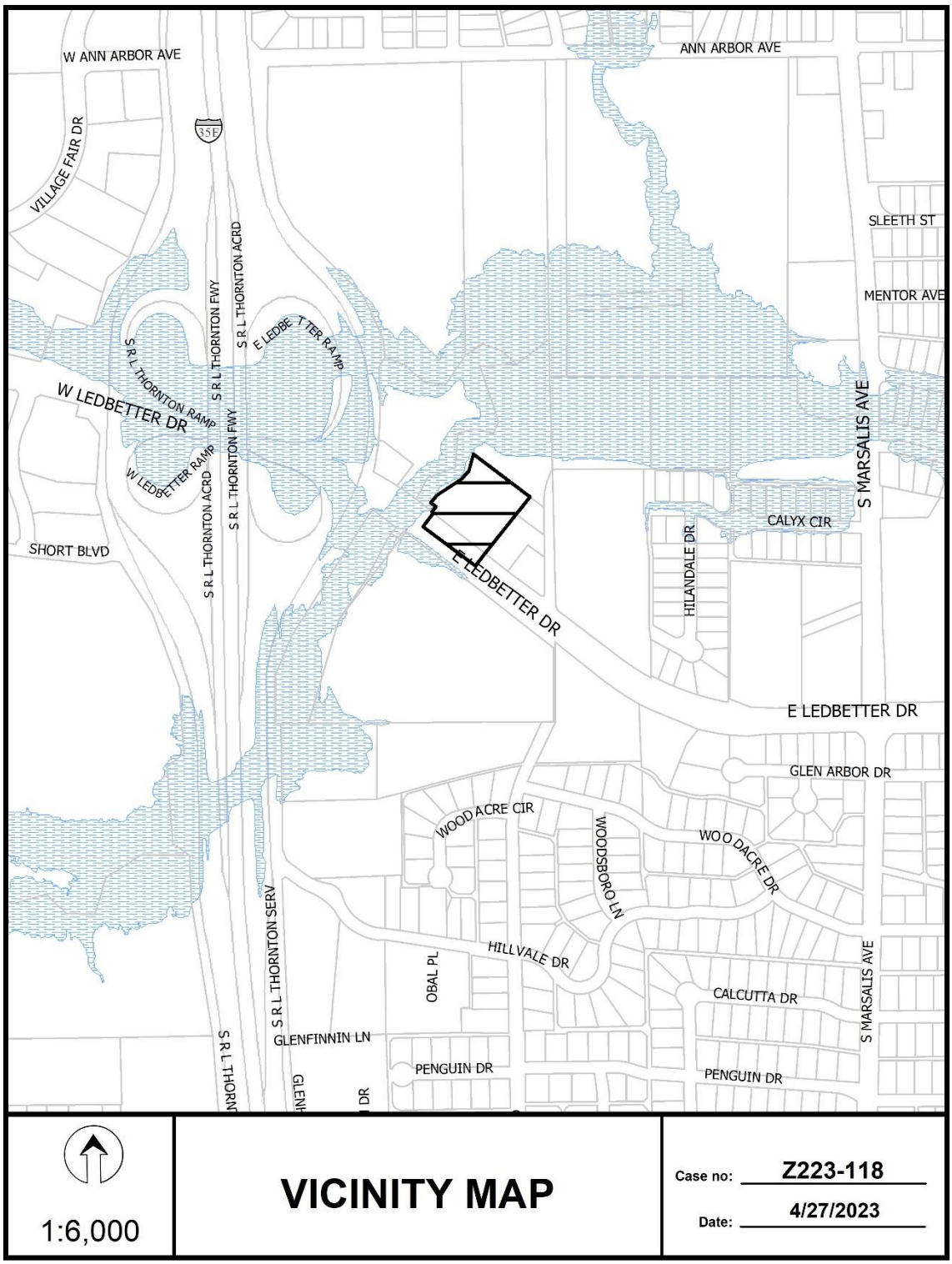
The SUP Site Plan has been updated for a better clarity of information. No changes are included with this request.



EXISTING SUP NO. 2316 SITE PLAN
(no changes - enlarged)

The SUP Site Plan has been updated for a better clarity of information. No changes are included with this request.


303 E LEDBETTER DRIVE (LOOP 12)
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)
EXISTING 1 STORY
5,000 BUILDING
3,288 SF
DUMPSTER
PROPERTY LINE
PROPERTY LINE N 14°33'16" E
PROPERTY LINE N 75°26'44" W
PROPERTY LINE N 14°33'16" E
PROPERTY LINE S 75°26'44" E
PROPERTY LINE N 75°26'44" W
PROPERTY LINE S 75°26'44" E
PROPERTY LINE N 14°33'16" E

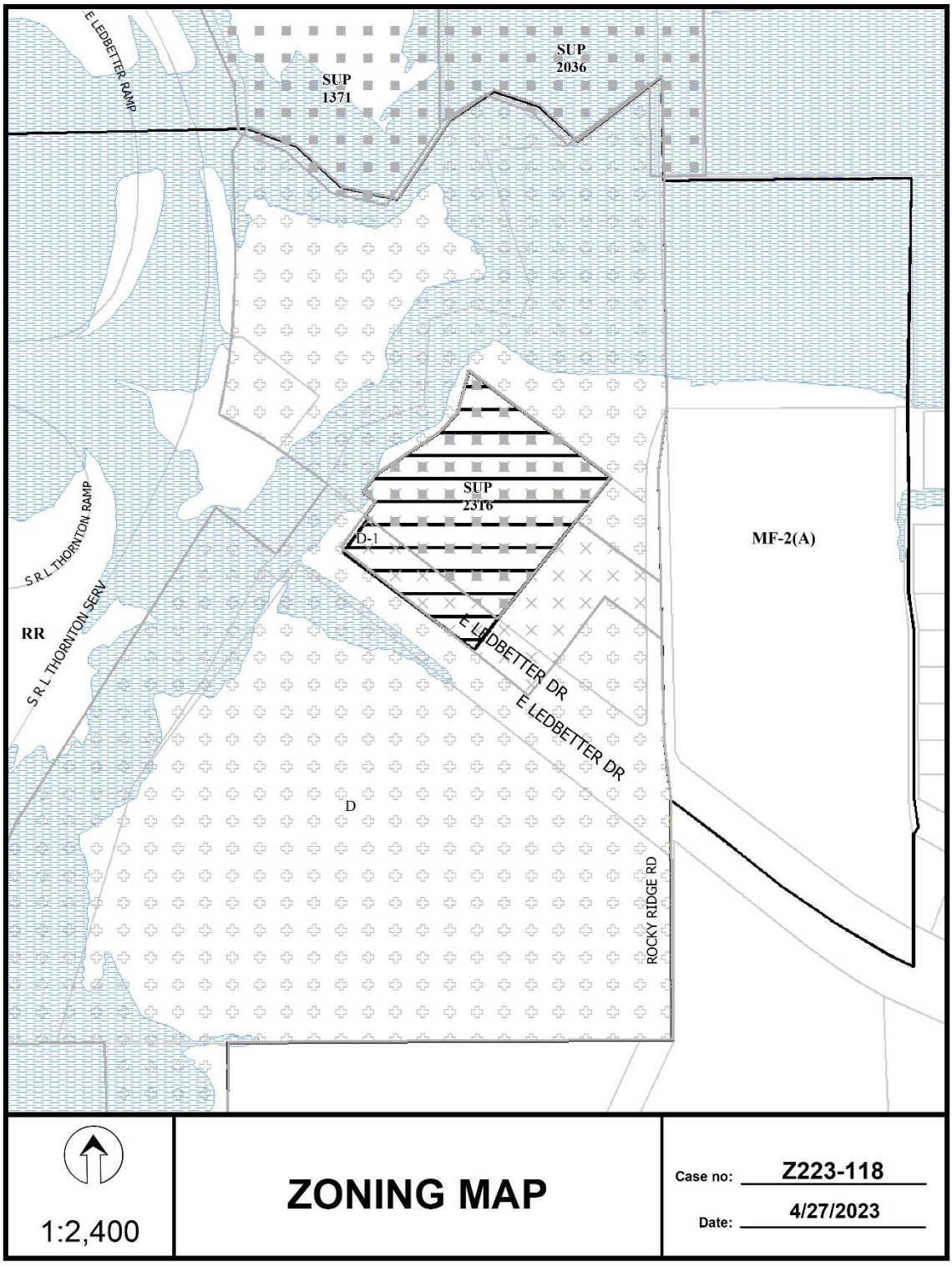

W ANN ARBOR AVE
ANN ARBOR AVE
VILLAGE FAIR DR
35E
SLEETH ST
MENTOR AVE
S R L THORNTON FWY
S R L THORNTON ACRD
E LEDBETTER RAMP
S R L THORNTON RAMP
W LEDBETTER DR
W LEDBETTER RAMP
S MARSALIS AVE
CALYX CIR
SHORT BLVD
HILANDALE DR
E LEDBETTER DR
E LEDBETTER DR
GLEN ARBOR DR
WOOD ACRE CIR
WOODSBORO LN
WOODACRE DR
HILLVALE DR
OBAL PL
CALCUTTA DR
S MARSALIS AVE
S R L THORNTON SERV
GLENFINNIN LN
PENGUIN DR
PENGUIN DR
S R L THORN
GLENN
DR
1:6,000
VICINITY MAP
Case no: Z223-118
Date: 4/27/2023

1:2,400

AERIAL MAP

Case no: Z223-118

Date: 4/27/2023


E LEDBETTER RAMP
SUP 1371
SUP 2036
SUP 2316
D-1
MF-2(A)
S R L THORNTON RAMP
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RR
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E LEDBETTER DR
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ROCKY RIDGE RD
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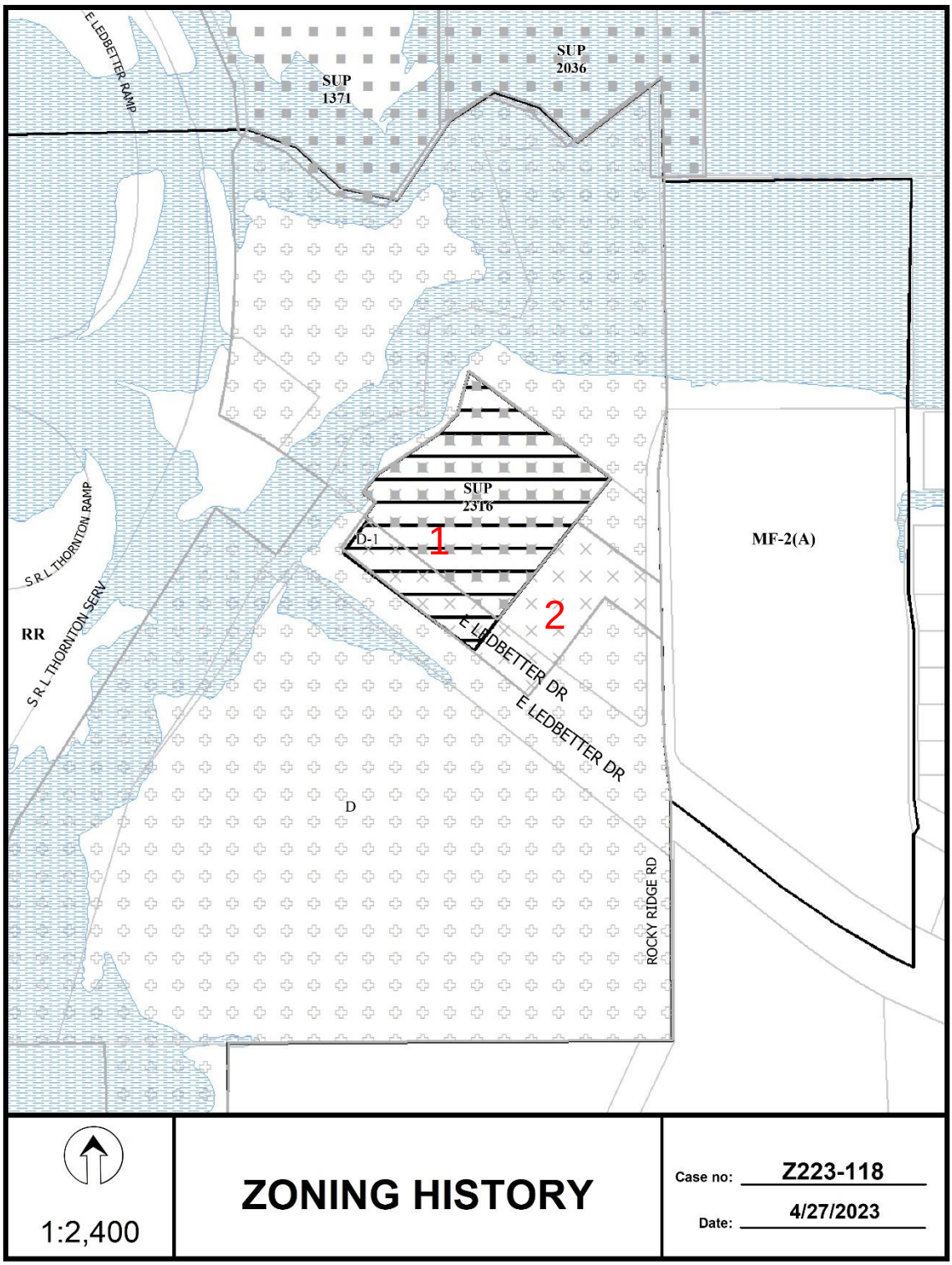
ZONING MAP
Case no: Z223-118
Date: 4/27/2023


E LEDBETTER RAMP
SUP 1371
SUP 2036
SUP 2316
D-1
1
2
MF-2(A)
S R L THORNTON RAMP
S R L THORNTON SERV
RR
E LEDBETTER DR
E LEDBETTER DR
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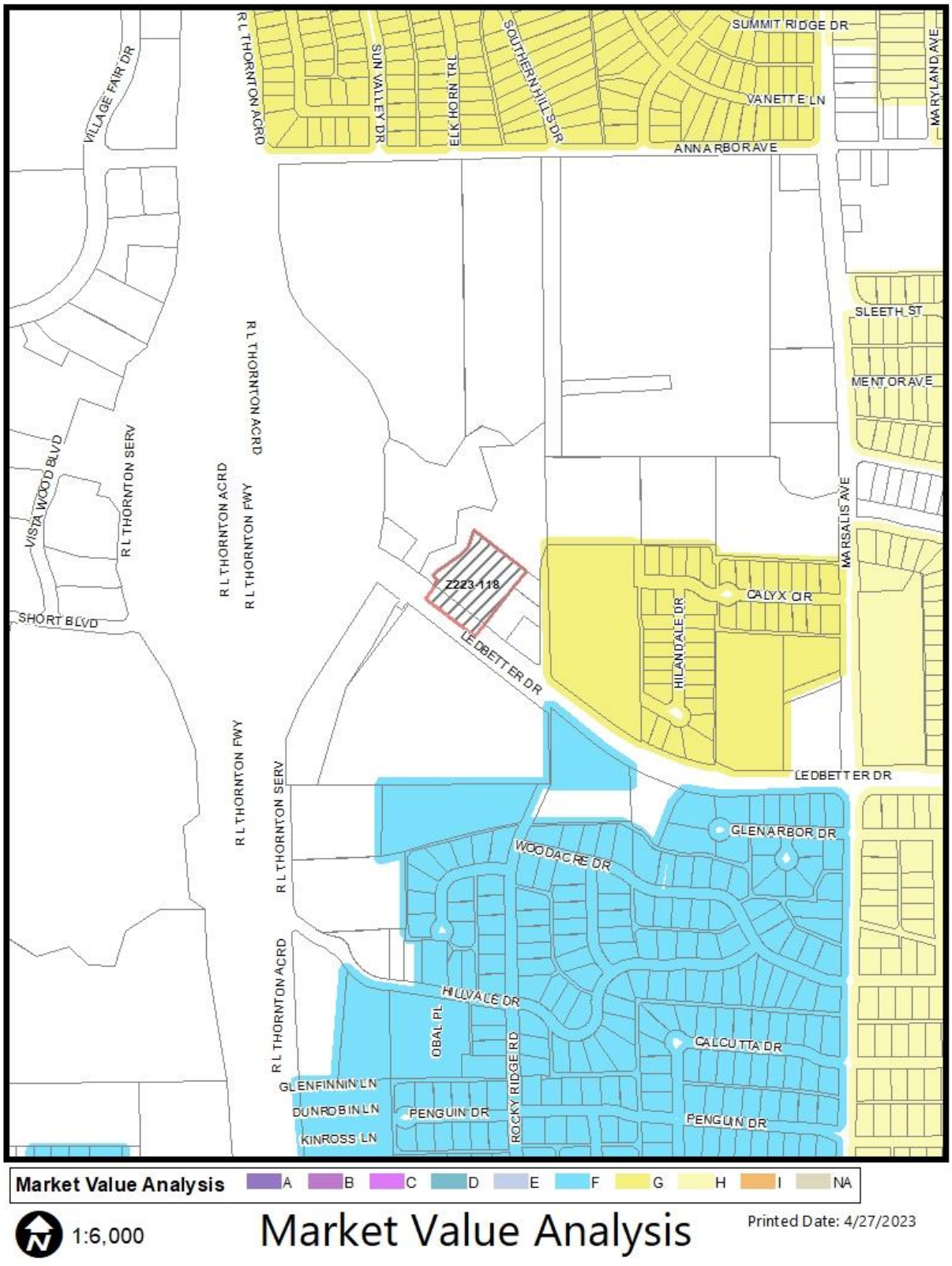
ROCKY RIDGE RD
1:2,400
ZONING HISTORY
Case no: Z223-118
Date: 4/27/2023


SUMMIT RIDGE DR
VANETTE LN
ANN ARBOR AVE
MARYLAND AVE
SLEETH ST
MENTOR AVE
MARSALIS AVE
CALYX CIR
HILANDALE DR
LEDBETTER DR
Z223-118
VILLAGE FAIR DR
VISTA WOOD BLVD
SHORT BLVD
R L THORNTON SERV
R L THORNTON ACRD
R L THORNTON FWY
R L THORNTON ACRD
R L THORNTON FWY
R L THORNTON SERV
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GLENARBOR DR
WOODACRE DR
HILLVALE DR
OBAL PL
ROCKY RIDGE RD
CALCUTTA DR
GLENFINNIN LN
DUNROBIN LN
KINROSS LN
PENGUIN DR
PENGUIN DR
Market Value Analysis
A
B
C
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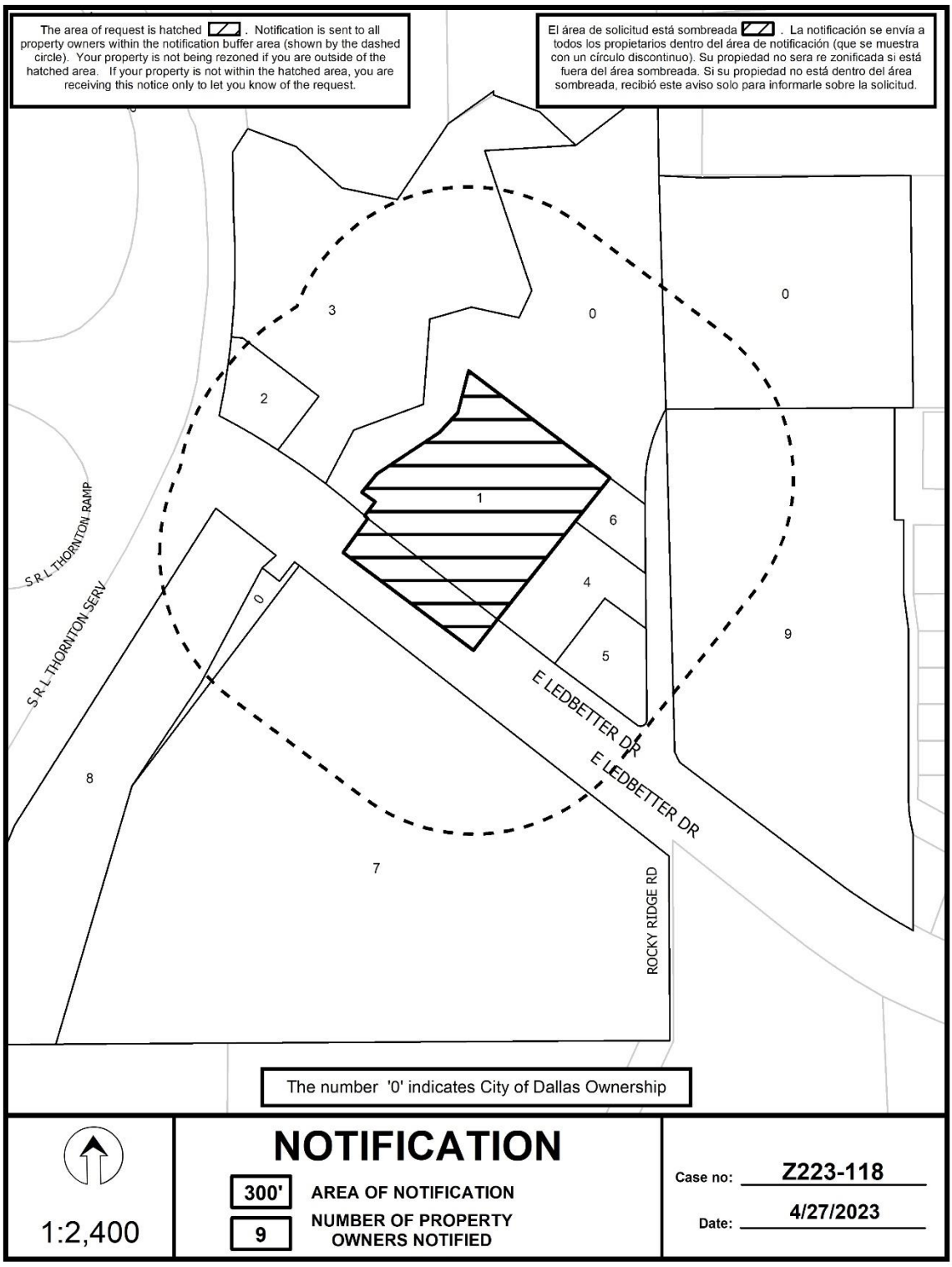
NA
1:6,000
Market Value Analysis
Printed Date: 4/27/2023


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.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
S R L THORNTON RAMP
S R L THORNTON SERV
E LEDBETTER DR
E LEDBETTER DR
ROCKY RIDGE RD
0
1
2
3
4
5
6
7
8
9
The number '0' indicates City of Dallas Ownership
NOTIFICATION
300'
AREA OF NOTIFICATION
9
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z223-118
Date: 4/27/2023

04/27/2023

Notification List of Property Owners

Z223-118

9 Property Owners Notified

Label #	***Address***		***Owner***
1	303	E LEDBETTER DR	RF & SONS PROPERTIES LLC
2	221	E LEDBETTER DR	DALLAS ALISHAH
3	4610	S R L THORNTON FWY	OAK CLIFF HOSPITALITY LP
4	337	E LEDBETTER DR	TUGBOAT PROPERTIES INC
5	423	E LEDBETTER DR	SILO YOUSIF H &
6	337	E LEDBETTER DR	RACETRAC PETROLEUM INC
7	300	E LEDBETTER DR	BRIZZA INC
8	200	E LEDBETTER DR	TLC PPTIES INC
9	423	E LEDBETTER DR	FIVE MILE FLATS LLC

NOTES

A. All materials and workmanship shall conform to the Standard Specifications for Public Works Construction for North Central Texas, latest edition, and The City of Dallas Department of Public Works and Transportation Addendum.

B. During the construction of these improvements, any interpretation of the Standard Specifications for Public Works Construction for North Central Texas, and any matter which requires the approval of the owner, must be approved by the Director of Public Works and Transportation or his designee before any construction involving that decision commences. Assumptions about what these decisions might be which are made during the bidding phase will have no bearing on the decision.

C. For adjustment of Dallas Water Utilities appurtenances or to verify locations of existing water and wastewater mains in area, call (214) 670-1770 at least (3) three working days prior to construction.

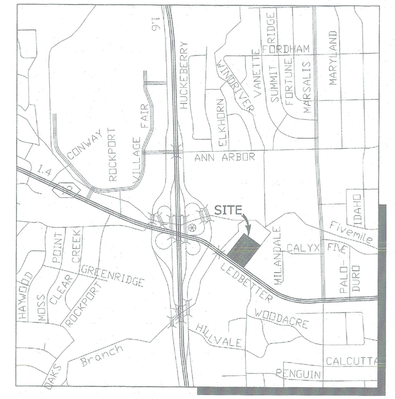
D. Streets, alleys, sidewalks, driveways, and storm drainage facilities in the public right-of-way shall be constructed in conformance with The City of Dallas, Standard Construction Details, File 251D-1, latest edition.

E. All concrete for pavement shall be 4000 psi for machine finish and 4500 psi if it is necessary for hand finish

G. Install Sidewalk and Handicap Ramp Per CITY OF DALLAS requirements.

SUP SITE PLAN
SCALE: 1:20

20 0 10 20 40 80



VICINITY MAP

NTS

NORTH

SITE CRITERIA CHECKLIST	
303 E LEDBETTER DRIVE (LOOP 12)	
TOTAL SITE AREA	1.879 AC (81,868 SF)
BUILDING FLOOR AREA	3,298 SF
BUILDING STORIES	1
LOT COVERAGE	10%
EXISTING USE	SALE OF ALCOHOLIC BEVERAGES IN CONJUNCTION WITH A GENERAL MERCHANDISE OR FOOD STORE LESS THAN 3,500 SF
PARKING	
REQUIRED	
GENERAL MERCHANDISE	17
MOTOR VEHICLE FUELING STATION	2
TOTAL PARKING REQUIRED	19
TOTAL PARKING PROVIDED	27
BICYCLE PARKING PROVIDED	3
LAND INFORMATION	
ZONING	RR- REGIONAL RETAIL D-1-LIQUOR CONTROL OVERLAY DIST.
CITY BLOCK	10 6127
FRONT SETBACK	20 FEET
SIDE SETBACK	0 FEET
REAR SETBACK	0 FEET

02/16/2023
PROJECT NUMBER
CASE NUMBER

BUZZ URBAN PLANNING, LLC
JENNIFER HIROMOTO
469.275.2414
jennifer@buzzurbanplanning.com

buzz
URBAN PLANNING

E. BROOKE ASSOCIATES, LLC
ERIN BROOKE BISHOP FRED
817.219.2665
erin@ebrooke.com

303 E. LEDBETTER DRIVER
DALLAS, TEXAS

CASE NUMBER: Z223-118

Agenda Information Sheet

File #: 23-1353 **Item #:** 3.

AGENDA DATE: May 18, 2023

COUNCIL DISTRICT(S): 14

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for an amendment to Subdistrict No. 1 within Planned Development District No. 842 with an MD-1 Modified Delta Overlay, on the west side of Greenville Avenue, north of Alta Avenue.
Staff Recommendation: **Approval**, subject to revised conditions.
Applicant: Medicapital, Inc.
Representative: Rob Baldwin
Planner: Jennifer Muñoz
Council District: 14
Z223-123(JM)

powered by Legistar™

CITY PLAN COMMISSION **THURSDAY, MAY 18, 2023**

Planner: Jennifer Muñoz

FILE NUMBER: Z223-123(JM) **DATE FILED:** October 25, 2022

LOCATION: West side of Greenville Avenue, north of Alta Avenue

COUNCIL DISTRICT: 14

SIZE OF REQUEST: Approx. 0.13 acres **CENSUS TRACT:** 48113001002

OWNER/APPLICANT: Medicapital, Inc.

REPRESENTATIVE: Rob Baldwin

REQUEST: An application to amend Subdistrict No. 1 within Planned Development District No. 842 with a MD-1 Modified Delta Overlay.

SUMMARY: The applicant proposes to operate a retail and personal service use during late hours defined in Subdistrict No. 1 as from 7:00 pm to 10:00 pm with approval of a Specific Use Permit. A separate application Z223-124(JM) was submitted requesting the SUP for the late hours establishment at the site.

STAFF RECOMMENDATION: **Approval**, subject to revised conditions.

PD No. 842:
https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=842

BACKGROUND INFORMATION:

- On January 26, 2011, City Council approved Planned Development No. 842. The purpose of the district is to ensure the compatibility of uses with adjacent residential neighborhoods and to reduce the incidence of crime by discouraging an over-proliferation of regional-serving, late-night venues.

- On October 23, 2018, City Council approved the creation of Subdistrict No. 1, to permit office, retail and personal service uses with no parking during certain hours of operation (6:00 a.m. to 7:00 p.m.).

- The 0.13-acre area of request is developed with an approximately 5,600-square foot one and one-half story building with three suites erected in 1929, per DCAD records. These three suites contain two personal service uses (Balanced Being Yoga & Wellness and Sugaring NYC), and one general merchandise or food store use offering food to go (Feng Cha).

- The applicant proposes to permit retail and personal service uses to operate until 10:00 p.m. with a Specific Use Permit for a late hours establishment, as redefined for Subdistrict No. 1 in this amendment. A separate application (Z223-124(JM)) is on this docket for an SUP for the general merchandise or food store use (Feng Cha) located in Suite 130.

Zoning History:

There have been 20 zoning cases in the area in the last five years.

1. **Z189-131:** On April 10, 2019, the City Council denied without prejudice an application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the east line of Greenville Avenue, between Oram Street and LaVista Drive.

2. **Z189-150:** On April 10, 2019, the City Council approved Specific Use Permit No. 2327 for a late-hours establishment limited to a restaurant without drive-in or drive-through service, for a one-year period, on property zoned Planned Development District No. with an MD-1 Modified Delta Overlay District on east side of Greenville Avenue, south of Stonebriar Court.

3. **Z189-206:** On August 28, 2019, the City Council approved the creation of Subdistrict 2 within Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the northeast corner of Greenville Avenue and Oram Street.

4. **Z189-227:** An application for an automatic renewal of Specific Use Permit No. 1879 for a late-hours establishment limited to an alcoholic beverage establishment operated as a bar, lounge or tavern, has been automatically renewed for an additional two-year time period, on property zoned Planned Development District No. 842 with an MD-1 Modified

Delta Overlay District on the east line of Greenville Avenue, between LaVista Drive and Oram Street.

5. **Z189-251:** On August 14, 2019, the City Council approved the renewal of Specific Use Permit No. 2346 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the southwest corner of Alta Avenue and Greenville Avenue, for a four-year period.

6. **Z189-261:** On August 14, 2019, the City Council approved the renewal of Specific Use Permit No. 1912 for a late-hours establishment limited to an alcoholic beverage establishment to a bar, lounge, or tavern, on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the west of Greenville Avenue, between Alta Avenue and Prospect Avenue, for a three-year period.

7. **Z189-333:** On January 8, 2020, the City Council approved the renewal of Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the east line of Greenville Avenue, between Alta Avenue and Prospect Avenue, for a two-year period.

8. **Z190-125:** On February 26, 2020, the City Council approved the renewal of Specific Use Permit No. 2327 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the east line of Greenville Avenue, between Alta Avenue and Prospect Avenue, for a two-year period.

9. **Z190-139:** On August 26, 2020, City Council approved Subdistrict 3 within Planned Development District No. 842 with an MD-1 Modified Delta Overlay on the east line of Greenville Avenue, north of La Vista Drive.

10. **Z190-236:** On January 13, 2021, City Council approved Specific Use Permit No. 2401 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay with Specific Use Permit No. 1905 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on the west line of Greenville Avenue, south of Sears Street.

11. **Z190-306:** On December 9, 2020, the City Council approved the renewal of Specific Use Permit No. 1905 for a late-hours establishment limited to a restaurant without drive-in or drive-through service, for a five-year period, on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the west of Greenville Avenue, between Alta Avenue and Prospect Avenue.

12. **Z201-148:** On June 9, 2021, City Council approved the renewal of Specific Use Permit No. 1889 for a late-hours establishment limited to an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the east line of Greenville Avenue, north of Prospect Avenue.

13. **Z201-154:** On May 26, 2021, the City Council approved the renewal of Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the north line of Alta Avenue, west of Greenville Avenue for a two-year period.

14. **Z201-204:** An application for an automatic renewal of Specific Use Permit No. 1879 for a late hours establishment for a bar, lounge, or tavern use, has been automatically renewed for an additional two-year time period on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the east line of Greenville Avenue, between LaVista Drive and Oram Street.

15. **Z201-258:** On November 10, 2021, the City Council approved the creation of Subdistrict 4 within Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the east line of Greenville Avenue, between LaVista Drive and Oram Street.

16. **Z212-101:** On February 23, 2022, City Council approved the renewal of Specific Use Permit No. 1898 for a late-hours establishment limited to a general merchandise or food store 3,500 square feet or less and a motor vehicle fueling station on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay at the southeast corner of Richmond Avenue and Greenville Avenue.

17. **Z212-135:** On March 9, 2022, City Council approved the renewal of Specific Use Permit No. 1881 for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a three-year period on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay at the northwest corner of Greenville Avenue and Bell Avenue.

18. **Z212-204:** On August 24, 2022, the City Council approved the renewal of Specific Use Permit No. 1912 for a late-hours establishment limited to an alcoholic beverage establishment to a bar, lounge, or tavern, on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the west of Greenville Avenue, between Alta Avenue and Prospect Avenue, for a three-year period.

19. **Z223-124:** An application for a Specific Use Permit to operate a late hours establishment on property zoned Subdistrict No. 1 within Planned Development District No. 842 with an MD-1 Modified Delta Overlay located on the west side of Greenville Avenue, north of

Alta Avenue. [Subject site; case scheduled for City Plan Commission hearing on May 18, 2023]

20. **Z223-129:** An application for a Specific Use Permit to operate a late hours establishment on property zoned Subdistrict No. 1 within Planned Development District No. 842 with a MD-1 Modified Delta Overlay located on the east side of Greenville Avenue, north of Alta Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Greenville Ave	Major Arterial	variable

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

STAFF ANALYSIS:

Comprehensive Plan:

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

The request aligns with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

ECONOMIC ELEMENT

GOAL 2.1 FOSTER A CITY OF GREAT NEIGHBORHOODS.

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

URBAN DESIGN

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY.

Policy 5.2.1 Maintain neighborhood scale and character.

Land Use:

	Zoning	Land Use
Site	PD 842 MD-1 Modified Delta Overlay	Personal service and general merchandise or food store
North	PD 842 MD-1 Modified Delta Overlay	Restaurant, financial institution, and general merchandise or food store
East	PD 842 MD-1 Modified Delta Overlay	Restaurant and general merchandise or food store
South	PD 842 MD-1 Modified Delta Overlay	General merchandise or food store, restaurant, and alcoholic beverage establishment
West	PD 842 MD-1 Modified Delta Overlay	Commercial parking lot

Land Use Compatibility:

The approximate 0.13-acre site is zoned Planned Development No. 842 with an MD-1 Modified Delta Overlay District No. 1, the Greenville Avenue Modified Delta Overlay District and is currently developed with a one and one-half story unoccupied building with a total floor area of 5,600.

The properties surrounding the subject site include restaurant, financial institution and general merchandise uses to the north, along Greenville Avenue. More restaurant and general merchandise uses are located to the northeast, east, south, and southeast of the area of request. Commercial parking lot uses are to the west and southwest of the property.

Subdistrict No. 1 was granted on October 23, 2018, allowing office and retail and personal service uses to operate from 6:00 am to 7:00 p.m. with no parking provided. The subdistrict request detailed the history of parking issues for the tenants operating within the three suites on the site. The agreement was reached to allow the operation of these uses to continue with no parking under limited hours of operation.

This application is to amend Subdistrict No. 1 to allow a modified version of late hours establishments by SUP, which are defined as a retail or personal service use operating from 7:00 p.m. to 10:00 p.m.

After reviewing the application, staff finds that the extension of the time the land uses may operate with no parking can be managed with each SUP submitted for the modified late hours establishment, as proposed with this application to amend the definition for Subdistrict No. 1. If an SUP is granted upon public hearing, the business will be monitored through the

renewal process which provides for additional public input and consideration of how the operation is being managed in this neighborhood.

Landscaping:

No new development is proposed. Therefore, no additional landscaping is required. Any additions to the property that exceed 35 percent of the existing floor area or 2,000 square feet of new non-permeable pavement will require landscaping per Article X of the Dallas Development Code.

Parking:

The existing building is approximately 5,600 square feet. The Subdistrict No. 1 conditions amend the off-street parking regulations to require that no off-street parking be required for an office or retail and personal service use with a parking ratio of 1 space per 200 square feet of floor area or less and that does not operate between 7:00 pm and 6:00 am. This application seeks to amend this section to allow the provision to extend to late hours establishments with limited hours, as proposed, from 6:00 a.m. to 10:00 p.m.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is within MVA cluster “C”.

List of Officers

Medicapital, Inc.

Sarah Crawford, Agent

Daniel Del Rio, Vice President

ARTICLE 842.

PD 842.

SEC. 51P-842.101. LEGISLATIVE HISTORY.

PD 842 was established by Ordinance No. 28109, passed by the Dallas City Council on January 26, 2011. (Ord. 28109)

SEC. 51P-842.102. PROPERTY LOCATION AND SIZE.

PD 842 is established on property located on both sides of Greenville Avenue between Belmont Avenue and Bryan Street. The size of PD 842 is approximately 50.598 acres. (Ord. Nos. 28109; 28825)

SEC. 51P-842.103. PURPOSE.

The purpose of this district is to ensure the compatibility of uses with adjacent residential neighborhoods and to reduce the incidence of crime by discouraging an over-proliferation of regional-serving, late-night venues. (Ord. 28109)

SEC. 51P-842.104. DEFINITIONS AND INTERPRETATIONS.

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

(1) BAIL BOND OFFICE means an office for the issuance, brokerage, or procurement of bail bonds.

(2) LATE HOURS ESTABLISHMENT means a retail and personal service use that, except in Subdistrict 2, operates between 12 a.m. (midnight) and 6 a.m., and in Subdistrict 1, that operates between 7:00 p.m. and 10:00 p.m.; and in Subdistrict 2, operates between 9 p.m. and 6 a.m. See Section 51P-842.113.

(2.1) LEGACY BUILDING means a building in Subdistricts 2 or 3 constructed prior to 1926 that maintains the original front entrance and existing solid to void ratios.

(3) MASSAGE ESTABLISHMENT and MASSAGE mean a massage establishment or massage as defined by Texas Occupations Code Chapter 455, as amended.

(4) TATTOO STUDIO means an establishment in which tattooing 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,

but does not include permanent makeup application or intradermal cosmetics as a component or service of a duly licensed beauty parlor or salon.

(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. (Ord. Nos. 28109; 31027; 31300; 31612)

SEC. 51P-842.104.1. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 842A: subdistrict map.

(2) Exhibit 842B: property descriptions. (Ord. Nos. 31027; 32049)

SEC. 51P-842.104.2. SUBDISTRICTS.

This district contains the following subdistricts: Subdistricts 1, 2, 3, and 4 as shown on the subdistrict map (Exhibit 842A) and property descriptions (Exhibit 842B). (Ord. Nos. 31027; 31300; 31612; 32049)

SEC. 51P-842.105. DEVELOPMENT PLAN.

No development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply. (Ord. 28109)

SEC. 51P-842.106. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the CR Community Retail District, subject to the same conditions applicable in the CR Community Retail District, as set out in Chapter 51A. For example, a use permitted in the CR Community Retail 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 CR Community Retail District is subject to DIR in this district; etc.

(b) The following use is permitted only by SUP:

-- Late-hours establishment. *[See Section 51P-842.113.]*

(d) Except as provided in this subsection, the following uses are prohibited in Subdistricts 1, 2, 3, and 4.

-- Alcoholic beverage establishment.
-- Alternative financial establishment.
-- Auto service center.
-- Bail bond office.
-- Car wash.
-- Commercial amusement (inside).
-- Commercial amusement (outside).
-- Convenience store with drive-through.
-- Late-hours establishment.
-- Liquor store. *[Prohibited in Subdistrict 1 only.]*
-- Massage establishment.
-- Mini-warehouse.
-- Mortuary, funeral home, or commercial wedding chapel.
-- Motor vehicle fueling station.
-- Paraphernalia shop.
-- Restaurant without drive-in or drive-through service. *[Prohibited in Subdistricts 1, 3, and 4 only.]*
-- Restaurant with drive-in or drive-through service.
-- Swap or buy shop.
-- Tattoo studio.

(Ord. Nos. 28109; 30127; 31300; 31612; 32049)

SEC. 51P-842.107. 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) Except as provided in this subsection, the following accessory uses are not permitted:

-- Restaurant without drive-in or drive-through service. *[Prohibited in Subdistricts 2, 3, and 4 only.]*
-- Restaurant with drive-in or drive-through service. *[Prohibited in Subdistricts 2, 3, and 4 only.]* (Ord. Nos. 28109; 31300; 31612; 32049)

SEC. 51P-842.108. 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 CR Community Retail District apply.

(b) Floor area ratio.

(1) In Subdistrict 1, maximum total floor area for office and retail and personal service uses combined is 6,000 square feet.

(2) In Subdistrict 2, the maximum total floor area of all restaurant without drive-in or drive-through service uses is 3,000 square feet. Outdoor patio space is included in the 3,000 square foot limit.

(3) In Subdistrict 3, maximum total floor area for office and retail and personal service uses combined is 5,218 square feet.

(4) In Subdistrict 4, maximum total floor area for office and retail and personal service uses combined is 2,300 square feet.

(c) Stories. In Subdistricts 2 and 3, except for mezzanines within a legacy building, maximum number of stories is one. (Ord. Nos. 28109; 30127; 31300; 31612; 32049)

SEC. 51P-842.109. 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) Subdistrict 1. No off-street parking or loading is required for:

(1) an office use or a retail and personal service use that only operates between 6:00 a.m. and 7:00 p.m. and has a parking ratio of 1:200 or less; or

(2) a retail use or personal service use that only operates between 6:00 a.m. and 10:00 p.m. if a Specific Use Permit is approved for a late hours establishment with limited hours.

(c) Subdistricts 3, and 4. No off-street parking or loading is required for:

(1) an office use or a retail and personal service use that only operates between 6:00 a.m. and 7:00 p.m. and has a parking ratio of 1:200 or less;

(2) an office use or a retail and personal service use that only operates between

6:00 a.m. and 7:00 p.m. and has a parking ratio of 1:200 or less; or

(2) in Subdistrict 3, a liquor store that only operates between 6:00 a.m. and 9:00 p.m.

(d) Subdistrict 2.

(1) Except for a restaurant without drive-in or drive-through service, no parking or loading is required for a retail and personal service use within a legacy building which limits its hours of operation to between 6:00 a.m. and 9:00 p.m. and has a parking ratio of one parking space to 200 square feet of floor area or less.

(2) No parking is required for office uses within a legacy building.

(3) A minimum of one space per 100 square feet of floor area is required for a restaurant without drive-in or drive-through service. Delta credits may not be used to meet this off-street parking requirement.

(4) For a hotel or motel use, the off-street parking requirement may be established in the ordinance granting a specific use permit.

(5) Except as provided in this subsection, remote parking must be in accordance with Section 51A-4.320. In lieu of filing a parking agreement in the deed records, an agreement authorizing a nonresidential use or a mixed use development to use special parking for nonresidential uses may be based on a lease of the special parking spaces only if the lease:

(A) is in writing;

(B) contains legal descriptions of the properties affected;

(C) specifies the special parking being provided and the hours of operation of any use involved;

(D) is governed by the laws of the state of Texas;

(E) is signed by all owners of the properties affected;

(F) signed by all lienholders, other than taxing entities, that have an interest in or an improvement on the properties;

(G) is for a minimum term of three years; and

(H) provides both the owner of the lot occupied by the nonresidential use or mixed use development use and the owner of the remote parking lot shall notify the building official in writing if there is a breach of any provision of the lease, or if the lease is modified or terminated. (Ord. Nos. 28109; 31027; 31300; 31612; 32049)

SEC. 51P-842.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 28109)

SEC. 51P-842.111. LANDSCAPING.

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

(b) Plant materials must be maintained in a healthy, growing condition. (Ord. 28109)

SEC. 51P-842.112. SIGNS.

Signs must comply with the provisions for business zoning districts in Article VII. (Ord. 28109)

SEC. 51P-842.113. ADDITIONAL PROVISIONS.

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

(b) Compliance. 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) Late-hours operations.

(1) Except for late-hours establishments operating under a valid specific use permit, or a late-hours establishment in Subdistricts 1 and 2, all services for the public must be stopped and all customers must be removed from the establishment between 12 a.m. (midnight) and 6 a.m. Any retail and personal service use that offers services to the public or that has customers remaining in the establishment between 12 a.m. (midnight) and 6 a.m. is a late-hours establishment.

(2) In Subdistrict 2, except for late-hours establishments operating under a valid specific use permit, all services for the public must be stopped and all customers must be removed from the establishment between 9 p.m. and 6 a.m. Any retail and personal service use that offers services to the public or has customers remaining in the establishment between 9 p.m. and 6 a.m. is a late-hours establishment.

(21) In Subdistrict 1, except for late-hours establishments operating under a valid specific use permit, all services for the public must be stopped and all customers must be

removed from the establishment between 7 p.m. and 10 p.m. Any retail and personal service use that offers services to the public or has customers remaining in the establishment between 7 p.m. and 10 p.m. is a late-hours establishment.

(3) No occupancy shall have nonconforming rights to operate between 12 a.m. (midnight) and 6 a.m. All occupants must come into compliance with this subsection by September 23, 2011.

(d) Traffic impact analysis waiver. A traffic impact analysis is not required in connection with an application for a specific use permit for a late-hours establishment.

(e) Factors to be considered for a specific use permit for a late-hours establishment. The city plan commission and city council shall consider the following factors when making the findings required by Section 51A-4.219(a)(3):

(1) the number of citations issued by police to patrons of the establishment;

(2) the number of citations issued by police for noise ordinance violations by the establishment;

(3) the number of arrests for public intoxication or disorderly conduct associated with the establishment;

(4) the number of Texas Alcoholic Beverage Code violations of the establishment; and

(5) the number of violent crimes associated with the establishment, with emphasis on violent crimes originating inside the establishment.

(f) Street improvements. If the city has not begun streetscape enhancements within this district by January 1, 2017, the director shall request that the city plan commission authorize a public hearing to determine proper zoning with consideration given to repeal of this district. For purposes of this subsection, "streetscape enhancements" means improvements to the streetscape such as wider sidewalks, street landscaping, and pedestrian lighting.

(g) Subdistrict 2.

(1) Except for maintenance and mechanical equipment, use of rooftops is prohibited.

(2) Outdoor speakers and amplified music are prohibited.

(3) For retail and restaurant without drive-in or drive-through service uses:

(A) public entrances are prohibited facing Oram Street.

(B) floor area for a restaurant without drive-in or drive-through service use must be at least 15 feet from Oram Street.

(h) Subdistrict 3.

(1) Except for maintenance and mechanical equipment, use of rooftops is prohibited.

(2) Outdoor speakers and amplified music are prohibited.

(i) Subdistrict 4.

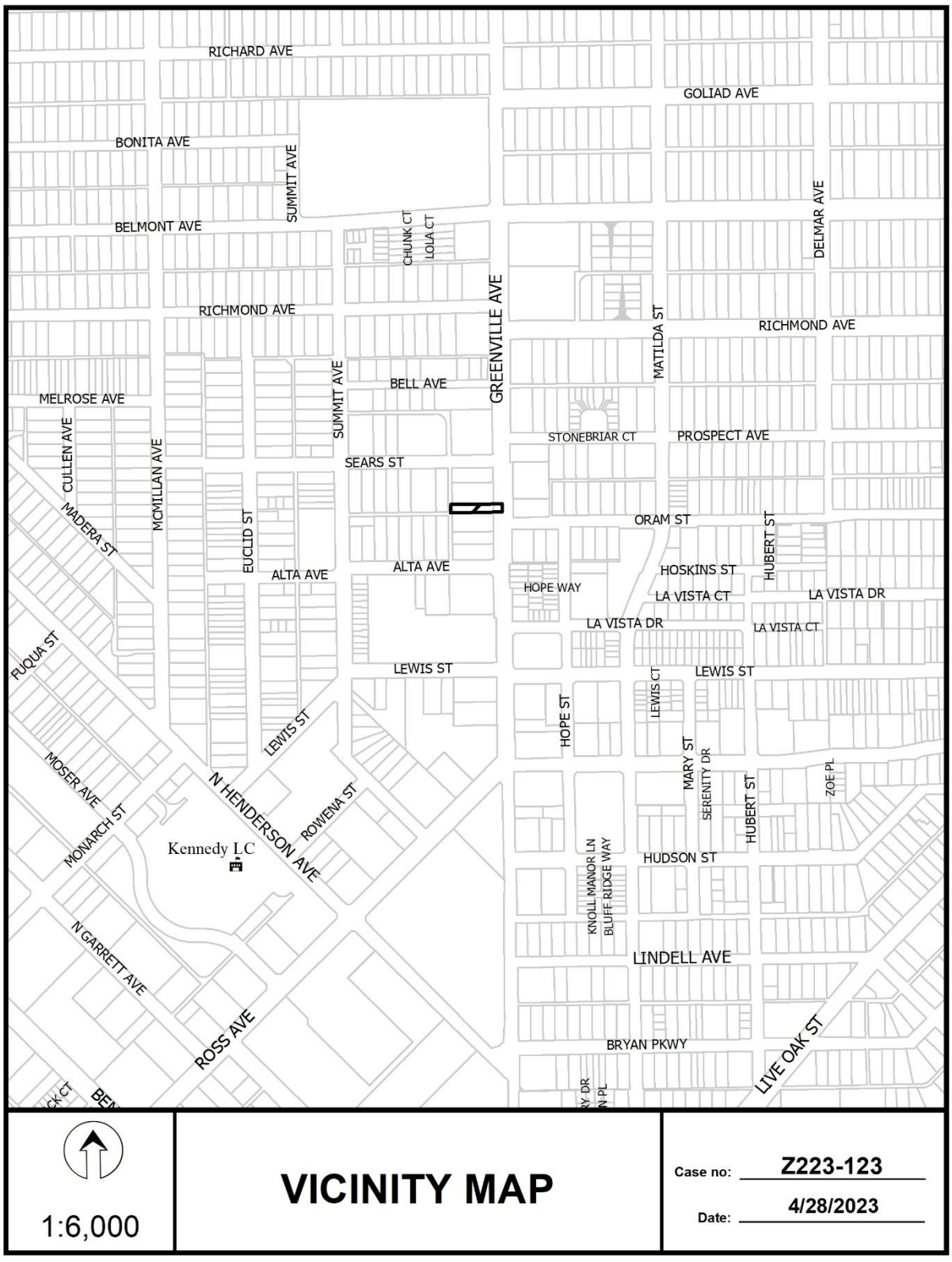
(1) Except for maintenance and mechanical equipment, use of rooftops is prohibited.

(2) Outdoor speakers and amplified music are prohibited. (Ord. Nos. 28109; 31300; 31612; 32049)

SEC. 51P-842.114. COMPLIANCE WITH CONDITIONS.

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

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 28109)



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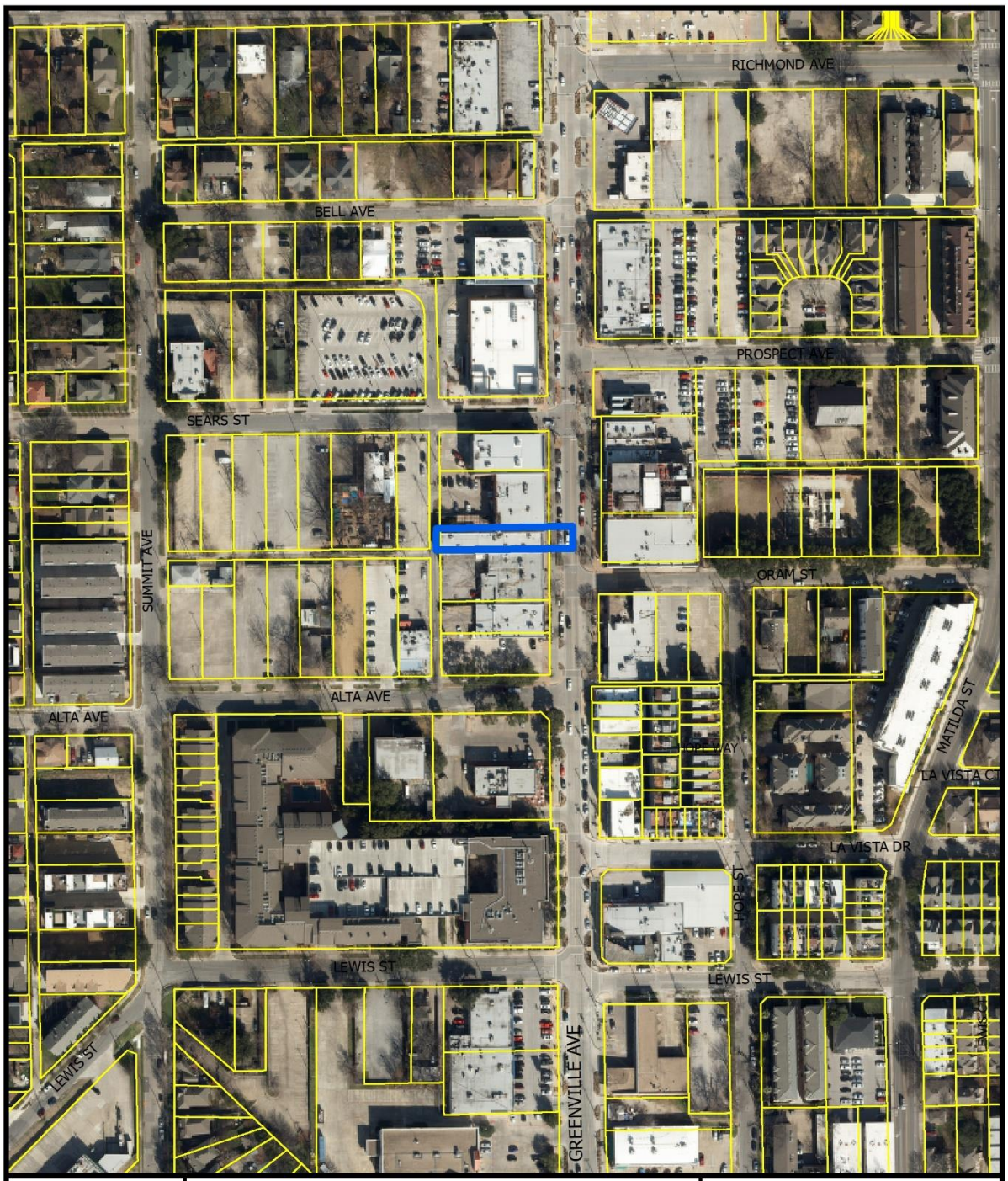
VICINITY MAP

Case no: Z223-123

Date: 4/28/2023



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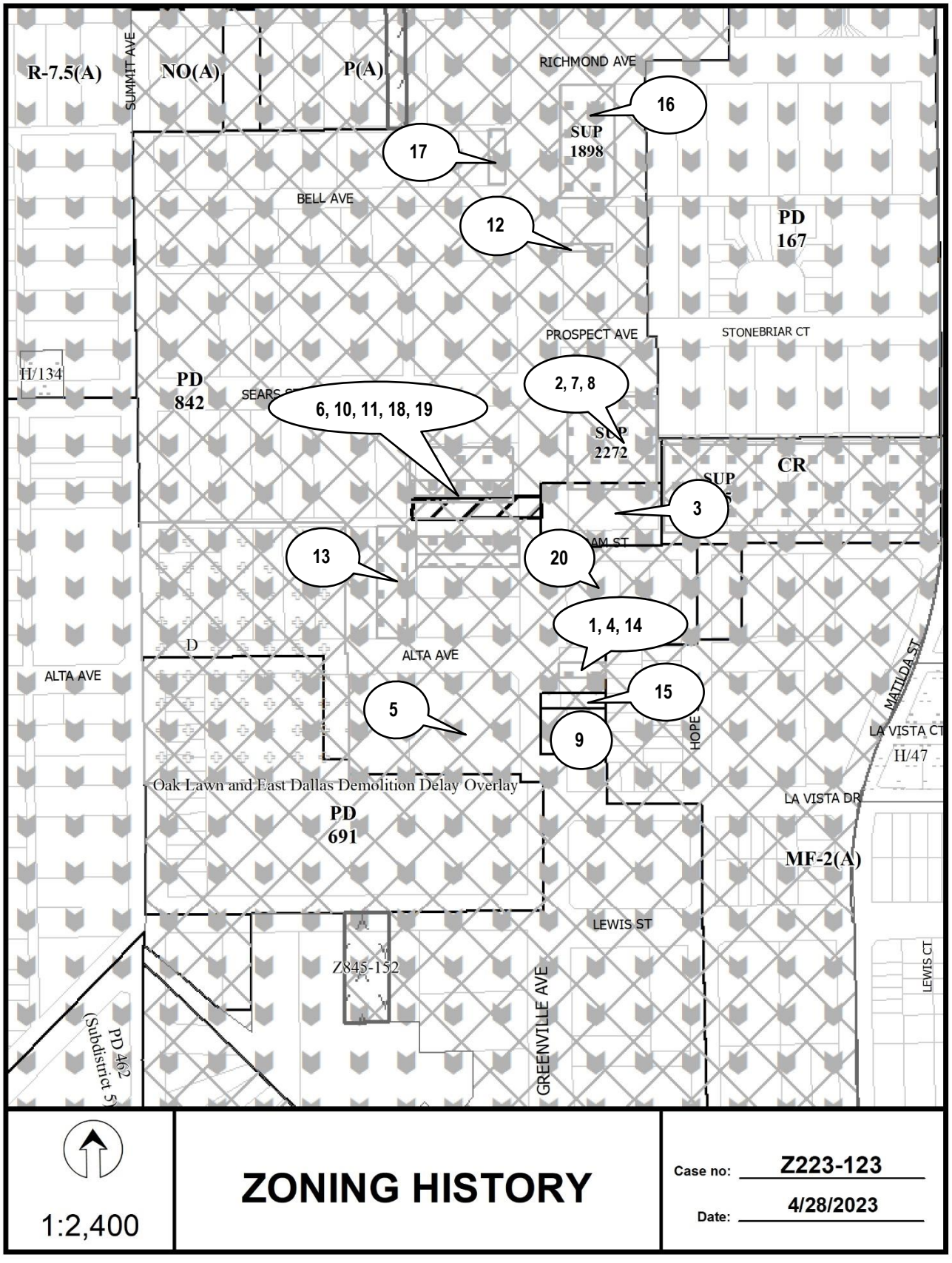
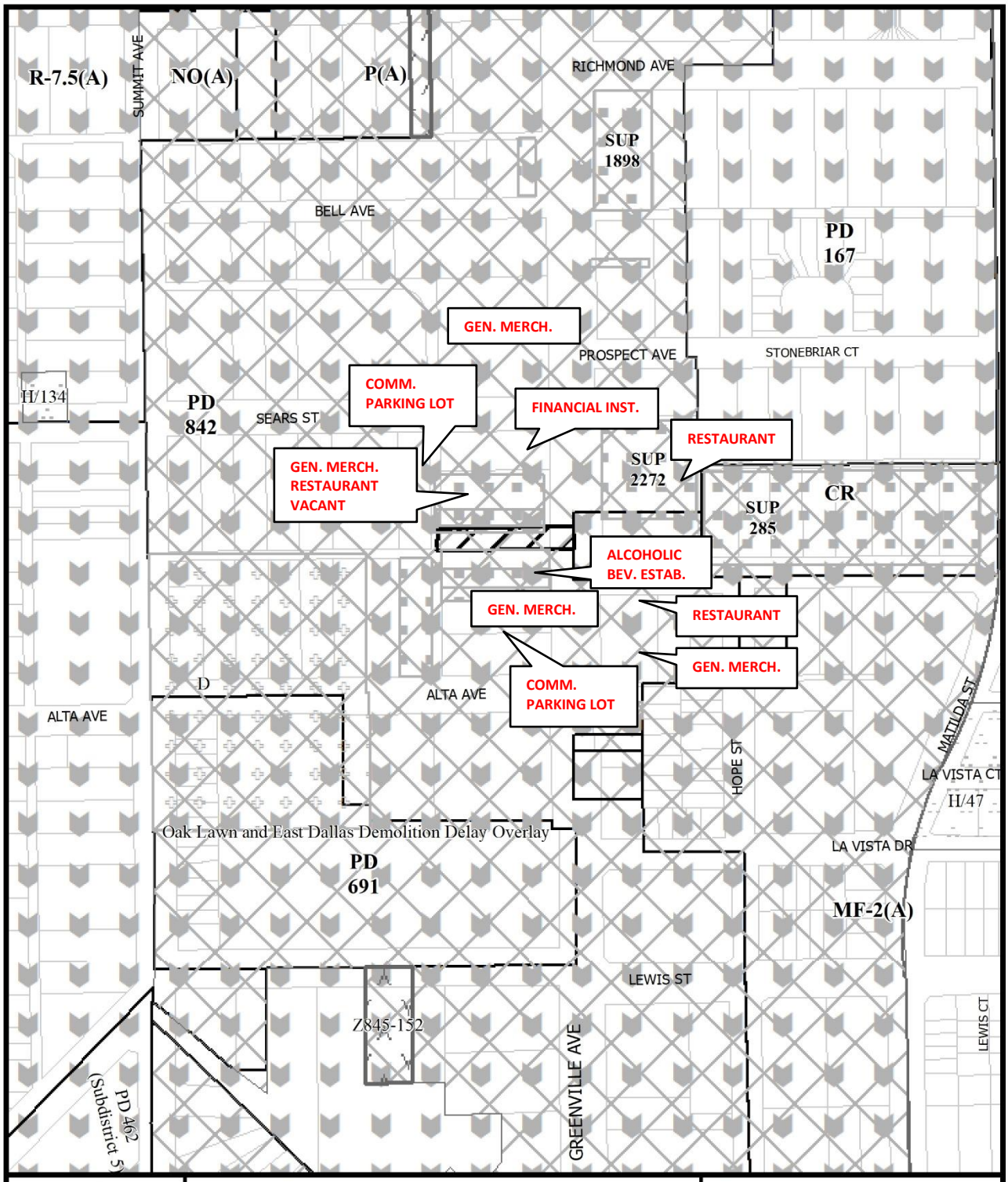
AERIAL MAP

Case no: Z223-123

Date: 4/28/2023


R-7.5(A)
SUMMIT AVE
NO(A)
P(A)
RICHMOND AVE
16
SUP
1898
17
BELL AVE
12
PD
167
PROSPECT AVE
STONEBRIAR CT
H/134
PD
842
SEARS
6, 10, 11, 18, 19
2, 7, 8
SUP
2272
CR
SUP
3
AM ST
13
20
1, 4, 14
D
ALTA AVE
ALTA AVE
5
15
9
HOPE
MATILDA ST
LA VISTA CT
H/47
Oak Lawn and East Dallas Demolition Delay Overlay
PD
691
LA VISTA DR
MF-2(A)
LEWIS ST
Z845-152
GREENVILLE AVE
LEWIS CT
PD 462
(Subdistrict 5)
1:2,400
ZONING HISTORY
Case no: Z223-123
Date: 4/28/2023



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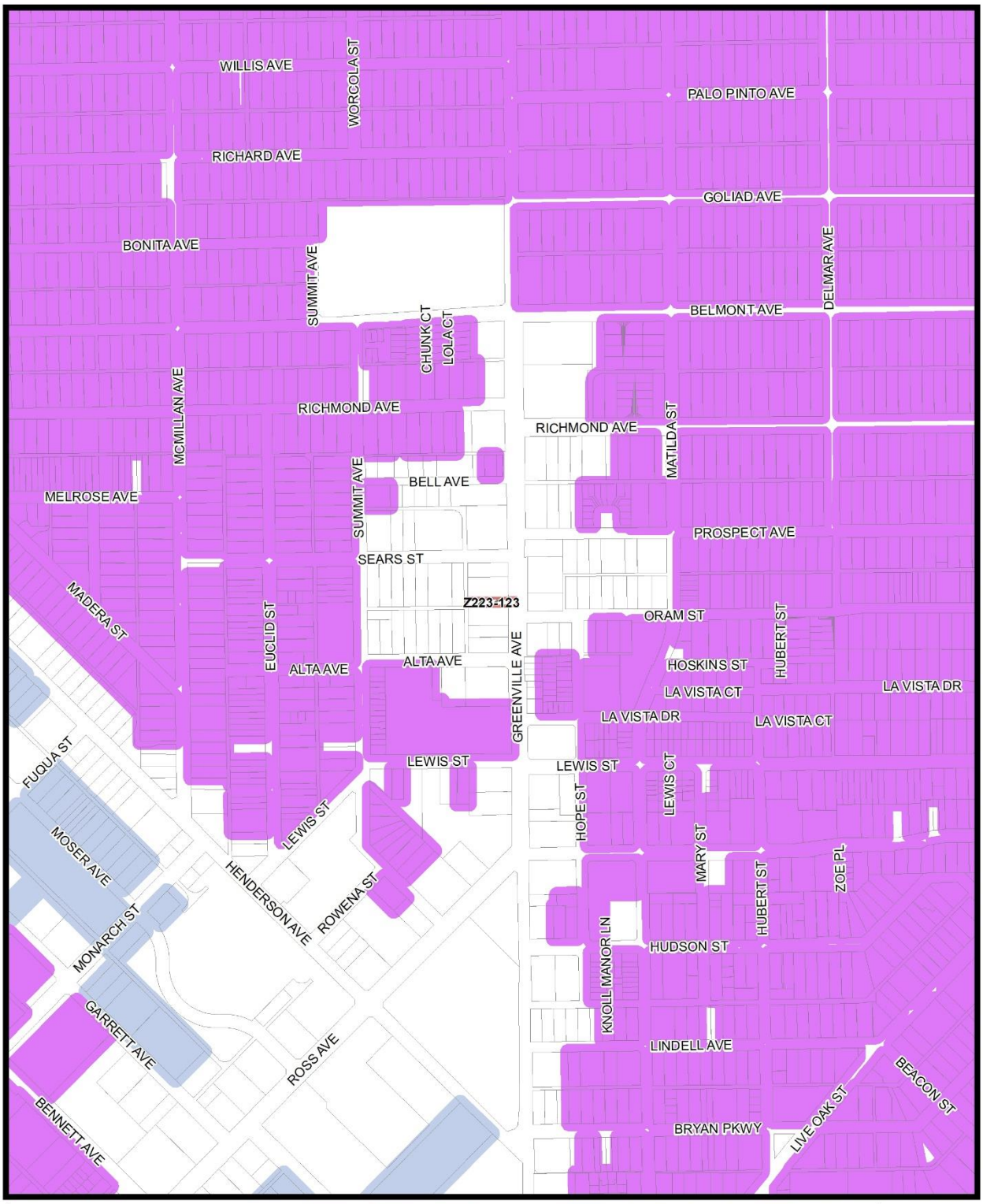
ZONING AND LAND USE

Case no: Z223-123

Date: 4/28/2023



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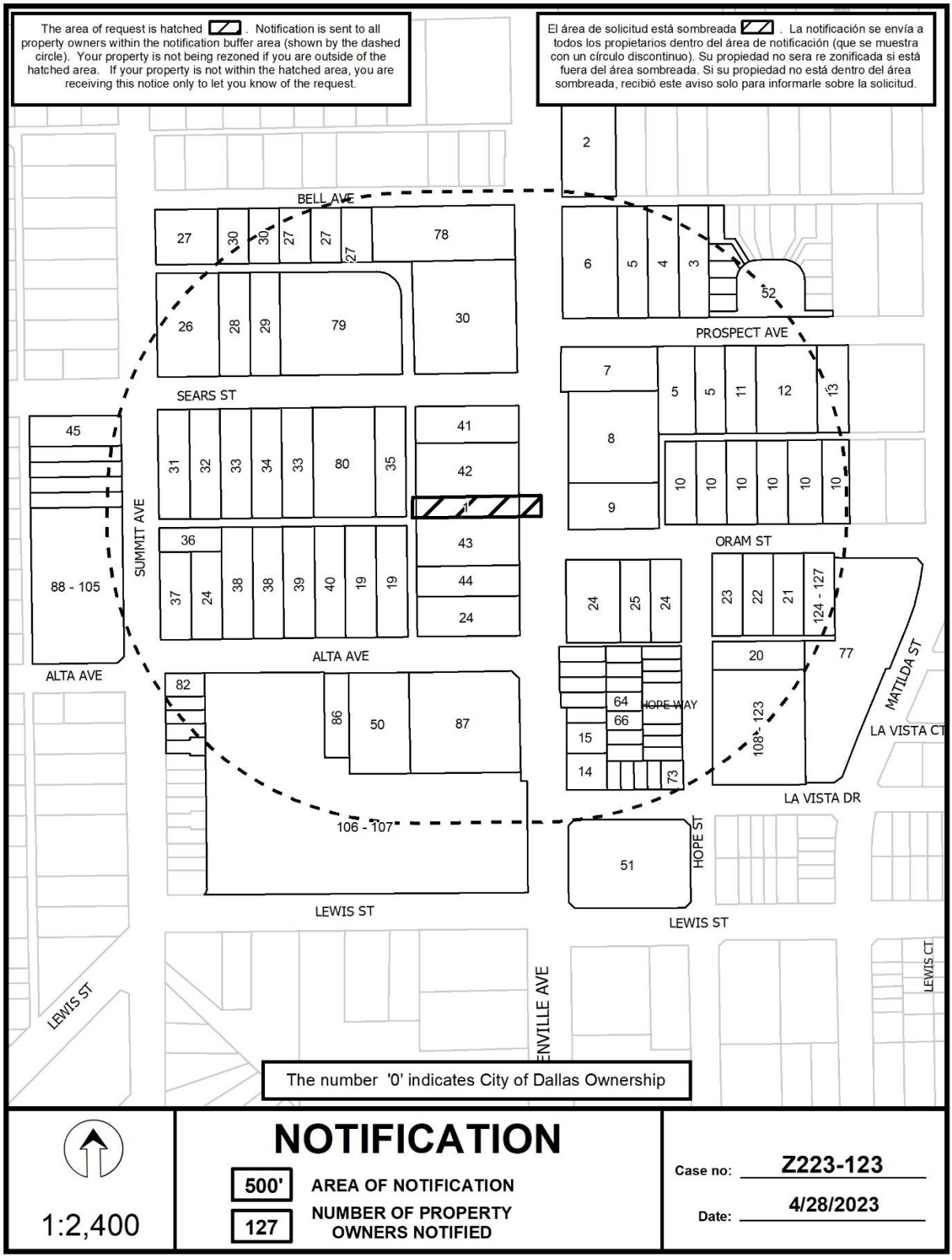
Market Value Analysis

Printed Date: 5/1/2023


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.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
BELL AVE
PROSPECT AVE
SEARS ST
ORAM ST
SUMMIT AVE
ALTA AVE
HOPE WAY
MATILDA ST
LA VISTA CT
LA VISTA DR
HOPE ST
LEWIS ST
LEWIS CT
ENVILLE AVE
106 - 107
88 - 105
124 - 127
108 - 123
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
127
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z223-123
Date: 4/28/2023

04/28/2023

Notification List of Property Owners

Z223-123

127 Property Owners Notified

Label #	*Address*		*Owner*
1	1917	GREENVILLE AVE	MEDICAPITAL INC
2	5702	RICHMOND AVE	GREENVILLE ROSS PTNR LTD
3	5719	PROSPECT AVE	MADISON PACIFIC DEV COM
4	5715	PROSPECT AVE	REESE GRANDCHILDRENS
5	5711	PROSPECT AVE	ANDRES FAMILY TRUST
6	2100	GREENVILLE AVE	GREENVILLE 2100 LTD
7	2026	GREENVILLE AVE	ANDRES FAMILY TRUSTS THE
8	2008	GREENVILLE AVE	LAVO PROPERTIES LLC
9	2000	GREENVILLE AVE	2000 GREENVILLE INVESTORS LLC
10	5715	ORAM ST	ONCOR ELECRIC DELIVERY COMPANY
11	5724	PROSPECT AVE	ANDRES FAMILY TRUST
12	5728	PROSPECT AVE	WALL JOHN E JR
13	5736	PROSPECT AVE	BLACK HAWK MGMT INC
14	1900	GREENVILLE AVE	EDWARDS CHARLES DUFF
15	1904	GREENVILLE AVE	RBT INTERESTS INC &
16	1908	GREENVILLE AVE	GREENVILLE PARKS LP
17	1910	GREENVILLE AVE	TEXAS URBAN LIVING REALTY LLC
18	1912	GREENVILLE AVE	LOWGREEN PS LTD
19	1914	GREENVILLE AVE	LOWGREEN PS LTD
20	1926	HOPE ST	1916 HOPE LLC
21	5730	ORAM ST	SOUZA DIANA FAYE
22	5726	ORAM ST	ORAM HOME LLC
23	5722	ORAM ST	MCKINNEY FEARGAL &
24	5712	ORAM ST	LOWGREEN PS
25	5710	ORAM ST	SOURIS GEORGIA REVOCABLE TRUST
26	5601	SEARS ST	Taxpayer at

04/28/2023

Label #	*Address*		*Owner*
27	5626	BELL ST	BELL AVENUE HOLDINGS II LLC
28	5609	SEARS ST	RED BEARD PIRATE VENTURES LLC
29	5615	SEARS ST	RUNGRUANGPHOL VEERACHAI &
30	5610	BELL ST	2001 GREENVILLE VENTURE LTD
31	5602	SEARS ST	ANDRES FAMILY TRUSTS
32	5606	SEARS ST	ANDRES FAMILY TRUSTS
33	5610	SEARS ST	GREENVILLE HOLDINGS CO
34	5614	SEARS ST	GREENVILLE HOLDINGS INC
35	5628	SEARS ST	ANDRES FAMILY TRUSTS
36	1912	SUMMIT AVE	5624 SEARS ST LTD
37	5601	ALTA AVE	LOWGREEN P S
38	5611	ALTA AVE	THACKER RICHARD E
39	5619	ALTA AVE	THACKER RICHARD E JR
40	5623	ALTA AVE	GREENWAYSEARS LP
41	1931	GREENVILLE AVE	GREENWAY SEARS LP
42	1919	GREENVILLE AVE	1919 27 GREENVILLE LTD
43	1911	GREENVILLE AVE	INTERCITY INVESTMENT PROP
44	1909	GREENVILLE AVE	WORLDWIDE FOOD INC
45	1931	SUMMIT AVE	AJJ MANAGEMENT GROUP LLC
46	1927	SUMMIT AVE	PATEL DIPESH & SHEETAL
47	1925	SUMMIT AVE	RAY SAMIR
48	1923	SUMMIT AVE	KRUPP ROBERT
49	1921	SUMMIT AVE	PUTNAM SHEA & KATIE
50	5626	ALTA AVE	LATORRE ROBERT INC
51	1802	GREENVILLE AVE	1800 GREENVILLE PARTNERS LLC
52	2100	STONEBRIAR CT	STONEBRIAR CT H O A
53	5	STONEBRIAR CT	HAREWOOD NATALIE
54	4	STONEBRIAR CT	STOKES ROBERT CHARLES
55	3	STONEBRIAR CT	MATTHEW JOHN W &
56	2	STONEBRIAR CT	GERDES ANDREW KIRK
57	1	STONEBRIAR CT	HOOPER NICOLE E

04/28/2023

Label #	*Address*		*Owner*
58	1919	HOPE WAY	NGUYEN NGOC DIEP
59	1922	HOPE WAY	DICKEY ROBERT LEE III &
60	1917	HOPE WAY	BACHMAN CLAYTON K
61	1920	HOPE WAY	ISAACSON CHRISTOPHER M
62	1918	HOPE WAY	MCCOWAN ROBERT W
63	1915	HOPE WAY	ALARCON WALDO & YAZMIN R
64	1913	HOPE WAY	HERNDON LINDSEY
65	1916	HOPE WAY	OTOOLE TIMOTHY
66	1911	HOPE WAY	NIEHUUS MICHAEL
67	1912	HOPE WAY	MTS TEXAS HOLDINGS LLC
68	1910	HOPE WAY	REKER STEVEN &
69	1909	HOPE WAY	JOHNSON RONALD L
70	1908	HOPE WAY	GANDHI ANUPAMA K
71	1907	HOPE WAY	WEINER ERIC DAVID
72	1906	HOPE WAY	ABOUJAOUDE DORY
73	5715	LA VISTA DR	COWAN LEE
74	5713	LA VISTA DR	DALIDA CHAD
75	5711	LA VISTA DR	Taxpayer at
76	5709	LA VISTA DR	SHANE MARIO M & RACHELLE
77	1965	MATILDA ST	CVG MAGNOLIA ON MATILDA LLC
78	2023	GREENVILLE AVE	2001 GREENVILLE VENTURE
79	5623	SEARS ST	2001 GREENVILLE VENTURE LTD
80	5622	SEARS ST	5624 SEARS STREET LTD
81	1864	SUMMIT AVE	GREENVILLE TOWNHOMES OWNERS ASSOC INC
82	1872	SUMMIT AVE	BURNS WALTER ALEC &
83	1870	SUMMIT AVE	BARKER JACOB DILLON & CHESNEY
84	1868	SUMMIT AVE	BUTLER CHAD A
85	1866	SUMMIT AVE	GOLDBERG LUCAS A &
86	5626	ALTA AVE	Taxpayer at
87	1827	GREENVILLE AVE	LOWGREEN PS
88	1907	SUMMIT AVE	CHANDLER JEFFERY T

04/28/2023

Label #	*Address*		*Owner*
89	1907	SUMMIT AVE	PRIAMO ERIC DANIEL & JAMIE
90	1907	SUMMIT AVE	PATEL RIDDHI H
91	1907	SUMMIT AVE	MOWREY JUSTIN &
92	1911	SUMMIT AVE	BREEDLOVE ROBERT ALLAN
93	1911	SUMMIT AVE	JOHNSON REVOCABLE LIVING
94	1911	SUMMIT AVE	ARICA YOVANA ARANTXA I
95	1911	SUMMIT AVE	YOUNKERS KYLE ERIC &
96	1915	SUMMIT AVE	CSAVOY ANDREW N
97	1915	SUMMIT AVE	KELLY WHITNEY &
98	1915	SUMMIT AVE	EMER SCOTT J
99	1915	SUMMIT AVE	KINDLER CAROL S REVOCABLE
100	1919	SUMMIT AVE	GANDY JARED ALLAN
101	1919	SUMMIT AVE	MENDES LUCIANA
102	1919	SUMMIT AVE	OLSSON JEREMY &
103	5565	ALTA AVE	DUMONT JORDAN & ABIGAIL
104	5565	ALTA AVE	QUAN KERONG
105	5565	ALTA AVE	PANICKER VILAS &
106	1811	GREENVILLE AVE	EGW GREENVILLE INVESTMENTS LP
107	1811	GREENVILLE AVE	GREENWAY GREENVILLE LP
108	1910	HOPE ST	MOJICA EDWARD
109	1910	HOPE ST	KEELING THOMAS
110	1910	HOPE ST	BUCKLEY KEVIN & MARGARET
111	1910	HOPE ST	KUPERMAN YELENA
112	1910	HOPE ST	CROUCH EDIE D
113	1910	HOPE ST	BLECHER MARK WARREN
114	1910	HOPE ST	BEAHM CYNTHIA DIANE
115	1910	HOPE ST	GALLEGOS LISA RASHELLE
116	1910	HOPE ST	UTKOV HALLIE T 2021 REVOCABLE TRUST
117	1910	HOPE ST	KOBAYASHI AARON S &
118	1910	HOPE ST	MERZ RYAN E
119	1910	HOPE ST	LOTT LESLIE

04/28/2023

Label #	*Address*		*Owner*
120	1910	HOPE ST	ANKERSEN KRISTEN A
121	1910	HOPE ST	WEBER BROS HOMES TX LLC
122	1910	HOPE ST	ELLINGTON AMBER JEAN
123	1910	HOPE ST	BLECHER PAUL
124	5734	ORAM ST	SWEENEY PATRICK
125	5734	ORAM ST	MOSS CAROLINE A
126	5734	ORAM ST	GARDNER MEGAN KAY &
127	5734	ORAM ST	FLATHERS PROPERTIES LLC

City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 23-1354 **Item #:** 4.

AGENDA DATE: May 18, 2023

COUNCIL DISTRICT(S): 14

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a Specific Use Permit to operate a late hours establishment on property zoned Subdistrict No. 1 within Planned Development District No. 842 with an MD-1 Modified Delta Overlay, on the west side of Greenville Avenue, north of Alta Avenue.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant: Medicapital, Inc.
Representative: Rob Baldwin
Planner: Jennifer Muñoz
Council District: 14
Z223-124(JM)

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CITY PLAN COMMISSION **THURSDAY, MAY 18, 2023**

Planner: Jennifer Muñoz

FILE NUMBER: Z223-124(JM) **DATE FILED:** October 25, 2022

LOCATION: West side of Greenville Avenue, north of Alta Avenue

COUNCIL DISTRICT: 14

SIZE OF REQUEST: Approx. 0.13 acres **CENSUS TRACT:** 48113001002

OWNER/APPLICANT: Medicapital, Inc.

REPRESENTATIVE: Rob Baldwin

REQUEST: An application for a Specific Use Permit to operate a late hours establishment on property zoned Subdistrict No. 1 within Planned Development District No. 842 with a MD-1 Modified Delta Overlay.

SUMMARY: The applicant requests an SUP to operate a retail and personal service use during late hours from 7:00 pm to 10:00 pm. A separate application Z223-123(JM) was submitted requesting an amendment to Subdistrict No. 1 to permit a late hours establishment by SUP only.

STAFF RECOMMENDATION: **Approval** for a two-year period, subject to a site plan and conditions.

PD No. 842:
https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=842

BACKGROUND INFORMATION:

- On January 26, 2011, City Council approved Planned Development No. 842. The purpose of the district is to ensure the compatibility of uses with adjacent residential neighborhoods and to reduce the incidence of crime by discouraging an over-proliferation of regional-serving, late-night venues.

- On October 23, 2018, City Council approved the creation of Subdistrict No. 1, to permit office, retail and personal service uses with no parking during certain hours of operation (6:00 a.m. to 7:00 p.m.).

- The 0.13-acre area of request is developed with an approximately 5,600-square foot one and one-half story building with three suites erected in 1929, per DCAD records. These three suites contain two personal service uses (Balanced Being Yoga & Wellness and Sugaring NYC), and one general merchandise or food store use offering food to go (Feng Cha).

- A separate application (Z223-123(JM)) is on the docket to amend Subdistrict No. 1 by modifying the definition for a late hours establishment. The proposed amendment is to permit retail and personal service uses to operate until 10:00 p.m. with a Specific Use Permit for a late hours establishment. This request for an SUP for the general merchandise or food store use (Feng Cha) located in Suite 130 is to operate within the proposed modified late hours establishment hours for Subdistrict No. 1 and should only be considered once a recommendation is made on the amendment case.

Zoning History:

There have been 20 zoning cases in the area in the last five years.

1. **Z189-131:** On April 10, 2019, the City Council denied without prejudice an application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the east line of Greenville Avenue, between Oram Street and LaVista Drive.

2. **Z189-150:** On April 10, 2019, the City Council approved Specific Use Permit No. 2327 for a late-hours establishment limited to a restaurant without drive-in or drive-through service, for a one-year period, on property zoned Planned Development District No. with an MD-1 Modified Delta Overlay District on east side of Greenville Avenue, south of Stonebriar Court.

3. **Z189-206:** On August 28, 2019, the City Council approved the creation of Subdistrict 2 within Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the northeast corner of Greenville Avenue and Oram Street.

4. **Z189-227:** An application for an automatic renewal of Specific Use Permit No. 1879 for a late-hours establishment limited to an alcoholic beverage establishment operated as a bar, lounge or tavern, has been automatically renewed for an additional two-year time period, on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the east line of Greenville Avenue, between LaVista Drive and Oram Street.

5. **Z189-251:** On August 14, 2019, the City Council approved the renewal of Specific Use Permit No. 2346 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the southwest corner of Alta Avenue and Greenville Avenue, for a four-year period.

6. **Z189-261:** On August 14, 2019, the City Council approved the renewal of Specific Use Permit No. 1912 for a late-hours establishment limited to an alcoholic beverage establishment to a bar, lounge, or tavern, on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the west of Greenville Avenue, between Alta Avenue and Prospect Avenue, for a three-year period.

7. **Z189-333:** On January 8, 2020, the City Council approved the renewal of Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the east line of Greenville Avenue, between Alta Avenue and Prospect Avenue, for a two-year period.

8. **Z190-125:** On February 26, 2020, the City Council approved the renewal of Specific Use Permit No. 2327 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the east line of Greenville Avenue, between Alta Avenue and Prospect Avenue, for a two-year period.

9. **Z190-139:** On August 26, 2020, City Council approved Subdistrict 3 within Planned Development District No. 842 with an MD-1 Modified Delta Overlay on the east line of Greenville Avenue, north of La Vista Drive.

10. **Z190-236:** On January 13, 2021, City Council approved Specific Use Permit No. 2401 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay with Specific Use Permit No. 1905 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on the west line of Greenville Avenue, south of Sears Street.

11. **Z190-306:** On December 9, 2020, the City Council approved the renewal of Specific Use Permit No. 1905 for a late-hours establishment limited to a restaurant without drive-in or drive-through service, for a five-year period, on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the west of Greenville Avenue, between Alta Avenue and Prospect Avenue.

12. **Z201-148:** On June 9, 2021, City Council approved the renewal of Specific Use Permit No. 1889 for a late-hours establishment limited to an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the east line of Greenville Avenue, north of Prospect Avenue.

13. **Z201-154:** On May 26, 2021, the City Council approved the renewal of Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the north line of Alta Avenue, west of Greenville Avenue for a two-year period.

14. **Z201-204:** An application for an automatic renewal of Specific Use Permit No. 1879 for a late hours establishment for a bar, lounge, or tavern use, has been automatically renewed for an additional two-year time period on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the east line of Greenville Avenue, between LaVista Drive and Oram Street.

15. **Z201-258:** On November 10, 2021, the City Council approved the creation of Subdistrict 4 within Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the east line of Greenville Avenue, between LaVista Drive and Oram Street.

16. **Z212-101:** On February 23, 2022, City Council approved the renewal of Specific Use Permit No. 1898 for a late-hours establishment limited to a general merchandise or food store 3,500 square feet or less and a motor vehicle fueling station on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay at the southeast corner of Richmond Avenue and Greenville Avenue.

17. **Z212-135:** On March 9, 2022, City Council approved the renewal of Specific Use Permit No. 1881 for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a three-year period on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay at the northwest corner of Greenville Avenue and Bell Avenue.

18. **Z212-204:** On August 24, 2022, the City Council approved the renewal of Specific Use Permit No. 1912 for a late-hours establishment limited to an alcoholic beverage

establishment to a bar, lounge, or tavern, on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the west of Greenville Avenue, between Alta Avenue and Prospect Avenue, for a three-year period.

19. **Z223-123:** An application to amend Subdistrict No. 1 within Planned Development District No. 842 with an MD-1 Modified Delta Overlay located on the west side of Greenville Avenue, north of Alta Avenue. [Subject site; case scheduled for City Plan Commission hearing on May 18, 2023]

20. **Z223-129:** An application for a Specific Use Permit to operate a late hours establishment on property zoned Subdistrict No. 1 within Planned Development District No. 842 with a MD-1 Modified Delta Overlay located on the east side of Greenville Avenue, north of Alta Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Greenville Ave	Major Arterial	variable

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

STAFF ANALYSIS:

Comprehensive Plan:

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

The request aligns with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

ECONOMIC ELEMENT

GOAL 2.1 FOSTER A CITY OF GREAT NEIGHBORHOODS.

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

URBAN DESIGN

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY.

Policy 5.2.1 Maintain neighborhood scale and character.

Land Use:

	Zoning	Land Use
Site	PD 842 MD-1 Modified Delta Overlay	Personal service and general merchandise or food store
North	PD 842 MD-1 Modified Delta Overlay	Restaurant, financial institution, and general merchandise or food store
East	PD 842 MD-1 Modified Delta Overlay	Restaurant and general merchandise or food store
South	PD 842 MD-1 Modified Delta Overlay	General merchandise or food store, restaurant, and alcoholic beverage establishment
West	PD 842 MD-1 Modified Delta Overlay	Commercial parking lot

Land Use Compatibility:

The approximate 0.13-acre site is zoned Planned Development No. 842 with an MD-1 Modified Delta Overlay District No. 1, the Greenville Avenue Modified Delta Overlay District and is currently developed with a one and one-half story unoccupied building with a total floor area of 5,600.

The properties surrounding the subject site include restaurant, financial institution and general merchandise uses to the north, along Greenville Avenue. More restaurant and general merchandise uses are located to the northeast, east, south, and southeast of the area of request. Commercial parking lot uses are to the west and southwest of the property.

Subdistrict No. 1 was granted on October 23, 2018, allowing office and retail and personal service uses to operate from 6:00 am to 7:00 p.m. with no parking provided. The subdistrict request detailed the history of parking issues for the tenants operating within

the three suites on the site. The agreement was reached to allow the operation of these uses to continue with no parking under limited hours of operation.

Z223-123(JM) is an application to amend Subdistrict No. 1 to allow a modified version of late hours establishments by SUP, which are defined as a retail or personal service use operating from 7:00 p.m. to 10:00 p.m. This request is for an SUP to allow the existing general merchandise or food store (Feng Cha) to remain open three additional hours, from 7:00 p.m. to 10:00 p.m.

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

Staff supports the request for an initial two-year period, subject to a site plan and conditions. Since this land use has already been permitted, the operation with extended hours is compatible unless the operation of the use for those extended hours causes a nuisance or fails to meet the provisions of maintaining an SUP as described above. Staff does not expect this to occur considering the existing general merchandise or food store does not cater to on-site customers; however, the SUP process of renewal requiring public notification in a short period of time with the opportunity to address operation concerns will aid in the final determination of appropriateness over time.

Landscaping:

No new development is proposed. Therefore, no additional landscaping is required. Any additions to the property that exceed 35 percent of the existing floor area or 2,000 square feet of new non-permeable pavement will require landscaping per Article X of the Dallas Development Code.

Parking:

The existing building is approximately 5,600 square feet. The Subdistrict No. 1 conditions amend the off-street parking regulations to require that no off-street parking is required for an office or retail and personal service use with a parking ratio of 1 space per 200 square feet of floor area or less and that does not operate between 7:00 pm and 6:00 am. Application Z223-123(JM) seeks to amend this section to allow the provision to extend to the use under this SUP, a late hours establishments with limited hours, as proposed, from 6:00 a.m. to 10:00 p.m.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is within MVA cluster “C”.

List of Officers

Medicapital, Inc.

Sarah Crawford, Agent

Daniel Del Rio, Vice President

Proposed SUP Conditions

1. USE: The only use authorized by this specific use permit is a late hours establishment with limited hours with retail or personal services uses

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 from passage of this ordinance.

4. FLOOR AREA: The maximum floor area for the retail use is 1,200 square feet.

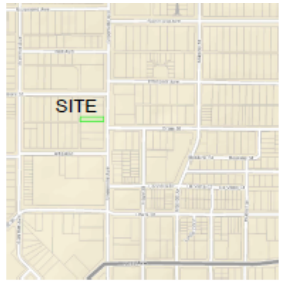
5. HOURS OF OPERATION: The late hours establishment use may only operate between 7:00 p.m. and 10:00 p.m. Monday through Sunday.

6. OUTSIDE SPEAKERS: Outside speakers are prohibited.

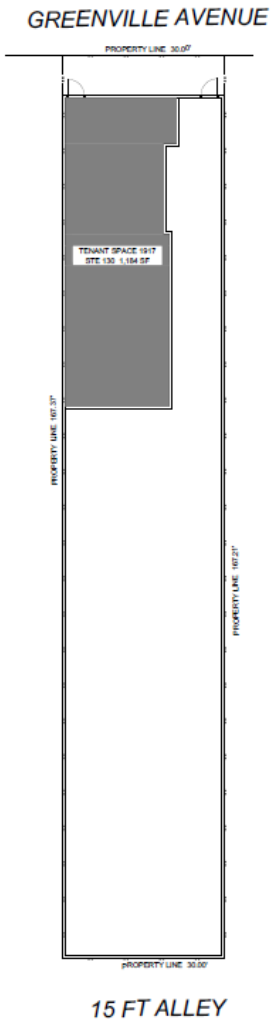
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

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

Proposed SUP Site Plan



VICINITY MAP
NTS



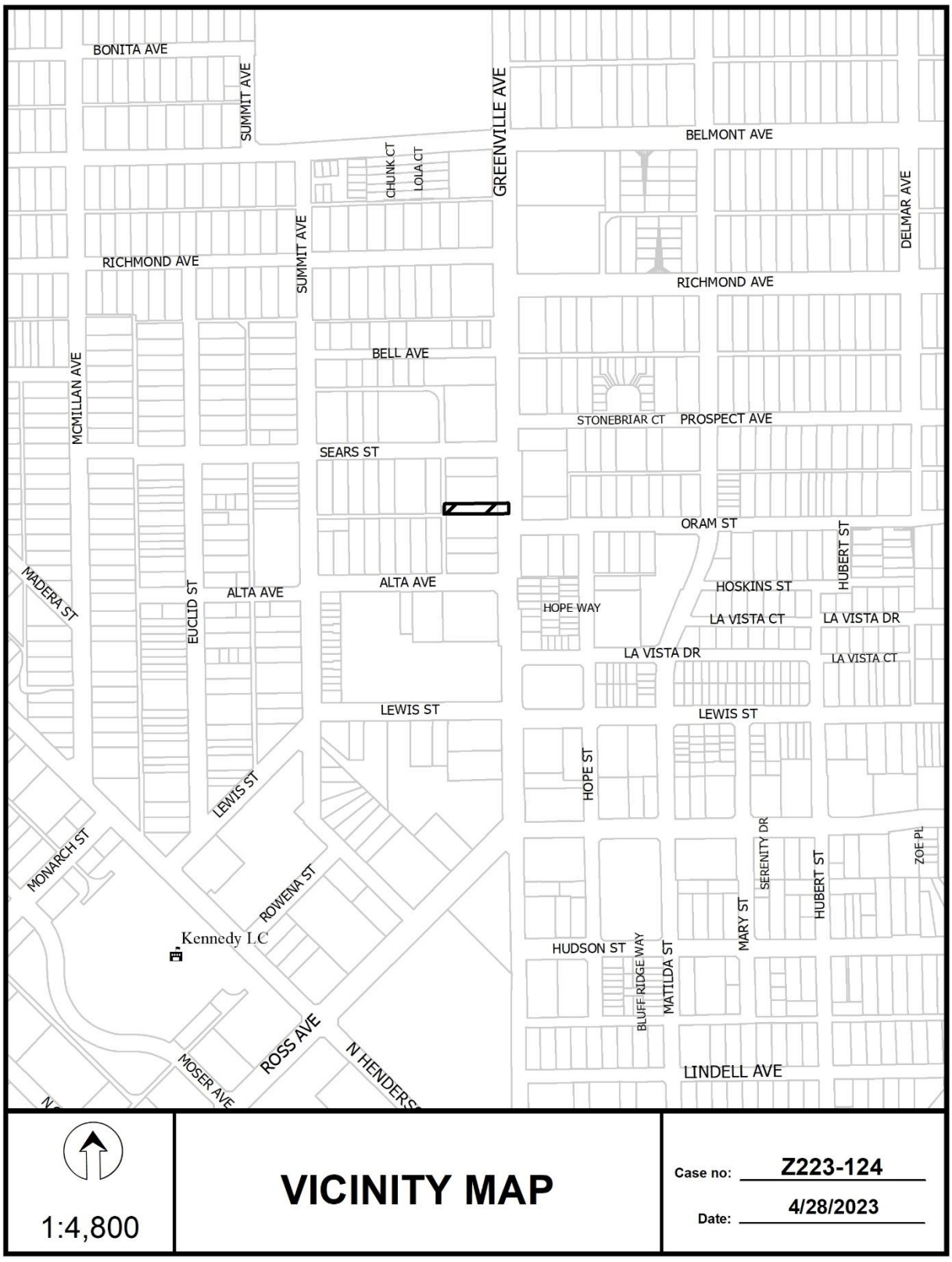
SPECIFIC USE PERMIT
LATE HOURS ESTABLISHMENT WITH LIMITED HOURS
Existing Hours of Operation - 11 a.m. to 7 p.m.
Proposed Hours of Operation - 11 a.m. to 10 p.m.

SITE DATA SUMMARY					
ADDRESS	1917 Greenville Ave				
BLOCK	C/1983				
LOT	S 10' OF LOT 19 & N 20' OF LOT 20				
LOT AREA	0.12				
ZONING	PD 842 Subarea 1				
SUITE	**USE**	**SF**	**PARKING RATIO**	**REQ.**	***PROVIDED**
110	Personal Service	2,328	1:200	12	
120	Personal Service	1,412	1:200	7	
130	General Merchandise or Food Store < 3,500 SF	1,184	1:200	6	
	TOTAL	4,924		**25**	33

* Remote Parking Agreement 5616 Alta Ave. Volume 9006 Page 1463

1 SUP SITE PLAN
SCALE: 1" =20'-0"

20 0 10 20 40 80
SCALE: 1 IN. = 20 FT.



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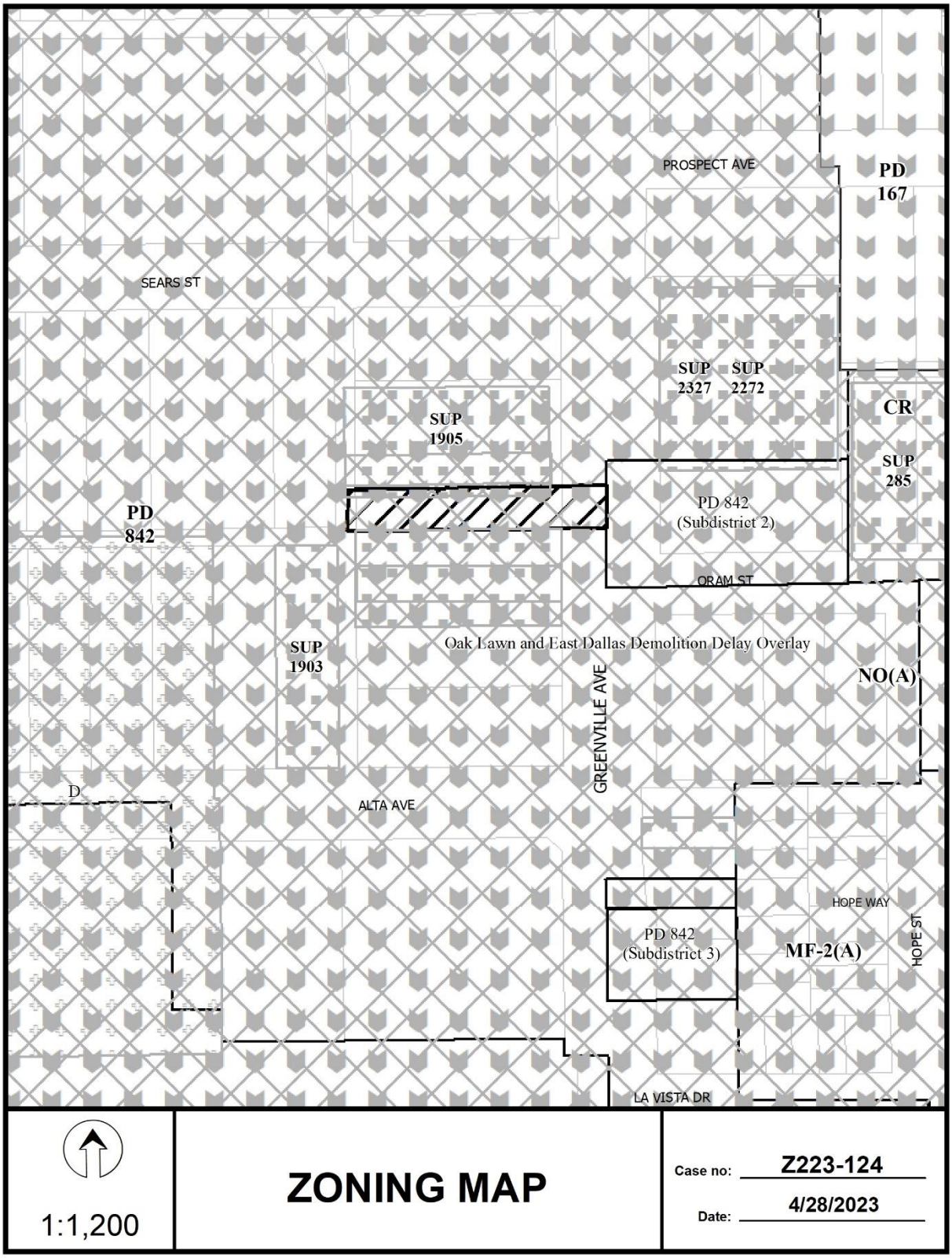
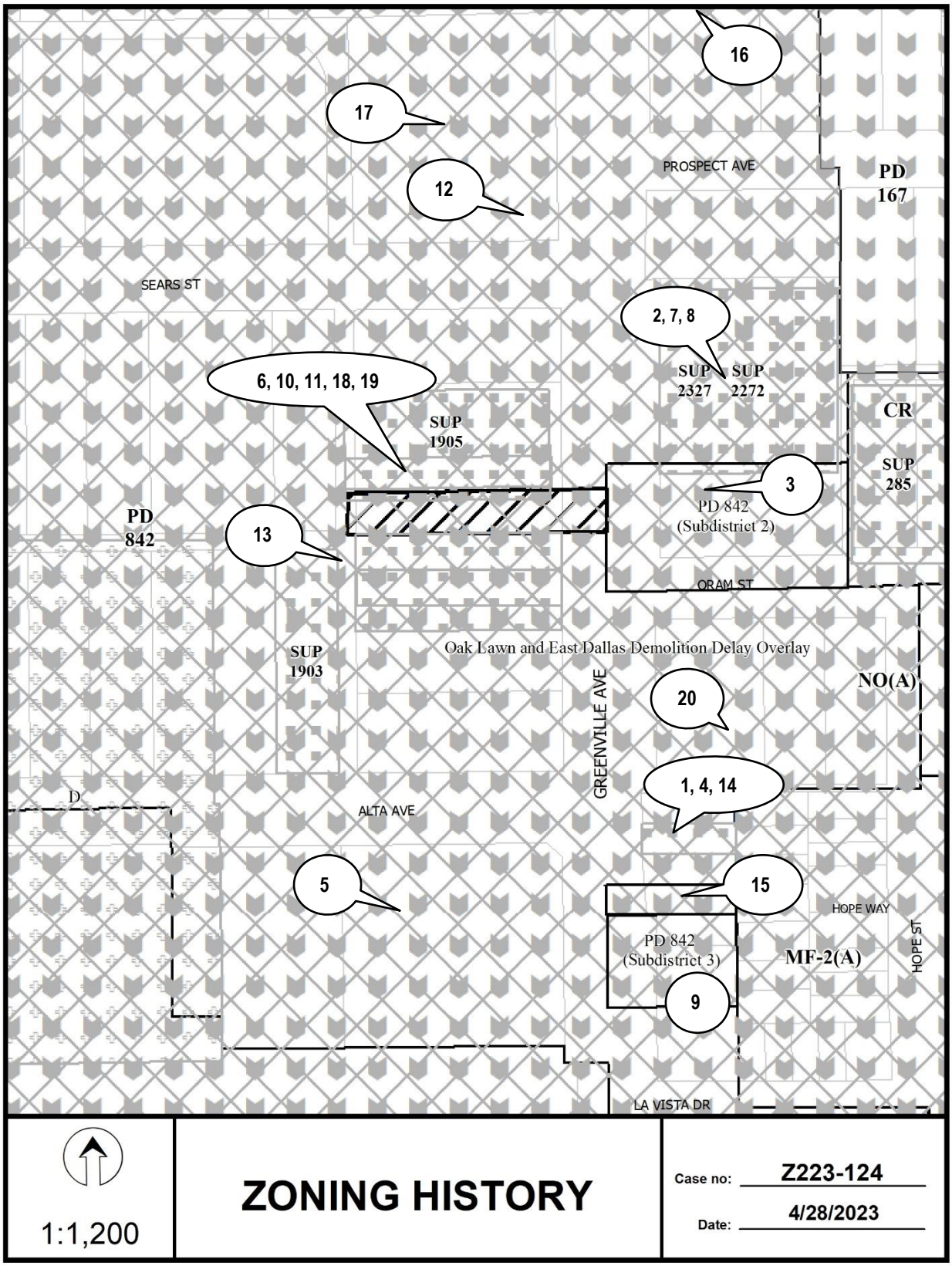
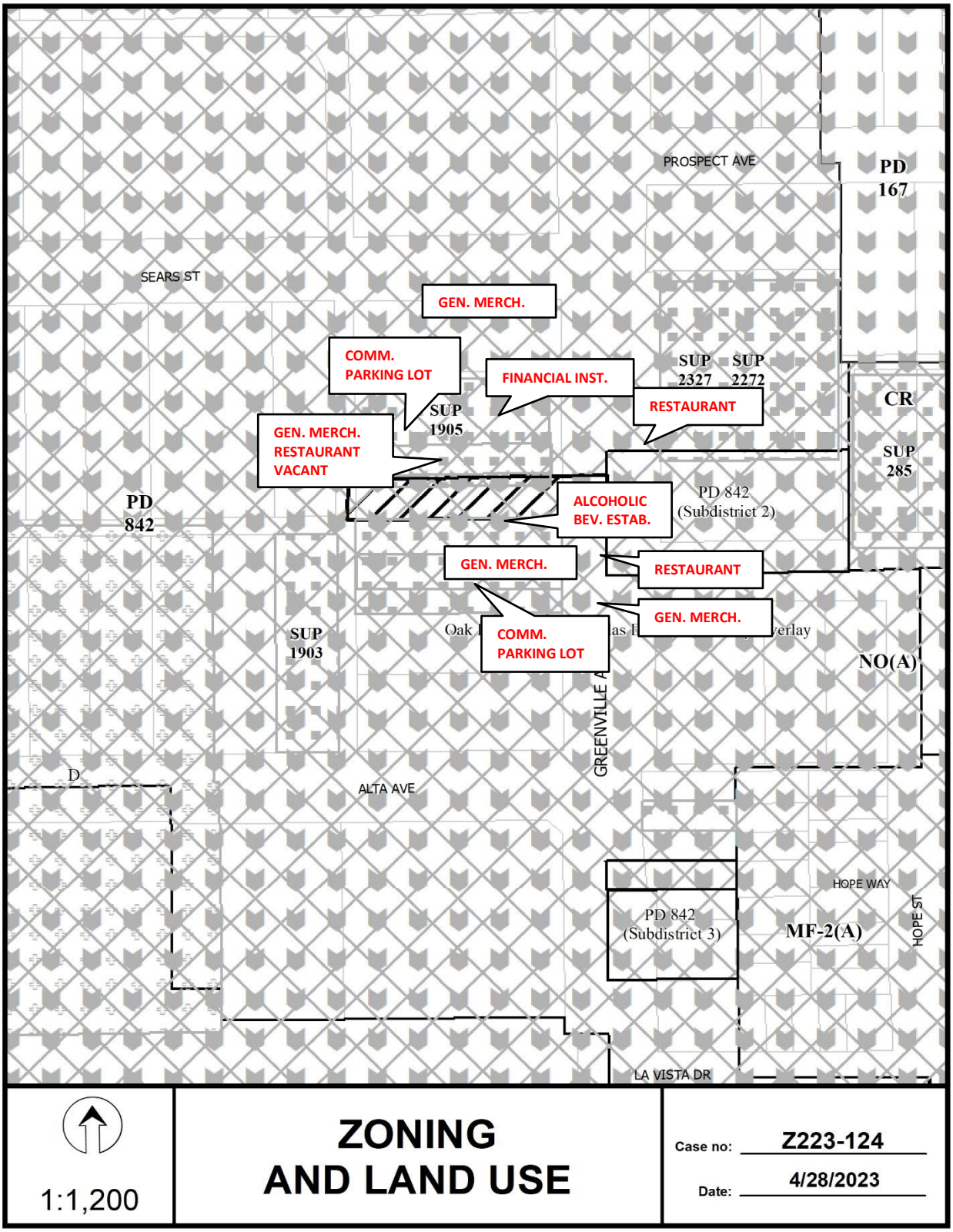
VICINITY MAP

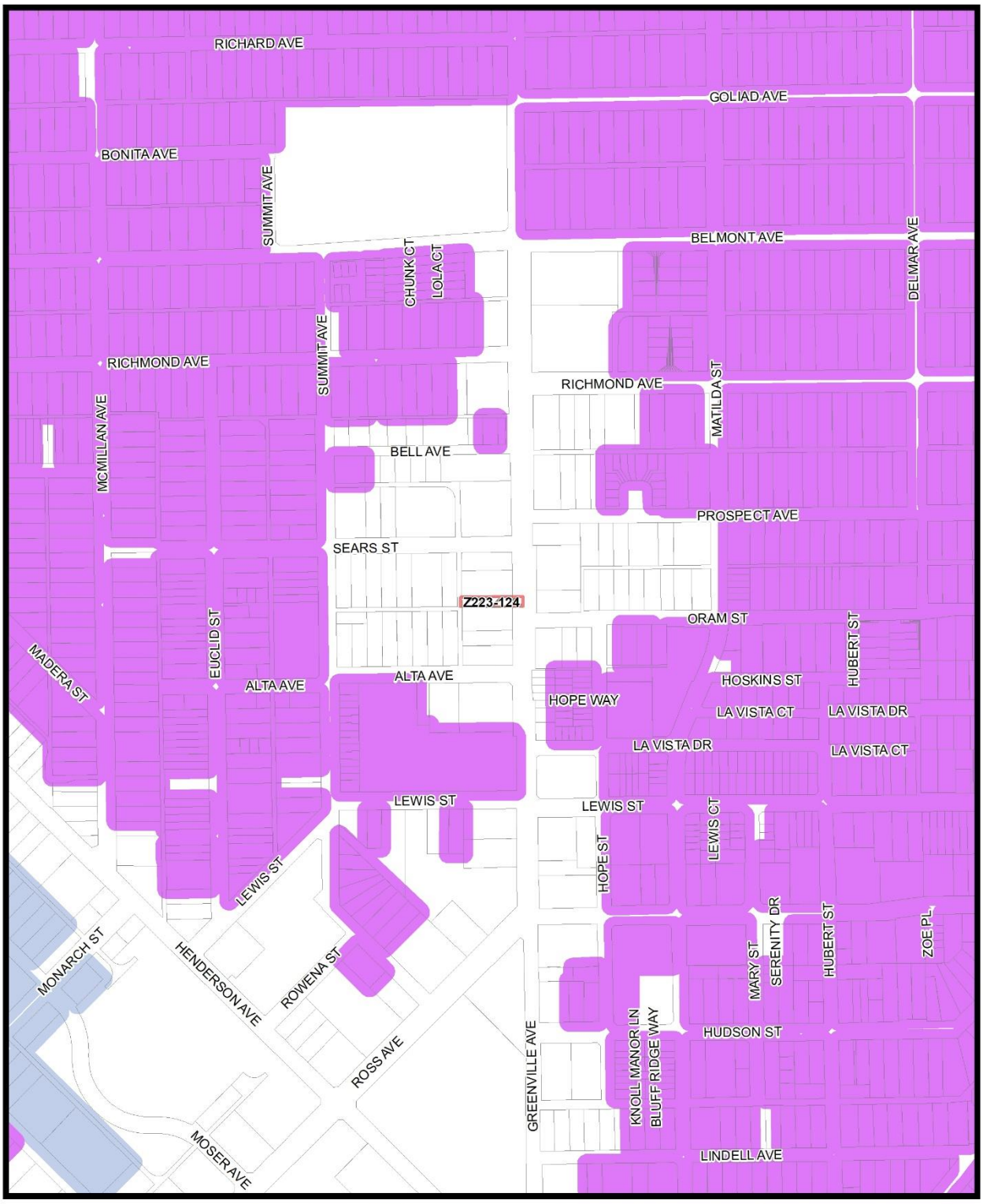
Case no: Z223-124

Date: 4/28/2023


PROSPECT AVE
PD 167
SEARS ST
SUP 2327
SUP 2272
CR
SUP 1905
SUP 285
PD 842
PD 842 (Subdistrict 2)
ORAM ST
SUP 1903
Oak Lawn and East Dallas Demolition Delay Overlay
NO(A)
GREENVILLE AVE
D
ALTA AVE
HOPE WAY
PD 842 (Subdistrict 3)
MF-2(A)
HOPE ST
LA VISTA DR
1:1,200
ZONING MAP
Case no: Z223-124
Date: 4/28/2023


16
17
12
PROSPECT AVE
PD
167
SEARS ST
2, 7, 8
SUP
2327
SUP
2272
CR
6, 10, 11, 18, 19
SUP
1905
SUP
285
3
PD 842
(Subdistrict 2)
PD
842
13
ORAM ST
SUP
1903
Oak Lawn and East Dallas Demolition Delay Overlay
NO(A)
20
GREENVILLE AVE
1, 4, 14
D
ALTA AVE
5
15
HOPE WAY
PD 842
(Subdistrict 3)
MF-2(A)
HOPE ST
9
LA VISTA DR
1:1,200
ZONING HISTORY
Case no: Z223-124
Date: 4/28/2023


PROSPECT AVE
PD 167
SEARS ST
GEN. MERCH.
COMM. PARKING LOT
FINANCIAL INST.
SUP 2327
SUP 2272
RESTAURANT
CR
SUP 1905
GEN. MERCH. RESTAURANT VACANT
SUP 285
PD 842
ALCOHOLIC BEV. ESTAB.
PD 842 (Subdistrict 2)
GEN. MERCH.
RESTAURANT
GEN. MERCH.
SUP 1903
COMM. PARKING LOT
NO(A)
GREENVILLE AVE
D
ALTA AVE
HOPE WAY
PD 842 (Subdistrict 3)
MF-2(A)
HOPE ST
LA VISTA DR
1:1,200
ZONING AND LAND USE
Case no: Z223-124
Date: 4/28/2023



Market Value Analysis A B C D E F G H I NA

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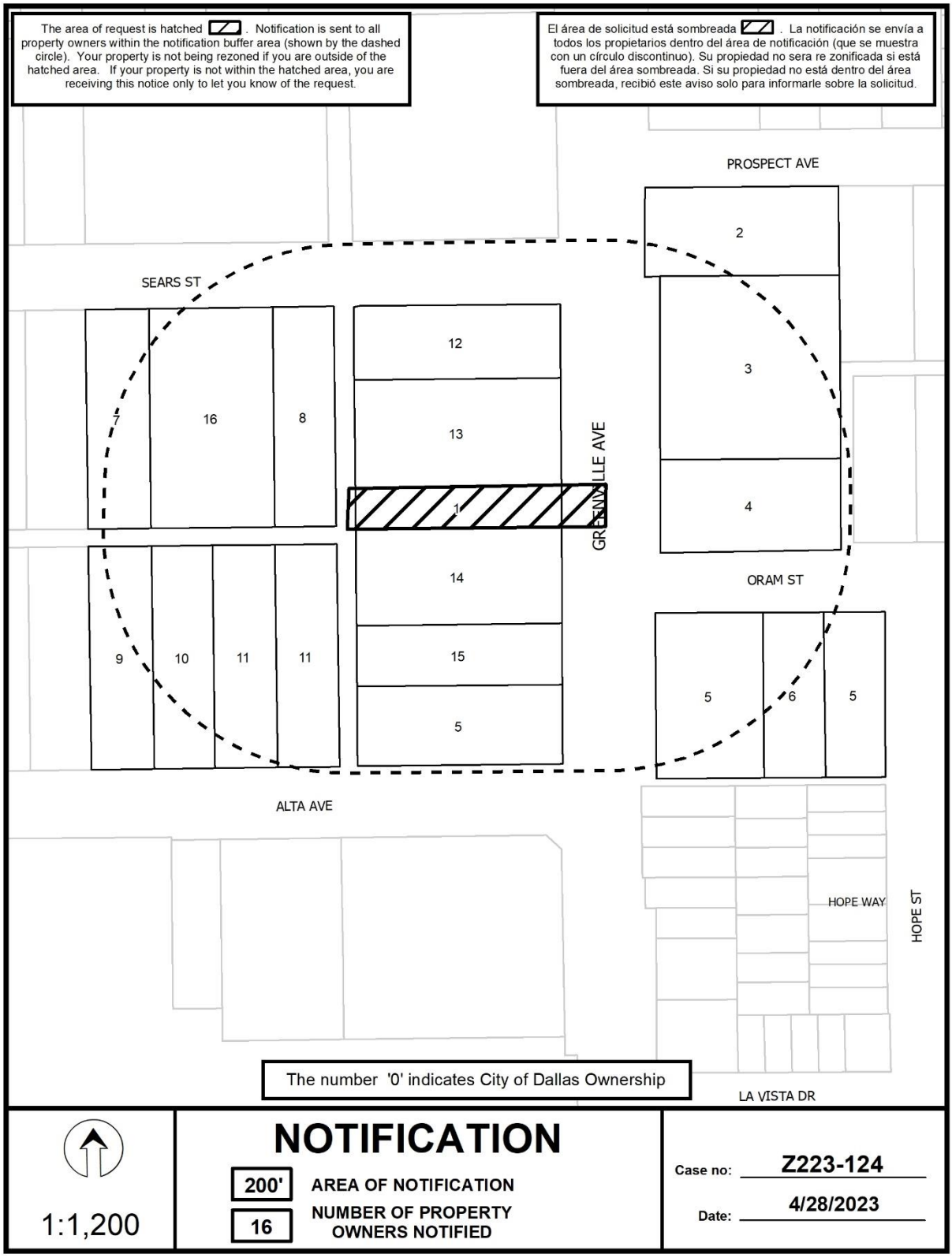
Market Value Analysis

Printed Date: 5/1/2023


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.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
PROSPECT AVE
SEARS ST
GRENVILLE AVE
ORAM ST
ALTA AVE
HOPE WAY
HOPE ST
LA VISTA DR
2
3
4
12
13
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14
15
5
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16
8
9
10
11
11
5
6
5
The number '0' indicates City of Dallas Ownership
1:1,200
NOTIFICATION
200'
AREA OF NOTIFICATION
16
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z223-124
Date: 4/28/2023

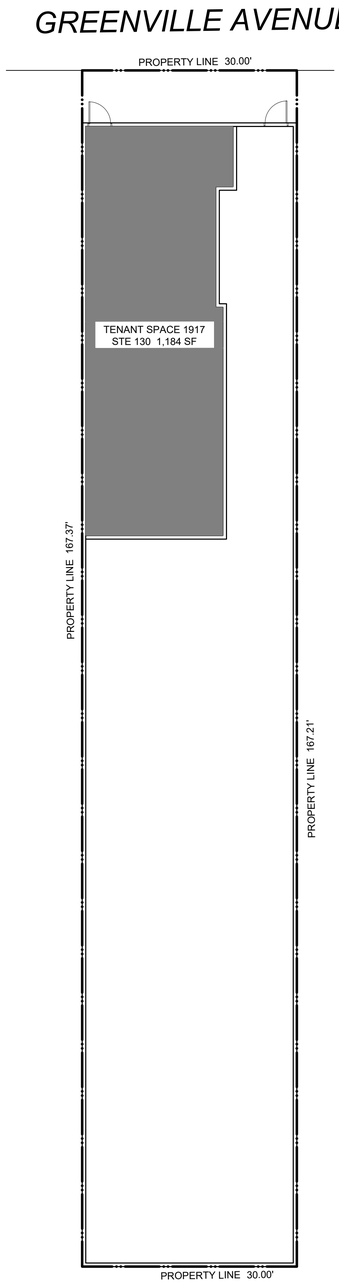
04/28/2023

Notification List of Property Owners

Z223-124

16 Property Owners Notified

Label #	***Address***		***Owner***
1	1917	GREENVILLE AVE	MEDICAPITAL INC
2	2026	GREENVILLE AVE	ANDRES FAMILY TRUSTS THE
3	2008	GREENVILLE AVE	LAVO PROPERTIES LLC
4	2000	GREENVILLE AVE	2000 GREENVILLE INVESTORS LLC
5	5712	ORAM ST	LOWGREEN PS
6	5710	ORAM ST	SOURIS GEORGIA REVOCABLE TRUST
7	5618	SEARS ST	GREENVILLE HOLDINGS CO
8	5628	SEARS ST	ANDRES FAMILY TRUSTS
9	5619	ALTA AVE	THACKER RICHARD E JR
10	5623	ALTA AVE	GREENWAYSEARS LP
11	5627	ALTA AVE	LOWGREEN PS LTD
12	1931	GREENVILLE AVE	GREENWAY SEARS LP
13	1919	GREENVILLE AVE	1919 27 GREENVILLE LTD
14	1911	GREENVILLE AVE	INTERCITY INVESTMENT PROP
15	1909	GREENVILLE AVE	WORLDWIDE FOOD INC
16	5622	SEARS ST	5624 SEARS STREET LTD



VICINITY MAP

NTS

NORTH

SPECIFIC USE PERMIT

LATE HOURS ESTABLISHMENT WITH LIMITED HOURS

Existing Hours of Operation - 11 a.m. to 7 p.m.

Proposed Hours of Operation - 11 a.m. to 10 p.m.

SITE DATA SUMMARY					
ADDRESS	1917 Greenville Ave				
BLOCK	C/1983				
LOT	S 10' OF LOT 19 & N 20' OF LOT 20				
LOT AREA	0.12				
ZONING	PD 842 Subarea 1				
SUITE	**USE**	**SF**	**PARKING RATIO**	**REQ.**	***PROVIDED**
110	Personal Service	2,328	1:200	12	
120	Personal Service	1,412	1:200	7	
130	General Merchandise or Food Store < 3,500 SF	1,184	1:200	6	
	TOTAL	4,924		**25**	33

* Remote Parking Agreement 5616 Alta Ave. Volume 9006 Page 1463

NORTH 1 SUP SITE PLAN

SCALE: 1" =20'-0"

20 0 10 20 40 80

SCALE: 1 IN. = 20 FT.

Z223-123_124(JM)

04/10/2023

PROJECT NUMBER

CASE NUMBER

BALDWIN ASSOCIATES
3904 Elm Street, Suite B
Dallas, Texas 75226
MOBILE: 214.729.7949
OFFICE: 214.824.7949
rob@baldwinplanning.com

Baldwin Associates

1917 GREENVILLE AVENUE

CITY OF DALLAS, TEXAS

Agenda Information Sheet

File #: 23-1355 **Item #:** 5.

AGENDA DATE: May 18, 2023

COUNCIL DISTRICT(S): 6

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for the renewal of Specific Use Permit No. 2377 for comercial motor vehicle parking on property zoned an IR Industrial Research District, on the southwest corner of Dairy Milk Lane and Zodiac Lane.
Staff Recommendation: **Approval** for a three-year period, subject to a revised site plan, a revised landscape plan, and conditions.
Applicant: CKS Packaging, Inc.
Representative: Rob Baldwin, Baldwin Associates
Planner: Jennifer Muñoz
Council District: 6
Z223-128(JM)

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CITY PLAN COMMISSION **THURSDAY, MAY 18, 2023**

Planner: Jennifer Muñoz

FILE NUMBER: Z223-128(JM) **DATE FILED:** November 9, 2022

LOCATION: Southwest corner of Dairy Milk Lane and Zodiac Lane

COUNCIL DISTRICT: 6

SIZE OF REQUEST: ±2.07 acres **CENSUS TRACT:** 48113009701

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

OWNER/APPLICANT: CKS Packaging, Inc.

REQUEST: An application to renew Specific Use Permit No. 2377 for a commercial motor vehicle parking use on property zoned an IR Industrial/Research District.

SUMMARY: The applicant proposes to operate a commercial motor vehicle parking use on the site.

STAFF RECOMMENDATION: **Approval** for a three-year period, subject to a revised site plan, a revised landscape plan, and conditions.

BACKGROUND INFORMATION:

- On April 22, 2020, the City Council adopted an ordinance granting SUP No. 2377 for a commercial motor vehicle parking use at the site for a three-year period. A minor amendment was completed to allow drainage improvements (M201-043). The request site remains unimproved.

- Commercial motor vehicle parking is a facility for the temporary, daily, or overnight parking of commercial motor vehicles as defined in the use regulations for a truck stop, and/or motor vehicles with two or more rear axles such as trucks, truck tractors, and similar vehicles, for no charge or for a fee, regardless of whether that fee is charged independently of any other use on the lot, if the parking is not accessory to a main use on the lot.

- The requested commercial motor vehicle parking use is allowed by right in an IR district; however, a commercial motor vehicle parking use requires an SUP if located within 500 feet from a residential district. An R-7.5(A) Single Family District is located 342 feet to the east of this property.

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

1. Z190-159: On April 21, 2020, City Council approved an application granting SUP No. 2377 for a commercial motor vehicle parking use on property zoned an IR Industrial/Research District, located on the southwest corner of Dairy Milk Lane and Zodiac Lane. [subject site]

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW	Proposed ROW
Zodiac Lane	Local	60 feet	None
Dairy Milk Lane	Local	60 feet	None

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will continue review of engineering plans at permitting to comply with city standards.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 and outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The request aligns with the following land use goals and policies of the Comprehensive Plan:

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

GOAL 2.4 CREATE AND MAINTAIN AN ENVIRONMENT FRIENDLY TO BUSINESSES AND ENTREPRENEURS

Policy 2.4.2 Restore Dallas as the premier city for conducting business within the region.

The request site is located east of Harry Hines Boulevard and a Dallas Area Rapid Transit rail system. The site is centrally located within an Industrial Research District heavily concentrated with industrial type uses consisting of office showroom/warehouse and warehouse uses.

Land Use:

	Zoning	Land Use
Site	IR Industrial Research	Undeveloped
North	IR Industrial Research	Office showroom/warehouse
South	IR Industrial Research	Office showroom/warehouse
East	IR Industrial Research	Office showroom/warehouse and warehouse
West	IR Industrial Research	Office showroom/warehouse

Land Use Compatibility:

The 2.07-acre site remains unimproved. The use has yet to operate since a paving and drainage permit was pending due to drainage improvements. The applicant is now ready to move forward, but the SUP requires renewal and updating of plans to allow for the necessary drainage improvements.

The requested commercial motor vehicle parking use will facilitate the temporary, daily, or overnight parking of commercial motor vehicles as defined in the use regulations for a truck stop, and/or motor vehicles with two or more rear axles such as trucks, truck tractors, and similar vehicles, for no charge or for a fee, regardless of whether that fee is charged independently of any other use on the lot, if parking is not accessory to a main use on the lot.

The request site is located within an industrial area and is adjacent to office showroom/warehouse and warehouse uses on all sides. The original site plan depicts a total of 62 off-street parking spaces dimensioned to accommodate large trucks and motor vehicles. A minor amendment in 2021 revised the layout to allow for drainage improvements to the east along Zodiac Lane. The revised plan reduced the spaces to 58, identified floodplain on the southern portion of the lot, and closed the third driveway onto Zodiac Lane, to make way for the drainage improvements. The proposed site plan aligns with the changes made in the minor amendment, while removing some extra topographic details.

A Specific Use Permit is required for a commercial motor vehicle parking use in the IR Industrial/Research District if located within 500 feet of a residential district, measured in a straight line, without regard to intervening structures or objects, from the nearest of the lot where the use is conducted to the nearest boundary of the zoning district at issue. Property to the east along Allegheny Drive is zoned an R-7.5(A) Single Family District and measures less than 350 feet from the request site. However, between the request site and the residential district lies a warehouse storage use. Staff does not believe the proposed use will pose a negative impact since an intervening warehouse storage use separates the proposed use from the nearby residential district.

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.

While the request site is within 500 feet of a residential district, staff has considered that the residential district is not immediately adjacent to the site and will not be significantly

impacted by the proposed use. Additionally, the request site will provide landscape trees and 187 shrubs along both frontages. Staff recommends approval of the request for a three-year period. While the request site is adjacent to office showroom/warehouse and warehouse uses, and these uses do back up to the residential district, the proposed use does not exist within the area. The initiation of the use at the site since the approval of the SUP was halted due to issues with drainage and floodplain. Since the use has yet to operate and integrate with this neighborhood, staff recommends a renewal of three years.

Landscaping:

The request will trigger landscaping requirements per Article X, as amended. Article X is triggered when a building permit for construction falls under the regulations of Sec. 51 A-10.121 Application of Division. The pavement area measures about 65,000 square feet of pavement area, which is greater than the 2,000-square-foot threshold making landscaping applicable to the request.

A minor amendment in 2021 provided a revised landscape plan with the drainage improvements along the eastern Zodiac Lane frontage, driveway removed in this area, and the floodplain areas to the south. Additionally, 37 trees will be planted for mitigation requirements, 182 Buford Holly shrubs along the perimeter of the site, and about 19,265 square feet of Bermuda grass.

Parking:

The proposed commercial motor vehicle parking use does not require off street parking or loading. The original site plan depicts 62 off-street parking spaces for the use. The revised site plan shows 58 parking spaces (both minor amendment and proposed with this application). Per Section 51A-4.301(d)(2), for a use other than a single family, duplex, or vehicle storage lot use, each off-street parking space must be clearly and permanently identified by stripes, buttons, tiles, curbs, barriers, or another method approved by the building official.

The proposed SUP conditions include the requirement for either (A) concrete paving; or (B) hot mix asphalt paving which consists of a binder and surface course.

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies

nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. While the subject site is not located within an identified market type category, it is within proximity to an “E” and “F” MVA cluster to the east across Zodiac Lane.

List of Officers

CKS PACKAGING

Charles K. Sewell - Chairman
John R. Sewell – President & CEO
Scott K. Sewell – COO; Operations
W. Drew Sewell – COO; Administration
Dewayne Philips – Executive Vice President
Dan Fischer – CFO
Jim Meyman – V.P. Operations
Lloyd Martin – V.P. Manufacturing

SUP No. 2377
PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is commercial motor vehicle parking.

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 ~~April 22, 2023.~~ April 22, 2026.

4. LANDSCAPING. Landscaping must comply with the attached landscape plan.

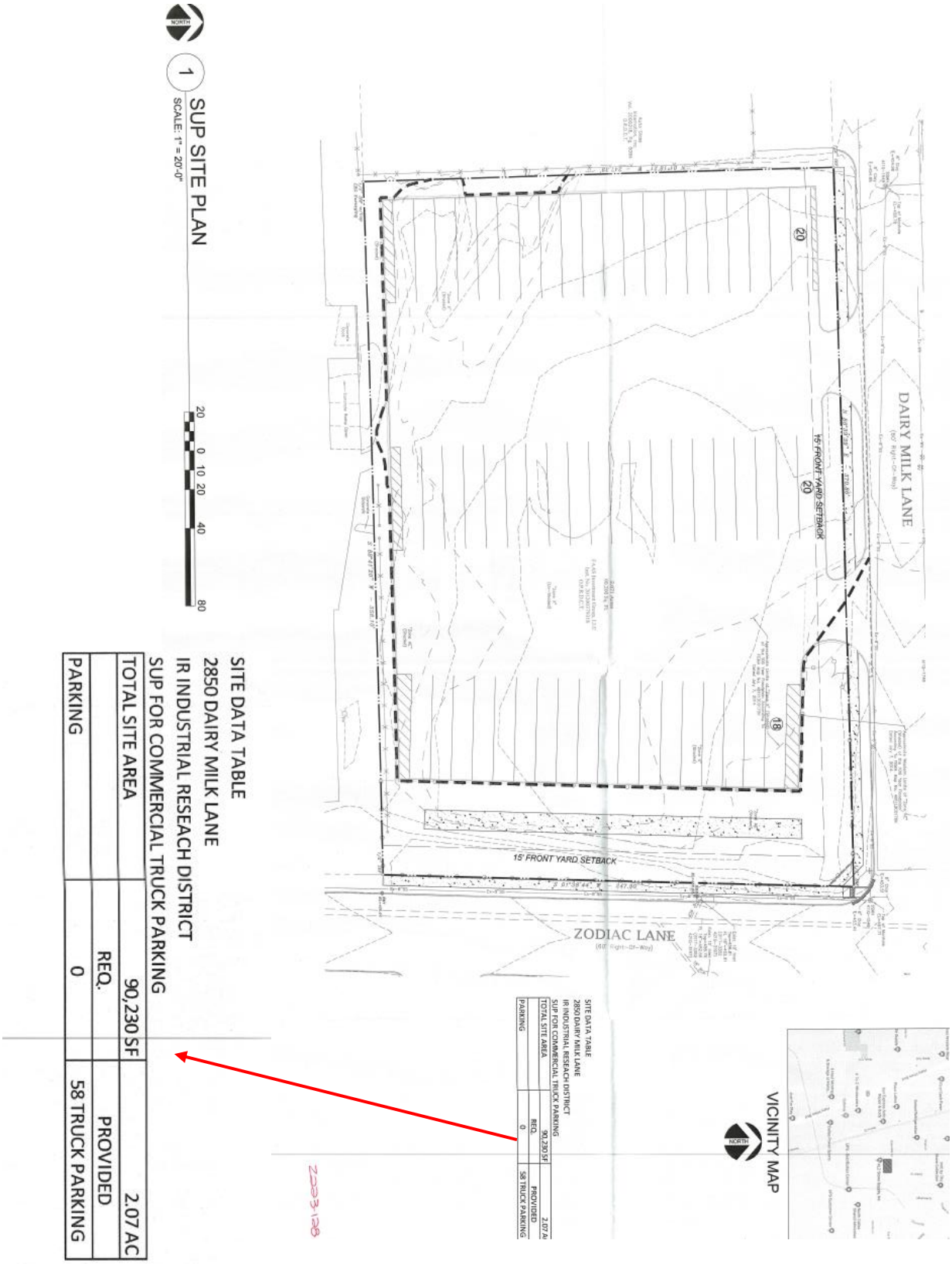
5. INGRESS/EGRESS: Ingress and egress of commercial motor vehicles is prohibited between 10:00 p.m. and 7:00 a.m. (the next day), Monday through Sunday.

6. SURFACE PAVING: Surface paving must be concrete or asphalt.

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

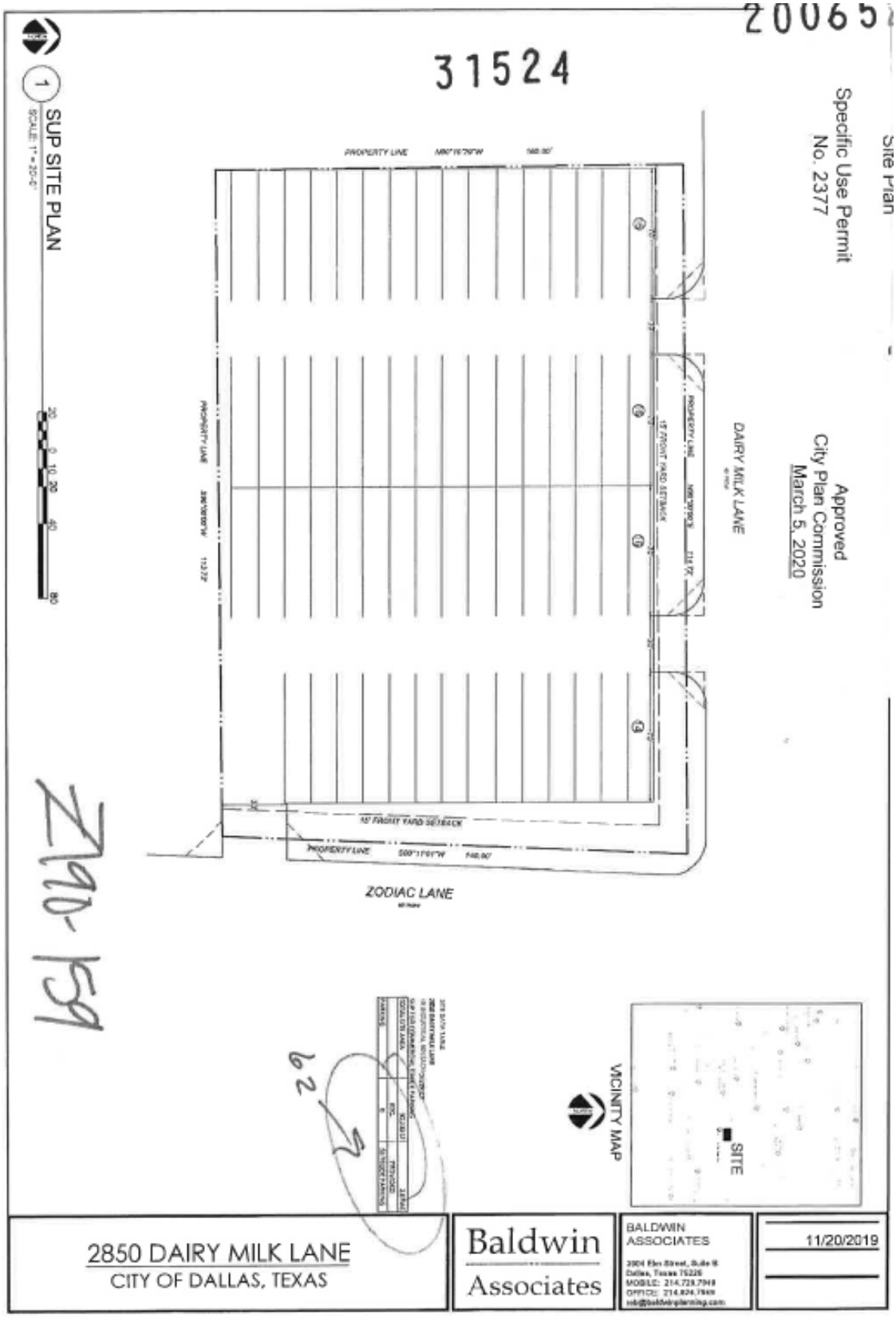
8. GENERAL REQUIREMENT: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules and regulations of the City of Dallas.

Proposed Site Plan

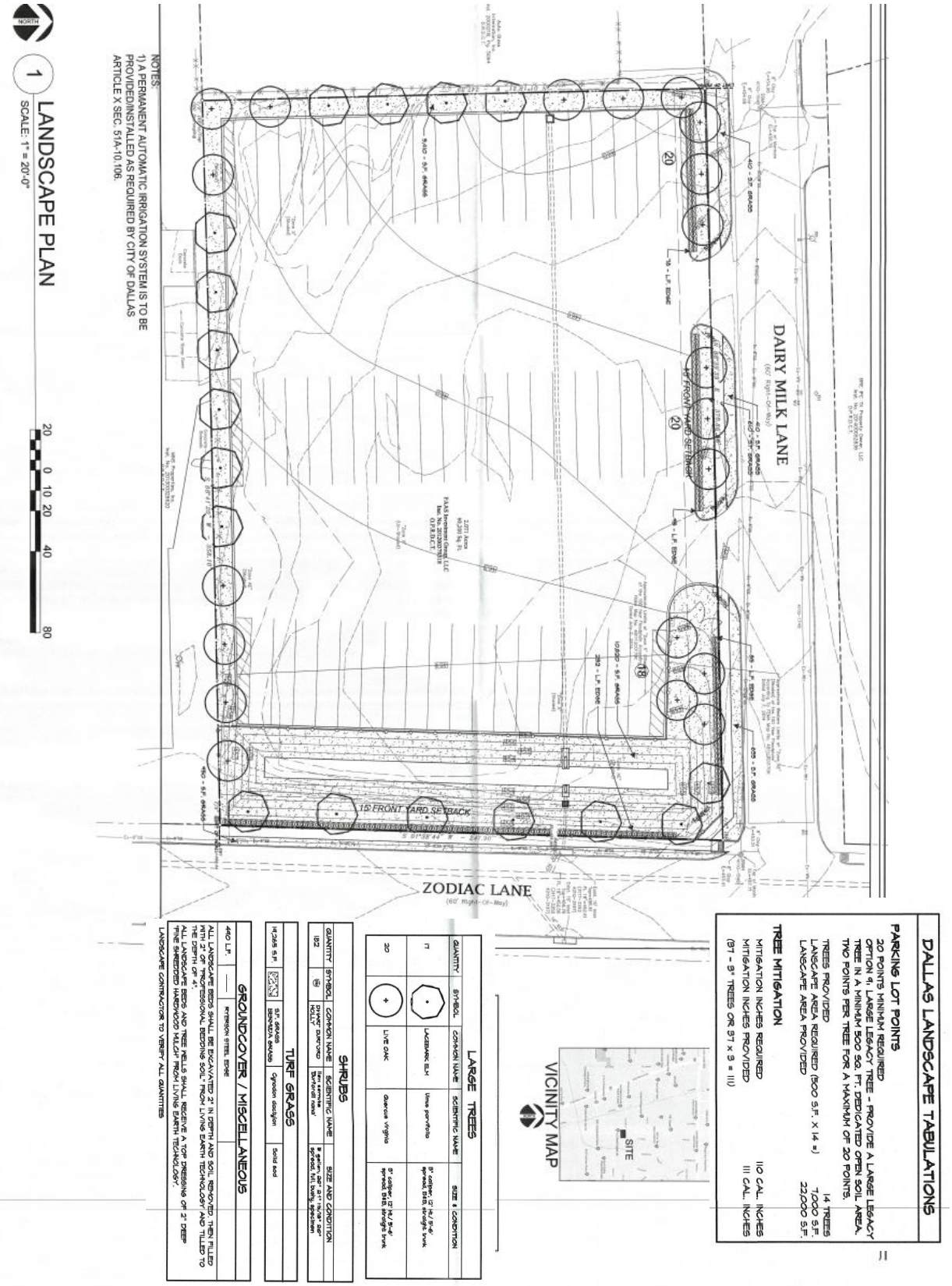


Existing Site Plan
M201-043

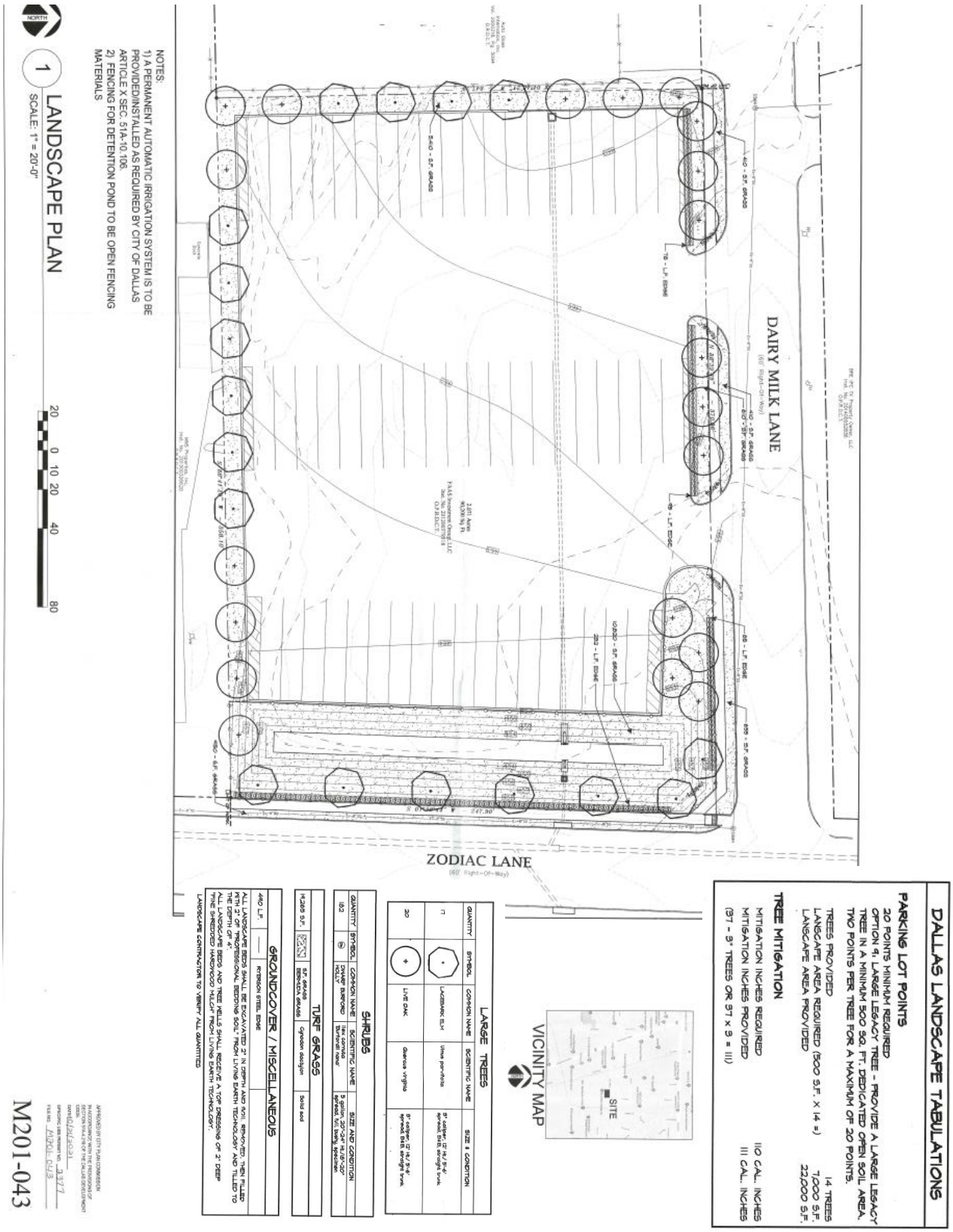
Original Site Plan



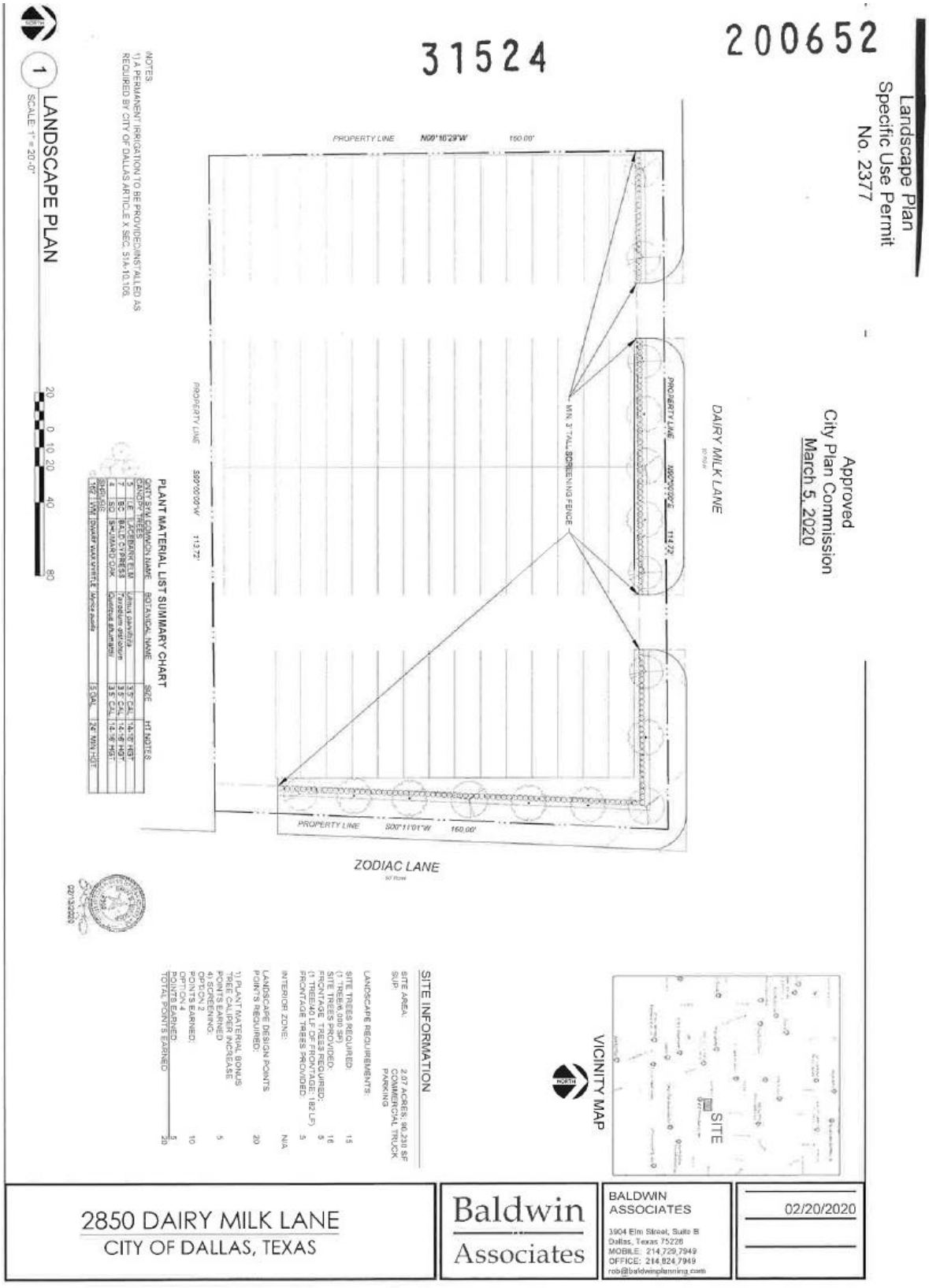
Proposed Landscape Plan

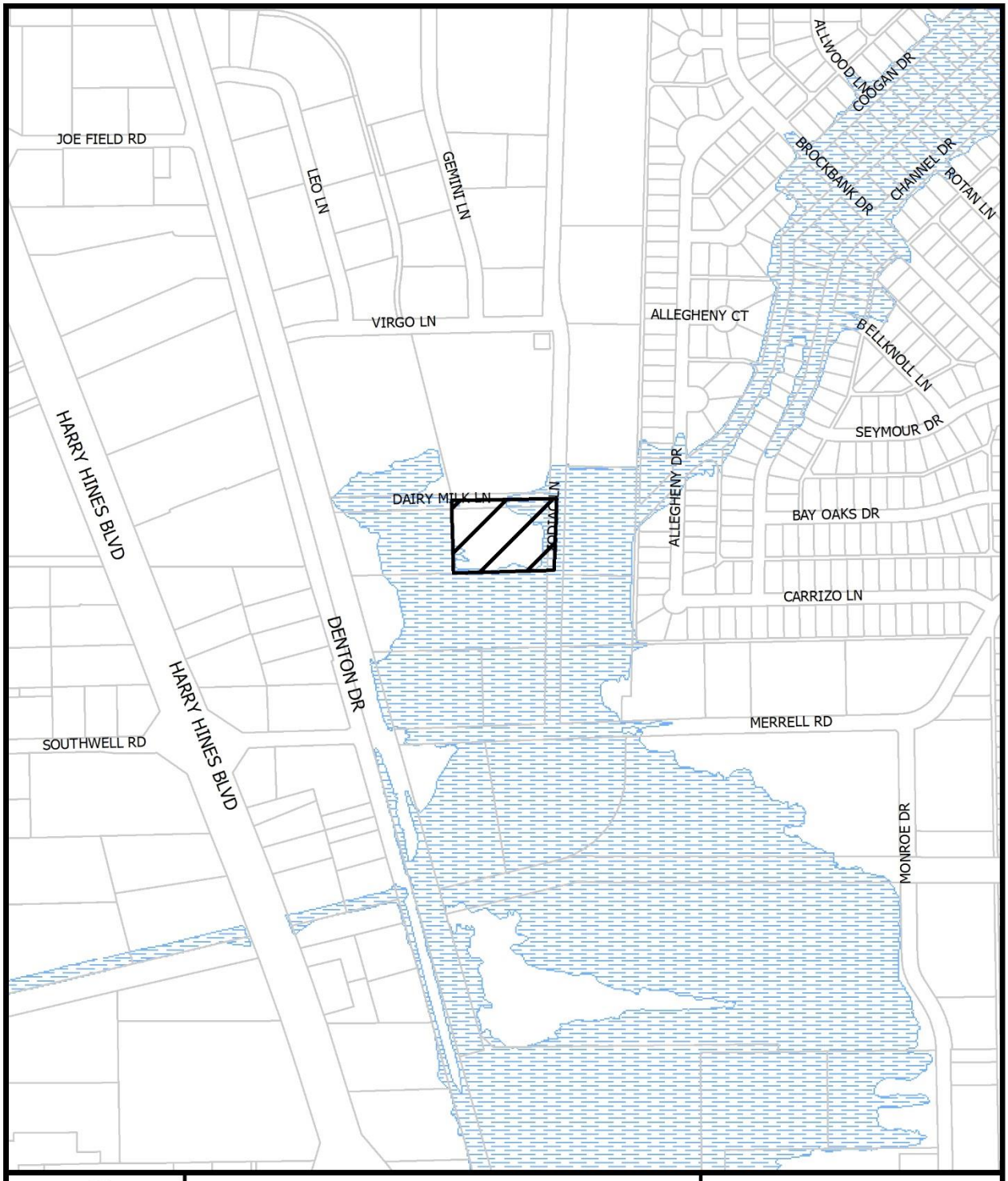


Existing Landscape Plan
M201-043



Original Landscape Plan





1:6,000

VICINITY MAP

Case no: Z223-128

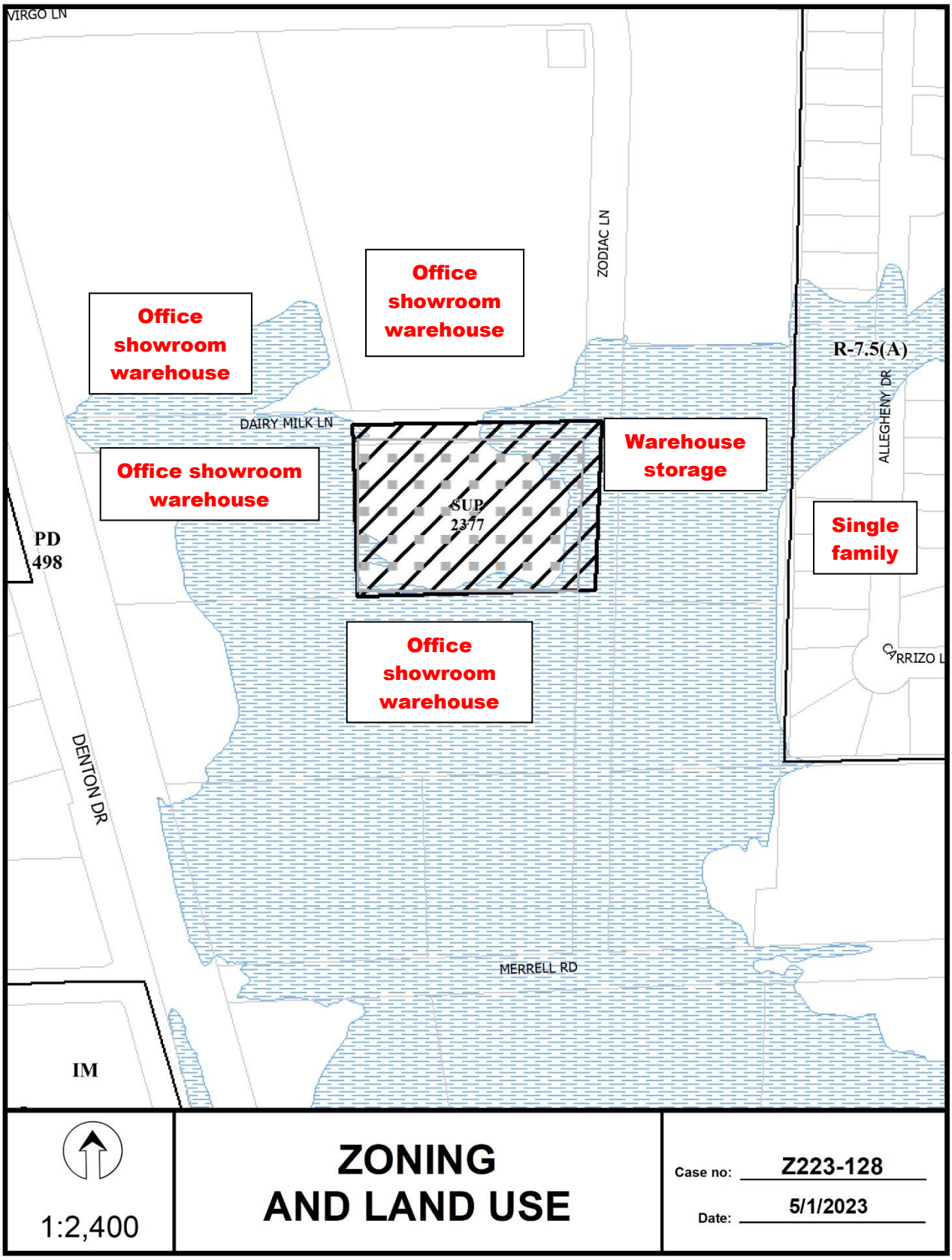
Date: 5/1/2023

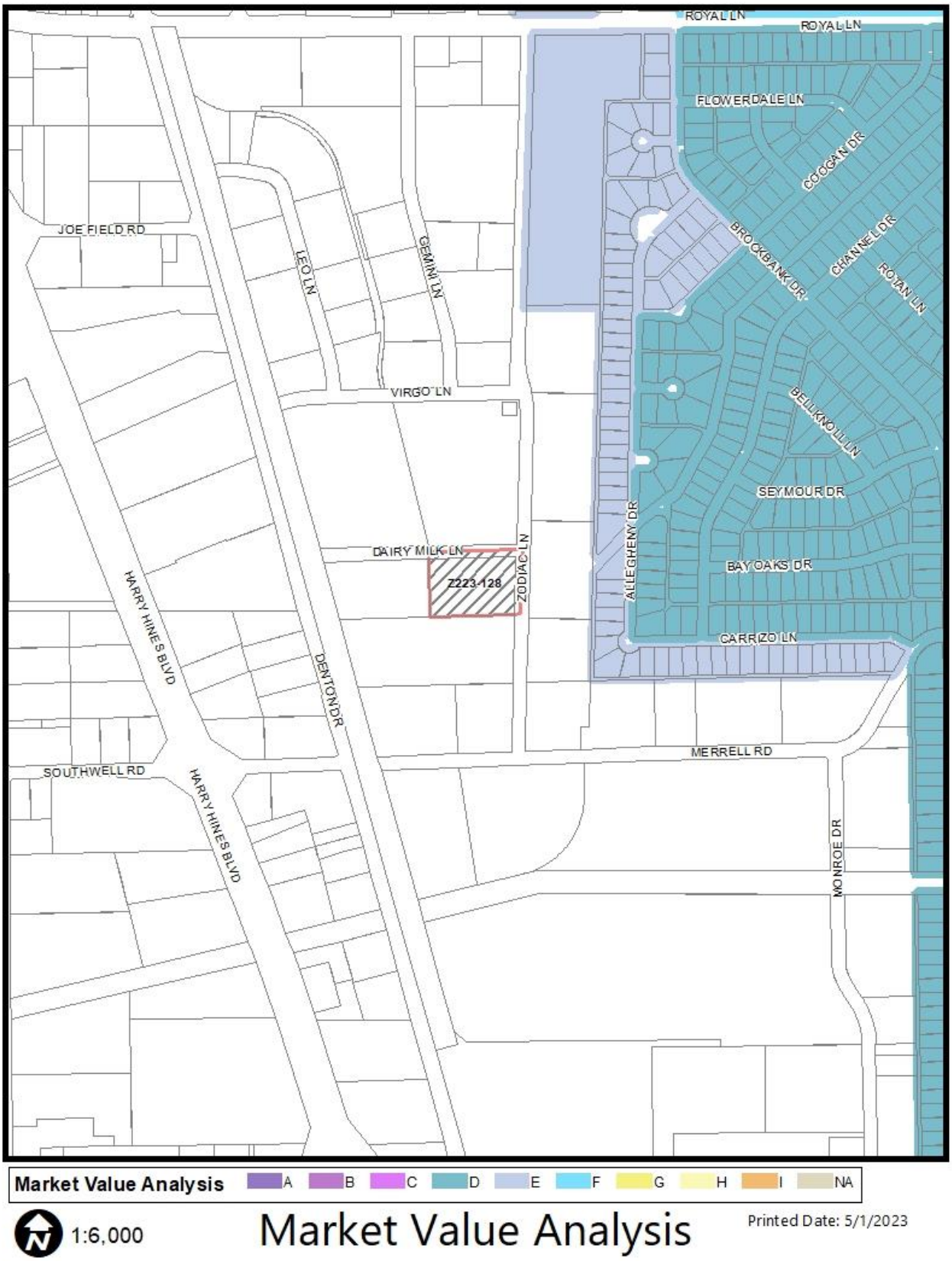
1:2,400

AERIAL MAP

Case no: Z223-128

Date: 5/1/2023


VIRGO LN
ZODIAC LN
Office showroom warehouse
Office showroom warehouse
R-7.5(A)
ALLEGHENY DR
DAIRY MILK LN
Warehouse storage
Office showroom warehouse
SUP 2377
Single family
PD 498
Office showroom warehouse
CARRIZO L
DENTON DR
MERRELL RD
IM
1:2,400
ZONING AND LAND USE
Case no: Z223-128
Date: 5/1/2023


ROYAL LN
ROYAL LN
FLOWERDALE LN
COGGAN DR
BROCKBANK DR
CHANNEL DR
ROTAN LN
BELLKNOLL LN
SEYMOUR DR
BAY OAKS DR
CARRIZO LN
ALLEGHENY DR
JOE FIELD RD
LEO LN
GEMINI LN
VIRGO LN
DAIRY MILK LN
Z223-128
ZODIAC LN
HARRY HINES BLVD
DENTON DR
SOUTHWELL RD
HARRY HINES BLVD
MERRELL RD
MONROE DR
Market Value Analysis
A
B
C
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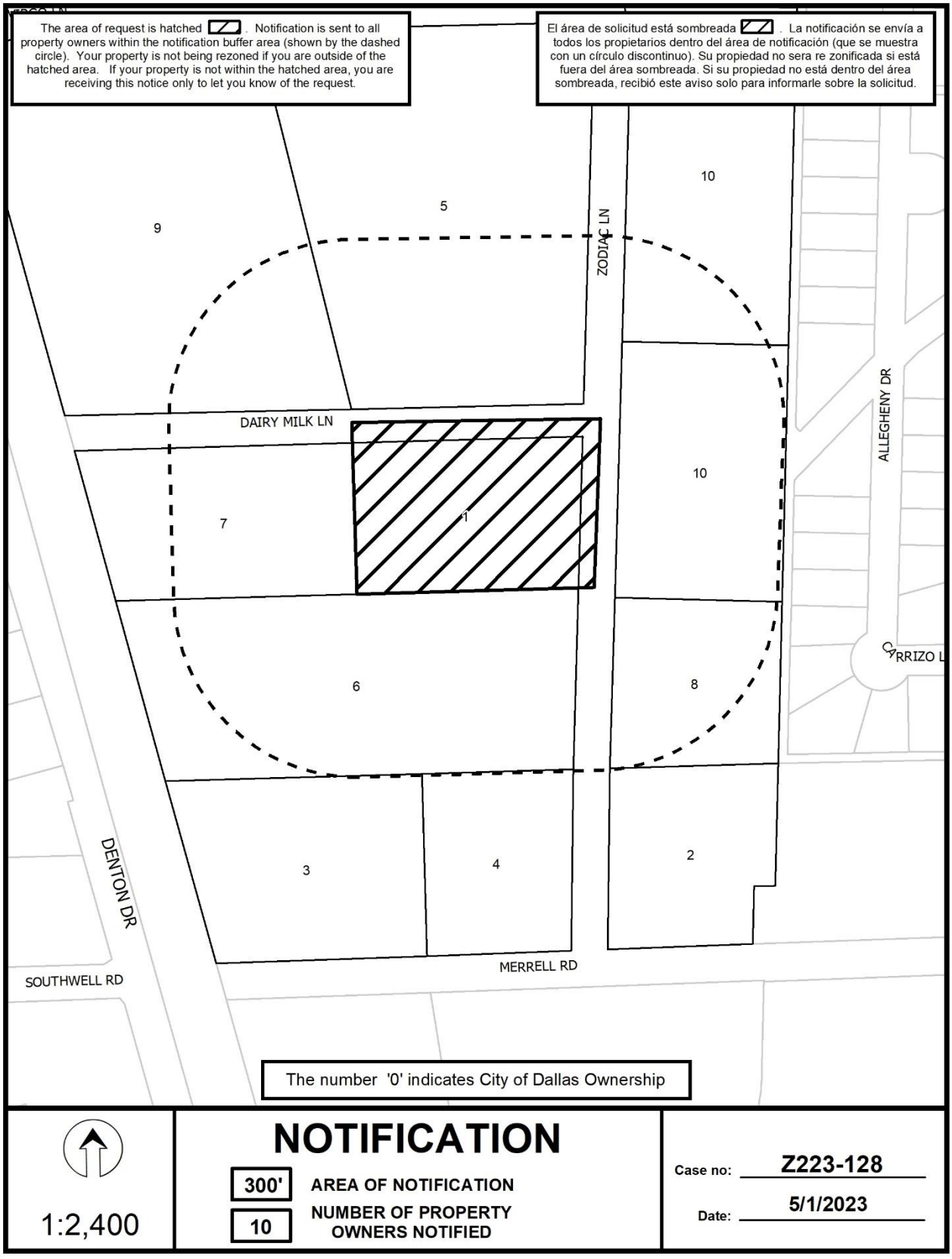
H
I
NA
1:6,000
Market Value Analysis
Printed Date: 5/1/2023


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.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
9
5
10
ZODIAC LN
DAIRY MILK LN
ALLEGHENY DR
7
1
10
6
8
CARRIZO L
3
4
2
DENTON DR
SOUTHWELL RD
MERRELL RD
The number '0' indicates City of Dallas Ownership
NOTIFICATION
300'
AREA OF NOTIFICATION
10
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z223-128
Date: 5/1/2023

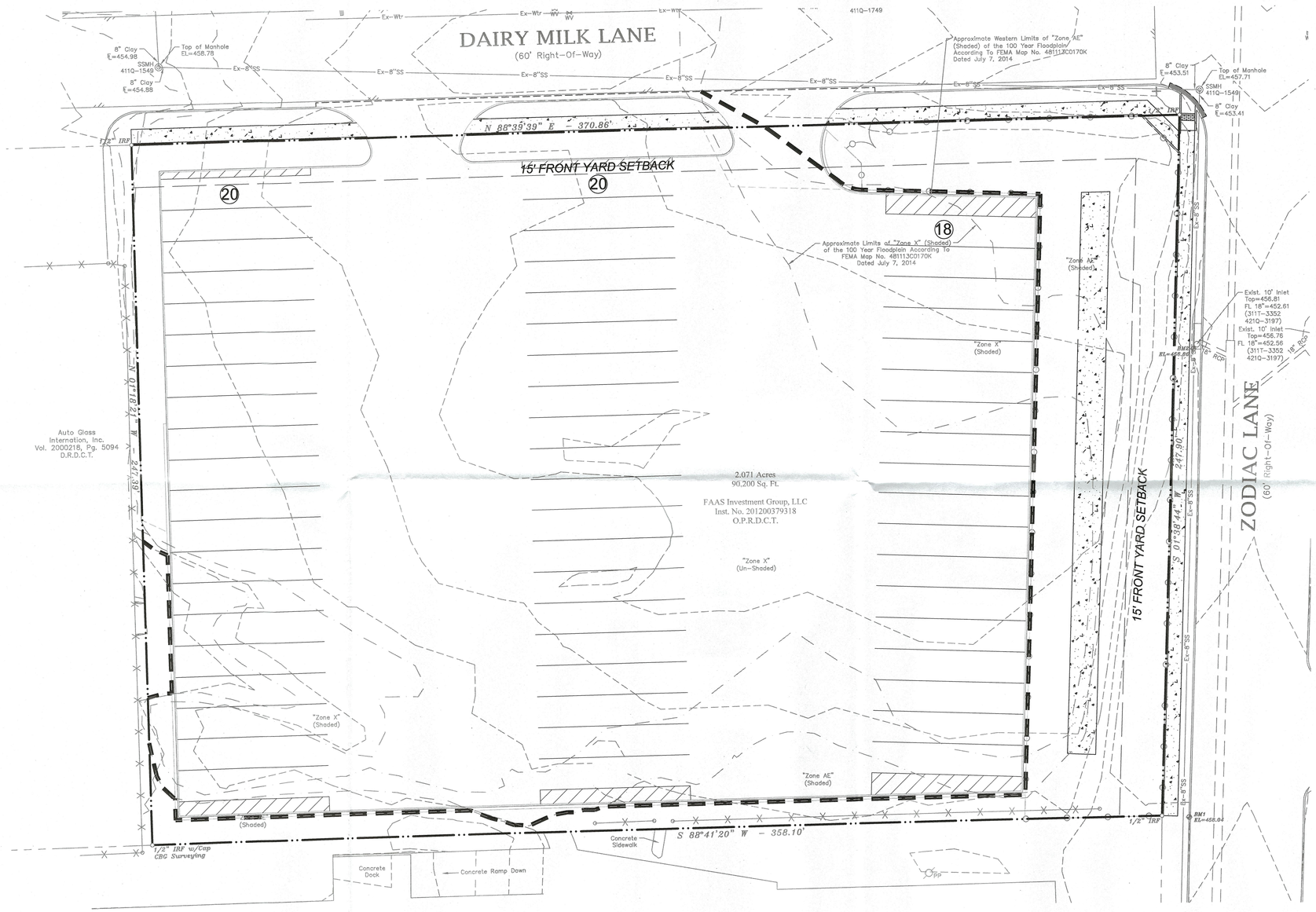
05/01/2023

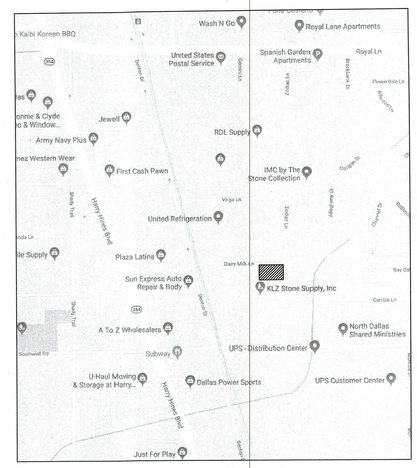
Notification List of Property Owners

Z223-128

10 Property Owners Notified

Label #	*Address*		*Owner*
1	2850	DAIRY MILK LN	CKS PACKAGING INC
2	10310	ZODIAC LN	Taxpayer at
3	2829	MERRELL RD	Taxpayer at
4	2839	MERRELL RD	WBATLAS HOLDINGS LLC
5	11125	ZODIAC LN	BRE IPC TX PROPERTY OWNER LLC
6	11129	ZODIAC LN	MNS PPTIES INC
7	11180	DENTON DR	AUTO GLASS INTL INC
8	11120	ZODIAC LN	GONE CAMPING LLC
9	2802	VIRGO LN	BRE IPC TX PROPERTY OWNER LLC
10	11150	ZODIAC LN	FUTERFAS FAMILY LP





VICINITY MAP

NORTH

SITE DATA TABLE
2850 DAIRY MILK LANE
IR INDUSTRIAL RESEACH DISTRICT
SUP FOR COMMERCIAL TRUCK PARKING

TOTAL SITE AREA	90,230 SF	2.07 AC
	REQ.	PROVIDED
PARKING	0	58 TRUCK PARKING

Z223-128

NORTH

1 SUP SITE PLAN
SCALE: 1" = 20'-0"

20 0 10 20 40 80

10/26/2021

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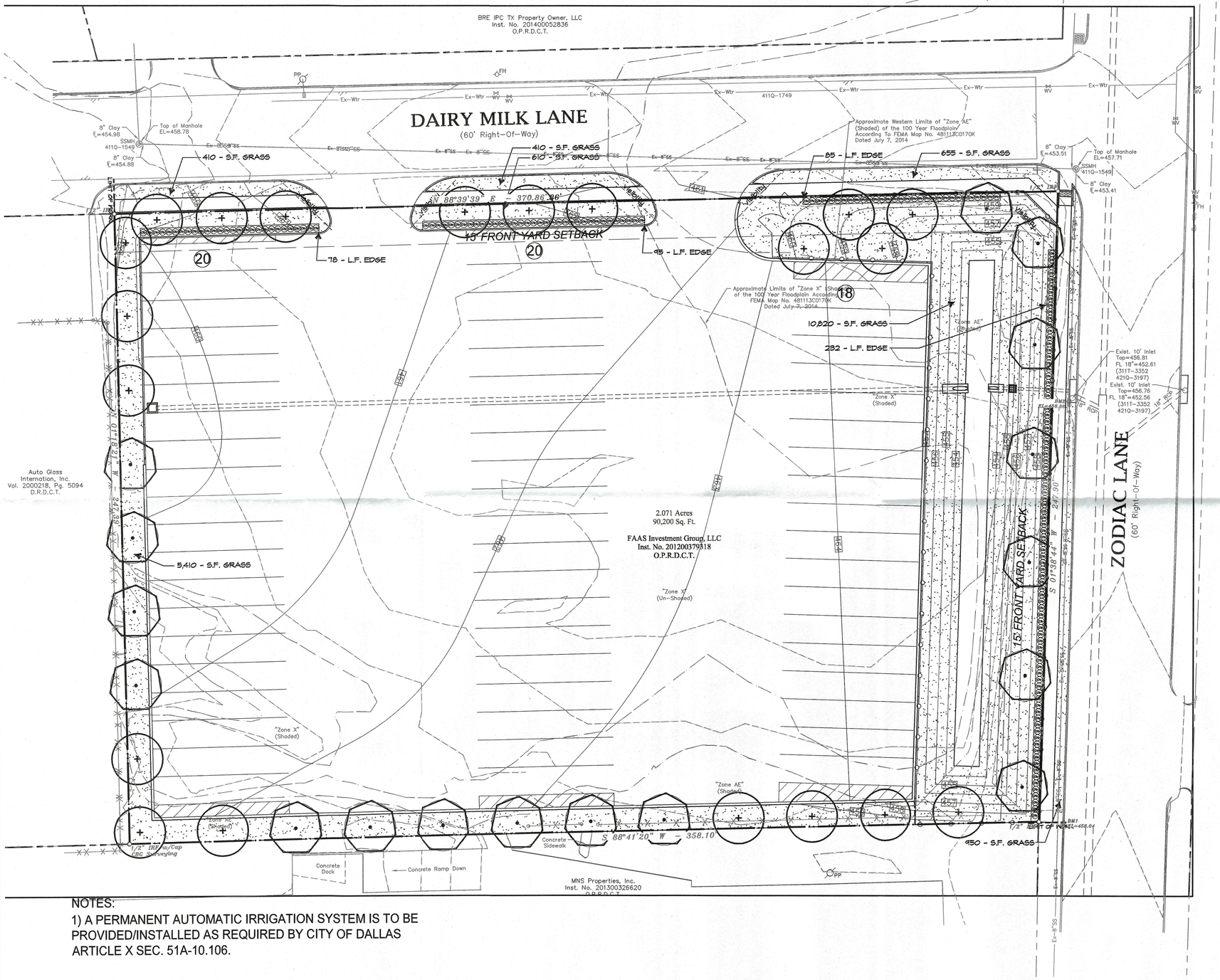
Baldwin Associates

2850 DAIRY MILK LANE
CITY OF DALLAS, TEXAS



NOTES:
1) A PERMANENT AUTOMATIC IRRIGATION SYSTEM IS TO BE PROVIDED/INSTALLED AS REQUIRED BY CITY OF DALLAS ARTICLE X SEC. 51A-10.106.

DALLAS LANDSCAPE TABULATIONS

PARKING LOT POINTS

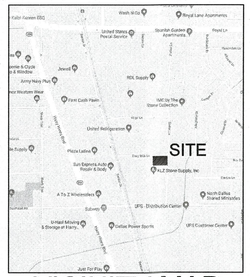
20 POINTS MINIMUM REQUIRED
OPTION 9: LARGE LEGACY TREE - PROVIDE A LARGE LEGACY TREE IN A MINIMUM 500 SQ. FT. DEDICATED OPEN SOIL AREA. TWO POINTS PER TREE FOR A MAXIMUM OF 20 POINTS.

TREES PROVIDED	14 TREES
LANSCAPE AREA REQUIRED (500 S.F. X 14 =)	7,000 S.F.
LANSCAPE AREA PROVIDED	22,000 S.F.

TREE MITIGATION

MITIGATION INCHES REQUIRED	110 CAL. INCHES
MITIGATION INCHES PROVIDED	111 CAL. INCHES

(37 - 3" TREES OR 37 X 3 = 111)



VICINITY MAP

NORTH

LARGE TREES

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
17	•	LACEBARK ELM	Ulmus parvifolia	3" caliper, 12' Ht./ 5'-6' spread, B&B, straight trunk
20	+	LIVE OAK	Quercus virginia	3" caliper, 12' Ht./ 5'-6' spread, B&B, straight trunk

SHRUBS

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
182	⊛	DWARF BURFORD HOLLY	Ilex cornuta 'Burfordii nana'	5 gallon, 20"-24" Ht./18"-20" spread, full, bushy, specimen

TURF GRASS

19,265 S.F.		S.F. GRASS BERMUDA GRASS	Cynodon dactylon	Solid sod

GROUNDCOVER / MISCELLANEOUS

440 L.F.	——	RYERSON STEEL EDGE	

ALL LANDSCAPE BEDS SHALL BE EXCAVATED 2" IN DEPTH AND SOIL REMOVED, THEN FILLED WITH 2" OF "PROFESSIONAL BEDDING SOIL" FROM LIVING EARTH TECHNOLOGY AND TILLED TO THE DEPTH OF 4".

ALL LANDSCAPE BEDS AND TREE WELLS SHALL RECEIVE A TOP DRESSING OF 2" DEEP "FINE SHREDDED HARDWOOD MULCH" FROM LIVING EARTH TECHNOLOGY.

LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES

Z223-138

NORTH

1 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

20 0 10 20 40 80

10/26/2020

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rob@baldwinplanning.com

Baldwin Associates

2850 DAIRY MILK LANE
CITY OF DALLAS, TEXAS

Agenda Information Sheet

File #: 23-1356 **Item #:** 6.

AGENDA DATE: May 18, 2023

COUNCIL DISTRICT(S): 14

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service use on property zoned ~~Subdistrict~~ ~~No.~~ ~~2~~ ~~within~~ Planned Development District No. 842, with an MD-1 Modified Delta Overlay, on the southeast corner of Greenville Avenue and Oram Street.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant: Rye Dallas, LLC
Representative: Rob Baldwin, Baldwin Associates
Planner: Jennifer Muñoz
Council District: 14
Z223-129(JM)

powered by Legistar™

CITY PLAN COMMISSION **THURSDAY, MAY 18, 2023**

Planner: Jennifer Muñoz

FILE NUMBER: Z223-129(JM) **DATE FILED:** November 15, 2022

LOCATION: Southeast corner of Greenville Avenue and Oram Street

COUNCIL DISTRICT: 14

SIZE OF REQUEST: Approx. 0.279 acres **CENSUS TRACT:** 48113001101

OWNER: Lowgreen PS

APPLICANT: Rye Dallas, LLC

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

REQUEST: An application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service use on property zoned ~~Subdistrict No. 2 within~~ Planned Development District No. 842 with an MD-1 Modified Delta Overlay.

SUMMARY: The applicant requests to operate an existing restaurant [Rye Restaurant] during late hours (9:00 p.m. to 2:00 a.m.), Monday through Sunday.

STAFF RECOMMENDATION: **Approval** for a two-year period, subject to a site plan and conditions.

PD No. 842:
https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=842

BACKGROUND INFORMATION:

- On January 26, 2011, City Council approved Planned Development No. 842. The purpose of the district is to ensure the compatibility of uses with adjacent residential neighborhoods and to reduce the incidence of crime by discouraging an over-proliferation of regional-serving, late-night venues.

- The 0.279-acre area of request is developed with an approximately 10,467-square foot two-story building with four suites erected in 1930, and a one-story 494-square-foot "cocktail lounge" erected in 2005, per DCAD records.

- Rye Restaurant and Apothecary received a Certificate of Occupancy on April 16, 2021 and occupies two suites with a floor area of 3,820 square feet and a patio area of 850 square feet.

- PD No. 842 defines a late hours establishment as a retail and personal service use that operates between 12 a.m. (midnight) and 6 a.m. The applicant is seeking to extend the hours of operation for the restaurant use to 2 a.m., Monday through Sunday.

Zoning History:

There have been 19 zoning cases in the area in the last five years.

1. **Z189-131:** On April 10, 2019, the City Council denied without prejudice an application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the east line of Greenville Avenue, between Oram Street and LaVista Drive.

2. **Z189-150:** On April 10, 2019, the City Council approved Specific Use Permit No. 2327 for a late-hours establishment limited to a restaurant without drive-in or drive-through service, for a one-year period, on property zoned Planned Development District No. with an MD-1 Modified Delta Overlay District on east side of Greenville Avenue, south of Stonebriar Court.

3. **Z189-206:** On August 28, 2019, the City Council approved the creation of Subdistrict 2 within Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the northeast corner of Greenville Avenue and Oram Street.

4. **Z189-227:** An application for an automatic renewal of Specific Use Permit No. 1879 for a late-hours establishment limited to an alcoholic beverage establishment operated as a bar, lounge or tavern, has been automatically renewed for an additional two-year time period, on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the east line of Greenville Avenue, between LaVista Drive and Oram Street.

5. **Z189-251:** On August 14, 2019, the City Council approved the renewal of Specific Use Permit No. 2346 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the southwest corner of Alta Avenue and Greenville Avenue, for a four-year period.

6. **Z189-261:** On August 14, 2019, the City Council approved the renewal of Specific Use Permit No. 1912 for a late-hours establishment limited to an alcoholic beverage establishment to a bar, lounge, or tavern, on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the west of Greenville Avenue, between Alta Avenue and Prospect Avenue, for a three-year period.

7. **Z189-333:** On January 8, 2020, the City Council approved the renewal of Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the east line of Greenville Avenue, between Alta Avenue and Prospect Avenue, for a two-year period.

8. **Z190-125:** On February 26, 2020, the City Council approved the renewal of Specific Use Permit No. 2327 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the east line of Greenville Avenue, between Alta Avenue and Prospect Avenue, for a two-year period.

9. **Z190-139:** On August 26, 2020, City Council approved Subdistrict 3 within Planned Development District No. 842 with an MD-1 Modified Delta Overlay on the east line of Greenville Avenue, north of La Vista Drive.

10. **Z190-236:** On January 13, 2021, City Council approved Specific Use Permit No. 2401 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay with Specific Use Permit No. 1905 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on the west line of Greenville Avenue, south of Sears Street.

11. **Z190-306:** On December 9, 2020, the City Council approved the renewal of Specific Use Permit No. 1905 for a late-hours establishment limited to a restaurant without drive-in or drive-through service, for a five-year period, on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the west of Greenville Avenue, between Alta Avenue and Prospect Avenue.

12. **Z201-148:** On June 9, 2021, City Council approved the renewal of Specific Use Permit No. 1889 for a late-hours establishment limited to an alcoholic beverage establishment

limited to a bar, lounge, or tavern on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the east line of Greenville Avenue, north of Prospect Avenue.

13. **Z201-154:** On May 26, 2021, the City Council approved the renewal of Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the north line of Alta Avenue, west of Greenville Avenue for a two-year period.

14. **Z201-204:** An application for an automatic renewal of Specific Use Permit No. 1879 for a late hours establishment for a bar, lounge, or tavern use, has been automatically renewed for an additional two-year time period on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the east line of Greenville Avenue, between LaVista Drive and Oram Street.

15. **Z201-258:** On November 10, 2021, the City Council approved the creation of Subdistrict 4 within Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the east line of Greenville Avenue, between LaVista Drive and Oram Street.

16. **Z212-101:** On February 23, 2022, City Council approved the renewal of Specific Use Permit No. 1898 for a late-hours establishment limited to a general merchandise or food store 3,500 square feet or less and a motor vehicle fueling station on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay at the southeast corner of Richmond Avenue and Greenville Avenue.

17. **Z212-135:** On March 9, 2022, City Council approved the renewal of Specific Use Permit No. 1881 for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a three-year period on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay at the northwest corner of Greenville Avenue and Bell Avenue.

18. **Z212-204:** On August 24, 2022, the City Council approved the renewal of Specific Use Permit No. 1912 for a late-hours establishment limited to an alcoholic beverage establishment to a bar, lounge, or tavern, on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the west of Greenville Avenue, between Alta Avenue and Prospect Avenue, for a three-year period.

19. **Z223-123 & 124:** An application to amend Subdistrict No. 1 and for a Specific Use Permit for a late hours establishment on property within Planned Development District No. 842 with an MD-1 Modified Delta Overlay located on the west side of Greenville

Avenue, north of Alta Avenue. [Cases scheduled for City Plan Commission hearing on May 18, 2023]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Greenville Ave	Major Arterial	variable

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

STAFF ANALYSIS:

Comprehensive Plan:

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

The request aligns with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

ECONOMIC ELEMENT

GOAL 2.1 FOSTER A CITY OF GREAT NEIGHBORHOODS.

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

URBAN DESIGN

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY.

Policy 5.2.1 Maintain neighborhood scale and character.

Land Use:

	Zoning	Land Use
Site	PD 842 MD-1 Modified Delta Overlay	Personal service and general merchandise or food store
North	PD 842 MD-1 Modified Delta Overlay	Restaurant, financial institution, and general merchandise or food store
East	PD 842 MD-1 Modified Delta Overlay	Restaurant and general merchandise or food store
South	PD 842 MD-1 Modified Delta Overlay	General merchandise or food store, restaurant, and alcoholic beverage establishment
West	PD 842 MD-1 Modified Delta Overlay	Commercial parking lot

Land Use Compatibility:

The approximate 0.279-acre site is zoned Planned Development No. 842 with an MD-1 Modified Delta Overlay District No. 1, the Greenville Avenue Modified Delta Overlay District and is currently developed with a two-story building with four and a total floor area of 10,961 square feet, per DCAD records.

The properties surrounding the subject site include restaurant, financial institution and general merchandise uses to the north, along Greenville Avenue. More restaurant and general merchandise uses are located to the northeast, east, south, and southeast of the area of request. Commercial parking lot uses are to the west and southwest of the property.

Rye Restaurant and Apothecary received a Certificate of Occupancy on April 16, 2021 and occupies two suites with a floor area of 3,820 square feet and a patio area of 850 square feet.

PD No. 842 defines a late hours establishment as a retail and personal service use that operates between 12 a.m. (midnight) and 6 a.m. The applicant is seeking to extend the hours of operation for the restaurant use to 2 a.m., Monday through Sunday.

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

surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Staff supports the request for an initial two-year period, subject to a site plan and conditions. Under the conditions proposed with limited hours of operation, outdoor speakers only until 12 a.m., and the site plan provided, the operation of the use during extended hours is compatible with the surrounding area. If the operation with the extended hours causes a nuisance or fails to meet the provisions of maintaining an SUP as described above, the public hearing process will assist with identifying those issues. Overall, the SUP process of renewal requiring public notification in a short period of time with the opportunity to address operation concerns will aid in the final determination of appropriateness over time.

Landscaping:

No new development is proposed. Therefore, no additional landscaping is required. Any additions to the property that exceed 35 percent of the existing floor area or 2,000 square feet of new non-permeable pavement will require landscaping per Article X of the Dallas Development Code.

Parking:

The site plan provided identifies a parking analysis inclusive of the entire property/all four suites. The total restaurant without drive-in or drive through floor area identified includes the subject applicant's 4,670 square feet and another suite with 5,152 square feet. The last suite occupies 2,749 square feet with a retail use. The restaurant uses require one parking space per 100 square feet of floor area. The retail use requires one space per 200 square feet of floor area. In all, 103 parking spaces are required. According to the analysis, 105 spaces are provided by remote parking agreement at 5712 Oram Street, 5601 Alta Avenue, and 1903 Greenville Avenue.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is within MVA cluster “C”.

List of Officers

Lowgreen PS – Andres Properties

Shula Netzer, General Partner
Marc Andres, Manager
Roger Andres, Member

Rye Dallas, LLC
DBA Rye Apothecary

Tanner Agar, CEO
Nicholas Cain, CFO

Proposed SUP Conditions

1. USE: The only use authorized by this specific use permit is a late hours establishment limited to a restaurant without drive through service.

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 from passage of this ordinance.

4. FLOOR AREA: The maximum floor area is 4,670 square feet in the location shown on the attached site plan

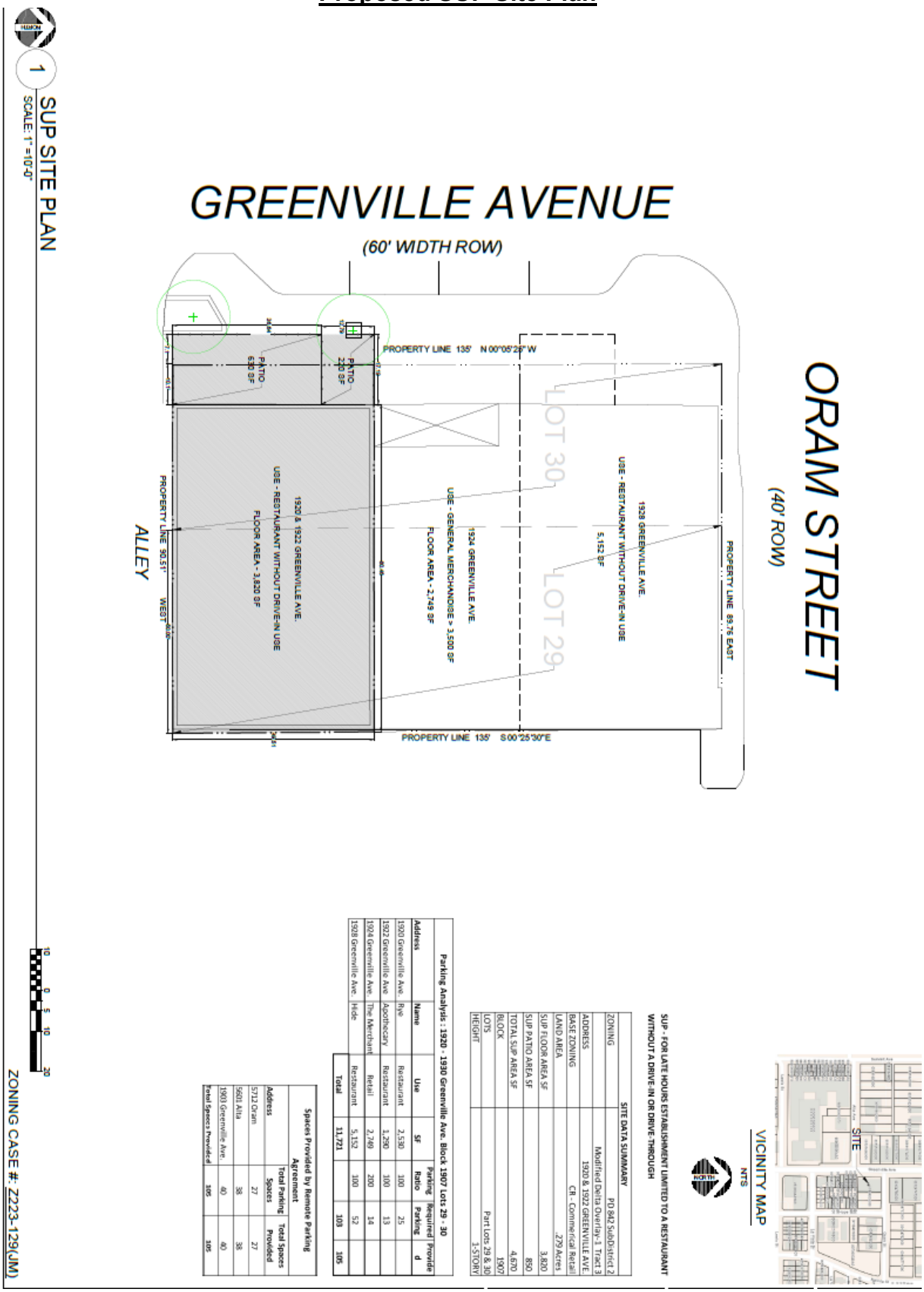
5. HOURS OF OPERATION: The late hours establishment must cease operation by 2:00 a.m., Monday through Sunday. All customers must be removed from the Property by 2:15 a.m.

6. OUTSIDE SPEAKERS: Use of loudspeakers outdoors is prohibited between the hours of 12:00 a.m. and 2:00 a.m.

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

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

Proposed SUP Site Plan



SITE DATA SUMMARY	
ZONING	PD 842 SubDistrict 2 Modified Deita Overlay-1 Tract 3
ADDRESS	1920 & 1922 GREENVILLE AVE.
BASE ZONING	CR - Commercial Retail
LAND AREA	.279 Acres
SUP FLOOR AREA SF	3,820
SUP PATIO AREA SF	860
TOTAL SUP AREA SF	4,670
BLOCK	1907
LOTS	Part Lots 29 & 30
HEIGHT	1-STORY

Parking Analysis : 1920 - 1930 Greenville Ave. Block 1907 Lots 29 - 30

Address	Name	Use	SF	Parking Ratio	Required Parking	Provided
1930 Greenville Ave.	Rye	Restaurant	2,530	100	25	
1922 Greenville Ave	Apothecary	Restaurant	1,290	100	13	
1924 Greenville Ave.	The Merchant	Retail	2,749	200	14	
1928 Greenville Ave.	Hide	Restaurant	5,152	100	52	
		Total	11,721		103	105

Spaces Provided by Remote Parking Agreement

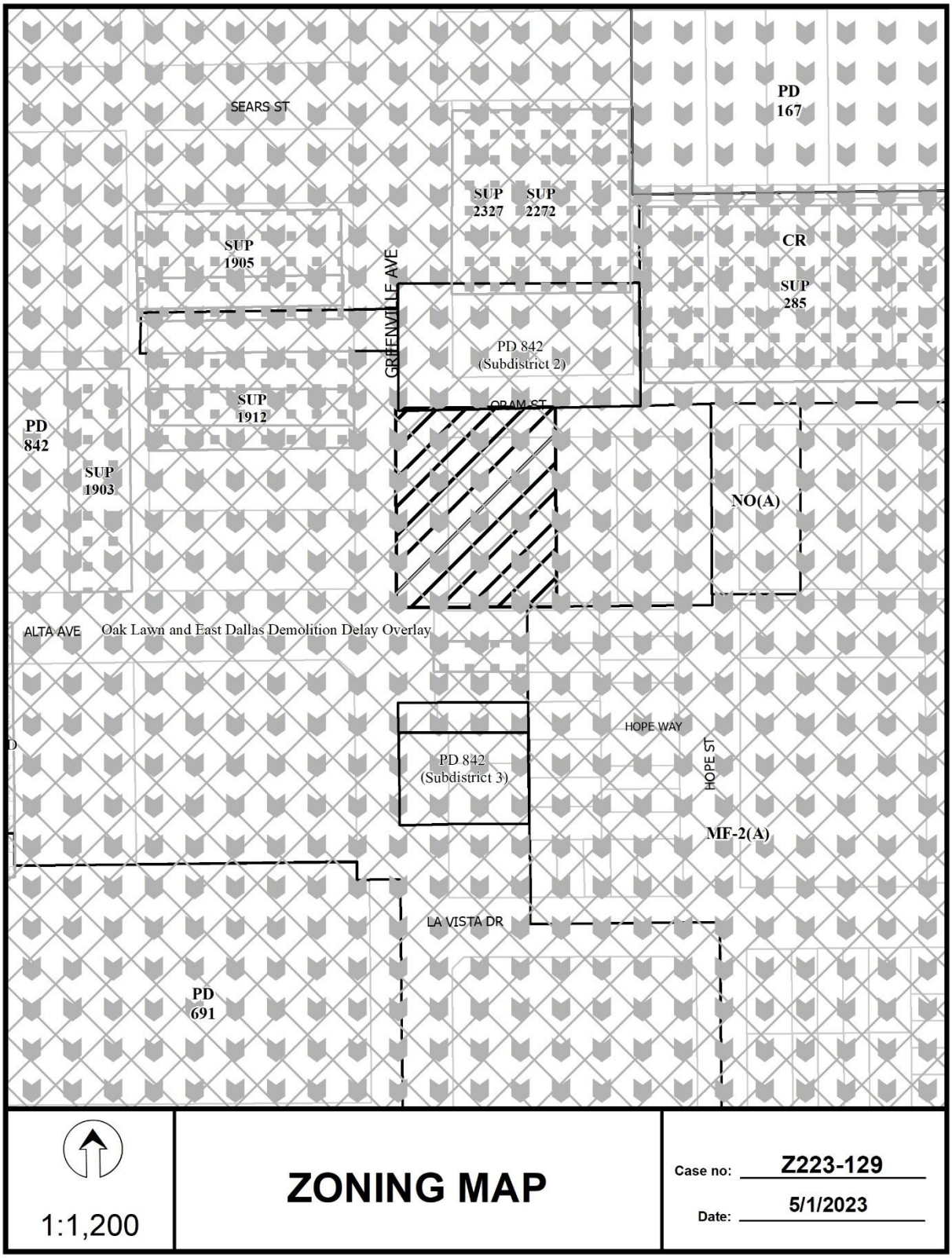
Address	Total Parking Spaces Provided	Total Spaces Provided
5712 Oram	27	27
5601 Alta	38	38
1903 Greenville Ave.	40	40
Total Spaces Provided	105	105

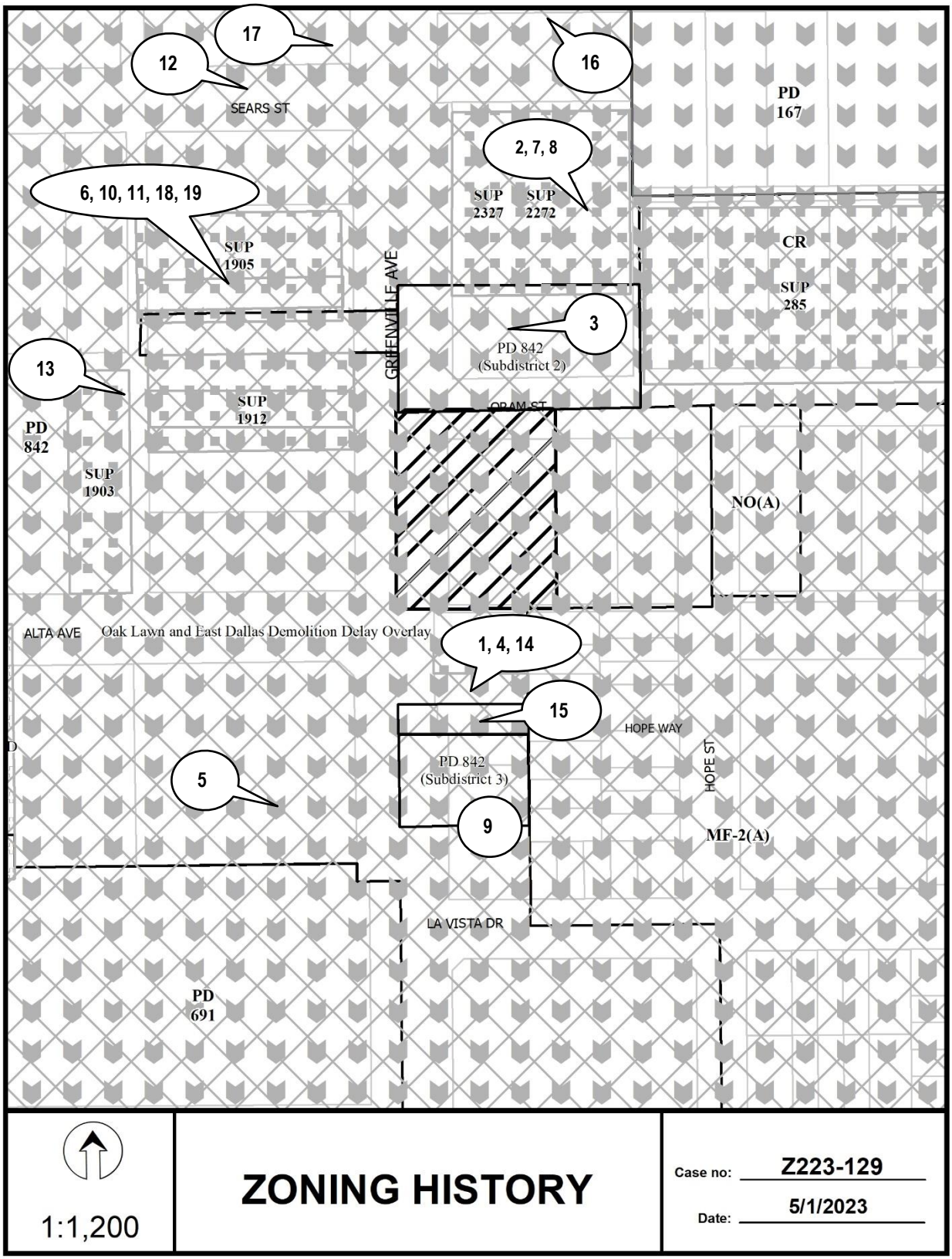
1:4,800

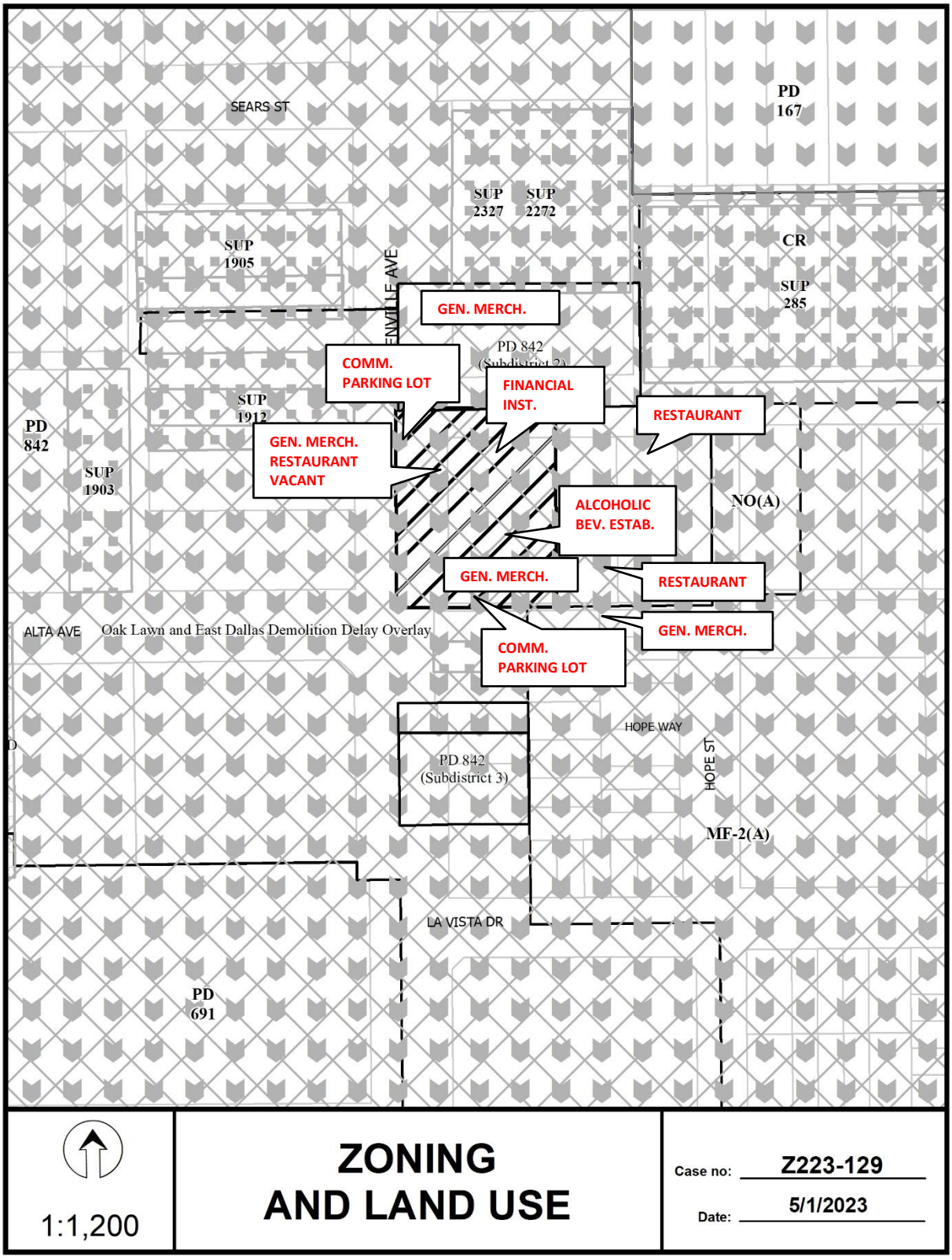
VICINITY MAP

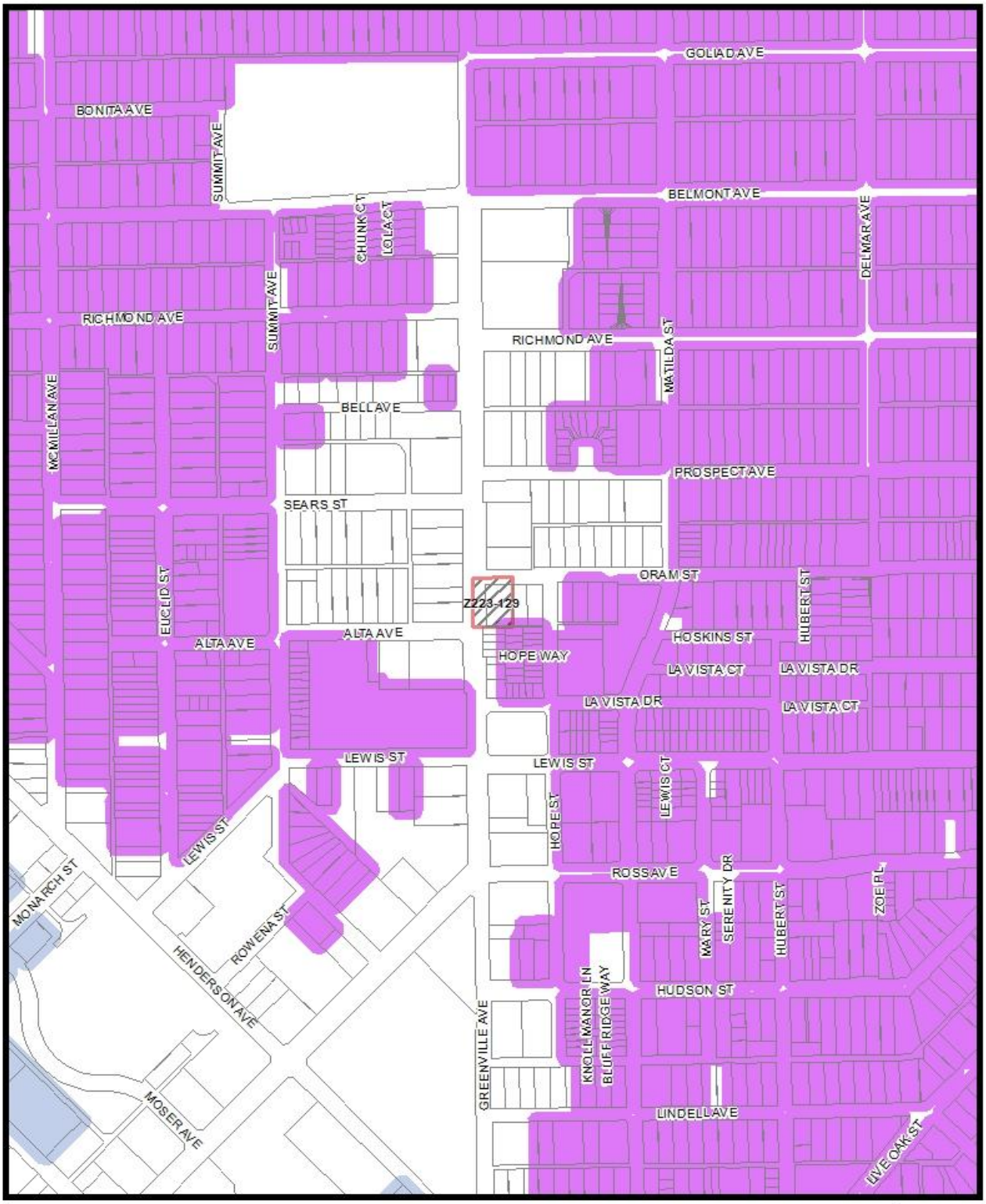
Case no: Z223-129

Date: 5/1/2023


SEARS ST
PD 167
SUP 2327
SUP 2272
SUP 1905
CR
SUP 285
GRIFFINVILLE AVE
PD 842 (Subdistrict 2)
SUP 1912
ORAM ST
PD 842
SUP 1903
NO(A)
ALTA AVE
Oak Lawn and East Dallas Demolition Delay Overlay
HOPE WAY
HOPE ST
PD 842 (Subdistrict 3)
MF-2(A)
LA VISTA DR
PD 691
1:1,200
ZONING MAP
Case no: Z223-129
Date: 5/1/2023


17
12
16
SEARS ST
PD
167
2, 7, 8
SUP
2327
SUP
2272
6, 10, 11, 18, 19
SUP
1905
CR
SUP
285
GRIFFENVILLE AVE
3
PD 842
(Subdistrict 2)
13
SUP
1912
ORAM ST
PD
842
SUP
1903
NO(A)
ALTA AVE
Oak Lawn and East Dallas Demolition Delay Overlay
1, 4, 14
15
HOPE WAY
HOPE ST
PD 842
(Subdistrict 3)
5
9
MF-2(A)
LA VISTA DR
PD
691
1:1,200
ZONING HISTORY
Case no: Z223-129
Date: 5/1/2023


SEARS ST
PD 167
SUP 2327
SUP 2272
CR
SUP 1905
SUP 285
ENVILLE AVE
GEN. MERCH.
PD 842 (Subdistrict 2)
COMM. PARKING LOT
FINANCIAL INST.
RESTAURANT
SUP 1912
PD 842
GEN. MERCH. RESTAURANT VACANT
SUP 1903
ALCOHOLIC BEV. ESTAB.
NO(A)
GEN. MERCH.
RESTAURANT
ALTA AVE
Oak Lawn and East Dallas Demolition Delay Overlay
GEN. MERCH.
COMM. PARKING LOT
HOPE WAY
PD 842 (Subdistrict 3)
HOPE ST
MF-2(A)
LA VISTA DR
PD 691
1:1,200
ZONING AND LAND USE
Case no: Z223-129
Date: 5/1/2023


GOLIAD AVE
BONITA AVE
SUMMIT AVE
BELMONT AVE
DELMAR AVE
CHUNK CT
LOLA CT
RICHMOND AVE
SUMMIT AVE
MATILDA ST
MCMILLAN AVE
BELL AVE
PROSPECT AVE
SEARS ST
ORAM ST
HUBERT ST
EUCLID ST
Z223-129
ALTA AVE
ALTA AVE
HOSKINS ST
HOPE WAY
LA VISTA CT
LA VISTA DR
LA VISTA DR
LA VISTA CT
LEWIS ST
LEWIS ST
LEWIS CT
HOPE ST
LEWIS ST
ROSS AVE
SERENITY DR
MARY ST
HUBERT ST
ZOE PL
MONARCH ST
ROWENA ST
HENDERSON AVE
KNOLLMANOR LN
BLUFF RIDGE WAY
HUDSON ST
GREENVILLE AVE
MOSER AVE
LINDELL AVE
LIVE OAK ST
Market Value Analysis
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B
C
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G
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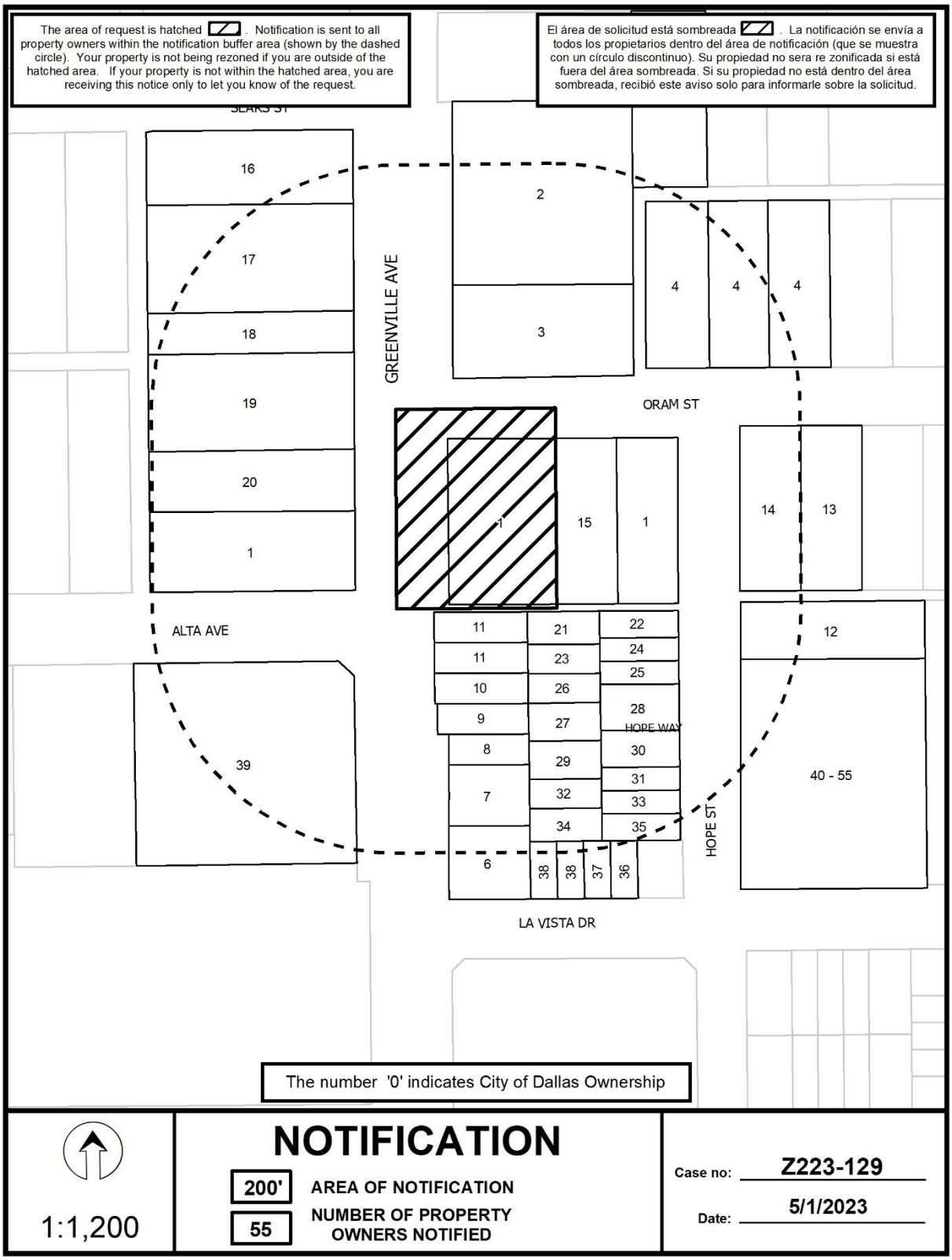
NA
1:4,800
Market Value Analysis
Printed Date: 5/1/2023


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.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
SEARS ST
GREENVILLE AVE
ORAM ST
ALTA AVE
HOPE WAY
HOPE ST
LA VISTA DR
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35
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
55
NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: Z223-129
Date: 5/1/2023

05/01/2023

Notification List of Property Owners

Z223-129

55 Property Owners Notified

Label #	*Address*		*Owner*
1	5712	ORAM ST	LOWGREEN PS
2	2008	GREENVILLE AVE	LAVO PROPERTIES LLC
3	2000	GREENVILLE AVE	2000 GREENVILLE INVESTORS LLC
4	5715	ORAM ST	ONCOR ELECRIC DELIVERY COMPANY
5	5716	PROSPECT AVE	ANDRES FAMILY TRUST
6	1900	GREENVILLE AVE	EDWARDS CHARLES DUFF
7	1904	GREENVILLE AVE	RBT INTERESTS INC &
8	1908	GREENVILLE AVE	GREENVILLE PARKS LP
9	1910	GREENVILLE AVE	TEXAS URBAN LIVING REALTY LLC
10	1912	GREENVILLE AVE	LOWGREEN PS LTD
11	1914	GREENVILLE AVE	LOWGREEN PS LTD
12	1926	HOPE ST	1916 HOPE LLC
13	5726	ORAM ST	ORAM HOME LLC
14	5722	ORAM ST	MCKINNEY FEARGAL &
15	5710	ORAM ST	SOURIS GEORGIA REVOCABLE TRUST
16	1931	GREENVILLE AVE	GREENWAY SEARS LP
17	1919	GREENVILLE AVE	1919 27 GREENVILLE LTD
18	1917	GREENVILLE AVE	MEDICAPITAL INC
19	1911	GREENVILLE AVE	INTERCITY INVESTMENT PROP
20	1909	GREENVILLE AVE	WORLDWIDE FOOD INC
21	1919	HOPE WAY	NGUYEN NGOC DIEP
22	1922	HOPE WAY	DICKEY ROBERT LEE III &
23	1917	HOPE WAY	BACHMAN CLAYTON K
24	1920	HOPE WAY	ISAACSON CHRISTOPHER M
25	1918	HOPE WAY	MCCOWAN ROBERT W
26	1915	HOPE WAY	ALARCON WALDO & YAZMIN R

05/01/2023

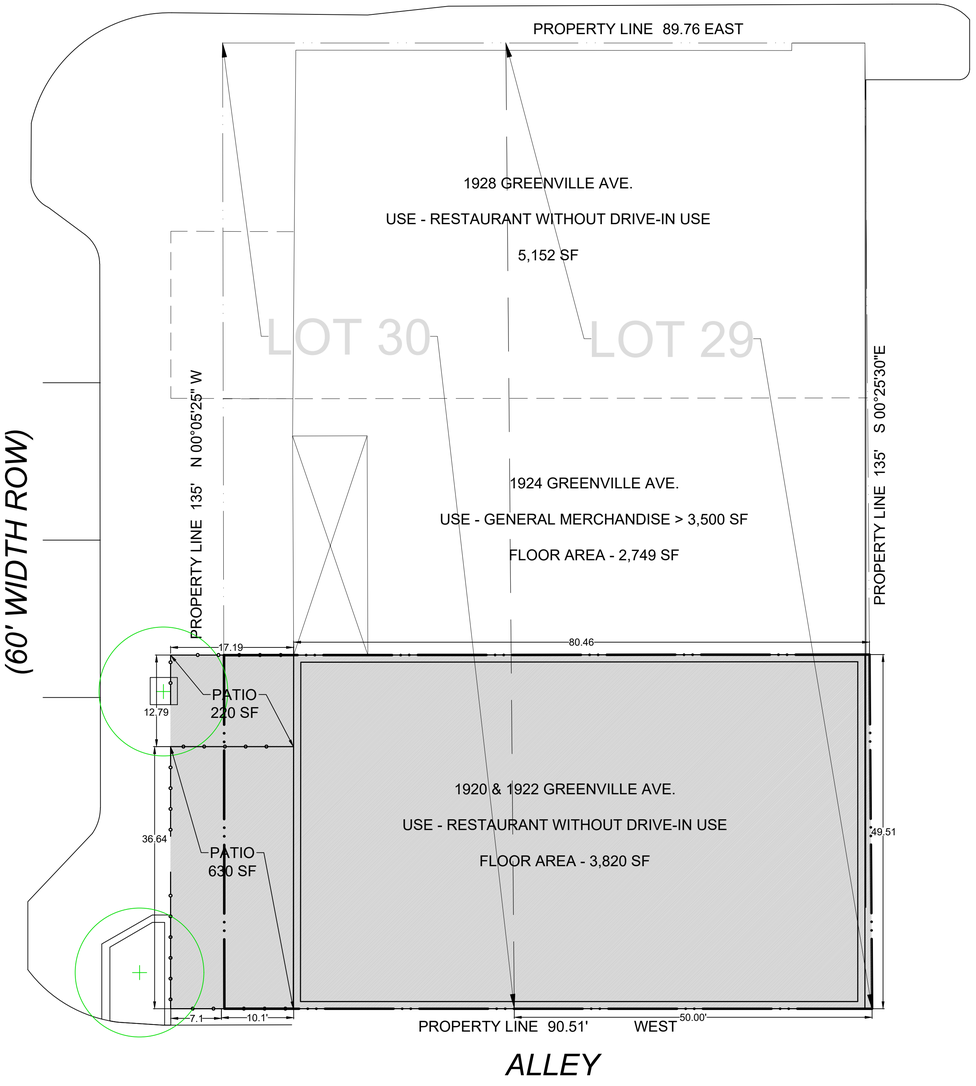
Label #	*Address*		*Owner*
27	1913	HOPE WAY	HERNDON LINDSEY
28	1916	HOPE WAY	OTOOLE TIMOTHY
29	1911	HOPE WAY	NIEHUUS MICHAEL
30	1912	HOPE WAY	MTS TEXAS HOLDINGS LLC
31	1910	HOPE WAY	REKER STEVEN &
32	1909	HOPE WAY	JOHNSON RONALD L
33	1908	HOPE WAY	GANDHI ANUPAMA K
34	1907	HOPE WAY	WEINER ERIC DAVID
35	1906	HOPE WAY	ABOUJAOUDE DORY
36	5713	LA VISTA DR	DALIDA CHAD
37	5711	LA VISTA DR	Taxpayer at
38	5709	LA VISTA DR	SHANE MARIO M & RACHELLE
39	1827	GREENVILLE AVE	LOWGREEN PS
40	1910	HOPE ST	MOJICA EDWARD
41	1910	HOPE ST	KEELING THOMAS
42	1910	HOPE ST	BUCKLEY KEVIN & MARGARET
43	1910	HOPE ST	KUPERMAN YELENA
44	1910	HOPE ST	CROUCH EDIE D
45	1910	HOPE ST	BLECHER MARK WARREN
46	1910	HOPE ST	BEAHM CYNTHIA DIANE
47	1910	HOPE ST	GALLEGOS LISA RASHELLE
48	1910	HOPE ST	UTKOV HALLIE T 2021 REVOCABLE TRUST
49	1910	HOPE ST	KOBAYASHI AARON S &
50	1910	HOPE ST	MERZ RYAN E
51	1910	HOPE ST	LOTT LESLIE
52	1910	HOPE ST	ANKERSEN KRISTEN A
53	1910	HOPE ST	WEBER BROS HOMES TX LLC
54	1910	HOPE ST	ELLINGTON AMBER JEAN
55	1910	HOPE ST	BLECHER PAUL

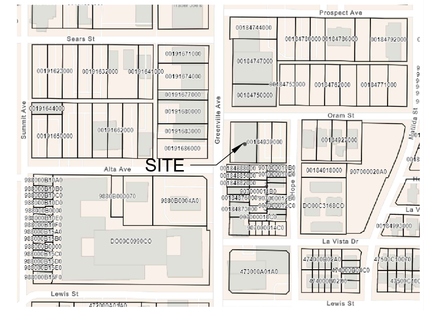
ORAM STREET

(40' ROW)

GREENVILLE AVENUE

(60' WIDTH ROW)





VICINITY MAP

NTS

NORTH

SUP - FOR LATE HOURS ESTABLISHMENT LIMITED TO A RESTAURANT WITHOUT A DRIVE-IN OR DRIVE-THROUGH

SITE DATA SUMMARY	
ZONING	PD 842 SubDistrict 2
	Modified Delta Overlay-1 Tract 3
ADDRESS	1920 & 1922 GREENVILLE AVE.
BASE ZONING	CR - Commerical Retail
LAND AREA	.279 Acres
SUP FLOOR AREA SF	3,820
SUP PATIO AREA SF	850
TOTAL SUP AREA SF	4,670
BLOCK	1907
LOTS	Part Lots 29 & 30
HEIGHT	1-STORY

Parking Analysis : 1920 - 1930 Greenville Ave. Block 1907 Lots 29 - 30

Address	Name	Use	SF	Parking Ratio	Required Parking	Provided
1920 Greenville Ave.	Rye	Restaurant	2,530	100	25	
1922 Greenville Ave	Apothecary	Restaurant	1,290	100	13	
1924 Greenville Ave.	The Merchant	Retail	2,749	200	14	
1928 Greenville Ave.	Hide	Restaurant	5,152	100	52	
		Total	**11,721**		**103**	**105**

Spaces Provided by Remote Parking Agreement

Address	Total Parking Spaces	Total Spaces Provided
5712 Oram	27	27
5601 Alta	38	38
1903 Greenville Ave.	40	40
Total Spaces Provided	**105**	**105**

1 SUP SITE PLAN

SCALE: 1" =10'-0"

10 0 5 10 20

ZONING CASE #: Z223-129(JM)

04/21/2023

PROJECT NUMBER

CASE NUMBER

BALDWIN ASSOCIATES

3904 Elm Street, Suite B
Dallas, Texas 75226
MOBILE: 214.729.7949
OFFICE: 214.824.7949
rob@baldwinplanning.com

Baldwin Associates

RYE RESTAURANT

1920 & 1922 GREENVILLE AVENUE

CITY OF DALLAS, TEXAS

City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 23-1357 **Item #:** 7.

AGENDA DATE: May 18, 2023

COUNCIL DISTRICT(S): 14

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for the renewal of Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive-through service use on property zoned Planned Development District No. 842 for CR Community Retail District uses with an MD-1 Modified Delta Overlay, at the north line of Alta Avenue, west of Greenville Avenue.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant: Lowgreen PSLTD
Representative: Rob Baldwin, Baldwin Associates
Planner: Andreea Udrea
Council District: 14
Z223-135(AU)

powered by Legistar™

CITY PLAN COMMISSION **THURSDAY, MAY 18, 2023**

Planner: Andreea Udrea, PhD, AICP

FILE NUMBER: Z223-135(AU) **DATE FILED:** November 15, 2022

LOCATION: North line of Alta Avenue, west of Greenville Avenue

COUNCIL DISTRICT: 14

SIZE OF REQUEST: Approx. 8,975 sf **CENSUS TRACT:** 48113001002

OWNER/APPLICANT: Lowgreen PSLTD

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

REQUEST: An application for the renewal of Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive-through service use on property zoned Planned Development District No. 842 for CR Community Retail District uses with an MD-1 Modified Delta Overlay.

SUMMARY: The purpose of the request is to allow the existing restaurant use to continue to operate as a late-hours establishment per PD No. 842 and remain open past 12:00 a.m. (midnight).

STAFF RECOMMENDATION: **Approval** for a two-year period, subject to a site plan and conditions.

PD No. 842:
https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=842

BACKGROUND INFORMATION:

- The area of request is currently located within Planned Development District No. 842, which defaults to all uses and development standards permitted within the CR Community Retail District. In PD No. 842, late-hour establishments are allowable only subject to an SUP. A late-hours establishment means a retail and personal service use that, except in Subdistrict 2, operates between 12 a.m. (midnight) and 6 a.m., and in Subdistrict 2, operates between 9 p.m. and 6 a.m.

- On September 13, 2011, the City Council approved Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a three-year period.

- On May 26, 2021, January 23, 2019, October 11, 2017 and October 8, 2014, the City Council approved renewals of Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a two-year period, one-year period, and three-year period, respectively. SUP No. 1903 is set to expire on May 26, 2023.

- The area of request is developed with an approximate 3,362-square-foot structure which currently has a Certificate of Occupancy for a restaurant without drive-in service, issued on June 7, 2017.

- The restaurant without drive-in or drive-through service use is allowed by right; however, pursuant to the provisions of PD No. 842, a Specific Use Permit for late hours establishment is required in order for the establishment to operate after midnight.

Zoning History: There have been 16 zoning cases in the area over the past five years.

1. **Z189-131**: On April 10, 2019, the City Council denied without prejudice an application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the east line of Greenville Avenue, between Oram Street and LaVista Drive.
2. **Z189-150:** On April 10, 2019, the City Council approved Specific Use Permit No. 2327 for a late-hours establishment limited to a restaurant without drive-in or drive-through service, for a one-year period, on property zoned Planned Development District No. with an MD-1 Modified Delta Overlay District on east side of Greenville Avenue, south of Stonebriar Court.
3. **Z189-206**: On August 28, 2019, the City Council approved the creation of Subdistrict 2 within Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the northeast corner of Greenville Avenue and Oram Street.

4. **Z189-227**: An application for an automatic renewal of Specific Use Permit No. 1879 for a late-hours establishment limited to an alcoholic beverage establishment operated as a bar, lounge or tavern, has been automatically renewed for an additional two-year time period, on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the east line of Greenville Avenue, between LaVista Drive and Oram Street.

5. **Z189-251**: On August 14, 2019, the City Council approved the renewal of Specific Use Permit No. 2346 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the southwest corner of Alta Avenue and Greenville Avenue, for a four-year period.

6. **Z189-261**: On August 14, 2019, the City Council approved the renewal of Specific Use Permit No. 1912 for a late-hours establishment limited to an alcoholic beverage establishment to a bar, lounge, or tavern, on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the west of Greenville Avenue, between Alta Avenue and Prospect Avenue, for a three-year period.

7. **Z189-333**: On January 8, 2020, the City Council approved the renewal of Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the east line of Greenville Avenue, between Alta Avenue and Prospect Avenue, for a two-year period.

8. **Z190-125**: On February 26, 2020, the City Council approved the renewal of Specific Use Permit No. 2327 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the east line of Greenville Avenue, between Alta Avenue and Prospect Avenue, for a two-year period.

9. **Z190-240:** On August 26, 2020, the City Council repealed Specific Use Permit No. 2346 for a late hours establishment limited to a restaurant with drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the southwest corner of Greenville Avenue and Alta Avenue.

10. **Z190-306**: On December 9, 2020, the City Council approved the renewal of Specific Use Permit No. 1905 for a late-hours establishment limited to a restaurant without drive-in or drive-through service, for a five-year period, on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the west of Greenville Avenue, between Alta Avenue and Prospect Avenue.

11. **Z201-154**: On May 26, 2021, the City Council approved the renewal of Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District

No. 842 with an MD-1 Modified Delta Overlay District on the north line of Alta Avenue, west of Greenville Avenue for a two-year period. [subject site]

12. **Z201-204**: An application for an automatic renewal of Specific Use Permit No. 1879 for a late hours establishment for a bar, lounge, or tavern use, has been automatically renewed for an additional two-year time period on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the east line of Greenville Avenue, between LaVista Drive and Oram Street.
13. **Z201-258**: On November 10, 2021, the City Council approved the creation of Subdistrict 4 within Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the east line of Greenville Avenue, between LaVista Drive and Oram Street.
14. **Z212-204**: On August 24, 2022, the City Council approved the renewal of Specific Use Permit No. 1912 for a late-hours establishment limited to an alcoholic beverage establishment to a bar, lounge, or tavern, on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the west of Greenville Avenue, between Alta Avenue and Prospect Avenue, for a three-year period.
15. **Z223-123**: An application to amend Subdistrict No. 1 within Planned Development District No. 842 with an MD-1 Modified Delta Overlay located on the west side of Greenville Avenue, north of Alta Avenue. [case scheduled for City Plan Commission hearing on May 18, 2023]
16. **Z223-124**: An application for a Specific Use Permit to operate a late hours establishment on property zoned Subdistrict No. 1 within Planned Development District No. 842 with an MD-1 Modified Delta Overlay located on the west side of Greenville Avenue, north of Alta Avenue. [case scheduled for City Plan Commission hearing on May 18, 2023]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Alta Avenue	Local	50 feet	50 feet

Transportation:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

STAFF ANALYSIS:

Land Use:

	Zoning	Land Use
Site	PD No. 842 with SUP No. 1903	Restaurant without drive-in or drive-through service
North	PD No. 842	Restaurant without drive-in or drive-through service
East	PD No. 842 SUP No. 1912	Surface Parking Lot Restaurant without drive-in or drive-through service Retail
South	PD No. 842	Office; Restaurant with drive through service
West	PD No. 842	Surface Parking Lot

Land Use Compatibility:

The area of request is developed with an approximate 3,362-square-foot structure which currently has a certificate of occupancy, issued on June 7, 2017, for a restaurant without drive-in or drive-through service and SUP No. 1903 for late hours establishment. Surrounding uses include restaurants to the north, east and south; retail to the north and east; and surface parking to the east and west. An office use is located to the south of the subject site. The site is just west of Greenville Avenue, which is a corridor that has restaurants and bars which operate after midnight. The applicant request's is consistent with existing uses within the vicinity of the site.

The previous iterations of SUP NO.1903 are referencing an area of the building of 3,207 square feet. With this SUP renewal request, staff recommended the applicant to redraw the site plan, to ensure a better quality. During the updating, the applicant discovered that the actual area of the building, including the patio, is 3,362 square feet. No changes or additions to the existing building are proposed with this SUP renewal.

The main uses permitted in PD No. 842 are those main uses permitted in the CR Community Retail District, subject to the same conditions applicable in the CR Community Retail District, as set out in Chapter 51A. PD No. 842 is intended to help mitigate the possible negative impacts of late hour uses on adjacent residential neighborhoods. In order to operate certain uses between midnight and 6:00 a.m., the land use becomes a late-hours establishment, and a Specific Use Permit is required.

The PD gives additional criteria for evaluating a request for a specific use permit:

> (e) Factors to be considered for a specific use permit for a late-hours establishment. The City Plan Commission and City Council shall consider the following factors when making the findings required by Section 51A-4.219(a)(3):
>
> (1) the number of citations issued by police to patrons of the establishment;
> (2) the number of citations issued by police for noise ordinance violations by the establishment;
> (3) the number of arrests for public intoxication or disorderly conduct associated with the establishment;
> (4) the number of Texas Alcoholic Beverage Code violations of the establishment; and
> (5) the number of violent crimes associated with the establishment, with emphasis on violent crimes originating inside the establishment.

The crime statistics that were provide for the past two years, there were no noise violations or arrests for public intoxication or disorderly conduct.

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

Staff believes the applicant has met all of the above listed criteria for the above listed SUP requirements and is in support of the requested renewal for an additional two-year period.

Landscaping:

The request will not trigger any Article X requirements, as no new construction is proposed on the site.

Parking:

Pursuant to §51A-4.210, a restaurant requires one (1) space per 100 square feet of floor area. Therefore, the ±3,326-square foot restaurant requires 32 spaces. As depicted on the site plan, 9 spaces are provided onsite. The applicant owns the adjacent property to the west of the request site and utilizes the lot for restaurant parking. The required 32

spaces must be provided onsite and/or through a parking agreement. The applicant has a parking agreement filed with the Building Official to meet the required parking for the restaurant.

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policymakers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The site is not within an identifiable MVA Category; however, it is in proximity to a “C” MVA Cluster to the south.

Crime Statistics

The Dallas Police Department reports that there have been 22 calls, and no offenses or arrests from May 2021 to present, as outlined below:

Date	Time	Problem	Priority Description	Location Name	Address
12/27/2021	8:56:00 AM	12B - Business Alarm	3 - General Service	STANDARD SERVICE DALLAS	5631 Alta Ave
2/1/2021	9:06:00 AM	12B - Business Alarm	3 - General Service	FEED COMPANY EATERY	5631 Alta Ave
7/16/2021	5:14:00 AM	12B - Business Alarm	3 - General Service	FEED COMPANY EATERY / STANDARD SERVICE DALLAS	5631 Alta Ave
3/28/2021	2:24:00 AM	12B - Business Alarm	3 - General Service	STANDARD SERVICE / FEED COMPANY	5631 Alta Ave
12/29/2021	10:24:00 PM	40/01 - Other	2 - Urgent	STANDARD SERVICE	5631 Alta Ave
7/11/2021	1:11:00 AM	12B - Business Alarm	3 - General Service	STANDARD SEVICES	5631 Alta Ave
7/2/2022	3:27:00 PM	07 - Minor Accident	3 - General Service	STANDARD SERVICE	5631 Alta Ave
1/19/2022	5:13:00 PM	09V - UUMV	4 - Non Critical	FEED COMPANY EATERY	5631 Alta Ave
12/18/2022	1:36:00 PM	13 - Prowler	2 - Urgent	STANDARD SERVICE	5631 Alta Ave
12/18/2022	2:11:00 PM	11V - Burg Motor Veh	4 - Non Critical	STANDARD SERVICE	5631 Alta Ave
6/29/2022	6:57:00 AM	11B - Burg of Bus	3 - General Service	standard service	5631 Alta Ave
9/9/2022	9:10:00 PM	09V - UUMV	4 - Non Critical	standard service	5631 Alta Ave
8/22/2022	12:20:00 AM	12B - Business Alarm	3 - General Service	FEED COMPANY EATERY	5631 Alta Ave
8/13/2022	1:18:00 AM	12B - Business Alarm	3 - General Service	FEED COMPANY EATERY	5631 Alta Ave
8/13/2022	4:53:00 AM	12B - Business Alarm	3 - General Service	FEED COMPANY EATERY	5631 Alta Ave
12/7/2022	7:50:00 PM	37 - Street Blockage	4 - Non Critical	Standard Service	5631 Alta Ave
11/26/2022	12:56:00 AM	12B - Business Alarm	3 - General Service	FEED COMPANY EATERY	5631 Alta Ave
9/9/2022	11:28:00 PM	09V - UUMV	4 - Non Critical	FEED COMPANY EATERY	5631 Alta Ave

2/14/2023	11:07:00 PM	6XA - Major Dist Ambulance	2 - Urgent	starbucks parking lot	5631 Alta Ave
2/6/2023	12:17:00 PM	12B - Business Alarm	3 - General Service	FEED COMPANY EATERY/STANDARD SERVICE	5631 Alta Ave
1/25/2023	10:59:00 AM	12B - Business Alarm	3 - General Service	FEED COMPANY EATERY/ STANDARD SERVICE	5631 Alta Ave

Partners/Principals/Officers:

Lowgreen P.S., Ltd.

Lowgreen Corporation

Shula Netzer, President
Roger Andres, Vice President
Marc Andres, Director

PROPOSED SUP NO.1903 CONDITIONS

1. **USE:** The only use authorized by this specific use permit is a late-hours establishment limited to a restaurant without drive-in or drive-through service.

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 [~~May 26, 2023~~] (two years from date of passage of this ordinance)

4. **CERTIFICATE OF OCCUPANCY**: The owner or operator must obtain a certificate of occupancy for a late-hours establishment before operating after 12:00 a.m. (midnight).

5. **FLOOR AREA**: Maximum floor area is ~~3,207~~ 3,362 square feet.

6. **HOURS OF OPERATION**: The late-hours establishment limited to a restaurant without drive-in or drive-through service may only operate between 12:00 a.m. (midnight) and 3:00 a.m., Monday through Sunday. No new customers may enter the restaurant without drive-in or drive-through service after 3:00 a.m., and all customers must leave the Property by 4:30 a.m.

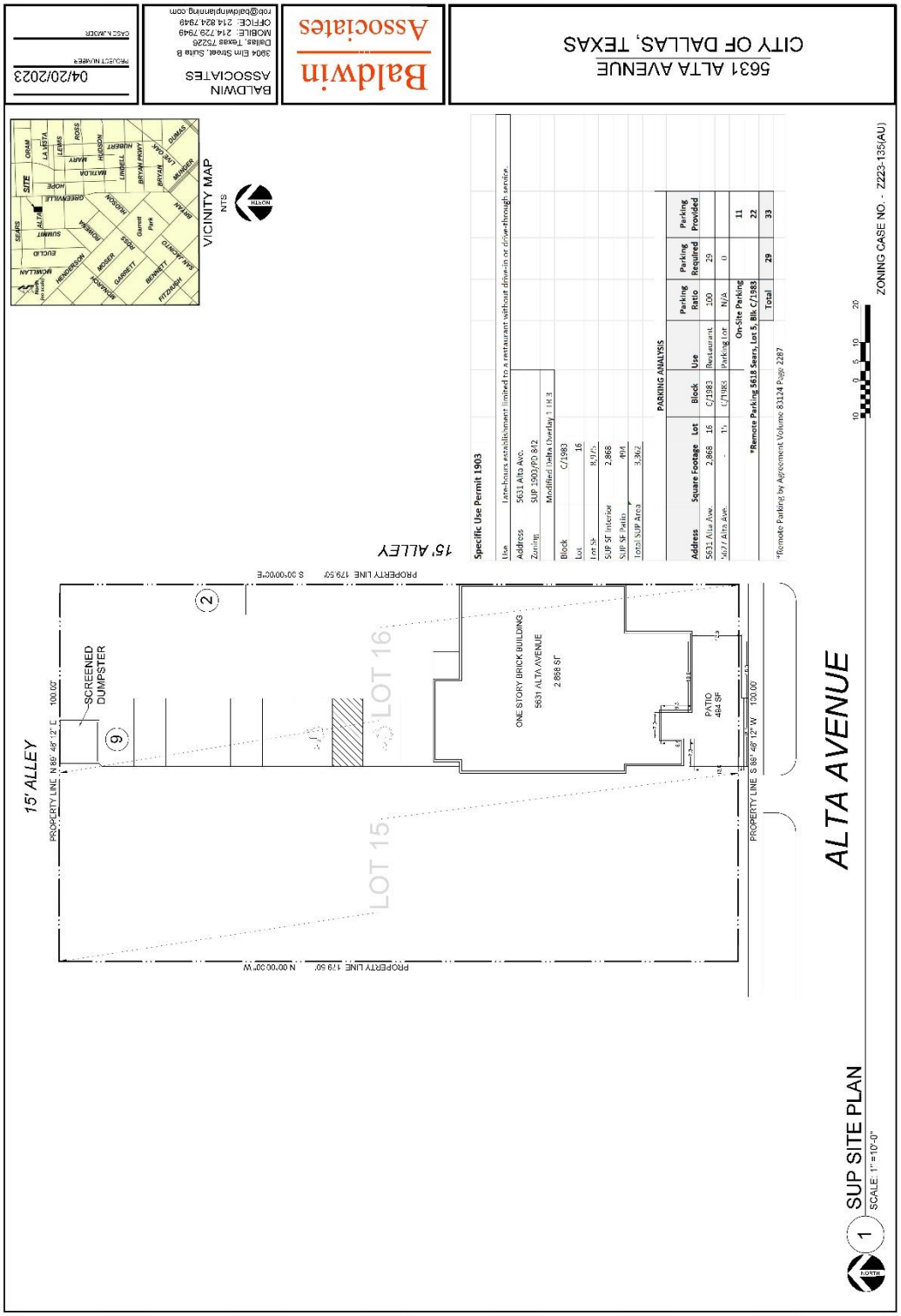
7. **OUTDOOR SPEAKERS:** Use of outdoor speakers on the Property is prohibited.

8. **PARKING**: Parking must be provided in accordance with Planned Development District No. 842 and MD-1 Modified Delta Overlay No. 1.

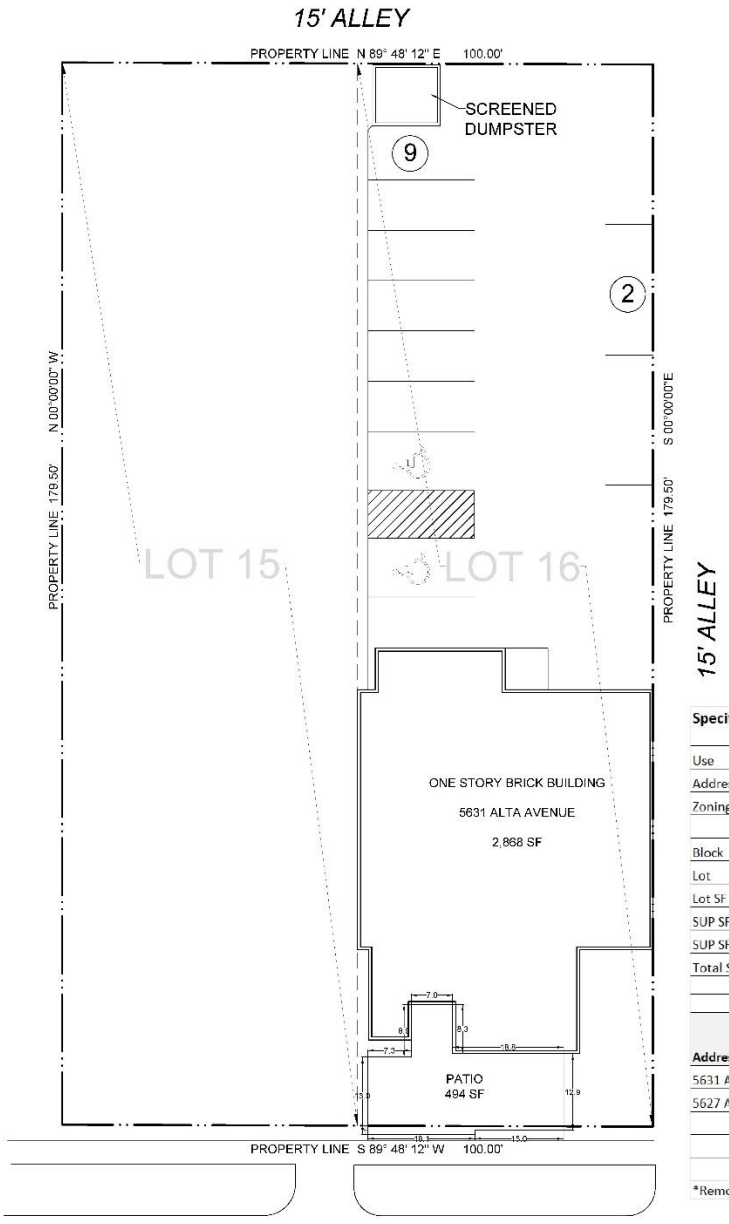
9. **MAINTENANCE:** The Property must be properly maintained in a state of good repair and neat appearance.

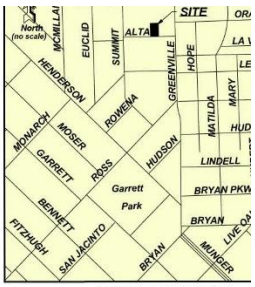
10. **GENERAL REQUIREMENTS**: Use of the Property must comply with all federal and state laws and regulations and with all ordinances, rules, and regulations of the City of Dallas.

SUP No. 1903 SITE PLAN
(no changes)



SUP No. 1903 SITE PLAN
(no changes - enlarged)





VICINITY MAP
NTS

15' ALLEY

Specific Use Permit 1903

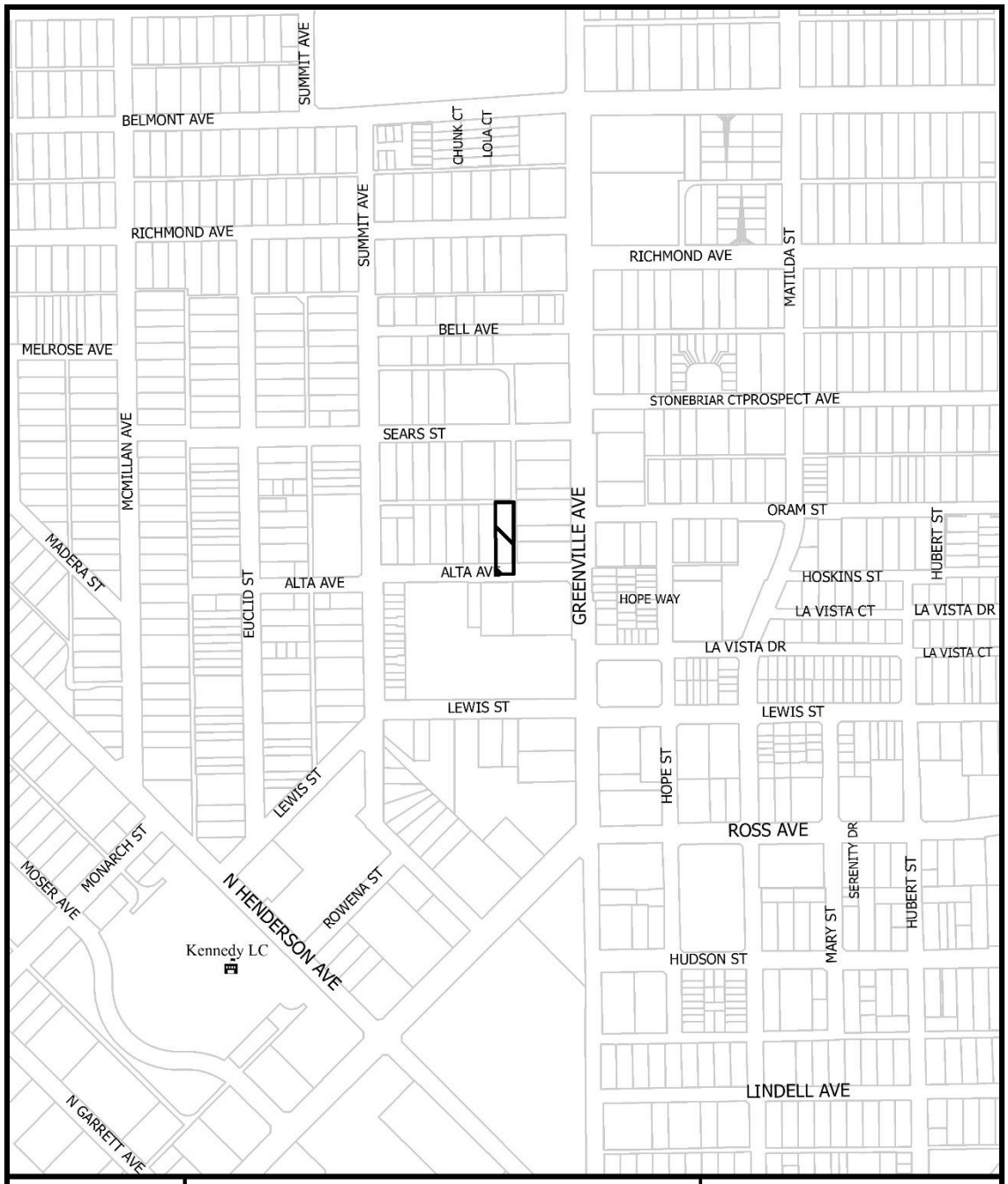
Use	Late-hours establishment limited to a restaurant without drive-in or drive-through service.
Address	5631 Alta Ave.
Zoning	SUP 1903/PD 842
	Modified Delta Overlay 1 TR 3
Block	C/1983
Lot	16
Lot SF	8,975
SUP SF Interior	2,868
SUP SF Patio	494
Total SUP Area	3,362

PARKING ANALYSIS

Address	Square Footage	Lot	Block	Use	Parking Ratio	Parking Required	Parking Provided
5631 Alta Ave.	2,868	16	C/1983	Restaurant	100	29	
5627 Alta Ave.	-	15	C/1983	Parking Lot	N/A	0	
				On-Site Parking			11
				*Remote Parking 5618 Sears, Lot 5, Blk C/1983			22
					Total	29	33

*Remote Parking by Agreement Volume 83124 Page 2287

10 0 5 10 20



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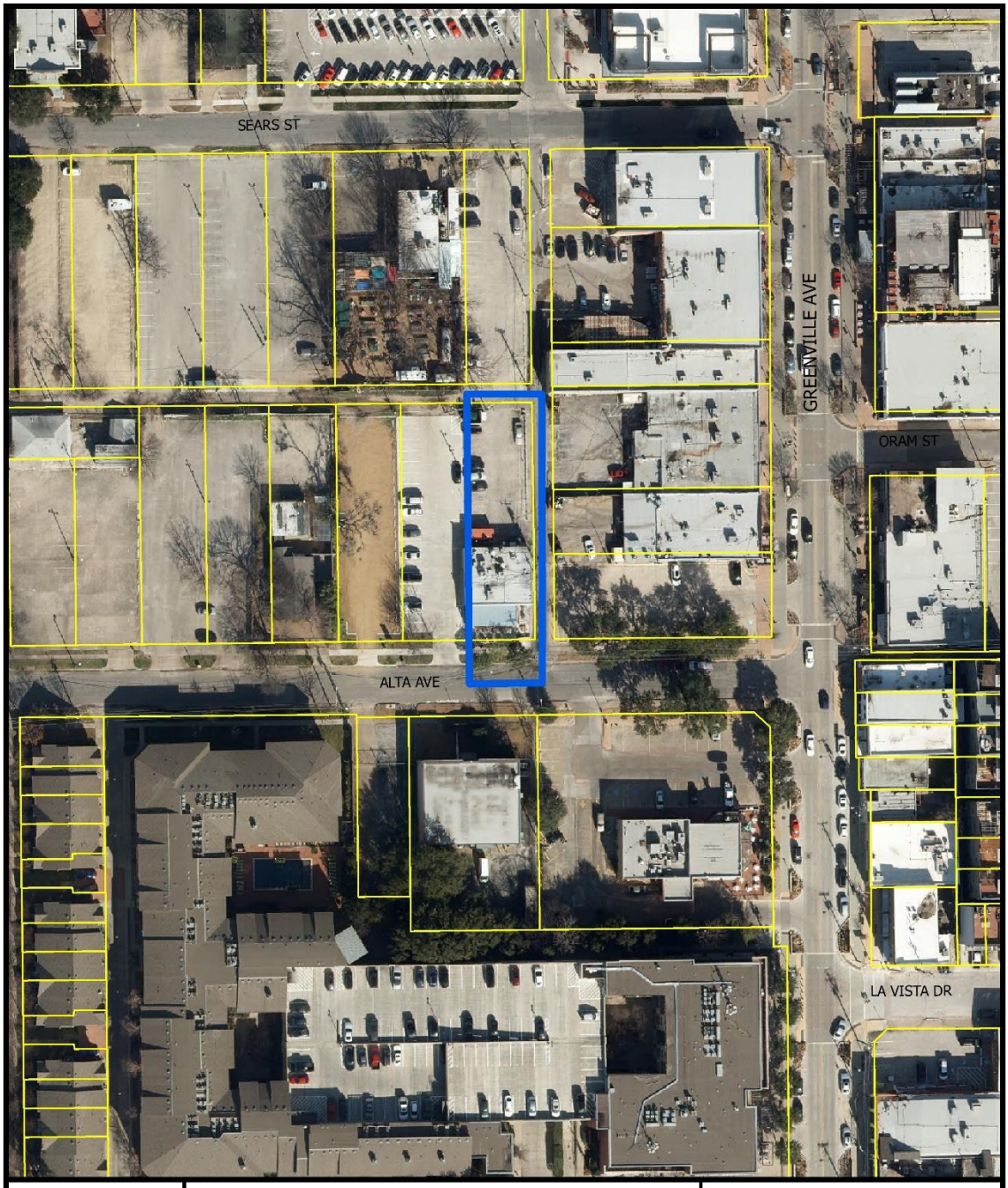
VICINITY MAP

Case no: Z223-135

Date: 4/27/2023



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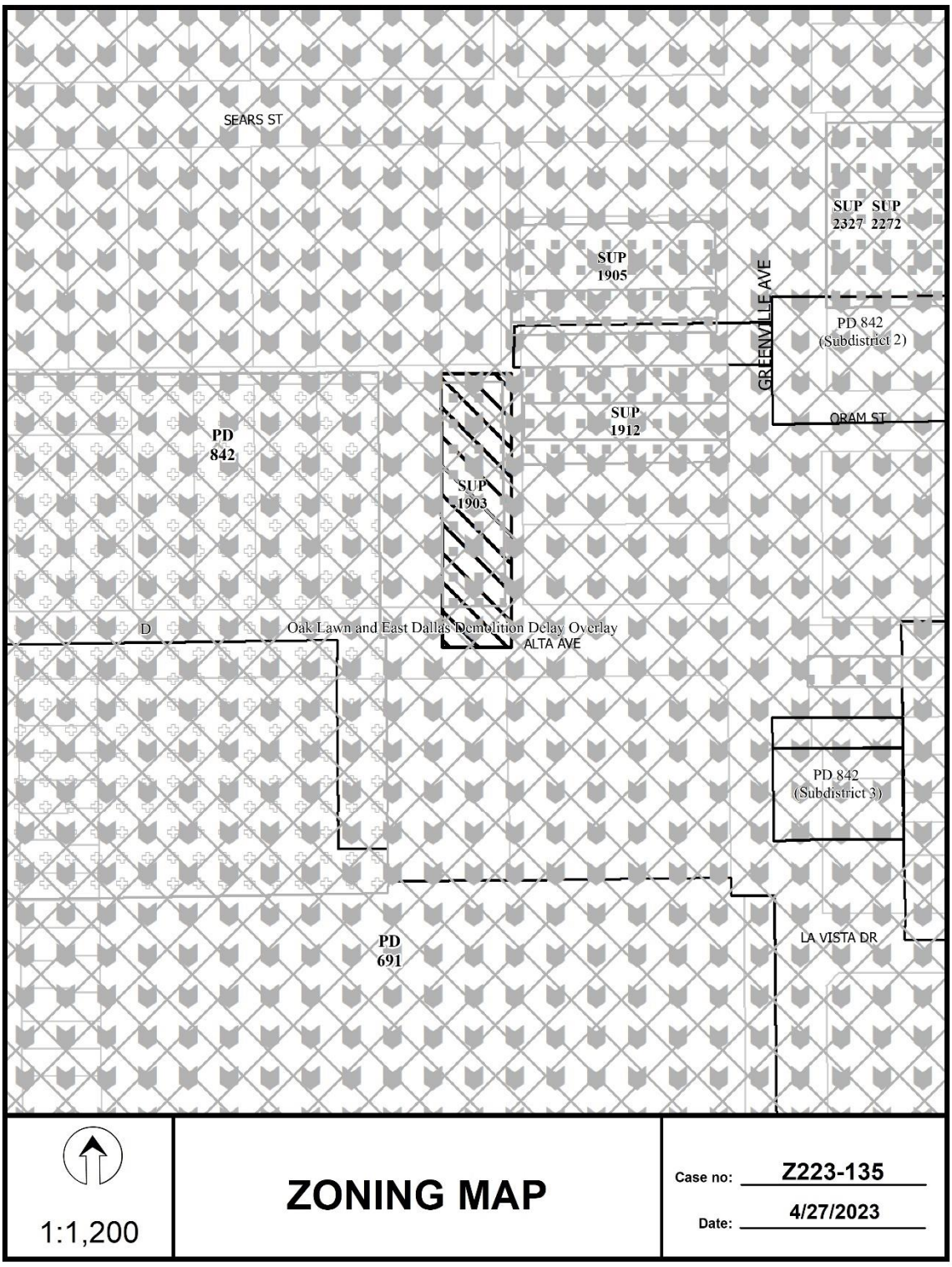
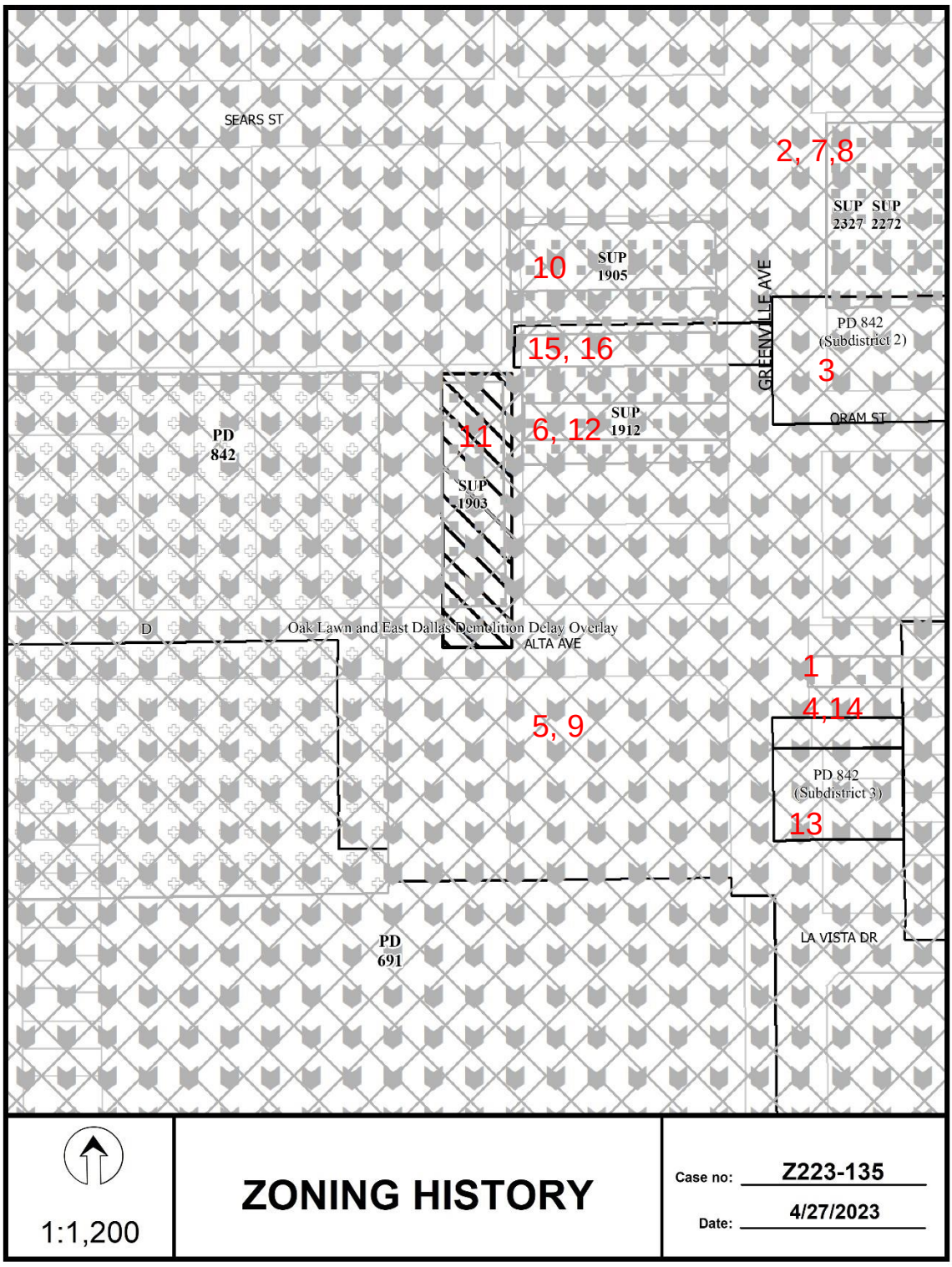
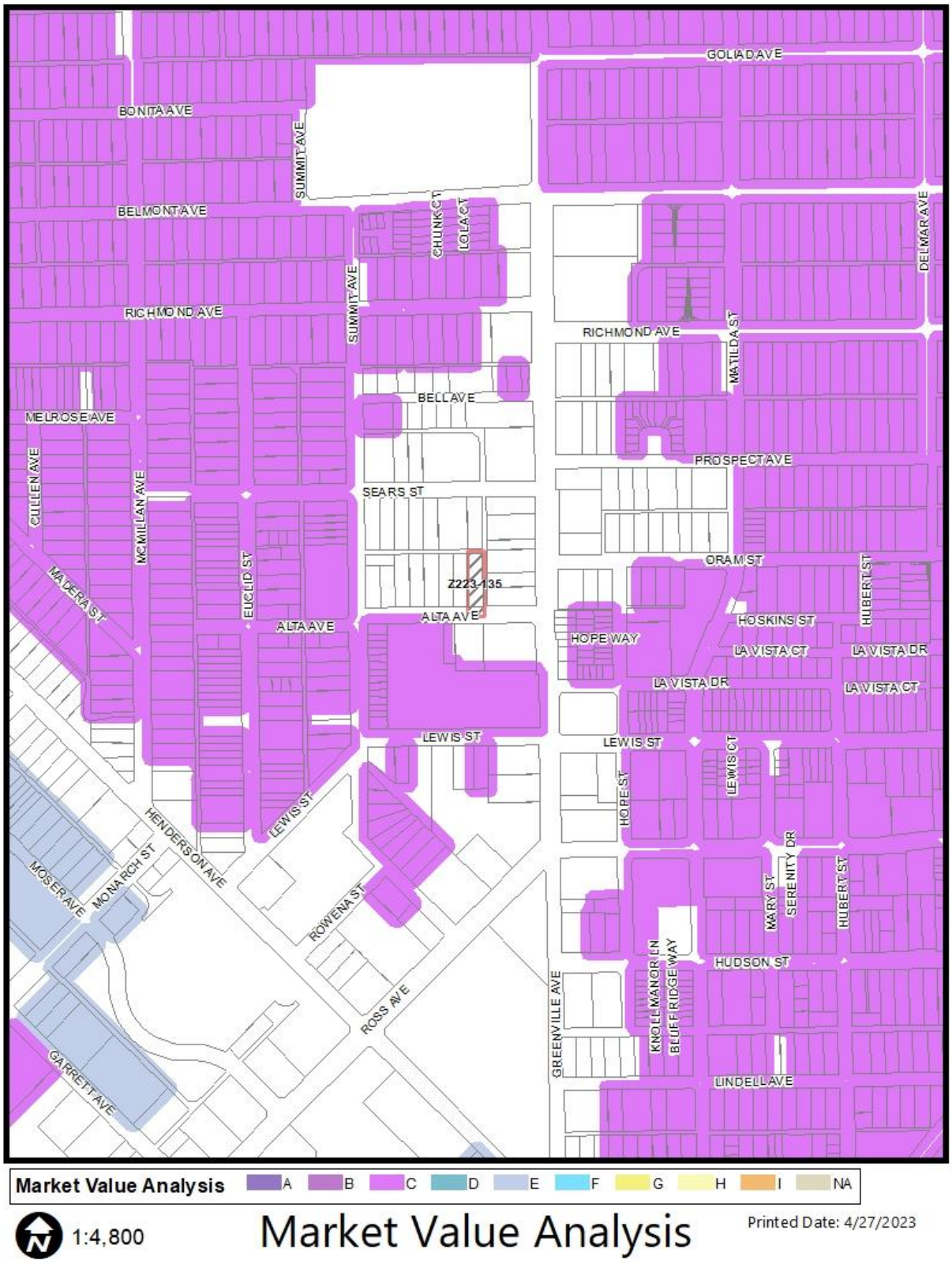
AERIAL MAP

Case no: Z223-135

Date: 4/27/2023


SEARS ST
SUP 2327
SUP 2272
SUP 1905
GREENVILLE AVE
PD 842 (Subdistrict 2)
ORAM ST
SUP 1912
PD 842
SUP 1903
D
Oak Lawn and East Dallas Demolition Delay Overlay
ALTA AVE
PD 842 (Subdistrict 3)
PD 691
LA VISTA DR
1:1,200
ZONING MAP
Case no: Z223-135
Date: 4/27/2023


SEARS ST
2, 7,8
SUP 2327
SUP 2272
10
SUP 1905
GREENVILLE AVE
PD 842 (Subdistrict 2)
15, 16
3
ORAM ST
PD 842
11
6, 12
SUP 1912
SUP 1903
D
Oak Lawn and East Dallas Demolition Delay Overlay
ALTA AVE
1
4,14
5, 9
PD 842 (Subdistrict 3)
13
PD 691
LA VISTA DR
1:1,200
ZONING HISTORY
Case no: Z223-135
Date: 4/27/2023


GOLIAD AVE
BONITA AVE
SUMMIT AVE
BELMONT AVE
CHUNK CT
LOLA CT
DELMAR AVE
RICHMOND AVE
SUMMIT AVE
RICHMOND AVE
MATILDA ST
BELL AVE
MELROSE AVE
PROSPECT AVE
CULLEN AVE
MCMILLAN AVE
SEARS ST
ORAM ST
EUCLID ST
Z223-135
HUBERT ST
MADERA ST
ALTA AVE
ALTA AVE
HOSKINS ST
HOPE WAY
LA VISTA CT
LA VISTA DR
LA VISTA DR
LA VISTA CT
LEWIS ST
LEWIS ST
LEWIS CT
HOPE ST
HENDERSON AVE
LEWIS ST
MOSER AVE
MONARCH ST
ROWENA ST
MARY ST
SERENITY DR
HUBERT ST
HUDSON ST
ROSS AVE
GREENVILLE AVE
KNOLL MANOR LN
BLUFF RIDGE WAY
GARRETT AVE
LINDELL AVE
Market Value Analysis
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F
G
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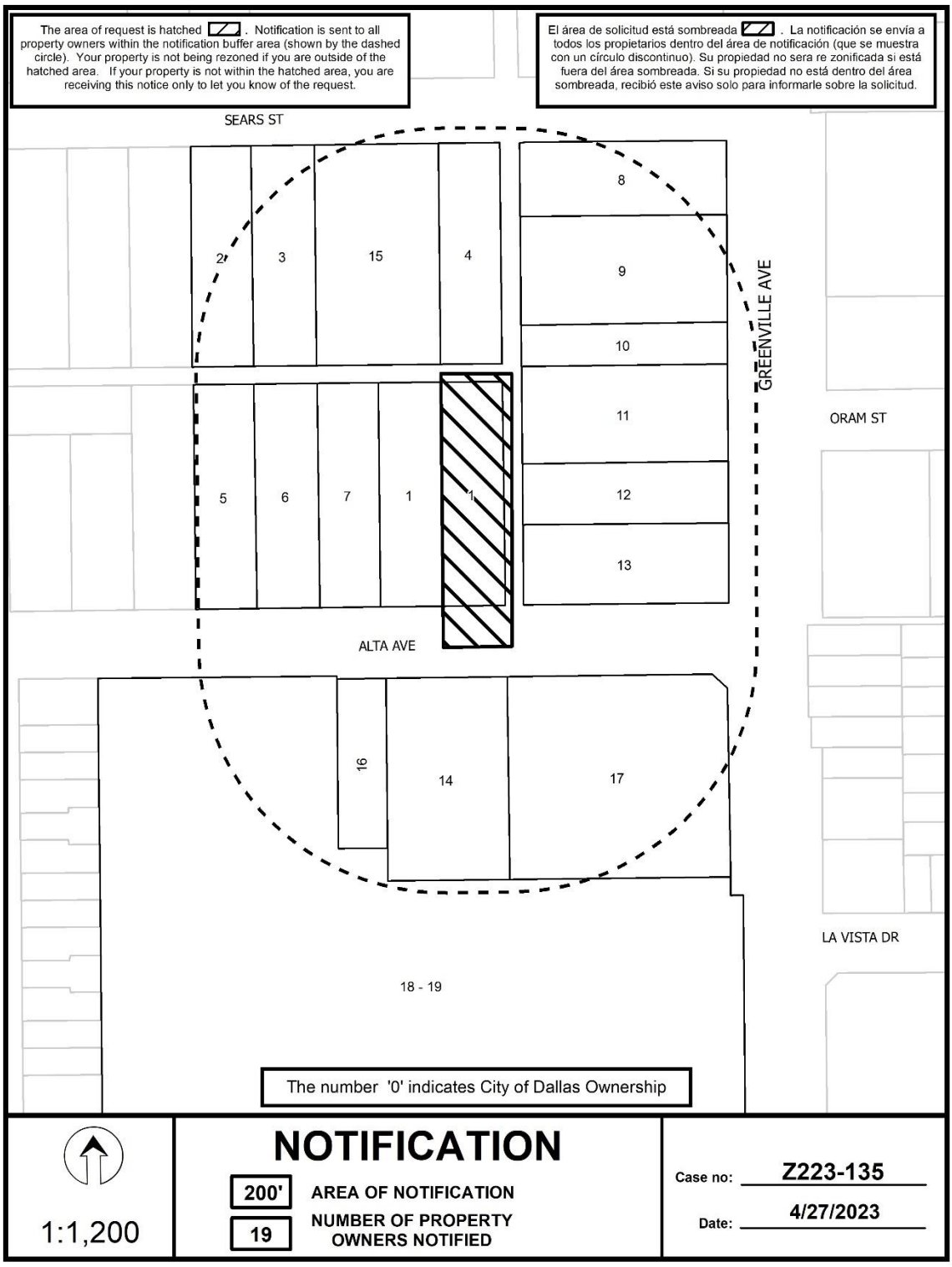
Market Value Analysis
Printed Date: 4/27/2023


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.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
SEARS ST
GREENVILLE AVE
ORAM ST
ALTA AVE
LA VISTA DR
2
3
15
4
8
9
10
11
12
13
5
6
7
1
1
16
14
17
18 - 19
The number '0' indicates City of Dallas Ownership
1:1,200
NOTIFICATION
200'
AREA OF NOTIFICATION
19
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z223-135
Date: 4/27/2023

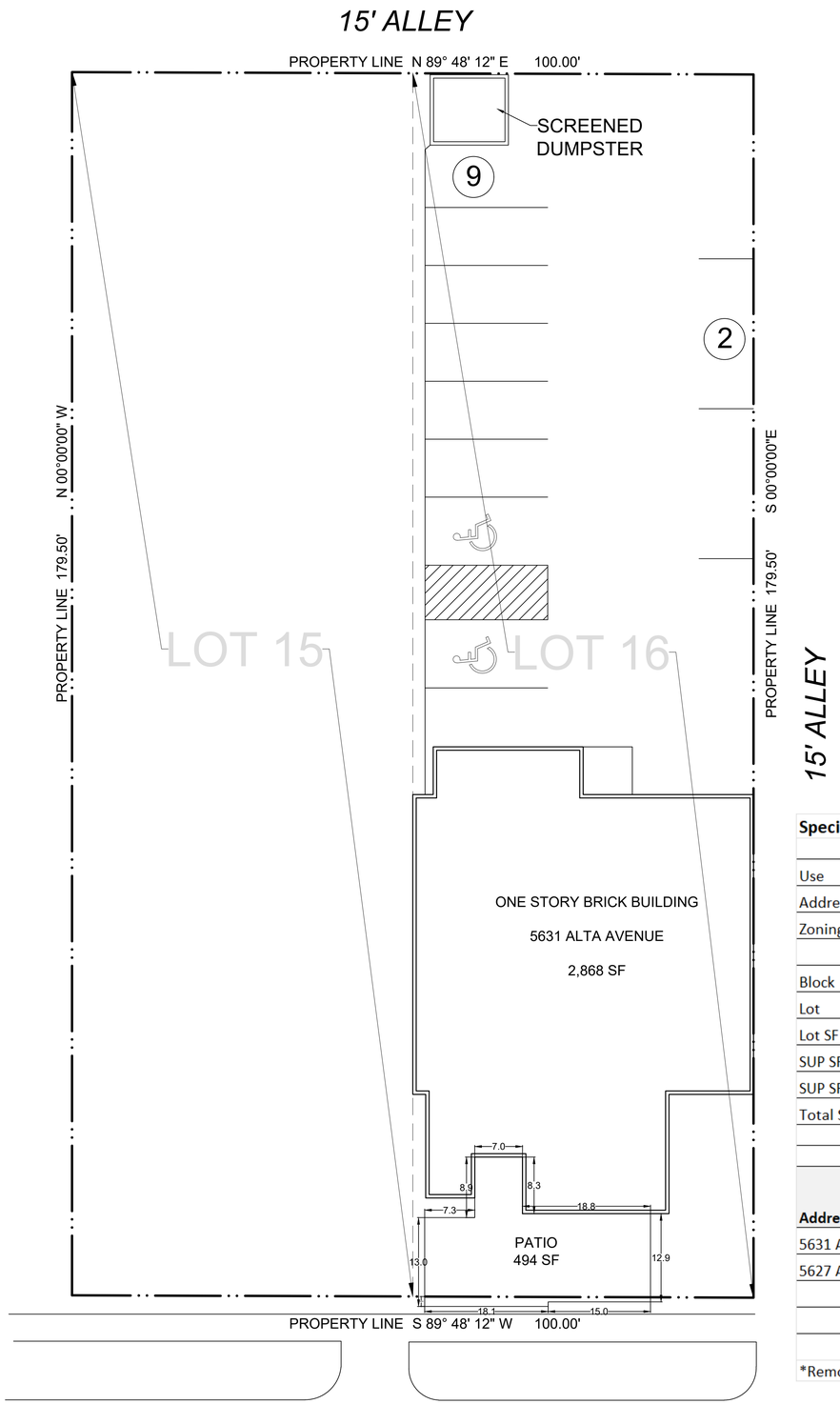
04/27/2023

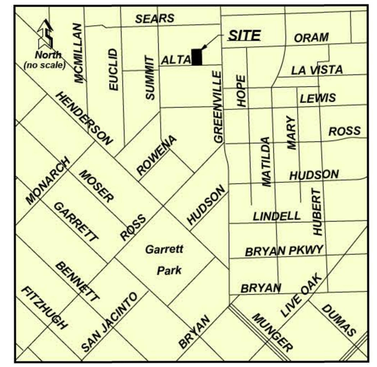
Notification List of Property Owners

Z223-135

19 Property Owners Notified

Label #	***Address***		***Owner***
1	5627	ALTA AVE	LOWGREEN PS LTD
2	5614	SEARS ST	GREENVILLE HOLDINGS INC
3	5618	SEARS ST	GREENVILLE HOLDINGS CO
4	5628	SEARS ST	ANDRES FAMILY TRUSTS
5	5615	ALTA AVE	THACKER RICHARD E
6	5619	ALTA AVE	THACKER RICHARD E JR
7	5623	ALTA AVE	GREENWAYSEARS LP
8	1931	GREENVILLE AVE	GREENWAY SEARS LP
9	1919	GREENVILLE AVE	1919 27 GREENVILLE LTD
10	1917	GREENVILLE AVE	MEDICAPITAL INC
11	1911	GREENVILLE AVE	INTERCITY INVESTMENT PROP
12	1909	GREENVILLE AVE	WORLDWIDE FOOD INC
13	1903	GREENVILLE AVE	LOWGREEN PS
14	5626	ALTA AVE	LATORRE ROBERT INC
15	5622	SEARS ST	5624 SEARS STREET LTD
16	5626	ALTA AVE	Taxpayer at
17	1827	GREENVILLE AVE	LOWGREEN PS
18	1811	GREENVILLE AVE	EGW GREENVILLE INVESTMENTS LP
19	1811	GREENVILLE AVE	GREENWAY GREENVILLE LP





VICINITY MAP

NTS

NORTH

04/20/2023

PROJECT NUMBER

CASE NUMBER

BALDWIN ASSOCIATES

3904 Elm Street, Suite B
Dallas, Texas 75226
MOBILE: 214.729.7949
OFFICE: 214.824.7949
rob@baldwinplanning.com

Baldwin Associates

Specific Use Permit 1903

Use	Late-hours establishment limited to a restaurant without drive-in or drive-through service.
Address	5631 Alta Ave.
Zoning	SUP 1903/PD 842
	Modified Delta Overlay 1 TR 3
Block	C/1983
Lot	16
Lot SF	8,975
SUP SF Interior	2,868
SUP SF Patio	494
Total SUP Area	3,362

PARKING ANALYSIS

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5627 Alta Ave.	-	15	C/1983	Parking Lot	N/A	0	
				On-Site Parking			**11**
				***Remote Parking 5618 Sears, Lot 5, Blk C/1983**			**22**
					Total	**29**	**33**

*Remote Parking by Agreement Volume 83124 Page 2287

5631 ALTA AVENUE
CITY OF DALLAS, TEXAS

NORTH

1 SUP SITE PLAN

SCALE: 1" =10'-0"

10 0 5 10 20

ZONING CASE NO. - Z223-135(AU)

Agenda Information Sheet

File #: 23-1358 **Item #:** 8.

AGENDA DATE: May 18, 2023

COUNCIL DISTRICT(S): 8

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a Specific Use Permit for a mini-warehouse on property zoned a CR Community Retail District, on the east corner of Lawson Road and Lasater Road.
Staff Recommendation: **Approval** for a five-year period, subject to a site plan and conditions.
Applicant/Representative: Robert Bloom
Planner: Michael Pepe
Council District: 8
Z223-139(MP)

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CITY PLAN COMMISSION **THURSDAY, MAY 18, 2023**

Planner: Michael V. Pepe

FILE NUMBER: Z223-139(MP) **DATE FILED:** November 22, 2022

LOCATION: East corner of Lawson Road and Lasater Road

COUNCIL DISTRICT: 8

SIZE OF REQUEST: ±3.63 acres **CENSUS TRACT:** 48113017008

REPRESENTATIVE/ APPLICANT: Robert Bloom

OWNER: Lawson & Hwy 80 Land Holding

REQUEST: An application for a Specific Use Permit for a mini-warehouse on property zoned a CR Community Retail District.

SUMMARY: The purpose of the request is to develop the site with a mini-warehouse.

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

BACKGROUND INFORMATION:

- The area of request is currently undeveloped and zoned a CR Community Retail District.
- The applicant proposes a new 119,564-square-foot mini-warehouse use.
- The code defines a mini-warehouse use as "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."
- The proposed use is allowed within the CR District subject to a Specific Use Permit.

Zoning History:

There has been one zoning case in the area in the past five years.

1. **Z223-125:** An application for a CR Community Retail District on property zoned an A(A) Agricultural District, located on the south corner of West Lawson Road and Lasater Road. [Under Review]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing / Proposed ROW
Lawson Road	Principal Arterial	105 feet / 100 feet Bike Plan
Lasater Road	Principal Arterial	75 feet / 100 feet
Old Lawson Road	Local	50 foot ROW

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan*, adopted by City Council in June 2006, outlines several goals and policies which can serve as a framework for assisting in evaluating the

applicant's request. The request is consistent with the following goals and policies of the comprehensive plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics**.**

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

Policy 2.1.3 Support efforts to grow retail and residential opportunities in the Southern Sector.

East Kleberg Land Use Study

The East Kleberg Land Use Study area is located 15 miles southeast of downtown Dallas, just east of the Interstate 635 and Interstate 20 interchange, and generally bounded by I-10 to the north; the city limit line of Dallas along Stark Road to the east; to the south by Seagoville Road; and to the west by Belt Line Road. The study area contains approximately 1,476 acres of land. The East Kleberg Land Use Study offers recommendations that relate to issues the City of Dallas can support, and it should be used as a working document to guide development that supports the vision of this area of Dallas as prescribed by its property owners and stakeholders.

The study includes a future land use map to guide in zoning and land use decisions to support quality of life and economic development. The subject site is located within Subarea 4 of the overall plan and designates the subject site as Commercial. The plan recommended maintaining the existing zoning in place generally throughout Subarea 4, including the subject site's CR district. The proposed change would not change zoning on the site but authorize a particular use subject to a site plan and conditions. As such, the request remains consistent with the plans designated Commercial land use.

Land Use:

	Zoning	Land Use
Site	CR Community Retail District	Undeveloped
North	CR Community Retail District, Outside city limit (City of Mesquite)	Undeveloped
East	CS Commercial Service District with Deed Restrictions DR. Z034-167	Warehouse
South	R-7.5(A) Single Family District	Undeveloped, Agricultural
West	A(A) Agricultural District	Undeveloped

Land Use Compatibility:
The area of request is currently undeveloped. Properties west and southwest of the site are currently undeveloped. The property to the north of the site is outside of city limit, within the City of Mesquite. Property to the east of the site is used as a warehouse, accessed from Old Lawson Road. Properties to the south, across Old Lawson Road, are undeveloped or agricultural.

The site is currently zoned a CR Community Retail District, which requires an SUP to operate the mini-warehouse use. The definition of mini-warehouse is “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.”

The site plan depicts an 119,564-square-foot facility and associated parking accessed from Old Lawson Road and surrounded by wrought-iron security fencing. The office is located near the entrance, outside of the security fencing. The site plan depicts a facility across three buildings. The primary building would be a maximum of 39 feet in height and is limited by residential proximity slope from the southeast.

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

surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Staff supports the requested use because it is not foreseen to be detrimental to any existing development pattern on nearby properties. There is not an established development pattern on this block at this time since it is largely undeveloped. The nearest developed property is built out with light industrial uses.

The site plan, SUP conditions, and surroundings would limit impact of the use on nearby residential property. Commercial development on the site may act as a physical and auditory buffer between the highway to the north and the residential properties south of the site.

The applicant is requesting an SUP for a period of five years. This should allow for both an ample period of construction and a period of operation to allow a degree of assessment of the site to determine if additional conditions or site plan adjustments are necessary.

Landscaping:

Landscaping must be provided in accordance with the requirements in Article X, as amended.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a mini-warehouse use is a minimum of six spaces total. Per the definition of mini-warehouse, spaces may not be used for outside storage, vehicle storage, or parking for vehicles for rent. The proposed site plan includes nine spaces in total.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in

weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is not located within an MVA cluster, but surrounding the site are areas designated as an “E” cluster. There is an “F” cluster located to the west of the site.

LIST OF PARTNERS/PRINCIPALS/OFFICERS

Lawson I20 Land Holding LLC

Mobeen Aslam

Pawan Bagaria

PROPOSED SUP CONDITIONS

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 FIVE YEARS from passage of this ordinance.

4. FLOOR AREA: The maximum floor area for a mini warehouse use is 120,000.00 square feet.

5. HOURS OF OPERATION: The mini warehouse may only operate between 7:00 a.m. and 7:00 p.m., Monday through Sunday.

6. OUTSIDE STORAGE: Outside storage of vehicles, equipment, and other materials is prohibited.

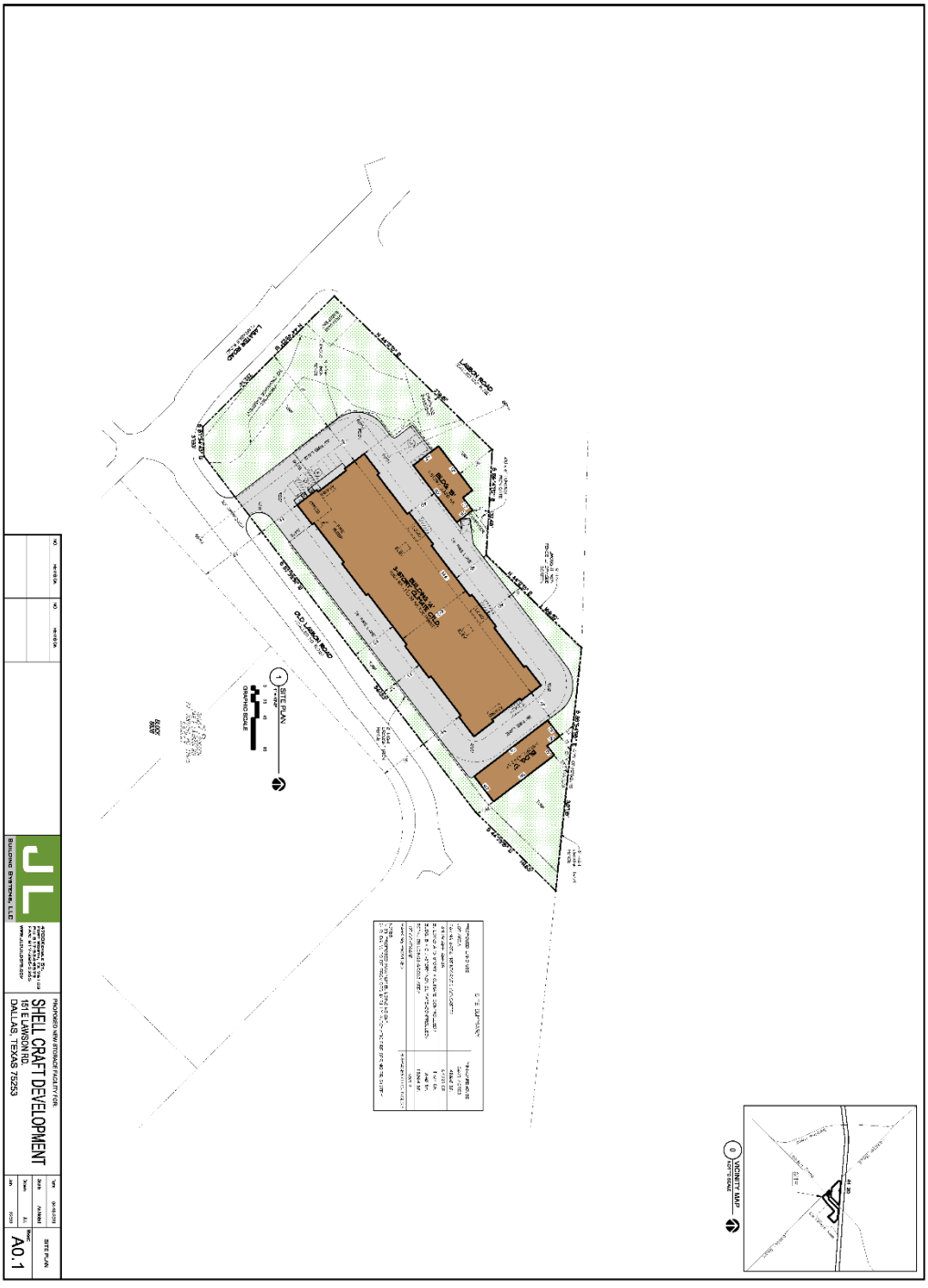
7. OUTSIDE SPEAKERS: Outside speakers are prohibited.

8. LIGHTING: Exterior lighting sources must be oriented down and onto the property they light and generally point away from residential property.

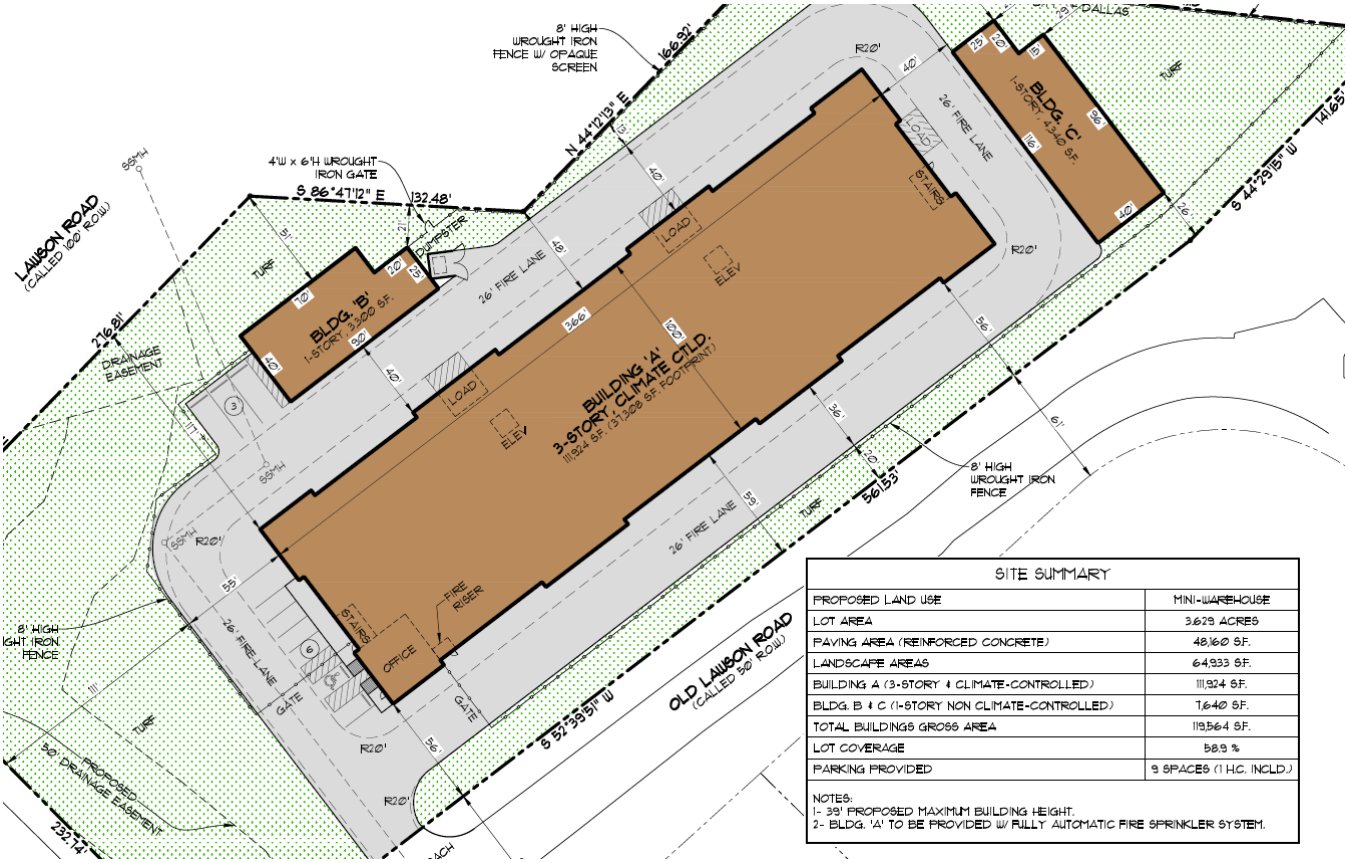
9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

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

PROPOSED SITE PLAN

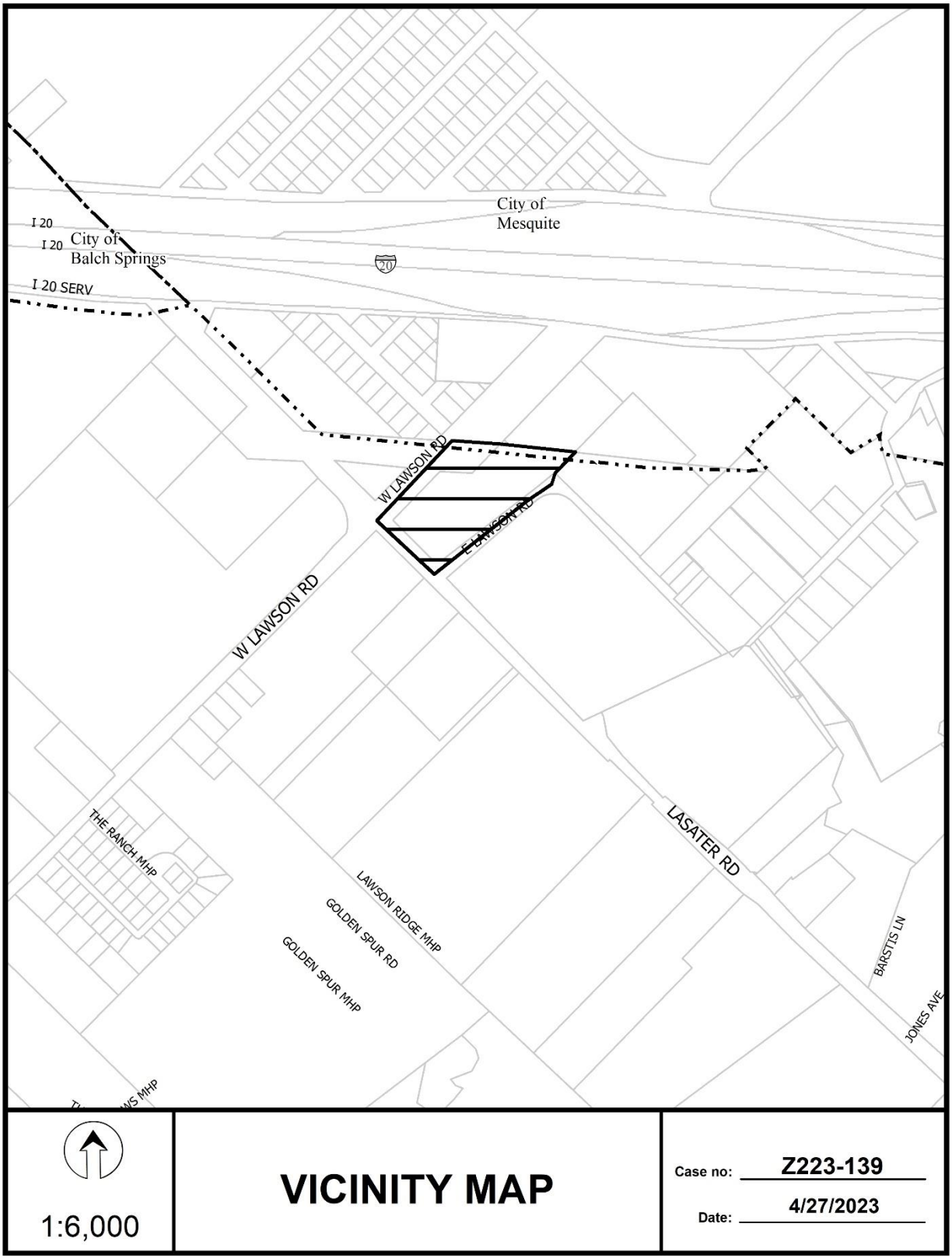


ENLARGED SITE PLAN



SITE SUMMARY	
PROPOSED LAND USE	MINI-WAREHOUSE
LOT AREA	3.629 ACRES
PAVING AREA (REINFORCED CONCRETE)	48,160 S.F.
LANDSCAPE AREAS	64,933 S.F.
BUILDING A (3-STORY & CLIMATE-CONTROLLED)	111,924 S.F.
BLDG. B & C (1-STORY NON CLIMATE-CONTROLLED)	7,640 S.F.
TOTAL BUILDINGS GROSS AREA	119,564 S.F.
LOT COVERAGE	58.9 %
PARKING PROVIDED	9 SPACES (1 H.C. INCLD.)

NOTES:
1- 39' PROPOSED MAXIMUM BUILDING HEIGHT.
2- BLDG. 'A' TO BE PROVIDED W/ FULLY AUTOMATIC FIRE SPRINKLER SYSTEM.


City of
Mesquite
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City of
Balch Springs
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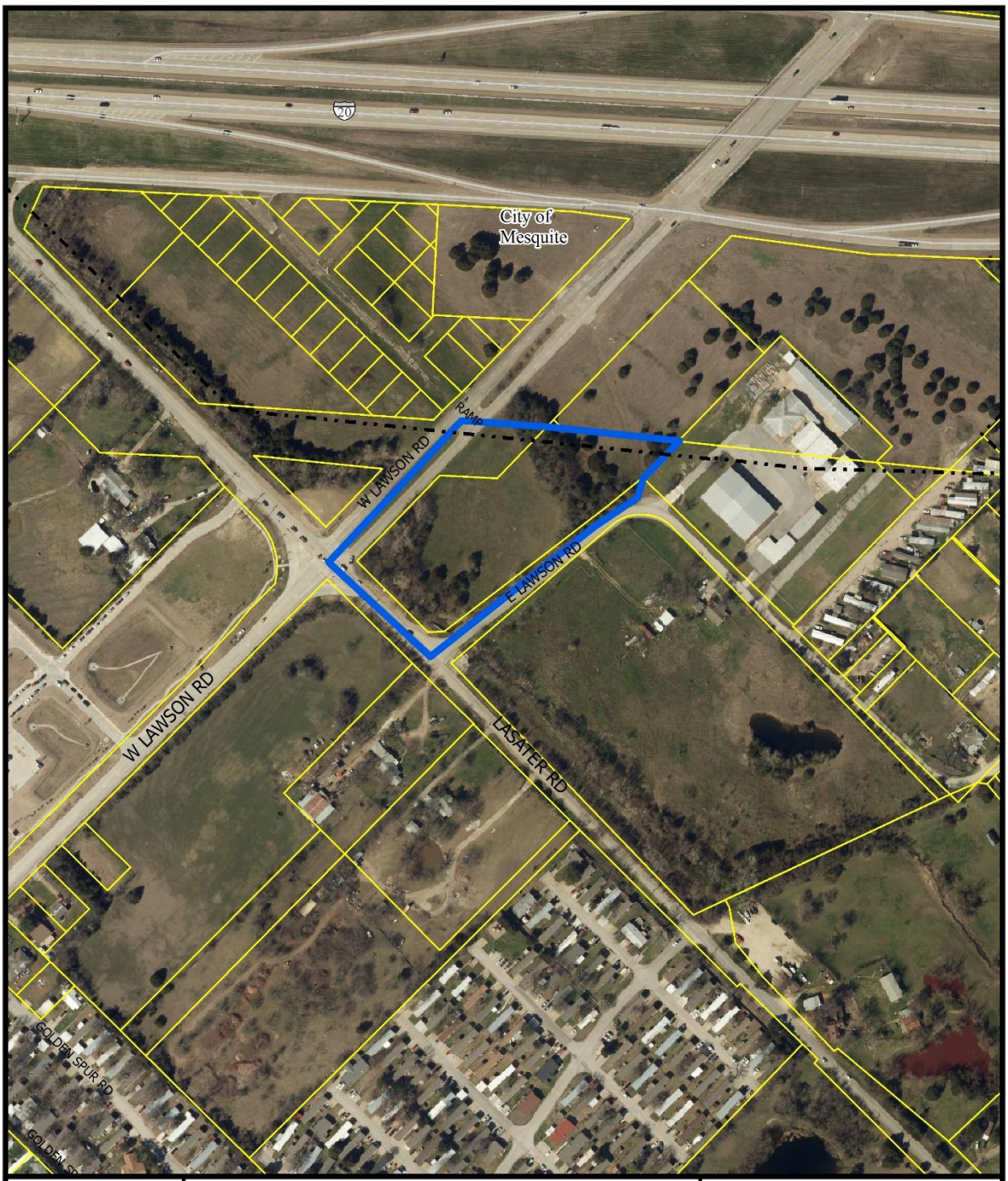
20
W LAWSON RD
E LAWSON RD
W LAWSON RD
LASATER RD
THE RANCH MHP
LAWSON RIDGE MHP
GOLDEN SPUR RD
GOLDEN SPUR MHP
BARSTIS LN
JONES AVE
1:6,000
VICINITY MAP
Case no: Z223-139
Date: 4/27/2023



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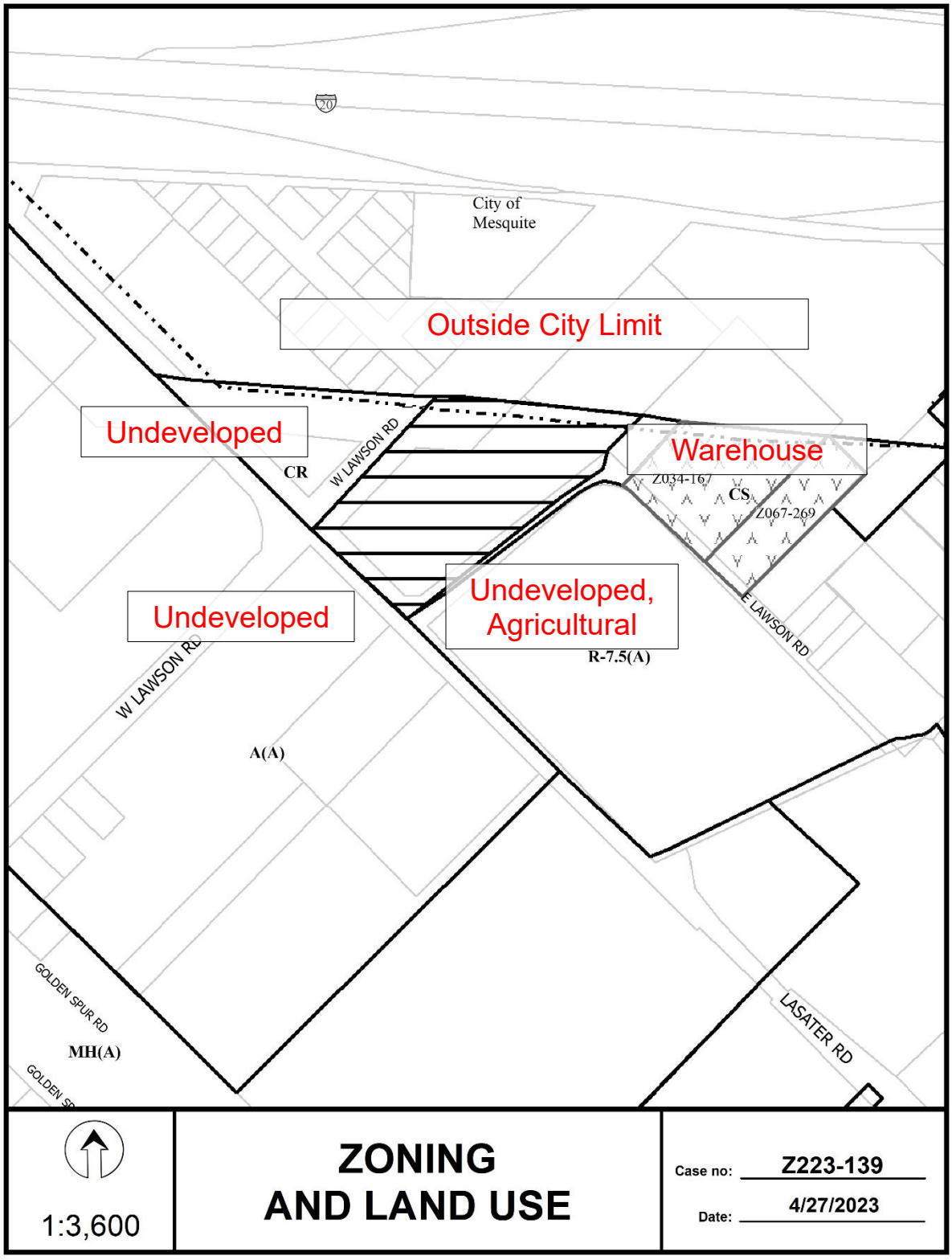
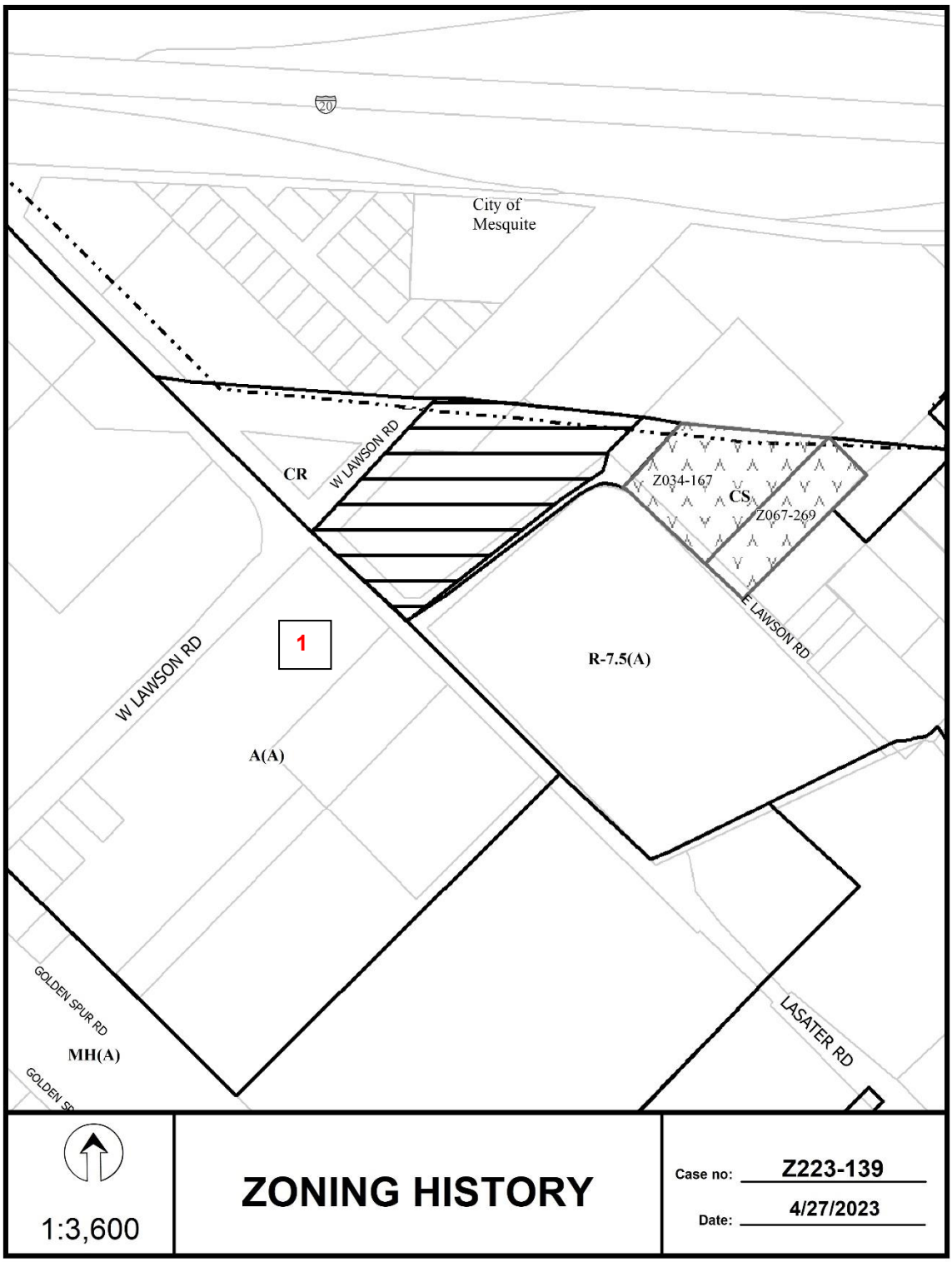
AERIAL MAP

Case no: Z223-139

Date: 4/27/2023


20
City of
Mesquite
Outside City Limit
Undeveloped
CR
W LAWSON RD
Warehouse
Z034-167
CS
Z067-269
Undeveloped
Undeveloped,
Agricultural
R-7.5(A)
E LAWSON RD
W LAWSON RD
A(A)
GOLDEN SPUR RD
MH(A)
LASATER RD
1:3,600
ZONING
AND LAND USE
Case no: Z223-139
Date: 4/27/2023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City of
Mesquite
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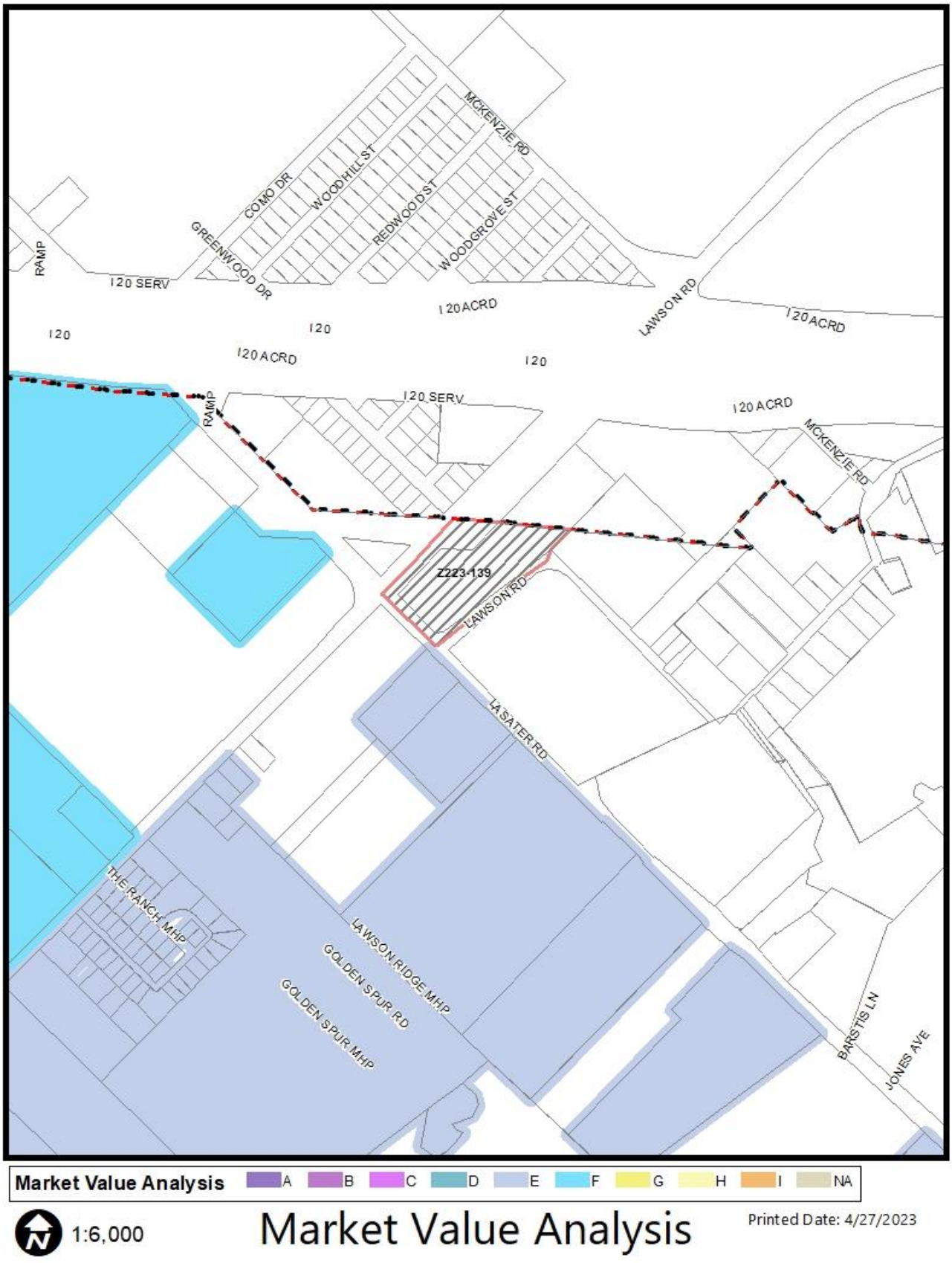
W LAWSON RD
R-7.5(A)
A(A)
GOLDEN SPUR RD
MH(A)
LASATER RD
1:3,600
ZONING HISTORY
Case no: Z223-139
Date: 4/27/2023


MCKENZIE RD
COMO DR
WOODHILL ST
REDWOOD ST
WOODGROVE ST
GREENWOOD DR
RAMP
I 20 SERV
I 20
I 20 ACRD
LAWSON RD
Z223-139
LA SATER RD
THE RANCH MHP
LAWSON RIDGE MHP
GOLDEN SPUR RD
GOLDEN SPUR MHP
BARSTIS LN
JONES AVE
Market Value Analysis
A
B
C
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F
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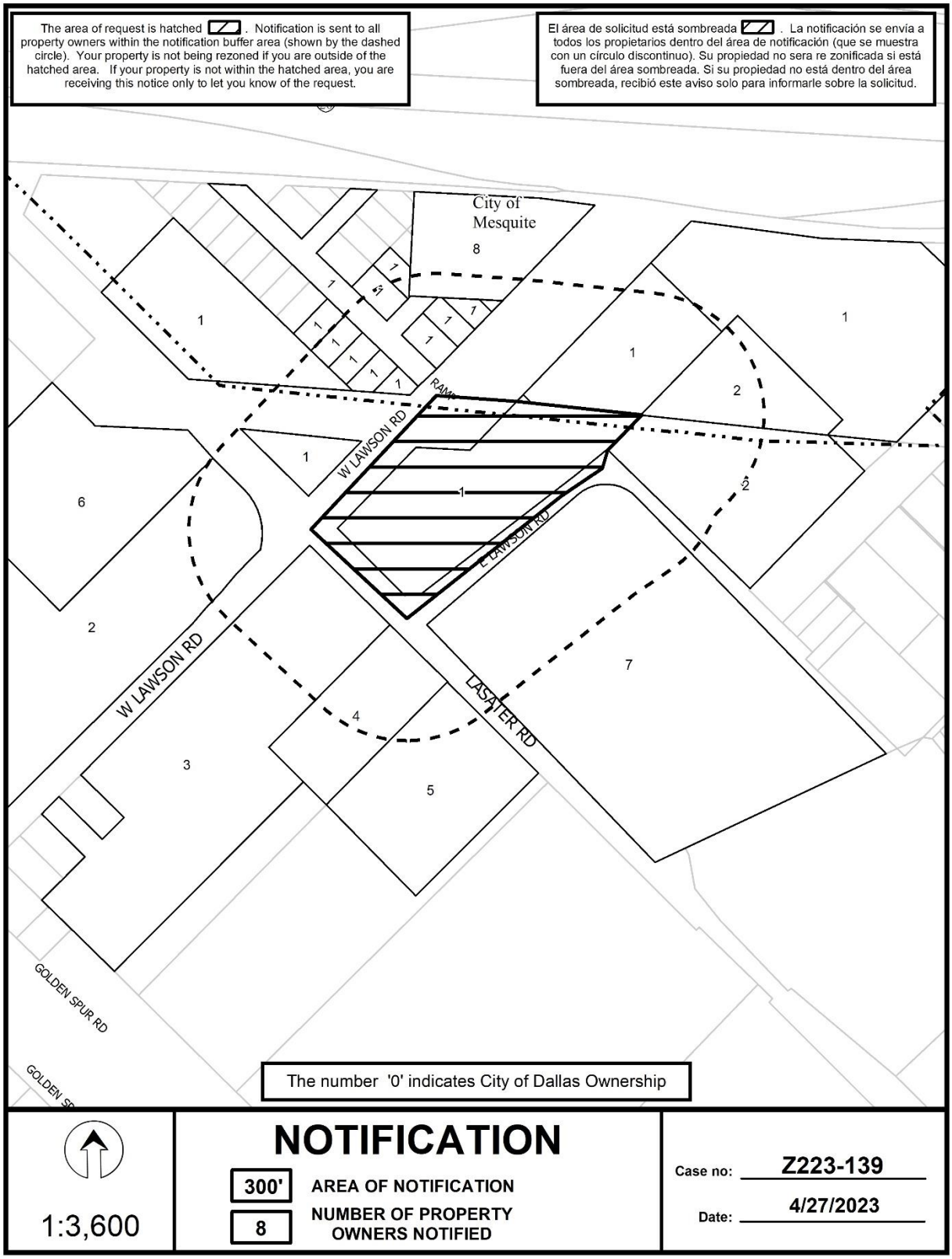
1:6,000
Market Value Analysis
Printed Date: 4/27/2023


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.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
City of Mesquite
W LAWSON RD
E LAWSON RD
W LAWSON RD
LASATER RD
GOLDEN SPUR RD
The number '0' indicates City of Dallas Ownership
NOTIFICATION
300'
AREA OF NOTIFICATION
8
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z223-139
Date: 4/27/2023

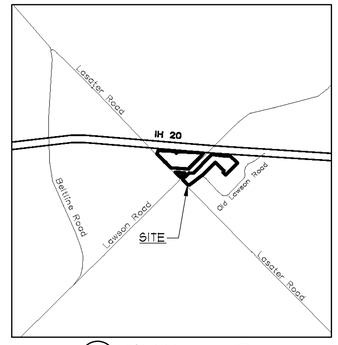
04/27/2023

Notification List of Property Owners

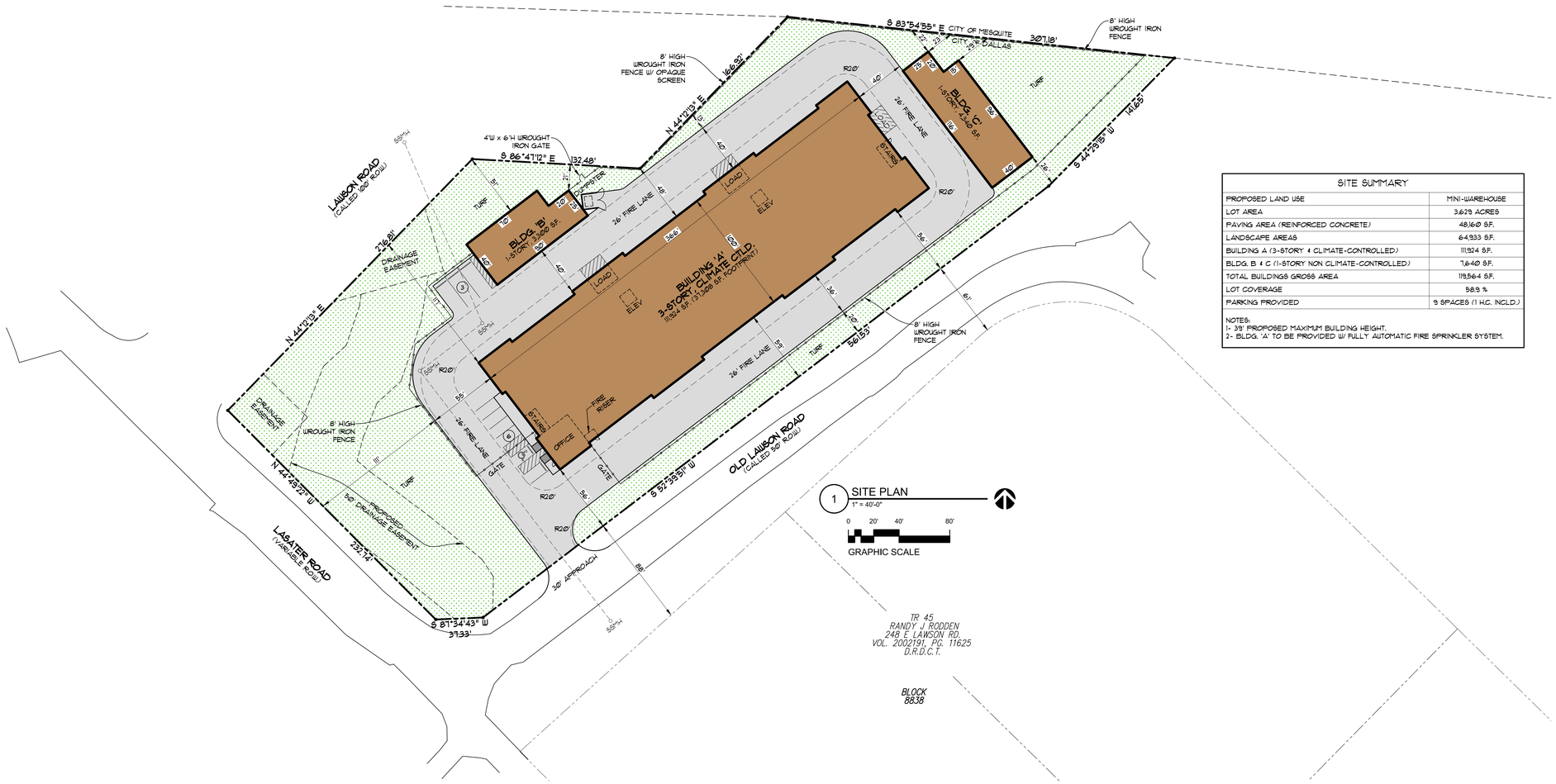
Z223-139

8 Property Owners Notified

Label #	*Address*		*Owner*
1	13900	LASATER RD	LAWSON & HWY 20 LAND
2	253	LAWSON RD	MESQUITE ISD
3	101	LAWSON RD	OM MATAJI LLC
4	14110	LASATER RD	HALL LINDA
5	14118	LASATER RD	GUZMAN DYNASTY TRUST
6	13940	LASATER RD	CASTILLO ENRIQUE
7	248	E LAWSON RD	RODDEN RANDY J
8	500	LAWSON RD	QT SOUTH LLC



0 VICINITY MAP
NOT TO SCALE



1 SITE PLAN
1" = 40'-0"

0 20' 40' 80'
GRAPHIC SCALE

SITE SUMMARY	
PROPOSED LAND USE	MINI-WAREHOUSE
LOT AREA	3.629 ACRES
PAVING AREA (REINFORCED CONCRETE)	48,160 S.F.
LANDSCAPE AREAS	64,933 S.F.
BUILDING A (3-STORY & CLIMATE-CONTROLLED)	111,924 S.F.
BLDG. B & C (1-STORY NON CLIMATE-CONTROLLED)	7,640 S.F.
TOTAL BUILDINGS GROSS AREA	119,564 S.F.
LOT COVERAGE	58.9 %
PARKING PROVIDED	9 SPACES (1 H.C. INCLD.)

NOTES:
1- 39' PROPOSED MAXIMUM BUILDING HEIGHT.
2- BLDG. 'A' TO BE PROVIDED W/ FULLY AUTOMATIC FIRE SPRINKLER SYSTEM.

NO.	REVISION	NO.	REVISION

JL BUILDING SYSTEMS, LLC
4700 KEMBLE ST.
FORT WORTH, TX 76103
PH: 817-534-6579
FAX: 817-386-5365
WWW.JLBUILDSYS.COM

PROPOSED NEW STORAGE FACILITY FOR:

SHELL CRAFT DEVELOPMENT

151 E LAWSON RD.
DALLAS, TEXAS 75253

Date	04-18-2023
Scale	As Noted
Drawn	JLL
Job	22022

SITE PLAN

Sheet: A0.1

City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 23-1359 **Item #:** 9.

AGENDA DATE: May 18, 2023

COUNCIL DISTRICT(S): 3

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a Specific Use Permit for a public school other than an open-enrollment charter school on property zoned an R-7.5(A) Single Family District at the southwest corner of Drury Drive and South Polk Street.
Staff Recommendation: **Approval** for a permanent time period, subject to a site plan, a traffic management plan, and conditions.
Applicant: Dallas Independent School District
Representative: Karl A. Crawley, Masterplan
UA From: February 16, 2023 and April 20, 2023.
Planner: Jennifer Muñoz
Council District: 3
Z212-275(JM)

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CITY PLAN COMMISSION **THURSDAY, MAY 18, 2023**

Planner: Jennifer Muñoz

FILE NUMBER: Z212-275(JM) **DATE FILED:** June 3, 2022

LOCATION: Southwest corner of Drury Drive and South Polk Street

COUNCIL DISTRICT: 3

SIZE OF REQUEST: Approx. 5.6 acres **CENSUS TRACT:** 48113011003

REPRESENTATIVE: Karl A. Crawley, Masterplan

APPLICANT/OWNER: Dallas Independent School District

REQUEST: An application for a Specific Use Permit for a public school other than an open-enrollment charter school on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to allow for an addition to an existing public school. [Adelle Turner Elementary School]

STAFF RECOMMENDATION: **Approval** for a permanent time period, subject to a site plan, a traffic management plan, and conditions.

Single Family Districts [Ref. Sec. 51A-4.112(f) for R-7.5(A)]:
https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-75376

PRIOR CPC ACTION: On February 16, 2023, this case was held under advisement pending the outcome of the Board of Adjustment case for the front yard setback encroachment on Drury Drive as proposed on the site plan. The case BDA223-041(ND) was pending consideration on Panel C, April 17, 2023; however, that meeting was cancelled. Subsequently, on April 20, 2023, this case was held under advisement once more, pending the outcome of the Panel C, May 15, 2023 Board of Adjustment hearing. At the time of this report, the Panel C docket had not been posted.

BACKGROUND INFORMATION:

- The area of request is zoned an R-7.5(A) Single Family District and is currently developed with a public elementary school. [Adelle Turner Elementary School]

- The existing school building contains a total floor area of 41,729 square feet. The applicant proposes an addition to the existing school for a 4,954-square-foot administrative office.

- The school will continue to serve grades Pre-K through fifth (elementary school) and includes 31 existing classrooms.

- Re-platting is required in order to establish a building site for construction of the new school. On May 19, 2022, the city plan commission approved preliminary plat S212-194, subject to conditions.

- **At the time of this report finalization, DISD was pending the outcome of a front yard setback encroachment request with the Board of Adjustment on May 15, 2023. Staff will brief the outcome of that request and changes for this case.**

Zoning History:

There has been one zoning change request in the area in the last five years.

1. **Z212-270:** On April 12, 2023, City Council approved a Specific Use Permit for a public school other than an open-enrollment charter school on property zoned an R-7.5(A) Single Family District, on property bound by South Polk Street, Reynoldston Lane, Regatta Drive, and Drury Drive. [*same block as subject case*]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Reynoldston Lane	Local Street	60 feet/--
Regatta Drive	Local Street	60 feet/--
Drury Drive	Local Street	60 feet/--
Polk Street	Principal Arterial	100 feet/ Minimum-6 lanes-Divided 90-foot ROW

Traffic:

The proposed traffic management plan (TMP), dated January 12, 2023, is sealed by a licensed professional engineer (ref “Proposed Exhibit B_Traffic Management Plan” provided later in this staff report). The TMP contains the electronic signature of the proposed Adelle Turner Elementary School principal and the DISD transportation director.

Per proposed SUP conditions (ref "Proposed SUP Conditions" provided later in this staff report), a traffic study evaluating the sufficiency of the TMP must be submitted by March 1, 2025, or within six months after students first begin attending classes (whichever is later) and by March 1st of each odd-numbered year thereafter.

The Transportation Development Services Division of the Transportation Department has reviewed the current zoning request and does not anticipate that it will significantly impact the surrounding roadway system. The Transportation Department will collaborate with school officials to enforce the TMP.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan*, adopted by City Council in June 2006, outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The request is consistent with the following goals and policies of the comprehensive plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics

1.1.5.7 Ensure that neighborhoods are served by and accessible to neighborhood commercial areas, parks and open space, libraries, and schools.

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.3 Encourage complementary building height, scale, design, and character.

- New development should be appropriate to the context of its location in density, intensity, and size, particularly when adjacent to existing residential areas, historic or conservation districts.

Surrounding Land Uses:

	Zoning	Land Use
Site	R-7.5(A) Single Family District	Public elementary school
North	R-7.5(A) Single Family District	Single family and church
East	R-7.5(A) Single Family District	Single family
South	R-7.5(A) Single Family District	Single family and church
West	R-7.5(A) Single Family District	Single family and public middle school

Land Use Compatibility:

The area of request is located in an R-7.5(A) Single Family District and is currently developed with a public school other than an open-enrollment charter school [Adelle Turner Elementary School], which has been in operation at the request site since the mid-1960s. The site shares a block with a public middle school [W. H. Atwell Law Academy] to the northeast and additional property in the R-7.5(A) Single Family District developed with a church to the southeast.

Surrounding land uses include single family and a church to the north across Drury Drive; single family to the east; single family and public middle school to the west; and a church and single family to the south.

The existing school building contains a total floor area of 41,729 square feet. The current request is for an SUP for a public school other than an open-enrollment charter school to allow for an addition to the existing school for a 4,954-square-foot administrative office. The school will continue to serve grades pre-K through fifth (elementary school) and includes 31 existing classrooms. Staff supports the request, subject to a site plan, a traffic management plan, and conditions.

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

The proposed use is compatible with the surrounding neighborhood and is consistent with the existing zoning and with the general provisions for a Specific Use Permit. Staff finds

that with the proposed site plan and TMP, the addition proposed will allow the school to operate in a manner that will not be a detriment to the adjacent properties and the surrounding roadway system.

Development Standards:

Following is a comparison table showing development standards for R-7.5(A) Single Family Districts, in general, and development standards for the proposed school at the request site in R-7.5(A):

	Setbacks		Height[1]	Lot Coverage[2]	Density/FAR	Special Standards
	Front	Side/Rear				
R-7.5(A) in general	25' min	5' / 5' min for single family structures 10' / 15' min for other permitted structures	30' max	45% max for residential structures 25% max for nonresidential structures	No max FAR Min lot area for a residential use is 7,500 sq ft	Continuity of blockface Parking must comply w front yard setback Max 4' tall fence in front yard
Proposed school at this R-7.5(A) site in particular	S. Polk St: 25' min **Drury Dr: 25' min**	10' side (Property does not have a "rear" yard)	Any height consistent with FAA airspace limitations and the building code	60% max for institutional uses such as schools 18.4% per plan	No max FAR No min lot area for a public school	Parking must comply w front yard setback Max 4' tall fence in front yard Plan shows 6' existing chain-link fence in the front yard setback on S. Polk St.

Landscaping:

The proposed redevelopment of the site will require full compliance with Article X, as amended. The proposed site plan was reviewed by the chief arborist who found the plan acceptable in regard to having the capacity to adhere to the Article X requirements.

Parking:

Pursuant to §51A-4.200 of the Dallas Development Code, if an SUP is required for a school use, the off-street parking requirement may be established in the ordinance granting the SUP [ref. Sec. 51A-4.204(17)(C)(iv)]. Since the proposed SUP conditions do not specify an alternative parking ratio for the school use, off-street parking must be

provided in accordance with the standard use regulations (1.5 spaces for each elementary school classroom). Site data summary table on the proposed SUP site plan indicates 47 spaces are required; a total of 79 spaces are proposed for the site.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to target intervention strategies more precisely in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple, representing the strongest markets (A through C), to orange, representing the weakest markets (G through I). The subject site is not located in an MVA cluster; however, all surrounding properties are within the “F” cluster.

Dallas ISD Trustees and Administration

Dallas ISD Board of Trustees:

District 1 **Edwin Flores**
District 2 **Dustin Marshall**
District 3 **Dan Micciche** – First Vice President
District 4 **Camile White**
District 5 **Maxie Johnson** – Second Vice President
District 6 **Joyce Foreman**
District 7 **Ben Mackey**
District 8 **Joe Carreon** – Board Secretary
District 9 **Justin Henry** – President

Dallas ISD Administration:

Dr. Stephanie Elizalde – Superintendent of Schools
Dr. Pamela Lear – Deputy Superintendent of Staff and Racial Equity
Dwayne Thompson – Deputy Superintendent Business Services
Brent Alfred, AIA –Chief Construction Services Officer
Robert Abel – Chief of Human Capital Management
Dr. Tamika Alford-Stephens – Chief Financial Officer
Libby Daniels – Chief of Communication
Tiffany Huitt – Chief of Schools Officer
Sean Brinkman – Chief Technology Officer
Dr. Brian C. Lusk – Chief Strategic Officer
Shannon Trejo – Chief Academic Officer
David Bates – Chief Operations Officer
Jon T Dahlander – Chief Partnerships and Intergovernmental Relations Officer

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a public school other than an open-enrollment charter school.

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

3. TIME LIMIT: This specific use permit has no expiration date.

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

5. SIDEWALKS/BUFFER: For future additions, prior to the issuance of a certificate of occupancy, minimum six feet wide unobstructed sidewalks with minimum five feet wide buffer must be provided along the entire length of all street frontages, typ. The minimum buffer width maybe reduced to zero feet in those areas shown on the site plan where pick up and drop operations are conducted.

6. PEDESTRIAN AMENITIES: For future additions, prior to the issuance of a certificate of occupancy, each of the following pedestrian amenities must be provided at regular intervals not to exceed 200 feet along the entire length of street frontage:

(A) bench;

(B) trash receptacle; and

(C) bike rack.

Pedestrian amenities must be accessible from the public sidewalk but may not be located in a manner that reduces the unobstructed sidewalk width to less than what is required elsewhere in these conditions.

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

6. TRAFFIC MANAGEMENT PLAN:

(A) In general. Operation of the public school other than an open enrollment charter school must comply with the attached traffic management plan.

(B) Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.

(C) Traffic study.

(i) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by March 1, 2025, or within six months after students first begin attending classes, whichever is later. After the initial traffic study, the Property owner or operator shall submit updates of

the traffic study to the director by March 1st of each odd-numbered year.

(a) If the Property owner or operator fails to submit the required initial traffic study to the director by March 1, 2025, or within six months after students first begin attending classes, whichever is later, the director shall notify the city plan commission.

(b) If the Property owner or operator fails to submit a required update of the traffic study to the director by March 1st of each odd-numbered year, the director shall notify the city plan commission.

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

(a) ingress and egress points;

(b) queue lengths;

(c) number and location of personnel assisting with loading and unloading of students;

(d) drop-off and pick-up locations;

(e) drop-off and pick-up hours for each grade level;

(f) hours for each grade level; and

(g) circulation.

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

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

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

(D) Amendment process.

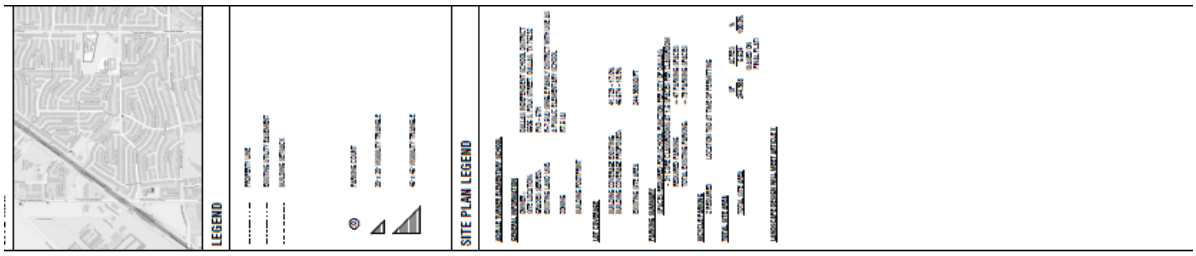
(i) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3) of Chapter 51A of the Dallas City Code, as amended.

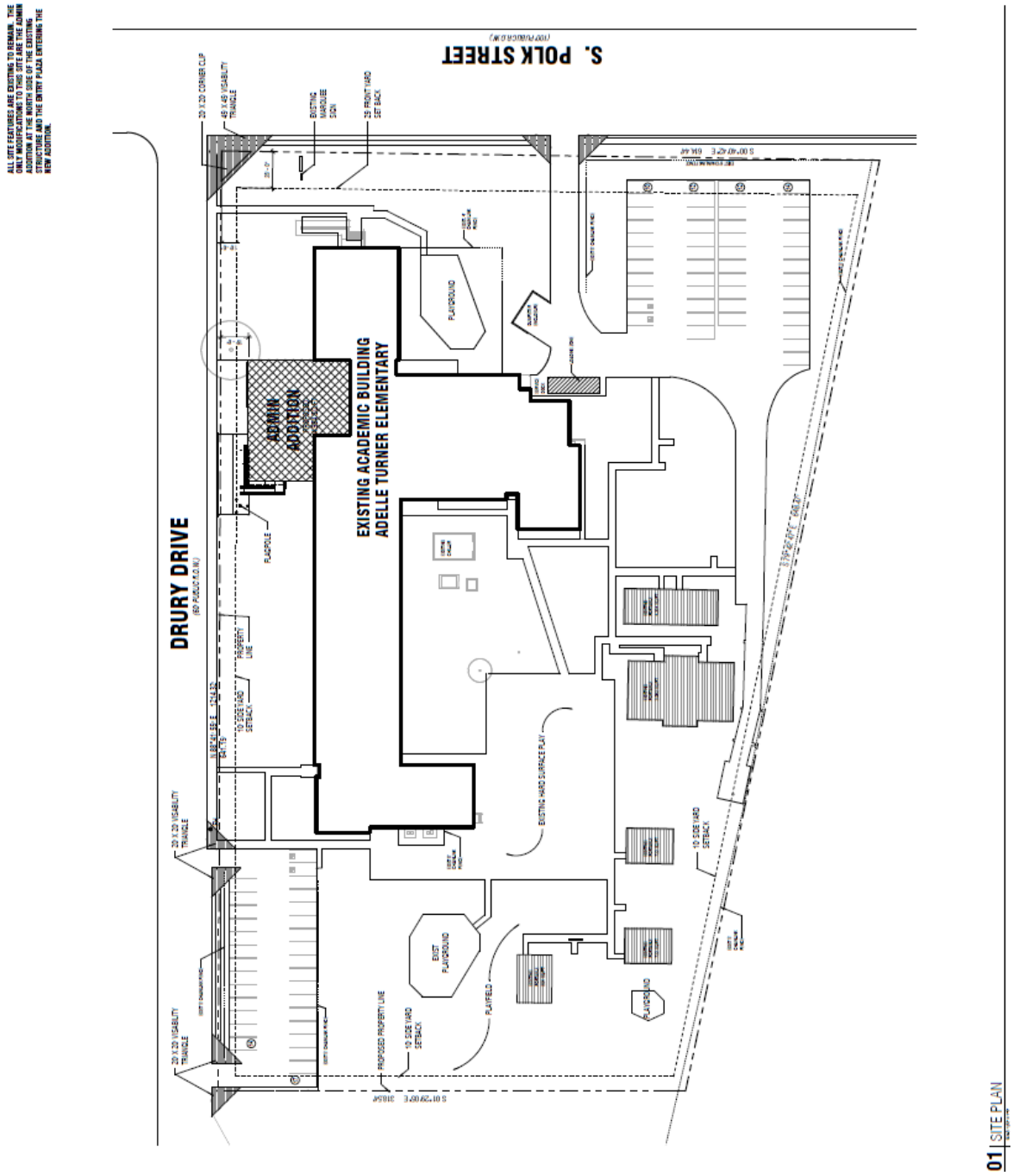
(ii) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.

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

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

PROPOSED SUP SITE PLAN





PROPOSED TRAFFIC MANAGEMENT PLAN

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January 12, 2023
PK# 5105-21.530

TRAFFIC MANAGEMENT PLAN

Z___-___

DISD Adelle Turner Elementary School
CITY OF DALLAS

Introduction

The services of **Pacheco Koch** (PK) were retained by **Masterplan** on behalf of **Dallas Independent School District (DISD)** to prepare a Traffic Management Plan (TMP), as requested by the City of Dallas, for the existing DISD Adelle Turner Elementary School described below. The school has an existing enrollment of approximately 300 students and is anticipated to remain after improvements are complete.

As described in Appendix A6 of the City of Dallas *Street Design Manual*, a school Traffic Management Plan is a "site-specific plan providing guidelines to coordinate traffic circulation during school peak hours. TMPs should promote strategies to manage all modes of transportation and maintain student safety paramount at all times. An effective plan requires continual planning, renewed understanding and coordinated efforts by city staff, school administration and staff, neighbors, parents, and students. The proposed changes to the school do not affect the existing TMP operations, therefore all operations shown and illustrated in this plan are existing conditions.

This TMP was prepared by registered engineers at Pacheco Koch who are experienced in transportation and traffic engineering (the "Engineer"). Pacheco Koch is a licensed engineering firm based in Dallas, Texas, that provides professional engineering and related services.

The engineer performed most recent on-site dismissal field observations on Wednesday March 30th, 2022 and Thursday March 31st, 2022 during morning and afternoon periods that validates all information in this report.

1. TMP EXHIBIT

(See attached Exhibit 1 - Traffic Management Plan)

Pacheco Koch
a Westwood company

7557 Rambler Road, Suite 1400
Dallas, Texas 75231-2388
(972) 235-3031 www.pkce.com
TX.REG: ENGINEERING FIRM F-469
TX. REG. SURVEYING FIRM LS-100080-00

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2. SCHOOL LOCATION AND DESCRIPTION

- **School site location**: 5505 South Polk Street, Dallas, Texas
- **Description of adjacent roadways**:
    - Adjacent Streets:
        - South Polk Street:
            - Cross-section: Six lanes, two-way operation, divided.
            - Sidewalk connectivity evident along frontage of school. *[School Zone]*
            - Speed Limit: *40 mph [School Zone of 20 mph]*
        - Drury Drive:
            - Cross-section: two lanes, two-way operation [eastbound one-way operational during school hours], undivided.
            - Sidewalk connectivity evident along frontage of school. *[School Zone]*
            - Speed Limit: *30 mph [School Zone of 20 mph]*
    - **Adjacent Intersections**:
        - South Polk Street and Drury Drive - Marked crosswalks on west and south legs, with barrier free ramps provided on the northwest, southwest, and southeast corners.

NOTE: It is generally recommended that all applicable crosswalks/barrier free ramps/sidewalks comply with current ADA accessibility requirements. Pacheco Koch is not certified to provide a full ADA compliance inspection, which is performed by licensed inspectors during the design and permitting process. All pavement markings, traffic signs, school zones, and pedestrian infrastructure improvements are recommended to be upgraded at permitting as applicable and meet current city and TMUTCD standards.

3. INGRESS/EGRESS POINTS OF ACCESS

- **Vehicular Ingress/Egress Points**:
    - Drury Drive: Two Driveways (Existing and Proposed)
    - South Polk Street: One Driveway (Existing and Proposed)
- **Student (Building) Ingress/Egress Points**:

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- Main student pedestrian access is located at the main entrance on the north side of the school building.

4. QUEUING SUMMARY TABLE

The following table presents the projected queuing vehicle accumulation for the subject campus. The calculations for vehicle accumulation and parking are based upon estimated ratios – estimated linear feet of queue per student – along with the assumptions provided by DISD for this campus have been validated by on-site dismissal observations conducted on Wednesday March 30th, 2022 and Thursday March 31st, 2022. All information provided in the table below is strictly for the afternoon student pick-up release period.

See Section 12(b) for specific information on the methodology and calculations used in the table below. Specific separation of modes of transportation was provided by DISD and is provided in Section 6.

Table 1. Queuing Summary Table

Dismissal Period (Loading Zone)	Grades	Start/ End Times*	Total Enrollment		Maximum Vehicle Accumulation	(On-Site) Storage Capacity (veh)	Surplus /Deficit (veh)
			Existing	Proposed	Proposed (Existing)		
1	Pre-K – 5th	7:20 AM – 3:15 PM	300	300	59 (59)	0 (0)	-59 (-59)

*All times are subject to change

5. CIRCULATION

This section provides on-site traffic circulation, including any temporary traffic control devices.

- Description of Existing and Proposed Conditions

Off-Site Circulation:

- Pre-K – 5th Grade:

  Parent traffic enters the area traveling eastbound on Drury Drive. Parent traffic queues/stands on the curb sides adjacent to the school and queue along Drury Drive.

  In order for students to enter appropriate vehicles on the north curbside, students cross the crosswalk with a present crossing guard at the intersection of Drury Drive and S Polk Street.

  Traffic exits the queueing area continuing east after the vehicle has sufficiently unloaded/loaded the student(s) exiting/entering the vehicle.

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Two school buses are used for this particular school and load and unload students along the eastbound curbside of Drury Drive adjacent to the site. Special Education buses use the schools back parking lot for the loading and unloading of students.

Staff and visitor parking lots are provided surrounding the site.

Temporary traffic control devices:

- Temporary traffic control devices are not used for this TMP in order to facilitate drop-off/pick-up operations.

6. DROP-OFF/PICK-UP COORDINATION

This section provides proposed student drop-off/pick-up coordination information.

- **Subject School Recommended Loading System**:
  - Monitored Non-Sequential System

  DEFINITIONS:

  A "Administer Sequential Loading System" refers to a managed system that enforces a prescribed policy for picking up students at a specific release time. Passenger loading and vehicle departures are sequential and consecutive order based upon order of arrival. During a prior coordination phase, drivers are provided with some form of identification that school personnel observe upon arrival so that the corresponding passenger is prepped for loading before the vehicle arrives at the designated loading area.

  A "Monitored Non-Sequential System" refers to a more commonly used managed system that includes a passively supervised protocol that monitors and discourages unsafe activity along the perimeter of the site. This protocol manages students that wait to exit the building at parent vehicle arrival to get to their destination. Passenger loading and vehicle departures are considered non-consecutive to allow drivers to circulate through the area on a more random, but structured basis.

  An "Unmanaged System" refers to an unmanaged protocol where students are not monitored or supervised during the loading period. Vehicle arrivals are non-consecutive and circulate through the area on a more random basis without the supervision of school staff.

- **Separation of modes of transportation**:
  - Bus: 5%
  - Walk: 5%

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- Picked Up by Parent: 90%

NOTE: Information provided by DISD and validated with field observations

- **Staggered times**:
  - 7:20 AM – 3:15 PM (Pre-Kindergarten - 5th)

7. SCHOOL STAFF ASSISTANCE

- Number:
  - Observed: 2 – 3
  - Desired: 2 – 3
- Location:
  - Observed: Drury Drive
  - Desired: Drury Drive
- Staff Requirements and expectations:
  - Staff assistance shall be present to allow students to enter and exit the school building in a safe and efficient manner.

8. ADULT SCHOOL CROSSING GUARDS AND/OR OFF-DUTY DEPUTIZED OFFICERS

- Number:
  - Observed: 1
  - Desired: 1
- Location:
  - Observed: South Polk Street and Drury Drive
  - Desired: South Polk Street and Drury Drive

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9. SCHOOL ADMINISTRATION INPUT STATEMENT

The engineer collaborated with both the School District personnel and on-site staff/principal and Student Transportation Services as needed, before and during the process of creation of the Traffic Management Plan.

The site engineer, the architect and the traffic engineer have collaborated the traffic patterns of parent routes, bus routes, and recommendations of the TMP with the on-site and District personnel. The onsite and District personnel have completed a thorough review and any changes that have been discussed have been applied to this version of the plan.

REVIEW AND COMMITMENT

This school traffic management plan (TMP) for DISD Adelle Turner Elementary School was developed with the intent of optimizing safety and efficiently accommodating vehicular traffic generated during the school's typical student drop-off and pick-up periods. This plan was developed with direct input from individuals familiar with the general characteristics of the traffic needs of the school. It is important to note that a concerted and ongoing effort by and the full participation of the school administration are essential to accomplish these goals.

By the endorsement provided below, the school administration hereby agrees to implement, adhere to, and support the strategies presented in this TMP for which the school is held responsible until or unless the City of Dallas deems those strategies are no longer necessary or that other measures are more appropriate.

DocuSigned by:
Natalie Crittendon
Principal Signature — 1/13/2023 Date

Name: Natalie Crittendon

Title: Principal, Adelle Turner ES

Police Department Signature — Date

Name:

Title:

Jaime Sandoval, Exec. Director Transportation
1/12/2023

10. ENGINEER SEAL

This report is signed, stamped, and dated by a licensed Professional Engineer in the State of Texas with specific expertise in transportation and traffic engineering.

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11. REPORT FORMAT

This report follows the City of Dallas Traffic Management Plan format as described in Appendix A6 of the City of Dallas *Street Design Manual.*

12. OTHER ITEMS WHERE APPLICABLE

a) School Bus Operations: (See Section 5)

b) Methodology:

   a. Engineer Recommended Rate: 5.12 linear feet per student

   b. Average Length of Vehicle: 23.5 feet

   c. Separation of modes of transportation:

      i. Bus: 5%

      ii. Walk: 5%

      iii. Picked Up by Parent: 90%

      NOTE: Information provided by DISD and validated with field observations

   d. Projected maximum vehicle accumulation: 59

   e. Projected on-site storage capacity: 0

   f. Surplus/Deficit: -59

c) Proposed Pedestrian Routes: The pedestrian routes are based on the attendance zone map. The attendance zone was provided at the time of this study and the anticipated (and observed) pedestrian routes include the sidewalk paths along Drury Drive.

d) Proposed Parking Management Strategies:

   a. On-street parking restrictions: None

   b. Faculty Parking: parking lot on north and east of the building

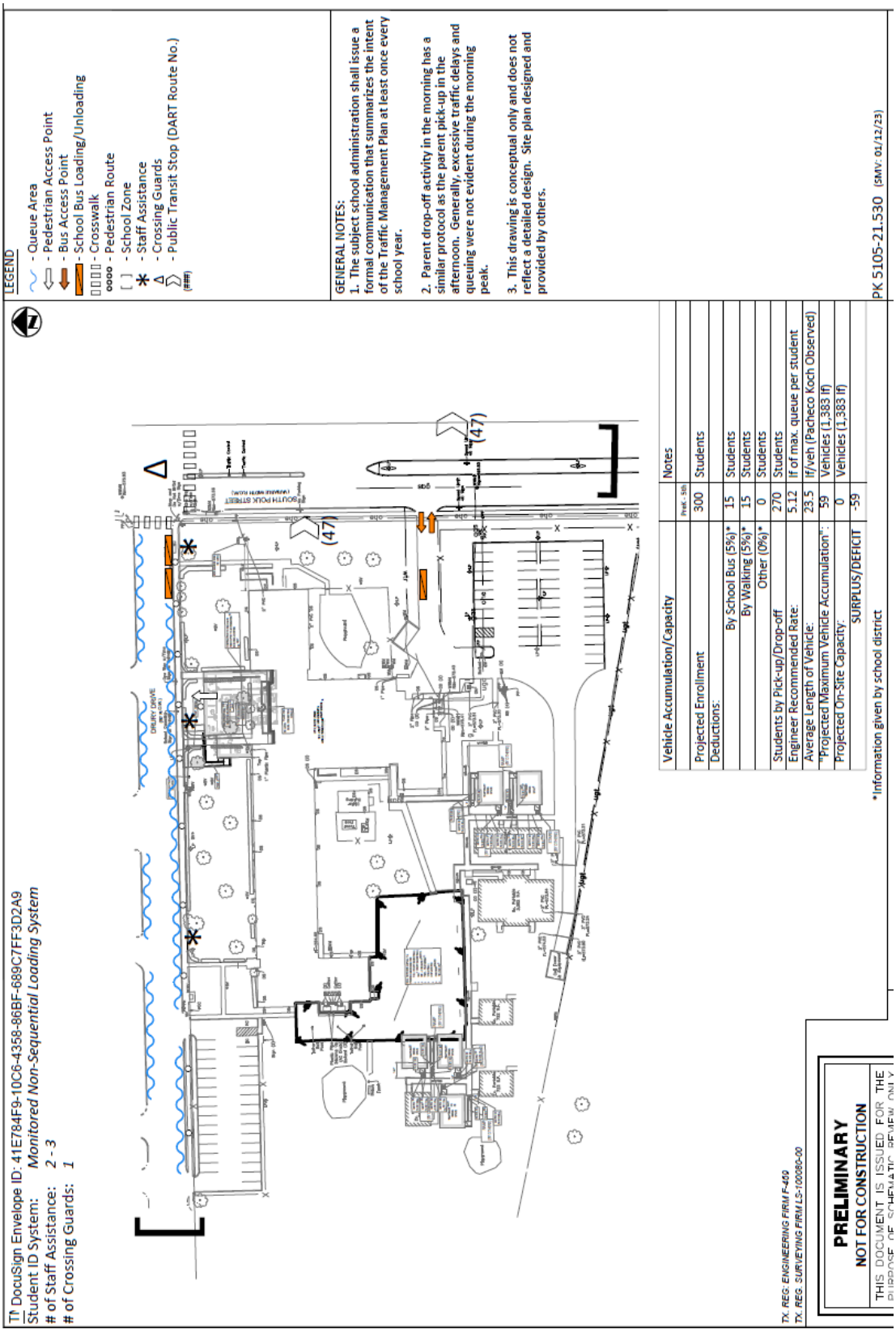
   c. Visitor Parking: parking lot on north and east of the building

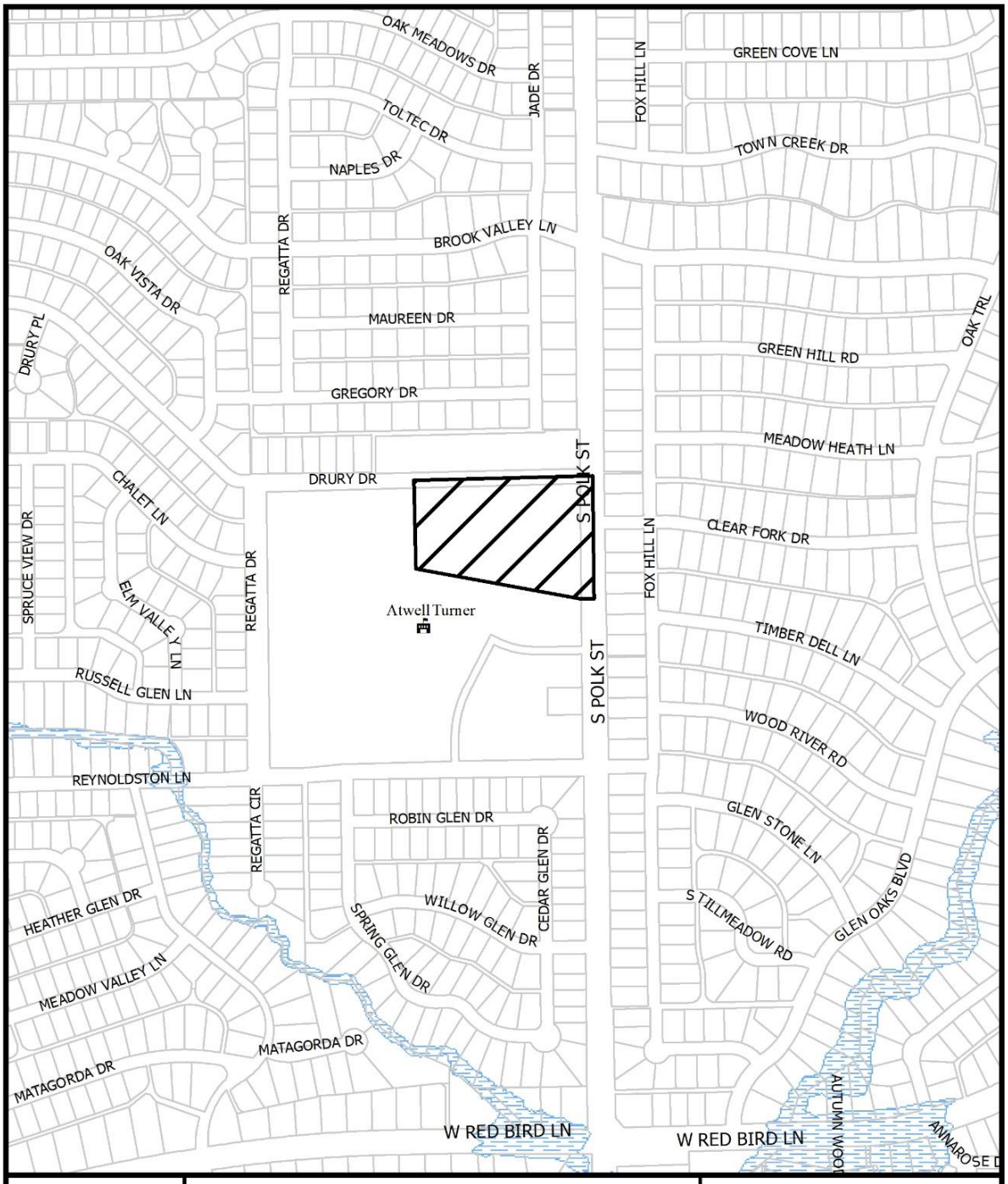
e) Recommendations (if applicable) for walking/biking: (See **Exhibit 1**)

f) Other Recommendations: (See **Exhibit 1**)

END OF MEMO

PROPOSED TRAFFIC MANAGEMENT PLAN





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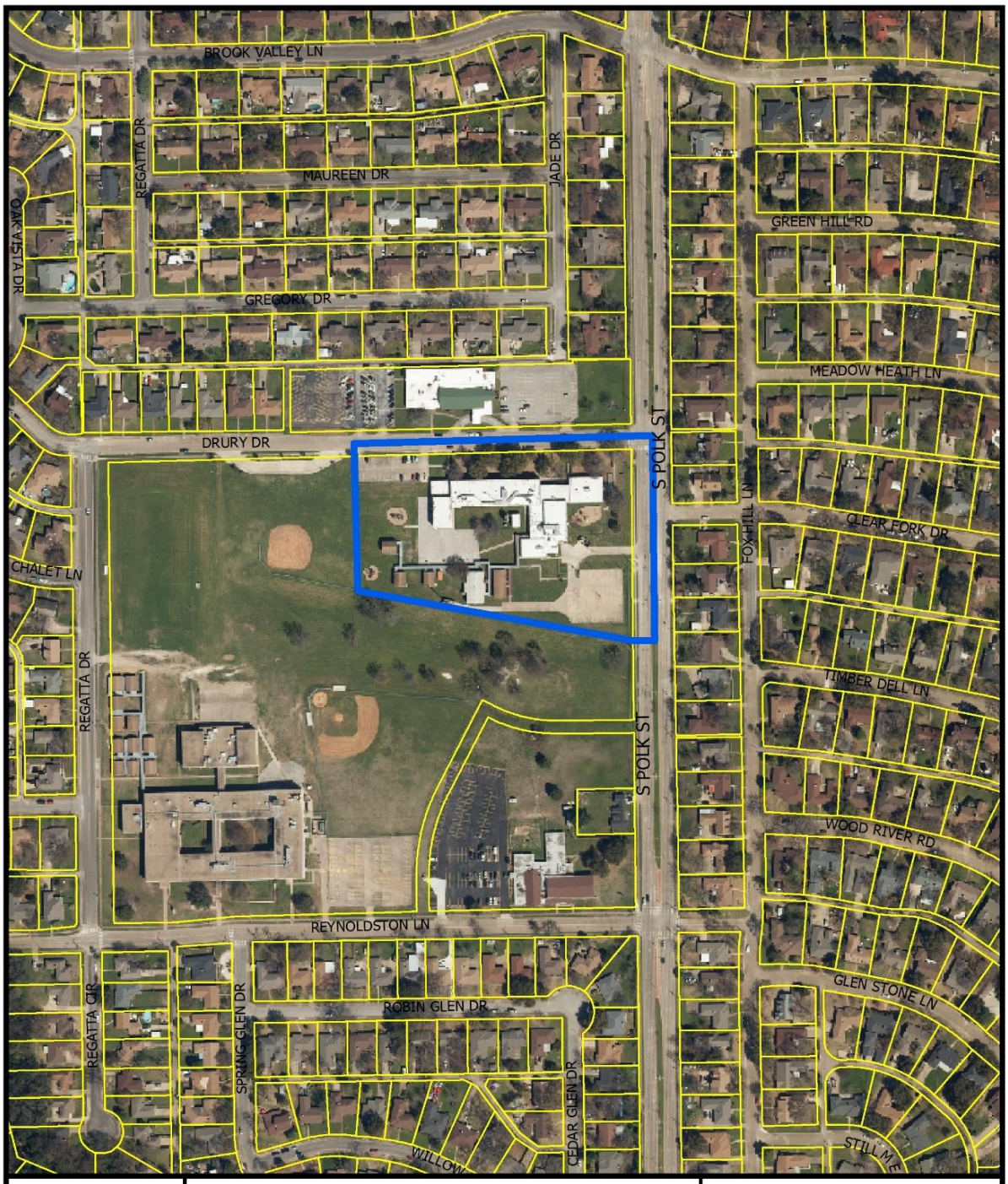
VICINITY MAP

Case no: Z212-275

Date: 1/30/2023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CHALET LN
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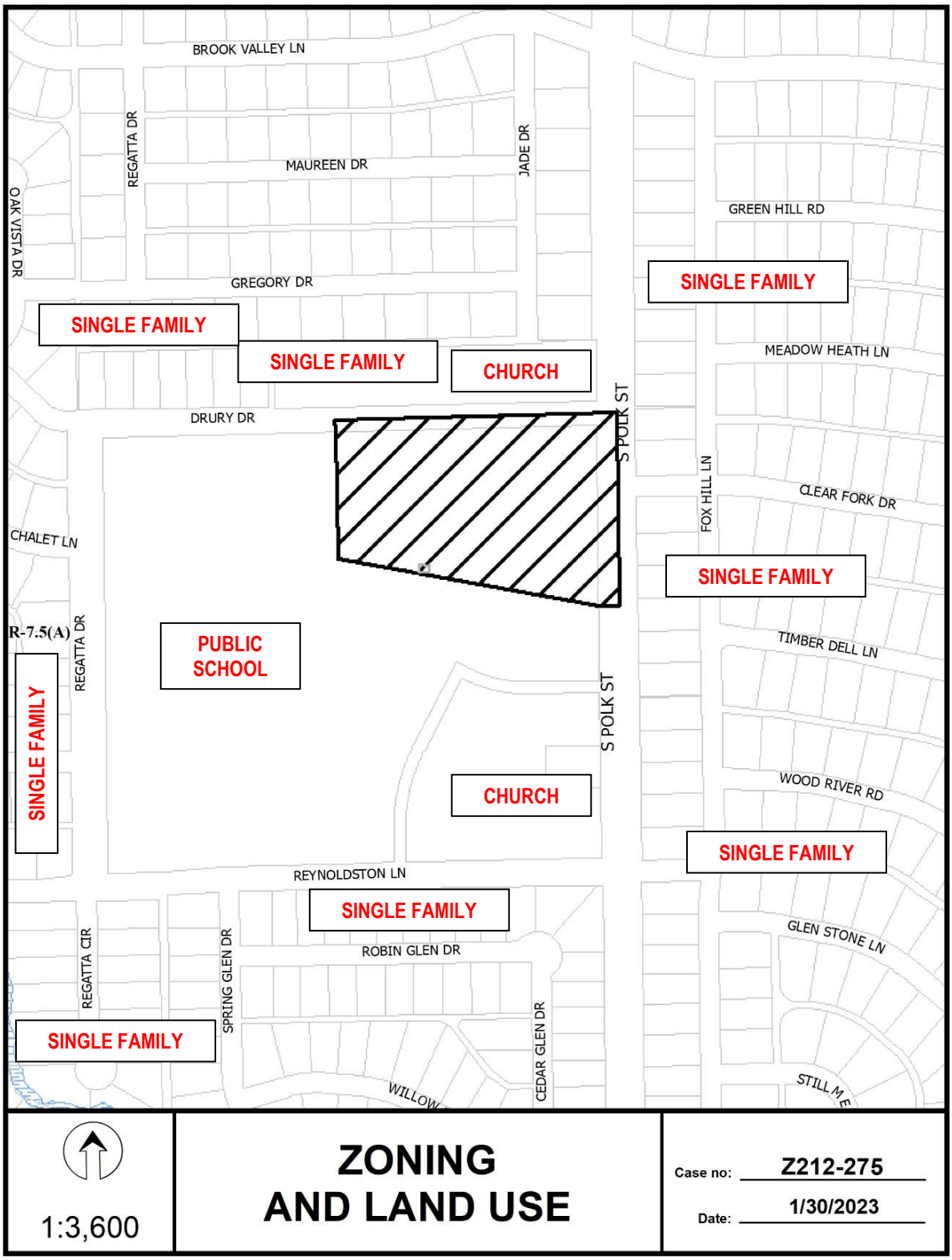
AERIAL MAP
Case no: Z212-275
Date: 1/30/2023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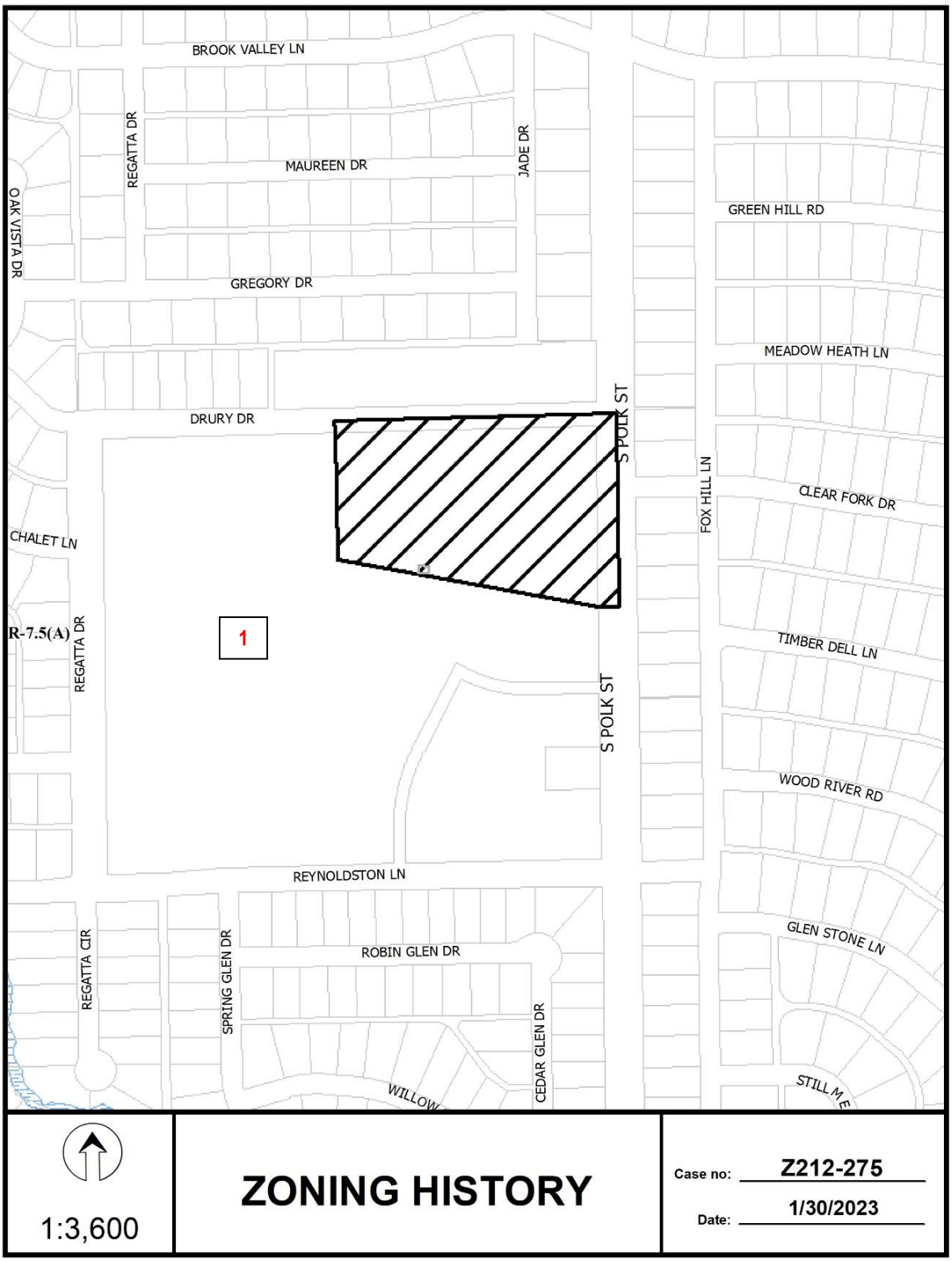
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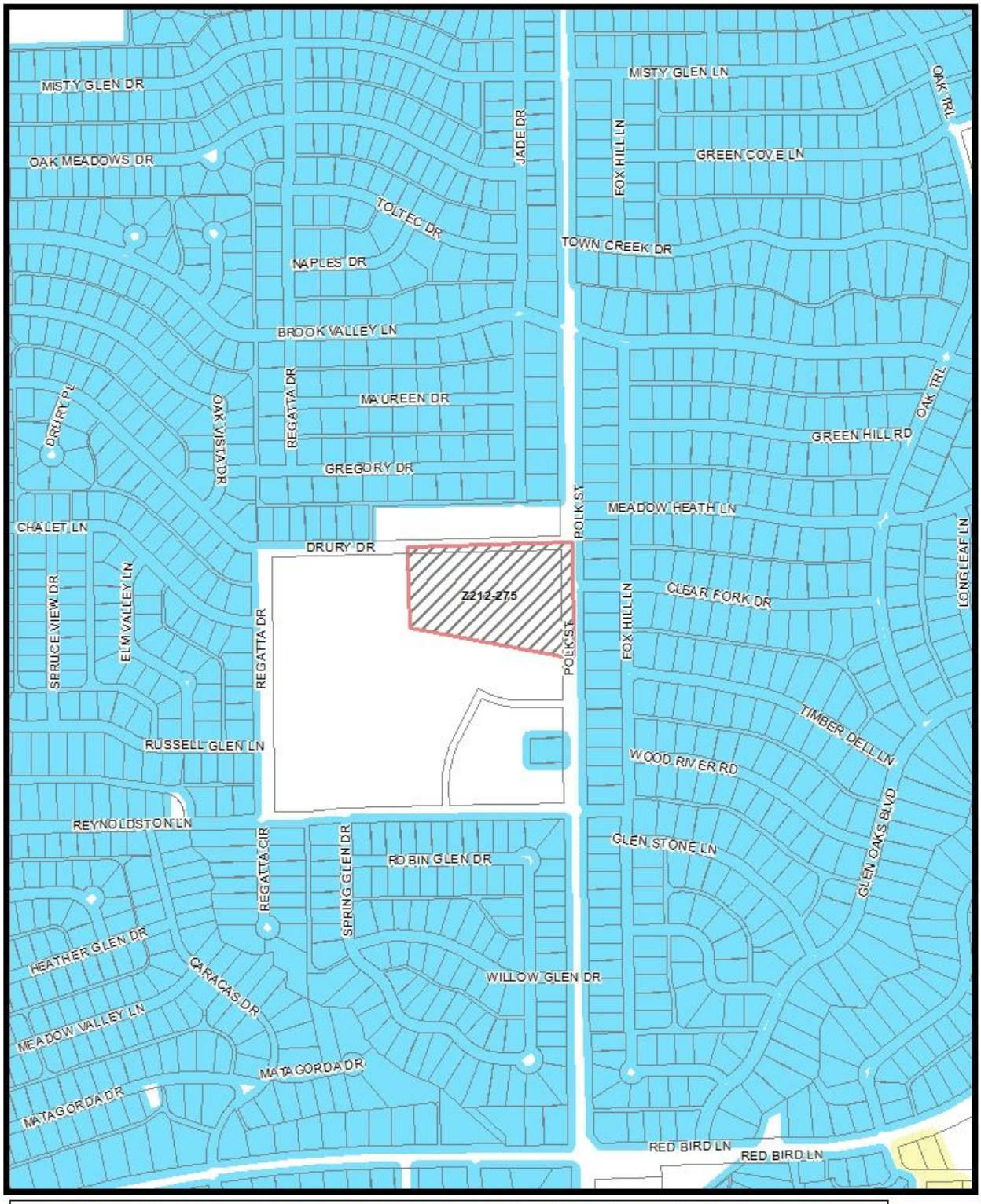
Case no: Z212-275
Date: 1/30/2023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GLEN OAKS BLVD
GLEN STONE LN
RED BIRD LN
RED BIRD LN
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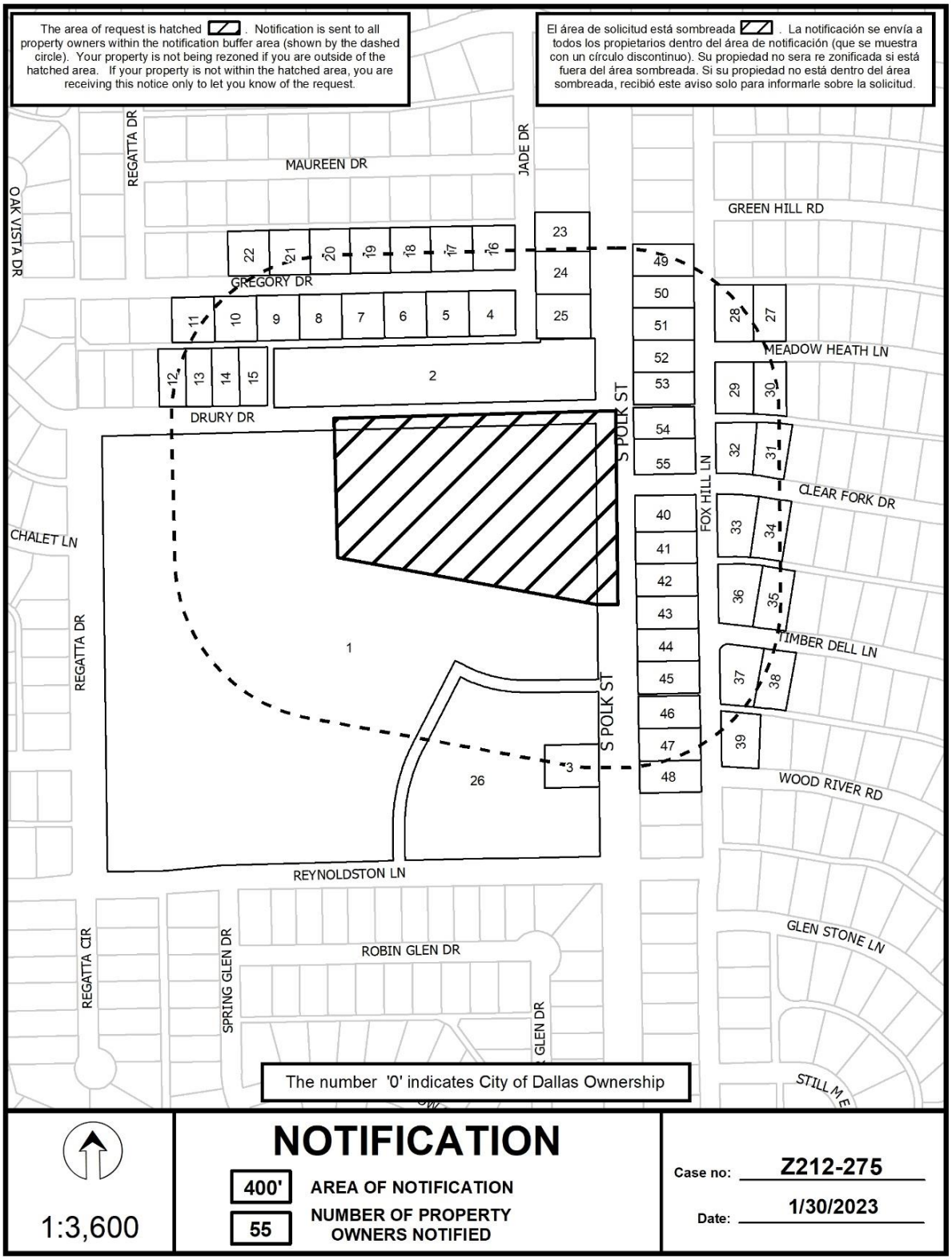
Printed Date: 1/30/2023


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.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
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JADE DR
OAK VISTA DR
GREEN HILL RD
GREGORY DR
DRURY DR
MEADOW HEATH LN
CLEAR FORK DR
TIMBER DELL LN
WOOD RIVER RD
S POLK ST
FOX HILL LN
CHALET LN
REGATTA DR
REYNOLDSTON LN
REGATTA CIR
SPRING GLEN DR
ROBIN GLEN DR
GLEN STONE LN
The number '0' indicates City of Dallas Ownership
NOTIFICATION
400'
AREA OF NOTIFICATION
55
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z212-275
Date: 1/30/2023

01/30/2023

Notification List of Property Owners

Z212-275

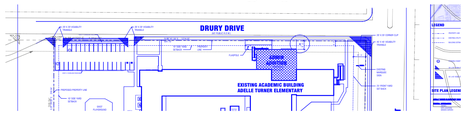
55 Property Owners Notified

Label #	*Address*		*Owner*
1	5505	S POLK ST	Dallas ISD
2	5415	S POLK ST	TRINITY TEMPLE FULL
3	5717	S POLK ST	NUNEZ BEATRIZ &
4	1208	GREGORY DR	WEST DEBRA
5	1218	GREGORY DR	HUTCHINS JIMMY
6	1228	GREGORY DR	CORNU JEANCLAUDE & KIMBERLY KATHLEEN
7	1238	GREGORY DR	BELDIN KIMBERLY &
8	1306	GREGORY DR	HARDIN LESLIE
9	1316	GREGORY DR	BILLS MARCIA &
10	1326	GREGORY DR	REED DAVID ALAN
11	1336	GREGORY DR	TINNELL DENNIS B & REBECCA A
12	1327	DRURY DR	ROBINSON SHIRLEY
13	1323	DRURY DR	JEFFERSON BOBBY J
14	1319	DRURY DR	BURNETT EDWARD JR
15	1315	DRURY DR	RS RENTAL I LLC
16	1207	GREGORY DR	Taxpayer at
17	1217	GREGORY DR	BILZ CAROL BRADLEY
18	1227	GREGORY DR	WILSON HERMAN II
19	1237	GREGORY DR	ADAMS HENRIETTA
20	1305	GREGORY DR	HINTON AVALEON & CYNTHIA
21	1315	GREGORY DR	JR CHANDLER DONALD S
22	1325	GREGORY DR	Taxpayer at
23	5316	JADE DR	COULTER DELOIS
24	5324	JADE DR	JERNIGAN PATSY
25	5408	JADE DR	WILLIAMS ARTHUR
26	1121	REYNOLDSTON LN	STRAIGHTWAY PENTECOSTAL CATHEDRAL

01/30/2023

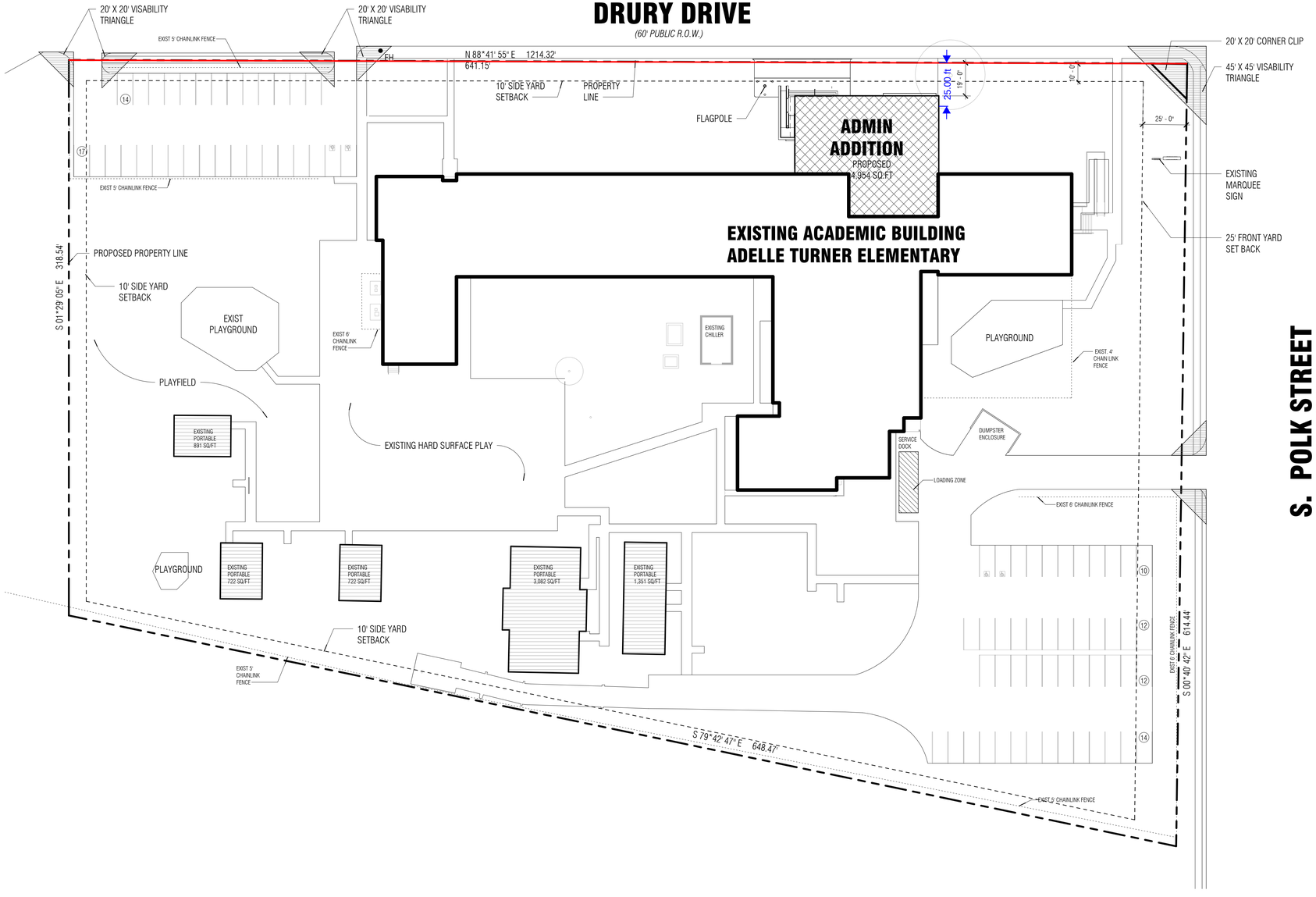
Label #	*Address*		*Owner*
27	917	MEADOW HEATH LN	GARCIA JOSHUA L
28	923	MEADOW HEATH LN	MASK MARILYN L JOHNSON EST OF &
29	924	MEADOW HEATH LN	FARMER LENETTE L & JOANNE
30	918	MEADOW HEATH LN	MATHIS KENNETH R
31	937	CLEAR FORK DR	POSADAS JORGE RODRIGUEZ &
32	945	CLEAR FORK DR	FORD JAMES EST OF
33	944	CLEAR FORK DR	ROBERSON JAMES M &
34	936	CLEAR FORK DR	YOUNG SANDRA ELAINE
35	937	TIMBER DELL LN	EVERETT JOYCE E
36	945	TIMBER DELL LN	ALDREDGE ZENA
37	944	TIMBER DELL LN	GARZA KARLA G LEAL
38	936	TIMBER DELL LN	GREEN LASHERRA
39	947	WOOD RIVER RD	MCCLENDON LEWIS B
40	5507	FOX HILL LN	GARRETT MAE
41	5515	FOX HILL LN	ROSEMOND GABRIELLE
42	5519	FOX HILL LN	DENMON DESSIE J
43	5525	FOX HILL LN	CIVIC CENTER DFW 1 LLC
44	5605	FOX HILL LN	GOSSIP KENNETH ALONZA
45	5611	FOX HILL LN	TURNER VICTORIA J
46	5617	FOX HILL LN	SMITH STEVEN ANDREW &
47	5623	FOX HILL LN	REED CLARENCE LOUIS &
48	5707	FOX HILL LN	MOLINA PAUL AARON &
49	5309	FOX HILL LN	VALDEZ LASRO V
50	5315	FOX HILL LN	KELLEY LAWRENCE
51	5321	FOX HILL LN	KIMBLEY HILLARY M
52	5403	FOX HILL LN	AFRICA RAY
53	5409	FOX HILL LN	RHODES JOE L
54	5415	FOX HILL LN	SJTP HOLDINGS LLC
55	1011	CLEAR FORK DR	DORSEY ESTHER H & FLOYD LIVING

-- 1/32 is not an acceptable scale for a site plan
-- drawing is not to the stated scale (ex: setback called out as 10' measures to 11')
-- setback at Drury is 25' due to continuity with the adjacent lot (Drury is a front yard for the Atwell/Bedford lot)
[refer to 25' setback line extended along Drury frontage on the site plan for Atwell/Bedford. overlay of plans shown below with Atwell/Bedford in grey and Turner in blue]



-- proposed improvements may not encroach into 25' setback at Drury (existing improvements become nonconforming)
-- it appears that all parking within front yards is existing, so no issue as long as these are not reconfigured in any way
-- have property lines been vetted against preliminary plat/plat conditions for both of these sites?

ALL SITE FEATURES ARE EXISTING TO REMAIN. THE ONLY MODIFICATIONS TO THIS SITE ARE THE ADMIN ADDITION AT THE NORTH SIDE OF THE EXISTING STRUCTURE AND THE ENTRY PLAZA ENTERING THE NEW ADDITION.



01 | SITE PLAN
SCALE: 1/32" = 1'-0"

SITE MAP

LEGEND

- PROPERTY LINE
- EXISTING UTILITY EASEMENT
- BUILDING SETBACK
- (XX) PARKING COUNT
- 20' x 20' VISIBILITY TRIANGLE
- 45' x 45' VISIBILITY TRIANGLE

SITE PLAN LEGEND

ADELLE TURNER ELEMENTARY SCHOOL

GENERAL INFORMATION

OWNER :	DALLAS INDEPENDENT SCHOOL DISTRICT
SITE LOCATION:	5505 S. POLK STREET, DALLAS, TX 75232
GRADES SERVED:	PK3 - 5TH
EXISTING LAND USE:	R-7.5(A) SINGLE FAMILY DISTRICT WITH USE AS A PUBLIC ELEMENTARY SCHOOL
ZONING	R7.5 (A)
BUILDING FOOTPRINT	

LOT COVERAGE

BUILDING COVERAGE EXISTING:	41,729 - 17.0%
BUILDING COVERAGE PROPOSED:	46,674 - 18.9%
EXISTING SITE AREA	244,988SQ/FT

PARKING SUMMARY

SPACES REQUIRED FOR SCHOOL FUNCTION PER CITY OF DALLAS:
- 31 CORE CLASSROOMS AT 1.5 SPACES PER CLASSROOM
  REQUIRED PARKING = 47 PARKING SPACES
  TOTAL EXISTING PARKING: = 79 PARKING SPACES

BICYCLE PARKING
2 REQUIRED LOCATION TBD AT TIME OF PERMITTING

TOTAL SITE AREA

	SF	ACRES	%
TOTAL SITE AREA	244,988	5.624 (BASED ON FINAL PLAT)	100.0%

LANDSCAPE DESIGN WILL MEET ARTICLE X

glp
5646 MILTON STREET, SUITE 426
DALLAS, TEXAS 75206
WWW.GLENN-PARTNERS.COM

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ADELLE TURNER ELEMENTARY SCHOOL #219

DALLAS INDEPENDENT SCHOOL DISTRICT

5505 S POLK STREET
DALLAS, TX 75232

NO	REVISION	DATE

GLENN | PARTNERS PROJECT NO. 21-010

A1
SITE PLAN

CONSTRUCTION DOCUMENTS
10.13.2022

10/6/2023 10:56:56 AM
C:\Users\mary\Documents\ADELLE TURNER_EXISTING_CENTRAL_jessica.mary2cadKr.rvt

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January 12, 2023
PK# 5105-21.530

TRAFFIC MANAGEMENT PLAN

Z___-___

DISD Adelle Turner Elementary School
CITY OF DALLAS

Introduction

The services of **Pacheco Koch** (PK) were retained by **Masterplan** on behalf of **Dallas Independent School District (DISD)** to prepare a Traffic Management Plan (TMP), as requested by the City of Dallas, for the existing DISD Adelle Turner Elementary School described below. The school has an existing enrollment of approximately 300 students and is anticipated to remain after improvements are complete.

As described in Appendix A6 of the City of Dallas *Street Design Manual*, a school Traffic Management Plan is a "site-specific plan providing guidelines to coordinate traffic circulation during school peak hours. TMPs should promote strategies to manage all modes of transportation and maintain student safety paramount at all times. An effective plan requires continual planning, renewed understanding and coordinated efforts by city staff, school administration and staff, neighbors, parents, and students. The proposed changes to the school do not affect the existing TMP operations, therefore all operations shown and illustrated in this plan are existing conditions.

This TMP was prepared by registered engineers at Pacheco Koch who are experienced in transportation and traffic engineering (the "Engineer"). Pacheco Koch is a licensed engineering firm based in Dallas, Texas, that provides professional engineering and related services.

The engineer performed most recent on-site dismissal field observations on Wednesday March 30th, 2022 and Thursday March 31st, 2022 during morning and afternoon periods that validates all information in this report.

1. TMP EXHIBIT

(See attached Exhibit 1 - Traffic Management Plan)

Pacheco Koch
a Westwood company

7557 Rambler Road, Suite 1400
Dallas, Texas 75231-2388
(972) 235-3031 www.pkce.com
TX.REG: ENGINEERING FIRM F-469
TX. REG. SURVEYING FIRM LS-100080-00

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2. SCHOOL LOCATION AND DESCRIPTION

- **School site location**: 5505 South Polk Street, Dallas, Texas
- **Description of adjacent roadways**:
    - Adjacent Streets:
        - South Polk Street:
            - Cross-section: Six lanes, two-way operation, divided.
            - Sidewalk connectivity evident along frontage of school. *[School Zone]*
            - Speed Limit: *40 mph [School Zone of 20 mph]*
        - Drury Drive:
            - Cross-section: two lanes, two-way operation [eastbound one-way operational during school hours], undivided.
            - Sidewalk connectivity evident along frontage of school. *[School Zone]*
            - Speed Limit: *30 mph [School Zone of 20 mph]*
    - **Adjacent Intersections**:
        - South Polk Street and Drury Drive - Marked crosswalks on west and south legs, with barrier free ramps provided on the northwest, southwest, and southeast corners.

NOTE: It is generally recommended that all applicable crosswalks/barrier free ramps/sidewalks comply with current ADA accessibility requirements. Pacheco Koch is not certified to provide a full ADA compliance inspection, which is performed by licensed inspectors during the design and permitting process. All pavement markings, traffic signs, school zones, and pedestrian infrastructure improvements are recommended to be upgraded at permitting as applicable and meet current city and TMUTCD standards.

3. INGRESS/EGRESS POINTS OF ACCESS

- **Vehicular Ingress/Egress Points**:
    - Drury Drive: Two Driveways (Existing and Proposed)
    - South Polk Street: One Driveway (Existing and Proposed)
- **Student (Building) Ingress/Egress Points**:

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- Main student pedestrian access is located at the main entrance on the north side of the school building.

4. QUEUING SUMMARY TABLE

The following table presents the projected queuing vehicle accumulation for the subject campus. The calculations for vehicle accumulation and parking are based upon estimated ratios – estimated linear feet of queue per student – along with the assumptions provided by DISD for this campus have been validated by on-site dismissal observations conducted on Wednesday March 30th, 2022 and Thursday March 31st, 2022. All information provided in the table below is strictly for the afternoon student pick-up release period.

See Section 12(b) for specific information on the methodology and calculations used in the table below. Specific separation of modes of transportation was provided by DISD and is provided in Section 6.

Table 1. Queuing Summary Table

Dismissal Period (Loading Zone)	Grades	Start/ End Times*	Total Enrollment		Maximum Vehicle Accumulation	(On-Site) Storage Capacity (veh)	Surplus /Deficit (veh)
			Existing	Proposed	Proposed (Existing)		
1	Pre-K – 5th	7:20 AM – 3:15 PM	300	300	59 (59)	0 (0)	-59 (-59)

*All times are subject to change

5. CIRCULATION

This section provides on-site traffic circulation, including any temporary traffic control devices.

- Description of Existing and Proposed Conditions

Off-Site Circulation:

- Pre-K – 5th Grade:

  Parent traffic enters the area traveling eastbound on Drury Drive. Parent traffic queues/stands on the curb sides adjacent to the school and queue along Drury Drive.

  In order for students to enter appropriate vehicles on the north curbside, students cross the crosswalk with a present crossing guard at the intersection of Drury Drive and S Polk Street.

  Traffic exits the queueing area continuing east after the vehicle has sufficiently unloaded/loaded the student(s) exiting/entering the vehicle.

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Two school buses are used for this particular school and load and unload students along the eastbound curbside of Drury Drive adjacent to the site. Special Education buses use the schools back parking lot for the loading and unloading of students.

Staff and visitor parking lots are provided surrounding the site.

Temporary traffic control devices:

- Temporary traffic control devices are not used for this TMP in order to facilitate drop-off/pick-up operations.

6. DROP-OFF/PICK-UP COORDINATION

This section provides proposed student drop-off/pick-up coordination information.

- **Subject School Recommended Loading System**:
    - Monitored Non-Sequential System

    DEFINITIONS:

    A "Administer Sequential Loading System" refers to a managed system that enforces a prescribed policy for picking up students at a specific release time. Passenger loading and vehicle departures are sequential and consecutive order based upon order of arrival. During a prior coordination phase, drivers are provided with some form of identification that school personnel observe upon arrival so that the corresponding passenger is prepped for loading before the vehicle arrives at the designated loading area.

    A "Monitored Non-Sequential System" refers to a more commonly used managed system that includes a passively supervised protocol that monitors and discourages unsafe activity along the perimeter of the site. This protocol manages students that wait to exit the building at parent vehicle arrival to get to their destination. Passenger loading and vehicle departures are considered non-consecutive to allow drivers to circulate through the area on a more random, but structured basis.

    An "Unmanaged System" refers to an unmanaged protocol where students are not monitored or supervised during the loading period. Vehicle arrivals are non-consecutive and circulate through the area on a more random basis without the supervision of school staff.

- **Separation of modes of transportation**:
    - Bus: 5%
    - Walk: 5%

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  - Picked Up by Parent: 90%

NOTE: Information provided by DISD and validated with field observations

- **Staggered times**:
  - 7:20 AM – 3:15 PM (Pre-Kindergarten - 5th)

7. SCHOOL STAFF ASSISTANCE

- Number:
  - Observed: 2 – 3
  - Desired: 2 – 3
- Location:
  - Observed: Drury Drive
  - Desired: Drury Drive
- Staff Requirements and expectations:
  - Staff assistance shall be present to allow students to enter and exit the school building in a safe and efficient manner.

8. ADULT SCHOOL CROSSING GUARDS AND/OR OFF-DUTY DEPUTIZED OFFICERS

- Number:
  - Observed: 1
  - Desired: 1
- Location:
  - Observed: South Polk Street and Drury Drive
  - Desired: South Polk Street and Drury Drive

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9. SCHOOL ADMINISTRATION INPUT STATEMENT

The engineer collaborated with both the School District personnel and on-site staff/principal and Student Transportation Services as needed, before and during the process of creation of the Traffic Management Plan.

The site engineer, the architect and the traffic engineer have collaborated the traffic patterns of parent routes, bus routes, and recommendations of the TMP with the on-site and District personnel. The onsite and District personnel have completed a thorough review and any changes that have been discussed have been applied to this version of the plan.

REVIEW AND COMMITMENT

This school traffic management plan (TMP) for DISD Adelle Turner Elementary School was developed with the intent of optimizing safety and efficiently accommodating vehicular traffic generated during the school's typical student drop-off and pick-up periods. This plan was developed with direct input from individuals familiar with the general characteristics of the traffic needs of the school. It is important to note that a concerted and ongoing effort by and the full participation of the school administration are essential to accomplish these goals.

By the endorsement provided below, the school administration hereby agrees to implement, adhere to, and support the strategies presented in this TMP for which the school is held responsible until or unless the City of Dallas deems those strategies are no longer necessary or that other measures are more appropriate.

DocuSigned by:
Natalie Crittendon
AEEC5DBA9D5E480...

Principal Signature — 1/13/2023 Date

Name: Natalie Crittendon

Title: Principal, Adelle Turner ES

Police Department Signature — Date

Name: _____

Title: _____

Jaime Sandoval, Exec. Director Transportation
1/12/2023

10. ENGINEER SEAL

This report is signed, stamped, and dated by a licensed Professional Engineer in the State of Texas with specific expertise in transportation and traffic engineering.

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11. REPORT FORMAT

This report follows the City of Dallas Traffic Management Plan format as described in Appendix A6 of the City of Dallas *Street Design Manual.*

12. OTHER ITEMS WHERE APPLICABLE

a) School Bus Operations: (See Section 5)

b) Methodology:

   a. Engineer Recommended Rate: 5.12 linear feet per student

   b. Average Length of Vehicle: 23.5 feet

   c. Separation of modes of transportation:

      i. Bus: 5%

      ii. Walk: 5%

      iii. Picked Up by Parent: 90%

      NOTE: Information provided by DISD and validated with field observations

   d. Projected maximum vehicle accumulation: 59

   e. Projected on-site storage capacity: 0

   f. Surplus/Deficit: -59

c) Proposed Pedestrian Routes: The pedestrian routes are based on the attendance zone map. The attendance zone was provided at the time of this study and the anticipated (and observed) pedestrian routes include the sidewalk paths along Drury Drive.

d) Proposed Parking Management Strategies:

   a. On-street parking restrictions: None

   b. Faculty Parking: parking lot on north and east of the building

   c. Visitor Parking: parking lot on north and east of the building

e) Recommendations (if applicable) for walking/biking: (See **Exhibit 1**)

f) Other Recommendations: (See **Exhibit 1**)

END OF MEMO

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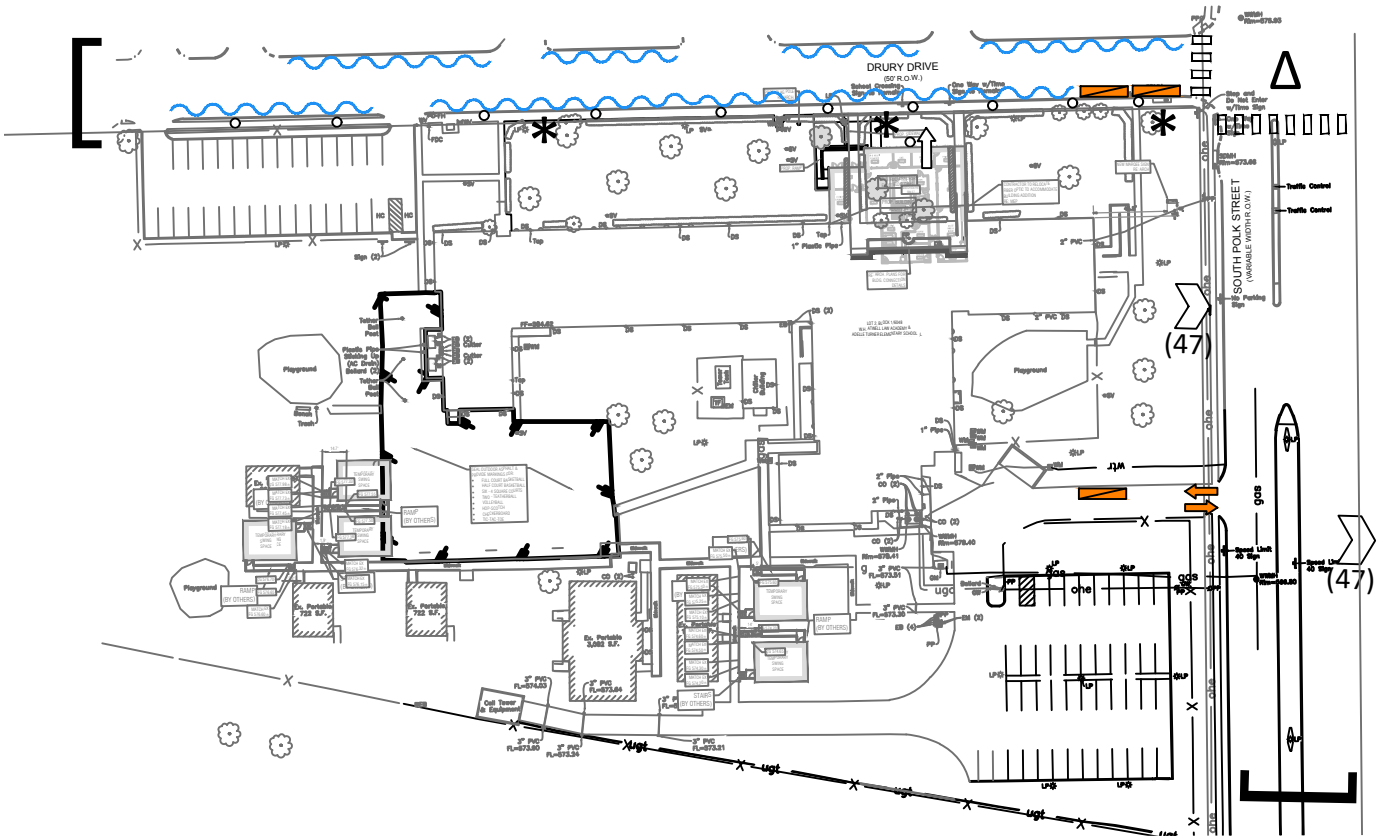
Student ID System: *Monitored Non-Sequential Loading System*
# of Staff Assistance: *2 - 3*
# of Crossing Guards: *1*



LEGEND
- Queue Area
- Pedestrian Access Point
- Bus Access Point
- School Bus Loading/Unloading
- Crosswalk
- Pedestrian Route
[ ] - School Zone
* - Staff Assistance
Δ - Crossing Guards
(###) - Public Transit Stop (DART Route No.)

GENERAL NOTES:

1. The subject school administration shall issue a formal communication that summarizes the intent of the Traffic Management Plan at least once every school year.

2. Parent drop-off activity in the morning has a similar protocol as the parent pick-up in the afternoon. Generally, excessive traffic delays and queuing were not evident during the morning peak.

3. This drawing is conceptual only and does not reflect a detailed design. Site plan designed and provided by others.

Vehicle Accumulation/Capacity		Notes
	PreK - 5th	
Projected Enrollment	300	Students
Deductions:		
By School Bus (5%)*	15	Students
By Walking (5%)*	15	Students
Other (0%)*	0	Students
Students by Pick-up/Drop-off	270	Students
Engineer Recommended Rate:	5.12	lf of max. queue per student
Average Length of Vehicle:	23.5	lf/veh (Pacheco Koch Observed)
"Projected Maximum Vehicle Accumulation":	59	Vehicles (1,383 lf)
Projected On-Site Capacity:	0	Vehicles (1,383 lf)
SURPLUS/DEFICIT	-59	

*Information given by school district

TX. REG: ENGINEERING FIRM F-469
TX. REG. SURVEYING FIRM LS-100080-00

PRELIMINARY
NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

PLANS PREPARED UNDER THE DIRECT SUPERVISION OF HUNTER W. LEMLEY, P.E. TEXAS REGISTRATION NO. 125343 DATE: 01/12/23

PK 5105-21.530 (SMV: 01/12/23)

EXHIBIT **1** Z___-___

Traffic Management Plan

DISD Adelle Turner Elementary School, Dallas, Texas

Pacheco Koch

City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 23-1360 **Item #:** 10.

AGENDA DATE: May 18, 2023

COUNCIL DISTRICT(S): 7

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for an FWMU-5 Walkable Urban Mixed Use Form Subdistrict on property zoned an R-5(A) Single Family Subdistrict and an NC(E) Neighborhood Commercial Enhanced Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southwest line of 2nd Street, between Garden Lane and Vannerson Drive.
Staff Recommendation: **Approval.**
Applicant: Watermark South LLC
Representative: Karl Crawley, Masterplan Texas
UA From: March 23, 2023 and April 20, 2023.
Planner: Jennifer Muñoz
Council District: 7
Z212-299(JM)

powered by Legistar™

CITY PLAN COMMISSION **THURSDAY, MAY 18, 2023**

Planner: Jennifer Muñoz

FILE NUMBER: Z212-299(JM) **DATE FILED:** July 12, 2022

LOCATION: Southwest line of 2nd Street, between Garden Lane and Vannerson Drive

COUNCIL DISTRICT: 7

SIZE OF REQUEST: ± 9.83 acres **CENSUS TRACT:** 48113020800

REPRESENTATIVE: Karl Crawley, Masterplan Texas

OWNER/APPLICANT: Watermark South LLC

REQUEST: An application for an FWMU-5 Walkable Urban Mixed Use Form Subdistrict on property zoned an R-5(A) Single Family Subdistrict and an NC(E) Neighborhood Commercial Enhanced Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.

SUMMARY: The purpose of the request is to allow an existing church to expand services provided.

STAFF RECOMMENDATION: **Approval.**

PD No. 595:
https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=595

Article XIII Form Districts:
https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-93607

PRIOR CPC ACTION: On April 20 and March 23, 2023, the City Plan Commission held this case under advisement pending further community outreach. The land use comparison section and chart of this report has been updated.

BACKGROUND INFORMATION:

- On September 26, 2001, the City Council established Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District. The PD contains over 3,324 acres. This PD is unique in how rezoning requests can follow general zone categories including form districts.

- The area of request is zoned an R-5(A) Single Family Subdistrict where it is developed with a former school building [Pearl C. Anderson Learning Center] established in 1963. The structure is now repurposed as a church [Watermark Church]. The remaining three-quarters of an acre zoned an NC(E) Neighborhood Commercial Enhanced Subdistrict fronts along 2nd Avenue and contains surface parking for the old school and existing church use.

- The applicant proposes to expand services offered by the church while maintaining the existing structure.

- The Walkable Urban Mixed Use (WMU) form districts are intended to accommodate a mix of compatible uses in close proximity to one another in a pedestrian-friendly environment. The proposed FWMU-5 Subdistrict will permit the requested land uses while allowing for future application of development types that are complementary to the adjacent residential neighborhoods and support the future vision for the area.

Zoning History:

There have been three zoning cases in the area in the last five years.

1. **Z189-169:** On May 22, 2019, the City Council denied an application for a Specific Use Permit for an open-enrollment charter school use on property zoned a CR Community Retail District with existing deed restrictions [Z045-125], on the northwest side of Dixon Avenue, at the terminus of Wullschleger Lane.
2. **Z190-262:** On April 28, 2022, the City Council denied an application to amend Planned Development District No. 369 located south of South 2nd Avenue and east of the Southern Pacific Railroad right-of-way.
3. **Z212-354:** On March 2, 2023, the City Plan Commission recommended denial of an application for a D(A) Duplex Subdistrict on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southeast line of Sidney Street, northeast of 2nd Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
2nd Avenue	Principal Arterial	80 feet
Garden Lane	Local	50 feet
Vannerson Drive	Local	35 feet
Bradshaw Street	Local	40 feet

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will continue review of engineering plans at permitting to comply with city standards if a permit is requested.

STAFF ANALYSIS:

Comprehensive Plan:

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

The applicant's request for an FWMU-5 Subdistrict is consistent with the goals and policies noted below.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.2 Focus on Southern Sector development opportunities.

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

1.1.5.1 Recognize adopted area/neighborhood plans in guiding development and zoning decisions.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

Policy 2.1.3 Support efforts to grow retail and residential opportunities in the Southern Sector.

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

2.5.1.2 Support efforts to maintain distinctive identities of existing neighborhoods and ensure high-quality development of new neighborhoods.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY, AND WALKABILITY

Policy 5.1.3 Encourage complementary building height, scale, design, and character.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Area Plans:

Hatcher Station Area Plan

Adopted in 2013, the Hatcher Station Area Plan was developed through the HUD Community Challenge Planning Grant program and is intended to spur transformation of Dallas DART station areas through catalytic projects, public-private partnerships, and reuse and rehabilitation of existing buildings. The study area is approximately four miles east of Downtown Dallas. Scyene Road is a major east-west oriented six-lane thoroughfare that forms a belt across the center of the area. The Hatcher Station is located at the intersections of Scyene Road and Hatcher Street intersection. The study area is within relative proximity to Fair Park and the Trinity forest. The plan details specific initiatives to create a better future for the area, with attention to improving safety and multi-modal connectivity, reinvigorating affordable housing, and establishing strategies and guidelines to create a thriving transit-oriented neighborhood over the long term.

The Hatcher Station Area Plan includes a land use concept plan that defines the primary land use types that comprise the area and recommends appropriate locations for these land use types within the study area. The land use concept plan identifies the area of request as appropriate for the main street land use type, which concentrates pedestrian

activity along a walkable corridor with places for living, working and shopping. These areas should feature one-to-four-story high buildings placed at the sidewalk edge, and high-quality pedestrian environments with wide sidewalks, trees, sidewalk cafes, and outdoor dining.

The Hatcher Station Area Plan further identifies the subject site located along 2nd Avenue was historically an active commercial corridor. While current use and conditions are not optimal, a good urban fabric exists for reinvigorating 2nd Avenue into a historic "main street" type environment with small shop fronts facing the street.

The proposed WMU-5 Subdistrict is a low intensity walkable mixed-use district that can support the development types and land uses meeting the parameters of the main street land use type. Staff finds that the applicant's proposal is consistent with the Hatcher Station Area Plan.

South Dallas/Fair Park Economic Development Plan

The area of request is also located within the study area of the South Dallas/Fair Park Economic Development Plan. Adopted in 2001, this plan focuses on providing economic development revitalization strategy recommendations for the South Dallas/Fair Park commercial corridor. The study area is located southeast of the I-30 HOV, south of South Haskell Avenue, west of Hatcher Street, east of South Lamar Street and just north of William Blair, Jr. Park. It includes landmarks such as the South Boulevard Park – Park Row Historic District, Fair Park, the Cotton Bowl Stadium, and the Starplex Pavilion.

The two primary goals of the plan are to 1) address impacts of high intensity land uses along commercial corridors in adjacent residential neighborhoods through a Planned Development District; and 2) create economic development strategies to encourage desirable development along the business corridors.

Because the South Dallas/Fair Park Economic Development Plan is principally concerned with economic development along the area's business corridors, it does not easily apply to the applicant's proposal. However, an argument could be made that because the plan is intended to protect existing residential areas, context sensitive request made for a WMU-5 Subdistrict conforms to the intent of the plan.

Land Use:

	Zoning	Land Use
Site	PD No. 595, R-5(A) and NC(E) Subdistricts	Church, medical clinic, and office
North	PD No. 595, R-5(A) and NC(E) Subdistricts	Restaurant, office, general merchandise or food store, and single family
East	PD No. 595, R-5(A) and NC(E) Subdistricts	Office, hotel, and single family
South	MF-1(A) Multifamily and R-5(A) Single Family Subdistricts	Multifamily and undeveloped
West	R-5(A) Single Family Subdistrict	Single family

Land Use Compatibility:

The subject property is composed of one large tract containing the former school structure which has been repurposed and renovated as a church use. An alley is located along the northern frontage with remaining lots on the northwest fronting along 2nd Avenue composing the majority of the existing surface parking for the church use.

Surrounding uses include restaurant, office, general merchandise or food store, and single family across 2nd Avenue to the north. To the east are office, hotel, and single family uses. Across Bradshaw Street is a multifamily development, with additional undeveloped land adjacent to the property boundary and on the north side of the street. A well-developed single-family neighborhood exists to the west and southwest.

While the applicant's intent with the rezoning request is to provide additional services to the community within the existing structure, the request made reflects the goals for long-term development of the property, in compliance with the vision for the Hatcher Station area. Staff finds the expansion of the services the church provides to include land uses permitted by the FWMU-5 Subdistrict compatible with the surrounding area, supportive of goals in the comprehensive plan, and area plan.

Overview of Form Districts

Form-based zoning differs from traditional zoning in that development standards focus primarily on the form of the building rather than its intended land use. Under form-based zoning, the desired form of buildings is typically more urban in style. Buildings are constructed with multiple stories and are located at the front of the site, closer to the

street. This, coupled with enhanced standards for transparency, building articulation, and pedestrian amenities, are intended to ensure an active streetscape.

Another key feature that lends itself to a more urban development form is a requirement that buildings fill a percentage of the width of the lot with the building façade. This street frontage requirement creates a streetscape that encourages and supports pedestrian activity and screens parking. Benefits to property owners include additional buildable area on the site; increased height, density, and floor area; and reduced parking requirements that encourage the use of multi-modal transportation.

The proposed FWMU-5 Subdistrict is classified as low intensity among the several WMU Walkable Mixed Use districts within Article XIII. The WMU districts are intended to accommodate a mix of compatible uses in close proximity to one another in a pedestrian-friendly environment. Although parcels of any size are eligible for a WMU district, Article XIII indicates these districts are intended for locations where a sufficient critical mass of dense, walkable urban mixed-use development exists or is definitely planned. This critical mass is present when:

(A) The surrounding area consists of at least 40 acres of existing or definitely planned WMU or WR zoning, high density multifamily zoning, multiple use zoning, or planned development zoning with equivalent characteristics;

(B) The surrounding area consists of at least 25 acres proposed by and is part of and adopted area plan pursuant to *forwardDallas!* for WMU or WR zoning, high density multifamily zoning, multiple use zoning, or planned development zoning with equivalent characteristics; or

(C) The applicant demonstrates that the surrounding area is at least 25 acres and is or will be a mix of dense residential, commercial, and other uses that will achieve the intent of this article for increased walkability, reduced vehicular trip generation, and reduced parking demand.

Article XIII also states that the WMU districts are appropriate for major job centers and concentrations of multifamily housing where an area plan pursuant to *forwardDallas!* has been adopted.

Staff finds the area of request to be appropriate for a WMU-5 District due to its proximity to existing multifamily and mixed-use zoning and comparable planned development zoning. The area of request is also part of the adopted Hatcher Station Area Plan, which recommends a main street land use type, which concentrates pedestrian activity along a walkable corridor with places for living, working and shopping. These areas should feature one-to-four-story high buildings placed at the sidewalk edge, and high-quality pedestrian

environments with wide sidewalks, trees, sidewalk cafes, and outdoor dining. The qualities described in the plan are provided in the design standards integrated with the WMU-5 District proposed.

This is further supported by the Vision Illustration map of the comprehensive plan, which designates the request area as compatible with the recommendations for the Urban Neighborhoods building block in South Dallas. These neighborhoods are predominately residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Housing choices should include single-family detached dwellings, townhomes and low- to midrise condominiums or apartments. These neighborhoods will have concentrations of shops and offices along key corridors or at key intersections, providing important services and job opportunities within walking distance of residences. These areas may have mixed-use buildings with ground floor shops. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Urban Neighborhood streets will be very pedestrian friendly, providing excellent connectivity to shopping, schools and other community services.

Land Use Comparison

Form-based zoning in Article XIII achieves complementary urban form by regulating land uses through several development types that allow different use categories. For example, the multifamily living use category is allowed under the Apartment (Apt.) development type. The structure determines the permitted land uses.

The subject site is unique because of the PD No. 595 zoning. While the WMU-5 Form District requested would generally apply to both structures (the build environment) and land uses as categorized in Article XIII, the PD overrules the permitted land uses and regulations by adding a use chart (51P-595.114.1. on p. 22) to the section for applicability in all Form Districts under PD No. 595.

This means that to determine permitted land uses in existing structures which were developed before the site was zoned a Form District, the chart provides an exhaustive list of what is permitted and under which regulations (SUP, RAR, DIR, etc.). However, any additions to existing nonconforming structures could potentially trigger conformity with the development type regulations and general Form District requirements. See 51A-13.102 Applicability. Ultimately, any legal, nonconforming structures, will be eligible to obtain certificates of occupancy for land uses permitted in the F District chart of PD No. 595, so long as parking can be provided for that land use.

Any new structures on the property would have to adhere to the Form District requirements in Article XIII by first establishing the development type to identify the permitted land uses which would have to be cross referenced with the PD No. 595 Form Districts use chart to ensure the use is permitted.

The purpose of this zoning request is to allow the church to expand services provided to the community. These include catering, educational, office, medical, retail, and personal service uses. The applicant's proposed use of the site would fall under a variety of uses highlighted in the table below. However, the WMU-5 District would also allow other development types and use categories. Following is a comparison table showing differences in the permitted uses between the current R-5(A) and NC(E) Subdistricts of PD No. 595 and the applicant's requested WMU-5 District. For comparison, the RS-MU Subdistrict has been added as a comparison district that achieves the uses requested by the applicant while failing to meet the urban design and pedestrian amenities provided in the Form District standards.

Existing: PD 595 R-5(A)	**Existing: PD 595 NC(E)**	**Proposed: PD 595 F District**	**Comparison: PD 595 RS-MU**
Agricultural uses. -- Crop production.	**Agricultural uses.** -- Community garden. -- Market garden. *[SUP]*	**Agricultural uses.** -- Community garden. -- Market garden. *[SUP]*	**Agricultural uses.** -- Community garden. -- Market garden. *[SUP]*
Commercial and business service uses. -- None permitted.	**Commercial and business service uses.** -- Catering service. *[SUP]*	**Commercial and business service uses.** -- Catering service. -- Custom business services. -- Electronics service center. -- Job or lithographic printing. *[3,500 square feet or less.]* -- Medical or scientific laboratory. *[SUP]*	**Commercial and business service uses.** -- Catering service. -- Custom business services. -- Electronics service center. -- Job or lithographic printing. *[3,500 square feet or less.]*
Industrial uses. -- Gas drilling and production. *[SUP]* -- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*	**Industrial uses.** -- None permitted.	**Industrial uses.** None permitted.	**Industrial uses.** -- Industrial (inside) for light manufacturing. *[In R-MU(E) Enhanced only.]*
Institutional and community service uses. -- Adult day care facility. *[SUP]*	**Institutional and community service uses.** -- Adult day care facility. -- Child-care facility. -- Church.	**Institutional and community service uses.** -- Adult day care facility. -- Cemetery or mausoleum. *[SUP]*	**Institutional and community service uses.** -- Adult day care facility.

Existing: PD 595 R-5(A)	Existing: PD 595 NC(E)	Proposed: PD 595 F District	Comparison: PD 595 RS-MU
-- Cemetery or mausoleum. *[SUP]* -- Child-care facility. *[SUP]* -- Church. -- College, university or seminary. *[SUP]* -- Community service center. *[SUP]* -- Convent or monastery. *[SUP]* -- Foster home. *[SUP]* -- Library, art gallery, or museum. *[SUP]* -- Public or private school. *[SUP]*	-- Community service center. *[SUP]* -- Library, art gallery, or museum. -- Public or private school. *[SUP]*	-- Child-care facility. -- Church. -- College, university or seminary. *[SUP]* -- Community service center. *[SUP]* -- Convalescent and nursing homes, hospice care, and related institutions. *[SUP]* -- Convent or monastery. -- Library, art gallery, or museum. -- Public or private school. *[SUP]*	-- Cemetery or mausoleum. *[SUP]* -- Child-care facility. -- Church. -- College, university or seminary. -- Community service center. -- Convalescent and nursing homes, hospice care, and related institutions. *[SUP]* -- Convent or monastery. -- Halfway house. *[SUP]* -- Library, art gallery, or museum. -- Public or private school. *[RAR]*
Lodging uses. -- None permitted.	**Lodging uses.** -- None permitted.	**Lodging uses.** -- Hotel or motel. *[SUP]*	**Lodging uses.** -- Hotel or motel. *[SUP]*
Miscellaneous uses. -- Carnival or circus (temporary). *[By special authorization of the building official.]* -- Temporary construction or sales office.	**Miscellaneous uses.** -- Temporary construction or sales office.	**Miscellaneous uses.** -- Temporary construction or sales office.	**Miscellaneous uses.** -- Temporary construction or sales office.
Office uses. -- None permitted.	**Office uses.** -- Financial institution without drive-in window. -- Medical clinic or ambulatory surgical center. *[Plasma or blood donation center prohibited.]* -- Office.	**Office uses.** -- Alternative financial establishment. *[SUP]* -- Financial institution without drive-in window. -- Financial institution with drive-in window. *[SUP]* -- Medical clinic or ambulatory surgical center. *[SUP required for plasma or blood donation center.]* -- Office.	**Office uses.** -- Alternative financial establishment. *[SUP]* -- Financial institution without drive-in window. -- Financial institution with drive-in window. *[DIR]* -- Medical clinic or ambulatory surgical center. *[SUP required for plasma or blood donation center.]* -- Office.
Recreation uses. -- Country club with private membership. *[SUP]* -- Private recreation center, club, or area. *[SUP]*	**Recreation uses.** -- Private recreation center, club, or area. *[SUP]* -- Public park, playground, or golf course.	**Recreation uses.** -- Private recreation center, club, or area. *[SUP]* -- Public park, playground, or golf course.	**Recreation uses.** -- Country club with private membership. -- Private recreation center, club, or area.

Existing: PD 595 R-5(A)	Existing: PD 595 NC(E)	Proposed: PD 595 F District	Comparison: PD 595 RS-MU
-- Public park, playground, or golf course.			-- Public park, playground, or golf course.
Residential uses. -- Handicapped group dwelling unit. *[See Section 51A-4.209(3.1).]* -- Single family.	**Residential uses.** -- Live-work unit. *[Only one dwelling unit per lot.]*	**Residential uses.** -- College dormitory, fraternity, or sorority house. -- Duplex. -- Group residential facility. *[SUP required if spacing component of Section 51A-4.209(b)(3) is not met.]* -- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met.]* -- Live-work unit. *[Only one dwelling unit per lot.]* -- Multifamily. -- Retirement housing. -- Single family.	**Residential uses.** -- Live-work unit. *[Only one dwelling unit per lot.]* -- Multifamily. *[Must be a component of a mixed use project. May not exceed 85 percent of the floor area.]* -- Retirement housing. *[Must be a component of a mixed use project. May not exceed 85 percent of the floor area.]*
Retail and personal service uses. -- None permitted.	**Retail and personal service uses.** -- Auto service center. [*By SUP in NC(E) Enhanced only.]* -- Commercial parking lot or garage. *[SUP]* -- Dry cleaning or laundry store. -- Furniture store. *[5,000 square feet or less.]* -- General merchandise store. *[Must be 3,500 square feet or less.]* -- Mortuary, funeral home, or commercial wedding chapel. *[SUP]* -- Motor vehicle fueling station. *[By SUP in NC(E) Enhanced only.]* -- Personal service uses. *[Massage establishment and tattoo or body piercing studio prohibited.]* -- Restaurant without drive-in or drive-through service. *[RAR]*	**Retail and personal service uses.** -- Alcoholic beverage establishments. *[SUP]* -- Ambulance service. *[RAR]* -- Animal shelter or clinic without outside runs. *[RAR]* -- Auto service center. *[SUP]* -- Business school. -- Commercial amusement (inside). *[SUP]* -- Commercial parking lot or garage. *[SUP]* -- Dry cleaning or laundry store. -- Food or beverage store *[SUP if less than 5,000 square feet.]* -- Furniture store. -- General merchandise store. -- Home improvement center; lumber, brick, or	**Retail and personal service uses.** -- Alcoholic beverage establishments. *[SUP]* -- Ambulance service. *[RAR]* -- Animal shelter or clinic without outside runs. *[RAR]* -- Auto service center. *[RAR]* -- Business school. -- Car wash. *[SUP]* -- Commercial amusement (inside). *[See Section 51A-4.210(b)(7). Permitted in this subdistrict subject to the same requirements as if located in the CR Community Retail district.]* -- Commercial parking lot or garage. *[SUP]* -- Dry cleaning or laundry store.

Existing: PD 595 R-5(A)	Existing: PD 595 NC(E)	Proposed: PD 595 F District	Comparison: PD 595 RS-MU
		building materials sales yard. *[DIR]* -- Household equipment and appliance repair. -- Mortuary, funeral home, or commercial wedding chapel. -- Motor vehicle fueling station. -- Nursery, garden shop, or plant sales. -- Personal service uses. *[Massage establishment and tattoo piercing studio are prohibited.]* -- Restaurant without drive-in or drive-through service. *[RAR]* -- Restaurant with drive-in or drive-through service. *[SUP]* -- Swap or buy shop. *[SUP]* -- Theater. -- Tobacco shop. *[SUP]*	-- Food or beverage store *[SUP if less than 5,000 square feet.]* -- Furniture store. -- General merchandise store. -- Home improvement center; lumber, brick, or building materials sales yard. *[RAR]* -- Household equipment and appliance repair. -- Mortuary, funeral home, or commercial wedding chapel. -- Motor vehicle fueling station. -- Nursery, garden shop, or plant sales. -- Outside sales. *[SUP]* -- Personal service uses. *[Massage establishment and tattoo piercing studio are prohibited.]* -- Restaurant without drive-in or drive-through service. *[RAR]* -- Restaurant with drive-in or drive-through service. *[DIR]* -- Swap or buy shop. *[SUP]* -- Theater. -- Tobacco shop. *[SUP]* -- Vehicle display, sales, and service. *[RAR]*
Transportation uses. -- Private street or alley. *[SUP]* -- Transit passenger shelter. *[See Section 51A-4.211.]* -- Transit passenger station or transfer center. *[SUP]*	**Transportation uses.** -- Transit passenger shelter.	**Transportation uses.** -- Transit passenger shelter. -- Transit passenger station or transfer center. *[SUP or resolution.]*	**Transportation uses.** -- Commercial bus station and terminal. *[DIR]* -- Heliport. *[SUP]* -- Helistop. *[SUP]* -- Transit passenger shelter. -- Transit passenger station or transfer center. *[By SUP or city council resolution.]*

Existing: PD 595 R-5(A)	Existing: PD 595 NC(E)	Proposed: PD 595 F District	Comparison: PD 595 RS-MU
Utility and public service uses. -- Electrical substation. *[SUP]* -- Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4).]* -- Police or fire station. *[SUP]* -- Radio, television, or microwave tower. *[SUP]* -- Tower/antenna for cellular communication. *[See Section 51A-4.212(10.1).]* -- Utility or government installation other than listed. *[SUP]*	**Utility and public service uses.** -- Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4), "Local utilities."]* -- Police or fire station. *[SUP]* -- Post office. *[SUP]* -- Tower/antenna for cellular communication. *[SUP]*	**Utility and public service uses.** -- Electrical substation. *[SUP]* -- Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4), "Local utilities."]* -- Police or fire station. -- Tower/antenna for cellular communication. *[See Section 51A-4.212(10.1), "Tower/antenna for cellular communication." Permitted in this subdistrict subject to the same requirements as if located in the CR Community Retail district.]*	**Utility and public service uses.** -- Electrical substation. -- Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4), "Local utilities."]* -- Police or fire station. -- Post office. -- Tower/antenna for cellular communication. *[See Section 51A-4.212(10.1), "Tower/antenna for cellular communication." Permitted in this subdistrict subject to the same requirements as if located in the CR Community Retail district.]* -- Utility or government installation other than listed. *[SUP]*
Wholesale, distribution, and storage uses. -- Recycling drop-off container. *[See Section 51A-4.213(11.2).]* -- Recycling drop-off for special occasion collection. *[See Section 51A-4.213(11.3).]*	**Wholesale, distribution, and storage uses.** -- None permitted.	**Wholesale, distribution, and storage uses.** -- Mini-warehouse. *[SUP]* -- Recycling drop-off container. *[SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied.]*	**Wholesale, distribution, and storage uses.** -- Mini-warehouse. *[SUP]* -- Office showroom/warehouse. *[In RS-MU(E) Enhanced only.]* -- Recycling buy-back center. *[SUP]* -- Recycling collection center. *[SUP]* -- Recycling drop-off container. *[SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied.]* -- Warehouse. *[In RS-MU(E) Enhanced only.]*

Development Standards:

Beyond the regulation of land uses through development types in Article XIII, each development type includes more traditional development standards (setbacks, density, height, etc.) in addition to enhanced development standards that contribute to a pedestrian friendly environment (street frontage, parking setbacks, transparency, etc.).

Following is a comparison table showing differences between the development standards of the current R-5(A) and NC(E)Subdistrict and the proposed FWMU-5 Subdistrict. Since the proposed form subdistrict bases the yard, lot, and space regulations on the proposed development types, the most and least intensive types allowed by the subdistrict are provided below.

Part of applying the yard, lot, and space requirements within a form subdistrict is determining the type of street frontage exists due to the blockface configuration. The longest street is considered a primary street, which dictates the development standards as noted below. For this site, Garden Lane and Vannerson Drive are primary streets. 2nd Avenue and Bradshaw Street fail to be primary streets and are therefore side streets.

REGU-LATION	**EXISTING** PD 595 R-5(A)	**EXISTING** PD 595 NC(E)	**PROP. WMU-5 (F)** Dev Type: Mixed Use Shopfront	**PROP. WMU-5 (F)** Dev Type: Civic Building
Front Yard Setback	20’	0’ **OR** Up to 15’ landscaped Up to 5’ w/wider sidewalks	5’/15’—primary/side 0’—service 90% req. frontage	20’/0’ primary 10’/0’ side 0’/0’ service No req. frontage
Parking Setback	None	30’	30’ primary 5’—side/service 10’—SFD adj. 5’—MFD, nonres, alley	20’ primary 5’—side/service 10’—SFD abutting 5’—MFD, nonres, alley
Side and Rear Yard Setback	5’/5’—SF 10’—others	0’/0’ **OR** 5’/5’ if provided **OR** 15’/15’ w/resadj.	**Side:** 15’—SFD adj. 0’/5’—MFD, nonres adj 5’—alley **Rear:** 15’—SFD adj. 5’—MFD, nonres adj 5’—alley 10’—service	10’/10’

REGU-LATION	EXISTING PD 595 R-5(A)	EXISTING PD 595 NC(E)	PROP. WMU-5 (F) Dev Type: Mixed Use Shopfront	PROP. WMU-5 (F) Dev Type: Civic Building
Dwelling Unit Density **FAR** **0Min Lot Size**	No DUD; only SF permitted. No FAR max. 1 Dwelling Unit/ 5,000 sq. ft. = 8 DUs per acre	0.5 FAR.	NONE	NONE
Height	30’	30’ 2 stories	**Based on WMU-5:** 5 stories, 2 stories minimum, 80’	
RPS	Yes	Yes	Yes	
Lot Cover-age	45% res. 25% nonres.	40%	100%	60% Lot width min. 30’
Off-Street Parking & Loading	51A 30’ Addt’l setback from curb Parking screening	51A	51A Parking setbacks	51A Parking setbacks
Land-scaping	51A/X plus 595	51A/X plus 595	51A/X plus 595	51A/X plus 595
Screen-ing	51A	51A	51A	51A
Signs	Nonbusiness	Business	Business	Business

REGU-LATION	EXISTING PD 595 R-5(A)	EXISTING PD 595 NC(E)	PROP. WMU-5 (F) Dev Type: Mixed Use Shopfront	PROP. WMU-5 (F) Dev Type: Civic Building
Design Stand-ards	None	None	Story height, ground and upper story transparency, entrance, blank wall, active use on ground story, open space (8% of build site), streetscapes with required pedestrian amenities.	

Landscaping:

Landscaping will be provided in accordance with the landscaping requirements in PD No. 595 and Article X, as amended.

Parking:

Pursuant to the Dallas Development Code, the applicant would be required to comply with standard parking ratios at permitting.

Market Value Analysis:

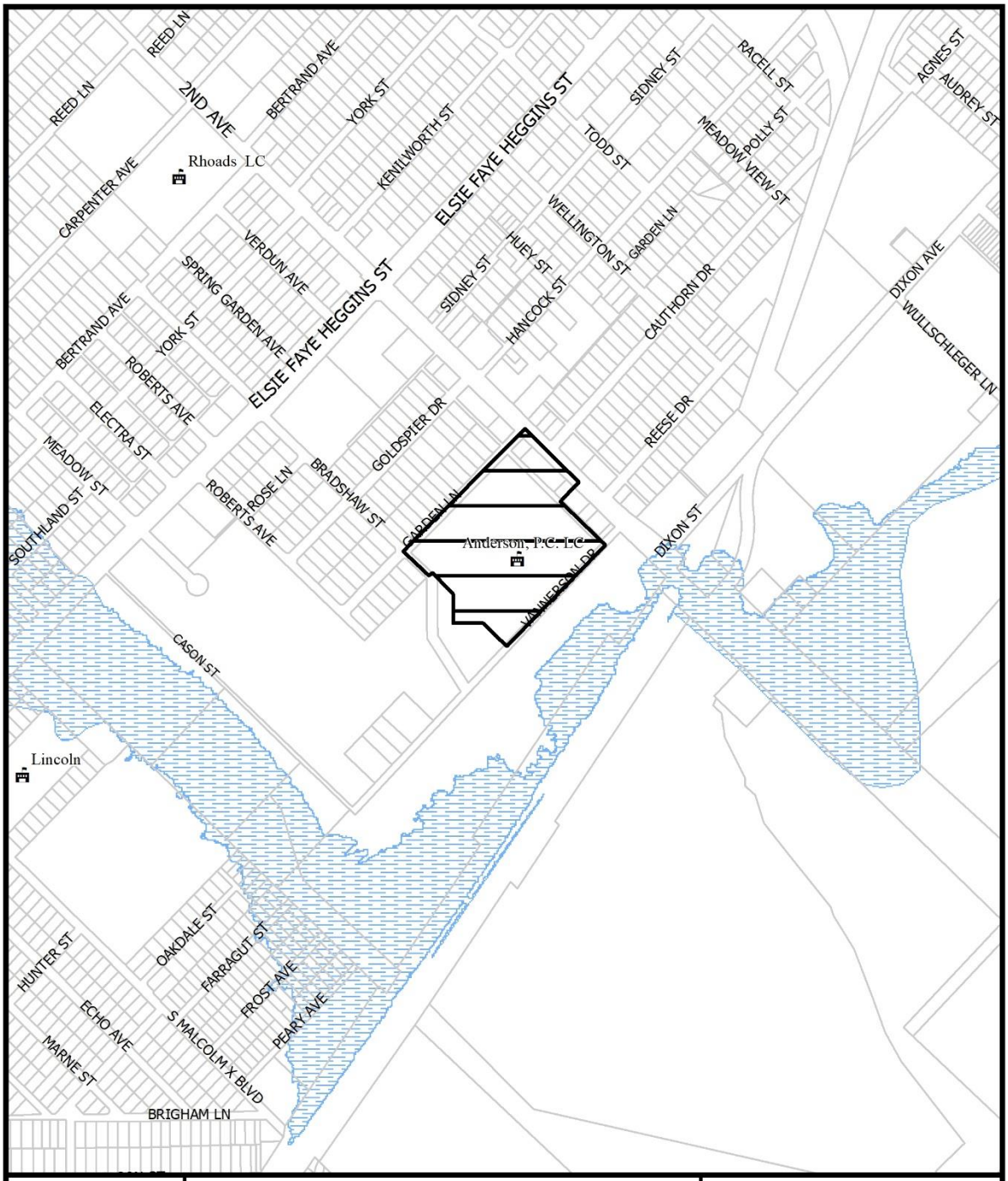
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is not located within an MVA cluster but is surrounded by "I" MVA clusters in all directions.

List of Officers

Watermark South Dallas, LLC

Board Officers:

- Blake Holmes
- Todd Anders
- Ben Caldwell
- Mickey Friedrich
- Kyle Thompson
- James Proctor, Director of Facilities



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VICINITY MAP

Case no: Z212-299

Date: 1/5/2023

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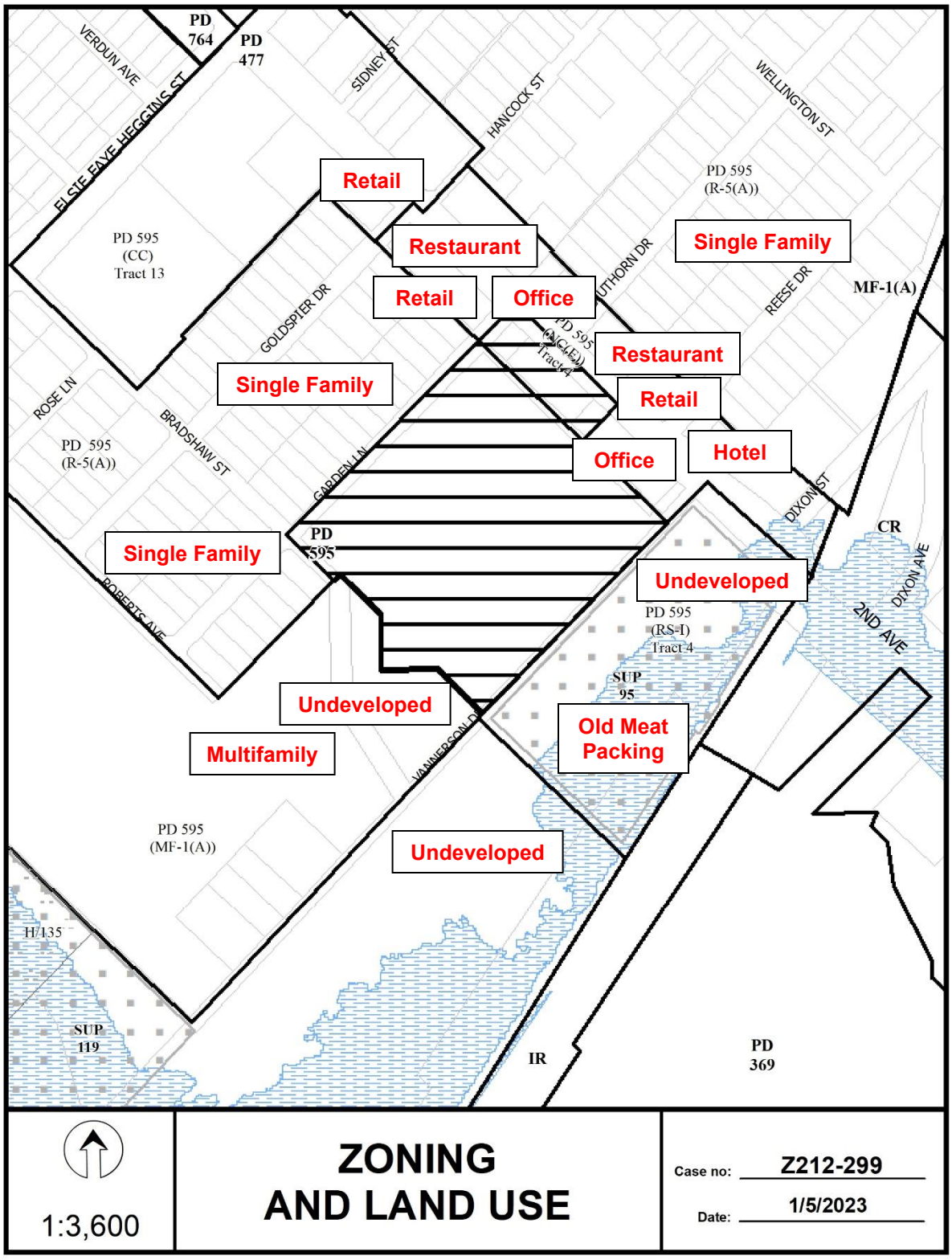
AERIAL MAP

Case no: Z212-299

Date: 1/5/2023


PD 764
PD 477
VERDUN AVE
ELSIE FAYE HEGGINS ST
SIDNEY ST
HANCOCK ST
WELLINGTON ST
PD 595 (R-5(A))
Retail
Restaurant
Retail
Office
Single Family
MF-1(A)
PD 595 (CC) Tract 13
GOLDSPIER DR
UTHORN DR
REESE DR
PD 595 (CC-E) Tract 4
Restaurant
Retail
Single Family
ROSE LN
BRADSHAW ST
PD 595 (R-5(A))
GARDEN LN
Office
Hotel
DIXON ST
CR
Single Family
PD 595
Undeveloped
ROBERTS AVE
PD 595 (RS-I) Tract 4
DIXON AVE
2ND AVE
SUP 95
Undeveloped
Old Meat Packing
Multifamily
VANNERSON DR
PD 595 (MF-1(A))
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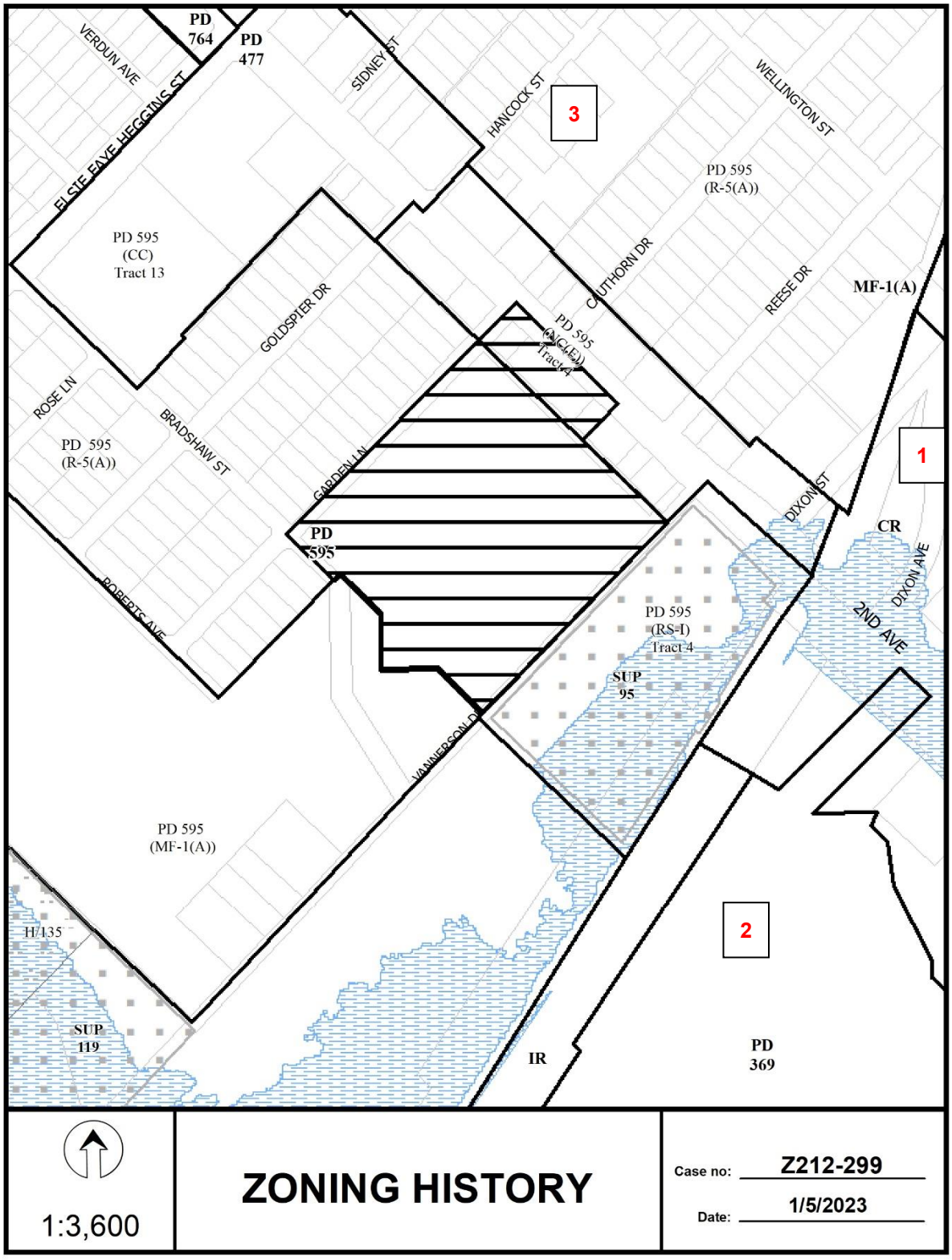
ZONING AND LAND USE
Case no: Z212-299
Date: 1/5/2023


PD 764
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WELLINGTON ST
PD 595 (R-5(A))
PD 595 (CC) Tract 13
GOLDSPIER DR
CAUTHORN DR
REESE DR
MF-1(A)
PD 595 (CC) Tract 4
ROSE LN
BRADSHAW ST
PD 595 (R-5(A))
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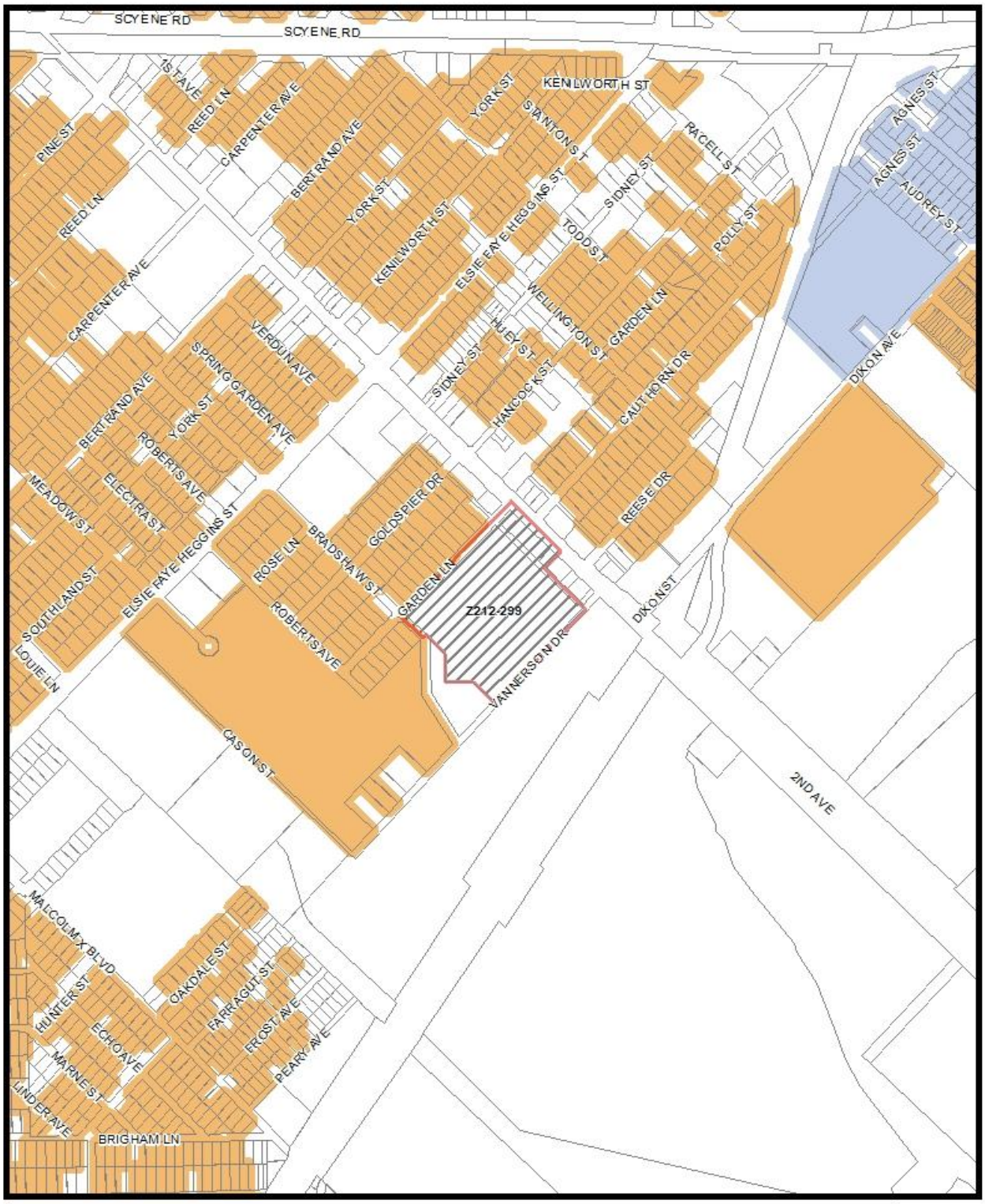
ZONING HISTORY
Case no: Z212-299
Date: 1/5/2023


SCYENE RD
SCYENE RD
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CARPENTER AVE
BERTRAND AVE
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KENILWORTH ST
STANTON ST
RACELL ST
AGNES ST
AUDREY ST
PINE ST
REED LN
CARPENTER AVE
YORK ST
KENILWORTH ST
ELSIE FAYE HEGGINS ST
SIDNEY ST
TODD ST
POLLY ST
WELLINGTON ST
GARDEN LN
HUEY ST
SIDNEY ST
HANCOCK ST
CAUTHORN DR
DIXON AVE
VERDUN AVE
SPRING GARDEN AVE
BERTRAND AVE
YORK ST
ROBERTS AVE
ELECTRA ST
MEADOW ST
ELSIE FAYE HEGGINS ST
GOLDSPIER DR
ROSE LN
BRADSHAW ST
GARDEN LN
REESE DR
Z212-299
DIXON ST
VANNERSON DR
SOUTHLAND ST
LOUIE LN
ROBERTS AVE
CASON ST
2ND AVE
MALCOLM X BLVD
OAKDALE ST
HUNTER ST
FARRAGUT ST
ECHO AVE
FROST AVE
PEARY AVE
MARNE ST
LINDER AVE
BRIGHAM LN
Market Value Analysis
A
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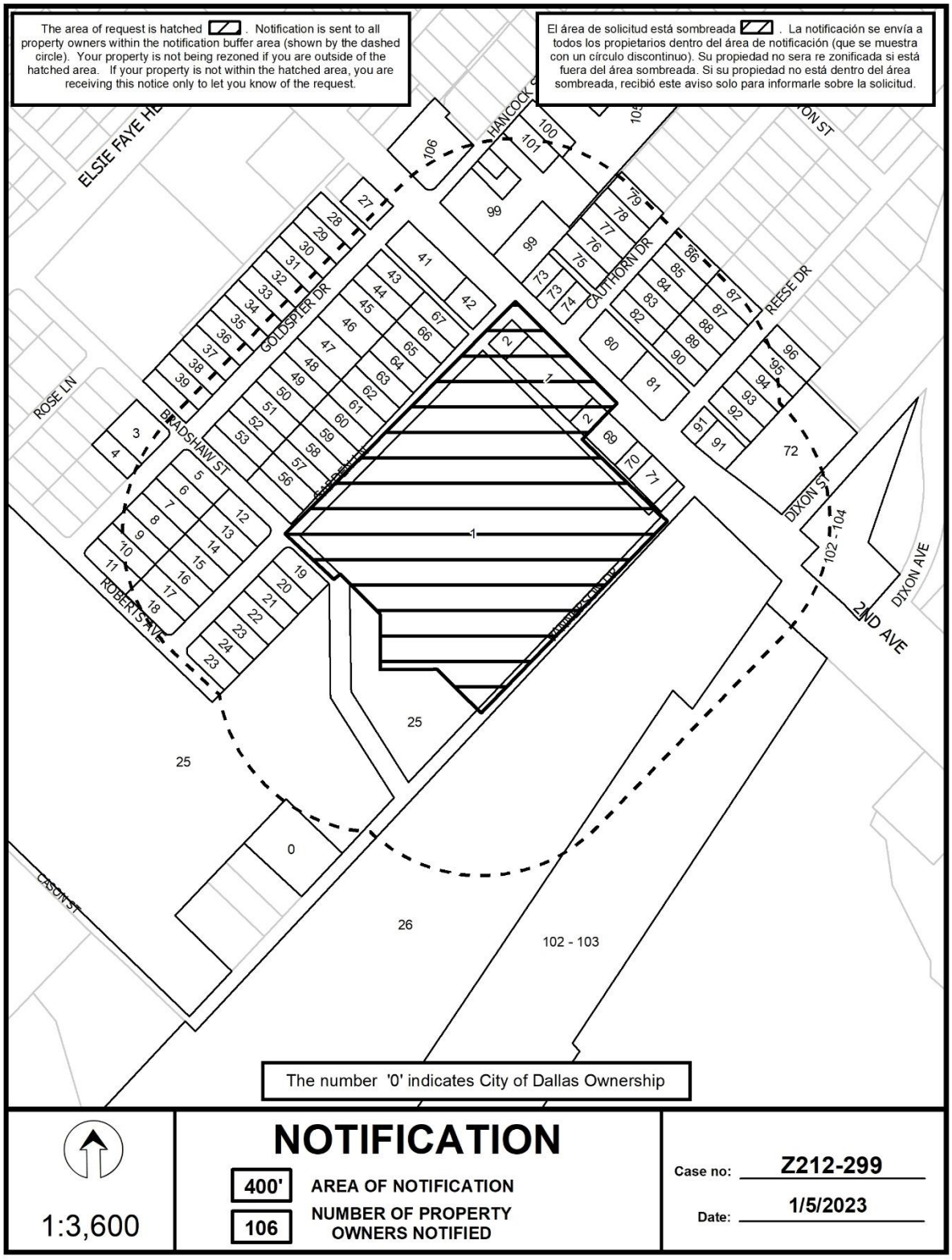
Market Value Analysis
Printed Date: 1/5/2023


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.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
ELSIE FAYE HE
HANCOCK
ON ST
GOLDSPIER DR
CAUTHORN DR
REESE DR
ROSE LN
BRADSHAW ST
ROBERTS AVE
DIXON ST
DIXON AVE
2ND AVE
CASON ST
102 - 104
102 - 103
The number '0' indicates City of Dallas Ownership
NOTIFICATION
400' AREA OF NOTIFICATION
106 NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z212-299
Date: 1/5/2023

01/05/2023

Notification List of Property Owners

Z212-299

106 Property Owners Notified

Label #	*Address*		*Owner*
1	3400	GARDEN LN	WATERMARK SOUTH DALLAS LLC
2	5003	2ND AVE	WATERMARK SOUTH DALLAS LLC
3	3227	GOLDSPIER DR	MEADOWS EPPIE L
4	3219	GOLDSPIER DR	2310 ROCK STREET LLC
5	3226	GOLDSPIER DR	SALTER DELORES
6	3222	GOLDSPIER DR	Taxpayer at
7	3218	GOLDSPIER DR	Taxpayer at
8	3214	GOLDSPIER DR	YOUNG ARTHUR N
9	3210	GOLDSPIER DR	WIGGINS MARTIN
10	3206	GOLDSPIER DR	MIRAMAR MCB DFW SFR I LP
11	3202	GOLDSPIER DR	SHEPHERD ALONZO
12	3227	GARDEN LN	MOLINA LACY NOEL &
13	3223	GARDEN LN	RICHARDSON CREATHOMAS
14	3219	GARDEN LN	GRIFFIN KON NEADRA
15	3215	GARDEN LN	Taxpayer at
16	3211	GARDEN LN	PCLO LLC
17	3207	GARDEN LN	NED INVESTMENTS LLC
18	3203	GARDEN LN	RIOS JEREMIAS &
19	3226	GARDEN LN	SALTER LOVIS
20	3222	GARDEN LN	Taxpayer at
21	3218	GARDEN LN	DANIELS LINDA D &
22	3214	GARDEN LN	TEKELEMARIYAM YEWUBDAR &
23	3210	GARDEN LN	WORKS G W & CO
24	3206	GARDEN LN	CHAVES JESUS JOSE &
25	5026	BRADSHAW ST	ROSEMONT MEADOW LANE APTS LLC
26	5219	2ND AVE	SJR SECOND AVE REALTY LP

01/05/2023

Label #	*Address*		*Owner*
27	4815	2ND AVE	SBW PROPERTIES LLC
28	3411	GOLDSPIER DR	S D HOME DESIGNS LLC SERIES C
29	3407	GOLDSPIER DR	BIGGINS KELVIN R
30	3403	GOLDSPIER DR	SALINAS CECILIA BRISEIDA
31	3339	GOLDSPIER DR	HARDEMAN ELLA
32	3335	GOLDSPIER DR	PHILLIPS ELECTOR
33	3331	GOLDSPIER DR	WARREN FAYETTE Y
34	3327	GOLDSPIER DR	KNIGHT FREDDIE M
35	3323	GOLDSPIER DR	RG HEATH LLC
36	3319	GOLDSPIER DR	JOHNSON BILLY
37	3315	GOLDSPIER DR	WALCHER MARTIN RAY
38	3311	GOLDSPIER DR	RIOS JEREMIAS A &
39	3307	GOLDSPIER DR	Taxpayer at
40	3303	GOLDSPIER DR	WALTON JOE E SR
41	4915	S 2ND AVE	KRISHNA MIA LLC
42	4919	2ND AVE	Taxpayer at
43	3410	GOLDSPIER DR	DURAN ANGEL MARTINEZ &
44	3406	GOLDSPIER DR	Taxpayer at
45	3402	GOLDSPIER DR	LBK STARR REALTY LLC
46	3334	GOLDSPIER DR	Taxpayer at
47	3330	GOLDSPIER DR	Taxpayer at
48	3326	GOLDSPIER DR	TINOCO EDUARDA &
49	3322	GOLDSPIER DR	JACKSON EMMA EST OF
50	3318	GOLDSPIER DR	IBRA LLC
51	3314	GOLDSPIER DR	Taxpayer at
52	3310	GOLDSPIER DR	MULLEN AARON L
53	3306	GOLDSPIER DR	CHAMBERS THOMAS
54	3302	GOLDSPIER DR	CHAMBERS THOMAS M
55	3301	GARDEN LN	GUINN ODESSA
56	3307	GARDEN LN	HARPER YOLANDA
57	3311	GARDEN LN	SALTER LOVIS & BETTY

01/05/2023

Label #	*Address*		*Owner*
58	3315	GARDEN LN	Taxpayer at
59	3319	GARDEN LN	BAUGH PATRICIA A
60	3323	GARDEN LN	CASSELBERRY DONALD
61	3327	GARDEN LN	S D HOME DESIGN LLC
62	3331	GARDEN LN	ROLFE LEVESTER JR
63	3335	GARDEN LN	KELLY JACKSON &
64	3339	GARDEN LN	ROBINSON JIMMY T
65	3403	GARDEN LN	SWEET TIMOTHY
66	3407	GARDEN LN	AGUIRRE VICTORIA CARIAS
67	3411	GARDEN LN	SIMS GEORGE
68	5041	2ND AVE	EQUITY TRUST COMPANY CUSTODIAN FBO &
69	5033	S 2ND AVE	LIM & DANG INC
70	5037	S 2ND AVE	PHNOM KULANE TRUST THE
71	5041	2ND AVE	EQUITY TRUST COMPANY CUSTODIAN FBO &
72	5122	2ND AVE	PATEL SUNIL C
73	4922	S 2ND AVE	OLUSANYA KIM
74	4930	2ND AVE	BURNETT JIMMY
75	3511	CAUTHORN DR	Taxpayer at
76	3517	CAUTHORN DR	GARCIA JOSE ADAN & ESMERALDA
77	3519	CAUTHORN DR	DRAIN KINGS LLC
78	3525	CAUTHORN DR	RAMIREZ ROBERTO BERMUDEZ &
79	3529	CAUTHORN DR	WALLACE FAYRENE EST OF
80	5002	S 2ND AVE	DALLAS KING JR LLC
81	5018	2ND AVE	KHOU KIM LLC
82	3510	CAUTHORN DR	GARCIA JESSICA
83	3514	CAUTHORN DR	GARCIA JESSICA
84	3518	CAUTHORN DR	MORALES FELIX &
85	3522	CAUTHORN DR	RODRIGUEZ LUZ MARIA
86	3526	CAUTHORN DR	SARMIENTO ERVIS ROEL
87	3529	REESE DR	WORKS GEORGE W
88	3519	REESE DR	Taxpayer at

01/05/2023

Label #	*Address*		*Owner*
89	3517	REESE DR	PAXTON MILDRED
90	3511	REESE DR	SMITH BOBBY
91	5102	2ND AVE	D & D PROPERTIES
92	3510	REESE DR	AUGUSTUS DANNY &
93	3514	REESE DR	SUN LAND RESERVE OF AMERICA INC
94	3518	REESE DR	GRANDADDYS PROPERTIES LLC
95	3522	REESE DR	MEGERSA TEFFERA
96	3524	REESE DR	WOODS SONYA M &
97	3514	HANCOCK ST	LEVINGTON JOSEPH
98	3420	HANCOCK ST	LEVINGSTON JOSEPH &
99	4910	2ND AVE	LEVINGSTON JOSEPH
100	3530	HANCOCK ST	MINAFEE HORACE
101	3522	HANCOCK ST	MARTINEZBARRIENTO MANUEL D &
102	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
103	9999	NO NAME ST	UNION PACIFIC RR CO
104	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
105	3610	HANCOCK ST	BEGINNERS BAPTIST CHURCH
106	4818	S 2ND AVE	MANANDHAR SARAD &

Agenda Information Sheet

File #: 23-1362 **Item #:** 11.

AGENDA DATE: May 18, 2023

COUNCIL DISTRICT(S): 1

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a new subarea on property zoned Subarea 4 within Planned Development District No. 316, the Jefferson Area Special Purpose District, on the northwest corner of Sunset Avenue and South Bishop Avenue.
Staff Recommendation: **Approval**, subject to conditions.
Applicant: JDAL Properties, Inc.
Representative: Rob Baldwin, Baldwin Associates
UA From: April 20, 2023.
Planner: Jennifer Muñoz
Council District: 1
Z212-321(JM)

CITY PLAN COMMISSION **THURSDAY, MAY 18, 2023**

Planner: Jennifer Muñoz

FILE NUMBER: Z212-321(JM) **DATE FILED:** August 7, 2022

LOCATION: Northwest corner of Sunset Avenue and South Bishop Avenue

COUNCIL DISTRICT: 1

SIZE OF REQUEST: 0.438 acres **CENSUS TRACT:** 48113004700

OWNER/ APPLICANT: JDAL Properties, Inc.

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

REQUEST: An application for a new subarea on property zoned Subarea 4 within Planned Development District No. 316, the Jefferson Area Special Purpose District.

SUMMARY: The purpose of the request is to allow for modified development standards primarily related to permitted uses, setbacks, and dwelling unit density to permit a multifamily development.

STAFF RECOMMENDATION: **Approval**, subject to conditions.

PD No. 316 Article and Exhibits:
https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=316

PRIOR CPC ACTION: On April 20, 2023, the City Plan Commission held this case under advisement pending further consideration of the conditions proposed. At the time of this report, no conditions had been modified.

BACKGROUND INFORMATION:

- Planned Development District No. 316 was established on July 26, 1989 for mixed uses. The PD has been amended many times and currently contains nine subareas with a total of 176.41 acres of land. The subject site is located within Subarea 4, for medium density office and mixed uses.
- The current zoning permits a multifamily use. The site contains under half an acre at the northwest corner of Sunset Avenue and South Bishop Avenue.
- The application is made to adjust the setbacks, height, dwelling unit density, to match the adjacent property to the north which is zoned Subdistrict 3 within PD No. 830. This application also provides mixed-income housing with added urban design standards as a bonus for the added dwelling unit density and amended setbacks and reduced parking for a multifamily use.

Zoning History: There have been three recent zoning requests in the area within the past five years.

1. **Z212-333**: On March 8, 2023, the City Council approved an application for a new subarea (3A) on property zoned Subarea 3 within Planned Development District No. 316, the Jefferson Area Special Purpose District, located on the northeast corner of South Zang Boulevard and West Twelfth Street.
2. **Z212-120**: On January 26, 2022, the City Council approved an application for the renewal of Specific Use Permit No. 2367 for an alcoholic beverage establishment limited to a microbrewery, micro-distillery, or winery on property zoned Subarea 4 within Planned Development District No. 316, the Jefferson Area Special Purpose District located on the south line of Sunset Avenue between South Bishop Avenue and South Madison Avenue.
3. **Z201-352** On March 9, 2022, the City Council approved an application authorizing SUP No. 2449 for an alcoholic beverage establishment limited to a private club-bar on property zoned Subdistrict 3B within Planned Development District No. 830, located on the southeast corner of North Madison Avenue and West 9th Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Bishop Avenue	Local Street	-
Sunset Avenue	Local Street	-

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the current zoning request and does not anticipate that it will significantly impact the surrounding roadway system.

COMPREHENSIVE PLAN:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 outlining several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The request complies with the following land use goals and policies of the comprehensive plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

Policy 2.5.2 Ensure that existing and future residential areas are appropriately linked in order to enhance economic development and urban design benefits.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY, AND WALKABILITY

Policy 5.1.1 Promote pedestrian friendly streetscapes.

Policy 5.1.2 Define urban character in downtown and urban cores.

Policy 5.1.3 Encourage complementary building height, scale, design, and character.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Policy 5.2.2 Promote the character of the city's significant districts, linkages, and areas.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

NEIGHBORHOOD PLUS

GOAL 6.1 Raise the quality of rental property through better design standards, proactive and systematic code enforcement, and zero tolerance toward chronic offenders.

GOAL 6.2 Expand affordable housing options and encourage its distribution throughout the city and region.

Land Use:

Area	Zone	Uses
Site	Subarea 4, PD No. 316	Undeveloped
North	Subdistrict 3 and 3A, PD No. 830	Multifamily, public library, and undeveloped
East	Subarea 4, PD No. 316	Single family and multifamily
South	Subarea 4, PD No. 316	Single family, duplex, surface parking, and church with surface parking
West	Subarea 4, PD No. 316	Single family, multifamily, and church with surface parking

STAFF ANALYSIS:

Land Use Compatibility:

The site is surrounded by a mix of residential and institutional uses including single family to the west, southwest, east, and southeast; a church with surface parking to the west and southeast; and a library to the northeast. Multifamily uses are found to the northeast, north, east, and west. A duplex use and other assorted multiplexes are found along Sunset Avenue and in surrounding areas.

The applicant is proposing to develop the site with up to 44 dwelling units. The land use is currently permitted and continues to be consistent with the neighborhood.

Development Standards:

REGULATION	EXISTING ZONING Site	PROPOSED Site	EXISTING ZONING Abutting north
Land Use	SD 4—Office/Mixed-Use Medium Density	SD 4A (new) Bishop/Sunset	PD 830 SD 3 East Garden District
Front Yard Setback	15' 20' urban form after 30' in height	15' w/MIH Min 0' Max 10' w/75% façade within this area	Min 0' Max 10' w/75% façade within this area
Side and Rear Yard Setback	0' OR 10' 20' w/res. adj. Tower spacing required after 30' in height	0' side Tower spacing required on western property line. 0' or 10' rear	0' side 0' or 10' rear
Dwelling Unit Density and/or FAR	Based on mix of uses: 2 use categories, 50 DU/acre 3 use categories, 60 DU/acre FAR see chart	50 DU/acre w/MIH 100 DU/acre FAR 1.25 w/MIH FAR 2.0	None and none
Height	90'	50' 75' along Bishop 4 stories above grade, 5 along Bishop	50' 75' along Bishop 4 stories above grade, 5 along Bishop
Residential Proximity Slope	Yes	No	No
Lot Coverage	80%	80%	100%
Off-Street Parking & Loading	51A + 316 MUP shared parking chart	51A + 316 MUP shared parking chart w/MIH, 1 space per DU.	51A + 830 Multifamily is 1 space per bedroom w/max 2 spaces per DU.
Landscaping	51A/X + 316	No changes requested. 51A/X + 316	51A/X
Signs	Business + 316	No changes requested. Business + 316	Nonbusiness + 830
Mixed-Income Housing	None	5% at 61-80 AMFI	None

Setbacks. PD No. 316 has a typical setback minimum which creates open areas at streets and usually allows for parking to be provided in front yards of residential neighborhoods.

PD No. 830 follows a form district approach of a minimum/maximum building setback zone to pull structures closer to the street, maximize building area, provide a better pedestrian experience, and increase density in neighborhoods. This application is to adopt the setback zone approach for this corner lot, which would typically have to provide two front yards based on the remainder of the block frontages.

Since the proposed new subdistrict would create the setback zone as a bonus if mixed-income housing is provided, the PD language would control and the block continuity standard in Sec. 51A-4.401(a)(6) and (8) would not apply to this property despite the remainder of the block fronting along Sunset Avenue maintaining the Subarea 4, PD No. 316 front yard requirement of 15 feet.

PD No. 316 has a side yard setback requirement of 0 feet or 10 feet. An additional side and rear tower spacing requirement sets back structures one-foot for each additional two feet-in-height above 30 feet. PD No. 830 has no minimum side yard setback, which is similar to the existing requirement since either the 0 or 10-foot setback could be achieved with no minimum required.

The applicant has agreed to provide a tower spacing setback of one-foot for each two feet-in-height above 30 feet along the western property line. The abutting property would remain Subdistrict 4 in PD No. 316 with no side yard setback; however, tower spacing does apply.

Dwelling Unit Density. The dwelling unit density in Subarea 4 is based on the mix of uses provided. A straight multifamily product is not currently permitted. A minimum mix of two uses is required to obtain 50 dwelling units per acre. With three uses, the dwelling unit density per acre increases to 60. The subject site is 0.438 acres, which with a mix of uses would permit from 22 to a maximum of 26 dwelling units.

The adjacent zoning to the north is Subdistrict 3 in PD No. 830 which has no dwelling unit density and permits the use by right with no mixed-use project requirements.

This application finds a middle ground by permitting 50 dwelling units per acre with a bonus for mixed-income housing to increase the dwelling unit density to 100 dwelling units per acre. The site could have from 22 to 44 dwelling units. The maximum increase is 18 dwelling units.

Floor Area Ratio. Subarea 4 in PD No. 316 requires a mixed-use project MUP to (1) permit a multifamily use, (2) determine the FAR, and (3) determine the dwelling unit density as described above. The chart on the following page is found on page 25 of the currently published PD No. 316. There seems to be a scrivener's error on the total development FAR for a mix of three uses with residential indicating 0.25 FAR where it should likely state 2.25 FAR. This is under review by staff and the CAO to determine the process for identifying the correction measures needed.

Ultimately, the table indicates the FAR range for the current Subarea 4 is between 1.0 and 2.25. The adjacent Subdistrict 3 in PD No. 830 has no FAR maximum and no MUP requirement.

MAXIMUM FLOOR AREA RATIO

Use Categories	Base (no MUP)	MUP=2 (no Res)	MUP=2 (with Res)	MUP=3 (no Res)	MUP=3 (with Res)
Office	1.0	1.25	1.5	1.5	1.75
Residential	---	---	1.25	---	1.5
Retail and personal service	0.8	1.0	1.0	1.0	1.0
TOTAL DEVELOPMENT	1.0	1.7	2.0	2.0	.25

The current request is to permit 1.25 FAR, keep the MUP chart as an option while no longer requiring multifamily as strictly a part of a MUP, and provide mixed-income housing for a FAR bonus creating a maximum of 2.0 FAR.

Height and RPS. Subarea 4 in PD No. 316 allows a maximum height of 90 feet; however, restricts portions of the structure above 36-feet-in-height to RPS. Subdistrict 3 in PD No. 830 has a maximum height of 50 feet except for properties along Bishop Avenue and Zang Boulevard being permitted to reach up to 75-feet-in-height.

The surrounding area is either Subarea 4 in PD No. 316 or Subdistrict 3 within PD No. 830. Neither of these qualify as origination sites for RPS based on Sec.51A-4.412(a)(3)(B) which notes that a PD for residential uses with heights not exceeding 36-feet-in-height would qualify as a site of origination for RPS. Therefore, the applicant's request to adopt the height found in Subdistrict 3 of PD No. 830 to be between 50 (Sunset Avenue) and 75 feet (Bishop Avenue) depending on the street frontage is an overall reduction in height from the currently permitted 90 feet in Subarea 4 of PD No. 316.

Mixed-Income Housing. The new Subarea 4A would integrate mixed-income housing for the benefit of the amended setbacks and increased dwelling unit density. The proposed request would allow the construction of 44 multifamily rental units, including five percent mixed-income units at 61 to 80 percent of AMFI. This equates to a maximum of three affordable housing units.

The applicant requests development rights to allow a reduction in setbacks and an increase in density, leveraging their proposal to provide design standards and ensure the development has an affordable housing component.

Staff uses the Market Value Analysis (MVA) categories to evaluate requests for PDs with mixed-income housing. The area of request is located in a "E" MVA area. In "D," "E," and "F" MVA areas, staff's standard recommendation is that five percent of the total units be reserved for households at 61 to 80 percent of AMFI. The applicant's proposal is in line with staff's standard recommendation.

Design Standards

The applicant proposes that the design standards for mixed-income housing found in Sec. 51A-4.1107 are not required for the site and instead proposes alternative design standards. Alternative design standards for exterior facades, individual entries, lighting, and open space are integrated into the PD request.

The design standards relating to exterior facades, individual entries, sidewalks, lighting, and open space meet the minimum criteria set forth in the MIHDB design standards. It should be noted that the 10 percent open space is being met through the required landscaping areas, as permitted by the design standards.

The proposed design standards exceed the minimum provided in the MIHDB design standards by requiring articulation for areas exceeding 30-feet-in-length and 100-feet-in-length, two and four façade articulations are required, respectively. Finally, an improved pedestrian realm is supported with (1) a standard for improved pedestrian driveway crossings requiring that at each driveway and sidewalk intersection, driveways must be clearly marked by colored concrete, patterned, or stamped or brick pavers for pedestrian crossing; and (2) required pedestrian amenities including two benches, two trash cans, and a bicycle rack on one of the street frontages for the site.

Overall, the design standards not accepted from the MIHDB program include encroachments, front yard fences, and non-required fences.

Ultimately, staff finds these alternative design standards to meet the intent of those in Sec. 51A-4.1107.

Landscaping:

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended.

Parking:

The applicant proposes to meet standard parking requirements in Division 51A-4.200 for the multifamily use. If MIH is provided, the PD proposes a reduced parking ratio of one space per dwelling unit.

The standard off-street parking requirement for multifamily is one space per bedroom with a minimum of one space per dwelling unit. An additional one-quarter space per dwelling unit must be provided for guest parking if the required parking is restricted to resident parking only. No additional parking is required for accessory uses that are limited principally to residents.

With typical base zoning and the MIHDB, the applicant has the option to use the mixed income housing parking ratio for multifamily in Division 51A-4.1100. This ratio requires a minimum one-half space per dwelling unit, which equates to a total of 22 spaces required

for the 44 multifamily dwelling units proposed. Under this ratio, at least 15 percent of the required parking must be available for guest parking. This would simply be the *minimum* number of required spaces – the applicant could still provide additional spaces in excess of the required minimum. This provision has been added as a bonus to the new subarea if mixed income housing is provided.

PD No. 316 has a shared parking table for mixed-use projects. If the developer decides to provide a mix of uses, the shared parking is still an option for meeting the parking needs.

Market Value Analysis

Market Value Analysis (MVA) is a tool to aid residents and policymakers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to target intervention strategies more precisely in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The subject site is categorized an “E” MVA cluster.

LIST OF OFFICERS

Property Owner and Applicant: JDAL Properties, Inc.

Jeff Bosse

PROPOSED AMENDING CONDITIONS

ARTICLE 316.

PD 316.

ARTICLE 316.

PD 316.

Jefferson Area Special Purpose District

SEC. 51P-316.101. LEGISLATIVE HISTORY.

PD 316 was established by Ordinance No. 20389, passed by the Dallas City Council on July 26, 1989. Ordinance No. 20389 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. Ordinance No. 20389 was amended by Ordinance No. 21319, passed by the Dallas City Council on June 10, 1992; Ordinance No. 22202, passed by the Dallas City Council on September 28, 1994; Ordinance No. 22705, passed by the Dallas City Council on March 13, 1996; Ordinance No. 22726, passed by the Dallas City Council on April 10, 1996; Ordinance No. 23772, passed by the Dallas City Council on January 27, 1999; and Ordinance No. 25026, passed by the Dallas City Council on September 11, 2002. (Ord. Nos. 10962; 19455; 20389; 21319; 22202; 22705; 22726; 23772; 25026; 25850; 29470)

SEC. 51P-316.102. PROPERTY LOCATION AND SIZE.

(a) PD 316 is established on property generally bounded by an alley between Tenth Street and Sunset Avenue on the north, Beckley Avenue on the east, an alley between Page Avenue and Twelfth Street on the south, an alley between Polk Street and Willomet Avenue on the west, and Tyler Street and Tyler Street Connection on the southwest corner. The size of PD 316 is approximately 176.41 acres.

(b) This district is divided into nine subareas: Subareas 1, 2, 3, 3A, 4, 4A, 5, 6, 7, and 8. (Ord. Nos. 20389; 22202; 25850; 28617; 29470)

SEC. 51P-316.103. DEFINITIONS AND INTERPRETATIONS.

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

(1) A-FRAME SIGN means a portable detached premise sign that is hinged at the top and is made of durable, rigid materials such as wood, plastic, or metal.

(2) ARTICULATION means any portion of the exterior of a structure, building facade, or facade that includes a material change, facade openings, columns, pilasters, or other architectural elements.

(3) ARTISAN AND SPECIALTY GOODS SHOP means a small scale business that manufactures artisan goods or specialty foods for sale on-premise or off-premise. This use does not include other uses that are specifically listed in 51A-4.200.

(4) ART OR CRAFT PRODUCTION FACILITY means a facility for the production of handcrafted art or craft products through processes such as kiln firing, glass blowing, welding, or woodworking, and for the sale of the products to the general public.

(5) ARTWORK means any pictorial or image presentation or design.

(6) AWNING SIGN means any sign that is attached to or applied to or painted on an awning.

(7) BAIL BOND OFFICE means an office for the issuance, brokerage, or procurement of bail bond, whether as an accessory use or a main use.

(8) BED AND BREAKFAST means a lodging use that has no more than five guest rooms; provides accommodations for periods not to exceed five nights; serves no meals other than breakfast; and is a member of, or certified by, a recognized bed and breakfast association such as the National Bed and Breakfast Association (NBBA) or Historic and Hospitality Accommodation of Texas.

(9) BLADE SIGN means an attached premise sign that projects perpendicularly from a main building facade, is visible from both sides, and is made of rigid or soft fabric material.

(10) BOUTIQUE HOTEL means a lodging facility with 30 or fewer guest rooms that are rented to occupants on a daily basis for not more than 14 consecutive days; provides food that is prepared on-site; and more than 50 percent of the guest rooms are internal-entry.

(11) COMMERCIAL PARKING GARAGE means a multistory vehicle parking facility that is operated as a business enterprise by charging a fee for parking.

(12) COMMERCIAL PARKING LOT means an at-grade vehicle parking facility that is operated as a business enterprise by charging a fee for parking.

(13) CORNER LANDSCAPING AREA means the portion of a surface parking lot beginning at the point of intersection of two rights-of-way, measuring 12.5 percent of the length of each right-of-way to a point, then connecting all three points to form an area that can be any shape, not to exceed 225 square feet in area.

(14) DOOR YARD means the area between the edge of the sidewalk farthest from the street and the front building facade.

(15) ISLAND LANDSCAPING AREA means an area, excluding the corner landscaping area, that is located on a surface parking lot.

(16) LIQUOR STORE 3,500 SQUARE FEET OR LESS means an establishment with a floor area of 3,500 square feet or less principally for the retail sale of alcoholic beverages for off- premise consumption, as defined in the Texas Alcoholic Beverage Code.

(17) LIQUOR STORE GREATER THAN 3,500 SQUARE FEET means an establishment principally for the retail sale of alcoholic beverages for off-premise consumption, as defined in the Texas Alcoholic Beverage Code with a floor area greater than 3,500 square but less than 100,000 square feet.

(18) LIQUOR STORE 100,000 SQUARE FEET OR MORE means an establishment with a floor area 100,000 square feet or more principally for the retail sale of alcoholic beverages for off-

premise consumption, as defined in the Texas Alcoholic Beverage Code.

(19) LIVE/WORK UNIT means an interior space with street level access that combines residential with office or retail and personal service uses. A live/work unit is considered a nonresidential use.

(20) MARQUEE SIGN means a changeable message sign attached to, applied on, or supported by a permanent canopy projecting over a pedestrian street entrance of a building.

(21) MUP means a mixed use project as defined in Section 51P-316.106 of this article.

(22) PAINTED APPLIED SIGN means a sign painted directly onto the exterior facade of a building, not including doors or windows.

(23) PARKWAY means that portion of the street right-of-way located between the street curb and the front lot line.

(24) PERIMETER LANDSCAPING AREA means an area on a surface parking lot three feet in width, abutting the right-of-way, and extending the length of the street frontage of a surface parking lot, excluding the corner landscaping area and openings for pedestrian and vehicular access.

(25) PROJECTED STREET CURB means the future location of the street curb consistent with the city's thoroughfare plan, as determined by the director of street services.

(26) STREET FACADE means any facade that faces a lot line that abuts a public right-of-way.

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

(28) WINDOW SIGN means a sign painted or affixed to a window or hanging parallel within 24 inches of a window and visible from the outside.

(b) Interpretations.

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

(2) Except as provided in this article, the provisions of Section 51A-4.702, "Planned Development (PD) District Regulations," relating to site plans, conceptual plans, and development plans do not apply to this district.

(3) Section 51A-2.101, "Interpretations," applies to this article.

(4) The following rules apply in interpreting the use regulations in this article:

(A) The absence of a symbol appearing after a listed use means that the use is permitted by right.

(B) The symbol *[L]* appearing after a listed use means that the use is permitted by right as a limited use only.

(C) The symbol *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only.

(D) The symbol *[DIR]* appearing after a listed use means that a site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803. ("DIR" means "development impact review." For more information regarding development impact review generally, see Division 51A-4.800.)

(E) The symbol *[RAR]* appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, a site plan must be submitted and approved in accordance with the requirements of that section. ("RAR" means "residential adjacency review." For more information regarding residential adjacency review generally, see Division 51A-4.800.)

(F) The symbol *[MUP]* appearing after a listed use means that the use is permitted only as part of a mixed use project. (For more information regarding mixed use projects generally, see Section 51P-316.106 of this article.) (Ord. Nos. 20389; 25850; 29470)

SEC. 51P-316.104. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 316A: subarea map.

(2) Exhibit 316B: perimeter property description. (Ord. Nos. 28617; 29470)

SEC. 51P-316.105. NAME OF DISTRICT.

PD 316 is to be known as the Jefferson Area Special Purpose District. (Ord. Nos. 20389; 25850; 29470)

SEC. 51P-316.106. MIXED USE PROJECTS (MUP).

(a) In general. Single or multiple uses may be developed on one site in this district; however, to encourage a mixture of uses and promote innovative and energy conscious design, efficient circulation systems, the conservation of land, and the minimization of vehicular travel, density bonuses are awarded to developments in Subareas 1, 2, 3, 4, 4A 6, and 8 that qualify as "mixed use projects" as defined in Subsection (b). If a development does not qualify as an MUP, it is limited to a "base" dwelling unit density and floor area ratio. When a development qualifies as an MUP, it earns a higher maximum dwelling unit density and floor area ratio. Additional FAR bonuses are incrementally awarded to encourage the inclusion of "residential" as part of an MUP. The exact increments of increase vary depending on the use categories mixed and the subarea that the MUP is in. For more information regarding the exact increments of increase, consult the yard, lot, and space regulations in this article governing the particular subarea of interest.

(b) Qualifying as a mixed use project. To qualify as an MUP, a development must contain uses in two or more of the following categories, and the combined floor areas of the uses in each category must equal or exceed the following percentages of the total floor area of the project:

SUBAREAS 1, 2, and, 8

Use Category	Percent of Total Floor Area
Lodging	**15 percent or 75 guest rooms, whichever is greater**
Office	**15 percent**
Residential	**15 percent or 20 dwelling units, whichever is greater**
Retail and personal service	**10 percent**

SUBAREA 3

Use Category	Percent of Total Floor Area
Lodging	**15 percent or 75 guest rooms, whichever is greater**
Office	**15 percent**
Residential	**10 percent or 15 dwelling units, whichever is greater**
Retail and personal service	**5 percent**

SUBAREA 4 and 4A

Use Category	Percent of Total Floor Area
Office	**15 percent**
Residential	**10 percent or 10 dwelling units, whichever is greater**
Retail and personal service	**5 percent**

SUBAREA 6

Use Category	Percent of Total Floor Area
Office, or retail and personal service, or both	**20 percent**
Residential	**20 percent**

(c) Mixed use project (MUP) regulations.

(1) If an MUP is proposed, a project plan that complies with this article must be submitted to and approved by the building official.

(2) An MUP without residential uses must have a minimum combined floor area of 20,000 square feet.

(3) If an MUP is constructed in phases:

(A) the first phase must independently qualify as an MUP under Subsection (b); and

(B) each subsequent phase combined with all previous phases already completed or under construction must also qualify as an MUP under Subsection (b).

(4) An MUP may consist of two or more building sites if they are developed under a unified development plan. The plan must be:

(A) signed by or on behalf of all of the property owners involved;

(B) approved by the building official; and

(C) filed in the deed records of the county where the property is located.

(5) When an MUP consists of multiple building sites, its development standards and off-street parking and loading requirements are calculated by treating the multiple building sites as one building site. (Ord. Nos. 20389; 25850; 29470)

SEC. 51P-316.107. ADDITIONAL PROVISIONS APPLICABLE TO CERTAIN USES.

The "additional provisions" in Division 51A-4.200 apply to all uses in this district. The following additional provisions supplement and are cumulative of the additional provisions in that division for the specific main and accessory uses listed below:

(1) Accessory outside display of merchandise. This use may not:

(A) extend more than four feet from the main structure; or

(B) reduce the unobstructed width of a sidewalk to less than six feet.

(2) Accessory outside sales. This use may not:

(A) extend more than four feet from the main structure;

(B) reduce the unobstructed width of a sidewalk to less than six feet; or

(C) occur more than six days during any given month.

(3) Surface parking use.

(A) Site plan.

(i) A site plan must be submitted to and approved by the building official in accordance with this subparagraph before a building permit may be issued. Development of the property must comply with the site plan.

(ii) The site plan must include the following:

(aa) The number of existing and proposed parking spaces on the property.

(bb) The location and dimensions of the property.

(cc) The location and dimensions of all existing and proposed off-street parking and loading areas, parking bays, aisles, driveways, pedestrian access openings, and attendant booths.

(dd) The location and type of all existing and proposed landscaping, fencing, trash receptacles, lighting, and signs.

(ee) Any other information that the building official deems necessary for site plan review.

(B) Construction.

(i) The entire surface of a surface parking use may not deviate more than seven degrees from the horizontal plane. No portion of the surface may deviate more than 12 degrees from the horizontal plane.

(ii) No more than one two-way driveway or two one-way driveways are allowed for each 300 feet, or fraction thereof, of street frontage of the surface parking use.

(iii) The use of pervious materials is encouraged.

(C) Lighting.

(i) A surface parking use must be lighted between one-half hour after sunset and 2:30 a.m. and between 6:00 a.m. and one-half hour before sunrise.

(ii) The intensity of required lighting on the surface where vehicles are parked must be:

(aa) an average of at least two footcandles, initial measurement, and at least one footcandle on a maintained basis; and

(bb) a minimum at any point of at least 0.6 footcandle initial, and at least 0.3 footcandle maintained or one-third of the average footcandle measurement for the lighted area, whichever is greater.

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

(iv) Fixtures must be attached to buildings or mounted on permanent poles.

(v) Fixtures must be at least 20 feet above the parking surface.

(vi) If there is a conflict between the text of this subparagraph and Section 51A-4.301(e), the text of this subparagraph controls.

(D) Access openings.

(i) Access openings may not exceed:

(aa) 30 feet in width for a two-way drive; and

(bb) 20 feet in width for a one-way drive.

(ii) At least one pedestrian access opening must be provided for every 30 feet of frontage on a public right-of-way. The pedestrian access opening must be eight feet in width.

(E) Fencing. Fencing is not required. If fencing is provided it:

(i) may not exceed six feet in height;

(ii) must be located behind a corner landscaping area; and

(iii) must be made of wrought iron, bollards, post-and-cable fencing; or other fencing material that is in keeping with the intent of this subparagraph, as determined by the director.

(F) Landscaping.

(i) Corner landscaping area.

(aa) Corner landscaping areas must be planted with a combination of ground cover, shrubs, and trees.

(bb) One tree or shrub per 25 square feet of corner landscaping area is required, with a minimum of two provided.

(ii) Perimeter landscaping area.

(aa) Perimeter landscaping areas must be planted with a combination of ground cover, shrubs, and trees at an average density of one group for each 30 linear feet of the perimeter area. If parking spaces are perpendicular to the perimeter landscaping area, the width of the perimeter landscaping area must be increased by a minimum of five feet. Car bumpers may overhang the perimeter landscaping area. If six-inch curbs are not provided, wheel stops must be provided.

(bb) The combination of ground cover, shrubs, and trees must include a minimum of one large canopy tree, three shrubs, and groundcover.

(iii) Island landscaping area.

(aa) One 160 square foot island landscaping area is required for surface parking uses containing 10,000 square feet of land area or more.

(bb) For each additional 2,000 square feet in surface parking area above 10,000 square feet, a minimum of 160 square feet of island landscaping area must be provided.

(cc) Island landscaping areas may be contiguous.

(dd) Island landscaping areas must include a minimum of one large canopy tree, five shrubs, and groundcover.

(iv) Alternative landscape plan. The director may approve an alternative landscape plan only if compliance with this subparagraph is not possible, the inability to comply is not self-created, and the alternative landscape plan is in keeping with the intent of this subparagraph. An alternative landscape plan may include placement of landscaping in alternative locations. An alternative landscape plan may reduce the square footage of landscape area if additional trees or shrubs are provided.

(v) Trees. All trees provided must be recommended for local area use and approved by the director. Each tree planted must have a caliper of at least two and one-half inches.

(vi) Shrubs and groundcovers. All shrubs and groundcovers provided must be recommended for local area use and be approved by the director.

(vii) Minimum tree clearance. All portions of a tree canopy above street pavement must be at least eight feet in height.

(viii) Tree grates. Tree grates must be of a size adequate to permit healthy tree growth must be provided for all trees planted within a public sidewalk.

(G) Maintenance.

(i) Improvements must be properly maintained in a state of good repair and neat appearance at all times.

(ii) Plant materials must be maintained in a healthy, growing condition at all times.

(iii) The use of Water Wise landscaping is encouraged.

(H) Special exception.

(i) In general. Except as provided in this subparagraph, the board of adjustment may grant a special exception to any requirement of this paragraph if the board finds, after a public hearing, the special exception will not adversely affect the other properties within the subarea and strict compliance with the requirement would result in unnecessary hardship. If the board grants a special exception, it must specify the length of time the special exception is effective.

(ii) Lighting. The board shall not grant a special exception to a lighting requirement unless the board also finds, after a public hearing, that the special exception will not compromise the safety of persons using the parking lot. In determining whether to grant this special exception, the board shall consider:

(aa) the extent to which the parking will be used after dark;

(bb) the crime statistics for the area;

(cc) the extent to which adequate lighting may be provided by light sources located on adjacent property; and

(dd) the extent to which the surface parking lot will be secured by fences, gates, and chains.

(I) Off-street parking regulations. See Section 51P-316.111 for additional regulations for off-street parking.

(4) Tower/antenna for cellular communication use. This use is limited to mounted cellular antenna as defined in Section 51A-4.212(10.1)(A)(i).

(5) Vehicle display, sales, and service. This use must be contained entirely within a building. (Ord. Nos. 20389; 25850; 29470)

SEC. 51P-316.108. USE REGULATIONS AND DEVELOPMENT STANDARDS.

(a) Subareas 1, 2 and 8 (Central Area).

Omitted for brevity.

(b) Subarea 3 (Office/Mixed Use *[High Density]*).

Omitted for brevity.

(c) Subarea 4 (Office/Mixed Use [Medium Density]).

(1) Purpose. To provide for the development of medium density office, multifamily residential, commercial and business service uses, and limited retail uses in combination on single or contiguous building sites; to encourage innovative and energy conscious design, efficient circulation systems, the conservation of land, and the minimization of vehicular travel.

(2) Main uses permitted.

(A) Agricultural uses.

-- Crop production.

(B) Commercial and business service uses.

-- Art or craft production facility. *[Maximum floor area is 5,000 square feet. A maximum of two deliveries and pick-ups of materials are allowed per week. The art or craft production facility may not operate between 7:00 p.m. and 7:00 a.m.]*
-- Catering service.
-- Custom business services.
-- Electronics service center.
-- Medical or scientific laboratory.

(C) Industrial uses.

-- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(D) Institutional and community service uses.

-- Adult day care facility.
-- Child-care facility.
-- Church.
-- College, university, or seminary. *[SUP]*
-- Community service center.
-- Convalescent and nursing homes and related institutions.
-- Hospital. *[SUP]*
-- Library, art gallery, or museum.
-- Public or private school. *[SUP]*

(E) Lodging uses.

-- Bed and breakfast.

-- Boutique hotel.

(F) Miscellaneous uses.

-- Carnival or circus (temporary). *[By special authorization of the building official.]*
-- Temporary construction or sales office.

(G) Office uses.

-- Financial institution without drive-in window.
-- Financial institution with drive-in window. *[DIR]*
-- Medical clinic or ambulatory surgical center.
-- Office. *[Bail bond office is prohibited.]*

(H) Recreation uses.

-- Private recreation center, club, or area.
-- Public park, playground, or golf course.

(I) Residential uses.

-- Duplex. *[MUP]*
-- Handicapped group dwelling unit. *[MUP]*
-- Live/work unit.
-- Multifamily. *[MUP]*
-- Retirement housing.
-- Single family. *[MUP]*

(J) Retail and personal service uses.

-- Alcoholic beverage establishments. *[SUP]*
-- Artisan and specialty goods shop.
-- Business school. *[MUP]*
-- Commercial amusement (inside). *[By right with a floor area less than 2,500 square feet; by SUP with a floor area of 2,500 square feet or more.]*
-- Commercial parking garage.
-- Dry cleaning or laundry store.
-- Furniture store 3,500 square feet or less (limited to 20 percent of the building floor area). *[MUP]*
-- General merchandise or food store 3,500 square feet or less (limited to 20 percent of the building floor area). *[MUP]*
-- Household equipment and appliance repair. *[MUP]*
-- Liquor store 3,500 square feet or less (limited to 20 percent of the building floor area). *[MUP]*
-- Nursery, garden shop, or plant sales. *[MUP]*
-- Personal service uses. *[MUP]*
-- Restaurant without drive-in or drive-through service. *[MUP]*
-- Surface parking.
-- Temporary retail use.
-- Theater. *[MUP]*

(K) Transportation uses.

-- Transit passenger shelter.

(L) Utility and public service uses.

-- Local utilities.
-- Police or fire station.
-- Post office.
-- Radio, television, or microwave tower. *[SUP]*
-- Tower/antenna for cellular communications. *[See Section 51P.316.107,"Additional Provisions Applicable to Certain Uses."]*
-- Utility or government installation other than listed. *[SUP]*

(M) Wholesale, distribution, and storage uses.

None permitted.

(3) Accessory uses.

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

(B) The following accessory uses are not permitted:

-- Accessory helistop.
-- Accessory medical/infectious waste incinerator.
-- Accessory outside display of merchandise.
-- Accessory outside sales.
-- Accessory outside storage.
-- Accessory pathological waste incinerator.
-- Amateur communication tower.
-- Private stable.

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

(A) Front yard.

(i) Minimum front yard is 15 feet.

(ii) An additional 20-foot "urban form" front yard setback is required for that portion of a structure above 30 feet in height.

(B) Side and rear yard.

(i) Minimum side and rear yard is:

(aa) 20 feet where adjacent to or directly across an alley from a residential district; and

(bb) no side and rear yard required in all other cases; however, if a side or rear yard is provided, it must be a minimum of 10 feet.

(ii) An additional side and rear yard "tower spacing" setback of one foot for each two feet in height above 30 feet is required for that portion of a structure above 30 feet in height up to a total setback of 30 feet. This subparagraph does not require a total side or rear yard setback greater than 30 feet.

(C) Dwelling unit density. Maximum dwelling unit ("DU") density varies depending on the type of MUP as follows:

MAXIMUM DU MUP TYPE	DENSITY (du/acre)
Mix of 2 categories	**50**
Mix of 3 categories	**60**

(D) Floor area ratio. Maximum floor area ratio (FAR) varies depending on whether the development is an MUP as follows:

[Note: The first column is the base FAR, which applies when there is no MUP. The second column (MUP=2/no Res) is the FAR for an MUP with a mix of two use categories when neither category is "residential." The third column (MUP=2/with Res) is the FAR for an MUP with a mix of "residential" plus one other use category. The fourth column (MUP=3/no Res) is the FAR for an MUP with a mix of three or more use categories, none of which is "residential." The fifth column (MUP=3/with Res) is the FAR for an MUP with a mix of "residential" plus two or more other use categories.]

MAXIMUM FLOOR AREA RATIO

Use Categories	Base (no MUP)	MUP=2 (no Res)	MUP=2 (with Res)	MUP=3 (no Res)	MUP=3 (with Res)
Office	**1.0**	**1.25**	**1.5**	**1.5**	**1.75**
Residential	**---**	**---**	**1.25**	**---**	**1.5**
Retail and personal service	**0.8**	**1.0**	**1.0**	**1.0**	**1.0**
TOTAL DEVELOPMENT	**1.0**	**1.7**	**2.0**	**2.0**	**.25**

(E) Height. Except as provided in this subparagraph, maximum structure height is 90 feet. If any portion of a structure is over 36 feet in height, that portion may not be located above a residential proximity slope. Exception: Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

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

(G) Lot size. No minimum lot size.

(H) Stories. No maximum number of stories.

(5) Landscape regulations.

(A) In general. Except as provided in this paragraph, landscaping must be provided in accordance with Article X.

(B) Street trees. Street trees must be provided within 30 feet from the projected street curb. The trees must be large trees having a caliper of at least two and one-half inches. The number of trees required is one for each 25 feet of lot frontage. It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating street trees in the parkway. For more information regarding the parkway landscape permit requirement, consult Section 51P-316.109.

(C) Screening of off-street parking. All off-street parking and loading areas, excluding driveways used for ingress or egress, must be screened from the street. For more information regarding this requirement, see Section 51A-4.301.

(6) Development impact review. A site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803 before an application is made for a permit for work if the estimated strip generation for all uses on the lot collectively is equal to or greater than 6,000 trips per day and 500 trips per acre per day. See Table 1 in Section 51A-4.803 to calculate estimated trip generation.

(d) Subarea 4A (Bishop/Sunset)

(1) Uses. The following uses are the only main uses permitted:

(A) Agricultural uses.

-- Crop production.

(B) Commercial and business service uses. *[Permitted only on lots fronting on Bishop Avenue.]*

-- Catering service.
-- Custom business services.

(C) Industrial uses.

None permitted.

(D) Institutional and community service uses.

-- Child-care facility.
-- Church.

(E) Lodging uses. *[Permitted only on lots fronting on Bishop Avenue or Zang Boulevard.]*

-- Bed and breakfast.
-- Boutique hotel. *[SUP]*

(F) Miscellaneous uses.

-- Temporary construction or sales office.

(G) Office uses. *[Permitted only on lots fronting on Bishop Avenue.]*

-- Financial institution without drive-in window.
-- Medical clinic or ambulatory surgical center.
-- Office.

(H) Recreation uses.

-- Private recreation center, club, or area. *[SUP]*
-- Public park, playground, or golf course.

(I) Residential uses.

-- Duplex.
-- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met.]*
-- Multifamily.
-- Retirement housing.
-- Single family.

(J) Retail and personal service uses. *[Permitted only on lots fronting on Bishop Avenue.]*

-- Alcoholic beverage establishments. *[SUP]*
-- Antique shop.
-- Art gallery.
-- Dry cleaning or laundry store.
-- Furniture store.
-- General merchandise or food store. *[By right if 5,000 square feet of floor area or less; otherwise by SUP.]*
-- Nursery, garden shop, or plant sales.
-- Personal service uses. *[Body piercing studios, massage establishments, and tattoo studios are prohibited.]*
-- Restaurant without drive-in or drive-through service. *[RAR]*
-- Remote surface parking lot.
-- Theater. *[SUP]*

(K) Transportation uses.

-- Transit passenger shelter.

(L) Utility and public service uses.

-- Local utilities.

(M) Wholesale, distribution, and storage uses.

-- Recycling drop-off container. *[SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied.]*
-- Recycling drop-off for special occasion collection. *[SUP required if the requirements of Section 51A-4.213(11.3)(E) are not satisfied.]*

(N) Drive-in and drive-through uses. Drive-in and drive-through lanes, windows, or services are not permitted.

(2) 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 51A-4.217, "Accessory Uses." For more information regarding accessory uses, consult Section 51A-4.217.

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

-- Accessory community center (private).

(C) The following accessory uses are not permitted:

-- Accessory helistop.
-- Accessory medical/infectious waste incinerator.
-- Accessory pathological waste incinerator.

(3) Yard, lot, and space regulations.

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

(A) Front yard. Minimum front yard is 15 feet. If compliant with subsection K below, minimum front yard is 0 feet and maximum front yard is 10 feet. A minimum of 75 percent of the street-facing facade must be located within the area between the minimum and maximum front yard setback. The remaining street-facing facade (25 percent) is not required to comply with the maximum front yard setback.

(B) Side yard.

(i) No minimum side yard.

(ii) An additional side yard along the western property line "tower spacing" setback of one foot for each two feet in height above 30 feet is required for that portion of a structure above 30 feet in height up to a total setback of 30 feet. This subparagraph does not require a total side yard setback greater than 30 feet.

(C) Rear yard. Except as provided in this paragraph, no minimum rear yard. Minimum rear yard is 10 feet if the rear yard abuts or is across an alley from a rear yard in a residential district.

(D) Density. The maximum dwelling unit density is 50 dwelling units per acre. If compliant with subsection K below, the maximum density is 100 dwelling units per acre.

(E) Floor area ratio. The maximum floor area ratio is 1.25. If compliant with Subsection K below, the maximum floor area ratio is 2.

(F) Height.

(1) Except as provided in this paragraph, maximum structure height is
50 feet.

(2) For lots fronting on Bishop Avenue, maximum structure height is 75 feet.

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

(H) Lot size. No minimum lot size.

(I) Lot width. No minimum or maximum lot width.

(J) Stories.

(1) Except as provided in this paragraph, maximum number of stories
above grade is four.

(2) For lots fronting on Bishop Avenue, maximum number of stories above grade is five.

(K) Development bonuses for mixed income housing.

(1) In general. The development bonuses identified in the Yard, Lot and Space and Parking section of this Article apply if a minimum of five percent of the total number of units are available to households earning between 61 and 80 percent of AMFI and are in compliance with Ch. 51A-4.1100, as amended, except as provided.

(2) Design standards. Compliance with 51A-4.1107 is not required.

(L) Design standards.

(a) Applicability. The following design standards apply to new construction.

(1) Exterior facades enclosing floor area.

(A) Frontages. All street-fronting facades and open-space fronting facades must have at least one window and at least one common primary entrance facing the street or open space at street level and at least 60 percent of street facing dwelling units must have individual entrances facing the street. The entrance(s) must access the street or open space with an improved path connecting to the sidewalk.

(B) Blank wall. A transparent surface is required for every 25 linear feet of continuous street-fronting and open-space-fronting facade.

(C) Individual entries. Except as provided in this paragraph, a minimum of 60 percent of the street level dwelling units adjacent to a street in each building must have individual entries that access the street with an improved path connecting to the sidewalk. For at-grade open space, a minimum of 60 percent of the open-space fronting dwelling units in each building must have individual entries that access the open space. EXCEPTION. This paragraph does not apply to retirement housing.

(2) Façade articulation. Street-facing facades and open space-fronting facades exceeding 30 feet in length must have two of the following elements. Street-facing facades and open-space-fronting facades exceeding 100 feet in length must have four of the following elements.

(A) Change in plane, such as an offset, reveal, recess, or projection. Changes in plane must have a width of no less than 24 inches and a depth of at least eight inches and may include columns, planters, arches, and niches.

(B) Architectural details such as raised bands and cornices.

(C) Architecturally prominent entrance.

(D) Attached tower or turret.

(E) Awnings.

(F) Change in color.

(G) Change in material.

(H) Change in texture.

(3) Sidewalks.

(A) A sidewalk with a minimum average width of six feet must be provided along all street frontages.

(i) Except as provided in this subsection, all sidewalks must be clear and unobstructed for a minimum of five feet in width.

(ii) Tree grates do not count toward the minimum unobstructed sidewalk width.

(iii) If the building official determines that the location of a local utility or protected tree, as defined in Article X, would prevent a five-foot minimum width, the sidewalk may be reduced to four feet in width in that location.

(B) Sidewalks must be located in an area parallel to and between two feet and 15 feet of the back of the projected street curb.

(4) Lighting.

(A) Special lighting requirement. Exterior lighting sources, if used, must be oriented onto the property they light and generally away from adjacent residential properties.

(B) Pedestrian scale lighting. Pedestrian scale lighting that provides a minimum maintained average illumination level of 1.5 foot candles must be provided along public sidewalks and adjacent to public streets. The design and placement of both the standards and fixtures must be approved by the director of transportation. Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.

(5) Pedestrian driveway crossings. At each driveway and sidewalk intersection, driveways must be clearly marked by colored concrete, patterned, or stamped or brick pavers for pedestrian crossing.

(6) Pedestrian amenities. The following pedestrian amenities are required along one street frontage. Required pedestrian amenities may be located within a right-of-way with a license.

(A) Two benches.

(B) Two trash cans.

(C) Bicycle rack for at least five bicycles. This bicycle rack may count towards the minimum bicycle parking requirements.

(f) Open space requirements.

(1) At least 10 percent of the building site must be reserved as open space for activity such as active or passive recreation, playground activity, or landscaping.

(A) No structures except for architectural elements; playground equipment; structures that are not fully enclosed such as colonnades, pergolas, and gazebos; and ordinary projections of window sills, bay windows, belt courses, cornices, eaves, and other architectural features are allowed; otherwise, open space must be open to the sky.

(B) Open space may contain primarily grass, vegetation, or open water; be primarily used as a; or contain pedestrian amenities such as fountains, benches, paths, or shade structures.

(C) Open space may also be provided at or below grade or aboveground by an outside roof deck, rooftop garden, playground area, pool area, patio, or similar type of outside common area.

(D) Private balconies, sidewalks, parking spaces, parking lots, drive aisles, and areas primarily intended for vehicular use are not considered open space and do not count towards the open space requirement.

(E) Operation or parking of vehicles within on-site open space is prohibited. Emergency and grounds maintenance vehicles are exempt.

(F) Open spaces must be properly maintained in a state of good repair and neat appearance, and plant materials must be maintained in a healthy, growing condition.

(2) Landscape areas that fulfil the requirements of Article X may also fulfil these requirements if all conditions of this section and Article X are met.

(e) Subarea 5 (Residential/Office).

Omitted for brevity.

(f) Subarea 6 (Office/Mixed Use Medium Density).

Omitted for brevity.

(g) Subarea 7 (Retail/Neighborhood Service).

Omitted for brevity.

SEC. 51P-316.109. LANDSCAPING IN THE PARKWAY.

(a) Private license granted. The city council hereby grants a private license to the owners of all property in this district for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this article. A property owner is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit in accordance with Subsection (b) of this section. This private license shall not terminate at the end of any specific time period, however, the city council retains the right to terminate this license whenever in its judgment the purpose or use of this license is inconsistent with the public use of the right-of-way or whenever the purpose or use of this license is likely to become a nuisance.

(b) Parkway landscape permit.

(1) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees in the parkway. An application for a parkway landscape permit, if required, must be made to the director of public works and transportation before an application for a building permit is made for work on the lot. The application must be in writing on a form approved by the director and accompanied by plans or drawings showing the area of the parkway affected and the planting proposed.

(2) Upon receipt of the application and any required fees, the director shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the director determines that the construction and planting proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, the director shall issue a parkway landscape permit to the property owner; otherwise, the director shall deny the permit.

(3) A property owner is not required to comply with any parkway landscaping requirement of this article if compliance is made impossible due to the director's denial of a parkway landscape permit.

(4) A parkway landscape permit issued by the director is subject to immediate revocation upon written notice if at any time the director determines that the use of the parkway authorization by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way. The property owner is not required to comply with any parkway landscaping requirement of this section if compliance is made impossible due to the director's revocation of a parkway landscape permit.

(5) The issuance of a parkway landscape permit under this section does not excuse the property owner, his agents, or employees from liability in the installation or maintenance of trees in the public right-of-way. (Ord. Nos. 20389; 25850; 29470)

SEC. 51P-316.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 29470)

SEC. 51P-316.111. OFF-STREET PARKING AND LOADING.

(a) Off-street parking and loading.

(1) In general. Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(2) Artisan and specialty goods shop. One off-street parking space per 366 square feet of floor area is required.

(3) Art or craft production facility. One off-street parking space per 1,000 square feet of floor area is required.

(4) Bed and breakfast. Two off-street parking spaces, and one off-street parking space for each guest room or suite is required. No required off street loading.

(5) Boutique hotel. Two off-street parking spaces, and one off-street parking space for each guest room or suite is required. No required off street loading.

(6) Live/work unit. The floor area for the residential portion of a live/work unit use is not counted towards required off-street parking.

(6.1) Multifamily. In Subarea 4A, if compliant with Section 51P-XXX.xxx(MIH), parking may be provided at one space per dwelling unit.

(7) Office uses. One off-street parking space per 366 square feet of floor area is required.

(8) Retail and personal service uses. Except as provided in this paragraph, one off-street parking space per 220 square feet of floor area is required.

(A) Liquor store.

(i) Liquor store 3,500 square feet or less.

(aa) Required off-street parking: One space per 200 square feet of floor area.

(bb) Required off-street loading: One space.

(ii) Liquor store greater than 3,500 square feet.

(aa) Required off-street parking: One space per 200 square feet of floor area if less than 10,000 square feet. One space per 220 square feet of floor area if 10,000 square feet or greater, but less than 40,000 square feet. One space per 250 square feet of floor area if 40,000 square feet or greater, but less than 100,000 square feet.

(bb) Required off-street loading:

SQUARE FEET OF FLOOR AREA IN STRUCTURE	TOTAL REQUIRED SPACES OR BERTHS
0 to 60,000	1
Each additional 60,000 or fraction thereof	1 additional

(iii) Liquor store 100,000 square feet or more.

(aa) Required off-street parking: One space per 300 square feet of floor area.

(bb) Required off-street loading:

SQUARE FEET OF FLOOR AREA IN STRUCTURE	TOTAL REQUIRED SPACES OR BERTHS
100,000 to 150,000	3
Each additional 50,000 or fraction thereof	1 additional

(B) Parking per Chapter 51A-4.200.

-- Alcohol beverage establishments.
-- Business school.
-- Commercial amusement (inside).

(C) Restaurant. One off-street parking space per 125 square feet of floor area is required. If an outdoor dining area, whether covered or not, is within 20 feet of, and has direct access to a street, sidewalk, or publically accessible open space, the outdoor dining area is not included in the parking requirement calculations for up to 25 percent of the size of the indoor floor area. Any portion of the outdoor dining area in excess of 25 percent of the size of the indoor floor area must be parked as a restaurant.

(b) Subareas 1and 8.

(1) If a use is within a structure that existed on or before July 26, 1989 and any site plan or other documentation shows required off-street parking, only that off-street parking must be provided or retained. No additional off-street parking is required. If a use is within a structure that existed on or before July 26, 1989, and no site plan or other documentation shows required off-street parking, no off-street parking is required. If the structure that existed on or before July 26, 1989 has been expanded after July 26, 1989 and the floor area has been increase by 200 square feet or more, the expanded floor area must comply with the required off-street parking for that use.

(2) Except as provided in this paragraph, any on-street parking spaces may be counted as a reduction of the parking requirement of the use adjacent to the on-street parking space.

(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 reduced 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 ÷ 24 = one-third). The total of the limited-availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(c) Subareas 1, 2, 3, 4, **4A**, 6, 7, and 8: MUP shared parking. Shared parking is required for all nonresidential uses that are part of an MUP. The following table provides the basis for calculating the required shared parking spaces. The adjusted standard off-street parking requirement for a MUP is the largest of the five "time-of-day" column sums.

Shared Parking Table
(for calculating adjusted standard parking requirement)

Use Category	Morning	Noon	Afternoon	Late Afternoon	Evening
Residential uses	80%	60%	60%	70%	100%
Office uses	100%	80%	100%	85%	35%
Retail and personal service uses	60%	75%	70%	65%	70%
Alcoholic beverage establishments and restaurant uses	20%	100%	30%	30%	100%
All other uses	100%	100%	100%	100%	100%

(d) Remote parking for all subareas except 5.

(1) Except as provided in this paragraph, for nonresidential uses and mixed use projects, remote parking is permitted if the requirements of Division 51A-4.320, "Special Parking Regulations," are met, including the landscape requirements.

(2) An agreement authorizing a nonresidential use or an MUP to use remote parking for nonresidential uses may be based on a lease for the remote parking space in lieu of the remote parking agreement required in Section 51A-4.328. The lease must:

(A) be in writing on a form obtained from the building official;

(B) contain legal descriptions of the properties affected;

(C) specify the special parking being provided and the hours of operation of any use involved;

(D) be governed by the laws of the state of Texas;

(E) be signed by all lien holders, other than taxing entities, that have an

interest in or an improvement on the properties;

(F) be for a minimum term of three years; and

(G) provide that both the owner of the lot occupied by the nonresidential use or nonresidential MUP use and the owner of the remote parking lot shall notify the building official in writing if any provision of the lease is breached or if the lease is modified or terminated.

(3) Except as provided in this paragraph, remote parking may be within a walking distance of 1,000 feet from the use served. The building official may extend the distance for remote parking to no more than 1,500 feet if a shuttle from the remote parking to the use is provided. A special parking license is required in accordance with Section 51A-4.329 for an extension of the distance beyond 1,500 feet. (Ord. 29470)

SEC. 51P-316.112. PARKING REDUCTIONS.

(a) In general. Except as provided in this section, consult Division 51A-4.310, "Off-Street Parking Reductions."

(b) Proximity to trolley stops and DART stations. In all subareas except 5, for uses located within one-fourth of a mile of a trolley stop or DART light-rail station, the off-street parking requirements may be reduced by 10 percent if enhanced pedestrian amenities are provided.

(c) Enhanced pedestrian amenities.

(1) In general.

(A) The enhanced pedestrian amenities must be located within the door yard, but may not be located within the unobstructed sidewalk width.

(B) Enhanced pedestrian amenities must be located at least seven feet away from a trolley stop or DART light rail station.

(C) Canopies, awning, and street lamps must have a minimum clearance above a sidewalk of eight feet.

(D) Light fixtures may not exceed 14 feet in height. Light fixtures must be cut-off type luminaries that direct lighting downward.

(2) Required off-street parking may be reduced by one space for every three of the following enhanced pedestrian amenities provided on a building site:

(A) At least one bench per 100 feet of street frontage; minimum two per building site.

(B) At least one trash receptacle per 100 feet of street frontage; minimum two per building site.

(C) At least one free-standing or wall-mounted street lamp as specified in Article XIII, "Form Districts," per 50 feet of frontage.

(D) Awnings or canopies with a minimum overhang of four feet and a minimum length of 25 feet per 100 feet of building facade along the street frontage.

(E) Enhanced sidewalk with stamped concrete or brick pavers within the door yard and along the entire building site street frontage for the entire width and length of the sidewalk.

(F) Fountain or water feature.

(G) Three bicycle racks per 100 feet for no fewer than six bicycles. (See Division 51A-4.330, "Bicycle Parking Regulations," for bicycle rack regulations. If provided adjacent to the building site, the number of bicycle spaces provided may be counted towards required bicycle parking). (Ord. 29470)

SEC. 51P-316.113. SIGNS.

Omitted for brevity.

SEC. 51P-316.114. NONRESIDENTIAL USE TRANSPARENCY.

(a) In general. Except as provided in this section, transparency must be maintained in all nonresidential street-level uses.

(1) An unobstructed line of sight that allows a clear view through all windows and public entrance and exit doors on the street level must be maintained at all times. The unobstructed line of sight must, at a minimum, extend from three feet above the ground to at least six feet above the ground.

(2) Store windows and doors must be clear of items that would obstruct a clear view, including: signage, advertisements, shelving, merchandise, and interior and exterior window coverings.

(3) Except fire escapes, all nonresidential use public entrance and exit doors must be made of glass or another transparent material.

(b) Window and door coverings. Security bars, guards, blinds, shutters, or curtains are prohibited during the hours of operation of a use. Security bars, guards, blind, shutters, or curtains are allowed during non-business hours.

(c) Subareas 1, 2, and 8: reflective glass. Reflective glass may not be used on the first story of a facade facing Jefferson Boulevard. The reflectance of glass used on the second story may not exceed 15 percent. The reflectance of glass used on stories above the second story may not exceed 27 percent. For purposes of this subsection, REFLECTANCE is the percentage of available light energy reflected away from the exterior surface of the glass. The higher the reflectance percentage, the more mirror-like the surface will appear. (Ord. 29470)

SEC. 51P-316.115. STREET AND SIDEWALK STANDARDS.

(a) Jefferson Boulevard.

(1) Except as provided in this subsection, a minimum 10-foot-wide sidewalk, with a minimum six-foot-wide unobstructed sidewalk must be provided.

(2) Outdoor dining areas must have a minimum depth of four feet and a minimum three-foot-high railing around the perimeter. Outdoor dining area depth is the horizontal distance between the perimeter railing and the facade of the adjacent building. A minimum six feet of open sidewalk must be maintained between an outdoor dining area and the curb.

(3) Where the existing right-of-way width does not allow for the required sidewalk width, an additional sidewalk easement must be provided at the time of platting to achieve a 10-foot-wide sidewalk.

(b) All other streets. A minimum six-foot-wide unobstructed sidewalk must be provided. (Ord. 29470).

SEC. 51P-316.116. 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.

(b) Site plan exceptions.

(1) The city plan commission, whether or not a specific use permit is required, may approve a site plan that does not comply with the requirements of Sections 51P-316.108(a)(4)(A)(i)(ii), 51P-316.108(a)(4)(B)(i), 51P-316.108(a)(6)(C), 51P-316.108(b)(4)(A)(i), 51P-316.108(b)(4)(B)(i), 51P- 316.108(c)(4)(A)(i), 51P-316.108(c)(4)(B)(i), 51P-316.108(d)(4)(A)(B), 51P-316.108(e)(4)(A)(B), or 51P-316.108(f)(4)(A)(B), provided that:

(A) strict compliance with the listed regulations are impractical due to site constraints or would result in substantial hardship;

(B) the site plan complies with the spirit and intent of the listed regulations;

(C) the site plan furthers the stated purpose of the listed regulations; and

(D) the exception from the listed regulations will not adversely affect
surrounding properties.

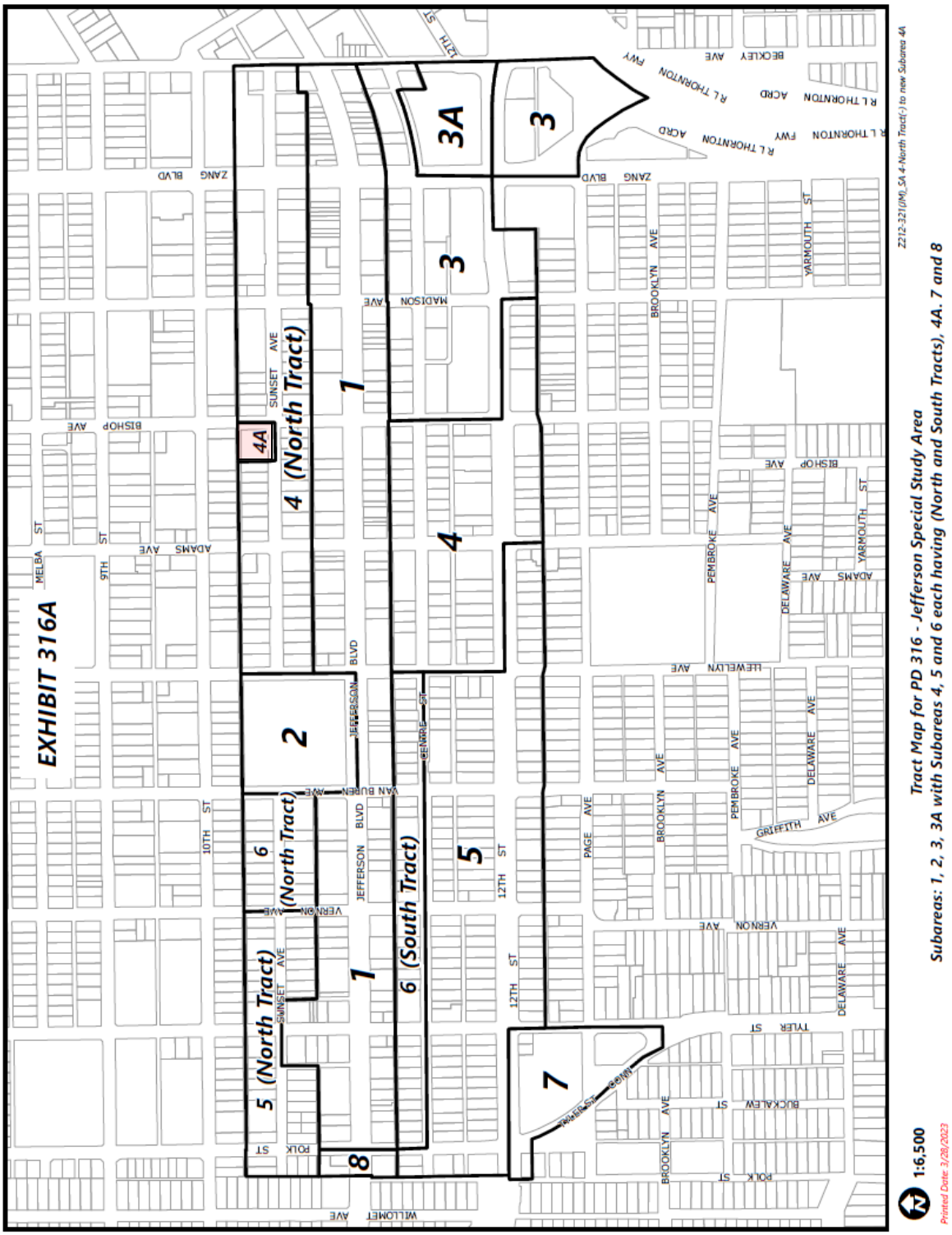
(2) The city plan commission must follow the same procedure used for approval of minor amendments to development plans and the fee for a minor amendment shall apply. (Ord. 29470)

SEC. 51P-316.117. COMPLIANCE WITH CONDITIONS.

(a) All paved area, 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 or certificate of occupancy for a use on 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. (Ord. Nos. 22202; 25850; 29470)

Proposed Subarea Map
Exhibit 316A
(prepared by GIS)



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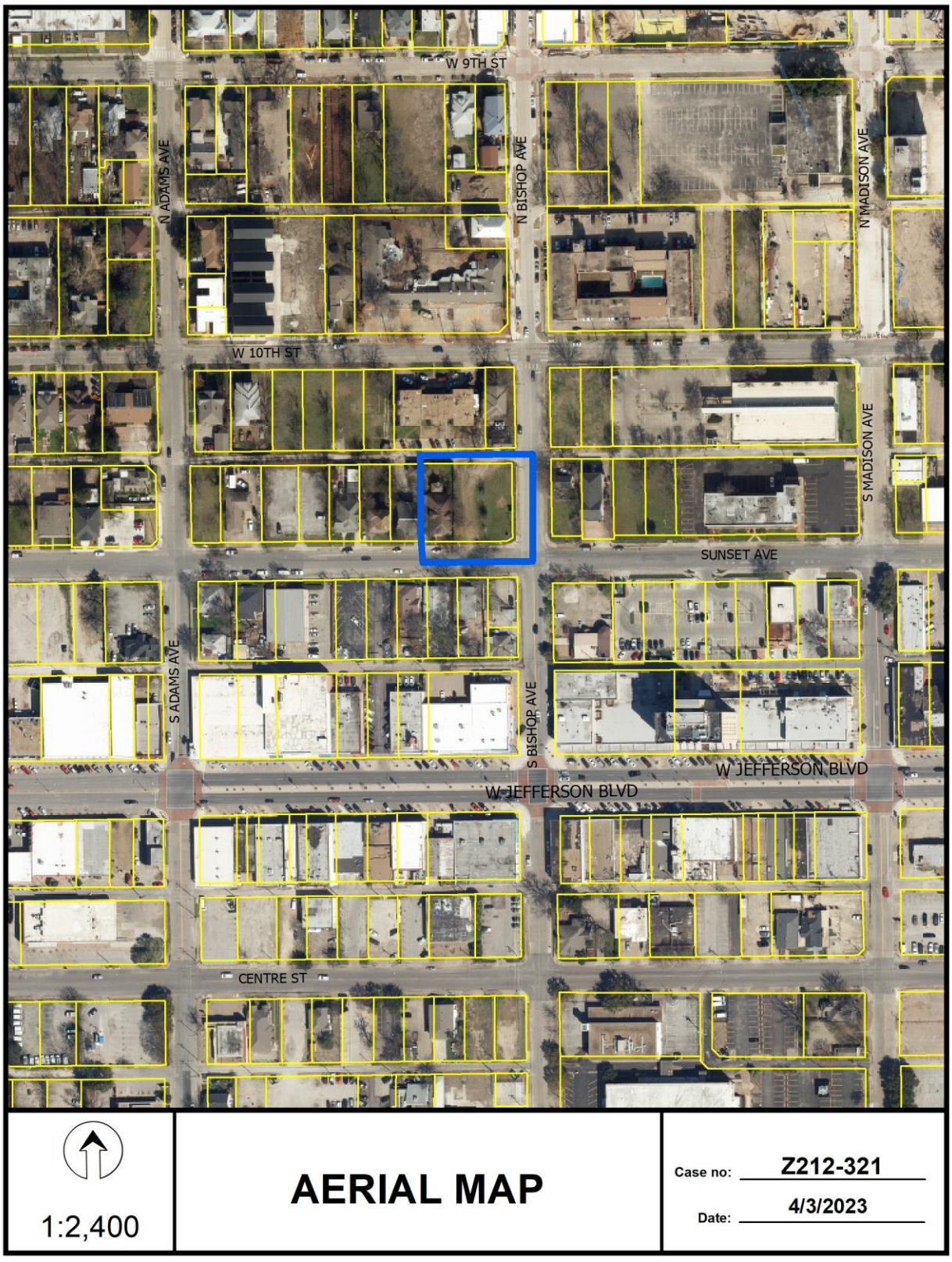
Case no: Z212-321
Date: 4/3/2023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Case no: Z212-321
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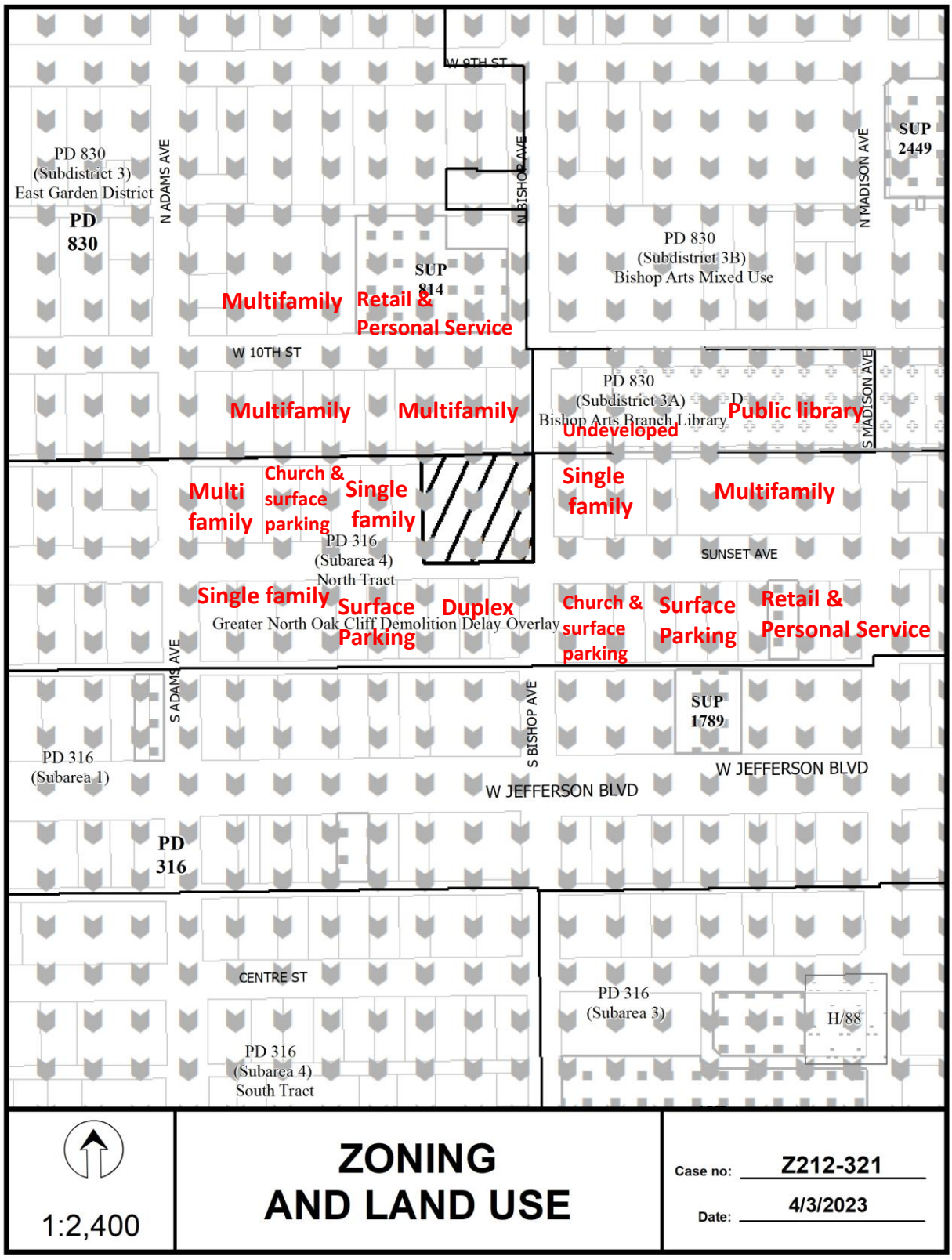
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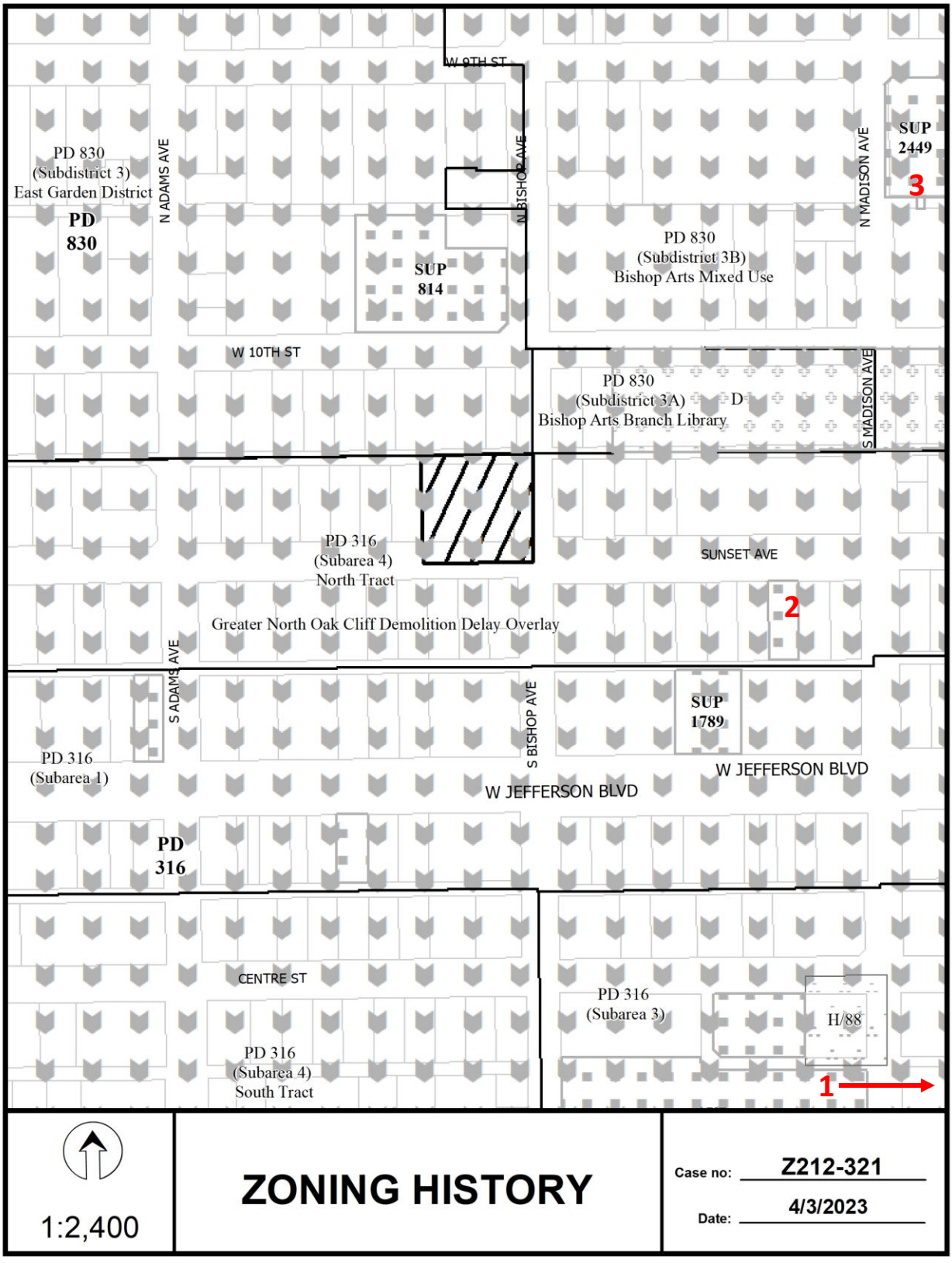
Date: 4/3/2023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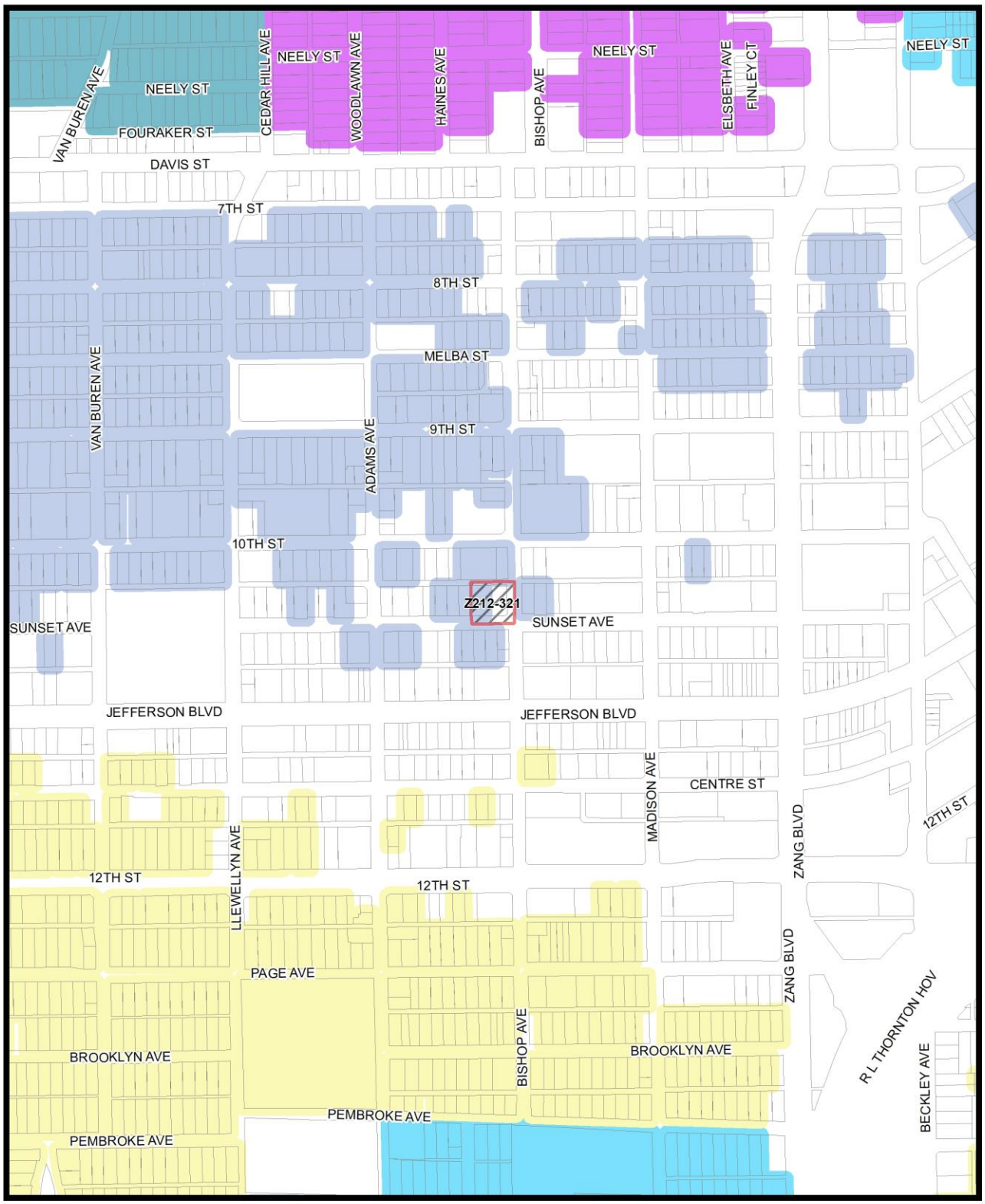
Case no: Z212-321
Date: 4/3/2023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FINLEY CT
DAVIS ST
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MELBA ST
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PAGE AVE
BROOKLYN AVE
PEMBROKE AVE
R L THORNTON HOV
BECKLEY AVE
Market Value Analysis
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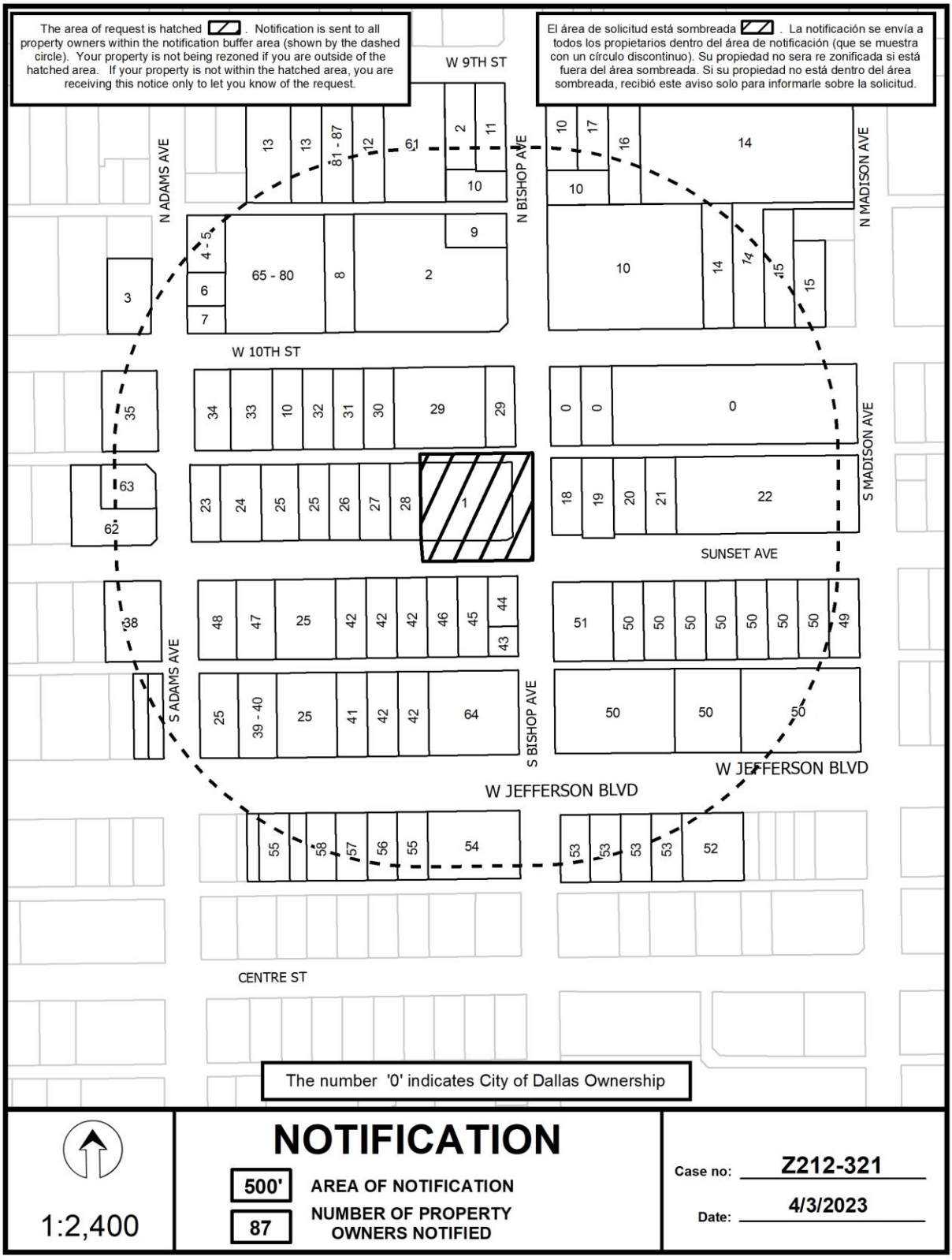
The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
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SUNSET AVE
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S BISHOP AVE
W JEFFERSON BLVD
CENTRE ST
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
87
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z212-321
Date: 4/3/2023

04/03/2023

Notification List of Property Owners

Z212-321

87 Property Owners Notified

Label #	*Address*		*Owner*
1	409	SUNSET AVE	JDAL PROPERTIES INC
2	407	W 10TH ST	BISHOP ARTS LLC
3	501	W 10TH ST	12TH STREET CLS LLC
4	110	N ADAMS AVE	ZENBU PROPERTIES LLC
5	112	N ADAMS AVE	LEPPERT KENNETH DALE JR
6	104	N ADAMS AVE	RATNER LAUREN & GARRETT
7	435	W 10TH ST	RATNER IAN & CLAUDIA
8	419	W 10TH ST	Taxpayer at
9	111	N BISHOP AVE	BISHOP ARTS VILLAGE LLC
10	121	N BISHOP AVE	BISHOP ARTS VILLAGE LLC
11	400	W 9TH ST	MOJICA IGNACIO T & MARTHA
12	416	W 9TH ST	THIEUR JOSEPHINE M
13	424	W 9TH ST	COG DALLAS HOMES II LLC
14	317	W 10TH ST	BISHOP ARTS VILLAGE LLC
15	311	W 10TH ST	KENSINGTON RIVERFALL LLC
16	330	W 9TH ST	BISHOP ARTS HOLDINGS LLC
17	334	W 9TH ST	BISHOP ARTS HOLDINGS LLC
18	110	S BISHOP AVE	CAMPOS JUAN MANUAL &
19	333	SUNSET AVE	SANTOS GERONIMO
20	329	SUNSET AVE	SANTOS GERONIMO &
21	325	SUNSET AVE	SUNSET I PPTIES LLC
22	315	SUNSET AVE	Taxpayer at
23	437	SUNSET AVE	HERNANDEZ EDELMIRO CERVAN
24	433	SUNSET AVE	EQUITY TRUST CO FBO
25	429	SUNSET AVE	BLUMENFELD TERRY REVOC TRUST &
26	419	SUNSET AVE	SALVAGGIO FAMILY LIMITED

04/03/2023

Label #	*Address*		*Owner*
27	415	SUNSET AVE	TORRES ANDRES
28	411	SUNSET AVE	MARQUEZ JAVIER
29	400	W 10TH ST	UG MELBA V LLC
30	416	W 10TH ST	GAYTAN ANTONIA CALDERON
31	418	W 10TH ST	CALDERON JUAN CARLOS
32	426	W 10TH ST	JEFFUS WAYNE
33	430	W 10TH ST	JEFFUS WAYNE K
34	438	W 10TH ST	TRIPLE L PLACE LLC
35	502	W 10TH ST	LILY ENTERPRISES INC
36	501	W JEFFERSON BLVD	501 W JEFFERSON BLVD LLC
37	503	W JEFFERSON BLVD	BAUTISTA MAYOLO
38	211	S ADAMS AVE	LLEWELYN PPTIES LLC SERIES C
39	437	W JEFFERSON BLVD	WELLBORNE S INC
40	433	W JEFFERSON BLVD	BLUMENFELD TERRY REVOC TRUST &
41	421	W JEFFERSON BLVD	JEFFERSON STREET VENTURE LLC
42	419	W JEFFERSON BLVD	CORDOVA NICK M
43	211	S BISHOP AVE	Taxpayer at
44	400	SUNSET AVE	NAYEB FAMILY LP
45	404	SUNSET AVE	CORKY PROPERTIES LTD
46	410	SUNSET AVE	RODRIGUEZ JOSE L &
47	432	SUNSET AVE	RANGEL JOSE M &
48	436	SUNSET AVE	VALERO JESSE & DIANE
49	201	S MADISON AVE	EFFECTIVE TIME MGMT INC
50	304	SUNSET AVE	JEFFERSON MONUMENT LLC
51	334	SUNSET AVE	Taxpayer at
52	322	W JEFFERSON BLVD	CENTRO DE ADORACION
53	324	W JEFFERSON BLVD	JEFFERSON BISHOP PARTNERS LLC
54	400	W JEFFERSON BLVD	400 JEFFERSON LTD PS
55	412	W JEFFERSON BLVD	MEYER ABE PARTNERSHIP
56	416	W JEFFERSON BLVD	BISHOP ARTS MANAGEMENT
57	420	W JEFFERSON BLVD	Taxpayer at

04/03/2023

Label #	*Address*		*Owner*
58	424	W JEFFERSON BLVD	GARCIA ELOISA &
59	426	W JEFFERSON BLVD	BLANCO CARLOS I &
60	434	W JEFFERSON BLVD	MORRISON FAMILY LTD PS
61	410	W 9TH ST	TWO LITTLE GIRLS LLC
62	509	SUNSET AVE	CRUZ ENGUEL
63	115	S ADAMS AVE	CRUZ ENGUEL & MARIA
64	407	W JEFFERSON BLVD	Taxpayer at
65	427	W 10TH ST	ATLURI YAMINI
66	427	W 10TH ST	UDOMSRI NATHAN
67	427	W 10TH ST	ADORNATODEIR REVOCABLE
68	427	W 10TH ST	ADORNATODIER REVOCABLE
69	427	W 10TH ST	E&V CUSTOM HOMES BUILDERS INC
70	427	W 10TH ST	E & V CUSTOM HOME BUILDERS INC
71	427	W 10TH ST	BURDICK ANDREW &
72	427	W 10TH ST	JOHN LESTER ANDRE
73	427	W 10TH ST	GUTIERREZ ALEXANDRIA LEXIE
74	427	W 10TH ST	JOHN LESTER ANDRE
75	427	W 10TH ST	SCHULTE PETER A
76	427	W 10TH ST	SZK DEVELOPMENT LLC
77	427	W 10TH ST	LAI HANH NGOC &
78	427	W 10TH ST	DONG JUNCHI
79	427	W 10TH ST	WHITTET KAITLIN D LANI
80	427	W 10TH ST	FLANAGIN SPENCER HALE
81	422	W 9TH ST	HOLMESSPANN SUZANNE &
82	422	W 9TH ST	ESTEFES OLGA M
83	422	W 9TH ST	PERAMANKI SAISHREYA
84	422	W 9TH ST	LOPEZ JESSE ANTONIO
85	422	W 9TH ST	MCBEAN RYAN ONIEL &
86	422	W 9TH ST	TYER KATHERINE
87	422	W 9TH ST	RHIMA MICHAEL JONATHAN

Agenda Information Sheet

File #: 23-1363 **Item #:** 12.

AGENDA DATE: May 18, 2023

COUNCIL DISTRICT(S): 13

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a new tract on property zoned Tract IV within Planned Development District No. 429, on the south side of Forest Lane, east of Webb Chapel Road.
Staff Recommendation: **Approval**, subject to a revised conceptual plan, a development plan, a landscape plan, and conditions.
Applicant: Upper Image Services, LLC.
Representative: Michael Scarbrough and Anna Rempala, 3KI Consulting Services
UA From: April 20, 2023.
Planner: Jennifer Muñoz
Council District: 13
Z212-339(JM)

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CITY PLAN COMMISSION **THURSDAY, MAY 18, 2023**

Planner: Jennifer Muñoz

FILE NUMBER: Z212-339(JM) **DATE FILED:** September 8, 2022

LOCATION: South side of Forest Lane, east of Webb Chapel Road

COUNCIL DISTRICT: 13

SIZE OF REQUEST: 1.49 acres **CENSUS TRACT:** 48113009607

OWNER: 3312 Forest Lane, LLC

REPRESENTATIVE: Michael Scarbrough and Anna Rempala, 3K1 Consulting Services

APPLICANT: Upper Image Services, LLC

REQUEST: An application for a new tract on property zoned Tract IV within Planned Development District No. 429.

SUMMARY: The purpose of the request is to allow modified development standards primarily related to permitted uses and landscaping to redevelop the site with a car wash.

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

PD No. 429 Article and Exhibits:
https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=429

PRIOR CPC ACTION: On April 20, 2023, the City Plan Commission held this case under advisement pending further community outreach. No updates have been made.

BACKGROUND INFORMATION:

- Planned Development District No. 429 was established on December 12, 1995 for mixed uses within four tracts on 17.365 acres. Tract IV contains 3.25 acres and encompasses a vacant restaurant building and mini-warehouse use.
- The land uses currently permitted in Tract IV do not permit a car wash use. The purpose of this request is to redevelop the vacant restaurant site by removing 1.49 acres from Tract IV to create a new Tract V for a car wash use by right, subject to development impact review.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Forest Lane	Principal Arterial (SPCL 6D)	120 feet/120 feet

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the current zoning request and does not anticipate that it will significantly impact the surrounding roadway system.

COMPREHENSIVE PLAN:

The *forwardDallas! Comprehensive Plan*, adopted by City Council in June 2006, outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The request does not directly impact goals and policies of the comprehensive plan.

Land Use:

Area	Zone	Uses
Site	Tract IV, PD No. 429	Vacant restaurant
North	R-10(A) Single Family District, R-7.5(A) Single Family District, and PD No. 308	Single family, general merchandise or food store, and financial institution with drive through
East	PD No. 429	Restaurant, medical office, mini-warehouse, and assisted living
South	PD No. 429 and R-10(A) Single Family District	Mini-warehouse and single family
West	PD No. 308	Retail and restaurant

STAFF ANALYSIS:

Land Use Compatibility:

The site is surrounded by single-family uses to the north across Forest Lane, with general merchandise or food stores and financial institution with drive through uses to the northwest. Properties to the east and south are within the same PD zoning and contain a restaurant, medical office, mini-warehouse, and assisted living uses. Farther south are single-family uses. Additional retail and restaurants exist to the west within PD No. 308.

The subject site previously operated as restaurant without drive-in or drive-through use (Golden Corral) which is now vacant. The purpose of this request is to redevelop the property with a car wash use. However, this use is not permitted in PD No. 429. The PD states specific uses permitted within each tract. A new tract/subdistrict is required to permit a new use, or the entire Tract would have to be the area of request. Since the current request is on a portion of Tract IV, the applicant is seeking to create a new subdistrict (Tract V), with all the same development rights and the addition of one land use by right, the car wash use. Additionally, the car wash use would be subject to development impact review (DIR) at permitting. This means that the operation of the car wash, stacking, etc. would be reviewed for consideration.

Generally, a PD can refer to a base zoning district for land uses and/or yard, lot, and space regulations and clarify the items that deviate from the base. However, some PDs instead choose to tailor land uses and specify exactly what shall be permitted. In this case, no base is provided in PD No. 429 for either the land uses nor yard, lot, and space regulations for any tract. In comparing the four tracts, the existing Tract IV is the most permissive. The permitted uses include from commercial and business service to lodging, office, and retail and personal service uses.

A car wash use is identified as a retail and personal service use and further defined in Chapter 51A as a facility for the washing or steam cleaning of passenger vehicles. A car wash may be:

(i) a single unit type which has a single bay or a group of single bays with each bay to accommodate one vehicle only; or

(ii) a tunnel unit type which allows washing of multiple vehicles in a tandem arrangement while moving through the structure.

The car wash use is permitted by right in CR, RR, CS, industrial, mixed use, MC-2, MC-3, and MC-4 districts. A DIR is required in the CR District.

The requested addition of a car wash use is similar in nature to the commercial uses currently permitted. Staff supports the request to allow the tunnel car wash proposed in the development plan associated with this request.

Development Standards:

DISTRICT	SETBACKS		Density/ FAR	Height	Lot Coverage	Other	Primary Uses
	Front	Side/ Rear					
Existing Tract IV	15’	None	No DUD Max floor area for all uses 106,000 SF Max Retail/PS 50,000 SF combined	42’ 2 stories	*60%	Lighting, Art X, Business District for signs	Commercial and business service, institutional and community service, lodging, office, retail and personal service, and utility and public service uses.
Proposed Tract V	15’	None	No DUD Max floor area for all uses 106,000 SF Max Retail/PS 50,000 SF combined	42’ 2 stories Dev plan shows 24’	*60%	Lighting, Art X, Business District for signs	Same as IV but add carwash use.

*Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

Parking:

For tunnel-type car washes a minimum of three spaces are required. Additionally, 25 stacking spaces are required for each tunnel unit car wash. Spaces used to wash motor vehicles and located in a structure are not counted in determining the required stacking.

According to the development plan provided, one tunnel is proposed. The parking provided on the plan includes 39 spaces, two of which are handicap accessible (ADA). The stacking requirement is met with 25 dedicated stacking spaces into the one tunnel car wash lane.

Landscaping:

Based on Article X requirements, the site improvements are exempt from providing landscaping as proposed development neither increases impervious surface on lot nor increases gross floor area as the proposed car wash floor area is less than the previous restaurant floor area.

Even though a landscape plan is not required, it has been provided to indicate proposed landscaping associated with the redevelopment of the property. The city arborist recommended removal of the trees along the west side of the lot due to heavy utility pruning. Utility easements will prevent any tree planting between the west property line and the new building. There is also insufficient space to plant a large tree in the parking lot.

However, the landscape plan provided indicates seven trees are to be planted within the interior of the parking area, including four Shumard Red Oak and three Allee Lacebark Elms. The existing trees along Forest Lane and one existing parking lot tree to the southeast will be maintained as indicated on the landscape plan.

Market Value Analysis

Market Value Analysis (MVA) is a tool to aid residents and policymakers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to target intervention strategies more precisely in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. While the subject site is not within a designated MVA cluster, surrounding properties to the east, south, and west are categorized “D” and to the north “F” MVA clusters.

LIST OF OFFICERS

Property Owner: 3312 Forest Lane, LLC

Judd S Kessler, Director and Member

Applicant: Upper Image Services, LLC

Richard Karle, Manager

North Dallas Car Wash Systems, Inc. A Texas Corporation, Member

(Richard Karle, President/Director)

PROPOSED AMENDING CONDITIONS

ARTICLE 429.

PD 429.

SEC. 51P-429.101. LEGISLATIVE HISTORY.

PD 429 was established by Ordinance No. 22624, passed by the Dallas City Council on December 13, 1995. Ordinance No. 22624 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 22624; 26042)

SEC. 51P-429.102. PROPERTY LOCATION AND SIZE.

PD 429 is established on property generally located along the south line of Forest Lane, west of the west line of Cromwell Drive. The size of PD 429 is approximately 17.365 acres. (Ord. Nos. 22624; 26042)

SEC. 51P-429.102.1 TRACTS.

This district is divided into five tracts (Tract I, Tract II, Tract III, Tract IV, and Tract V) as shown on the development plan (Exhibit 429B) and described in the property description (Exhibit 429D)

SEC. 51P-429.103. 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) Tracts I and II are considered to be residential zoning districts. Tracts III, IV and V are considered to be nonresidential zoning districts. (Ord. Nos. 22624; 26042)

SEC. 51P-429.103.1 EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 429A: (tract IV conceptual plan).
(2) Exhibit 429B: (development plan).
(3) Exhibit 429C: (landscape plan).
(4) Exhibit 429D: (legal description)

(5) Exhibit 429XX: (tract V development plan).

SEC. 51P-429.104. CONCEPTUAL PLAN.

Development and use of Tract IV must comply with the conceptual plan (Exhibit 429A). In the event of a conflict between the provisions of this article and the conceptual plan, the provisions of this article control. (Ord. Nos. 22624; 26042)

SEC. 51P-429.105. DEVELOPMENT PLAN.

(a) Tract I. Development and use of the Property must comply with the development plan ~~(Exhibit 429B)~~. In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control.

(b) Tract II. Development and use of the Property must comply with the development plan. In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control.

(c) Tract III. Development and use of the Property must comply with the development plan. In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control.

(d) Tract IV. A development plan must be approved by the city plan commission before issuance of any building permit. Development and use of the Property must comply with the approved development plan. The development plan and any amendments must comply with the conceptual plan and this article. (Ord. Nos. 22624; 26042)

(e) Tract V. Development and use of the Property must comply with the development plan (Exhibit 429XX). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control.

SEC. 51P-429.106. MAIN USES PERMITTED.

(a) Tract I. The only use permitted is retirement housing.

(b) Tract II. The only use permitted is an assisted living facility. An assisted living facility is defined as a permanent residential facility which furnishes (in single or multiple facilities) food, shelter, laundry, and other assistance in activities of daily living to five or more persons who are not related by blood, marriage, or adoption to the owner or proprietor of the establishment. Food is prepared in a central kitchen. Assisted living facilities must be licensed as Personal Care Facilities under Chapter 247 of the Texas Health and Safety Code. Assisted living facilities do not include other licensed health facilities under Subtitle B, "Licensing of Health Facilities," of Title 4, "Health Facilities," of the Texas Health and Safety Code, specifically nursing homes.

(c) Tract III. The only use permitted is a mini-warehouse. Outside storage is not permitted. Electrical outlets installed in the individual compartmentalized storage units are not permitted.

(d) Tract IV and Tract V. The only uses permitted are:

(1) Commercial and business service uses.

-- Catering service.
-- Custom business services.
-- Electronics service center.
-- Medical laboratory. *[Scientific laboratory is not permitted.]*

(2) Institutional and community service uses.

-- Adult day care facility.
-- Child-care facility.
-- Church.
-- Library, art gallery, or museum.

(3) Lodging uses.

-- Hotel or motel with a minimum of 80 rooms, and kitchen facilities, including a sink, refrigerator, and stove in each room.

(4) Miscellaneous uses.

-- Temporary construction or sales office.

(5) Office uses.

-- Financial institution without drive-in window.
-- Financial institution with drive-in window.
-- Medical clinic or ambulatory surgical center.
-- Office.

(6) Retail and personal service uses.

-- Animal shelter or clinic without outside run.
-- Business school.
-- Children's amusement (outside).
-- Dry cleaning or laundry store.
-- Furniture store.
-- General merchandise or food store 3,500 square feet or less.
-- General merchandise or food store greater than 3,500 square feet.
-- Household equipment and appliance repair.
-- Nursery, garden shop, or plant sales.
-- Personal service uses.

-- Restaurant without drive-in or drive-through service.
-- Temporary retail use.
-- Car Wash (DIR) in Tract V only.

(7) Utility and public service uses.

-- Local utilities.
-- Police or fire station.
-- Post office.

SEC. 51P-429.107. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted on any tract 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) The following accessory uses are not permitted in this district:

-- Accessory medical/infectious waste incinerator.
-- Accessory outside display of merchandise.
-- Accessory outside sales.
-- Accessory pathological waste incinerator. (Ord. Nos. 22624; 26042)

SEC. 51P-429.108. YARD, LOT, AND SPACE REGULATIONS.

(a) Front yard.

(1) Tract I. Minimum front yard is 80 feet.

(2) Tract II. Minimum front yard is 80 feet.

(3) Tract III. Minimum front yard is 15 feet.

(4) Tract IV and V. Minimum front yard is 15 feet.

(b) Side and rear yard.

(1) Tract I. Minimum side yard is 15 feet. Minimum rear yard is 100 feet.

(2) Tract II. Minimum side yard is 15 feet. Minimum rear yard is 100 feet.

(3) Tract III. No minimum side yard. Minimum rear yard is 70 feet.

(4) Tract IV and V. No minimum side yard. No minimum rear yard.

(c) Density.

(1) Tract I. Maximum number of dwelling units or suites is 117.

(2) Tract II. Maximum number of units or suites is 88.

(d) Floor area.

(1) Tract I. Maximum floor area is 128,000 square feet.

(2) Tract II. Maximum floor area is 65,000 square feet.

(3) Tract III. Maximum floor area for mini-warehouse uses (including caretaker's quarters) is 66,000 square feet.

(4) Tract IV and Tract V. Maximum floor area for all uses is 106,000 square feet, except retail and personal service uses combined may not exceed 50,000 square feet.

(e) Height.

(1) Tract I. Maximum structure height is 47 feet, except:

(A) maximum height for any structure within 240 feet of the southern Property line is 30 feet; and

(B) maximum height for structures labelled as four-plex on the development plan is 20 feet.

(2) Tract II. Maximum height is 30 feet, except that the maximum height for structures labelled as four-plex on the development plan is 20 feet.

(3) Tract III. Maximum height is 20 feet.

(4) Tract IV and V. Maximum height is 42 feet.

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

(f) Lot coverage.

(1) Tract I. Maximum lot coverage is 25 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(2) Tract II. Maximum lot coverage is 20 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(3) Tract III. Maximum lot coverage is 35 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(4) Tract IV and V. Maximum lot coverage is 60 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(g) Lot size. No minimum lot size.

(h) Stories.

(1) Tract I. Maximum number of stories above grade is three, except:

(A) maximum number of stories above grade for any structure within 240 feet of the southern Property line is two; and

(B) maximum number of stories above grade for structures labelled as four- plex on the development plan is one.

(2) Tract II. Maximum number of stories above grade is two, except that maximum number of stories above grade for structures labelled as four-plex on the development plan is one.

(3) Tract III. Maximum number of stories above grade is one.

(4) Tract IV and V. Maximum number of stories above grade for retail and personal service uses is two. For all other uses, maximum number of stories above grade is three. (Ord. Nos. 22624; 26042)

SEC. 51P-429.109. OFF-STREET PARKING AND LOADING.

Consult the use regulations (Division 51A-4.200) for the specific off-street parking 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. (Ord. Nos. 22624; 26042)

SEC. 51P-429.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 22624; 26042)

SEC. 51P-429.111. LIGHTING.

(a) Tract I.

(1) Detached lighting must be indirect, diffused, or covered by shielded-type fixtures and be installed on standards a maximum of 10 feet above grade.

(2) The intensity of spillover light on neighboring residential lots, measured at a point five feet inside the residential lot line and five feet above the ground, may not exceed 0.1 footcandle.

(b) Tract II.

(1) Detached lighting must be indirect, diffused, or covered by shielded-type fixtures and be installed on standards a maximum of 10 feet above grade.

(2) The intensity of spillover light on neighboring residential lots, measured at a point five feet inside the residential lot line and five feet above the ground, may not exceed 0.1 footcandle.

(c) Tract III.

(1) Attached lighting must be indirect, diffused, or covered by shielded-type fixtures and be installed at a maximum of seven feet, six inches above grade.

(2) The intensity of spillover light on neighboring residential lots, measured at a point five feet inside the residential lot line and five feet above the ground, may not exceed 0.1 footcandle.

(d) Tract IV and V.

(1) Detached lighting must be indirect, diffused, or covered by shielded-type fixtures and be installed at a maximum of 10 feet above grade.

(2) The intensity of spillover light on neighboring residential lots, measured at a point five feet inside the residential lot line and five feet above the ground, may not exceed 0.1 footcandle. (Ord. Nos. 22624; 26042)

SEC. 51P-429.112. LANDSCAPING.

(a) Tract I. Landscaping must be provided as shown on the landscape plan (Exhibit 429C). Landscaping must be installed in accordance with Article X. Any dead landscaping must be replaced within 45 days of notice from the city. Plant materials must be maintained in a healthy, growing condition.

(b) Tract II. Landscaping must be provided as shown on the landscape plan. Landscaping must be installed in accordance with Article X. Any dead landscaping must be replaced within 45 days of notice from the city. Plant materials must be maintained in a healthy, growing condition.

(c) Tract III. Landscaping must be provided as shown on the landscape plan. Landscaping must be installed in accordance with Article X. Any dead landscaping must be replaced within 45 days of notice from the city. Plant materials must be maintained in a healthy, growing condition.

(d) Tract IV. Landscaping must be provided in accordance with Article X. Plant materials must be maintained in a healthy, growing condition. (Ord. Nos. 22624; 26042)

(e) Tract V. Landscaping must be provided as shown on the landscape plan. Landscaping must be installed in accordance with Article X. Any dead landscaping must be replaced within 45 days of notice from the city. Plant materials must be maintained in a healthy, growing condition.

SEC. 51P-429.113. SIGNS.

(a) Tract I. Signs must comply with the provisions for non-business zoning districts contained in Article VII.

(b) Tract II. Signs must comply with the provisions for non-business zoning districts contained in Article VII.

(c) Tract III. The only sign permitted is one monument sign with a maximum effective area of 84 square feet and maximum dimensions of seven feet high and 12 feet long in the location shown on the development plan. This sign may be externally illuminated or have internal lighting of individual letters.

(d) Tract IV and V. Signs must comply with the provisions for business zoning districts contained in Article VII. (Ord. Nos. 22624; 26042)

SEC. 51P-429.114. ADDITIONAL PROVISIONS.

(a) The existing brick wall along the eastern, southern, and western Property lines must be maintained in a state of good repair and neat appearance, and if necessary, repaired with like materials.

(b) For Tracts I and II, dumpsters and trash receptacles must be located a minimum of 150 feet from the southern Property line.

(c) For Tract III, air conditioning units must be located at grade and enclosed with solid screening material.

(d) For Tract III, hours of operation are limited to 6:00 a.m. to 10:00 p.m. daily.

(e) Vehicular access to the Property across the southern Property line is not permitted.

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

(g) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 22624; 26042)

SEC. 51P-429.115. PAVING.

All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation. (Ord. Nos. 22624; 26042)

SEC. 51P-429.116. COMPLIANCE WITH CONDITIONS.

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. (Ord. Nos. 22624; 26042)

SEC. 51P-429.117. ZONING MAP.

PD 429 is located on Zoning Map No. D-5. (Ord. Nos. 22624; 26042)

Proposed Conceptual Plan
Exhibit 429B, page 1

Existing Conceptual Plan
Exhibit 429B, page 1

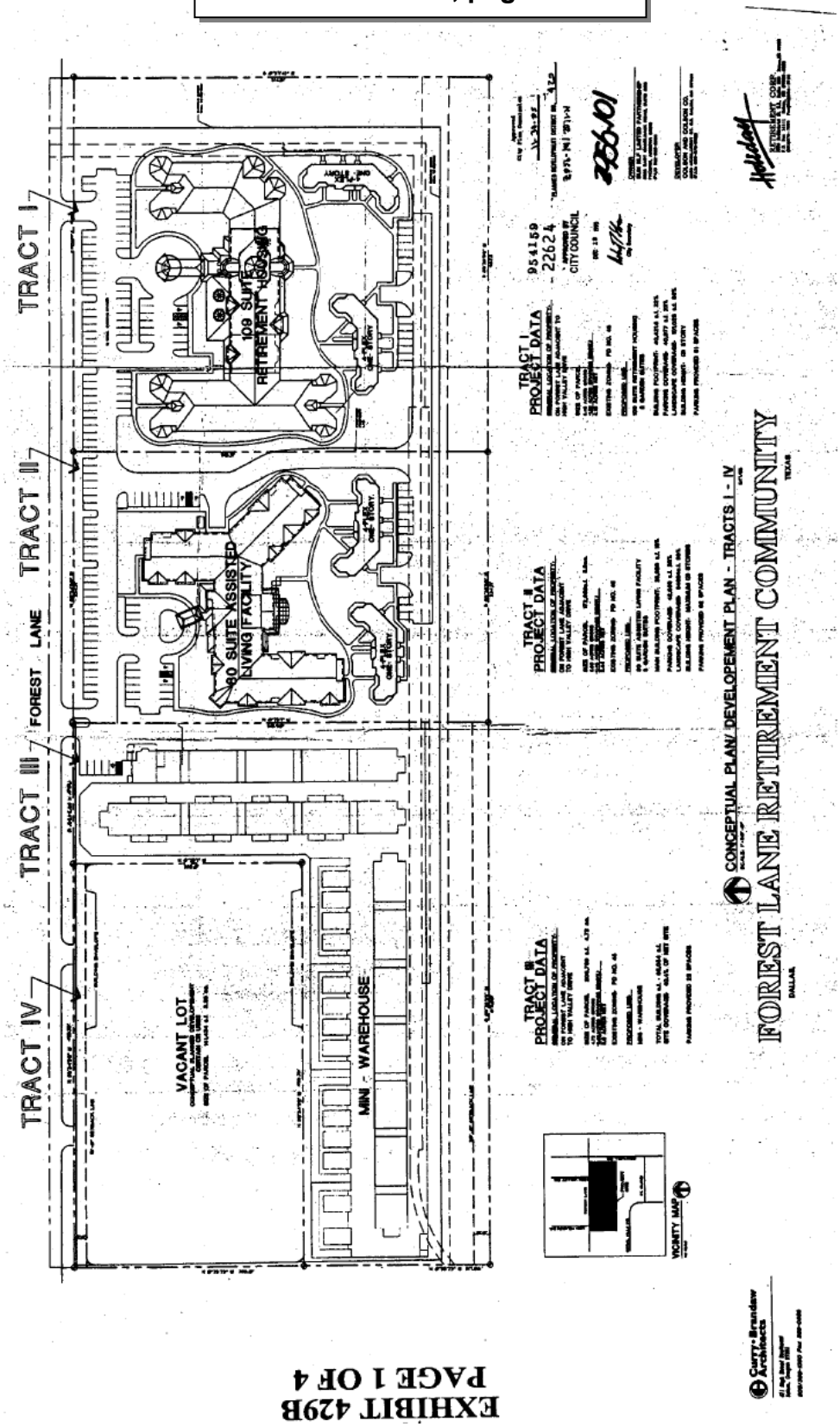
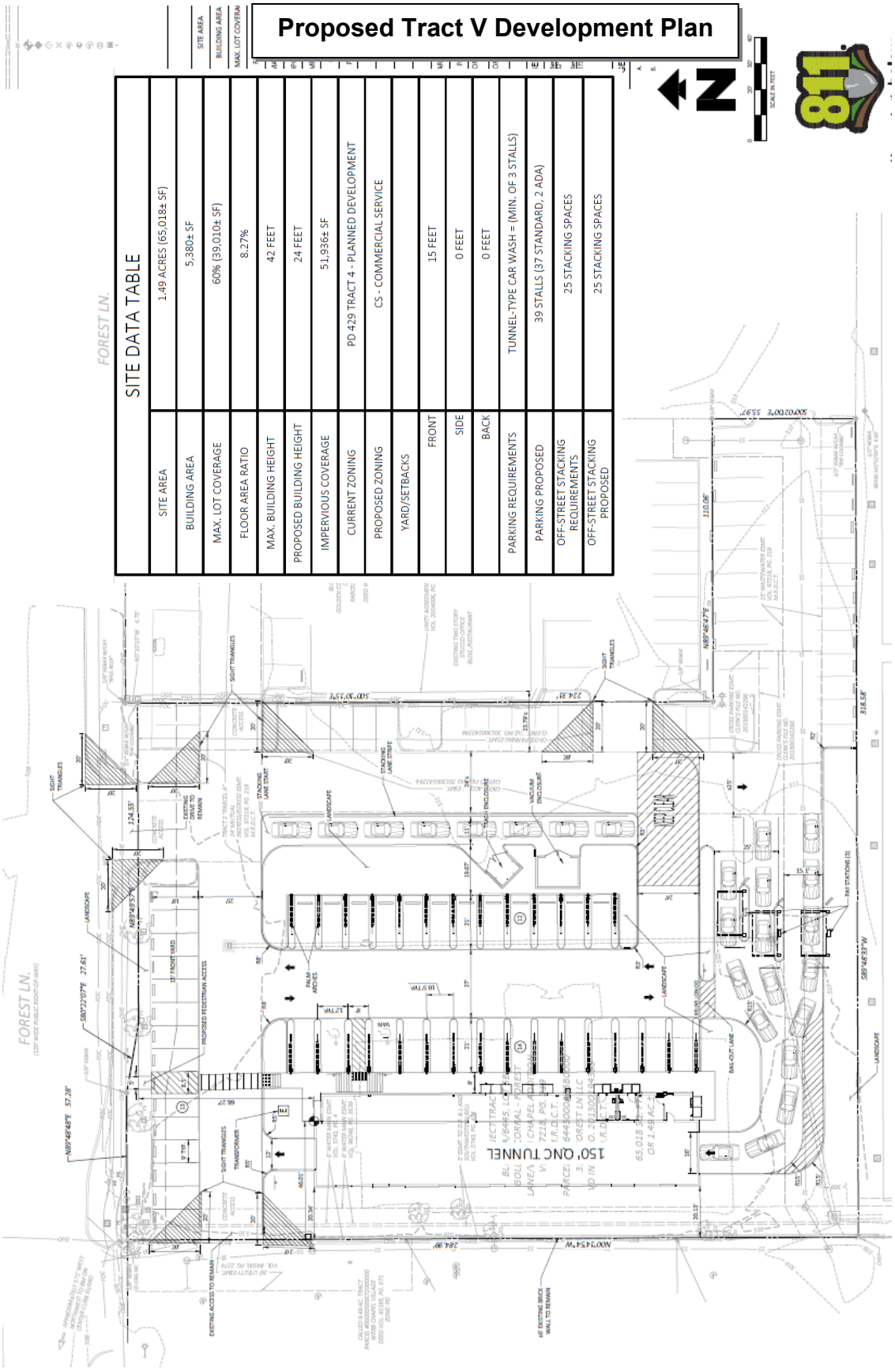
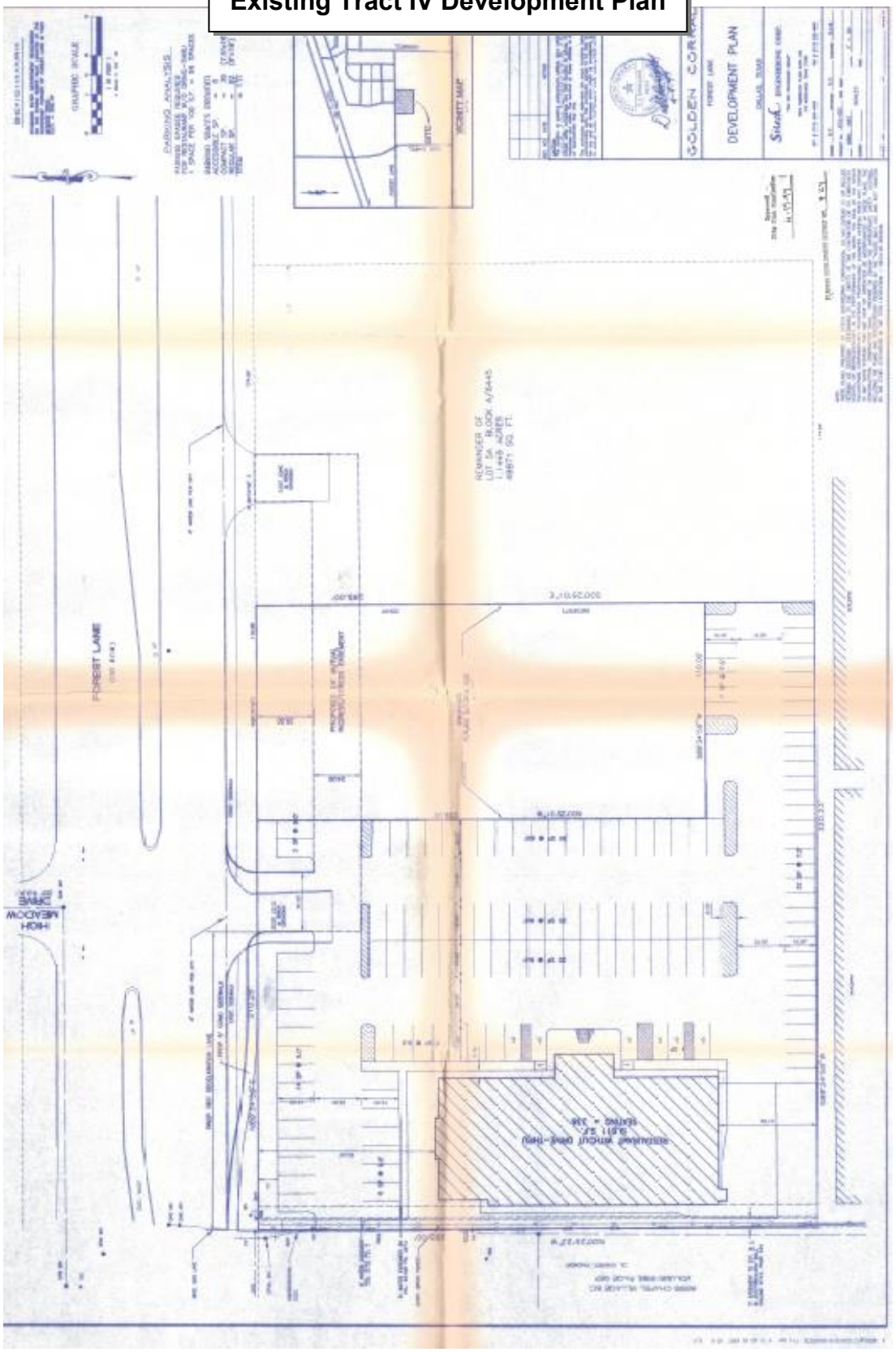


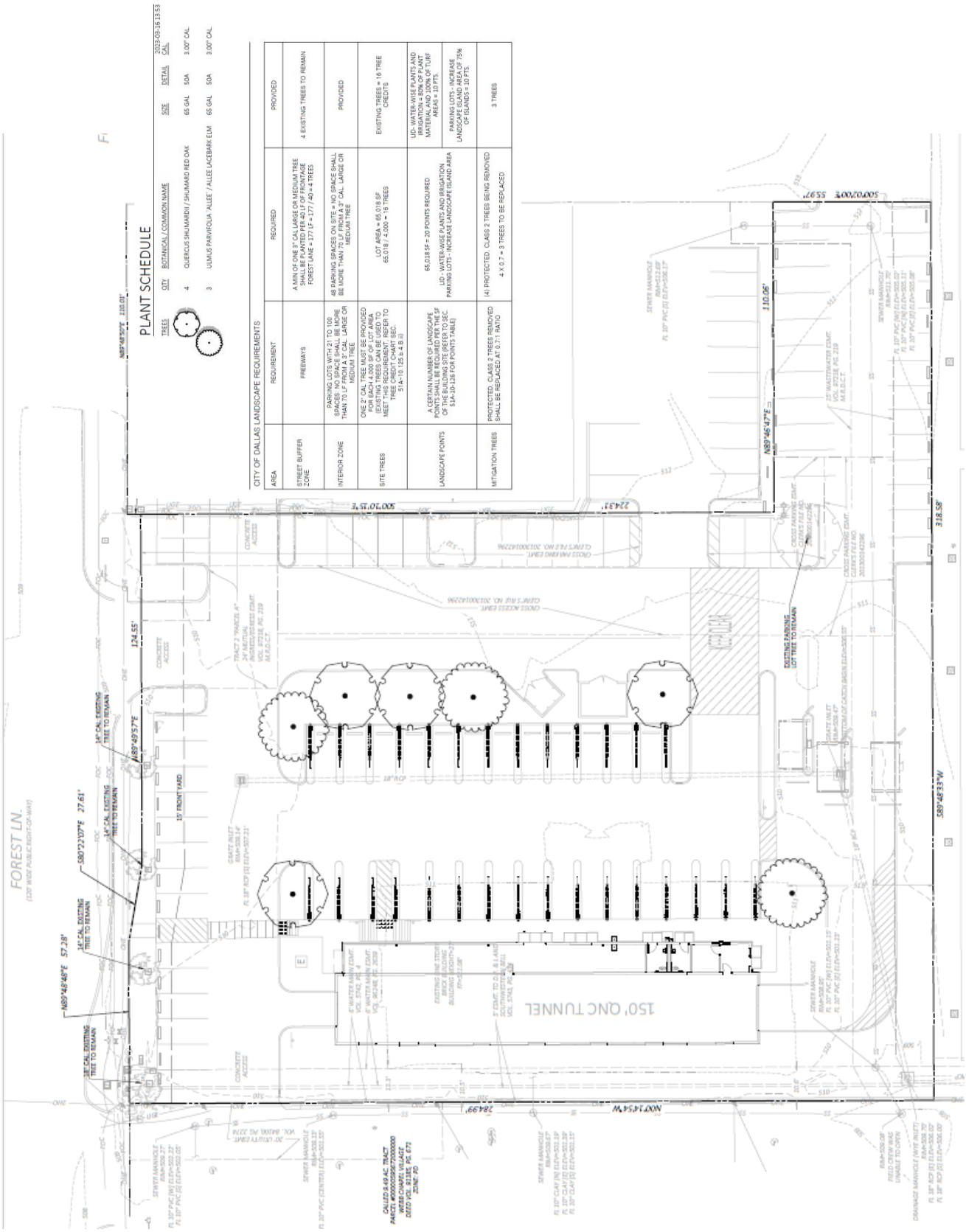
EXHIBIT 429B
PAGE 1 OF 4


Proposed Tract V Development Plan
SITE DATA TABLE
SITE AREA 1.49 ACRES (65,018± SF)
BUILDING AREA 5,380± SF
MAX. LOT COVERAGE 60% (39,010± SF)
FLOOR AREA RATIO 8.27%
MAX. BUILDING HEIGHT 42 FEET
PROPOSED BUILDING HEIGHT 24 FEET
IMPERVIOUS COVERAGE 51,936± SF
CURRENT ZONING PD 429 TRACT 4 - PLANNED DEVELOPMENT
PROPOSED ZONING CS - COMMERCIAL SERVICE
YARD/SETBACKS
FRONT 15 FEET
SIDE 0 FEET
BACK 0 FEET
PARKING REQUIREMENTS TUNNEL-TYPE CAR WASH = (MIN. OF 3 STALLS)
PARKING PROPOSED 39 STALLS (37 STANDARD, 2 ADA)
OFF-STREET STACKING REQUIREMENTS 25 STACKING SPACES
OFF-STREET STACKING PROPOSED 25 STACKING SPACES
FOREST LN.
150' ONC TUNNEL

Existing Tract IV Development Plan

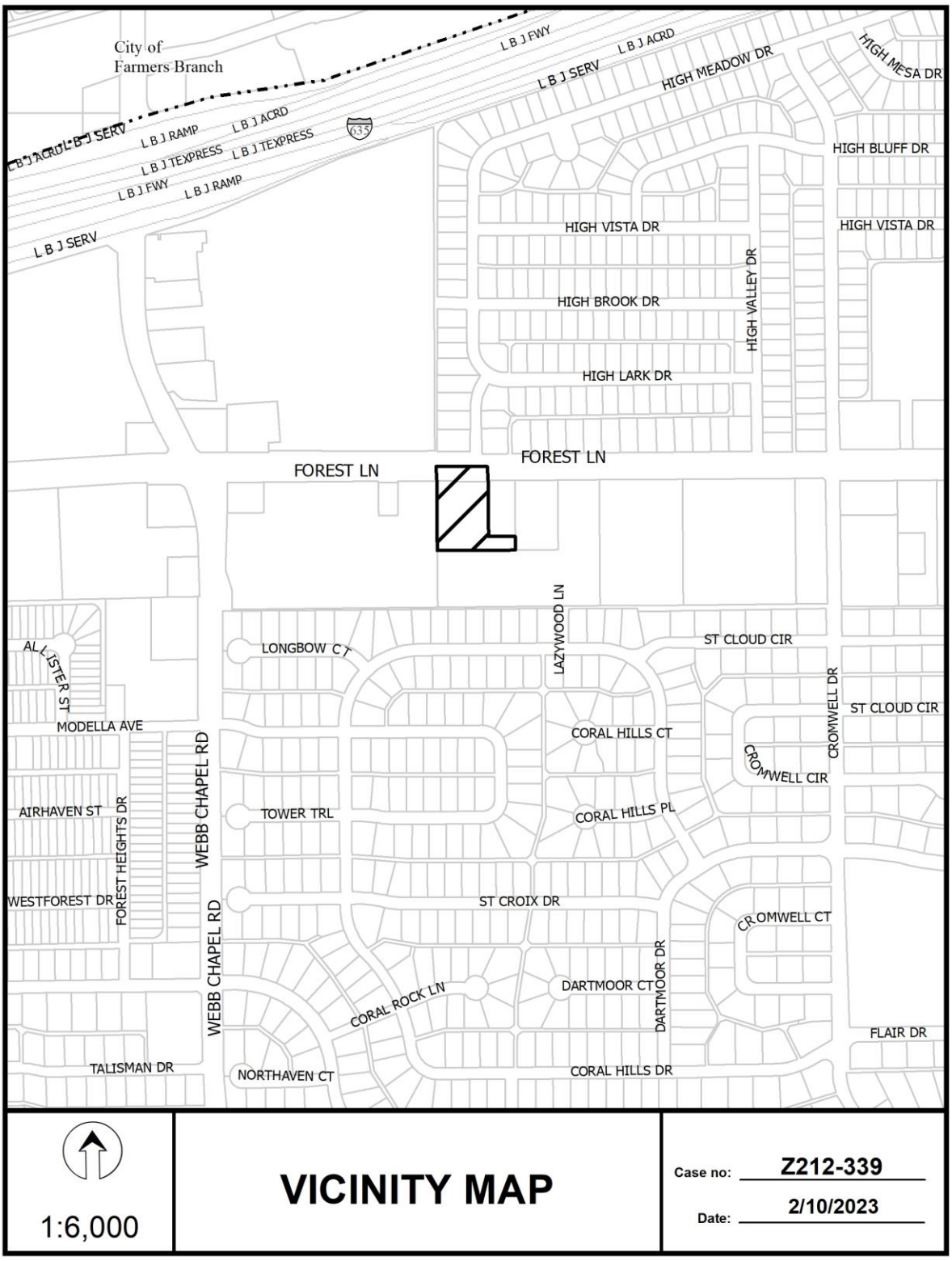


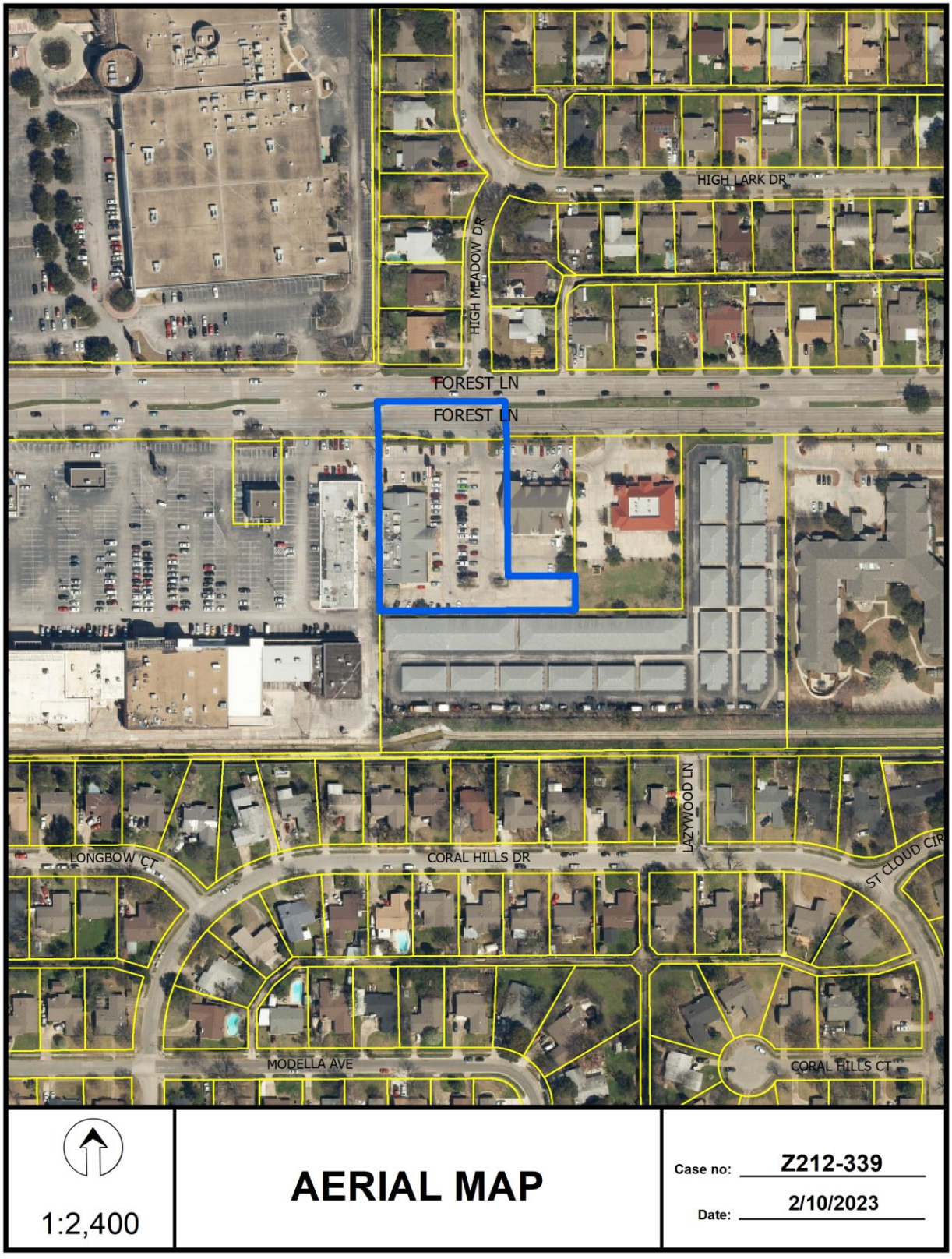
Proposed Tract V Landscape Plan



Existing Tract IV Landscape Plan

NONE: The PD did not require one. Article X compliance only, which does not require a CPC approved plan.


City of
Farmers Branch
L B J FWY
L B J SERV
L B J ACRD
HIGH MEADOW DR
HIGH MESA DR
L B J RAMP
L B J TEXPRESS
635
HIGH BLUFF DR
HIGH VISTA DR
HIGH VALLEY DR
HIGH BROOK DR
HIGH LARK DR
FOREST LN
LAZYWOOD LN
ST CLOUD CIR
LONGBOW CT
ALLISTER ST
MODELLA AVE
CORAL HILLS CT
CROMWELL DR
CROMWELL CIR
AIRHAVEN ST
TOWER TRL
CORAL HILLS PL
FOREST HEIGHTS DR
WEBB CHAPEL RD
WESTFOREST DR
ST CROIX DR
CROMWELL CT
DARTMOOR CT
DARTMOOR DR
CORAL ROCK LN
FLAIR DR
TALISMAN DR
NORTHAVEN CT
CORAL HILLS DR
1:6,000
VICINITY MAP
Case no: Z212-339
Date: 2/10/2023

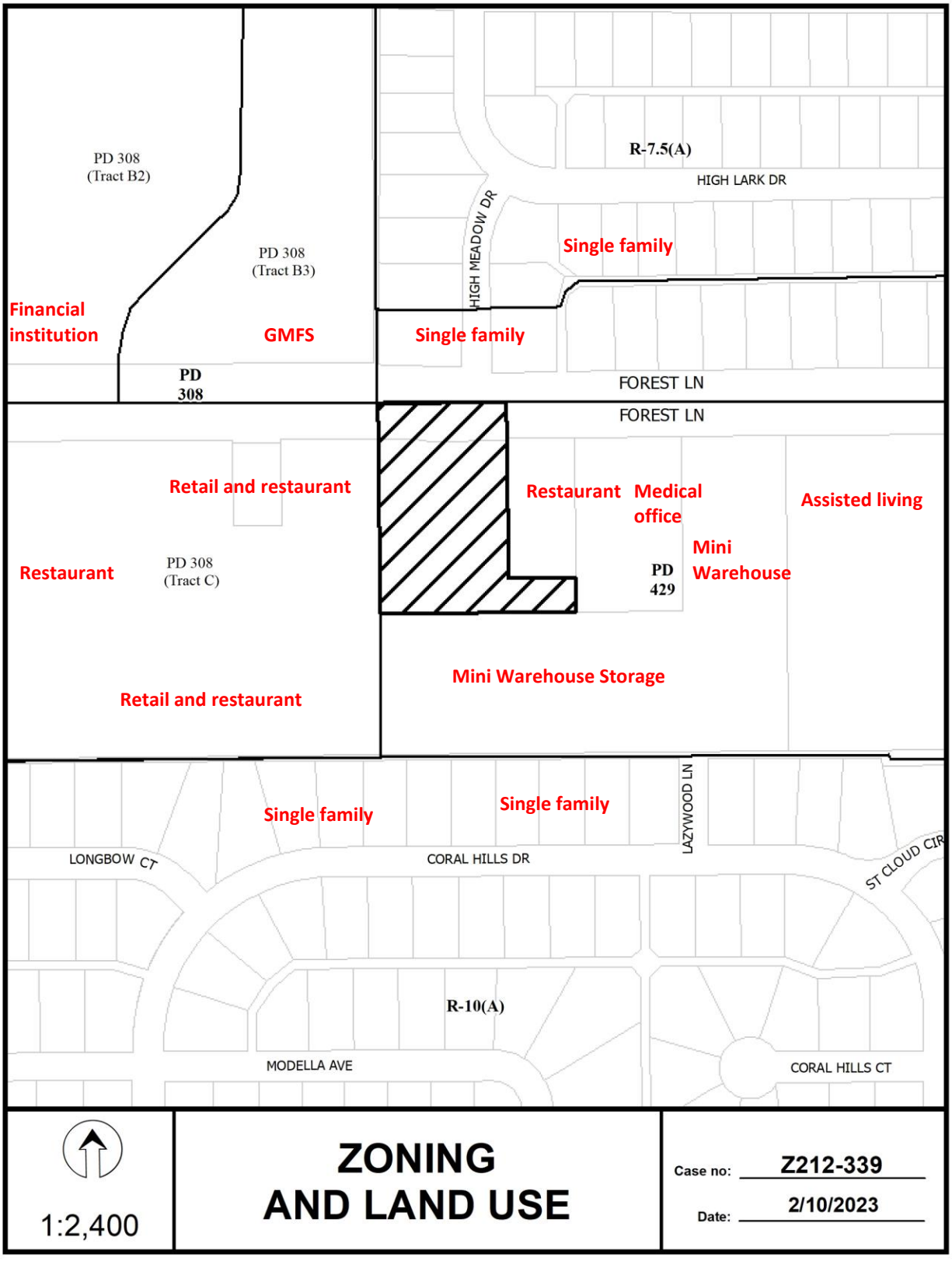


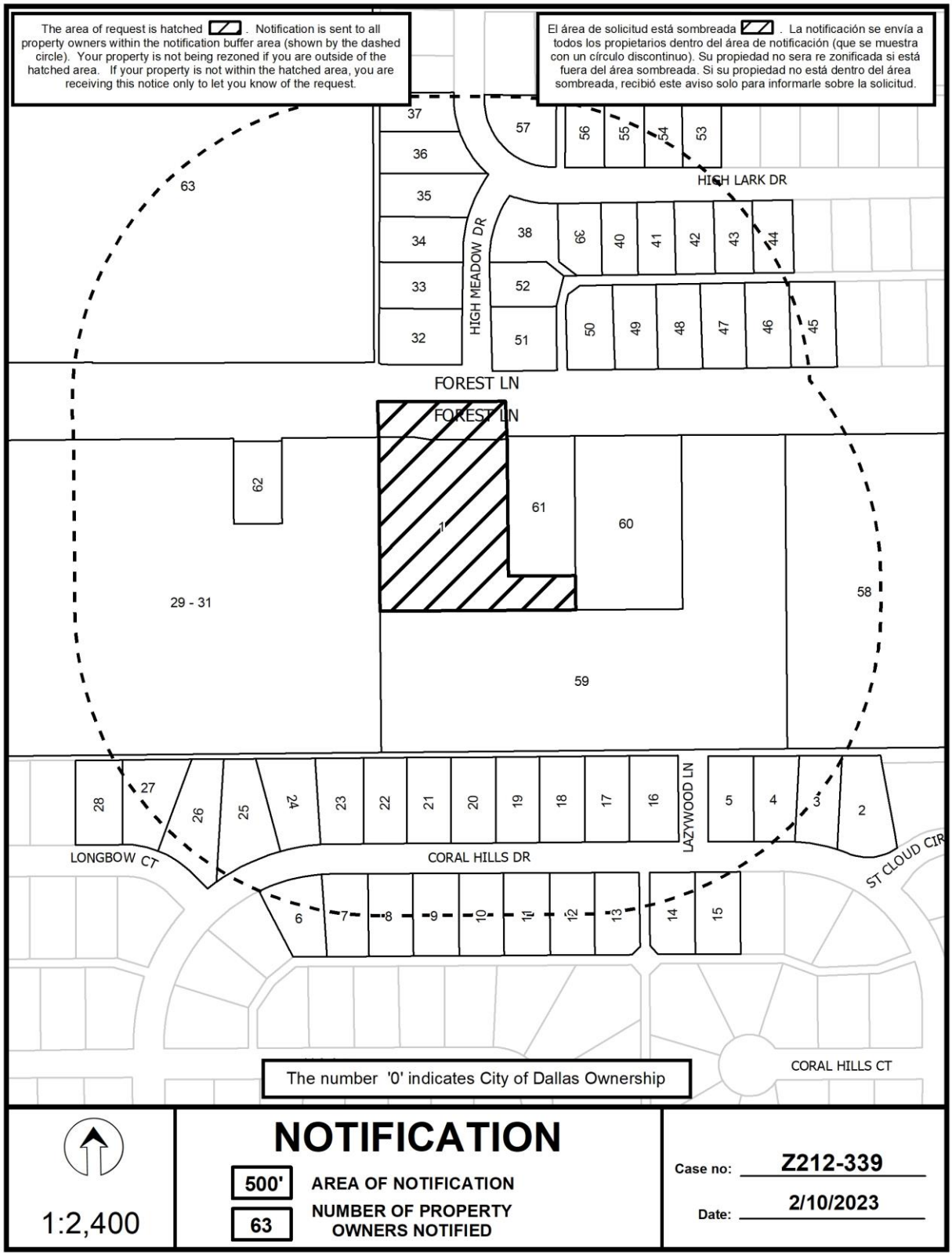
1:2,400

AERIAL MAP

Case no: Z212-339

Date: 2/10/2023


PD 308
(Tract B2)
PD 308
(Tract B3)
PD
308
R-7.5(A)
HIGH LARK DR
HIGH MEADOW DR
Single family
Financial institution
GMFS
Single family
FOREST LN
FOREST LN
Retail and restaurant
Restaurant
Medical office
Assisted living
Restaurant
PD 308
(Tract C)
PD
429
Mini Warehouse
Mini Warehouse Storage
Retail and restaurant
Single family
Single family
LAZYWOOD LN
LONGBOW CT
CORAL HILLS DR
ST CLOUD CIR
R-10(A)
MODELLA AVE
CORAL HILLS CT
1:2,400
ZONING
AND LAND USE
Case no: Z212-339
Date: 2/10/2023


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.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
HIGH LARK DR
HIGH MEADOW DR
FOREST LN
FOREST LN
LAZYWOOD LN
LONGBOW CT
CORAL HILLS DR
ST CLOUD CIR
CORAL HILLS CT
29 - 31
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
63
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z212-339
Date: 2/10/2023

02/10/2023

Notification List of Property Owners

Z212-339

63 Property Owners Notified

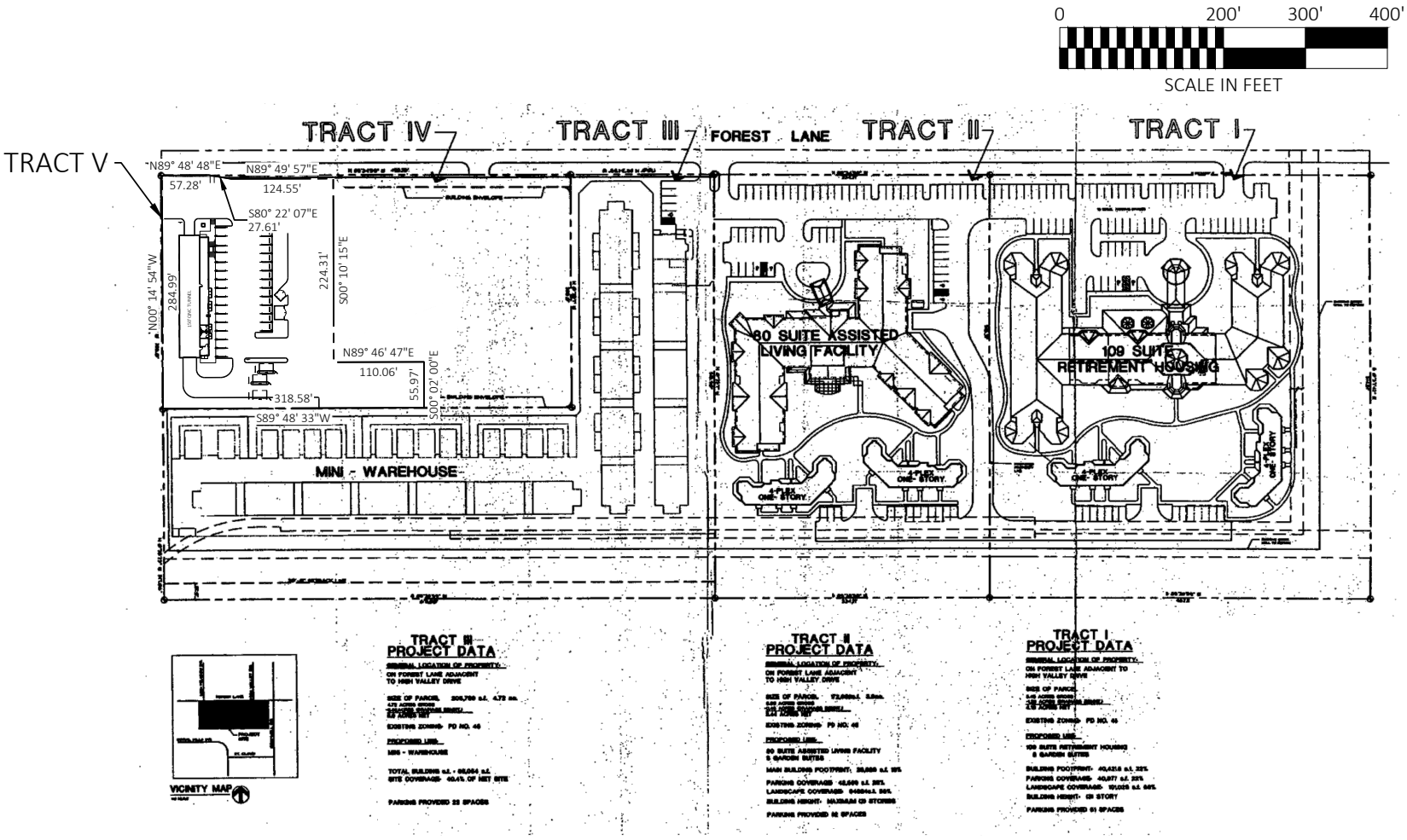
Label #	*Address*		*Owner*
1	3312	FOREST LN	3312 FOREST LN LLC
2	11589	CORAL HILLS DR	ELLIS MICKEY D
3	11583	CORAL HILLS DR	SIFUENTES MARIA G
4	11577	CORAL HILLS DR	MARQUEZ VANESSA
5	11573	CORAL HILLS DR	ROMO ROSA A &
6	11526	CORAL HILLS DR	THRIFT KATHRYN MCKILLIP
7	11532	CORAL HILLS DR	ARANDA JESUS R &
8	11538	CORAL HILLS DR	MONTALVO JOSE R &
9	11544	CORAL HILLS DR	CHAVEZ ROBERTO &
10	11548	CORAL HILLS DR	OWEN GUS A
11	11554	CORAL HILLS DR	DRISCOLL JOSEPH M
12	11558	CORAL HILLS DR	RODRIGUEZ RUBEN A & VANESSA S
13	11562	CORAL HILLS DR	VILLALBA ARTURO & MARGARITA ORTIZ
14	11566	CORAL HILLS DR	HILL BRIAN S
15	11574	CORAL HILLS DR	FERNANDEZ JONATHAN
16	11567	CORAL HILLS DR	PLUNKETT ELIZABETH & MICHAEL
17	11561	CORAL HILLS DR	KYLE APRIL DEANNE &
18	11557	CORAL HILLS DR	AGUILAR EDNA SUZUKI &
19	11553	CORAL HILLS DR	GAMEZ JOSE L & MARIA S
20	11547	CORAL HILLS DR	MCDERMOTT LAURIE ANN
21	11543	CORAL HILLS DR	LARSON MARYANNA F
22	11537	CORAL HILLS DR	VEGA ANTONIO
23	11533	CORAL HILLS DR	GONZALEZ CARLOS BRIONES &
24	11527	CORAL HILLS DR	CHAVEZ ARMANDO
25	11523	CORAL HILLS DR	DUFF JULIE C
26	3145	LONGBOW CT	JASEWICZ GREGORY TRUST

02/10/2023

Label #	*Address*		*Owner*
27	3139	LONGBOW CT	GRANADOS ARACELI
28	3135	LONGBOW CT	VARGAS CARLOS & MARIA
29	3106	FOREST LN	WEBB CHAPEL VILLAGE
30	3106	FOREST LN	LONG JOHN SILVERS LLC # 5101
31	3120	FOREST LN	PEARLE VISION CENTER
32	11807	HIGH MEADOW DR	MARTINEZ EDUARDO CLETO
33	11815	HIGH MEADOW DR	SIFUENTES OSCAR & NANCY A
34	11821	HIGH MEADOW DR	GONZALEZ GUADALUPE R
35	11827	HIGH MEADOW DR	HERNANDEZ LUIS EDUARDO &
36	11833	HIGH MEADOW DR	HARDER CONNER TRUST THE &
37	11839	HIGH MEADOW DR	PADDOCK THOMAS JOSEPH SR &
38	3210	HIGH LARK DR	Taxpayer at
39	3216	HIGH LARK DR	ROSE W PROPERTIES LLC SERIES VI
40	3222	HIGH LARK DR	MARQUEZ LIBRADO V & JANICE E
41	3228	HIGH LARK DR	COWGER GINA LEIGH &
42	3234	HIGH LARK DR	MCCASKILL COLLIN & MADELINE
43	3240	HIGH LARK DR	MERAZ JUANA M
44	3246	HIGH LARK DR	SALAZAR MARIA DEL ROSARIO &
45	3319	FOREST LN	KOWALEWSKI MATT & CALLYN
46	3311	FOREST LN	PANG FOON
47	3305	FOREST LN	HAILEMESKEL AMHA
48	3299	FOREST LN	COULAM LESLIE ALLAN
49	3293	FOREST LN	ARBELAEZ ALBERT &
50	3287	FOREST LN	ARBELAEZ ALBERTO
51	11808	HIGH MEADOW DR	WIENER RICHARD B & RICHARD A WIENER
52	11816	HIGH MEADOW DR	SIFUENTES OSCAR
53	3235	HIGH LARK DR	KING BETTY R
54	3229	HIGH LARK DR	MARQUEZ ANTONIO
55	3223	HIGH LARK DR	MIRANDA CARLOS
56	3217	HIGH LARK DR	RIOS AZAEL & JENNIFER
57	11832	HIGH MEADOW DR	Taxpayer at

02/10/2023

Label #	*Address*		*Owner*
58	3344	FOREST LN	ACADIA ALF OWNER LLC
59	3332	FOREST LN	RPC DFW PORTFOLIO LLC
60	3326	FOREST LN	DENTAL DEPOT OF DALLAS
61	3318	FOREST LN	PAWN TX INC
62	3234	FOREST LN	WEBB CHAPEL VILLAGE INC
63	11830	WEBB CHAPEL RD	GLOBAL WEBB LP



TRACT V DATA TABLE	
GENERAL SITE LOCATION	ON FOREST LANE ADJACENT TO HIGH MEADOW DRIVE
SITE AREA	1.49 ACRES (65,018± SF)
BUILDING AREA	5,380± SF
IMPERVIOUS COVERAGE	51,936± SF
CURRENT ZONING	PD 429 TRACT 4 - PLANNED DEVELOPMENT
PROPOSED ZONING	CS - COMMERCIAL SERVICE
PROPOSED USE	CAR WASH
PARKING PROPOSED	39 STALLS (37 STANDARD, 2 ADA)

UPDATED TRACT IV DATA TABLE	
GENERAL SITE LOCATION	ON FOREST LANE ADJACENT TO HIGH MEADOW DRIVE
SITE AREA	1.75 ACRES (76,416± SF)
CURRENT ZONING	PD 429 TRACT 4 - PLANNED DEVELOPMENT

CPC DATE	CASE NUMBER
	Z212-339(JM)

CEI ENGINEERING ASSOCIATES, INC.
710 W PINEDALE AVE
FRESNO, CA 93711
PHONE: (559) 447-3119
FAX: (559) 447-3129

QUICK N CLEAN CAR WASH

3312 FOREST LANE
DALLAS, TX

PROFESSIONAL OF RECORD	N/A
PROJECT MANAGER	JCH
DESIGNER	JSC
CEI PROJECT NUMBER	32439
DATE	3/16/2023
REVISION	REV-0

EXHIBIT B

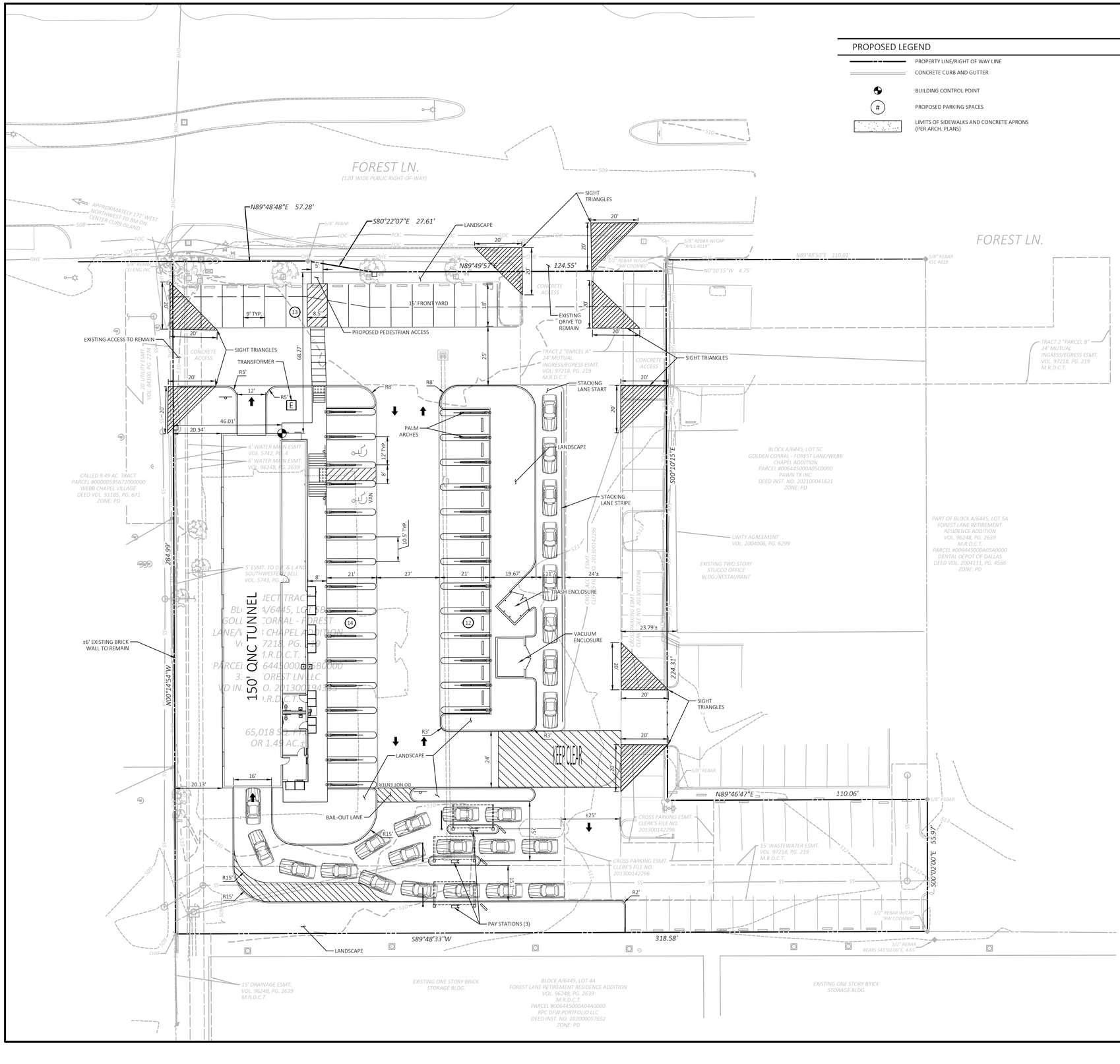
SHEET TITLE

SHEET NUMBER

1

DRAWING LOCATION - P:\32000\32439.01\DRAWINGS\DESIGN\WORKING\32439-EXHIBIT B.DWG -- SAVED BY - ELAWRENCE

© 2023 CEI ENGINEERING ASSOCIATES, INC.



PROPOSED LEGEND

- PROPERTY LINE/RIGHT OF WAY LINE
- CONCRETE CURB AND GUTTER
- BUILDING CONTROL POINT
- (#) PROPOSED PARKING SPACES
- LIMITS OF SIDEWALKS AND CONCRETE APRONS (PER ARCH. PLANS)

EXISTING LEGEND

- Boundary Line
- Adjoining Boundary Line
- Right-of-Way Line
- Easement Line
- Break Line
- FOC Underground Fiber Optic Line
- OHE Overhead Electric Line
- UGE Underground Electric Line
- SS Sanitary Sewer Line
- (Size) Storm Drainage Pipe
- W Water Line
- Benchmark (BM)
- Found Monument (As Noted)
- Set 5/8" Rebar "LS#XXXX"
- Found Chiseled "X"
- Gas Meter
- Electric Meter
- Water Meter
- Drainage Manhole (DMH)
- Grate Inlet (GI)
- Fire Hydrant
- Sewer Manhole (SMH)
- Sewer Clean Out
- Guy Wire / Anchor
- Utility Pole
- Electric Riser
- Telephone Riser
- Fiber Optic Vault
- Water Valve
- Traffic Sign (Type of Sign)
- Wheel Stop
- Handicap Parking (ADA)
- Grease Trap
- Gas Valve
- Air Conditioner Unit
- Single Pole Pylon Sign
- Light Pole (2 Lamps)
- Unknown Vault
- (Size) Tree (Deciduous)
- (XXXX) Record Bearing & Distance per Plat VOL. 97218, PG. 219 M.R.D.C.T.

SITE DATA TABLE

SITE AREA	1.49 ACRES (65,018± SF)
BUILDING AREA	5,380± SF
MAX. LOT COVERAGE	60% (39,010± SF)
FLOOR AREA RATIO	8.27%
MAX. BUILDING HEIGHT	42 FEET
PROPOSED BUILDING HEIGHT	24 FEET
IMPERVIOUS COVERAGE	51,936± SF
CURRENT ZONING	PD 429 TRACT 4 - PLANNED DEVELOPMENT
PROPOSED ZONING	CS - COMMERCIAL SERVICE
YARD/SETBACKS	
FRONT	15 FEET
SIDE	0 FEET
BACK	0 FEET
PARKING REQUIREMENTS	TUNNEL-TYPE CAR WASH = (MIN. OF 3 STALLS)
PARKING PROPOSED	39 STALLS (37 STANDARD, 2 ADA)
OFF-STREET STACKING REQUIREMENTS	25 STACKING SPACES
OFF-STREET STACKING PROPOSED	25 STACKING SPACES

BENCHMARK INFORMATION

Benchmark #1: A cut "X" in concrete located on the curb island in the center of Forest Ln. approximately 62' northeast of the easterly access drive to subject property. Elev=509.74'

Benchmark #2: A cut "X" in concrete located on the curb island in the center of Forest Ln. approximately 171' west northwest of the northwest corner of the subject property. Elev=508.78'

GENERAL SITE NOTES

A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

B. ALL CURB RETURN RADII SHALL BE 2' OR 10', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.

N

0 20' 30' 40'

SCALE IN FEET

Know what's **below.** **Call** before you dig.

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

REVISIONS

REV NO.	DATE	DESCRIPTION	BY

CEI ENGINEERING ASSOCIATES, INC.
710 W PINEDALE AVE
FRESNO, CA 93711
PHONE: (559) 447-3119
FAX: (559) 447-3129

STATE OF TEXAS REGISTRATION NUMBER F-7524

LEGAL DESC.	ZONING CASE NO.	PARCEL NO.
BLK A/6445 LT 5B	DEV22030705	006445000A05B0000

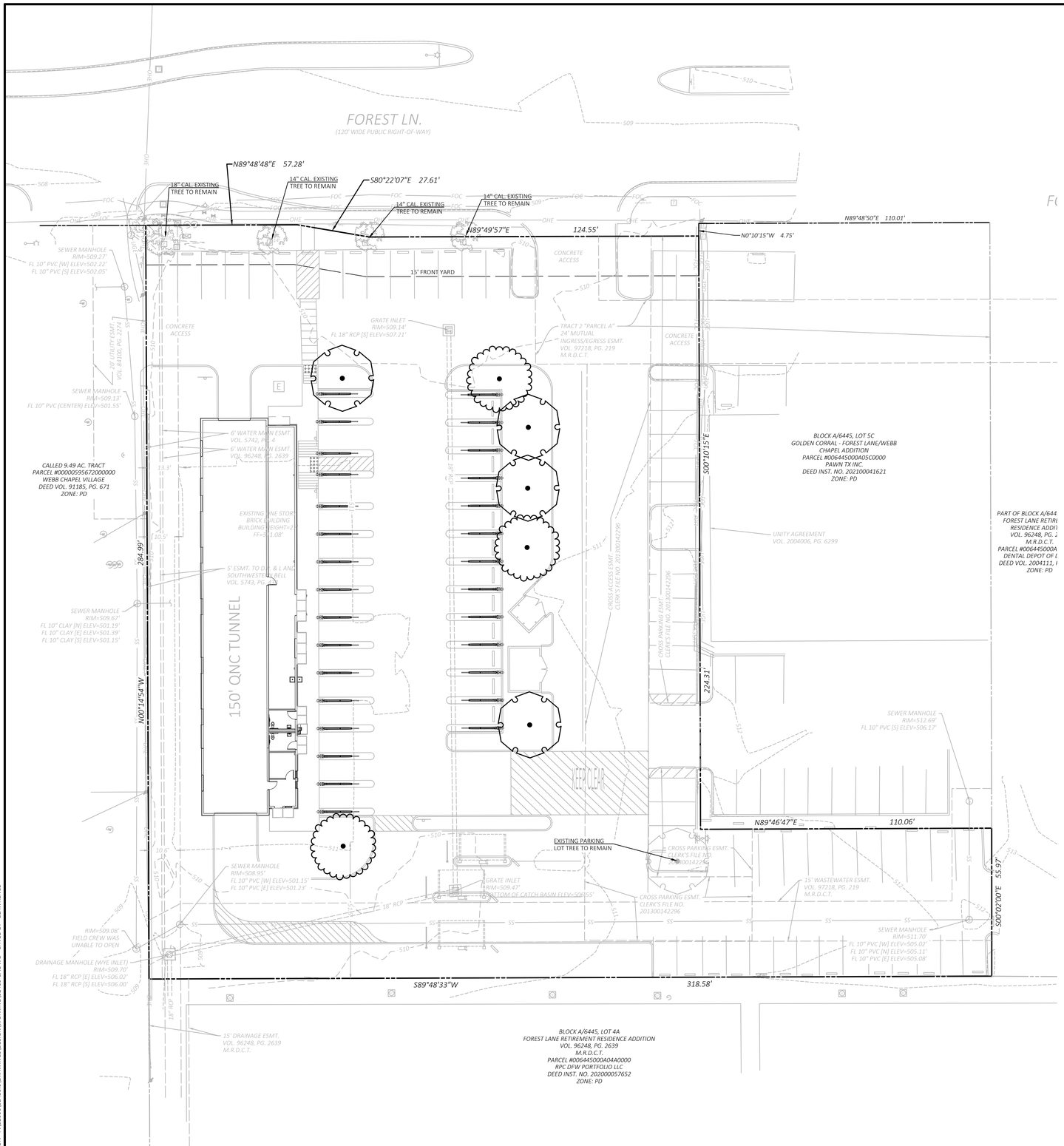
DEVELOPMENT SITE PLAN

QUICK N CLEAN CAR WASH

3312 FOREST LANE

CITY OF DALLAS, DALLAS COUNTY, TEXAS

PM	DRAWN	DATE	FILE	NUMBER	SHEET
JCH	SDH	3/16/2023	----	32439	1



SITE BENCHMARK

Benchmark #1: A cut "X" in concrete located on the curb island in the center of Forest Ln. approximately 62' northeast of the easterly access drive to subject property. Elev=509.74'

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

N

0 20' 30' 40'
SCALE IN FEET

811 Know what's below. Call before you dig.

EXISTING LEGEND

e	EAST OR ELECTRIC	OHT	OVERHEAD TELEPHONE
n	NORTH	OHTV	OVERHEAD TV
oh	OVERHEAD	X"SS	SANITARY SEWER
s	SOUTH OR SEWER	UGE	UNDERGROUND ELECTRIC
t	TELEPHONE	UGE&T	UNDERGROUND ELECTRIC AND TELEPHONE
ug	UNDERGROUND	UGT	UNDERGROUND TELEPHONE
w	WEST OR WATER	UGTV	UNDERGROUND TV
	PROPERTY LINE	X"W	WATER
	RIGHT OF WAY LINE	.5-10-11 50.5	TREE INFO .5 = DIAMETER OF TRUNK IN FEET 10 = HEIGHT OF TREE IN FEET 11 = CANOPY DIAMETER IN FEET 50.5 = ELEVATION AT BASE OF TREE
	STORM DRAIN		
X"G	GAS		
OHE	OVERHEAD ELECTRIC		
OHE&T	OVERHEAD ELECTRIC AND TELEPHONE		

PROPOSED LEGEND

- BOUNDARY LINE
- STORM DRAIN
- INTERIOR GREENSPACE

PROPERTY OWNER INFORMATION:
MIKE SCARBROUGH
3K1 CONSULTING SERVICES, LLC
11811 N. TATUM BLVD, SUITE 1051
PHOENIX, AZ 85028

PLAN PREPARER:
SARAH BRYANT, PLA
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712

GENERAL NOTES

A. SEE LANDSCAPE NOTES (SHEET L1.2) FOR LANDSCAPE NOTES AND DETAILS.

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	2023-03-16 13:53 CAL.
	4	QUERCUS SHUMARDII / SHUMARD RED OAK	65 GAL	50A	3.00" CAL.
	3	ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM	65 GAL	50A	3.00" CAL.

CITY OF DALLAS LANDSCAPE REQUIREMENTS

AREA	REQUIREMENT	REQUIRED	PROVIDED
STREET BUFFER ZONE	FREEWAYS	A MIN OF ONE 3" CAL LARGE OR MEDIUM TREE SHALL BE PLANTED PER 40 LF OF FRONTAGE FOREST LANE = 177 LF = 177 / 40 = 4 TREES	4 EXISTING TREES TO REMAIN
INTERIOR ZONE	PARKING LOTS WITH 21 TO 100 SPACES: NO SPACE SHALL BE MORE THAN 70 LF FROM A 3" CAL. LARGE OR MEDIUM TREE	48 PARKING SPACES ON SITE = NO SPACE SHALL BE MORE THAN 70 LF FROM A 3" CAL. LARGE OR MEDIUM TREE	PROVIDED
SITE TREES	ONE 2" CAL TREE MUST BE PROVIDED FOR EACH 4,000 SF OF LOT AREA (EXISTING TREES CAN BE USED TO MEET THIS REQUIREMENT, REFER TO TREE CREDIT CHART SEC. 51A-10.125.b.4.B.ii)	LOT AREA = 65,018 SF 65,018 / 4,000 = 16 TREES	EXISTING TREES = 16 TREE CREDITS
LANDSCAPE POINTS	A CERTAIN NUMBER OF LANDSCAPE POINTS SHALL BE REQUIRED PER THE SF OF THE BUILDING SITE (REFER TO SEC. 51A-10-126 FOR POINTS TABLE)	65,018 SF = 20 POINTS REQUIRED LID - WATER-WISE PLANTS AND IRRIGATION PARKING LOTS - INCREASE LANDSCAPE ISLAND AREA	LID- WATER-WISE PLANTS AND IRRIGATION = 80% OF PLANT MATERIAL AND 100% OF TURF AREAS = 10 PTS. PARKING LOTS - INCREASE LANDSCAPE ISLAND AREA OF 75% OF ISLANDS = 10 PTS.
MITIGATION TREES	PROTECTED, CLASS 2 TREES REMOVED SHALL BE REPLACED AT 0.7:1 RATIO	(4) PROTECTED, CLASS 2 TREES BEING REMOVED 4 X 0.7 = 3 TREES TO BE REPLACED	3 TREES

VICINITY MAP
NOT TO SCALE

CEI ENGINEERING ASSOCIATES, INC.
710 W PINEDALE AVE
FRESNO, CA 93711
PHONE: (559) 447-3119
FAX: (559) 447-3129

3K1 CONSULTING SERVICES

CLIENT
3K1 CONSULTING SERVICES, LLC.
11811 N. TATUM BOULEVARD,
PHOENIX, ARIZONA 85028
PHONE: (602) 850-8101

QUICK N CLEAN

PLANS PREPARED FOR
QUICK N CLEAN
7291 E. ADOBE DRIVE, SUITE 115
SCOTTSDALE, AZ. 85255
PHONE: (480) 707-3531

REVISION

NO.	DESCRIPTION	DATE

QUICK N CLEAN CAR WASH
3312 FOREST LANE
DALLAS, TX

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

PROFESSIONAL OF RECORD	N/A
PROJECT MANAGER	JCH
DESIGNER	JSC
CEI PROJECT NUMBER	32439
DATE	3/16/2023
REVISION	REV-0

PRELIM. LANDSCAPE PLAN

SHEET TITLE

SHEET NUMBER

L1

DRAWING LOCATION - P:\32000\32439.0\DRAWINGS\DESIGN\WORKING\32439-LP.DWG SAVED BY - ELAWRENCE

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GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL PROPOSED LANDSCAPING IS INSTALLED IN ACCORDANCE WITH PLANS, DETAILS, SPECIFICATIONS (IF APPLICABLE) AND ALL LOCAL CODES AND REQUIREMENTS.
2. CONTRACTOR TO INSPECT SITE AND VERIFY CONDITIONS AND DIMENSIONING PRIOR TO PROCEEDING WITH WORK DESCRIBED HERE IN. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING ANY CONSTRUCTION.
3. QUANTITIES PROVIDED IN THE PLANT LIST ARE FOR GENERAL USE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL PLANT AND LANDSCAPE MATERIAL QUANTITIES. SYMBOL COUNT ON PLAN TAKES PRECEDENCE OVER TABLE QUANTITIES.
4. IMMEDIATELY AFTER AWARD OF CONTRACT, NOTIFY THE OWNER'S REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT OF UNAVAILABILITY OF SPECIFIED PLANT MATERIAL FROM COMMERCIAL NURSERIES. THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS IF UNAVAILABILITY OCCURS. SUCH CHANGES SHALL NOT ALTER THE ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER.
5. ALL PLANT MATERIALS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.
6. CONTAINER GROWN STOCK SHOULD HAVE GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER.
7. ANY PLANT SUBSTITUTIONS, RELOCATION, OR REQUIRED CHANGE SHALL REQUIRE THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER.
8. THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REFUSE ANY MATERIAL THEY DEEM UNACCEPTABLE.
9. COORDINATE WITH PROJECT REPRESENTATIVE FOR DISTURBED SITE TREATMENTS OUTSIDE LANDSCAPE IMPROVEMENTS. SEE CIVIL PLANS FOR SOIL STABILIZATION FOR EROSION CONTROL.
10. IF REQUIRED, CONTRACTOR TO ENSURE THAT AN AUTOMATED IRRIGATION SYSTEM THAT PROVIDES COMPLETE COVERAGE OF THE SITE IS INSTALLED PRIOR TO INSTALLING TREES/PALMS (SEE IRRIGATION PLAN SHEET IF PROVIDED). IF NO PLAN IS PROVIDED THE CONTRACTOR SHALL SUBMIT A PROPOSED DESIGN TO THE LANDSCAPE ARCHITECT/ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. THE PROPOSED DESIGN MUST HAVE AN APPROVED BACKFLOW DEVICE AND RAIN SENSOR INSTALLED TO STOP IRRIGATION DURING RAIN EVENTS. CONTRACTOR SHALL ENSURE THAT THERE IS POSITIVE DRAINAGE AND NO PONDING OF WATER AT ROOT AREA.
11. ALL HARDSCAPE MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
12. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE-ESTABLISHED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
13. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION AT NO COST TO THE OWNER.
14. WEED MAT IS REQUIRED IN LANDSCAPED ISLANDS AS SPECIFIED.
15. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
16. IF A SWPPP PLAN IS PROVIDED THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.
17. THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.
18. ALL DISTURBED AREAS AS DESIGNATED ON THE GRADING PLAN SHALL BE SOWN WITH GRASS SEED MIX OF 45% YUKON BERMUDA, 45% MAJESTIC BERMUDA, 10% CENTIPEDE (COATED) BY WEIGHT @ 3LBS / 1000 SF.
19. SEEDING ON SLOPES: HYDROSEED WITH GRASS SEED AS INDICATED ON PLANS. SEE LEGEND FOR SPECIFIC GRASS SEED TYPE. SEEDING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER BED PREPARATION. HYDROSEED MIXTURE SHALL CONTAIN CELLULOSE MULCH APPLIED AT A RATE OF 2,000 LBS./ACRE, WITH A MAXIMUM OF 50 LBS./100 GAL. OF WATER. IF SEEDING IS DELAYED AFTER MIXING 1/2 - 2 HOURS ADD AN ADDITIONAL 50% OF SEED MIX, IF DELAY IS LONGER THAN 2 HOURS, BEGIN WITH NEW MIXTURE. ALL SLOPES 2:1 OR GREATER SHALL BE COVERED WITH EROSION CONTROL BLANKET AS SHOWN IN THE EROSION CONTROL BLANKET DETAIL. SEE SPECIFICATIONS FOR SEED ESTABLISHMENT REQUIREMENTS.
20. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
21. CONTRACTOR SHALL PROVIDE EXPANSION AND CONTROL JOINTS ON ALL LANDSCAPE SPECIFIC CONCRETE PROJECTS (SEE HARDSCAPE PLAN FOR DETAILS).

PLANTING NOTES

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING ALL PLANTED AREAS. ALL DELETERIOUS MATERIALS SUCH AS ROCK, TRASH, CONSTRUCTION DEBRIS, AGGREGATE BASE MATERIAL, ASPHALT, ETC. SHALL BE REMOVED PRIOR TO ANY FILL OPERATIONS. FILL ALL PLANTING AREAS WITH CLEAN EARTHEN FILL. SOIL SHALL BE FREE OF HEAVY, STIFF CLAY AND ANY DELETERIOUS MATERIAL OVER ONE INCH IN SIZE. THE TOP SIX INCHES OF FILL MATERIAL STRIPPED FROM SITE MAY BE UTILIZED FOR PLANTER OR TOPSOIL FILL IF PRIOR APPROVAL HAS BEEN OBTAINED FROM THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.
2. FINISH GRADE OF LANDSCAPE AREAS (TOP OF TURF AND MULCH) MUST BE GRADED TO 1 1/2" BELOW ADJACENT PAVEMENT SURFACES.
3. LOCATE SHRUBS A DISTANCE OF HALF OF THEIR AVERAGE MATURE SPREAD AWAY FROM WALKS, STRUCTURES, CONCRETE PADS, ETC. LOCATE GROUND COVER PLANTINGS A MINIMUM OF 2' FROM WALKS, STRUCTURES, CONCRETE PADS, ETC.
4. ALL LAWN AREAS NOT OTHERWISE BORDERED BY WALKS, OR OTHER STRUCTURES, SHALL HAVE MANUFACTURED EDGING AS REQUIRED.
5. TREES PLANTED ADJACENT TO PUBLIC ROADS AND PEDESTRIAN SIDEWALKS SHALL BE PRUNED SUFFICIENTLY TO AVOID VISUAL BLOCKS TO INTERSECTING VEHICULAR ACCESS OR INTERFERENCE WITH PEDESTRIAN WALKWAYS. TREES WITH A 4" OR LARGER CALIPER SHALL BE PRUNED UP TO 6'-0" ABOVE PAVEMENTS.
6. ALL TREES WITHIN 4' OF PAVED SURFACES (SUCH AS CURBS, WALLS, BUILDINGS AND SIDEWALKS) SHALL BE PROVIDED WITH A DEEP ROOT BARRIER CONTROL DEVICE OR EQUAL. INSTALL PER MFR'S SPECIFICATIONS.
7. TOPSOIL DEPTH SHALL BE AS FOLLOWS :
   PLANTER BEDS - 12" MINIMUM
   GRASS/SOD AREAS - 4" MINIMUM (AFTER COMPACTION)
8. BACKFILL ALL TREES, SHRUBS, GROUNDCOVER WITH A MIXTURE OF 2 PARTS NATIVE SOIL AND 1 PART SOIL CONDITIONING WITH WOOD MULCH.
9. THE LANDSCAPE CONTRACTOR SHALL WATER TEST ALL PLANTING HOLE PRIOR TO PLANTING. IF HOLES DO NOT DRAIN PROPERLY, EXCAVATE FURTHER UNTIL IMPERMEABLE LAYER IS BREACHED. EXCAVATED PLANT PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS (WHEN FULLY FLOODED WITH WATER) SHALL DRAIN WITHIN 1 HOUR OF FILLING. ENSURE THAT ALL PLANT PITS HAVE POSITIVE DRAINAGE.
10. ALL PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE. PRE-EMERGENT HERBICIDE SHALL BE APPLIED PER MANUFACTURE'S RECOMMENDATIONS AND SHALL OCCUR AFTER TOPSOIL PLACEMENT AND PRIOR TO INSTALLATION OF PLANT MATERIALS AND MULCH.
11. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH A TIME RELEASE FERTILIZER PER BRAND'S SPECIFIED APPLICATION RATES.
12. ALL PLANTING BED SOILS SHALL BE AMENDED WITH 2" OF ORGANIC COMPOST
13. ALL TREES AND SHRUBS SHALL BE PLANTED IN SUCH A MANNER AS TO ENSURE THEIR SURVIVAL.
14. ANY ROPE OR WIRE BINDING THE BALL SHALL BE CUT PRIOR TO PREVENT GIRDLING OF THE TREE. REMOVE WIRE, TWINE, AND BURLAP FROM THE TOP HALF OF ALL B&B PLANT MATERIAL.
15. IF A NON-BIODEGRADABLE MATERIAL IS USED AROUND THE BALL, IT SHALL BE COMPLETELY REMOVED PRIOR TO BACKFILLING.
16. PRIOR TO INSTALLATION, THE ROOTS OF CONTAINER GROWN STOCK SHALL BE SEPARATED OR SPLIT TO ENSURE PROPER ROOT DEVELOPMENT.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
18. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS. TREES & SHRUBS SHALL BE PLANTED AS SOON AS POSSIBLE AFTER DELIVERY.
19. ALL TREES MUST BE STRAIGHT-TRUNKED, FULL-HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
20. ALL TREES MUST BE STAKED AS SHOWN IN THE DETAILS.
21. NO SUBSTITUTIONS OR ALTERNATIVES WILL BE ALLOWED FOR GROUND SURFACE MATERIALS UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT OR OWNER.
22. MAINTAIN 5' MIN. HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND ALL UTILITIES UNLESS OTHERWISE SPECIFIED.
23. A FOUR INCH (4") TOP DRESSING/MULCHING OF BROWN SHREDDED HARDWOOD MULCH SHALL BE PLACED IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL HAVE TOP DRESSING TO THE OUTSIDE EDGE OF THE MANUFACTURED EDGING OR LANDSCAPE ISLAND. (SEE PLANTING DETAILS) TOP DRESSING CAN BE WOOD MULCH, ROCK, OR ANY OTHER DECORATIVE MATERIAL SPECIFIED ON PLANS. SEE LANDSCAPE PLAN FOR TYPE.
24. THE FOLLOWING PLANTING SEASONS ARE RECOMMENDED:
   EVERGREEN SHRUBBERY NOV. - MAR.
   DECIDUOUS SHRUBBERY & TREES NOV. - MAR.
   EVERGREEN TREES NOV. - MAR.

SOLID SOD NOTES

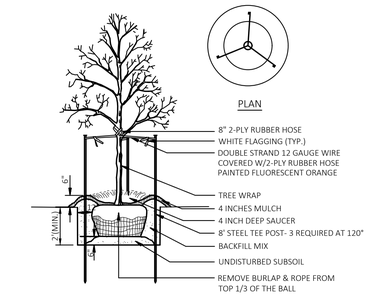
1. ADJUST FINE GRADE TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
2. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1 1/2" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
3. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION KNOWN AS BOTTOM LAND SOIL; FREE FROM LUMPS, CLAY TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES; CONTAINING NO SALT AND BE BLACK TO BROWN IN COLOR.
5. ALL LAWN AREAS TO BE FINE GRADED, SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO SOD INSTALLATION.
6. ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, CONSTRUCTION WASTE, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
7. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
8. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
9. FERTILIZE ALL SOD AT THE TIME OF PLANTING WITH A TIME RELEASE FERTILIZER PER BRAND'S SPECIFIED APPLICATION RATES.
10. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
11. IF SOD IS INSTALLED ON SLOPES OF 3:1 OR GREATER. SOD SHALL BE STAKED TO AVOID SLIPPING OR SLIDING APART. STAKING OR STAPLES SHALL BE INSTALLED FLUSH AS TO NOT CREATE A MAINTENANCE ISSUE WITH CARE EQUIPMENT.
12. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN VIGOROUS, HEALTHY CONDITIONS.
13. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
14. IF INSTALLATION OCCURS BETWEEN NOVEMBER AND MARCH ALL SOD AREAS TO BE OVER-SEEDED WITH ANNUAL RYE GRASS

TREE PROTECTION NOTES

1. ALL TREES SHOWN ON THE LANDSCAPE PLAN TO BE RETAINED SHALL BE PROTECTED DURING ALL PHASES OF DEMOLITION/CONSTRUCTION WITH TEMPORARY FENCING. IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY TO COORDINATE WITH LANDSCAPE CONTRACTOR.
2. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING). CLEARING WITHIN TREE PROTECTION AREAS SHALL BE DONE BY HAND.
3. FENCES SHALL COMPLETELY SURROUND TREE OR CLUSTERS OF TREES; SHALL BE LOCATED 5' FROM THE OUTERMOST LIMITS OF THE TREE BRANCHES (DRIP LINE); AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION BY CONTRACTOR. PROJECT IN ORDER TO PREVENT THE FOLLOWING:
   A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIALS.
   B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL) OR TRENCHING.
   C. WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT.
   D. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRES.
4. EXCEPTIONS TO INSTALLING FENCES 5' FROM TREE DRIP LINES MAY BE PERMITTED IN THE FOLLOWING CASES:
   A. WHERE PERMEABLE PAVING IS TO BE INSTALLED: ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA.
   B. WHERE TREES ARE CLOSE TO THE PROPOSED BUILDING; ERECT THE FENCE NO CLOSER THAN 6 FEET TO THE BUILDING.
5. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF 8 FEET (OR TO THE LIMITS OF LOWER BRANCHES) IN ADDITION TO THE REDUCED FENCING PROVIDED. INSTALL 2x2 WOOD PLANKS AROUND THE TRUNK OF THE TREE WITH MIN 1/4" CLOSED CELL FOAM PADS BETWEEN THE PLANKS AND THE TRUNK. USE STRAPS OF WIRE TO BIND THE PLANKS IN PLACE, DO NOT DRIVE FASTENERS IN THE TREE. IF THE PROTECTIVE PLANKS ARE TO BE IN PLACE FOR LONGER THAN 6 MONTHS, LOOSEN AND ADJUST THE PLANKS EVERY 3 MONTHS TO ALLOW FOR TREE GROWTH.
6. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN AREAS OF UNPROTECTED ROOT ZONES (UNDER DRIP LINES), THOSE AREAS SHOULD BE COVERED WITH A MINIMUM OF 6-8 INCHES OF ORGANIC BARK OR SHREDDED HARDWOOD MULCH TO MINIMIZE SOIL COMPACTION. MULCH SHALL BE PLACED AND SPREAD IN THIS AREA USING HAND TOOLS AND WHEELBARROWS.
7. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED WITH A CLEAN CUT FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL IMMEDIATELY. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
8. REFER TO LANDSCAPE PLAN AND TREE PRUNING DETAIL BEFORE EXCAVATING OR GRADE CUTTING WITHIN THE ROOT ZONES OF ANY PROTECTED TREES. NO EXCAVATION OR GRADING SHALL BE DONE WITHIN ANY DESIGNATED TREE PROTECTION AREAS.
9. TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES SHOULD BE WATERED DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. TREE CROWNS SHOULD BE SPRAYED WITH WATER WEEKLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
10. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIP LINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE. GRADING LIMITED TO 3 INCH CUT.
11. NO CONDUIT OR UTILITIES CAN BE INSTALLED WITHIN TREE PROTECTION AREAS. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
12. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS. REFER TO GENERAL PRUNING NOTES.
13. DAMAGE TO TREES OR ANY NATURAL RESOURCE DUE TO CONTRACTOR'S NEGLIGENCE DURING THE CONSTRUCTION PHASE SHALL BE APPRAISED BY THE OWNERS REPRESENTATIVE AND ORDERED REPAIRED, REPLACED, OR COMPENSATED.

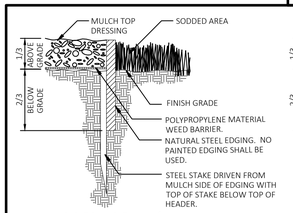
GENERAL TREE PRUNING NOTES

1. TREES PRUNING SHALL BE PERFORMED BY A QUALIFIED TREE CARE PROFESSIONAL UNDER THE SUPERVISION OF A CERTIFIED ARBORIST AND IN COORDINATION WITH THE LANDSCAPE ARCHITECT.
2. TREES SHALL NOT BE "TOPPED"
3. NO MORE THEN 20% OF THE LIVING TREE CANOPY SHALL BE REMOVED IN ONE GROWING SEASON.
4. PRUNING SHALL BE DONE DURING LATE WINTER WHEN THE TREES DORMANT SEASON OR IN MID SUMMER ONCE THE LEAVES HAVE REACHED THERE FULL SIZE. ONLY LIGHT PRUNING (LESS THAN 10% OF THE FOLIAGE) SHALL BE DONE OTHER TIMES OF THE YEAR.
5. TREES SHALL NOT BE PRUNED DURING TIMES OF EXTENDED DROUGHT OR IF THE TREE IS UNDER STRESS.
6. DEAD OR DAMAGED WOOD CAN BE REMOVED AT ANY TIME AS NEEDED.
7. LIMBS SHALL BE PRUNED TO A MIN OF 7' ABOVE WALKWAYS AND 8' ABOVE VEHICULAR AREAS.



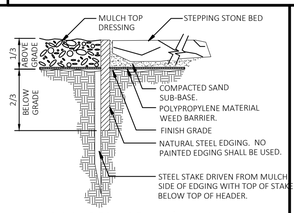
NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

TREE PLANTING
N.T.S. 504

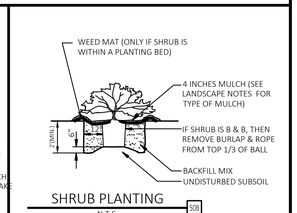


SODDED AREA W/MULCH
N.T.S.

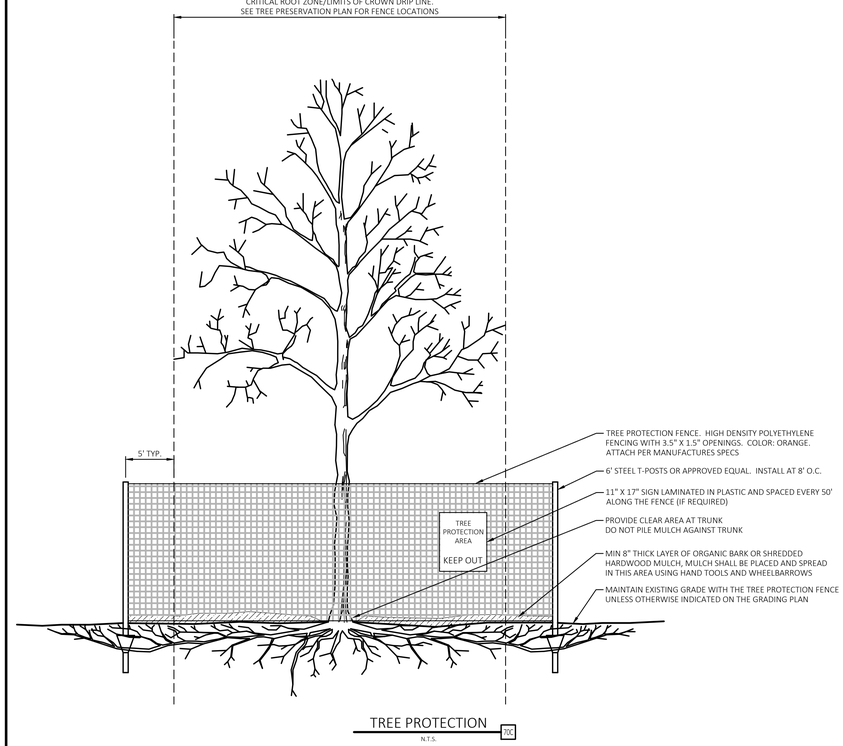
STEEL EDGING
N.T.S. 500



ROCK BED AREA W/MULCH
N.T.S.



SHRUB PLANTING
N.T.S. 508



TREE PROTECTION
N.T.S. 502

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PLANS PREPARED FOR
QUICK N CLEAN
7291 E. ADOBE DRIVE, SUITE 115
SCOTTSDALE, AZ. 85255
PHONE: (480) 707-3531

REVISION

NO.	DESCRIPTION	DATE

QUICK N CLEAN CAR WASH
3312 FOREST LANE
DALLAS, TX

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

PROFESSIONAL OF RECORD	N/A
PROJECT MANAGER	JCH
DESIGNER	JSC
CEI PROJECT NUMBER	32439
DATE	3/15/2023
REVISION	REV-0

LANDSCAPE NOTES

SHEET TITLE

SHEET NUMBER

L1.2

DRAWING LOCATION - P:\32000\32439.0\DRAWINGS\DESIGN\WORKING\32439-LP.DWG SAVED BY - SBRYANT

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Agenda Information Sheet

File #: 23-1365 **Item #:** 13.

AGENDA DATE: May 18, 2023

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a TH-3(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District, on the southwest line of South Fitzhugh Avenue and the northeast line of Caldwell Avenue, north of South Haskell Avenue.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant: Mustafa Jawadwala, Murai Homes LLC.
Representative: Elias Rodriguez, Construction Concepts Inc.
UA From: April 20, 2023.
Planner: Ryan Mulkey
Council District: 2
Z212-347(RM)

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CITY PLAN COMMISSION **THURSDAY, MAY 18, 2023**

Planner: Ryan Mulkey, AICP

FILE NUMBER: Z212-347(RM) **DATE FILED:** September 16, 2022

LOCATION: Southwest line of South Fitzhugh Avenue and the northeast line of Caldwell Avenue, north of South Haskell Avenue

COUNCIL DISTRICT: 2

SIZE OF REQUEST: ± 8,760 square feet **CENSUS TRACT:** 48113002500

REPRESENTATIVE: Elias Rodriguez, Construction Concepts Inc.

OWNER/APPLICANT: Mustafa Jawadwala, Murai Homes LLC

REQUEST: An application for a TH-3(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District.

SUMMARY: The purpose of the request is to allow residential uses on the site.

STAFF RECOMMENDATION: **Approval**, subject to deed restrictions volunteered by the applicant.

PRIOR CPC ACTION: On April 20, 2023, the City Plan Commission held this item under advisement to May 18, 2023.

BACKGROUND INFORMATION:

- The area of request is currently zoned an R-5(A) Single Family District. The property is currently undeveloped.
- The lot has frontage on both South Fitzhugh Avenue and Caldwell Avenue.
- The applicant proposes to develop the property with residential uses.
- To accomplish this, they request a TH-3(A) Townhouse District. This district would allow single family and duplex residential uses.
- The applicant has also volunteered deed restrictions that would 1) limit the property to a maximum of two detached dwelling units, and 2) require one detached dwelling unit to face South Fitzhugh Avenue and one detached dwelling unit to face Caldwell Avenue.

Zoning History:

There has been one zoning case in the area in the last five years.

1. **Z190-168:** On May 27, 2020, City Council approved an amendment to existing deed restrictions [Z978-150] volunteered by the applicant on property zoned a CS Commercial Service District on the northeast line of South Fitzhugh Avenue, north of South Haskell Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
South Fitzhugh Avenue	Local Street	-
Caldwell Avenue	Local Street	-
South Haskell Avenue	Principal Arterial	90 feet

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will continue review of engineering plans at permitting to comply with city standards.

STAFF ANALYSIS:

Comprehensive Plan:

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

The request complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.1 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

1.3.1.1 Encourage creation of diverse housing types by establishing ways to foster such development and find ways to foster homeownership.

1.3.1.7 Implement zoning tools to accommodate alternative housing products.

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

2.1.1.6 Ensure that zoning regulations are sensitive to existing context by incorporating urban design principles and appropriate mitigation measures.

2.1.1.7 Encourage a range of housing options through zoning regulations while being transparent and predictable to property owners and prospective developers.

2.1.1.8 Promote development of sustainable and quality housing through zoning regulations that provide for higher densities at appropriate infill and greenfield site locations in order to attract and retain urban homeowners.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY, AND WALKABILITY

Policy 5.1.3 Encourage complementary building height, scale, design, and character.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

NEIGHBORHOOD PLUS

POLICY 4.3 Enhance neighborhood desirability by improving infrastructure, housing stock, recreation, and safety.

POLICY 5.1 Encourage a wider range of well designed and affordable housing types as a response to emerging homeownership preferences.

POLICY 5.2 Encourage infill development and existing home improvements in target neighborhoods to attract and retain homeowners.

POLICY 6.2 Expand affordable housing options and encourage its distribution throughout the city and region.

Land Use:

	Zoning	Land Use
Site	R-5(A)	Undeveloped
Northeast	R-5(A)	Single family, undeveloped
Southeast	R-5(A), CS	Single family, undeveloped, vehicle or engine repair or maintenance
Southwest	R-5(A), CS	Single family, undeveloped
Northwest	R-5(A)	Single family

Land Use Compatibility:

The area of request is currently undeveloped. The property abuts single family homes and undeveloped lots on all sides. Further southeast of the request area along South Haskell Avenue are vehicle or engine repair or maintenance uses. Staff assesses the applicant's proposal for residential uses to be compatible with surrounding uses in the area.

The area of request is currently zoned an R-5(A) Single Family District. The applicant proposes to develop the property with two detached dwelling units, which would be classified as a duplex use under Chapter 51A. To accomplish this, they request a TH-

3(A) Townhouse District, which would permit single family and duplex uses. As can be seen in the development standards comparison table below, the allowance of this additional duplex use is one of the primary differences between the existing and proposed districts.

Another important consideration with the applicant's request is the front yard requirement. Per Sec. 51A-4.401(a)(5), if a lot runs from one street to another and has double frontage, a required front yard must be provided on both streets. Therefore, a front yard would be required on both the South Fitzhugh Avenue and Caldwell Avenue frontages.

Typically, no front yard would be required in a TH-3(A) District. Per Sec. 51A-4.401(a)(6), if a blockface is divided by two or more zoning districts, the front yard for the entire blockface must comply with the requirements of the district with the greatest front yard requirement. Because the remaining lots along the South Fitzhugh Avenue and Caldwell Avenue frontages would still be zoned an R-5(A) District, the 20-foot front yard of this district would be imposed on the proposed TH-3(A) District lot.

In addition to the request for a TH-3(A) District, the applicant has volunteered deed restrictions that would further restrict development of the property and require development to be compatible in appearance with surrounding uses. Specifically, the applicant's volunteered deed restrictions would 1) limit the property to a maximum of two detached dwelling units, and 2) require one detached dwelling unit to face South Fitzhugh Avenue and one detached dwelling unit to face Caldwell Avenue.

Although the requested TH-3(A) District and proposed duplex use would be different from surrounding zoning districts and land uses, staff supports the request, subject to the deed restrictions volunteered by the applicant. These volunteered deed restrictions would functionally create the appearance of one detached dwelling unit facing both frontages of this double frontage lot.

Additionally, blockface continuity requirements would create further compatibility with the adjacent R-5(A) District lots by imposing a 20-foot front yard on both frontages. The request is also supported by several goals and policies from the comprehensive plan and Neighborhood Plus plan related to encouraging diverse housing types and maintaining neighborhood character.

Development Standards

Following is a comparison of the development standards of the current R-5(A) District and the proposed TH-3(A) District.

District	Setback		Density	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: R-5(A)	20'[1,2]	5'	1 du/5,000 sf	30'	45%		Single family
Proposed: TH-3(A)	0'[1,2]	SF: 0' Duplex: 5' Side/ 10' Rear Other: 10'	12 du/ac[3] (3,630 sf avg per du) 2,000 sf min lot size	36'	60%		Duplex and single family

[1] Per Sec. 51A-4.401(a)(5), if a lot runs from one street to another and has double frontage, a required front yard must be provided on both streets.
[2] Per Sec. 51A-4.401(a)(6), if a blockface is divided by two or more zoning districts, the front yard for the entire blockface must comply with the requirements of the district with the greatest front yard requirement.
[3] Applicant has volunteered deed restrictions that restrict the property to a maximum of two detached dwelling units.

Landscaping:

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for single family in a TH district is one space. The parking requirement for a duplex is two spaces per dwelling unit. The applicant would be required to comply with standard parking ratios at permitting.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies

nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is currently in an “H” MVA cluster that extends to the northeast and northwest. South of the request area across South Haskell Avenue are “I” MVA clusters.

List of Officers

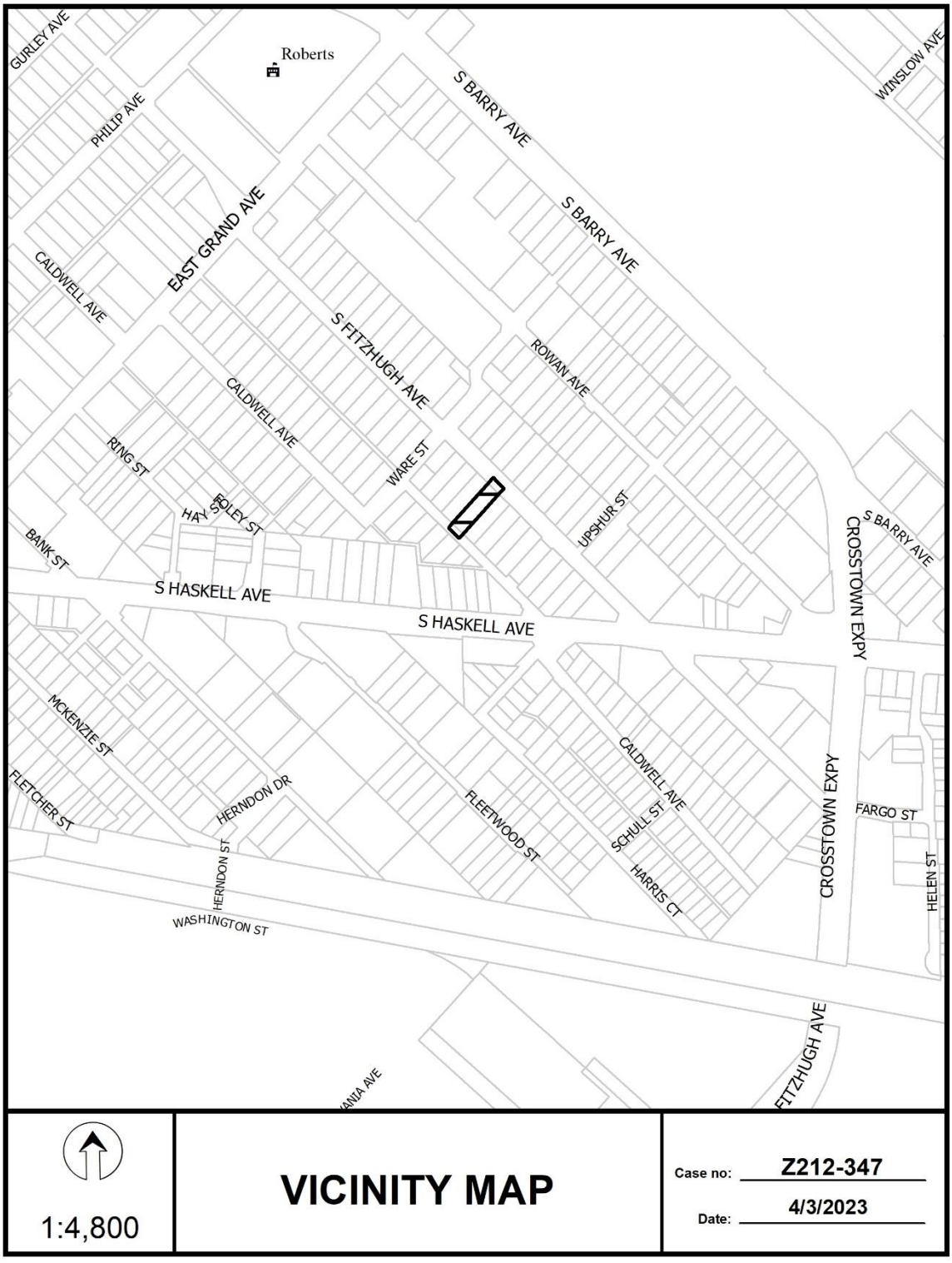
Murai Homes LLC

Mustafa Jawadwala, Managing Member
Anish Thakrar, Managing Member

APPLICANT'S VOLUNTEERED DEED RESTRICTIONS

1. The Property is limited to a maximum of two detached dwelling units.

2. If the Property is developed with two detached dwelling units, one detached dwelling unit must face South Fitzhugh Avenue, and one detached dwelling unit must face Caldwell Avenue.

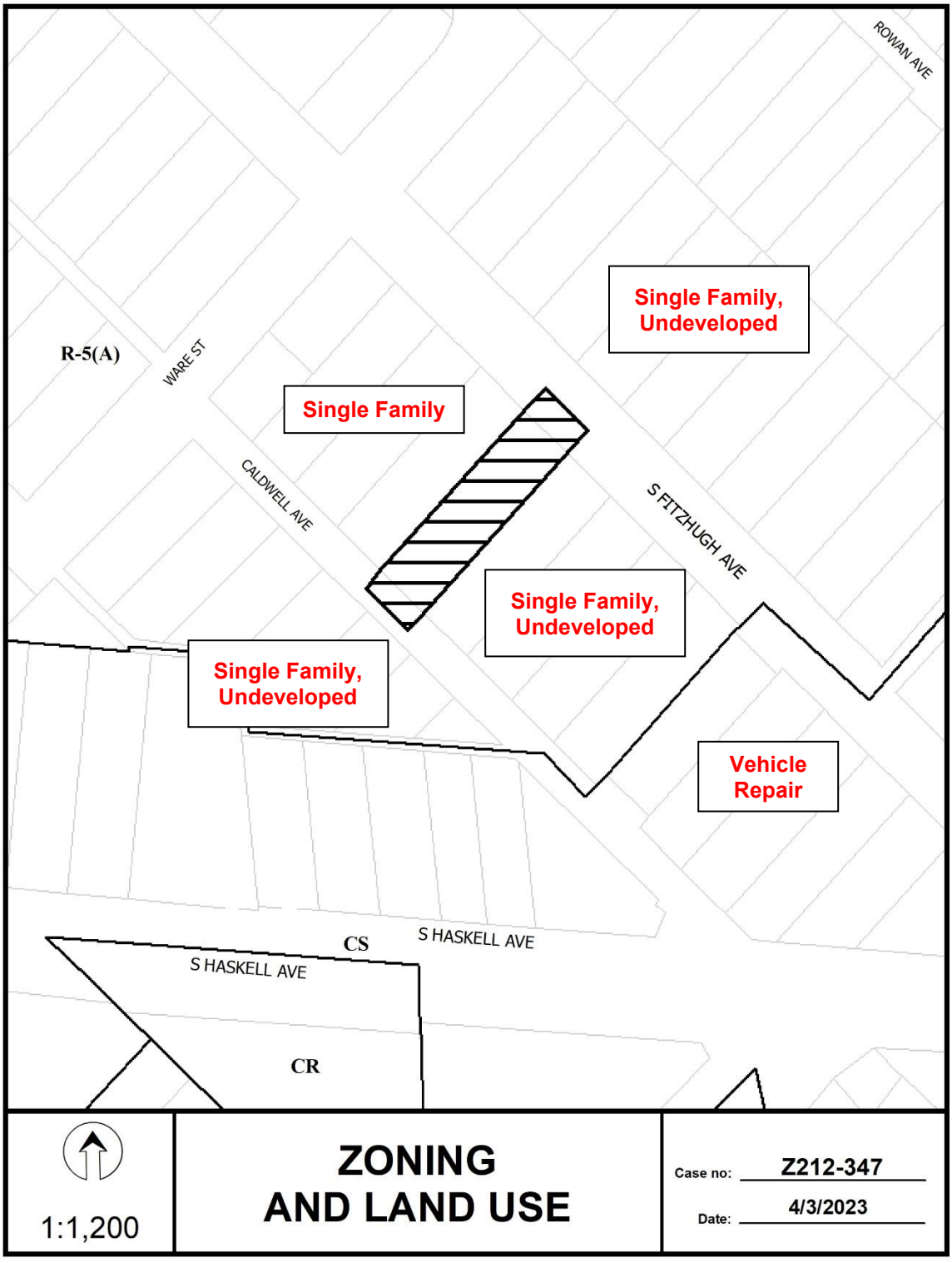

GURLEY AVE
Roberts
PHILIP AVE
S BARRY AVE
WINSLOW AVE
EAST GRAND AVE
S BARRY AVE
CALDWELL AVE
S FITZHUGH AVE
ROWAN AVE
CALDWELL AVE
RING ST
WARE ST
HAY STOLEY ST
UPSHUR ST
S BARRY AVE
BANK ST
S HASKELL AVE
CROSSTOWN EXPY
S HASKELL AVE
MCKENZIE ST
CALDWELL AVE
FLETCHER ST
HERNDON DR
FLEETWOOD ST
SCHULL ST
FARGO ST
CROSSTOWN EXPY
HERNDON ST
HARRIS CT
HELEN ST
WASHINGTON ST
FITZHUGH AVE
1:4,800
VICINITY MAP
Case no: Z212-347
Date: 4/3/2023

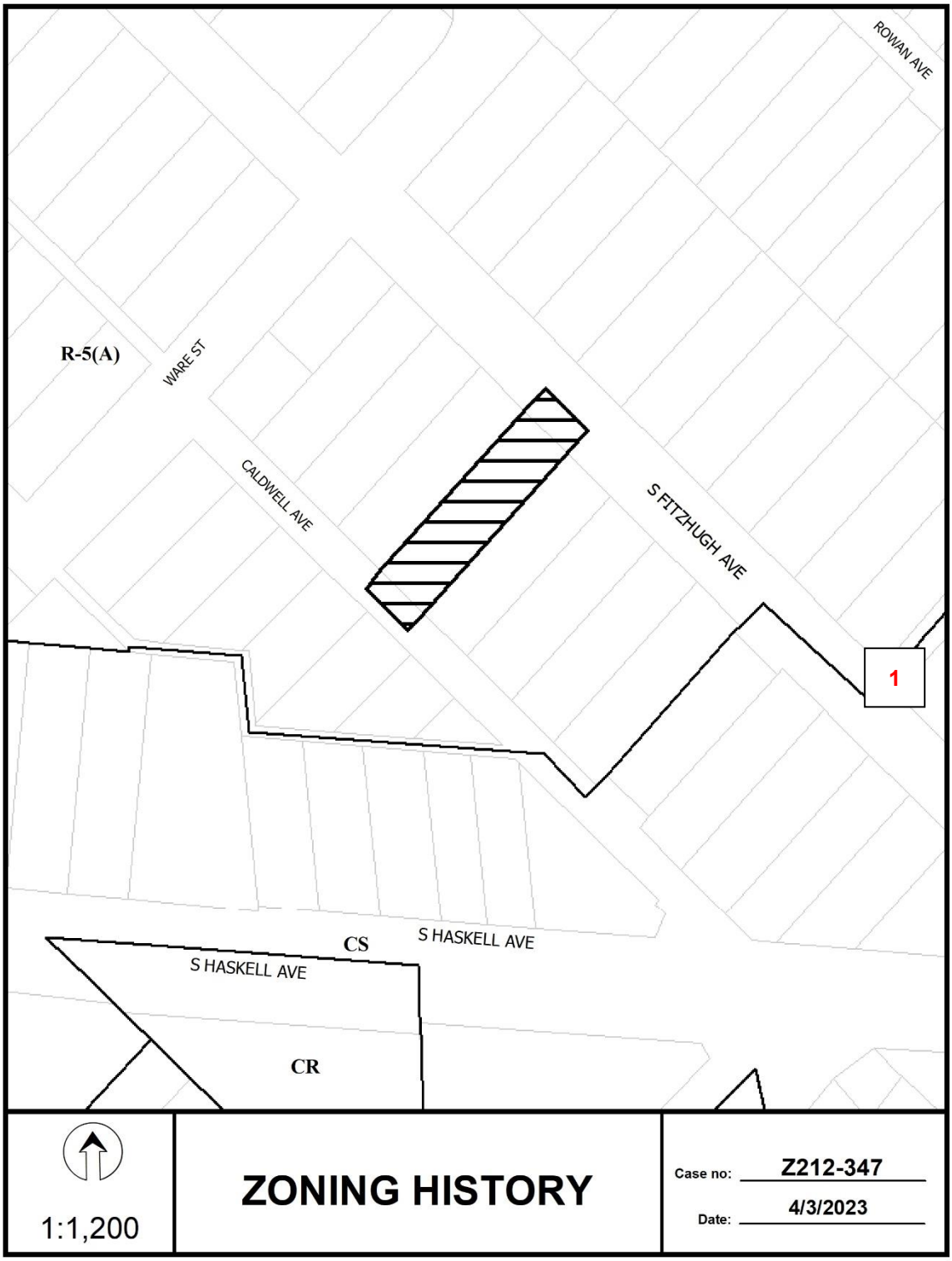
1:1,200

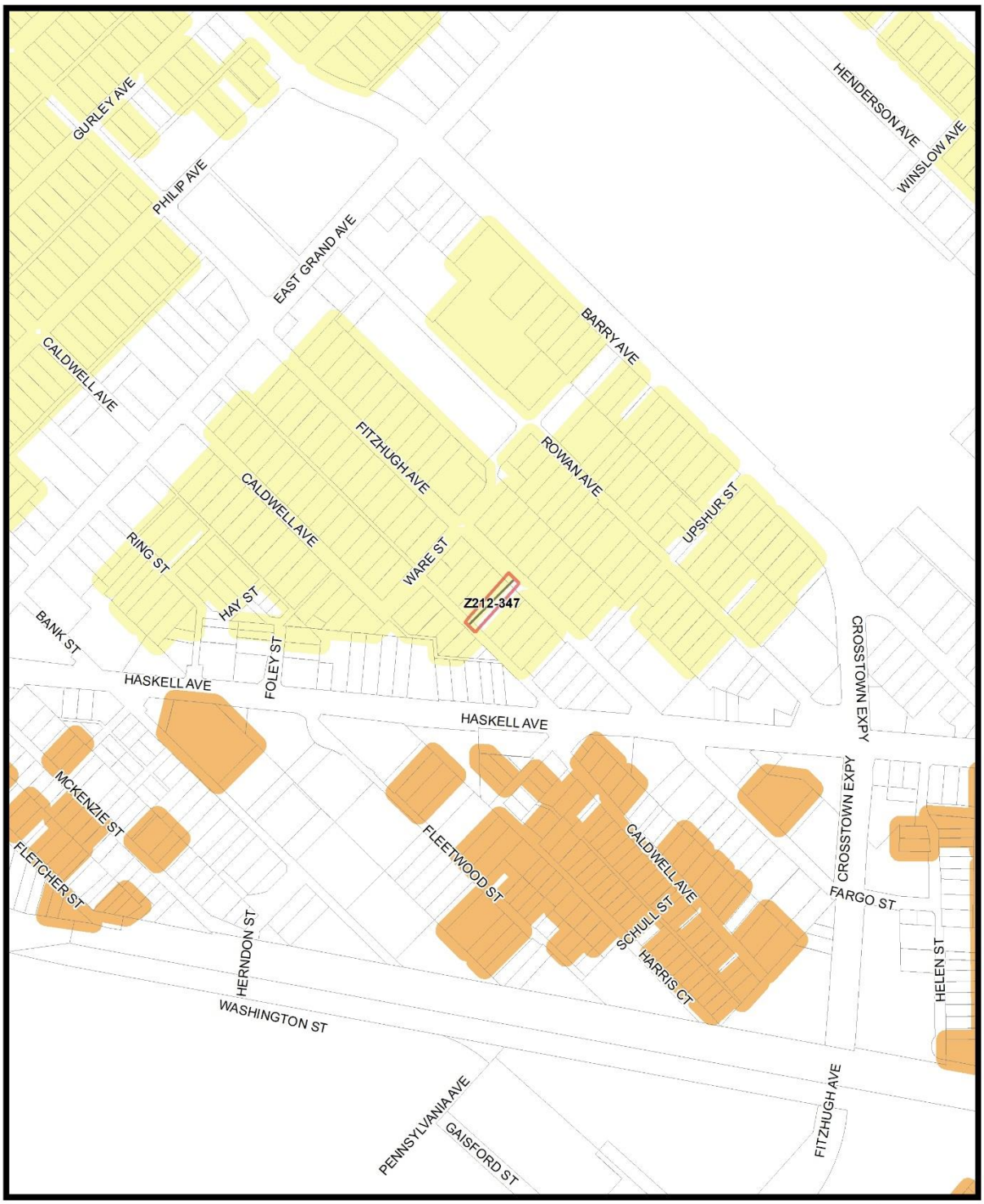
AERIAL MAP

Case no: Z212-347

Date: 4/3/2023


ROWAN AVE
R-5(A)
WARE ST
Single Family, Undeveloped
Single Family
CALDWELL AVE
S FITZHUGH AVE
Single Family, Undeveloped
Single Family, Undeveloped
Vehicle Repair
CS
S HASKELL AVE
S HASKELL AVE
CR
1:1,200
ZONING AND LAND USE
Case no: Z212-347
Date: 4/3/2023


ROWAN AVE
R-5(A)
WARE ST
CALDWELL AVE
S FITZHUGH AVE
1
CS
S HASKELL AVE
S HASKELL AVE
CR
1:1,200
ZONING HISTORY
Case no: Z212-347
Date: 4/3/2023

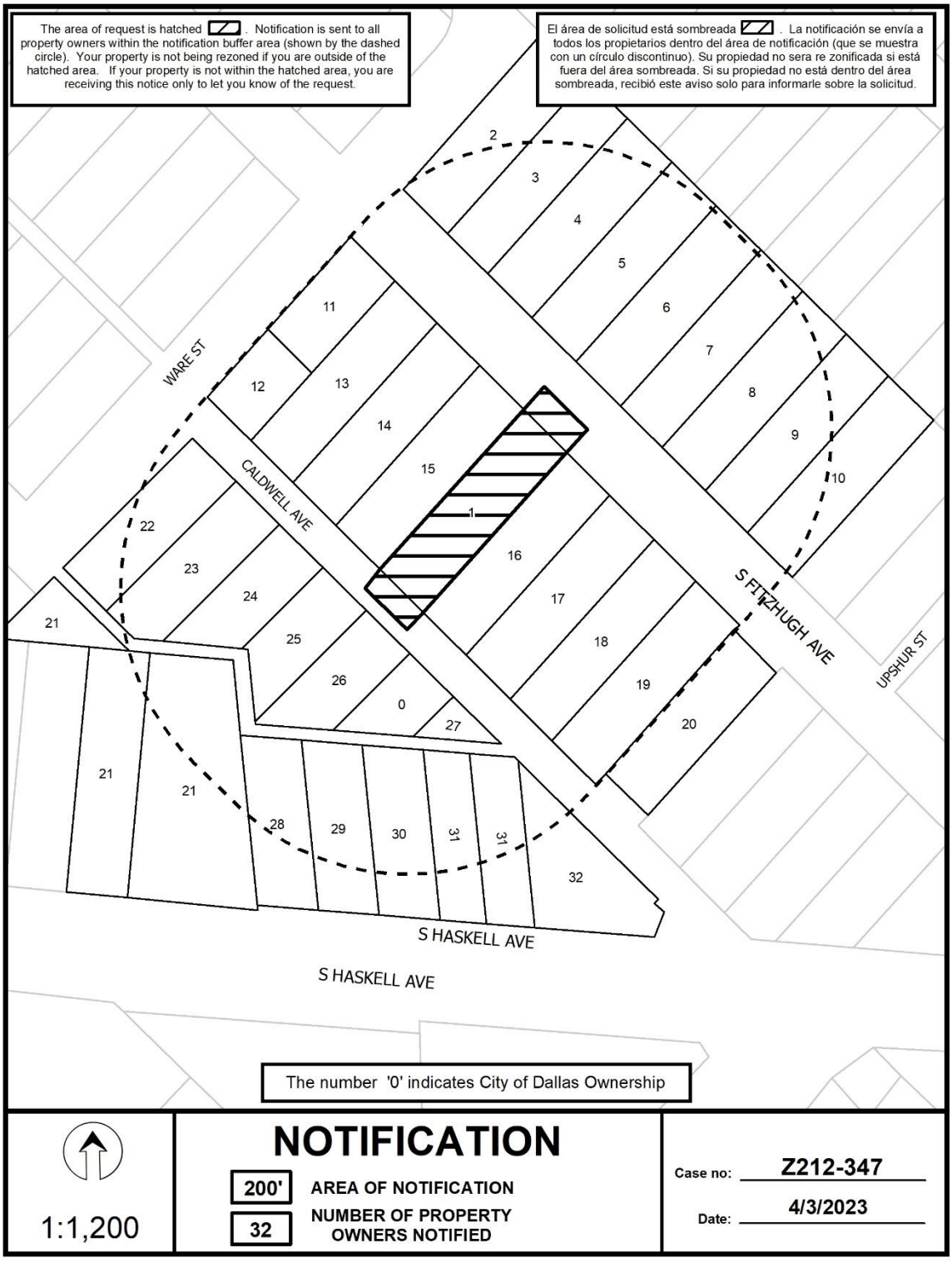


Market Value Analysis A B C D E F G H I NA

1:4,800

Market Value Analysis

Printed Date: 4/3/2023


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.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
WARE ST
CALDWELL AVE
S FITZHUGH AVE
UPSHUR ST
S HASKELL AVE
S HASKELL AVE
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
32
NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: Z212-347
Date: 4/3/2023

04/03/2023

Notification List of Property Owners

Z212-347

32 Property Owners Notified

Label #	*Address*		*Owner*
1	1419	S FITZHUGH AVE	OWENS JOHN C SR
2	1400	S FITZHUGH AVE	ARAMBURO MARIA &
3	1404	S FITZHUGH AVE	ARAMBURO MARIA SANCHEZ
4	1408	S FITZHUGH AVE	BEAMON BILL
5	1412	S FITZHUGH AVE	SCALES JUNIOR DENNIS JAMES
6	1418	S FITZHUGH AVE	CAZARES MARIA T
7	1422	S FITZHUGH AVE	WANG LIEN I &
8	1426	S FITZHUGH AVE	CHISM ZABRINA L
9	1430	S FITZHUGH AVE	VALDEZ ANTONIO
10	1434	S FITZHUGH AVE	MARTINEZFLORES JOSE CARMEN
11	1403	S FITZHUGH AVE	GONZALES JUAN &
12	1400	CALDWELL AVE	VILLARREAL MARTHA OLIVIA G &
13	1405	S FITZHUGH AVE	AMAYA OVIDA EVELYN
14	1409	S FITZHUGH AVE	GRANADOS AGUSTIN
15	1415	S FITZHUGH AVE	URQUIZA HERIBERTO & YANETH
16	1423	S FITZHUGH AVE	VARGAS SERGIO J GARCIA
17	1425	S FITZHUGH AVE	VARGAS BENITA
18	1431	S FITZHUGH AVE	JERONIMO MARIO S
19	1435	S FITZHUGH AVE	VARGAS SERGIO J GARCIA
20	1439	S FITZHUGH AVE	JAHANGIRI MARIA
21	1624	S HASKELL AVE	MURCHISON HEIGHTS JV
22	1403	CALDWELL AVE	ARIZMENDI AMY
23	1405	CALDWELL AVE	HERNANDEZ ALONSO &
24	1411	CALDWELL AVE	ELEGANT INVESTMENT GROUP INC
25	1415	CALDWELL AVE	VELAZQUEZ ISABEL DIAZ
26	1419	CALDWELL AVE	ALONZO MARY E

04/03/2023

Label #	*Address*		*Owner*
27	1425	CALDWELL AVE	ETCETERA REAL ESTATE
28	1634	S HASKELL AVE	GSI PORTFOLIO LLC
29	1638	S HASKELL AVE	GSI PORTFOLIO LLC
30	1644	S HASKELL AVE	GARNICA CLEMENTE &
31	1646	S HASKELL AVE	REIGER ASSOC 90 I LTD
32	1658	S HASKELL AVE	BOTELLO ADAN & MARTHA A

Agenda Information Sheet

File #: 23-1367 **Item #:** 14.

AGENDA DATE: May 18, 2023

COUNCIL DISTRICT(S): 3

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for an MF-2(A) Multifamily District with deed restrictions volunteered by the applicant on property zoned an NO(A) Neighborhood Office District and a P(A) Parking District, on the south line of Glenfield Avenue, west of South Hampton Road.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant: Michelle Avila [Sole Owner]
Planner: Ryan Mulkey
UA From: March 23, 2023 and April 20, 2023.
Council District: 3
Z223-117(RM)

powered by Legistar™

CITY PLAN COMMISSION **THURSDAY, MAY 18, 2023**

Planner: Ryan Mulkey, AICP

FILE NUMBER: Z223-117(RM) **DATE FILED:** October 21, 2022

LOCATION: South line of Glenfield Avenue, west of South Hampton Road

COUNCIL DISTRICT: 3

SIZE OF REQUEST: Approx. 1.8 acres **CENSUS TRACT:** 48113010804

OWNER/APPLICANT: Michelle Avila [Sole Owner]

REQUEST: An application for an MF-2(A) Multifamily District with deed restrictions volunteered by the applicant on property zoned an NO(A) Neighborhood Office District and a P(A) Parking District.

SUMMARY: The purpose of the request is to allow residential uses on the site.

STAFF RECOMMENDATION: **Approval**, subject to deed restrictions volunteered by the applicant.

PRIOR CPC ACTION: On March 23, 2023, the City Plan Commission held this item under advisement to April 20, 2023. On April 20, 2023, the City Plan Commission held this item under advisement to May 18, 2023.

BACKGROUND INFORMATION:

- The area of request is currently zoned an NO(A) Neighborhood Office District and a P(A) Parking District. The request area is currently undeveloped.
- The applicant proposes to develop the property with residential uses.
- To accomplish this, they request an MF-2(A) Multifamily District.
- Although the applicant has not indicated an intent to provide affordable units as part of the development, a multifamily use in an MF-2(A) District would be entitled to development bonuses if affordable units are provided. These bonuses are detailed in the report.
- On March 23, 2023, the City Plan Commission held this item under advisement to April 20, 2023 to give the applicant time to submit the conditions of their volunteered deed restrictions. This report has been updated with those conditions, which are intended to restrict density of the site, provide enhanced buffering adjacent to surrounding single family uses, and provide enhanced design standards.
- On April 20, 2023, the City Plan Commission held this item under advisement to May 18, 2023.

Zoning History:

There have been no zoning cases in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Glenfield Avenue	Local Street	-
South Hampton Road	Principal Arterial	100 feet

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will continue review of engineering plans at permitting to comply with city standards.

STAFF ANALYSIS:

Comprehensive Plan:

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

The request complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.2 Focus on Southern Sector development opportunities.

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

1.1.5.4 Provide appropriate transitions between non-residential uses and neighborhoods to protect stability and quality of life.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

1.3.1.1 Encourage creation of diverse housing types by establishing ways to foster such development and find ways to foster homeownership.

1.3.1.7 Implement zoning tools to accommodate alternative housing products.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

2.1.1.7 Encourage a range of housing options through zoning regulations while being transparent and predictable to property owners and prospective developers.

2.1.1.8 Promote development of sustainable and quality housing through zoning regulations that provide for higher densities at appropriate infill and greenfield site locations in order to attract and retain urban homeowners.

Policy 2.1.3 Support efforts to grow retail and residential opportunities in the Southern Sector.

2.1.3.1 Focus economic development efforts on encouraging the development of strong neighborhoods in the Southern Sector that include housing for all income segments, quality schools, and recreational amenities.

NEIGHBORHOOD PLUS

POLICY 5.1 Encourage a wider range of well-designed and affordable housing types as a response to emerging homeownership preferences.

POLICY 6.2 Expand affordable housing options and encourage its distribution throughout the city and region.

Land Use:

	Zoning	Land Use
Site	NO(A), P(A)	Undeveloped
North	R-7.5(A), CR with a D Overlay	Single family, general merchandise or food store 3,500 square feet or less, personal service use, office
East	CR with a D Overlay	Medical clinic or ambulatory surgical center, general merchandise or food store 3,500 square feet or less
South	Tracts 1, 3, 4, and 7 within PD No. 128	Office, hospital (vacant)
West	R-7.5(A)	Single family

Land Use Compatibility:

The area of request is currently undeveloped. To the north and west are primarily single family uses. To the east are primarily commercial uses, and to the south are office uses as well as a vacant structure that used to be used as a hospital. Staff finds the applicant's request to be compatible with surrounding land uses.

Following the March 23 CPC meeting, the applicant submitted the conditions of their volunteered deed restrictions, which are intended to restrict density of the site, provide enhanced buffering adjacent to surrounding single family uses, and provide enhanced design standards. Rather than meet the regulation on minimum lot area per dwelling unit in a standard MF-2(A) District, the applicant has restricted the maximum number of dwelling units on site to 24. They have also volunteered a condition that will require each unit to be provided with a two-car garage inside the building.

To provide increased buffering adjacent to the surrounding single family uses, the applicant proposes that an eight-foot-tall wooden fence and a landscape buffer of a minimum depth of 10 feet will be provided along any property line adjacent to or directly across an alley from a single family district. To provide an enhanced pedestrian realm where the property abuts a public street, they have volunteered a minimum unobstructed sidewalk width of six feet with a minimum five-foot-wide buffer along Glenfield Avenue. The applicant also proposes that the pedestrian crosswalk across the Glenfield Avenue driveway must be clearly marked by enhanced paving materials such as colored concrete, patterned or stamped concrete, or brick pavers.

Staff supports the applicant’s request for an MF-2(A) District, subject to the deed restrictions volunteered by the applicant. The underlying zoning district would permit single family, duplex, and multifamily uses on the property. The proposal would provide an appropriate transition between the commercial uses fronting South Hampton Road to the east and the less dense single family uses to the west. It also presents an opportunity to increase the city’s stock of denser housing on a property that has not been developed under the current zoning. The request also complies with many of the housing related goals of the Comprehensive Plan and Neighborhood Plus plan to remove barriers to more diverse and affordable single family homeownership options including small-lot single family, duplexes, and townhomes.

Although the applicant has not indicated an intent to provide affordable units as part of the development, a multifamily use in an MF-2(A) District would be entitled to development bonuses if affordable units are provided. These development bonuses, and the development standards of the existing and proposed districts, are detailed below.

Development Standards

District	Setback		Density	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear					
Ex 1: NO(A)	15’	20’ adj to res Other: No min	0.5 FAR	30’ 2 stories	50%	Proximity Slope Visual Intrusion	Office
Ex 2: P(A)	10’ adj to res						Surface parking
Prop 2: MF-2(A)	15’	SF: None Duplex: 5’ / 10’ Other: 10’ / 15’	Min lot 1,000 sf 800 sf – E 1,000 sf – 1BR 1,200 sf – 2BR +150 sf each add BR	36’	60%	Proximity Slope	Multifamily, duplex, single family
MIH: MF-2(A)*			No min lot area per dwelling unit	85’	85%	Proximity Slope U-form setback	

* Property is located in a “G” MVA area. Would require 5% at 81-100%.

To obtain the development bonuses listed above, the applicant would also need to adhere to the design standards for mixed-income housing provided in Chapter 51A. In general, these standards prioritize pedestrians and follow design principles compatible with the City of Dallas Complete Streets program. Development must also follow additional regulations related to fencing, parking location and design, transparency, and ground-floor doorways. Development must also include sidewalks, pedestrian lighting, and open space.

If the property is developed under the requested MF-2(A) District, it would be subject to the residential proximity slope restriction. This restriction would begin at the shared property line of a site of origination – in this case, the surrounding R-7.5(A) district – and restrict the height of buildings to 26 feet for the first 78 feet from the shared property line. This would effectively restrict the maximum height of buildings to 26 feet for the half of the site that abuts the R-7.5(A) District. From that point, height of buildings could gradually increase at a 1:3 slope up to the maximum allowable height. This restriction would still apply if mixed income units were provided as part of a multifamily development.

Land Use Comparison

Following is a comparison table showing differences in permitted uses between the existing R-7.5(A) District and the requested MF-2(A) District. Uses of note are highlighted in yellow.

LEGEND

	Use prohibited
•	Use permitted by right
S	Use permitted by Specific Use Permit
D	Use permitted subject to Development Impact Review
R	Use permitted subject to Residential Adjacency Review
★	Consult the use regulations in Section 51A-4.200

	Existing	Proposed
Use	**R-7.5(A)**	**MF-2(A)**
AGRICULTURAL USES		
Animal production		
Commercial stable		
Crop production	•	•
Private stable		
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop		
Bus or rail transit vehicle maintenance or storage facility		
Catering service		
Commercial cleaning or laundry plant		
Custom business services		
Custom woodworking, furniture construction, or repair		
Electronics service center		
Job or lithographic printing		
Labor hall		
Machine or welding shop		
Machinery, heavy equipment, or truck sales and services		
Medical or scientific laboratory		
Technical school		
Tool or equipment rental		
Vehicle or engine repair or maintenance		
INDUSTRIAL USES		
Alcoholic beverage manufacturing		
Gas drilling and production	S	S
Gas pipeline compressor station		

Use	R-7.5(A)	MF-2(A)
Industrial (inside)		
Industrial (inside) for light manufacturing		
Industrial (outside)		
Medical/infectious waste incinerator		
Metal salvage facility		
Mining		
Municipal waste incinerator		
Organic compost recycling facility		
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant	★	★
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility	S	S
Cemetery or mausoleum	S	S
Child-care facility	S	S
Church	•	•
College, university, or seminary	S	S
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		R
Convent or monastery	S	•
Foster home	S	•
Halfway house		
Hospital		S
Library, art gallery, or museum	S	S
Public or private school	S	S
LODGING USES		
Extended stay hotel or motel		
Hotel or motel		
Lodging or boarding house		•
Overnight general-purpose shelter		
MISCELLANOUS USES		
Carnival or circus (temporary)	★	★
Hazardous waste management facility		
Placement of fill material		
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment		
Financial institution without drive-in window		
Financial institution with drive-in window		
Medical clinic or ambulatory surgical center		

Use	R-7.5(A)	MF-2(A)
Office		
RECREATION USES		
Country club with private membership	S	R
Private recreation center, club, or area	S	S
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house		•
Duplex		•
Group residential facility		★
Handicapped group dwelling unit	★	★
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		•
Residential hotel		•
Retirement housing		•
Single family	•	•
RETAIL AND PERSONAL SERVICE USES		
Ambulance service		
Animal shelter or clinic without outside runs		
Animal shelter or clinic with outside runs		
Auto service center		
Business school		
Car wash		
Commercial amusement (inside)		
Commercial amusement (outside)		
Commercial motor vehicle parking		
Commercial parking lot or garage		
Convenience store with drive-through		
Dry cleaning or laundry store		
Furniture store		
General merchandise or food store 3,500 square feet or less		
General merchandise or food store greater than 3,500 square feet		
Home improvement center, lumber, brick or building materials sales yard		
Household equipment and appliance repair		
Liquefied natural gas fueling station		
Motor vehicle fueling station		
Nursery, garden shop, or plant sales		
Outside sales		

Use	R-7.5(A)	MF-2(A)
Paraphernalia shop		
Pawn shop		
Personal service use		
Restaurant without drive-in or drive-through service		
Restaurant with drive-in or drive-through service		
Surface parking		
Swap or buy shop		
Taxidermist		
Temporary retail use		
Theater		
Truck stop		
Vehicle display, sales, and service		
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		
Heliport		
Helistop		
Private street or alley	S	
Railroad passenger station		
Railroad yard, roundhouse, or shops		
STOL (short take-off or landing port)		
Transit passenger shelter	★	•
Transit passenger station or transfer center	S	S
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station		
Electrical generating plant		
Electrical substation	S	S
Local utilities	★	★
Police or fire station	S	S
Post office		
Radio, television, or microwave tower	S	S
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication	★	★
Utility or government installation other than listed	S	S
Water treatment plant		
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction		
Building mover's temporary storage yard		

Use	R-7.5(A)	MF-2(A)
Contractor's maintenance yard		
Freight terminal		
Livestock auction pens or sheds		
Manufactured building sales lot		
Mini warehouse		
Office showroom/warehouse		
Outside storage		
Petroleum product storage and wholesale		
Recycling buy-back center		
Recycling collection center		
Recycling drop-off container	★	★
Recycling drop-off for special occasion collection	★	★
Sand, gravel, or earth sales and storage		
Trade center		
Vehicle storage lot		
Warehouse		

Landscaping:

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended. Under the proposed MF-2(A) District, a residential buffer zone would apply to a multifamily development adjacent to single family.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for single family not in an R-7.5(A), R-5(A), or TH district is two spaces. The parking requirement for a duplex is two spaces per dwelling unit.

The parking requirement for multifamily is one space per bedroom with a minimum of one space per dwelling unit. An additional one-quarter space per dwelling unit must be provided for guest parking if the required parking is restricted to resident parking only. No additional parking is required for accessory uses that are limited principally to residents.

If the applicant provides affordable units as part of a multifamily development, the off-street parking requirement for this use can be reduced to a minimum of 0.5 space per dwelling unit, provided that at least 15 percent of the required parking is available for guest parking. This would simply be the *minimum* number of required spaces – the applicant could still provide additional spaces in excess of the required minimum.

The applicant will be required to comply with standard parking ratios at permitting.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is not currently within an MVA cluster but abuts a “G” MVA cluster to the north and west. East of the request area across South Hampton Road is an “F” MVA cluster.

APPLICANT'S VOLUNTEERED DEED RESTRICTIONS

1. The Property is limited to a maximum of 24 dwelling units.

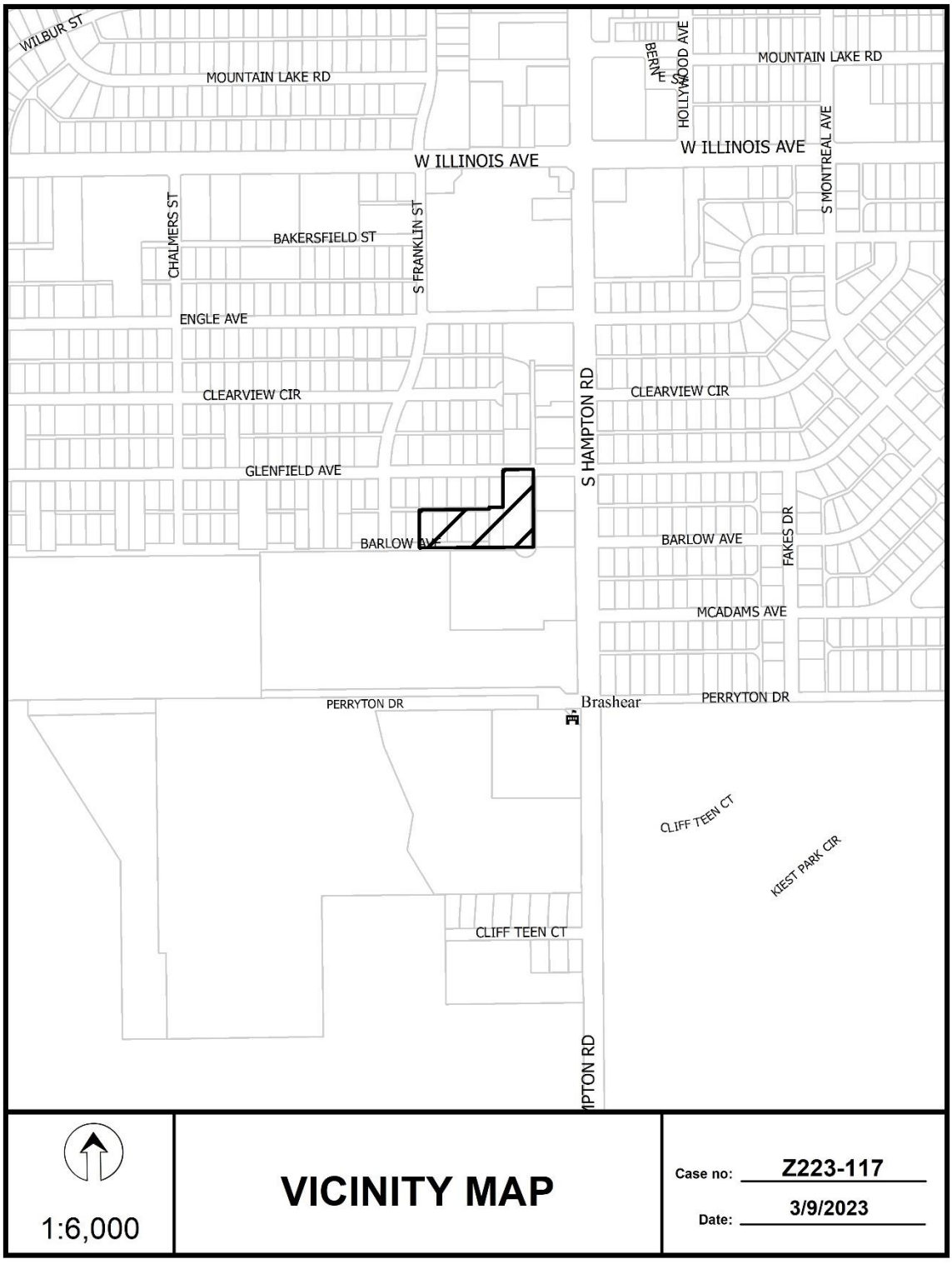
2. Each dwelling unit must be provided with a two-car garage inside the building.

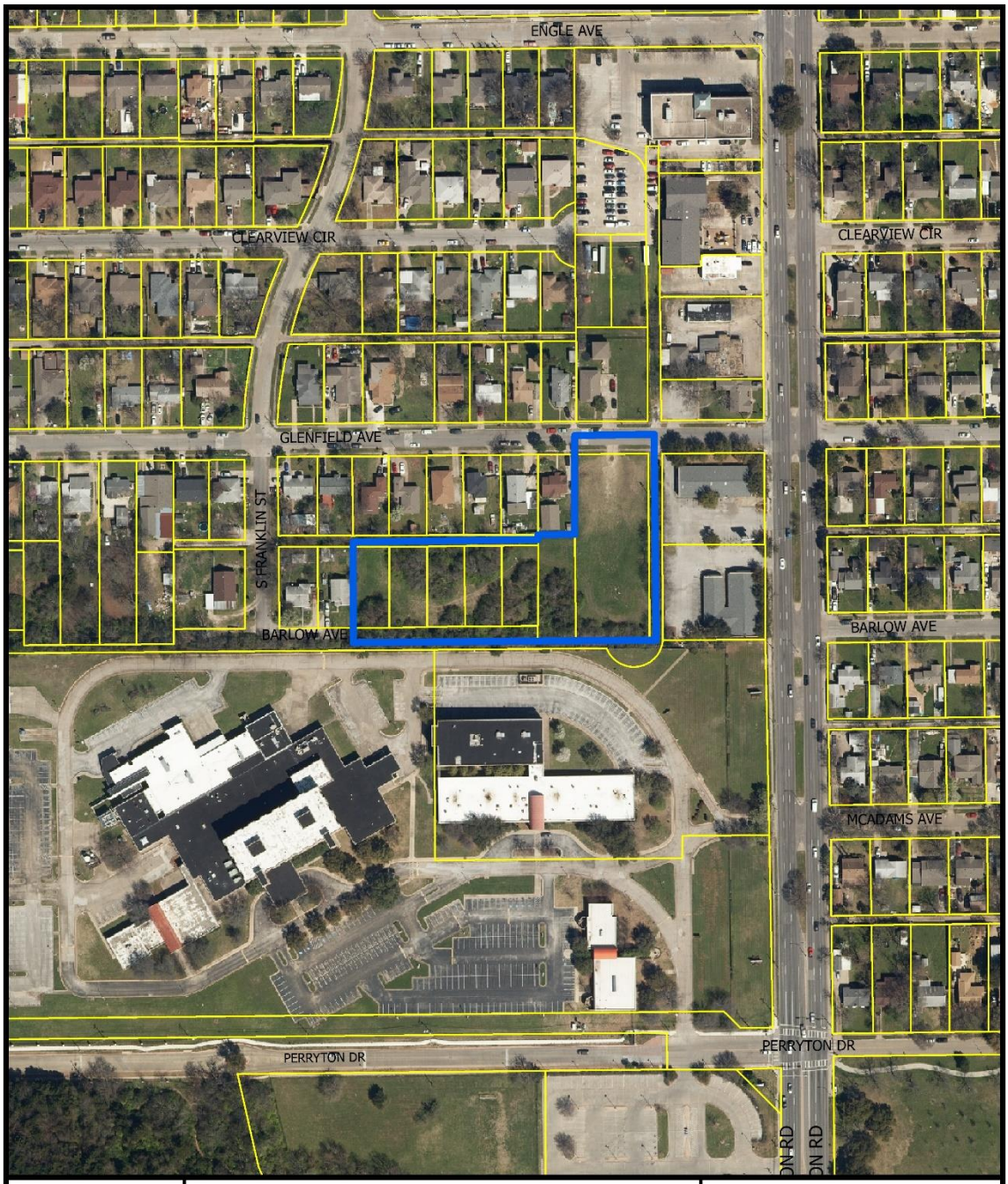
3. An eight-foot-tall wooden fence must be provided along any property line adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), or CH district.

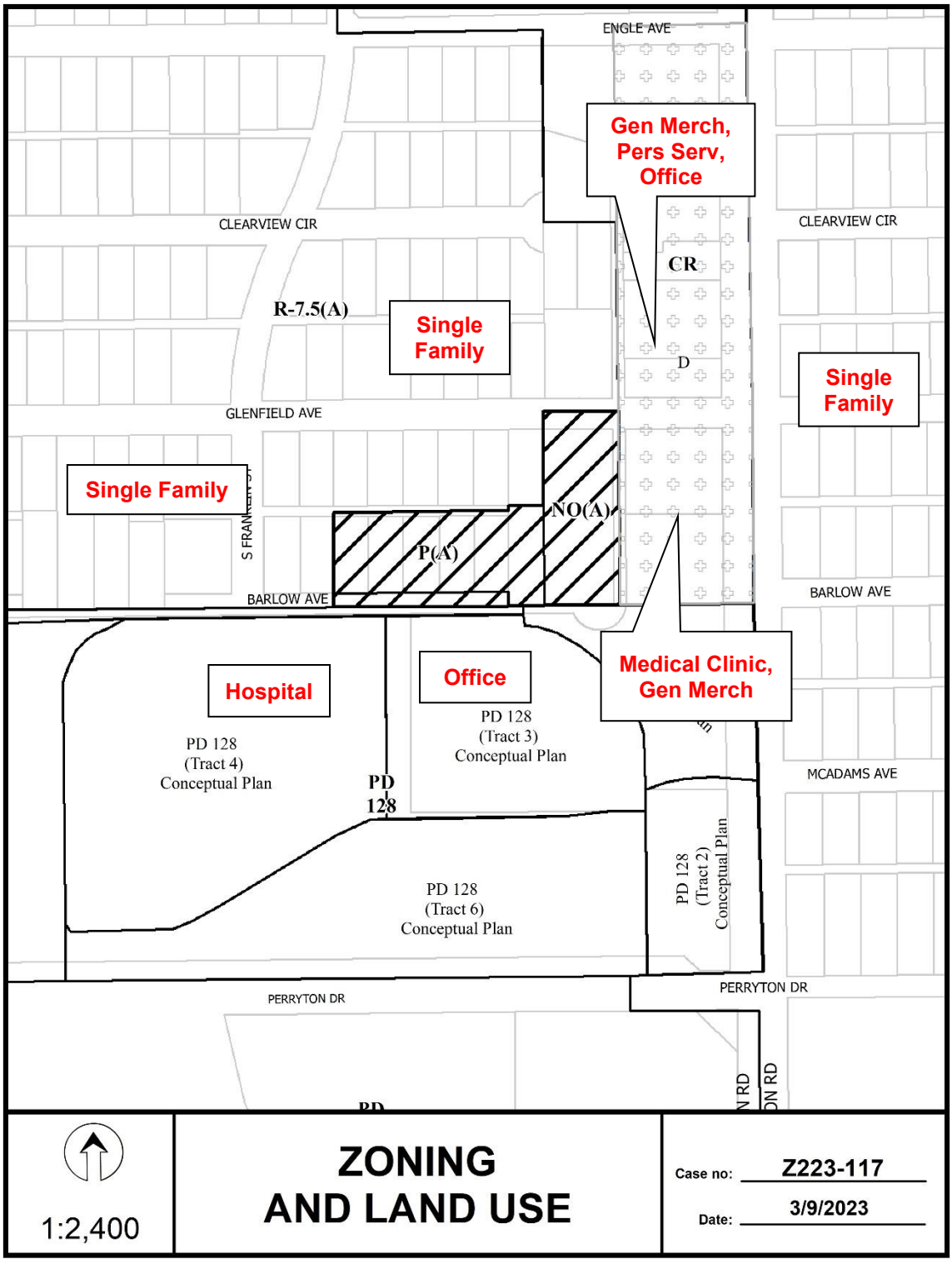
4. A landscape buffer of a minimum depth of 10 feet from the property line must be provided along any property line adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), or CH district. The landscape buffer must include a minimum of one tree for every 25 feet along any property line adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), or CH district.

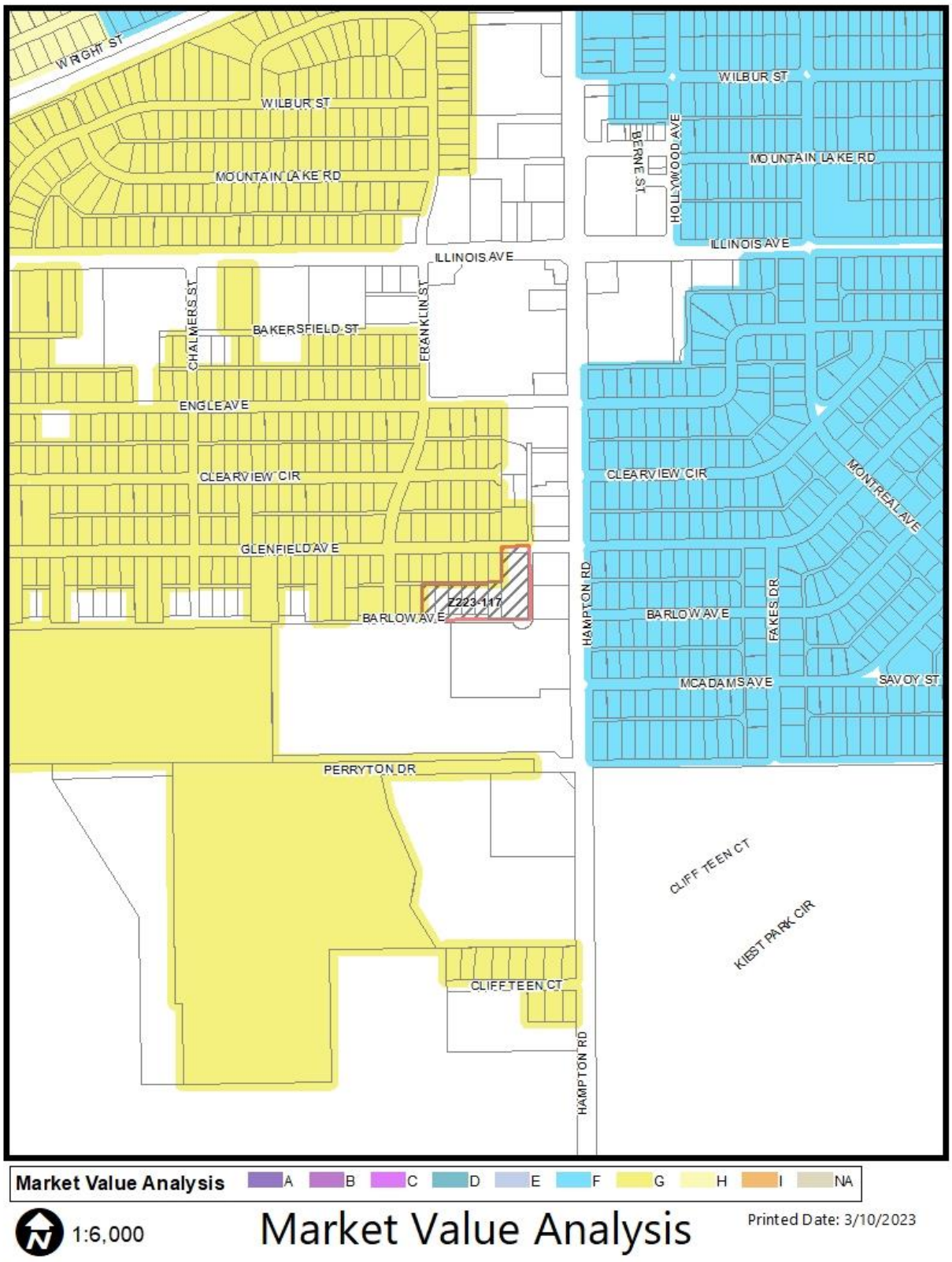
5. Minimum unobstructed sidewalk width of six feet with a minimum five-foot-wide buffer is required along Glenfield Avenue.

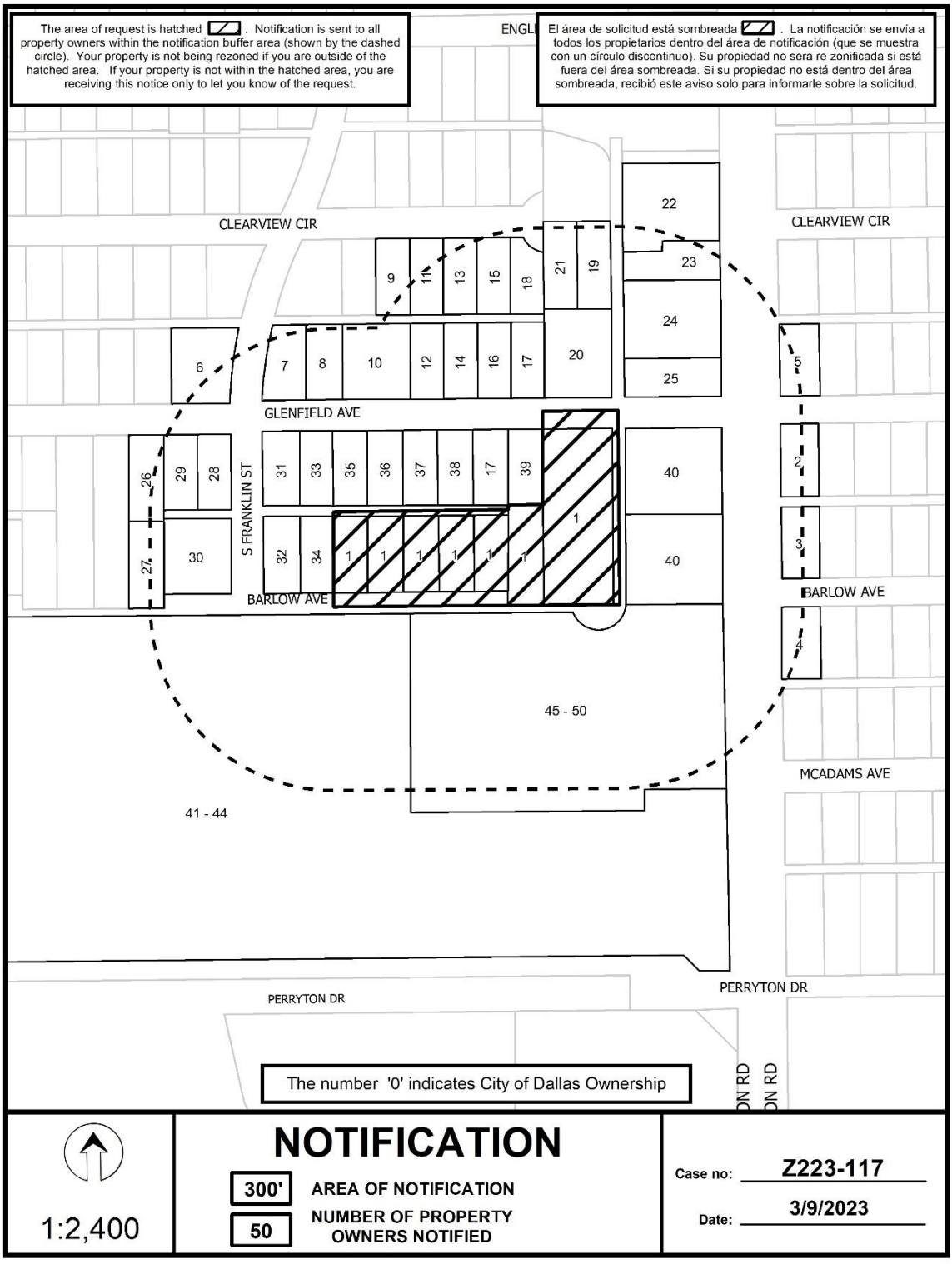
6. At each driveway and sidewalk intersection, driveways must be clearly marked by colored concrete, patterned or stamped concrete, or brick pavers for pedestrian crossing.


WILBUR ST
MOUNTAIN LAKE RD
W ILLINOIS AVE
BERNE ST
HOLLYWOOD AVE
MOUNTAIN LAKE RD
W ILLINOIS AVE
S MONTREAL AVE
CHALMERS ST
BAKERSFIELD ST
S FRANKLIN ST
ENGLE AVE
CLEARVIEW CIR
CLEARVIEW CIR
S HAMPTON RD
GLENFIELD AVE
BARLOW AVE
BARLOW AVE
FAKES DR
MCADAMS AVE
PERRYTON DR
Brashear
PERRYTON DR
CLIFF TEEN CT
KIEST PARK CIR
CLIFF TEEN CT
MPTON RD
1:6,000
VICINITY MAP
Case no: Z223-117
Date: 3/9/2023


ENGLE AVE
CLEARVIEW CIR
CLEARVIEW CIR
GLENFIELD AVE
S FRANKLIN ST
BARLOW AVE
BARLOW AVE
MCADAMS AVE
PERRYTON DR
PERRYTON DR
1:2,400
AERIAL MAP
Case no: Z223-117
Date: 3/9/2023


ENGLE AVE
Gen Merch, Pers Serv, Office
CLEARVIEW CIR
CLEARVIEW CIR
CR
R-7.5(A)
Single Family
D
Single Family
GLENFIELD AVE
Single Family
S FRANKLIN ST
NO(A)
P(A)
BARLOW AVE
BARLOW AVE
Hospital
Office
Medical Clinic, Gen Merch
PD 128 (Tract 4) Conceptual Plan
PD 128 (Tract 3) Conceptual Plan
PD 128
MCADAMS AVE
PD 128 (Tract 2) Conceptual Plan
PD 128 (Tract 6) Conceptual Plan
PERRYTON DR
PERRYTON DR
1:2,400
ZONING AND LAND USE
Case no: Z223-117
Date: 3/9/2023


WRIGHT ST
WILBUR ST
MOUNTAIN LAKE RD
ILLINOIS AVE
CHALMERS ST
BAKERSFIELD ST
FRANKLIN ST
ENGLE AVE
CLEARVIEW CIR
GLENFIELD AVE
Z223-117
BARLOW AVE
PERRYTON DR
CLIFF TEEN CT
HAMPTON RD
BERNE ST
HOLLYWOOD AVE
MONTREAL AVE
FAKES DR
MCADAMS AVE
SAVOY ST
KIEST PARK CIR
Market Value Analysis
A
B
C
D
E
F
G
H
I
NA
1:6,000
Market Value Analysis
Printed Date: 3/10/2023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CLEARVIEW CIR
CLEARVIEW CIR
GLENFIELD AVE
S FRANKLIN ST
BARLOW AVE
BARLOW AVE
MCADAMS AVE
PERRYTON DR
PERRYTON DR
41 - 44
45 - 50
The number '0' indicates City of Dallas Ownership
1:2,400
NOTIFICATION
300'
AREA OF NOTIFICATION
50
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z223-117
Date: 3/9/2023

03/09/2023

Notification List of Property Owners

Z223-117

50 Property Owners Notified

Label #	*Address*		*Owner*
1	2449	BARLOW AVE	AVILA MICHELE &
2	2334	GLENFIELD AVE	ALVARADO LEODEGARIO &
3	2335	BARLOW AVE	PEREZ FILIBERTO &
4	2334	BARLOW AVE	CAZARES OSIEL GOMEZ &
5	5	GLENFIELD AVE	LEYVA JOSE A
6	2507	GLENFIELD AVE	GONZALEZ FRANCISCO
7	2457	GLENFIELD AVE	CASTILLO EILEEN
8	2453	GLENFIELD AVE	GARCIA ELEAZAR
9	2444	CLEARVIEW CIR	JARILLO ANGEL R & MARIA ORTIZ
10	2445	GLENFIELD AVE	TORRES CIRILO PEREZ
11	2438	CLEARVIEW CIR	KINCADE EBONI &
12	2439	GLENFIELD AVE	CRUZ LAURA LILIANA M &
13	2434	CLEARVIEW CIR	SANCHEZ SALVADOR
14	2435	GLENFIELD AVE	TIDWELL GARY L
15	2430	CLEARVIEW CIR	MABRY IRMA
16	2431	GLENFIELD AVE	DURAN VICTOR M
17	2427	GLENFIELD AVE	VILLALPANDO MANUEL & LUDY
18	2426	CLEARVIEW CIR	DAVIS CLARENCE J
19	2421	GLENFIELD AVE	Taxpayer at
20	2423	GLENFIELD AVE	VILLALPANDO MANUEL &
21	2420	CLEARVIEW CIR	Taxpayer at
22	2719	S HAMPTON RD	REPAIR REPUBLIC LLC
23	2727	S HAMPTON RD	SARMIENTO FRANCISCO
24	2729	S HAMPTON RD	JOYCE FLORIST OF DALLAS
25	2743	S HAMPTON RD	JOYCE FLORIST OF DALLAS INC
26	2510	GLENFIELD AVE	ALONSO OSCAR F

03/09/2023

Label #	*Address*		*Owner*
27	2510	BARLOW AVE	ALONSO OSCAR F &
28	2502	GLENFIELD AVE	DEGARCIA IRENE MEZA
29	2506	GLENFIELD AVE	CORNEJO ANA C AVILES
30	2501	BARLOW AVE	MARTINEZ JOHHNY
31	2458	GLENFIELD AVE	SEGURA SANTIAGO & ANNA D
32	2457	BARLOW AVE	MARTINEZ CELIA ESMERALDA &
33	2454	GLENFIELD AVE	ROCAMONTES MORGAN T
34	2453	BARLOW AVE	Taxpayer at
35	2450	GLENFIELD AVE	ALNA 2 HOLDINGS LLC
36	2442	GLENFIELD AVE	VALLEJO GRACIELA
37	2434	GLENFIELD AVE	PEREZ ENEDELIA &
38	2432	GLENFIELD AVE	MORALES JUAN CARLOS
39	2426	GLENFIELD AVE	HERRERA MARIA DELALUZ
40	2811	S HAMPTON RD	MAPLE MARKETING LLC
41	2949	S HAMPTON RD	DALLAS SW OSTEOPATHIC PHYSICIANS INC
42	2929	S HAMPTON RD	DALLAS COLLEGE
43	2929	S HAMPTON RD	DALLAS SOUTHWEST OSTEOPATHIC
44	2949	S HAMPTON RD	DALLAS SW OSTEOPATHIC
45	2909	S HAMPTON RD	DALLAS SW OSTEOPATHIC
46	2909	S HAMPTON RD	BOWERS CHRISTOPHER G
47	2909	S HAMPTON RD	DALLAS SOUTHWEST
48	2909	S HAMPTON RD	DALLAS SOUTHWEST
49	2909	S HAMPTON RD	DALLAS SOUTHWEST OSTEOPATHIC
50	2909	S HAMPTON RD	DALLAS SOUTHWEST OSTEOPATHIC

City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 23-1368 **Item #:** 15.

AGENDA DATE: May 18, 2023

COUNCIL DISTRICT(S): 6

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for an amendment to and the renewal of Specific Use Permit No. 1530 for an Industrial (outside) use limited to a concrete plant on property zoned Subdistrict 1, Tract 2 within Planned Development District No. 498, the Harry Hines Corridor Special Purpose District, on the southwest corner of Joe Field Road and Denton Drive.
Staff Recommendation: **Approval**, subject to a revised site plan and conditions.
Applicant: Redi-Mix LLC
Representative: Jonathan Vinson, Jackson Walker LLP
Planner: Jenniffer Allgaier
Council District: 6
Z212-196(JA)

powered by Legistar™

CITY PLAN COMMISSION **THURSDAY, MAY 18, 2023**

Planner: Jenniffer Allgaier, M. Arch, AICP Candidate

FILE NUMBER: Z212-196(JA) **DATE FILED:** February 22, 2022

LOCATION: Southwest corner of Joe Field Road and Denton Drive

COUNCIL DISTRICT: 6

SIZE OF REQUEST: Approx. 2.7024 acres **CENSUS TRACT:** 48113009900

REPRESENTATIVE: Jonathan Vinson, Jackson Walker LLP

APPLICANT/OWNER: Redi-Mix LLC

REQUEST: An application for an amendment to and the renewal of Specific Use Permit No. 1530 for an Industrial (outside) use limited to a concrete plant on property zoned Subdistrict 1, Tract 2 within Planned Development District No. 498, the Harry Hines Corridor Special Purpose District.

SUMMARY: The applicant proposes to continue the operation of an existing concrete batch plant on the property.

STAFF RECOMMENDATION: **Approval**, subject to a revised site plan and conditions.

Planned Development District No. 498:
https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=498

BACKGROUND INFORMATION:

- The request site is currently developed with an existing concrete plant, which has operated at the site since the early 1980s.

- On October 8, 2003, City Council approved an amendment to PD No. 498 to create a new Subdistrict 1 with two tracts, specifically authorizing the existing concrete plant use to operate by SUP at the request site (Tract 2 of the new subdistrict) and a home improvement center with outside storage use to operate across from the request site on Tract 1 of the new subdistrict. Specific Use Permit No. 1530 for a concrete plant was also approved by City Council at that time.

- A portion of the request site along Denton Drive frontage was dedicated for public use in conjunction with an intergovernmental right-of-way improvement project. The applicant has revised the SUP site plan to reflect the new boundaries of the property and to update fence location resulting from this right-of-way dedication.

- No other changes are proposed to the site; however, the site plan does now reflect an existing concrete ramp internal to the site that was not shown on the previous SUP site plan.

- City of Dallas Office of Environmental Quality and Sustainability (OEQS) inspects the site frequently and has no concerns about the existing facility. Stormwater Management indicates that the facility is designed so that all wastewater and stormwater is captured onsite and reused or sent to Dallas Water Utilities. Air Compliance Program staff indicates no violations found for the facility.

Zoning History:

There have been no zoning change requests in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Joe Field Road	Local Street	50 ft
Denton Drive	Community Collector	62 ft + bike track (2 lanes)

Traffic:

Right-of-way improvements, including new eight-foot-wide protected bicycle track on the east-bound side of Denton Drive (adjacent to the elevated DART light rail and opposite the request site), were recently completed as part of an intergovernmental partnership. A portion of the request site along Denton Drive frontage was dedicated for public use in conjunction with this right-of-way improvement project. The applicant has revised the SUP site plan to reflect the new boundaries of the property.

The Transportation Development Services Division of the Transportation Department has reviewed the current zoning request and determined that the renewal of this Specific Use Permit will not create additional impact on the surrounding roadway system.

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 498 (Subdistrict 1, Tract 2); SUP No. 1530	Concrete plant
North	PD No. 498 (Subdistrict 1, Tract 1)	Home improvement center with outside storage
East	IR Industrial Research	Office showroom/warehouse; Elevated DART rail line
South	PD No. 498	Office showroom/warehouse
West	PD No. 498	Office showroom/warehouse; retail

Land Use Compatibility:

The applicant requests to continue operating an existing concrete plant on Tract 2 of Subdistrict 1 within Planned Development District No. 498, the Harry Hines Corridor Special Purpose District. PD No. 498 allows the use by SUP at this location. The applicant seeks renewal of SUP No. 1530, as well as an amendment to the site plan to reflect new property lines and fence location resulting from right-of-way improvements recently completed at Denton Drive adjacent to the property. The revised site plan also reflects the location of an existing concrete ramp internal to the site that was not shown on previous SUP site plans.

The request site is surrounded by warehouse-related uses to the east, south, and west of the property. To the north of the request site, on Tract 1 within the same Subdistrict, there is a home improvement center with outside storage. There is an elevated DART rail line to the east of the site across Denton Drive.

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

in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Staff supports the request for continued operation of the concrete plant at the existing location, citing no issues of noncompliance or inappropriate adjacency.

Landscaping:

The existing concrete plant predates Article X, and the current zoning request does not trigger any landscaping requirements. However, for any new development on the property, landscaping will be required in accordance with Article X of the Dallas Development Code, as amended.

Parking:

In compliance with the conditions of SUP No. 1530, 21 off-street parking spaces are provided on site in the location shown on the site plan.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to target intervention strategies more precisely in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple, representing the strongest markets (A through C), to orange, representing the weakest markets (G through I). The area of request is not located within an MVA cluster. The nearest residential area, approximately 1,300 feet to the east of the request site, is an 'E' MVA cluster.

Officer List

Redi-Mix LLC

- **Ronnie Pruitt** – President
- **Suzanne H. Wood** – Senior Vice President and Chief Financial Officer
- **Stanley G. Bass** – Chief Strategy Officer
- **C. Wes Burton, Jr.** – Vice President and Treasurer
- **Darren Lesley** – Vice President – Aggregate Operations
- **Ryan Hall** – Assistant Treasurer
- **C. Samuel Todd** – Secretary
- **Ryan S. Prugh** – Assistant Secretary
- **S. Jason Nabors** – Assistant Secretary
- **Lynne R. Beam** – Assistant Treasurer
- **Kevin T. Halcomb** – Assistant Treasurer

Proposed Conditions
Renewal of SUP No. 1530

1. USE: The only use authorized by this specific use permit is an industrial (outside) use for a concrete plant.

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

3. TIME LIMIT: This specific use permit expires on [5 years from the passage of this ordinance] ~~June 14, 2022~~.

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

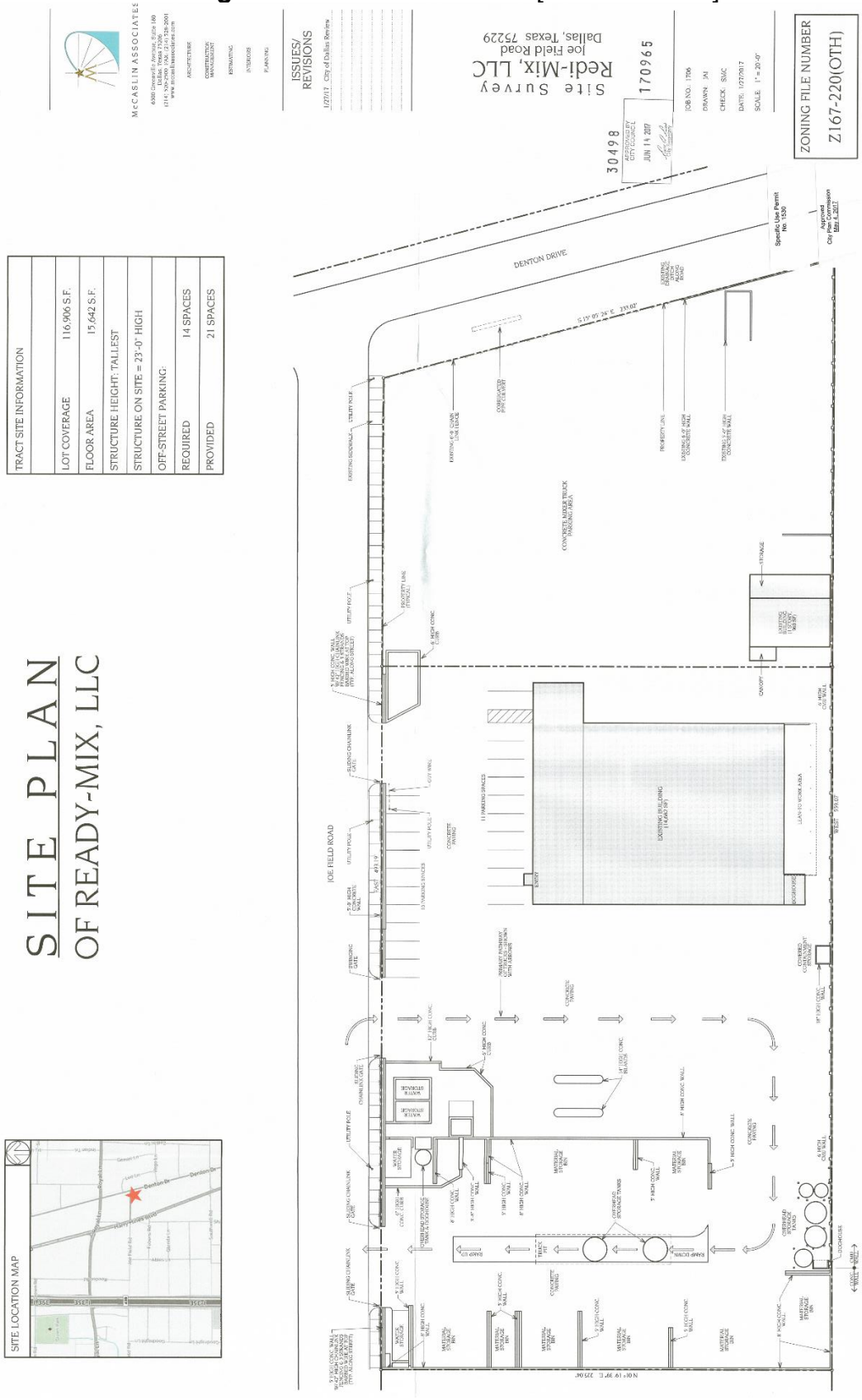
5. FLOOR AREA: Maximum floor area is 15,642 square feet in the locations shown on the attached site plan.

6. OFF-STREET PARKING: A minimum of 21 off-street parking spaces must be provided in the location shown on the attached site plan.

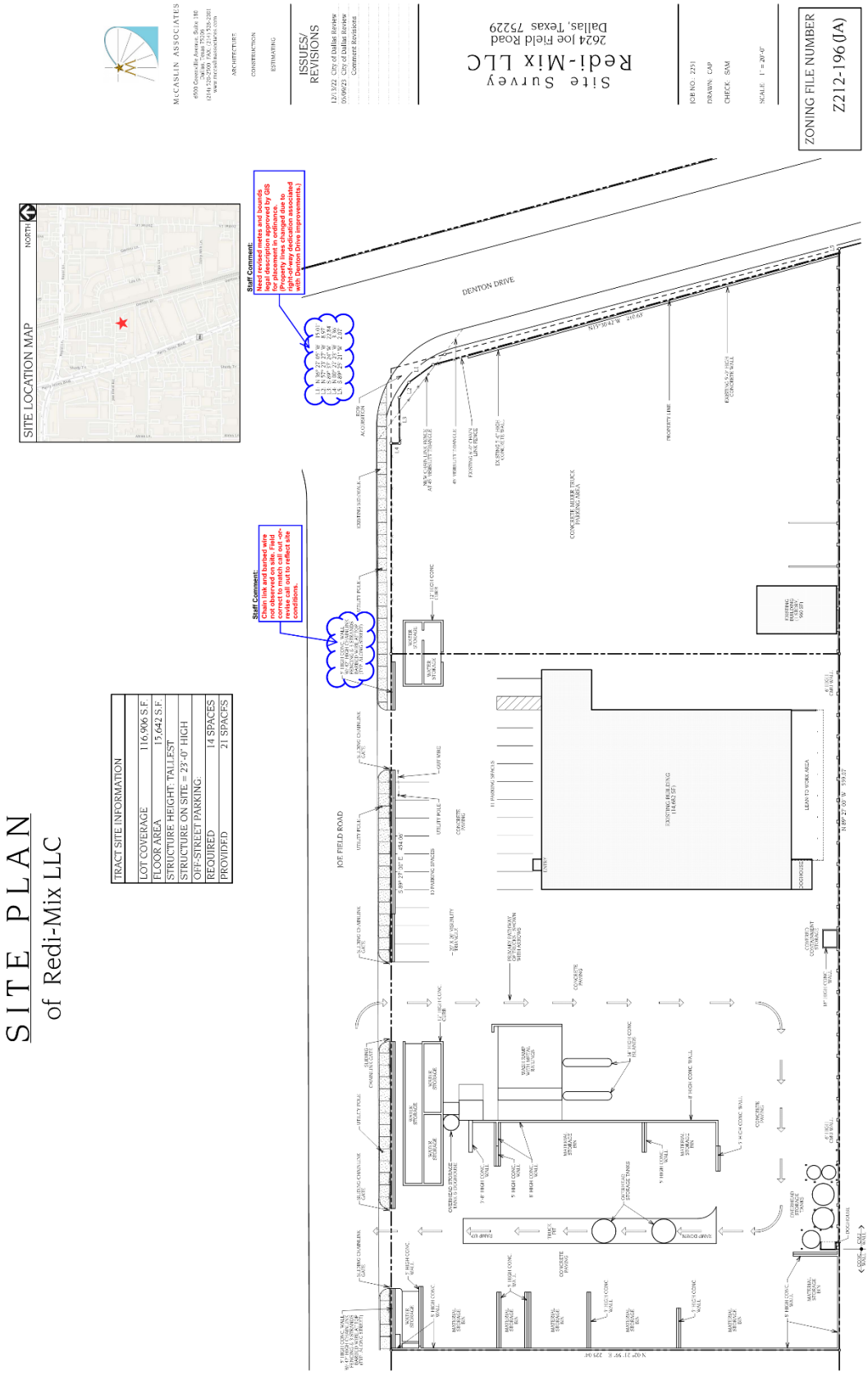
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

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

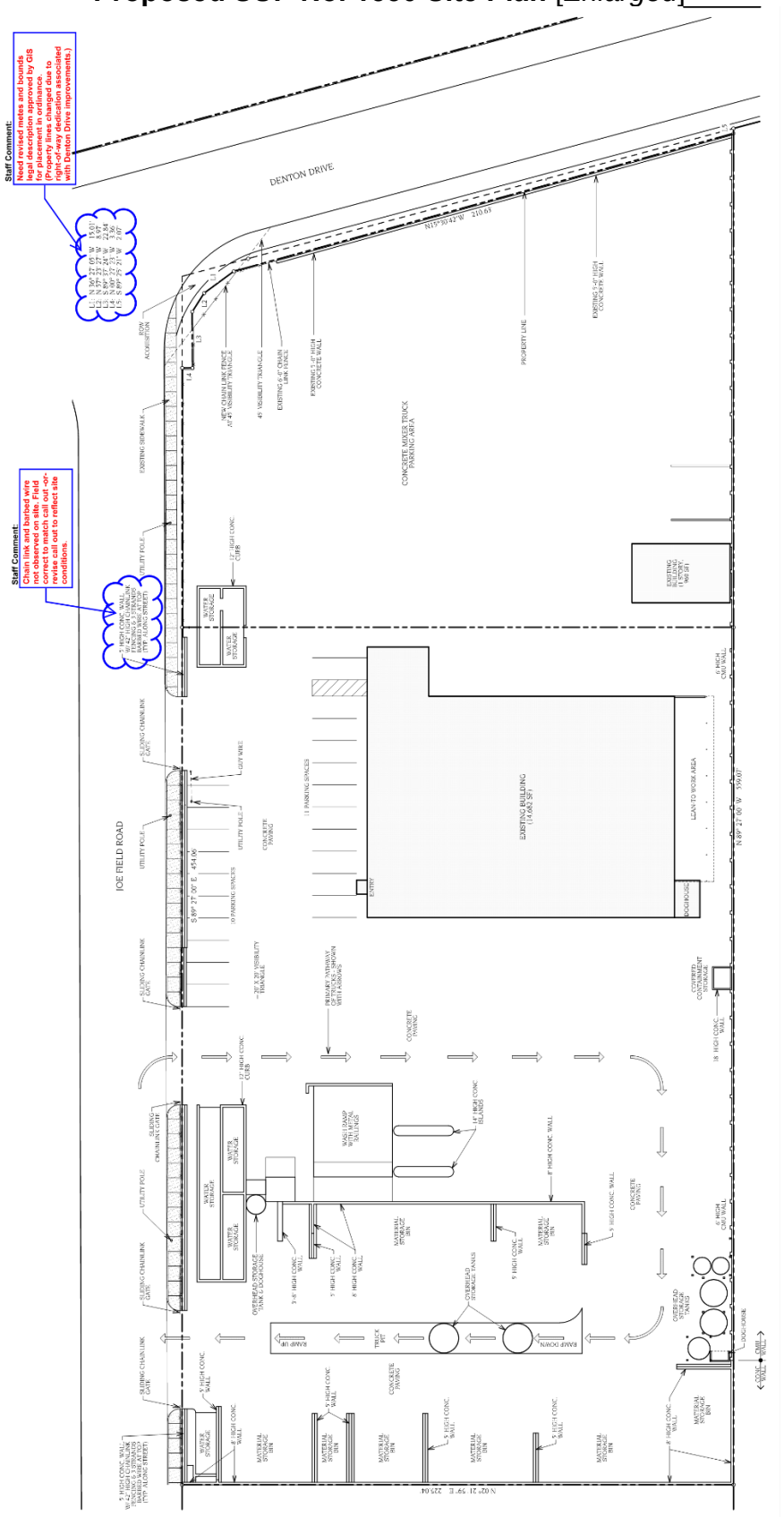
Existing SUP No. 1530 Site Plan [*For Reference*]

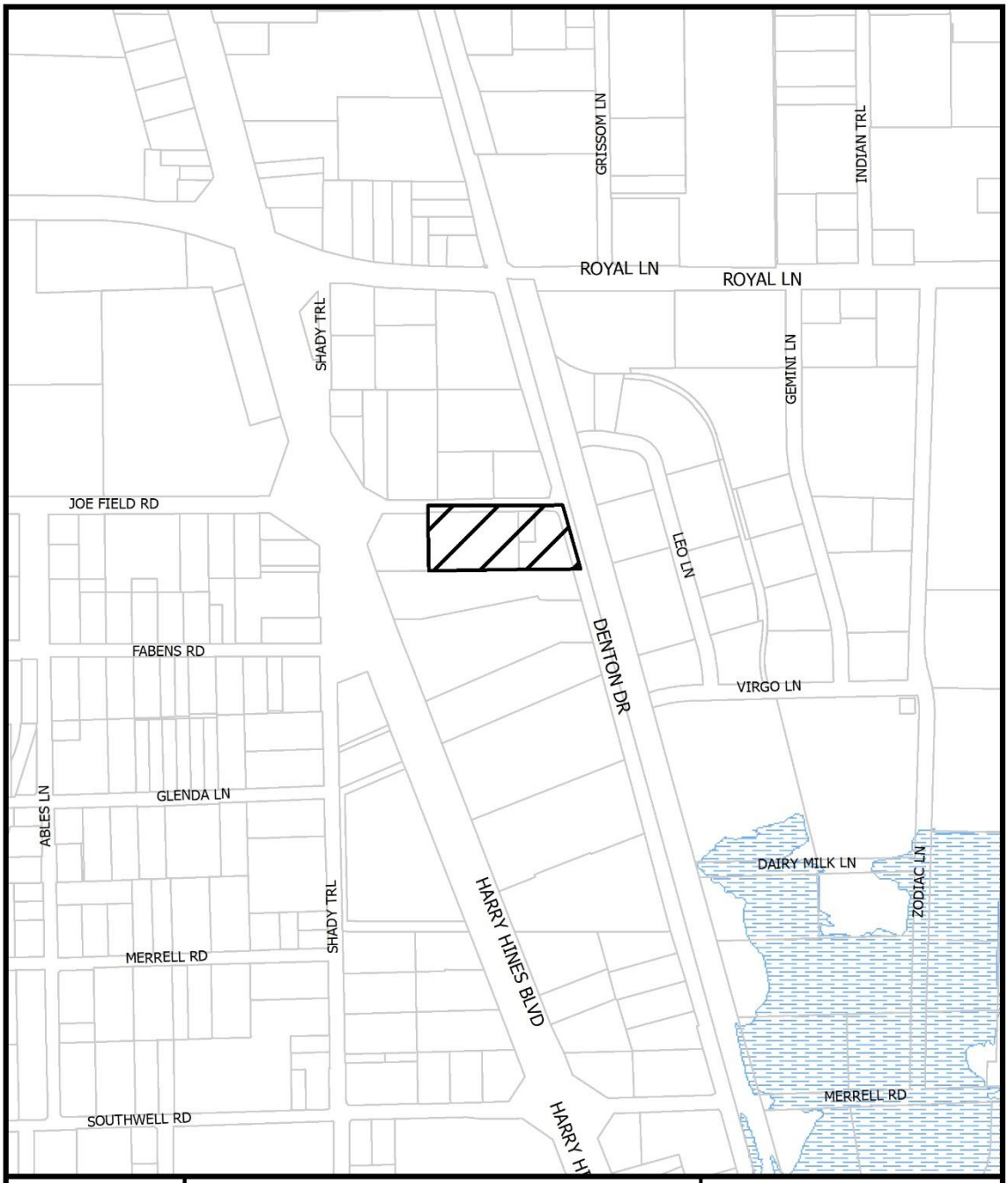


Proposed SUP No. 1530 Site Plan



Proposed SUP No. 1530 Site Plan [*Enlarged*]





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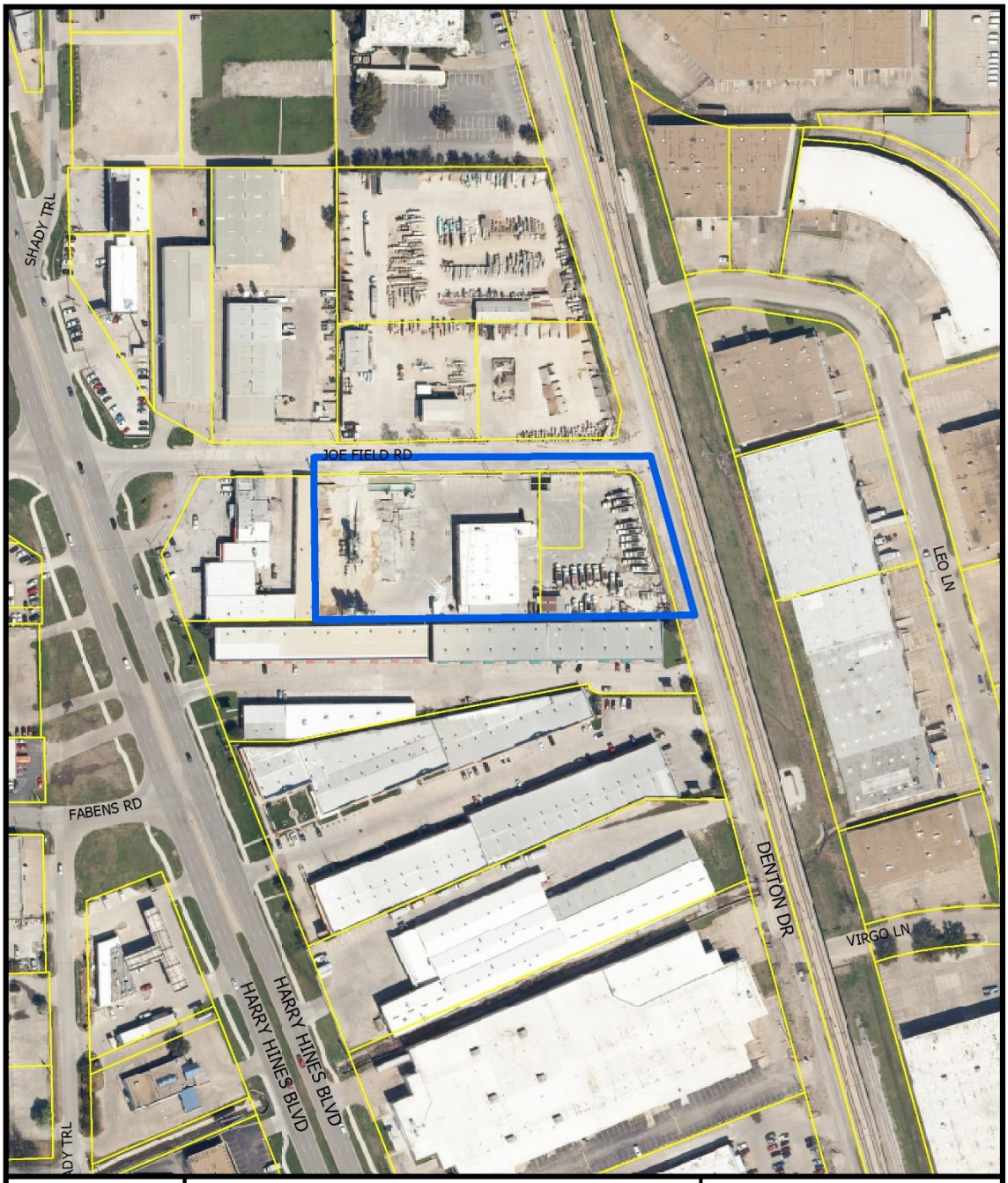
VICINITY MAP

Case no: Z212-196

Date: 12/28/2022



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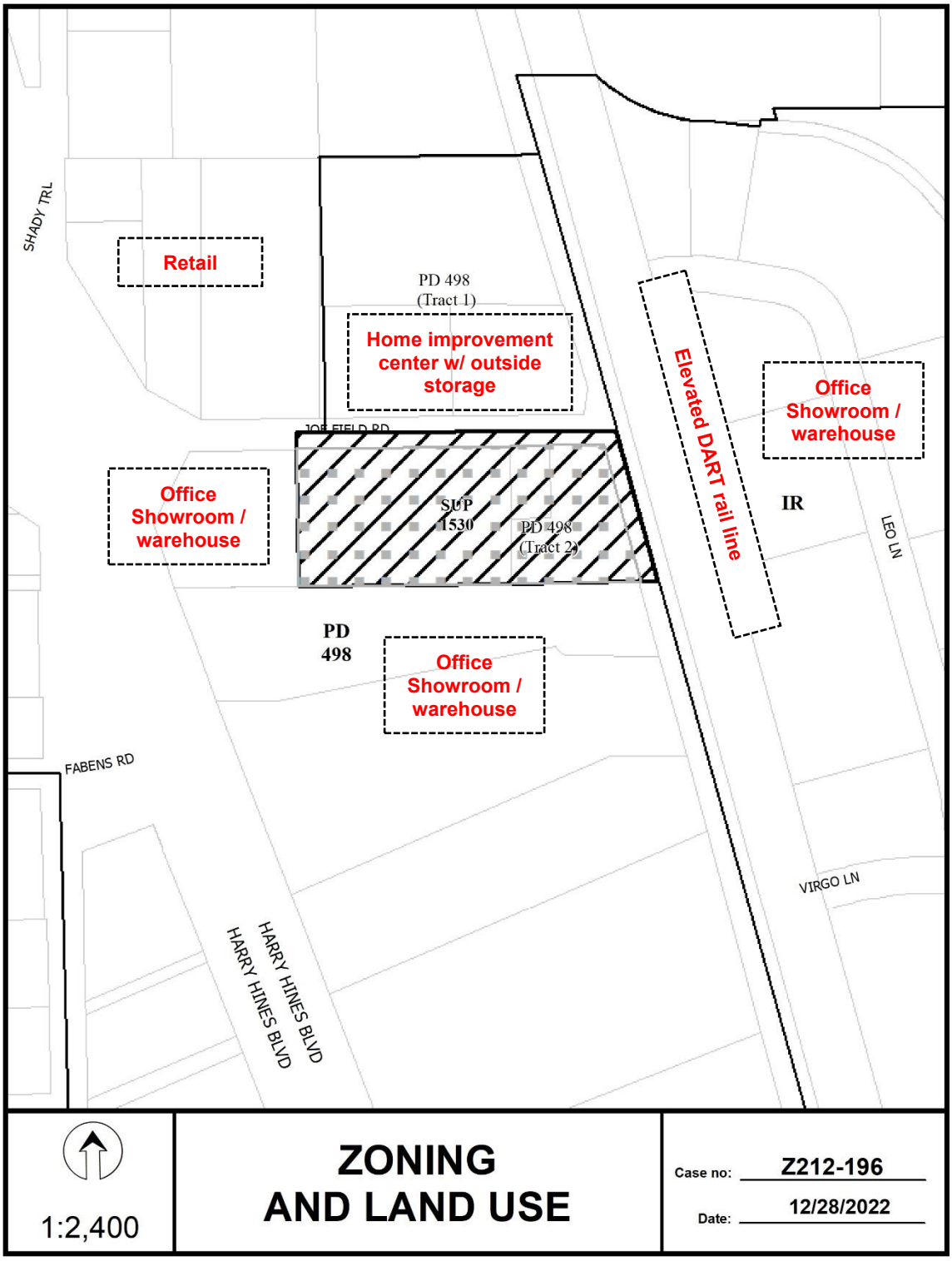
AERIAL MAP

Case no: Z212-196

Date: 12/28/2022


SHADY TRL
Retail
PD 498
(Tract 1)
Home improvement center w/ outside storage
Elevated DART rail line
Office Showroom / warehouse
IR
LEO LN
Office Showroom / warehouse
SUP 1530
PD 498
(Tract 2)
PD 498
Office Showroom / warehouse
FABENS RD
HARRY HINES BLVD
HARRY HINES BLVD
VIRGO LN
1:2,400
ZONING AND LAND USE
Case no: Z212-196
Date: 12/28/2022

ZELRICH LN
GRISSOM LN
INDIAN TRL
ROYAL LN
ROYAL LN
SHADY TRL
JOE FIELD RD
Z212-196
LEO LN
GEMINI LN
FABENS RD
VIRGO LN
HARRY HINES BLVD
ABLES LN
GLENDA LN
SHADY TRL
HARRY HINES BLVD
DENTON DR
DAIRY MILK LN
ZODIAC LN
MERRELL RD
MERRELL RD
SOUTHWELL RD
Market Value Analysis
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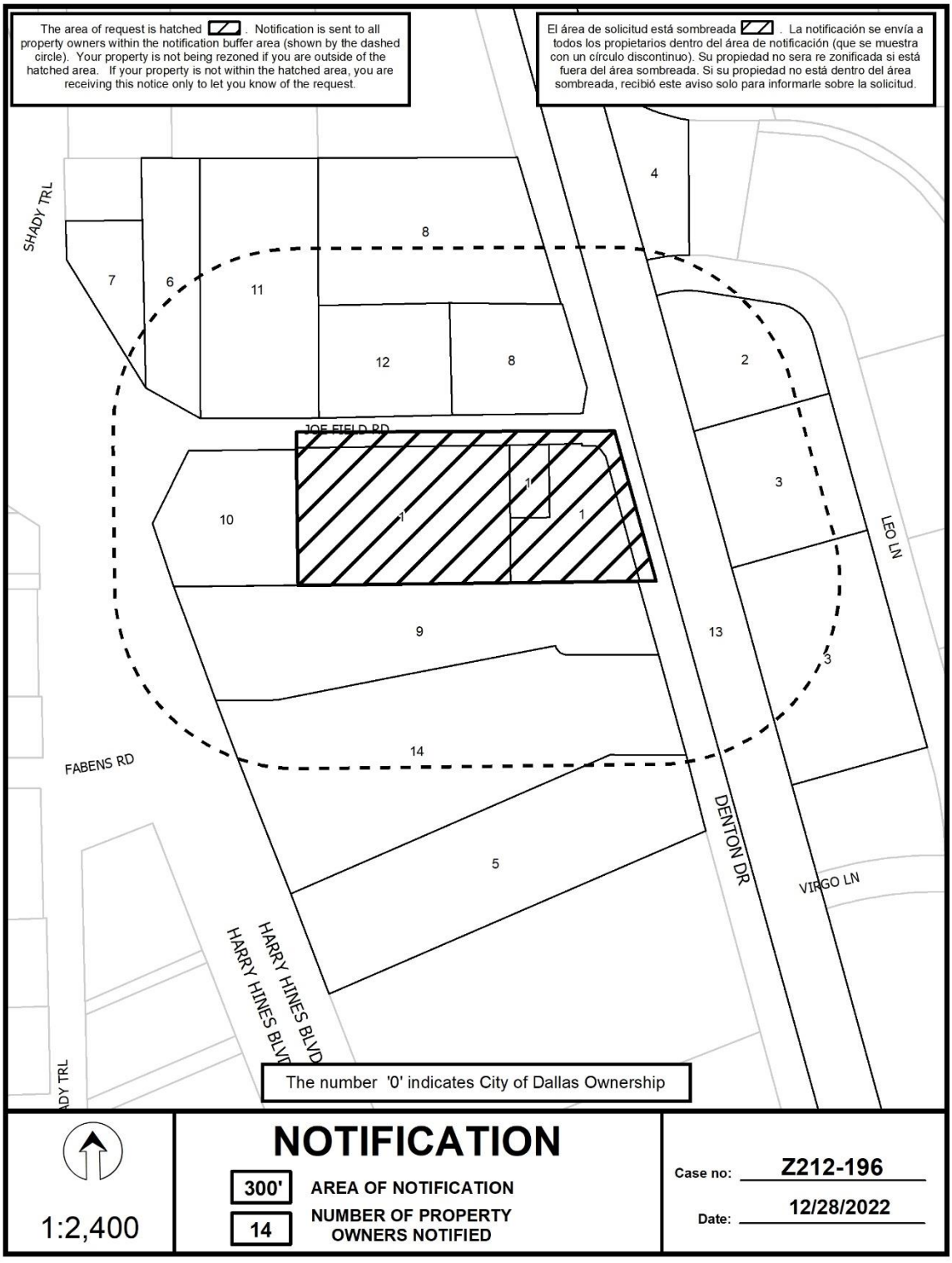
Market Value Analysis
Printed Date: 1/31/2023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SHADY TRL
JOE FIELD RD
FABENS RD
HARRY HINES BLVD
DENTON DR
LEO LN
VIRGO LN
The number '0' indicates City of Dallas Ownership
1:2,400
NOTIFICATION
300'
AREA OF NOTIFICATION
14
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z212-196
Date: 12/28/2022

12/28/2022

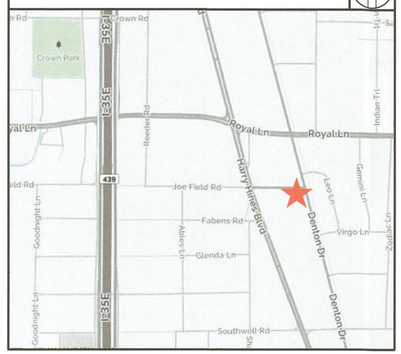
Notification List of Property Owners

Z212-196

14 Property Owners Notified

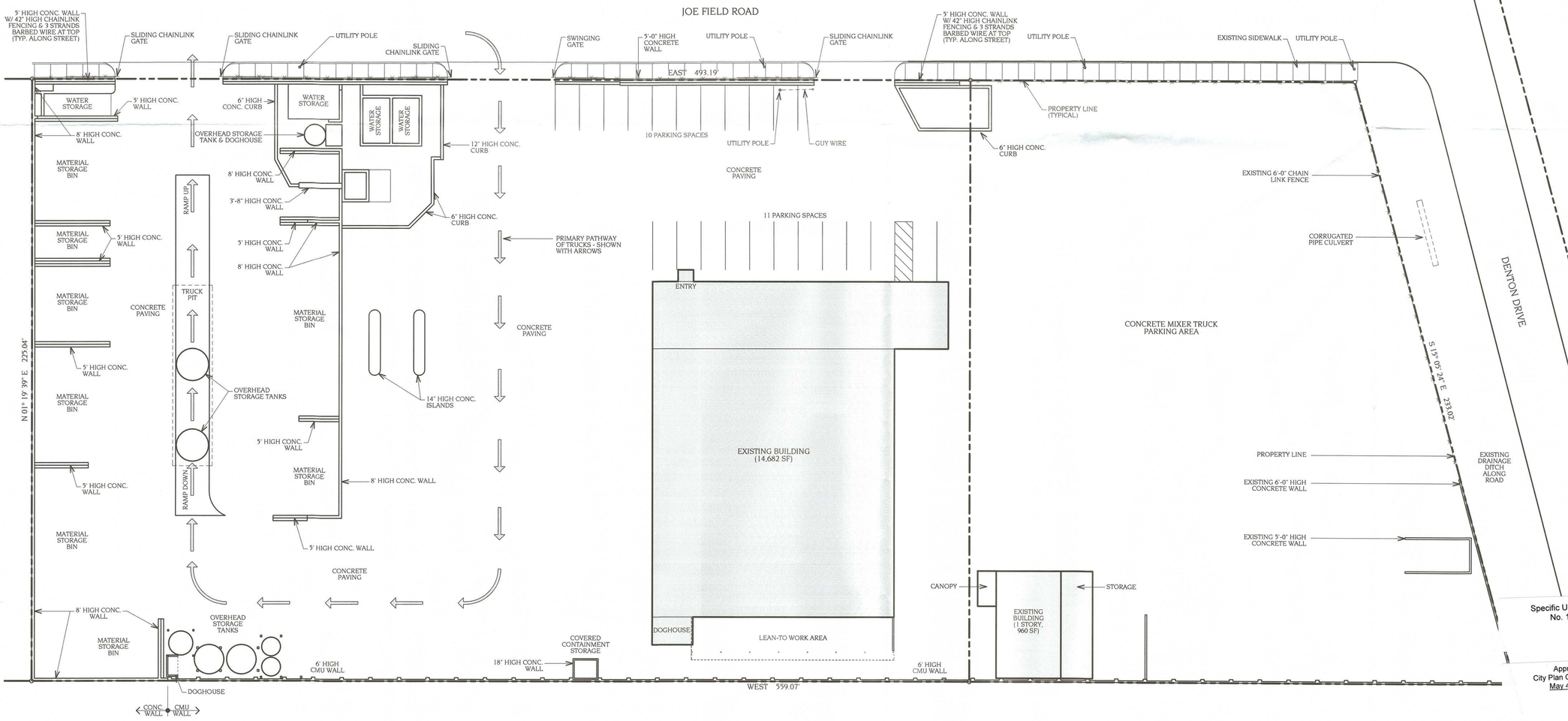
Label #	*Address*		*Owner*
1	2654	JOE FIELD RD	REDIMIX LLC
2	11271	LEO LN	YOU WENRU &
3	11243	LEO LN	DART DEVELOPMENT COMPANY LLC
4	11292	LEO LN	DALLAS TOBACCO & IMPORTS
5	11220	HARRY HINES BLVD	AA SILVER INVESTMENT LLC
6	2605	JOE FIELD RD	Taxpayer at
7	11310	HARRY HINES BLVD	ELEVEN THREE TEN
8	11309	DENTON DR	CUSTOM CRETE INC
9	11252	HARRY HINES BLVD	HARRY HINES PROPERTIES LLC
10	11276	HARRY HINES BLVD	S W C VENTURE INC
11	2615	JOE FIELD RD	HELEN MCGINNIS PILLIFANT GST TRUST
12	2627	JOE FIELD RD	CUSTOMCRETE INC
13	401	S BUCKNER BLVD	DART
14	11250	HARRY HINES BLVD	Taxpayer at

SITE LOCATION MAP



SITE PLAN
OF READY-MIX, LLC

TRACT SITE INFORMATION	
LOT COVERAGE	116,906 S.F.
FLOOR AREA	15,642 S.F.
STRUCTURE HEIGHT: TALLEST	
STRUCTURE ON SITE = 23'-0" HIGH	
OFF-STREET PARKING:	
REQUIRED	14 SPACES
PROVIDED	21 SPACES



McCASLIN ASSOCIATES

6500 Greenville Avenue, Suite 180
Dallas, Texas 75206
(214) 520-2500 FAX: (214) 528-2001
www.mccaslinassociates.com

ARCHITECTURE

CONSTRUCTION MANAGEMENT

ESTIMATING

INTERIORS

PLANNING

ISSUES/ REVISIONS

1/27/17 City of Dallas Review

Site Survey
Redi-Mix, LLC
Joe Field Road
Dallas, Texas 75229

30498

APPROVED BY CITY COUNCIL
JUN 14 2017
City Secretary

170965

JOB NO.: 1706

DRAWN: JAJ

CHECK: SMC

DATE: 1/27/2017

SCALE: 1" = 20'-0"

Specific Use Permit No. 1530

Approved
City Plan Commission
May 4, 2017

ZONING FILE NUMBER

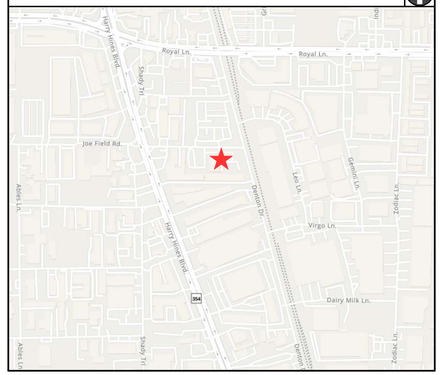
Z167-220(OTH)

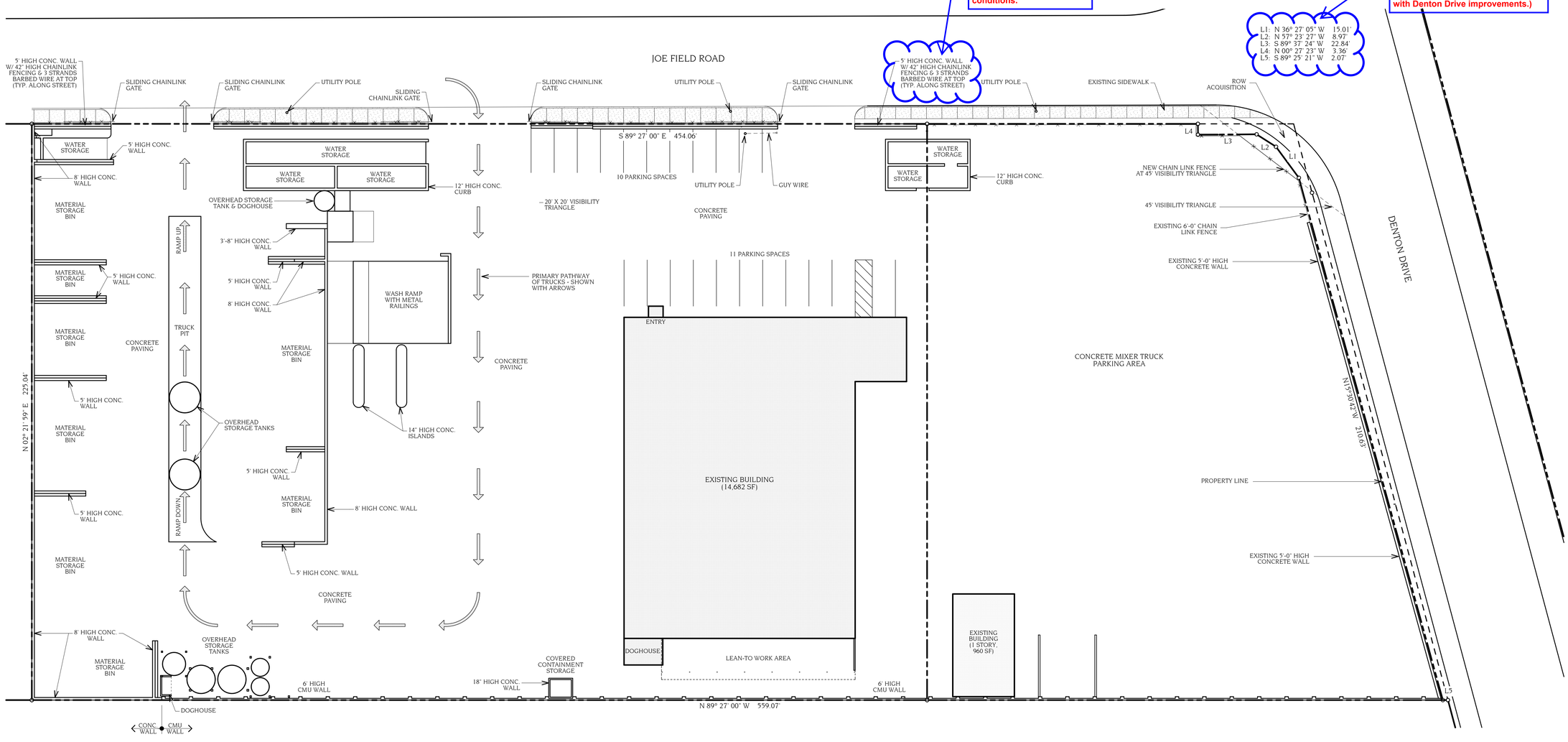
McCaslin Associates
#Pln 1706 Redi-Mix Site.pln
4/20/2017

SITE PLAN
of Redi-Mix LLC

TRACT SITE INFORMATION	
LOT COVERAGE	116,906 S.F.
FLOOR AREA	15,642 S.F.
STRUCTURE HEIGHT: TALLEST	
STRUCTURE ON SITE = 23'-0" HIGH	
OFF-STREET PARKING:	
REQUIRED	14 SPACES
PROVIDED	21 SPACES

SITE LOCATION MAP NORTH





Staff Comment:
Chain link and barbed wire not observed on site. Field correct to match call out -or- revise call out to reflect site conditions.

Staff Comment:
Need revised metes and bounds legal description approved by GIS for placement in ordinance. (Property lines changed due to right-of-way dedication associated with Denton Drive improvements.)

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(214) 520-2500 FAX: (214) 528-2001
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ARCHITECTURE

CONSTRUCTION

ESTIMATING

ISSUES/ REVISIONS

12/13/22	City of Dallas Review
05/09/23	City of Dallas Review
	Comment Revisions

Site Survey
Redi-Mix LLC
2624 Joe Field Road
Dallas, Texas 75229

JOB NO.: 2251

DRAWN: CAP

CHECK: SAM

SCALE: 1" = 20'-0"

ZONING FILE NUMBER
Z212-196 (JA)

McCaslin Associates
#Pln. 2251 Site Plan.pln
5/9/2023

Agenda Information Sheet

File #: 23-1369 **Item #:** 16.

AGENDA DATE: May 18, 2023

COUNCIL DISTRICT(S): 1

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for an MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District, on the east side of South Polk Street, between Cascade Avenue and Elmhurst Place.
Staff Recommendation: **Denial**.
Applicant/Representative: L. Charles Mitchell
Planner: Jennifer Muñoz
Council District: 1
Z212-348(JM)

powered by Legistar™

CITY PLAN COMMISSION **THURSDAY, MAY 18, 2023**

Planner: Jennifer Muñoz

FILE NUMBER: Z212-348(JM) **DATE FILED:** September 19, 2022

LOCATION: East side of South Polk Street, between Cascade Avenue and Elmhurst Place

COUNCIL DISTRICT: 1

SIZE OF REQUEST: ± 8,760 square feet **CENSUS TRACT:** 48113006200

REPRESENTATIVE/ APPLICANT: L. Charles Mitchell

OWNER: Phase II of The Bailey Group, Inc.

REQUEST: An application for an MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to allow multifamily on the site.

STAFF RECOMMENDATION: **Denial**.

BACKGROUND INFORMATION:

- The area of request is currently zoned an R-7.5(A) Single Family District. Per DCAD records, the property contains 7,575 square feet of area developed with a one-story structure built in 1940. The structure has 4,417 square feet of living area with nine dwelling units.

- As defined in Chapter 51A-2.102, a (34) dwelling unit means on or more rooms designed to be a single housekeeping unit to accommodate one family and containing one or more kitchens, one or more bathrooms, and one or more bedrooms.

- Due to these units being classified as individual dwelling units, this is a multifamily use. A multifamily use is not permitted in a Single Family District.

- The applicant is seeking to maintain the multifamily use at the site.

Zoning History:

There have not been any zoning cases in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Polk Street	Local Street	-

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will continue review of engineering plans at permitting to comply with city standards.

STAFF ANALYSIS:

Comprehensive Plan:

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

The request ***does not comply*** with the following land use goals and policies of the Comprehensive Plan:

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY, AND WALKABILITY

Policy 5.1.3 Encourage complementary building height, scale, design, and character.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

NEIGHBORHOOD PLUS

POLICY 4.3 Enhance neighborhood desirability by improving infrastructure, housing stock, recreation, and safety.

Land Use:

	Zoning	Land Use
Site	R-7.5(A)	Multifamily
North	R-7.5(A)	Single family
East	R-7.5(A)	Single family
South	R-7.5(A)	Single family
West	R-7.5(A)	Single family

Land Use Compatibility:

The area of request is currently developed with a multifamily structure containing nine dwelling units. The applicant was operating this as a group residential facility; however, a Code Compliance check identified the structure as noncompliant due to the individual dwelling unit configuration. Development Services Department determined the land use to be a multifamily use, which is not permitted in the existing Single Family District.

The property is surrounded by single family zoning and land uses.

Typically, a 15-foot front yard would be required in a MF-2(A) District. Per Sec. 51A-4.401(a)(6), if a blockface is divided by two or more zoning districts, the front yard for the entire blockface must comply with the requirements of the district with the greatest front yard requirement. Because the remaining lots along the South Polk Street would still be

zoned an R-7.5(A) District, the 25-foot front yard of this district would be imposed on the proposed MF-2(A) District lot.

Staff does not support the requested MF-2(A) District at a mid-block point within a well-established single family neighborhood. Additionally, once the multifamily land use is allowed, the dwelling units will require permits and must comply with the parking and landscaping requirements. Staff does not believe the site will be able to comply.

Development Standards

Following is a comparison of the development standards of the current R-7.5(A) District and the proposed MF-2(A) District.

District	Setback		Density	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: R-7.5(A)	25'[1]	5'	1 du/7,500 sf	30'	45%		Single family
Proposed: MF-2(A)	15'[1]	SF: 0' Duplex: 5' Side/ 10' Rear Other: 15'	Depending on the number of units and total lot area. For nine one-bedroom units, 9,000 square feet.	36'	60%		Residential uses including SF, MF, etc.

[1] Per Sec. 51A-4.401(a)(6), if a blockface is divided by two or more zoning districts, the front yard for the entire blockface must comply with the requirements of the district with the greatest front yard requirement.

Landscaping:

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a multifamily use is one space per bedroom with a minimum of one space per dwelling unit. The parking requirement for the nine units is nine spaces. The applicant would be required to comply with standard parking ratios at permitting.

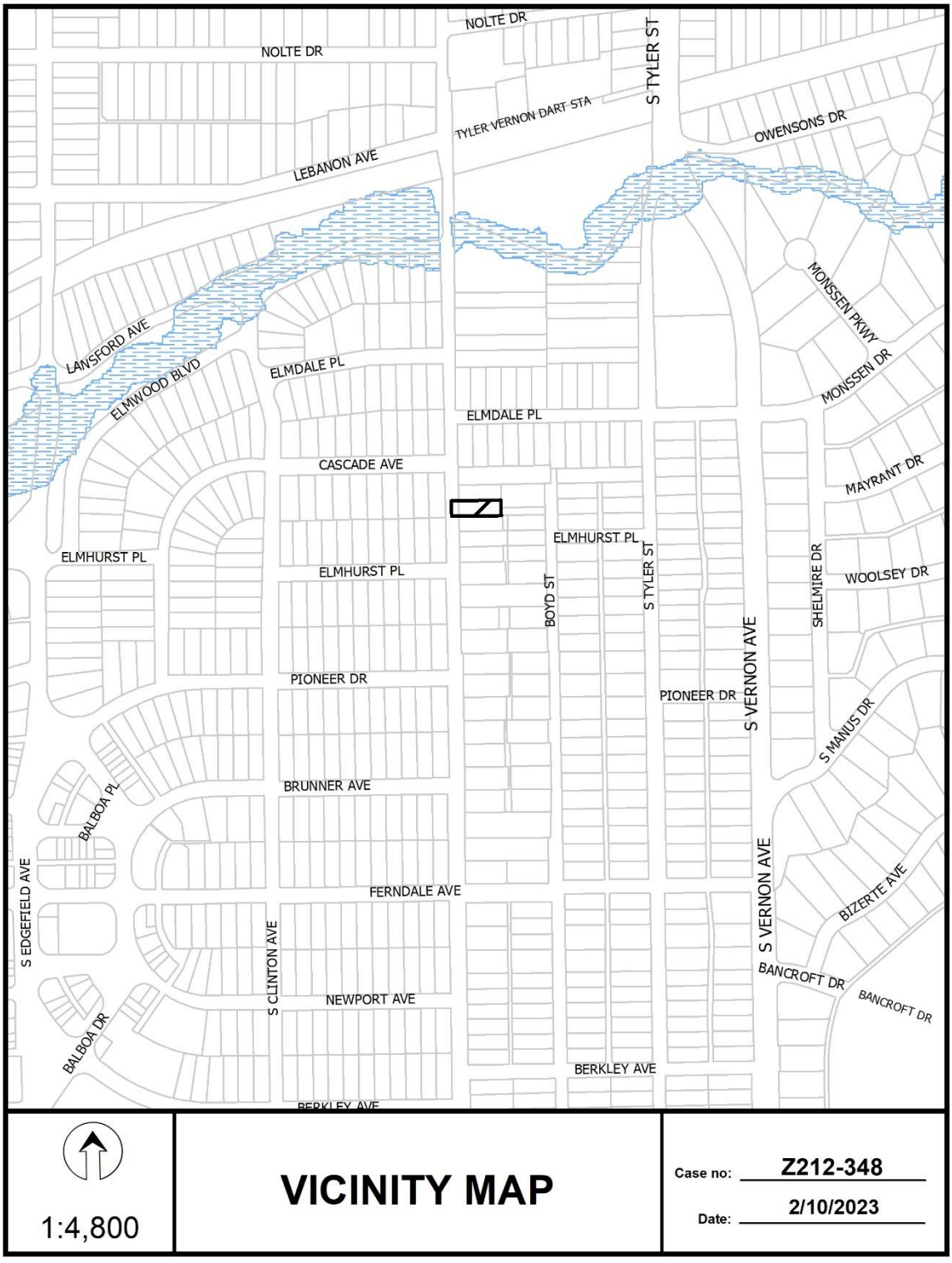
Market Value Analysis:

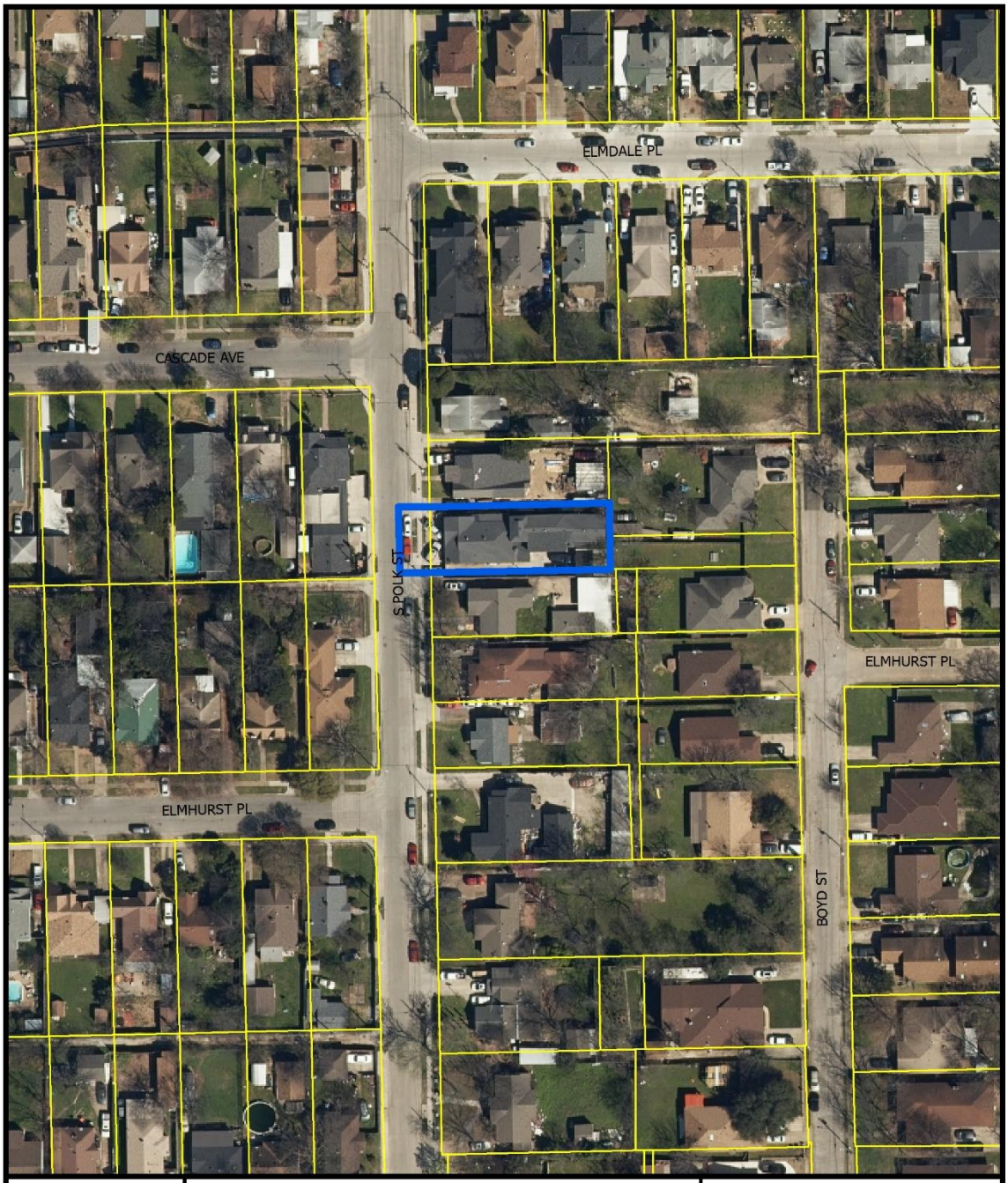
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is currently in an “G” MVA cluster that extends to the north, east, and south. Properties to the west are within an “F” MVA cluster.

List of Officers

Phase II of the Bailey Group:

L. Charles Mitchell, Director and Registered Agent
James H. Bailey, Director
Douglas Brown, Director


NOLTE DR
NOLTE DR
S TYLER ST
TYLER VERNON DART STA
OWENSONS DR
LEBANON AVE
MONSSEN PKWY
MONSSEN DR
LANSFORD AVE
ELMWOOD BLVD
ELMDALE PL
ELMDALE PL
CASCADE AVE
MAYRANT DR
ELMHURST PL
ELMHURST PL
ELMHURST PL
BOYD ST
S TYLER ST
SHELMIRE DR
WOOLSEY DR
PIONEER DR
PIONEER DR
S VERNON AVE
S MANUS DR
BRUNNER AVE
BALBOA PL
S EDGEFIELD AVE
FERNDALE AVE
S VERNON AVE
BIZERTE AVE
S CLINTON AVE
BANCROFT DR
BANCROFT DR
NEWPORT AVE
BALBOA DR
BERKLEY AVE
BERKLEY AVE
1:4,800
VICINITY MAP
Case no: Z212-348
Date: 2/10/2023

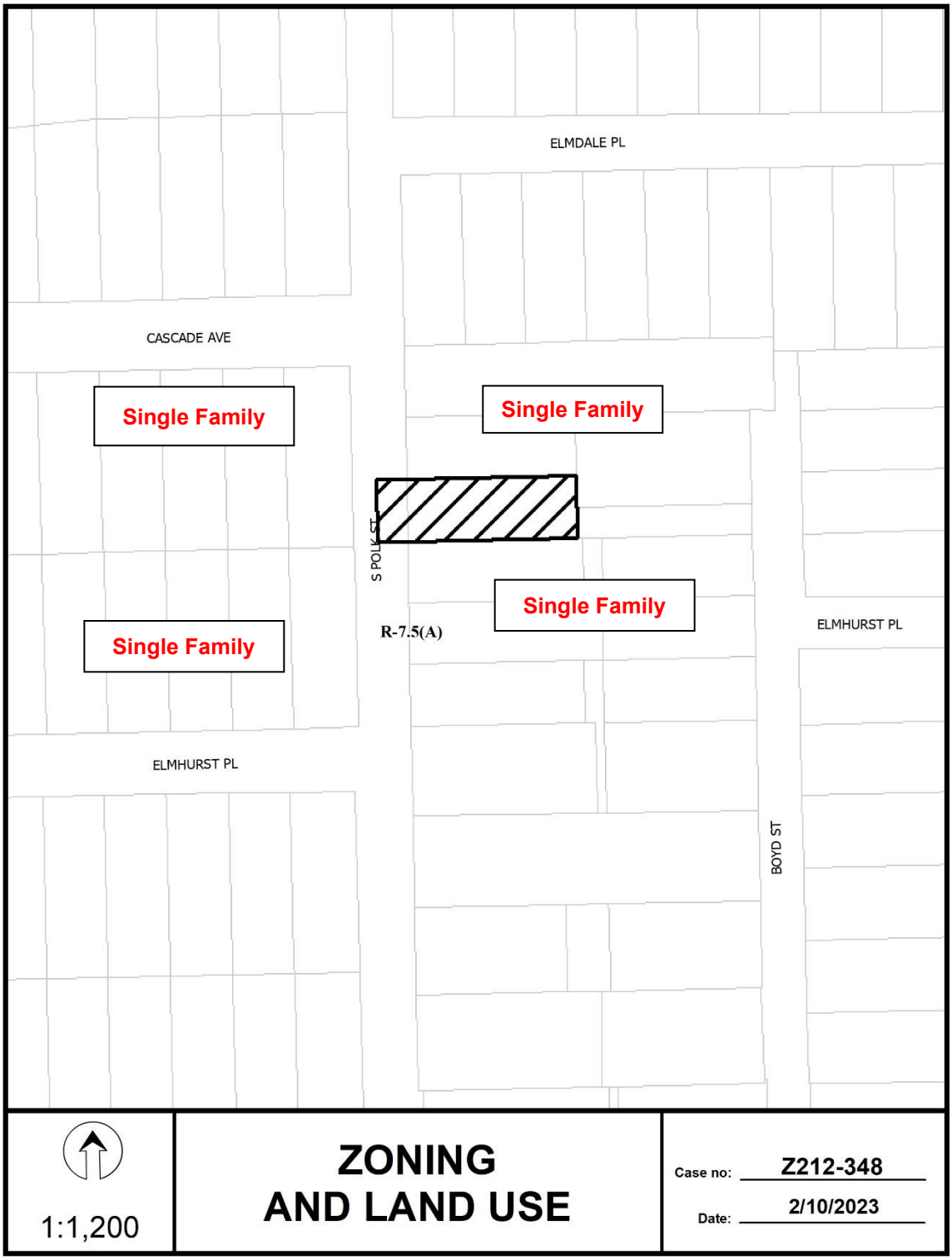


1:1,200

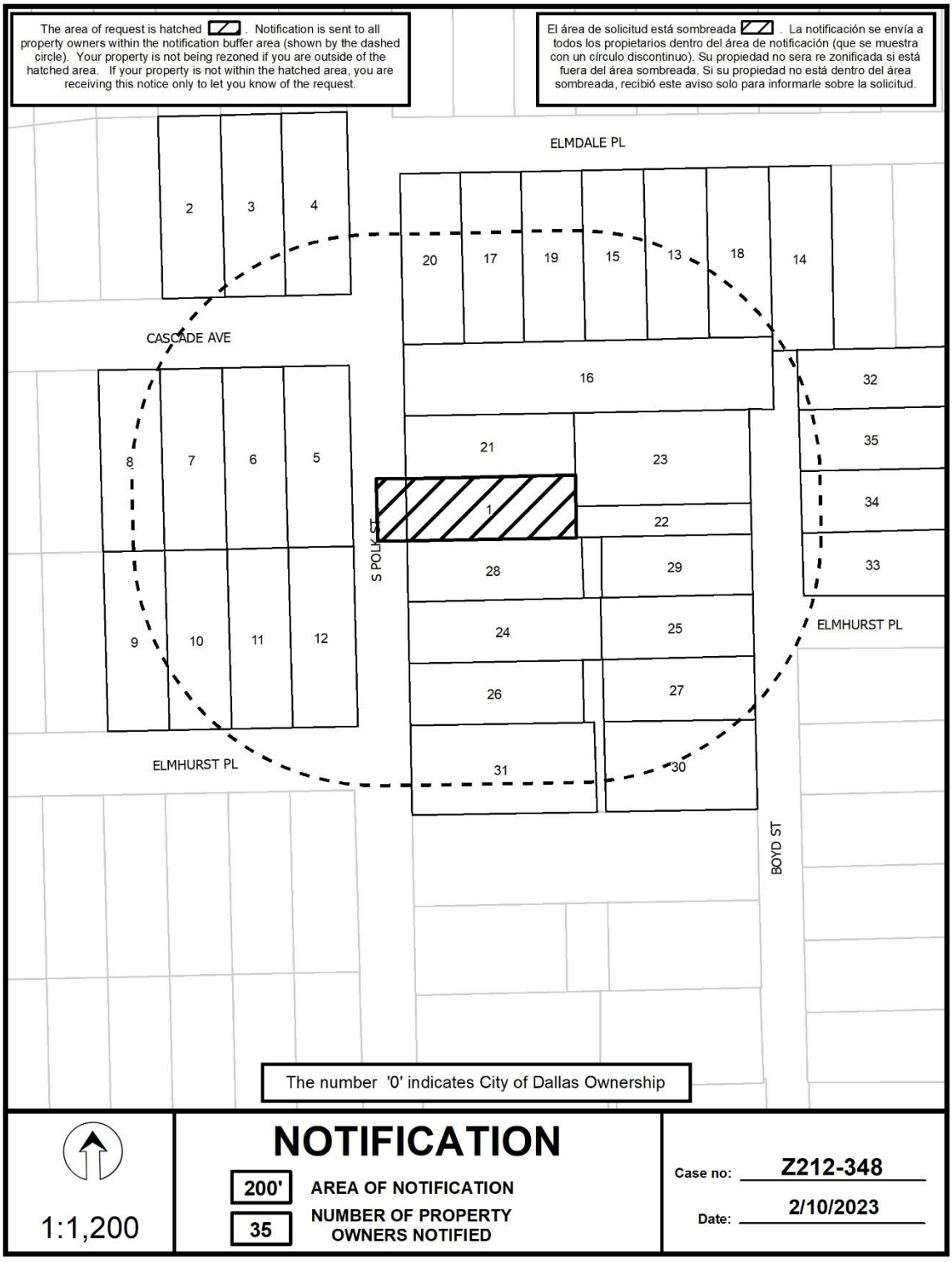
AERIAL MAP

Case no: Z212-348

Date: 2/10/2023


ELMDALE PL
CASCADE AVE
Single Family
Single Family
S POLK ST
Single Family
Single Family
R-7.5(A)
ELMHURST PL
ELMHURST PL
BOYD ST
1:1,200
ZONING
AND LAND USE
Case no: Z212-348
Date: 2/10/2023

NOLTE DR
NOLTE DR
TYLER ST
TYLER ST
TYLER VERNON DART STA
LEBANON AVE
OWENSONS DR
MONSSEN PKWY
MONSSEN DR
LANSFORD AVE
ELMWOOD BLVD
ELMDALE PL
ELMDALE PL
CASCADE AVE
MAYRANT DR
Z212-348
ELMHURST PL
ELMHURST PL
ELMHURST PL
SHELMIRE DR
WOOLSEY DR
VERNON AVE
PIONEER DR
PIONEER DR
MANUS DR
BRUNNER AVE
BALBOA PL
BOYD ST
POLK ST
VERNON AVE
CLINTON AVE
FERNDALE AVE
TYLER ST
EDGEFIELD AVE
BIZERTE AVE
NEWPORT AVE
BANCROFT DR
BALBOA DR
BERKLEY AVE
Market Value Analysis
A
B
C
D
E
F
G
H
I
NA
1:4,800
Market Value Analysis
Printed Date: 2/10/2023


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.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
ELMDALE PL
CASCADE AVE
S POLK ST
ELMHURST PL
ELMHURST PL
BOYD ST
2
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24
25
26
27
31
30
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
35
NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: Z212-348
Date: 2/10/2023

02/10/2023

Notification List of Property Owners

Z212-348

35 Property Owners Notified

Label #	*Address*		*Owner*
1	1608	S POLK ST	PHASE II OF THE BAILEY GROUP INC
2	1111	CASCADE AVE	ROGERS BENJAMIN DANIEL &
3	1107	CASCADE AVE	ORTIZ J MANUEL & LETICIA
4	1101	CASCADE AVE	REYES DOMINGO G
5	1102	CASCADE AVE	MARIN SAMUEL &
6	1106	CASCADE AVE	MITCHELL RUSSELL C
7	1110	CASCADE AVE	YORK DAVID WAYNE &
8	1114	CASCADE AVE	CRONE FREDERICK J
9	1115	ELMHURST PL	FRANKLIN DON R
10	1111	ELMHURST PL	STPIERRE CLAIRE C
11	1107	ELMHURST PL	DUBOSE WADE LEE EST OF
12	1103	ELMHURST PL	CANTU DEBRA MONTEZ & DANNY RAY
13	1006	ELMDALE PL	ESQUIVEL RAMON
14	922	ELMDALE PL	TEXAS ETHIO
15	1010	ELMDALE PL	TOBIAS JUAN JOSE &
16	1602	S POLK ST	PERALTA MIGUEL L
17	1018	ELMDALE PL	HERNANDEZ ROY JR &
18	1002	ELMDALE PL	CRUZ MAURO S & MARGARET
19	1014	ELMDALE PL	SALAS JOSE
20	1022	ELMDALE PL	OCONNOR RAYMOND M
21	1606	S POLK ST	MONSIVIAS JOSE JR
22	1623	BOYD ST	DANIELS CHRISTOPHER K &
23	1615	BOYD ST	SOTO JOSE A & SABINA G
24	1618	S POLK ST	MONTEZ DAVID
25	1701	S BOYD ST	MARROQUIN MARIE &
26	1622	S POLK ST	OWENS RODNEY W & KAYE S

02/10/2023

Label #	*Address*		*Owner*
27	1705	BOYD ST	SALAS GERARDO
28	1614	S POLK ST	TORRES JUAN PEDRO &
29	1623	BOYD ST	SOTO JOSE & SABINA
30	1709	S BOYD ST	PEREZ EUSEBIO &
31	1626	S POLK ST	ALONSO IGNACIO &
32	1603	S TYLER ST	LUNA PATRICIA D
33	1624	BOYD ST	RAMIREZ JORGE & MARIA
34	1620	BOYD ST	Taxpayer at
35	1616	BOYD ST	SOTO JOSE & SABRINA

Agenda Information Sheet

File #: 23-1370 **Item #:** 17.

AGENDA DATE: May 18, 2023

COUNCIL DISTRICT(S): 7

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a D(A) Duplex Subdistrict on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the nothwest line of Garden Lane, southwest of 2nd Avenue.
Staff Recommendation: **Denial**.
Applicant: Mustafa Jawadwala, Murai Homes LLC
Planner: Ryan Mulkey
Council District: 7
Z223-111(RM)

CITY PLAN COMMISSION **THURSDAY, MAY 18, 2023**

Planner: Ryan Mulkey, AICP

FILE NUMBER: Z223-111(RM) **DATE FILED:** October 11, 2022

LOCATION: Northwest line of Garden Lane, southwest of 2nd Avenue

COUNCIL DISTRICT: 7

SIZE OF REQUEST: ± 7,500 square feet **CENSUS TRACT:** 48113020800

OWNER/APPLICANT: Mustafa Jawadwala, Murai Homes LLC

REQUEST: An application for a D(A) Duplex Subdistrict on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.

SUMMARY: The purpose of the request is to allow a duplex on the site.

STAFF RECOMMENDATION: **Denial.**

PD No. 595:
https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=595

BACKGROUND INFORMATION:

- The area of request is currently zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District. The property is currently undeveloped.
- The applicant proposes to develop the property with a duplex.
- To accomplish this, they request a D(A) Duplex Subdistrict within PD No. 595.

Zoning History:

There has been one zoning case in the area in the last five years.

1. **Z212-299:** On July 12, 2022, staff received an application for an FWMU-5 Walkable Urban Mixed Use Form Subdistrict on property zoned an R-5(A) Single Family Subdistrict and an NC(E) Neighborhood Commercial Enhanced Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southwest line of 2nd Street, between Garden Lane and Vannerson Drive. [Held under advisement to May 18, 2023 City Plan Commission]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Garden Lane	Local Street	-
2nd Avenue	Principal Arterial	80 feet

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will continue review of engineering plans at permitting to comply with city standards.

STAFF ANALYSIS:

Comprehensive Plan:

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

The applicant's request for a D(A) District is consistent with the goals and policies marked with an asterisk (*). The applicant's request is **not** consistent with the goals and policies marked with a dagger (†). Additional staff commentary on some of these goals and policies is provided in *italics*.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.2 Focus on Southern Sector development opportunities. *

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. †

Because the applicant proposes a zoning district and land use that is not consistent with the surrounding neighborhood, staff recommends that the proposal does not strengthen this existing neighborhood.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas. *

1.3.1.1 Encourage the creation of diverse housing types by establishing ways to foster such development and find ways to foster homeownership. *

1.3.1.7 Implement zoning tools to accommodate alternative housing products. *

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions. *

2.1.1.7 Encourage a range of housing options through zoning regulations while being transparent and predictable to property owners and prospective developers. *

2.1.1.8 Promote development of sustainable and quality housing through zoning regulations that provide for higher densities at appropriate infill and greenfield site locations in order to attract and retain urban homeowners. †

Although the applicant's request proposes additional housing, staff recommends that the area of request is not an appropriate infill site for a duplex. The other lots along Garden Lane, as well as much of the surrounding neighborhood, are zoned an R-5(A) Subdistrict.

Policy 2.1.3 Support efforts to grow retail and residential opportunities in the Southern Sector. *

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life. †

2.5.1.2 Support efforts to maintain distinctive identities of existing neighborhoods and ensure high-quality development of new neighborhoods. †

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY, AND WALKABILITY

Policy 5.1.3 Encourage complementary building height, scale, design, and character. †

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character. †

NEIGHBORHOOD PLUS

POLICY 5.1 Encourage a wider range of well-designed and affordable housing types as a response to emerging homeownership preferences. *

Action 5.1.1 Audit the development process to identify and eliminate processing, permitting, platting, or other barriers that make infill housing and emerging types of housing for homeownership more difficult, uncertain, or costly.

Although staff's recommendation is denial on the basis of zoning and land use, staff recognizes the conflict between protecting existing single family areas and eliminating barriers to providing more medium density residential.

Action 5.1.3 Conduct rezonings in target areas to remove barriers to more diverse and affordable single family homeownership options including small-lot single family, duplexes, townhomes, cottage homes, and courtyard homes. *

POLICY 6.2 Expand affordable housing options and encourage its distribution throughout the city and region. *

Area Plans:

Adopted in 2013, the Hatcher Station Area Plan was developed through the HUD Community Challenge Planning Grant program and is intended to spur transformation of Dallas DART station areas through catalytic projects, public-private partnerships, and reuse and rehabilitation of existing buildings. The study area is approximately four miles east of Downtown Dallas. Scyene Road is a major east-west oriented six-lane thoroughfare that forms a belt across the center of the area. The Hatcher Station is located at the intersections of Scyene Road and Hatcher Street intersection. The study area is within relative proximity to Fair Park and the Trinity forest. The plan details specific initiatives to create a better future for the area, with attention to improving safety and multi-modal connectivity, reinvigorating affordable housing, and establishing strategies and guidelines to create a thriving transit-oriented neighborhood over the long term.

The Hatcher Station Area Plan includes a land use concept plan that defines the primary land use types that comprise the area and recommends appropriate locations for these land use types within the study area. The area of request is along the southern edge of the study area, and as such, the land use concept plan does not designate a land use type for the property. However, it should be noted that immediately adjacent property fronting onto 2nd Avenue, as well as property on the other side of Garden Lane, is identified as appropriate for the main street land use type. This type is intended to concentrate pedestrian activity along a walkable corridor with places for living, working, and shopping.

While a denser residential use such as a duplex may be appropriate within the main street land use type, it may not be appropriate for the existing residential lots fronting onto Garden Lane, or for much of the surrounding neighborhood.

South Dallas/Fair Park Economic Development Plan

The area of request is located within the study area of the South Dallas/Fair Park Economic Development Plan. Adopted in 2001, this plan focuses on providing economic development revitalization strategy recommendations for the South Dallas/Fair Park commercial corridor. The study area is located southeast of the I-30 HOV, south of South Haskell Avenue, west of Hatcher Street, east of South Lamar Street and just north of William Blair, Jr. Park. It includes landmarks such as the South Boulevard Park – Park Row Historic District, Fair Park, the Cotton Bowl Stadium, and the Starplex Pavilion.

The two primary goals of the plan are to 1) address impacts of high intensity land uses along commercial corridors in adjacent residential neighborhoods through a Planned Development District; and 2) create economic development strategies to encourage desirable development along the business corridors.

Because the South Dallas/Fair Park Economic Development Plan is principally concerned with economic development along the area's business corridors, it does not easily apply to the applicant's proposal. However, an argument could be made that because the plan is intended to protect existing residential areas, the request for a duplex district in an established single family area is not consistent with this area plan.

Land Use:

	Zoning	Land Use
Site	R-5(A) Subdistrict within PD No. 595	Undeveloped
Northwest	R-5(A) Subdistrict within PD No. 595	Single family
Northeast	NC(E) Subdistrict within PD No. 595	Auto service center, general merchandise or food store greater than 3,500 square feet
Southeast	R-5(A) Subdistrict within PD No. 595	Church
Southwest	R-5(A) Subdistrict within PD No. 595	Single family

Land Use Compatibility:

The area of request is surrounded by single family uses to the northwest and southwest. To the southeast is a church. Immediately northeast along 2nd Avenue are auto service center and general merchandise or food store greater than 3,500 square feet uses. Staff finds the proposes duplex use to be incompatible with the surrounding area, particularly the single family uses to the northwest and southwest.

The request area is currently zoned an R-5(A) Subdistrict within PD No. 595 and is undeveloped. The applicant proposes to develop the property with a duplex, which is not permitted under the current zoning district. To accomplish this, they request a D(A) Subdistrict within PD No. 595, which would permit the use by right. As can be seen in the development standards comparison table below, the allowance of this additional residential use is one of the primary differences between the existing and proposed subdistricts.

Another major difference with the requested D(A) Subdistrict is a front yard setback of 25 feet, rather than the 20 feet required under the current R-5(A) Subdistrict. Per Sec. 51A-4.401(a)(6), if a blockface is divided by two or more zoning districts, the front yard for the entire blockface must comply with the requirements of the district with the greatest front yard requirement. This would make the lots zoned an R-5(A) Subdistrict subject to the 25-foot front setback of the D(A) Subdistrict, which may create a nonconformity for any existing structures within this new setback.

Staff does not support the applicant's request because it would establish an isolated D(A) Subdistrict on a single lot, along a residential street that is otherwise zoned an R-5(A) Subdistrict, and in a residential neighborhood that is also zoned an R-5(A) Subdistrict. This isolated D(A) Subdistrict and the proposed duplex use would be out of character with the surrounding zoning and land uses, which are predominantly single family. It would also make the lots along this blockface zoned an R-5(A) Subdistrict subject to a greater front setback than what is currently required, which may create nonconforming structures on these lots.

However, staff acknowledges several goals and policies from the comprehensive plan and Neighborhood Plus plan that encourage the construction of more housing units and the removal of barriers to more diverse and affordable housing options, including duplexes. Ultimately, staff's recommendation of this request is denial because it is incompatible on the basis of zoning and land use. Nonetheless, staff recognizes the conflict between protecting existing single family areas and eliminating barriers to providing more medium density residential.

Development Standards

Following is a comparison of the development standards of the current R-5(A) Subdistrict and the proposed D(A) Subdistrict.

District	Setback		Density	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: R-5(A) in PD No. 595	20'*	5'	1 du/5,000 sf	30'	45%		Single family
Proposed: D(A) in PD No. 595	25'*	SF: 5' Duplex: 10' Other: 10'	1 du/3,000 sf 6,000 sf min lot size	36'	60%		Duplex and single family

* Per Sec. 51A-4.401(a)(6), if a blockface is divided by two or more zoning districts, the front yard for the entire blockface must comply with the requirements of the district with the greatest front yard requirement.

Landscaping:

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a duplex is two spaces per dwelling unit. The applicant would be required to comply with standard parking ratios at permitting.

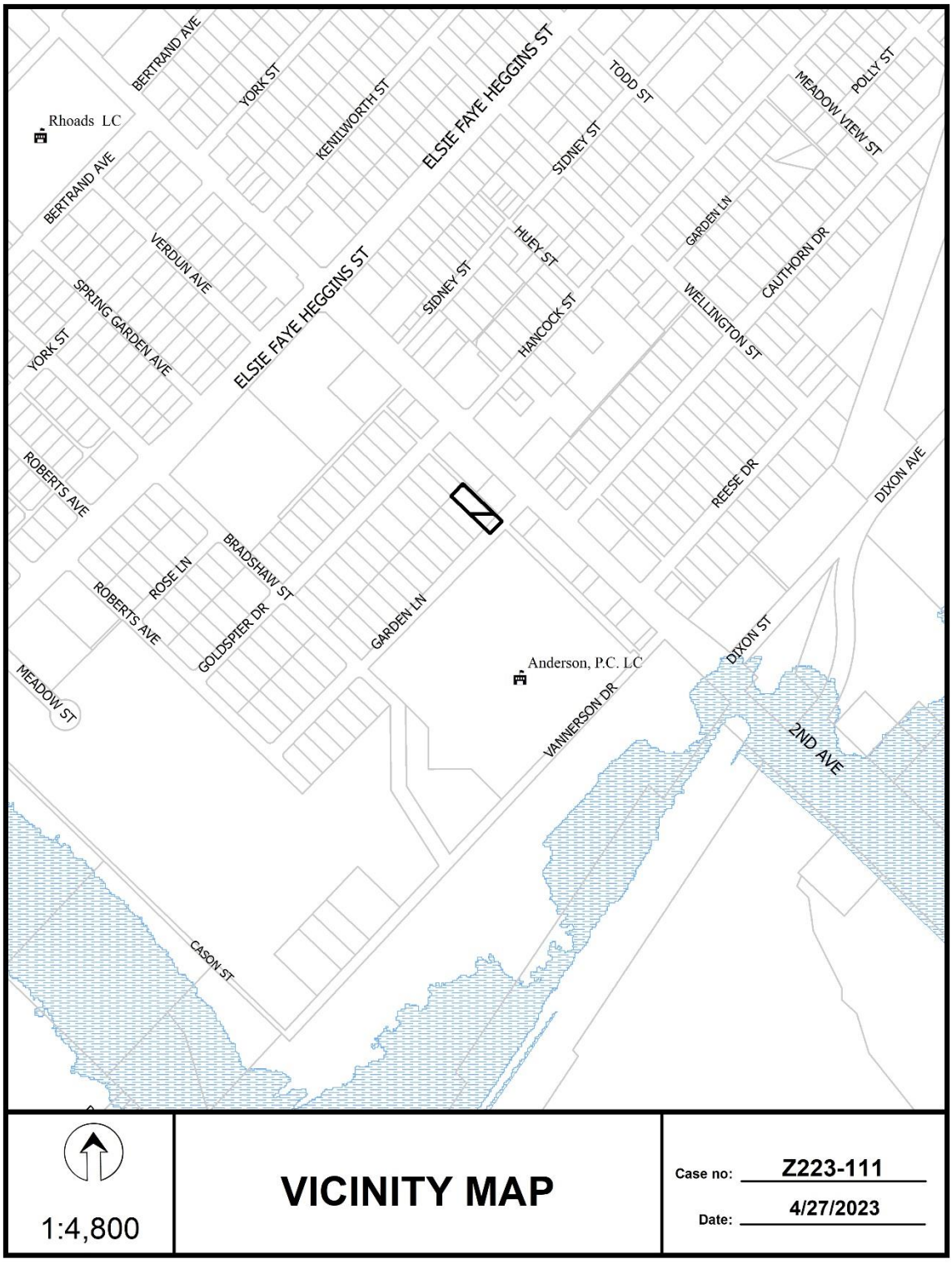
Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is not currently within an MVA cluster but immediately abuts an "I" MVA cluster to the west and southwest. There are other "I" MVA clusters to the northwest, north, and northeast.

List of Officers

Murai Homes LLC

Mustafa Jawadwala, Senior Managing Partner
Raiqah Jawadwala, Partner

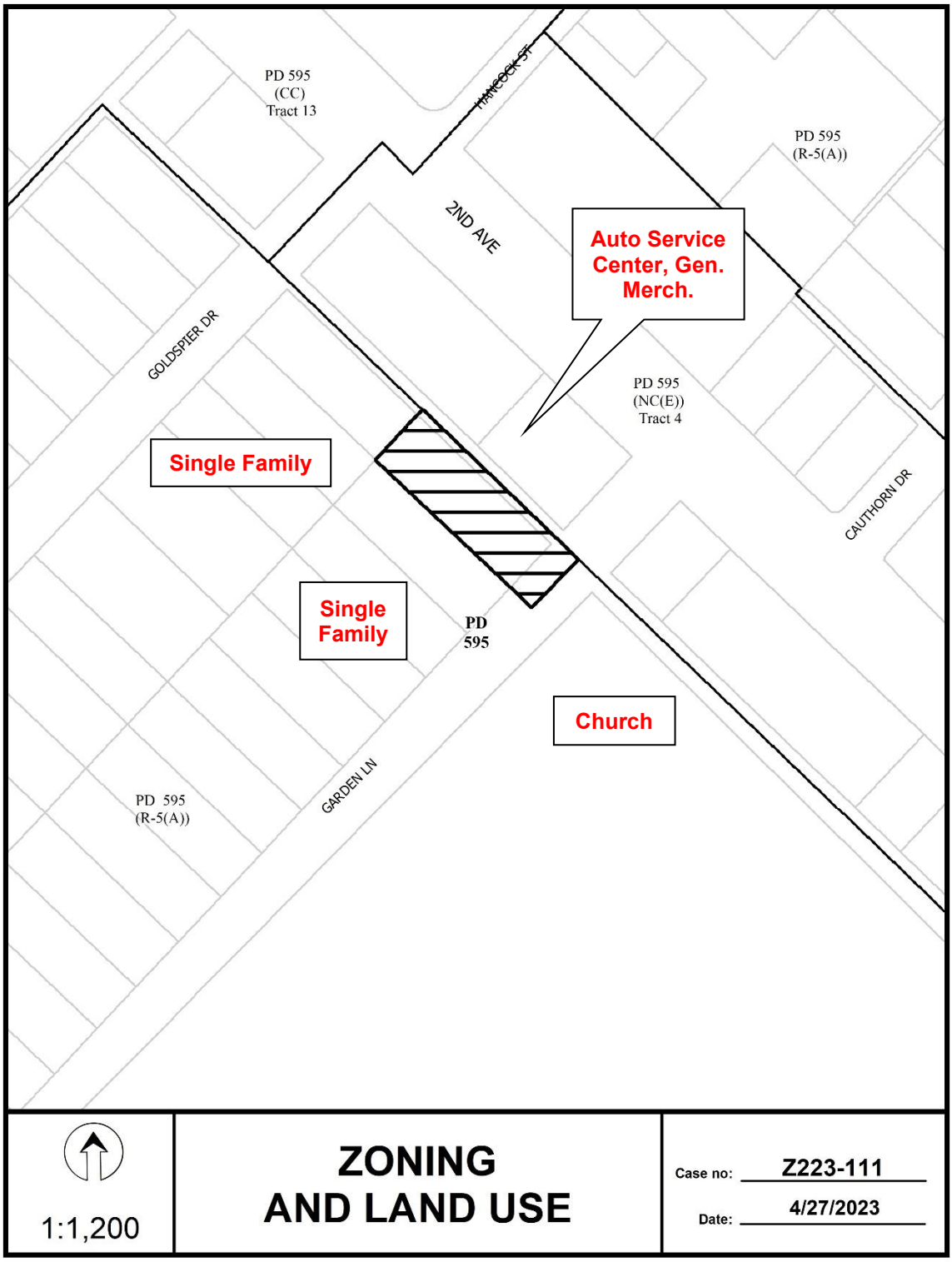

BERTRAND AVE
YORK ST
KENILWORTH ST
ELSIE FAYE HEGGINS ST
TODD ST
MEADOW VIEW ST
POLLY ST
Rhoads LC
BERTRAND AVE
SIDNEY ST
VERDUN AVE
SPRING GARDEN AVE
YORK ST
ELSIE FAYE HEGGINS ST
SIDNEY ST
HUEY ST
HANCOCK ST
GARDEN LN
CAUTHORN DR
WELLINGTON ST
ROBERTS AVE
REESE DR
DIXON AVE
ROSE LN
BRADSHAW ST
ROBERTS AVE
GOLDSPIER DR
GARDEN LN
Anderson, P.C. LC
DIXON ST
MEADOW ST
VANNERSON DR
2ND AVE
CASON ST
1:4,800
VICINITY MAP
Case no: Z223-111
Date: 4/27/2023

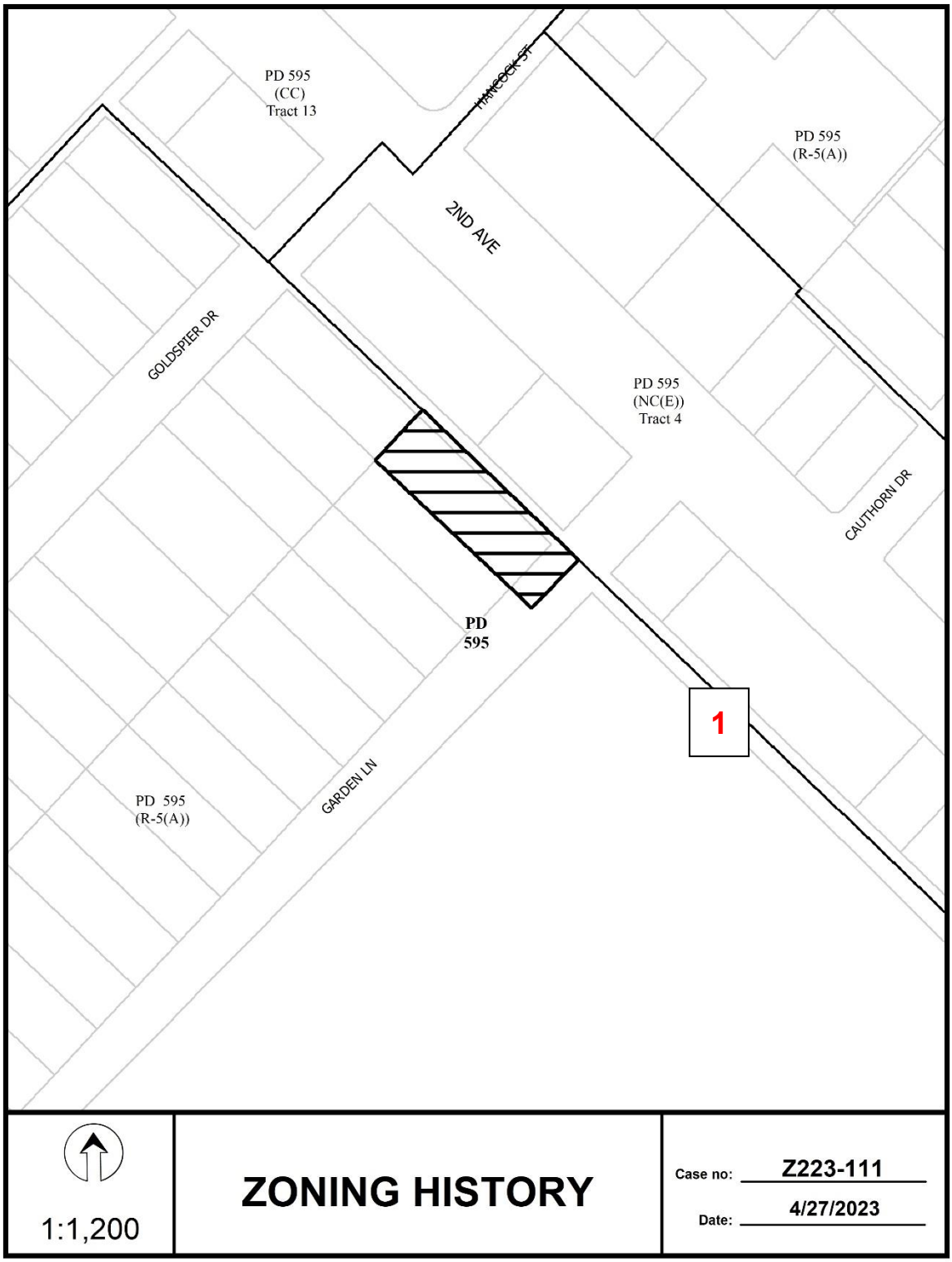
1:1,200

AERIAL MAP

Case no: Z223-111

Date: 4/27/2023


PD 595
(CC)
Tract 13
HANCOCK ST
PD 595
(R-5(A))
2ND AVE
Auto Service
Center, Gen.
Merch.
GOLDSPIER DR
PD 595
(NC(E))
Tract 4
Single Family
CAUTHORN DR
Single
Family
PD
595
Church
PD 595
(R-5(A))
GARDEN LN
1:1,200
ZONING
AND LAND USE
Case no: Z223-111
Date: 4/27/2023


PD 595
(CC)
Tract 13
HANCOCK ST
PD 595
(R-5(A))
2ND AVE
GOLDSPIER DR
PD 595
(NC(E))
Tract 4
CAUTHORN DR
PD
595
1
PD 595
(R-5(A))
GARDEN LN
1:1,200
ZONING HISTORY
Case no: Z223-111
Date: 4/27/2023

REED LN
CARPENTER AVE
BERTRAND AVE
2ND AVE
YORK ST
KENILWORTH ST
TODD ST
ELSIE FAYE HEGGINS ST
SIDNEY ST
RACELL ST
POLLY ST
MEADOW VIEW ST
VERDUN AVE
SPRING GARDEN AVE
HUEY ST
WELLINGTON ST
GARDEN LN
CAUTHORN DR
HANCOCK ST
ROBERTS AVE
Z223-111
REESE DR
DIXON AVE
BRADSHAW ST
ROSE LN
GOLDSPIER DR
MEADOW ST
DIXON ST
VANNERSON DR
CASON ST
Market Value Analysis
A
B
C
D
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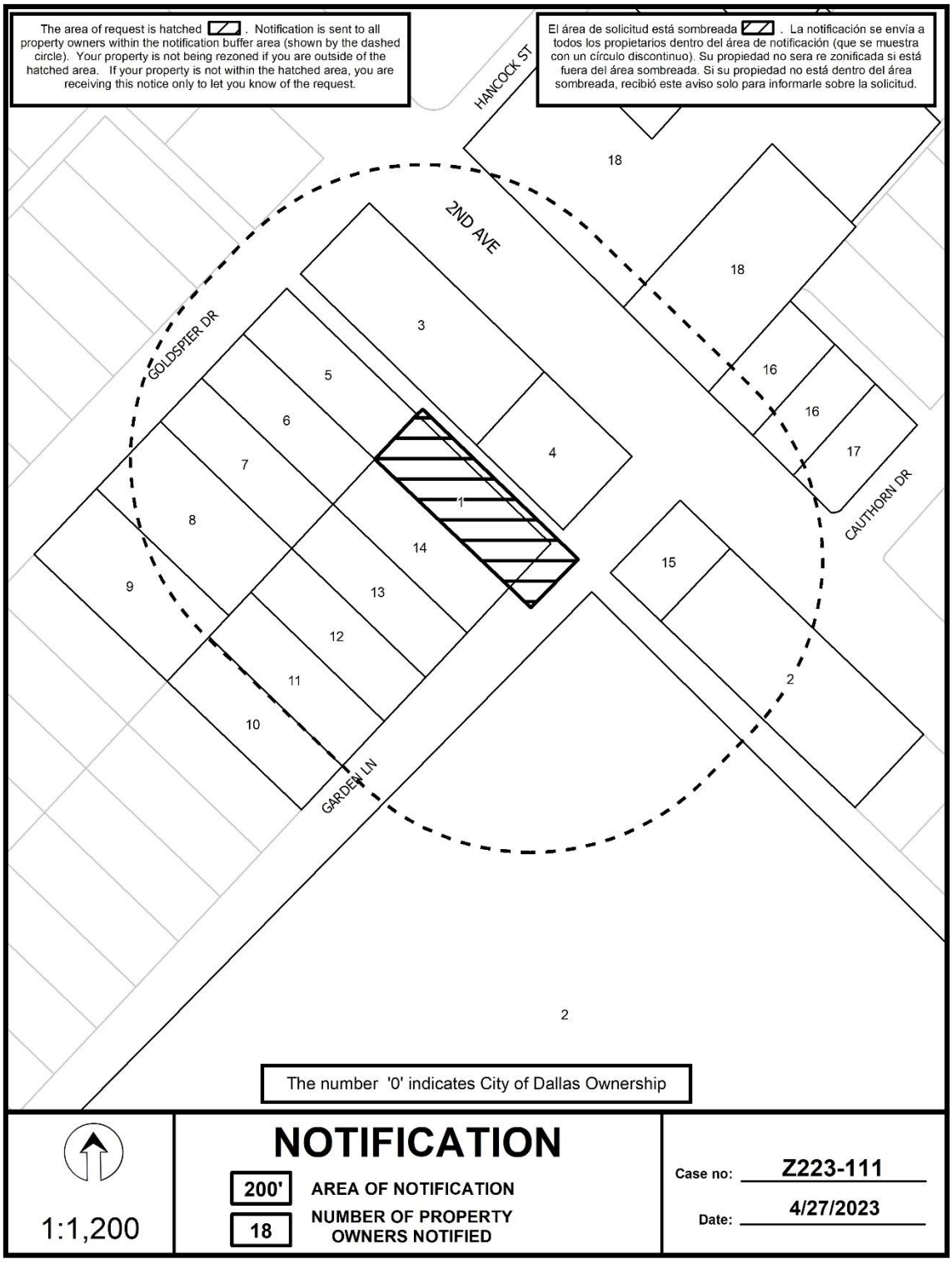
G
H
I
NA
1:4,800
Market Value Analysis
Printed Date: 4/27/2023


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.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
HANCOCK ST
2ND AVE
GOLDSPIER DR
CAUTHORN DR
GARDEN LN
18
18
3
5
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8
9
4
1
14
13
12
11
10
16
16
17
15
2
2
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
18
NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: Z223-111
Date: 4/27/2023

04/27/2023

Notification List of Property Owners

Z223-111

18 Property Owners Notified

Label #	*Address*		*Owner*
1	3411	GARDEN LN	SIMS GEORGE
2	3400	GARDEN LN	WATERMARK SOUTH DALLAS LLC
3	4915	S 2ND AVE	KRISHNA MIA LLC
4	4919	2ND AVE	Taxpayer at
5	3410	GOLDSPIER DR	DURAN ANGEL MARTINEZ &
6	3406	GOLDSPIER DR	Taxpayer at
7	3402	GOLDSPIER DR	LBK STARR REALTY LLC
8	3334	GOLDSPIER DR	Taxpayer at
9	3330	GOLDSPIER DR	Taxpayer at
10	3331	GARDEN LN	ROLFE LEVESTER JR
11	3335	GARDEN LN	KELLY JACKSON &
12	3339	GARDEN LN	ROBINSON JIMMY T
13	3403	GARDEN LN	SWEET TIMOTHY
14	3407	GARDEN LN	AGUIRRE VICTORIA CARIAS
15	5003	2ND AVE	WATERMARK SOUTH DALLAS LLC
16	4922	S 2ND AVE	OLUSANYA KIM
17	4930	2ND AVE	BURNETT JIMMY
18	4910	2ND AVE	LEVINGSTON JOSEPH

Agenda Information Sheet

File #: 23-1371 **Item #:** 18.

AGENDA DATE: May 18, 2023

COUNCIL DISTRICT(S): 7

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned an CS Commercial Service District with an H/33 Fair Park Historic District Overlay, on the west line of Pennsylvania Avenue, north of Gaisford Street.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional two ten-year periods, subject to a site/elevation plan and conditions.
Applicant: State Fair of Texas, Inc.
Representative: Doug Henderson
Planner: Andreea Udrea
Council District: 7
Z223-134(AU)

powered by Legistar™

CITY PLAN COMMISSION **THURSDAY, MAY 18, 2023**

Planner: Andreea Udrea, PhD, AICP

FILE NUMBER: Z223-134(AU) **DATE FILED:** November 16, 2022

LOCATION: West line of Pennsylvania Avenue, north of Gaisford Street

COUNCIL DISTRICT: 7

SIZE OF REQUEST: Approx. 0.026 Acres **CENSUS TRACT:** 48113020300

OWNER/APPLICANT: State Fair of Texas, Inc.

REPRESENTATIVE: Doug Henderson

REQUEST: An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned a CS Commercial Service District with an H/33 Fair Park Historic District Overlay.

SUMMARY: The purpose of this request is to allow for a new tower/antenna for cellular communication to exceed the residential proximity slope.

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

CS Commercial Service
https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-77205

H/33 Fair Park Historic District Overlay
https://dallascityhall.com/departments/sustainabledevelopment/historicpreservation/Pages/fair_park.aspx

BACKGROUND INFORMATION

- The site is located within a CS Commercial Service zoning district and within H/33 Fair Park Historic District Overlay. The request site is located within Fair Park property.

- Within a CS zoning district, a monopole cellular tower is allowed by right, but is subject to a Specific Use Permit if the tower height exceeds the residential proximity slope. The proposed height for the monopole tower is 110 feet. The RPS would limit the height of the tower to 90 feet in height.

- The installation of the proposed structure has been approved by the State Fair Historical District Task Force, and a Certificate of Appropriateness has been approved by the Dallas Historical Landmark Commission on October 3, 2022.

Zoning History

There have been three zoning change requests in the surrounding area in the past (5) five years.

1. Z201-217: On June 23, 2021, City Council approved Specific Use Permit No. 2218 for a local utility use limited o utility services, on property zoned MF-2 Multifamily District, on the south line of Bank Street, east of Herndon Drive.

2. Z189-325: On March 25, 2020, City Council approved Planned Development District No. 1031, on property zoned D(A) Duplex District, on the area generally bounded by Fleetwood Street, Schull Street, and Harris Court.

3. **Z212-343:** On September 15, 2022, staff received an application for a Planned Development District for CR Community Retail District uses on property zoned an MF-2(A) Multifamily District, an NS(A) Neighborhood Service District, and a CR Community Retail District, north of the intersection of South Fitzhugh Avenue and Lagow Street. [Under Review]

Transportation

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006, outlining several goals and policies which serve as a framework for assisting in evaluating the applicant's request.

While the Plan does not specifically address telecommunication coverage, the Plan contains goals and policies for stabilization and strengthening of neighborhoods. Staff recognizes that telecommunication is a part of overall access to services and utilities. Therefore, an increase in telecommunication coverage may help achieve the general goals of the Plan.

Land Use:

	Zoning	Land Use
Site	CS Commercial Service District with H/33 Fair Park Historic District Overlay	Fair Park
North	MF-2(A) Multifamily District	Undeveloped
East	CS Commercial Service District with H/33 Fair Park Historic District Overlay	Fair Park
South	CS Commercial Service District with H/33 Fair Park Historic District Overlay	Fair Park
West	CS Commercial Service District with H/33 Fair Park Historic District Overlay	Fair Park

Land Use Compatibility:

The area of request is a roughly 1,150-square-foot portion of a parking lot owned by State Fair of Texas, at the southwest corner of the abandoned North Pennsylvania Avenue and the abandoned Union Pacific Rail Right-of-Way. No building is planned for this site. The property is surrounded by Fair Park parking lots, auxiliary buildings, and storage.

The proposed 110-foot tower is intended to serve the nearby residential areas. The proposed monopole is located 265 feet from the nearest property line of a residential use. The Section 51A4-4.412 Residential Proximity Slope standard would limit the height of the tower to 90 feet. The additional height is requested to improve communications as well as more stable E-911 emergency service for the surrounding area.

The request site is adjacent to a smaller pole that is inadequate structurally to serve as a platform for the proposed antennas. The area to be served by the tower is bounded generally by Interstate 30 on the north, Malcolm X Boulevard on the southwest and Elsie Faye Higgins Street on the southeast. The area is currently served by an antenna platform on an existing Fair Park Tower located on the south side of the Cotton Bowl. About one mile west of Fair Park, another tower partially serves the Fair Park area and generally serves a larger area farther to the west. Similarly, a tower located about a mile northeast of Fair Park partially serves the Fair Park area, while generally serving a larger area to the east. The attached signal strength maps show the three existing sites with and without the operation of the proposed monopole. The areas shaded green indicate levels of service. The areas shaded gray indicate points where improvement is needed.

The proposed site plan and additional schematics are proposed in compliance with the conditions of the approved Certificate of Appropriateness approved by the Landmark Commission. A grey 110-foot monopole with grey antennas mounted at 105-foot level. The ground equipment 50 feet by 23 feet in area, will contain radio cabinets and will be enclosed with a six-foot high chain link fence. Access to the site would be from Pennsylvania Avenue.

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

Staff supports the request because it is not foreseen to be detrimental to any development pattern or safety on nearby properties. The request will also provide increased telecommunication coverage in a dense, centrally located area of the city. Staff also considered the location of the proposed tower, which is at considerable distance from property lines and residential uses. The property is within Fair Park service areas and supportive parking lots, and the general development that is not oriented towards the proposed tower.

Staff supports the applicant's request and recommends a period of ten years with eligibility for automatic renewal for additional ten-year periods to provide reliable telecommunication coverage subject to review of required materials at the time of auto-renewal.

Landscaping:

Landscaping must be provided in accordance with the requirements in Article X, as amended. The site plan indicates a landscape screening on the northeastern demarcation of the site, along the side that is oriented towards the residential areas.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a tower/antenna for cellular communication is one space if the communication tower/antenna has an auxiliary building housing electronic and communication equipment greater than 120 square feet. No auxiliary building is existing/proposed; therefore, no additional parking is triggered by the proposed use.

Market Value Analysis:

Market Value Analysis (MVA) is a tool to aid residents and policymakers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to target intervention strategies more precisely in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is not located within an MVA cluster. Areas further north are located within and "I" MVA cluster.

List of Officers

State Fair of Texas Staff:

SENIOR MANAGEMENT STAFF

Mitchell Glieber
President

Bob Hilbun
General Manager / Senior Vice President

Jaime Navarro
CFO / Senior Vice President / Finance, HR, & IT

Froswa' Booker-Drew, Ph.D.
Vice President / Community Affairs & Strategic Alliances

Karissa Condoianis
Senior Vice President / Public Relations

Rusty Fitzgerald
Senior Vice President / Operations

Jason Hays
Vice President / Brand Experience

Melanie Linnear
Vice President / Concessions

Daryl Real
Senior Vice President / Agriculture & Livestock

Jennifer Schuder
Senior Vice President / Marketing

List of Officers

State Fair of Texas Volunteer Leadership:

BOARD OF DIRECTORS

Gina Norris
Board Chair

Robert "Bobby" Abtahi
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Wendy Lopez
Steven Mancillas
Alyssa G. Martin
Frank Mihalopoulos
James M. Moroney, III
William J. (Bill)
O'Dwyer
James C. Roberts
Bruce A. Sifford
Mary Suhm

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this SUP is a tower/antenna for cellular communication.

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

3. HEIGHT: Use and development of the Property are limited to a height of 110 feet, measured to top of structure.

4. COLLOCATION**:** Any tower/antenna for cellular communication must be constructed to support the antenna arrays for at least two other wireless communications carriers and the tower/antenna for cellular communication must be made available to other communication carriers upon reasonable terms.

Applicant request:

5. TIME LIMIT: This specific use permit expires …. (30 years from the passage of this ordinance).

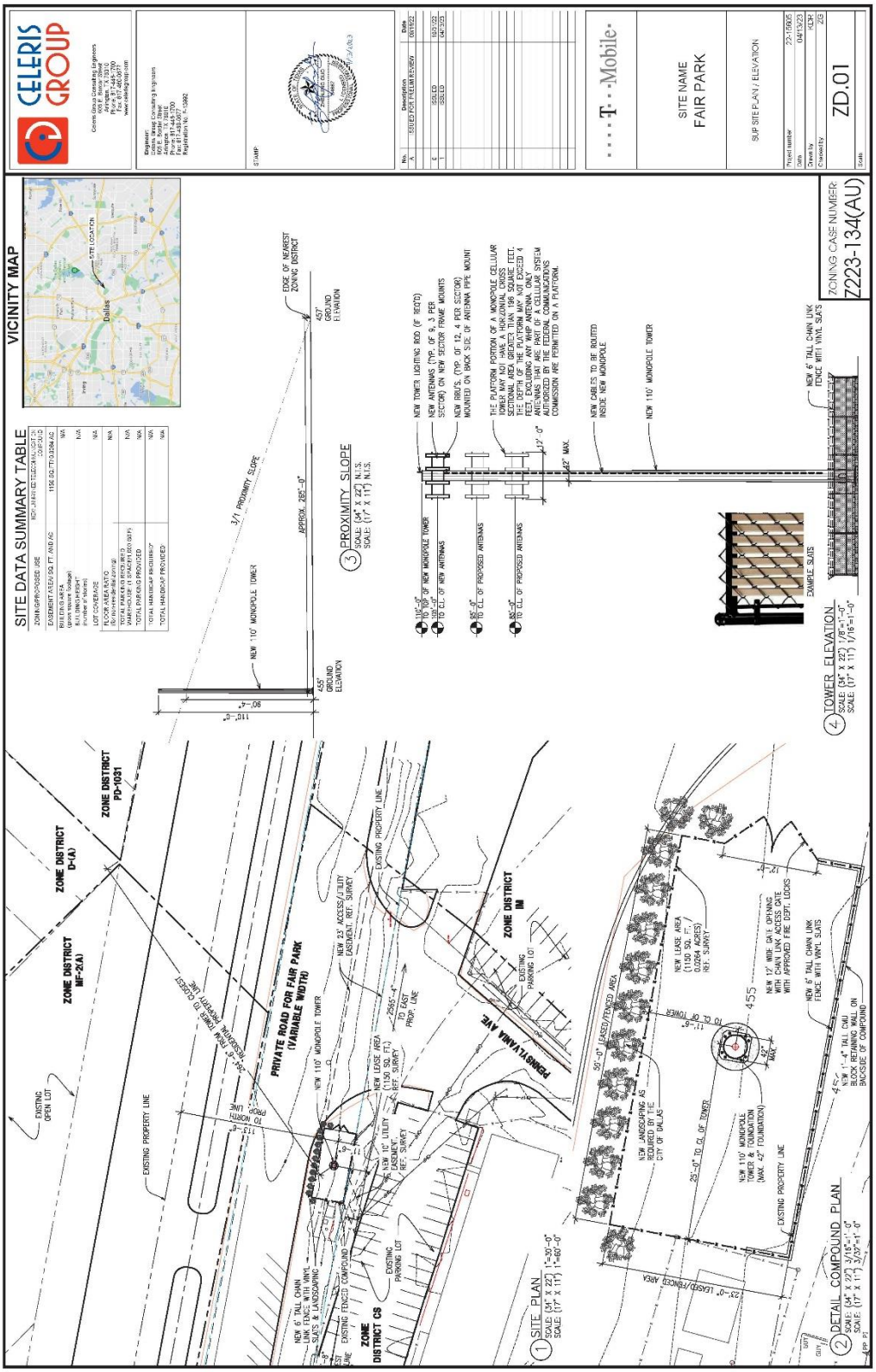
Staff recommendation:

5. TIME LIMIT: This specific use permit expires …. (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 application for automatic renewal must be filed after the 18th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for application for automatic renewal is strictly enforced.)

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

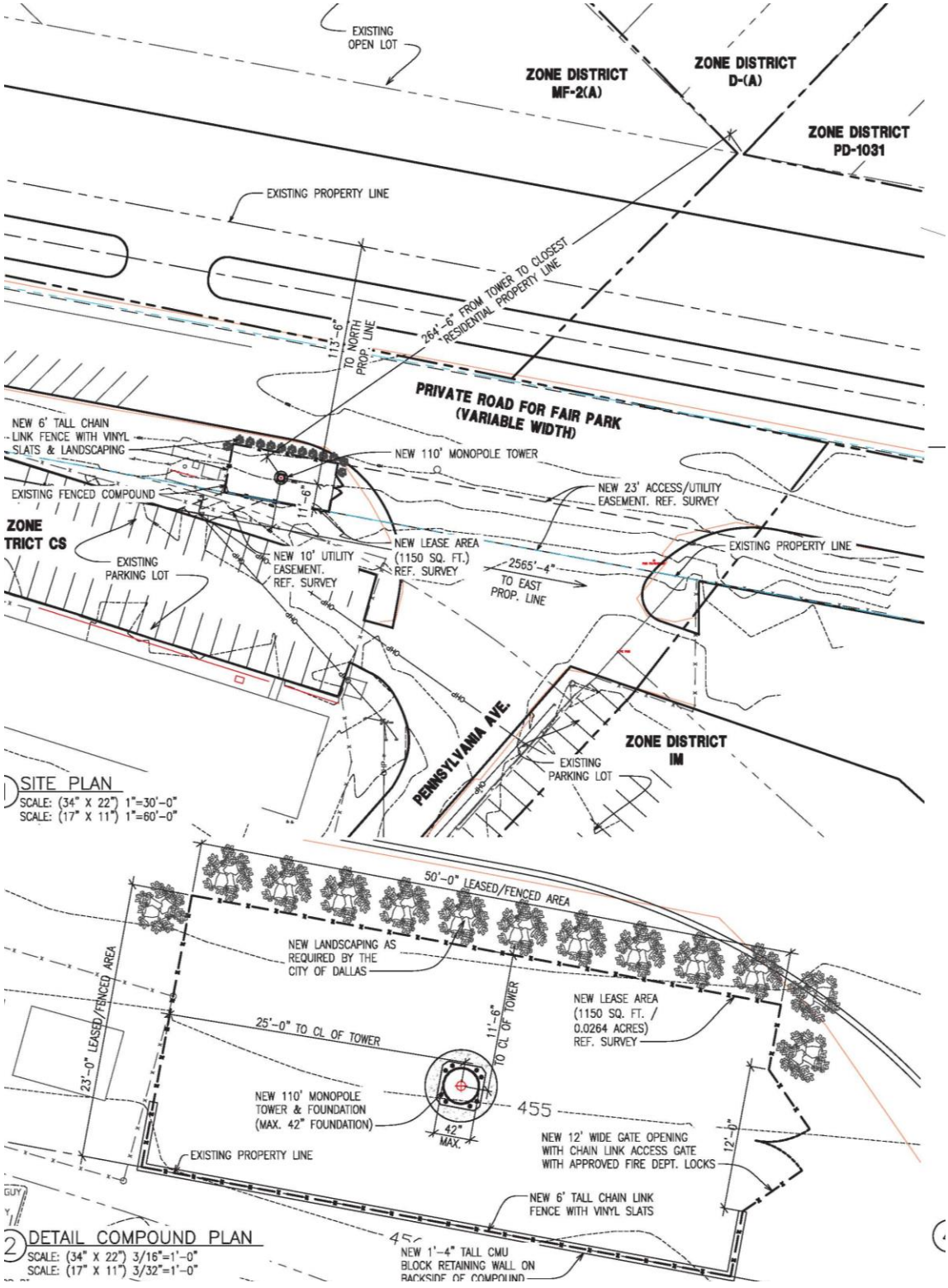
7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED SUP SITE PLAN / ELEVATION



PROPOSED SUP SITE PLAN / ELEVATION

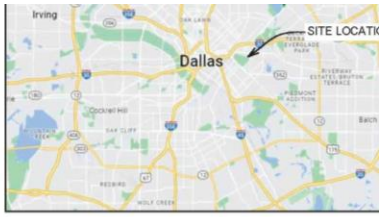
(enlarged view)

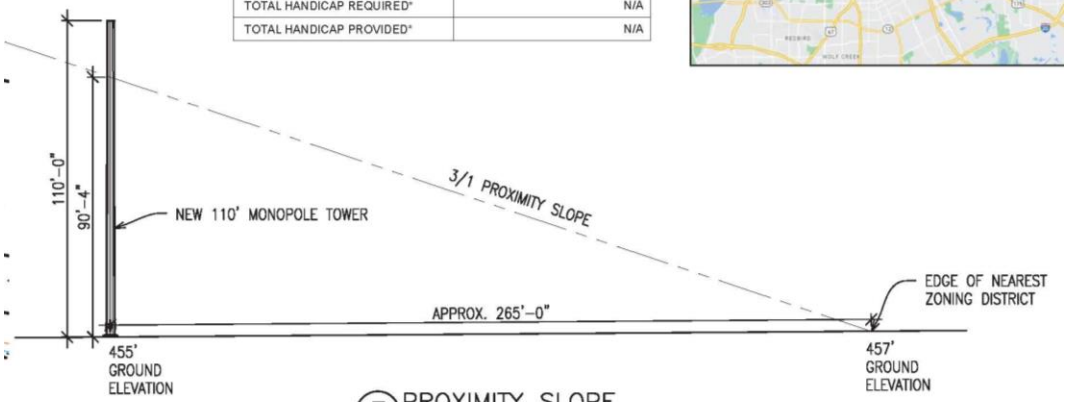


PRPOSED SUP SITE PLAN / ELEVATION

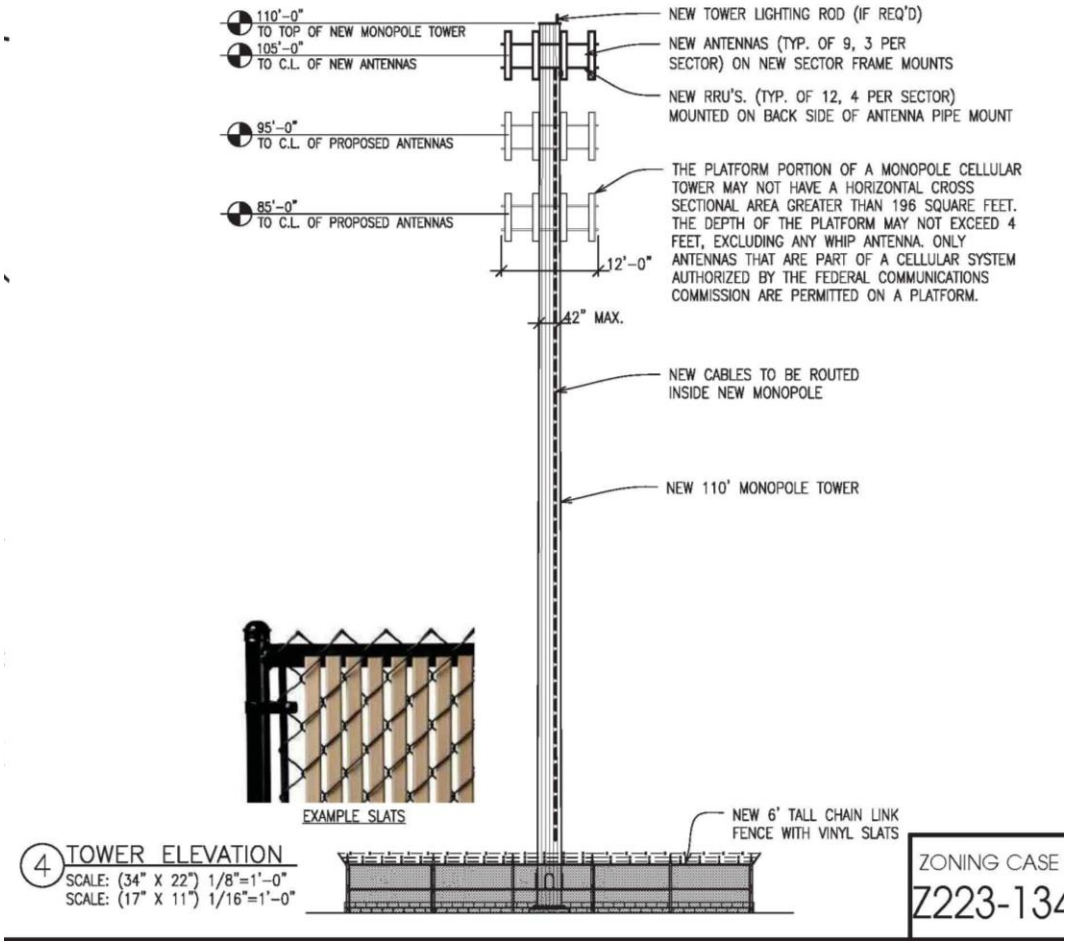
(focus on elevation)

(number of stories)	N/A
LOT COVERAGE	N/A
FLOOR AREA RATIO (for non-residential zoning)	N/A
TOTAL PARKING REQUIRED WAREHOUSE: (1 SPACE/1,000 GSF)	N/A
TOTAL PARKING PROVIDED	N/A
TOTAL HANDICAP REQUIRED*	N/A
TOTAL HANDICAP PROVIDED*	N/A





3 PROXIMITY SLOPE
SCALE: (34" X 22") N.T.S.
SCALE: (17" X 11") N.T.S.

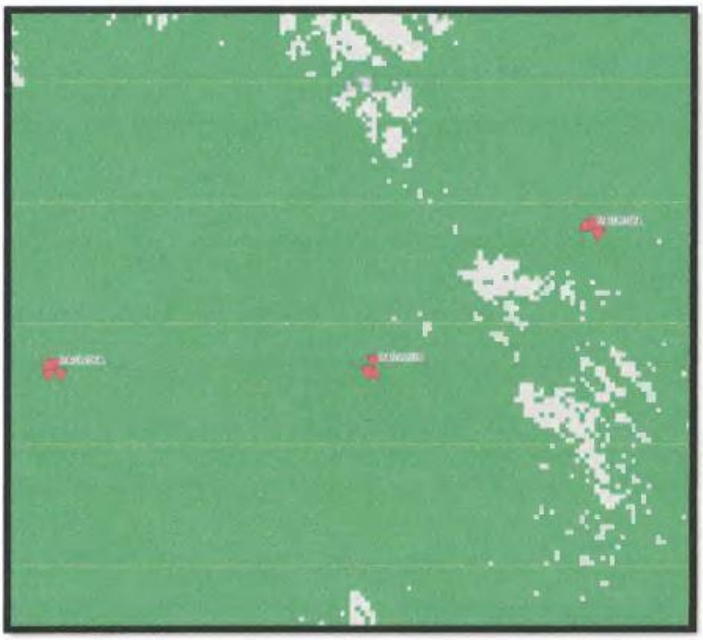


4 TOWER ELEVATION
SCALE: (34" X 22") 1/8"=1'-0"
SCALE: (17" X 11") 1/16"=1'-0"

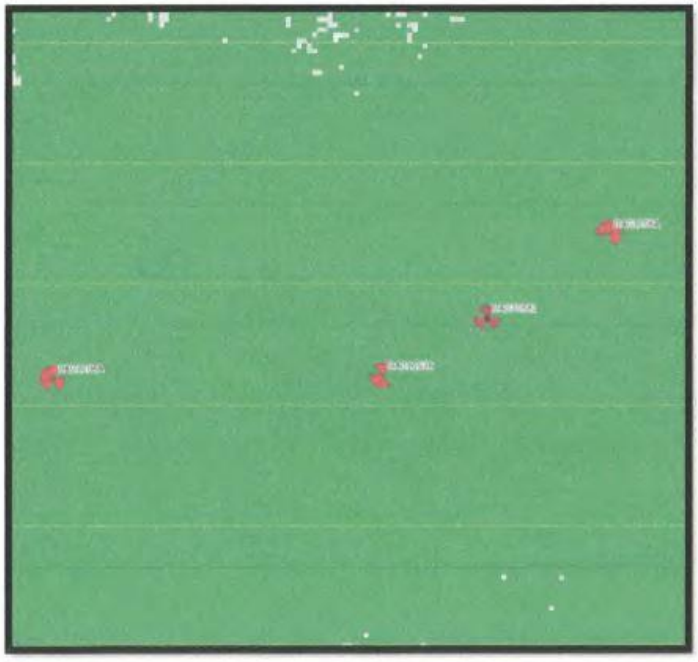
ZONING CASE
Z223-134

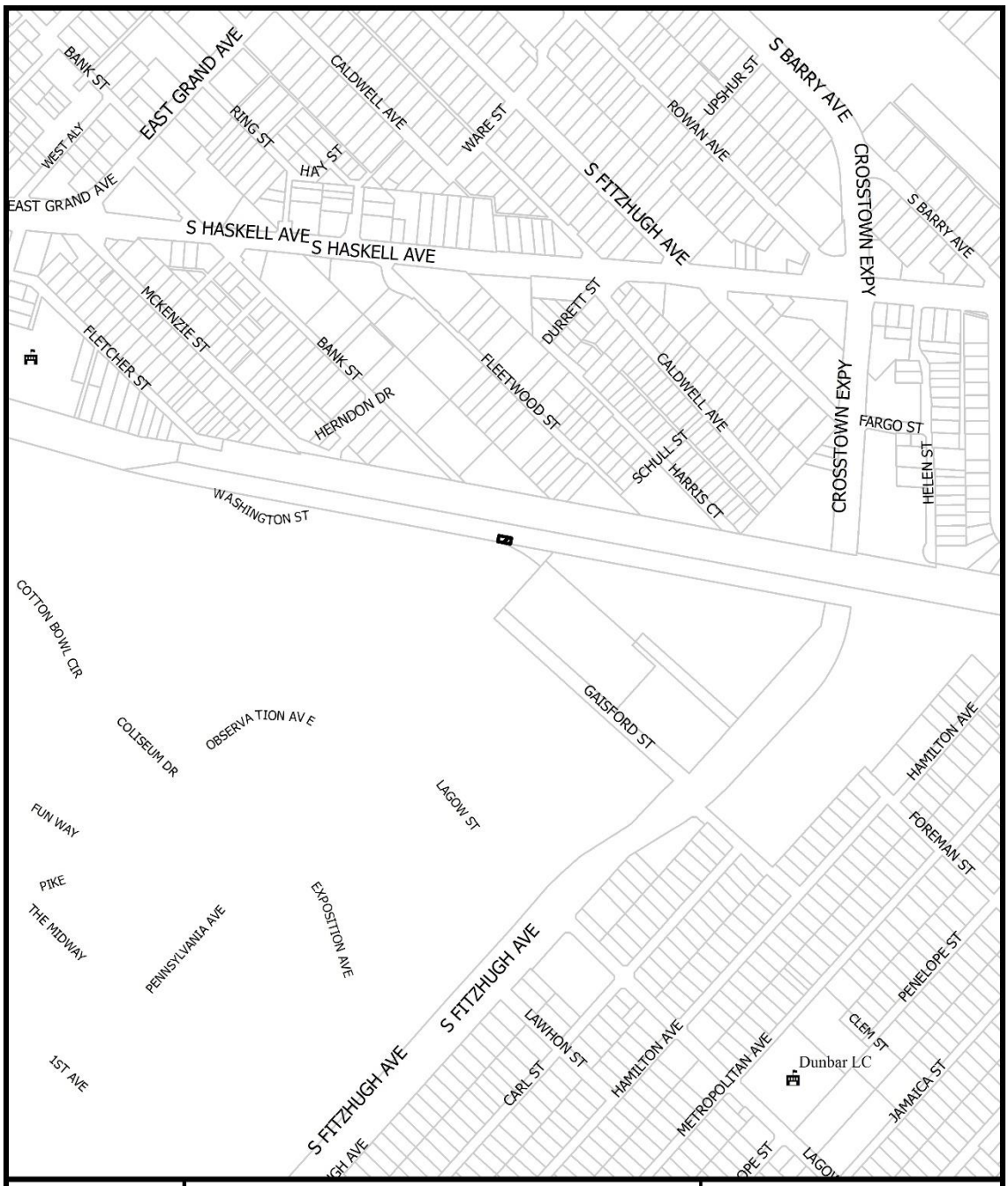
COVERAGE MAPS
(FOR INFORMATION PURPOSES ONLY)

COVERAGE WITHOUT FITZHUGH



COVERAGE WITH FITZHUGH





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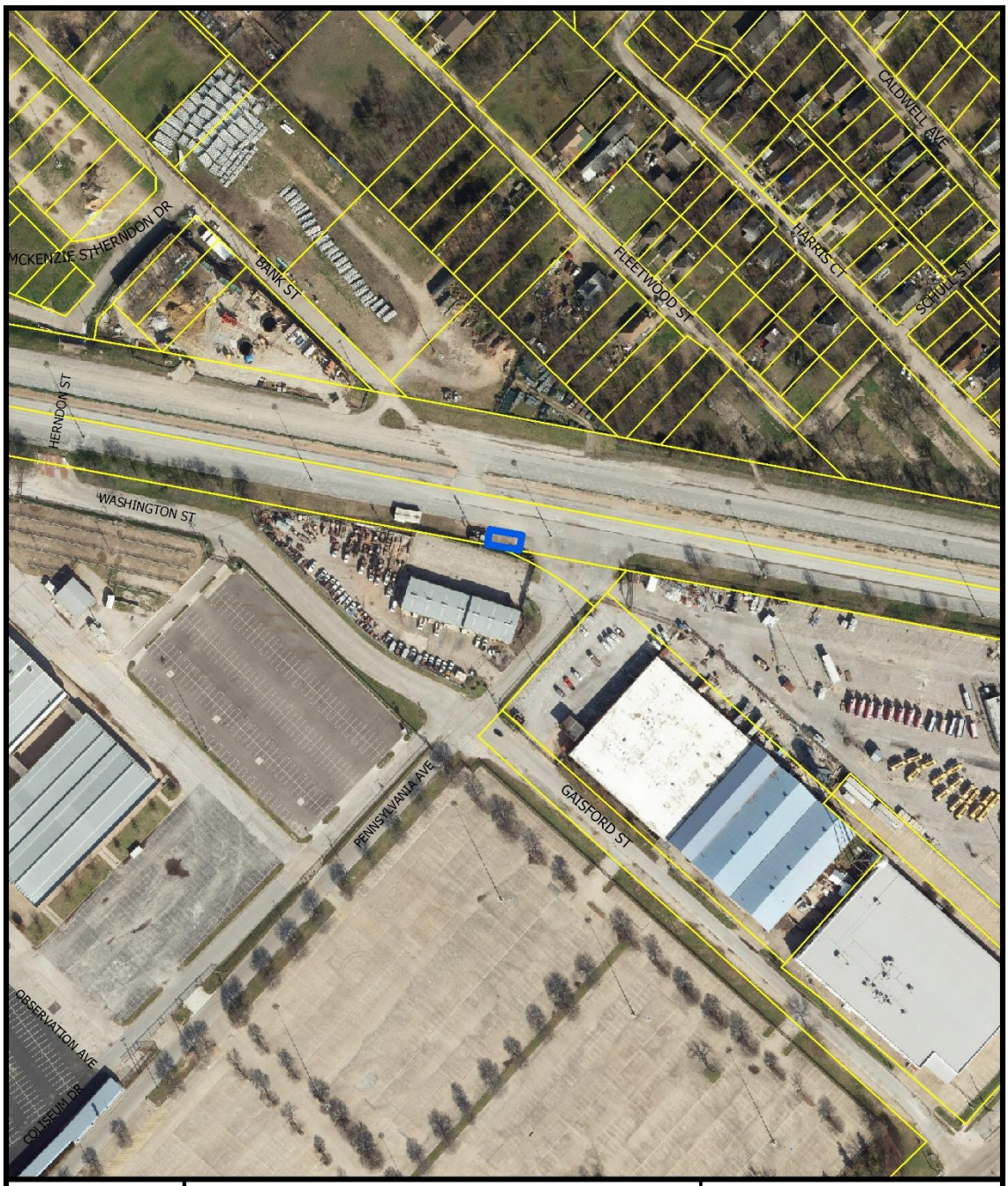
VICINITY MAP

Case no: Z223-134

Date: 4/27/2023



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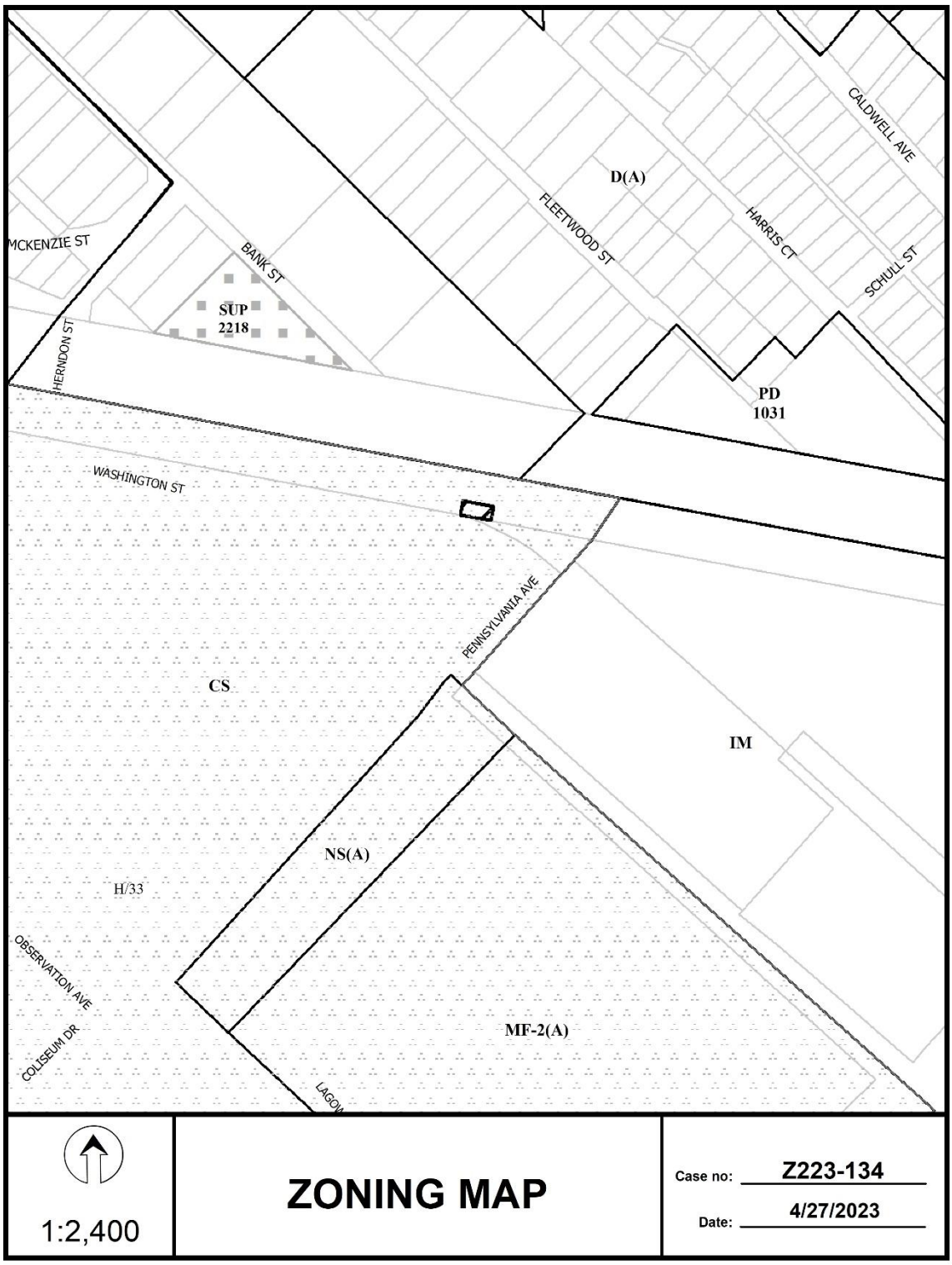
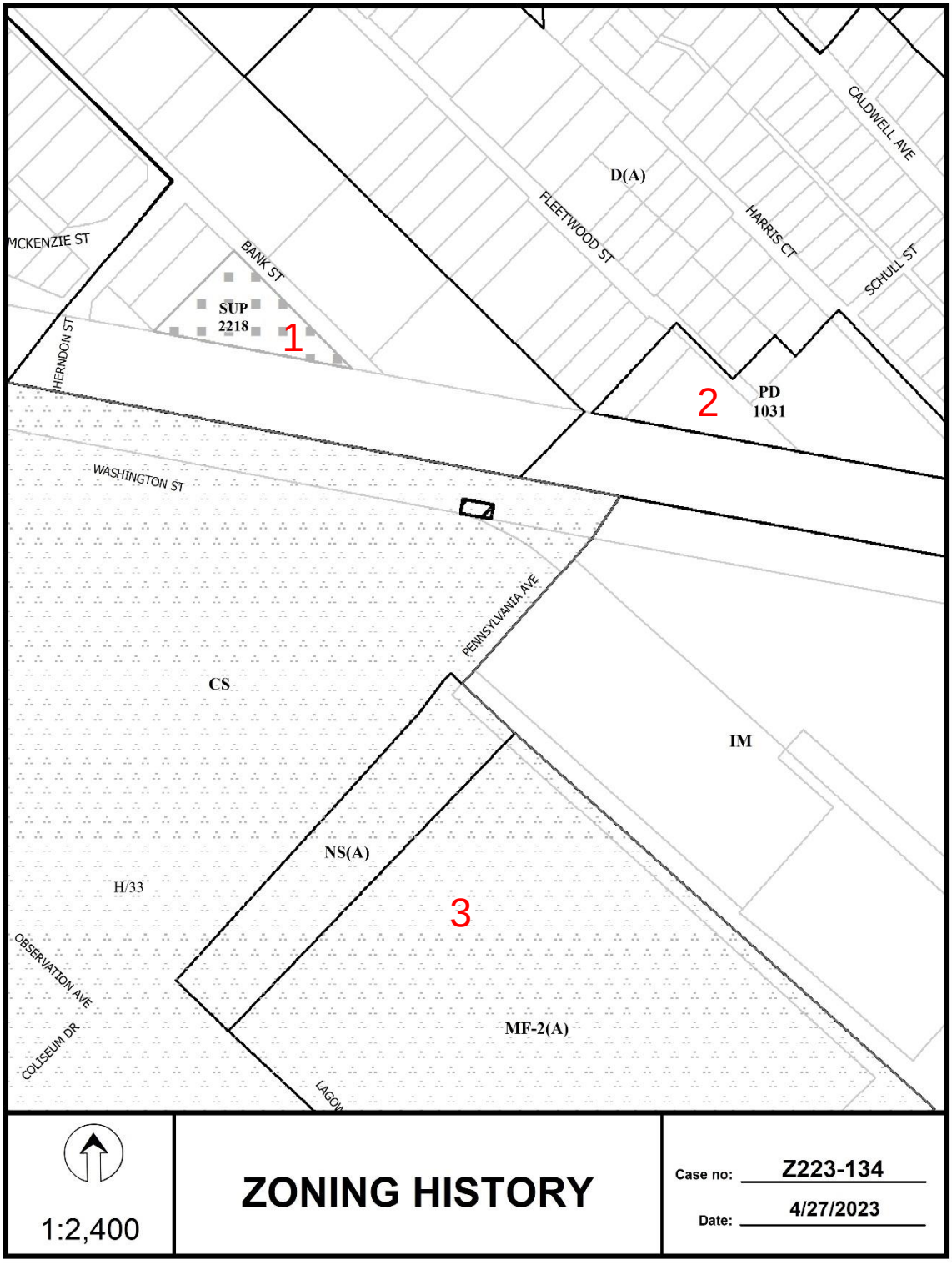
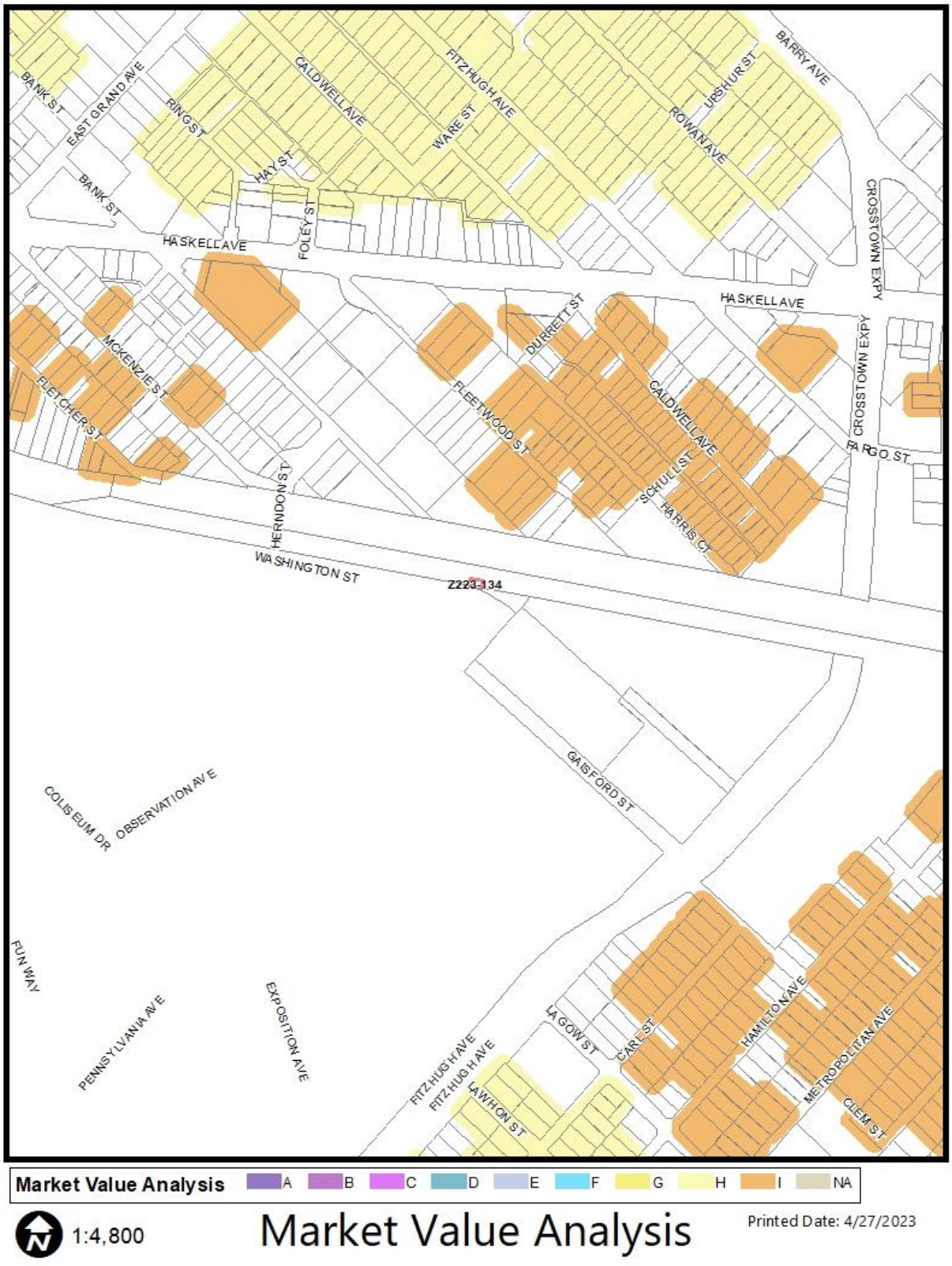
AERIAL MAP

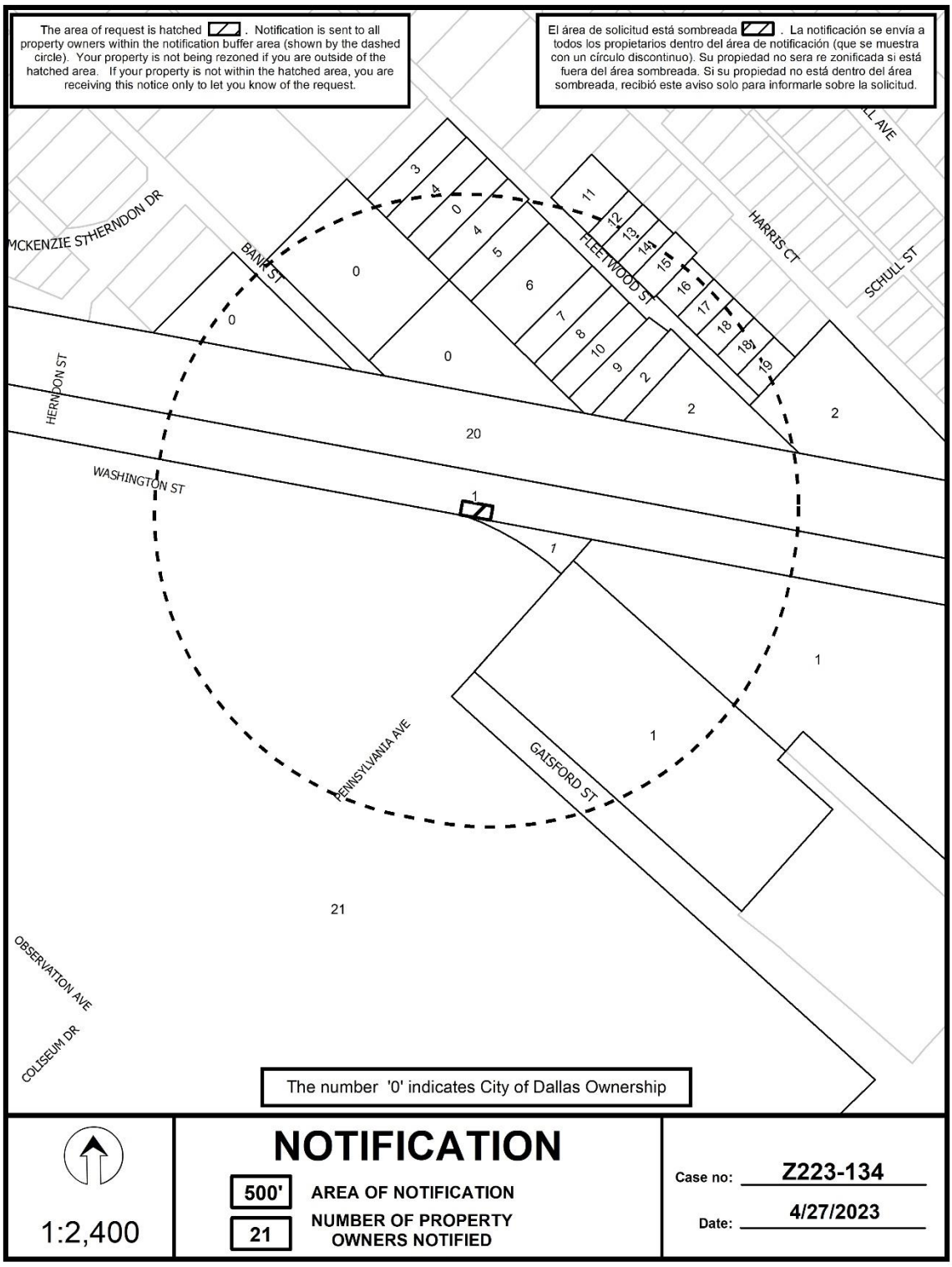
Case no: Z223-134

Date: 4/27/2023


D(A)
CALDWELL AVE
FLEETWOOD ST
HARRIS CT
SCHULL ST
MCKENZIE ST
BANK ST
SUP
2218
HERNDON ST
PD
1031
WASHINGTON ST
PENNSYLVANIA AVE
CS
IM
NS(A)
H/33
OBSERVATION AVE
COLISEUM DR
MF-2(A)
LAGOM
1:2,400
ZONING MAP
Case no: Z223-134
Date: 4/27/2023


MCKENZIE ST
BANK ST
SUP
2218
1
HERNDON ST
D(A)
FLEETWOOD ST
HARRIS CT
CALDWELL AVE
SCHULL ST
2
PD
1031
WASHINGTON ST
PENNSYLVANIA AVE
CS
IM
NS(A)
H/33
3
OBSERVATION AVE
COLISEUM DR
MF-2(A)
LAGOON
1:2,400
ZONING HISTORY
Case no: Z223-134
Date: 4/27/2023


BANK ST
EAST GRAND AVE
RING ST
CALDWELL AVE
FITZHUGH AVE
WARE ST
ROWAN AVE
URSHUR ST
BARRY AVE
HAY ST
FOLEY ST
HASKELL AVE
CROSSTOWN EXPY
DURRETT ST
MCKENZIE ST
FLETCHER ST
FLEETWOOD ST
SCHULL ST
HARRIS CT
FARGO ST
HERNDON ST
WASHINGTON ST
Z223-134
GASFORD ST
COLISEUM DR
OBSERVATION AVE
FUN WAY
PENNSYLVANIA AVE
EXPOSITION AVE
LAWHON ST
LAGOW ST
CARL ST
HAMILTON AVE
METROPOLITAN AVE
CLEM ST
Market Value Analysis
A
B
C
D
E
F
G
H
I
NA
1:4,800
Market Value Analysis
Printed Date: 4/27/2023


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.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
MCKENZIE ST
HERNDON DR
BANK ST
FLEETWOOD ST
HARRIS CT
SCHULL ST
HERNDON ST
WASHINGTON ST
PENNSYLVANIA AVE
GAISFORD ST
OBSERVATION AVE
COLISEUM DR
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
21
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z223-134
Date: 4/27/2023

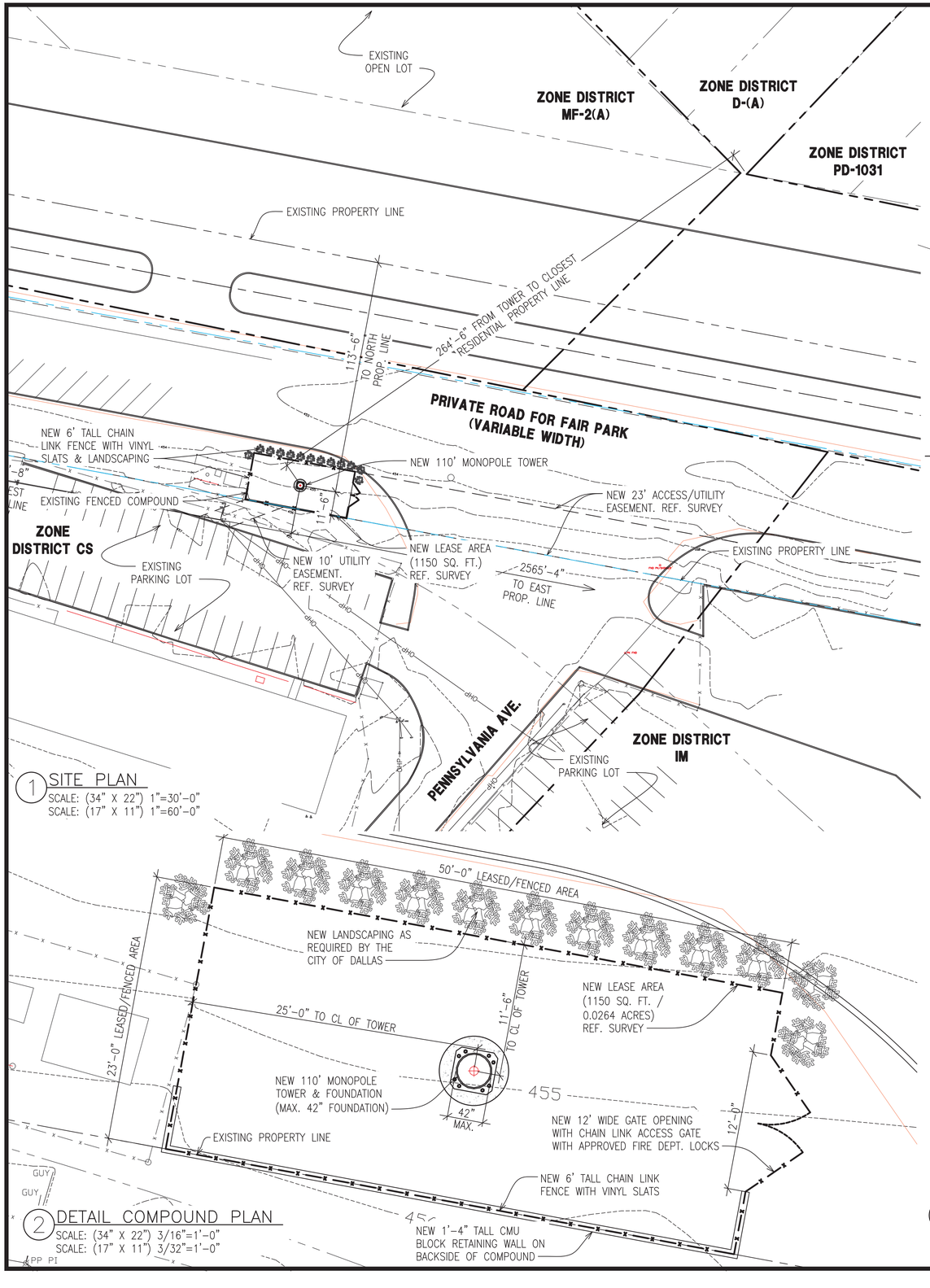
04/27/2023

Notification List of Property Owners

Z223-134

21 Property Owners Notified

Label #	*Address*		*Owner*
1	4500	PENNSYLVANIA AVE	STATE FAIR OF TEXAS INC
2	1625	FLEETWOOD ST	JUBILEE PARK & COMMUNITY CENTER
3	1527	FLEETWOOD ST	GSI PORTFOLIO LLC
4	1529	FLEETWOOD ST	OLVERA MIRNA ELVIA
5	1601	FLEETWOOD ST	WORKS G W & CO
6	1611	FLEETWOOD ST	HUTCHINSON BARBARA
7	1613	FLEETWOOD ST	REIGER ASSN 90-I LTD
8	1617	FLEETWOOD ST	MUNIZ JOAQUINA
9	1623	FLEETWOOD ST	BROWN BEULAH EST OF
10	1621	FLEETWOOD ST	WALKER DEBRA C
11	1606	FLEETWOOD ST	RENU PROPERTY INVESTMENTS LLC
12	1608	FLEETWOOD ST	MARTINEZ DAVID ALEJANDRO
13	1610	FLEETWOOD ST	HERNANDEZ GUADALUPE LUCIA
14	1612	FLEETWOOD ST	DEMUNIZ JOAQUINA ARIAS
15	1616	FLEETWOOD ST	MURPHY HOMER
16	1620	FLEETWOOD ST	MURPHY JEFFIE
17	1622	FLEETWOOD ST	MOLICE EMMA EST OF
18	1626	FLEETWOOD ST	GONZALEZ ELVIRA
19	1634	FLEETWOOD ST	JUBILEE PARK & COMMUNITY CENTER
20	401	S BUCKNER BLVD	DART
21	3839	S FITZHUGH AVE	MCA PACE AMPHITHEATERS LP



1 SITE PLAN

SCALE: (34" X 22") 1"=30'-0"
SCALE: (17" X 11") 1"=60'-0"

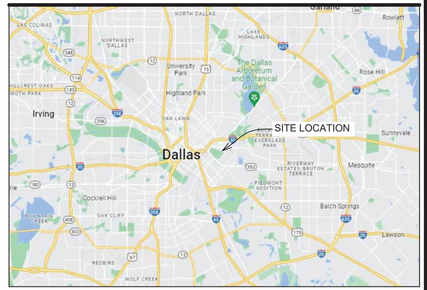
2 DETAIL COMPOUND PLAN

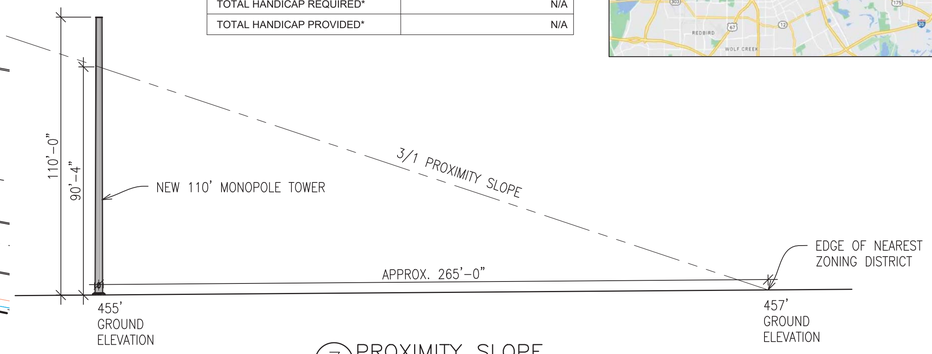
SCALE: (34" X 22") 3/16"=1'-0"
SCALE: (17" X 11") 3/32"=1'-0"

SITE DATA SUMMARY TABLE

ZONING/PROPOSED USE	NEW UNMANNED TELECOMMUNICATION COMPOUND
EASEMENT AREA/ SQ. FT. AND AC	1150 SQ.FT/ 0.0264 AC
BUILDING AREA (gross square footage)	N/A
BUILDING HEIGHT (number of stories)	N/A
LOT COVERAGE	N/A
FLOOR AREA RATIO (for non-residential zoning)	N/A
TOTAL PARKING REQUIRED WAREHOUSE: (1 SPACE/1,000 GSF)	N/A
TOTAL PARKING PROVIDED	N/A
TOTAL HANDICAP REQUIRED*	N/A
TOTAL HANDICAP PROVIDED*	N/A

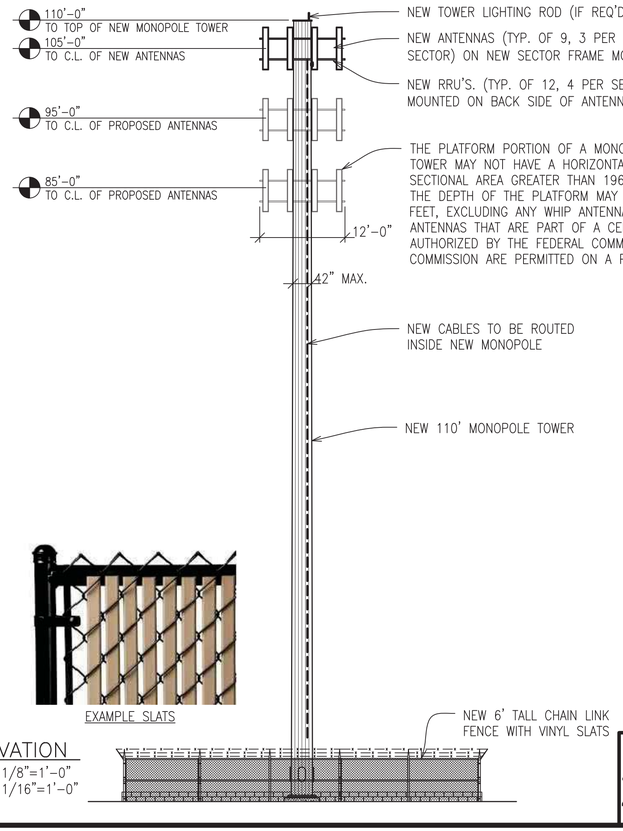
VICINITY MAP





3 PROXIMITY SLOPE

SCALE: (34" X 22") N.T.S.
SCALE: (17" X 11") N.T.S.



EXAMPLE SLATS

4 TOWER ELEVATION

SCALE: (34" X 22") 1/8"=1'-0"
SCALE: (17" X 11") 1/16"=1'-0"

ZONING CASE NUMBER:
Z223-134(AU)

CELERIS GROUP

Celeris Group Consulting Engineers
605 E. Border Street
Arlington, TX 76010
Phone: 817-446-1700
Fax: 817-460-0677
www.celerisgroup.com

Engineer:
Celeris Group Consulting Engineers
605 E. Border Street
Arlington, TX 76010
Phone: 817-446-1700
Fax: 817-460-0677
Registration No: F-13992

STAMP:

STATE OF TEXAS
ZHENJING GUO
84667
LICENSED PROFESSIONAL ENGINEER
4/13/2023

No.	Description	Date
A	ISSUED FOR PRELIM REVIEW	09/16/22
0	ISSUED	10/31/22
1	ISSUED	04/13/23

T-Mobile

SITE NAME
FAIR PARK

SUP SITE PLAN / ELEVATION

Project number	22-15605
Date	04/13/23
Drawn by	KDR
Checked by	ZG

ZD.01

Scale

Agenda Information Sheet

File #: 23-1391 **Item #:** 19.

AGENDA DATE: May 18, 2023

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a Certificate of Appropriateness by Josephine Gonzales of Chandler Signs, Inc., for a 103.5-square-foot illuminated detached sign at 2551 Elm Street (North Good Latimer Expressway frontage).
Staff Recommendation: **Approval.**
Applicant: Josephine Gonzales of Chandler Signs, Inc.
Owner: Epic Dallas Office, GP, Inc.
UA From: April 20, 2023.
Planner: Jason Pool
Council District: 2
2302150016

powered by Legistar™

CITY PLAN COMMISSION **Thursday May 18, 2023**

Planner: Jason Pool

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

DOWNTOWN SPECIAL PROVISION SIGN DISTRICT - PERIMETER SUBDISTRICT

CASE NUMBER: 2302150016 **DATE FILED:** February 15, 2023

LOCATION: 2551 Elm Street (N Good Latimer Expressway frontage) **SIZE OF REQUEST:** 103.5 sq. ft.

COUNCIL DISTRICT: 2 **ZONING:** CA-2(A), PD No. 269, Tract B & H/46

APPLICANT: Josephine Gonzales of Chandler Signs, Inc.

OWNER: Epic Dallas Office, GP, Inc.

TENANT: Westdale Asset Management Group

REQUEST: An application for a Certificate of Appropriateness by Josephine Gonzales of Chandler Signs, Inc., for a 103.5-square-foot illuminated detatched sign at 2551 Elm Street (N Good Latimer Expressway frontage).

SUMMARY: The applicant proposes to install a 103.5-square-foot LED-illuminated detached sign, along the frontage facing N Good Latimer Expressway, bearing the name Epic Deep Ellum with multi-tenant panels.

STAFF RECOMMENDATION: **Approval**

SSDAC RECOMMENDATION: **Approval**

PRIOR CPC ACTION: This item was held under advisement on April 20, 2023.

BACKGROUND:

- The subject site is located in the Downtown Special Provision Sign District within the Perimeter Subdistrict and the Deep Ellum/Near East Side Sign District on property zoned Central Area 2(A) and Planned Development District No. 269, Tract B, the Deep Ellum/Near East Side Special Purpose District. The Knights of Pythias Building, designated as Historic Overlay No. 46, is also located on the subject site. The sign itself is located within the Downtown SPSD on the portion of the property zoned CA-2(A), a business zoning district, just outside of the historic overlay district.

  These regulations are established in: **Sec. 51A-7.300** (Specific details included below).

- The applicant proposes to install a 103.5-square-foot LED-illuminated detached sign, along the frontage facing N Good Latimer Expressway, bearing the name Epic Deep Ellum with multi-tenant panels.

  - The sign is proposed to incorporate the use of an existing detached sign consisting of lollipop-mounted, back-lit, channel letters on a back-lit aluminum base, mounted to a new multi-tenant back-lit sign cabinet. All sign elements are constructed entirely of metal, plastic and LED lighting.

  - On the existing sign, the exterior of the four-inch deep, lollipop-mounted channel letters are painted silver. Each letter has a perforated aluminum face with the inside of each letter painted white and illuminated with white LED. The black aluminum base contains an 11-inch, back-lit, silver aluminum panel with routed-out graphics. The inside of the base is white and will illuminate with white LED. The white illumination will show through the routed-out lettering.

  - The new multi-tenant cabinet will be painted to match the existing sign base. The sign will be back-lit with white LED. Each tenant panel will have a silver metal face with routed-out graphics, so that only the words of the tenant name illuminate.

  - The finished sign will have a five-foot setback and will not exceed nine-foot, nine-inches in height or 10-foot, nine-inches in width.

- The single-sided monument sign is to be installed at the corner of the private drive and Good Latimer Expressway, to be visible to public transit, vehicular, and pedestrian traffic traveling southeast along N Good Latimer Expressway.

- Construction of the proposed sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per Sec. 51A-7.300.

- On April 20, 2023, City Plan Commission moved that this application be held under advisement to May 18, to be re-noticed as located with the Downtown Special Provision Sign District.

51A-7.902 PURPOSE.

The purpose of this division is to regulate both the construction of new signs and the alterations of existing signs with a view towards enhancing, preserving, and developing the unique character of the downtown area while addressing the diversity of businesses and promoting the economy of downtown. The general objectives of this division include those listed in Section 51A-7.101 as well as aesthetic considerations to ensure that signs are appropriate to the architecture of the district, do not obscure significant architectural features of its buildings, and lend themselves to the developing retail and residential uses and the pedestrian character of the area. The district regulations are in large part inspired by the high level of pedestrian activity and the need to maximize effective orientation of signage toward the walking public. (Ord. Nos. 19455; 20167; 21404; 24606)

51A-7.304 DETACHED SIGNS.

Detached signs are permitted in business zoning districts as follows:

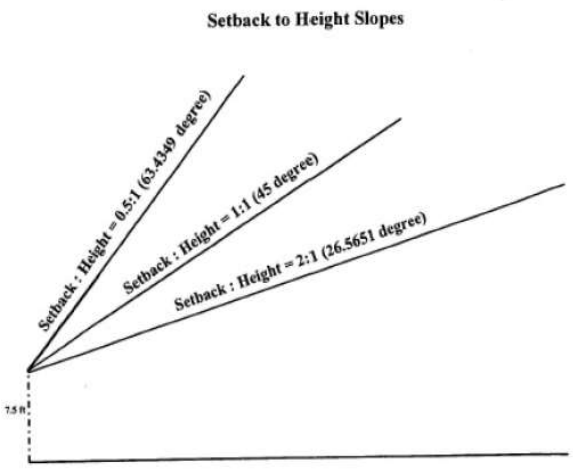
(a) Definitions. In this section:

(1) EFFECTIVE-AREA-TO-HEIGHT RATIO means the ratio of the effective area of a sign to its height. For example, a sign with an effective area of 50 square feet and a height of 25 feet has an effective-area-to-height ratio of 2:1.

(2) MONUMENT SIGN means a detached sign applied directly onto a ground-level support structure (instead of a pole support) with no separation between the sign and the ground, or mounted on a fence.

(3) MULTI-TENANT SIGN means a detached sign that advertises two or more businesses on a single premise.

(5) SETBACK-TO-HEIGHT SLOPE is a plane projected upward and inward from a point of beginning located at the property line 7.5 feet above a level plane going through the nearest point of the vehicular traffic surface of the adjacent improved public right-of-way other than an alley and extending infinitely, as illustrated below. A .5:1 setback-to-height slope moves one-half foot away from the point of beginning for every one foot the slope rises, resulting in a 63.4349 degree slope. A 1:1 setback-to-height slope moves one foot away from the point of beginning for every one foot the slope rises, resulting in a 45 degree slope. A 2:1 setback-to-height slope moves two feet away from the point of beginning for every one foot the slope rises, resulting in a 26.5651 degree slope.



(b) General regulations applicable to all detached signs.

(1) Except as provided in Section 51A-7.306(a), detached signs must be premise signs.

(2) No portion of a detached sign may be located above a residential proximity slope. See Section 51A-4.412.

(5) Detached signs on the same premise must be at least 200 feet apart.

(7) Detached signs may not be placed in a visibility triangle. See Section 51A-4.602(d).

(8) The support structure for monument signs must be constructed of concrete, metal, or masonry; wood is prohibited. The board of adjustment may grant a special exception to this provision when, in the opinion of the board, an alternative material will be as durable as concrete, metal, or masonry. This provision does not control the material used for the sign itself.

(9) Measurements of distance under this section are taken radially unless otherwise specified. “Radial” measurement is measurement taken along the shortest distance between a sign or proposed sign location and the nearest point of the object.

(d) Regulations applicable to multi-tenant signs.

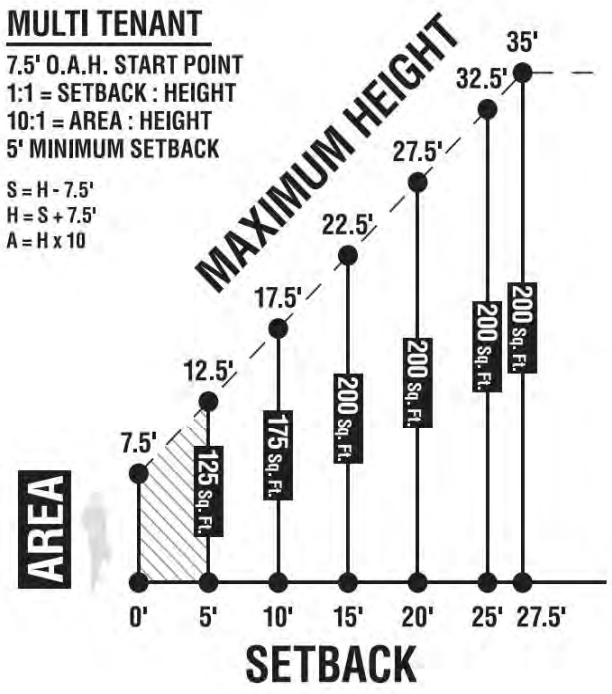
(1) Setback.

(A) Monument signs. The minimum setback for a multi-tenant monument sign is five feet.

(2) Height. The height of a multi-tenant sign may not exceed a 1:1 setback-to-height slope or 35 feet, whichever is less.

(3) Effective area.

(A) Monument signs. The effective area of a multi-tenant monument sign may not exceed a 10:1 effective-area-to-height ratio or 200 square feet, whichever is less.



Based on the provided five-foot setback, the maximum effective area allowance for this sign is 125-square-feet. The maximum height allowance, based on the setback, is 12.5-feet. At 103.5-square-feet in effective area and 9.75-feet in height, the proposed sign will fall within the established allowance for a five-foot setback. The sign is considered a monument sign. It must be applied directly onto a ground-level support structure with no separation between the sign and the ground. It is currently the only detached sign proposed for the site.

51A-7.505 PERMIT PROCEDURES FOR SPECIAL PROVISION SIGN DISTRICTS.

(B) **Factors the committee shall consider.** In reviewing an application, the committee shall first consider whether the applicant has submitted sufficient information for the committee to make an informed decision. If the committee finds the proposed sign to be consistent with the special character of the special provision sign district, the committee shall make a recommendation of approval to the city plan commission. The committee shall consider the proposed sign in terms of its appropriateness to the special provision sign district with particular attention to the effect of the proposed sign upon the economic structure of the special provision sign district and the effect of the sign upon adjacent and surrounding premises without regard to any consideration of the message conveyed by the sign. After consideration of these factors, the committee shall recommend approval or denial of the application and forward that recommendation to the city plan commission.

(6) Decision by the commission. Upon receipt of a recommendation by the committee, the commission shall hold a public hearing to consider the application. At least 10 days before the hearing, notice of the date, time, and place of the hearing, the name of the applicant, and the location of the proposed sign must be published in the official newspaper of the city and the building official shall serve, by hand-delivery or mail, a written notice to the applicant that contains a reference to this section, and the date, time, and location of this hearing. A notice sent by mail is served by depositing it properly addressed and postage paid in the United States mail. In addition, if the application is for a detached sign or for an attached sign that has more than 100 square feet of effective area, the applicant must post the required number of notification signs in accordance with Section 51A-1.106. In making its decision, the commission shall consider the same factors that were required to be considered by the committee in making its recommendation. If the commission approves the application, it shall forward a certificate of appropriateness to the building official within 15 days after its approval. If the commission denies the application, it shall so inform the building official in writing. Upon receipt of the written denial, the building official shall so advise the applicant within five working days of the date of receipt of the written notice.

Property Ownership
Epic Dallas Office, GP, Inc.
2550 Pacific Ave
Dallas, TX 75226

Officer names: Joseph G. Beard

Tenant Ownership
Westdale Asset Management Group
2551 Elm St
Dallas, TX 75226

Officer names: Joseph G. Beard
Ron Kimel

SSDAC Action:

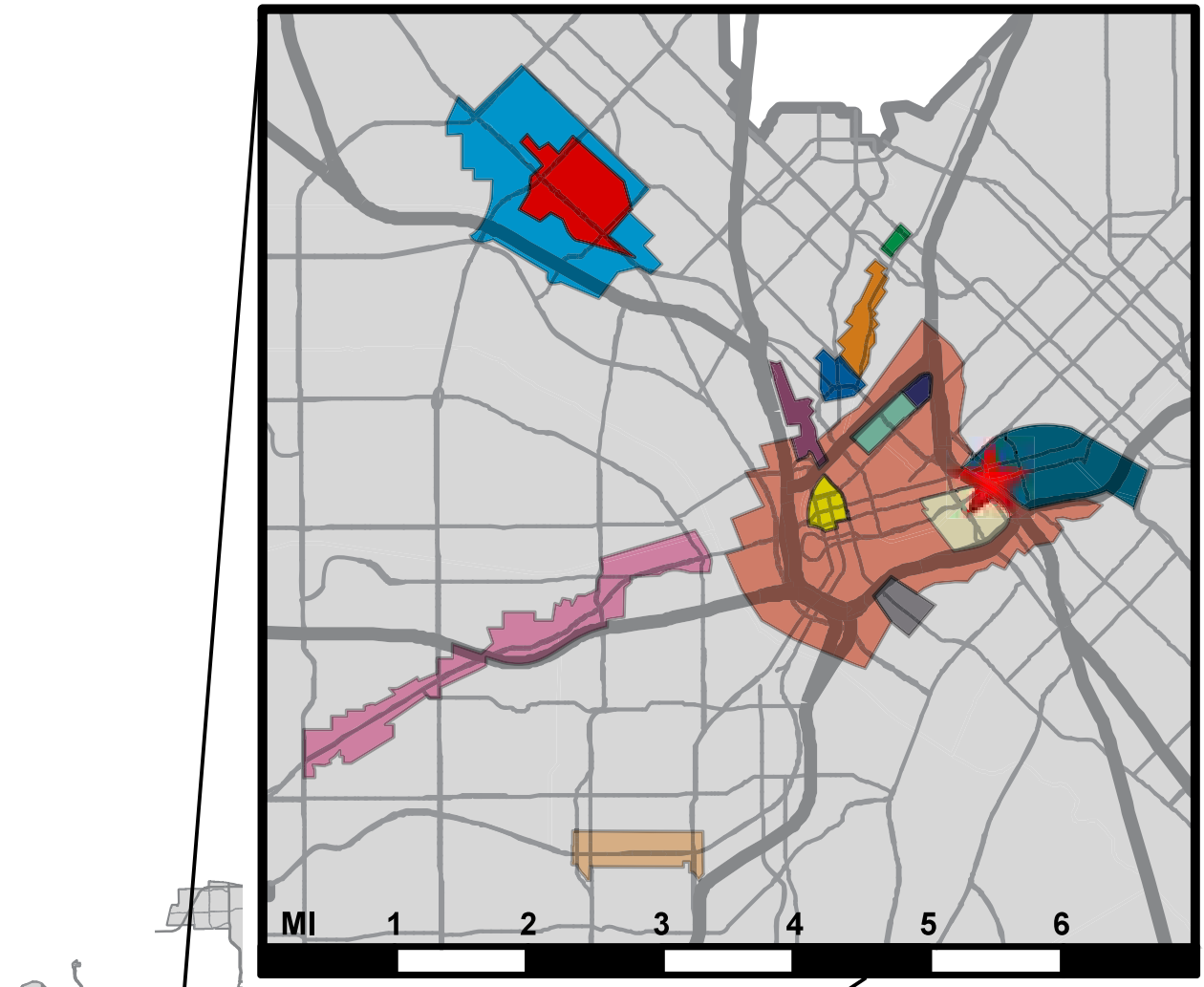
March 14, 2023

MOTION: It was moved to **approve**:
An application for a Certificate of Appropriateness by Josephine Gonzales of Chandler Signs, Inc., for a 103.5-square-foot illuminated detatched sign at 2551 Elm Street (N Good Latimer Expressway frontage).

Maker:	Hardin
Second:	Webster
Result:	Carried: 3 to 0

For:	3	- Peadon, Webster, Hardin, Haqq, and Dumas
Against:	0	- none
Absent:	2	- Dumas and Haqq
Conflict:	0	- none

Speakers: Richard Brown of Chandler Signs



LEGEND

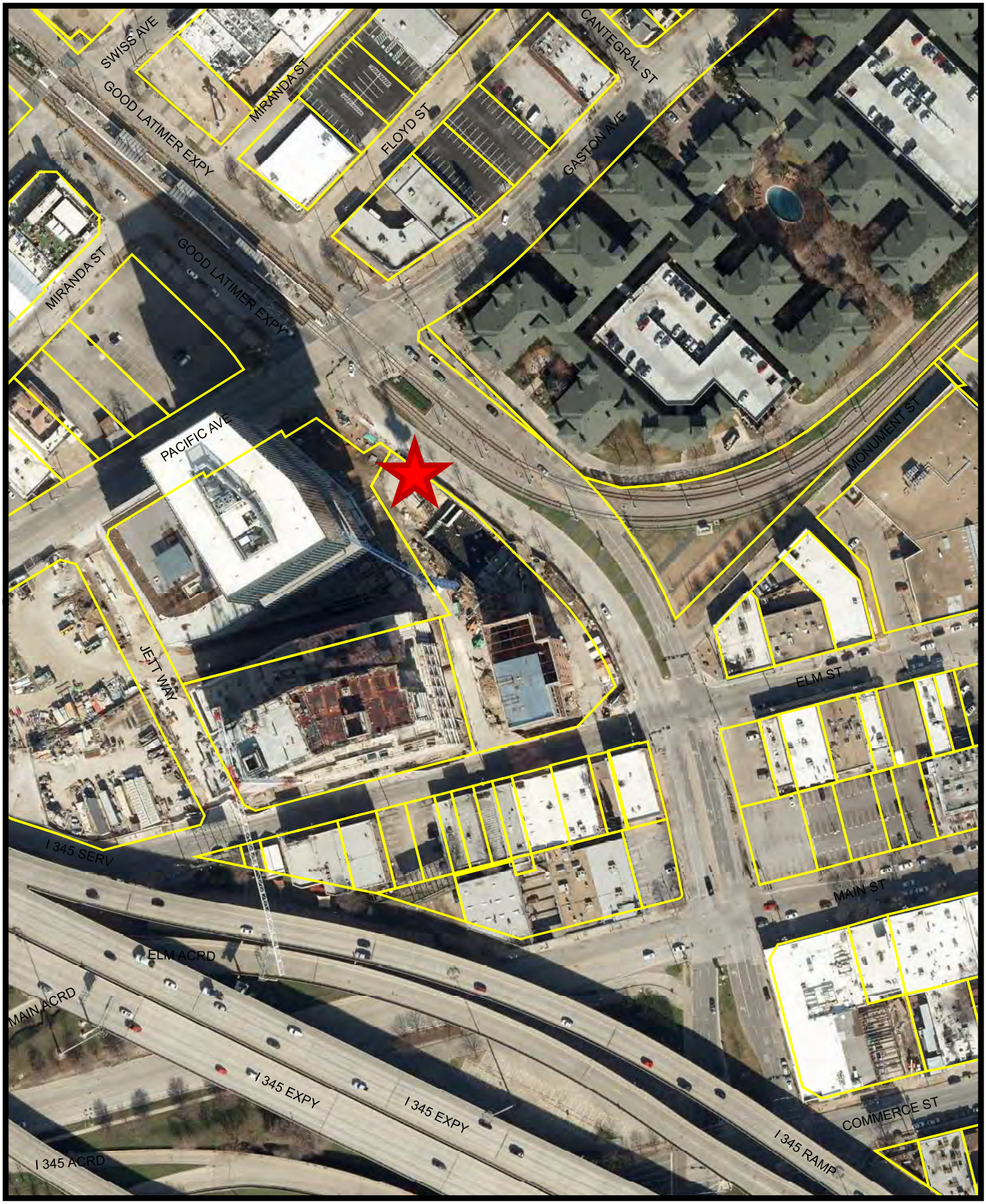
- Downtown
- West End
- Southside Entertainment
- Farmers Market
- Deep Ellum
- Arts District
- Arts District Extension
- Uptown
- McKinney Avenue
- West Village
- Jefferson Special Purpose District
- Parkland Hospital
- Southwestern Medical District
- West Commerce Street / Fort Worth Avenue
- Victory Sign District

SPSD MAP

2551 Elm St

Case no: 2302150016

Date: 03/09/2023

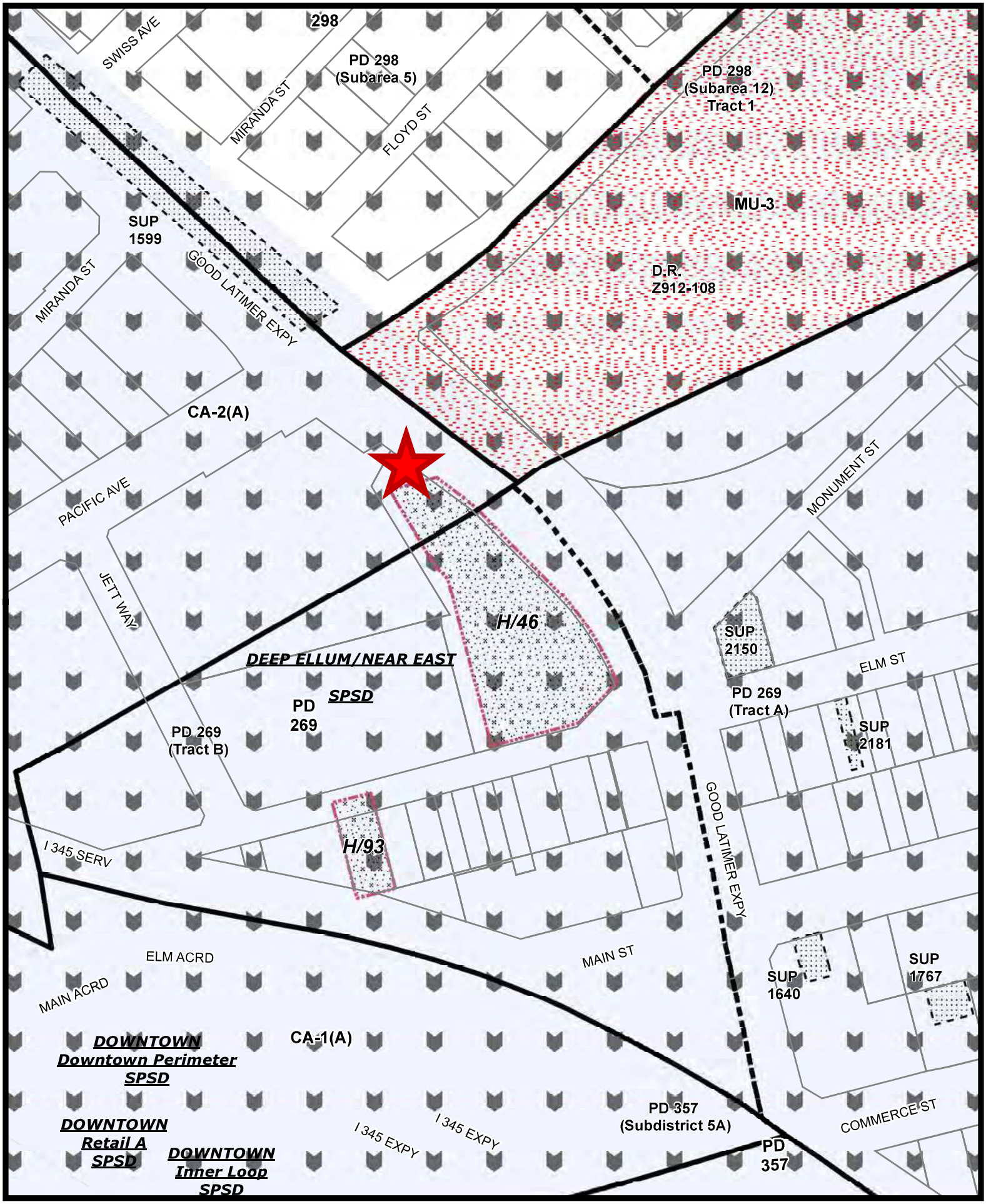


Printed Date: 3/9/2023

1:1,800

Aerial Map - 2551 Elm St

19-9



Printed Date: 3/9/2023

1:1,800

Zoning Map - 2551 Elm St

19-10

Job 175729723-002 (2302150016)

Job Edit

Miscellaneous Transaction

Job 175729723-002 (2302150016)

Sign (SI) DETACHED - SIGN A; GLE FRONTAGE (B) Alteration

Status: Paid | Created By: SROPER083121 | Date Created: Feb 15, 2023

Date Completed: Feb 15, 2023

Parent Job: 175729723-001 (2301091081)

Specific Location: 2551 ELM ST - 103.47 SF ILLUMINATED DETACHED SIGN - GOOD LATIMER

Details

Customer

Gonzales, Josephine
14201 Sovereign Rd Ste 101
14201 Sovereign Rd
Ft Worth, TX 76155
(972) 739-6545

Fee Amount

FeeType

Staff Email JASON.POOL@DALLAS.GOV

Details

Customer: Gonzales, Josephine
14201 Sovereign Rd Ste 101
14201 Sovereign Rd

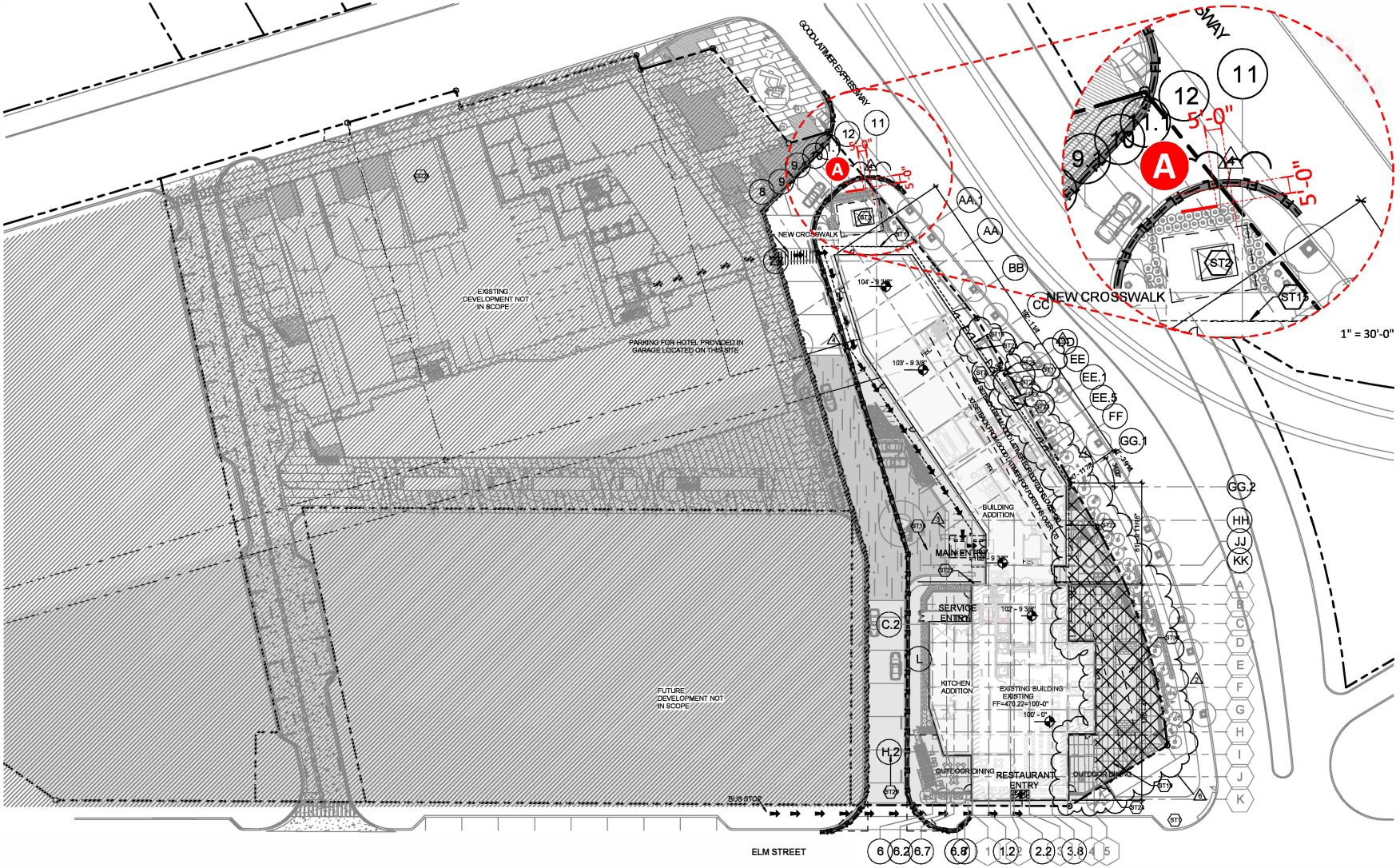
Fees (EXT): 2302150016 5BN - Special Provision Sign District fee $345.00
Adjusted:$0.00 Paid:$345.00 Owed:$0.00

Fees

Description / Posted Date	Amount	Tax	Total	Balance
5BN - Special Provision Sign District fee	$345.00	$0.00	$345.00	$0.00
Receipt Number: 795697 $345.00	($345.00)	$0.00	($345.00)	
				$0.00

Processes

Assigned To	Status	Outcome	Scheduled Start	Scheduled Completed	Actual Start	Actual Completed
System Fee Collection						
SICASHIERINTERFACE	Complete	Collected				Feb 15, 2023 14:00:44
Auto generated System Fee Collection						



SITE PLAN 1" = 60'-0"

EPIC

Design #	0419055Ar1
Sheet	3 of 3
Client	THE EPIC
Address	2525 PACIFIC AVENUE DALLAS, TEXAS
Account Rep.	RSB/SSS
Designer	SDM
Date	11/21/22

Approval / Date

Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date

APV-MAB-12/14/22: Omit Sign "B"

r1-MAB- Add Site Plan

CHANDLER SIGNS
chandlersigns.com

National Headquarters: 14201 Sovereign Road #101 Fort Worth, TX 76155 (214) 902-2000 Fax (214) 902-2044

San Antonio: 17319 San Pedro Avenue Suite 200 San Antonio, TX 78232 (210) 765-3804 Fax (210) 349-0724

Georgia: 111 Woodstone Place Dawsonville, GA 30534 (678) 725-8652 Fax (210) 349-0724

South Texas: PO BOX 125 206 Doral Drive Portland, TX 78374 (361) 563-5559 Fax (361) 643-6533

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FINAL ELECTRICAL CONNECTION BY CUSTOMER

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).

EXISTING ELEVATION

Ⓐ PROPOSED SIGNAGE

EPIC

Design #
0419055Ar2

Sheet 1 of 3

Client
THE EPIC

Address
2525 PACIFIC AVENUE
DALLAS, TEXAS

Account Rep.	RSB/SSS
Designer	SDM
Date	11/21/22

Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date

APV-MAB-12/14/22: Omit Sign "B"

r1-MAB- Add Site Plan

R2 KMc 2/15/23: revised tenant faces to aluminum

CHANDLER SIGNS
chandlersigns.com

National Headquarters	14201 Sovereign Road #101 Fort Worth, TX 76155 (214) 902-2000 Fax (214) 902-2044
San Antonio	17319 San Pedro Avenue Suite 200 San Antonio, TX 78232 (210) 349-2884 Fax (210) 349-8724
Georgia	111 Woodstone Place Dawsonville, GA 30534 (678) 725-8882 Fax (210) 349-8724
South Texas	PO BOX 125 206 Doral Drive Portland, TX 78374 (361) 563-5100 Fax (361) 643-6139

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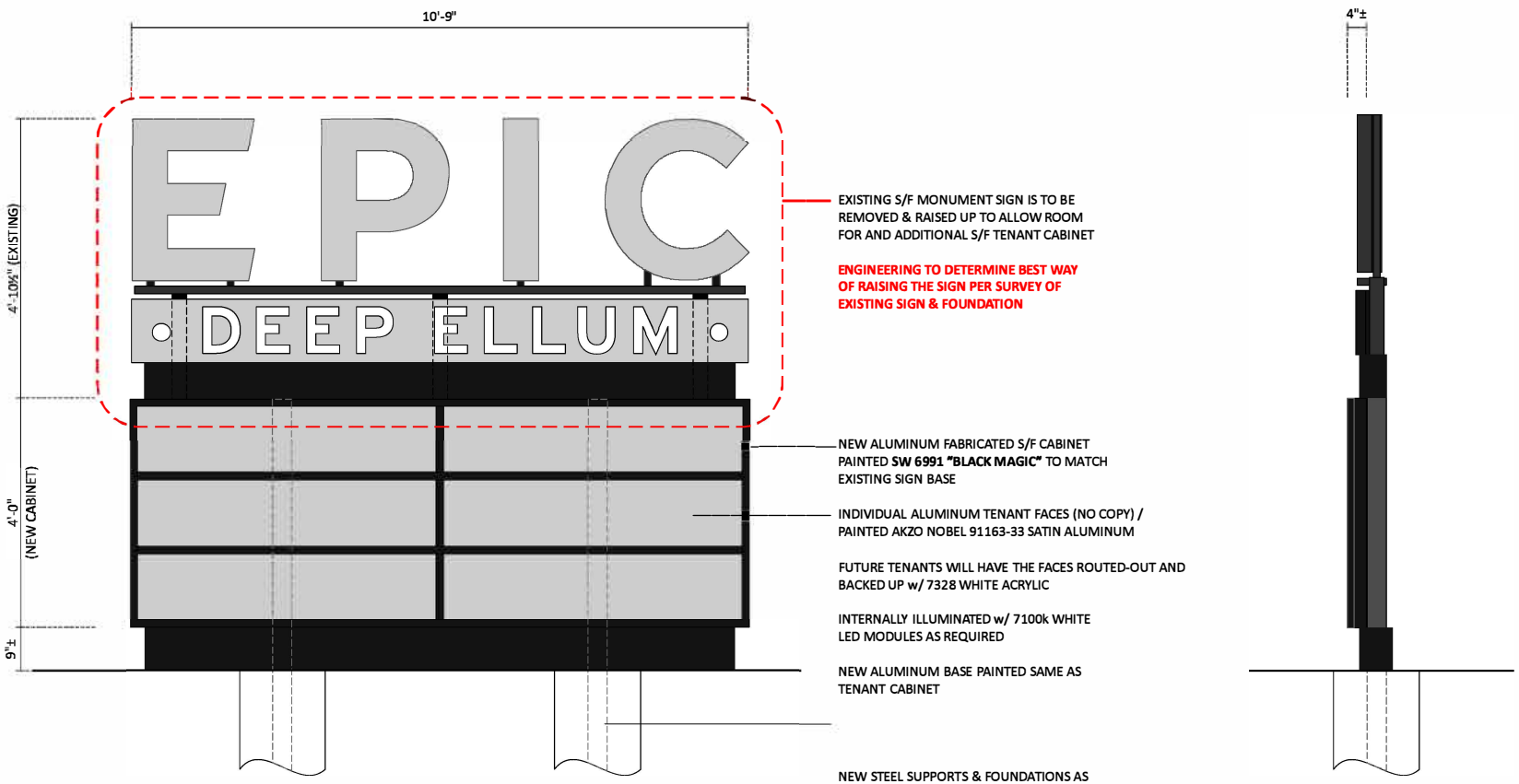
FINAL ELECTRICAL CONNECTION BY CUSTOMER

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).



A S/F MONUMENT SCALE: 1/2" = 1'-0"

RAISE EXISTING SIGN - MANUFACTURE & INSTALL NEW TENANT CABINET

END VIEW

EPIC

Design #
0419055Ar2

Sheet 2 of 3

Client
THE EPIC

Address
2525 PACIFIC AVENUE
DALLAS, TEXAS

Account Rep.	RSB/SSS
Designer	SDM
Date	11/21/22

Approval / Date

Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date

APV-MAB-12/14/22: Omit Sign "B"

r1-MAB- Add Site Plan

R2 KMc 2/15/23: revised tenant faces to aluminum

CHANDLER SIGNS
chandlersigns.com

National Headquarters	14201 Sovereign Road #101 Fort Worth, TX 76155 (214) 902-2000 Fax (214) 902-2044
San Antonio	17319 San Pedro Avenue Suite 200 San Antonio, TX 78232 (210) 349-2884 Fax (210) 349-8724
Georgia	111 Woodstone Place Dawsonville, GA 30534 (678) 725-8882 Fax (210) 349-8724
South Texas	PO BOX 125 206 Doral Drive Portland, TX 78374 (361) 563-5100 Fax (361) 643-6139

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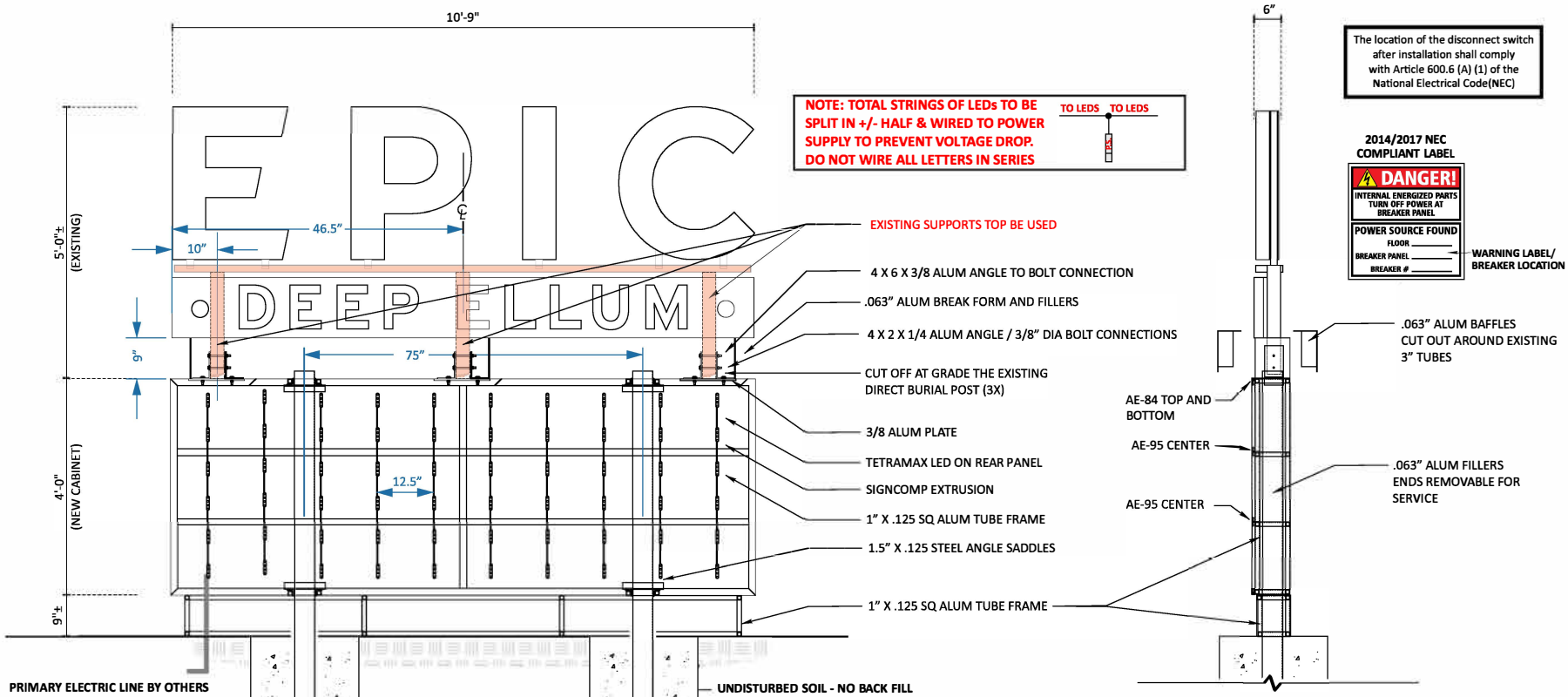

The location of the disconnect switch after installation shall comply with Article 600.6 (A) (1) of the National Electrical Code(NEC)

2014/2017 NEC COMPLIANT LABEL

DANGER!
INTERNAL ENERGIZED PARTS TURN OFF POWER AT BREAKER PANEL
POWER SOURCE FOUND
FLOOR
BREAKER PANEL
BREAKER #

WARNING LABEL/ BREAKER LOCATION

A S/F MONUMENT

SCALE: 1/2" = 1'-0"

RAISE EXISTING SIGN - MANUFACTURE & INSTALL NEW TENANT CABINET

LED DIAGRAM

(1) REQUIRED MANUFACTURE AND INSTALL

GEMX2471 W1 71K **W**HITE **TetraMAX** MODULES (1.5 MODS/ft)
TOTAL MODULES = 60 (40 ft)

TOTAL AMPS =1.1 AMPS

(1) 120v, 20 AMP CIRCUIT REQUIRED
INSTALL PRIMARY PER N.E.C.
U.L. LABEL REQUIRED
INSTALL SIGNAGE PER N.E.C.

PRINTS ON FILE FOR PERMITS
STAMPED ENGINEERING

SEE STAMPED ENGINEERING

DETAIL ITEM 01

ENGINEERING REVISIONS

DISTRIBUTION OF PRINTS				
■ B.O.M.	□ PATTERNS	□ LTR. PLEX	TOTAL	
■ CUSTOM	□ VINYL	■ ASSEMBLY		
■ PAINT	□ CHNL. LTR.	□ PLEX	5	
■ CAD/CAM	□ LTR. ASSY.	□ NEON		

Work Order
419055
DESIGNER
JOEY 2-13-23

EPIC

Design #	0419055A APV
Sheet	4 of 6
Client	THE EPIC
Address	2525 PACIFIC AVENUE DALLAS, TEXAS
Account Rep.	RSB/SSS
Designer	SDM
Date	11/21/22

Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date

APV-MAB-12/14/22: Omit Sign "B"

CHANDLER SIGNS
chandlersigns.com
National Headquarters 14201 Sovereign Road #101 Fort Worth, TX 76155 (214) 902-2000 Fax (214) 902-2044
San Antonio 17319 San Pedro Avenue Suite 200 San Antonio, TX 78232 (210) 349-3804 Fax (210) 349-8724
Northeast US 2301 River Road, Suite 201 Louisville, KY 40206 (502) 897-9900 Cell (502) 554-2575
Georgia 111 Woodstone Place Dawsonville, GA 30534 (678) 765-8852 Fax (210) 349-8724
South Texas PO BOX 125 206 Doral Drive Portland, TX 78374 (361) 563-5559 Fax (361) 643-6533

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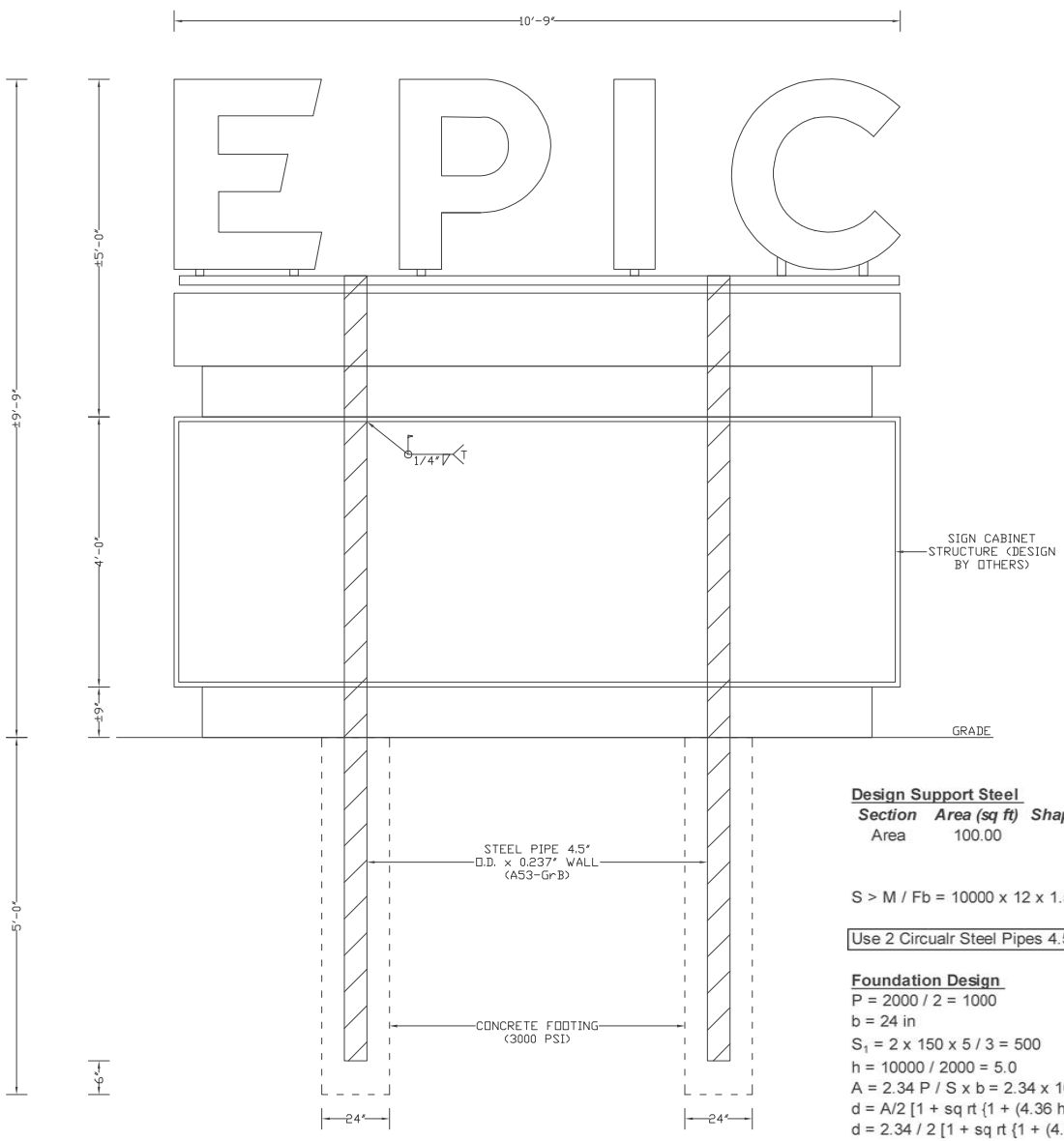


Design Support Steel

Section	*Area (sq ft)*	*Shape Factor*	*Wind (psf)*	*Force*	*Moment*
Area	100.00	1	20	2000	10000
				2000	**10000**

S > M / Fb = 10000 x 12 x 1.5 (SF) / 2 x 35000 = 2.57 in^3 < 3.2 in^3

Use 2 Circualr Steel Pipes 4.5 in O.D. x 0.237 in Wall (A53-GrB)

Foundation Design

P = 2000 / 2 = 1000

b = 24 in

S_1 = 2 x 150 x 5 / 3 = 500

h = 10000 / 2000 = 5.0

A = 2.34 P / S x b = 2.34 x 1000 / 500 x 2 = 2.34

d = A/2 [1 + sq rt {1 + (4.36 h / A)}]

d = 2.34 / 2 [1 + sq rt {1 + (4.36 x 5.0 / 2.34)}] = 4.93 ft < 5 ft

Use 2 Concrete Footings 24 in Diameter x 5 ft Deep (3000 PSI)

NOTES:

1. DESIGN IS BASED ON 2021 IBC - WIND SPEED OF 115 MPH (3-SEC GUST), EXPOSURE C.
2. THIS DESIGN IS INTENDED TO BE INSTALLED AT THE ADDRESS SHOWN AND SHALL NOT BE USED AT ANY OTHER LOCATIONS UNLESS CERTIFIED BY A PROFESSIONAL ENGINEER.
3. ENGINEER IS NOT THE ENGINEER OF RECORD FOR THE OVERALL PROJECT AND SHALL ONLY BE RESPONSIBLE FOR THE DESIGN OF SIGN STRUCTURE FOR WHICH CALCULATIONS ARE SHOWN ON THIS PAGE. (SIGN CABINET STRUCTURE DESIGN SHALL BE PROVIDED BY OTHERS).
4. ALL HSS TUBE SECTIONS SHALL MEET ASTM A500 GRADE-B WITH MINIMUM YIELD STRESS Fy=46 KSI.
5. ALL HSS ROUND SECTIONS SHALL MEET ASTM A500 GRADE-B WITH MINIMUM YIELD STRESS Fy=42 KSI.
6. ALL WIDE FLANGE SECTIONS SHALL MEET ASTM A992 WITH MINIMUM YIELD STRESS Fy=50 KSI.
7. ALL PIPE (OTHER THAN HSS ROUND) SHALL MEET ASTM A53 GRADE-B WITH MINIMUM YIELD STRESS Fy=35 KSI.
8. ALL OTHER STEEL INCLUDING CONNECTION PLATES, ANGLES, ETC. SHALL MEET ASTM A36 WITH MINIMUM YIELD STRESS Fy=36 KSI.
9. ALL ALUMINUM USED SHALL BE GRADE 6053 OR 6061 OR EQUIVALENT WITH MINIMUM YIELD STRESS Fy=20 KSI.
10. ALL STRUCTURAL BOLTS SHALL CONFORM TO ASTM A325 UNLESS OTHERWISE NOTED AND SHALL BE GALVANIZED.
11. ALL STEEL WELDING SHALL BE MADE WITH E70xx ELECTRODES AND SHALL BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE WITH AWS STANDARDS.
12. ALL ALUMINUM WELDING SHALL BE MADE WITH E40xx ELECTRODES AND SHALL BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE AWS STANDARDS.
13. SOIL REPORT WAS NOT FURNISHED. FOUNDATION IS BASED ON A ALLOWABLE BEARING OF 1500 PSF AND ALLOWABLE LATERAL SOIL BEARING PRESSURE OF 150 PSF PER FOOT. BEARING PRESSURE VALUES SHALL BE VERIFIED PRIOR TO CONCRETE PLACEMENT.
14. NORMAL WEIGHT CONCRETE WITH MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI (ATTAINED IN 28 DAYS) SHALL BE USED. CARE SHALL BE TAKEN FOR NOT PLACING CONCRETE OVER SOIL FILL.

SMB
ENGINEERING, LLC
WWW.SMB-ENGINEERING.COM
TBPE REGISTRATION NUMBER - F10116

CHANDLER SIGNS
17319 SAN PEDRO AVE.,
SAN ANTONIO, TX 78232

THE EPIC
2525 PACIFIC AVENUE,
DALLAS, TX

PRJ #: 23-A024	DWG BY: QJB	SCALE: NTS
DATE: JAN 2023	REV: 0	DWG #: S-01

CITY OF DALLAS

SIGN PREMISE WARRANTY

In compliance with the provisions of the Dallas Building Code, Subchapter 61, and as defined in section 6101(b) of said Code, the following information is submitted as an integral part of an application for sign permit.

A. Upon the premise* on which the proposed sign is to be erected, there presently exists One detached premise signs and Zero detached non-premise signs, as defined in Chapter 51A, Dallas City Code.

This premise can be described as follows, Lot(s), Block(s), Tract(s) _____
And/ or Address(es) _____

*"Premise means a lot or unplatted tract that is reflected in the plat books of Building Inspection Division of the City of Dallas."

NOTE: Section 51A-7.208 requires that a lot or tract is part of a plat which is approved by the City Plan Commission and filed in the plat records of Dallas County, Texas and the lot or tract has contact, through fee simple ownership, with a dedicated street.

B. This application is for the erection of single face monument Sign(s) I am the owner of the property named above, or am duly authorized to sign for the owner. **(The sign contractor is not authorized to sign for the owner).** I understand that if any permit is issued as a result of the information supplied herein being in error, it shall be revoked in accordance with Section 6101(f). No refund of fee shall be made and any sign erected shall be removed at my expense.

I hereby affirm that the above statements are true and correct and, hereby agree that if an authorization is issued, all provisions of City Ordinances and State laws will be complied with.

Name (Type or Print) The Epic Deep Ellum

Street address 2550 Pacific Ave - 2551 Elm City Dallas State Texas Zip 75226-1433

SIGNED _____ Date 12.13.22
(Property Owner)

Subscribed and sworn to before me, this 13th day of December 2022

SEAL

DESIRE SILLS
Notary Public, State of Texas
Comm. Expires 09-28-2024
Notary ID 132699070

_____
NOTARY PUBLIC

Agenda Information Sheet

File #: 23-1392 **Item #:** 20.

AGENDA DATE: May 18, 2023

COUNCIL DISTRICT(S): 9

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

Z223-207(AU)

1. Reconsideration of action taken on May 4, 2023, in which was to recommend approval of a Specific Use Permit for a private school for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to a site plan, a traffic management plan, and conditions, as briefed; on property within an R-7.5(A) Single Family District, on the south corner of Easton Road and East Lake Highlands Drive

If #1 is approved, then consideration of #2.

2. Consideration of an application for a Specific Use Permit for a private school on property within an R-7.5(A) Single Family District, on the south corner of Easton Road and East Lake Highlands Drive.
   Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to a site plan, a traffic management plan, and conditions.
   Applicant: Highlands Christian School
   Representative: Jennifer Hiromoto, Buzz Urban Planning
   Planner: Andreea Udrea
   Council District: 9
   Z223-207(AU)

powered by Legistar™

CITY PLAN COMMISSION **THURSDAY, MAY 18, 2023**

Planner: Andreea Udrea, PhD, AICP

FILE NUMBER: Z223-207(AU) **DATE FILED:** February 15, 2023

LOCATION: South corner of Easton Road and East Lake Highlands Drive

COUNCIL DISTRICT: 9

SIZE OF REQUEST: Approx. 4 Acres **CENSUS TRACT:** 48113012900

OWNER: Redeemer Bible Church

APPLICANT: Highlands Christian School

REPRESENTATIVE: Jennifer Hiromoto, Buzz Urban Planning

REQUEST: An application for a Specific Use Permit for a private school on property within an R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to allow the operation of a private school on a portion of the building.

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

R-7.5(A) Single Family District
https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-75376

BACKGROUND INFORMATION

- The request site is currently developed with three buildings, the main building being 33,277 square feet in area and built in 1960 per DCAD records. The building is comprised of a portion being used a church that is 18,673 square feet in area.
- The applicant is proposing to use a portion of the main building, 18,673 square feet, for a private school for grades kindergarten through 6th grades, up to 75 students in the first phase, but not to exceed 138 students at maximum projections.
- According to Building Inspection's records, the last Certificate of Occupancy for the area of request was issued in February 2003 for a church [Redeemer Bible Church].

Zoning History

There have been no zoning change requests in the surrounding area in the past (5) five years.

Thoroughfares/Streets

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Easton Road	Minor Aerial	-	-
East Lake Highlands Drive	Minor Arterial	100 feet	100 feet Bike Plan

Traffic

A Traffic Management Plan was submitted with this request. The TMP includes information about the student pick-up and drop-off. The TMP indicates that the school will provide one drop off/pick up (traffic periods) location on the southwest side of the sanctuary building, as indicated on the TMP site plan. The property contains 164 total parking spaces. The queueing lane from the canopy to the entrance on Easton Road can contain up to 37 vehicles off-street. Future enrollment will allow 45 vehicles to queue off-street, if needed. The carpool lane will be a single queue.

The Transportation Development Services Division of the Transportation Department has reviewed the request and the proposed TMP and determined that it will not significantly impact the surrounding roadway system. Staff will continue review of engineering plans at permitting to comply with city standards.

STAFF ANALYSIS

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan*, adopted by City Council in June 2006, outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The request is consistent with the following goals and policies of the comprehensive plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.2 Focus on Southern Sector development opportunities.

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

1.1.5.7 Ensure that neighborhoods are served by and accessible to neighborhood commercial areas, parks and open space, libraries, and schools.

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

TRANSPORTATION ELEMENT

GOAL 4.2 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS

Policy 4.2.2 Promote a network of on street and off-street walking and biking paths.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian friendly streetscapes

Policy 5.1.3 Encourage complementary building height, scale, design, and character.

New development should be appropriate to the context of its location in density, intensity, and size, particularly when adjacent to existing residential areas, historic or conservation districts.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Surrounding Land Uses

	Zoning	Land Use
Site	R-7.5(A)	Church
North	TH-1(A)	Single Family Residential
East	TH-1(A) R-7.5(A)	Multifamily Residential
South	R-7.5(A)	Single Family Residential Dixon Branch Creek
West	R-7.5(A) PD No. 870	Single Family Residential Public School [Robert Thomas Hill Junior High School]

Land Use Compatibility

The site is zoned an R-7.5(A) Single Family Residential District and currently developed with three buildings, the main building being 33,277 square feet in area and built in 1960 per DCAD records. The building is comprised of a portion being used a church that is 18,673 square feet in area.

The subject site is generally surrounded by single family uses on the north, south, and west; by multifamily on the east; and by a public junior high school on the north side.

The current request is for an SUP to allow for the use of a portion of the church main building, 18,673 square feet in area, for a private school for grades kindergarten through 6th grades.

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

The proposed use is compatible with the surrounding neighborhood and is consistent with the existing zoning and with the general provisions for a Specific Use Permit. Staff finds that the proposal will allow the school to operate in a manner that will not be a detriment to the adjacent properties and the surrounding roadway system and will enhance

pedestrian access within and around the request site. Staff supports the zoning request, subject to a site plan, a traffic management plan, and conditions.

Development Standards:

Because an SUP does not change the underlying zoning classification of a site, a school authorized by an SUP must comply with the development standards for the zoning district in which the school is located, read in conjunction with the yard, lot, and space regulations in Sec. 51A-4.400 of the Dallas Development Code, as amended.

Following is a comparison table showing development standards for an R-7.5(A) District, in general, and development standards for the proposed school at the request site, in particular:

	Setbacks		Height[1]	Lot Coverage[2]	Density/FAR	Special Standards
	Front	Side/Rear				
R-7.5(A) general	25' min	5' / 5' min for single family structures 5' / 10' min for duplex structures 10' / 10' min for other permitted structures	30' max	45% max for residential structures 25% max for nonresidential structures	No max FAR Min lot area for a residential use is 7,500 sq ft	Continuity of blockface Parking must comply w front yard setback Max 4' tall fence in front yard Landscaping required per Article X
Proposed school at this R-7.5(A) site in particular In the existing building	Easton Road: 25' min Lake Highlands: 25' min	(Property does not have a "rear" yard)	Any height consistent with FAA airspace limitations and the building code	60% max for institutional uses such as schools	No max FAR No min lot area for a public school	Parking must comply w front yard setback Max 4' tall fence in front yard (existing fence 6' tall; no changes)

[1] Institutional uses (such as schools) may be built to any height consistent with FAA airspace limitations, residential proximity slope (RPS), and the building code. Note, however, that RPS is not generally applicable to lots in R(A), D(A), and TH(A) Districts.
[2] Lot coverage includes above-ground parking structures but does not include surface parking lots or other paving.

Parking:

Pursuant to §51A-4.200 of the Dallas Development Code, if an SUP is required for a school use, the off-street parking requirement may be established in the ordinance granting the SUP [ref. Sec. 51A-4.204(17)(C)(iv)]. Since the proposed SUP conditions do not specify an alternative parking ratio for the school use, off-street parking must be provided in accordance with the standard use regulations (1.5 spaces for each elementary school classroom). Site data summary table on the proposed SUP site plan

indicates 15 off-street parking spaces required for the private school use and 28 parking spaces required for the church use; 164 spaces are provided on site.

Landscaping

Landscaping will in accordance with the landscaping requirements in Article X, as amended. The request does propose any improvements to the site; therefore, no additional landscaping requirements are triggered by this request.

Market Value Analysis

Market Value Analysis (MVA) is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The area of request Site is not within an identifiable MVA Category; however, it is adjacent to a “D” MVA Cluster to the north, west, and south, and an “C” MVA Cluster to the northeast and southeast.

List of Officers

Highland Christian School
Jeff Giddens, Board President
Rebekah Bailey, Principal

Redeemer Bible Church
Forrest Wilson, Pastor

Proposed SUP Conditions

1. USE: The only use authorized by this specific use permit is a private school.

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

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

4. HOURS OF OPERATION: The private school hours of operation are 8:00 a.m. through 3:30 p.m., Monday through Friday.

5. CLASSROOMS: The maximum number of classrooms is 10.

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

7. TRAFFIC MANAGEMENT PLAN:

    (A) In general. Operation of the public school other than an open enrollment charter school must comply with the attached traffic management plan.

    (B) Queuing. Except as shown on the attached traffic management plan, queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.

    (C) Traffic study.

        (i) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by March 1, 2025, or within six months after students first begin attending classes, whichever is later. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by March 1st of each odd-numbered year.

(a) If the Property owner or operator fails to submit the required initial traffic study to the director by March 1, 2025, or within six months after students first begin attending classes, whichever is later, the director shall notify the city plan commission.

(b) If the Property owner or operator fails to submit a required update of the traffic study to the director by March 1st of each odd-numbered year, the director shall notify the city plan commission.

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

(a) ingress and egress points;

(b) queue lengths;

(c) number and location of personnel assisting with loading and unloading of students;

(d) drop-off and pick-up locations;

(e) drop-off and pick-up hours for each grade level;

(f) hours for each grade level; and

(g) circulation.

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

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

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

(D) Amendment process.

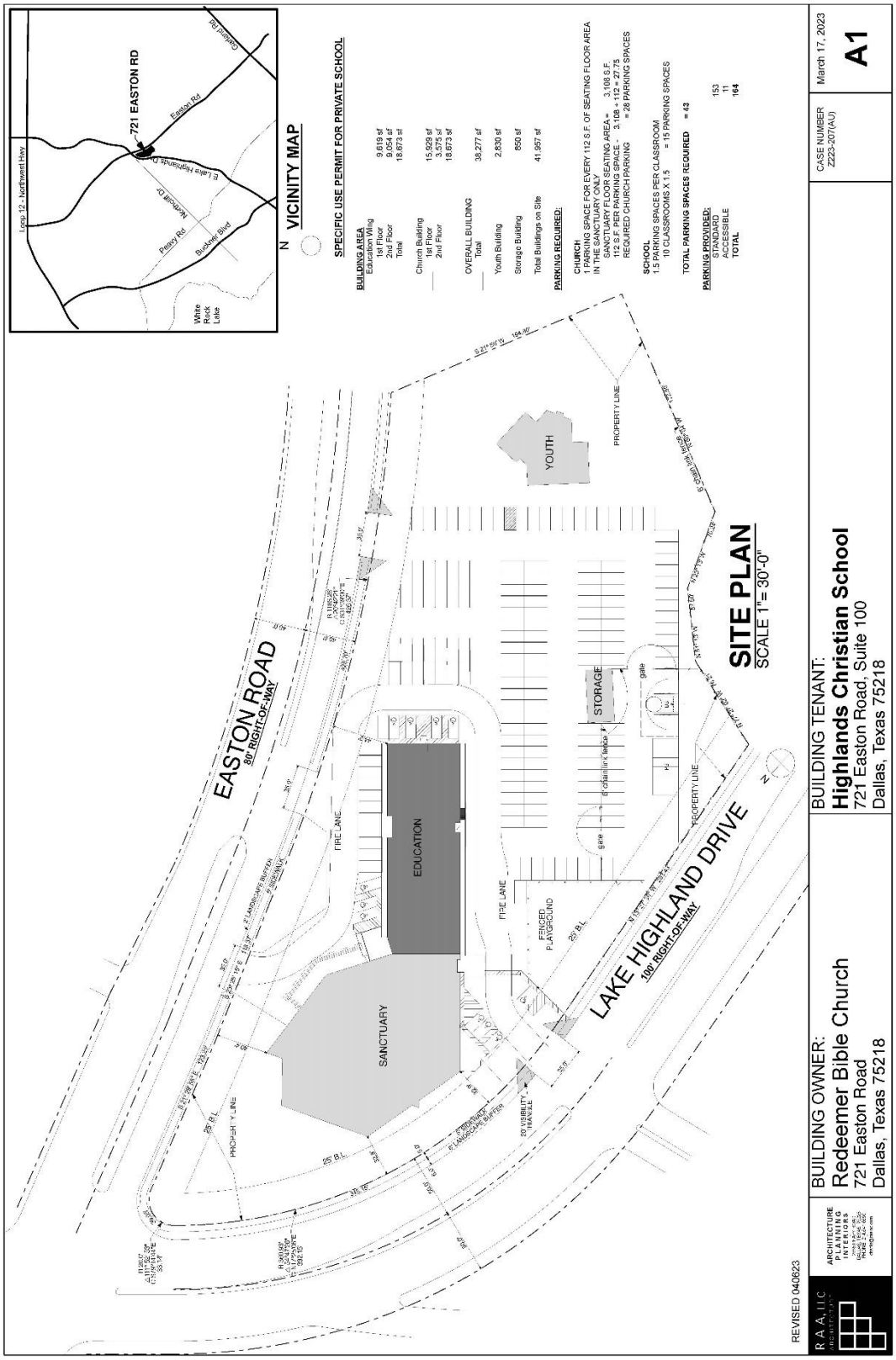
(i) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3) of Chapter 51A of the Dallas City Code, as amended.

(ii) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.

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

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

Proposed SUP Site Plan



Proposed Traffic Management Plan

Traffic Management Plan and Queuing Analysis
Highland Christian School
721 Easton Road

Highland Christian School located at 721 Easton Road is a private school serving elementary grade levels, pre-kindergarten through 6th grade. The maximum number of classrooms is 10 and the expected enrollment for 2023-2024 school year is up to 100 students. Future enrollment will not exceed 150 students*. The grade and student distribution are as follows:

GRADE	NO. CLASSROOMS PER GRADE	NO. STUDENTS PER CLASSROOM
Pre-k	1	12
Kindergarten, 3rd, 5th	2	12-15
1st, 2nd, 4th , 6th	1	15
TOTAL	10	Overall maximum 150*

The school provides one drop off/pick up (traffic periods) location on the southwest side of the sanctuary building, as indicated on the Traffic Management Plan (TMP) site plan. The property contains 164 total parking spaces. The queueing lane from the canopy to the entrance on Easton Road can contain up to 37 vehicles off-street. Future enrollment will allow 45 vehicles to queue off-street, if needed. The carpool lane will be a single queue.

Vehicles will enter the property from Easton Road at the western-most driveway and follow the queuing direction shown on the TMP site plan. Traffic will be one-way operation and vehicles must exit on north onto E. Lake Highlands drive during traffic periods. The school will provide their own private security to assist with traffic flow as necessary.

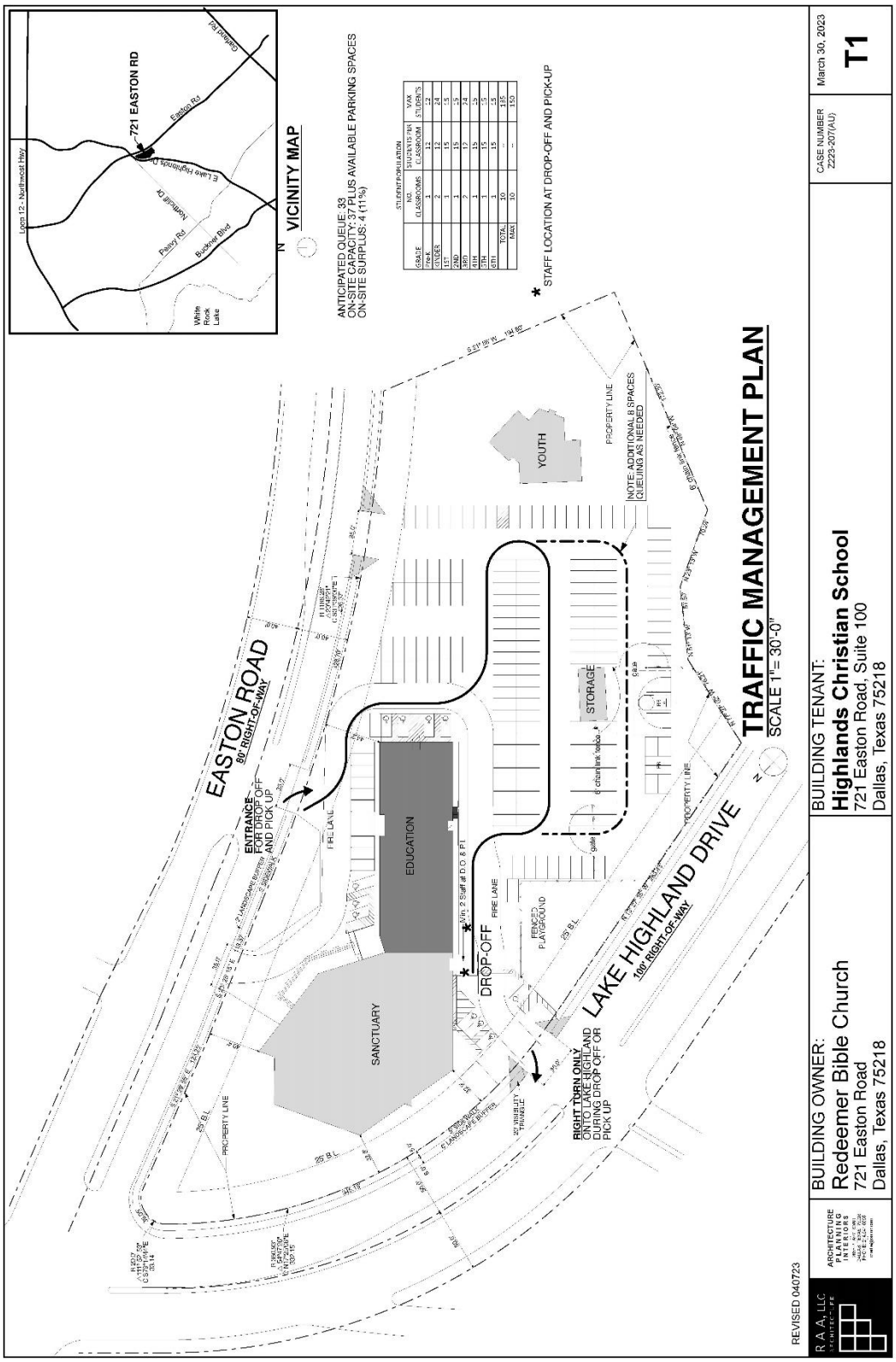
During traffic periods, the school will provide staff to attend the carpool line as needed to assist children exiting and entering the vehicles. During traffic periods, the school expects 25 vehicles waiting in the queue at any time. Pick up times will be staggered by 15 minutes per grade level, if needed. When the queue exceeds 10 cars for afternoon pick up, vehicles will park in designated areas to stage for pick up. During traffic periods, parents will have the option to park and escort students to the entrance. Families will be numbered cards to facilitate matching students with vehicles at the pick-up location.

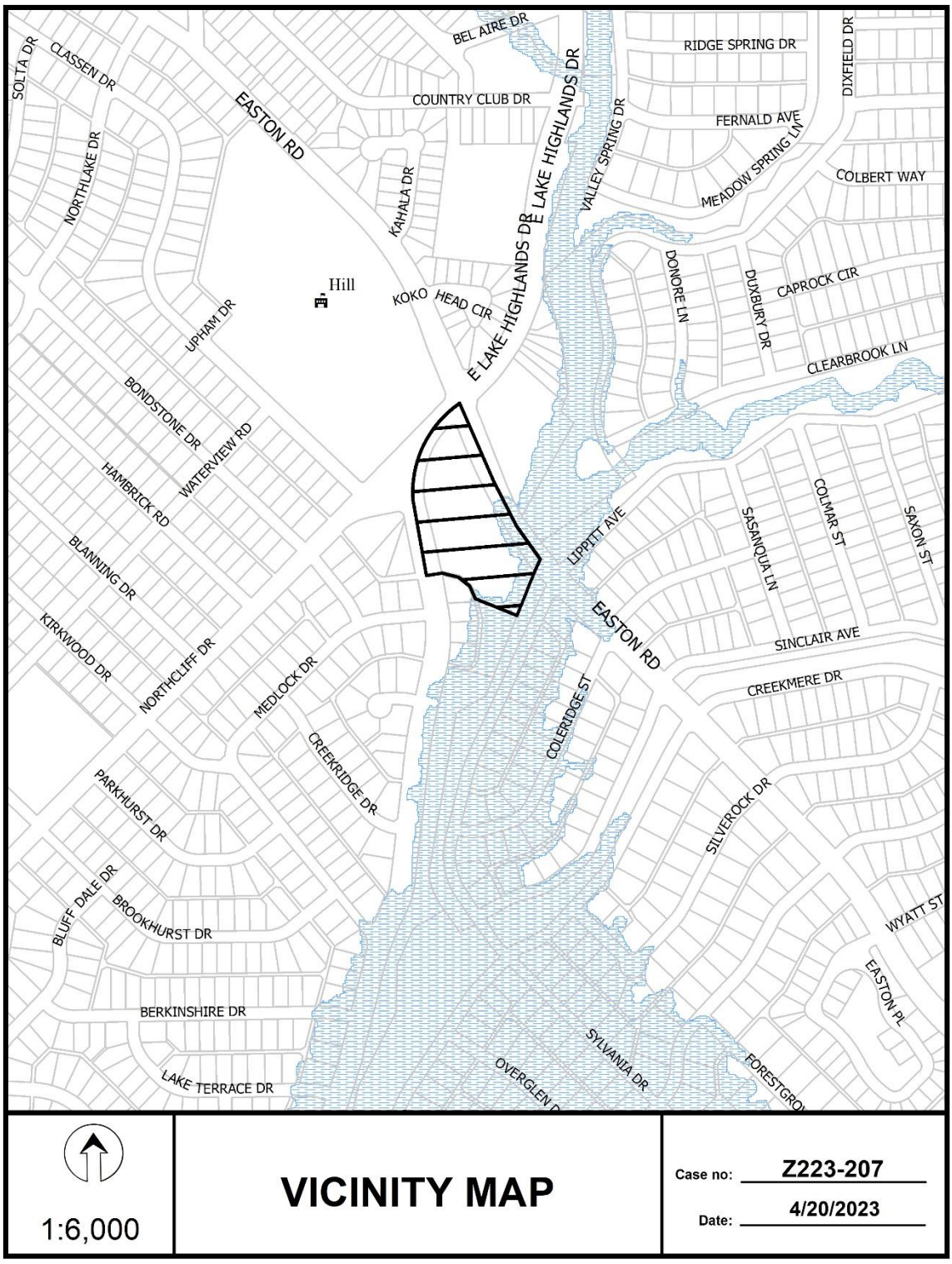
All families will be educated as to the requirements of the Traffic Management Plan. This educational process will take place throughout the school year by means of meetings and fliers.

Signed: Rebekah Bailey

Rebekah Bailey, Principal

Proposed Traffic Management Plan





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VICINITY MAP

Case no: Z223-207

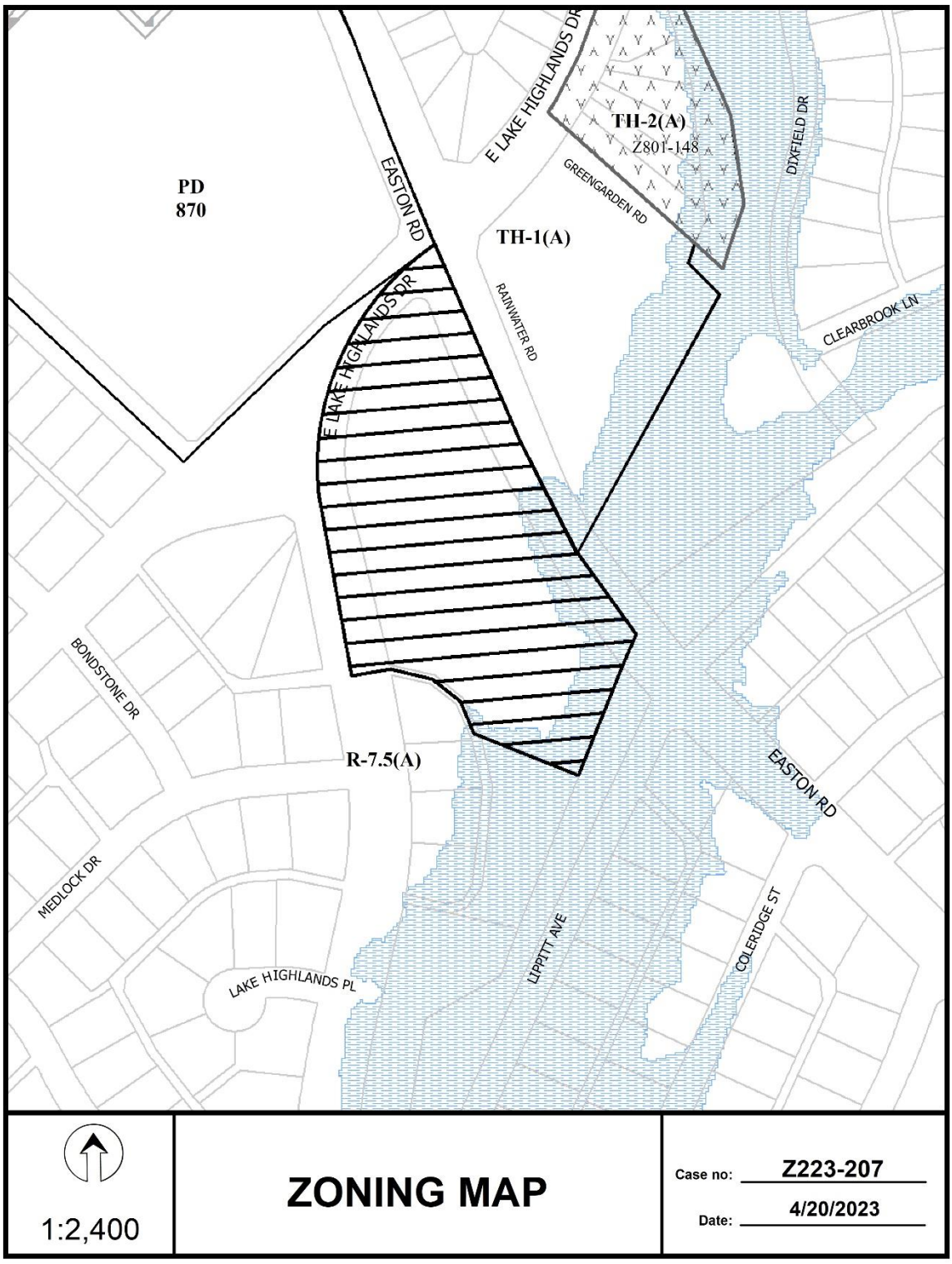
Date: 4/20/2023

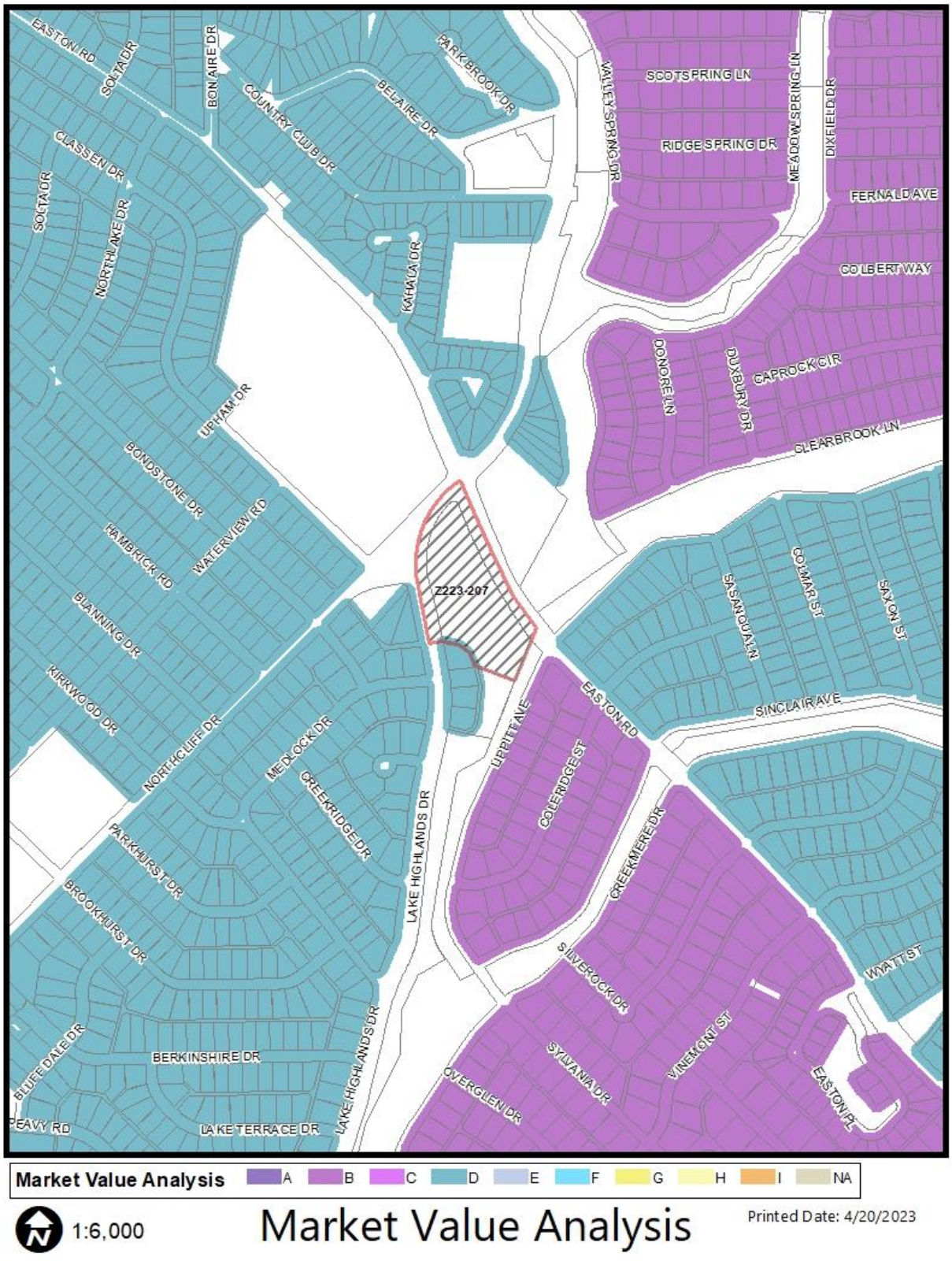
1:2,400

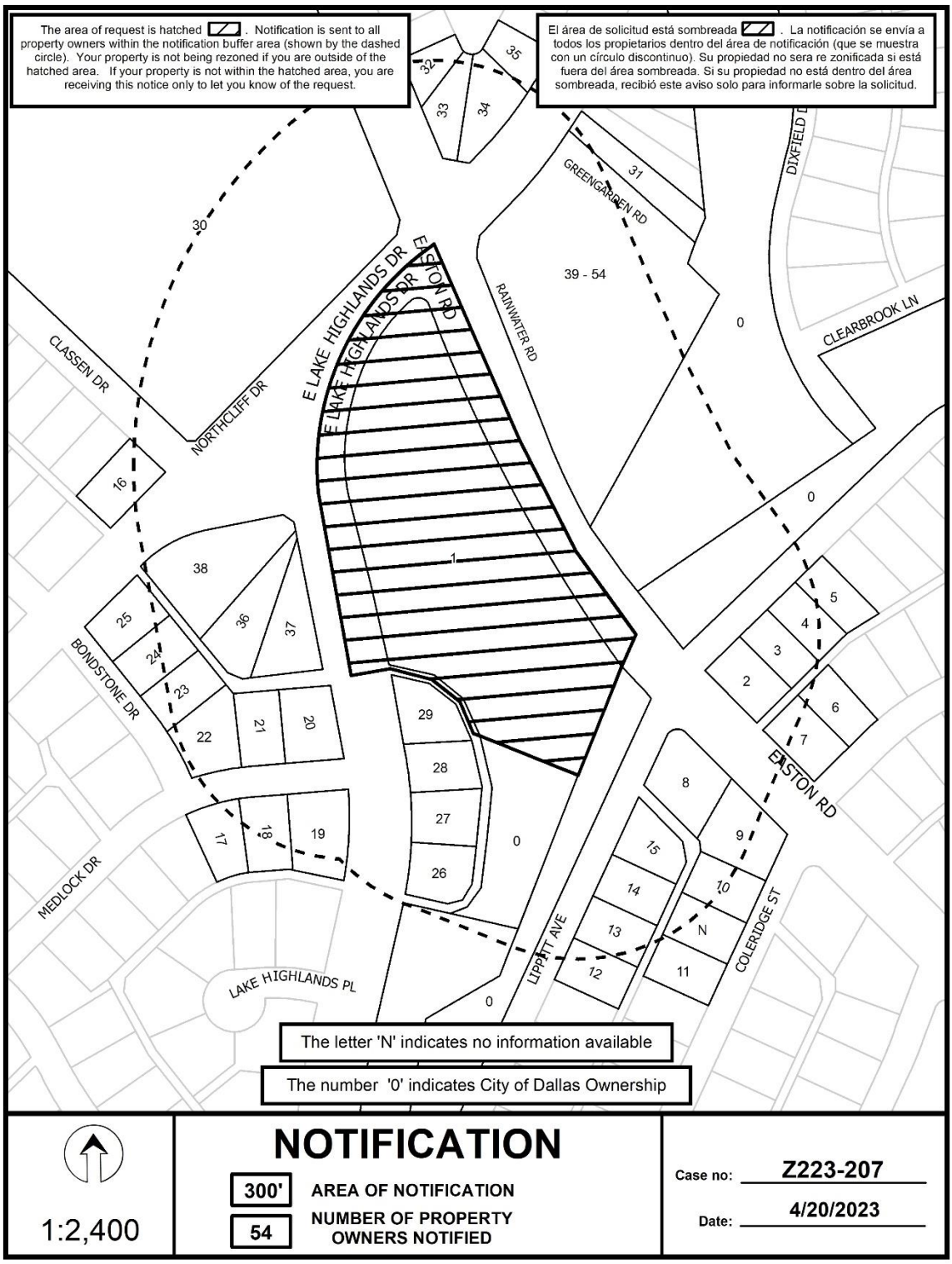
AERIAL MAP

Case no: Z223-207

Date: 4/20/2023


PD
870
EASTON RD
E LAKE HIGHLANDS DR
TH-2(A)
Z801-148
GREENGARDEN RD
DIXFIELD DR
TH-1(A)
RAINWATER RD
CLEARBROOK LN
E LAKE HIGHLANDS DR
BONDSTONE DR
R-7.5(A)
EASTON RD
MEDLOCK DR
LAKE HIGHLANDS PL
LIPPITT AVE
COLERIDGE ST
1:2,400
ZONING MAP
Case no: Z223-207
Date: 4/20/2023


EASTON RD
SOLTA DR
BONAIRE DR
COUNTRY CLUB DR
BELAIRE DR
PARKBROOK DR
CLASSEN DR
SOLTA DR
NORTHLAKE DR
KAHALA DR
VALLEYSPRING DR
SCOTSPRING LN
RIDGESPRING DR
MEADOWSPRING LN
DIXFIELD DR
FERNALD AVE
COLBERT WAY
DONORE LN
DUXBURY DR
CAPROCK CIR
CLEARBROOK LN
UPHAM DR
BONDSTONE DR
HAMBRICK RD
WATERVIEW RD
BLANNING DR
KIRKWOOD DR
NORTHCLIFF DR
MEDLOCK DR
CREEKRIDGE DR
PARKHURST DR
BROOKHURST DR
LAKE HIGHLANDS DR
BLUFFDALE DR
BERKINSHIRE DR
PEAVY RD
LAKE TERRACE DR
Z223-207
UPPITT AVE
COVERIDGE ST
EASTON RD
SASANQUA LN
COLMAR ST
SAXON ST
SINCLAIR AVE
CREEKMERE DR
SILVEROCK DR
WYATT ST
SYLVANIA DR
VINEMONT ST
EASTON PL
OVERGLEN DR
Market Value Analysis
A
B
C
D
E
F
G
H
I
NA
1:6,000
Market Value Analysis
Printed Date: 4/20/2023


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.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
E LAKE HIGHLANDS DR
EASTON RD
RAINWATER RD
GREENGARDEN RD
DIXFIELD
CLEARBROOK LN
CLASSEN DR
NORTHCLIFF DR
BONDSTONE DR
MEDLOCK DR
LAKE HIGHLANDS PL
LIPPITT AVE
COLERIDGE ST
39 - 54
The letter 'N' indicates no information available
The number '0' indicates City of Dallas Ownership
NOTIFICATION
300'
AREA OF NOTIFICATION
54
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z223-207
Date: 4/20/2023

04/20/2023

Notification List of Property Owners

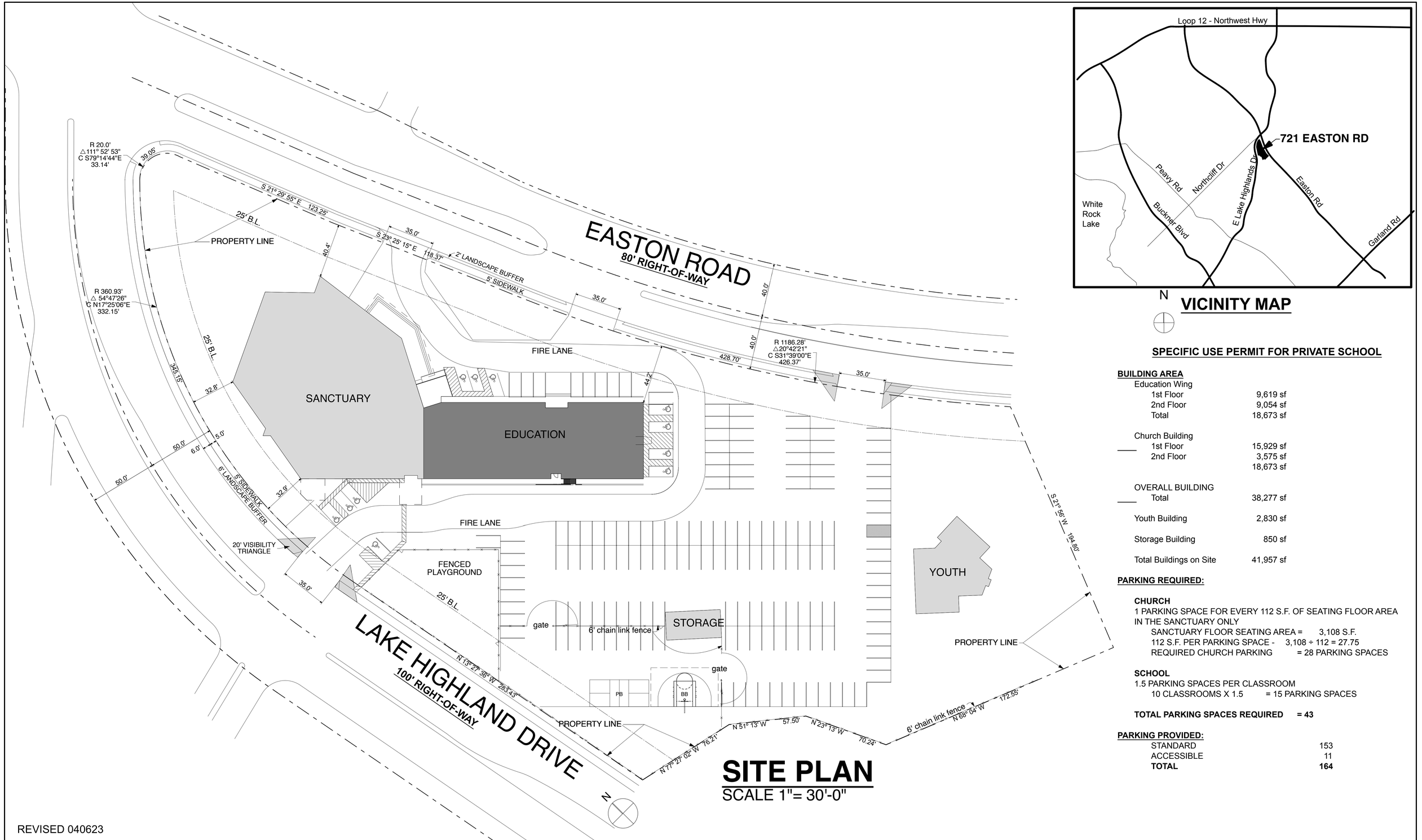
Z223-207

54 Property Owners Notified

Label #	*Address*		*Owner*
1	721	EASTON RD	REDEEMER BIBLE CHURCH OF
2	10504	LIPPITT AVE	ZWICKEY MICHAEL D &
3	10510	LIPPITT AVE	ROBINSON DON T
4	10514	LIPPITT AVE	WOOD HEATHER
5	10520	LIPPITT AVE	SWINNEY DONALD DAVID
6	10509	COLERIDGE ST	VALLES RICARDO A & JULIA
7	10505	COLERIDGE ST	KLEISS RUTH
8	10462	LIPPITT AVE	STAGGS JUSTIN G & LINDSAY H
9	10473	COLERIDGE ST	Taxpayer at
10	10469	COLERIDGE ST	CANO ALBERT JOSEPH &
11	10457	COLERIDGE ST	STEDMAN MAX & AMANDA
12	10438	LIPPITT AVE	SIGMOND CHELSEA ROSE &
13	10442	LIPPITT AVE	CRISCO JEREMY JHAN
14	10448	LIPPITT AVE	VELHUM BARBARA
15	10454	LIPPITT AVE	WAGNON JANET E LIFE ESTATE
16	635	CLASSEN DR	HAGHDAN SOROOR
17	10206	MEDLOCK DR	HERNANDEZ ISRAEL & GRACE
18	10210	MEDLOCK DR	Taxpayer at
19	10216	MEDLOCK DR	GARCIA CHELO
20	10215	MEDLOCK DR	ARVIN ROBERT A & PATRICIA
21	10209	MEDLOCK DR	HAMILTON PAUL &
22	724	BONDSTONE DR	SMITH EUGENE K &
23	718	BONDSTONE DR	QUILL BARBARA L
24	712	BONDSTONE DR	2017 K S DEVILLE REVOCABLE TRUST
25	706	BONDSTONE DR	LANCASTER MENDI LAUDT
26	10126	E LAKE HIGHLANDS DR	SMULAND KENNETH ROY &

04/20/2023

Label #	*Address*		*Owner*
27	10136	E LAKE HIGHLANDS DR	KOLODETSKY KENNA M
28	10210	E LAKE HIGHLANDS DR	BOYD SHIRLEY
29	10220	E LAKE HIGHLANDS DR	FIELDING REVOCABLE TRUST THE
30	505	EASTON RD	Dallas ISD
31	10672	E LAKE HIGHLANDS DR	Taxpayer at
32	10414	KOKO HEAD CIR	YATES THOMAS ALLEN
33	10418	KOKO HEAD CIR	COMINGS ALEXANDRIA MICHELLE &
34	10422	KOKO HEAD CIR	MUXWORTHY JILL
35	10426	KOKO HEAD CIR	GRAY JAMES HOWARD & CAROL
36	10241	LAKE HIGHLANDS DR	KRUEGER KEITH REV TRUST &
37	10221	LAKE HIGHLANDS DR	HAGSTROM PETER T & RACHEL K
38	10249	LAKE HIGHLANDS DR	SJOUKEN LIVING TRUST
39	735	RAINWATER RD	COFT LLC
40	729	RAINWATER RD	CQFT LLC
41	736	RAINWATER RD	HARVEY WILLIAM
42	730	RAINWATER RD	CQFT LLC
43	718	RAINWATER RD	CURTIS DANIEL & MELODY
44	712	RAINWATER RD	HILL WILLIAM CADE &
45	706	RAINWATER RD	MURTHY VAISHNAV &
46	700	RAINWATER RD	ESCOBAR JONATAN
47	10600	GREENGARDEN RD	CQFT LLC
48	10612	GREENGARDEN RD	STEINOCHER SCOTT THOMAS &
49	10618	GREENGARDEN RD	LEE CATHERINE HEMY
50	10624	GREENGARDEN RD	CQFT LLC
51	10636	GREENGARDEN RD	ESCOBAR SANTIAGO &
52	10642	GREENGARDEN RD	DEHBOZORGI HANGAMEH
53	10648	GREENGARDEN RD	TOTLOOR NIKHIL JAI
54	742	RAINWATER RD	BASU NILADRI & BOTA



SITE PLAN
SCALE 1"= 30'-0"

VICINITY MAP

SPECIFIC USE PERMIT FOR PRIVATE SCHOOL

BUILDING AREA

Education Wing	
1st Floor	9,619 sf
2nd Floor	9,054 sf
Total	18,673 sf
Church Building	
1st Floor	15,929 sf
2nd Floor	3,575 sf
	18,673 sf
OVERALL BUILDING	
Total	38,277 sf
Youth Building	2,830 sf
Storage Building	850 sf
Total Buildings on Site	41,957 sf

PARKING REQUIRED:

CHURCH
1 PARKING SPACE FOR EVERY 112 S.F. OF SEATING FLOOR AREA IN THE SANCTUARY ONLY
SANCTUARY FLOOR SEATING AREA = 3,108 S.F.
112 S.F. PER PARKING SPACE - 3,108 ÷ 112 = 27.75
REQUIRED CHURCH PARKING = 28 PARKING SPACES

SCHOOL
1.5 PARKING SPACES PER CLASSROOM
10 CLASSROOMS X 1.5 = 15 PARKING SPACES

TOTAL PARKING SPACES REQUIRED = 43

PARKING PROVIDED:

STANDARD	153
ACCESSIBLE	11
TOTAL	**164**

REVISED 040623

R A A, LLC
ARCHITECTURE
ARCHITECTURE
PLANNING
INTERIORS
2655 PEAVY ROAD
DALLAS, TEXAS 75228
PHONE: 214.641.6665
charlie@raainc.com

BUILDING OWNER:
Redeemer Bible Church
721 Easton Road
Dallas, Texas 75218

BUILDING TENANT:
Highlands Christian School
721 Easton Road, Suite 100
Dallas, Texas 75218

CASE NUMBER
Z223-207(AU)

March 17, 2023

A1

Traffic Management Plan and Queuing Analysis
Highland Christian School
721 Easton Road

Highland Christian School located at 721 Easton Road is a private school serving elementary grade levels, pre-kindergarten through 6th grade. The maximum number of classrooms is 10 and the expected enrollment for 2023-2024 school year is up to 100 students. Future enrollment will not exceed 150 students*. The grade and student distribution are as follows:

GRADE	NO. CLASSROOMS PER GRADE	NO. STUDENTS PER CLASSROOM
Pre-k	1	12
Kindergarten, 3rd, 5th	2	12-15
1st, 2nd, 4th , 6th	1	15
TOTAL	10	Overall maximum 150*

The school provides one drop off/pick up (traffic periods) location on the southwest side of the sanctuary building, as indicated on the Traffic Management Plan (TMP) site plan. The property contains 164 total parking spaces. The queueing lane from the canopy to the entrance on Easton Road can contain up to 37 vehicles off-street. Future enrollment will allow 45 vehicles to queue off-street, if needed. The carpool lane will be a single queue.

Vehicles will enter the property from Easton Road at the western-most driveway and follow the queuing direction shown on the TMP site plan. Traffic will be one-way operation and vehicles must exit on north onto E. Lake Highlands drive during traffic periods. The school will provide their own private security to assist with traffic flow as necessary.

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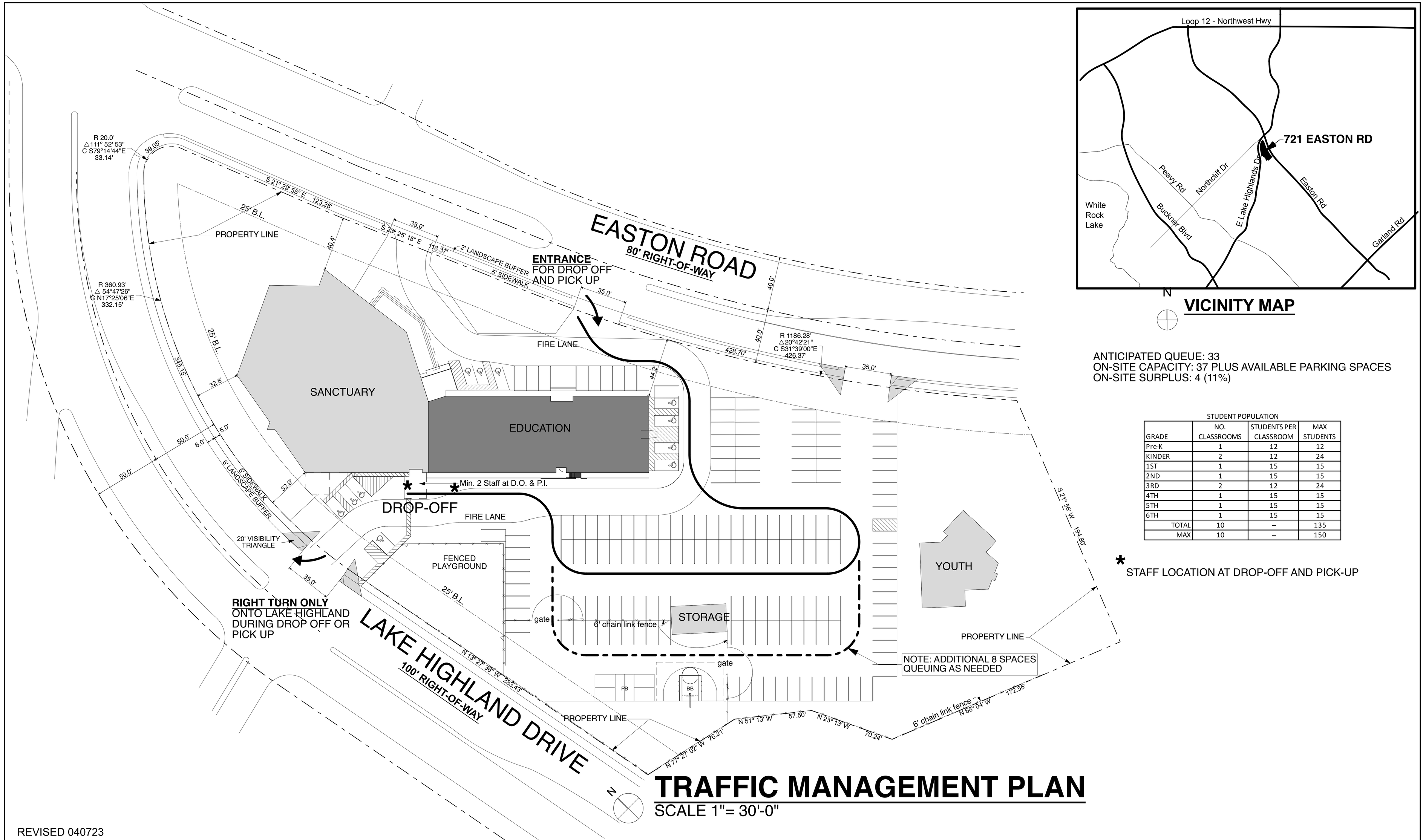
Rebekah Bailey, Principal



TRAFFIC MANAGEMENT PLAN

SCALE 1"= 30'-0"

VICINITY MAP

ANTICIPATED QUEUE: 33
ON-SITE CAPACITY: 37 PLUS AVAILABLE PARKING SPACES
ON-SITE SURPLUS: 4 (11%)

STUDENT POPULATION

GRADE	NO. CLASSROOMS	STUDENTS PER CLASSROOM	MAX STUDENTS
Pre-K	1	12	12
KINDER	2	12	24
1ST	1	15	15
2ND	1	15	15
3RD	2	12	24
4TH	1	15	15
5TH	1	15	15
6TH	1	15	15
TOTAL	10	--	135
MAX	10	--	150

* STAFF LOCATION AT DROP-OFF AND PICK-UP

REVISED 040723

R A A, LLC
ARCHITECTURE

ARCHITECTURE
PLANNING
INTERIORS
2655 PEAVY ROAD
DALLAS, TEXAS 75228
PHONE: 214.641.6665
charlie@raainc.com

BUILDING OWNER:
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CASE NUMBER
Z223-207(AU)

March 30, 2023

T1