CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, May 2, 2019
AGENDA

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

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

Kris Sweckard, Director
Neva Dean, Assistant Director of Current Planning

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket — Planner: Mohammad Bordbar

Consent Items:

(1) **S189-173**
(CC District 1)

An application to replat a 0.401-acre tract of land containing part of City Block M/3363 to create a 9-lot shared access development ranging in size from 1,398 square feet to 2,548 square feet on property located on Bishop Avenue, north of Neches Street.
Owner: COG Dallas Homes II, LLC
Surveyor: CBG Surveying Texas, LLC
Application Filed: April 3, 2019
Zoning: PD 830 (Subdistrict 1)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(2) **S189-174**
(CC District 7)

An application to replat an 8.301-acre tract of land containing all of Lot 6 in City Block D/8474 to create one 6.328-acre lot and one 1.973-acre lot on property located on Samuel Boulevard, south of R.L Thornton Freeway/Interstate Highway No.30.
Owner: Vazquez Holdings Group, L.P.
Surveyor: CBG Surveying Texas, LLC
Application Filed: April 4, 2019
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(3) **S189-175**
(CC District 1)

An application to create one 0.1387-acre lot from a tract of land in City Block 3526 on property located on Jerden Lane at Zang Boulevard, southwest corner.
Owner: Alnachawati Corporation
Surveyor: Keeton Surveying Company
Application Filed: April 4, 2019
Zoning: MU-1
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(4) **S189-176**
(CC District 13)

An application to replat a 9.341-acre tract of land containing all of Lots 8A and 8B in City Block 7291 to create two lots on property located on North Central Expressway, west of Manderville Lane.
Owners: FAEC Holdings (Dallas Eye), LLC, SK23 North Dallas, LTD
Surveyor: Britain & Crawford Land Surveying & Topographic Mapping
Application Filed: April 4, 2019
Zoning: PD 577 (Subdistrict 1)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(5) **S189-177**
(CC District 8)

An application to create one 3.24-acre lot from a tract of land in City Blocks 8789 and 8836 on property located on Jordan Valley Road, north of Palomino Road.
Owner: Sonia Janeth Espinoza Medina
Surveyor: By-Line Surveying, LLC
Application Filed: April 4, 2019
Zoning: A(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(6) **S189-180**
(CC District 7)

An application to create one 19.735-acre lot from a tract of land in City Block 6765 on property located on Bruton Road, east of St. Augustine Road.
Owner: El Rancho Apartments, LLC
Surveyor: O'Neal Surveying Company
Application Filed: April 5, 2019
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats and Building Line Reduction:

(7) **S189-181**
(CC District 13)

An application to replat a 1.008-acre tract of land containing all of Lot 1 in City Block F/5517 to create one lot and to reduce a portion of an existing platted 50-foot building line to 40 feet along the southline of Meaders Lane on property located on Meaders Lane at Gaywood Road, southeast corner.
Owners: Clay M Aaron and Tracy G. Aaron
Surveyor: A & W Surveyors, Inc.
Application Filed: April 5, 2019
Zoning: R-1ac(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

(8) **S189-182**
(CC District 3)

An application to replat a 2.0-acre tract of land containing all of Lot 3 in City Block 6961 to create 8 residential lots on property located on Guadalupe Avenue at Kiest Boulevard, southeast corner.
Owner: Marcer Construction Company, LLC
Surveyor: Texas Heritage Surveying, Inc.
Application Filed: April 5, 2019
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Miscellaneous Items:

D189-007
Abraham Martinez
(CC District 1)

An application for a development plan and landscape plan on property zoned Tract 3 and Tract 4 within Planned Development District No. 768, generally bound by North Oak Cliff Boulevard, West Davis Street, and Stevens Village Drive.
Staff Recommendation: **Approval**.
Applicant: GFCA Opportunity I, LP
Representative: Phillip Fisher; Macatee Engineering

D189-009
Andreea Udrea
(CC District 13)

An application for a development plan and landscape plan on property zoned Subarea B within Planned Development District No. 745, on the west line of Rambler Road, north of Meadow Road.
Staff Recommendation: **Approval**.
Applicant: TKG Valencia Midtown LLC
Representative: Dallas Cothrum, MASTERPLAN

M189-014
Andreea Udrea
(CC District 13)

An application for a minor amendment to a development plan, on property zoned Planned Development District No. 706, on the northwest corner of Walnut Hill Lane and Gooding Drive.
Staff Recommendation: **Approval**.
Applicant: Dallas ISD
Representative: Rob Baldwin, Baldwin Associates

M189-018
Carlos Talison
(CC District 2)

An application for a minor amendment to a landscape plan, on property zoned Planned Development District No. 440, on the southwest line of La Vista Drive, south of the intersection of East Grand Avenue and La Vista Road.
Staff Recommendation: **Approval**.
Applicant: Dallas ISD
Representative: Rob Baldwin, Baldwin Associates

Zoning Cases – Consent:

1. **Z189-212(CT)**
Carlos Talison
(CC District 5)

An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the south line of Lake June Road between Hawley Lane and Oak Hill Circle.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: Sikka Investments, LLC
Representative: La Sierra Planning Group

2. **Z189-205(PD)**
Pamela Daniel
(CC District 4)

An application for the renewal of Specific Use Permit No. 1931 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the north side of Ann Arbor Avenue, east of South Marsalis Avenue.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.
Applicant: Sam's Grocery
Representative: Rob Baldwin, Baldwin Associates

3. **Z189-211(PD)**
Pamela Daniel
(CC District 8)

An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the northeast corner of Murdock Road and Elkton Circle, southwest of C.F. Hawn Freeway.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: Sikka Investments 2, LLC
Representative: La Sierra Planning Group

4. **Z189-184(SM)**
Sarah May
(CC District 12)

An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned an MU-1 Mixed Use District and a CS Commercial Service District, located on the east line of Dickerson Street, north of Ronnie Drive.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.
Applicant: Crown Castle
Representative: Vincent Huebinger, Vincent Gerard & Associates, Inc

Zoning Cases – Under Advisement:

5. **Z156-325(NW)**
Nathan Warren
(CC District 3)

A City Council authorized hearing to determine proper zoning on property zoned Subdistricts S-1a, S-1b, S-2a, S-2b, S-9, and S-10 in the South Zone of Planned Development No. 521 with consideration being given to appropriate zoning for the areas including use, development standards, and other appropriate regulations on property generally on: 1) the west side of Mountain Creek Parkway from I-20 to West Camp Wisdom Road (S-1b), 2) the southwest corner of Mountain Creek Parkway and West Camp Wisdom Road (S-1a), 3) the southwest corner of West Camp Wisdom Road and Eagle Ford Drive (S-2b), 4) the north side of West Camp Wisdom Road at the terminus of Eagle Ford Drive (S-2a), and 5) the south side of West Camp Wisdom Road from west of Timberbrook Lane to Clark Road (S-9, S-10).
Staff Recommendation: **Approval** of amendments to Planned Development District No. 521.
Bus Tour Date: February 21, 2019
U/A From: February 21, 2019 and March 21, 2019

6. **Z189-186(CT)**
Carlos Talison
(CC District 8)

An application for a Specific Use Permit for a commercial motor vehicle parking on property zoned an IM Industrial Manufacturing District, on the northeast line of South Central Expressway, between McCommas Bluff Road and Youngblood Road.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: Desev Investment Group, LLC
Representative: Rob Baldwin, Baldwin Associates
U/A From: April 4, 2019

7. **Z189-190(PD)**
Pamela Daniel
(CC District 2)

An application for a Specific Use Permit for a late-hours establishment limited to an alcoholic beverage establishment operated as a bar, lounge or tavern use on property zoned Planned Development District No. 842 for CR Community Retail District uses, on the west side of Greenville Avenue, southeast of Ross Avenue.
Staff Recommendation: **Hold under advisement until May 16, 2019**.
Applicant: Ships Lounge
Representative: Audra Buckley, Permitted Development
U/A From: April 4, 2019

8. **Z189-181(PD)**
Pamela Daniel
(CC District 13)

An application for a Specific Use Permit for a public library on property zoned an MF-2(A) Multifamily District on the north line of Park Lane, between Greenville Avenue and Ridgecrest Road.
Staff Recommendation: **Approval** for a permanent period, subject to a site plan and conditions.
Applicant/Representative: Elizabeth Brant
U/A From: April 18, 2019

9. **Z189-171(CY)**
Carolina Yumet
(CC District 8)

An application for an amendment to Specific Use Permit No. 1339 for an open enrollment charter school on property zoned an R-7.5(A) Single Family District, on the northwest corner of Rylie Road and Tufts Road.
Staff Recommendation: **Hold under advisement until May 16, 2019**.
Applicant: A+ Charter Schools Inc.
Representative: Audra Buckley, Permitted Development
U/A From: March 21, 2019 and April 4, 2019

10. **Z178-314(CY)**
Carolina Yumet
(CC District 6)

An application for a new subdistrict within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on property zoned Subdistrict 1 within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, and Planned Development District No. 442, north of the intersection of North Stemmons Freeway Service Road and Slocum Street.
Staff Recommendation: **Approval**, subject to conditions.
Applicant: Cabana Development, LLC
Representative: J. Prabha Cinclair, Miklos Cinclair, PLLC
Bus Tour Date: November 1, 2018
U/A From: April 18, 2019

11. **Z189-142(CY)**
Carolina Yumet
(CC District 7)

An application for 1) a Planned Development District for R-7.5(A) Single Family District uses plus private recreation center, club or area, and private street or alley uses, and to 2) terminate Specific Use Permit No. 2166 for an adult day care facility on property zoned an R-7.5(A) Single Family District with Specific Use Permit No. 105 for a convalescent home and institutional uses, and Specific Use Permit No. 2166 for an adult day care facility, on the southwest corner of Samuell Boulevard and Hunnicutt Road.
Staff Recommendation: **Hold under advisement until June 6, 2019**.
Applicant: Centurion American Acquisitions, LLC.
Representative: La Sierra Planning Group
U/A From: February 21, 2019 and March 7, 2019

12. **Z189-140(SM)**
Sarah May
(CC District 11)

An application for a new subdistrict on property zoned Subdistrict 1 within Planned Development District No. 887, the Valley View-Galleria Area Special Purpose District, on the northwest corner of Preston Road and Alpha Road.
Staff Recommendation: **Denial**.
Applicant: Valk Properties One, LLC
Representative: Rob Baldwin, Baldwin Associates
U/A From: March 21, 2019 and April 4, 2019

13. **Z178-300(SM)**
Sarah May
(CC District 4)

An application for an amendment to Tract 2 within Planned Development District No. 812, on the northwest corner of Fran Way and Compton Street.
Staff Recommendation: **Approval**, subject to a perimeter fence and gated streets plan.
Applicant: Fiji Property Owners Association, Inc. and attached list of property owners
Representative: Tekevwe Okobiah
U/A From: April 4, 2019

14. **Z178-222(JM)** Jennifer Muñoz (CC District 1)

An application for **1)** a new subdistrict for a single family use; and, **2)** the reduction of Shopfront Overlay No. 7 on property zoned Subdistrict E within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, with an SH Shopfront Overlay, and deed restrictions [Z156-222], between North Zang Boulevard and North Beckley Avenue, north of East Neely Street.
Staff Recommendation: **Approval**, subject to a development plan, landscape plan, street section exhibit, and conditions; and **approval** of the reduction of Shopfront Overlay No. 7.
Applicant: Texas InTown Homes, LLC
Representative: Audra Buckley, Permitted Development
U/A From: March 21, 2019

15. **Z189-173(JM)** Jennifer Muñoz (CC District 7)

An application for the renewal of Specific Use Permit No. 2074 for a potentially incompatible industrial use limited to metal or metal product treatment or processing on property zoned RS-I Regional Service Industrial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the north corner of South Harwood Street and Coombs Street.
Staff Recommendation: **Approval** for a two-year period, subject to conditions.
Applicant: Soriano Bonifacio
Representative: Jose Garcia
U/A From: March 21, 2019

16. **Z189-149(JM)** Jennifer Muñoz (CC District 2)

An application for an MF-2(A) Multifamily District on property zoned a CS Commercial Service District, east of Harry Hines Boulevard, at the terminus of Mail Avenue, to the southeast.
Staff Recommendation: **Denial.**
Applicant: Kaminski Development Corp.
Representative: Rob Baldwin, Baldwin and Associates
U/A From: April 4, 2019 and April 18, 2019

17. **Z189-193(JM)** Jennifer Muñoz (CC District 8)

An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise store 3,500 square feet or less on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the southwest corner of Great Trinity Forest Way (Loop 12) and Murdock Road.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: Enigma Enterprises Inc.
Representative: Kendra Larach, Masterplan
U/A From: April 18, 2019

Zoning Cases – Individual:

18. **Z189-213(SM)**
Sarah May
(CC District 13)

An application for an amendment to Planned Development District No. 623, on the southeast corner of Royal Lane and Webb Chapel Road.
Staff Recommendation: **Approval**, subject to a revised development plan, a revised landscape plan, a revised traffic management plan, and staff's recommended conditions.
Applicant: The Cambridge School
Representative: Rob Baldwin, Baldwin Associates

19. **Z189-210(SM)**
Sarah May
(CC District 11)

An application for an amendment to Planned Development District No. 880, located on the north line of Lyndon B. Johnson Freeway, between Ridgeview Circle and Hughes Lane.
Staff Recommendation: **Approval**, subject to staff's recommended conditions.
Applicant: Michael Weir
Representative: Rob Baldwin, Baldwin Associates

20. **Z189-141(JM)**
Jennifer Muñoz
(CC District 14)

An application for an amendment to and an expansion of Planned Development District No. 372 on property zoned Planned Development Subdistrict No. 6 within Planned Development District No. 193, the Oak Lawn Special Purpose District, in an area generally bounded by McKinney Avenue to the east, Lemmon Avenue East to the north, Oak Grove Avenue to the west, and Lemmon Avenue to the south.
Staff Recommendation: **Approval**, subject to a revised development plan, a revised landscape plan, and staff's recommended conditions.
Applicant: KDC
Representative: Suzan Kedron, Jackson Walker, LLP

Other Matters:

Minutes: April 18, 2019

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, May 2, 2019

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, May 2, 2019, City Hall, 1500 Marilla Street, in Room 5ES, at 9:00 a.m., to consider (1) **DCA 189-004** - Consideration of amending Chapters 51 and 51A of the Dallas Development Code, to amend regulations regarding zoning property owner notifications.

SUBDIVISION REVIEW COMMITTEE (SRC) MEETING - Thursday, May 2, 2019, City Hall, 1500 Marilla Street, in the Council Chambers, at 9:00 a.m. to consider: (1) Consideration of an ordinance amending 51A-4.411, “Shared Access Development,” Section 51A-4.702, “Planned Development Districts” and Section 51A-10.125, “Mandatory Landscape Requirements,” to modify requirements for shared access developments; and (2) Consideration of an ordinance amending Section 51A-8.403 “Platting Process” to establish notification requirements for the replatting of nonresidential property.

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

EXECUTIVE SESSION NOTICE

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

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

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

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

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

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

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

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]

CITY PLAN COMMISSION **THURSDAY May 2, 2019**

FILE NUMBER: S189-173 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: Bishop Avenue, north of Neches Street

DATE FILED: April 3, 2019 **ZONING:** PD 830 Subdistrict 1

PD LINK: http://www.dallascityattorney.com/51P/Articles%20Supp%2047/ARTICLE%20830.pdf

CITY COUNCIL DISTRICT: 1 **SIZE OF REQUEST:** 0.401 acre **MAPSCO:** 44Y

OWNER: COG Dallas Homes II, LLC

REQUEST: An application to replat a 0.401-acre tract of land containing part of City Block M/3363 to create a 9-lot shared access development ranging in size from 1,398 square feet to 2,548 square feet on property located on Bishop Avenue, north of Neches Street.

SUBDIVISION HISTORY:

1. S178-133 was a request southeast of the present request to replat a 0.159-acre tract of land containing part of City Block J/3374 to create one lot on property located on Eldorado Avenue at Elsbeth Avenue, north of Fifth Street. The request was Administrative approved March 9, 2018 but has not been recorded.

2. S167-250 was a request southwest of the present request to replat a 0.1756-acre tract of land containing part of Lot 8 to create one lot on property located at 1019 North Bishop Avenue south of Neches Street. The request was approved August 17, 2017 but has not been recorded.

3. S156-029 was a request southeast of the present request to replat a 1.58-acre tract of land containing all of Lots A and B and a tract of land in City Block H/3374 into one lot on property located on Zang Boulevard, 6th Street, Elsbeth Avenue, and 5th Street. The request was approved December 3, 2015 and was recorded August 17, 2017.

STAFF RECOMMENDATION: The request is in PD 830 (Subdistrict 1). The PD 830 (Subdistrict 1) has no minimum lot size requirement but the maximum lot width requirement is 150 feet. The PD allows for single family uses, multifamily uses by right and some specific retail and personal service uses, and office uses as part of a mixed-use project.

The request is to create a 9-lot shared access development ranging in size from 1,398 square feet to 2,548 square feet and the proposed lot width is 127 feet.

Staff has determined that the request complies with the requirements of PD 830 (Subdistrict 1); therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is nine.
12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).
13. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval." Section 51A-8.611(e).
14. Any guest parking to be utilized in the City right-of-way requires Transportation approval.

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

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

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

18. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

19. Water and wastewater main improvement are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

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

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

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

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

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

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

26. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the right-of-way line of a street or alley if the parking space for the lot(s) is located in an enclosed structure

and if the space faces upon or can be entered directly from the street or alley. Section 51A-4.411(f)(2)

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

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

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

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

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

32. Provide guest parking at a rate of 0.25 spaces per dwelling unit and with adequate maneuverability per the Shared Access Development requirements.

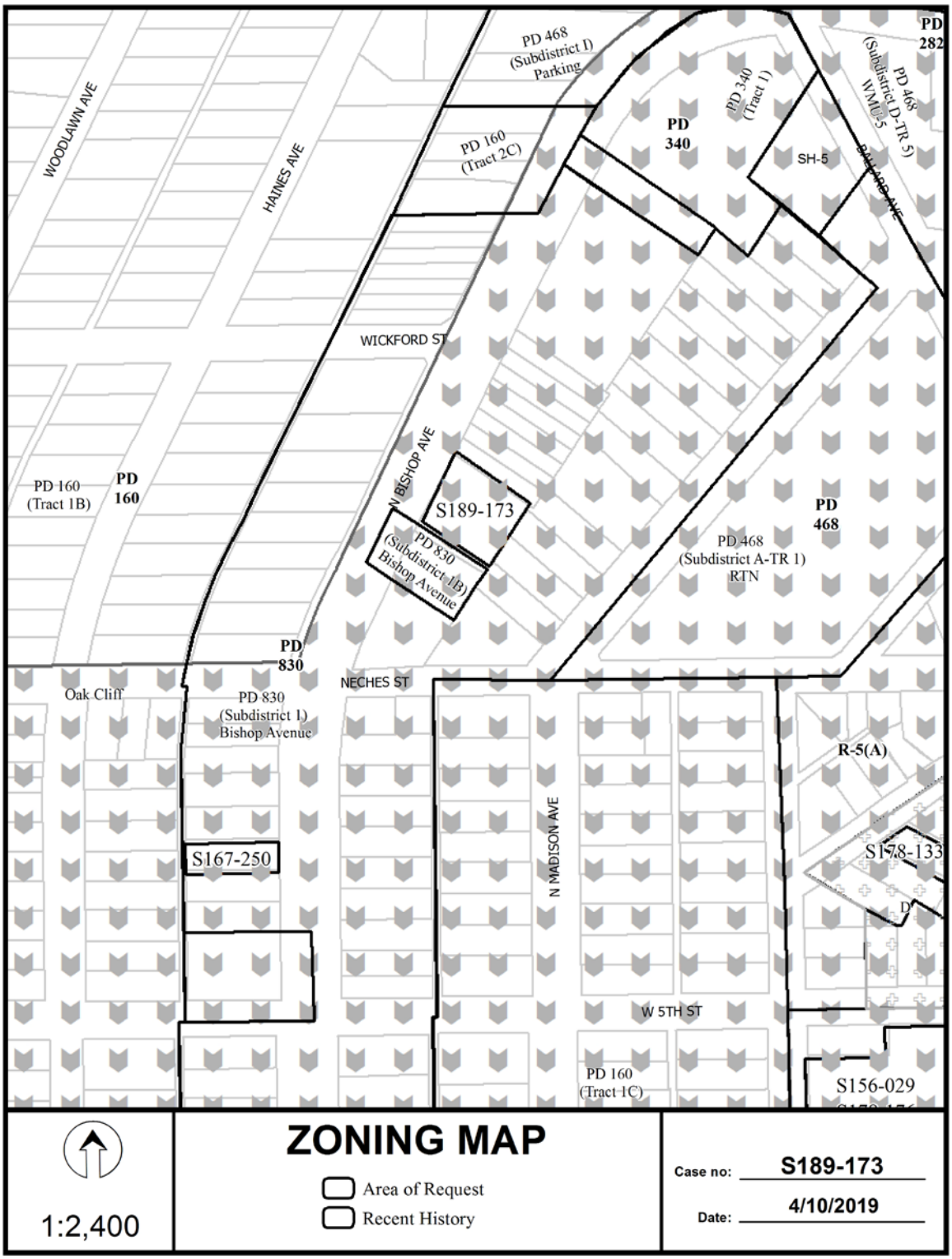
33. Shared Access Area developments must comply with DWU standards for water and wastewater construction and design and be accepted by the City of Dallas prior to submittal of the final plat for the Chairperson’s signature. Section 49-61(c)(5)(B) and the Development Design Procedures and Policy Manual,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

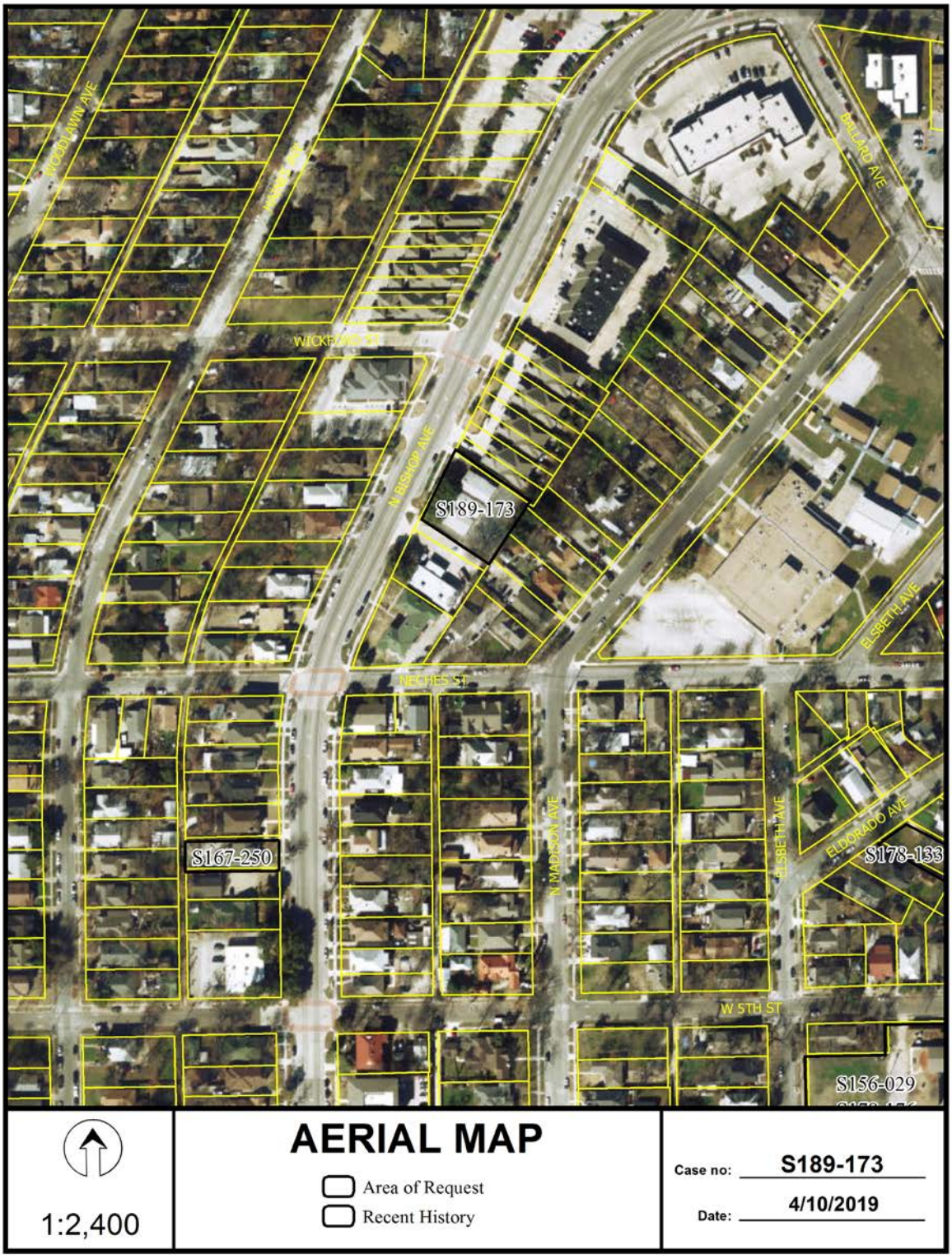
34. On the final plat, use standard Shared Access language in Owner’s Dedication.

35. On the final plat, change “North Bishop Avenue” to “Bishop Avneue”. Section 51A-8.403(a)(1)(A)(xii)

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

37. On the final plat, identify the property as Lots 32 through 40 in City Block M/3363. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

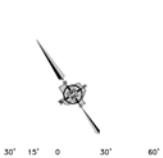

PD 468 (Subdistrict I) Parking
PD 282
PD 340 (Tract 1)
PD 468 (Subdistrict D-TR 5) WMU-5
WOODLAWN AVE
HAINES AVE
PD 160 (Tract 2C)
PD 340
SH-5
BALLARD AVE
WICKFORD ST
N BISHOP AVE
S189-173
PD 160 (Tract 1B)
PD 160
PD 830 (Subdistrict 1B) Bishop Avenue
PD 468
PD 468 (Subdistrict A-TR 1) RTN
PD 830
NECHES ST
Oak Cliff
PD 830 (Subdistrict 1) Bishop Avenue
R-5(A)
S167-250
N MADISON AVE
S178-133
W 5TH ST
PD 160 (Tract 1C)
S156-029
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S189-173
Date: 4/10/2019


HOOD ALWIN AVE
WICKERSHAM ST
N BISHOP AVE
S189-173
BALLARD AVE
ELSBETH AVE
NECHES ST
S167-250
N MADISON AVE
ELSBETH AVE
ELDORADO AVE
S178-133
W 5TH ST
S156-029
1:2,400
AERIAL MAP
Area of Request
Recent History
Case no: S189-173
Date: 4/10/2019

S189-173

1(g)

City Plan Commission Date: 5/2/2019





VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas COG Dallas Homes II, LLC, is the sole owner of a 0.401 of an acre tract of land situated in the George SC Leonard Survey, Abstract No. 780, in the City of Dallas, Dallas County, Texas, same being that tract of land conveyed to said COG Dallas Homes II, LLC, by Special Warranty Deed recorded in Instrument No. 201800331098, Official Public Records, Dallas County, Texas, and also being a portion of Block M/3363, Miller and Stemmons Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 1, Page 25, Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a "X" found in concrete for corner, said corner being the West corner of Lot 31, Block M/3363, Bishop Avenue Townhomes, Section Two, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in County Clerk's File No. 2005-3591167, Map Records, Dallas County, Texas, and being in the Southeast Right-of-Way line of North Bishop Avenue (100 foot Right-of-Way, Volume 1, Page 25, Map Records, Dallas County, Texas), from which a 60d nail found for witness bears South 06 degrees 46 minutes 02 seconds East, a distance of 0.16 feet;

THENCE South 55 degrees 26 minutes 54 seconds East, along the Southwest line of said Lot 31, a distance of 148.20 feet to 1/2 inch iron rod found with plastic yellow cap stamped "5310) for corner, said corner being the most Northerly Northwest corner of Lot 14, Block M/3363, of said Miller and Stemmons Addition;

THENCE South 32 degrees 58 minutes 17 seconds West, along the Northwest line of said Lot 14, and the Northwest line of Lots 15, Lot 16, and Lot 17, Block M/3363, of said Miller and Stemmons Addition, passing a 3/4 inch iron pipe found for line, said iron pipe being the West corner of said Lot 14, and the Northeast corner of said Lot 15, at a distance of 6.89 feet, and continuing a total distance of 123.53 feet to a 3 inch aluminum disk stamped "BCA" and "RPLS 5513" over a 1/2 inch iron rod set for corner, said corner being the East corner of that tract of land conveyed to Devprop 1, LLC, by Special Warranty Deed recorded in Instrument No. 201300249448, Official Public Records, Dallas County, Texas;

THENCE North 56 degrees 20 minutes 36 seconds West, along the Northeast line of said Devprop 1, LLC tract, a distance of 132.50 feet to an "X" found in concrete for corner, said corner being the North corner of said Devprop 1, LLC tract, and being in the Southeast Right-of-Way line of said North Bishop Avenue;

THENCE North 25 degrees 53 minutes 30 seconds East, along the Southeasterly Right-of-Way line of said Devprop 1, LLC tract, a distance of 127.00 feet to the POINT OF BEGINNING, and containing 17,487 square feet or 0.401 of an acre of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2019.

COG Dallas Homes II, LLC
a Texas limited liability

BY: _____
Josh Nichols, Principal

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears (OWNER) known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2019.

_____
Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

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

Dated this the_____ day of _____, 2019.

RELEASED FOR REVIEW ON 04/03/19. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

_____
Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

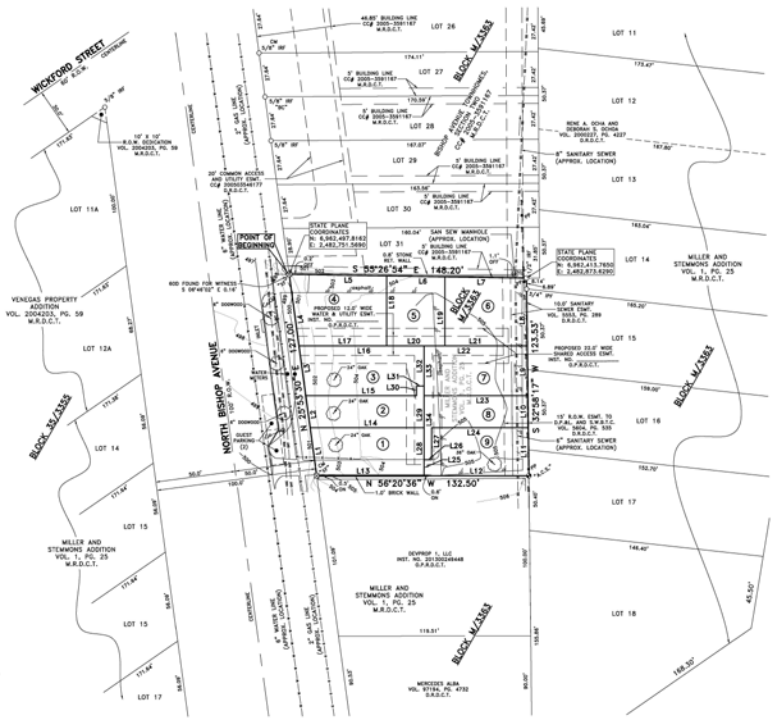
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2019.

_____
Notary Public in and for the State of Texas

Line Table		
Line #	Direction	Length
L1	N25°53'30"E	30.51'
L2	N25°53'30"E	20.26'
L3	N25°53'30"E	31.34'
L4	N25°53'30"E	45.08'
L5	S55°26'54"E	60.77'
L6	S55°26'54"E	36.46'
L7	S55°26'54"E	50.97'
L8	S32°58'17"W	42.36'
L9	S32°58'17"W	31.06'
L10	S32°58'17"W	20.08'
L11	S32°58'17"W	30.04'
L12	N56°20'36"W	65.46'
L13	N56°20'36"W	67.04'
L14	N56°20'36"W	71.14'
L15	N56°20'36"W	69.21'
L16	S56°20'36"E	78.11'
L17	N56°20'36"W	54.67'
L18	N33°39'24"E	43.72'

Line Table		
Line #	Direction	Length
L19	S33°39'24"W	43.15'
L20	N56°20'36"W	36.46'
L21	N56°20'36"W	51.47'
L22	S56°20'36"E	64.49'
L23	S56°20'36"E	64.86'
L24	S56°20'36"E	60.43'
L25	N33°39'24"E	10.04'
L26	S56°20'36"E	4.67'
L27	N33°39'24"E	20.00'
L28	S33°39'24"W	30.04'
L29	S33°39'24"W	26.07'
L30	S33°39'24"W	6.00'
L31	N56°20'36"W	4.67'
L32	S33°39'24"W	25.05'
L33	N33°39'24"E	51.05'
L34	N33°39'24"E	40.08'



Lot Table	
LOT	AREA
Lot 1	2,075 Sq.Ft./0.048 acres
Lot 2	1,484 Sq.Ft./0.034 acres
Lot 3	2,332 Sq.Ft./0.054 acres
Lot 4	2,549 Sq.Ft./0.059 acres
Lot 5	1,584 Sq.Ft./0.036 acres
Lot 6	2,190 Sq.Ft./0.050 acres
Lot 7	2,008 Sq.Ft./0.046 acres
Lot 8	1,398 Sq.Ft./0.032 acres
Lot 9	1,867 Sq.Ft./0.043 acres

LEGEND
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL., PG. = VOLUME, PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
IPF = IRON PIPE FOUND
IRF = INCH IRON ROD FOUND
"XF" = "X" FOUND IN CONCRETE
INST. NO. = INSTRUMENT NUMBER
APPROX. = APPROXIMATE
A.C.S. = 3" ALUMINUM DISK STAMPED "BCA" AND RPLS 5513" SET OVER A 1/2 INCH IRON ROD SET

GENERAL NOTES
1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
2) THE PURPOSE OF THIS PLAT IS TO CREATE 9 LOTS OUT OF 0.401 OF AN ACRE OF LAND.
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4) ANY EXISTING STRUCTURE AT THE TIME OF THIS PLAT SHALL BE REMOVED.
5) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
6) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

PRELIMINARY PLAT
BEALE COURT ADDITION
A SHARED ACCESS DEVELOPMENT
LOT 1 THRU 9, BLOCK M/3363
17,487 SQ.FT. / 0.401 ACRES
BEING A REPLAT OF
BEING A RE-PLAT OF A PORTION OF BLOCK M/3363
MILLER AND STEMMONS ADDITION
GEORGE SC LEONARD SURVEY, ABSTRACT NO. 780
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 5189-173

PLANNING & SURVEYING
Main Office
12005 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgltech.com

OWNER: COG DALLAS HOMES II, LLC
3963 MAPLE AVENUE, SUITE 330
DALLAS, TEXAS 75219

SCALE: 1"=30' / DATE: 03-19-19 / JOB NO. 1903582 / DRAWN BY: WTH

CITY PLAN COMMISSION **THURSDAY May 2, 2019**

FILE NUMBER: S189-174 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: Samuel Boulevard, south of R.L. Thornton Freeway/Interstate Highway No. 30

DATE FILED: April 4, 2019 **ZONING:** RR

CITY COUNCIL DISTRICT: 7 **SIZE OF REQUEST:** 8.301 acres **MAPSCO:** 48F

OWNER: Vazquez Holdings Group, L.P.

REQUEST: An application to replat an 8.301-acre tract of land containing all of Lot 6 in City Block D/8474 to create one 6.328-acre lot and one 1.973-acre lot on property located on Samuel Boulevard, south of R.L. Thornton Freeway/Interstate Highway No. 30.

SUBDIVISION HISTORY:

1. S178-112 was a request east of the present request to replat a 6.523-acre tract of land containing all of Lot 7 in City Block D/8474 to create one 2.369-acre lot, one 2.224-acre lot, and one 1.930-acre lot on property located at the R.L. Thornton Freeway/Interstate Highway No. 30 at the I-30/St. Frances ramp, southwest corner. The request was approved March 1, 2018 but has not been recorded.

2. S178-062 was a request northwest of the present request to replat a 1.621-acre tract of land in City Blocks 8473 and 8474 to create one lot on property located on Highland Road, between Jim Miller Road and St. Francis Avenue. The request was approved January 18, 2018 but has not been recorded.

3. S167-061 was a request northwest of the present request to create one 1.700-acre lot from a tract of land in City Block 8473 and City Block 8474 on property located on Highland Road, between Jim Miller Road and St. Francis Avenue. The request was approved January 19, 2017 and recorded December 18, 2018.

4. S167-042 was a request north of the present request to create one 1.9976-acre lot from a tract of land in City Block 8474 on property located on Highland Road, between Jim Miller Road and St. Francis Avenue. The request was approved January 5, 2017 but has not been recorded.

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

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

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

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

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

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

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

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

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

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.

11. The number of lots permitted by this plat is two.

12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).

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

14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval." Section 51A-8.611(e).

15. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)."

16. On the final plat, all access easement(s) must be recorded by separate instrument(s) and the recording information must be shown on the final plat. Platting Guidelines.

17. On the final plat, clarify status of Volume 95168, Page 2144, and Volume 95168, Page 2150, Deed Records, Dallas County, Texas.

18. Prior to final plat, provide TxDOT right-of-way map.

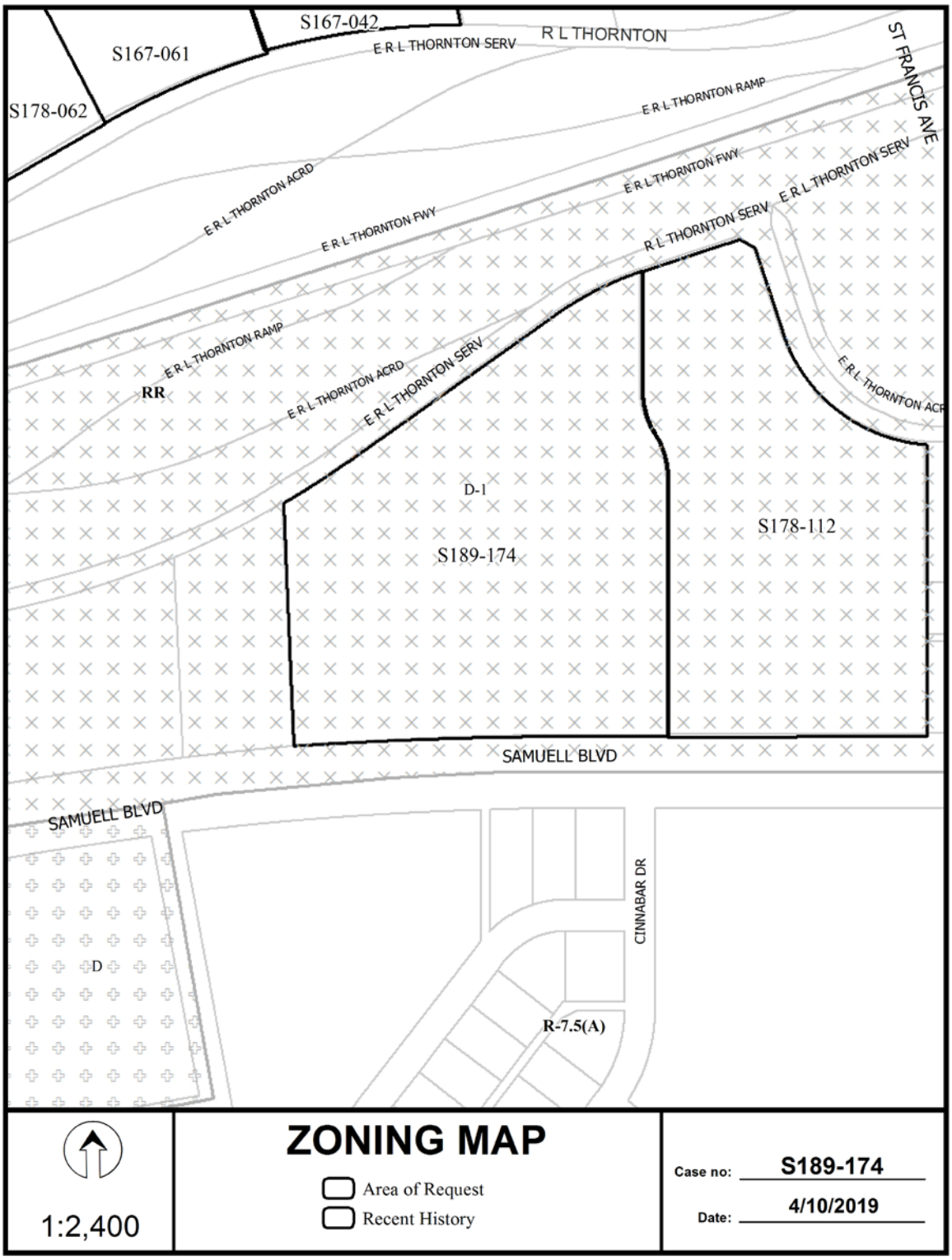
19. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

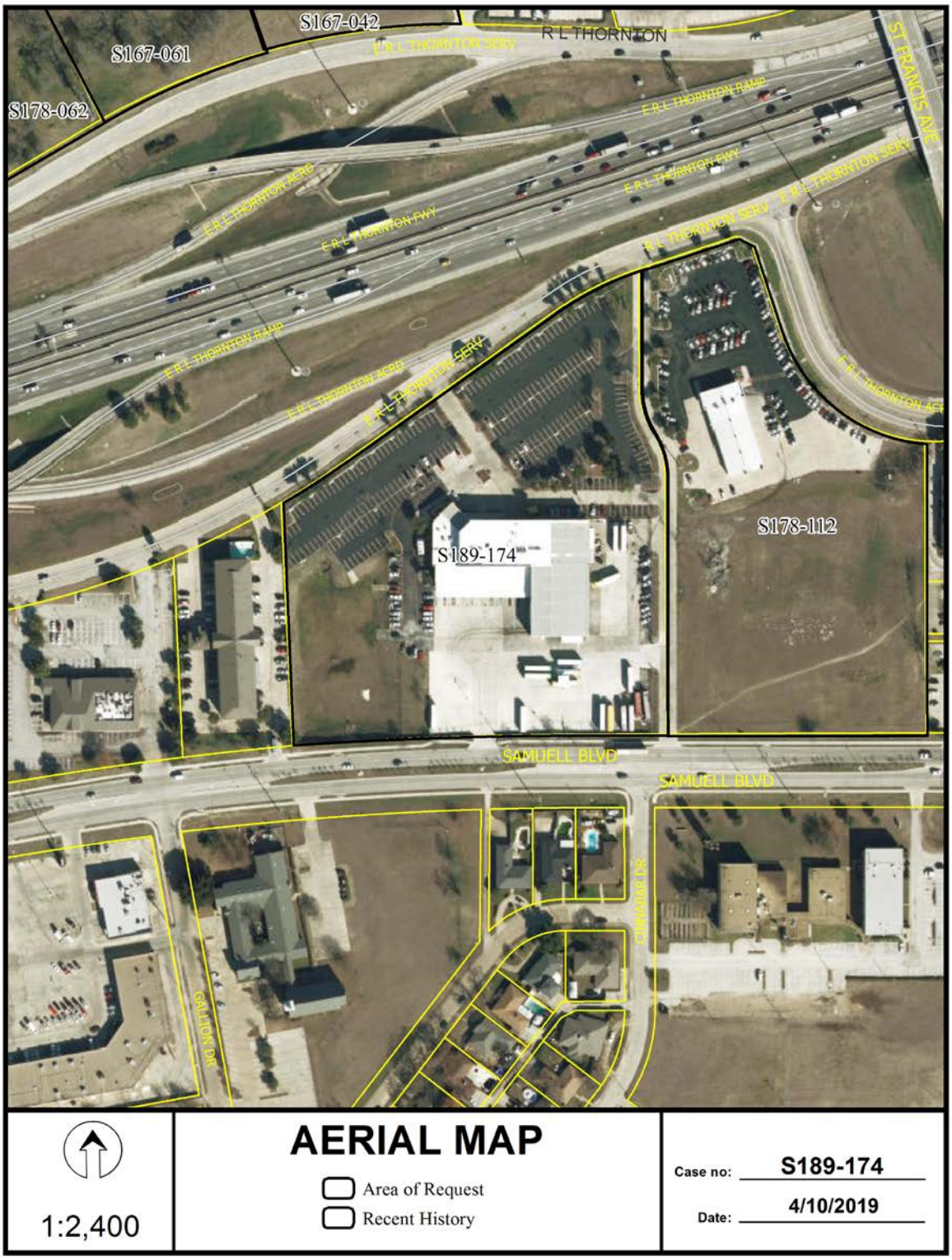
20. Water and wastewater main improvement may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

21. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum Dallas Water Utility easement size 20’ for one utility and 25’ for both water and sewer. Larger diameter or deeper mains may require additional width.

22. On the final plat, change “East RL Thornton Freeway A.K.A. Interstate Highway 30” to “R.L. Thornton Freeway/Interstate Highway No. 30”. Section 51A-8.403(a)(1)(A)(xii)

23. On the final plat, identify the property as Lots 6A and 6B in City Block C/8680. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


S167-042
S167-061
S178-062
R L THORNTON
E R L THORNTON SERV
ST FRANCIS AVE
E R L THORNTON RAMP
E R L THORNTON ACRD
E R L THORNTON FWY
E R L THORNTON FWY
E R L THORNTON SERV
R L THORNTON SERV
E R L THORNTON SERV
E R L THORNTON RAMP
RR
E R L THORNTON ACRD
E R L THORNTON SERV
E R L THORNTON ACR
D-1
S178-112
S189-174
SAMUELL BLVD
SAMUELL BLVD
CINNABAR DR
D
R-7.5(A)
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S189-174
Date: 4/10/2019


S167-042
S167-061
S178-062
R L THORNTON
E R L THORNTON SERV
E R L THORNTON RAMP
E R L THORNTON FWY
E R L THORNTON ACRS
ST FRANCIS AVE
S189-174
S178-112
SAMUELL BLVD
SAMUELL BLVD
GALLION DR
CHAMBERS DR
AERIAL MAP
Area of Request
Recent History
1:2,400
Case no: S189-174
Date: 4/10/2019

TREE TABLE			
Point #	Row	Description	
339		10"	OAK
346		10"	OAK
399		10"	OAK
400		10"	OAK
411		18"	HACKBERRY
412		10"	OAK
415		10"	OAK
472		13"	OAK
473		8"	OAK
478		14"	OAK
667		10"	OAK
668		10"	OAK
669		CREPE MYRTLE	
670		10"	CREPE MYRTLE
671		10"	CREPE MYRTLE
672		10"	CREPE MYRTLE
673		10"	CREPE MYRTLE
674		10"	OAK
675		10"	OAK
676		10"	OAK

TREE TABLE			
Point #	Row	Description	
677		10"	OAK
678		10"	OAK
749		18"	OAK
782		13"	OAK
783		13"	OAK
784		11"	OAK
790		8"	OAK
791		12"	OAK
821		12"	OAK
822		14"	OAK
823		14"	OAK
824	12"	CREPE MYRTLE	
825	12"	CREPE MYRTLE	
826	12"	CREPE MYRTLE	
854		13"	OAK
855		15"	OAK
866	8"	CREPE MYRTLE	
867	12"	CREPE MYRTLE	
868	12"	CREPE MYRTLE	
869		10"	OAK

TREE TABLE			
Point #	Row	Description	
870		12"	OAK
871		10"	OAK
976		10"	OAK
999		13"	OAK
1172		13"	OAK
1173		13"	OAK
1174		12"	OAK
1178		12"	OAK
1213		12"	OAK
1214		12"	OAK
1215		10"	OAK
1233		13"	OAK
1234		10"	OAK
1235		13"	OAK
1236		8"	OAK
1265		18"	OAK
1266		12"	OAK
1279		12"	OAK
1280		12"	OAK

TREE TABLE			
Point #	Row	Description	
1281		20"	OAK
1282		13"	OAK
1283		13"	OAK
1296		11"	OAK
1297		11"	OAK
1301		12"	OAK
1302		13"	OAK
1303		13"	OAK
1377		10"	OAK
1379		6"	OAK
1524		9"	OAK
1526		13"	OAK
1527		20"	OAK
1528		20"	OAK

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C1	35.51'	55.45'	57°12'02"	N 63°57'03" W	54.00'

LEGEND

D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
CM = CONTROLLING MONUMENT
D.E. = DRAINAGE EASEMENT
ESMT. = EASEMENT
APPROX. = APPROXIMATE
BSL = BUILDING SETBACK LINE
"X" = "X" FOUND IN CONCRETE
YC "2509" = 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "2509"
A.C.S. = 3" ALUMINUM DISK STAMPED "THE MAD GROUP 5515" SET OVER A 1/2 INCH IRON ROD SET

GENERAL NOTES

1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
2) THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS FROM ONE.
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4) ALL PROPERTY CORNERS ARE SET 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "THE MAD GROUP" UNLESS OTHERWISE NOTED.
5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES. NO SCALE AND NO PROJECTION.

UTILITY STATEMENT

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND AVAILABLE RECORDS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

OWNER: VAZQUEZ HOLDINGS GROUP, L.P.
8350 N. CENTRAL EXPRESSWAY, SUITE 1800
DALLAS, TEXAS 75206
214-702-1000

PRELIMINARY PLAT
LUNA HOTEL ADDITION
LOTS 6A AND 6B, BLOCK D/8474
381,660 SQ. FT. / 8.761 ACRES
BEING A REPLAT OF
LOT 6, BLOCK D/8474, SKYLINE ADDITION NO. 2
AND PART OF TRACT 1, BLOCK D/8474, SKYLINE ADDITION NO. 2
AND A PART OF DAVID A. BADGELEY SURVEY, ABSTRACT NO. 60
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-174

CBG
PLANNING & ARCHITECTURE
Main Office:
2100 Ross Avenue, Suite 2200
Dallas, TX 75201
P 214-999-0550
F 214-999-0551
Firm No. 10068800
www.cbgtexas.com

SCALE: 1"=40' / DATE: 04-03-2019 / JOB NO. 1902200 / DRAWN BY: MTH / SHEET 1 OF 2

CITY PLAN COMMISSION **THURSDAY May 2, 2019**

FILE NUMBER: S189-175 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: Jerden Lane at Zang Boulevard, southwest corner

DATE FILED: April 4, 2019 **ZONING:** MU-1

CITY COUNCIL DISTRICT: 1 **SIZE OF REQUEST:** 0.1387 acre **MAPSCO:** 54M

OWNER: Alnachawati Corporation

REQUEST: An application to create one 0.1387-acre lot from a tract of land in City Block 3526 on property located on Jerden Lane at Zang Boulevard, southwest corner.

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

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of the MU-1 Mixed Use District; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: “Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.”
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman’s signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.

11. The number of lots permitted by this plat is one.

12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).

13. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval." Section 51A-8.611(e).

14. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Jerden Lane. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).

15. On the final plat, dedicate a 15-foot by 15-foot corner clip (via fee simple or street easement) at the intersection of Jerden Lane and Zang Boulevard. Section *51A 8.602(d)(1).*

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

17. Prior to final plat, provide TxDOT right of way map.

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

19. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

20. Water and wastewater main improvement may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

21. On the final plat, change "W Jerden Lane" to "Jerden Lane". Section 51A-8.403(a)(1)(A)(xii)

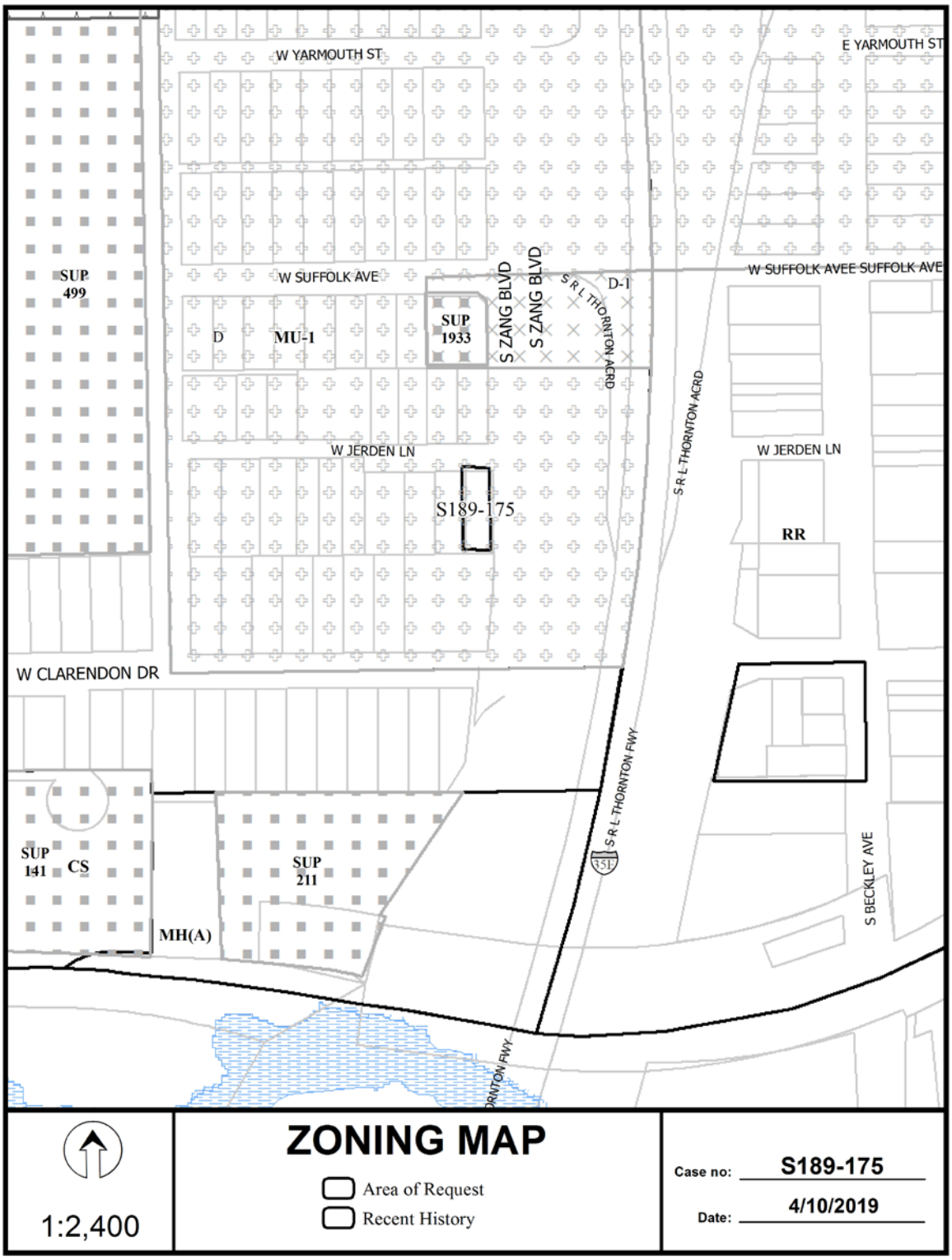
22. Prior to final plat, provide documentation showing how the former street name "W Jordan Lane" was changed or remove the reference from the label. Section 51A-8.403(a)(1)(A)(xii)

23. On the final plat, change "S Zang Boulevard" to "Zang Boulevard". Section 51A-8.403(a)(1)(A)(xii)

24. On the final plat, change “W Clarendon Drive” to “Clarendon Drive”. Section 51A-8.403(a)(1)(A)(xii)

25. On the final plat, change “R.L. Thornton Freeway (IH 35E)” to “R.L. Thornton Freeway/Interstate Highway No. 35E”. Section 51A-8.403(a)(1)(A)(xii)

26. On the final plat, identify the property as Lot 1 in City Block A/3526. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


W YARMOUTH ST
E YARMOUTH ST
SUP 499
W SUFFOLK AVE
W SUFFOLK AVEE SUFFOLK AVE
D
MU-1
SUP 1933
S ZANG BLVD
S ZANG BLVD
S R L THORNTON ACRD
D-1
W JERDEN LN
S189-175
S R L THORNTON ACRD
W JERDEN LN
RR
W CLARENDON DR
SUP 141
CS
SUP 211
MH(A)
S R L THORNTON FWY
351
S BECKLEY AVE
S R L THORNTON FWY
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S189-175
Date: 4/10/2019


W YARMOUTH ST
E YARMOUTH ST
W SUFFOLK AVE
E SUFFOLK AVE
S ZANG BLVD
S R L THORNTON FWY
S MADISON AVE
W JERDEN LN
S189-175
W CLARENDON DR
ALLSTATES WAY
35E
1:2,400
AERIAL MAP
Area of Request
Recent History
Case no: S189-175
Date: 4/10/2019

OWNER'S DEDICATION:
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That Alnachawati Corporation, a Texas corporation, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plan designating the herein above described property as Alnachawati Addition, an Addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate to the public use forever the streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes as indicated for the mutual use and accommodation of all public utilities desiring to use or using same. All and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Additionally, no buildings, fences, trees, shrubs, or other improvements or growths may be constructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same, any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements; and all public utilities shall at all times have the full right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by said utility.
Alnachawati Corporation shall maintain all paving, storm drainage, water main and wastewater easements shall also include easements for ingress and egress for public service personnel in the maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.
This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas, Texas.
Witness, my hand, this _____ day of _____, 2019.
"PRELIMINARY, FOR REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES"
Osama Alshobnar
(OWNER)
OWNERS' ACKNOWLEDGMENT:
State of Texas
County of Dallas
Before me the undersigned authority, a Notary Public, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.
Given under my hand and seal of office on the _____ Day of _____, 2019.
"PRELIMINARY, FOR REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES"
Notary Public
OWNER'S CERTIFICATE:
State of Texas
County of Dallas
WHEREAS, Alnachawati Corporation, a Texas Corporation, is the sole owner of a tract of land situated in the G. L. Leonard Survey, Abstract No. 770, in the City of Dallas, Dallas County, Texas, and being all of Lot 1, Block 3526, the Special Warranty Deed in Instrument No. 201800122272, of the Deed Records of Dallas County, Texas and being more particularly described by metes and bounds as follows:
BEGINNING at a 1/2 inch iron rod found in the south line of W. Jeroen Lane (variable width right-of-way) for the northeast corner of said Lot 1, Block 3526, the northwest corner of Tract 9 deeded to Gabriel Jimenez according to the deed thereof recorded in Instrument No. 20080060059 of the Deed Records of Dallas County, Texas, and said point also being the northwest corner of said 0.1387 acre tract;
THENCE S. 87°48'30" E., along the south line of said W. Jeroen Lane and the north line of said 0.1387 acre tract, a distance of 135.00 feet to a 1/2 inch iron rod found with cap marked "RPLS 4207" for the northeast corner of said 0.1387 acre tract and in the west line of S. Zang Boulevard (called 110' right-of-way);
THENCE S. 01°04'56" E., with west line of said S. Zang Boulevard and the east line of said 0.1387 acre tract, a distance of 135.00 feet to a 1/2 inch iron rod found with cap for the southeast corner of said 0.1387 acre tract and the northeast corner of Lot 1, Block A/3845, M. L. Whitney's Subdivision, an addition to the City of Dallas, recorded in Instrument No. 20080059059 of the Deed Records of Dallas County, Texas, and being the northeast corner of City of Dallas Block 3845;
THENCE N. 87°48'38" W., with the common line of said Hennigan tract and said 0.1387 acre tract, passing at a distance of 25.00 feet the northeast corner of Lot 1, Block A/3845, M. L. Whitney's Subdivision, an addition to the City of Dallas, Dallas County, Texas, and the southeast corner of Lot 9, Block 3526, Official Records of Dallas County, Texas, continuing with the common line of said Lot 1, Block A/3845 and said 0.1387 acre tract, a total distance of 44.85 feet to a point for corner of said 0.1387 acre tract and the southeast corner of said Jimenez tract, from which a found 60D nail found for reference in said 26 inch hackberry tree, bears S. 33°48'17" E., 1.00 foot;
THENCE N. 01°04'14" W., with the common line of said 0.1387 acre tract and said Jimenez tract, a distance of 135.00 feet to the **POINT OF BEGINNING** and **CONTAINING** 6,043 square feet or 0.1387 acres of land, more or less.
SURVEYORS' STATEMENT:
I, M. L. MITCHELL, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded and/or deed data, and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance no. 19455, as amended), and Texas Local Government Code, Section 212.045. Additionally, monuments were found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (o)(o)(o)(i) & (vi), and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.
Dated this the _____ day of _____, 2019.
"PRELIMINARY, FOR REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES"
M. L. MITCHELL
Texas Registered Professional Land Surveyor No. 2617
SURVEYORS' ACKNOWLEDGMENT:
State of Texas
County of Dallas
Before me, the undersigned authority, a Notary Public, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.
Given under my hand and seal of office on the _____ day of _____, 2019.
"PRELIMINARY, FOR REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES"
Notary Public
PRELIMINARY PLAT
ALNACHAWATI CORPORATION
LOT 1, BLOCK 3526
BEING A PLAT OF 0.1387 ACRES
IN THE G. L. LEONARD SURVEY
ABSTRACT NO. 770
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-175
6,043 SQ. FT. OR 0.1387 ACRES
DATE: MARCH 27, 2019
RECORDED IN INSTRUMENT NO. _____ D.R.D.C.T.
OWNER/DEVELOPER
ALNACHAWATI CORPORATION
A TEXAS CORPORATION
OSAMA ALSHOBNAR
2216 BECK LANE
CEDAR HILL, TEXAS 75104
PHONE: 214-924-5780
EMAIL: osama@alnachawati.net
PREPARED BY:
KEETON SURVEYING COMPANY
H.B. KEETON
2337 DALWORTH STREET
GRAND PRAIRIE, TEXAS 75050
PHONE: (972) 641-0843 FAX: (972) 641-0154
E-MAIL: wsc4218@sbcglobal.net
LEGEND
SURVEYOR'S STATEMENT
NOTES:
1. The basis of bearing and elevation for this survey is the Texas State Plane Coordinate System, NAD83, Texas North Central Zone, 4202, Leica GPS Reference Network. All distances shown hereon are surface distances. Vertical Data NAVD 88.
2. No lot to lot drainage allowed without Engineering Division approval.
3. The purpose of this plat is to create one lot out of an unplatted tract of land being 0.1387 acres.
4. There are no existing structures on site.
5. Plane Coordinates shown hereon are based on State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, no Scale and no Projection.
TREE CHART
SCALE 1"=50'
VICINITY MAP
(NOT TO SCALE)
W. JEROEN LANE
(VARIABLE WIDTH RIGHT-OF-WAY)
W. CLARENDON DRIVE
(VARIABLE WIDTH RIGHT-OF-WAY)
S. ZANG BOULEVARD
(110' RIGHT-OF-WAY)
R.L. THORNTON FREEWAY (IH 35E)
(RIGHT-OF-WAY VARIES)
LOT 1
BLOCK 3526
6,043 SQ. FT.
0.1387 ACRES
P.O.B.
T.B.M.
N01°04'14"W 135.00'
S87°48'30"E 135.00'
S01°04'56"E 135.00'
N87°48'38"W 135.00'
R=1910.08
L=159.01'
R=1910.09
L=159.07'
PART OF TRACT 7
(NO DEED INFO. FOUND)
CITY OF DALLAS
BLOCK 3525
CITY OF DALLAS
BLOCK 3845
LOT 4
BLOCK A/3845
M. L. WHITNEY'S SUBDIVISION
VOL. 2, PG. 239
D.R.D.C.T.
LOT 3
BLOCK A/3845
M. L. WHITNEY'S SUBDIVISION
VOL. 2, PG. 239
D.R.D.C.T.
LOT 2
BLOCK A/3845
M. L. WHITNEY'S SUBDIVISION
VOL. 2, PG. 239
D.R.D.C.T.
LOT 1
BLOCK A/3845
M. L. WHITNEY'S SUBDIVISION
VOL. 2, PG. 239
D.R.D.C.T.
TRACT 7
TERRY C. OSBORNE
INST. NO. 20080060059
D.R.D.C.T.
TRACT 8
AGUDA OSBORN
INST. NO. 20080060059
D.R.D.C.T.
TRACT 9
GABRIEL JIMENEZ
INST. NO. 20080060059
D.R.D.C.T.
CYNTHIA HENNIGAN
INST. NO. 20080059014
D.R.D.C.T.
20' ESMT.
CYNTHIA HENNIGAN
INST. NO. 20080059014
D.R.D.C.T.
(PREVIOUS B.A. 703BILL
VOL. 2642, PG. 544
D.R.D.C.T.)
S. MADISON AVE.
W. SUTTON AVE.
W. JEROEN LANE
S. ZANG BLVD.
R.L. THORNTON FRWY. (IH 35E)
S. BECKLEY AVE.
W. CLARENDON DRIVE
Wynnewood Park
C.L. LEONARD SURVEY
ABSTRACT NO. 1551
ASPHALT PAVEMENT
CONC. S.W.
CONC. CURB
T.B.M.
Top of Cut
"X" in Concrete
Elev. = 413.68
P.O.B.
1/2" I.R.F.
Bent
No Cap
1/2" I.R.F.
"RPLS 4207"
Cap

CITY PLAN COMMISSION **THURSDAY May 2, 2019**

FILE NUMBER: S189-176 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: North Central Expressway/ US Highway No.75, west of Manderville Lane

DATE FILED: April 4, 2019 **ZONING:** PD 577 (Subdistrict 1)

PD LINK: http://www.dallascityattorney.com/51P/Articles%20Supp%2027/Article%20577.pdf

CITY COUNCIL DISTRICT: 13 **SIZE OF REQUEST:** 9.341 acres **MAPSCO:** 26F

OWNERS: FAEC Holdings (Dallas Eye), LLC, SK23 North Dallas, LTD

REQUEST: An application to replat a 9.341-acre tract of land containing all of Lots 8A and 8B in City Block 7291 to create two lots on property located on North Central Expressway/ US Highway No.75, west of Manderville Lane.

SUBDIVISION HISTORY:

1. S189-148 was a request south of the present request to replat a 4.5108-acre tract of land containing all of Lot 2 in City Block B/7291 to create one lot and reconfigure easements on property located at 8109 Manderville Lane, south of Midtown Boulevard. The request was approved April 4, 2019 but has not been recorded.

2. S156-230 was a request east of the present request to replat a 10.061-acre tract of land containing all of Lots 1, 2, and 3 in City Block B/7291, and all of Lot 1 in City Block C/7291, and a portion of Midtown Boulevard to be abandoned to create one lot on Manderville Lane between Royal Lane and Meadow Road. The request was approved July 21, 2016 but has not been recorded.

3. S145-150R was a request southeast of the present request to replat a 32.958-acre tract of land in City Blocks C/6138, E/6138, D/6138, and A/7518 and containing all of Phase 2 and Phase 4a of previously approved plat S145-150 to create 305 lots and 26 open space lots; and to remove the existing 25-foot platted building lines along the northerly line of Meadow Road, and to remove the platted building lines along both sides of abandoned Treehouse Lane, on property located on Meadow Road, east of Manderville Lane. The request was approved July 23, 2015 but has not been recorded. The phase plats S145-150RA, S145-150RB, S145-150RC was submitted. S145-150RA was recorded May 19, 2016, S145-150RB was recorded November 24, 2018, and S145-150RC was recorded June 15, 2016.

4. S145-108 was a request south of the present request to replat a 12.6522-acre tract of land containing all of Lot 6A in City Block 7291, all of Block B/7291 and a portion of unplatted land into three lots on property located on Midtown Boulevard between North Central Expressway Service Road and Manderville Lane. The request was approved March 19, 2015 and recorded October 20, 2017.

5. S134-268 was a request southwest of the present request to replat a 4.4149-acre tract of land containing all of Lot 2-A in City Block 15/7289 and a tract of land in

City Block 14/7288 into one lot on property located at 10511 North Central Expressway (U.S. Highway 75). The request was approved October 23, 2014 and recorded may 11, 2017.

6. S134-213 was a request south of the present request to replat a 5.416-acre lot into one 3.611-acre lot, and one 1.804-acre lot in City Block D/7291 on property located at the southwest corner of Midtown Boulevard and Manderville Lane. The request was approved on August 21, 2014 and recorded March 2, 2016.

7. S134-042 was a request northeast of the present request to replat a 14.873-acre tract of land containing all of Lots 1, 2, 3, and 4 in City Block A/7291 into one 14.873- acre lot on property fronting on the west line of Manderville Lane between Manderville Lane and Midtown Boulevard. The request was approved on March 20, 2014 and recorded November 29, 2016.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 577 (Subdistrict 1); therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: “Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.”
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman’s signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.

11. The number of lots permitted by this plat is two.

12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).

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

14. Place a note on the final plat stating “Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval.” Section 51A-8.611(e).

15. On the final plat, add the note: “TxDOT approval may be required for any driveway modification or new access point(s).” No citation.

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

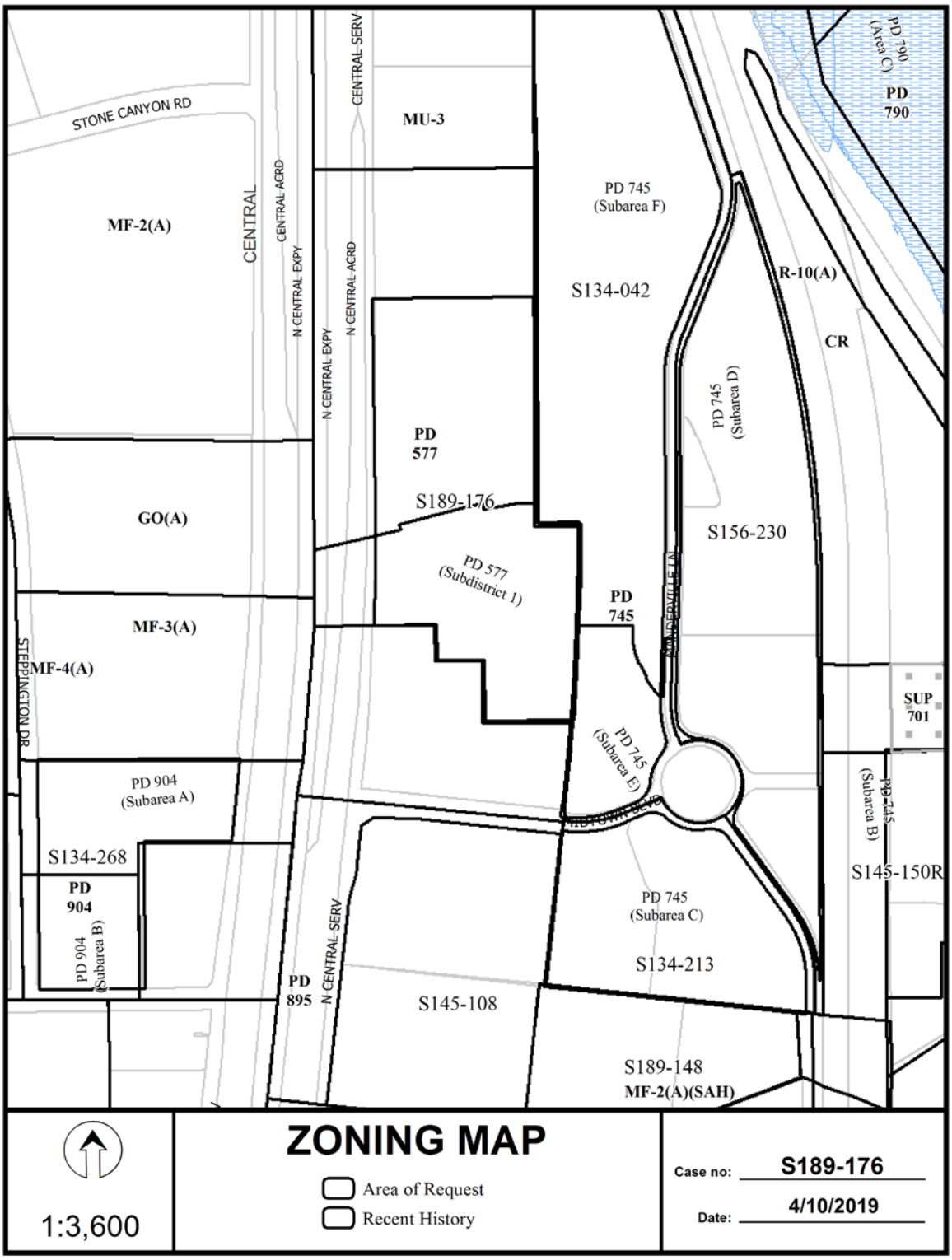
17. Prior to final plat, provide TxDOT right-of-way map.

18. On the final plat, clarify structures along east boundary line do not encroach upon subject property.

19. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

20. On the final plat, change “U S Highway 75 (North Central Expressway)” to “North Central Expressway/ US Highway No.75”. Section 51A-8.403(a)(1)(A)(xii)

21. On the final plat, identify the property as Lots 8C and 8D in City Block 7291. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


STONE CANYON RD
CENTRAL
CENTRAL ACRD
N CENTRAL EXPY
CENTRAL SERV
N CENTRAL ACRD
N CENTRAL EXPY
MU-3
MF-2(A)
PD 745 (Subarea F)
S134-042
PD 790 (Area C)
PD 790
R-10(A)
CR
PD 745 (Subarea D)
PD 577
S189-176
GO(A)
S156-230
PD 577 (Subdistrict 1)
PD 745
MF-3(A)
MF-4(A)
STEPPINGTON DR
SUP 701
PD 745 (Subarea E)
PD 904 (Subarea A)
S134-268
PD 904
PD 904 (Subarea B)
PD 745 (Subarea B)
S145-150R
PD 745 (Subarea C)
S134-213
PD 895
N CENTRAL SERV
S145-108
S189-148
MF-2(A)(SAH)
ZONING MAP
Area of Request
Recent History
1:3,600
Case no: S189-176
Date: 4/10/2019


STONE CANYON RD
CENTRAL SERV
N CENTRAL EXPY
N CENTRAL SERV
S134-042
S189-176
S156-230
STEPPINGTON DR
S134-268
RIVERFALL DR
S145-108
S134-213
S145-150R
S145-150RD
S189-148
AERIAL MAP
Area of Request
Recent History
1:3,600
Case no: S189-176
Date: 4/10/2019

PRELIMINARY PLAT
OF
DALLAS WELLTOWER
ICU ADDITION
LOT 8A-R & LOT 8B-R,
BLOCK 7291
CITY PLAN FILE No. S-189-176
U S HIGHWAY 75
(NORTH CENTRAL EXPRESSWAY)
DAVID BARLOW SURVEY
ABSTRACT No. 177
LOT 8B, BLOCK 7291
LEADERSHIP FORD No. 2 ADDITION
LOT 8B-2, BLOCK 7291
4.299 ACRES
187,700 SQUARE FEET
LOT 8A-R, BLOCK 7291
4.299 ACRES
187,700 SQUARE FEET
NORTH
150.00'

CITY PLAN COMMISSION **THURSDAY May 2, 2019**

FILE NUMBER: S189-177 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: Jordan Valley Road, north of Palomino Road

DATE FILED: April 4, 2019 **ZONING:** A(A)

CITY COUNCIL DISTRICT: 8 **SIZE OF REQUEST:** 3.24 acres **MAPSCO:** 69V

OWNER: Sonia Janeth Espinoza Medina

REQUEST: An application to create one 3.24-acre lot from a tract of land in City Blocks 8789 and 8836 on property located on Jordan Valley Road, north of Palomino Road.

SUBDIVISION HISTORY:

1. S189-169 was a request located on present request to create a 3.20-acre lot from part of City Block 8789 and 8836 on property located at 3119 Jordan Valley Road, south of Kleberg Road. The request was withdrawn April 9, 2019.

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

The request is in A(A) Agricultural District. The minimum lot area requirement is 3 acres for residential use. The request is to create one 3.24-acre lot.

- The lots to the south of Jordan Valley Road range in size from 1.34-acre to 4.871-acre and the lot widths ranges from 96 feet to 339 feet. Lots 9 through 19 (refer to existing area analysis map) were platted before annexation and each lot is 1.34 acre in area.

- The lot to south of Jordan Valley Road that is adjacent to Lot 19 (refer to existing area analysis map) is Lot 20A. Lot 20A was a request to replat Lots 20, 21, and 22 to create one 4.871-acre lot.

- The properties on the north, west, and east of the request are unplatted tracts of land.

Therefore, the Staff finds that there is no established lot pattern in the immediate area of the request and the request complies with the requirements of Section 51A-8.503 and the A(A) Agricultural District; therefore, staff recommends approval subject to compliance with the following conditions:

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

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

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

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

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

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

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

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

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.

11. The number of lots permitted by this plat is one.

12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).

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

14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval." Section 51A-8.611(e).

15. On the final plat, dedicate 30 feet right-of-way (via fee simple) from the established center line of Jordan Valley Road. Section *51A 8.602(c).*

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

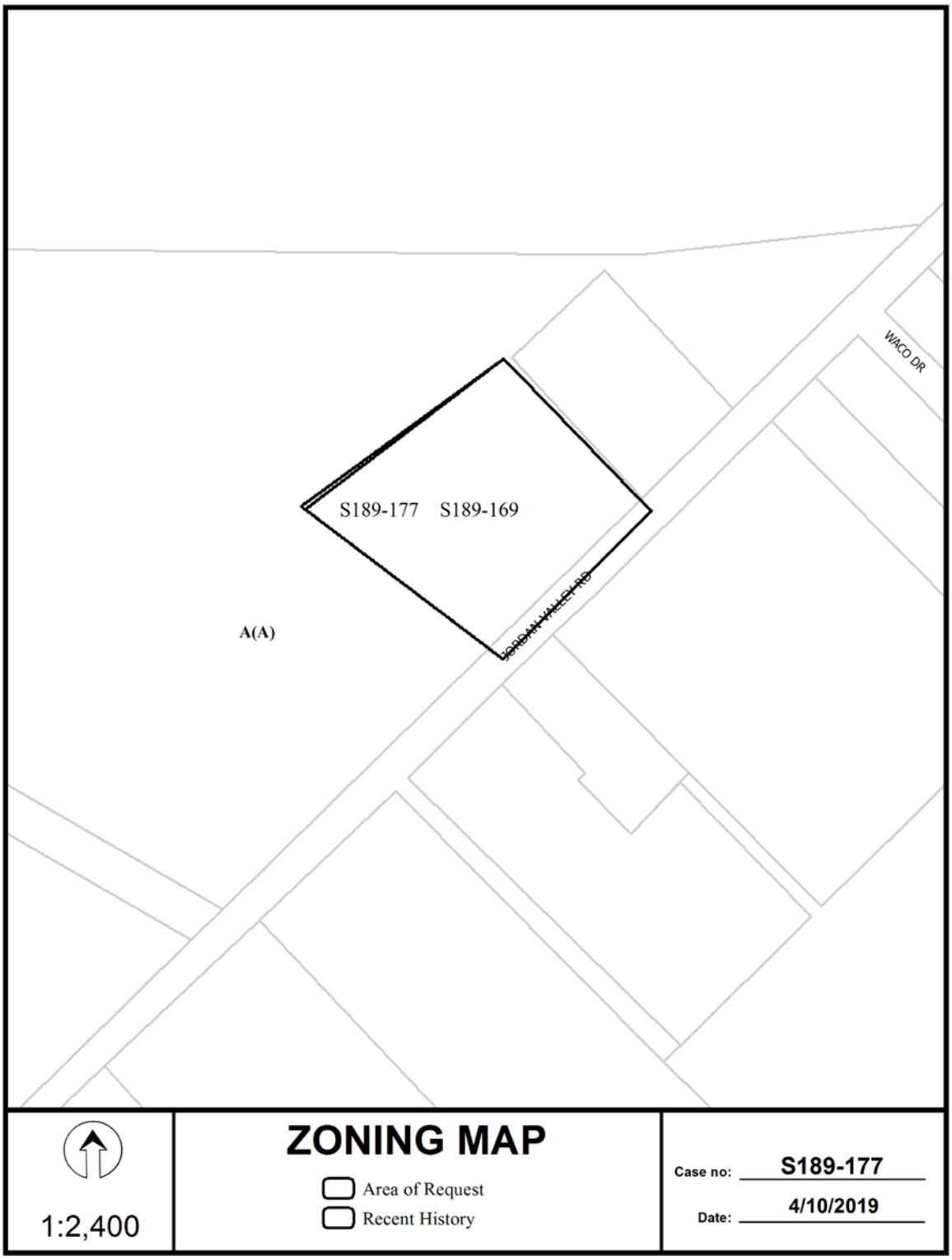
17. On the final plat, show recording information on all existing easements within 150 feet of the property.

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

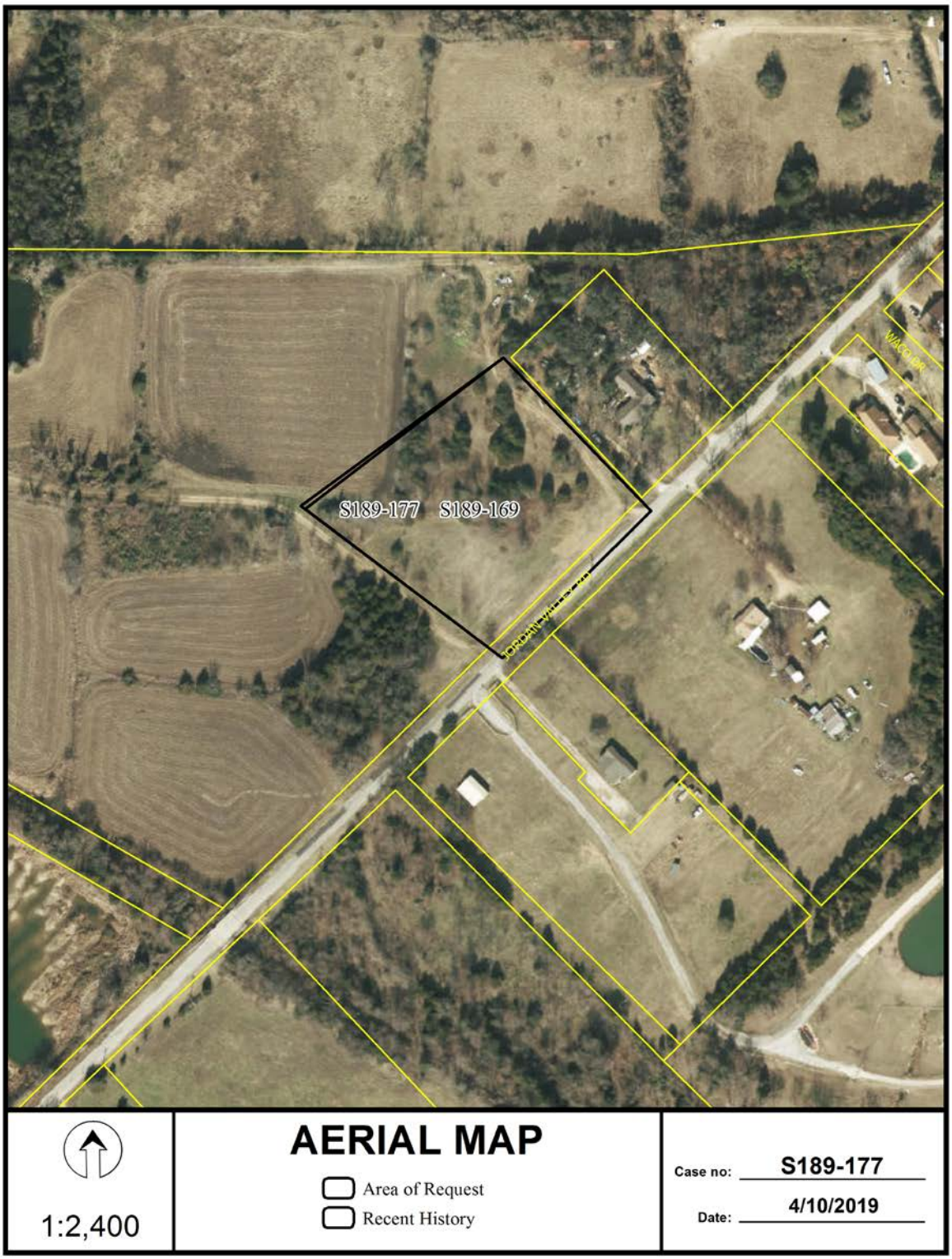
19. Prior to final plat, confirm if Gravel Road shown on the plat is public or private and if public include related dedication information.

20. On the final plat, label Owner's Dedication language.

21. On the final plat, identify the property as Lot 1 in City Block B/8789. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


S189-177 S189-169
A(A)
WACO DR
JORDAN VALLEY RD
1:2,400
ZONING MAP
Area of Request
Recent History
Case no: S189-177
Date: 4/10/2019


Jordan Valley Rd
S189-177
S189-169
PROPOSED PLAT
3119 JORDAN
DALLAS, 75253
339 ft
626 ft
21,22,14 Sq. Ft
96 ft
A(A)
58,464 Sq. Ft
342 ft.
S034-343R
516,559 Sq Ft
EXISTING AREA ANALYSIS



1:2,400

AERIAL MAP

Area of Request
Recent History

Case no: S189-177
Date: 4/10/2019

PRELIMINARY PLAT
JANETH'S RANCH
AN ADDITION TO THE CITY OF DALLAS
DALLAS COUNTY, TEXAS
Being a 1.23 acre tract of land out of the
S.A. & M.G. RY. Survey, Abstract No. 1391
Walter Anderson Survey, Abstract No. 42
CITY FILE NO. —S189-177

CITY PLAN COMMISSION **THURSDAY May 2, 2019**

FILE NUMBER: S189-180 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: Bruton Road, east of St. Augustine Road

DATE FILED: April 5, 2019 **ZONING:** MF-2(A)

CITY COUNCIL DISTRICT: 7 **SIZE OF REQUEST:** 19.735 acres **MAPSCO:** 59B

OWNER: El Rancho Apartments, LLC

REQUEST: An application to create one 19.735-acre lot from a tract of land in City Block 6765 on property located on Bruton Road, east of St. Augustine Road.

SUBDIVISION HISTORY:

1. S156-028 was a request create one 4.996-acre lot from a tract of land in City Block 6756 on property located on St. Augustine Road, north of Bruton Road. The request was approved December 3, 2015 and recorded June 27, 2017.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of the MF-2(A) Multifamily District; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: “Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.”
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman’s signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.

11. The number of lots permitted by this plat is one.

12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).

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

14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval." Section 51A-8.611(e).

15. On the final plat, dedicate 50 feet of right-of-way (via fee simple) from the established center line of Bruton Road. Section *51A 8.602(c).*

16. On the final plat, dedicate a 15-foot by 15-foot alley sight easement at the intersection of Noweta Avenue & the alley. Section 51A-8.602(e),

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

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

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

20. On the final plat, show abstract line location.

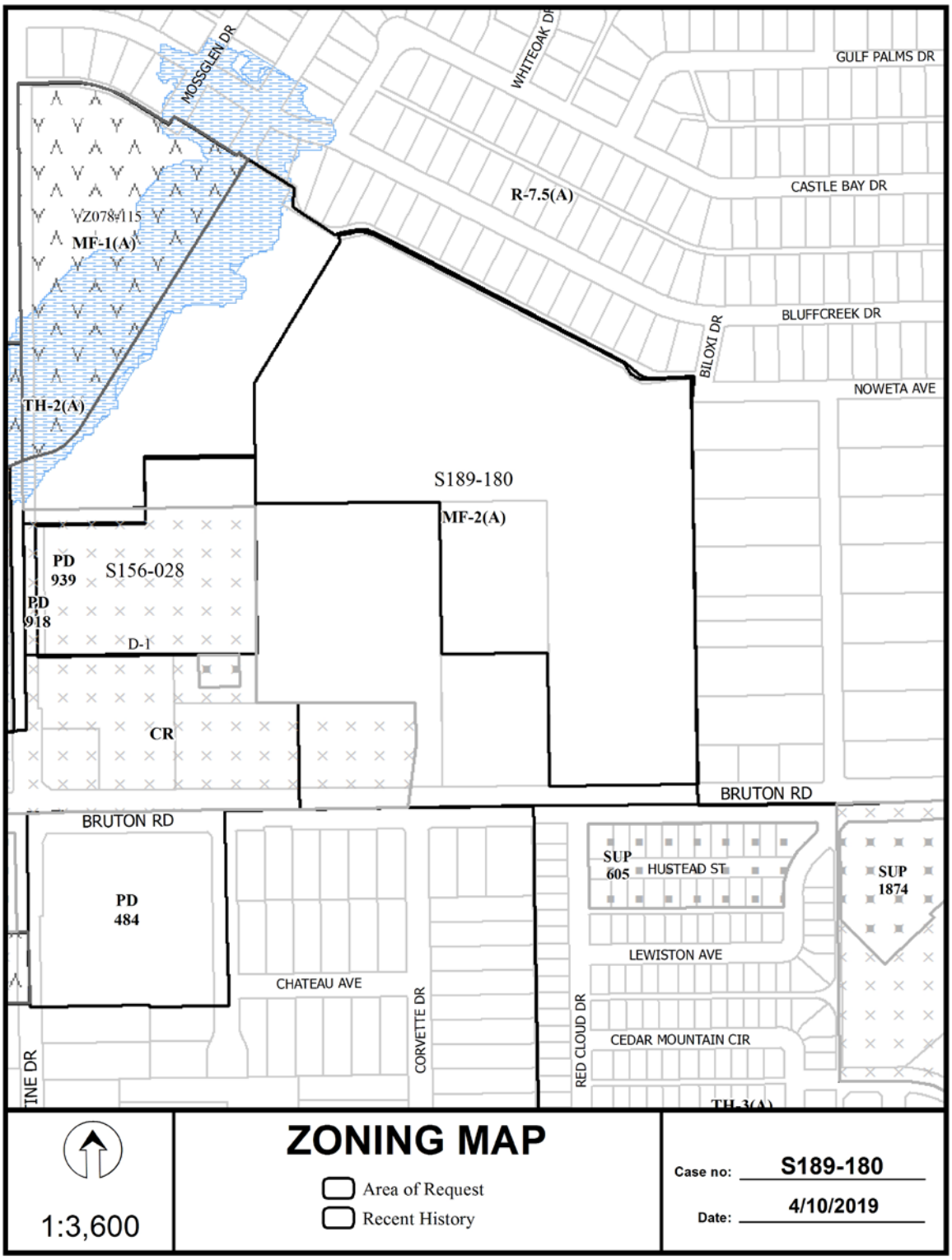
21. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

22. Water and wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

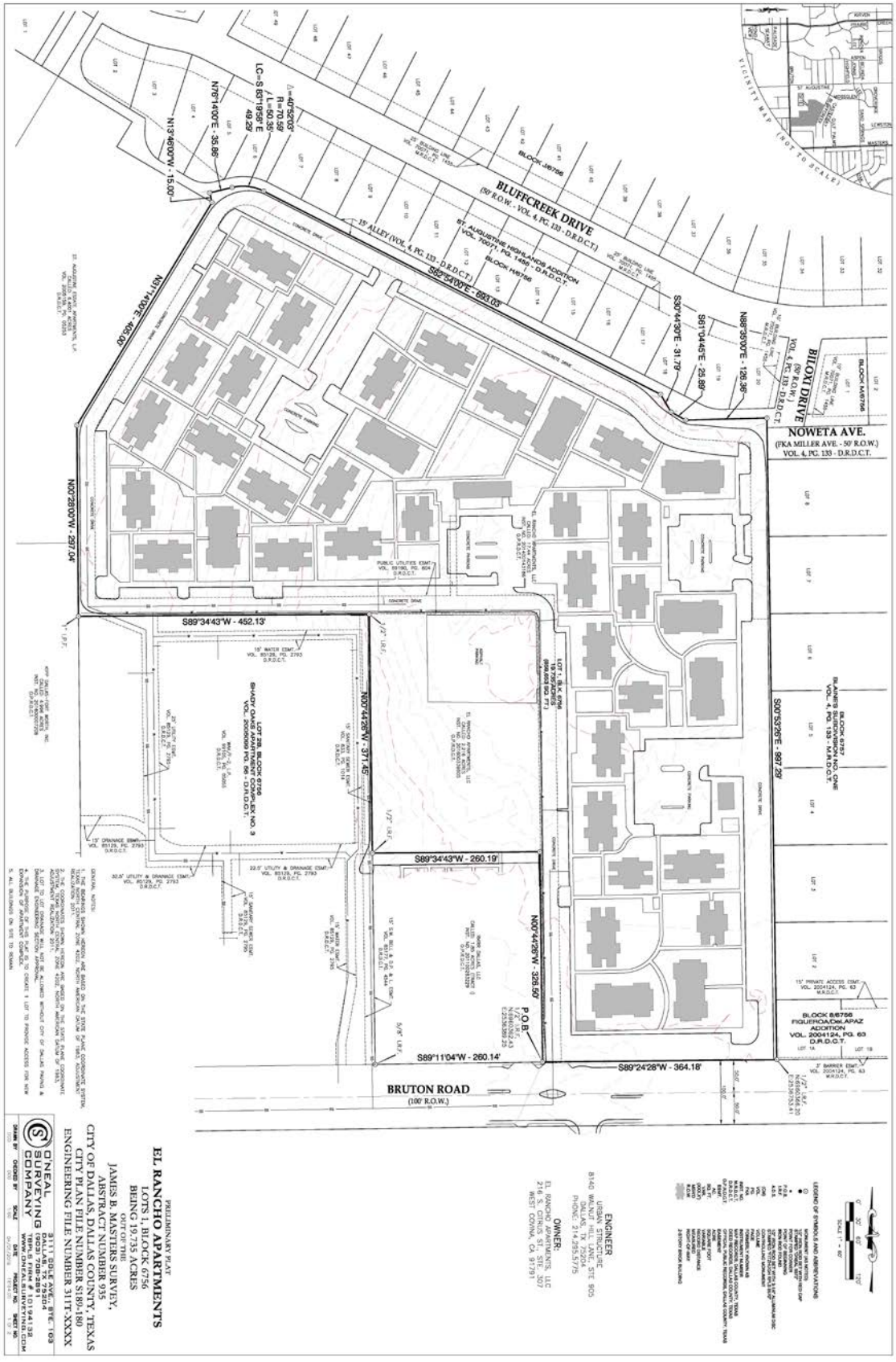
23. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum Dallas

Water Utility easement size 20’ for one utility and 25’ for both water and sewer. Larger diameter or deeper mains may require additional width.

24. On the final plat, identify the property as Lot 1 in City Block N/6756. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


MOSSGLEN DR
WHITEOAK DR
GULF PALMS DR
CASTLE BAY DR
R-7.5(A)
Z078-115
MF-1(A)
BLUFFCREEK DR
BILOXI DR
NOWETA AVE
TH-2(A)
S189-180
MF-2(A)
PD 939
S156-028
PD 918
D-1
CR
BRUTON RD
BRUTON RD
PD 484
SUP 605
HUSTEAD ST
SUP 1874
LEWISTON AVE
CHATEAU AVE
CORVETTE DR
RED CLOUD DR
CEDAR MOUNTAIN CIR
TH-3(A)
TINE DR
ZONING MAP
Area of Request
Recent History
1:3,600
Case no: S189-180
Date: 4/10/2019


GOLF PALMS DR
CASTLE BAY DR
BLUFFCREEK DR
NOWETA AVE
S189-180
S156-028
S134-121
BRUTON RD
BRUTON RD
CHATEAU AVE
LEWISTON AVE
CEDAR MOUNTAIN CIR
1:3,600
AERIAL MAP
Area of Request
Recent History
Case no: S189-180
Date: 4/10/2019


BLUFFCREEK DRIVE
(50' R.O.W. - VOL. 4, PG. 133 - D.R.D.C.T.)
15' ALLEY (VOL. 4, PG. 133 - D.R.D.C.T.)
BLOCK J/6756
BLOCK H/6756
ST. AUGUSTINE HIGHLANDS ADDITION
VOL. 76071, PG. 1455 - D.R.D.C.T.
BLOXD DRIVE
(50' R.O.W.)
VOL. 4, PG. 133 - D.R.D.C.T.
NOWETA AVE.
(FKA MILLER AVE. - 50' R.O.W.)
VOL. 4, PG. 133 - D.R.D.C.T.
BLOCK 6/6756
FIGUEROA/DeLAPAZ
ADDITION
VOL. 2004124, PG. 63
D.R.D.C.T.
BLOCK 6757
BLAINE'S SUBDIVISION NO. ONE
VOL. 4, PG. 133 - M.R.D.C.T.
BRUTON ROAD
(100' R.O.W.)
LOT 2B, BLOCK 6756
SHADY OAKS APARTMENT COMPLEX NO. 3
VOL. 2005069 PG. 66 - D.R.D.C.T.
LOT 1A, BLOCK 6756
19,795 ACRES
(862,503 SQ. FT.)
P.O.B.
N:6945092.43
E:2353839.22
N78°14'00"E - 35.86'
N13°46'00"W - 15.00'
Δ=49°42'09"
R=60.36'
L=52.59'
LC=S 63°19'58" E
49.29'
N01°14'00"E - 3,004.30'
S62°54'00"E - 893.03'
S30°44'30"E - 31.79'
S61°04'45"E - 25.89'
N88°39'00"E - 126.36'
N00°28'00"W - 297.04'
S89°34'43"W - 452.13'
N00°44'26"W - 371.45'
S89°34'43"W - 260.19'
N00°44'26"W - 326.50'
S89°11'04"W - 260.14'
S89°24'26"W - 364.18'
S00°53'26"E - 897.29'
VICINITY MAP (NOT TO SCALE)
PRELIMINARY PLAT
EL RANCHO APARTMENTS
LOTS 1, BLOCK 6756
BEING 19.795 ACRES
JAMES B. MASTERS SURVEY,
ABSTRACT NUMBER 935
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER S189-180
ENGINEERING FILE NUMBER 311T-XXXX
ENGINEER
URBAN STRUCTURE
8140 WALNUT HILL LANE, STE 905
PHONE: 214.295.5775
OWNER:
EL RANCHO APARTMENTS, LLC
21515 HAWTHORNE BLVD, STE. 1207
TORRANCE, CA 90503
O'NEAL SURVEYING COMPANY
311T DOLE AVE., STE. 103
DALLAS, TEXAS 75214
(903) 708-2891
WWW.ONEALSURVEYING.COM

CITY PLAN COMMISSION **THURSDAY May 2, 2019**

FILE NUMBER: S189-181 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: Meaders Lane at Gaywood Road, southeast corner

DATE FILED: April 5, 2019 **ZONING:** R-1ac(A)

CITY COUNCIL DISTRICT: 13 **SIZE OF REQUEST:** 1.008 acre **MAPSCO:** 25J

OWNERS: Clay M Aaron and Tracy G. Aaron

REQUEST: An application to replat a 1.008-acre tract of land containing all of Lot 1 in City Block F/5517 to create one lot and to reduce a portion of an existing platted 50-foot building line to 40 feet along the southline of Meaders Lane on property located on Meaders Lane at Gaywood Road, southeast corner.

SUBDIVISION HISTORY:

1. S134-138 was a request southwest of the present request to replat a 0.8330-acre tract of land containing part of Lot 11 in City Block E/5517 into one lot on property located at 10227 Gaywood Road. The request was approved May 8, 2014 and recorded September 24, 2014.

PROPERTY OWNER NOTIFICATION: On April 12, 2019, 11 notices were sent to property owners within 200 feet of the proposed plat.

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

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

2) If the Commission finds that relocation or removal of the platted building line will not:

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

   - The platted building line along Meaders Lane is 50 feet. Minimum front yard setback is 40 feet for single family structure in R-1ac(A) Single Family District. The request is to reduce a portion of an existing platted 50-foot Building Line to 40 feet. The reduction of the building line will not provide a setback less than what is required by the 40-foot front yard setback of the R-1ac(A) District.

   (ii) "be contrary to the public interest;"
   - 11 notices were sent April 12, 2019 to owners within 200 feet of the plat boundaries.

   (iii) "adversely affect neighboring properties; and"

- The reduction of the portion of the 50 feet existing building line to 40 feet is to allow for construction and will be consistent with the other properties in the same area.

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

- The "wrap around" of the reduced building line will not significantly impact the adjoining properties on Meaders Lane as the existing structures set back well beyond 50-foot building line as well as the 40-foot zoning setback requirement. The reduction of a portion of the 50-foot platted building line to 40 feet will allow the property to be developed in compliance with the residential district regulation.

STAFF RECOMMENDATION OF BUILDING LINE REDUCTION: The request is to reduce a portion of an existing platted 50-foot Building Line to 40 feet along Meaders Lane to include the area containing a proposed structure. The zoning requires a 40-foot front yard setback along Meaders Lane. Staff finds that the request complies with Section 51A-8.505 of the Dallas Development Code; therefore, staff supports the reduction of the building line as a "wrap around" to allow minor encroachments into the 50-foot building line rather than reduction of the entire 50-foot building line.

STAFF RECOMMENDATION: Section 51A-8.503 states that "lots must conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets." The request complies with Section 51A-8.503 by the fact that the existing lot is not being increased or decreased in size by the reduction of a portion of the Building Line to 40 feet.

The Building Line reduction requires two votes by the Commission. The first vote is approval or denial of the building line reduction and the second vote is approval or denial of the replat. The request complies with the requirements of Section 51A-8.503 and the R-1ac(A) Single Family District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

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

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

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

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

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

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

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

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

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.

11. The number of lots permitted by this plat is one.

12. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval." Section 51A-8.611(e).

13. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e. non-311T). Section 51A-8.102(c); Section 8.601(b)(4),(5),(6),(7),(8),(9)

14. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Gaywood Road F.K.A. Callahan Avenue. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).

15. On the final plat, dedicate a 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Gaywood Road F.K.A. Callahan Avenue and Meaders Lane. Section *51A 8.602(d)(1).*

16. On the final plat, show building line as removed and created.

17. On the final plat, show abstract line location.

18. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

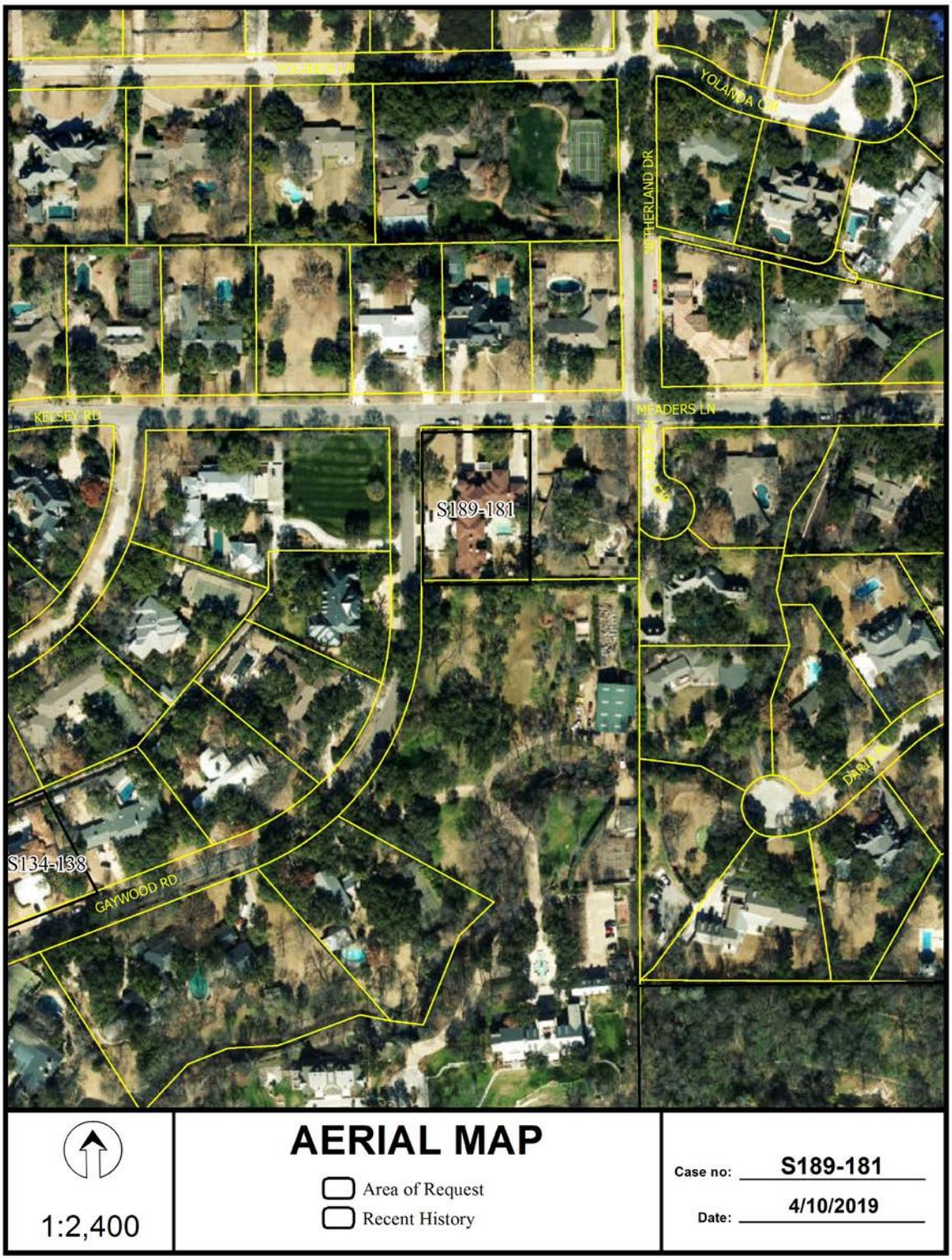
19. Prior to final plat, contact Real Estate Department to discuss encroachments shown in the right-of-way of Gaywood Road and Meaders Lane.

20. Prior to recordation of final plat, Real Estate release is required.

21. On the final plat, change “Gaywood Road” to “Gaywood Road (F.K.A. Callahan Avenue)” per Ordinance 6819. Section 51A-8.403(a)(1)(A)(xii)

22. On the final plat, identify the property as Lot 1 in City Block F/5517. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


YOLANDA LN
YOLANDA CIR
NETHERLAND DR
KELSEY RD
MEADERS LN
MEADERS CIR
S189-181
R-1ac(A)
DARIA PL
S134-138
GAYWOOD RD
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S189-181
Date: 4/10/2019

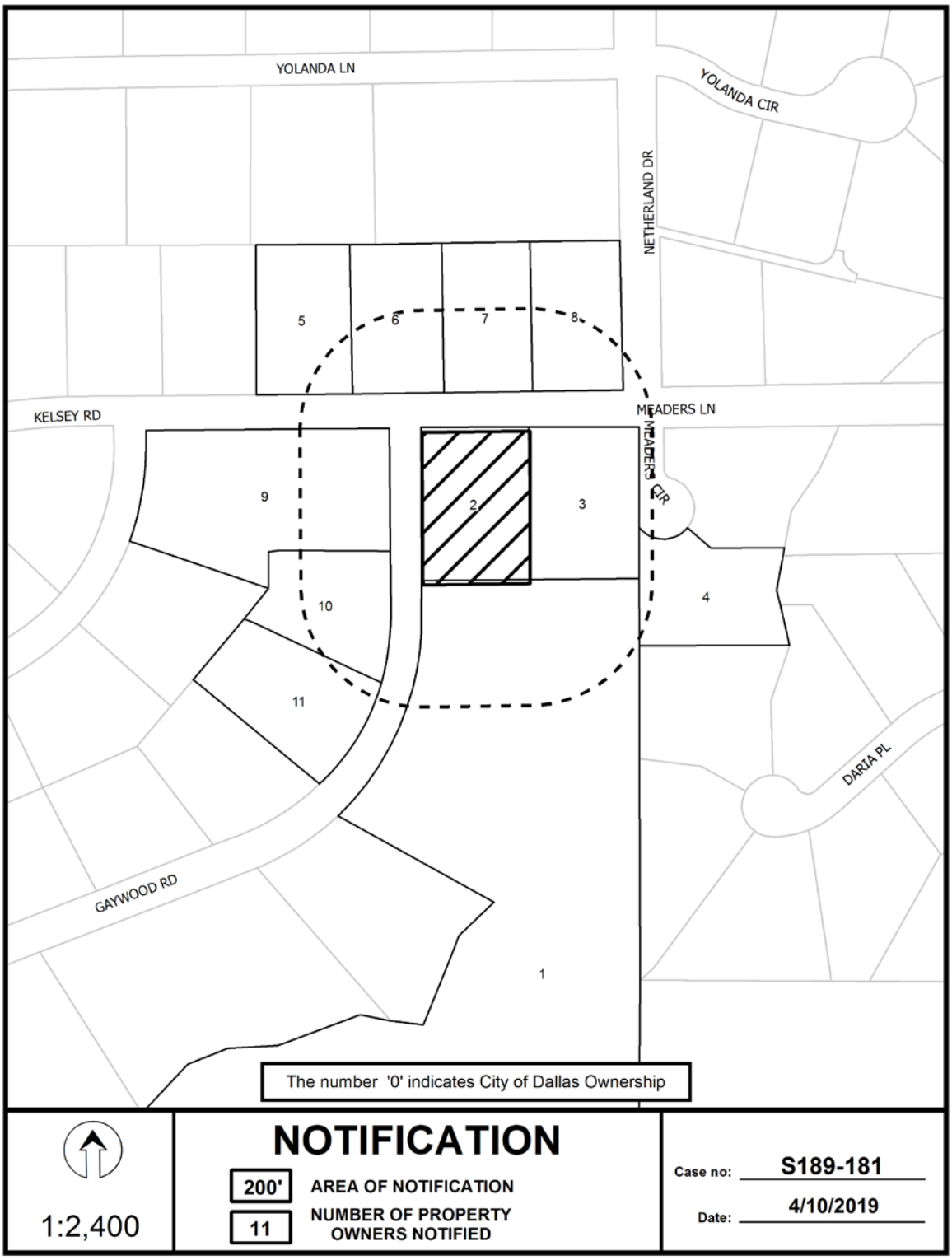


AERIAL MAP

1:2,400

Area of Request
Recent History

Case no: S189-181
Date: 4/10/2019


YOLANDA LN
YOLANDA CIR
NETHERLAND DR
KELSEY RD
MEADERS LN
MEADERS CIR
DARIA PL
GAYWOOD RD
5
6
7
8
9
2
3
4
10
11
1
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
11
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: S189-181
Date: 4/10/2019

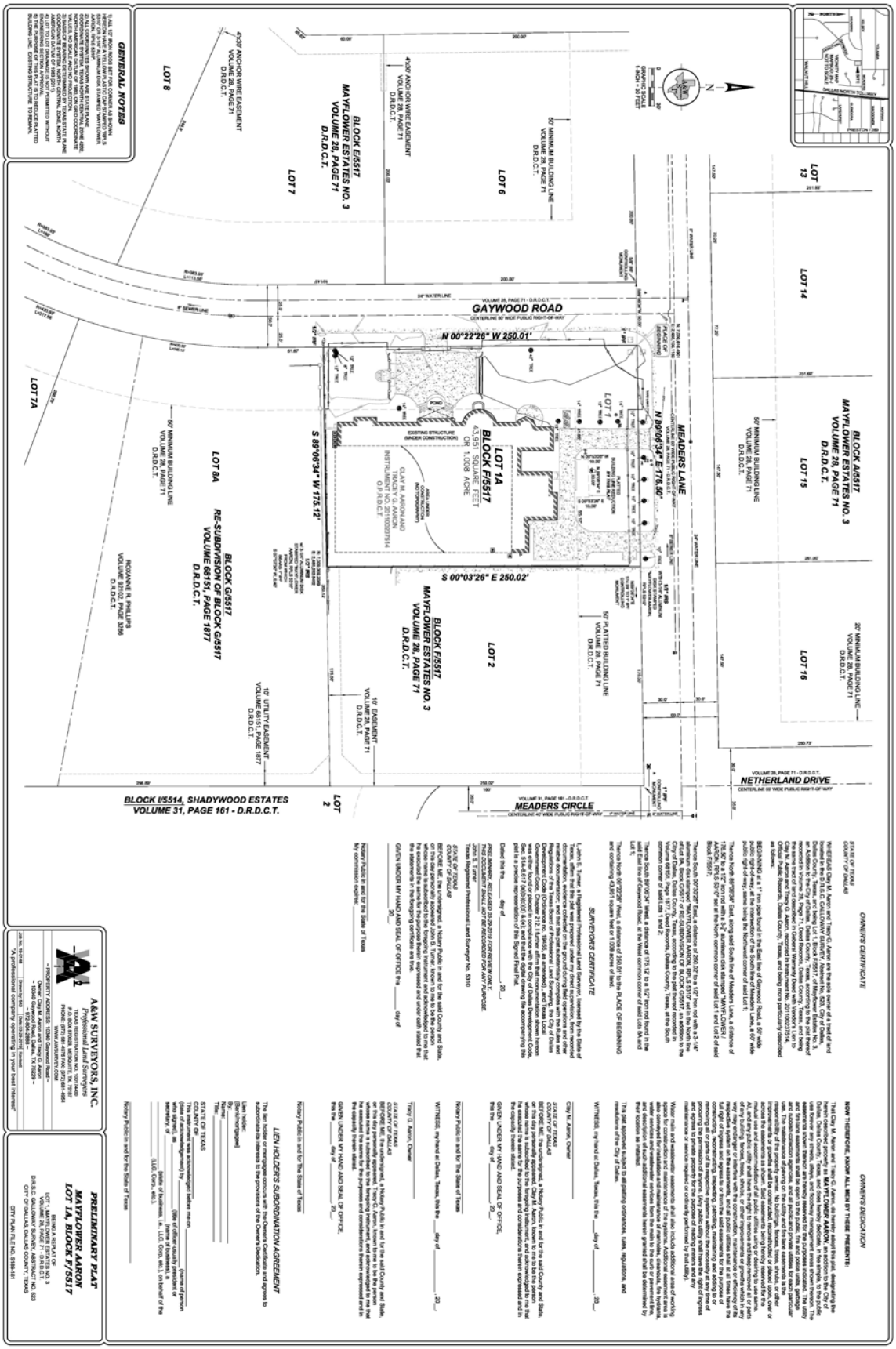
04/08/2019

Notification List of Property Owners

S189-181

11 Property Owners Notified

Label #	*Address*		*Owner*
1	10300	GAYWOOD RD	PHILLIPS GENE E &
2	10340	GAYWOOD RD	AARON CLAY M & TRACY G
3	5528	MEADERS LN	WIGLEY FAMILY TRUST
4	5656	MEADERS CIR	LANGSTON GREGORY & MARGARET S
5	5423	MEADERS LN	NELIGAN PATRICK J JR &
6	5435	MEADERS LN	TEICHMAN CHARLES & JOANNE
7	5511	MEADERS LN	FARRINGTON WALTER L III
8	5527	MEADERS LN	GREENBERG GREG & LAURI
9	5370	MEADERS LN	KAROL THOMAS D
10	10325	GAYWOOD RD	MARSCHEL GLENN W JR
11	10311	GAYWOOD RD	MAAS ERIC S & SHERYL



City Plan Commission Date: 5/2/2019 7(i) **S189-181**

CITY PLAN COMMISSION **THURSDAY May 2, 2019**

FILE NUMBER: S189-182 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: Guadalupe Avenue at Kiest Boulevard, southeast corner

DATE FILED: April 5, 2019 **ZONING:** R-7.5(A)

CITY COUNCIL DISTRICT: 3 **SIZE OF REQUEST:** 2.0 acres **MAPSCO:** 53W

OWNER: Marcer Construction Company, LLC

REQUEST: An application to replat a 2.0-acre tract of land containing all of Lot 3 in City Block 6961 to create 8 residential lots on property located on Guadalupe Avenue at Kiest Boulevard, southeast corner.

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

PROPERTY OWNER NOTIFICATION: On April 12, 2019, 6 notices were sent to property owners within 200 feet of the proposed plat.

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

The request is in the R-7.5(A) Single Family District. The minimum lot area requirement is 7,500 square feet. The request is to replat Lot 33 in City Block 6961 to create 8 residential lots ranging in size from 7,583.64 square feet to 10,162.28 square feet. The proposed lots have access through Guadalupe Court (right-of-way dedicated by the proposed plat).

The lots in the immediate vicinity of the request vary in width, depth, and area. (*refer to Existing Area Analysis map)*

- **Area 1**: Area 1 is located north of the request. The lots in Area 1 are zoned Planned Development District 731, CR Community Retail District, Planned Development District 511, and MF-2(A) Multi Family District and lots vary in width, depth, and area. The lots widths on Kiest Boulevard range from 26 feet to 243 feet and lots areas range from 2,752 square feet to 230,864 square feet. (*refer to Existing Analysis map*)

- **Area 2**: Area 2 is located west of the request. The lots in Area 2 are zoned R-16(A) Single Family District, CR Community Retail District, and CH Cluster Housing District. The lots have frontage on Kiest Boulevard and Guadalupe Avenue with widths ranging from 278 feet to 304 feet and areas ranging from 87,126 feet to 91,040 square feet. (*refer to Existing Analysis map)*

- **Area 3**: Area 3 is located south of the request. The lots in Area 3 are zoned R-10(A) Single Family District. The lots have frontage on Guadalupe Avenue and Los Angeles Boulevard. The lots on Guadalupe Avenue have widths ranging from 59 feet to 111 feet and areas ranging from 14,009 square feet to 32,839 square feet. The lots on Los Angeles Boulevard have widths ranging from 81 feet to 186 feet and areas ranging from 11,481 square feet to 83,800 square feet. (*refer to Existing Analysis map)*

- **Area 4**: Area 4 is located east of the request. The lots in Area 4 are zoned R-7.5(A) and R-10(A) Single Family District. The lots on Kiest Boulevard have widths of 224 feet and 302 feet and areas of 70,859 square feet and 80,963 square feet. The lots on Los Angeles Boulevard have widths of 214 feet and areas of 130,680 square feet. (*refer to Existing Analysis map)*

Staff finds that there is no established lot pattern in the immediate area of the request and the request complies with the requirements of Section 51A-8.503 and the R-7.5(A) Single Family District: therefore, staff recommends approval of the request subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: “Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.”
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman’s signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.

11. The number of lots permitted by this plat is eight.

12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).

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

14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval." Section 51A-8.611(e).

15. On the final plat, dedicate 28 feet of right-of-way (fee simple or street easement) from the established centerline of Guadalupe Avenue & Guadalupe Court. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).

16. On the final plat, dedicate a 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Guadalupe Avenue & Guadalupe Court. Section *51A 8.602(d)(1).*

17. On the final plat, dedicate a 15-foot by 15-foot corner clip (via fee simple or street easement) at the intersection of Guadalupe Avenue & Kiest Boulevard. Section *51A 8.602(d)(1).*

18. On the final plat, dedicate street easement in fee simple.

19. On the final plat, clarify gas company offset requirement from main.

20. On the final plat, provide a 3-foot barrier easement along the south line of Kiest Boulevard.

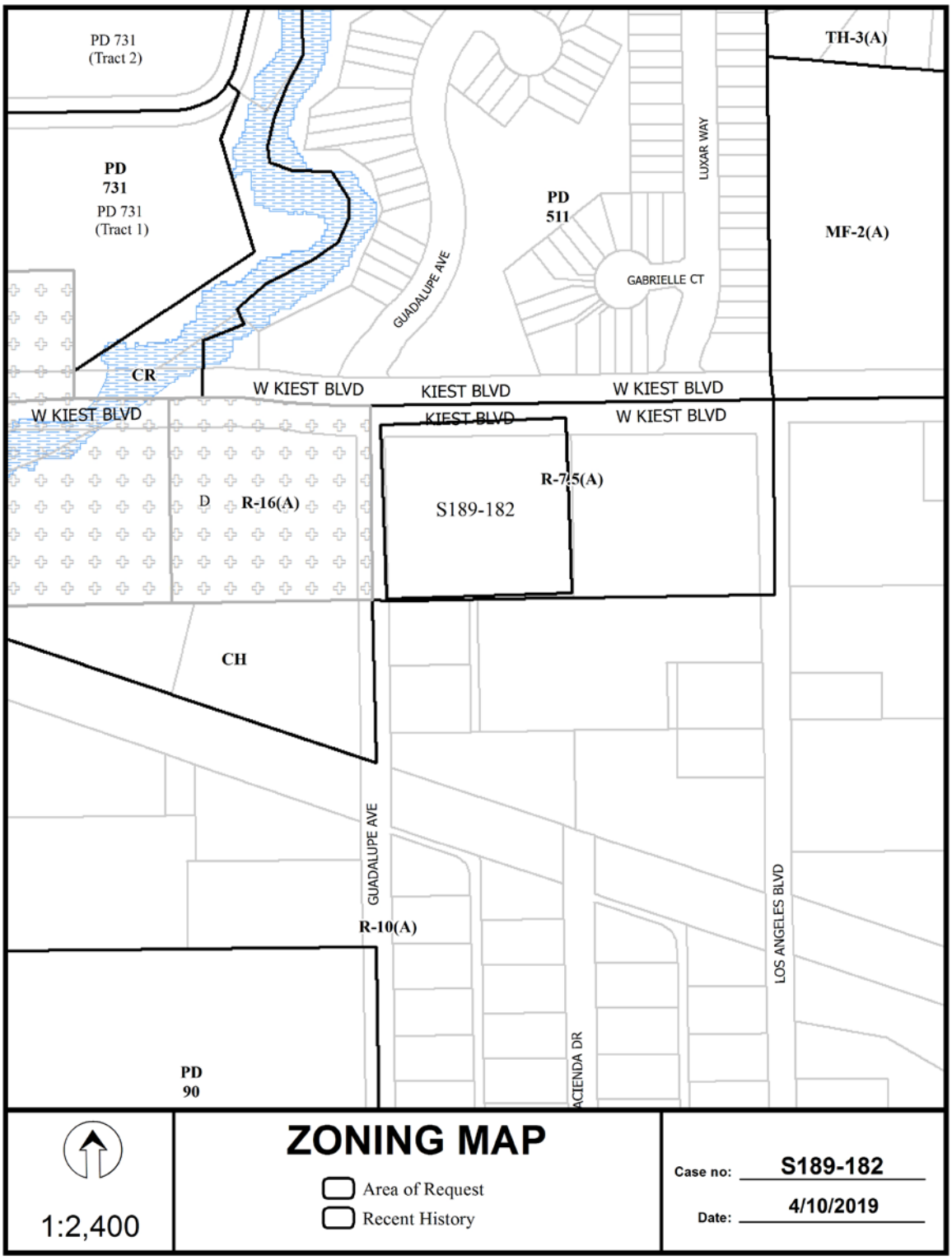
21. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).

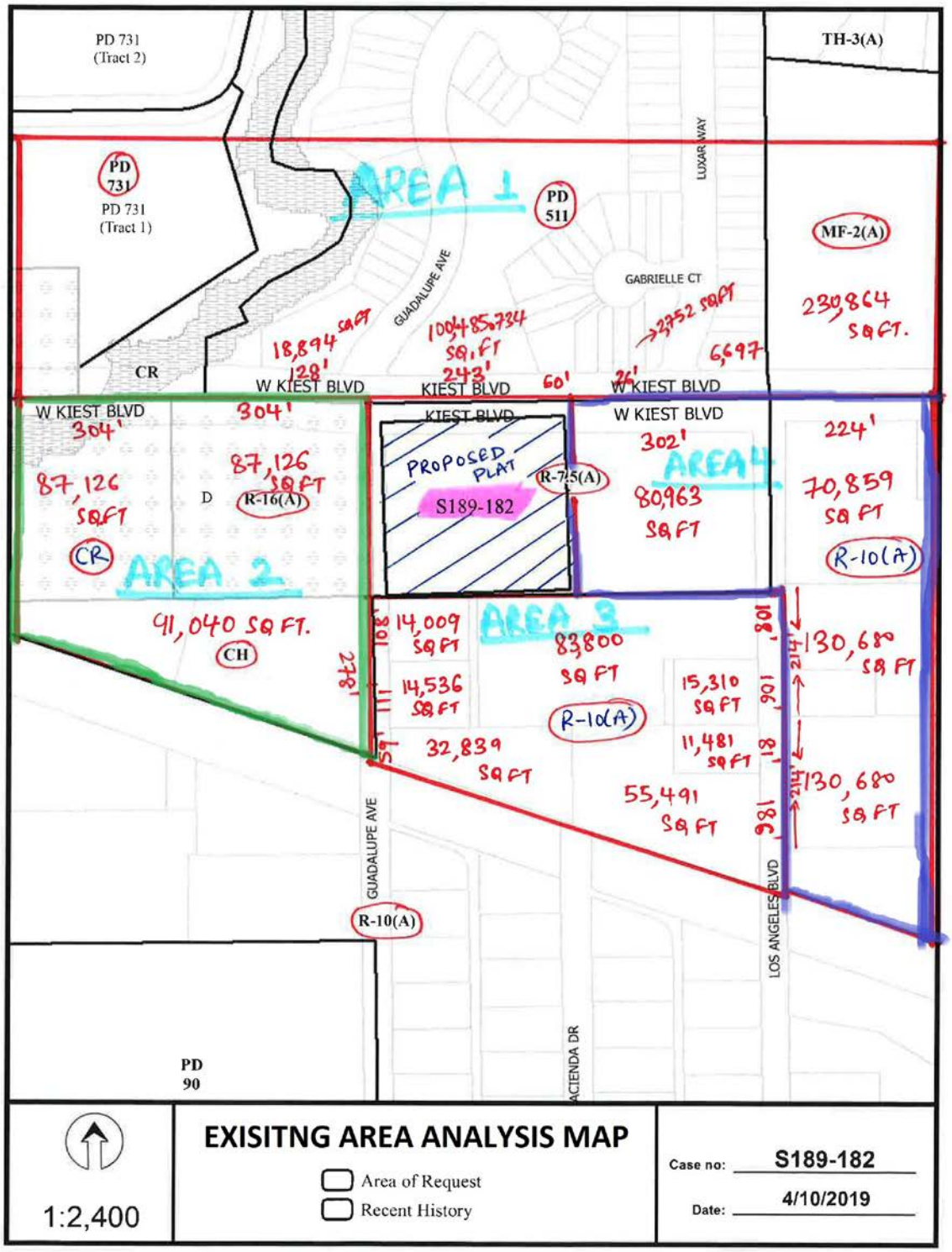
22. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

23. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

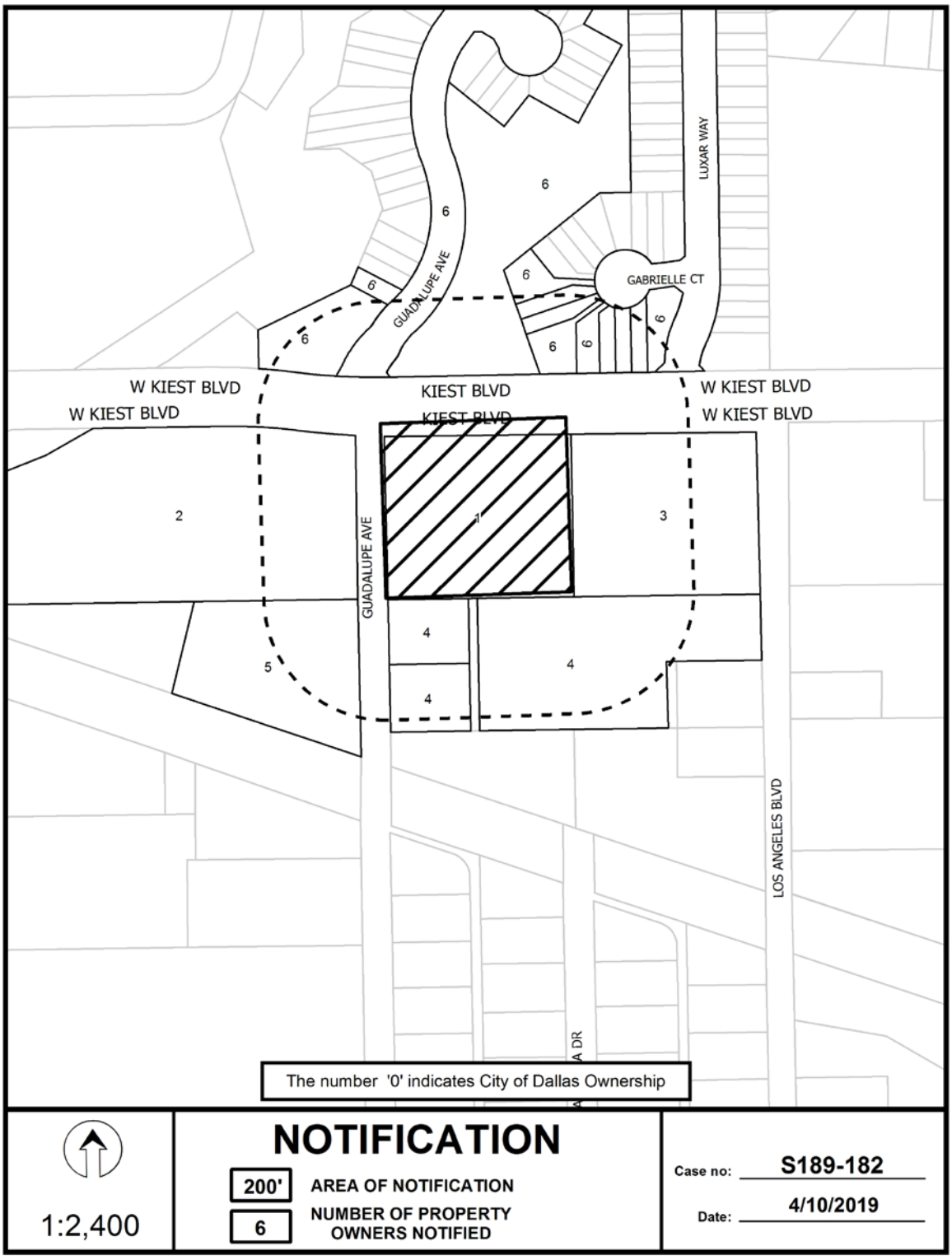
24. Prior to final plat, contact Addressing staff to determine an appropriate name for the new street to be dedicated. Section 51A-8.403 (a)(1)(A)(xiv), Section 51A-8.506(e)

25. On the final plat, identify the property as Lots 1 through 8 in City Block J/6961. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


PD 731
(Tract 2)
PD
731
PD 731
(Tract 1)
CR
W KIEST BLVD
W KIEST BLVD
PD
511
GUADALUPE AVE
LUXAR WAY
GABRIELLE CT
TH-3(A)
MF-2(A)
KIEST BLVD
W KIEST BLVD
KIEST BLVD
W KIEST BLVD
R-16(A)
D
S189-182
R-7.5(A)
CH
GUADALUPE AVE
R-10(A)
LOS ANGELES BLVD
ACIENDA DR
PD
90
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S189-182
Date: 4/10/2019


PD 731
(Tract 2)
PD 731
(Tract 1)
PD 731
TH-3(A)
AREA 1
PD 511
LUXAR WAY
MF-2(A)
GABRIELLE CT
GUADALUPE AVE
18,894 SQFT
128'
100,485,734 SQ.FT
243'
3752 SQFT
6,697
230,864 SQ.FT.
CR
W KIEST BLVD
KIEST BLVD
60'
W KIEST BLVD
304'
304'
87,126 SQFT
87,126 SQFT
D
R-16(A)
PROPOSED PLAT
S189-182
R-7.5(A)
302'
AREA 4
80,963 SQ FT
224'
70,859 SQ FT
R-10(A)
CR
AREA 2
41,040 SQ FT.
CH
238'
108'
14,009 SQ FT
AREA 3
83800 SQ FT
901'
214'
130,680 SQ FT
111'
14,536 SQ FT
15,310 SQ FT
R-10(A)
59'
32,839 SQ FT
11,481 SQ FT
18'
214'
130,680 SQ FT
55,491 SQ FT
981'
GUADALUPE AVE
R-10(A)
LOS ANGELES BLVD
PD 90
HACIENDA DR
1:2,400
EXISITNG AREA ANALYSIS MAP
Area of Request
Recent History
Case no: S189-182
Date: 4/10/2019


W KIEST BLVD
W KIEST BLVD
KIEST BLVD
KIEST BLVD
W KIEST BLVD
W KIEST BLVD
S189-182
CEDARDALE AVE
LOS ANGELES BLVD
1:2,400
AERIAL MAP
Area of Request
Recent History
Case no: S189-182
Date: 4/10/2019


W KIEST BLVD
KIEST BLVD
W KIEST BLVD
GUADALUPE AVE
LUXAR WAY
GABRIELLE CT
LOS ANGELES BLVD
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
6
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: S189-182
Date: 4/10/2019

04/08/2019

Notification List of Property Owners

S189-182

6 Property Owners Notified

Label #	*Address*		*Owner*
1	4106	W KIEST BLVD	CENTRO DE FE BILLINGUAL
2	4306	W KIEST BLVD	ALCANTAR VIDAL &
3	4006	W KIEST BLVD	MOUNT ZION COGIC
4	3230	GUADALUPE AVE	OLVERA FERMIN
5	3231	GUADALUPE AVE	FERNANDEZ SUSANA
6	3100	GUADALUPE AVE	KIEST TOWNHOMES LP

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Manger Construction Company, LLC, a Texas limited liability company, is the owner of a tract of land situated in the William M. Crow Survey, Abstract No. 298, City Block 6961, City of Dallas, Dallas County, Texas, and being all of Lot 3, Block 6961 of Oak Cliff Ranches Addition, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 5, Page 434 of the Map Records of Dallas County, Texas, and being the same tract of land described in deed to Manger Construction Company, LLC, recorded in Instrument No. 20180000041, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 3 inch aluminum monument set on a 1/2 inch iron rod at the intersection of the south right-of-way line of Keist Boulevard (variable width right-of-way) and the northeast right-of-way line of Guadalupe Avenue (50 foot right-of-way) and being the northwest corner of said Lot 3, Block 6961;

Thence North 88 degrees 01 minute 23 seconds East, along said south right-of-way line of Keist Boulevard, a distance of 303.91 feet to a 3 inch aluminum monument set on Ruinsites Addition, and being the northwest corner of said Lot 3, Block 6961;

Thence South 01 degrees 57 minutes 03 seconds East, along the east line of said Lot 4, Block 6961, passing at a distance of 20 feet the south line of an easement to the City of Dallas, Dallas County, Texas, from which a 3/8 inch iron rod found for reference bears North 83 degrees 32 minutes 44 seconds West, 0.70 feet, and continuing a total distance of 286.60 feet to a 1/2 inch iron rod found at the southeast corner of said Lot 4, Block 6961, and being the northeast corner of Lot 4, Block 6961, G.A. Larr Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 42, Page 117, Map Records, Dallas County, Texas, and being the northeast corner of a tract of land described in deed to Vidal Alcantar and Lucia Guadalupe, recorded in Instrument No. 20070256609, Official Public Records, Dallas County, Texas;

Thence South 88 degrees 01 minutes 23 seconds West, along the south line of said G.A. Larr Subdivision, a distance of 304.00 feet to a 1/2 inch iron pipe found at the northeast corner of Lot 11-A, Block 6961 of said G.A. Larr Subdivision, lying in said east right-of-way line of Guadalupe Avenue, a distance of 286.60 feet to the POINT OF BEGINNING and containing 87,114 square feet or 2.00 acres of land.

Thence North 01 degrees 56 minutes 02 seconds West, along said east right-of-way line of Guadalupe Avenue, a distance of 286.60 feet to the POINT OF BEGINNING and containing 87,114 square feet or 2.00 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

OWNER'S DEDICATION

THAT, Manger Construction Company, LLC, a Texas limited liability company, acting by and through its duly authorized agent, Raul Estrada, President, does hereby adopt this plan designating the hereinabove described property as **GUADALUPE COURT ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway easements shown thereon for the purposes indicated. The utility and fire lane easements shall be open to the use of the public fire department and all public utility providers for the purpose of providing utility services and fire protection. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths may be constructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All and any public utility and the City of Dallas shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress or egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress or egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by the utility.

The maintenance of paving on the easements is the responsibility of the property owners. No buildings, fences, trees, shrubs, or other improvements or growths may be constructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All and any public utility and the City of Dallas shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress or egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress or egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by the utility.

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

WITNESS MY HAND THIS _____ DAY OF _____, 2019.

Manger Construction Company, LLC, a Texas limited liability company

Raul Estrada, President

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Raul Estrada, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2019.

Notary Public in and for the State of Texas
My commission expires _____

SURVEYOR'S STATEMENT

STATE OF TEXAS

I, Gary E. Johnson, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an actual survey of the property made on the ground during field operations and other documentation, evidence collected on the ground during field operations and other documentation, evidence collected on the ground during field operations and other documentation, evidence collected

CITY PLAN COMMISSION **THURSDAY, MAY 2, 2019**

Planner: Abraham Martinez

FILE NUMBER: D189-007 **DATE FILED:** December 19, 2018

LOCATION: Generally bound by North Oak Cliff Boulevard, West Davis Street, and Stevens Village Drive

COUNCIL DISTRICT: 1 **MAPSCO:** L-6

SIZE OF REQUEST: ± 2.66 acres **CENSUS TRACT:** 42.02

OWNER/APPLICANT: GFCA Opportunity I, LP

REPRESENTATIVE: Phillip Fisher; Macatee Engineering

REQUEST: An application for a development plan and landscape plan on property zoned Tract 3 and Tract 4 within Planned Development District No. 768.

SUMMARY: On September 26, 2007, the Dallas City Council established Planned Development District No. 768 by Ordinance No. 26928.

The zoning was granted subject to a conceptual plan and requires a development plan and landscape plan be approved by the City Plan Commission prior to the issuance of any building permits. This request seeks the approval of a development plan and landscape plan for multifamily uses that will encompass two lots and which will consist of: 1) 20 multifamily units on Tract 3 with an overall square footage of approximately 101,685-square-feet; 2) a single five-story mixed use building comprised of a maximum of 42 residential units and no more than 3,600 square feet of retail on Tract 4, which is approximately 64,710 square feet in size.

The most up to date PD ordinance may be viewed at the following link:
http://www.dallascityattorney.com/51P/Articles%20Supp%2014/Article%20768.pdf

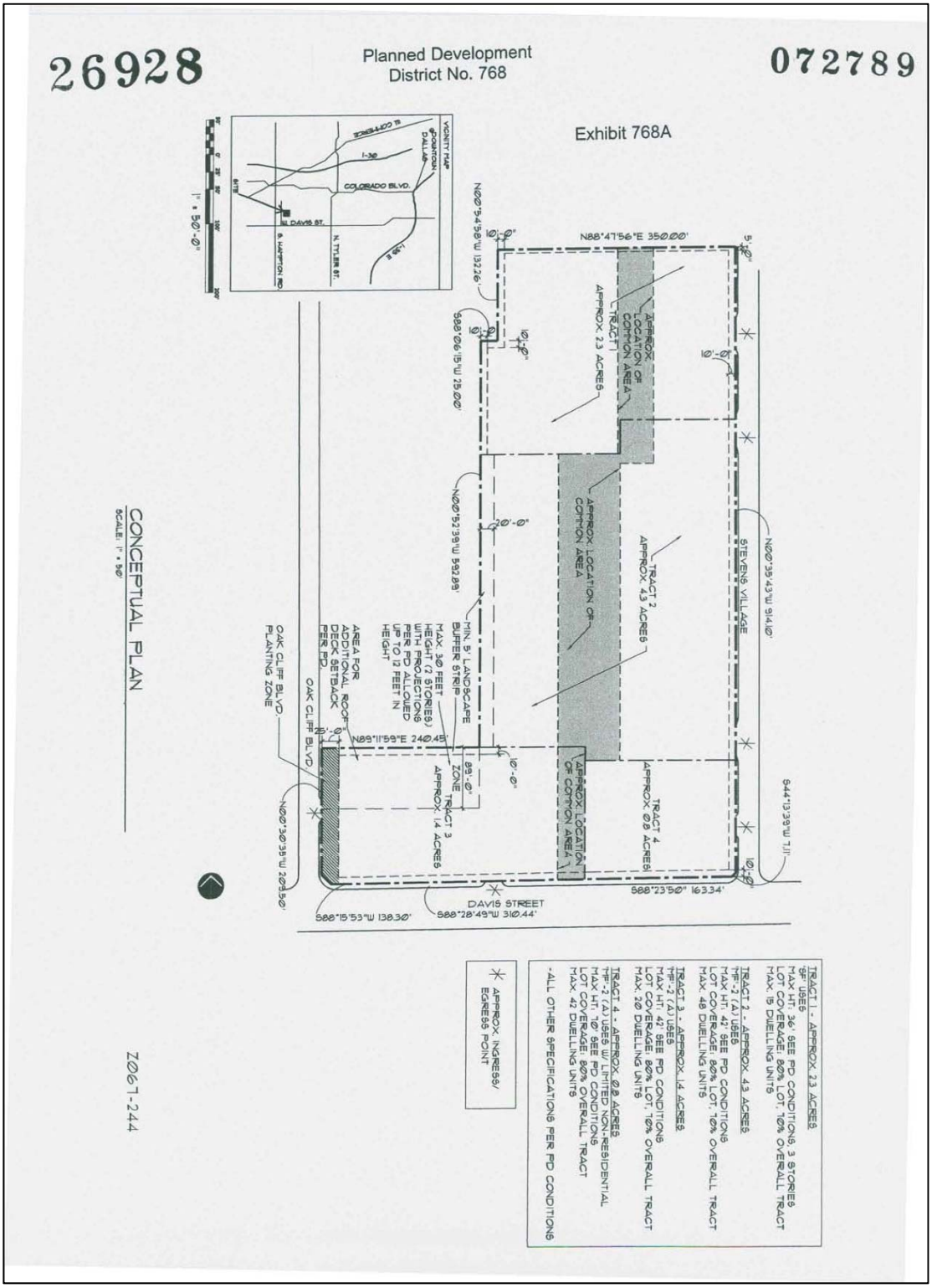
STAFF RECOMMENDATION: **Approval**

List of Officers

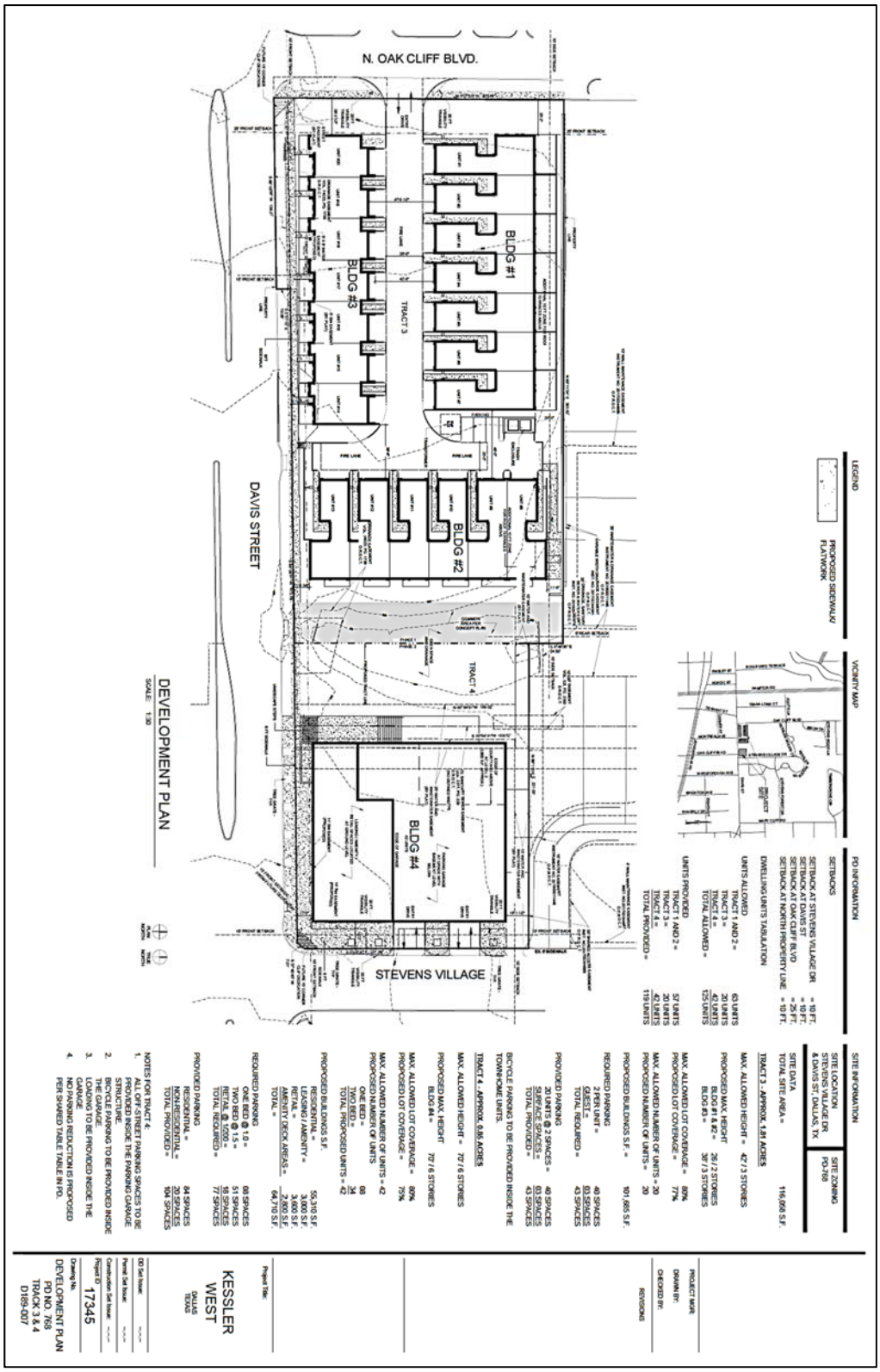
GFCA Opportunity I, LP

- GFCA Austin, LLC
  - Brandon Bolin – Manager
  - Tarek Morshed – Manager
- RPKW, LLC
  - GDK Family Trust
    - Matt Holley – Trustee
  - Shady Lea Partners, LLC
    - Mark Drumm – Owner
- GFGP Entity I, LP & GFGP Lion, LLC
  - Matt Martorello - President

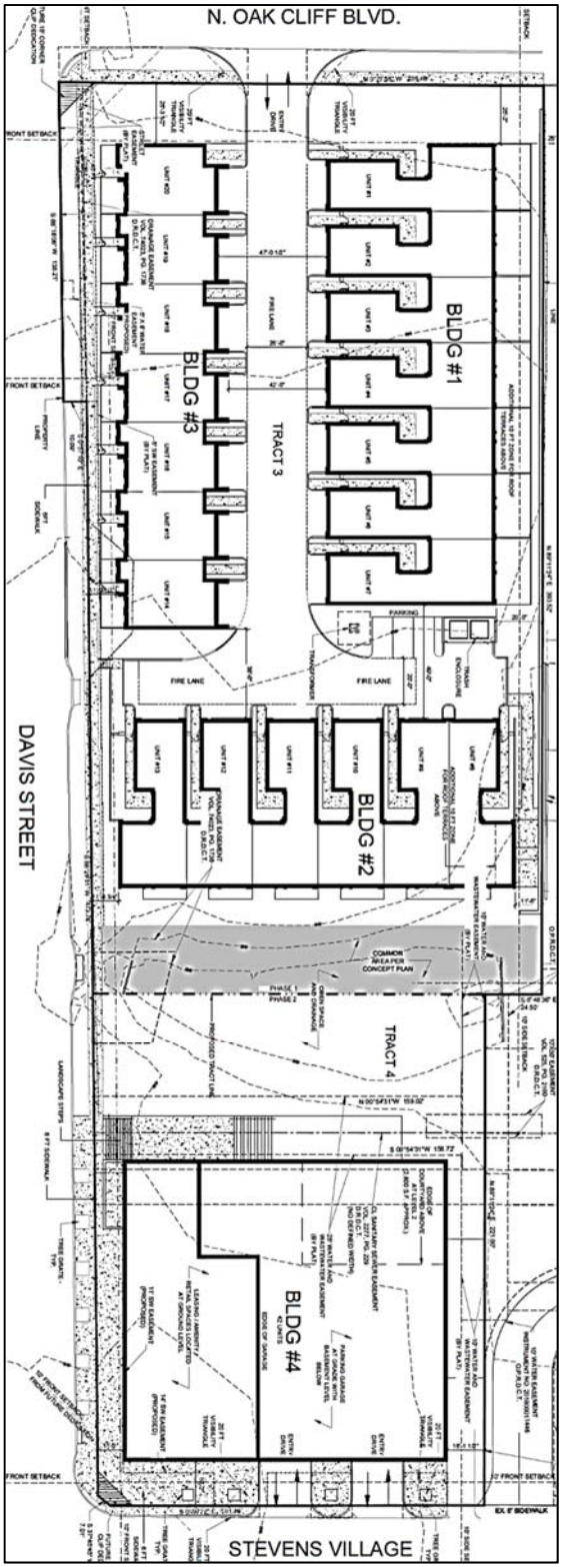
Previously Approved Conceptual Plan



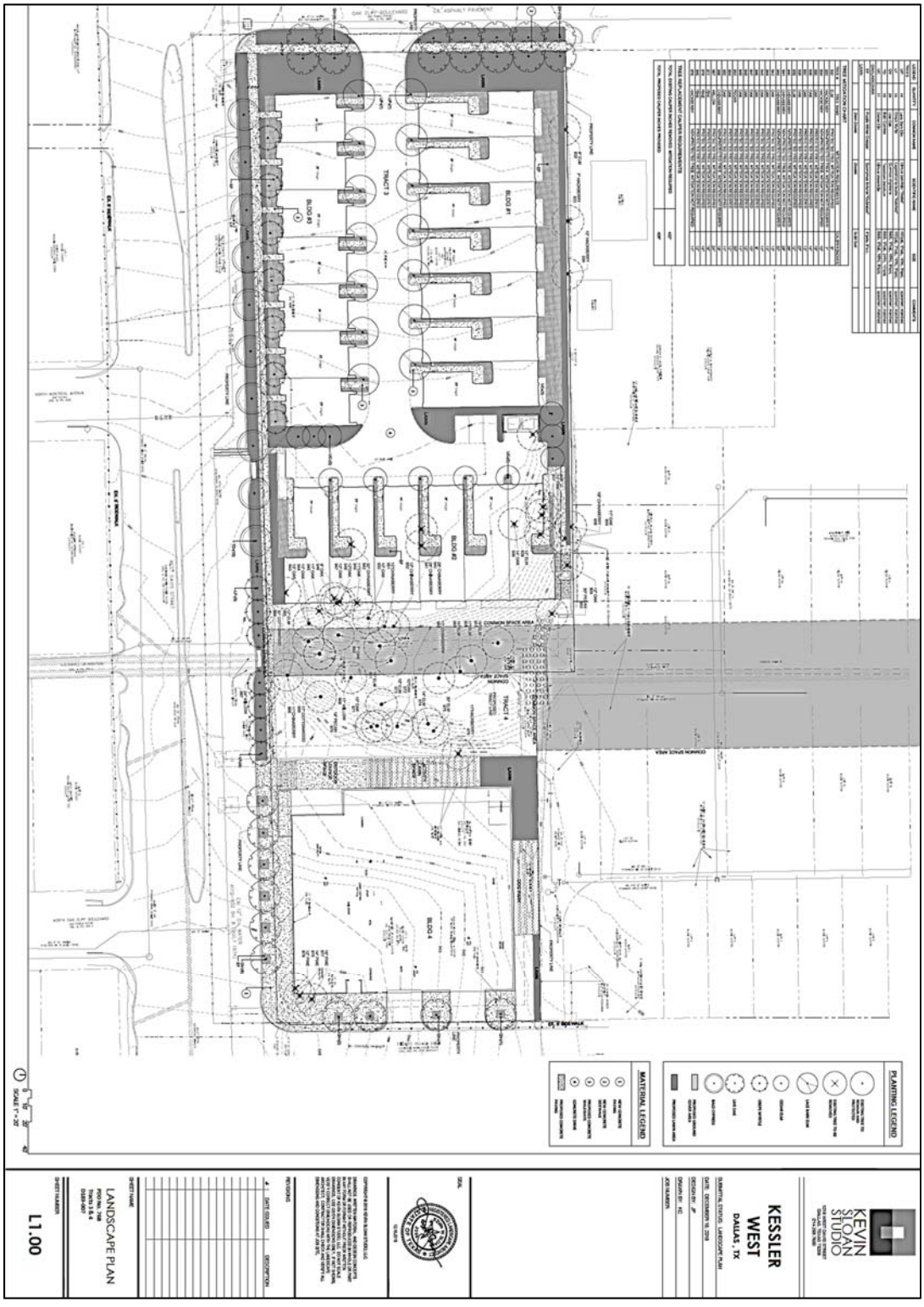
Proposed Development Plan



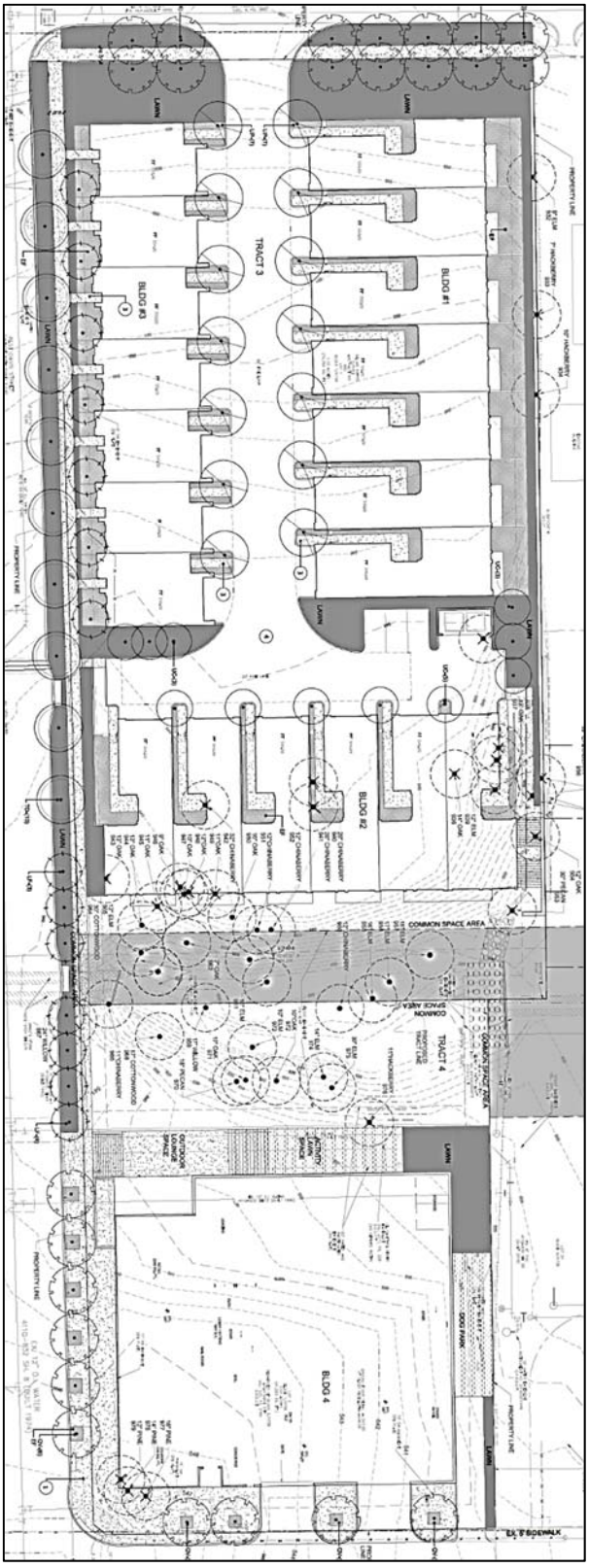
Proposed Development Plan - Enlarged

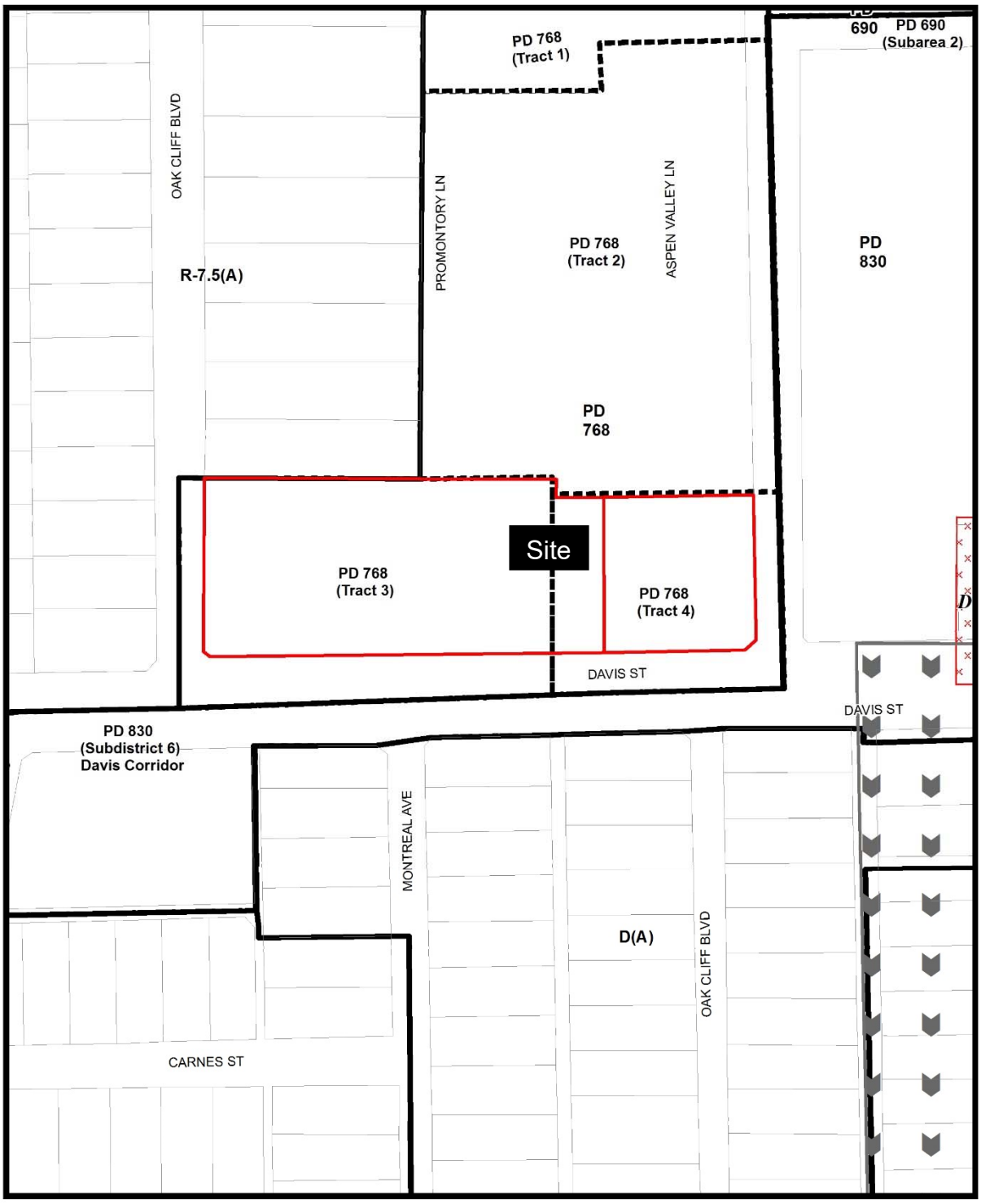


Proposed Landscape Plan



Proposed Landscape Plan - Enlarged





1:1,600

Zoning Map

Printed Date: 3/8/2019



1:1,600

Aerial Map

Printed Date: 3/8/2019

CITY PLAN COMMISSION **THURSDAY, MAY 2, 2019**

Planner: Andreea Udrea, PhD, AICP

FILE NUMBER: D189-009 **DATE FILED:** February 8, 2018

LOCATION: West line of Rambler Road, north of Meadow Road

COUNCIL DISTRICT: 13 **MAPSCO:** 26-K

SIZE OF REQUEST: ± 3.89 acres **CENSUS TRACT:** 78.23

OWNER: TKG Valencia Midtown LLC

APPLICANT: TKG Valencia Midtown LLC

REPRESENTATIVE: Dallas Cothrum, MASTERPLAN

REQUEST: An application for a development plan and landscape plan on property zoned Subarea B within Planned Development District No. 745.

SUMMARY: On June 14, 2006, Dallas City Council established Planned Development District No. 745 by Ordinance No. 26372.

The zoning was granted as a conceptual planned development district and requires City Plan Commission approval of a development plan prior to the issuance of a building permit for work other than repair of existing structures, demolition and grading, the installation of fencing or other structures for security purposes, work associated with permitted temporary uses, or work intended to provide for the irrigation or maintenance of landscaping. The proposed development plan provides for the construction of a multifamily development with 225 dwelling units and a parking structure with approximately 250 parking spaces. This will be Phase II of Valencia Midtown Apartments. Phase I, adjacent to the south of the proposed development, is built and occupied.

In conjunction with the above requirement, the attached development plan and landscape plan are submitted for City Planning Commission's consideration. Staff has reviewed the proposed development plan and landscape plan and determined the plans comply with the requirements of the ordinance for PD No. 745.

The most up to date PD ordinance may be viewed at the following link:
http://www.dallascityattorney.com/51P/Articles%20Supp%2052/ARTICLE%20745.pdf

STAFF RECOMMENDATION: **Approval**

List of Officers

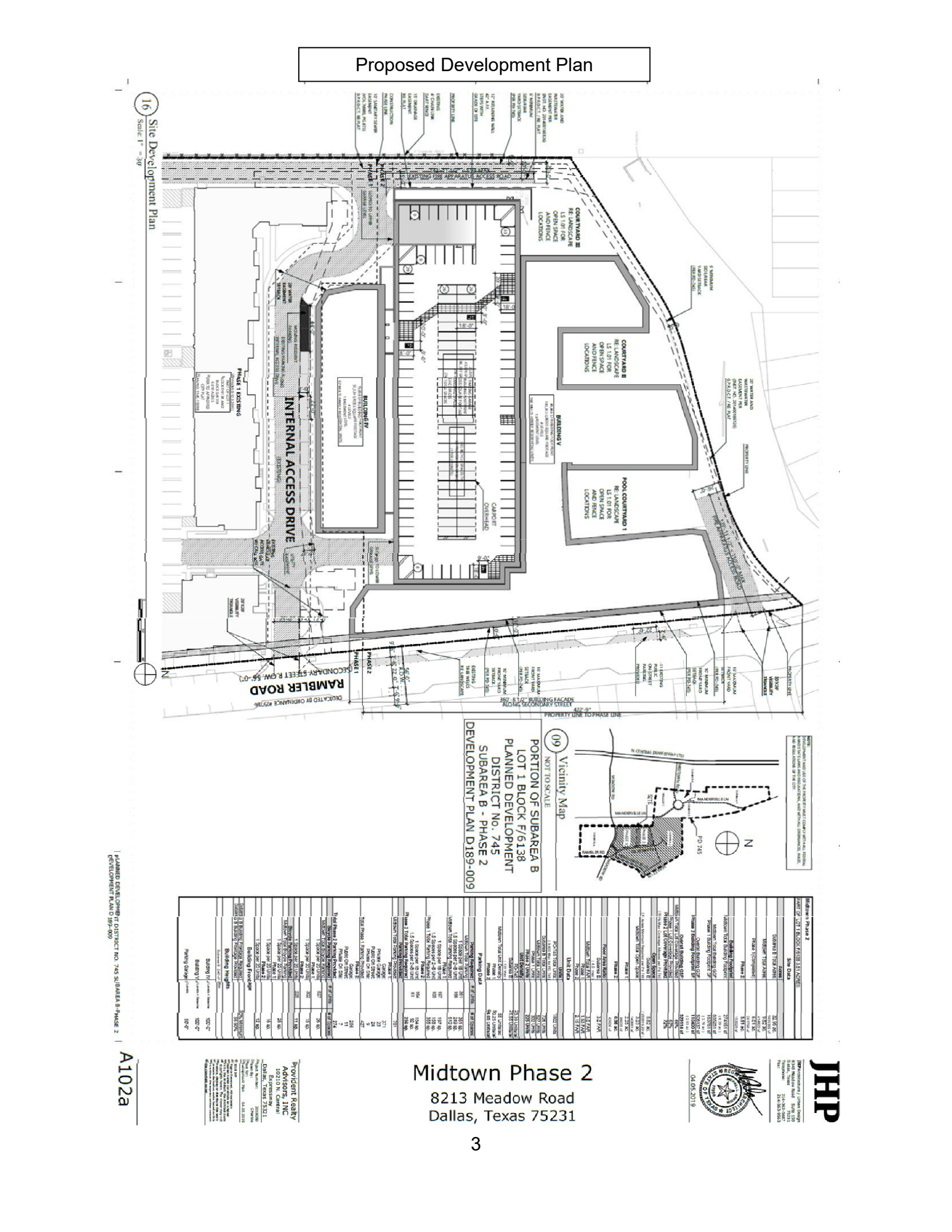
8106 and 8111 Meadow Road

TKG Valencia – Midtown, LLC – PRA Midtown GP LLC	**Administrator**
Leon J. Backes	President
Julian Hawes, Jr.	Vice President

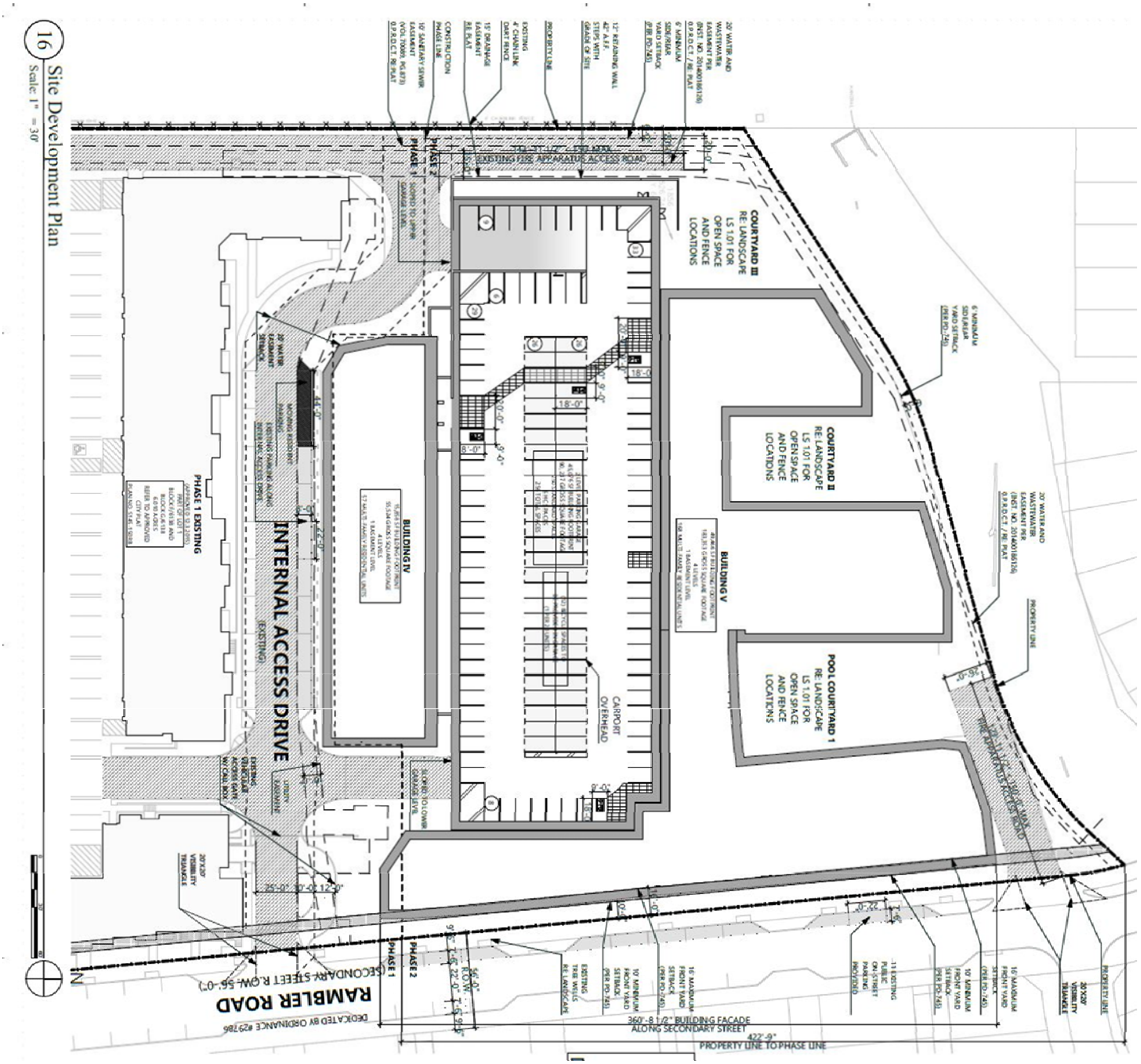
Members:

TKG Midtown Holding Company, LLC	Manager
Midtown 2012 Investors, LP	Midtown 2012 Investors GP LLC
Leon J. Backes	President
Julian Hawker, Jr.	Vice President
Kevin Cherry	Secretary of General Partner
Michael D. Decker	Member
R. Otto Malay	Member

Proposed Development Plan



Proposed Development Plan (enlarged)



Proposed Master Record Page

PD 745 - Land Use Master Record Page 1

For Inclusion On Each Development Plan

Last Change: 04/17/19

Add info from each development into the appropriate Subarea Table. Change only green cells.
Copy Tables to development plan sheets, in the order shown if possible.

Summary of PD 745 Cumulative Development

Available Acres: 77.028 Available SF: 3,355,340

	Lot Size Used (Acres)	Lot Size Used (SF)	Overall Floor Area (SF)	FAR	Lot Coverage (SF)	Lot Coverage %	Open Space (SF)	Multifamily Density (DU/Ac)	Multifamily (DU)	Retail/Personal Services (SF)	Office (SF)	Single-Family Detached (DU)	Single-Family Attached (DU)	Lodging (Keys)	Medical Clinic or Amb. Surg. Center (SF)	Restaurant (SF)
Overall PD 745 Project	69.870	3,043,544	2,367,816	0.71	756,056	23%	532,483	23.39	1,802	0	0	0	0	130	0	0
Summary of All Subareas Development Limits:	Pass	Pass	N/A	Pass	N/A	Pass	N/A	Pass								

Summary of Subareas Cumulative Development

Subarea	Lot Size Used (Acres)	Lot Size Used (SF)	Overall Floor Area (SF)	FAR	Lot Coverage (SF)	Lot Coverage %	Open Space (SF)	Multifamily Density (DU/Ac)	Multifamily (DU)	Retail/Personal Services (SF)	Office (SF)	Single-Family Detached (DU)	Single-Family Attached (DU)	Lodging (Keys)	Medical Clinic or Amb. Surg. Center (SF)	Restaurant (SF)
Subarea A	10.939	476,503	397,600	0.83	126,500	27%	0	38.58	422	0	0	0	0	0	0	0
Subarea B	31.243	1,360,945	835,628	0.61	274,536	20%	271,894	23.55	735	0	0	0	0	0	0	0
Subarea C	2.150	93,654	79,965	0.85	15,916	6%	75,859	0.00	0	0	0	0	0	130	0	0
Subarea D	10.063	438,257	560,000	1.28	154,970	35%	108,900	27.33	275	0	0	0	0	0	0	0
Subarea E	2.670	116,292	68,865	0.85	21,178	18%	10,890	11.63	38	0	0	0	0	0	0	0
Subarea F	12.807	557,893	447,140	0.79	162,956	27%	65,840	25.49	359	0	0	0	0	0	0	0

Subarea A

Available Acres: 10.939 Available SF: 476,507

Individual Development Characteristics

Development Name	Lot Size Used (Acres)	Lot Size Used (SF)	Overall Floor Area (SF)	FAR	Lot Coverage (SF)	Lot Coverage %	Open Space (SF)	Multifamily Density (DU/Ac)
Hanover at Midtown Park	10.939	476,503	397,600	0.83	126,500	27%	0	38.58
Subarea A Cumulative Development:	10.939	476,503	397,600	0.83	126,500	27%	0	38.58
Subarea A Maximum Allowable:	10.939	476,507		4.00		90%		80.00
Meets Subarea A Allowable?	Pass	Pass		Pass		Pass		Pass

Individual Development Land Uses

Multifamily (DU)	Retail/Personal Services (SF)	Office (SF)	Single-Family Detached (DU)	Single-Family Attached (DU)	Lodging (Keys)	Medical Clinic or Amb. Surg. Center (SF)	Restaurant (SF)
422							
422	0	0	0	0	0	0	0

Subarea B

Available Acres: 32.952 Available SF: 1,435,389

Individual Development Characteristics

Development Name	Lot Size Used (Acres)	Lot Size Used (SF)	Overall Floor Area (SF)	FAR	Lot Coverage (SF)	Lot Coverage %	Open Space (SF)	Multifamily Density (DU/Ac)
CKG Valencia Midtown Ph1 (SA Partial)	4.030	28,196	366,137	1.99	163,761	41%	86,035	50.25
Private Recreation Center	0.429	18,513	375	0.02	375	2%	14,513	
CKG Valencia Midtown Ph2	3.513	153,026	329,114	2.15	110,400	72%	47,826	64.05
Meritas at Midtown Park	21.271	927,610				0%	112,820	8.50
Subarea B Cumulative Development:	31.243	1,360,945	835,628	0.58	274,536	19%	271,894	23.55
Subarea B Maximum Allowable:	32.952	1,435,389		4.00		90%		320.00
Meets Subarea B Allowable?	Pass	Pass		Pass		Pass		Pass

Individual Development Land Uses

Multifamily (DU)	Retail/Personal Services (SF)	Office (SF)	Single-Family Detached (DU)	Single-Family Attached (DU)	Lodging (Keys)	Medical Clinic or Amb. Surg. Center (SF)	Restaurant (SF)
362							
225							
183			0				
735	0	0	0	0	0	0	0

INFORMATION ASSUMMED PER APPROVED CITY PLATS, PLAN NO. S145-150RA PLAN NO. S145-150RC

Subarea C

Available Acres: 5.805 Available SF: 252,866

Individual Development Characteristics

Development Name	Lot Size Used (Acres)	Lot Size Used (SF)	Overall Floor Area (SF)	FAR	Lot Coverage (SF)	Lot Coverage %	Open Space (SF)	Multifamily Density (DU/Ac)
Midtown Hotel	2.150	93,654	79,965	0.85	15,916	17%	75,859	0.00
Subarea C Cumulative Development:	2.150	93,654	79,965	0.82	15,916	6%	75,859	0.00
Subarea C Maximum Allowable:	5.805	252,866		2.85		90%		320.00
Meets Subarea C Allowable?	Pass	Pass		Pass		Pass		Pass

Individual Development Land Uses

Multifamily (DU)	Retail/Personal Services (SF)	Office (SF)	Single-Family Detached (DU)	Single-Family Attached (DU)	Lodging (Keys)	Medical Clinic or Amb. Surg. Center (SF)	Restaurant (SF)
0					130		
0	0	0	0	0	130	0	0

Subarea D

Available Acres: 11.003 Available SF: 479,291

Individual Development Characteristics

Development Name	Lot Size (Acres)	Lot Size (SF)	Overall Floor Area (SF)	FAR	Lot Coverage (SF)	Lot Coverage %	Open Space (SF)	Multifamily Density (DU/Ac)
Legacy at Midtown Park	10.063	438,257	560,000	1.28	154,970	35%	108,900	27.33
Subarea D Cumulative Development:	10.063	438,257	560,000	1.17	154,970	32%	108,900	24.39
Subarea D Maximum Allowable:	11.003	479,291		3.25		90%		320.00
Meets Subarea D Allowable?	Pass	Pass		Pass		Pass		Pass

Individual Development Land Uses

Multifamily (DU)	Retail/Personal Services (SF)	Office (SF)	Single-Family Detached (DU)	Single-Family Attached (DU)	Lodging (Keys)	Medical Clinic or Amb. Surg. Center (SF)	Restaurant (SF)
275							
275	0	0	0	0	0	0	0

Subarea E

Available Acres: 2.695 Available SF: 134,818

Individual Development Characteristics

Development Name	Lot Size Used (Acres)	Lot Size Used (SF)	Overall Floor Area (SF)	FAR	Lot Coverage (SF)	Lot Coverage %	Open Space (SF)	Multifamily Density (DU/Ac)
Midtown Embrey - E	2.670	116,292	68,865	0.40	21,178	16%	10,890	11.63
Subarea E Cumulative Development:	2.670	116,292	68,865	0.85	21,178	16%	10,890	11.63
Subarea E Maximum Allowable:	2.695	134,818		2.85		90%		320.00
Meets Subarea E Allowable?	Pass	Pass		Pass		Pass		Pass

Individual Development Land Uses

Multifamily (DU)	Retail/Personal Services (SF)	Office (SF)	Single-Family Detached (DU)	Single-Family Attached (DU)	Lodging (Keys)	Medical Clinic or Amb. Surg. Center (SF)	Restaurant (SF)
38							
38	0	0	0	0	0	0	0

Subarea F

Available Acres: 14.086 Available SF: 613,586

Individual Development Characteristics

Development Name	Lot Size (Acres)	Lot Size (SF)	Overall Floor Area (SF)	FAR	Lot Coverage (SF)	Lot Coverage %	Open Space (SF)	Multifamily Density (DU/Ac)
Midtown Embrey - F	12.807	557,893	447,140	0.80	162,956	27%	65,840	25.59
Subarea F Cumulative Development:	12.807	557,893	447,140	0.79	162,956	27%	65,840	25.49
Subarea F Maximum Allowable:	14.086	613,586		2.25		90%		320.00
Meets Subarea F Allowable?	Pass	Pass		Pass		Pass		Pass

Individual Development Land Uses

Multifamily (DU)	Retail/Personal Services (SF)	Office (SF)	Single-Family Detached (DU)	Single-Family Attached (DU)	Lodging (Keys)	Medical Clinic or Amb. Surg. Center (SF)	Restaurant (SF)
359							
359	0	0	0	0	0	0	0

PD 745 - Land Use Master Record Page 2

For Inclusion On Each Development Plan

Last Change: 04/17/19

Add info for each equivalency exchange if used. Change only green cells.
Copy Tables to development plan sheets, keep these two tables together.

Summary of Equivalencies and Overall Project Land Uses:

Land Use	Base Allowable	Current Allowable By Equivalency	Maximum Allowable	Total Developed	PD Allowable?
Multifamily (DU)	1,800	1,670	1,800	1,802	Pass
Retail/Personal Services (SF)	90,000	90,000	506,000	0	
Office (SF)	930,000	930,000	1,250,000	0	
Single-Family Detached (DU)	0	0	n/a	0	
Single-Family Attached (DU)	0	0	n/a	0	
Lodging (Keys)	0	130	n/a	130	Pass
Medical Clinic or Amb. Surgical Center (SF)	0	0	n/a	0	
Restaurant (SF)	0	0	n/a	0	

Equivalency Exchange Record:

(Use Exchange Rates in Exhibit 745B)

Land Use	Exchange Example (Not Included in Summary)					
Multifamily (DU)		130				
Retail/Personal Services (SF)						
Office (SF)	-50,000					
Single-Family Detached (DU)						
Single-Family Attached (DU)						
Lodging (Keys)		130				
Medical Clinic or Amb. Surgical Center (SF)						
Restaurant (SF)	7,143					

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Dallas, Texas 75231
Telephone: 214-363-9687
Fax: 214-363-9563

04.05.2019

Midtown Phase 2

8213 Meadow Road
Dallas, Texas 75231

Provident Realty Advisors, INC
10210 N. Central Expressway
Dallas, Texas 75231

Project Number: 2018050
Drawn By: CMarble
Issue for: Development Plan
Date: 04.05.2019

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Proposed Landscape Plan



2 VICINITY MAP
PLAN — NOT TO SCALE

LANDSCAPE PLAN / TREE MITIGATION PLAN / TREE SURVEY

PORTION OF SUBAREA B
(LOT 1, BLOCK F/4136)
PLANNED DEVELOPMENT DISTRICT 715
DEVELOPMENT PLAN NO - D189-001

DEVELOPER	LANDSCAPE ARCHITECT
PROVIDENT REALTY ADVISORS 10210 NORTH CENTRAL EXPRESSWAY SUITE 300 DALLAS, TX 75231 972-366-4100 CONTACT: JOHN HICKMAN	TBG PARTNERS 2001 BRYAN STREET SUITE 1450 DALLAS, TX 75201 214-744-0767 CONTACT: HILL JONES/ ROSS DEVAULT

OWNER
TKG VALENCIA-MIDTOWN L.P.
10210 NORTH CENTRAL EXPRESSWAY
SUITE 300
DALLAS, TX 75231
972-366-4112
CONTACT: JOHN HICKMAN

NOTES:

A. REFER LS1.02 FOR DESIGN STANDARDS
B. STOOPS TO CONTAIN STEPS, LANDSCAPE WALLS, AND WALKS TO STOOP DOOR.
C. RETAINING WALLS TO BE PROVIDED WITHIN LANDSCAPE IN ORDER TO CONTAIN NECESSARY GRADES AS WELL AS COVER EXPOSED ARCHITECTURAL FOUNDATION.
D. PLANTING PLAN IS SUBJECT TO PUBLIC WORKS APPROVAL.
E. REQUIRED PEDESTRIAN LIGHTING ALONG RAMBLER ROAD INSTALLED AS PART OF PHASE 1 STREETSCAPE
F. ALL REQUIRED LANDSCAPE AREAS MUST BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM BEFORE A CO WILL BE ISSUED

MANDATORY PROVISION - TREE PLANTING ZONE

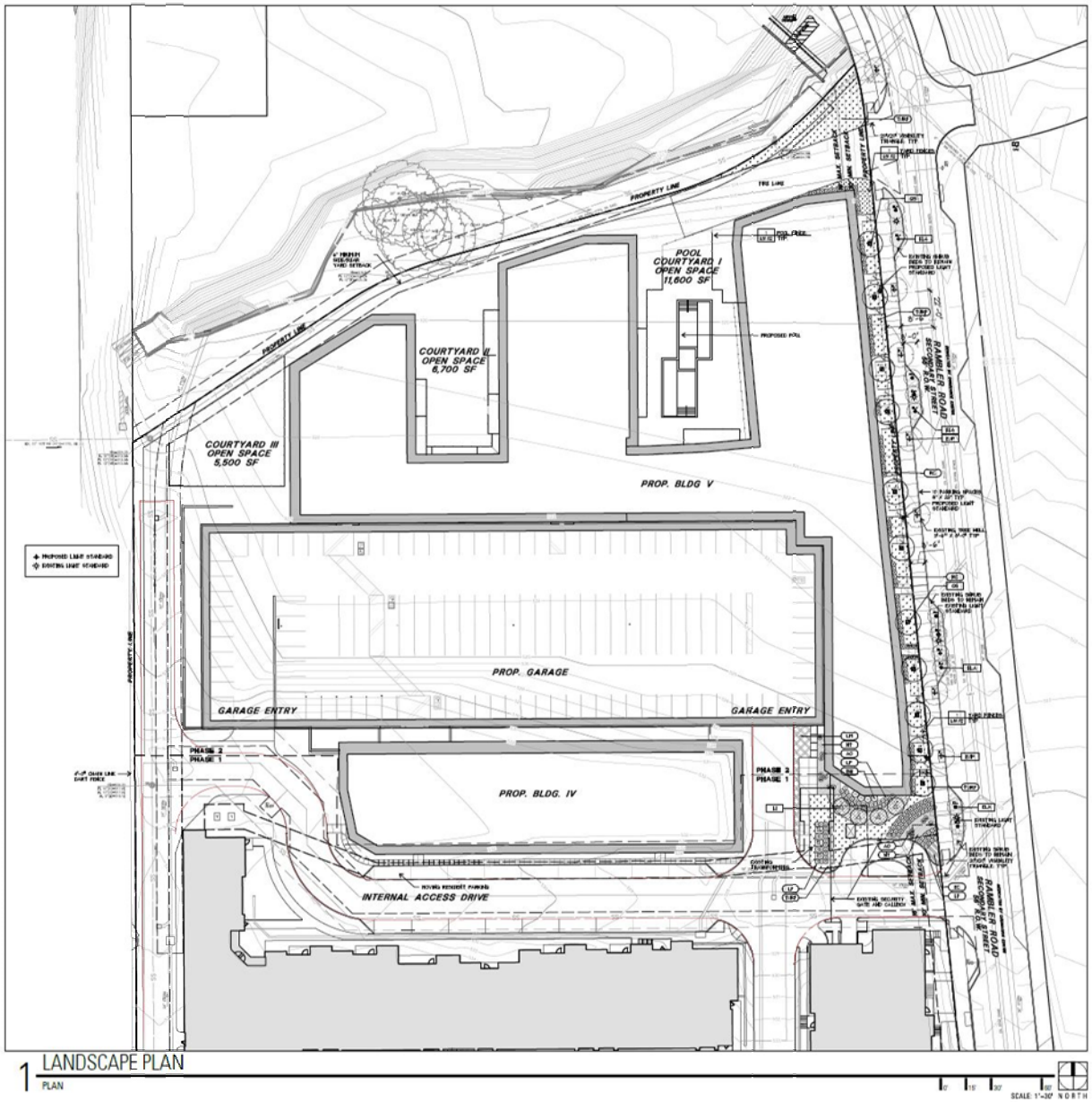
ONE TREE (3.5" CALIPER MINIMUM, 14' HT MINIMUM) PER 25' LINEAR FEET OF STREET FRONTAGE

474 L.F. OF STREET FRONTAGE / 25 L.F PER TREE = 19 REQUIRED TREES

8 TREES PROVIDED IN EXISTING PH. 1 STREETSCAPE CONSTRUCTION

BALANCE OF 11 TREES PROPOSED WITHIN THIS SCOPE OF DEVELOPMENT

OPEN SPACE	
SUBAREA B (4 ACRES MIN. PER PD 715)	5.82 ac. (253,519.20 sf)
MIDTOWN TOTAL OPEN SPACE	3.23 ac. (140,660.88 sf)
PHASE 1	2.26 ac. (98,514.60 sf)
PHASE 2	.98 ac. (42,496.60 sf)



1 LANDSCAPE PLAN
PLAN — SCALE: 1"=30' — NORTH

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TBG

Midtown Phase 2
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Dallas, Texas 75231

Provident Realty Advisors, INC
10210 N. Central Expressway
Dallas, Texas 75231

Project Number: 2018050
Drawn By: CMartin
Issue for: Development Plan 04.05.2019

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LS 1.01

Proposed Landscape Plan (cont.)

1 POOL AND YARD FENCE/GATE
ELEVATION
SCALE: 1/2"=1'-0"

TREE PROTECTION NOTES:

1. ALL TREES SHOWN AS PROTECTED ARE TO BE RETAINED OR RELOCATED AND SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.
2. TREE PROTECTION FENCES SHALL BE ERECTED ACCORDING TO ORDINANCE 4 CITY STANDARDS OR LESS STRINGENT PER THE CITY STANDARDS.
3. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING) AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
4. TREES THAT HAVE BEEN DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE WATERED DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. TREE CROWNS ARE TO BE SPRAYED WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES
5. PARKING, STORAGE OR OPERATION OF EQUIPMENT OR VEHICLES WITHIN THE TREE PROTECTION FENCE IS PROHIBITED.
6. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE

DESIGN STANDARDS

TOTAL PHASE II SITE AREA (3.63 acres)	93,026 sf	
TOTAL FRONT YARD LANDSCAPE AREA 1 point awarded for each three percent of the total front yard area provided as landscape area or fraction of 3 points	4,790 sf	
FRONT YARD LANDSCAPE AREA REQUIRED FOR 5 POINTS 5% x 4,790 = 239.5 points rounded up	240 sf	
FRONT YARD LANDSCAPE AREA PROVIDED 5.24 / 4,790 = .4% .4% / 3% = 5 points (5 points maximum)	240 sf	
(50 sf maximum counted with grass/groundcover)		
FRONT YARD LANDSCAPE COUNTS REQUIRED 4,790 sf / 100 = 48	48	
FRONT YARD LANDSCAPE COUNTS PROVIDED	54	
6-small trees (3 reqd) 6 large trees or large shrubs (3 reqd) 96 / 3 = 32	(2) (32)	
TOTAL:	(34) counts	(5 points)
PARKING CONCEALMENT Five points are awarded for providing all parking in structures which: Have all facades covered with the same material as the main building	(5 points)	
PARKING CONCEALMENT POINTS	(5 points)	
TOTAL POINTS REQUIRED	(20 points)	
TOTAL POINTS PROVIDED	(20 points)	

PLANT LIST

SHADE TREES

GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	LIVE OAK	QUERCUS VIRGINIANA	3"	FULL TO BASE
	CEDAR ELM	ULMUS CRASSIFOLIA	3"	FULL TO BASE
	BALD CYPRESS	TAXODIUM DISTICHUM	3"	FULL TO BASE

ORNAMENTAL TREES

GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	DESERT WILLOW	CHILOPSIS LINEARIS	3" CAL. MIN.	MIN. 5' HT. MIN.
	CRAPE MYRTLE	LAGERSTROEMIA INDICA	3" CAL. MIN.	MIN. 5' HT. MIN.

SHRUBS, ORNAMENTAL GRASSES, AND VINES

GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	AGAVE	AGAVE SPP.	5 GAL.	FULL TO BASE
	YUCCA	YUCCA SPP.	5 GAL.	FULL TO BASE
	DWARF BURFORD HOLLY	ILEX CORNUTA 'BURFORDII NANA'	5 GAL.	FULL TO BASE
	DWARF FAKAHATCHEE GRASS	MUHLENBERGIA CAPILLARIS 'LEMON DROP'	5 GAL.	FULL TO BASE
	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	5 GAL.	FULL TO BASE
	PURPLE FOUNTAIN GRASS	PENNISETUM SETACEUM 'RUBRUM'	5 GAL.	FULL TO BASE
	ROSE CRAPE MYRTLE	LAGERSTROEMIA INDICA 'ROSE CRISP'	5 GAL.	FULL TO BASE

PERENNIALS, GROUNDCOVERS, AND ANNUALS

GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	PERENNIAL SUNFLOWER	HELIANTHUS MAXIMILIANI	1 GAL.	FULL TO BASE
	PERENNIAL SUNFLOWER	HELIANTHUS MAXIMILIANI	4" POT	FULL TO BASE

TURF GRASS AND SEED MIXES

GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	TIF 419	CYNODON DACTYLON	SOD	INSTALL AS PER PLAN
	TIF 419	CYNODON DACTYLON	SOD	INSTALL AS PER PLAN
	TIF 419	CYNODON DACTYLON	SOD	INSTALL AS PER PLAN

GRAPHIC

KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	SEASONAL COLOR	VARIOUS	4" POT	PLANT AS PER PLAN

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Midtown Phase 2

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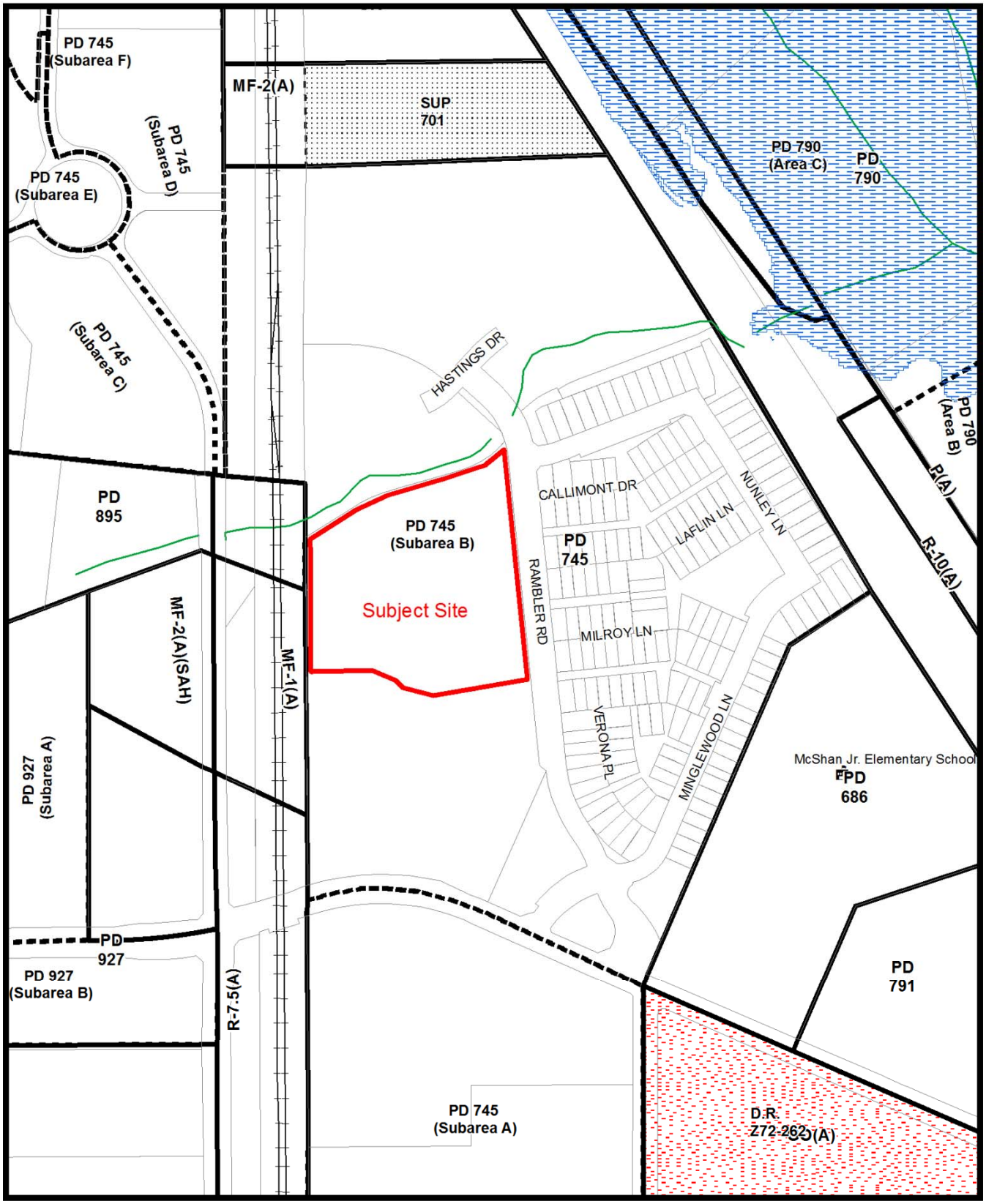
Project Number: 2018050
Issue Date: 04.05.2019
Development Plan

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LS 1.02

LANDSCAPE CALCULATIONS

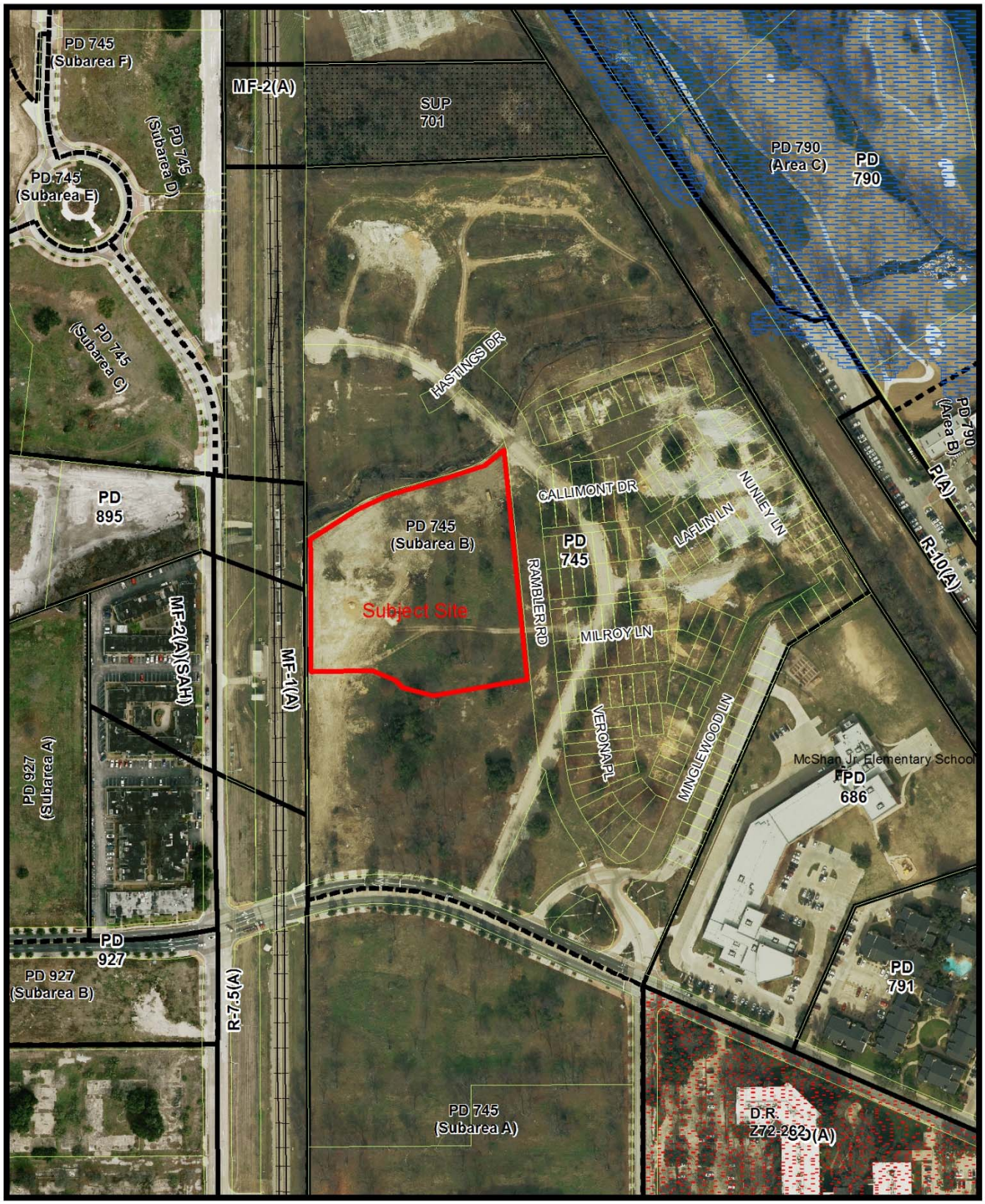
Proposed Landscape Plan (cont.)
Tree Survey



Printed Date: 4/16/2019

1:3,000

Zoning Map



1:3,000

Printed Date: 4/16/2019

Aerial Map

CITY PLAN COMMISSION **THURSDAY, MAY 2, 2019**

Planner: Andreea Udrea, PhD, AICP

FILE NUMBER: M189-014 **DATE FILED:** February 4, 2019

LOCATION: Northwest corner of Walnut Hill Lane and Gooding Drive

COUNCIL DISTRICT: 13 **MAPSCO:** 24-N

SIZE OF REQUEST: ± 22.53 acres **CENSUS TRACT:** 95.00

MISCELLANEOUS DOCKET ITEM

OWNER: Dallas ISD

APPLICANT: Dallas ISD

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

REQUEST: An application for a minor amendment to a development plan, on property zoned Planned Development District No. 706.

SUMMARY: On August 8, 2018, Dallas City Council established Planned Development District No. 706 by Ordinance No. 25803. This request for a minor amendment seeks to update the previously approved development plan for the additions to Thomas Jefferson High School as follows:

1) modification of the site boundary due to additional right-of-way dedication along Walnut Hill Lane,
2) parking lot adjustments,
3) elimination of the existing chain-link gates along Gooding Drive, and
4) closing of the driveway and decommissioning of the existing left-turn lane on Walnut Hill Lane opposite of Hurley Way.

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

The most up to date PD ordinance may be viewed at the following link:
http://www.dallascityattorney.com/51P/Articles%20Supp%2053/ARTICLE%20706.pdf

STAFF RECOMMENDATION: Approval

Partners, Principals, & Officers

Dallas Independent School District
Board of Trustees

Dan Micciche

Edwin Flores

Audrey Pinkerton

Dustin Marshall

Lew Blackburn

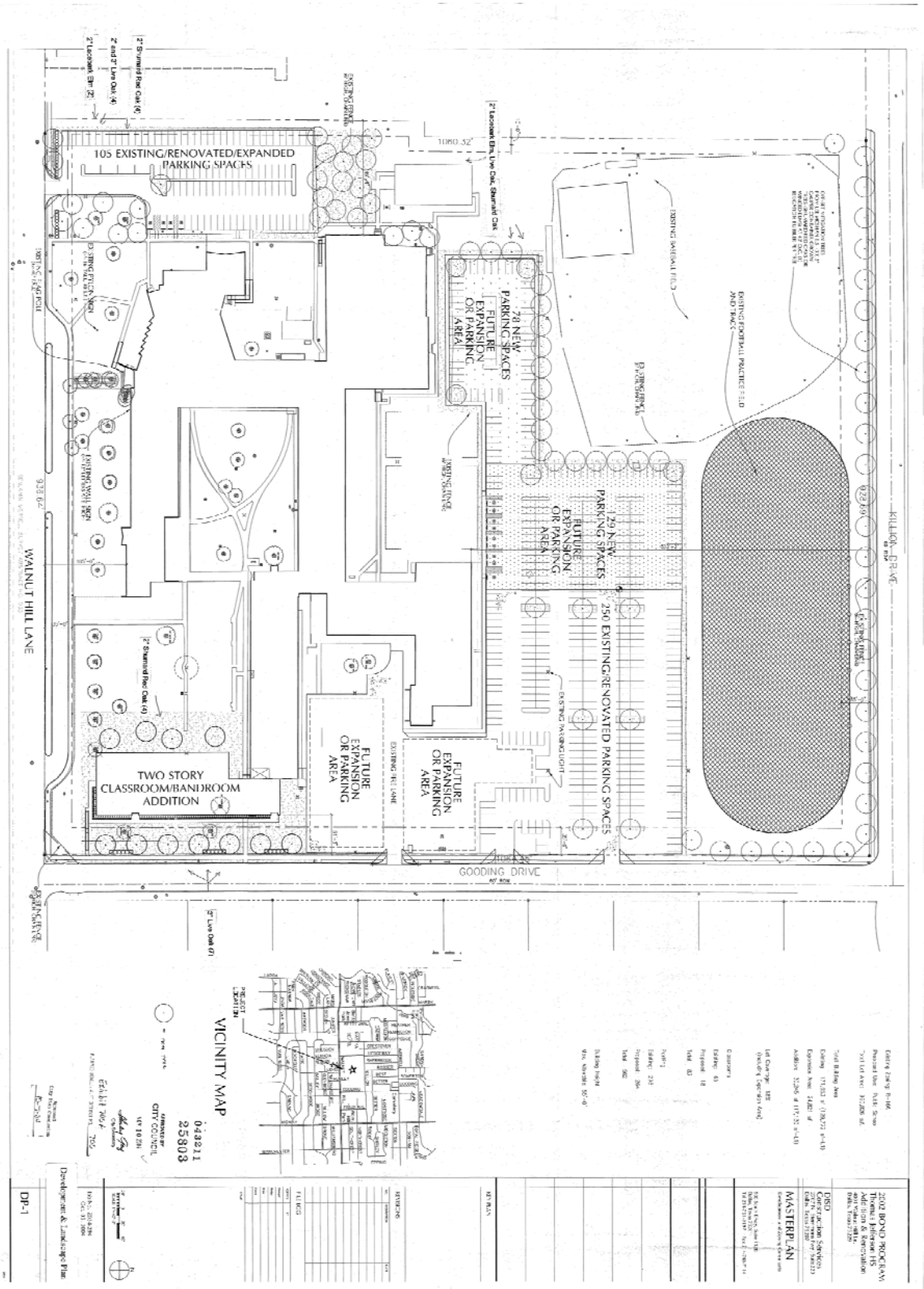
Joyce Foreman

Miguel Solis

Bernadette Nutall

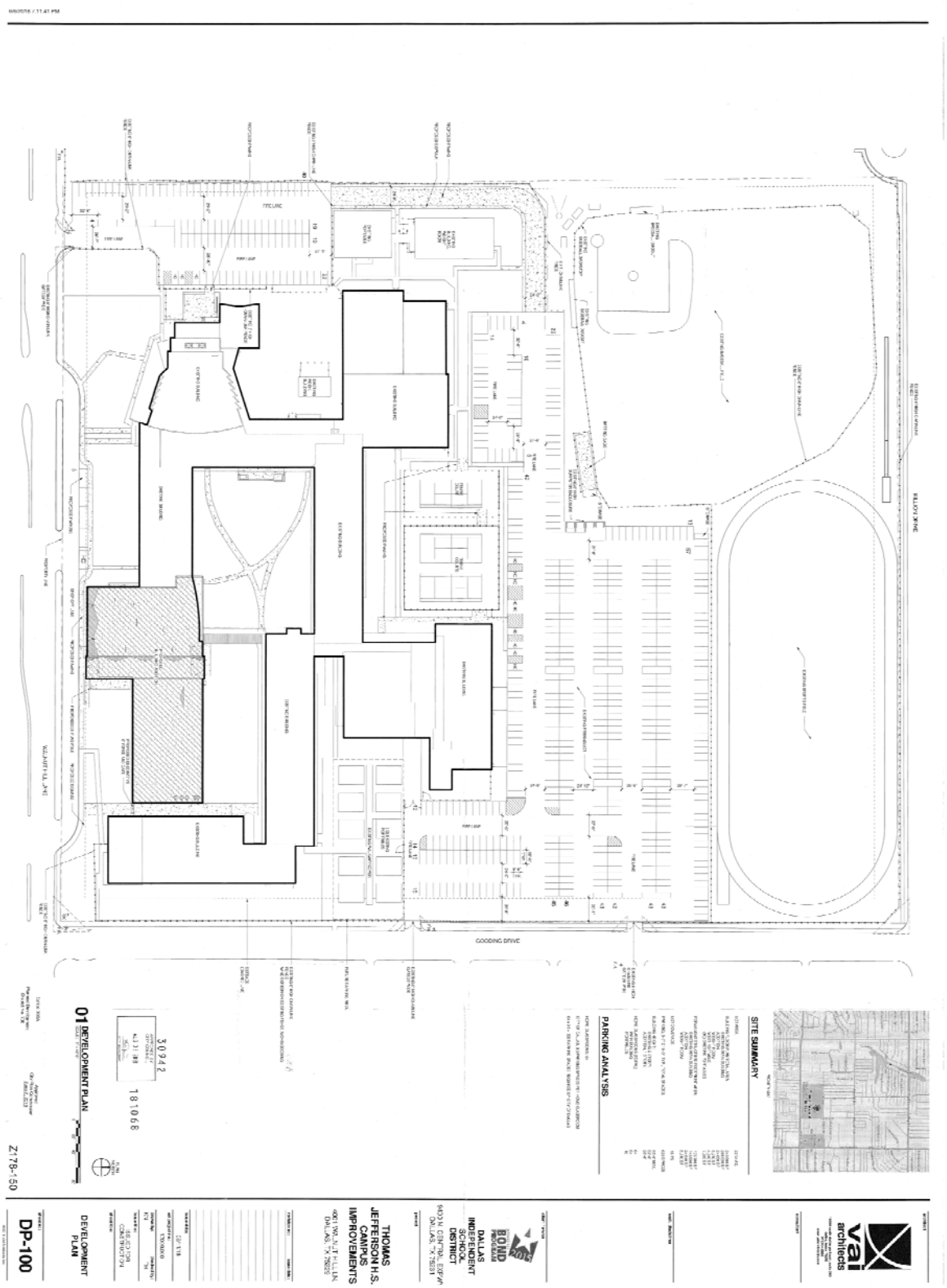
Existing Development Plan

City Council approved November 10, 2004

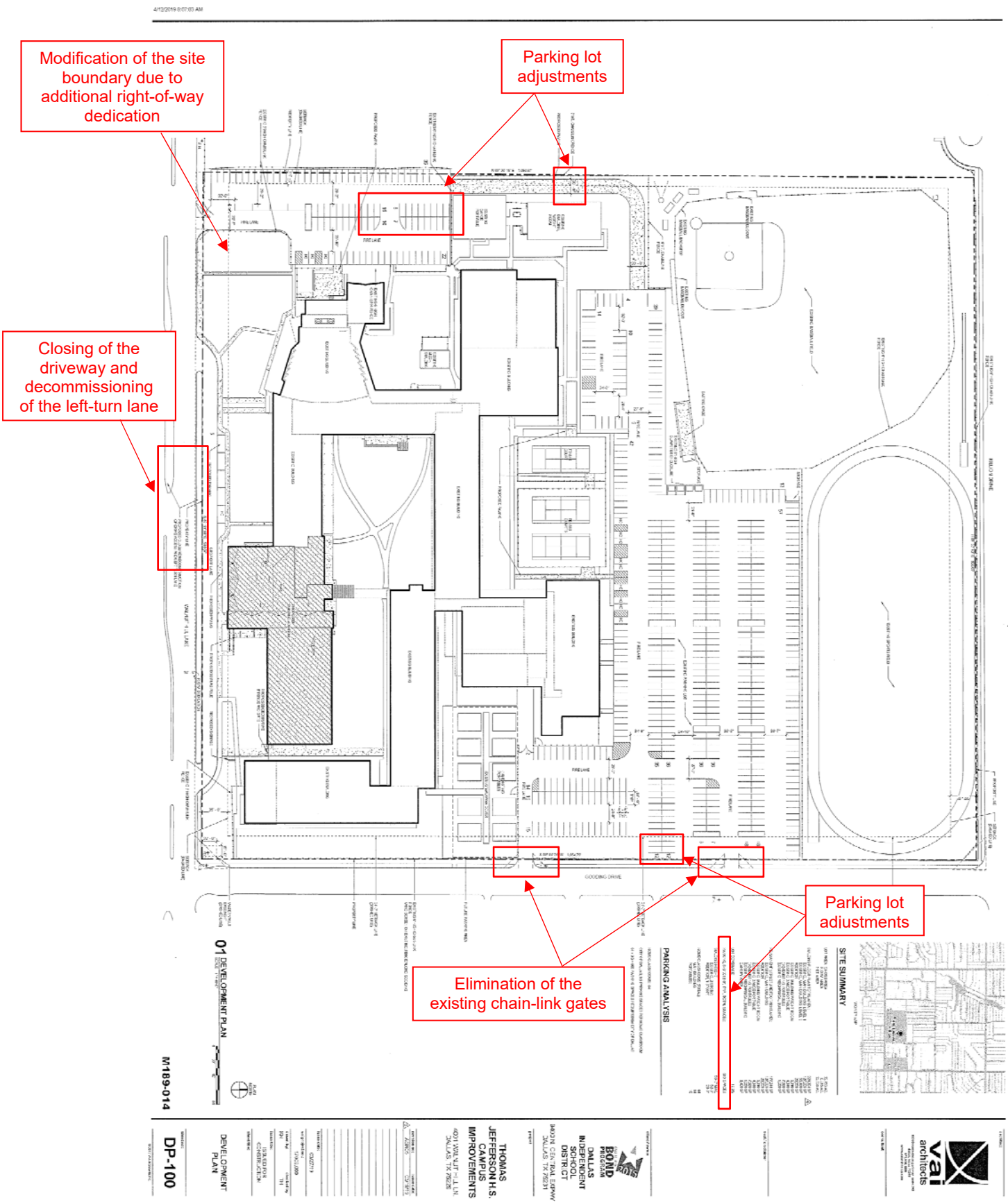


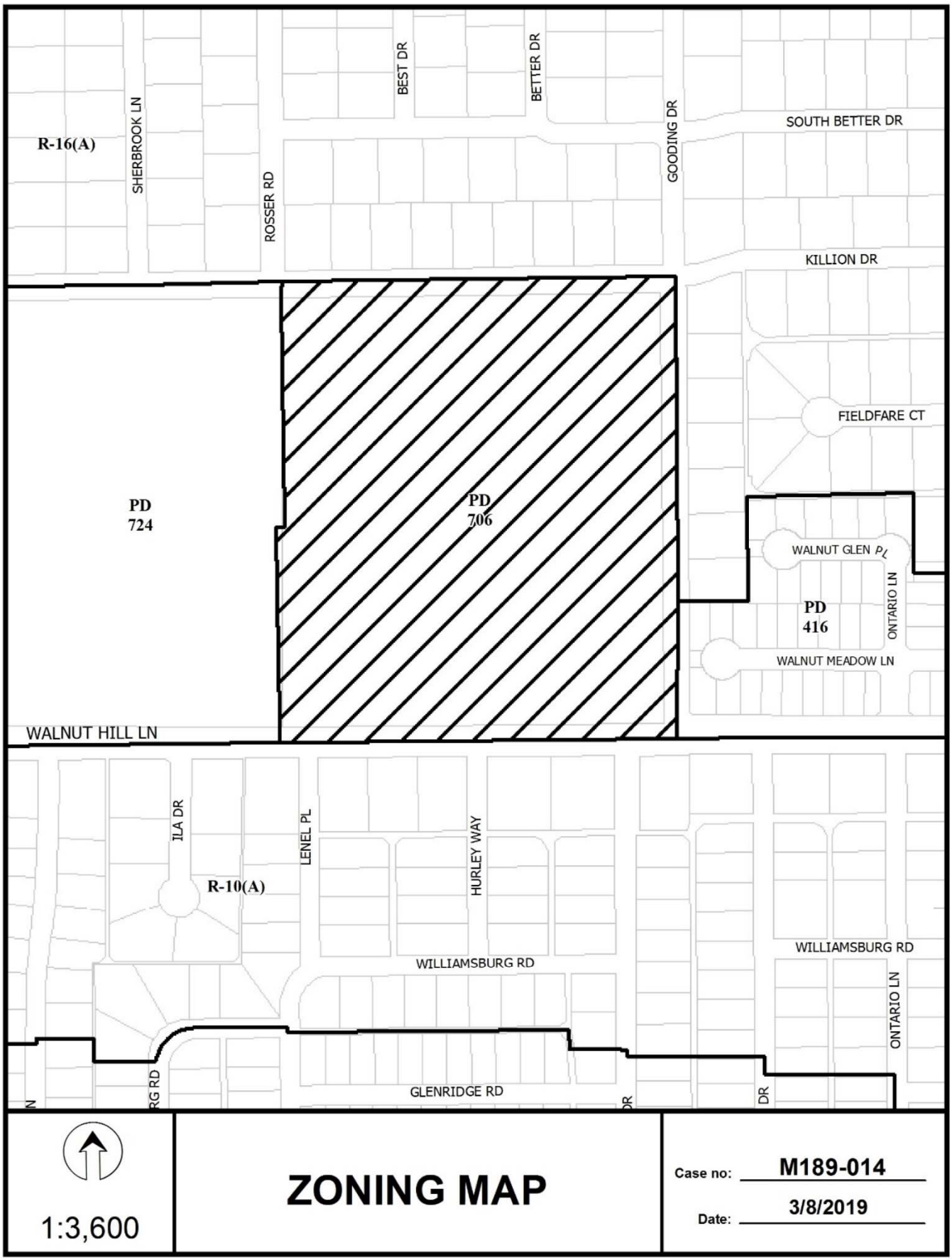
Existing Development Plan

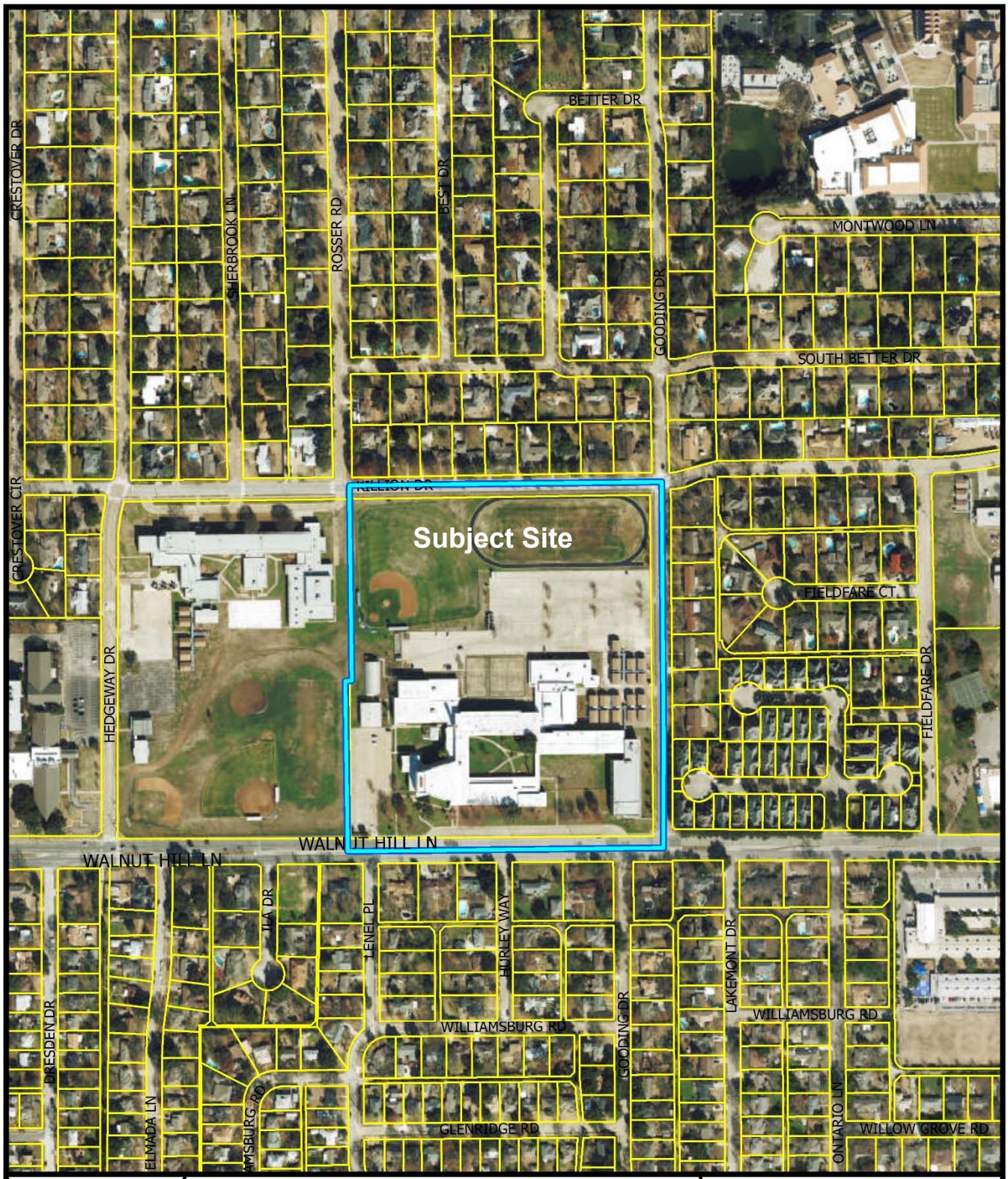
City Council approved August 8, 2018



Proposed Development Plan




R-16(A)
SHERBROOK LN
ROSSER RD
BEST DR
BETTER DR
GOODING DR
SOUTH BETTER DR
KILLION DR
FIELDFARE CT
PD 724
PD 706
WALNUT GLEN PL
ONTARIO LN
PD 416
WALNUT MEADOW LN
WALNUT HILL LN
ILA DR
LENEL PL
HURLEY WAY
R-10(A)
WILLIAMSBURG RD
WILLIAMSBURG RD
ONTARIO LN
GLENRIDGE RD
ZONING MAP
1:3,600
Case no: M189-014
Date: 3/8/2019

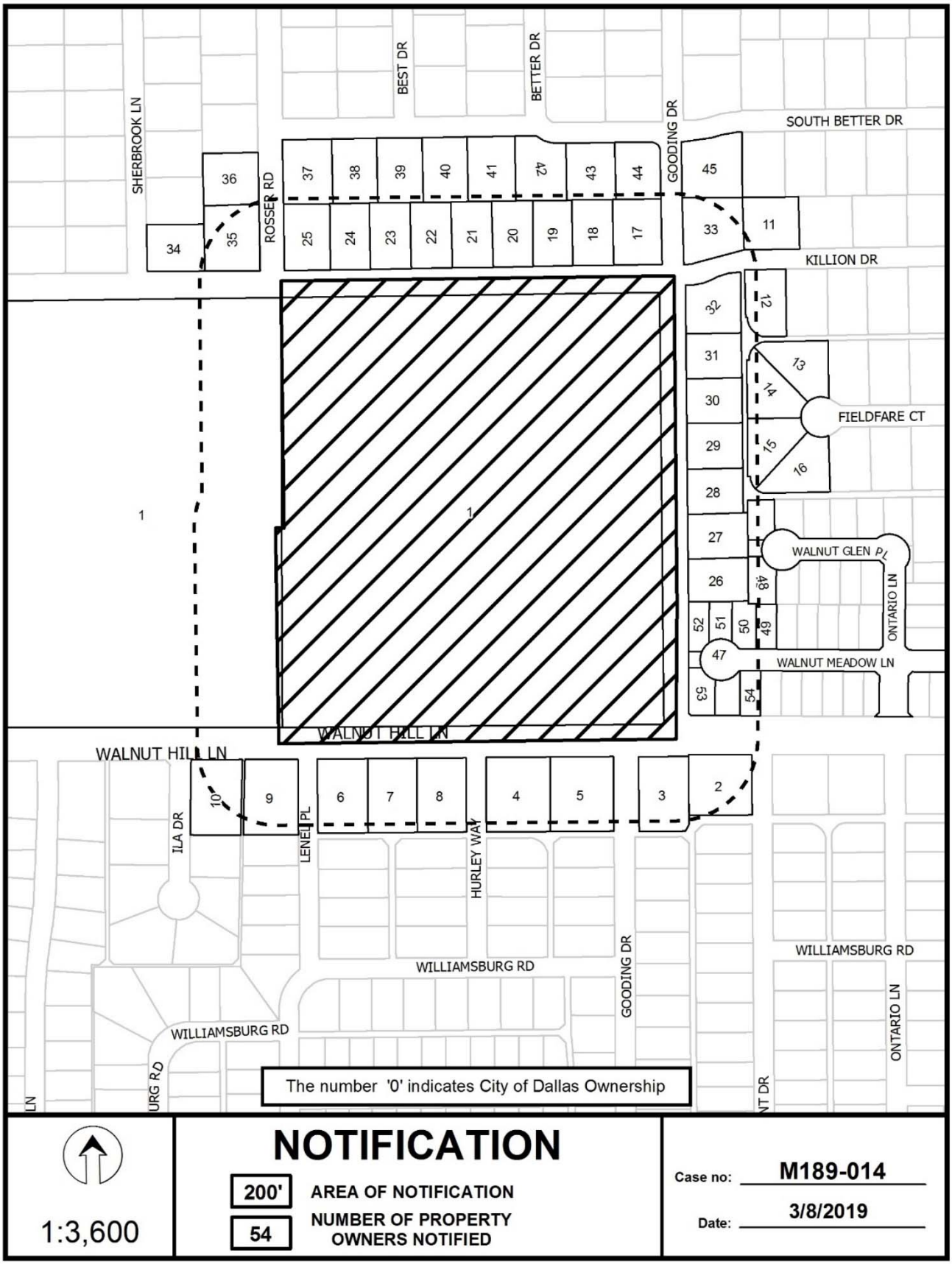


1:4,800

AERIAL MAP

Case no: M189-014

Date: 2/21/2019


SHERBROOK LN
BEST DR
BETTER DR
GOODING DR
SOUTH BETTER DR
ROSSER RD
KILLION DR
FIELDFARE CT
WALNUT GLEN PL
ONTARIO LN
WALNUT MEADOW LN
WALNUT HILL LN
ILA DR
LENEL PL
HURLEY WAY
WILLIAMSBURG RD
The number '0' indicates City of Dallas Ownership
1:3,600
NOTIFICATION
200'
AREA OF NOTIFICATION
54
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: M189-014
Date: 3/8/2019

03/08/2019

Notification List of Property Owners

M189-014

54 Property Owners Notified

Label #	*Address*		*Owner*
1	3978	KILLION DR	Dallas ISD
2	4080	WALNUT HILL LN	FLORES JAVIER &
3	4070	WALNUT HILL LN	WEBSTER ROBERT L
4	4042	WALNUT HILL LN	RAVE ROBERT C JR
5	4054	WALNUT HILL LN	FASSIHNIA INVESTMENTS GROUP INC
6	4006	WALNUT HILL LN	BOUMAN GUIDO
7	4016	WALNUT HILL LN	GUERRERO ANTONIA
8	4026	WALNUT HILL LN	JOHNSON WILLIAM E
9	3950	WALNUT HILL LN	PISKIOULIS LAMBRINI &
10	3948	WALNUT HILL LN	PHAM KHANH &
11	4071	KILLION DR	BUTLER WILLIAM M
12	4070	KILLION DR	EKIRIWANG JAMES & NANCY J
13	10147	FIELDFARE CT	GRIFFIN RILEY R JR &
14	10143	FIELDFARE CT	WOLFORD EDNA
15	10141	FIELDFARE CT	GRIFFITH PAUL
16	10137	FIELDFARE CT	FIGEL PAUL R
17	4059	KILLION DR	TODD PEGGY L
18	4051	KILLION DR	WENNER MARY BETH
19	4045	KILLION DR	NEWMAN MICHAEL L &
20	4039	KILLION DR	CROTHERS COURTNEY KENNEDY & KYLE EDWARD
21	4033	KILLION DR	ICE COLLIN L & RICHARD B CASS
22	4027	KILLION DR	BRYANT DAVID H
23	4021	KILLION DR	ARROYO NELSON W &
24	4015	KILLION DR	BEVILL BRAD W
25	4007	KILLION DR	MCDERMOTT HELEN Z
26	10030	GOODING DR	VIVERO GENE E

Label #	*Address*		*Owner*
27	10040	GOODING DR	NORTH POINT HOMES LLC
28	10050	GOODING DR	HILL BILLY J JR & LESA J
29	10060	GOODING DR	NGO DZUNG KIM
30	10070	GOODING DR	VACA ELVIRA
31	10112	GOODING DR	LOHR C B JR
32	10122	GOODING DR	VALENTI SHARON DIANE
33	10142	GOODING DR	INTERRANTE JASPER &
34	10206	SHERBROOK LN	COOK BRENNAN
35	10141	ROSSER RD	NGHIEM QUANG NGO FAMILY TRUST
36	10151	ROSSER RD	FELCH ALAN R
37	3950	S BETTER DR	FECK DAVID & KIM
38	3958	S BETTER DR	CHAPUIS MATT L &
39	3966	S BETTER DR	BANNA RAMZI N & ERIN MICHELLE
40	3974	S BETTER DR	PECK RICHARD M & GAIL M
41	3982	S BETTER DR	BLAKELEY STACY L
42	4016	S BETTER DR	TAYLOR LISA M
43	4022	S BETTER DR	BEAZLEY KATHLEEN
44	4030	S BETTER DR	ZAMUDIO LILA CATALDO
45	10152	GOODING DR	COURSEY RAYMOND A
46	4112	WALNUT GLEN PL	WOODMERE PROPERTIES INC
47	4110	WALNUT MEADOW LN	WALNUT MEADOWS JV I
48	4118	WALNUT GLEN PL	BIZZELL JAMES EUSTACE II EST OF
49	4123	WALNUT MEADOW LN	SMITH RANDALL R & PAULA
50	4117	WALNUT MEADOW LN	ELKINS WILLIAM N JR
51	4111	WALNUT MEADOW LN	TALEGHANI SINA
52	4105	WALNUT MEADOW LN	TEJAN JOSEPH M &
53	4104	WALNUT MEADOW LN	FRAZAR RICHARD D & BARBARA K
54	4116	WALNUT MEADOW LN	GOLEMON JAMES S & GLENDA M

CITY PLAN COMMISSION **THURSDAY, MAY 2, 2019**

Planner: Carlos A. Talison Sr.

FILE NUMBER: M189-018 **DATE FILED:** March 4, 2019

LOCATION: Southwest line of La Vista Drive, south of the intersection of East Grand Avenue and La Vista Road.

COUNCIL DISTRICT: 2 **MAPSCO:** 37 X

SIZE OF REQUEST: ±6.2 acres **CENSUS TRACT:** 12.02

MISCELLANEOUS DOCKET ITEM

OWNER/APPLICANT: Dallas ISD

REPRESENTATIVE: Rob Baldwin, Baldwin and Associates

REQUEST: An application for a minor amendment to a landscape plan, on property zoned Planned Development District No. 440.

SUMMARY: On May 3, 1996, the City Council passed Ordinance No. 22749 which established Planned Development District No. 440 on property at the above location.

The applicant proposes to amend the existing landscape plan to relocate and remove landscaping along the southwest line of La Vista Drive. The landscape plan must be altered due to a conflict with an existing water line.

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

The most up to date PD ordinance may be viewed at the following link:
http://www.dallascityattorney.com/51P/Articles%20Supp%207/Article%20440.pdf

STAFF RECOMMENDATION: Approval

Partners, Principals, & Officers

Dallas Independent School District

Board of Trustees

Dan Micciche

Edwin Flores

Audrey Pinkerton

Dustin Marshall

Lew Blackburn

Joyce Foreman

Miguel Solis

Bernadette Nutall

Existing Landscape Plan

LANDSCAPE PROVISIONS

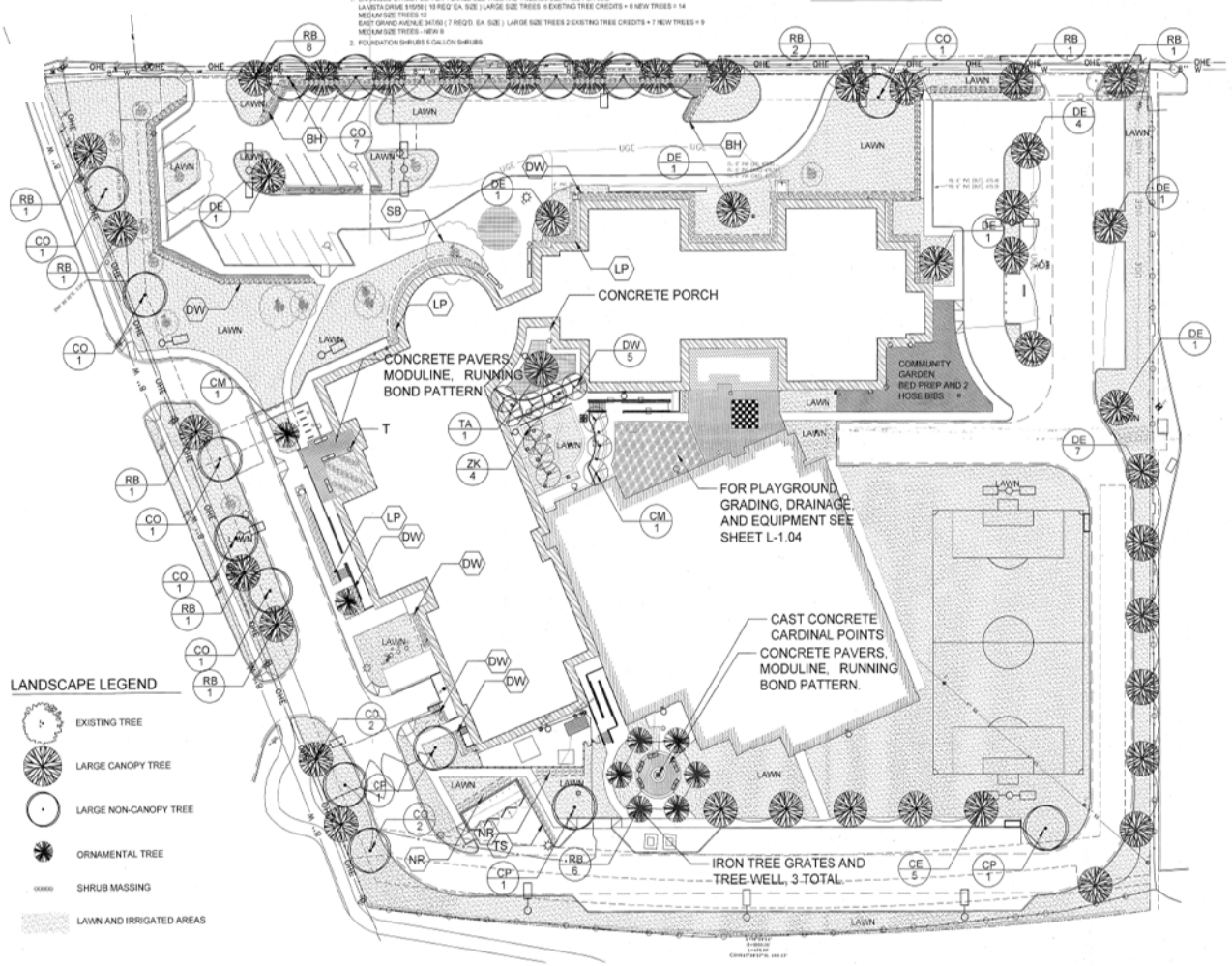
LOT AREA 270,508

A. MANDATORY PROVISIONS

1. MANDATORY BUFFER PROVIDE
2. SITE TREES = 270,508/4,000 (68 REQUIRED) 81 EXISTING TREE CREDITS + 79 NEW TREES = 160 TREES
3. STREET TREES
   LA VISTA DRIVE 515/50 (10 REQUIRED) LARGE SIZE TREES 2 EXISTING TREE CREDITS + 8 NEW TREES = 10
   EAST GRAND AVENUE 347/50 (7 REQUIRE) LARGE SIZE TREES 2 EXISTING TREE CREDITS + 7 NEW TREES = 9
4. PARKING LOT TREES PROVIDED
5. PARKING LOT SCREENING 5 GALLON SHRUBS

B. DESIGN PROVISIONS

1. ENHANCED STREET BUFFER 1 LARGE SIZE TREE AND 1 MEDIUM SIZE TREE PER 50LF
   LA VISTA DRIVE 515/50 (10 REQ'ED. SIZE) LARGE SIZE TREES 6 EXISTING TREE CREDITS + 8 NEW TREES = 14
   MEDIUM SIZE TREES 12
   EAST GRAND AVENUE 347/50 (7 REQ'D. EA. SIZE) LARGE SIZE TREES 2 EXISTING TREE CREDITS + 7 NEW TREES = 9
   MEDIUM SIZE TREES - NEW 8
2. FOUNDATION SHRUBS 5 GALLON SHRUBS



2 **LANDSCAPE DESIGN DEVELOPMENT PLAN**
1"=32'-0"

PLANT MATERIALS

SYM	NO.	QTY.	SIZE	COMMON NAME
	LARGE SIZE TREES			
CE	1.	5	3" CALIPER	CEDAR ELM
CO	2.	17	3" CALIPER	CATHEDRAL LIVE OAK
DE	3.	16	3" CALIPER	DRAKE ELM
TA	4.	1	3" CALIPER	FAN- TEXAS ASH
	MEDIUM SIZE TREES			
CP	5.	3	3" CALIPER	CHINESE PISTACHE
RB	6.	23	3" CALIPER	TEXAS RED BUD
ZK	7.	5	3" CALIPER	MUSASHION COLUMNAR ZELKOVA
	SMALL SIZE TREES			
CM	8.	4	3" CALIPER	'NATCHEZ' CRAPE MYRTLE
DW	9.	6	3" CALIPER	TIMELESS BEAUTY' DESERT WILLOW
	SHRUBS PARKING LOT			
BH	10.	155	5 GALLON	DWARF BURFORD HOLLY
DW	11.	67	5 GALLON	DWARF WAX MYRTLE
	FOUNDATION PLANTING			
DW	12.	135	5 GALLON	DWARF WAX MYRTLE
LP	13.	77	5 GALLON	RED DIAMOND MID SIZE LOROPETALUM
	LAWN			
	14.	N/A	N/A	BERMUDA SEED OR HYDROMULCH AS NECESSARY

IRRIGATION - WILL BE AN AUTOMATIC SYSTEM DESIGNED PER CITY OF DALLAS AND STATE OF TEXAS REQUIREMENTS

DEVELOPMENT PLAN PD 440 REVISION

DALLAS INDEPENDENT SCHOOL DISTRICT
EDUARDO MATA MONTESSORI SCHOOL
7420 LA VISTA DRIVE - DALLAS, TEXAS 75214

DATED ISSUED - JULY 26, 2018

REVISIONS

No.	DATE	DESCRIPTION

RGM ARCHITECTS
2801 N. LAMAR STREET, SUITE 066
DALLAS, TEXAS 75202
VOICE - 214.361.0006

BERKENBILE
LANDSCAPE ARCHITECTS

VICINITY MAP LOCATION

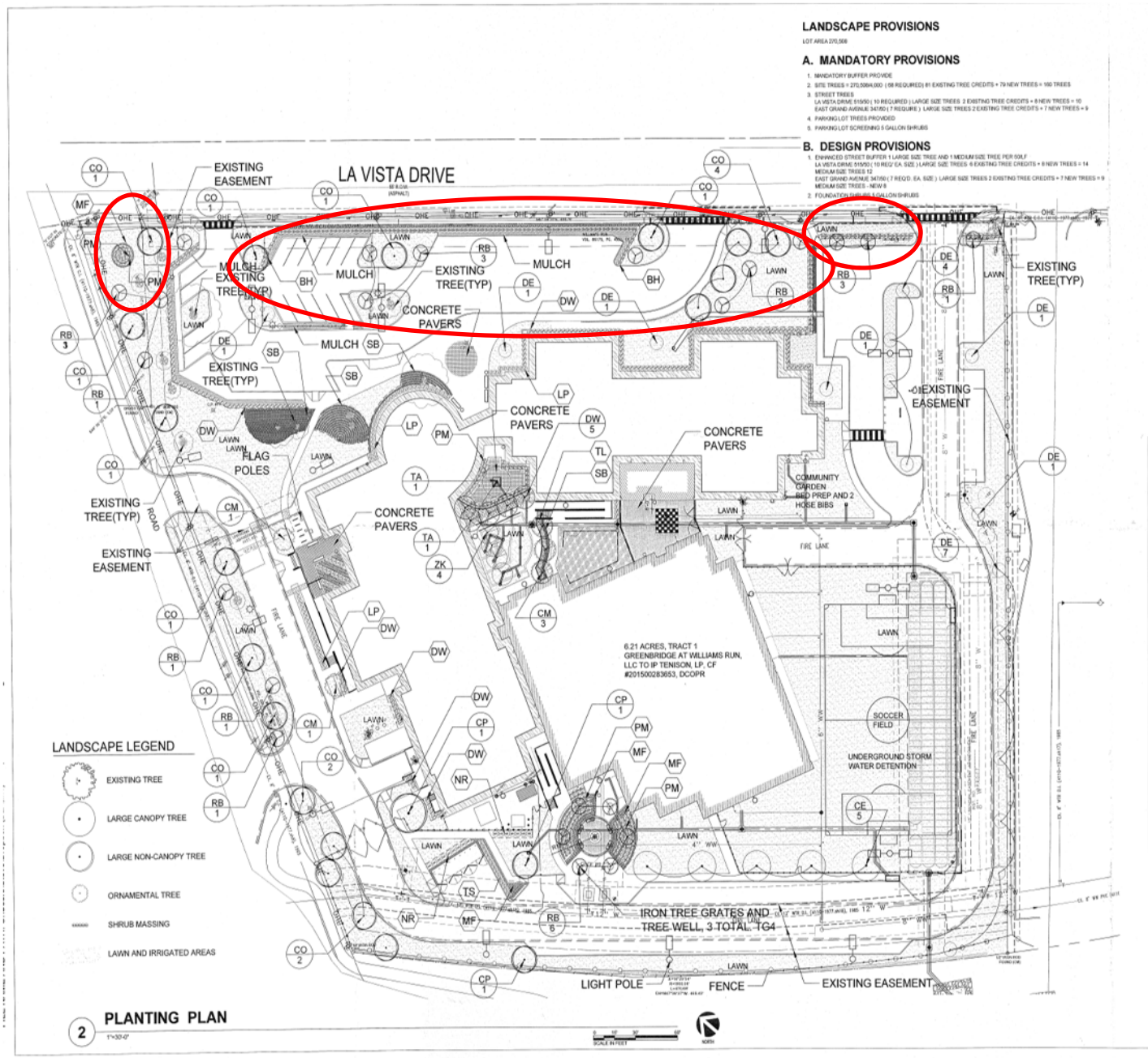


SHEET TITLE
PLANTING PLAN

SHEET NUMBER
L-1

Z178-349

Proposed Landscape Plan



LANDSCAPE PROVISIONS

LOT AREA 270,508

A. MANDATORY PROVISIONS

1. MANDATORY BUFFER PROVIDE
2. SITE TREES = 270,508/4,000 (68 REQUIRED) 81 EXISTING TREE CREDITS = 79 NEW TREES = 160 TREES
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4. PARKING LOT TREES PROVIDED
5. PARKING LOT SCREENING 5 GALLON SHRUBS

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   LA VISTA DRIVE 515/50 (10 REQ'D EA. SIZE) LARGE SIZE TREES 4 EXISTING TREE CREDITS = 8 NEW TREES = 14
   MEDIUM SIZE TREES 12
   EAST GRAND AVENUE 347/50 (7 REQ'D. EA. SIZE) LARGE SIZE TREES 2 EXISTING TREE CREDITS = 7 NEW TREES = 9
   MEDIUM SIZE TREES - NEW 9
2. FOUNDATION PLANTING 5 GALLON SHRUBS

PLANT MATERIALS

SYM	NO.	QTY.	SIZE	COMMON NAME
LARGE SIZE TREES				
CE	1.	5	3" CALIPER	CEDAR ELM
CO	2.	17	3" CALIPER	CATHEDRAL LIVE OAK
DE	3.	16	3" CALIPER	DRAKE ELM
TA	4.	1	3" CALIPER	FAN- TEXAS ASH
MEDIUM SIZE TREES				
CP	5.	3	3" CALIPER	CHINESE PISTACHE
RB	6.	23	3" CALIPER	TEXAS RED BUD
ZK	7.	5	3" CALIPER	MUSASHION COLUMNAR ZELKOVA
SMALL SIZE TREES				
CM	8.	4	3" CALIPER	'NATCHEZ CRAPE MYRTLE
DW	9.	6	3" CALIPER	TIMELESS BEAUTY' DESERT WILLOW
SHRUBS PARKING LOT				
BH	10.	155	5 GALLON	DWARF BURFORD HOLLY
DW	11.	67	5 GALLON	DWARF WAX MYRTLE
FOUNDATION PLANTING				
DW	12.	135	5 GALLON	DWARF WAX MYRTLE
LP	13.	77	5 GALLON	RED DIAMOND MID SIZE LOROPETALUM
LAWN				
	14.	N/A	N/A	BERMUDA SEED OR HYDROMULCH AS NECESSARY

IRRIGATION - WILL BE AN AUTOMATIC SYSTEM DESIGNED PER CITY OF DALLAS AND STATE OF TEXAS REQUIREMENTS

DEVELOPMENT PLAN PD 440 REVISION

DALLAS INDEPENDENT SCHOOL DISTRICT
EDUARDO MATA MONTESSORI SCHOOL
7420 LA VISTA DRIVE - DALLAS, TEXAS 75214

DATED ISSUED - JULY 26, 2018

REVISIONS

No.	DATE	DESCRIPTION
	02/15/19	REVISIONS PER CITY OF DALLAS ENGINEERING

RGM ARCHITECTS
2001 N. LAMAR STREET, SUITE 500
DALLAS, TEXAS 75202
VOICE - (214) 651-9000

THIS DOCUMENT IS RELEASED UNDER THE AUTHORITY OF STEPHEN C BERKENBILE, R.L.A. #1763 ON 02-15-2019 FOR DESIGN REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE USED FOR BIDDING, CONTRACTING, PERMITTING OR CONSTRUCTION.

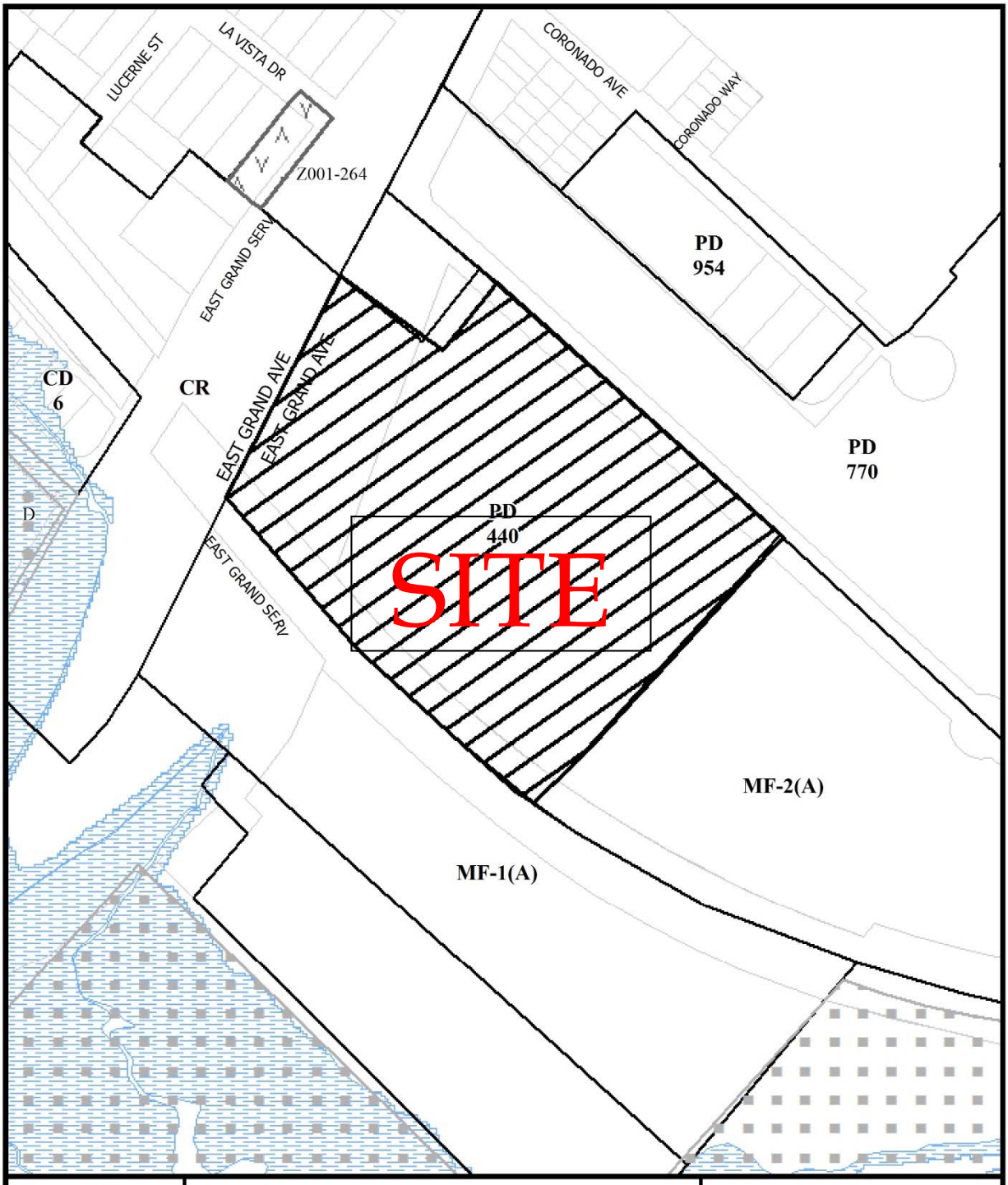
BERKENBILE
LANDSCAPE ARCHITECTS
DALLAS OFFICE
2001 N. Lamar St., Suite 200
Dallas, TX 75202
(214) 922-9445
SOUTHLAKE OFFICE
1000 E. Southlake Blvd.
Southlake, TX 76092
(817) 379-4453

VICINITY MAP LOCATION



SHEET TITLE
PLANTING PLAN

SHEET NUMBER
L-1



1:2,400

ZONING MAP

Case no: M189-018

Date: 4/15/2019



1:2,269

Aerial Map

Printed Date: 4/19/2019

CITY PLAN COMMISSION **THURSDAY, MAY 2, 2019**

Planner: Carlos A. Talison Sr., M.P.A.

FILE NUMBER: Z189-212(CT) **DATE FILED:** February 22, 2019

LOCATION: South line of Lake June Road between Hawley Lane and Oak Hill Circle

COUNCIL DISTRICT: 5 **MAPSCO:** 58-M

SIZE OF REQUEST: ±2.7 acres **CENSUS TRACT:** 92.02

REPRESENTATIVE: La Sierra Planning Group

OWNERS/APPLICANT: Sikka Investments, LLC

REQUEST: An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The proposed request will allow the sale of alcoholic beverages within a fueling station [Fox Fuels].

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

BACKGROUND INFORMATION:

- The request site is currently improved with a motor vehicle fueling station, general merchandise or food store, and laundry store use.
- On Wednesday, February 11, 2015, the City Council approved an ordinance creating Special Use Permit No. 2137 for sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet for a two-year period, expiring February 1, 2017.
- On Wednesday, January 11, 2015, the City Council approved the renewal of Special Use Permit No. 2137 for an additional two-year period, expiring January 11, 2019.
- The applicant allowed Specific Use Permit No. 2137 to lapse. The current application is to create a new Specific Use Permit for the site.

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

1. **Z167-146** On October 24, 2018, City Council approved a request for a CR Community Retail District on property zoned R-7.5(A) Single Family District.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Lake June Road	**Principal Arterial**	**100 ft.**

Traffic:

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

Comprehensive Plan:

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

The proposed zoning request meets the following goals and objectives 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.

In general, the applicant's request is consistent with the goals and policies of the Comprehensive Plan.

STAFF ANALYSIS:

Land Use:

	Zoning	Land Use
Site	CR	Fueling Station GMFS > 3,500 sq. ft. Laundry Store
North	CR	Single Family Undeveloped land
South	MF-1 R-7.5(A)	Single Family Undeveloped land
East	CR R-7.5(A)	Personal Service Single Family
West	RR R-7.5(A)	Car Wash Fueling Station

Land Use Compatibility:

The site is zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay and is currently developed with a general merchandise or food store greater than 3,500 square feet and a motor vehicle fueling station. The surrounding land uses consist of a variety of auto related, personal service, and convenience stores with fueling station uses along Lake June Road. There are two convenience stores with fueling stations

that are located on the southeast and southwest corners of Lake June Road and Holcomb Road. Properties north of the request site are developed with residential uses and the undeveloped land was recently approved a zoning change to allow certain CR Community Retail District uses.

The applicant proposes to continue to sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property, which is requires a Specific Use Permit in the D-1 Liquor Control Overlay.

The "D-1" Overlay District is a Liquor Control Overlay District which 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 premises.

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.

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 site is currently in compliance with Chapter 12B.

The applicant's request, subject to the attached conditions, is consistent with the intent of the Dallas Development Code. Staff supports the proposed two-year time period with five-year automatic renewals because it will require that the request be reevaluated to ensure the use is compatible with the commercial nature of Lake June Road, and surrounding single family residences.

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 is not within an identifiable MVA category; however, it surrounded by an "F" MVA cluster on the immediate southeast, south, and southwest, as well as an "F" MVA cluster to the southwest and north.

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, two spaces for a motor vehicle fueling station, and one space for each 200 square feet of floor area dry cleaning or laundry store use. Therefore, the development requires 50 spaces and 57 are provided on site.

Landscaping:

Landscaping of any development will be in accordance with Article X, as amended.

Police Report:

A copy of a police report of the past 5 years of offenses was provided by the Dallas Police Department. According to the report, since 2014, there were 134 calls, 16 incidents, and 13 arrests. The list of arrests is provided below.

IncidentNum	ArrestNumber	ArArrestDate	ArArrestTime	ArLAddress	NIBRS_Crime	PClass	ChargeDesc
117896-2017	17-021525	5/25/2017	10:00:00 PM	8620 LAKE JUNE RD	SIMPLE ASSAULT	MA	ASSAULT -BODILY INJURY ONLY
117896-2017	17-021525	5/25/2017	10:00:00 PM	8620 LAKE JUNE RD	IMPERSONATION	F3	IMPERSONATE PUBLIC SERVANT
155760-2017	17-028246	7/9/2017	3:00:00 PM	8620 LAKE JUNE RD	APOWW	NA	APOWW (SOCIAL SERVICES REFERRAL)
281465-2017	17-049631	12/12/2017	11:30:00 PM	8620 LAKE JUNE RD	WARRANT-DALLAS PD (ALIAS)	NA	WARRANT-DALLAS PD (ALIAS)
286185-2017	17-050358	12/18/2017	3:20:00 AM	8620 LAKE JUNE RD	APOWW	NA	APOWW (SOCIAL SERVICES REFERRAL)
137824-2018	18-021872	6/25/2018	12:30:00 PM	8620 LAKE JUNE RD	PUBLIC INTOXICATION	MC	PUBLIC INTOXICATION
184492-2018	18-029945	8/20/2018	3:45:00 PM	8620 LAKE JUNE RD	APOWW	NA	APOWW (SOCIAL SERVICES REFERRAL)
198637-2018	18-032392	9/7/2018	2:33:00 AM	8620 LAKE JUNE RD	DRUG/ NARCOTIC VIOLATIONS	MB	POSS MARIJUANA <2OZ
243290-2018	18-039766	11/9/2018	1:15:00 AM	8620 LAKE JUNE RD	WARRANT-DALLAS PD (ALIAS)	NA	WARRANT-DALLAS PD (ALIAS)
243290-2018	18-039767	11/9/2018	1:15:00 AM	8620 LAKE JUNE RD	PUBLIC INTOXICATION	MC	PUBLIC INTOXICATION
026448-2019	19-004649	2/8/2019	5:30:00 AM	8620 LAKE JUNE RD	WARRANT-DALLAS PD (CAPIAS)	NA	WARRANT-DALLAS PD (CAPIAS)
078762-2019	19-013848	4/21/2019	5:00:00 AM	8620 LAKE JUNE RD	WEAPON LAW VIOLATIONS	F3	UNLAWFUL POSS FIREARM BY FELON

List of Officers

Sikka Investments LLC

Alex Daredia

Shazeb Daredia

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet.

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

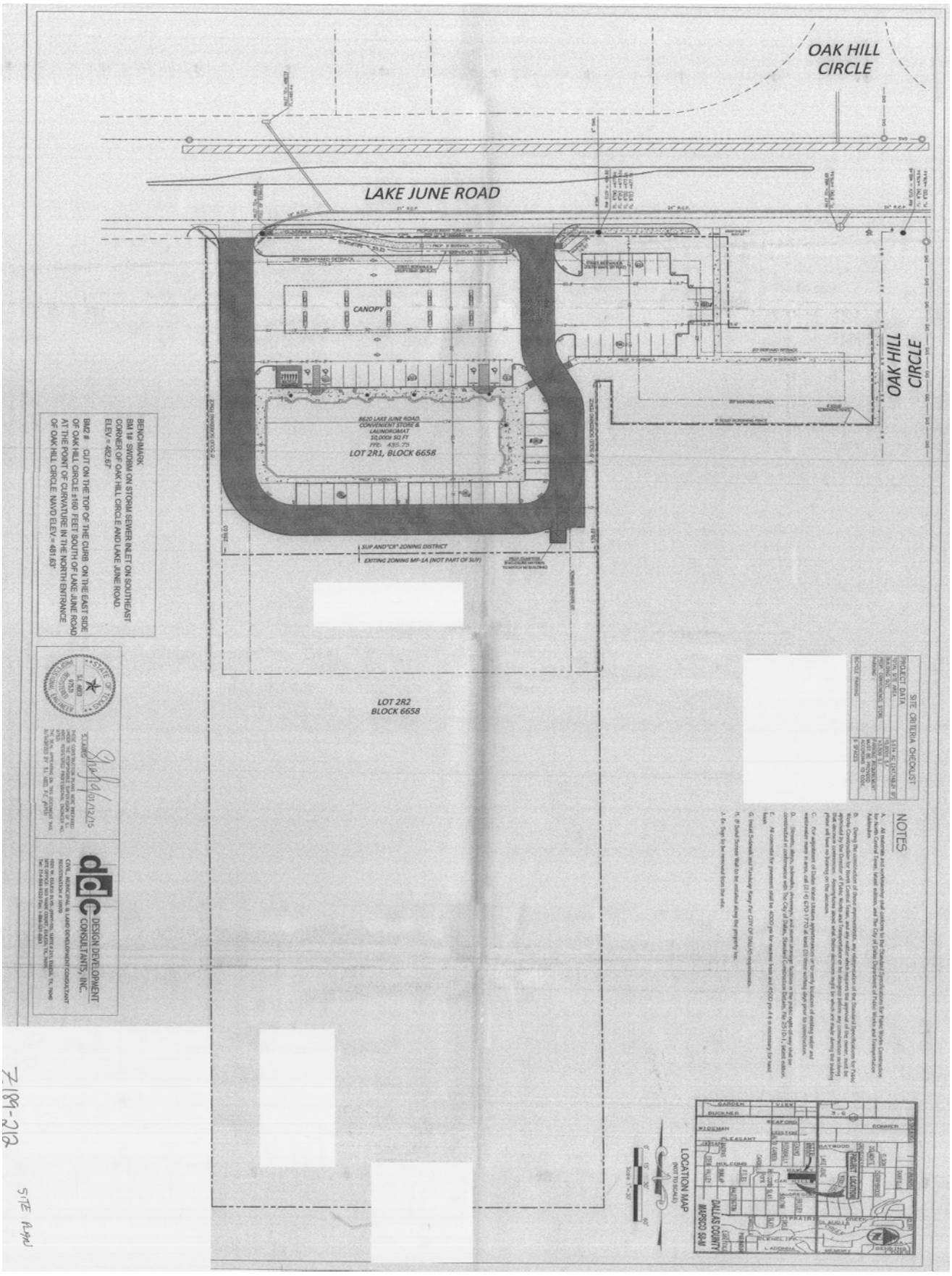
3. TIME LIMIT: This specific use permit expires on (two years from the passage of this Ordinance), but is eligible for automatic renewals for additional five-year periods pursuant to section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For Automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: the Code currently provides that applications for automatic renewal must be filed after the 10 and 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 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.

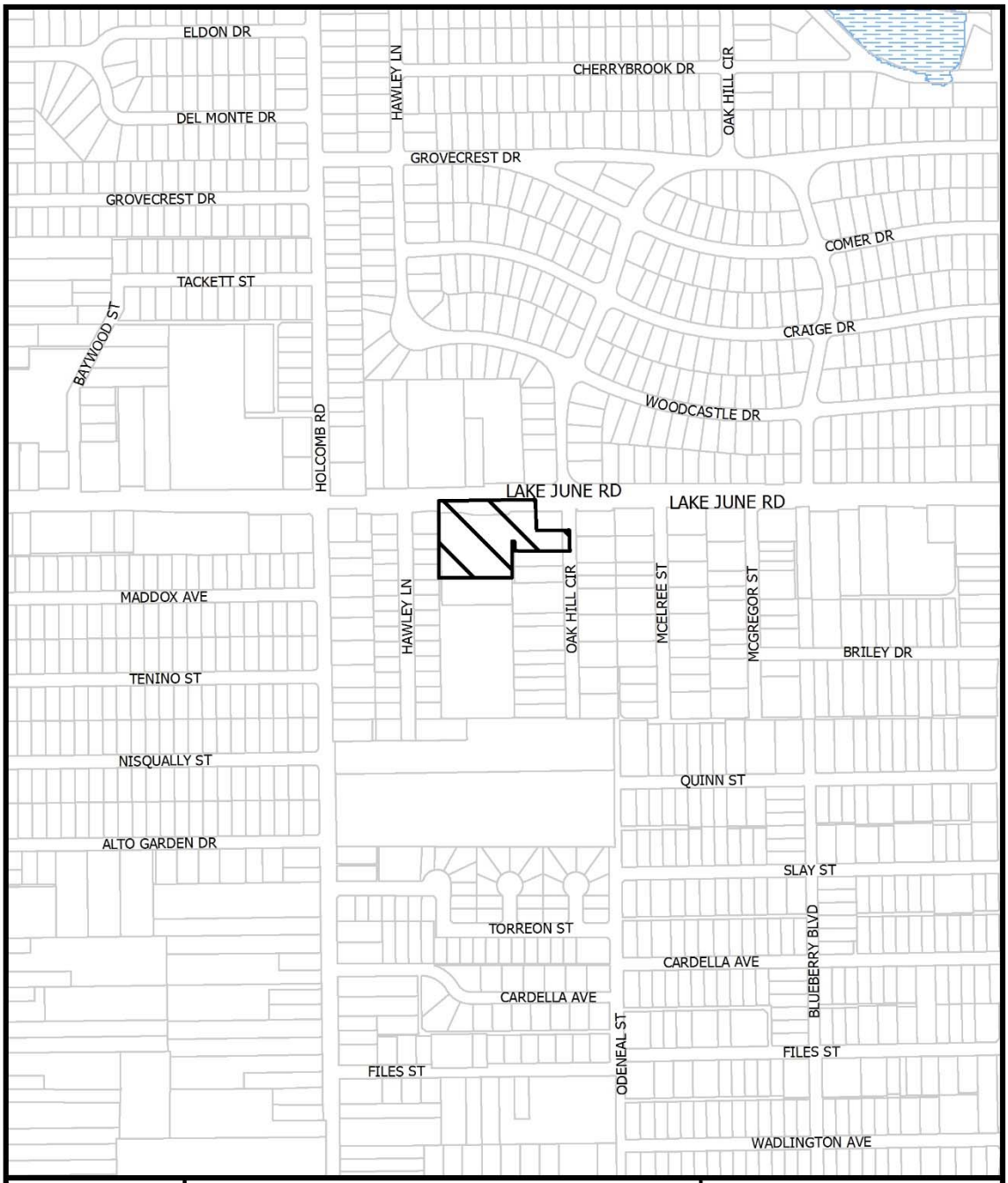
Z189-212(CT)

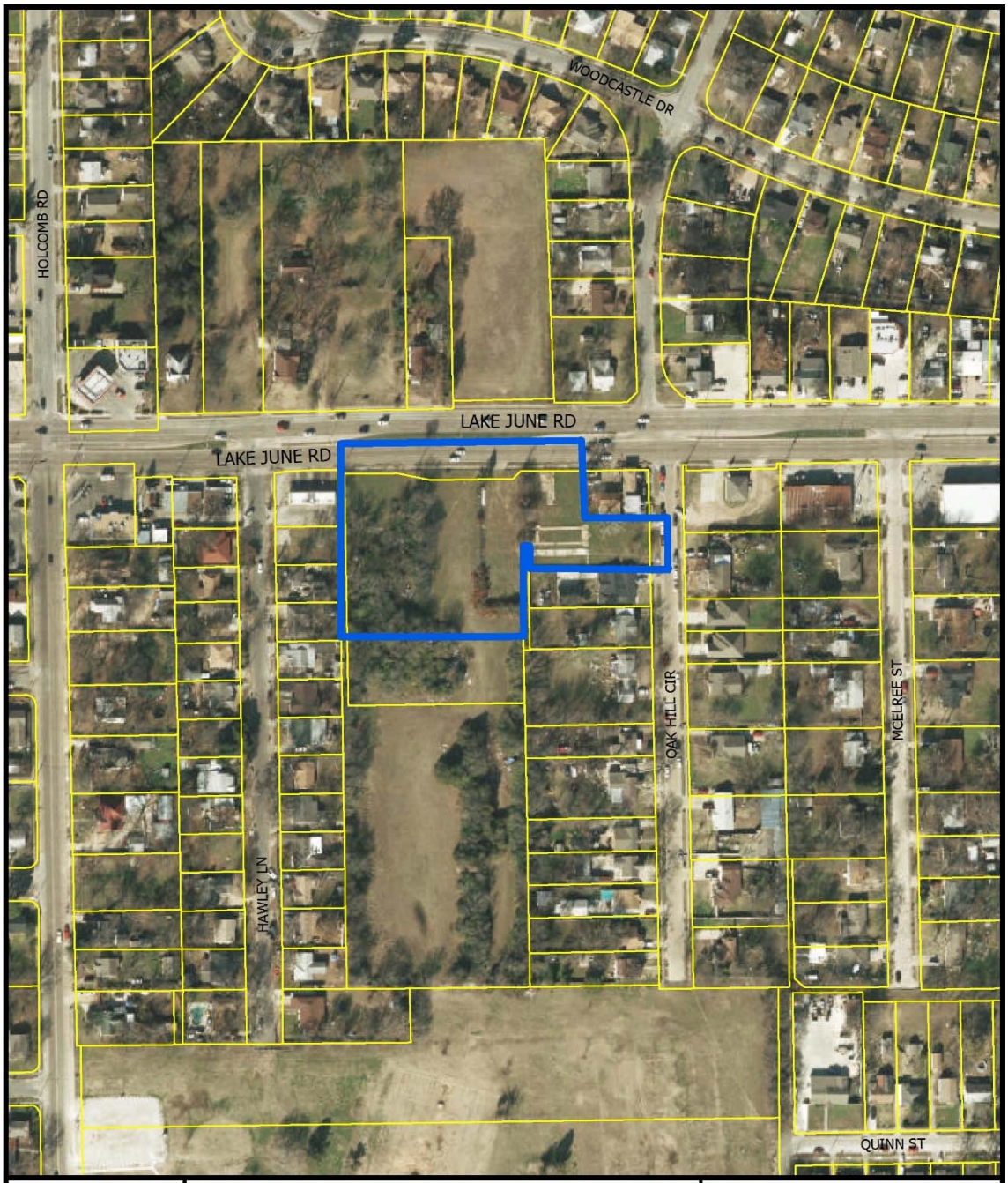
Proposed Site Plan



Z189-212

SITE PLAN


ELDON DR
DEL MONTE DR
GROVECREST DR
GROVECREST DR
TACKETT ST
BAYWOOD ST
HOLCOMB RD
HAWLEY LN
CHERRYBROOK DR
OAK HILL CIR
COMER DR
CRAIGE DR
WOODCASTLE DR
LAKE JUNE RD
LAKE JUNE RD
MADDOX AVE
TENINO ST
NISQUALLY ST
ALTO GARDEN DR
HAWLEY LN
OAK HILL CIR
MCELREE ST
MCGREGOR ST
BRILEY DR
QUINN ST
SLAY ST
TORREON ST
CARDELLA AVE
CARDELLA AVE
BLUEBERRY BLVD
ODENEAL ST
FILES ST
FILES ST
WADLINGTON AVE
1:6,000
VICINITY MAP
Case no: Z189-212
Date: 3/12/2019

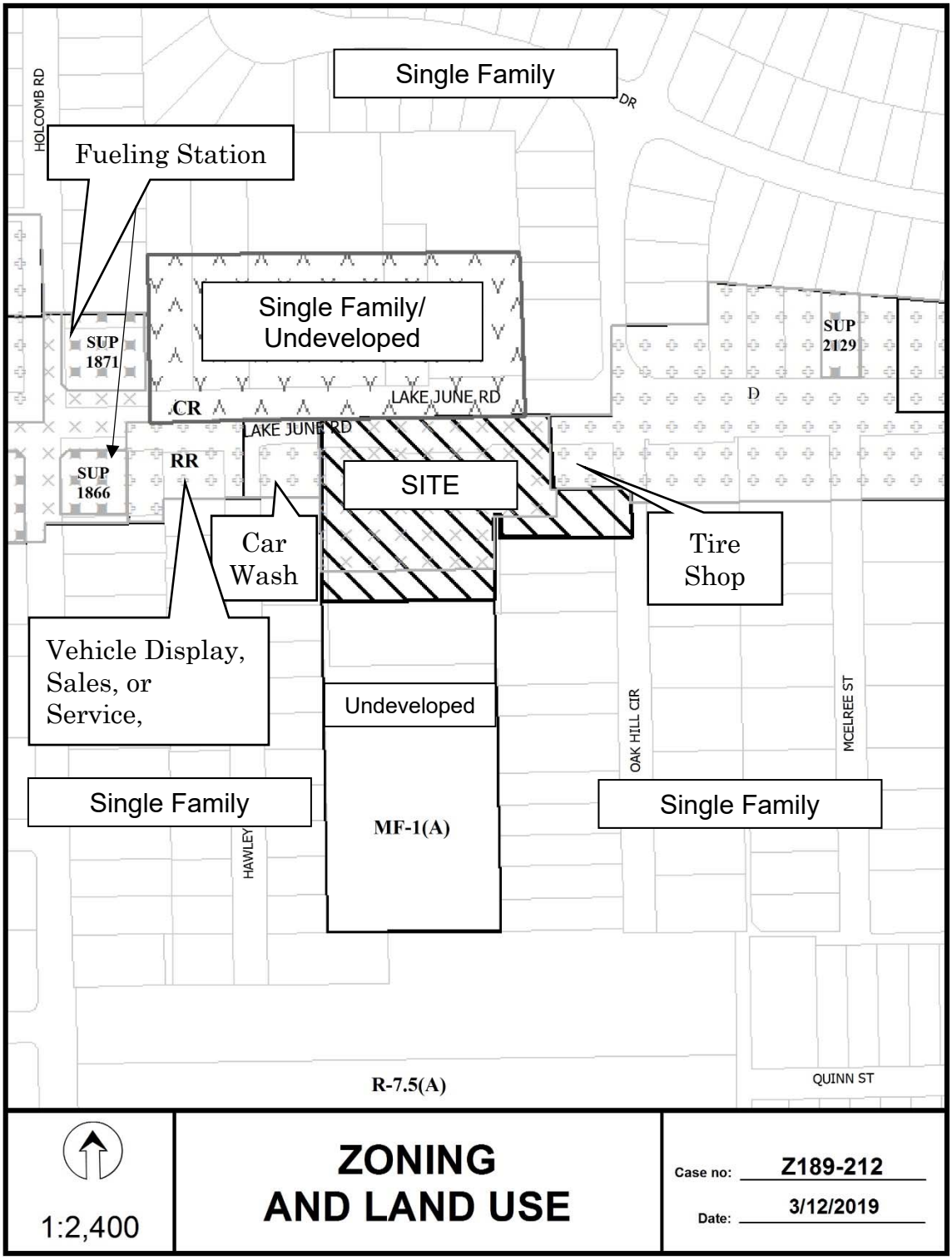


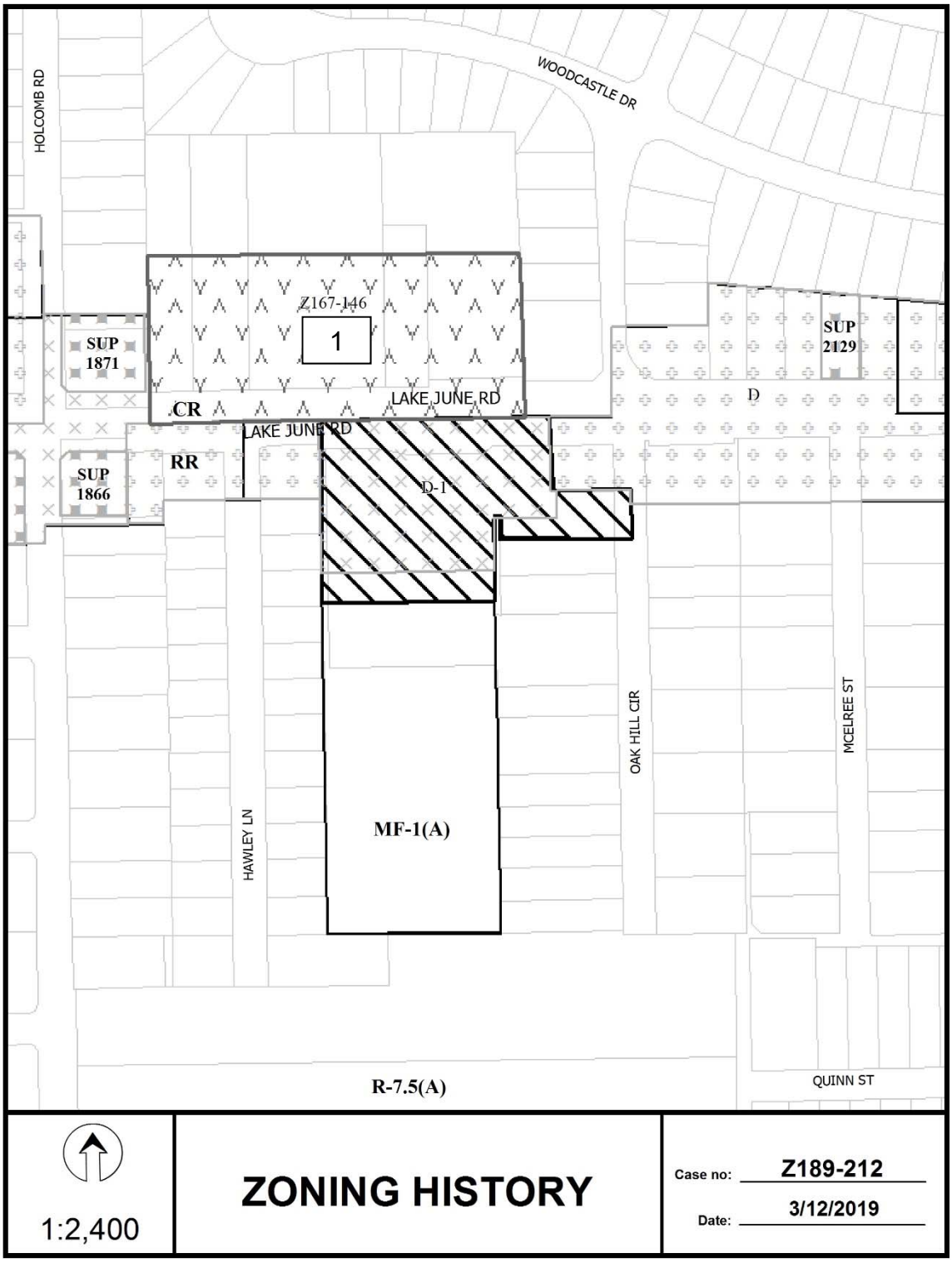
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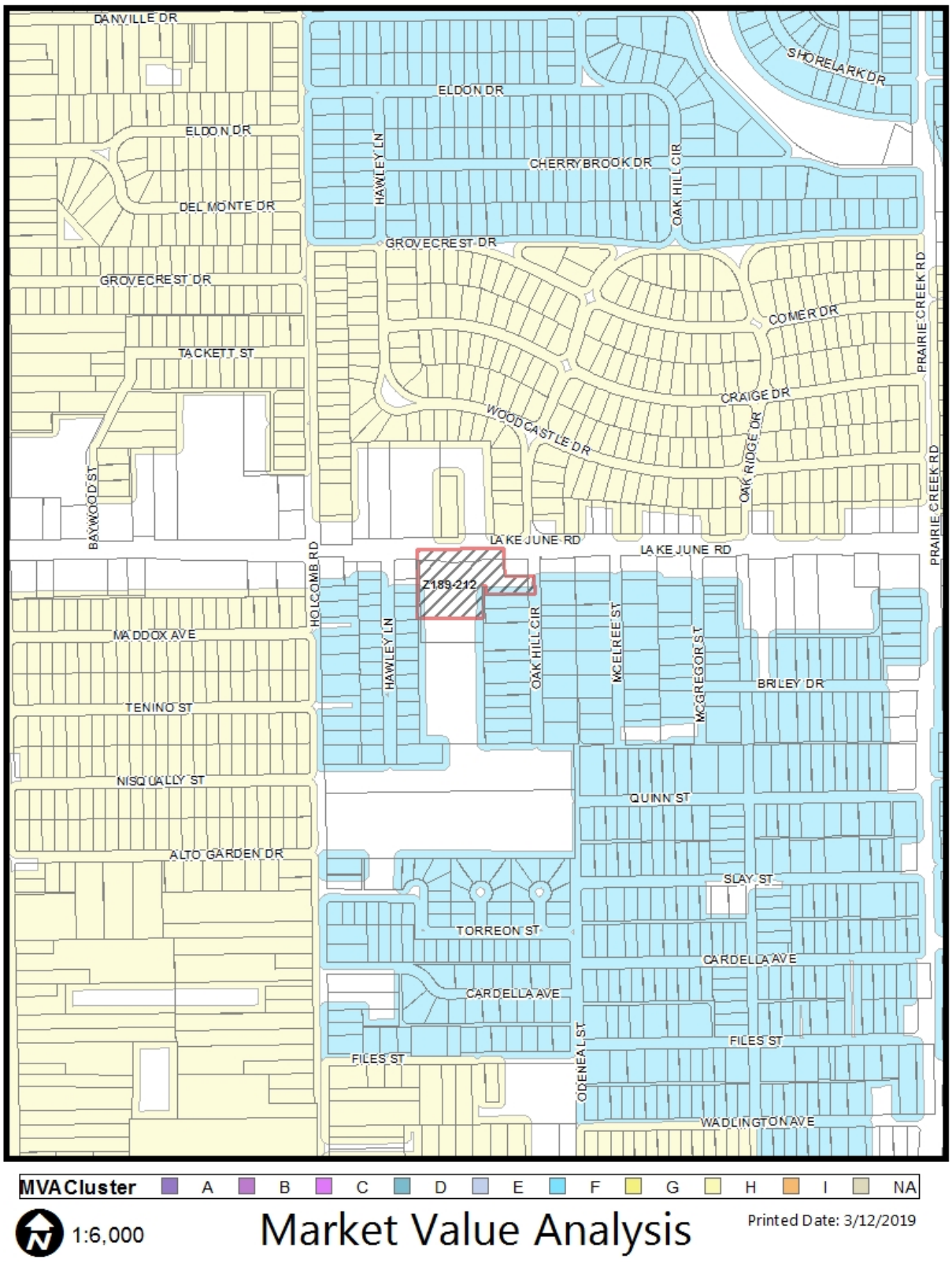
AERIAL MAP

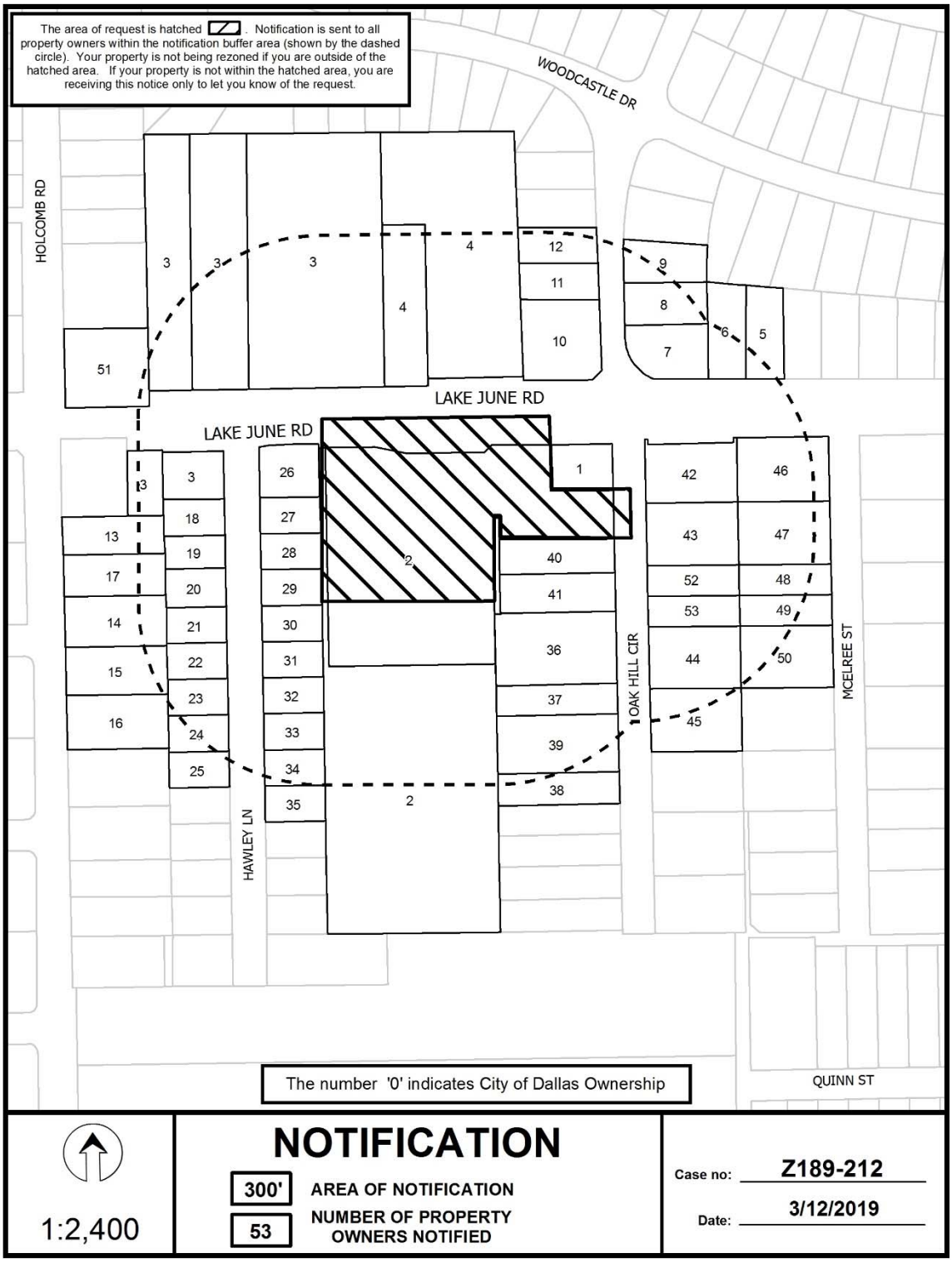
Case no: Z189-212

Date: 3/12/2019


Single Family
HOLCOMB RD
Fueling Station
Single Family/
Undeveloped
SUP
1871
SUP
2129
CR
LAKE JUNE RD
LAKE JUNE RD
RR
SUP
1866
SITE
Car
Wash
Tire
Shop
Vehicle Display,
Sales, or
Service,
Undeveloped
OAK HILL CIR
MCELREE ST
Single Family
Single Family
MF-1(A)
HAWLEY
R-7.5(A)
QUINN ST
1:2,400
ZONING
AND LAND USE
Case no: Z189-212
Date: 3/12/2019


HOLCOMB RD
WOODCASTLE DR
Z167-146
1
SUP 1871
CR
LAKE JUNE RD
LAKE JUNE RD
SUP 2129
D
RR
SUP 1866
D-1
OAK HILL CIR
MCELREE ST
HAWLEY LN
MF-1(A)
R-7.5(A)
QUINN ST
1:2,400
ZONING HISTORY
Case no: Z189-212
Date: 3/12/2019


DANVILLE DR
ELDON DR
ELDON DR
DEL MONTE DR
GROVECREST DR
GROVECREST DR
TACKETT ST
BAYWOOD ST
HOLCOMB RD
MADDOX AVE
TENINO ST
NISQUALLY ST
ALTO GARDEN DR
HAWLEY LN
HAWLEY LN
CHERRYBROOK DR
OAK HILL CIR
OAK HILL CIR
SHORELARK DR
COMER DR
CRAIGE DR
WOODCASTLE DR
OAK RIDGE DR
PRAIRIE CREEK RD
PRAIRIE CREEK RD
LAKE JUNE RD
LAKE JUNE RD
Z189-212
MCELREE ST
MCGREGOR ST
BRILEY DR
QUINN ST
SLAY ST
TORREON ST
CARDELLA AVE
CARDELLA AVE
FILES ST
FILES ST
ODENEAL ST
WADLINGTON AVE
MVA Cluster
A
B
C
D
E
F
G
H
I
NA
1:6,000
Market Value Analysis
Printed Date: 3/12/2019


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.
WOODCASTLE DR
HOLCOMB RD
LAKE JUNE RD
LAKE JUNE RD
HAWLEY LN
OAK HILL CIR
MCELREE ST
QUINN ST
The number '0' indicates City of Dallas Ownership
NOTIFICATION
300'
AREA OF NOTIFICATION
53
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z189-212
Date: 3/12/2019

03/12/2019

Notification List of Property Owners

Z189-212

53 Property Owners Notified

Label #	*Address*		*Owner*
1	8640	LAKE JUNE RD	VILLEGAS VICTOR & MARIA
2	8620	LAKE JUNE RD	SIKKA INVESTMENTS LLC
3	8601	LAKE JUNE RD	MUMITH FAHIM
4	8555	LAKE JUNE RD	MUMITH OMRAN
5	8713	LAKE JUNE RD	GARCIA ROSALBA S
6	8709	LAKE JUNE RD	LIVAY LLC
7	8701	LAKE JUNE RD	MONSIVAIS AMALIA ALONZO
8	1306	OAK HILL CIR	FISHER MICHAEL W & BETTY R
9	1310	OAK HILL CIR	HERNANDEZ CYNTHIA
10	8639	LAKE JUNE RD	MONSIVAIS GUADALUPE & YOMHARA
11	1309	OAK HILL CIR	BENITEZ NORMA
12	1313	OAK HILL CIR	HENDERSON LYNDELL &
13	1236	HOLCOMB RD	DURAN JOSE JORGE
14	1224	HOLCOMB RD	MARTINEZ JACINTO &
15	1218	HOLCOMB RD	MAGANA MARIA
16	1212	HOLCOMB RD	LOPEZ JUAN JOSE
17	1232	HOLCOMB RD	DURAN YOENA
18	1231	HAWLEY LN	HERNANDEZ ROGELIO
19	1227	HAWLEY LN	MENDEZ BELEN V
20	1223	HAWLEY LN	RODRIGUEZ LISA ANN
21	1219	HAWLEY LN	HARPER EARLIE B
22	1213	HAWLEY LN	ESTRADA JOSE L
23	1209	HAWLEY LN	PEREZ CANDELARIO & GRACIELA
24	1203	HAWLEY LN	JASSO ANTONIO
25	1135	HAWLEY LN	GARCIA PAUL M
26	8600	LAKE JUNE RD	MUMITH FAHIM & OMRAN

Label #	*Address*		*Owner*
27	1230	HAWLEY LN	BEDOLLA MARTIN
28	1226	HAWLEY LN	MECCA APRIL INC
29	1222	HAWLEY LN	GONZALEZ EFRAIN & ANDREA
30	1218	HAWLEY LN	GARZA ARTEMIO & CLAUDINA
31	1212	HAWLEY LN	DENOVA CELESTINO & NORMA P
32	1208	HAWLEY LN	ORTIZ EUGENIO JR
33	1202	HAWLEY LN	BRIASHE MANAGEMENT LLC
34	1134	HAWLEY LN	SORIANO HUBER MALDONADO
35	1130	HAWLEY LN	GUERRERO UVALDO
36	1219	OAK HILL CIR	SMITH JIMMIE R EST OF
37	1207	OAK HILL CIR	BASSDALE INVESTMENTS LLC
38	1131	OAK HILL CIR	RUEDA JESUS
39	1203	OAK HILL CIR	ORTIZ JOSE E & VERONICA MENDEZ
40	1229	OAK HILL CIR	SIMENTAL FELIPE DEJESUS S &
41	1225	OAK HILL CIR	RUEDA ALFREDO & MAYELA
42	8700	LAKE JUNE RD	MENDOZA JUAN R &
43	1232	OAK HILL CIR	THOMAS EMMA EST OF
44	1214	OAK HILL CIR	MARTINEZ ANTONIO
45	1208	OAK HILL CIR	SEGOVIA JOSE L
46	8718	LAKE JUNE RD	BRAZORIA SMITH LEASE LLC
47	1231	MCELREE ST	GUZMAN BULMARO F
48	1221	MCELREE ST	CANO ISABEL C &
49	1217	MCELREE ST	LLAMAS MARIA C &
50	1215	MCELREE ST	MENDOZA STEPHANIE N & EDUARDO M
51	8505	LAKE JUNE RD	CLUB CREEK RENTAL PROPERTY LLC
52	1228	OAK HILL CIR	RANGEL ISABEL
53	1224	OAK HILL CIR	OSNAYA MARIA GUADALUPE

CITY PLAN COMMISSION **THURSDAY, MAY 2, 2019**

Planner: Pamela Daniel

FILE NUMBER: Z189-205 (PD) **DATE FILED:** February 20, 2019

LOCATION: North side of Ann Arbor Avenue, east of South Marsalis Avenue

COUNCIL DISTRICT: 4 **MAPSCO:** 65-E

SIZE OF REQUEST: Approx. 11,407 sqft **CENSUS TRACT:** 59.01

APPLICANT: Sam's Grocery

OWNER: Hoang Chau & Tu Huynh

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

REQUEST: An application for the renewal of Specific Use Permit No. 1931 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The purpose of this request is to allow for the applicant to continue selling alcohol for off-premise consumption in the existing convenience store [Sam's Grocery].

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

BACKGROUND INFORMATION:

- In January 2012, the City Council approved a D-1 Liquor Control Overlay and Specific Use Permit No. 1931 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet for a two-year period.

- On April 23, 2014, the City Council approved the renewal of Specific Use Permit No. 1931 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet for a five-year period with eligibility of automatic renewal for additional five-year periods.

- The property missed the automatic renewal window which necessitates the renewal application.

- On June 4, 2012, the site passed the inspection to receive its Chapter 12B license. The site is currently in compliance with Chapter 12B with an expiration date of June 3, 2020.

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

1. **Z123-359:** On April 23, 2014, the City Council approved the renewal of Specific Use Permit No. 1931 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Ann Arbor Avenue	Local	60 ft.	60 ft.

Traffic:

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	CR-D-1 w/SUP 1931	General merchandise store
North	R-7.5(A)	Single Family
South	CR	Cstore, Restaurant, Retail & personal service
East	CR-D	General merchandise store
West	CR	General merchandise store

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

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

STAFF ANALYSIS:

Land Use Compatibility:

The approximately 11,407-square-foot request site is zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay and SUP No. 1931 and developed with an approximately 3,506 square foot general merchandise use.

In January 2012, SUP No. 1931 was approved for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet for a two-year period. In April 2014, the SUP was renewed for a five-year period with eligibility of automatic renewal for additional five-year periods. While the SUP did not expire until April 23, 2019, the applicant submitted the application in February of this year.

The surrounding land uses consist of single family uses to the north, and general merchandise uses to the west and east. South of the request site, across Ann Arbor Avenue, is developed with a retail development, a restaurant and a Cstore. The general merchandise use is permitted by right. The sale of alcoholic beverages on property requires a specific use permit in the D-1 Dry Liquor Control Overlay.

The "D-1" Overlay District is a Liquor Control Overlay District which 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 premises.

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. Staff supports the proposed five-year time period with eligibility of automatic renewals for additional five-year periods because the use is compatible in this location and in compliance with Chapter 12B Convenience Store registration requirements, which the operator has maintained in good standing.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
CR-D-1 Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

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). Although the area of request is not within an identifiable MVA cluster, it is surrounded by "H" MVA clusters.

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. The development requires 18 spaces with 18 spaces being provided per the attached site plan. There are no changes to the site and the parking is being provided the same as when the SUP was initially approved.

Crime Statistics:

Crime statistics covering the period from April 23, 2014 to April 15, 2019 follows. The crime statistics reflect 219 calls, 10 offenses, and 35 arrests within a five year period.

Calls:

Master_Incident_Number	Response_Date	Response_Time	Watch	Jurisdiction	MDivision	MSector	MBeat	MRA	Problem	Priority_Description	Location_Name	Address	City	State
14-0703695	4/15/2014	12:38:00 PM	2	Dallas Police	South Central	750	751	4302	DASV-Dist Active Shooter Veh	1 - Emergency	SAM; GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
14-0717038	4/17/2014	12:20:00 PM	2	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	sam's grocery store	717 Ann Arbor Ave	Dallas	TX
14-0733280	4/19/2014	4:05:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAM; GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
14-0762542	4/23/2014	7:07:00 PM	3	Dallas Police	South Central	750	751	4302	40/01 - Other	2 - Urgent	SAM; GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
14-0767597	4/24/2014	2:22:00 PM	2	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAM; GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
14-0775491	4/25/2014	3:54:00 PM	2	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	SAM; GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
14-0822786	5/2/2014	1:57:00 AM	1	Dallas Police	South Central	750	751	4302	32 - Suspicious Person	2 - Urgent	SAM; GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
14-0921497	5/15/2014	5:06:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAM; GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
14-1092951	6/8/2014	8:37:00 AM	2	Dallas Police	South Central	750	751	4302	40/01 - Other	2 - Urgent		717 ANN ARBOR AVE	Dallas	TX
14-1169651	6/18/2014	9:46:00 PM	3	Dallas Police	South Central	750	751	4302	04 - 911 Hang Up	2 - Urgent		717 Ann Arbor Ave	Dallas	TX
14-1345923	7/12/2014	11:06:00 PM	3	Dallas Police	South Central	750	751	4302	7X - Major Accident	2 - Urgent		717 ANN ARBOR AVE	Dallas	TX
14-1352691	7/13/2014	9:36:00 PM	3	Dallas Police	South Central	750	751	4302	32 - Suspicious Person	2 - Urgent		717 Ann Arbor Ave	Dallas	TX
14-1438071	7/25/2014	9:21:00 PM	3	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	SAM; GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
14-1445389	7/26/2014	9:30:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAMS GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
14-1470520	7/30/2014	1:10:00 PM	2	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	SAM; GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
14-1652192	8/24/2014	10:44:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAM; GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
14-1653647	8/25/2014	6:50:00 AM	1	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	Sam Grocery Store	717 Ann Arbor Ave	Dallas	TX
14-1729264	9/5/2014	12:27:00 AM	1	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
14-1902381	9/29/2014	6:21:00 PM	3	Dallas Police	South Central	750	751	4302	31 - Criminal Mischief	4 - Non Critical		717 Ann Arbor Ave	Dallas	TX
14-2207135	11/11/2014	4:23:00 PM	3	Dallas Police	South Central	750	751	4302	20 - Robbery	2 - Urgent		717 Ann Arbor Ave	Dallas	TX
14-2227933	11/14/2014	11:03:00 PM	3	Dallas Police	South Central	750	751	4302	07 - Minor Accident	3 - General Service	SAMS	717 Ann Arbor Ave	Dallas	TX
15-0331805	2/19/2015	10:34:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAM GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
15-0582422	3/28/2015	11:00:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM; GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
15-0585324	3/29/2015	10:16:00 AM	2	Dallas Police	South Central	750	751	4302	04 - 911 Hang Up	2 - Urgent		717 Ann Arbor Ave	Dallas	TX
15-0714315	4/15/2015	8:28:00 PM	3	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	sams food store	717 Ann Arbor Ave	Dallas	TX
15-0861753	5/5/2015	10:57:00 PM	3	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	SAMS GROGERY	717 Ann Arbor Ave	Dallas	TX
15-0903109	5/11/2015	5:02:00 PM	3	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
15-0905570	5/11/2015	11:37:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
15-0924707	5/14/2015	6:24:00 PM	3	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical		717 Ann Arbor Ave	Dallas	TX
15-0941904	5/16/2015	10:54:00 PM	3	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
15-0935099	5/16/2015	2:06:00 AM	1	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAMS GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
15-0972100	5/20/2015	10:10:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
15-1001924	5/24/2015	11:33:00 PM	3	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	SAM'S GROCERY	717 Ann Arbor Ave	Dallas	TX
15-1084358	6/4/2015	11:56:00 AM	2	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAMS GROVERY	717 ANN ARBOR AVE	Dallas	TX
15-1107739	6/7/2015	12:08:00 AM	1	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
15-1183875	6/16/2015	7:31:00 PM	3	Dallas Police	South Central	750	751	4302	40/01 - Other	2 - Urgent		717 Ann Arbor Ave	Dallas	TX
15-1300670	7/1/2015	4:58:00 PM	3	Dallas Police	South Central	750	751	4302	09/01 - Theft	3 - General Service	SAM GROCERY	717 Ann Arbor Ave	Dallas	TX
15-1315086	7/3/2015	1:29:00 PM	2	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
15-1326684	7/4/2015	8:16:00 PM	3	Dallas Police	South Central	750	751	4302	46 - CIT	2 - Urgent	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
15-1320347	7/4/2015	12:14:00 AM	1	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAM GROCERY	717 Ann Arbor Ave	Dallas	TX
15-1336365	7/5/2015	5:52:00 PM	3	Dallas Police	South Central	750	751	4302	16A - Injured Person w/Amb	2 - Urgent	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
15-1555621	8/3/2015	5:12:00 AM	1	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
15-1622055	8/11/2015	11:36:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	sams grocery	717 Ann Arbor Ave	Dallas	TX
15-1634448	8/13/2015	5:23:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAM'S GROCERY	717 Ann Arbor Ave	Dallas	TX
15-1666473	8/17/2015	9:01:00 PM	3	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
15-1673987	8/18/2015	9:27:00 PM	3	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
15-1709843	8/23/2015	3:50:00 PM	2	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical		717 Ann Arbor Ave	Dallas	TX
15-1712260	8/23/2015	9:57:00 PM	3	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
15-1754232	8/29/2015	3:12:00 PM	2	Dallas Police	South Central	750	751	4302	DAEF-Dist Armed Encounter Foot	1 - Emergency	SAM'S GROVERY	717 Ann Arbor Ave	Dallas	TX

15-1760298	8/30/2015	10:12:00 AM	2	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAMS MART	717 Ann Arbor Ave	Dallas
15-1772465	9/1/2015	12:06:00 AM	1	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM'S STORE	717 Ann Arbor Ave	Dallas
15-1781908	9/2/2015	9:18:00 AM	2	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAMS GROCERY	717 Ann Arbor Ave	Dallas
15-1790330	9/3/2015	11:47:00 AM	2	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	sams grocery	717 Ann Arbor Ave	Dallas
15-1793677	9/3/2015	8:02:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAM'S GROCERY	717 ANN ARBOR AVE	Dallas
15-1949514	9/24/2015	11:27:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAMS GROCERY	717 Ann Arbor Ave	Dallas
15-2038473	10/7/2015	11:02:00 AM	2	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAMS GROCERY STORE	717 Ann Arbor Ave	Dallas
15-2186060	10/28/2015	7:55:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAMS GROCERY	717 Ann Arbor Ave	Dallas
15-2233495	11/4/2015	6:19:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAMS GROCERY	717 Ann Arbor Ave	Dallas
15-2362336	11/23/2015	8:34:00 PM	3	Dallas Police	South Central	750	751	4302	41/20 - Robbery - In Progress	1 - Emergency	SAMS GROCERY	717 Ann Arbor Ave	Dallas
15-2363304	11/24/2015	12:34:00 AM	1	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	SAM'S GROCERY	717 Ann Arbor Ave	Dallas
15-2375941	11/25/2015	9:13:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAMS GROCERY	717 Ann Arbor Ave	Dallas
15-2462906	12/9/2015	1:33:00 AM	1	Dallas Police	South Central	750	751	4302	46 - CIT	2 - Urgent	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas
15-2537398	12/19/2015	7:45:00 PM	3	Dallas Police	South Central	750	751	4302	40/01 - Other	2 - Urgent	SAM GROCERY	717 Ann Arbor Ave	Dallas
15-2576341	12/25/2015	2:31:00 PM	2	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM'S GROCERIES	717 Ann Arbor Ave	Dallas
16-0025993	1/4/2016	10:25:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAM'S GROCERIES	717 Ann Arbor Ave	Dallas
16-0045491	1/7/2016	11:12:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas
16-0055170	1/9/2016	12:31:00 PM	2	Dallas Police	South Central	750	751	4302	6XA - Major Dist Ambulance	2 - Urgent	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas
16-0082775	1/13/2016	9:25:00 PM	3	Dallas Police	South Central	750	751	4302	04 - 911 Hang Up	2 - Urgent	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas
16-0161997	1/26/2016	5:51:00 AM	1	Dallas Police	South Central	750	751	4302	19 - Shooting	1 - Emergency	SAMS C STORE	717 Ann Arbor Ave	Dallas
16-0201456	1/31/2016	10:52:00 PM	3	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	SAMS GROCERY	717 ANN ARBOR AVE	Dallas
16-0269467	2/11/2016	5:32:00 AM	1	Dallas Police	South Central	750	751	4302	70 - ETS Activation	1 - Emergency		717 Ann Arbor Ave	Dallas
16-0308713	2/16/2016	9:11:00 PM	3	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	STORE	717 Ann Arbor Ave	Dallas
16-0398399	2/29/2016	8:44:00 PM	3	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas
16-0485488	3/13/2016	6:38:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas
16-0527610	3/19/2016	7:39:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAMS GROCERY STORE	717 Ann Arbor Ave	Dallas
16-0534593	3/20/2016	8:21:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas
16-0536293	3/21/2016	3:40:00 AM	1	Dallas Police	South Central	750	751	4302	41/20 - Robbery - In Progress	1 - Emergency	SAMS GROCERY STORE	717 Ann Arbor Ave	Dallas
16-0577427	3/27/2016	12:10:00 AM	1	Dallas Police	South Central	750	751	4302	20 - Robbery	2 - Urgent	SAM'S GRPCERY STORE	717 Ann Arbor Ave	Dallas
16-0581708	3/27/2016	6:22:00 PM	3	Dallas Police	South Central	750	751	4302	41/20 - Robbery - In Progress	1 - Emergency	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas
16-0584080	3/28/2016	2:27:00 AM	1	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas
16-0584415	3/28/2016	5:02:00 AM	1	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas
16-0631831	4/3/2016	10:07:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAMS GROCERY	717 Ann Arbor Ave	Dallas
16-0645606	4/5/2016	9:01:00 PM	3	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	SAMS GROCERY	717 Ann Arbor Ave	Dallas
16-0707189	4/14/2016	4:44:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas
16-0743217	4/19/2016	5:58:00 PM	3	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	SAMS GROCRY STORE	717 Ann Arbor Ave	Dallas
16-0783054	4/25/2016	4:57:00 AM	1	Dallas Police	South Central	750	751	4302	31 - Criminal Mischief	4 - Non Critical	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas
16-0880652	5/8/2016	5:43:00 PM	3	Dallas Police	South Central	750	751	4302	40/01 - Other	2 - Urgent	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas
16-0882443	5/8/2016	10:26:00 PM	3	Dallas Police	South Central	750	751	4302	40/01 - Other	2 - Urgent	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas
16-1048012	5/30/2016	10:18:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service		717 Ann Arbor Ave	Dallas
16-1046438	5/30/2016	6:44:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas
16-1056068	5/31/2016	10:29:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAMS GROCERY	717 Ann Arbor Ave	Dallas
16-1087426	6/4/2016	11:10:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas
16-1219549	6/22/2016	11:59:00 AM	2	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	sam's grocery store	717 Ann Arbor Ave	Dallas
16-1248518	6/26/2016	1:59:00 AM	1	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	SAM'S GROCERY	717 Ann Arbor Ave	Dallas
16-1366061	7/11/2016	5:53:00 AM	1	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas
16-1372398	7/12/2016	1:33:00 AM	1	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM'S GROCERY	717 Ann Arbor Ave	Dallas
16-1530406	8/3/2016	7:10:00 AM	1	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAMS GROCERY STORE	717 Ann Arbor Ave	Dallas
16-1542276	8/4/2016	6:13:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	sams grocery	717 Ann Arbor Ave	Dallas
16-1603756	8/13/2016	1:17:00 AM	1	Dallas Police	South Central	750	751	4302	07 - Minor Accident	3 - General Service	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas

16-1636306	8/17/2016	5:54:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	sam's grocery store	717 Ann Arbor Ave	Dallas	TX
16-1681054	8/24/2016	1:08:00 AM	1	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAMS GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
16-1686657	8/24/2016	7:55:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAMS GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
16-1730344	8/30/2016	8:53:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
16-2062827	10/16/2016	1:23:00 AM	1	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
16-2315625	11/21/2016	6:38:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
16-2384115	12/2/2016	3:45:00 PM	2	Dallas Police	South Central	750	751	4302	20 - Robbery	2 - Urgent	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
16-2384788	12/2/2016	5:16:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
17-0090189	1/14/2017	9:03:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent		717 ANN ARBOR AVE	Dallas	TX
17-0218313	2/3/2017	3:43:00 PM	2	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
17-0261866	2/9/2017	3:28:00 PM	2	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
17-0274030	2/11/2017	11:08:00 AM	2	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM	717 Ann Arbor Ave	Dallas	TX
17-0282647	2/12/2017	1:04:00 PM	2	Dallas Police	South Central	750	751	4302	06 - Minor Disturbance	4 - Non Critical	SAMS GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
17-0326814	2/18/2017	9:19:00 PM	3	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
17-0360597	2/23/2017	8:57:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
17-0386508	2/27/2017	10:21:00 PM	3	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	sam's grocery	717 Ann Arbor Ave	Dallas	TX
17-0587634	3/29/2017	12:33:00 AM	1	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
17-0685336	4/11/2017	3:38:00 PM	2	Dallas Police	South Central	750	751	4302	OADS - Open Air Drug Sales	3 - General Service	sams grocery store	717 Ann Arbor Ave	Dallas	TX
17-0710652	4/15/2017	3:31:00 AM	1	Dallas Police	South Central	750	751	4302	7X - Major Accident	2 - Urgent	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
17-1325664	7/12/2017	12:05:00 PM	2	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	SAM'S GROCERY	717 Ann Arbor Ave	Dallas	TX
17-1389550	7/21/2017	5:47:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
17-1444561	7/29/2017	9:07:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAMS GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
17-1479146	8/4/2017	3:21:00 AM	1	Dallas Police	South Central	750	751	4302	34 - Suicide	2 - Urgent	SAM'S	717 Ann Arbor Ave	Dallas	TX
17-1515055	8/9/2017	2:57:00 PM	2	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
17-1657366	8/30/2017	9:34:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	sams grocery	717 Ann Arbor Ave	Dallas	TX
17-1696724	9/5/2017	6:57:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
17-1737186	9/12/2017	12:31:00 AM	1	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAMS GROCEY	717 Ann Arbor Ave	Dallas	TX
17-1887650	10/4/2017	11:56:00 AM	2	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
17-1914659	10/8/2017	4:34:00 AM	1	Dallas Police	South Central	750	751	4302	31 - Criminal Mischief	4 - Non Critical	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
17-1933376	10/11/2017	2:53:00 AM	1	Dallas Police	South Central	750	751	4302	**PD Requested by Fire	2 - Urgent	sam's store	717 Ann Arbor Ave	Dallas	TX
17-1939367	10/11/2017	11:37:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
17-1961727	10/15/2017	1:17:00 AM	1	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent		717 Ann Arbor Ave	Dallas	TX
17-1985668	10/18/2017	7:07:00 PM	3	Dallas Police	South Central	750	751	4302	40/01 - Other	2 - Urgent	SAM'S STORE	717 Ann Arbor Ave	Dallas	TX
17-2022830	10/24/2017	5:14:00 AM	1	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent		717 Ann Arbor Ave	Dallas	TX
17-2110254	11/6/2017	8:40:00 AM	2	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAM'S GROCERY	717 Ann Arbor Ave	Dallas	TX
17-2143419	11/11/2017	11:24:00 AM	2	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
17-2190800	11/18/2017	12:27:00 PM	2	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAMS GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
17-2194492	11/18/2017	11:03:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM'S GROCERY	717 Ann Arbor Ave	Dallas	TX
17-2380522	12/18/2017	1:11:00 PM	2	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	SAM'S GROCERY	717 Ann Arbor Ave	Dallas	TX
18-0050420	1/8/2018	8:40:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAM'S GROCERY	717 Ann Arbor Ave	Dallas	TX
18-0054428	1/9/2018	2:05:00 PM	2	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	SAM'S GROCERY	717 Ann Arbor Ave	Dallas	TX
18-0076217	1/12/2018	11:27:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAM'S GROCERY	717 Ann Arbor Ave	Dallas	TX
18-0082621	1/14/2018	1:01:00 AM	1	Dallas Police	South Central	750	751	4302	40/01 - Other	2 - Urgent	SAM'S GROCERY	717 Ann Arbor Ave	Dallas	TX
18-0105511	1/17/2018	11:16:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM'S GROCERY	717 Ann Arbor Ave	Dallas	TX
18-0138558	1/23/2018	6:09:00 AM	1	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM'S GROCERY	717 Ann Arbor Ave	Dallas	TX
18-0217688	2/4/2018	3:26:00 PM	2	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent		717 Ann Arbor Ave	Dallas	TX
18-0279599	2/15/2018	3:11:00 PM	2	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
18-0298301	2/18/2018	1:11:00 PM	2	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent		717 Ann Arbor Ave	Dallas	TX
18-0536635	3/27/2018	4:49:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
18-0601731	4/6/2018	7:17:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	sams grocery	717 Ann Arbor Ave	Dallas	TX

18-0633566	4/11/2018	9:38:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
18-0654876	4/14/2018	10:47:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAMS GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
18-0654485	4/14/2018	9:42:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	sams groceries	717 Ann Arbor Ave	Dallas	TX
18-0655633	4/15/2018	1:03:00 AM	1	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM'S GROCERY	717 Ann Arbor Ave	Dallas	TX
18-0677182	4/18/2018	12:54:00 PM	2	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM GROCERY	717 Ann Arbor Ave	Dallas	TX
18-0730072	4/26/2018	7:21:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAM'S GROCERY	717 Ann Arbor Ave	Dallas	TX
18-0758251	4/30/2018	11:09:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM'S GROCERY	717 Ann Arbor Ave	Dallas	TX
18-0771319	5/3/2018	12:26:00 AM	1	Dallas Police	South Central	750	751	4302	09V - UUMV	4 - Non Critical	SAM'S GROCERY	717 ANN ARBOR AVE	Dallas	TX
18-0783155	5/4/2018	6:30:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	sams grocery store	717 Ann Arbor Ave	Dallas	TX
18-0782855	5/4/2018	5:47:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
18-0796079	5/6/2018	4:06:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
18-0912971	5/23/2018	7:44:00 PM	3	Dallas Police	South Central	750	751	4302	40/01 - Other	2 - Urgent		717 ANN ARBOR AVE	Dallas	TX
18-0915275	5/24/2018	5:38:00 AM	1	Dallas Police	South Central	750	751	4302	46 - CIT	2 - Urgent		717 Ann Arbor Ave	Dallas	TX
18-0933871	5/26/2018	7:18:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAM'S GROCERY	717 Ann Arbor Ave	Dallas	TX
18-0965568	5/31/2018	12:50:00 PM	2	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	sam's grocery	717 Ann Arbor Ave	Dallas	TX
18-0967876	5/31/2018	6:48:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM'S GROCERY	717 Ann Arbor Ave	Dallas	TX
18-0979405	6/2/2018	10:05:00 AM	2	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent		717 Ann Arbor Ave	Dallas	TX
18-0983058	6/2/2018	8:23:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAMS GROCREY	717 Ann Arbor Ave	Dallas	TX
18-1118717	6/22/2018	5:36:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
18-1125658	6/23/2018	5:44:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
18-1132267	6/24/2018	5:19:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	sam's grocery	717 Ann Arbor Ave	Dallas	TX
18-1145234	6/26/2018	3:59:00 PM	2	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent		717 Ann Arbor Ave	Dallas	TX
18-1154063	6/27/2018	9:50:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
18-1217911	7/6/2018	3:33:00 AM	1	Dallas Police	South Central	750	751	4302	38 - Meet Complainant	4 - Non Critical	SAM'S GROCERY	717 Ann Arbor Ave	Dallas	TX
18-1294809	7/17/2018	6:49:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAM'S GROCERY	717 Ann Arbor Ave	Dallas	TX
18-1336550	7/23/2018	10:25:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	sams grocery	717 Ann Arbor Ave	Dallas	TX
18-1381704	7/30/2018	8:30:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAM'S GROCERY	717 Ann Arbor Ave	Dallas	TX
18-1401552	8/2/2018	10:52:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
18-1537797	8/23/2018	3:56:00 PM	2	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	sams grocery	717 Ann Arbor Ave	Dallas	TX
18-1630405	9/6/2018	6:30:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	Sam's Grocer	717 Ann Arbor Ave	Dallas	TX
18-1729715	9/21/2018	11:11:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
18-1870041	10/13/2018	9:03:00 AM	2	Dallas Police	South Central	750	751	4302	41/20 - Robbery - In Progress	1 - Emergency	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
18-1875204	10/14/2018	1:15:00 AM	1	Dallas Police	South Central	750	751	4302	40/01 - Other	2 - Urgent	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
18-1945279	10/25/2018	4:31:00 PM	3	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
18-2117268	11/21/2018	6:44:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
18-2127397	11/23/2018	5:11:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAMS GROCERY	717 ANN ARBOR AVE	Dallas	TX
18-2127954	11/23/2018	6:57:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
18-2155422	11/28/2018	12:06:00 PM	2	Dallas Police	South Central	750	751	4302	6XA - Major Dist Ambulance	2 - Urgent	SAMS	717 Ann Arbor Ave	Dallas	TX
18-2155561	11/28/2018	12:28:00 PM	2	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAMS GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
18-2162541	11/29/2018	3:13:00 PM	2	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	SAM'S	717 Ann Arbor Ave	Dallas	TX
18-2191066	12/3/2018	10:20:00 PM	3	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
18-2224833	12/9/2018	9:17:00 AM	2	Dallas Police	South Central	750	751	4302	OADS - Open Air Drug Sales	3 - General Service	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
18-2237982	12/11/2018	2:07:00 PM	2	Dallas Police	South Central	750	751	4302	40/01 - Other	2 - Urgent	sam's grocery	717 Ann Arbor Ave	Dallas	TX
18-2269362	12/16/2018	4:40:00 PM	3	Dallas Police	South Central	750	751	4302	33 - Prostitution	3 - General Service	SAM'S GROCERY	717 Ann Arbor Ave	Dallas	TX
18-2286632	12/19/2018	1:13:00 PM	2	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAM'S GROCERY	717 Ann Arbor Ave	Dallas	TX
18-2306075	12/22/2018	12:47:00 PM	2	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
18-2306375	12/22/2018	1:41:00 PM	2	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAM'S GROCERY	717 Ann Arbor Ave	Dallas	TX
18-2313703	12/23/2018	6:01:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM'S GROCERY	717 Ann Arbor Ave	Dallas	TX
18-2312859	12/23/2018	2:53:00 PM	2	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	SAM'S GROCERY	717 Ann Arbor Ave	Dallas	TX
18-2324062	12/25/2018	3:16:00 PM	2	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX

18-2328802	12/26/2018	2:06:00 PM	2	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service		717 Ann Arbor Ave	Dallas	TX
19-0004536	1/1/2019	5:57:00 AM	1	Dallas Police	South Central	750	751	4302	11B - Burg of Bus	3 - General Service	sam's grocery	717 ANN ARBOR AVE	Dallas	TX
19-0007279	1/1/2019	6:42:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
19-0012304	1/2/2019	6:08:00 PM	3	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	SAM GROCERY	717 Ann Arbor Ave	Dallas	TX
19-0016627	1/3/2019	2:30:00 PM	2	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	Sam's Grocery	717 Ann Arbor Ave	Dallas	TX
19-0016750	1/3/2019	2:57:00 PM	2	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
19-0054450	1/9/2019	6:22:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
19-0073211	1/12/2019	9:23:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
19-0088891	1/15/2019	4:43:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
19-0331116	2/24/2019	3:52:00 PM	2	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
19-0364459	3/1/2019	9:39:00 PM	3	Dallas Police	South Central	750	751	4302	40/01 - Other	2 - Urgent	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
19-0420675	3/10/2019	2:51:00 PM	2	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
19-0442084	3/13/2019	6:27:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
19-0442768	3/13/2019	8:19:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
19-0448603	3/14/2019	6:14:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
19-0563337	3/31/2019	7:36:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
19-0563519	3/31/2019	8:14:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
19-0623690	4/9/2019	8:11:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAM'S GROCERY	717 Ann Arbor Ave	Dallas	TX
19-0657878	4/14/2019	9:31:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAM'S GROCERY	717 Ann Arbor Ave	Dallas	TX
19-0664867	4/15/2019	10:06:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX

Offenses:

IncidentNum	Watch	OffIncident	Premise	Address	ZipCode	City	State	RA	Beat	Division	Sector	District	Date1
207996-2015	1	ROBBERY OF INDIVIDUAL	Parking Lot (All Others)	717 ANN ARBOR AVE	75216	DALLAS	TX	4302	751	SOUTH CENTRAL	750	D4	9/7/2015
273241-2015	3	ROBBERY OF BUSINESS (AGG)	Gas or Service Station	717 ANN ARBOR AVE	75216	DALLAS	TX	4302	751	SOUTH CENTRAL	750	D4	11/23/2015
033650-2016	1	BMV	Highway, Street, Alley ETC	717 ANN ARBOR AVE	75216	DALLAS	TX	4302	751	SOUTH CENTRAL	750	D4	2/11/2016
067375-2016	1	ROBBERY OF BUSINESS (AGG)	Convenience Store	717 ANN ARBOR AVE	75216	DALLAS	TX	4302	751	SOUTH CENTRAL	750	D4	3/21/2016
072583-2016	3	ROBBERY OF BUSINESS (AGG)	Convenience Store	717 ANN ARBOR AVE	75216	DALLAS	TX	4302	751	SOUTH CENTRAL	750	D4	3/26/2016
104560-2017	2	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	Parking Lot (All Others)	717 ANN ARBOR AVE	75216	DALLAS	TX	4302	751	SOUTH CENTRAL	750	D4	5/10/2017
028363-2018	3	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	Outdoor Area Public/Private	717 ANN ARBOR AVE	75216	DALLAS	TX	4302	751	SOUTH CENTRAL	750	D4	2/7/2018
225516-2018	2	ROBBERY OF BUSINESS (AGG)	Grocery/Supermarket	717 ANN ARBOR AVE	75216	DALLAS	TX	4302	751	SOUTH CENTRAL	750	D4	10/13/2018
225516-2018	2	ROBBERY OF BUSINESS (AGG)	Grocery/Supermarket	717 ANN ARBOR AVE	75216	DALLAS	TX	4302	751	SOUTH CENTRAL	750	D4	10/13/2018
000180-2019	1	BURGLARY OF BUILDING - FORCED ENTRY	Grocery/Supermarket	717 ANN ARBOR AVE	75216	DALLAS	TX	4302	751	SOUTH CENTRAL	750	D4	1/1/2019

Arrests:

IncidentNum	ArrestNumber	ArArrestDate	ArArrestTime	ArLAddress	NIBRS_Crime	UCRArrestChg	PClass	ChargeDesc
224675-2014	14-040689	9/18/2014	1:45:00 AM	717 ANN ARBOR AVE	DRUG/ NARCOTIC VIOLATIONS	NARCOTIC CHARGES	F2	MAN DEL CONT SUB PEN GRP 1 > OR EQUAL 1G<4G
273376-2015	15-046289	11/24/2015	12:40:00 AM	717 ANN ARBOR AVE	APOWW	APOWW	NA	APOWW (SOCIAL SERVICES REFERRAL)
294896-2015	15-049676	12/19/2015	8:55:00 PM	717 ANN ARBOR AVE	TRESPASS OF REAL PROPERTY	OTHER /CRIMINAL TRESPASS	MB	CRIMINAL TRESPASS
294896-2015	15-049676	12/19/2015	8:55:00 PM	717 ANN ARBOR AVE	WARRANT-DALLAS PD (ALIAS)	ALIAS/CAPIAS	NA	WARRANT-DALLAS PD (ALIAS)
294896-2015	15-049676	12/19/2015	8:55:00 PM	717 ANN ARBOR AVE	WARRANT-DALLAS PD (CAPIAS)	ALIAS/CAPIAS	NA	WARRANT-DALLAS PD (CAPIAS)
003574-2016	16-000606	1/5/2016	10:45:00 AM	717 ANN ARBOR AVE	WARRANT HOLD (OUTSIDE AGENCY)	HOLDS DSO	NA	WARRANT HOLD (OUTSIDE AGENCY)
003574-2016	16-000606	1/5/2016	10:45:00 AM	717 ANN ARBOR AVE	WARRANT HOLD (OUTSIDE AGENCY)	HOLDS DSO	NA	WARRANT HOLD (OUTSIDE AGENCY)
033650-2016	16-005809	2/11/2016	6:30:00 AM	717 ANN ARBOR AVE	ALL OTHER LARCENY	FELONY THEFT	FS	THEFT OF PROP <$2500 2/MORE PREV CONV - NOT SHOPLIFT
033650-2016	16-005809	2/11/2016	6:30:00 AM	717 ANN ARBOR AVE	WARRANT-DALLAS PD (ALIAS)	ALIAS/CAPIAS	NA	WARRANT-DALLAS PD (ALIAS)
040927-2016	16-007202	2/19/2016	9:07:00 PM	717 ANN ARBOR AVE	DRUG/ NARCOTIC VIOLATIONS	NARCOTIC CHARGES	FS	POSS MARIJUANA >4OZ< OR EQUAL 5LBS
040927-2016	16-007202	2/19/2016	9:07:00 PM	717 ANN ARBOR AVE	DRUG/ NARCOTIC VIOLATIONS	NARCOTIC CHARGES	MA	POSS OF DANGEROUS DRUG
040927-2016	16-007202	2/19/2016	9:07:00 PM	717 ANN ARBOR AVE	DRUG/ NARCOTIC VIOLATIONS	NARCOTIC CHARGES	MA	POSS OF DANGEROUS DRUG
040927-2016	16-007202	2/19/2016	9:07:00 PM	717 ANN ARBOR AVE	WEAPON LAW VIOLATIONS	UCW/CPW	MA	UNLAWFUL CARRYING WEAPON
137819-2016	16-025193	6/7/2016	10:00:00 PM	717 ANN ARBOR AVE	WARRANT-DALLAS PD (ALIAS)	ALIAS/CAPIAS	NA	WARRANT-DALLAS PD (ALIAS)
154266-2016	16-028123	6/25/2016	10:13:00 PM	717 ANN ARBOR AVE	DRUG/ NARCOTIC VIOLATIONS	NARCOTIC CHARGES	MB	POSS MARIJUANA <2OZ
154266-2016	16-028123	6/25/2016	10:13:00 PM	717 ANN ARBOR AVE	ALL OTHER OFFENSES	OTHER	FS	EVADING ARREST DETENTION W/PREV CONVICTION
154266-2016	16-028123	6/25/2016	10:13:00 PM	717 ANN ARBOR AVE	WARRANT HOLD (OUTSIDE AGENCY)	HOLDS DSO	NA	WARRANT HOLD (OUTSIDE AGENCY)
154266-2016	16-028123	6/25/2016	10:13:00 PM	717 ANN ARBOR AVE	WARRANT HOLD (OUTSIDE AGENCY)	HOLDS DSO	NA	WARRANT HOLD (OUTSIDE AGENCY)
154266-2016	16-028123	6/25/2016	10:13:00 PM	717 ANN ARBOR AVE	WARRANT-DALLAS PD (ALIAS)	ALIAS/CAPIAS	NA	WARRANT-DALLAS PD (ALIAS)
277521-2017	17-048971	12/6/2017	9:25:00 PM	717 ANN ARBOR AVE	DRUG/ NARCOTIC VIOLATIONS	NARCOTIC CHARGES	FS	POSS CONT SUB PEN GRP 1 <1G
069200-2018	18-010875	4/3/2018	2:35:00 AM	717 ANN ARBOR AVE	APOWW	APOWW	NA	APOWW (SOCIAL SERVICES REFERRAL)
094360-2018	18-014807	5/4/2018	6:45:00 PM	717 ANN ARBOR AVE	PUBLIC INTOXICATION	PUBLIC INTOXICATION	MC	PUBLIC INTOXICATION
110379-2018	18-017336	5/24/2018	6:50:00 AM	717 ANN ARBOR AVE	APOWW	APOWW	NA	APOWW (SOCIAL SERVICES REFERRAL)
137197-2018	18-021744	6/24/2018	6:30:00 PM	717 ANN ARBOR AVE	PUBLIC INTOXICATION	PUBLIC INTOXICATION	MC	PUBLIC INTOXICATION
200905-2018	18-032805	9/10/2018	5:00:00 AM	717 ANN ARBOR AVE	TRAFFIC VIOLATION - HAZARDOUS		MC	TRAFFIC VIOLATION - HAZARDOUS
200905-2018	18-032805	9/10/2018	5:00:00 AM	717 ANN ARBOR AVE	TRAFFIC VIOLATION - NON HAZARDOUS		MC	TRAFFIC VIOLATION - NON HAZARDOUS
200905-2018	18-032805	9/10/2018	5:00:00 AM	717 ANN ARBOR AVE	TRAFFIC VIOLATION - NON HAZARDOUS		MC	TRAFFIC VIOLATION - NON HAZARDOUS
268980-2018	18-044016	12/16/2018	5:40:00 PM	717 ANN ARBOR AVE	WARRANT HOLD (OUTSIDE AGENCY)		NA	WARRANT HOLD (OUTSIDE AGENCY)
268980-2018	18-044016	12/16/2018	5:40:00 PM	717 ANN ARBOR AVE	WARRANT-DALLAS PD (CAPIAS)		NA	WARRANT-DALLAS PD (CAPIAS)
036852-2019	19-006541	2/23/2019	4:00:00 AM	717 ANN ARBOR AVE	DRUG/ NARCOTIC VIOLATIONS		FS	POSS CONT SUB PEN GRP 1 <1G
036852-2019	19-006541	2/23/2019	4:00:00 AM	717 ANN ARBOR AVE	DRUG/ NARCOTIC VIOLATIONS		MB	POSS MARIJUANA <2OZ
036852-2019	19-006541	2/23/2019	4:00:00 AM	717 ANN ARBOR AVE	WARRANT-DALLAS PD (CAPIAS)		NA	WARRANT-DALLAS PD (CAPIAS)

IncidentNum	ARArrestDate	ArArrestTime	ArrestYr	ArLAddress	ArrestNumber	ArChgNumID	ChargeFlag	ChargeDesc	PClass	UCRWord
-	4/23/2014	9:30:00 PM	2014	717 ANN ARBOR AVE	14017703	0017703-2014-01	CITY	PUBLIC INTOXICATED	MC	D&D
20140104582	5/2/2014	2:30:00 AM	2014	717 ANN ARBOR AVE	14019098	0019098-2014-01	County	CRIM TRESPASS/BLDG/PROP	MB	OTHERS
-	5/21/2014	1:10:00 AM	2014	717 ANN ARBOR AVE	14022124	0022124-2014-01	CITY	PUBLIC INTOX	MC	D&D

LIST OF OFFICERS
Ann Arbor Retail Corp

- Chau Hoang
- Tu Huynh

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square.

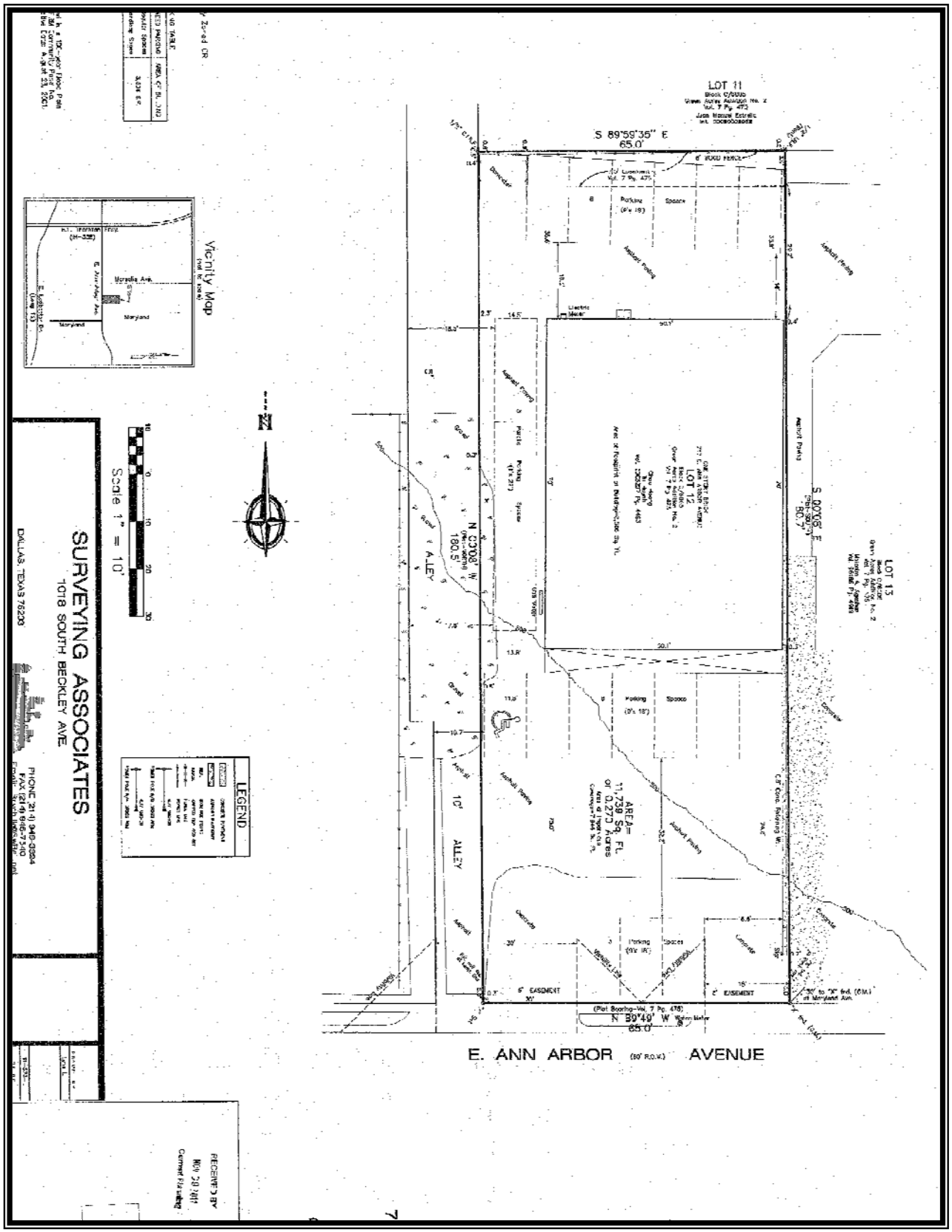
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

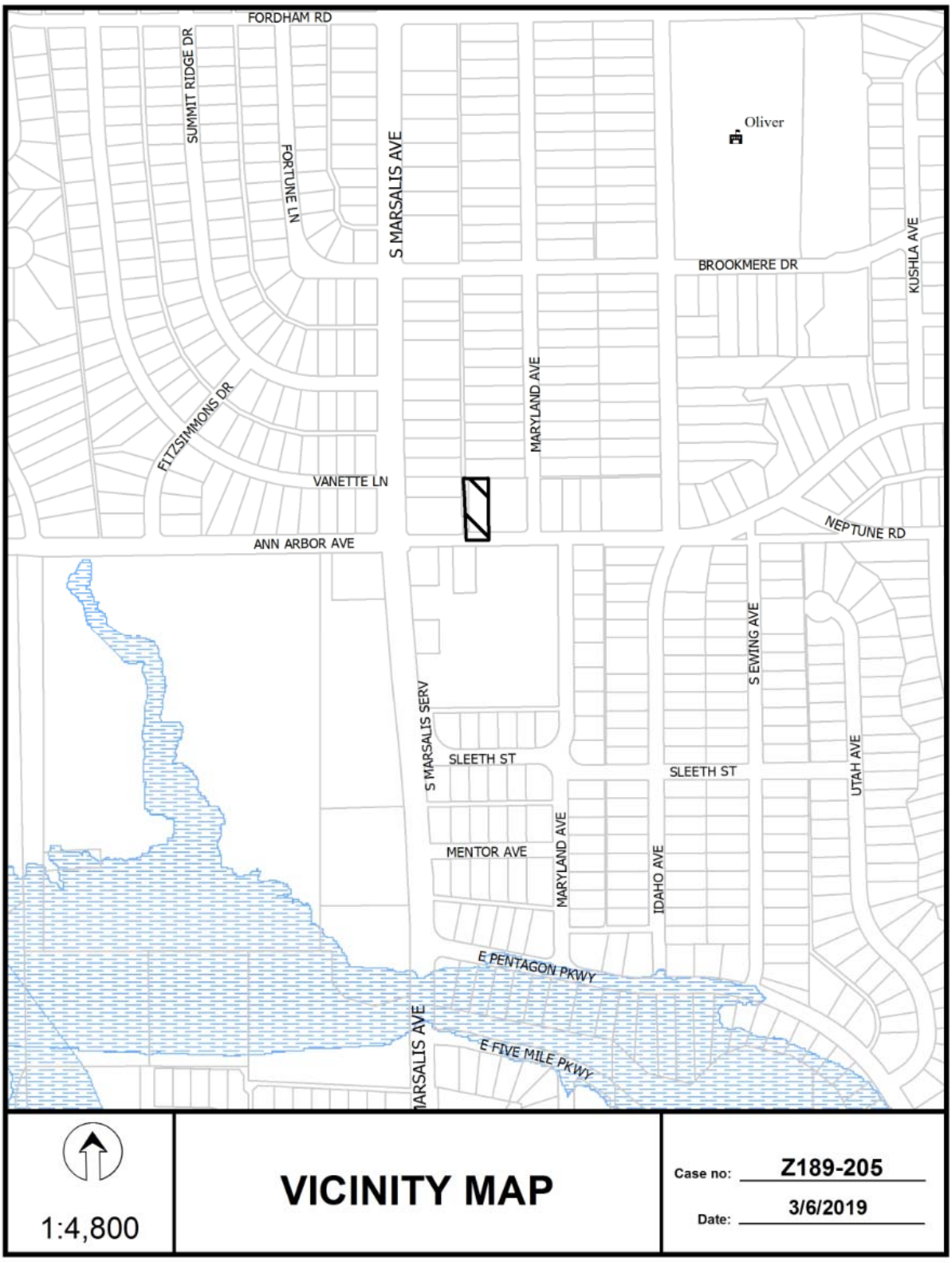
3. TIME LIMIT: This specific use permit expires on [~~April 23, 2019~~], (five-year period from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced).

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

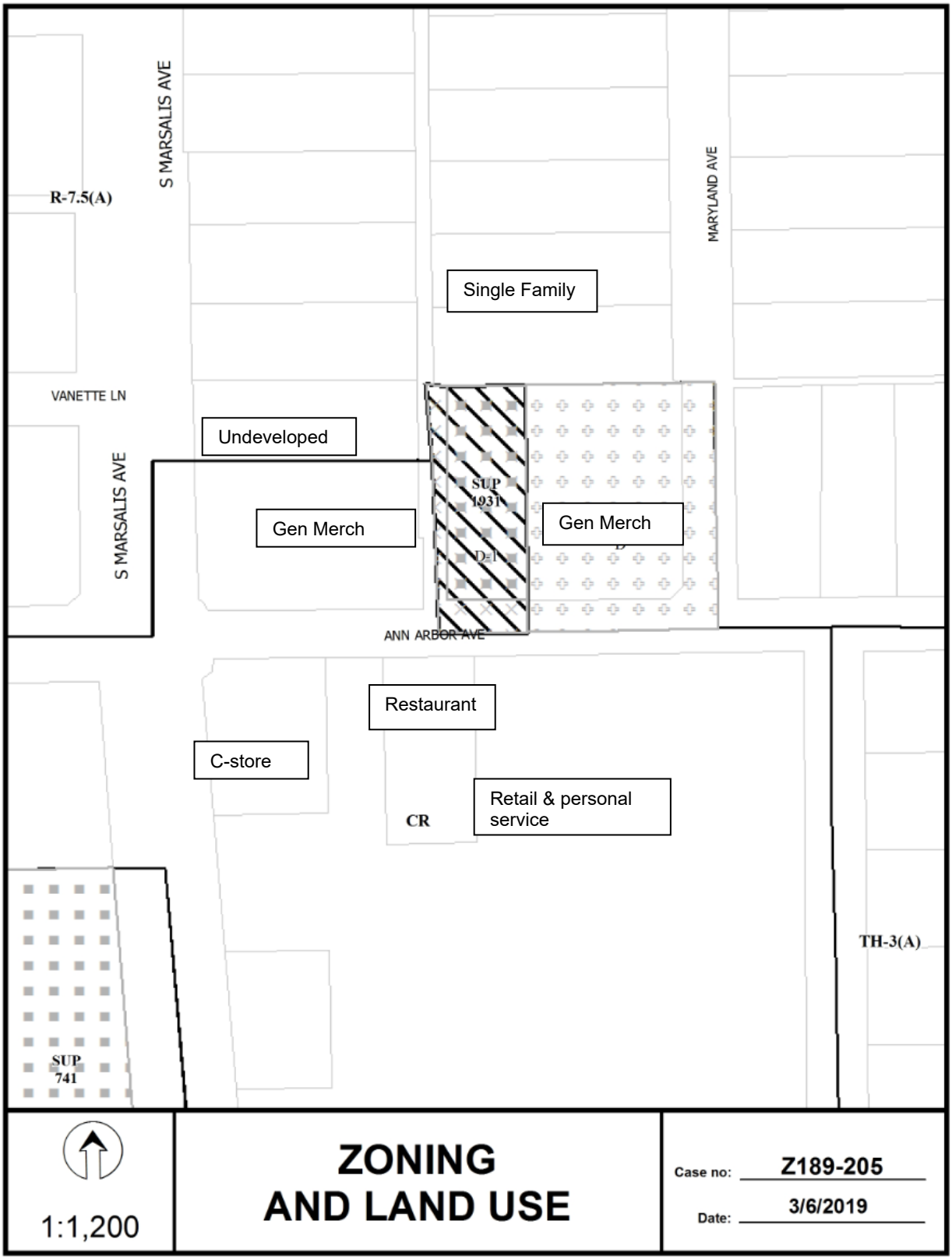
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

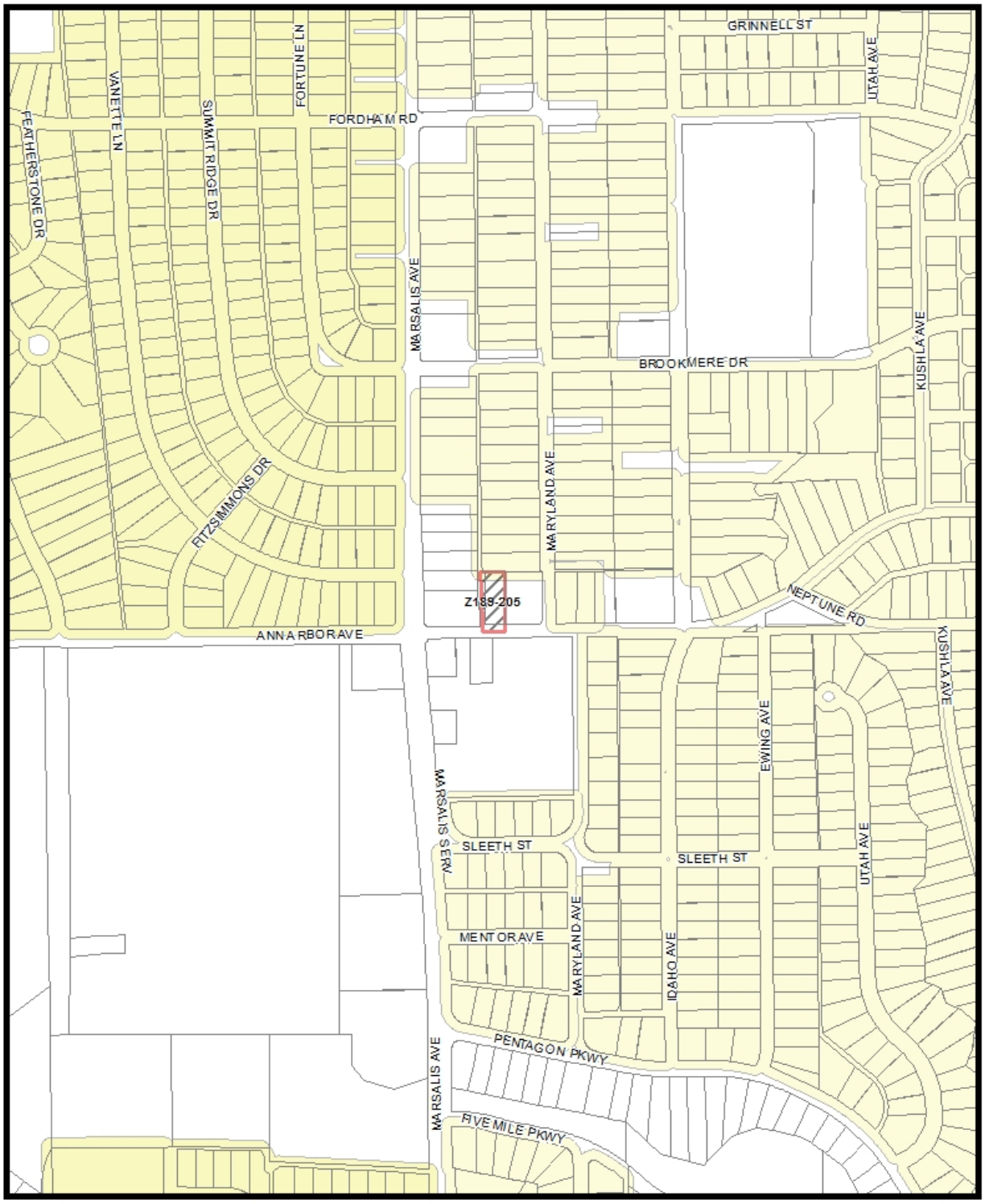
EXISTING SITE PLAN
(No changes)

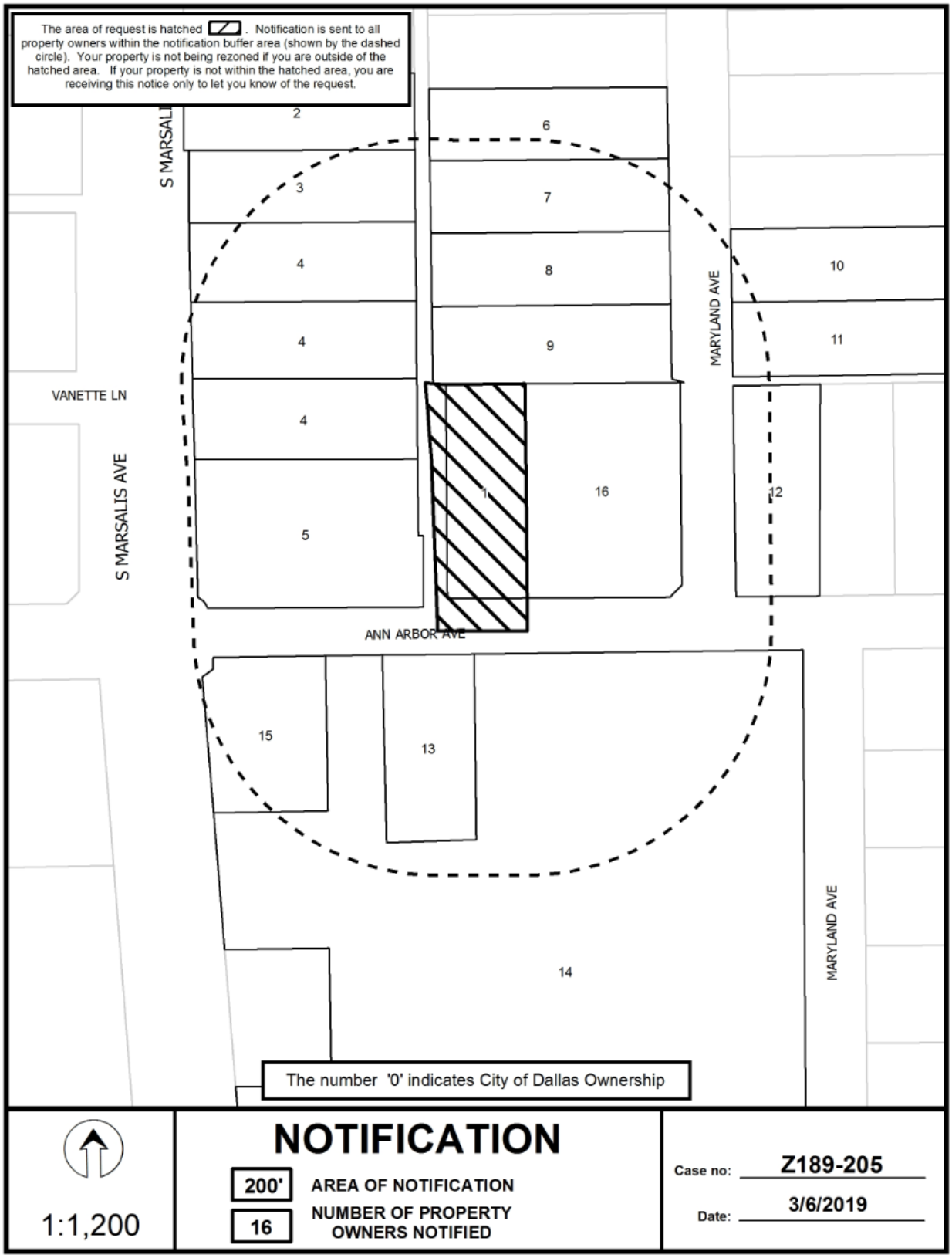



FORDHAM RD
SUMMIT RIDGE DR
FORTUNE LN
S MARSALIS AVE
Oliver
BROOKMERE DR
KUSHLA AVE
MARYLAND AVE
FITZSIMMONS DR
VANETTE LN
ANN ARBOR AVE
NEPTUNE RD
S EWING AVE
S MARSALIS SERV
SLEETH ST
SLEETH ST
UTAH AVE
MENTOR AVE
MARYLAND AVE
IDAHO AVE
E PENTAGON PKWY
MARSALIS AVE
E FIVE MILE PKWY
1:4,800
VICINITY MAP
Case no: Z189-205
Date: 3/6/2019


S MARSALIS AVE
VANETTE LN
S MARSALIS AVE
MARYLAND AVE
ANN ARBOR AVE
MARYLAND AVE
1:1,200
AERIAL MAP
Case no: Z189-205
Date: 3/6/2019


S MARSALIS AVE
R-7.5(A)
MARYLAND AVE
Single Family
VANETTE LN
Undeveloped
S MARSALIS AVE
SUP 1931
Gen Merch
Gen Merch
D-1
ANN ARBOR AVE
Restaurant
C-store
Retail & personal service
CR
TH-3(A)
SUP 741
1:1,200
ZONING AND LAND USE
Case no: Z189-205
Date: 3/6/2019


GRINNELL ST
UTAH AVE
FORDHAM RD
FORTUNE LN
VANETTE LN
SUMMIT RIDGE DR
FEATHERSTONE DR
MARSALIS AVE
BROOKMERE DR
KUSHLA AVE
MARYLAND AVE
FITZSIMMONS DR
Z189-205
NEPTUNE RD
ANN ARBOR AVE
EWING AVE
MARSALIS SERV
SLEETH ST
SLEETH ST
UTAH AVE
MENTOR AVE
MARYLAND AVE
IDAHO AVE
PENTAGON PKWY
MARSALIS AVE
FIVE MILE PKWY
MVA Cluster
A
B
C
D
E
F
G
H
I
NA
1:4,800
Market Value Analysis
Printed Date: 3/6/2019


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
S MARSALIS AVE
VANETTE LN
S MARSALIS AVE
ANN ARBOR AVE
MARYLAND AVE
MARYLAND AVE
2
6
3
7
4
8
10
4
9
11
4
1
16
12
5
15
13
14
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
16
NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: Z189-205
Date: 3/6/2019

03/06/2019

Notification List of Property Owners

Z189-205

16 Property Owners Notified

Label #	*Address*		*Owner*
1	717	E ANN ARBOR AVE	HOANG CHAU & TU HUYNH
2	4304	S MARSALIS AVE	HAWKINS PATRICIA JO ANN
3	4310	S MARSALIS AVE	HAWKINS PATRICIA DEAL
4	4314	S MARSALIS AVE	HAWKINS PATRICIA
5	4328	S MARSALIS AVE	GHIMIRE SUNITA S
6	4237	MARYLAND AVE	HOLCOMB IRMA GONZALEZ
7	4241	MARYLAND AVE	PALACIOS HERMAN
8	4247	MARYLAND AVE	PERSPECTIVE PLUS LLC
9	4251	MARYLAND AVE	VICTORY HOUSING VESTERS LLC
10	4246	MARYLAND AVE	MAYAGALLEGOS ANGEL &
11	4250	MARYLAND AVE	HOINVEST 400 LLC
12	803	E ANN ARBOR AVE	CHURCH AT NINEVEH THE
13	710	E ANN ARBOR AVE	HERRON ALFRED
14	4404	S MARSALIS AVE	GALLOWAY HERRON REALTORS
15	4404	S MARSALIS AVE	JEFFERS J C
16	727	E ANN ARBOR AVE	AGESHEN MALCOLM A

CITY PLAN COMMISSION **THURSDAY, MAY 2, 2019**

Planner: Pamela Daniel

FILE NUMBER: Z189-211(PD) **DATE FILED:** February 22, 2019

LOCATION: Northeast corner of Murdock Road and Elkton Circle, southwest of C.F. Hawn Freeway.

COUNCIL DISTRICT: 8 **MAPSCO:** 58 - Y

SIZE OF REQUEST: ± 1.68 acres **CENSUS TRACT:** 116.02

APPLICANT/ OWNER: Sikka Investments 2, LLC

REPRESENTATIVE: La Sierra Planning Group, Santos Martinez

REQUEST: An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned an RR-D-1 Regional Retail District with D-1 Liquor Control Overlay.

SUMMARY: The purpose of the request is to sell alcoholic beverages for off-premise consumption in the existing convenience store [Fox Fuels].

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

BACKGROUND INFORMATION:

- The 1.658-acre site is developed with a 10,249-square-foot, one-story building of which 4,568 square feet is a convenience store that sells alcoholic beverages. Additional uses in operation and allowed by right are a restaurant, motor vehicle fueling station, and a laundromat.

- On January 25, 2017, the City Council approved a request for Specific Use Permit No. 2228 for the sale of alcoholic beverages in conjunction with a general merchandise use greater than 3,500 square feet for a two-year period. While the SUP expired on January 25, 2019, the application requesting a new SUP was filed on February 22, 2019.

- On April 19, 2019 the site passed the inspection to receive its Chapter 12B license. The site is currently in compliance with Chapter 12B with an expiration date of April 19, 2020.

Zoning History: There have been four zoning requests in the area within the last five years.

1. **Z167-221:** On April 11, 2018, the City Council approved Specific Use Permit No. 2286 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned Subdistrict 5 within Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1 with a D-1 Liquor Control Overlay, located on the northwest corner of C.F. Hawn Freeway and Great Trinity Forest Way.

2. **Z167-268:** On August 9, 2017, the City Council approved the renewal of Specific Use Permit No. 2118 for vehicle display, sales and services on property zoned Subdistrict 2 within Planned Development District No. 534, the C.F. Hawn Special Purpose District on the southwest side of C.F. Hawn Freeway, east of Murdock Road.

3. **Z156-309:** On January 25, 2017, the City Council approved Specific Use Permit No. 2228 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned an RR-D-1 Regional Retail District with D-1 Liquor Control Overlay, located on the northeast corner of Murdock Road and Elkton Circle, southwest of C.F. Hawn Freeway.

4. **Z189-203:** An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, located on the southwest corner of Great Trinity Forest Way, west of Murdock Road. Pending CPC.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
CF Hawn Freeway	Freeway	Variable
Murdock Road	Principal Arterial	160 ft.
Elkton Circle	Local	60 ft.

Traffic:

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

Land Use:

	Zoning	Land Use
Site	RR-D-1	General merchandise, Retail and personal service
Northeast	IM & PD No. 534	C. F. Hawn Freeway
Southeast	Subdistrict 1 within PDD No. 534, R-7.5(A)	Single Family & undeveloped
Southwest	RR-D-1	Church
Northwest	RR-D-1	Undeveloped

COMPREHENSIVE PLAN:

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

The following goals and policies support the proposed request:

LAND USE ELEMENT

Goal 1.1 Align Land Use Strategies with Economic Development Priorities

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

1.1.5.3 Encourage neighborhood-serving office, retail, or other non-residential uses to be located in residential community areas, primarily on significant roadways or at key intersections.

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

STAFF ANALYSIS:

Land Use Compatibility:

The request site is currently development with a 10,249-square-foot, one-story building of which 4,568 square feet is developed with a convenience store that proposes to sale alcoholic beverages. Additional uses in operation and allowed by right are a restaurant, motor vehicle fueling station, and a laundromat.

The request site is adjacent to single family and undeveloped uses to the southeast. Surrounding uses are C. F. Hawn Freeway to the northeast; an undeveloped tract to the northwest; and a church use to the southwest.

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

The 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 a 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.

Even though the proposed use is adjacent to single family residential, the property has maintained a required landscape buffer and a solid fence along the property line to mitigate any potential negative effects of the proposed use. The proposed use is compatible with the surrounding uses as there are some restaurants, a church, retail uses, and residential development in the area. The proposed use will continue to provide alternative shopping options for the area.

The applicant's request, subject to the attached conditions, is consistent with the intent of the Dallas Development Code. Staff supports the proposed five-year time period with eligibility of automatic renewals for additional five-year periods because the use is compatible in this location and in compliance with Chapter 12B Convenience Store registration requirements, which the operator has maintained in good standing.

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). Although the area of request is not within an identifiable MVA cluster, it is surrounded by "G" MVA clusters to the southwest and "H" MVA clusters to the southeast.

Parking:

Pursuant to §51A-4.204 of the Dallas Development Code, the off-street parking requirement for a laundromat, and a convenience store is one space per 200 square foot; these uses will require 46 parking spaces. The motor vehicle fueling station requires two parking spaces. The restaurant use is required to have one space per 100 square foot requiring 11 parking spaces for the restaurant. The total required parking spaces for the proposed uses is 59 spaces. The applicant is providing 60 off-street parking spaces, as depicted on the site plan.

Landscaping:

Landscaping must be provided in accordance with Article X, as amended of the Dallas Development Code. However, the landscape ordinance will not be triggered as no new development is proposed.

Crime Statistics:

Crime statistics covering the period from June 10, 2017 to April 15, 2019 follows. The crime statistics reflect 169 calls, 10 offenses, and 21 arrests within a two year period.

Calls:

Master_Incident_Number	Response_Date	Response_Time	Watch	Jurisdiction	MDivision	MSector	MBeat	MRA	Problem	Priority_Description	Location_Name	Address	City	State
17-1104632	6/10/2017	9:44:00 PM	3	Dallas Police	Southeast	350	354	4530	32 - Suspicious Person	2 - Urgent	FOX GAS STATION	Murdock Rd / Great Trinity Forest Way	Dallas	TX
17-1810054	9/22/2017	7:01:00 PM	3	Dallas Police	Southeast	350	354	2216	6X - Major Dist (Violence)	2 - Urgent		180 Murdock Rd	Dallas	TX
17-1820352	9/24/2017	5:48:00 AM	1	Dallas Police	Southeast	350	354	2216	40 - Other	3 - General Service	FOX FUELS	180 Murdock Rd	Dallas	TX
17-1823349	9/24/2017	5:43:00 PM	3	Dallas Police	Southeast	350	354	2216	6XE - Disturbance Emergency	1 - Emergency	BOOST MOBILE	180 Murdock Rd	Dallas	TX
17-1819240	9/24/2017	12:57:00 AM	1	Dallas Police	Southeast	350	354	2216	40 - Other	3 - General Service	FOX FUELS	180 Murdock Rd	Dallas	TX
17-1852088	9/29/2017	6:36:00 AM	1	Dallas Police	Southeast	350	354	2216	40 - Other	3 - General Service	FOX SERVICE STATION	180 Murdock Rd	Dallas	TX
17-1858329	9/30/2017	12:39:00 AM	1	Dallas Police	Southeast	350	354	2216	6X - Major Dist (Violence)	2 - Urgent	fox gas station	180 Murdock Rd	Dallas	TX
17-1871102	10/1/2017	9:36:00 PM	3	Dallas Police	Southeast	350	354	2216	40 - Other	3 - General Service	FOX STATION	180 Murdock Rd	Dallas	TX
17-1886712	10/4/2017	8:51:00 AM	2	Dallas Police	Southeast	350	354	4530	40 - Other	3 - General Service	FOX GAS STATION	108 Murdock Rd	Dallas	TX
17-1905614	10/6/2017	11:08:00 PM	3	Dallas Police	Southeast	350	354	2216	6X - Major Dist (Violence)	2 - Urgent	FOX STATION	180 Murdock Rd	Dallas	TX
17-1912829	10/7/2017	11:27:00 PM	3	Dallas Police	Southeast	350	354	2216	40/01 - Other	2 - Urgent	FOX GAS STATION	180 Murdock Rd	Dallas	TX
17-1933425	10/11/2017	3:09:00 AM	1	Dallas Police	Southeast	350	354	2216	6XE - Disturbance Emergency	1 - Emergency	fox gas	180 Murdock Rd	Dallas	TX
17-1933911	10/11/2017	6:59:00 AM	1	Dallas Police	Southeast	350	354	2216	6X - Major Dist (Violence)	2 - Urgent	fox gas station	180 Murdock Rd	Dallas	TX
17-1939992	10/12/2017	2:56:00 AM	1	Dallas Police	Southeast	350	354	2216	**PD Requested by Fire	2 - Urgent	FOX STORE	180 Murdock Rd	Dallas	TX
17-1946200	10/12/2017	11:59:00 PM	3	Dallas Police	Southeast	350	354	2216	6X - Major Dist (Violence)	2 - Urgent	FOX FUELS	180 MURDOCK RD	Dallas	TX
17-1994237	10/20/2017	12:45:00 AM	1	Dallas Police	Southeast	350	354	2216	6X - Major Dist (Violence)	2 - Urgent	fox store	180 Murdock Rd	Dallas	TX
17-1995113	10/20/2017	5:42:00 AM	1	Dallas Police	Southeast	350	354	2216	6X - Major Dist (Violence)	2 - Urgent	fox gas station	180 Murdock Rd	Dallas	TX
17-2002544	10/21/2017	5:11:00 AM	1	Dallas Police	Southeast	350	354	2216	40/01 - Other	2 - Urgent	FOX	180 Murdock Rd	Dallas	TX
17-2020853	10/23/2017	7:51:00 PM	3	Dallas Police	Southeast	350	354	2216	6X - Major Dist (Violence)	2 - Urgent		180 Murdock Rd	Dallas	TX
17-2021039	10/23/2017	8:23:00 PM	3	Dallas Police	Southeast	350	354	2216	40 - Other	3 - General Service		180 Murdock Rd	Dallas	TX
17-2017927	10/23/2017	12:14:00 PM	2	Dallas Police	Southeast	350	354	2216	OADS - Open Air Drug Sales	3 - General Service	FOX GAS STATION	180 Murdock Rd	Dallas	TX
17-2046142	10/27/2017	5:14:00 PM	3	Dallas Police	Southeast	350	354	2216	PH - Panhandler	4 - Non Critical		180 Murdock Rd	Dallas	TX
17-2052177	10/28/2017	4:41:00 PM	3	Dallas Police	Southeast	350	354	2216	PH - Panhandler	4 - Non Critical		180 Murdock Rd	Dallas	TX
17-2050407	10/28/2017	10:28:00 AM	2	Dallas Police	Southeast	350	354	2216	6X - Major Dist (Violence)	2 - Urgent	FOX GAS STATION	180 Murdock Rd	Dallas	TX
17-2068328	10/31/2017	5:32:00 AM	1	Dallas Police	Southeast	350	354	2216	40 - Other	3 - General Service	FOX GAS STATION	180 Murdock Rd	Dallas	TX
17-2069554	10/31/2017	11:17:00 AM	2	Dallas Police	Southeast	350	354	2216	6XE - Disturbance Emergency	1 - Emergency	fox fuels	180 Murdock Rd	Dallas	TX
17-2086626	11/2/2017	9:35:00 PM	3	Dallas Police	Southeast	350	354	2216	40 - Other	3 - General Service		180 Murdock Rd	Dallas	TX
17-2088087	11/3/2017	3:21:00 AM	1	Dallas Police	Southeast	350	354	2216	40 - Other	3 - General Service	fox gas station	180 Murdock Rd	Dallas	TX
17-2102572	11/5/2017	1:30:00 AM	1	Dallas Police	Southeast	350	354	2216	6X - Major Dist (Violence)	2 - Urgent	FOX GAS STATION	180 Murdock Rd	Dallas	TX
17-2104195	11/5/2017	8:23:00 AM	2	Dallas Police	Southeast	350	354	2216	40 - Other	3 - General Service	fox gas station	180 Murdock Rd	Dallas	TX
17-2111139	11/6/2017	11:11:00 AM	2	Dallas Police	Southeast	350	354	2216	40/01 - Other	2 - Urgent	fox gas station	180 Murdock Rd	Dallas	TX
17-2114671	11/6/2017	9:23:00 PM	3	Dallas Police	Southeast	350	354	2216	40/01 - Other	2 - Urgent	fox gas station	180 Murdock Rd	Dallas	TX
17-2115255	11/6/2017	11:50:00 PM	3	Dallas Police	Southeast	350	354	2216	PH - Panhandler	4 - Non Critical	FOX GAS STATION	180 Murdock Rd	Dallas	TX
17-2121061	11/7/2017	9:13:00 PM	3	Dallas Police	Southeast	350	354	2216	40/01 - Other	2 - Urgent	FOX GAS STATION	180 Murdock Rd	Dallas	TX
17-2125181	11/8/2017	2:30:00 PM	2	Dallas Police	Southeast	350	354	2216	6XE - Disturbance Emergency	1 - Emergency	FOX GAS STATION	180 Murdock Rd	Dallas	TX
17-2123657	11/8/2017	10:02:00 AM	2	Dallas Police	Southeast	350	354	2216	40/01 - Other	2 - Urgent	FOX LAUNDRY MAT	180 Murdock Rd	Dallas	TX
17-2127842	11/8/2017	11:00:00 PM	3	Dallas Police	Southeast	350	354	2216	40 - Other	3 - General Service	FOX FUELS	180 Murdock Rd	Dallas	TX
17-2136459	11/10/2017	10:31:00 AM	2	Dallas Police	Southeast	350	354	2216	40 - Other	3 - General Service	FOX GAS STATION	180 Murdock Rd	Dallas	TX
17-2154534	11/13/2017	4:42:00 AM	1	Dallas Police	Southeast	350	354	2216	40 - Other	3 - General Service		180 Murdock Rd	Dallas	TX
17-2158978	11/13/2017	7:21:00 PM	3	Dallas Police	Southeast	350	354	2216	6X - Major Dist (Violence)	2 - Urgent	FOX GAS STATION	180 Murdock Rd	Dallas	TX
17-2156777	11/13/2017	1:17:00 PM	2	Dallas Police	Southeast	350	354	2216	6X - Major Dist (Violence)	2 - Urgent	FOX GAS STATION	180 Murdock Rd	Dallas	TX
17-2157656	11/13/2017	3:42:00 PM	2	Dallas Police	Southeast	350	354	2216	09 - Theft	4 - Non Critical	FOX GAS STATION	180 Murdock Rd	Dallas	TX
17-2167337	11/15/2017	12:13:00 AM	1	Dallas Police	Southeast	350	354	2216	09V - UUMV	4 - Non Critical	FOX GAS STATION	180 MURDOCK RD	Dallas	TX
17-2193418	11/18/2017	8:01:00 PM	3	Dallas Police	Southeast	350	354	2216	07 - Minor Accident	3 - General Service	FOX GAS STATION	180 Murdock Rd	Dallas	TX
17-2229722	11/24/2017	8:38:00 PM	3	Dallas Police	Southeast	350	354	2216	6X - Major Dist (Violence)	2 - Urgent	FOX GAS STATION	180 Murdock Rd	Dallas	TX
17-2229468	11/24/2017	7:38:00 PM	3	Dallas Police	Southeast	350	354	2216	6X - Major Dist (Violence)	2 - Urgent	FOX GAS STATION	180 Murdock Rd	Dallas	TX
17-2263630	11/30/2017	10:04:00 AM	2	Dallas Police	Southeast	350	354	2216	6X - Major Dist (Violence)	2 - Urgent	FOX GAS STATION	180 Murdock Rd	Dallas	TX
17-2268025	11/30/2017	11:50:00 PM	3	Dallas Police	Southeast	350	354	2216	6X - Major Dist (Violence)	2 - Urgent		180 Murdock Rd	Dallas	TX
17-2295254	12/5/2017	12:53:00 AM	1	Dallas Police	Southeast	350	354	2216	40 - Other	3 - General Service	FOX GAS STATION	180 Murdock Rd	Dallas	TX
17-2312354	12/7/2017	6:23:00 PM	3	Dallas Police	Southeast	350	354	2216	6X - Major Dist (Violence)	2 - Urgent	fox gas station	180 Murdock Rd	Dallas	TX

17-2313774	12/7/2017	11:28:00 PM	3	Dallas Police	Southeast	350	354	2216	40 - Other	3 - General Service	FOX SERVICE STATION	180 Murdock Rd	Dallas	TX
17-2321872	12/9/2017	5:05:00 AM	1	Dallas Police	Southeast	350	354	2216	6X - Major Dist (Violence)	2 - Urgent	FOX SERVICE STATION	180 Murdock Rd	Dallas	TX
17-2336415	12/11/2017	2:44:00 PM	2	Dallas Police	Southeast	350	354	2216	6X - Major Dist (Violence)	2 - Urgent	fox fuels	180 Murdock Rd	Dallas	TX
17-2351081	12/13/2017	8:26:00 PM	3	Dallas Police	Southeast	350	354	2216	6X - Major Dist (Violence)	2 - Urgent	FOX SERVICE STATION	180 Murdock Rd	Dallas	TX
17-2358122	12/14/2017	10:38:00 PM	3	Dallas Police	Southeast	350	354	4530	6XE - Disturbance Emergency	1 - Emergency	FOX GAS STATION	Murdock Rd / Great Trinity Forest Way	Dallas	TX
17-2363226	12/15/2017	5:39:00 PM	3	Dallas Police	Southeast	350	354	2216	32 - Suspicious Person	2 - Urgent		180 Murdock Rd	Dallas	TX
17-2363929	12/15/2017	7:15:00 PM	3	Dallas Police	Southeast	350	354	2216	40 - Other	3 - General Service	FOX	180 Murdock Rd	Dallas	TX
17-2410316	12/22/2017	11:01:00 PM	3	Dallas Police	Southeast	350	354	2216	40 - Other	3 - General Service	FOX FUEL	180 Murdock Rd	Dallas	TX
17-2437568	12/28/2017	4:33:00 AM	1	Dallas Police	Southeast	350	354	2216	40 - Other	3 - General Service	FOX SERVICE STATION	180 Murdock Rd	Dallas	TX
17-2446810	12/29/2017	5:01:00 PM	3	Dallas Police	Southeast	350	354	2216	6X - Major Dist (Violence)	2 - Urgent	FOX GAS STATION	180 Murdock Rd	Dallas	TX
17-2455892	12/31/2017	3:26:00 AM	1	Dallas Police	Southeast	350	354	2216	40 - Other	3 - General Service	FOX GAS STATION	180 Murdock Rd	Dallas	TX
18-0013027	1/2/2018	9:42:00 PM	3	Dallas Police	Southeast	350	354	2216	6X - Major Dist (Violence)	2 - Urgent	FOX GAS STATION	180 Murdock Rd	Dallas	TX
18-0008304	1/2/2018	3:03:00 AM	1	Dallas Police	Southeast	350	354	2216	09 - Theft	4 - Non Critical	the fox gas station	180 Murdock Rd	Dallas	TX
18-0062077	1/10/2018	6:57:00 PM	3	Dallas Police	Southeast	350	354	2216	40 - Other	3 - General Service	FOX GAS STATION	180 Murdock Rd	Dallas	TX
18-0068515	1/11/2018	6:27:00 PM	3	Dallas Police	Southeast	350	354	2216	40 - Other	3 - General Service	FOX GAS STATION	180 Murdock Rd	Dallas	TX
18-0080752	1/13/2018	6:41:00 PM	3	Dallas Police	Southeast	350	354	2216	PH - Panhandler	4 - Non Critical	FOX GAS STATION	180 Murdock Rd	Dallas	TX
18-0105885	1/18/2018	1:05:00 AM	1	Dallas Police	Southeast	350	354	2216	6X - Major Dist (Violence)	2 - Urgent	FOX GAS STATION	180 Murdock Rd	Dallas	TX
18-0118150	1/19/2018	9:51:00 PM	3	Dallas Police	Southeast	350	354	2216	32 - Suspicious Person	2 - Urgent	FOX GAS STATION	180 Murdock Rd	Dallas	TX
18-0136324	1/22/2018	7:13:00 PM	3	Dallas Police	Southeast	350	354	2216	32 - Suspicious Person	2 - Urgent	FOX GAS STATION	180 Murdock Rd	Dallas	TX
18-0150834	1/25/2018	5:03:00 AM	1	Dallas Police	Southeast	350	354	2216	40 - Other	3 - General Service	FOX FUELS	180 Murdock Rd	Dallas	TX
18-0165267	1/27/2018	10:10:00 AM	2	Dallas Police	Southeast	350	354	2216	6X - Major Dist (Violence)	2 - Urgent	fox gas station	180 Murdock Rd	Dallas	TX
18-0209254	2/3/2018	5:49:00 AM	1	Dallas Police	Southeast	350	354	2216	40 - Other	3 - General Service	FOX GAS STATION	180 Murdock Rd	Dallas	TX
18-0221280	2/5/2018	8:21:00 AM	2	Dallas Police	Southeast	350	354	2216	09 - Theft	4 - Non Critical	FOX STORE	180 Murdock Rd	Dallas	TX
18-0238450	2/8/2018	2:32:00 PM	2	Dallas Police	Southeast	350	354	2216	6XA - Major Dist Ambulance	2 - Urgent	FOXX STORE	180 Murdock Rd	Dallas	TX
18-0244913	2/9/2018	2:53:00 PM	2	Dallas Police	Southeast	350	354	2216	6X - Major Dist (Violence)	2 - Urgent	FOX LAUNDRYMAT/STORE	180 Murdock Rd	Dallas	TX
18-0251889	2/10/2018	3:57:00 PM	2	Dallas Police	Southeast	350	354	2216	40 - Other	3 - General Service	FOX GAS STATION	180 Murdock Rd	Dallas	TX
18-0355215	2/27/2018	8:23:00 PM	3	Dallas Police	Southeast	350	354	2216	40 - Other	3 - General Service	FOX GAS STATION	180 Murdock Rd	Dallas	TX
18-0429631	3/11/2018	8:52:00 AM	2	Dallas Police	Southeast	350	354	2216	38 - Meet Complainant	4 - Non Critical	FOX GAS STATION	180 Murdock Rd	Dallas	TX
18-0433742	3/12/2018	12:45:00 AM	1	Dallas Police	Southeast	350	354	2216	SIP - Sleeping In Public	4 - Non Critical	fox fuel	180 Murdock Rd	Dallas	TX
18-0440584	3/13/2018	4:06:00 AM	1	Dallas Police	Southeast	350	354	2216	40 - Other	3 - General Service	FOX FUELS	180 Murdock Rd	Dallas	TX
18-0452726	3/15/2018	6:32:00 AM	1	Dallas Police	Southeast	350	354	2216	09V-01 UUMV Just Ocrd	3 - General Service	fox fules	180 Murdock Rd	Dallas	TX
18-0469559	3/17/2018	4:07:00 PM	3	Dallas Police	Southeast	350	354	2216	7X - Major Accident	2 - Urgent		180 Murdock Rd	Dallas	TX
18-0467871	3/17/2018	11:25:00 AM	2	Dallas Police	Southeast	350	354	2216	6X - Major Dist (Violence)	2 - Urgent		180 MURDOCK RD	Dallas	TX
18-0466607	3/17/2018	4:15:00 AM	1	Dallas Police	Southeast	350	354	2216	6X - Major Dist (Violence)	2 - Urgent	FOX LAUNDRY MAT	180 Murdock Rd	Dallas	TX
18-0475859	3/18/2018	1:37:00 PM	2	Dallas Police	Southeast	350	354	2216	40 - Other	3 - General Service	FOX	180 Murdock Rd	Dallas	TX
18-0521575	3/25/2018	9:48:00 AM	2	Dallas Police	Southeast	350	354	2216	6X - Major Dist (Violence)	2 - Urgent	FOX GAS STATION	180 Murdock Rd	Dallas	TX
18-0565992	4/1/2018	1:45:00 AM	1	Dallas Police	Southeast	350	354	2216	11V - Burg Motor Veh	4 - Non Critical	FOX GAS STATION	180 Murdock Rd	Dallas	TX
18-0605955	4/7/2018	12:42:00 PM	2	Dallas Police	Southeast	350	354	2216	40 - Other	3 - General Service	FOX FUELS	180 Murdock Rd	Dallas	TX
18-0661491	4/16/2018	1:32:00 AM	1	Dallas Police	Southeast	350	354	2216	25 - Criminal Assault	2 - Urgent	THE FOX TACO	180 Murdock Rd	Dallas	TX
18-0727263	4/26/2018	11:32:00 AM	2	Dallas Police	Southeast	350	354	2216	6X - Major Dist (Violence)	2 - Urgent	FOX GAS STATION	180 Murdock Rd	Dallas	TX
18-0836300	5/12/2018	4:12:00 PM	3	Dallas Police	Southeast	350	354	2216	40 - Other	3 - General Service	fox	180 Murdock Rd	Dallas	TX
18-0848975	5/14/2018	2:31:00 PM	2	Dallas Police	Southeast	350	354	2216	09 - Theft	4 - Non Critical	FOX GAS STATION	180 Murdock Rd	Dallas	TX
18-0863380	5/16/2018	5:27:00 PM	3	Dallas Police	Southeast	350	354	2216	21B - Business Hold Up	2 - Urgent	LUCKY TEXAN #6	180 Murdock Rd	Dallas	TX
18-0921688	5/25/2018	12:44:00 AM	1	Dallas Police	Southeast	350	354	2216	09V-01 UUMV Just Ocrd	3 - General Service	fox gas station	180 Murdock Rd	Dallas	TX
18-0968507	5/31/2018	8:44:00 PM	3	Dallas Police	Southeast	350	354	2216	40/01 - Other	2 - Urgent	FOX FUEL	180 Murdock Rd	Dallas	TX
18-0983439	6/2/2018	9:19:00 PM	3	Dallas Police	Southeast	350	354	4530	24 - Abandoned Property	4 - Non Critical	FOX GAS STATION	MURDOCK RD / ELKTON CIR	Dallas	TX
18-1001584	6/5/2018	2:19:00 PM	2	Dallas Police	Southeast	350	353	6XA	- Major Dist Ambulance	2 - Urgent	FOX GAS STATION	Great Trinity Forest Way / Murdock Rd	Dallas	TX
18-1019520	6/8/2018	2:46:00 AM	1	Dallas Police	Southeast	350	354	2216	6X - Major Dist (Violence)	2 - Urgent		180 Murdock Rd	Dallas	TX
18-1082796	6/17/2018	8:44:00 AM	2	Dallas Police	Southeast	350	354	2216	40 - Other	3 - General Service	FOX GAS STATION	C F Hawn Serv Eb / Murdock Acrd S	Dallas	TX

18-1122058	6/23/2018	3:27:00 AM	1	Dallas Police	Southeast	350	353	4530	6XE - Disturbance Emergency	1 - Emergency	FOX GAS STATION .	Great Trinity Forest Way / Murdock Rd	Dallas	TX
18-1176774	7/1/2018	12:49:00 AM	1	Dallas Police	Southeast	350	354	2216	19 - Shooting	1 - Emergency	FOX	180 Murdock Rd	Dallas	TX
18-1202772	7/4/2018	7:57:00 PM	3	Dallas Police	Southeast	350	354	2216	40/01 - Other	2 - Urgent	fox gas station	180 Murdock Rd	Dallas	TX
18-1248776	7/10/2018	9:02:00 PM	3	Dallas Police	Southeast	350	354	2216	6X - Major Dist (Violence)	2 - Urgent	FOX	Murdock Acrd S / C F Hawn Serv Eb	Dallas	TX
18-1261352	7/12/2018	7:45:00 PM	3	Dallas Police	Southeast	350	354	2216	40 - Other	3 - General Service	FOX GAS STATION	180 Murdock Rd	Dallas	TX
18-1266396	7/13/2018	3:37:00 PM	2	Dallas Police	Southeast	350	353	4530	6X - Major Dist (Violence)	2 - Urgent	FOX GAS STATION	Great Trinity Forest Way / Murdock Rd	Dallas	TX
18-1296134	7/17/2018	10:44:00 PM	3	Dallas Police	Southeast	350	354	2216	6X - Major Dist (Violence)	2 - Urgent	FOX GAS STATION	180 Murdock Rd	Dallas	TX
18-1320158	7/21/2018	12:26:00 PM	2	Dallas Police	Southeast	350	354	2216	6X - Major Dist (Violence)	2 - Urgent	FOX GAS STATION	180 MURDOCK RD	Dallas	TX
18-1379797	7/30/2018	2:51:00 PM	2	Dallas Police	Southeast	350	354	2216	11V - Burg Motor Veh	4 - Non Critical	FOX GAS STATION	162-198 Murdock Rd	Dallas	TX
18-1382572	7/30/2018	11:40:00 PM	3	Dallas Police	Southeast	350	354	2216	6X - Major Dist (Violence)	2 - Urgent	FOX GAS STATION	180 MURDOCK RD	Dallas	TX
18-1379460	7/30/2018	1:53:00 PM	2	Dallas Police	Southeast	350	354	2216	6XA - Major Dist Ambulance	2 - Urgent	FOX FUEL	Murdock Rd / C F Hawn Acrd S	Dallas	TX
18-1382672	7/31/2018	12:03:00 AM	1	Dallas Police	Southeast	350	354	2216	46 - CIT	2 - Urgent		180 Murdock Rd	Dallas	TX
18-1386867	7/31/2018	6:10:00 PM	3	Dallas Police	Southeast	350	354	2216	09 - Theft	4 - Non Critical	FOX GAS STATION	180 Murdock Rd	Dallas	TX
18-1421871	8/5/2018	9:27:00 PM	3	Dallas Police	Southeast	350	354	2216	40/01 - Other	2 - Urgent	Fox Gas Station	180 Murdock Rd	Dallas	TX
18-1422450	8/5/2018	11:14:00 PM	3	Dallas Police	Southeast	350	354	2216	40/01 - Other	2 - Urgent	FOX LAUNDRY MAT	180 Murdock Rd	Dallas	TX
18-1428696	8/6/2018	10:03:00 PM	3	Dallas Police	Southeast	350	354	2216	6X - Major Dist (Violence)	2 - Urgent		180 Murdock Rd	Dallas	TX
18-1432600	8/7/2018	2:50:00 PM	2	Dallas Police	Southeast	350	354	2216	6X - Major Dist (Violence)	2 - Urgent	FOX	180 Murdock Rd	Dallas	TX
18-1465179	8/12/2018	5:09:00 PM	3	Dallas Police	Southeast	350	354	2216	6X - Major Dist (Violence)	2 - Urgent	FOX GAS STATION	180 Murdock Rd	Dallas	TX
18-1534371	8/23/2018	1:16:00 AM	1	Dallas Police	Southeast	350	354	2216	40 - Other	3 - General Service	FOX GAS STATION	180 Murdock Rd	Dallas	TX
18-1556274	8/26/2018	3:38:00 AM	1	Dallas Police	Southeast	350	354	2216	16A - Injured Person w/Amb	2 - Urgent	RESD	180 MURDOCK RD	Dallas	TX
18-1557448	8/26/2018	10:44:00 AM	2	Dallas Police	Southeast	350	354	2216	40/01 - Other	2 - Urgent	foxx gas station	180 Murdock Rd	Dallas	TX
18-1558465	8/26/2018	2:36:00 PM	2	Dallas Police	Southeast	350	354	2216	6X - Major Dist (Violence)	2 - Urgent	FOX GAS STATION	180 Murdock Rd	Dallas	TX
18-1560257	8/26/2018	8:21:00 PM	3	Dallas Police	Southeast	350	353	4530	31 - Criminal Mischief	4 - Non Critical	FOX GAS STATION	Great Trinity Forest Way / Murdock Rd	Dallas	TX
18-1580103	8/29/2018	9:52:00 PM	3	Dallas Police	Southeast	350	354	4530	40 - Other	3 - General Service	THE FOX GAS STATION	Murdock Rd / Great Trinity Forest Way	Dallas	TX
18-1640950	9/8/2018	10:09:00 AM	2	Dallas Police	Southeast	350	354	2216	11V - Burg Motor Veh	4 - Non Critical	FOX GAS STATION	180 Murdock Rd	Dallas	TX
18-1666640	9/12/2018	2:16:00 PM	2	Dallas Police	Southeast	350	354	2216	24 - Abandoned Property	4 - Non Critical	FOX	180 Murdock Rd	Dallas	TX
18-1671531	9/13/2018	8:22:00 AM	2	Dallas Police	Southeast	350	354	2216	11V - Burg Motor Veh	4 - Non Critical		180 Murdock Rd	Dallas	TX
18-1673423	9/13/2018	2:26:00 PM	2	Dallas Police	Southeast	350	354	2216	11V - Burg Motor Veh	4 - Non Critical	FOX GAS STATION	180 Murdock Rd	Dallas	TX
18-1778144	9/29/2018	1:02:00 PM	2	Dallas Police	Southeast	350	354	2216	DAEF-Dist Armed Encounter Foot	1 - Emergency	FOX GAS STATION	180 Murdock Rd	Dallas	TX
18-1791606	10/1/2018	2:04:00 PM	2	Dallas Police	Southeast	350	354	2216	7X - Major Accident	2 - Urgent	FOX GAS STATION	180 Murdock Rd	Dallas	TX
18-1793609	10/1/2018	7:29:00 PM	3	Dallas Police	Southeast	350	354	2216	DASV-Dist Active Shooter Veh	1 - Emergency	FOX GAS STATION	180 Murdock Rd	Dallas	TX
18-1821257	10/5/2018	10:08:00 PM	3	Dallas Police	Southeast	350	354	2216	6XE - Disturbance Emergency	1 - Emergency	FOX GAS STATION	180 Murdock Rd	Dallas	TX
18-1891043	10/16/2018	7:37:00 PM	3	Dallas Police	Southeast	350	354	2216	6X - Major Dist (Violence)	2 - Urgent	FOX STORE	180 MURDOCK RD	Dallas	TX
18-1965290	10/28/2018	1:28:00 PM	2	Dallas Police	Southeast	350	354	2216	6X - Major Dist (Violence)	2 - Urgent		180 Murdock Rd	Dallas	TX
18-1988214	11/1/2018	1:30:00 AM	1	Dallas Police	Southeast	350	354	2216	**PD Requested by Fire	2 - Urgent	FOX GAS STATION	180 Murdock Rd	Dallas	TX
18-2052124	11/11/2018	6:15:00 AM	1	Dallas Police	Southeast	350	354	2216	6X - Major Dist (Violence)	2 - Urgent	FOX FUELS	180 Murdock Rd	Dallas	TX
18-2067035	11/13/2018	7:48:00 PM	3	Dallas Police	Southeast	350	354	2216	09/01 - Theft	3 - General Service	THE FOX WASHATERIA	180 Murdock Rd	Dallas	TX
18-2093841	11/17/2018	9:52:00 PM	3	Dallas Police	Southeast	350	354	2216	6X - Major Dist (Violence)	2 - Urgent	FOX GAS STATION	180 Murdock Rd	Dallas	TX
18-2104848	11/19/2018	6:25:00 PM	3	Dallas Police	Southeast	350	354	2216	40/01 - Other	2 - Urgent	FOX GAS STATION	180 Murdock Rd	Dallas	TX
18-2132139	11/24/2018	1:01:00 PM	2	Dallas Police	Southeast	350	354	2216	40 - Other	3 - General Service	FOX GAS STATION	180 Murdock Rd	Dallas	TX
18-2157633	11/28/2018	6:42:00 PM	3	Dallas Police	Southeast	350	354	4530	07 - Minor Accident	3 - General Service	FOXX	Murdock Rd / Elkton Cir	Dallas	TX
18-2178750	12/1/2018	11:01:00 PM	3	Dallas Police	Southeast	350	354	2216	6X - Major Dist (Violence)	2 - Urgent	FOX GAS STATION	180 Murdock Rd	Dallas	TX
18-2198313	12/5/2018	6:04:00 AM	1	Dallas Police	Southeast	350	354	2216	DAEF-Dist Armed Encounter Foot	1 - Emergency	FOX STATION	180 Murdock Rd	Dallas	TX
18-2235409	12/11/2018	3:41:00 AM	1	Dallas Police	Southeast	350	354	2216	6X - Major Dist (Violence)	2 - Urgent	FOX FUELS	180 Murdock Rd	Dallas	TX
18-2268736	12/16/2018	2:24:00 PM	2	Dallas Police	Southeast	350	354	2216	40 - Other	3 - General Service	FOX GAS	180 Murdock Rd	Dallas	TX
18-2289191	12/19/2018	8:36:00 PM	3	Dallas Police	Southeast	350	354	2216	6X - Major Dist (Violence)	2 - Urgent	FOX GAS STATION	180 Murdock Rd	Dallas	TX
18-2290947	12/20/2018	4:54:00 AM	1	Dallas Police	Southeast	350	354	2216	38 - Meet Complainant	4 - Non Critical	fox gas station	180 MURDOCK RD	Dallas	TX
18-2339027	12/28/2018	5:23:00 AM	1	Dallas Police	Southeast	350	354	2216	6X - Major Dist (Violence)	2 - Urgent	FOX FUELS	180 Murdock Rd	Dallas	TX
19-0011231	1/2/2019	2:39:00 PM	2	Dallas Police	Southeast	350	354	2216	6X - Major Dist (Violence)	2 - Urgent	BOOST MOBILE	180 Murdock Rd	Dallas	TX
19-0040149	1/7/2019	10:57:00 AM	2	Dallas Police	Southeast	350	354	2216	7X - Major Accident	2 - Urgent		180 Murdock Rd	Dallas	TX

19-0072345	1/12/2019	6:22:00 PM	3	Dallas Police	Southeast	350	354	2216	07 - Minor Accident	3 - General Service	FOX GAS STATION	180 Murdock Rd	Dallas	TX
19-0105298	1/18/2019	11:07:00 AM	2	Dallas Police	Southeast	350	354	2216	40 - Other	3 - General Service	FOX GAS STATION	180 Murdock Rd	Dallas	TX
19-0110668	1/19/2019	4:08:00 AM	1	Dallas Police	Southeast	350	354	2216	**PD Requested by Fire	2 - Urgent	FOX GAS STATION	180 Murdock Rd	Dallas	TX
19-0165038	1/28/2019	3:17:00 PM	2	Dallas Police	Southeast	350	354	2216	07 - Minor Accident	3 - General Service		180 Murdock Rd	Dallas	TX
19-0199018	2/3/2019	2:18:00 AM	1	Dallas Police	Southeast	350	354	2216	6XA - Major Dist Ambulance	2 - Urgent	FOX GAS STATION	180 Murdock Rd	Dallas	TX
19-0203011	2/3/2019	7:32:00 PM	3	Dallas Police	Southeast	350	354	2216	24 - Abandoned Property	4 - Non Critical		180 Murdock Rd	Dallas	TX
19-0208122	2/4/2019	3:37:00 PM	2	Dallas Police	Southeast	350	354	4530	6X - Major Dist (Violence)	2 - Urgent	FOX GAS STATION	Elkton Cir / Murdock Rd	Dallas	TX
19-0238164	2/9/2019	9:43:00 AM	2	Dallas Police	Southeast	350	354	2216	09V-01 UUMV Just Ocrd	3 - General Service	LAUNDRY MAT	180 Murdock Rd	Dallas	TX
19-0246160	2/10/2019	4:26:00 PM	3	Dallas Police	Southeast	350	354	2216	40/01 - Other	2 - Urgent		180 Murdock Rd	Dallas	TX
19-0292848	2/18/2019	1:25:00 PM	2	Dallas Police	Southeast	350	354	2216	07 - Minor Accident	3 - General Service	LAUNDRY MAT	180 Murdock Rd	Dallas	TX
19-0304122	2/20/2019	11:31:00 AM	2	Dallas Police	Southeast	350	354	2216	6X - Major Dist (Violence)	2 - Urgent	FOXX	180 Murdock Rd	Dallas	TX
19-0328863	2/24/2019	5:54:00 AM	1	Dallas Police	Southeast	350	354	2216	40 - Other	3 - General Service	FOXX	180 Murdock Rd	Dallas	TX
19-0373044	3/3/2019	4:03:00 AM	1	Dallas Police	Southeast	350	354	2216	6X - Major Dist (Violence)	2 - Urgent	FOX GAS STATION	180 Murdock Rd	Dallas	TX
19-0382464	3/4/2019	7:35:00 PM	3	Dallas Police	Southeast	350	354	2216	6X - Major Dist (Violence)	2 - Urgent	FOX GAS STATION	180 Murdock Rd	Dallas	TX
19-0447556	3/14/2019	3:20:00 PM	2	Dallas Police	Southeast	350	354	4530	07 - Minor Accident	3 - General Service	FOX	Murdock Rd / Elkton Cir	Dallas	TX
19-0460125	3/16/2019	12:25:00 PM	2	Dallas Police	Southeast	350	354	2216	6X - Major Dist (Violence)	2 - Urgent	foxx gas station	180 Murdock Rd	Dallas	TX
19-0606137	4/7/2019	4:05:00 AM	1	Dallas Police	Southeast	350	354	2216	46 - CIT	2 - Urgent	FOX GAS STATION	180 Murdock Rd	Dallas	TX
19-0622759	4/9/2019	5:31:00 PM	3	Dallas Police	Southeast	350	354	2216	6X - Major Dist (Violence)	2 - Urgent	FOX GAS STATION	180 Murdock Rd	Dallas	TX
19-0651707	4/13/2019	10:05:00 PM	3	Dallas Police	Southeast	350	354	2216	6X - Major Dist (Violence)	2 - Urgent	FOX GAS STATION	180 Murdock Rd	Dallas	TX
19-0661542	4/15/2019	1:05:00 PM	2	Dallas Police	Southeast	350	354	2216	6X - Major Dist (Violence)	2 - Urgent	FOX GAS STATION	180 Murdock Rd	Dallas	TX

Offenses:

Watch	OffIncident	Premise	Address	ZipCode	City	State	RA	Beat	Division	Sector	District	Date1	Time1	NIBRS_Crime
1	ROBBERY OF INDIVIDUAL (AGG)	Parking Lot (All Others)	180 MURDOCK RD	75217	DALLAS	TX	2216	354	SOUTHEAST	350	D8	1/26/2018	2:09:00 AM	ROBBERY-INDIVIDUAL
1	UNAUTHORIZED USE OF MOTOR VEH - TRUCK OR BUS	Gas or Service Station	180 MURDOCK RD	75217	DALLAS	TX	2216	354	SOUTHEAST	350	D8	3/15/2018	6:00:00 AM	UUMV
2	THEFT OF PROP <$100 - OTHER THAN SHOPLIFT	Parking (Business)	180 MURDOCK RD	75217	DALLAS	TX	2216	354	SOUTHEAST	350	D8	5/14/2018	2:31:00 PM	ALL OTHER LARCENY
1	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	Gas or Service Station	180 MURDOCK RD	75217	DALLAS	TX	2216	354	SOUTHEAST	350	D8	5/25/2018	1:30:00 AM	UUMV
1	THEFT OF PROP > OR EQUAL $100 <$750 (NOT SHOPLIFT) PC31.03(e2A)	Gas or Service Station	180 MURDOCK RD	75217	DALLAS	TX	2216	354	SOUTHEAST	350	D8	7/8/2018	7:50:00 AM	ALL OTHER LARCENY
1	ROBBERY OF INDIVIDUAL (AGG)	Commercial Property Occupied/Vacant	180 MURDOCK RD	75217	DALLAS	TX	2216	354	SOUTHEAST	350	D8	8/26/2018	3:36:00 AM	ROBBERY-INDIVIDUAL
1	BMV	Gas or Service Station	180 MURDOCK RD	75217	DALLAS	TX	2216	354	SOUTHEAST	350	D8	9/7/2018	7:10:00 AM	THEFT FROM MOTOR VEHICLE
3	UNAUTHORIZED USE OF MOTOR VEH - TRUCK OR BUS	Gas or Service Station	180 MURDOCK RD	75217	DALLAS	TX	2216	354	SOUTHEAST	350	D8	1/6/2019	9:45:00 PM	UUMV
2	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	Gas or Service Station	180 MURDOCK RD	75217	DALLAS	TX	2216	354	SOUTHEAST	350	D8	1/20/2019	3:40:00 PM	UUMV
2	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	Gas or Service Station	180 MURDOCK RD	75217	DALLAS	TX	2216	354	SOUTHEAST	350	D8	2/9/2019	9:45:00 AM	UUMV

Arrests:

IncidentNum	ArrestNumber	ArArrestDate	ArArrestTime	ArLAddress	NIBRS_Crime	UCRArrestChg	PClass	ChargeDesc
232497-2017	17-041556	10/11/2017	3:30:00 AM	180 MURDOCK RD	ALL OTHER OFFENSES	OTHER	FS	EVADING ARREST DETENTION W/PREV CONVICTION
240631-2017	17-042929	10/21/2017	5:35:00 AM	180 MURDOCK RD	TRESPASS OF REAL PROPERTY	OTHER /CRIMINAL TRESPASS	MB	CRIMINAL TRESPASS
248888-2017	17-044207	10/31/2017	11:30:00 AM	180 MURDOCK RD	SIMPLE ASSAULT	OTHER /ASSAULT	MA	ASSAULT -FAMILY VIOLENCE - BODILY INJURY ONLY
254253-2017	17-045128	11/7/2017	12:10:00 AM	180 MURDOCK RD	TRESPASS OF REAL PROPERTY	OTHER /CRIMINAL TRESPASS	MB	CRIMINAL TRESPASS
016409-2018	18-002588	1/22/2018	8:00:00 PM	180 MURDOCK RD	APOWW	APOWW	NA	APOWW (SOCIAL SERVICES REFERRAL)
039597-2018	18-005888	2/24/2018	1:15:00 AM	180 MURDOCK RD	WARRANT HOLD (OUTSIDE AGENCY)	HOLDS DSO	NA	WARRANT HOLD (OUTSIDE AGENCY)
052204-2018	18-008192	3/12/2018	1:00:00 AM	180 MURDOCK RD	TRESPASS OF REAL PROPERTY	OTHER /CRIMINAL TRESPASS	MB	CRIMINAL TRESPASS
052204-2018	18-008192	3/12/2018	1:00:00 AM	180 MURDOCK RD	ALL OTHER OFFENSES	NULL	MC	FAIL TO ID -REFUSES TO PROVIDE INFO
104074-2018	18-016374	5/16/2018	1:35:00 PM	180 MURDOCK RD	DRUG/ NARCOTIC VIOLATIONS	NARCOTIC CHARGES	F1	MAN DEL CONT SUB PEN GRP 1 > OR EQUAL 4G<200G
104074-2018	18-016374	5/16/2018	1:35:00 PM	180 MURDOCK RD	DRUG/ NARCOTIC VIOLATIONS	NARCOTIC CHARGES	MB	POSS MARIJUANA <2OZ
104074-2018	18-016374	5/16/2018	1:35:00 PM	180 MURDOCK RD	WARRANT DALLAS PD (NARCOTICS & DRUGS)	NULL	NA	WARRANT DALLAS PD (NARCOTICS & DRUGS)
123263-2018	18-019360	6/8/2018	2:50:00 AM	180 MURDOCK RD	INTIMIDATION	ALL OTHER M\C CHARGES	MC	ASSAULT -FAM VIOL THREA
135831-2018	18-021520	6/23/2018	4:10:00 AM	180 MURDOCK RD	WARRANT HOLD (OUTSIDE AGENCY)	HOLDS DSO	NA	WARRANT HOLD (OUTSIDE AGENCY)
167383-2018	18-026834	7/31/2018	12:18:00 AM	180 MURDOCK RD	PUBLIC INTOXICATION		MC	PUBLIC INTOXICATION
186437-2018	18-030247	8/23/2018	2:25:00 AM	180 MURDOCK RD	ALL OTHER OFFENSES		MA	FAIL TO ID -FUGITIVE INTENT GIVE FALSE INFO
186437-2018	18-030247	8/23/2018	2:25:00 AM	180 MURDOCK RD	WARRANT HOLD (OUTSIDE AGENCY)		NA	WARRANT HOLD (OUTSIDE AGENCY)
186437-2018	18-030247	8/23/2018	2:25:00 AM	180 MURDOCK RD	WARRANT HOLD (OUTSIDE AGENCY)		NA	WARRANT HOLD (OUTSIDE AGENCY)
186437-2018	18-030247	8/23/2018	2:25:00 AM	180 MURDOCK RD	WARRANT HOLD (OUTSIDE AGENCY)		NA	WARRANT HOLD (OUTSIDE AGENCY)
234467-2018	18-038298	10/26/2018	5:03:00 PM	180 MURDOCK RD	WARRANT-DALLAS PD (ALIAS)		NA	WARRANT-DALLAS PD (ALIAS)
238048-2018	18-038908	11/1/2018	1:45:00 AM	180 MURDOCK RD	APOWW		NA	APOWW (SOCIAL SERVICES REFERRAL)
068456-2019	19-012126	4/7/2019	4:32:00 AM	180 MURDOCK RD	APOWW		NA	APOWW (SOCIAL SERVICES REFERRAL)

LIST OF OFFICERS
Sikka Investments 2 LLC

Shazeb Daredia, Officer

PROPOSED SUP CONDITIONS

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

4. FLOOR AREA: The maximum floor area for this use is 4,568 square feet.

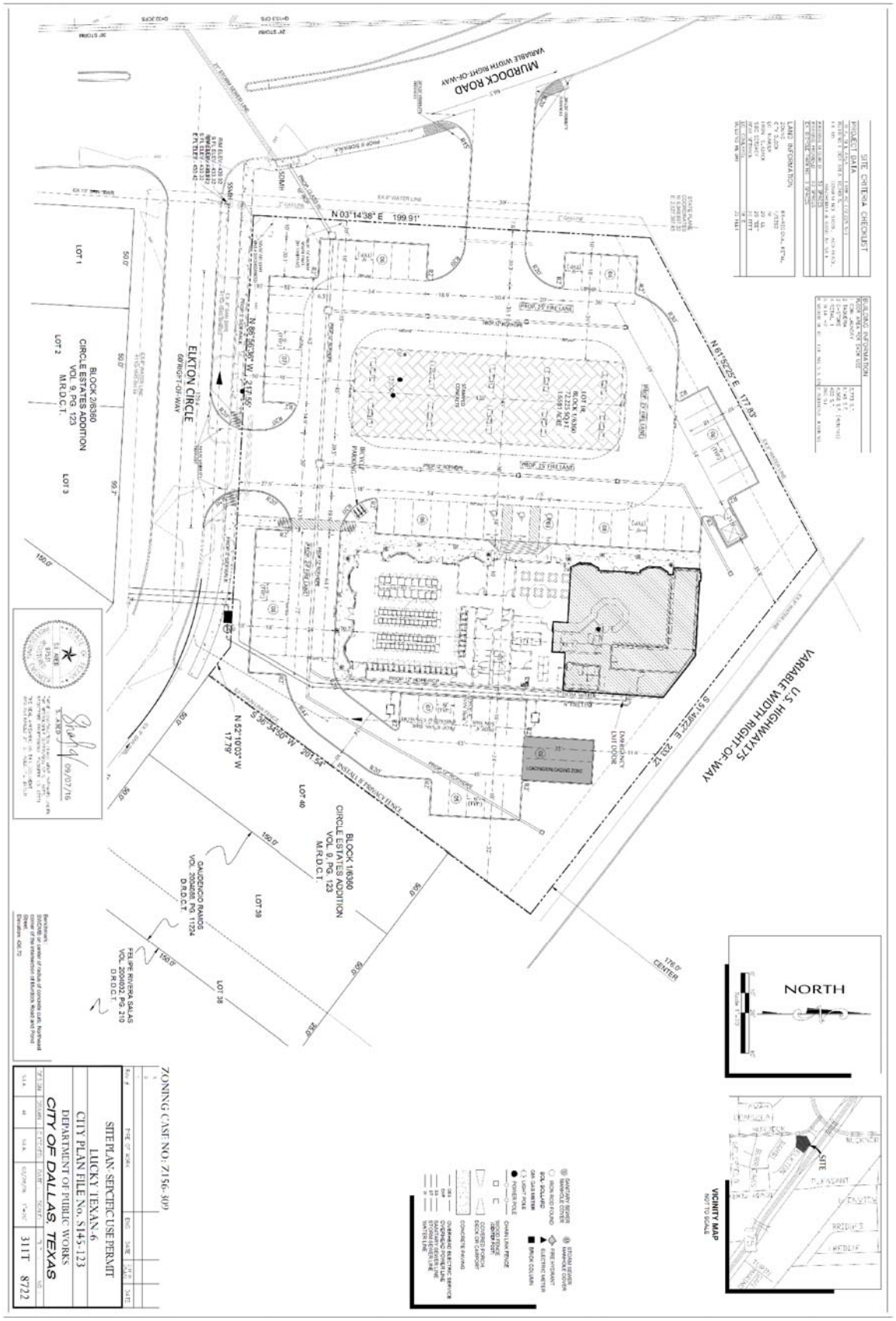
5. INGRESS-EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.

6. PARKING: Off-street parking must be located as shown on the attached site plan.

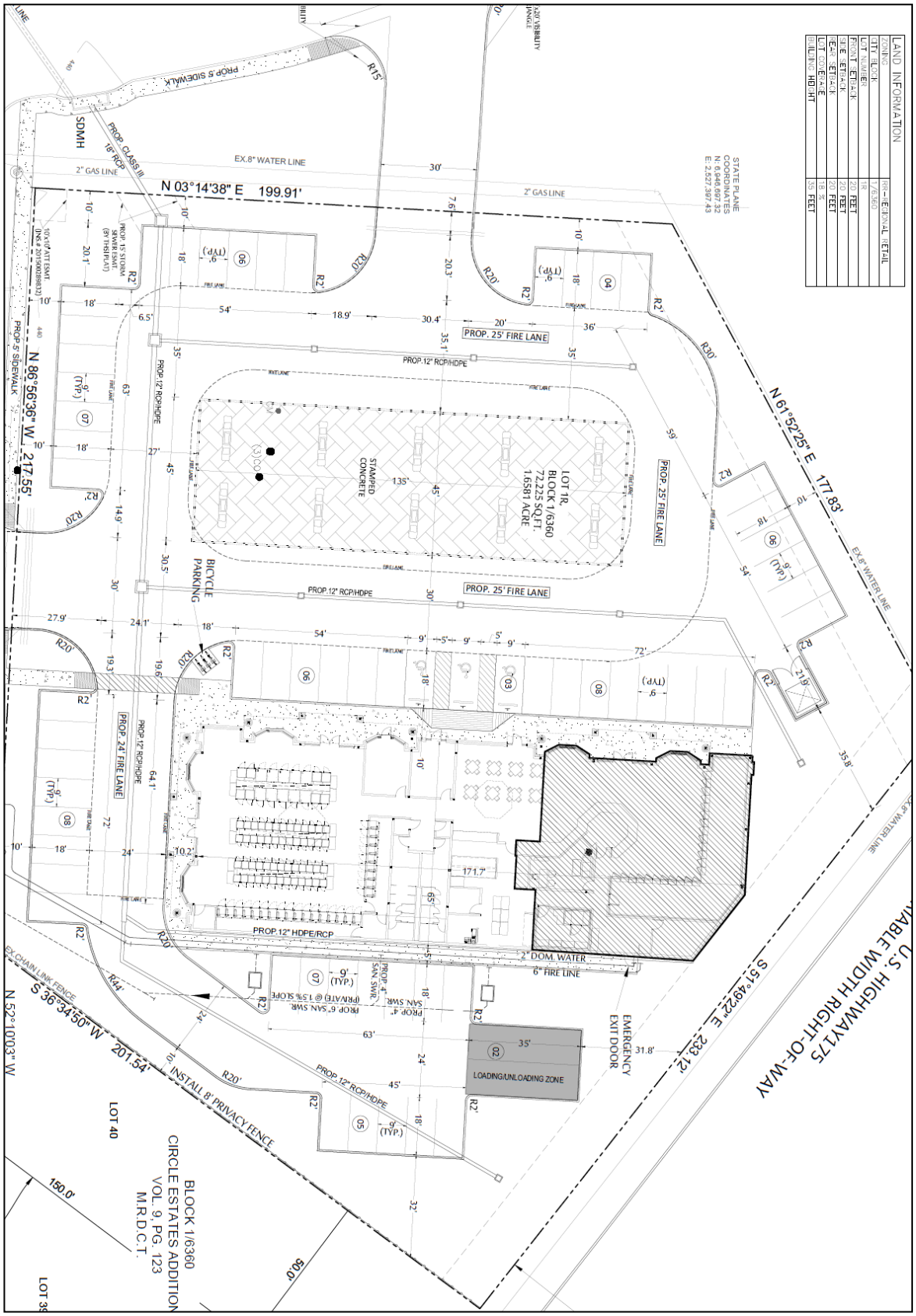
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

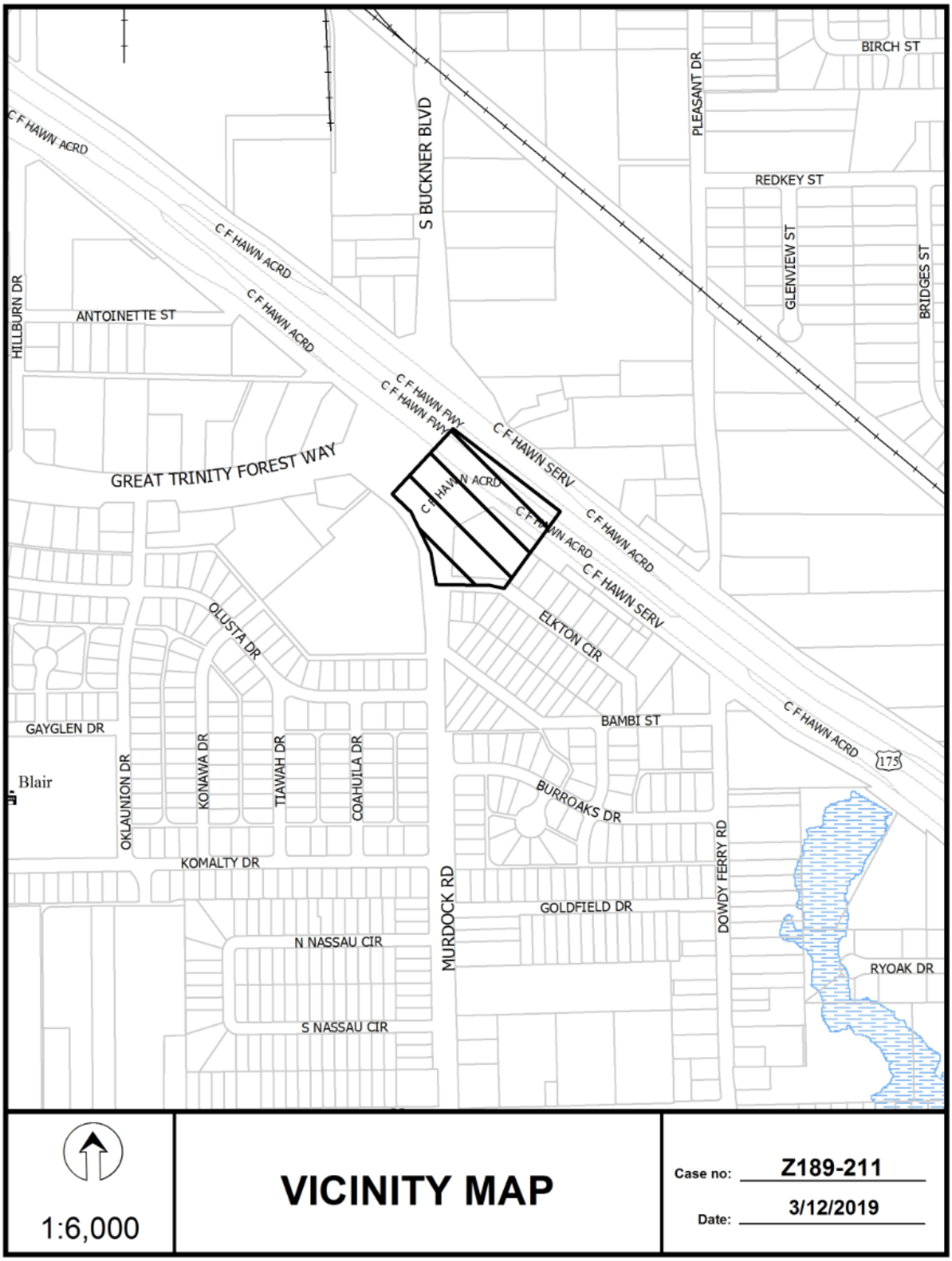
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED SITE PLAN

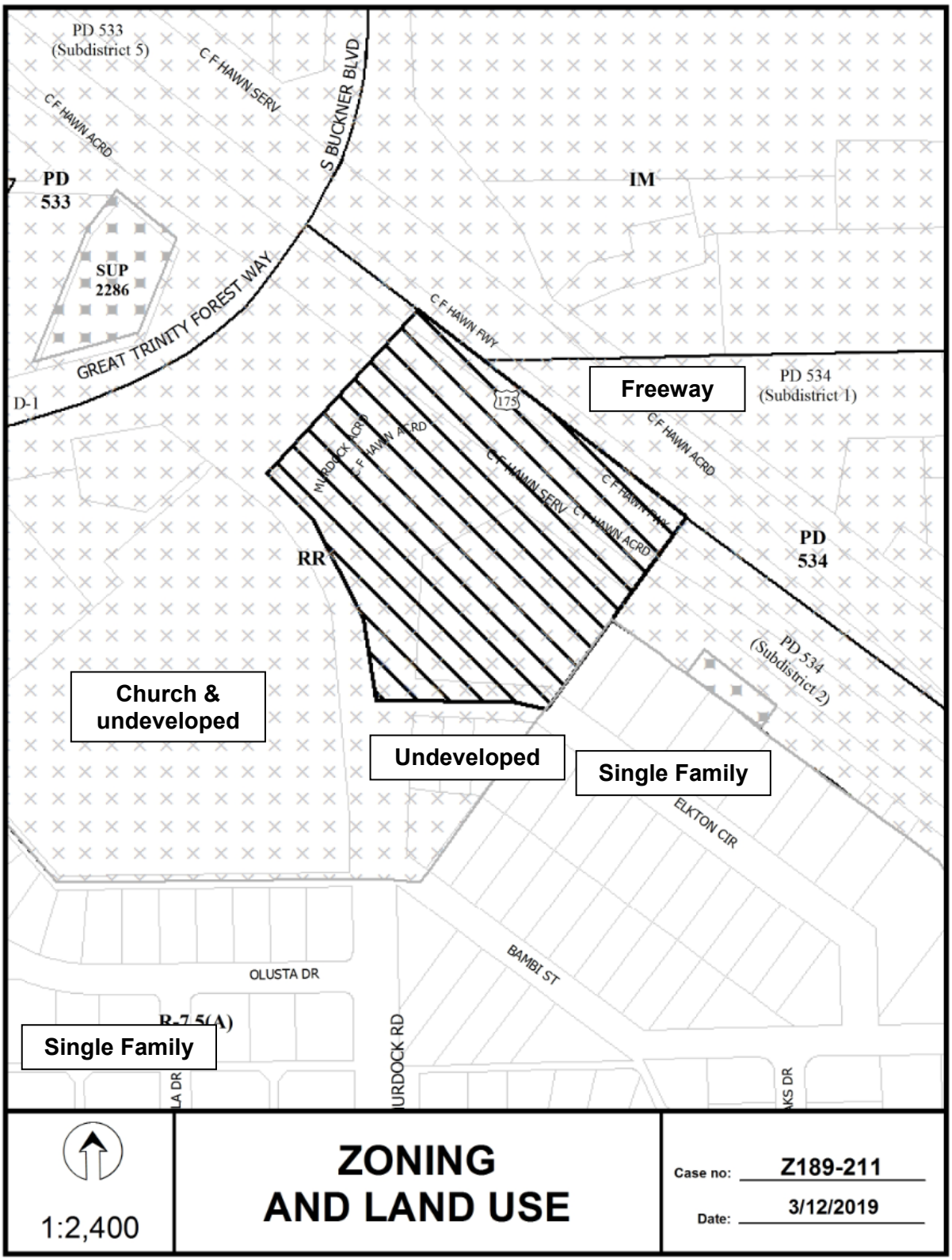


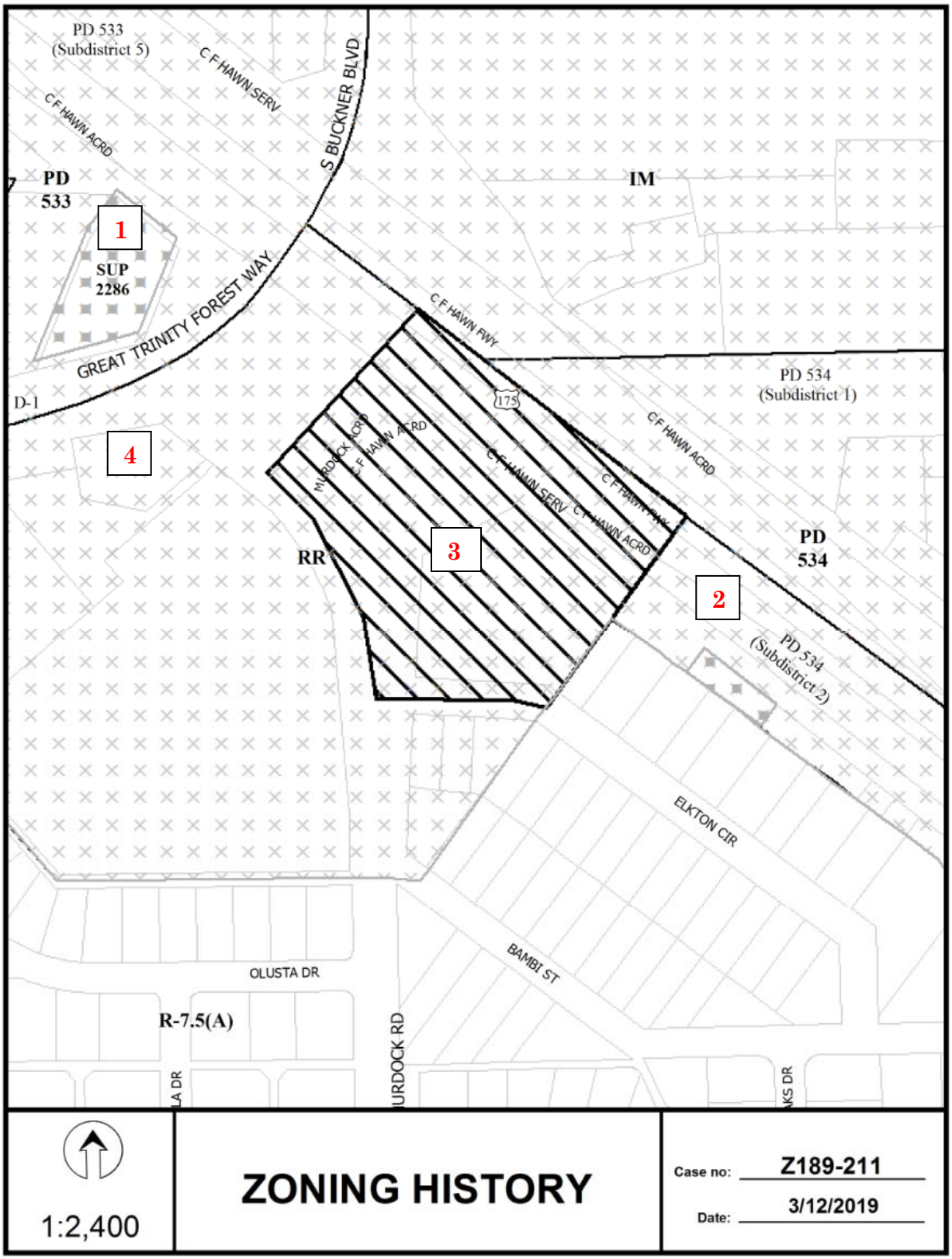
ENLARGED PROPOSED SITE PLAN

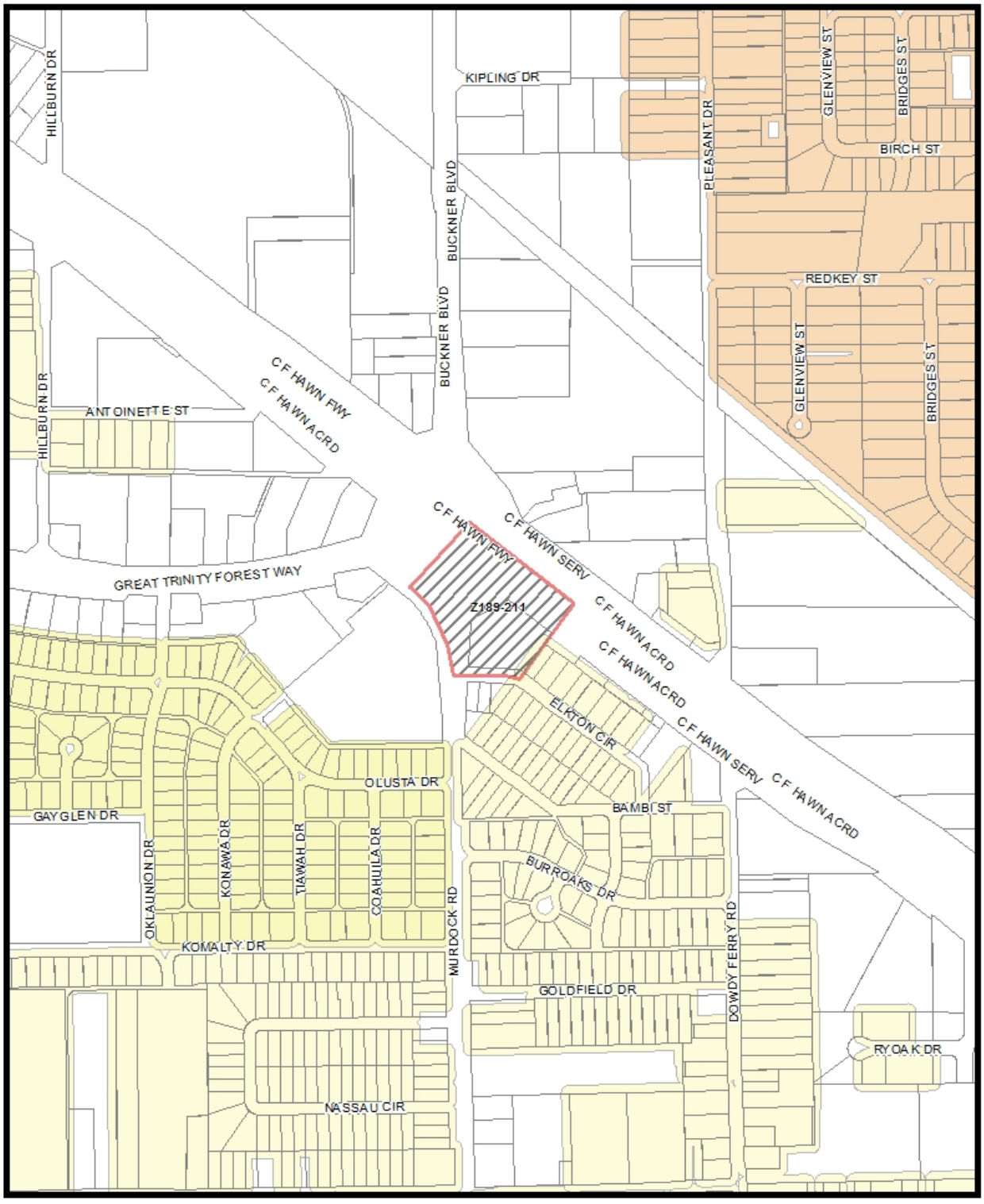


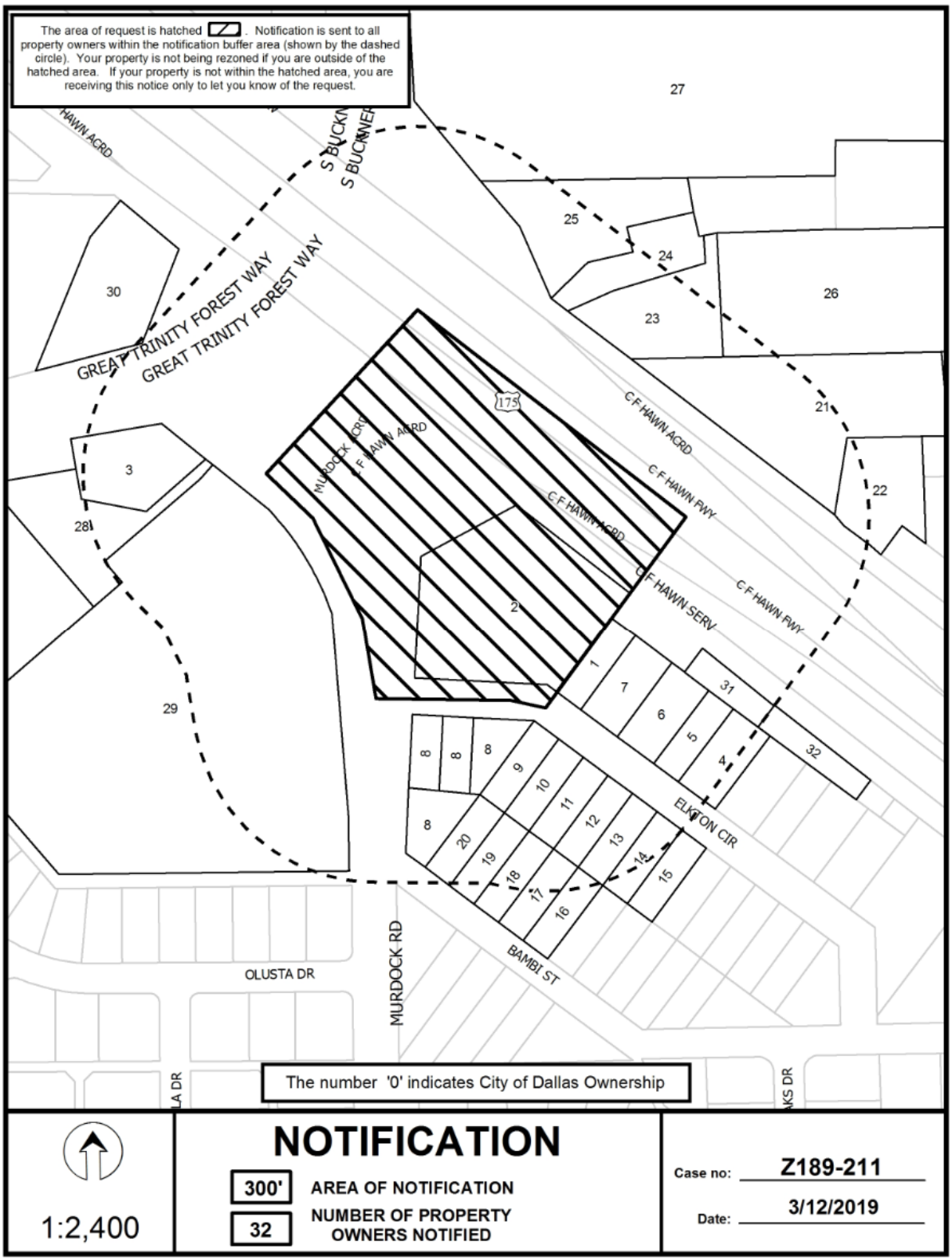

BIRCH ST
PLEASANT DR
S BUCKNER BLVD
C F HAWN ACRD
REDKEY ST
GLENVIEW ST
BRIDGES ST
HILLBURN DR
ANTOINETTE ST
C F HAWN FWY
C F HAWN SERV
GREAT TRINITY FOREST WAY
OLUSTA DR
ELKTON CIR
BAMBI ST
GAYGLEN DR
Blair
OKLAUNION DR
KONAWA DR
TIAWAH DR
COAHUILA DR
BURROAKS DR
DOWDY FERRY RD
KOMALTY DR
MURDOCK RD
GOLDFIELD DR
N NASSAU CIR
S NASSAU CIR
RYOAK DR
175
1:6,000
VICINITY MAP
Case no: Z189-211
Date: 3/12/2019


C F HAWN SERV
C F HAWN ACRD
S BUCKNER BLVD
S BUCKNER BLVD
GREAT TRINITY FOREST WAY
GREAT TRINITY FOREST WAY
175
MURDOCK ACRD
C F HAWN ACRD
C F HAWN ACRD
C F HAWN FWY
C F HAWN ACRD
C F HAWN SERV
C F HAWN FWY
ELKTON CIR
BAMBI ST
OLUSTA DR
MURDOCK RD
1:2,400
AERIAL MAP
Case no: Z189-211
Date: 3/12/2019


PD 533
(Subdistrict 5)
C F HAWN SERV
C F HAWN ACRD
S BUCKNER BLVD
PD
533
IM
SUP
2286
GREAT TRINITY FOREST WAY
D-1
C F HAWN FWY
Freeway
PD 534
(Subdistrict 1)
175
C F HAWN ACRD
MURDOCK RD
C F HAWN ACRD
C F HAWN SERV
C F HAWN FWY
C F HAWN ACRD
RR
PD
534
PD 534
(Subdistrict 2)
Church &
undeveloped
Undeveloped
Single Family
ELKTON CIR
BAMBI ST
OLUSTA DR
R-7.5(A)
Single Family
URDOCK RD
1:2,400
ZONING
AND LAND USE
Case no: Z189-211
Date: 3/12/2019


PD 533
(Subdistrict 5)
C F HAWN SERV
C F HAWN ACRD
S BUCKNER BLVD
PD
533
IM
1
SUP
2286
GREAT TRINITY FOREST WAY
C F HAWN FWY
D-1
PD 534
(Subdistrict 1)
175
C F HAWN ACRD
4
MURDOCK RD
C F HAWN ACRD
C F HAWN SERV
C F HAWN ACRD
C F HAWN FWY
PD
534
RR
3
2
PD 534
(Subdistrict 2)
ELKTON CIR
BAMBI ST
OLUSTA DR
R-7.5(A)
URDOCK RD
KS DR
1:2,400
ZONING HISTORY
Case no: Z189-211
Date: 3/12/2019


KIPLING DR
HILLBURN DR
BUCKNER BLVD
PLEASANT DR
GLENVIEW ST
BRIDGES ST
BIRCH ST
REDKEY ST
C F HAWN FWY
C F HAWN A RD
ANTOINETTE ST
GREAT TRINITY FOREST WAY
Z189-211
C F HAWN SERV
ELKTON CIR
OLUSTA DR
BAMBI ST
GAYGLEN DR
OKLAUNION DR
KONAWA DR
TIAWAH DR
COAHUILA DR
BURROAKS DR
MURDOCK RD
DOWDY FERRY RD
KOMALTY DR
GOLDFIELD DR
RYOAK DR
NASSAU CIR
MVA Cluster
A
B
C
D
E
F
G
H
I
NA
1:6,000
Market Value Analysis
Printed Date: 3/12/2019


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.
GREAT TRINITY FOREST WAY
GREAT TRINITY FOREST WAY
C F HAWN ACRD
C F HAWN FWY
C F HAWN SERV
MURDOCK CIR
ELKTON CIR
BAMBI ST
MURDOCK RD
OLUSTA DR
175
The number '0' indicates City of Dallas Ownership
NOTIFICATION
300'
AREA OF NOTIFICATION
32
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z189-211
Date: 3/12/2019

03/12/2019

Notification List of Property Owners

Z189-211

32 Property Owners Notified

Label #	*Address*		*Owner*
1	8123	ELKTON CIR	ROSITAS JUANITA
2	180	MURDOCK RD	SIKKA INVESTMENTS 2 LLC
3	8098	GREAT TRINITY FOREST WAY	ENIGMA ENTERPRISES INC
4	8143	ELKTON CIR	ROBLES DANIEL
5	8139	ELKTON CIR	PARRA RAUDEL D
6	8125	ELKTON CIR	SALAS FELIPE R
7	8127	ELKTON CIR	RAMOS GAUDENCIO
8	8102	ELKTON CIR	GAMIZ ARTURO
9	8118	ELKTON CIR	MARTINEZ ROBERTO
10	8122	ELKTON CIR	J G & A INVESTMENTS LLC
11	8126	ELKTON CIR	AREVALO ROSANNA NATALIE &
12	8130	ELKTON CIR	ORTIS SYLVIA
13	8134	ELKTON CIR	HERNANDEZ MARCOS O
14	8138	ELKTON CIR	HERNANDEZ PEDRO O
15	8202	ELKTON CIR	RIOS FRANCISCO & LEONOR
16	8123	BAMBI ST	CAMACHO GUADALUPE & VENTU
17	8119	BAMBI ST	PEREZ ABRAHAM
18	8115	BAMBI ST	GALLEGOS ERASMO
19	8111	BAMBI ST	GONZALEZ MANUEL D & ERICA
20	8107	BAMBI ST	RODRIGUEZ MAURO JR
21	8130	C F HAWN FWY	STOVALL JIMMY A & LINDA J
22	8152	C F HAWN FWY	STOVALL JIMMY A
23	8132	C F HAWN FWY	CALLAWAY COMMERCIAL SERVICES LLC
24	8120	C F HAWN FWY	MENDOZA JUAN
25	8118	C F HAWN FWY	BWINGRAM INVESTMENTS LTD
26	159	PLEASANT DR	TRI CITIES QUADRANT INC

03/12/2019

Label #	*Address*		*Owner*
27	120	S BUCKNER BLVD	BWINGRAM LTD
28	8000	GREAT TRINITY FOREST WAY	R & R SULEIMAN LLC
29	121	MURDOCK RD	UNITED HOUSE OF PRAYER
30	8015	C F HAWN FWY	DFW DISTRIBUTOR PETROLEUM INC
31	8201	C F HAWN FWY	MIRANDA AGUSTIN M
32	8221	C F HAWN FWY	MIRANDA AGUSTIN

CITY PLAN COMMISSION **THURSDAY, MAY 2, 2019**

Planner: Sarah May

FILE NUMBER:	Z189-184(SM)	**DATE FILED:**	January 30, 2019
LOCATION:	East line of Dickerson Street, north of Ronnie Drive		
COUNCIL DISTRICT:	12	**MAPSCO:**	6-J
SIZE OF REQUEST:	Approx.1.6788 acres	**CENSUS TRACT:**	317.19

APPLICANT: Crown Castle

OWNER: Bellar Communications, Bob Bellar, sole officer

REPRESENTATIVE: Vincent Huebinger, Vincent Gerard & Associates, Inc.

REQUEST: An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned an MU-1 Mixed Use District and a CS Commercial Service District.

SUMMARY: The applicant proposes to replace the existing 380-foot tall guy-wire supported cellular communication tower with a 190-foot tall self-supported cellular communication tower. The proposed tower will support T-Mobile, AT&T, DFW, and other cellular carriers to be determined later and will be screened from the DART light rail line with a six-foot solid pre-fabricated masonry fence.

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

BACKGROUND INFORMATION:

- The site is developed with an existing 380-foot tall guy-wire supported tower and outside storage that is connected to Dickerson Street with a shared access drive that is approximately 700 feet long.

- The existing tower was erected prior to annexation into the City of Dallas and is therefore nonconforming.

- The applicant proposes to replace the existing 380-foot tall, guy-wire supported tower to be replaced with a 190-foot tall self-supported monopole tower for cellular communication. The proposed tower will support T-Mobile, AT&T, DFW, and other cellular carriers to be determined later and will be screened from the DART light rail line with a 6-foot solid pre-fabricated masonry fence.

Zoning History: There has been one recent zoning case requested in the area in the past five years.

1. **Z145-213**: On June 17, 2015, City Council approved an amendment to Planned Development District No. 921 located on the east line of Coit Road, north of West Campbell Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Street Width
Dickerson Street	Local	60' ROW

Traffic: The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not impact the surrounding street system for the proposed development.

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

There are no goals or policies supporting or opposing the request.

STAFF ANALYSIS:

Surrounding Land Uses:

Location	Zoning	Land Use
Site	MU-1 and CS	Nonconforming cell tower
North	TH-2(A) with SUP No. 1305	Public school
East	MF-1 (A)	Undeveloped
South	CR, MF-1(A) with DR No. Z823-223, and CS	Private recreation area, multifamily, and DART light rail line
West	MU-1 and MF-1(A)	Right-of-way and multifamily

Land Use Compatibility:

The applicant proposes to replace the existing nonconforming 380-foot tall guy-wire supported cellular communication tower with a 190-foot tall self-supported cellular communication tower. The proposed tower will be screened from the DART light rail line with a six-foot solid pre-fabricated masonry fence. The site is surrounded by a public school to the north; undeveloped land to the east; private playfields and multifamily, across the abutting DART light rail line to the south; and a multifamily use on the west line of Dickerson Street.

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.

Section 51A-4.408 of the Dallas Development Code provides an exception of maximum structure height for utility and public service uses, including a tower/antenna for wireless communication, but requires compliance with residential proximity slope (RPS). Therefore, the maximum structure height of 80 feet for a structure with no mix of uses in

the MU-1 Mixed District does not apply to a tower/antenna for cellular communication. However, since the MU-1 Mixed District also specifies that RPS applies, RPS does govern the maximum height of utility and public service uses. Therefore, a one-to-three residential proximity slope can be used as a tool to evaluate how the height of the proposed monopole tower relates to surrounding properties.

The applicant proposes to replace the existing monopole tower at this location with one approximately half the height to continue to provide cellular coverage to users within the vicinity and has provided depictions of the existing T-Mobile antenna sites on pages six of this report.

For the proposed 190-foot tall tower, inclusive of the four-foot-tall lightning rod, to comply with a one-to-three slope from single family properties, it requires a 570-foot separation. The location of the proposed replacement tower is approximately 668 feet southeast of the nearest single family properties on the north line of Marybeth Drive.

Staff supports the height of the proposed replacement tower because the height of the proposed tower is almost half of the existing tower, the height and placement of the tower complies with a one-to-three slope to single family properties, the lease site will be screened with a masonry wall to the adjacent DART rail line, and the tower will provide continued coverage.

Parking:

Parking will be provided in accordance to the parking requirements in the Dallas Development Code, as amended, which is one space if the cellular communication tower/antenna has an auxiliary building housing electronic and communication equipment (“auxiliary building”) greater than 120 square feet. No auxiliary building is proposed and therefore no additional parking is triggered by the development of this use.

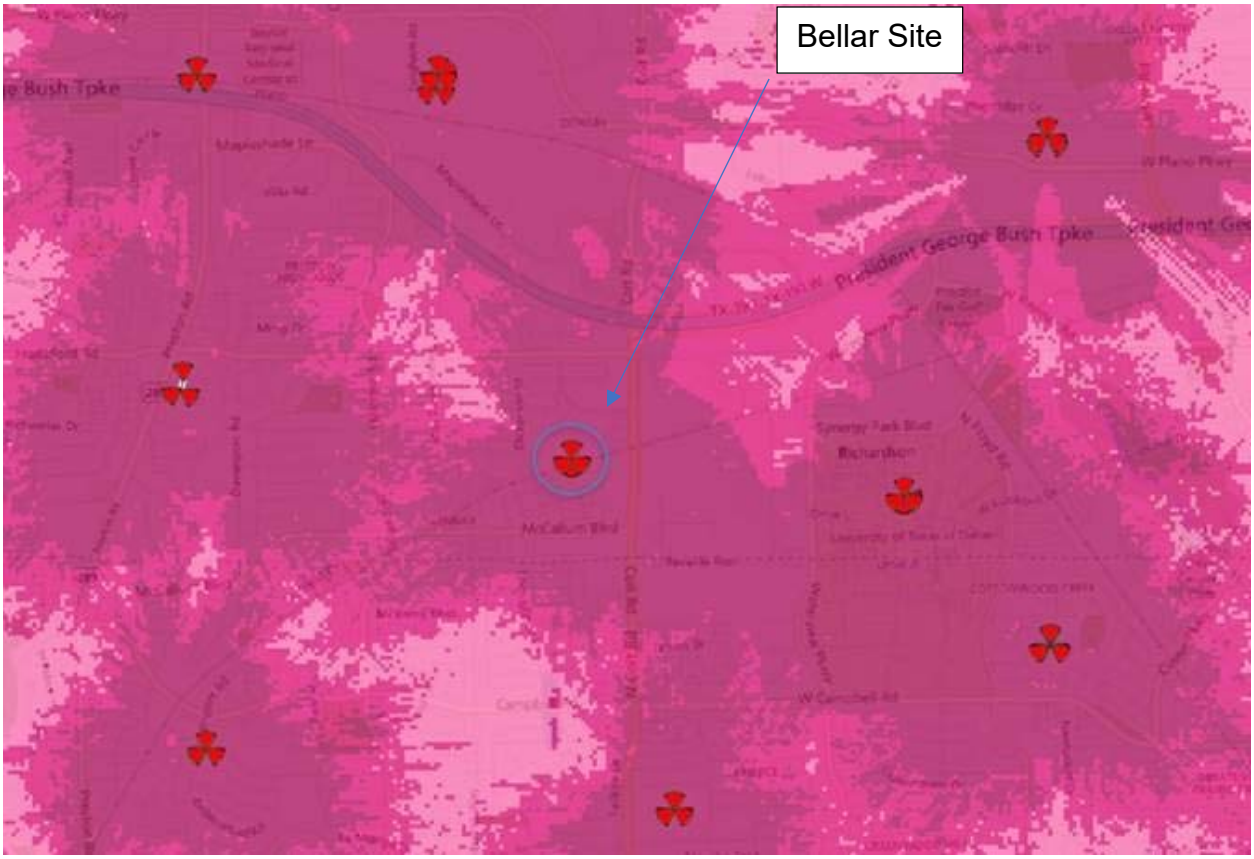
Landscaping:

In general, landscaping must be provided in accordance with the landscaping requirements in Article X, as amended. Per the current proposal, the area of request will not be required to provide landscaping because less than 2,000 square feet of non-permeable surface will be installed.

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. Although the area of request is not within an identifiable MVA category, it is north of an “E” MVA cluster, east of a “D” MVA cluster, and south and west of a “B” MVA cluster.

T-Mobile Wireless Existing Coverage Ring – Bellar Communications



Crown Castle Officers

Name	Current Position
J. Landis Martin	Independent Chairman of the Board
Jay Brown	President, Chief Executive Officer, Director
Daniel Schlanger	Chief Financial Officer, Senior Vice President, Treasurer
Robert Ackerman	Senior Vice President and Chief Operating Officer—Towers and Small cells
James Young	Chief Operating Officer- Fiber, Senior Vice President
Kenneth Simon	Senior Vice President, General Counsel
Michael Kavanagh	Senior Vice President, Chief Commercial Officer
Philip Kelley	Senior Vice President - Corporate Development and Strategy
P. Robert Bartolo	Independent Director
Cindy Christy	Independent Director
Ari Fitzgerald	Independent Director
Robert Garrison	Independent Director
Andrea Goldsmith	Independent Director
Lee Hogan	Independent Director
Edward Hutcheson	Independent Director
Robert McKenzie	Independent Director
Anthony Melone	Independent Director
Ben Lowe	Vice President -Corporate Finance

Proposed SUP Conditions

1. USE: The only use authorized by this specific use permit is a tower/antenna for cellular communication.

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

3. TIME LIMIT: This specific use permit expires on (ten years from the passage of the ordinance), but is eligible for automatic renewal for additional 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 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. COLLOCATION: Any tower/antenna for cellular communication over 80 feet in height must be constructed to support the antenna arrays for at least two other wireless communications carriers and the tower/antenna for cellular communication must be made available to other carriers upon reasonable terms.

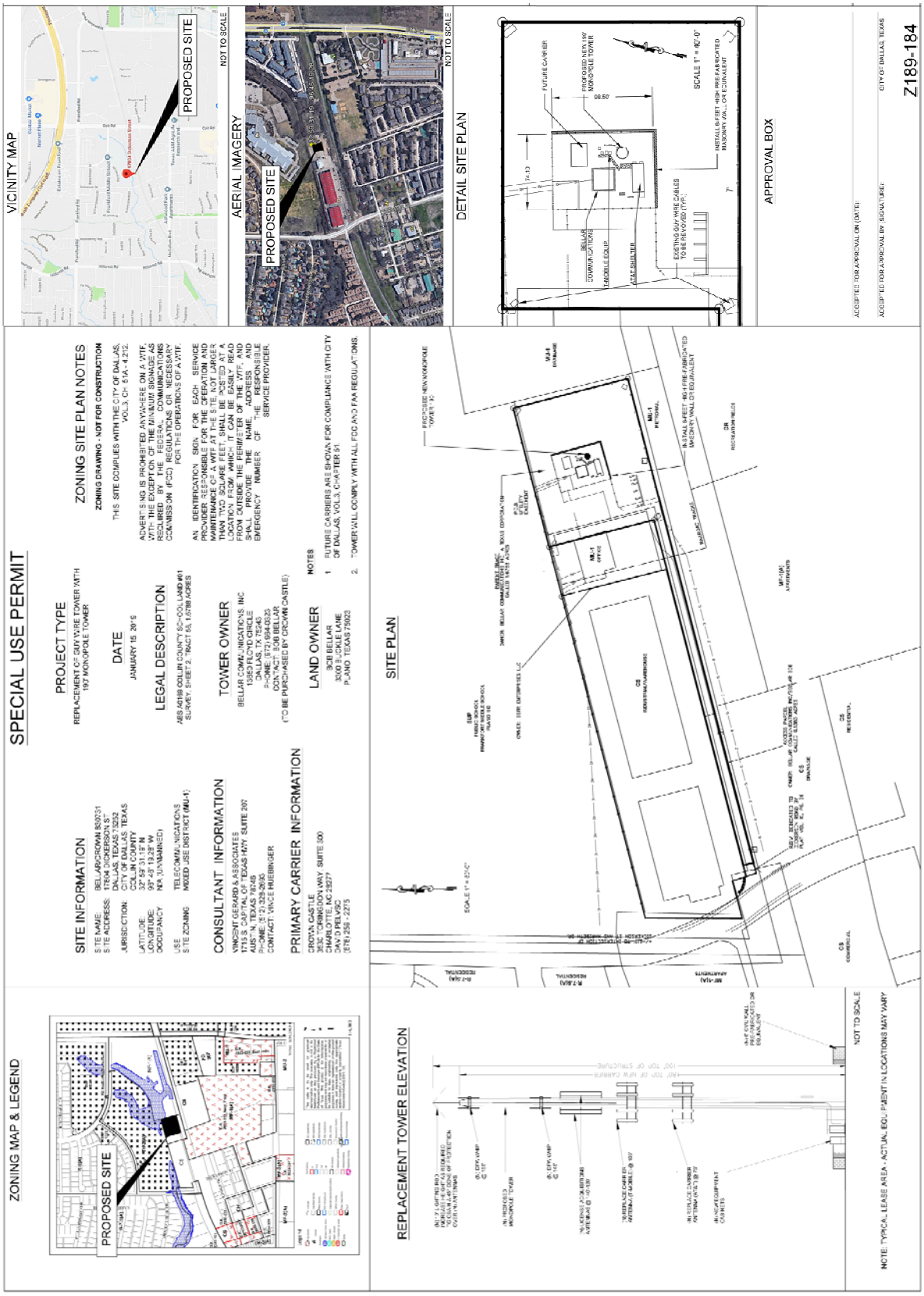
5. HEIGHT: The tower/antenna for cellular communication may not exceed 190 feet in height.

6. SCREENING: The lease area must be screened to the adjacent rail line by a six-foot-tall masonry wall in the location shown on the attached site plan.

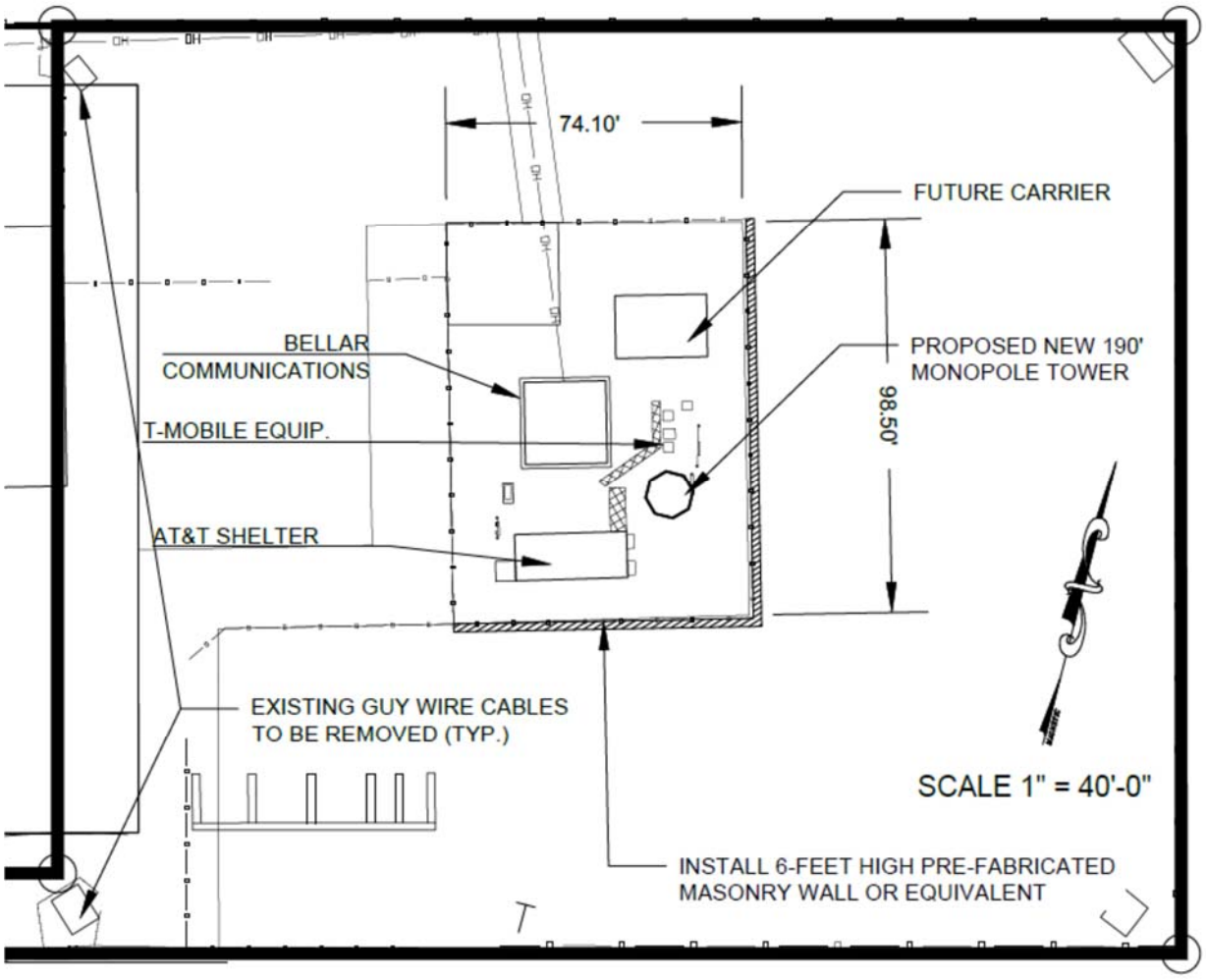
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

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.

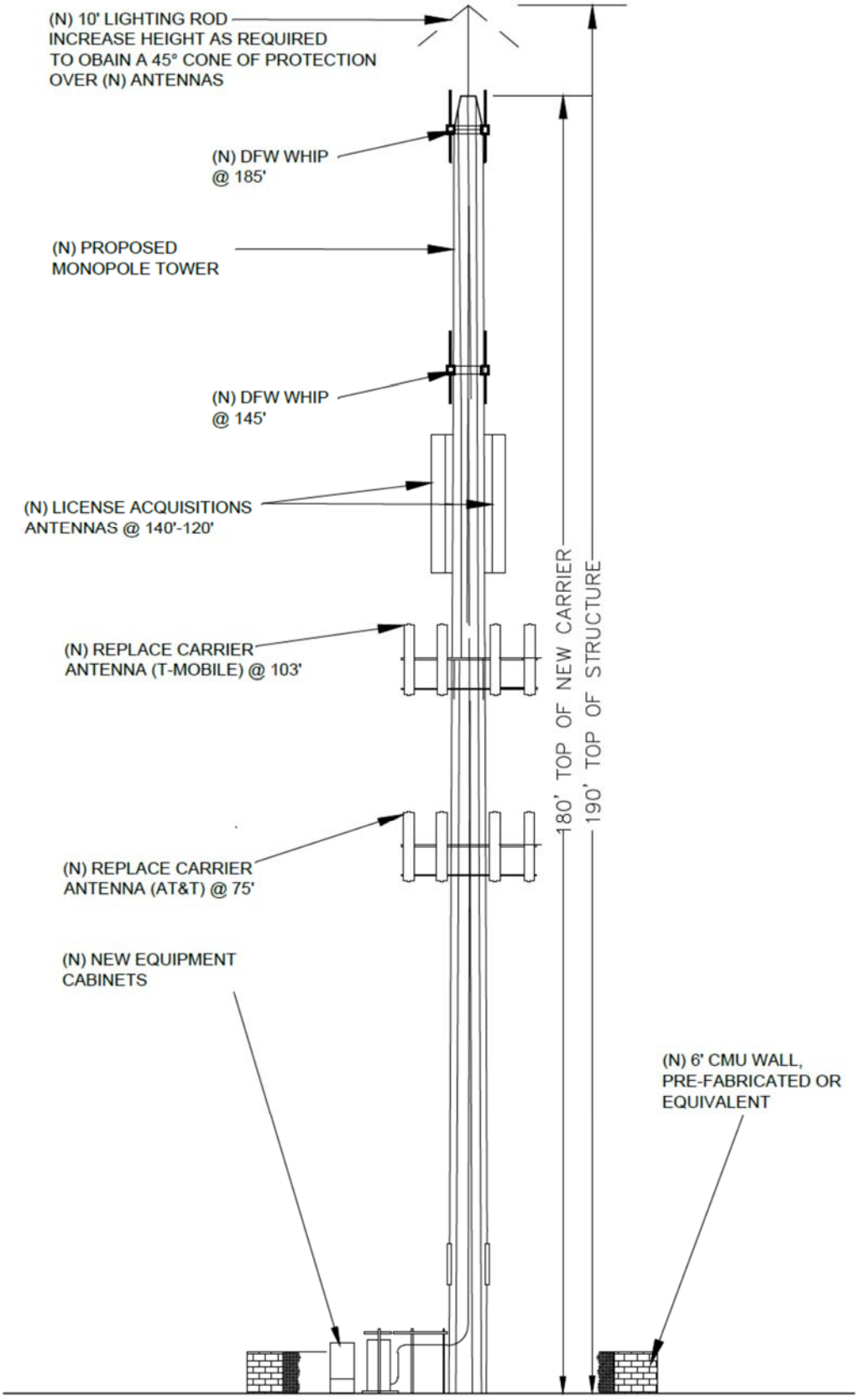
PROPOSED SITE PLAN

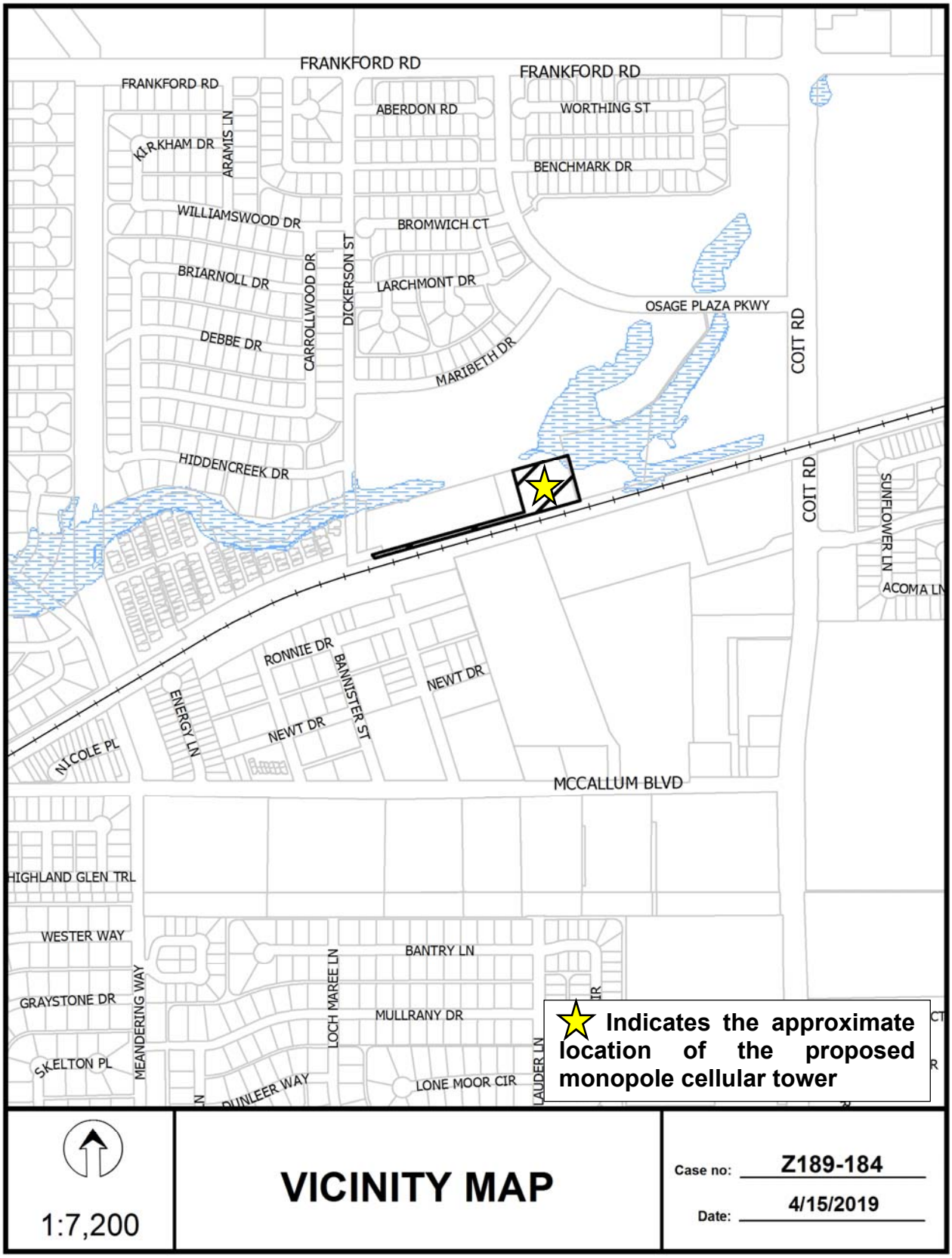


ENLARGED DETAIL SITE PLAN

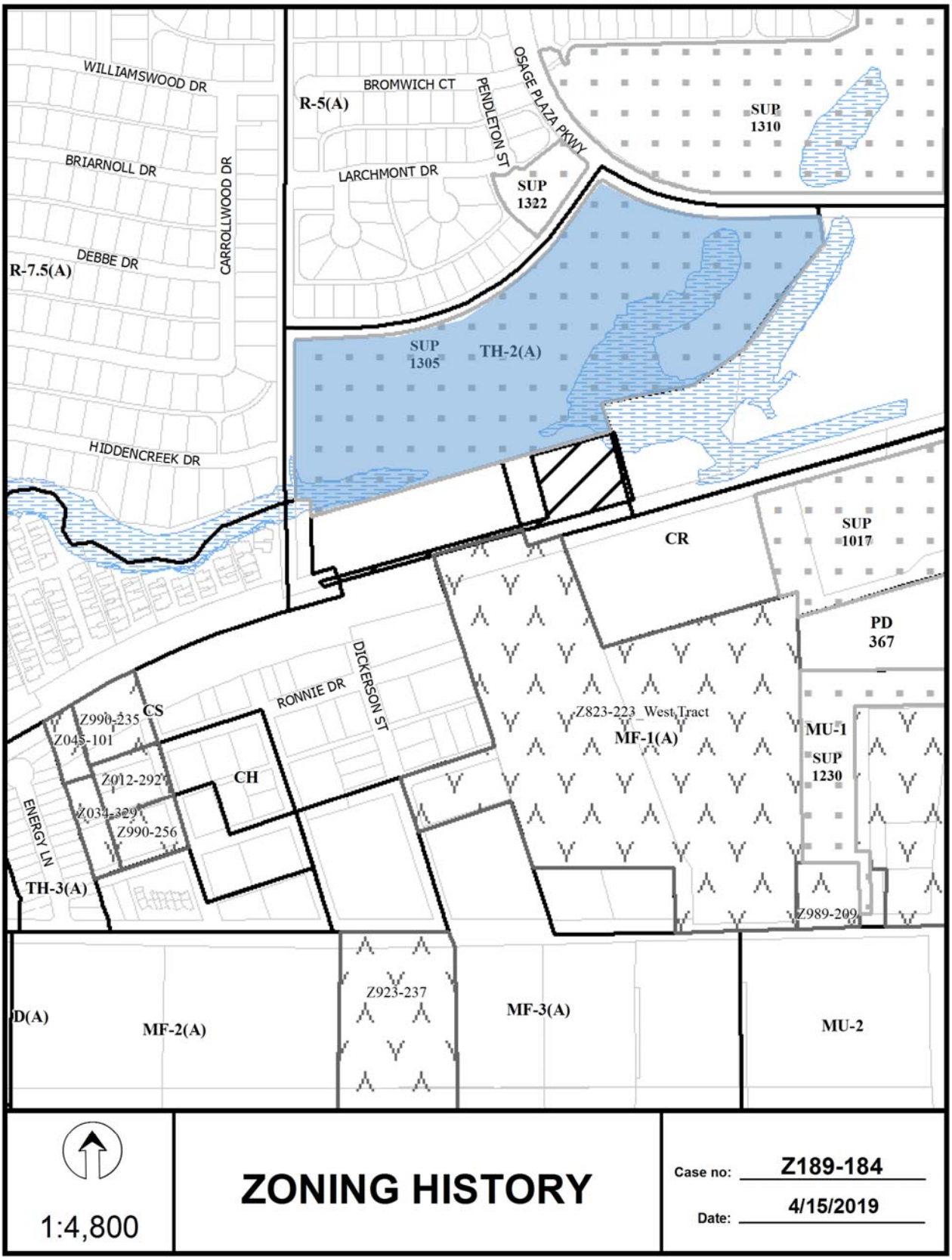


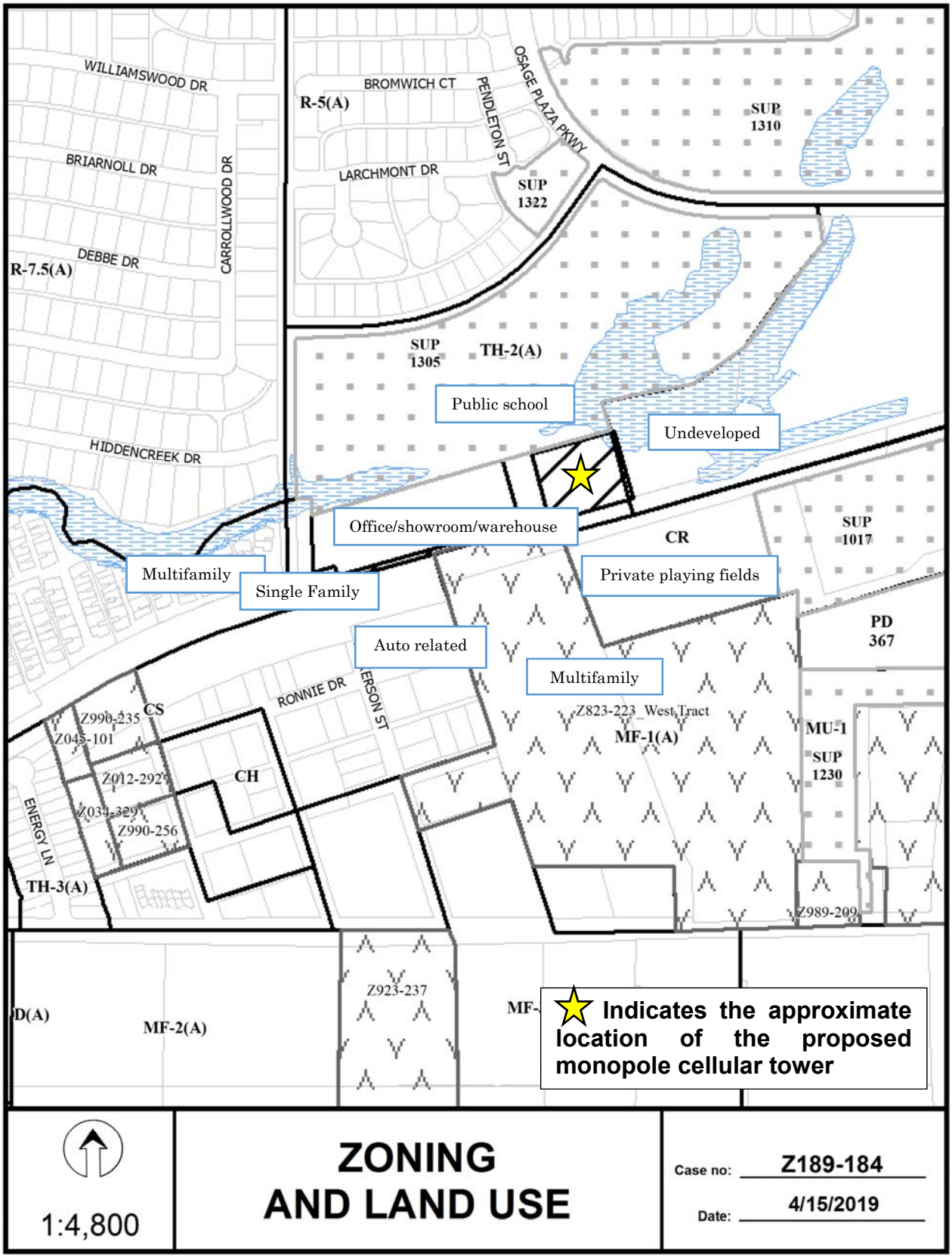
ENLARGED REPLACEMENT TOWER ELEVATION

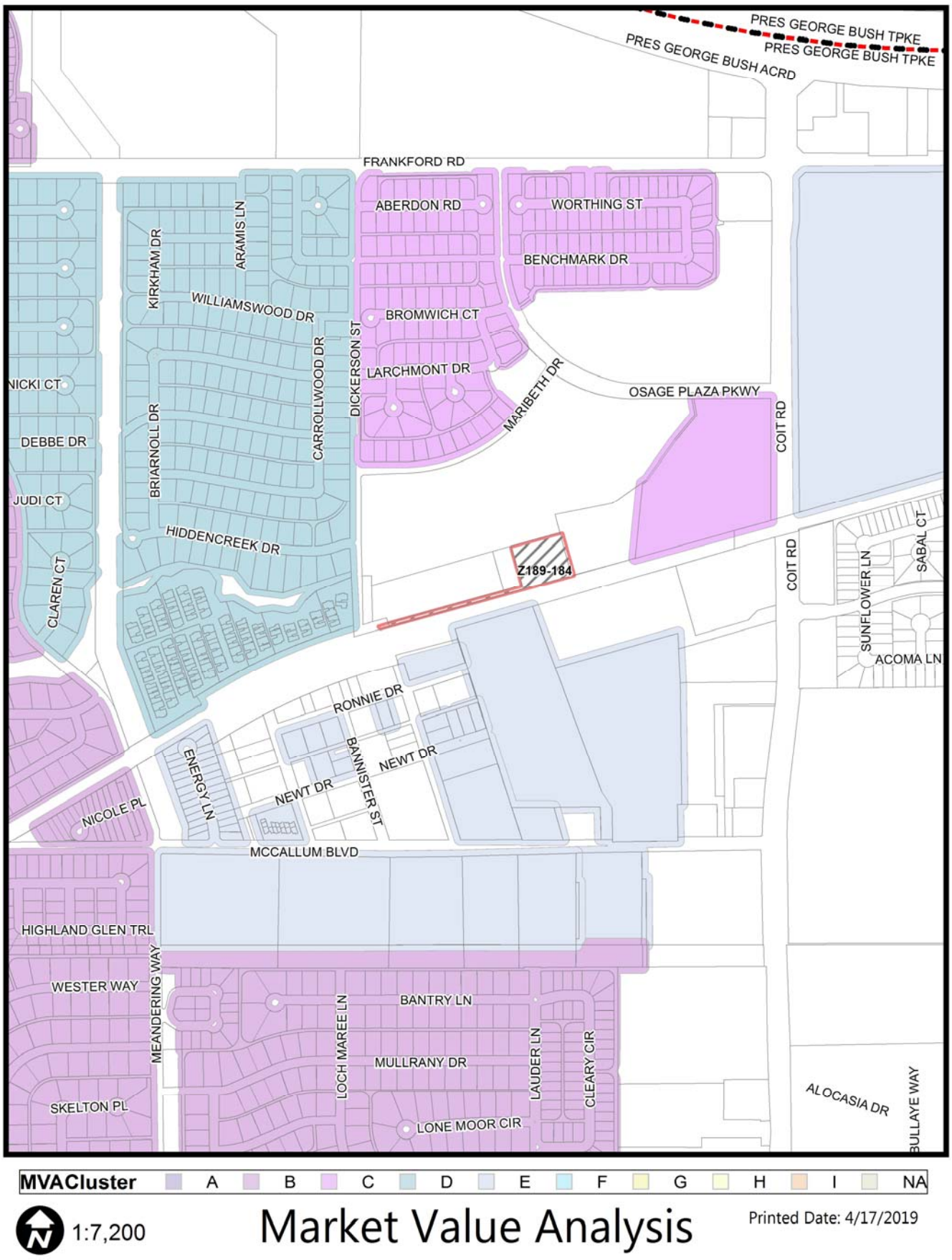


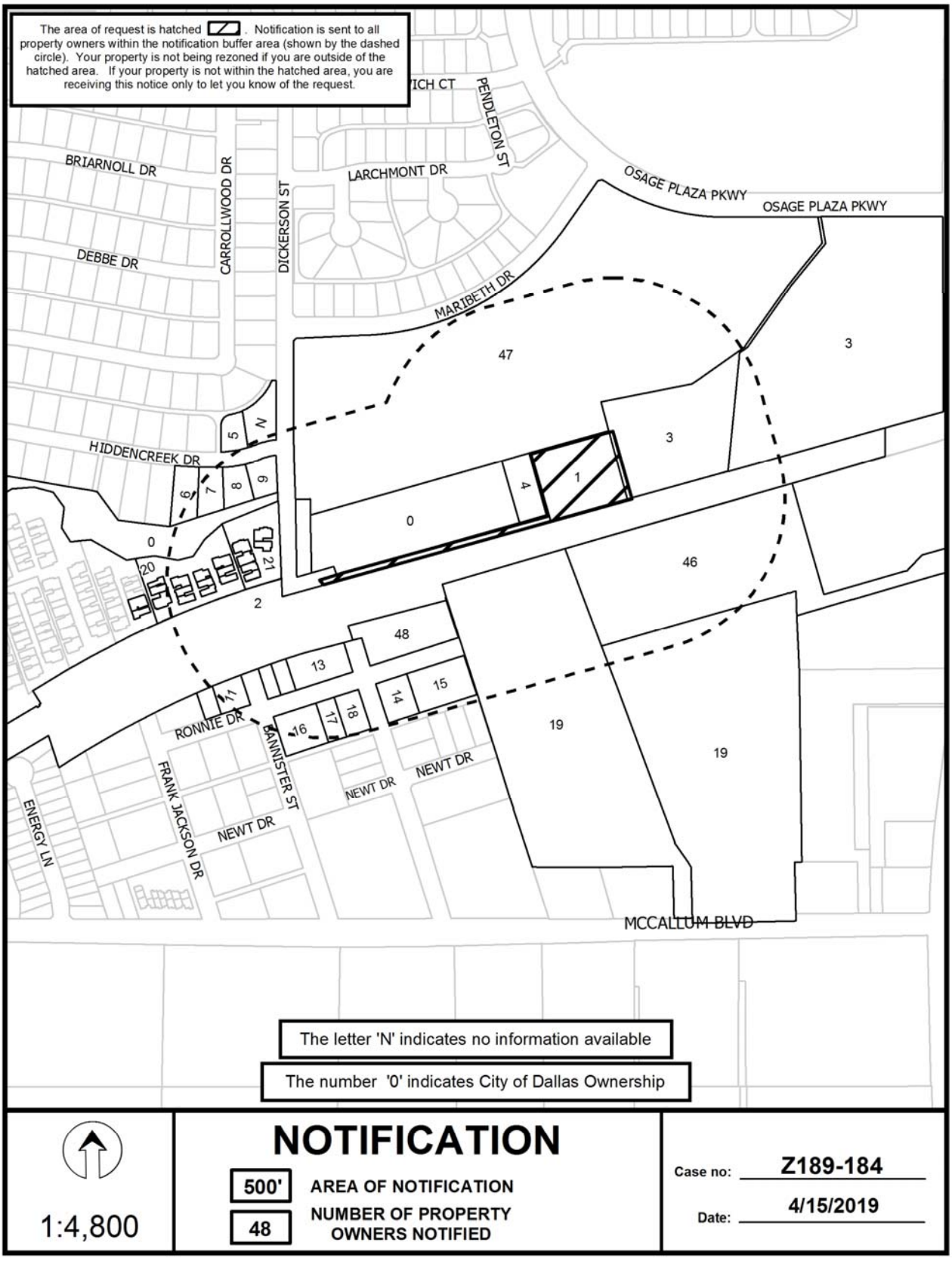

FRANKFORD RD
FRANKFORD RD
FRANKFORD RD
ABERDON RD
WORTHING ST
BENCHMARK DR
KIRKHAM DR
ARAMIS LN
WILLIAMSWOOD DR
BROMWICH CT
BRIARNOLL DR
CARROLLWOOD DR
DICKERSON ST
LARCHMONT DR
OSAGE PLAZA PKWY
COIT RD
DEBBE DR
MARIBETH DR
HIDDENCREEK DR
COIT RD
SUNFLOWER LN
ACOMA LN
RONNIE DR
BANNISTER ST
NEWT DR
ENERGY LN
NEWT DR
NICOLE PL
MCCALLUM BLVD
HIGHLAND GLEN TRL
WESTER WAY
BANTRY LN
GRAYSTONE DR
MEANDERING WAY
LOCH MAREE LN
MULLRANY DR
SKELTON PL
DUNLEER WAY
LONE MOOR CIR
LAUDER LN
Indicates the approximate location of the proposed monopole cellular tower
1:7,200
VICINITY MAP
Case no: Z189-184
Date: 4/15/2019


WILLIAMSWOOD DR
BRIARWELL DR
DUBE DR
HIDDENGREEN DR
CARROLLWOOD DR
DICKERSON ST
BROMWICH CT
PENDLETON ST
LARCHMONT DR
OSAGE PLAZA PKWY
OSAGE PLAZA PKWY
MARIBETH DR
RONNIE DR
BANNISTER ST
NEWT DR
NEWT DR
NEWT DR
FRANK JACKSON DR
ENERGY LN
MCCALLUM BLVD
Indicates the approximate location of the proposed monopole cellular tower
1:4,800
AERIAL MAP
Case no: Z189-184
Date: 4/15/2019


WILLIAMSWOOD DR
BROMWICH CT
R-5(A)
PENDLETON ST
OSAGE PLAZA PKWY
SUP 1310
BRIARNOLL DR
CARROLLWOOD DR
LARCHMONT DR
SUP 1322
DEBBE DR
R-7.5(A)
SUP 1305
TH-2(A)
HIDDENCREEK DR
CR
SUP 1017
PD 367
RONNIE DR
DICKERSON ST
Z990-235
CS
Z045-101
Z823-223 West Tract
MF-1(A)
MU-1
SUP 1230
Z012-292
CH
Z034-329
Z990-256
ENERGY LN
TH-3(A)
Z989-209
Z923-237
D(A)
MF-2(A)
MF-3(A)
MU-2
1:4,800
ZONING HISTORY
Case no: Z189-184
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WILLIAMSWOOD DR
BRIARNOLL DR
DEBBE DR
CARROLLWOOD DR
R-7.5(A)
BROMWICH CT
R-5(A)
PENDLETON ST
OSAGE PLAZA PKWY
LARCHMONT DR
SUP 1310
SUP 1322
SUP 1305
TH-2(A)
HIDDENCREEK DR
Public school
Undeveloped
Office/showroom/warehouse
CR
SUP 1017
Multifamily
Single Family
Private playing fields
PD 367
Auto related
Multifamily
RONNIE DR
Z990-235
Z045-101
CS
Z012-292
CH
Z034-329
Z990-256
ENERGY LN
TH-3(A)
Z823-223 West Tract
MF-1(A)
MU-1
SUP 1230
Z989-209
Z923-237
D(A)
MF-2(A)
MF-
Indicates the approximate location of the proposed monopole cellular tower
1:4,800
ZONING AND LAND USE
Case no: Z189-184
Date: 4/15/2019


PRES GEORGE BUSH TPKE
PRES GEORGE BUSH TPKE
PRES GEORGE BUSH ACRD
FRANKFORD RD
ABERDON RD
WORTHING ST
BENCHMARK DR
BROMWICH CT
LARCHMONT DR
MARIBETH DR
OSAGE PLAZA PKWY
COIT RD
ARAMIS LN
KIRKHAM DR
WILLIAMSWOOD DR
DICKERSON ST
CARROLLWOOD DR
BRIARNOLL DR
HIDDENCREEK DR
NICKI CT
DEBBE DR
JUDI CT
CLAREN CT
Z189-184
SABAL CT
SUNFLOWER LN
ACOMA LN
RONNIE DR
ENERGY LN
NEWT DR
BANNISTER ST
NICOLE PL
MCCALLUM BLVD
HIGHLAND GLEN TRL
WESTER WAY
MEANDERING WAY
BANTRY LN
LOCH MAREE LN
MULLRANY DR
LAUDER LN
CLEARY CIR
SKELTON PL
LONE MOOR CIR
ALOCASIA DR
BULLAYE WAY
MVACluster
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NA
1:7,200
Market Value Analysis
Printed Date: 4/17/2019


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HIDDENCREEK DR
RONNIE DR
BANNISTER ST
NEWT DR
NEWT DR
NEWT DR
FRANK JACKSON DR
ENERGY LN
MCCALLUM BLVD
47
3
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17
18
20
21
The letter 'N' indicates no information available
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
48
NUMBER OF PROPERTY OWNERS NOTIFIED
1:4,800
Case no: Z189-184
Date: 4/15/2019

03/07/2019

Notification List of Property Owners

Z189-214

93 Property Owners Notified

Label #	*Address*		*Owner*
1	7706	OSAGE PLAZA PKWY	PLANO ISD
2	17804	DICKERSON ST	BELLAR COMMUNICATIONS INC
3	18012	CARROLLWOOD DR	ROBERTS JENNIFER L
4	18008	CARROLLWOOD DR	EHRLICH YANIV & RIKA BARAK EHRLICH
5	18004	CARROLLWOOD DR	KRUMBHOLZ CHRISTINE ANN
6	7351	DEBBE DR	CARLOCK THOMAS R II &
7	7347	DEBBE DR	GLATSTEIN GOLROKH &
8	17938	CARROLLWOOD DR	SANDSTEDT DOUGLAS EDWARD &
9	17934	CARROLLWOOD DR	PACHT SOLOMON & ORIT
10	17930	CARROLLWOOD DR	HUANG ZHUO JUN (JIM)
11	17926	CARROLLWOOD DR	WEMHOENER CECILIA COOK
12	17922	CARROLLWOOD DR	KATAV YEHUDA
13	17918	CARROLLWOOD DR	RODRIGUEZ ROBERTO & MARIA
14	17914	CARROLLWOOD DR	DAVIS DELYNN KAYE
15	17910	CARROLLWOOD DR	1397 TRUST THE
16	7405	HIDDENCREEK DR	KATTAN ALEXANDER & MARY S
17	7409	HIDDENCREEK DR	LOCKLEAR JIMMY GAYLE REVOCABLE LIVING TRUST THE &
18	7413	HIDDENCREEK DR	MONTGOMERY THOMAS E
19	7417	HIDDENCREEK DR	MAO YIPING & LUOYUAN SUN
20	7330	DEBBE DR	WILLEY KYLE & JENNIFER
21	7334	DEBBE DR	HOYDIC ROBERT D &
22	17917	CARROLLWOOD DR	WILSON ROGER D & CHANDRA NIXON
23	17913	CARROLLWOOD DR	WILSON ANTHONY DEAN & GAIL A
24	17909	CARROLLWOOD DR	BODENHEIMER MICHAEL B & YAEL J GOLDBERG &
25	7410	HIDDENCREEK DR	YOUNG WELBY P & DALENE O
26	7414	HIDDENCREEK DR	BROWNE BRUCE D & LESLIE D

03/07/2019

Label #	*Address*		*Owner*
27	7418	HIDDENCREEK DR	GREENE MICHAEL B & ROSEMARY K
28	7422	HIDDENCREEK DR	MILLER CECIL H & CHERYL A
29	7426	HIDDENCREEK DR	BEJARANO JULIO & BRENDA
30			DALLAS AREA RAPID TRANSIT
31	17490	MEANDERING WAY	ARMSTRONG RICHARD LINCOLN
32	17490	MEANDERING WAY	REINHEIMER LYDA
33	17490	MEANDERING WAY	DELGADO HENRY
34	17490	MEANDERING WAY	WERNER STEPHEN A
35	17490	MEANDERING WAY	BOSTWICK FRANCES
36	17490	MEANDERING WAY	KUHLMAN ROBERT P
37	17490	MEANDERING WAY	COBB MICHAEL R
38	17490	MEANDERING WAY	CARLTON WILLIAM
39	17490	MEANDERING WAY	KUEBLER RICK D
40	17490	MEANDERING WAY	POWERS SHARON R
41	17490	MEANDERING WAY	DEGRACIA MILDRED
42	17490	MEANDERING WAY	COLON EVELYN
43	17490	MEANDERING WAY	LUNDGREN MELANIE
44	17490	MEANDERING WAY	CICHOCKI KENNETH J
45	17490	MEANDERING WAY	LINDEMANN RICHARD C JR
46	17490	MEANDERING WAY	BAILEY BRETT
47	17490	MEANDERING WAY	CHERUKU MAHESH
48	17490	MEANDERING WAY	KIRKPATRICK DONALD
49	17490	MEANDERING WAY	CASSIDY CAROLE
50	17490	MEANDERING WAY	PETERS JODI &
51	17490	MEANDERING WAY	MARSH ANDREW W
52	7815	MCCALLUM BLVD	DFW CHATHAM APARTMENTS LLC
53	17713	COIT RD	HILDERBRAND PARTNERSHIP THE
54	17854	BENCHMARK DR	KIM YONG HWA
55	17842	BENCHMARK DR	LE SHEA INVESTMENTS LLC
56	17846	BENCHMARK DR	SPERRY ELIZABETH E
57	17817	COIT RD	TEXCAN VENTURES XII LTD

03/07/2019

Label #	*Address*		*Owner*
58	7695	MARIBETH DR	SOMERSET RESIDENTIAL ASSOC INC
59	17804	DICKERSON ST	BSFR ENTERPRISES LLC
60	7606	PENDLETON ST	KHODABAKHSH EINOLLAH & PARVIN
61	7612	PENDLETON ST	DARDEN PAUL WISTAR
62	7618	PENDLETON ST	LOOMSTEIN JAMES & SHELLEY
63	7502	TRENT PL	CHAVARRIA CRUZ & CELIA
64	7508	TRENT PL	LEE KWOK CHI & KWOK YEE SHAN
65	7514	TRENT PL	SREERAM SREEHARSHA PREM KUMAR
66	7515	TRENT PL	QUEK CHIN CHYE & ELIZABETH
67	7507	TRENT PL	LAI CHOI L & RUQI L
68	7501	TRENT PL	BLUE FIRESTORM LLC
69	7504	DANFIELD CT	LIM KAU TENG & MEI HO CHAN
70	7510	DANFIELD CT	TELLO ANTONIO G & TELLO DEBRA R
71	7516	DANFIELD CT	RHOADS DALE & MARCELA
72	7522	DANFIELD CT	GRIFFITH RICHARD C & PEGGY JANE
73	7521	DANFIELD CT	SIDHU RAJINDER SINGH
74	7515	DANFIELD CT	BRAR GURDARSHAN S & KULDEEP
75	7509	DANFIELD CT	THIRUNAGARI VENKATESWARLU &
76	7503	DANFIELD CT	JONES LINDA J & KEITH B
77	7503	MARIBETH DR	VONG VAI LIM
78	7507	MARIBETH DR	NESE FRANCIE T &
79	7515	MARIBETH DR	ROSENHOUSE SUSANNE &
80	7519	MARIBETH DR	GLASS MADELINE
81	7523	MARIBETH DR	CHUAH BOBBY & JOANN-CHAU TRAN
82	7527	MARIBETH DR	ZUBOVA LYUDMYLA
83	7531	MARIBETH DR	DAI YUAN
84	7603	MARIBETH DR	KURTZER BENJAMIN & MELISSA
85	7611	MARIBETH DR	HAO JIE &
86	7619	MARIBETH DR	SHAH PUSHPAKANT A & RENUKA P
87	7627	MARIBETH DR	ESPINEDO DIANNA L & MICHAEL L
88	7539	LARCHMONT DR	HAN BAOSHAN

03/07/2019

Label #	*Address*		*Owner*
89	7535	LARCHMONT DR	TSAI YING WEI & PEI SHIN SHIH
90			SOMERSET RESIDENTIAL ASSN
91	17858	BENCHMARK DR	HAMIDI CAMERON
92	7759	RONNIE DR	7759 RONNIE LLC
93	7777	OSAGE PLAZA PKWY	ROMAN CATHOLIC DIOCESE OF DALLAS

CITY PLAN COMMISSION **THURSDAY, MAY 2, 2019**

Planner: Nathan Warren

FILE NUMBER: Z156-325(NW) **DATE FILED:** June 23, 2016

LOCATION: Generally on: 1) the west side of Mountain Creek Parkway from I-20 to West Camp Wisdom Road (S-1b), 2) the southwest corner of Mountain Creek Parkway and West Camp Wisdom Road (S-1a), 3) the southwest corner of West Camp Wisdom Road and Eagle Ford Drive (S-2b), 4) the north side of West Camp Wisdom Road at the terminus of Eagle Ford Drive (S-2a), and 5) the south side of West Camp Wisdom Road from west of Timberbrook Lane to Clark Road (S-9, S-10).

COUNCIL DISTRICT: 3 **MAPSCO:** 61A-Q, R, U, V, Y, Z, 61B-S, T, U, X, Y

SIZE OF REQUEST: Approx. 267 acres **CENSUS TRACT:** 165.21 & 165.10

REQUEST: A City Council authorized hearing to determine proper zoning on property zoned Subdistricts S-1a, S-1b, S-2a, S-2b, S-9, and S-10 in the South Zone of Planned Development District No. 521 with consideration being given to appropriate zoning for the areas including use, development standards, and other appropriate regulations.

SUMMARY: The purpose of this authorized hearing is to allow for appropriate land uses and regulations to ensure compatibility with existing and future development; to incentivize mixed use development through density and development standards; and to create the opportunity for neighborhood serving retail and personal service uses in compatibility with existing residential neighborhoods.

STAFF RECOMMENDATION: **Approval** of amendments to Planned Development District No. 521.

PRIOR CPC ACTION: On February 21, 2019, the City Plan Commission held this case under advisement to allow time for the newly appointed Planning Commissioner for this district to review the case.

On March 21, 2019, the City Plan Commission held this case under advisement.

PLANNED DEVELOPMENT DISTRICT No. 521:
http://www.dallascityattorney.com/51P/Missing%20Articles%20&%20Exhibits/Article%20521.pdf
PLANNED DEVELOPMENT DISTRICT No. 521 EXHIBITS:
http://www.dallascityattorney.com/51P/exhibits.html#a521

BACKGROUND INFORMATION:

- Planned Development District No. 521 was established by the Dallas City Council on November 11, 1998.

- On June 15, 2016 the City Council voted to initiate a zoning case on property zoned as Subdistricts S-1a, S-1b, S-2a, S-2b, S-9, and S-10 – South Zone within Planned Development District No. 521.

- On February 15, 2018, an initial community meeting was held, hosted by City Council Member Thomas, to gather input from members of the community.

- On April 17, 2018, City Council Member Thomas appointed a steering committee.

- Between May 31, 2018, and December 13, 2018, staff met with the Steering Committee 12 times to discuss proposed zoning changes for the area. An average of 9 Steering Committee members attended these meetings.

Zoning History

1. **Z156-327:** On January 11, 2017, an amendment to Planned Development District No. 521 was approved by the City Council to change the boundaries of S-1c, S-1d, and S-2a, to create a conceptual plan for development of the area, and to change regulations for uses, setbacks, floor area ratio, lot coverage, height, lighting, landscaping, open space, signage, architectural design standards, and transportation improvements.

Thoroughfares/Streets

Thoroughfare/Street	Type	Thoroughfare Plan
Mountain Creek Pkwy	Major Arterial	107 feet of right-of-way (S-6-D)
W Camp Wisdom Rd	Major Arterial	107 feet of right-of-way (S-6-D)
Clark Rd	Major Arterial	120 feet of right-of way (SPCL 6D)
Eagle Ford Dr	Minor Arterial	80 feet of right-of-way (S-4-D)

Traffic

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

Comprehensive Plan

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

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.

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

GOAL 5.2 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 5.2.1 Maintain neighborhood scale and character.

The proposed zoning changes meet the vision of the *forwardDallas! Comprehensive Plan* by strengthening existing neighborhoods, promoting strong and distinctive neighborhoods, and encourage complementary building height, scale, design and character. The recommended changes focused on allowing appropriate land uses and regulations to ensure compatibility with existing and future development.

STAFF ANALYSIS:

Planned Development District No. 521 covers almost 3000 acres in the southwestern most corner of Dallas. The massive district is divided into two zones, the North Zone and the South Zone, by Interstate Highway 20. Many changes have occurred since the creation of Planned Development District No. 521 in 1998. The North Zone has predominately been developed with warehouses and distribution centers. In stark contrast, the South Zone was developed with single family creating established neighborhoods with churches, schools, libraries—and most recently multifamily. Although the two zones took on two very different identities since the inception of Planned Development District No. 521, the ordinance was never amended to reflect the character of the two zones that were forming on either side of IH-20. This disconnect between the perceived identities of the two zones and the reality of permitted land uses allowed by right in different subdistricts in Planned Development District No. 521 became evident with a zoning application submitted by First Industrial to amend development regulations to develop a warehouse allowed by right south of IH-20. Unable to prevent this use from developing, community leaders realized that other undeveloped and underdeveloped properties in the South Zone, in close proximity to residential areas, required evaluation for appropriate and compatible uses. This led to the Authorized Hearing made up of six, noncontiguous subdistricts along West Camp Wisdom Road, between IH-20 and the established neighborhoods of the South Zone, to examine the appropriate zoning and development standards.

Subdistrict S-1a

General Overview (S-1a):

Subdistrict S-1a is approximately 14.96 acres. It is located on the southwest corner of the intersection of West Camp Wisdom Road and Mountain Creek Parkway. There is a creek on the west and southwest of the site. This subdistrict looks to act as a transition from the more intense land uses north of West Camp Wisdom Road and the established single family neighborhoods south of West Camp Wisdom Road. The site is considered a business subdistrict in the ordinance.

Surrounding Land Uses (S-1a):

	Zoning	Land Use
Site	Planned Development District No. 521 (S-1a)	Vacant
North	Planned Development District No. 521 (S-1b)	Vacant and Single Family
East	Planned Development District No. 521 (S-6)	Single Family
South	Planned Development District No. 521 (S-3)	Church
West	Planned Development District No. 521 (S-3)	Single Family

Land Uses (S-1a):

Below is a list of uses currently allowed. If a use is struck through, that use is proposed to be deleted. If a use is underlined, it is proposed to be added.

- Crop production
- Catering service
- Custom business service
- Electronics service center
- Job or lithographic printing
- Medical or scientific laboratory
- ~~Technical school~~
- Technical school with SUP
- Temporary concrete or asphalt batching plant* By special authorization of the building official
- Adult day care facility
- Child-care facility
- Church
- College, university, or seminary
- Community service center
- ~~Convalescent and nursing homes, hospice care, and related institutions~~
- Convalescent and nursing homes, hospice care, and related institutions with SUP
- ~~Hospital~~
- Hospital with SUP
- Library, art gallery, or museum
- ~~Public school~~
- ~~Private school or open enrollment charter school~~
- ~~Hotel or motel~~
- ~~Carnival or circus (temporary)~~
- Temporary construction or sales office
- Financial institution without drive-in window
- Financial institution with drive-in window
- Medical clinic or ambulatory surgical center
- Office
- Country club with private membership
- Private recreation center, club, or area
- Public park, playground, or golf course
- Handicapped group dwelling unit
- Multifamily
- Retirement Housing
- Single family
- Animal shelter or clinic without outside run
- Business school
- ~~Carwash~~
- Commercial amusement (inside)
- ~~Commercial amusement (outside)~~
- ~~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~~
- ~~Mortuary, funeral home, or commercial wedding chapel~~
- Motor vehicle fueling station
- Nursery, garden shop, or plant sales
- ~~Outside sales~~
- Personal service uses
- Restaurant without drive-in or drive-through service
- Restaurant with drive-in or drive-through service
- ~~Surface parking~~
- Temporary retail use
- ~~Vehicle display, sales, or service~~
- ~~Heliport~~
- ~~Helistop~~
- Private street or alley
- Transit passenger shelter
- ~~Transit passenger station or transfer center~~
- ~~Commercial radio or television transmitting station~~
- ~~Electrical substation~~
- Local utilities
- Police or fire station
- Post office
- Radio, television, or microwave tower with SUP
- ~~Tower/antenna for cellular communication~~
- Tower/antenna for cellular communication with SUP
- Utility or government installation other than listed with SUP
- ~~Office showroom/warehouse~~

Setbacks (S-1a):

Current: The front yard setback is 15 ft.

Proposed: No change is recommended.
Rationale: The front yard setback is appropriate; therefore, no change is needed.

Current: No setback requirements for the side and rear yard.

Proposed: 20 feet when adjacent to residential use and no side and rear yard setback in all other cases.

Rationale: No change, except for added distance when adjacent to residential use.

Dwelling Unit Density (S-1a):

Current: The dwelling unit density is 12 units per acre.

Proposed: A range of 15 units per acre to 25 units per acre, depending on the mix of uses to incentivize mixed use projects. The proposed requirements are as follows: 15 dwelling units per acre for base, or no mixed use; 20 dwelling units per acre for a mixed use project with two categories; and 25 dwelling units per acre for a mixed use project with three or more categories.

Rationale: Incentivize mixed use projects by allowing greater density by right for the greater number of mixed uses.

Floor Area Ratio (S-1a):

Current: the floor area ratio (FAR) is 0.23.

Proposed: A range of 0.4 to 1.1, depending on the mix of uses to incentivize mixed use projects. The proposed requirements are as follows:

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)
Lodging	0.8	0.85	0.9	0.85	0.95
Office	0.8	0.85	0.9	0.85	0.95
Residential	0.8	---	0.95	---	0.95
Retail and personal service	0.4	0.5	0.5	0.6	0.6
TOTAL DEVELOPMENT	0.8	0.9	1.0	1.0	1.1

Rationale: Incentivize mixed use projects by allowing a greater floor area density by right for the greater number of mixed uses.

Height (S-1a):

Current: The maximum height for residential structures is 36 ft. and 54 ft. for non-residential structures.

Proposed: A maximum height of 45 ft. for all structures.

Rationale: Unify the height regulation under one standard.

There is no maximum number of stories as the regulation of the height of structures will be determined by the figures above.

Lot Coverage (S-1a):

Current: The maximum lot coverage is 60%.

Proposed: A maximum lot coverage of 80% for non-single family development.

Rationale: A maximum lot coverage of 80% for non-single family development promotes development.

Lot Size (S-1a):

Current: Minimum lot size for a single family residential use is 2000 square feet.

Proposed: No change to the lot size.

Rationale: The lot size is appropriate; therefore, no change is needed.

Lighting (S-1a):

In addition to all applicable height and lighting requirements in Chapter 51A, light fixtures attached to poles may not be located above 35 feet in height; all light sources mounted on poles or attached to buildings must utilize a 15-degree below horizontal, full, visual cut-off fixture; and lighting must be LED or similar lighting and fixtures to lessen the glare and light spillover to neighboring properties.

Sidewalks (S-1a):

A sidewalk with a minimum average width of six feet must be provided along all street frontages. All sidewalks must be clear and unobstructed for a minimum of five feet in width. Tree grates do not count toward the minimum unobstructed sidewalk width. 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. Sidewalks must be located in an area parallel to and between two feet and 15 feet of the back of the projected street curb.

Additional Development Standards (S-1a):

Residential Proximity Slope is proposed for all structures built in S-1a.

On lots less than 5,000 square feet, the minimum front yard is eight ft., there is no minimum side and rear yard, and the maximum lot coverage is 60% for single family residential use.

On lots greater than 5,000 square feet, the minimum front yard is 25 ft., the minimum side and rear yard is five ft., and the maximum lot coverage is 45% for single family residential use.

Subdistrict S-1b

General Overview (S-1b):

S-1a is approximately 78.33 acres. It is located west of Mountain Creek Parkway between I-20 and West Camp Wisdom Road. The site is completely vacant with large utility wires over the northern section of the subdistrict. It also contains the exit ramp from Interstate Highway 20 for Mountain Creek Parkway. This subdistrict has been identified as a gateway entrance to the effected neighborhoods in the South Zone of Planned Development District No. 521, therefore, the proposed development standards aim to achieve that vision. The property is considered a business subdistrict in the ordinance.

Surrounding Land Uses (S-1b):

	Zoning	Land Use
Site	Planned Development District No. 521 (S-1b)	Vacant
North	Planned Development District No. 521 (B) & Single family district 7,500 square feet [R-7.5(A)]	Vacant and Warehouse
East	Planned Development District No. 521 (S-1c) & Planned Development District No. 521 (S-1d)	Vacant (Proposed Warehouse)
South	Planned Development No. 521 (S-1a)	Vacant
West	Planned Development No. 101 & R-7.5(A)	Single Family and Outside salvage or reclamation

Land Uses (S-1b):

Below is a list of uses currently allowed. If a use is struck through, that use is proposed to be deleted. If a use is underlined, it is proposed to be added.

- ~~Animal production~~
- Crop production
- Catering service
- Custom business service
- Electronics service center
- Job or lithographic printing
- Medical or scientific laboratory
- Technical school
- Tool or equipment rental
- ~~Industrial (inside) light manufacturing~~
- Industrial (inside) light manufacturing with SUP
- Temporary concrete or asphalt batching plant* By special authorization of the building official
- Adult day care facility
- Child-care facility
- Church
- College, university, or seminary
- Community service center
- ~~Convalescent and nursing homes, hospice care, and related institutions~~
- Convalescent and nursing homes, hospice care, and related institutions with SUP
- ~~Hospital~~
- Hospital with SUP
- Library, art gallery, or museum
- ~~Public school~~
- ~~Private school or open enrollment charter school~~
- Hotel or motel
- ~~Carnival or circus (temporary)~~
- Temporary construction or sales office
- Financial institution without drive-in window
- Financial institution with drive-in window
- Medical clinic or ambulatory surgical center
- Office
- Country club with private membership
- Private recreation center, club, or area
- Public park, playground, or golf course
- Handicapped group dwelling unit
- Multifamily
- Retirement Housing
- Single family
- Animal shelter or clinic without outside run

- Business school
- ~~Carwash~~
- Commercial amusement (inside)
- ~~Commercial amusement (outside)~~
- Commercial amusement (outside) with SUP
- ~~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~~
- Mortuary, funeral home, or commercial wedding chapel
- Motor vehicle fueling station
- Nursery, garden shop, or plant sales
- Outside sales
- Personal service uses
- Restaurant without drive-in or drive-through service
- Restaurant with drive-in or drive-through service
- ~~Surface parking~~
- Temporary retail use
- Theater
- ~~Vehicle display, sales, or service~~
- ~~Heliport~~
- ~~Helistop~~
- Private street or alley
- Transit passenger shelter
- ~~Transit passenger station or transfer center~~
- ~~Commercial radio or television transmitting station~~
- ~~Electrical substation~~
- Local utilities
- Police or fire station
- Post office
- Radio, television, or microwave tower with SUP
- ~~Tower/antenna for cellular communication~~
- Tower/antenna for cellular communication with SUP
- Utility or government installation other than listed with SUP
- Mini-warehouse with SUP
- ~~Office showroom/warehouse~~
- ~~Trade Center~~
- ~~Warehouse~~

Setbacks (S-1b):

Current: The front yard setback is 15 ft.

Proposed: A minimum front yard setback of 15 ft. and a maximum front yard setback of 65 ft. with a 50% street frontage requirement. Additional structures may exceed the maximum front yard setback once the street frontage requirement of 50% is met.

Rational: The min/max and street frontage requirement aim to improve the quality of development by requiring structures to be built relatively close to the street and prevent large parking lots from street view.

Current: There are no setback requirements for the side and rear yard.
Proposed: 20 feet when adjacent to residential use and no side and rear yard setback in all other cases.

Rationale: No change, except for added distance when adjacent to residential use.

Dwelling Unity Density (S-1b):

Current: The dwelling unit density is 12 units per acre.

Proposed: Staff recommends a range of 22 units per acre to 35 units per acre, depending on the mix of uses to incentivize mixed use projects. The proposed requirements are as follows: 22 dwelling units per acre for base, or no mixed use; 27 dwelling units per acre for a mixed-use project with two categories; and 35 dwelling units per acre for a mixed use project with three or more categories.

Rationale: Incentivize mixed use projects by allowing greater density by right for the greater number of mixed uses.

Floor Area Ratio (S-1b):

Current: The floor area ratio (FAR) is 0.15.

Proposed: A range of 0.4 to 1.1, depending on the mix of uses to incentivize mixed use projects. The proposed requirements are as follows:

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)
Lodging	0.8	0.85	0.9	0.85	0.95
Office	0.8	0.85	0.9	0.85	0.95
Residential	0.8	---	0.95	---	0.95
Retail and personal service	0.4	0.5	0.5	0.6	0.6
TOTAL DEVELOPMENT	0.8	0.9	1.0	1.0	1.1

Rationale: Incentivize mixed use projects by allowing a greater floor area density by right for the greater number of mixed uses.

Height (S-1b):

Current: The maximum height for residential structures is 36 ft. and 54 ft. for non-residential structures.

Proposed: A maximum height of 54 ft. for all structures.
Rationale: Unify the height regulation under one standard.

There is no maximum number of stories as the regulation of the height of structures will be determined by the figures above.

Lot Coverage (S-1b):

Current: The maximum lot coverage is 60%.

Proposed: A maximum lot coverage of 80% for non-single family development.

Rationale: A maximum lot coverage of 80% for non-single family development promotes development.

Lot Size (S-1b):

Current: Minimum lot size for a single family residential use is 5000 square feet.

Proposed: Minimum lot size for a single family residential use is 2000 square feet.

Rationale: Allows for a wider range of single family uses.

Lighting (S-1b):

In addition to all applicable height and lighting requirements in Chapter 51A, light fixtures attached to poles may not be located above 35 feet in height; all light sources mounted on poles or attached to buildings must utilize a 15-degree below horizontal, full, visual cut-off fixture; and lighting must be LED or similar lighting and fixtures to lessen the glare and light spillover to neighboring properties.

Sidewalks (S-1b):

A sidewalk with a minimum average width of six feet must be provided along all street frontages. All sidewalks must be clear and unobstructed for a minimum of five feet in width. Tree grates do not count toward the minimum unobstructed sidewalk width. 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. Sidewalks must be located in an area parallel to and between two feet and 15 feet of the back of the projected street curb.

Additional Development Standards (S-1b):

Three architectural design standards for building wall articulation were added. (1) The height of the exterior walls fronting on a public right-of-way must have vertical articulation with a minimum of two feet in vertical height for every 150 feet of horizontal length. (2) Horizontal recesses and indentations must be incorporated at the entry and planned office areas of a building. Recesses and indentations must be a minimum of three feet deep and occur no less than every 25 feet of horizontal wall distance. The horizontal recess feature must occur within the first 60 feet of a corner at any planned office area. (3) Canopies or sunscreens must be incorporated at entry and planned office areas of a building to provide protection from the elements and to create “shade and shadow” visual effects on the walls.

On lots less than 5,000 square feet, the minimum front yard is eight ft., there is no minimum side and rear yard, and the maximum lot coverage is 60% for single family residential use.

On lots greater than 5,000 square feet, the minimum front yard is 25 ft., the minimum side and rear yard is five ft., and the maximum lot coverage is 45% for single family residential use.

Subdistrict S-2a

General Overview (S-2a):

S-2a is approximately 85.69 acres. It is located north of West Camp Wisdom Road between Mountain Creek Road and Clark Road. The site contains multifamily use. Interstate Highway 20 is to the north, an electrical substation to the east, vacant land to the southeast, a private school to the south, single family to the southwest, and a warehouse under construction to the west. It is considered a non-business subdistrict.

Surrounding Land Uses (S-2a):

	Zoning	Land Use
Site	Planned Development District No. 521 (S-2a)	Multifamily and Vacant
North	Planned Development District No. 521 (B)	Interstate Highway 20
East	Agricultural district [A(A)]	Electrical Substation
South	Planned Development District No. 521 (S-2b)	Private School
West	Planned Development District No. 521 (S-1c) & Planned Development District No. 521 (S-1d)	Vacant (Warehouse Under Construction)

Land Uses (S-2a):

Below is a list of uses currently allowed. If a use is struck through, that use is proposed to be deleted. If a use is underlined, it is proposed to be added.

- ~~Animal production~~
- Crop production
- Temporary concrete or asphalt batching plant* By special authorization of the building official
- Child-care facility
- Church
- Public school with SUP
- Private school or open enrollment charter school with SUP
- Temporary construction or sales office
- Country club with private membership
- Private recreation center, club, or area
- Public park, playground, or golf course
- Handicapped group dwelling unit
- Multifamily

- Retirement housing with SUP
- Single family
- General merchandise or food store 3,500 square feet or less
- Personal service uses
- Private street or alley
- Transit passenger shelter
- Electrical substation with SUP
- Local utilities
- Police or fire station with SUP
- Tower/antenna for cellular communication with SUP
- Utility or government installation other than listed with SUP

Setbacks (S-2a):

Current: The front yard setback is 15 ft. and the side and rear yard setbacks are 5 ft.

Proposed: No change to the setbacks.

Rationale: The setbacks are appropriate; therefore, no change is needed.

Dwelling Unit Density (S-2a):

Current: The dwelling unit density is 15 units per acre.

Proposed: No change to the dwelling unit density.

Rationale: The dwelling unity density is appropriate; therefore, no change is needed.

Floor Area Ratio (S-2a):

Current: There is no floor area ratio requirement.

Proposed: A floor area ratio of 0.5.

Rationale: A floor area ratio of 0.5 is appropriate for the neighborhood serving uses that are proposed for this subdistrict.

Height (S-2a):

Currently: The maximum structure height is 36 ft.

Proposed: No change to the height.

Rationale: The maximum height is appropriate; therefore, no change is needed.

There is no maximum number of stories as the regulation of the height of structures will be determined by the figures above.

Lot Coverage (S-2a):

Current: The maximum lot coverage is 60%.

Proposed: A maximum lot coverage of 60% for non-single family development.

Rationale: The maximum lot coverage is appropriate for non-single family development.

Lot Size (S-2a):

Current: There is no minimum lot size.

Proposed: Minimum lot size is 2000 square feet.

Rationale: Establish a minimum lot size.

Lighting (S-2a):

In addition to all applicable height and lighting requirements in Chapter 51A, light fixtures attached to poles may not be located above 35 feet in height; all light sources mounted on poles or attached to buildings must utilize a 15-degree below horizontal, full, visual cut-off fixture; and lighting must be LED or similar lighting and fixtures to lessen the glare and light spillover to neighboring properties.

Sidewalks (S-2a):

A sidewalk with a minimum average width of six feet must be provided along all street frontages. All sidewalks must be clear and unobstructed for a minimum of five feet in width. Tree grates do not count toward the minimum unobstructed sidewalk width. 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. Sidewalks must be located in an area parallel to and between two feet and 15 feet of the back of the projected street curb.

Additional Development Standards (S-2a):

On lots less than 5,000 square feet, the minimum front yard is eight ft., there is no minimum side and rear yard, and the maximum lot coverage is 60% for single family residential use.

On lots greater than 5,000 square feet, the minimum front yard is 25 ft., the minimum side and rear yard is five ft., and the maximum lot coverage is 45% for single family residential use.

Subdistrict S-2b

General Overview (S-2b):

S-2b is approximately 23.02 acres. It is located southwest of the intersection of West Camp Wisdom Road and Eagle Ford Road and is completely developed with a private school. Multifamily use is to the north, vacant land to the east, Emerald Lake Park to the southeast, single family to the south and west, and proposed warehouse to the northwest. The site is considered a non-business subdistrict.

Surrounding Land Uses (S-2b):

	Zoning	Land Use
Site	Planned Development District No. 521 (S-2b)	Private School
North	Planned Development District No. 521 (S-1c) & Planned Development District No. 521 (S-2a)	Vacant (Warehouse Under Construction) and Multifamily
East	Planned Development District No. 521 (S-6)	Vacant
South	Planned Development District No. 521 (S-6)	Vacant and Single family
West	Planned Development District No. 521 (S-6)	Single family

Land Uses (S-2b):

Below is a list of uses currently allowed. If a use is struck through, that use is proposed to be deleted. If a use is underlined, it is proposed to be added.

- Crop production
- Temporary concrete or asphalt batching plant* By special authorization of the building official
- Child-care facility
- Church
- Public school with SUP
- Private school or open enrollment charter school with SUP
- Temporary construction or sales office
- Country club with private membership
- Private recreation center, club, or area
- Public park, playground, or golf course
- Handicapped group dwelling unit
- Multifamily
- Retirement housing with SUP
- Single family
- General merchandise or food store 3,500 square feet or less
- Personal service uses
- Private street or alley
- Transit passenger shelter
- Electrical substation with SUP
- Local utilities
- Police or fire station with SUP
- Tower/antenna for cellular communication with SUP
- Utility or government installation other than listed with SUP

Setbacks (S-2b):

Current: The front yard setback is 15 ft. and the side and rear yard setbacks are 5 ft.

Proposed: No change to the setbacks.

Rationale: The setbacks are appropriate; therefore, no change is needed.

Dwelling Unit Density (S-2b):

Current: The dwelling unit density is 20 units per acre.

Proposed: No change to the dwelling unit density.

Rationale: The dwelling unity density is appropriate; therefore, no change is needed.

Floor Area Ratio (S-2b):

Current: There is no floor area ratio requirement.

Proposed: A floor area ratio of 0.5.

Rationale: A floor area ratio of 0.5 is appropriate for the neighborhood serving uses that are proposed for this subdistrict.

Height (S-2b):

Currently: The maximum structure height is 36 ft.

Proposed: No change to the height.

Rationale: The maximum height is appropriate; therefore, no change is needed.

There is no maximum number of stories as the regulation of the height of structures will be determined by the figures above.

Lot Coverage (S-2b):

Current: The maximum lot coverage is 60%.

Proposed: A maximum lot coverage of 60% for non-single family development.

Rationale: The maximum lot coverage is appropriate for non-single family development.

Lot Size (S-2b):

Current: There is no minimum lot size.
Proposed: Minimum lot size is 2000 square feet.

Rationale: Establish a minimum lot size.

Lighting (S-2b):

In addition to all applicable height and lighting requirements in Chapter 51A, light fixtures attached to poles may not be located above 35 feet in height; all light sources mounted on poles or attached to buildings must utilize a 15-degree below horizontal, full, visual cut-off fixture; and lighting must be LED or similar lighting and fixtures to lessen the glare and light spillover to neighboring properties.

Sidewalks (S-2b):

A sidewalk with a minimum average width of six feet must be provided along all street frontages. All sidewalks must be clear and unobstructed for a minimum of five feet in width. Tree grates do not count toward the minimum unobstructed sidewalk width. 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. Sidewalks must be located in an area parallel to and between two feet and 15 feet of the back of the projected street curb.

Additional Development Standards (S-2b):

Staff introduced Residential Proximity Slope for all structures built in S-2b.

On lots less than 5,000 square feet, the minimum front yard is eight ft., there is no minimum side and rear yard, and the maximum lot coverage is 60% for single family residential use.

On lots greater than 5,000 square feet, the minimum front yard is 25 ft., the minimum side and rear yard is five ft., and the maximum lot coverage is 45% for single family residential use.

Subdistrict S-9

General Overview (S-9):

S-9 is approximately 47.63 acres. It is located southwest of the intersection of West Camp Wisdom Road and Clark Road. The site contains a mix of single family uses, multifamily uses, and vacant land. There is vacant land and multifamily use to the north, mini-warehouse use to the east, single family to the southeast, vacant land to the south, a linguistic center to the west, and single family to the northwest. The property is considered a non-business subdistrict.

Surrounding Land Uses (S-9):

	Zoning	Land Use

Site	Planned Development District No. 521 (S-6)	Single family, Vacant land, Multifamily
North	Limited Office district 1 (LO-1), Agricultural district [A(A)], Duplex district [D(A)], Mutlifamily district 1 affordable [MF-1(A)(SAH)], Regional retail district (RR)	Office, Vehicle or engine repair or maintenance, Multifamily, Vacant land
East	Planned Development District No. 521 (S-10) & Planned Development District No. 521 (S-8)	Single family, Mini-warehouse, Vacant land
South	Planned Development District No. 521 (S-7) & Planned Development District No. 521 (S-8)	Vacant land
West	Planned Development District No. 88	Office

Land Uses (S-9):

Below is a list of uses currently allowed. If a use is struck through, that use is proposed to be deleted. If a use is underlined, it is proposed to be added.

- Crop production
- Temporary concrete or asphalt batching plant* By special authorization of the building official
- Child-care facility
- Church
- College, university, or seminary with SUP
- Convalescent and nursing homes, hospice care, and related institutions with SUP
- Convent or monastery with SUP
- Public school with SUP
- Private school or open enrollment charter school with SUP
- Temporary construction or sales office
- Office with SUP
- Country club with private membership
- Private recreation center, club, or area
- Public park, playground, or golf course
- College dormitory, fraternity, or sorority house with SUP
- Handicapped group dwelling unit
- Multifamily
- Retirement housing with SUP
- Single family
- General merchandise or food store 3,500 square feet or less
- Personal service uses
- Private street or alley
- Transit passenger shelter
- Electrical substation with SUP
- Local utilities
- Police or fire station with SUP
- Tower/antenna for cellular communication with SUP
- Utility or government installation other than listed with SUP

Setbacks (S-9):

Current: The front yard setback is 15 ft. and the side and rear yard setbacks are 5 ft.

Proposed: No change to the setbacks.

Rationale: The setbacks are appropriate; therefore, no change is needed.

Dwelling Unity Density (S-9):

Current: The dwelling unit density is 24 units per acre.

Proposed: No change to the dwelling unit density.

Rationale: The dwelling unity density is appropriate; therefore, no change is needed.

Floor Area Ratio (S-9):

Current: There is a floor area ratio of 0.15.

Proposed: A floor area ratio of 0.5.

Rationale: A floor area ratio of 0.5 is appropriate for the neighborhood serving uses that are proposed for this subdistrict.

Height (S-9):

Currently: The maximum structure height is 36 ft.

Proposed: No change to the height.

Rationale: The maximum height is appropriate; therefore, no change is needed.

There is no maximum number of stories as the regulation of the height of structures will be determined by the figures above.

Lot Coverage (S-9):

Current: The maximum lot coverage is 60%.

Proposed: A maximum lot coverage of 60% for non-single family development.

Rationale: The maximum lot coverage is appropriate for non-single family development.

Lot Size (S-9):

Current: There is no minimum lot size.
Proposed: Minimum lot size is 2000 square feet.

Rationale: Establish a minimum lot size.

Lighting (S-9):

In addition to all applicable height and lighting requirements in Chapter 51A, light fixtures attached to poles may not be located above 35 feet in height; all light sources mounted on poles or attached to buildings must utilize a 15-degree below horizontal, full, visual cut-off fixture; and lighting must be LED or similar lighting and fixtures to lessen the glare and light spillover to neighboring properties.

Sidewalks (S-9):

A sidewalk with a minimum average width of six feet must be provided along all street frontages. All sidewalks must be clear and unobstructed for a minimum of five feet in width. Tree grates do not count toward the minimum unobstructed sidewalk width. 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. Sidewalks must be located in an area parallel to and between two feet and 15 feet of the back of the projected street curb.

Additional Development Standards (S-9):

Staff introduced Residential Proximity Slope for all structures built in S-9.

On lots less than 5,000 square feet, the minimum front yard is eight ft., there is no minimum side and rear yard, and the maximum lot coverage is 60% for single family residential use.

On lots greater than 5,000 square feet, the minimum front yard is 25 ft., the minimum side and rear yard is five ft., and the maximum lot coverage is 45% for single family residential use.

Subdistrict S-10

General Overview (S-10):

S-10 is approximately 17.08 acres. It is located on the southwest corner of the intersection of West Camp Wisdom Road and Clark Road. The site contains a mix of mini-warehouse use and vacant land. There is vacant land to the north, retail to the east, single family to the south, and multifamily to the west. The property is considered a business subdistrict.

Surrounding Land Uses (S-10):

	Zoning	Land Use
Site	Planned Development District No. 521 (S-10)	Mini-warehouse and Vacant

		land
North	Regional retail district (RR)	Vacant
East	The City of Duncanville	Personal service
South	Planned Development District No. 521 (S-10)	Single Family
West	Planned Development District No. 521 (S-8)	Multifamily

Land Uses (S-10):

Below is a list of uses currently allowed. If a use is struck through, that use is proposed to be deleted. If a use is underlined, it is proposed to be added.

- Crop production
- Catering service
- Custom business service
- Electronics service center
- Job or lithographic printing
- Medical or scientific laboratory
- Technical school
- Tool or equipment rental
- ~~Industrial (inside) light manufacturing~~
- Industrial (inside) light manufacturing with SUP
- Temporary concrete or asphalt batching plant* By special authorization of the building official
- Adult day care facility
- Child-care facility
- Church
- College, university, or seminary
- Community service center
- Convalescent and nursing homes, hospice care, and related institutions
- Hospital
- Library, art gallery, or museum
- ~~Public school~~
- Public school with SUP
- ~~Private school or open enrollment charter school~~
- Private school or open enrollment charter school with SUP
- Hotel or motel
- ~~Carnival or circus (temporary)~~
- Temporary construction or sales office
- Financial institution without drive-in window
- Financial institution with drive-in window
- Medical clinic or ambulatory surgical center
- Office
- Country club with private membership
- Private recreation center, club, or area
- Public park, playground, or golf course
- Handicapped group dwelling unit
- Multifamily
- Retirement Housing
- Single family
- Animal shelter or clinic without outside run
- Business school
- Carwash
- Commercial amusement (inside)
- ~~Commercial amusement (outside)~~
- ~~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
- Mortuary, funeral home, or commercial wedding chapel
- Motor vehicle fueling station
- Nursery, garden shop, or plant sales
- Outside sales
- Personal service uses
- Restaurant without drive-in or drive-through service
- Restaurant with drive-in or drive-through service
- ~~Surface parking~~
- Temporary retail use
- Theater
- ~~Vehicle display, sales, or service~~
- ~~Heliport~~
- ~~Helistop~~
- Private street or alley
- Transit passenger shelter
- ~~Transit passenger station or transfer center~~
- ~~Commercial radio or television transmitting station~~
- Commercial radio or television transmitting station with SUP
- Electrical substation
- Local utilities
- Police or fire station
- Post office
- Radio, television, or microwave tower with SUP
- Tower/antenna for cellular communication
- Utility or government installation other than listed with SUP
- Mini-warehouse with SUP
- ~~Office showroom/warehouse~~

Setbacks (S-10):

Current: The front yard setback is 15 ft.

Proposed: No change is recommended.

Rationale: The front yard setback is appropriate; therefore, no change is needed.

Current: No setback requirements for the side and rear yard.

Proposed: 20 feet when adjacent to residential use and 5 ft. side and rear yard setback in all other cases.

Rationale: No change, with the exception of added distance when adjacent to residential use.

Dwelling Unity Density (S-10):

Current: The dwelling unit density is 24 units per acre.
Proposed: No change to the dwelling unit density.

Rationale: The dwelling unity density is appropriate; therefore, no change is needed.

Floor Area Ratio (S-10):

Current: There is a floor area ratio of 0.23.

Proposed: A floor area ratio of 0.5.

Rationale: A floor area ratio of 0.5 is appropriate for the neighborhood serving uses that are proposed for this subdistrict.

Height (S-10):

Current: The maximum height for residential structures is 36 ft. and 160 ft. for non-residential structures.

Proposed: A maximum height of 54 ft. for non-residential structures and 45 ft. for residential structures.

Rationale: A more appropriate height to complement existing development.

There is no maximum number of stories as the regulation of the height of structures will be determined by the figures above.

Lot Coverage (S-10):

Current: The maximum lot coverage is 60%.

Proposed: A maximum lot coverage of 80% for non-single family development.

Rationale: A maximum lot coverage of 80% for non-single family development promotes development.

Lot Size (S-10):

Current: Minimum lot size for a single family residential use is 2000 square feet.

Proposed: No change to the lot size.

Rationale: The lot size is appropriate; therefore, no change is needed.

Lighting (S-10):

In addition to all applicable height and lighting requirements in Chapter 51A, light fixtures attached to poles may not be located above 35 feet in height; all light sources mounted on poles or attached to buildings must utilize a 15-degree below horizontal, full, visual cut-off fixture; and lighting must be LED or similar lighting and fixtures to lessen the glare and light spillover to neighboring properties.

Sidewalks (S-10):

A sidewalk with a minimum average width of six feet must be provided along all street frontages. All sidewalks must be clear and unobstructed for a minimum of five feet in width. Tree grates do not count toward the minimum unobstructed sidewalk width. 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. Sidewalks must be located in an area parallel to and between two feet and 15 feet of the back of the projected street curb.

Additional Development Standards (S-10):

Staff introduced Residential Proximity Slope for all structures built in S-10.

On lots less than 5,000 square feet, the minimum front yard is eight ft., there is no minimum side and rear yard, and the maximum lot coverage is 60% for single family residential use.

On lots greater than 5,000 square feet, the minimum front yard is 25 ft., the minimum side and rear yard is five ft., and the maximum lot coverage is 45% for single family residential use.

Proposed Amendments

ARTICLE 521.

PD 521.

SEC. 51P-521.101. LEGISLATIVE HISTORY.

PD 521 was established by Ordinance No. 23711, passed by the Dallas City Council on November 11, 1998. Ordinance No. 23711 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. Subsequently, Ordinance No. 23711 was amended by Ordinance No. 24190, passed by the Dallas City Council on February 23, 2000, and Ordinance No. 24425, passed by the Dallas City Council on October 11, 2000. (Ord. Nos. 10962; 19455; 23711; 24190; 24425; 24914)

SEC. 51P-521.102. PROPERTY LOCATION AND SIZE.

PD 521 is established on property generally located along both sides of Interstate Highway 20 between Spur 408 and Clark Road on the east and Mountain Creek Parkway and FM 1382 on the west. The size of PD 521 is approximately 2924.4699 acres. (Ord. Nos. 23711; 24425; 24914)

SEC. 51P-521.103. DEFINITIONS AND INTERPRETATIONS.

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

(1) DATA CENTER means a facility whose primary service is data processing and is used to house computer systems and associated components, such as telecommunications and storage systems, including not limited to web hosting organizations and internet service organizations.

(2) GOVERNMENT INSTALLATION FOR AN INDOOR GUN RANGE means an installation owned or leased by a government agency limited for the exclusive use of the Dallas Police Department for operations related to firing and training of firearms.

(3) MIXED USE PROJECT means a development that contains two or more of the following uses—lodging, office, residential, or retail and personal service—and the combined floor areas of each use equal or exceed 15 percent of the total floor area of the project with the exception of retail and personal service which requires a combined floor area of 10 percent of the total floor area of the project.

(4[~~3~~]) PARKWAY means the portion of a street right-of-way between the projected curb and the lot line of the Property.

(5) STREET FRONTAGE means the portion of a building that must be located within the required setback area, expressed as a percentage of lot width.

(6[~~4~~]) SUBDISTRICT means one of the subdistricts in this district. Each zone in this district contains several subdistricts.

(7[~~5~~]) THIS DISTRICT means the entire planned development district created by this article.

(8[~~6~~]) ZONE means the North Zone or the South Zone.

(b) Unless otherwise stated, all references to code articles, divisions, or sections are to Chapter 51A.

(c) Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1c, S-1d, and S-10 are considered to be business zoning districts.

(d) Subdistricts S-2a, S-2b, S-3, S-4, S-5, S-6, S-7, S-8, S-9, and E are considered to be non-business zoning districts. (Ord. Nos. 24425; 24914; 25481; 27716; 29785; 29989; 30305)

SEC. 51P-521.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 521A: concept development plan – north zone and concept development plan – south zone.

(2) Exhibit 521B: zone descriptions.

(3) Exhibit 521C: subdistrict property descriptions.

(4) Exhibit 521C1: Subdistricts B and B-1 property descriptions.

(5) Exhibit 521C2: Subdistrict B-2 property description.

(6) Exhibit 521D: single-family subdivision plats.

(7) Exhibit 521E: PD 187 development plans.

(8) Exhibit 521F: side and rear yard landscape buffer for shared truck courts.

(9) Exhibit 521G: business park entry feature.

(10) Exhibit 521H: Subdistrict B-2 development plan.

(11) Exhibit 521I: Subdistrict S-1c conceptual plan. (Ord. Nos. 29587; 29785; 30305)

SEC. 51P-521.104. CREATION OF SEPARATE ZONES AND SUBDISTRICTS.

(a) In general. This district is divided into a series of separate zones and subdistricts as described in this article. The boundaries of all zones and subdistricts are shown on the conceptual plans (Exhibit 521A).

(b) Zones. The largest subdivided areas in this district are the "zones." There are two zones: the North Zone and the South Zone. Both zones are described in Exhibit 521B.

(c) Subdistricts.

(1) The North Zone is divided into seven subdistricts: A, B, B-1, B-2. C, D, and E.

(2) The South Zone is divided into 14 subdistricts: S-1a, S-1b, S-1c, S-1d, S-2a, S-2b, S-3, S-4, S-5, S-6, S-7, S-8, S-9, and S-10.

(3) Subdistricts B and B-1 are described in Exhibit 521C1. Subdistrict B-2 is described in Exhibit 521C2. All other subdistricts are described in Exhibit 521C. (Ord. Nos. 23711; 24425; 24914; 27716; 29785)

SEC. 51P-521.105. CONCEPTUAL PLANS.

(a) Except as provided in this section, development and use of the Property must comply with the conceptual plans entitled, "Concept Development Plan - North Zone" and "Concept Development Plan - South Zone." If there is a conflict between the text of this article and the conceptual plans, the text of this article controls.

(b) In Subdistrict S-1c, development and use of the Property must comply with the Subdistrict S-1c conceptual plan (Exhibit 521I). If there is a conflict between the text of this article and the Subdistrict S-1c conceptual plan, the text of this article controls. (Ord. Nos. 24425; 24914; 30305)

SEC. 51P-521.106. DEVELOPMENT PLAN.

(a) A development plan for each phase of development must be approved by the city plan commission before issuance of any building permit within that phase. (See Subsection 51P-521.118(c) for additional requirements.)

(b) There is no time requirement for the submittal of a development plan within this district, and the portion of Paragraph (4) of Subsection (c), "Site Plan Procedure," of Section 51A-4.702, providing for submission of a development plan within six months of the city council approval of the PD ordinance, does not apply.

(c) For any single family detached development, an approved preliminary plat may be submitted to the city plan commission for approval as a development plan.

(d) Single family subdivision plats, approved and recorded at the county records building as of the date of passage of Ordinance No. 23711, for property located in this district, are recognized as approved development plans. Refer to Exhibit 521D for copies of these plats.

(e) The development plans that were approved pursuant to Planned Development District No. 187 are recognized as approved development plans within this district. Refer to Exhibit 521E for copies of these development plans.

(f) In Subdistrict B-2, development and use of the Property must comply with the Subdistrict B-2 development plan (Exhibit 521H). If there is a conflict between the text of this article and the Subdistrict B-2 development plan, the text of this article controls.

(g) If an applicant simultaneously submits a specific use permit request along with a request for development plan approval, no site plan is required for the specific use permit portion of the request. (Ord. Nos. 24425; 24914; 29785)

SEC. 51P-521.107. MAIN USES.

(a) Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1c, S-1d, and S-10. The following main uses are permitted in Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1c, S-1d, and S-10.

(1) Agricultural uses.

-- Animal production. *[Subdistricts A, B, B-1, B-2, C, D, ~~S-1b~~, and S-1d only.]*
-- Commercial stable. [*Subdistricts A, B, B-1, B-2, C, and D only.]*
-- Crop production. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, ~~and~~ S-1d, and S-10 only.]*

(2) Commercial and business service uses.

-- Building repair and maintenance shop. *[Subdistricts B, B-1, and B-2 only.]*
-- Catering service. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only]*
-- Commercial cleaning or laundry plant. *[Subdistricts B, B-1, and B-2 only; SUP required.]*
-- Custom business services. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only]*
-- Electronics service center. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
-- Job or lithographic printing. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
-- Machinery, heavy equipment, or truck sales and services. *[Subdistricts B, B-1, and B-2 only.]*
-- Medical or scientific laboratory. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
-- Technical school. *[SUP required in Subdistrict S-1a; otherwise, by right in Subdistricts A, B, B-1, B-2, C, D, S-1b, S-1d, and S-10 ~~only~~.]*
-- Tool and equipment rental. *[Subdistricts A, B, B-1, B-2, C, D, S-1b, S-1d, and S-10 only.]*

(3) Industrial uses.

-- Gas drilling and production. *[By SUP only in Subdistrict B-1.]*
-- Industrial (inside) for light manufacturing. *[SUP required in Subdistricts S-1b and S-10; otherwise, by right in Subdistricts A, B, B-1, B-2, C, D, ~~S-1b,~~ S-1c, and S-1d~~, and S-10 only~~.] [In Subdistricts B and S-1c, the floor area limitation for industrial (inside) for light manufacturing in Chapter 51A does not apply; however, this use is limited to the FAR requirements in Sec. 51P-521.109(a)(3)(C) and Sec. 51P-521.109(a)(3)(H).]*
-- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(4) Institutional and community service uses.

-- Adult day care facility. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*

-- Cemetery or mausoleum. *[Subdistricts A, B, B-1, B-2, C, and D only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
-- Child-care facility. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
-- Church. *[Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
-- College, university, or seminary. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
-- Community service center. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
-- Convent or monastery. *[Subdistricts A, B, B-1, B-2, C, D, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
-- Convalescent and nursing homes, hospice care, and related institutions. *[SUP required in Subdistricts S-1a, and S-1b; otherwise, by right in Subdistricts A, B, B-1, B-2, C, D, ~~S-1a, S-1b,~~ S-1d, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
-- Hospital. *[SUP required in Subdistricts S-1a and S-1b; otherwise, by right in Subdistricts A, B, B-1, B-2, C, D, ~~S-1a, S-1b,~~ S-1d, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
-- Library, art gallery, or museum. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
-- Public or private school. *[SUP required in Subdistrict S-10; otherwise, by right in Subdistricts A, B, B-1, B-2, C, D, ~~S-1a, S-1b,~~ and S-1d~~, and S-10 only~~. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*

(5) Lodging uses.

-- Hotel or motel. *[In Subdistricts B, B-1, and B-2, SUP required for hotel or motel containing 80 rooms or less; otherwise, by right in Subdistricts A, C, D, ~~S-1a,~~ S-1b, S-1d, and S-10.]*

(6) Miscellaneous uses.

-- Carnival or circus (temporary). *[By special authorization of the building official. Subdistricts A, B, B-1, B-2, C, D, ~~S-1a, S-1b~~, and S-1d only~~, and S-10 only~~.]*
-- Temporary construction or sales office.

(7) Office uses.

-- Financial institution without drive-in window. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
-- Financial institution with drive-in window. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*

-- Medical clinic or ambulatory surgical center. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
-- Office.

(8) Recreation uses.

-- Country club with private membership. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
-- Private recreation center, club, or area. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
-- Public park, playground, or golf course.

(9) Residential uses.

-- College dormitory, fraternity, or sorority house. *[Subdistricts A, B, B-1, B-2, C, and D only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
-- Duplex. *[Subdistricts A, B, B-1, B-2, C, and D only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
-- Multifamily. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b and S -10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
-- Retirement housing. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
-- Single family. *[Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase. Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
-- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3) is not met. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase. Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*

(10) Retail and personal service uses.

-- Ambulance service. *[Subdistricts B, B-1, and B-2 only.]*
-- Animal shelter or clinic with outside run. *[Subdistricts B, B-1, and B-2 only.]*
-- Animal shelter or clinic without outside run. *[Subdistricts B, B-1, S-1a, S-1b, and S-10 only.]*
-- Auto service center. *[Subdistricts B, B-1, and B-2 only.]*
-- Alcoholic beverage establishments. *[Subdistricts B, B-1, and B-2 only; SUP required.]*
-- Business school. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
-- Carwash. *[Subdistricts B, B-1, B-2, ~~S-1a, S-1b,~~ S-1d, and S-10 only.]*
-- Commercial amusement (inside). *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1d, and S-10 only. SUP required in Subdistrict B; otherwise, by right.]*
-- Commercial amusement (outside). *[Subdistricts B, B-1, B-2, ~~S-1a, S-1b,~~ and S-1d~~, and S-10~~ only. SUP required in Subdistricts B and S-1b; otherwise, by right.]*

-- Commercial parking lot or garage. *[Subdistricts A, B, B-1, B-2, C, D, ~~S-1a, S-1b,~~ and S-1d only~~, and S-10 only~~.]*
-- Convenience store with drive-through. *[Subdistricts S-1a, S-1b, and S-10 only.]*
-- Dry cleaning or laundry store. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1d, and S-10 only.]*
-- Furniture store. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1d, and S-10 only.]*
-- General merchandise or food store 3,500 square feet or less. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1d, and S-10 only.]*
-- General merchandise or food store greater than 3,500 square feet. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1d, and S-10 only.]*
-- Home improvement center, lumber, brick, or building materials sales yard. *[Subdistricts B, B-1, B-2, ~~S-1a,~~ S-1b, S-1d, and S-10 only.]*
-- Household equipment or appliance repair. *[Subdistricts B, B-1, B-2, ~~S-1a, S-1b,~~ S-1d, and S-10 only.]*
-- Mortuary, funeral home, or commercial wedding chapel. *[Subdistricts B, B-1, B-2, ~~S-1a,~~ S-1b, S-1d, and S-10 only.]*
-- Motor vehicle fueling station. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
-- Nursery, garden shop, or plant sales. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1d, and S-10 only.]*
-- Outside sales. *[Subdistricts B, B-1, B-2, ~~S-1a,~~ S-1b, S-1d, and S-10 only.]*
-- Personal service use. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
-- Restaurant without drive-in or drive-through service. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
-- Restaurant with drive-in or drive-through service. *[SUP required in Subdistrict B; otherwise, by right in Subdistricts A, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10.]*
-- Surface parking. *[Subdistricts A, B, B-1, B-2, C, D, ~~S-1a, S-1b,~~ and S-1d only~~, and S-10 only~~.]*
-- Temporary retail use. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1d, and S-10 only.]*
-- Theater. *[Subdistricts B, B-1, B-2, D, S-1b, S-1d, and S-10 only. SUP required in Subdistrict B; otherwise, by right.]*
-- Truck stop. *[Subdistrict B-2 only.]*
-- Vehicle display, sales, and service. *[Subdistricts B, B-1, B-2, ~~S-1a, S-1b,~~ and S-1d only~~, and S-10 only~~.]*

(11) Transportation uses.

-- Heliport. *[SUP. Subdistricts A, B, B-1, B-2, C, D, ~~S-1a, S-1b,~~ and S-1d only~~, and S-10 only~~.]*
-- Helistop. *[SUP. Subdistricts A, B, B-1, B-2, C, D, ~~S-1a, S-1b,~~ and S-1d only~~, and S-10 only~~.]*
-- Private street or alley. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
-- Transit passenger shelter. *[SUP required in Subdistricts B, B-1, and B-2; otherwise, by right in Subdistricts A, C, D, S-1a, S-1b, S-1d, and S-10.]*
-- Transit passenger station or transfer center. *[SUP required in Subdistricts B, B-1, and B-2; otherwise, by right in Subdistricts A, C, D, ~~S-1a, S-1b,~~ and S-1d only~~, and S-10 only~~.]*

(12) Utility and public service uses.

-- Commercial radio or television transmitting station. *[SUP required in Subdistrict S-10; otherwise, by right in Subdistricts A, B, B-1, B-2, C, D, ~~S-1a, S-1b~~, and S-1d~~, and S-10 only~~.]*
-- Electrical substation. *[Subdistricts A, B, B-1, B-2, C, D, ~~S-1a, S-1b,~~ S-1d, and S-10 only.]*
-- Local utilities.
-- Police or fire station.
-- Post office. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
-- Radio, television, or microwave tower. *[SUP. Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
-- Tower/antenna for cellular communication. *[Permitted as if located in a CR Community Retail District; see Section 51A-4.212(10.1). SUP required in Subdistricts S-1a and S-1b; otherwise, by right in Subdistricts A, B, B-1, B-2, C, D, ~~S-1a, S-1b,~~ S-1d, and S-10 only.]*
-- Utility or government installation other than listed. *[SUP. Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*

(13) Wholesale, distribution, and storage uses.

-- Auto auction. *[Subdistricts A, C, and D only; SUP required.]*
-- Data center. *[Subdistrict S-1c only.]*
-- Freight terminal. *[Subdistricts A, B, B-1, B-2, C, and D only. SUP required in Subdistricts B, B-1, and B-2; otherwise, by right.]*
-- Manufactured building sales lot. *[Subdistricts A, C, and D only; SUP required.]*
-- Mini-warehouse. *[Subdistricts A, B, B-1, B-2, C, D, S-1b, S-1c, S-1d, and S-10; SUP required.]*
-- Office showroom/warehouse. *[Subdistricts A, B, B-1, B-2, C, D, S-1c, S-1d, and S-1d.]*
-- Trade center. *[Subdistricts A, B, B-1, B-2, C, D, ~~S-1b~~, S-1c, S-1d, and S-10 only.]*
-- Warehouse. *[SUP required in Subdistrict S-10; otherwise, by right in Subdistricts A, B, B-1, B-2, C, D, ~~S-1b,~~ S-1c, and S-1d~~, and S-10 only~~.]*

(b) Subdistricts S-2a, S-2b, S-3, S-4, S-5, S-6, S-7, S-8, S-9, and E. The following main uses are permitted in Subdistricts S-2a, S-2b, S-3, S-4, S-5, S-6, S-7, S-8, S-9, and E.

(1) Agricultural uses.

-- Animal production. *[Subdistricts ~~S-2a~~ and E only.]*
-- Commercial stable. *[Subdistrict E only.]*
-- Crop production. *[Subdistricts E, S-2a, S-2b, S-9, and S-6 only.]*

(2) Industrial uses.

-- Industrial (inside) for light manufacturing. *[Subdistrict E only.]*
-- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(3) Institutional and community service uses.

-- Adult day care facility. *[Subdistrict E only.]*
-- Child-care facility.
-- Church.
-- College, university, or seminary. *[Subdistricts S-7 and S-9 only; SUP required.]*
-- Convalescent and nursing homes, hospice care, and related institutions. *[Subdistricts E, S-7, and S-9 only; SUP required.]*
-- Convent or monastery. *[Subdistricts S-7 and S-9 only; SUP required.]*
-- Public or private school. *[SUP]*

(4) Miscellaneous uses.

-- Temporary construction or sales office.

(5) Office uses.

-- Office. *[Subdistricts S-7, S-9, and E only; SUP required only in Subdistricts S-7 and S-9.]*

(6) Recreation uses.

-- Country club with private membership.
-- Private recreation center, club, or area.
-- Public park, playground, or golf course.

(7) Residential uses.

-- Duplex. *[Subdistrict E only.]*
-- Multifamily. *[Subdistricts S-2a, S-2b, S-9, and E only.]*
-- Retirement housing. *[Subdistricts S-2a, S-2b, S-7, S-9, and E only; SUP required only in Subdistricts S-2a, S-2b, S-7, and S-9.]*
-- Single family.
-- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met.]*
-- Group residential facility. *[This use must comply with the provisions of Section 51A-4.209(b)(3). Subdistrict E only.]*
-- College dormitory, fraternity, or sorority house. *[Subdistricts E, S-7, and S-9 only; SUP required.]*

(8) Retail and personal service uses.

-- Dry cleaning or laundry store. *[Subdistrict E only.]*
-- General merchandise or food store 3,500 square feet or less. *[Subdistrict E, S-2a, S-2b, and S-9 only.]*
-- Motor vehicle-fueling station. *[Subdistrict E only.]*
-- Personal service use. *[Subdistrict E, S-2a, S-2b, and S-9 only.]*
-- Surface parking. *[Subdistrict E only.]*
-- Temporary retail use. *[Subdistrict E only.]*

(9) Transportation uses.

-- Private street or alley.
-- Transit passenger shelter.

(10) Utility and public service uses.

-- Electrical substation. *[SUP]*
-- Government installation for an indoor gun range. *[Subdistrict E only.]*
-- Local utilities.
-- Police or fire station. *[SUP]*
-- Tower/antenna for cellular communication. *[SUP]*
-- Utility or government installation other than listed. *[SUP]*

(11) Wholesale, distribution, and storage uses.

-- Warehouse. *[Subdistrict E only.]* (Ord. Nos. 24425; 24914; 25481; 27716; 29785; 29989; 30305)

SEC. 51P-521.108. ACCESSORY USES.

As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. Nos. 24425; 24914)

SEC. 51P-521.109. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

(a) Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1c, S-1d, and S-10.

(1) Front yard.

(A) Except as provided in this paragraph, minimum front yard is 15 feet.

(B) Subdistrict S-1b.

(i) Maximum front yard setback is 65 feet.

(ii) Minimum street frontage is 50 percent.

(aa) Additional structures may exceed maximum front yard setback once street frontage is met.

(C[~~B~~]) Subdistrict S-1c.

(i) Main use.

(aa) Minimum front yard is 270 feet along Mountain Creek Parkway.

(bb) Minimum front yard is 480 feet along Camp Wisdom Road.

(ii) For an accessory guard house:

(aa) Minimum front yard is 100 feet along Mountain Creek Parkway.

(bb) Minimum front yard of 350 feet along Camp Wisdom Road.

(2) Side and rear yard.

(A) No minimum side and rear yard in Subdistricts A, C, and D~~, S-1a, and S-10~~.

(B) Minimum side and rear yard in Subdistrict~~s S-1b, and~~ S-1d is five feet.

(C) Minimum side and rear yard in Subdistricts B, B-1, and B-2 are 10 feet.

(D) Minimum side and rear yard in Subdistricts S-1a and S-1b are:

(i) 20 feet where adjacent to or directly across an alley from a non-business subdistrict in this district or a residential use, except an agricultural use; and

(ii) no minimum in all other cases.

(E[~~D~~]) Subdistrict S-1c.

(i) Minimum side yard is 100 feet along the northern property line.

(ii) Minimum side yard is 335 feet along the eastern property line.

(iii) No minimum rear yard.

(F) Minimum side and rear yard in Subdistrict S-10 is:

(i) 20 feet where adjacent to or directly across an alley from a non-business subdistrict in this district or a residential use, except an agricultural use; and

(ii) five feet in all other cases.

(3) Maximum floor area ratios (FAR), maximum floor areas, net developable acres, and maximum dwelling unit densities. In these subdistricts, floor area ratio applies only to nonresidential development.

(A) Maximum floor area, dwelling unit density, and net developable acres for Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1c, S-1d, and S-10 are as follows:

Subdistrict	Net Developable	Maximum Permitted Floor	Dwelling Unit Density

	Acres	Area (In square feet)	(Units Per Acre)
A	150.0	Refer to Paragraph (4) below	24
B, B-1, and B-2	501.10	Refer to Paragraph (4) below	24
C	150.0	Refer to Paragraph (4) below	24
D	51.77	Refer to Paragraph (4) below	7
S-1a	11.3	113,212	Refer to Paragraph (3)(A)(i) below [~~12~~]
S-1b	52.9	345,648	Refer to Paragraph (3)(A)(ii) below [~~5~~]
S-1c	104.51	1,205,280	0
S-1d	12.53	81,870.02	5
S-10	15.5	155,792	24

(i) For Subdistrict S-1a, maximum dwelling unit density varies depending on whether the development is a mixed use project as follows:

(aa) 15 dwelling units per acre for base, or no mixed use.

(bb) 20 dwelling units per acre for a mixed use project with two categories.

(cc) 25 dwelling units per acre for a mixed use project with three or more categories.

(ii) For Subdistrict S-1b, maximum dwelling unit density varies depending on whether the development is a mixed use project as follows:

(aa) 22 dwelling units per acre for base, or no mixed use.

(bb) 27 dwelling units per acre for a mixed use project with two categories.

(cc) 35 dwelling units per acre for a mixed use project with three or more categories.

(B) For Subdistrict A, maximum FAR is as follows:

(i) 0.39 for the industrial (inside) for light manufacturing use, institutional and community service uses, lodging uses, office uses, recreation uses, utility and public service uses, and wholesale, distribution, and storage uses.

(ii) 0.10 for all other uses.

(C) For Subdistricts B, B-1, and B-2, maximum FAR is as follows:

(i) 0.75 for office uses.

(ii) 0.45 for the warehouse use.

(iii) 0.30 for retail and personal service uses.

(iv) 0.5538 for the industrial (inside) for light manufacturing use, institutional and community service uses, lodging uses, recreation uses, utility and public service uses, and, excluding the warehouse use, wholesale, distribution, and storage uses.

(v) 0.1420 for all other uses.

(D) For Subdistrict C, maximum FAR is as follows:

(i) 0.39 for the industrial (inside) for light manufacturing use, institutional and community service uses, lodging uses, office uses, recreation uses, utility and public service uses, and wholesale, distribution, and storage uses.

(ii) 0.10 for all other uses.

(E) For Subdistrict D, maximum FAR is as follows:

(i) 0.507 for the industrial (inside) for light manufacturing use, institutional and community service uses, lodging uses, office uses, recreation uses, utility and public service uses, and wholesale, distribution, and storage uses.

(ii) 0.13 for all other uses.

(F) ~~For Subdistrict S-1a, maximum FAR is 0.23.~~ For Subdistricts S-1a and S-1b, maximum FAR varies depending on whether the development is a mixed use project (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)**
Lodging	0.8	0.85	0.9	0.85	0.95
Office	0.8	0.85	0.9	0.85	0.95
Residential	0.8	---	0.95	---	0.95
Retail and personal service	0.4	0.5	0.5	0.6	0.6
TOTAL DEVELOPMENT	0.8	0.9	1.0	1.0	1.1

(G) For Subdistricts ~~S-1b and~~ S-1d, maximum FAR is 0.15.

(H) For Subdistrict S-1c, maximum FAR is 0.27.

(I) For Subdistrict S-10, maximum FAR is 0.5 [~~0.23~~].

(4) Maximum permitted floor areas in Subdistricts A, B, B-1, B-2, C, and D.

(A) Maximum permitted floor area in Subdistrict A is 653,400 square feet of retail floor area, or its equivalent.

(B) Maximum permitted floor area in Subdistricts B, B-1, and B-2 combined is 3,099,564 square feet of retail floor area, or its equivalent.

(C) Maximum permitted floor area in Subdistrict C is 653,400 square feet of retail floor area, or its equivalent.

(D) Maximum permitted floor area in Subdistrict D is 293,163 square feet of retail floor area, or its equivalent.

(E) To calculate the maximum permitted floor area of uses other than retail uses, the following floor area equivalencies apply.

(i) For the following uses or category of uses, 3.9 square feet of floor area is equivalent to 1 square foot of retail floor area:

-- Industrial (inside) for light manufacturing use.
-- Institutional and community service uses.
-- Lodging uses.
-- Office uses.
-- Recreation uses.
-- Utility and public service uses.
-- Wholesale, distribution, and storage uses.

(ii) For all other uses, one square foot of floor area is equivalent to one square foot of retail floor area.

(5) Height.

(A) Subdistricts A, B, B-1, B-2, C, and D~~, and S-10~~.

(i) Except as provided in this provision and in provision (iii), maximum structure height for non-residential structures is 160 feet. For a gas drilling and production use, maximum structure height for a temporary structure, which must be authorized by the building official, is 170 feet.

(ii) Maximum structure height for residential structures is 36 feet.

(iii) In Subdistricts A, B, B-1, B-2, C, and D, maximum structure height for wholesale, distribution, and storage uses is 45 feet north of Grady Niblo Road and 75 feet south of Grady Niblo Road.

(B) Subdistrict S-1a.

(i) Maximum structure height is 45 feet.

(ii) The residential proximity slope in Section 51A-4.412 is expressly incorporated into the height regulations of this section.

(iii) If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. 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.

(C) Maximum structure height in Subdistrict S-1b is 54 feet.

(D[~~B~~]) Subdistricts ~~S-1a, S-1b,~~ S-1c~~,~~ and S-1d.

(i) Maximum structure height for non-residential structures is 54 feet.

(ii) Maximum structure height for residential structures is 36 feet.

(E) Subdistrict S-10.

(i) Maximum structure height for non-residential structures is 54 feet.

(ii) Maximum structure height for residential structures is 45 feet.

(iii) The residential proximity slope in Section 51A-4.412 is expressly incorporated into the height regulations of this section.

(iv) In Subdistrict S-10, if any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. 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.

(6) Lot coverage.

(A) Subdistricts B, B-1, and B-2.

(i) Maximum lot coverage for office uses is 30 percent.

(ii) Maximum lot coverage for all other uses is 60 percent.

(B) Subdistricts A, C, D, ~~S-1a, S-1b,~~ and S-1d~~,~~. Maximum lot coverage is 60 percent.

(C) Subdistricts S-1a, S-1b, and S-10. Maximum lot coverage is 80 percent for non-single family residential use.

(D[~~C~~]) Subdistrict S-1c. Maximum lot coverage is 30 percent.

(7) Lot size. Minimum lot size for a single family residential use is:

(A) 2,000 square feet in Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, and S-10; and

(B) 5,000 square feet in Subdistricts ~~S-1b and~~ S-1d.

(8) Stories.

(A) Subdistricts A, B, B-1, B-2, C, D, S-1c, and S-1d.

(i[~~A~~]) Except as provided in this subsection, maximum number of stories for non-residential structures is 12.

(ii[~~B~~]) Maximum number of stories for residential structures is three.

(iii[~~C~~]) Maximum number of stories in Subdistrict S-1c is two.

(B) Subdistricts S-1a, S-1b, and S-10. No maximum number of stories.

(9) Lighting.

(A) Subdistricts B, B-1, B-2, S-1a, S-1b, ~~and~~ S-1c, and S-10.

(i) Light fixtures attached to poles may not be located above 35 feet in height.

(ii) All light sources mounted on poles or attached to buildings must utilize a 15-degree below horizontal, full, visual cut-off fixture.

(iii) In Subdistricts S-1a, S-1b, S-1c and S-10, lighting must be LED or similar lighting and fixtures to lessen the glare and light spillover to neighboring properties.

(B) Subdistricts A, C, D, S-1a, S-1b, S-1c, S-1d, and S-10. Lighting must comply with all applicable height and lighting requirements in Chapter 51A.

(10) Additional provisions in Subdistrict S-1c. Structures, except guardhouses, are limited to the building area location shown on the Subdistrict S-1c conceptual plan. Guardhouses, parking, drives (except the three drives shown on the Subdistrict S-1c conceptual plan from Mountain Creek Parkway into Subdistrict S-1c), and other access/maneuvering areas are limited to the developable area and building area locations shown on the Subdistrict S-1c conceptual plan.

(11) Additional provisions in Subdistricts S-1a, S-1b, and S-10.

(A) Single family residential use on lots less than 5,000 square feet:

(i) Minimum front yard is eight feet.

(ii) There is no minimum side and rear yard.

(iii) Maximum lot coverage is 60 percent.

(B) Single family residential use on lots 5,000 square feet or greater:

(i) Minimum front yard is 25 feet.

(ii) Minimum side and rear yard is five feet.

(iii) Maximum lot coverage is 45 percent.

(b) Subdistricts S-2a, S-2b, S-3, S-4, S-5, S-6, S-7, S-8, S-9, and E.

(1) Front yard. Minimum front yard is 15 feet.

(2) Side and rear yard.

(A) Subdistricts S-2a, S-2b, S-3, S-4, S-6, and S-9. Minimum side and rear yard in Subdistricts S-2a, S-2b, S-3, S-4, S-6, and S-9 is five feet.

(B) Subdistricts S-5, S-7, and S-8. No minimum side and rear yard in Subdistricts S-5, S-7, and S-8.

(C) Subdistrict E.

(i) Except as provided in this subparagraph, no minimum side and rear yard.

(ii) For a residential use, a minimum setback of 100 feet must be provided from the northern property line.

(3) Maximum dwelling unit density and minimum lot size.

DISTRICT	DENSITY	MINIMUM LOT SIZE
S-2a	15.0 units per acre	2,000 sq. ft. ~~[N/A]~~
S-2b	20.0 units per acre	2,000 sq. ft. ~~[N/A]~~
S-3	6.0 units per acre	5,000 sq. ft
S-4	5.0 units per acre	6,000 sq. ft.
S-5	7.5 units per acre	2,000 sq. ft.
S-6	5.5 units per acre	5,000 sq. ft.
S-7	5.0 units per acre	2,000 sq. ft.
S-8	5.5 units per acre	2,000 sq. ft.
S-9	24.0 units per acre	2,000 sq. ft. ~~[N/A]~~
E	24.0 units per acre	2,000 sq. ft. (no minimum for multifamily and retirement housing.)

(4) Floor area ratio.

(A) Subdistrict E. Maximum floor area ratio in Subdistrict E is:

(i) 0.195 for institutional and community service uses, recreation uses, and utility and public service uses;

(ii) 0.30 for industrial (inside) for light manufacturing;

(iii) 0.25 for office uses;

(iv) 0.15 for retail and personal service uses;

(v) 0.25 for warehouse uses; and

(vi) 0.05 for all other uses.

(B) Subdistricts S-2a, S-2b, and S-9. Maximum floor area ratio in Subdistricts S-2a, S-2b, and S-9 is 0.5.

(C[B]) Subdistricts S-7 and S-9. Maximum floor area ratio in Subdistricts S-7 and S-9 is 0.15.

(D[C]) Applicability of floor area ratio. In Subdistricts S-2a, S-2b, S-7, S-9, and E, maximum floor area ratio applies only to non-residential development.

(5) Maximum permitted floor area in Subdistrict E.

(A) Maximum permitted floor area is 293,163 square feet of retail floor area, or its equivalent. To calculate the maximum permitted floor area of uses other than retail uses, the floor area equivalencies below apply.

(B) For the following uses or categories of uses, 3.9 square feet of floor area is equivalent to 1 square foot of retail floor area:

-- Industrial (inside) for light manufacturing use.
-- Institutional and community service uses.
-- Lodging uses.
-- Office uses.
-- Recreation uses.
-- Utility and public service uses.
-- Wholesale, distribution, and storage uses.

(C) For all other uses, one square foot of floor area is equivalent to one square foot of retail floor area.

(6) Height.

(A) In general. Except as provided in this paragraph, maximum structure height is 36 feet.

(B) Subdistrict E. Maximum structure height is 36 feet for residential uses and 75 feet for non-residential uses.

(C) Subdistricts S-2b and S-9.

(i) The residential proximity slope in Section 51A-4.412 is expressly incorporated into the height regulations of this section.

(ii) If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. 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.

(7) Lot coverage. Maximum lot coverage is 60 percent for non-single family residential use.

(8) Stories.

(A) Subdistricts S-3, S-4, S-5, S-6, S-7, S-8, and E. Maximum number of stories for residential structures is three. For non-residential structures, no maximum number of stories. (Ord. Nos. 24425; 24914; 27716; 29587; 29785; 29989; 30305)

(B) Subdistricts S-2a, S-2b, and S-9. No maximum number of stories.

(9) Lighting.

(A) Subdistricts S-2a, S-2b, and S-9.

(i) Except as provided in this section, lighting must comply with all applicable height and lighting requirements in Chapter 51A.

(ii) Light fixtures attached to poles may not be located above 35 feet in height.

(iii) All light sources mounted on poles or attached to buildings must utilize a 15-degree below horizontal, full, visual cut-off fixture.

(iv) Lighting must be LED or similar lighting and fixtures to lessen the glare and light spillover to neighboring properties.

(11) Additional provisions in Subdistricts S-2a, S-2b, and S-9.

(A) Single family residential use on lots less than 5,000 square feet:

(i) Minimum front yard is eight feet.

(ii) There is no minimum side and rear yard.

(iii) Maximum lot coverage is 60 percent.

(B) Single family residential use on lots 5,000 square feet or greater:

(i) Minimum front yard is 25 feet.

(ii) Minimum side and rear yard is five feet.

(iii) Maximum lot coverage is 45 percent.

SEC. 51P-521.110. OFF-STREET PARKING AND LOADING.

(a) In general. Except as otherwise provided in this article, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(b) In Subdistricts B, B-1, and B-2. In addition to the authority of the board of adjustment to consider parking special exceptions under Section 51A-4.311, the board of adjustment may grant a

special exception to authorize a reduction of up to 75 percent of the number of off-street parking spaces for wholesale, distribution, and storage uses in Subdistricts B, B-1, and B-2. All other provisions of Section 51A-4.311 shall apply to such an exception.

(c) Data center. One space per 2,000 square feet of floor area is required. (Ord. Nos. 24425; 24914; 25481; 27716; 29785; 30305)

SEC. 51P-521.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 24425; 24914)

SEC. 51P-521.112. LANDSCAPING.

(a) In general.

(1) Except as provided in this section, landscaping must be provided in compliance with Article X.

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

(b) In Subdistricts B, B-1, B-2, and E, the following additional landscaping requirements apply.

(1) A landscape buffer, a minimum of 35 feet in width, is required along the entire length of lot frontage adjacent to a divided thoroughfare, excluding points of ingress and egress.

(2) A landscape buffer, a minimum of 20 feet in width, is required along the entire length of lot frontage adjacent to an undivided thoroughfare, excluding points of ingress and egress.

(3) Prior to the issuance of a certificate of occupancy for a use with loading docks that face Mountain Creek Parkway, the following must be provided:

(A) A landscape buffer, a minimum of 60 feet in width, along the entire length of lot frontage adjacent to Mountain Creek Parkway, excluding points of ingress and egress.

(B) A minimum five-foot-high landscaped earthen berm with continuous three-foot-high evergreen plantings located within the 60-foot-wide landscape buffer.

(4) Except as provided in this paragraph, a side and rear yard landscape buffer, a minimum of 10 feet in width, is required. If two or three contiguous lots share truck loading areas, no landscape buffer is required along the shared side yard used for truck loading and maneuvering. See Exhibit 521F for an illustration of this landscaping provision.

(A) For industrial uses and wholesale, distribution, and storage uses, a minimum of one large canopy tree must be provided for each 150 linear feet of a side and rear yard landscape buffer, to be planted no closer together than 50 feet on center.

(B) Where a rear yard backs up to a floodway management area or floodway easement, the 10-foot buffer minimum planting requirements do not apply. This provision does not apply to drainage easements erected under direction of the U.S. Army Corps of Engineers.

(5) For the uses listed, a minimum of the following area must be landscaped:

(A) For industrial and wholesale, distribution, and storage uses, a landscaped area consisting of grass, shrubs, or trees equal to five percent of the lot area.

(B) For office uses, a landscaped area consisting of grass, shrubs, or trees equal to 10 percent of the lot area.

(C) For retail and personal service uses and commercial and business service uses, a landscaped area consisting of grass, shrubs, or trees equal to 15 percent of the lot area.

(6) In Subdistrict E:

(A) For industrial uses and wholesale, distribution, and storage uses, site trees must be provided at a ratio of one tree for each 6,000 square feet of site area.

(B) The total caliper of replacement trees may equal 25 percent of the total caliper of protected trees removed or seriously injured if:

(i) the building official approves a tree removal and mitigation plan; and

(ii) a conservation easement covering at least 20 acres of the Property that complies with Article X is dedicated to the city prior to the issuance of the first certificate of occupancy.

(c) Subdistrict S-1c.

(1) Street trees may be planted within 70 feet of the back of the established curb line.

(2) A landscape buffer with a minimum width of 60 feet is required along the entire frontage adjacent to Mountain Creek Parkway, excluding points of ingress or egress.

(3) A berm with a minimum height of 10 feet, a minimum width of 100 feet, and a maximum slope of 5:1, is required on the south side of the developable area as shown on the Subdistrict S-1c conceptual plan.

(A) The berm must be covered in native grasses.

(B) For every 150 linear feet of the berm, one large canopy tree must be planted a maximum of 20 feet from the crest of the berm.

(C) Large evergreen shrubs capable of obtaining a solid appearance within three years and achieving a minimum height of three feet, must be located along the top portion of the berm.

(D) Trees must be irrigated.

(4) Three berms with a minimum height of 10 feet, a minimum width of 100 feet and a maximum slope of 5:1 must be located on the west side of the developable area as shown on the Subdistrict S-1c conceptual plan.

(A) Berms must be covered with native grasses.

(B) For every 150 linear feet of a berm, one large canopy tree must be planted a maximum of 20 feet from the crest of the berm.

(C) Large evergreen shrubs capable of obtaining a solid appearance within three years and achieving a minimum height of three feet, must be located along the top portion of the berms.

(D) Trees must be irrigated.

(E) For each drive approach on Mountain Creek Parkway, 10 flowering trees (Texas Mountain Laurel, Crepe Myrtle, American Red Bud or similar species) must be planted and an approximately 1,000 pound natural stone must be placed on either side of the drive approach.

(5) Two open space areas must be provided as shown on the Subdistrict S-1c conceptual plan. Total open space area must be a minimum of 26 acres.

(6) A large canopy tree must be planted and maintained for every 150 linear feet along the north side of the subdistrict adjacent to the Oncor property.

(7) A large canopy tree must be planted and maintained for every 150 linear feet along the south side of the subdistrict adjacent to Camp Wisdom Road.

(8) A large canopy tree must be planted and maintained for every 150 linear feet along Mountain Creek Parkway (large canopy trees planted on the berms count towards this landscaping requirement.)

(9) A minimum of five percent of the total lot area must be landscaped.

(10) Landscaping must be designed with water-wise and native plant materials approved by the building official.

(11) Required tree mitigation must be done on the Property to the extent the developed site reasonably allows, and must be approved by the building official.

(12) Open space must remain natural and undistributed except as required for utilities, emergency access, landscaping/mitigation, or excavation/grading. If distributed (other than for emergency access, landscaping/mitigation, or sidewalks) the area must be returned to a natural state using native plant materials. Emergency access through the open areas must be constructed using permeable paving material as approved by the building official.

(d) Private license granted in Subdistricts B, B-1, B-2, E, and S-1c.

(1) The city council hereby grants a revocable, non-exclusive license to the owners, or with the written consent of the owner, to the tenants ("property owner") of all property in this subdistrict for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this article. A property owner is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit in accordance with the Dallas Building Code, or Subsection (e[~~d~~]) of this section. This private license shall not terminate at the end of any specific time period, however, the city council reserves and has the absolute right to terminate

this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city of the necessity for such termination shall be final and binding and the city shall become entitled to possession of the premises without giving any notice and without the necessity of legal proceedings to obtain possession whenever in its judgment the purpose or use of this license is inconsistent with the public use of the right-of-way or when the purpose or use of this license is likely to become a nuisance or a public safety issue. Upon termination of the license by the director, each property owner shall remove all improvements and installations in the public rights-of-way in a manner satisfactory to the director of public works and transportation.

(2) A property owner is not required to comply with any landscaping requirement if compliance is made impossible due to the director's revocation of a landscape permit or the revocation of the license granted herein affecting landscaping.

(3) Upon the installation of landscaping and related amenities, such as irrigation systems, in the public rights-of-way, the property owner shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the license granted herein, with combined single limits of liability for bodily injury and property damage of not less than $1,000,000 for each occurrence, $2,000,000 annual aggregate. Coverage under this liability policy shall be on an "occurrence" basis and the city shall be named as additional insured. Proof of such insurance shall be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, 1/C/North, Dallas, Texas 75201 and the policy shall provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent same are covered by this liability insurance policy.

(4) Each property owner shall be responsible for maintaining the landscaping and related amenities in good repair and condition and to keep the premises safe and from deteriorating in value or condition, at no expense to the city, and the city shall be absolutely exempt from any requirements to make repairs or to maintain the landscaping and related amenities. The granting of a license for landscaping and related amenities under this section does not release the property owner from liability in the installation or maintenance of trees, landscaping, and related amenities in the public right-of-way.

(e) Parkway landscape permit in Subdistricts B, B-1, B-2, E, and S-1c.

(1) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees, landscaping, or related amenities in the parkway. An application for a parkway landscape permit must be made to the director of public works and transportation before an application for a building permit is made for work on the lot. The application must be in writing on a form approved by the director and accompanied by plans or drawings showing the area of the parkway affected and the planting or other amenities proposed.

(2) Upon receipt of the application and any required fees, the director shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the director determines that the construction and planting or other amenities proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, the director shall issue a parkway landscape permit to the property owner; otherwise, the director shall deny the permit.

(3) A property owner is not required to comply with any parkway landscaping requirement of this article if compliance is made impossible due to the director's denial of a parkway landscape permit.

(4) A parkway landscape permit issued by the director is subject to immediate revocation upon written notice if at any time the director determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way. The property owner is not required to comply with any parkway landscaping requirement of this section if compliance is made impossible due to the director's revocation of a parkway landscape permit.

(5) The issuance of a parkway landscape permit under this section does not excuse the property owner, his agents, or employees from liability in the installation or maintenance of trees or other amenities in the public right-of-way. (Ord. Nos. 24425; 24914; 25481; 27716; 29785; 29989; 30305)

SEC. 51P-521.113. SIGNS.

(a) Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1c, S-1d, S-10, and E.

(1) In general. Except as provided in this subsection, signs in Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1c, S-1d, S-10, and E must comply with the provisions for nonresidential zoning districts in Article VII.

(2) Signs in Subdistricts B, B-1, and B-2. The following additional sign regulations apply:

(A) Detached non-premise signs are prohibited.

(B) Roof top signs are prohibited.

(C) No sign attached to a pole support may exceed 25 feet in height.

(D) No detached sign may exceed 400 square feet in effective area.

(E) A detached sign with a maximum effective area of 60 feet may be located up to the property line if the sign does not exceed six feet in height above grade.

(3) Signs in Subdistrict S-1c. The following additional sign regulations apply:

(A) Detached non-premise signs are prohibited.

(B) Roof top signs are prohibited.

(C) A detached monument sign having a maximum effective area of 60 feet may be located up to the Property line if the sign does not exceed six feet in height above grade.

(D) A maximum of three monument signs are permitted along Mountain Creek Parkway. One monument sign may be located at each access point to the Property from Mountain Creek Parkway.

(E) All monument signs adjacent to a public right-of-way must be designed and constructed to blend with and must be complimentary to the adjacent building. Monument signs must incorporate aesthetics, materials, and colors from the adjacent building. The materials must include 20 percent natural stone as used on the adjacent building. Monument signs must be externally illuminated utilizing ground-mounted light fixtures, and must have groundcover and low shrubbery around the sign to screen the light fixtures from view.

(F) Attached signs are limited to a maximum effective area of 400 square feet and are not permitted to face Camp Wisdom Road.

(4) Business Park Entry Feature.

(A) In Subdistrict B, a Business Park Entry Feature that meets the specifications in Exhibit 521G is allowed at the entrance of the Mountain Creek Business Park located at the intersection of Mountain Creek Parkway and the LBJ Freeway (I-20), in a location that is between 160 to 165 feet from the centerline of the LBJ service road.

(B) A Business Park Entry Feature means an entry feature that identifies and contributes to the character or type of development; it is an entry feature which is located at a primary entrance and indicates a uniform development. A Business Park Entry Feature is a monument-style premise sign situated on a grade-level support structure (not a pole support) with no separation.

(C) The city retains its rights to the public right-of-way and easements as may be necessary or convenient for the purpose of erecting, constructing, maintaining, and operating utility over, across, under and through the premises in the designated set-back areas, or within the public right-of-way.

(D) The city retains its rights to remove the Business Park Entry Feature or any sign within the public right-of-way should the director determine that these features have become a nuisance or public safety issue.

(E) The city shall not be responsible for any expenses involved in removal or reconstruction of the Business Park Entry Feature should the director deem it necessary in accordance with Subparagraphs (C) or (D).

(5) Private license granted.

(A) The city council hereby grants a revocable, non-exclusive license to the owners, or with the written consent of the owner, to the tenants ("property owner") of all property in this subdistrict for the exclusive purpose of Business Entry Feature. This private license shall not terminate at the end of any specific time period, however, the city council reserves and has the absolute right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city of the necessity for such termination shall be final and binding and the city shall become entitled to possession of the premises without giving any notice and without the necessity of legal proceedings to obtain possession whenever in its judgment the purpose or use of this license is inconsistent with the public use of the right-of-way or when the purpose or use of this license is likely to become a nuisance or a public safety issue. Upon termination of the license by the director, each property owner shall remove all improvements and installations in the public rights-of-way in a manner satisfactory to the director of public works and transportation.

(B) Upon the installation of a Business Park Entry Feature, a detached sign, and related amenities, in the public rights-of-way, the property owner shall procure, pay for, and keep in

full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the license granted herein, with combined single limits of liability for bodily injury and property damage of not less than $1,000,000 for each occurrence, $2,000,000 annual aggregate. Coverage under this liability policy shall be on an "occurrence" basis and the city shall be named as additional insured. Proof of such insurance shall be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, 1/C/North, Dallas, Texas 75201 and the policy shall provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent same are covered by this liability insurance policy.

(C) Each property owner shall be responsible for maintaining the landscaping and related amenities in good repair and condition and to keep the premises safe and from deteriorating in value or condition, at no expense to the city, and the city shall be absolutely exempt from any requirements to make repairs or to maintain the landscaping and related amenities. The granting of a license for landscaping and related amenities under this section does not release the property owner from liability in the installation or maintenance of trees, landscaping, and related amenities in the public right-of-way.

(b) All other subdistricts. Signs in all other subdistricts must comply with the provisions for non-business zoning districts in Article VII. (Ord. Nos. 24425; 24914; 25481; 26102; 27716; 29785; 29989; 30305)

SEC. 51P-521.114. FLOOD PLAIN AND ESCARPMENT ZONE REGULATIONS.

Development within this district must comply with Article V. (Ord. Nos. 24425; 24914)

SEC. 51P-521.115. DEVELOPMENT PHASING SCHEDULE.

(a) Notwithstanding any other provision in this article, development within this district must be phased in accordance with the provisions of this section.

(b) To determine the applicability of roadway improvements as specified in Subsections (c) through (e), the following equivalency chart must be used to calculate maximum permitted floor areas for permitted uses other than retail uses.

(1) For the following uses, 3.90 square feet of floor area will be considered as 1.0 square foot of retail floor area.

-- Industrial (inside) for light manufacturing.
-- Adult day care facility.
-- Cemetery or mausoleum.
-- Child-care facility.
-- Church.
-- College, university, or seminary.
-- Community service center.
-- Convalescent and nursing home, hospice care, and related institutions.
-- Convent or monastery.
-- Hospital.

-- Library, art gallery, or museum.
-- Public or private school.
-- Hotel or motel.
-- Financial institution without drive-in window.
-- Financial institution with drive-in window.
-- Medical clinic or ambulatory surgical center.
-- Office.
-- Country club with private membership.
-- Private recreation center, club, or area.
-- Public park, playground, or golf course.
-- College dormitory, fraternity, or sorority house.
-- Commercial radio and television transmitting station.
-- Electrical substation.
-- Local utilities.
-- Police or fire station.
-- Post office.
-- Radio, television, or microwave tower.
-- Tower/antenna for cellular communication.
-- Utility or government installation other than listed.
-- Auto auction.
-- Freight terminal.
-- Manufactured building sales lot.
-- Mini-warehouse.
-- Office showroom/warehouse.
-- Trade center.
-- Warehouse.

(2) For all residential uses, except the college dormitory, fraternity, or sorority house use, one dwelling unit or suite is equivalent to 222 square feet of retail floor area.

(3) For all other uses, one square foot of floor area is equivalent to one square foot of retail floor area.

(c) Except as provided in this subsection, no building permit may be issued to authorize work that would cause the total floor area within Subdistrict A and the southern half of Subdistrict C to exceed 204,800 square feet of floor area or its equivalent, until Merrifield Road from Mountain Creek Parkway to Grady Niblo Road has been improved to the width and cross-section required by the City of Dallas Thoroughfare Plan. A building permit may be issued if a development contract has been executed for the construction of the required improvement. A certificate of occupancy, however, may not be issued authorizing the use of the additional floor area until the improvement has been completed.

(d) Except as provided in this subsection, no building permit may be issued to authorize work that would cause the total floor area within Subdistrict D and the Northern half of Subdistrict C to exceed 204,800 square feet of retail floor area or its equivalent, until Grady Niblo Road from Mountain Creek Parkway to Merrifield Road has been improved to the width and cross-section required by the City of Dallas Thoroughfare Plan. A building permit may be issued if a development contract has been executed for the construction of the required improvement. A certificate of occupancy, however, may not be issued authorizing the use of the additional floor area until the improvement has been completed.

(e) Except as provided in this subsection, no building permit may be issued to authorize work that would cause the total floor area within Subdistricts S-1a, S-1b, S-1c, S-1d, S-2a, S-2b, S-3, S-4, S-5, and S-6 to exceed 1,482,140 square feet of retail floor area or its equivalent, until Mountain Creek

Parkway from Camp Wisdom Road to IH-20 has been improved to the width and cross section required by the City of Dallas Thoroughfare Plan. A building permit may be issued if a development contract has been executed for the construction of the required improvement. A certificate of occupancy, however, may not be issued authorizing the use of the additional floor area until the improvement has been completed.

(f) Before a building permit to authorize work that would cause the number of dwelling units to exceed 900 within Subdistricts A and C combined, the Property owner must submit in writing to the building official a signal warrant study prepared by a professional traffic engineer that analyzes the impact that over 900 dwelling units will have on the intersection of Mountain Creek Parkway and Interstate Highway 20. If the signal warrant study shows that a traffic signal or other infrastructure is required, the traffic signal or other infrastructure must be provided. Final design and construction of a traffic signal or other infrastructure must be approved by the transportation division of the streets department. (Ord. Nos. 24425; 24914; 26792; 29587)

SEC. 51P-521.116. TRANSPORTATION IMPROVEMENTS.

(a) Median openings on Mountain Creek Parkway may be spaced no closer than 1000 feet apart unless closer spacing is approved in writing by the director of public works and transportation.

(b) In order to provide free right turn lanes and dual left turn lanes within this district, where a principal arterial intersects with another principal arterial, a minor arterial, or a freeway, the public right-of-way must be a minimum of 20 feet wider than the right-of-way required for the through lanes for a distance of 400 feet from the intersection.

(c) In Subdistrict S-1c, median openings between Camp Wisdom Road and the northern boundary of the subdistrict must be located as shown on the Subdistrict S-1c conceptual plan. Median openings, stacking lanes for protected left-turns, and driveway openings must be designed to accommodate commercial vehicles for length, width, and turning radius. (Ord. Nos. 24425; 24914; 30305)

SEC. 51P-521.117. NET DEVELOPABLE AREA CALCULATIONS.

All residential densities (dwelling units per acre) and all floor area ratios are calculated by using the "net developable area." The net developable area is calculated by subtracting the following from the gross acreage of each subarea:

(1) Thoroughfares shown on the conceptual plans.

(2) Land areas where slopes exceed a 25 percent grade.

(3) Drainage ways.

(4) The escarpment zone. (Ord. Nos. 24425; 24914)

SEC. 51P-521.117.1. SIDEWALKS.

(a) Except as otherwise provided in this article, the standards, provisions, and requirements of the Dallas City Code, as amended, apply to all sidewalks.

(b) In Subdistrict B, a sidewalk a minimum of six feet in width must be provided along the eastern frontage of Mountain Creek Parkway. The location of this sidewalk is subject to the approval of the director, but should be generally located in that area parallel to and between five and 15 feet from the back of the projected street curb. Notwithstanding Subsection (a) above, the sidewalk requirements along the western frontage of Mountain Creek Parkway are waived until the director deems it necessary to construct such sidewalk for safety and mobility issues.

(c) Should the director waive the required sidewalks in Subdistrict B, the waiver does not preclude the city from installing sidewalks at some later time and assessing the abutting owners for the cost of the installation. (Ord. 25481)

(d) Subdistricts S-1a, S-1b, S-2a, S-2b, S-9, and S-10.

(1) A sidewalk with a minimum average width of six feet must be provided along all street frontages.

(A) Except as provided in this subsection, all sidewalks must be clear and unobstructed for a minimum of five feet in width.

(B) Tree grates do not count toward the minimum unobstructed sidewalk width.

(C) 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.

(2) Sidewalks must be located in an area parallel to and between two feet and 15 feet of the back of the projected street curb.

SEC. 51P-521.117.2. SUBDISTRICT S-1b ARCHITECTURAL DESIGN STANDARDS FOR BUILDING WALL ARTICULATION.

(a) The height of the exterior walls fronting on a public right-of-way must have vertical articulation with a minimum of two feet in vertical height for every 150 feet of horizontal length.

(b) Horizontal recesses and indentations must be incorporated at the entry and planned office areas of a building. Recesses and indentations must be a minimum of three feet deep and occur no less than every 25 feet of horizontal wall distance. The horizontal recess feature must occur within the first 60 feet of a corner at any planned office area.

(c) Canopies or sunscreens must be incorporated at entry and planned office areas of a building to provide protection from the elements and to create "shade and shadow" visual effects on the walls.

SEC. 51P-521.117.3[~~2~~]. SUBDISTRICT S-1c ARCHITECTURAL DESIGN STANDARDS.

The following design standards must be met for all uses in Subdistrict S-1c:

(a) Building wall articulation.

(1) The height of the exterior walls fronting on a public right-of-way must have vertical articulation with a minimum of two feet in vertical height for every 150 feet of horizontal length.

(2) Horizontal recesses and indentations must be incorporated at the entry and planned office areas of a building. Recesses and indentations must be a minimum of three feet deep and occur no less than every 25 feet of horizontal wall distance. The horizontal recess feature must occur within the first 60 feet of a corner at any planned office area.

(3) Canopies or sunscreens must be incorporated at entry and planned office areas of a building to provide protection from the elements and to create "shade and shadow" visual effects on the walls.

(b) Exterior stone. Acknowledging that a wholesale, distribution, and storage use has a major portion of its exterior walls accommodating dock doors, trailers, and truck traffic and that it is generally screened from public view, natural stone veneer must be incorporated at the entry and planned office areas of a building that fronts on a public right-of-way only. The stone must cover a minimum of 20 percent of the non-glazed portions of the walls to a minimum height of 10 feet above grade, within a maximum distance of 60 feet from the corners of the building, but not within the truck dock portion of the building.

(c) Exterior building colors. The exterior walls of a building must be painted, except for areas covered in glazing, stone, or other masonry veneer. Exterior walls must be painted with a minimum of two colors that are complimentary to each other. The colors must be in "earth-tone" hues, incorporating, but limited to, shades of off-whites, tans, beiges, browns, warm grays, and muted reds, greens, and golds. (Ord. 30305)

SEC. 51P-521.118. ADDITIONAL PROVISIONS.

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

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.
NOTE: Due to the presence of highly expansive soil conditions on property within this district, the building official, in accordance with the provisions of the Dallas Building Code, currently requires that all building permit applications submitted for structures in this district be accompanied by a letter bearing the seal and signature of a professional engineer registered in the State of Texas and must contain the street address and lot and block of the building site and a statement that the foundation has been designed to soil conditions based on a soil analysis prepared by a recognized testing laboratory in accordance with the Dallas Building Code.

(c) Prior to development plan approval or action on a specific use permit request by the city plan commission in Subdistricts S-2a, S-2b, S-3, S-4, S-5, S-6, S-7, S-8, S-9, or S-10, written notification must be sent to all owners of real property lying within 500 feet of the boundary of the area of request. Measurements and the mailing of notices must be made pursuant to the requirements of Section 51A-4.701(b)(5).

(d) Truck stop.

(1) Showering facilities are prohibited.

(2) Commercial vehicles may not remain on the Property for more than one hour.

(3) Before the issuance of a certificate of occupancy for a truck stop in Subdistrict B-2, an access easement must be recorded to provide vehicular ingress and egress from the northern Property line. The access easement must be in the location shown on the Subdistrict B-2 development plan (Exhibit 521H).

(e) Subdistrict E.

(1) For industrial uses and warehouse, distribution, and storage uses, ingress and egress is limited to Mountain Creek Parkway.

(2) The extension of Capella Park Avenue through the Property to Mountain Creek Parkway is prohibited.

(f) Subdistrict S-1c.

(1) No egress or ingress is permitted to or from Camp Wisdom Road, except as required by for emergency access.

(2) For an industrial use or a wholesale, distribution, and storage use, a minimum queuing length of 600 feet must be provided between a guard house and the entry point onto the Property for commercial motor vehicles.

(3) A minimum distance of 1,000 feet must be provided between the centerline of any ingress or egress point for commercial motor vehicles and the west bound travel lanes of Camp Wisdom Road at the intersection of Mountain Creek Parkway.

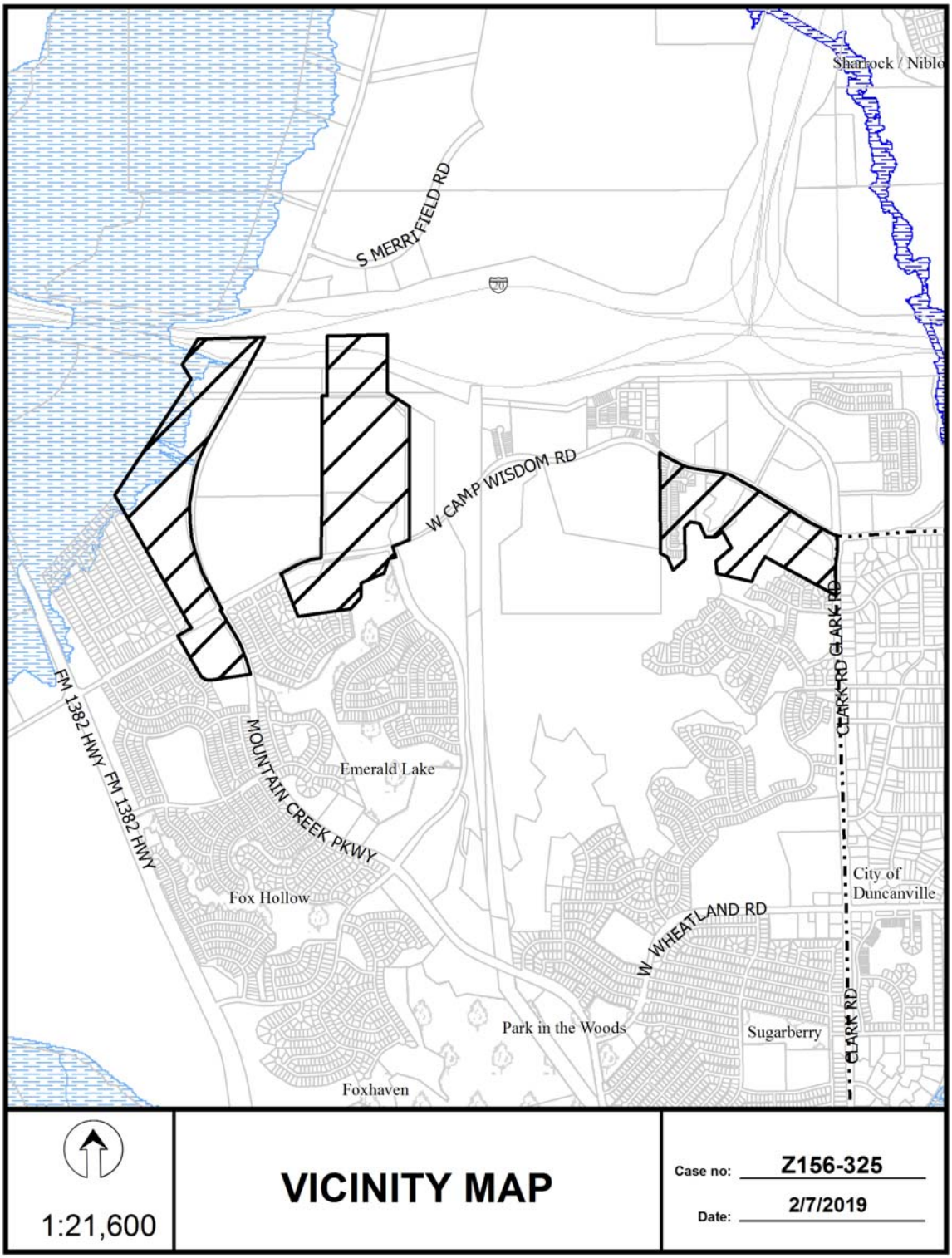
(4) No commercial motor vehicle queuing is allowed from the Property into the public right-of-way.

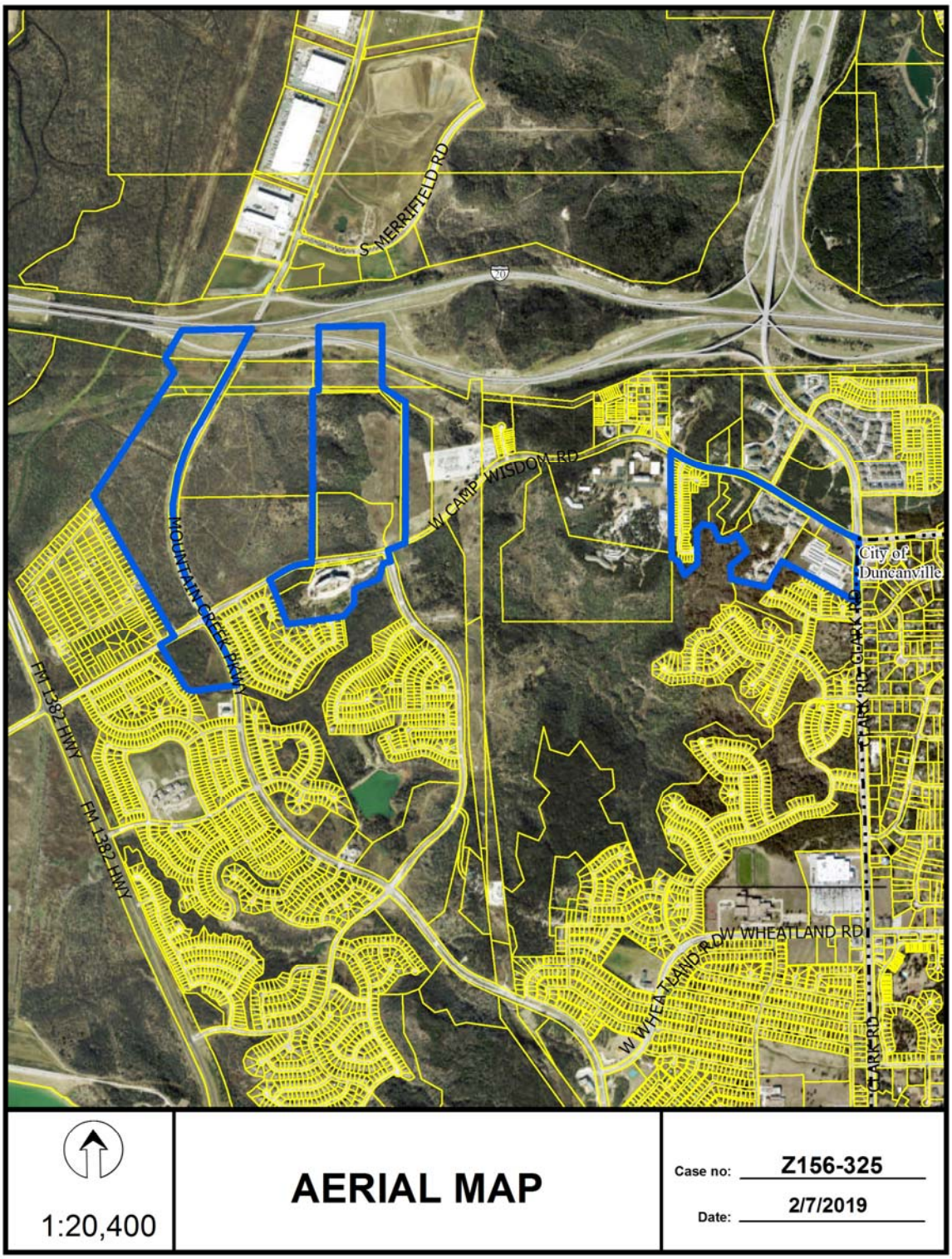
(5) Vehicular access to Subdistrict S-2a is limited to emergency vehicles through use of a Knox Box. (Ord. Nos. 24425; 24914; 26102; 29785; 29989; 30305)

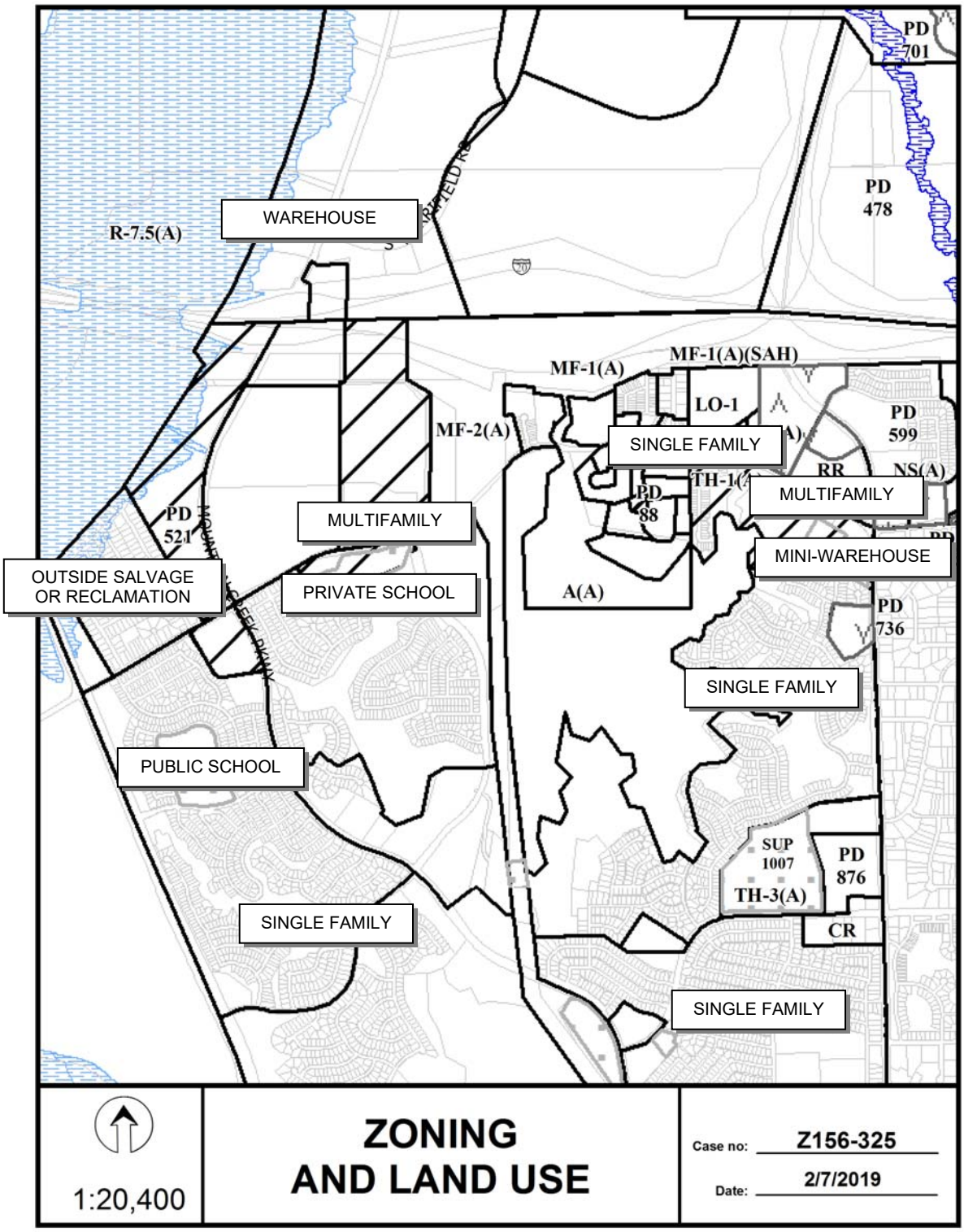
SEC. 51P-521.119. COMPLIANCE WITH CONDITIONS.

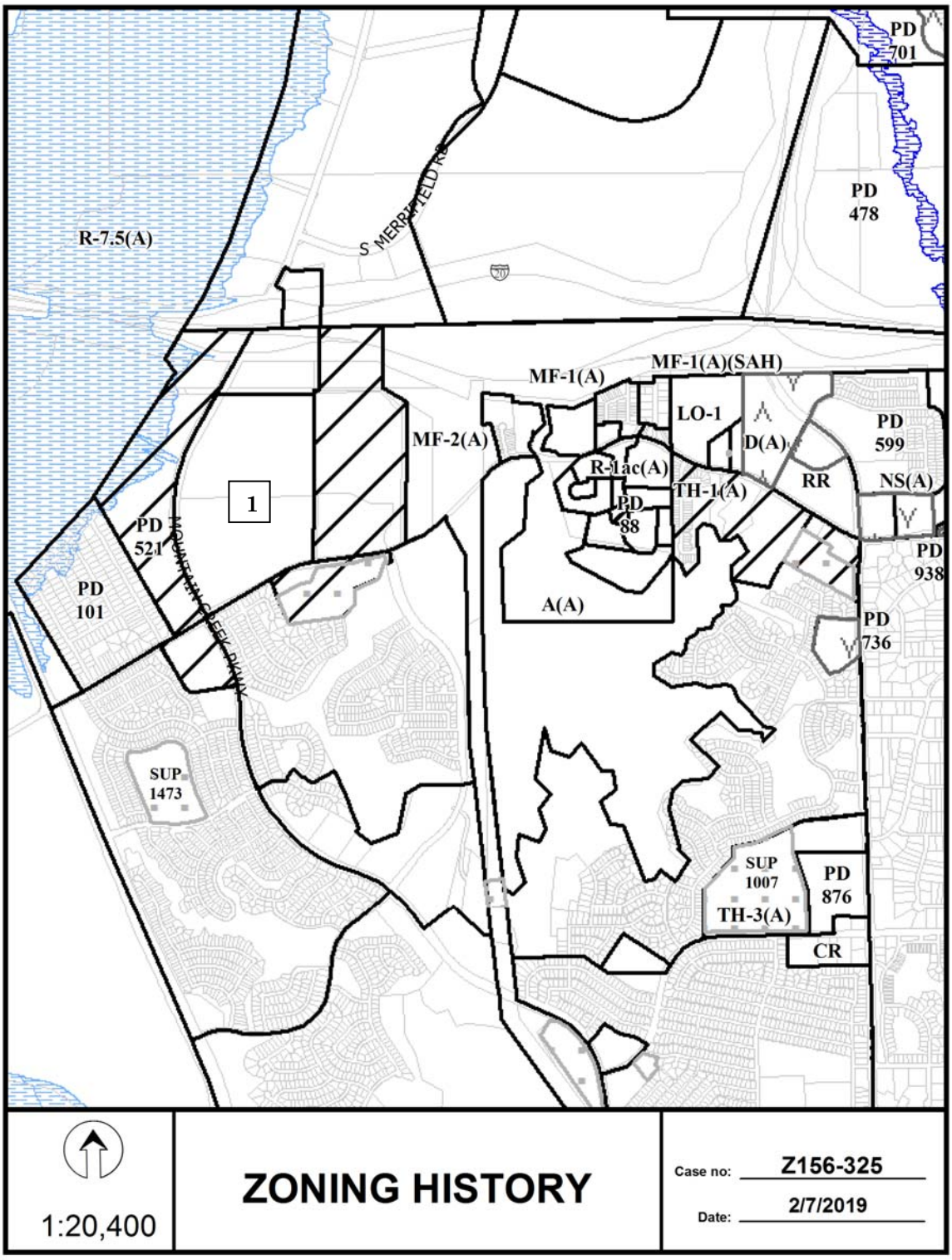
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

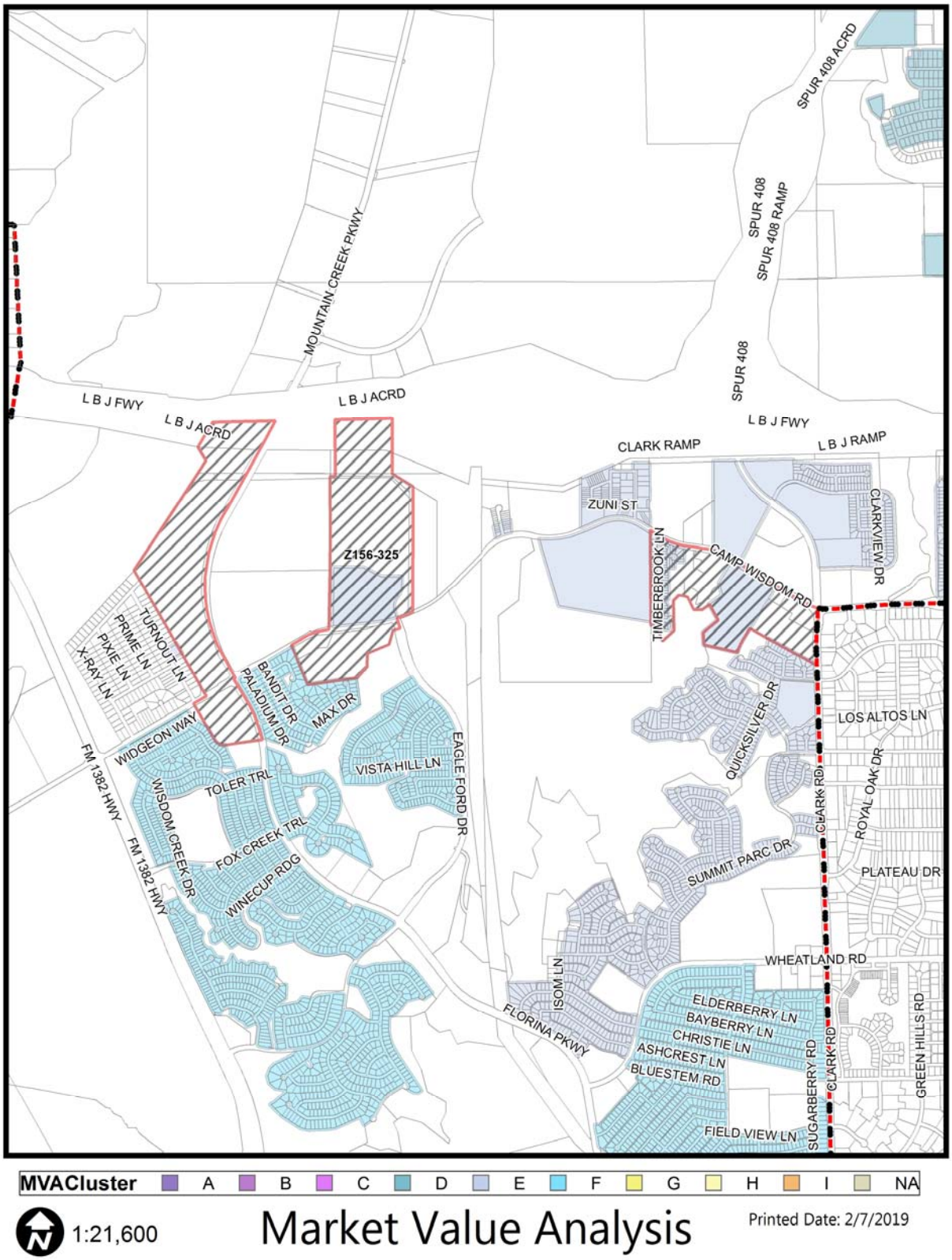
(b) The building official shall not issue a building permit or a certificate of occupancy for a use in this planned development district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 24190; 24914; 26102)

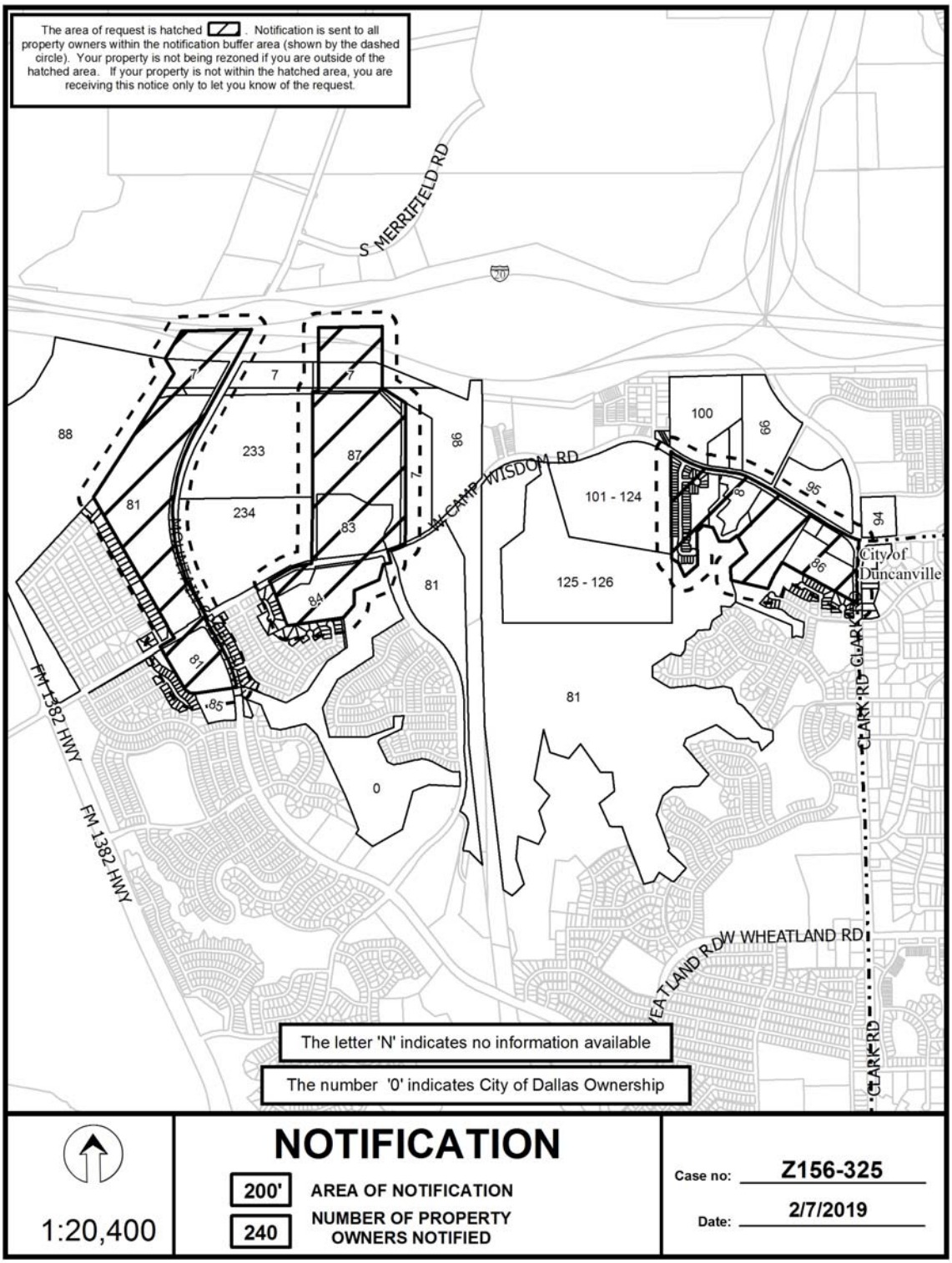

Sharrock / Niblo
S MERRIFIELD RD
W CAMP WISDOM RD
CLARK RD
CLARK RD
FM 1382 HWY
FM 1382 HWY
MOUNTAIN CREEK PKWY
Emerald Lake
Fox Hollow
City of Duncanville
W WHEATLAND RD
Park in the Woods
Sugarberry
CLARK RD
Foxhaven
1:21,600
VICINITY MAP
Case no: Z156-325
Date: 2/7/2019


S MERRIFIELD RD
W CAMP WISDOM RD
MOUNTAIN CREEK PKWY
FM 1382 HWY
FM 1382 HWY
City of Duncanville
CLARK RD
CLARK RD
W WHEATLAND RD
W WHEATLAND RD
1:20,400
AERIAL MAP
Case no: Z156-325
Date: 2/7/2019


WAREHOUSE
R-7.5(A)
PD 701
PD 478
MF-1(A)
MF-1(A)(SAH)
LO-1
MF-2(A)
SINGLE FAMILY
PD 599
RR
NS(A)
TH-1(A)
MULTIFAMILY
PD 88
PD 521
MULTIFAMILY
MINI-WAREHOUSE
OUTSIDE SALVAGE OR RECLAMATION
PRIVATE SCHOOL
A(A)
PD 736
SINGLE FAMILY
PUBLIC SCHOOL
SUP 1007
PD 876
TH-3(A)
CR
SINGLE FAMILY
SINGLE FAMILY
1:20,400
ZONING AND LAND USE
Case no: Z156-325
Date: 2/7/2019


PD 701
PD 478
R-7.5(A)
S MERRIFIELD RD
MF-1(A)
MF-1(A)(SAH)
LO-1
MF-2(A)
D(A)
PD 599
R-1ac(A)
TH-1(A)
RR
NS(A)
PD 88
1
PD 524
PD 101
MOUNTAIN CREEK PKWY
PD 938
A(A)
PD 736
SUP 1473
SUP 1007
TH-3(A)
PD 876
CR
1:20,400
ZONING HISTORY
Case no: Z156-325
Date: 2/7/2019


SPUR 408 ACRD
MOUNTAIN CREEK PKWY
SPUR 408
SPUR 408 RAMP
SPUR 408
L B J FWY
L B J ACRD
L B J ACRD
L B J FWY
CLARK RAMP
L B J RAMP
ZUNI ST
CLARKVIEW DR
Z156-325
TIMBERBROOK LN
CAMP WISDOM RD
TURNOUT LN
PRIME LN
PIXIE LN
X-RAY LN
BANDIT DR
PALADIUM DR
MAX DR
QUICKSILVER DR
LOS ALTOS LN
WIDGEON WAY
VISTA HILL LN
EAGLE FORD DR
TOLER TRL
FM 1382 HWY
FM 1382 HWY
WISDOM CREEK DR
FOX CREEK TRL
WINECUP RDG
CLARK RD
ROYAL OAK DR
SUMMIT PARC DR
PLATEAU DR
WHEATLAND RD
ISOM LN
FLORINA PKWY
ELDERBERRY LN
BAYBERRY LN
CHRISTIE LN
ASHCREST LN
BLUESTEM RD
SUGARBERRY RD
CLARK RD
GREEN HILLS RD
FIELD VIEW LN
MVACluster
A
B
C
D
E
F
G
H
I
NA
1:21,600
Market Value Analysis
Printed Date: 2/7/2019


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
S MERRIFIELD RD
W CAMP WISDOM RD
FM 1382 HWY
CLARK RD
W WHEATLAND RD
City of Duncanville
The letter 'N' indicates no information available
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200' AREA OF NOTIFICATION
240 NUMBER OF PROPERTY OWNERS NOTIFIED
1:20,400
Case no: Z156-325
Date: 2/7/2019

02/07/2019

Notification List of Property Owners

Z156-325

240 Property Owners Notified

Label #	*Address*		*Owner*
1	5314	TURNOUT LN	CONTRERAS ANTONIO
2	5320	TURNOUT LN	LOPEZ JOSE
3	5332	TURNOUT LN	PHAXAY KENNET &
4	5374	TURNOUT LN	ZENO WILLIAM
5	5386	TURNOUT LN	YOUNG JAMES
6	5392	TURNOUT LN	QUINTANILLA JUANA DEDIOS
7	5000	MOUNTAIN CREEK PKWY	TEXAS UTILITIES ELEC CO
8	8600	CLARK RD	JDI INVESTORS LP
9	8600	CLARK RD	MOUNTAIN CREEK COMMUNITY CHURCH
10	8441	CLARK RD	CLARKWISDOM LLC
11	7110	FOREST VISTA CT	MOUNTAIN CREEK COMMUNITY CHURCH
12	8303	TIMBERBROOK LN	AMH 2014 1 BORROWER LLC
13	8307	TIMBERBROOK LN	CHUNG PYUNG SOO
14	8311	TIMBERBROOK LN	KANNY ESTATES LLC
15	8315	TIMBERBROOK LN	BOWDOIN HARUNO
16	8319	TIMBERBROOK LN	WEAVER JANETTA M
17	8323	TIMBERBROOK LN	PARKER STEPHEN G & MONICA V
18	8327	TIMBERBROOK LN	WILDMAN SUSAN MCGARITY
19	8331	TIMBERBROOK LN	JOHNSON ROSHUNDRA JENEA EST OF
20	8335	TIMBERBROOK LN	PEREZ CONNIE
21	8339	TIMBERBROOK LN	BOUTIN MICHAEL & ALANNA Y
22	8343	TIMBERBROOK LN	MAGEE FELICIA R
23	8347	TIMBERBROOK LN	JARRETT CLARICE
24	8351	TIMBERBROOK LN	KAJII HIDEO
25	8355	TIMBERBROOK LN	RILEY JOY M &
26	8359	TIMBERBROOK LN	CRUZ REBECCA

02/07/2019

Label #	*Address*		*Owner*
27	8363	TIMBERBROOK LN	LE TRANG
28	8367	TIMBERBROOK LN	BROOKS JARITA
29	8371	TIMBERBROOK LN	SCHEDULE SEA LLC
30	8375	TIMBERBROOK LN	BRYANT ERICA
31	8379	TIMBERBROOK LN	TAH HOLDING LP
32	8383	TIMBERBROOK LN	BROUS CASEY &
33	8387	TIMBERBROOK LN	FOLSE ERNEST &
34	8391	TIMBERBROOK LN	YOUNGBLOOD VANESSA
35	8401	TIMBERBROOK LN	YUSUF SAHEED & ESTHER ODUTOYE
36	8405	TIMBERBROOK LN	WILLIAMS THOMAS LOUIS JR
37	8409	TIMBERBROOK LN	OLSON OWEN
38	8433	TIMBERBROOK LN	CUELLAR JICELA
39	8437	TIMBERBROOK LN	NYO KHIN
40	8441	TIMBERBROOK LN	PORTES JOSE A & SONIA
41	8445	TIMBERBROOK LN	KIM JAEWOO & HYUN SOOK LEE
42	8449	TIMBERBROOK LN	CRUZ DAVID & JEANETTE
43	8430	TIMBERBROOK LN	AMH 2014 2 BORROWER LLC
44	8426	TIMBERBROOK LN	RODRIGUEZ CESAR A
45	8422	TIMBERBROOK LN	TABER ABIGAIL C & TYLER M
46	8418	TIMBERBROOK LN	DULIN YONG NAN
47	8414	TIMBERBROOK LN	PORTER RASHAWN L
48	8410	TIMBERBROOK LN	KING CAMILLE
49	8404	TIMBERBROOK LN	TARVIN DON & RAUDETE E
50	8394	TIMBERBROOK LN	T GLOBAL SOLUTION LLC
51	8390	TIMBERBROOK LN	ANDERSON KEVIN
52	8386	TIMBERBROOK LN	BRYANT CHRISTOPHER & KRYSTEE YBARRA
53	8382	TIMBERBROOK LN	SHERVANDALIN CHERRY L &
54	8378	TIMBERBROOK LN	CHRISTLE KELLY
55	8374	TIMBERBROOK LN	SCOTT KENNETH & RACHEL
56	8370	TIMBERBROOK LN	MATHIS KEVIN & CHERYL
57	8366	TIMBERBROOK LN	ESPINOSA JORGE Y &

02/07/2019

Label #	*Address*		*Owner*
58	8362	TIMBERBROOK LN	MORNES DOMINIQUE & BOBBIE
59	8358	TIMBERBROOK LN	MOLINA VICTORIANO N & MELISSA
60	8354	TIMBERBROOK LN	SANCHEZ MELISSA
61	8350	TIMBERBROOK LN	WATSON DORA VILLARREAL
62	8346	TIMBERBROOK LN	COLEMAN CONSTANCE
63	8342	TIMBERBROOK LN	SAAMS VIVIENE &
64	8338	TIMBERBROOK LN	JOHNSON CYNTHIA
65	8334	TIMBERBROOK LN	GRAY CLARENCE J & EBONI D
66	7120	FOREST VISTA CT	CARRILLO CARMEN
67	7116	FOREST VISTA CT	SAUCEDO CESAR M & MONICA C SAUCEDO
68	7112	FOREST VISTA CT	AYALA JOSE
69	7108	FOREST VISTA CT	RIVERA CRISTINA
70	7104	FOREST VISTA CT	MEZA ANA
71	7103	FOREST VISTA CT	ALFRED NDENZAKO & NIRAGIRA ROSATTA
72	7107	FOREST VISTA CT	CARTER KAY
73	7111	FOREST VISTA CT	GARCIA ALEXANDER
74	7115	FOREST VISTA CT	HERRON MARCUS
75	7119	FOREST VISTA CT	VILLAREAL MACIE L
76	8320	TIMBERBROOK LN	HAYDEN RAENETTE
77	8316	TIMBERBROOK LN	CARVAJAL MARTIN & MIRIAM
78	8308	TIMBERBROOK LN	ARRINGTON VICTORIA
79	8304	TIMBERBROOK LN	ARRITT JAMES M & MONIQUE R
80	8120	W CAMP WISDOM RD	COSMOS FOUNDATION INC
81	8600	CLARK RD	165 HOWE LP
82	8120	W CAMP WISDOM RD	HARMONY PUBLIC SCHOOLS
83	8015	W CAMP WISDOM RD	EAGLE CROSSING APARTMENTS LP
84	8120	CAMP WISDOM RD	COSMOS FOUNDATION INC
85	5601	MOUNTAIN CREEK PKWY	MOUNTAIN VIEW COMMUNITY
86	8441	CLARK RD	EXTRA SPACE PROPERTIES 111 LLC
87	7901	CAMP WISDOM RD	PROSPECTUS ENDEAVORS 2 LLC
88	8701	W CAMP WISDOM RD	TEXAS UTILITIES ELEC CO

02/07/2019

Label #	*Address*		*Owner*
89	8317	W CAMP WISDOM RD	ILIYAN DEVELOPMENT CORP
90	5302	TURNOUT LN	ENGLISH AUDRA J
91	5308	TURNOUT LN	GRACE EARLIE
92	5414	TURNOUT LN	CONTRERAS ANTONIO
93	8303	W CAMP WISDOM RD	GARCIA ISIDRO &
94	1431	W CAMP WISDOM RD	TEXAZ PERCEPTIONS PTNR
95	8351	CLARK RD	ROSEBRIAR CAMP WISDOM LP
96	7219	W CAMP WISDOM RD	MAI TUAN
97	7201	W CAMP WISDOM RD	MAI HUY THANH
98	7701	W CAMP WISDOM RD	TEXAS UTILITIES ELEC CO
99	7051	CLARKRIDGE DR	CLARKSRIDGE VILLAS
100	7255	W CAMP WISDOM RD	PIONEER BIBLE TRANSLATORS
101	7500	W CAMP WISDOM RD	SUMMER INSTITUTE OF LINGUISTICS, INC
102	7500	W CAMP WISDOM RD	SUMMER INSTITUTUE OF LINGUISTICS
103	7500	W CAMP WISDOM RD	SUMMER INSTITUTE OF LINGUISTICS, INC
104	7500	W CAMP WISDOM RD	PIONEER BIBLE TRANSLATORS
105	7500	W CAMP WISDOM RD	GOULD SANDRA LYNN
106	7500	W CAMP WISDOM RD	JACKSON ELLEN M
107	7266	ZUNI ST	SUMMER INST LINGUISTICS
108	7500	W CAMP WISDOM RD	SIL INTERNATIONAL
109	7500	W CAMP WISDOM RD	SUMMER INST LING
110	7500	W CAMP WISDOM RD	SUMMER INST LING
111	7500	W CAMP WISDOM RD	ORWIG CAROL
112	7500	W CAMP WISDOM RD	BEAL BRUCE
113	7500	W CAMP WISDOM RD	SIL INTERNATIONAL
114	7500	W CAMP WISDOM RD	SUMMER INST LINGUISTICS
115	7500	W CAMP WISDOM RD	BERRY ELEANOR
116	7500	W CAMP WISDOM RD	SUMMER INST LING
117	7500	W CAMP WISDOM RD	SIL INTERNATIONAL
118	7500	W CAMP WISDOM RD	SUMMER INSTITUTE OF
119	7500	W CAMP WISDOM RD	SIL INTERNATIONAL

02/07/2019

Label #	*Address*		*Owner*
120	7500	W CAMP WISDOM RD	SIL INTERNATIONAL
121	7500	W CAMP WISDOM RD	SUMMER INST LING
122	7500	W CAMP WISDOM RD	SIL INTERNATIONAL
123	7500	W CAMP WISDOM RD	SIL INTERNATIONAL
124	7500	W CAMP WISDOM RD	SUMMER INST LINGUISTICS
125	7500	W CAMP WISDOM RD	SUMMER INSTITUTE OF LINGUISTICS INC
126	7500	W CAMP WISDOM RD	SUMMER INSTITUTE OF LINGUISTICS
127	7274	ZUNI ST	SUMMER INSTITUTE LINGUIST
128	7258	ZUNI ST	EVANS LORNA PRIEST
129	5807	FOXGLOVE LN	MOREIRA JOSE N & JUANA D
130	5627	PALADIUM DR	SBJV RESLAND PARTNERS LTD
131	8100	MAX DR	SBJV RESLAND PARTNERS LTD
132	5520	MC CAIN CT	SBJV RESLAND PARTNERS LTD
133	5609	PALADIUM DR	WEST JAMES E
134	5613	PALADIUM DR	BAKER GLEN C & LAURA C
135	5617	PALADIUM DR	CATO SANDRA R
136	5621	PALADIUM DR	CARRASCO JOHN J & LUCY J
137	5625	PALADIUM DR	GAOVONGPHET JOHN & SAH
138	8114	MAX DR	PARIKH MANOJ K &
139	8110	MAX DR	BROWN ANTOINETTE & OLIE L
140	8106	MAX DR	WESLEY KORI J &
141	8109	MAX DR	CARTER BRIAN
142	8113	MAX DR	OPENDOOR PROPERTY D LLC
143	8117	MAX DR	CALHOUN HENRY III & TONYA
144	8121	MAX DR	FRANKLIN RODERICK
145	5614	NABERS CT	GARZA JUANA M & JOEL A GARCIA
146	5610	NABERS CT	MELTON DARRYL A & NICOLE D
147	5606	NABERS CT	PHILLIPS LANA K
148	5602	NABERS CT	TERRAZAS ERASTO
149	5607	NABERS CT	PADILLA JUAN D & VERONICA
150	5611	NABERS CT	RATHEL ROCHELLE LASHAN

02/07/2019

Label #	*Address*		*Owner*
151	5618	JUNKIN CT	DUNCAN JAVIAN
152	5614	JUNKIN CT	THOMPSON ERRICK L &
153	5610	JUNKIN CT	PRUITT MYCHAL
154	5606	JUNKIN CT	BUENTELLO RONNIE O &
155	8206	MC CAIN DR	VAUGHAN DENITREA F
156	5524	MC CAIN CT	JONES VANESSA
157	5527	MC CAIN CT	LEWIS LACY P
158	5523	MC CAIN CT	DRAPER IVAN &
159	5519	MC CAIN CT	JAMES RUDY JR & ALLISHA
160	5515	MC CAIN CT	NGUYEN PAT TAN & KELLY
161	5511	MC CAIN CT	VILLALOBOS JESUS
162	5507	MC CAIN CT	BINGHAM DANA M
163	5503	MC CAIN CT	BUCHANAN ANGELA CAMILLE
164	8201	MC CAIN DR	GARZA ANGELA P & ERIK PEDRAZA
165	8233	MC CAIN DR	MENDOZA CHRISTOPHER J & LAURA PATRICIA
166	8237	MC CAIN DR	CSH 2016 2 BORROWER LLC
167	5507	PALADIUM DR	PEREZ KIM
168	5515	PALADIUM DR	MENLADRGLH NEBIYOU A
169	5519	PALADIUM DR	HOBSON DONNA B
170	5523	PALADIUM DR	SZAFRAN VIRGINIA M
171	5527	PALADIUM DR	SHINE BRYAN P
172	5531	PALADIUM DR	MAI MIKE HUY &
173	5535	PALADIUM DR	HALL DEBORAH E
174	5539	PALADIUM DR	JACKSON DAMETRIA R
175	5543	PALADIUM DR	ORR CHARLES & DEBORAH ORR
176	1	CAMP WISDOM RD	TRACT S 3A HOMEOWNERS ASN
177	8407	WIDGEON WAY	ANGLIN NYESHA
178	5510	MANDARIN WAY	CASTILLO MONICA M
179	5514	MANDARIN WAY	GONZALEZ MARVIN Z
180	5518	MANDARIN WAY	DELOATCHE GRACIE W

02/07/2019

Label #	*Address*		*Owner*
181	5522	MANDARIN WAY	AMERICAN RESIDENTIAL LEASING COMPANY LLC
182	5526	MANDARIN WAY	HAMPTON JANAE
183	5530	MANDARIN WAY	JARAMILLO DULCE & NOE
184	5534	MANDARIN WAY	KIM BYUNG T
185	5538	MANDARIN WAY	PRETIUM SFR HOLDING LLC
186	5542	MANDARIN WAY	VALENCIA JUAN J GUERRA &
187	5546	MANDARIN WAY	MCNEIL HELEN &
188	5550	MANDARIN WAY	WEATHERALL LATOSHA
189	5554	MANDARIN WAY	PRIMM LAWANDA
190	5558	MANDARIN WAY	MEDINA MARTIN & ROSA M
191	5562	MANDARIN WAY	GRIMES FREDERICK D
192	5566	MANDARIN WAY	SIMS DERRICK V & AMY K
193	5570	MANDARIN WAY	FLORES FIDEL & MARIA ROSARIO
194	8409	CANVASBACK LN	RIVAS JUAN J & LORENA &
195	5563	MANDARIN WAY	INGRAM RONALD C
196	5559	MANDARIN WAY	AMERICAN RESIDENTIAL
197	5555	MANDARIN WAY	WEATHINGTON KERRY DALE II
198	5551	MANDARIN WAY	HATTLEY SONJA
199	5547	MANDARIN WAY	GARDNER GREGORY L &
200	5543	MANDARIN WAY	CLAYTON KAREN J
201	5539	MANDARIN WAY	MITCHELL TOSHIBA
202	5535	MANDARIN WAY	EDWARDS JOHN C &
203	2	QUICKSILVER DR	SUMMIT PARC OWNERS ASSOC
204	8418	MIRAMAX TRL	SMITH DONNA
205	8414	MIRAMAX TRL	JOHNSON JOSEPHINE
206	8410	MIRAMAX TRL	MOORE MICHELLE
207	8406	MIRAMAX TRL	GALLEGOS ABEL
208	8405	MIRAMAX TRL	HILL WARNIE JR & DORIS
209	8409	MIRAMAX TRL	BRECKENRIDGE PROPERTY FUND
210	8413	MIRAMAX TRL	PRATHER JOHN M
211	8417	MIRAMAX TRL	VALVERDE ANGELICA R &

Label #	*Address*		*Owner*
212	8446	ROMANWAY DR	GRISSOM EUGENIA M
213	8442	ROMANWAY DR	REYES CESAR A
214	8438	ROMANWAY DR	SCAGGS ROOSEVELT JR &
215	8434	ROMANWAY DR	WILKES MARY L
216	8430	ROMANWAY DR	CORPENO MANUEL E & CLAUDIA M
217	8426	ROMANWAY DR	FIELDS JANELL
218	8422	ROMANWAY DR	PUSKULLUOGLU MUSLIM &
219	8418	ROMANWAY DR	RODRIGUEZ CHRISTOPHER W &
220	8414	ROMANWAY DR	MARTINEZ MICHAEL N & MAYRA J
221	8410	ROMANWAY DR	VILLARREAL ERMELINDA
222	8406	ROMANWAY DR	BURKE SARAH
223	8405	ROMANWAY DR	ROSALES GILBERT LIFE ESTATE
224	8409	ROMANWAY DR	MBAYIA SIMON S & CAROLINE E WECHE
225	8413	ROMANWAY DR	CARRASCO ELI JR
226	8417	ROMANWAY DR	THOMPSON TERRY
227	8421	ROMANWAY DR	JUDGE JERMAINE K
228	8425	ROMANWAY DR	EATON ROBERT & BARBARA L
229	8429	ROMANWAY DR	CASTELLANOS CESAR
230	7050	PANAVISION TRL	RODRIGUEZ ARTHUR JR
231	7046	PANAVISION TRL	AREVALO FIDENCIO & MARIA D
232	7042	PANAVISION TRL	ANSELMO BLANKA
233	5300	MOUNTAIN CREEK PKWY	FIRST INDUSTRIAL LP
234	8101	CAMP WISDOM RD	FIRST INDUSTRIAL LP
235	622	N CLARK RD	RATTER YUNITIA
236	614	N CLARK RD	FRENCH BILLY R &
237	606	N CLARK RD	GRAY TAMMY E &
238	602	N CLARK RD	WILLIAMS ALFONZO
239	700	N CLARK RD	NORTH CLARK EXECUTIVE LLC
240	626	N CLARK RD	RSK GROUP INC

CITY PLAN COMMISSION **THURSDAY, MAY 2, 2019**

Planner: Carlos A. Talison Sr., M.P.A.

FILE NUMBER: Z189-186(CT) **DATE FILED:** January 31, 2019

LOCATION: Northeast line of South Central Expressway, between McCommas Bluff Road and Youngblood Road

COUNCIL DISTRICT: 8 **MAPSCO:** 67 K

SIZE OF REQUEST: ±11.848 acres **CENSUS TRACT:** 202.00

APPLICANT/OWNERS: Desev Investment Group, LLC

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

REQUEST: An application for a Specific Use Permit for a commercial motor vehicle parking use on property zoned an IM Industrial Manufacturing District.

SUMMARY: The proposed request will allow for the parking of commercial vehicles on the subject site.

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

PRIOR CPC ACTION: On April 4, 2019, the City Plan Commission held this item under advisement.

BACKGROUND INFORMATION:

- The request site is improved with a gravel surface and storage building.
- The previous use was an outside salvage and reclamation [Southwest Shingle Recycling] with a Certificate of Occupancy issued on November 30, 2011. No building was required on the site for this use.

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

1. **Z178-376** On February 28, 2018, the City Council approved a request for an IM Industrial Manufacturing District on property zoned a CS Commercial Service District, as well as an SUP for an industrial (outside) potentially incompatible use limited to a concrete crushing facility.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
South Central Expressway	Principal Arterial	107 ft.
McCommas Bluff Road	Local	20 ft.

Traffic:

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

Land Use:

	Zoning	Land Use
Site	IM	Partially Developed
North	IM SUP 773	Office Showroom Warehouse
South	IR SUP 2273	Industrial (outside) potentially incompatible use limited to a concrete crushing facility
East	IR SUP 705	Sanitary Landfill Operation [McCommas Landfill]
West	A(A) CS	Auto Service Center

Comprehensive Plan:

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

The request site is located within a part of the city where the development pattern has transitioned to a mix of light and heavy industrial (inside) uses. Therefore, the commercial motor vehicle lot would conform to the previously approved rezoning of the adjacent properties.

The proposed zoning request meets the following goals and objectives 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.

In general, the applicant's request is consistent with the goals and policies of the Comprehensive Plan.

STAFF ANALYSIS:

Land Use Compatibility:

A commercial motor vehicle parking use allows for 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 parking is not accessory to a main use on the lot. The Development Code requires a Specific Use Permit for a commercial motor vehicle parking in the IM Industrial Manufacturing 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 west of the area request are zone an A(A) Agricultural District.

The request site is located within an industrial area and is adjacent to several auto service and industrial uses. This area has been zoned for industrial and light commercial uses since the 1970s.

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.

Landscaping:

The request does not trigger landscape requirements currently. Should paving be required, the site would trigger landscape requirements at 2,000-square-feet of non-permeable coverage.

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 closest to Category H to the north and northwest of the site.

Parking:

The proposed commercial motor vehicle parking use does not require off street parking or loading. 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. Moreover, Section 51A-4.301(d)(4) states, for a use other than a single family, duplex, or vehicle storage lot use, the surface of an enclosed or unenclosed parking space, maneuvering area for parking, or a driveway which connects to a street or alley must be on a compacted sub-grade, and must consist of:

(A) concrete paving;
(B) hot mix asphalt paving which consists of a binder and surface course; or
(C) a material which has equivalent characteristics of Subsections (d)(4)(A) or (d)(4)(B) and has the approval of the building official.

Should the applicant not want to provide this material, alternate surface approval may be obtained through our Engineering Division. Assuming an alternate material is approved, it does not have to be striped. The site plan must show striping to ensure the required parking is met.

List of Officers

Desev Investment Group, LLC

Edwin Maldonado

Ghislaime Castro

Diego Maldonado

Eliana Maldonado

PROPOSED SUP CONDITIONS

PROPOSED SUP CONDITIONS

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

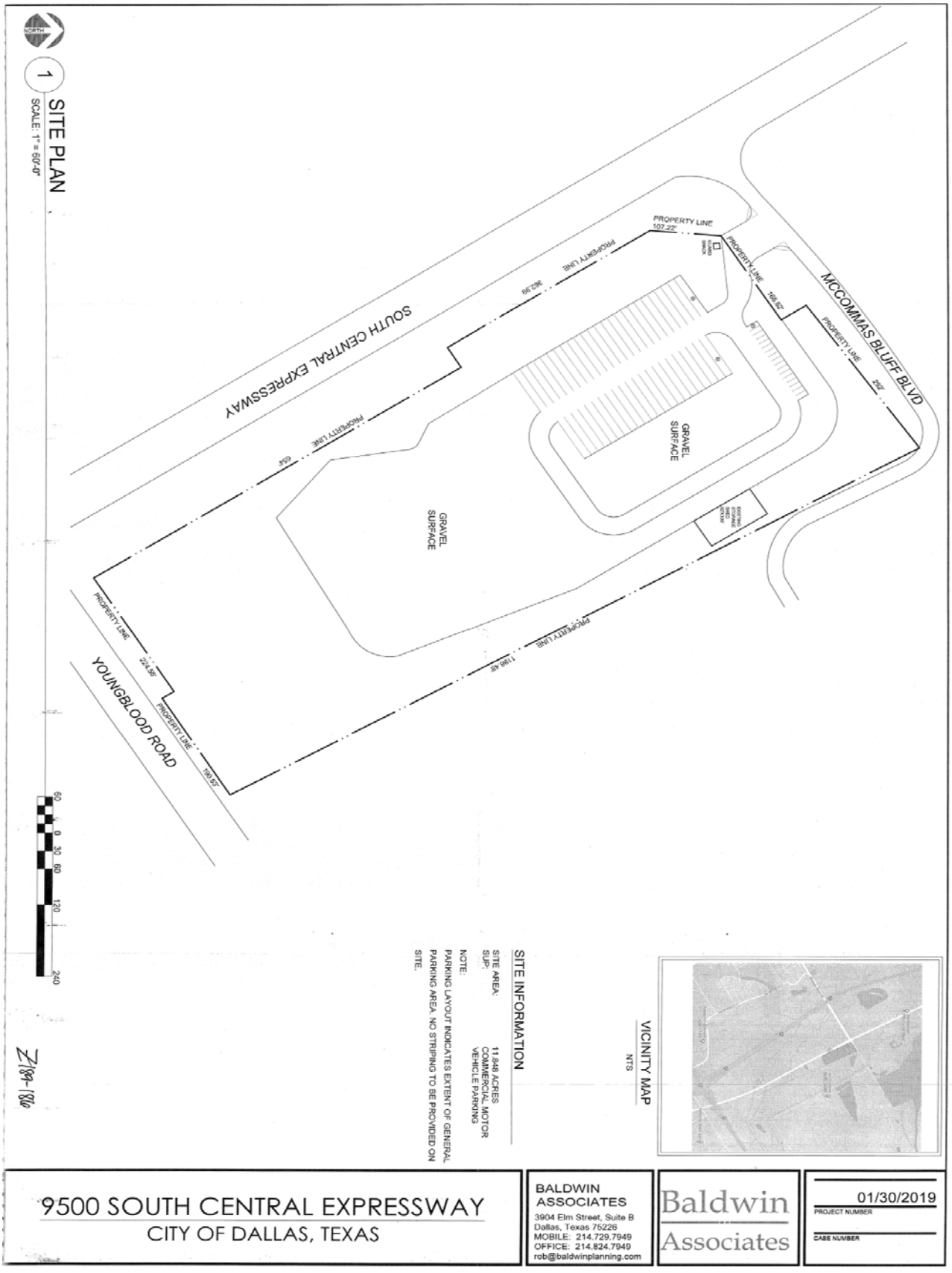
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

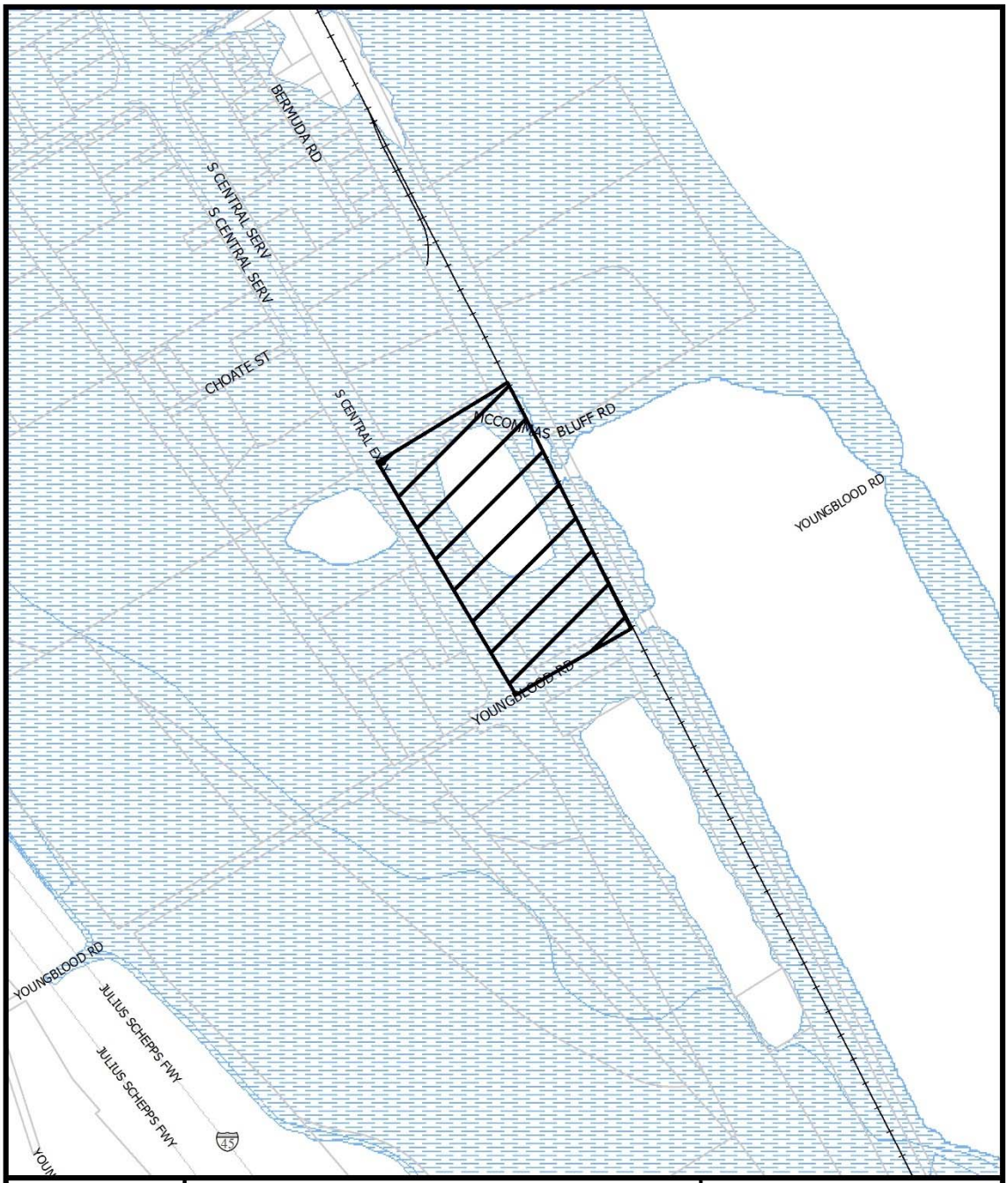
3. TIME LIMIT: This specific use permit expires on (five years from the passage of this Ordinance), but is eligible for automatic renewals for additional five-year periods pursuant to section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For Automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: the Code currently provides that applications for automatic renewal must be filed after the 10 and 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 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





1:7,200

VICINITY MAP

Case no: Z189-186

Date: 2/28/2019

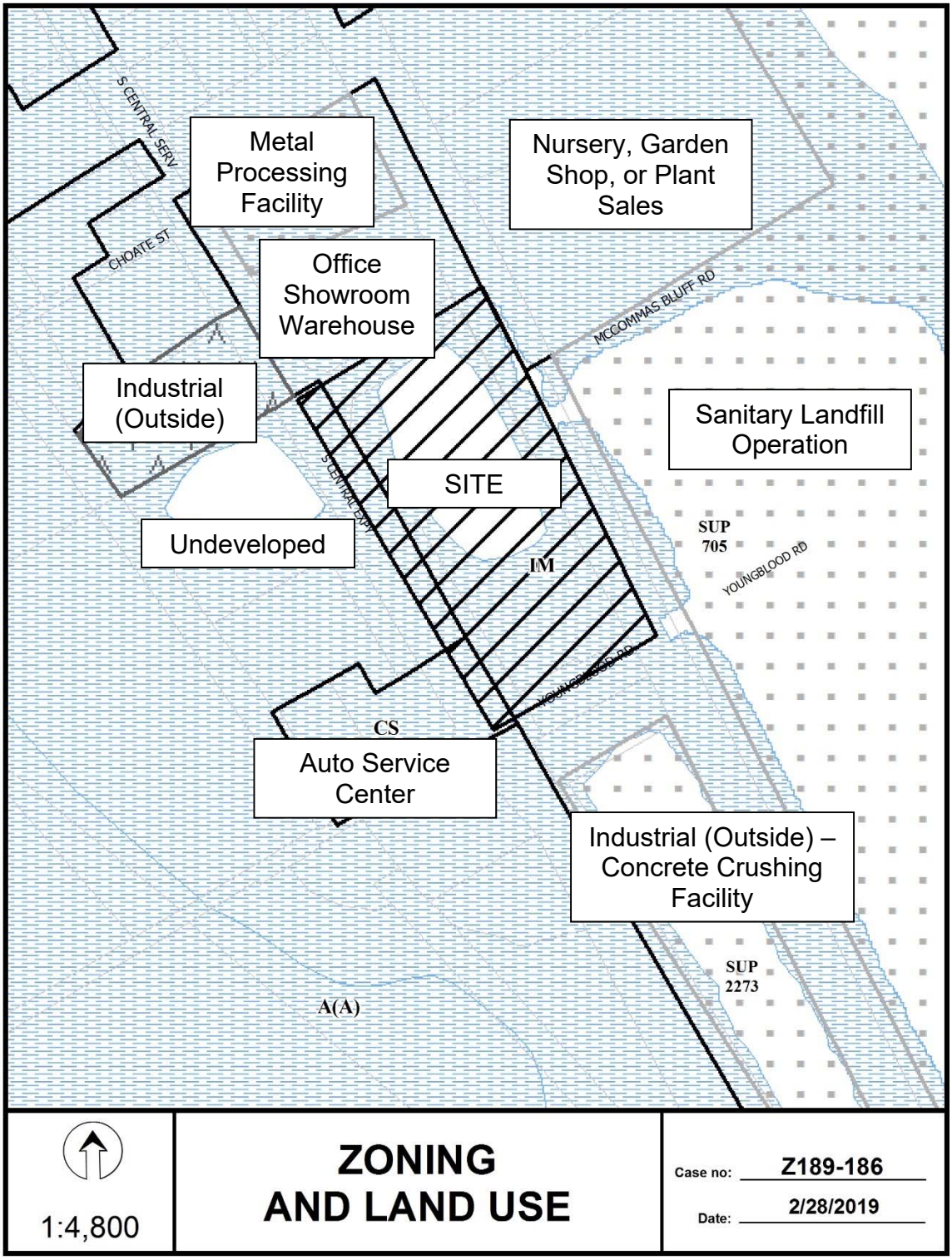


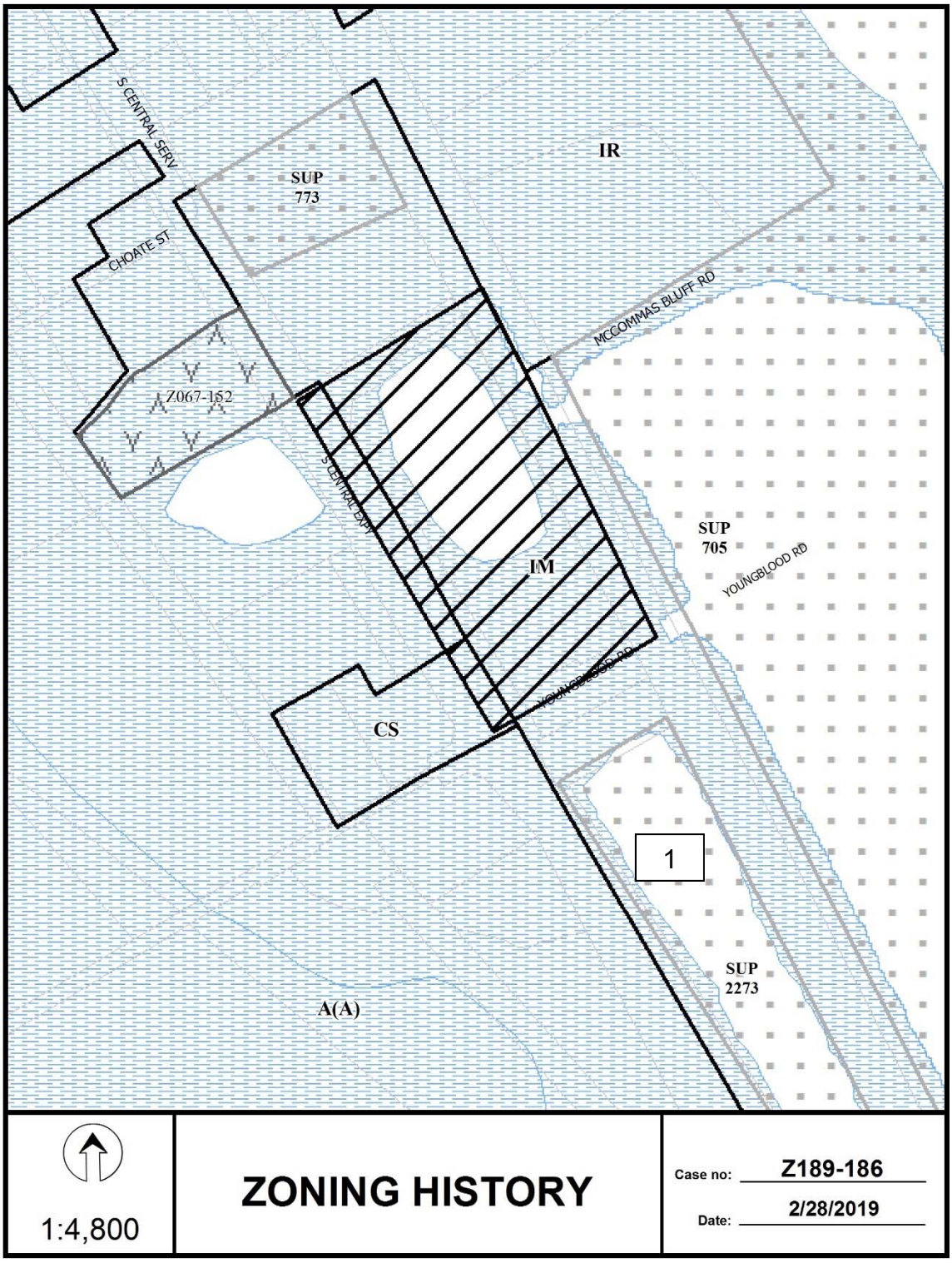
1:4,800

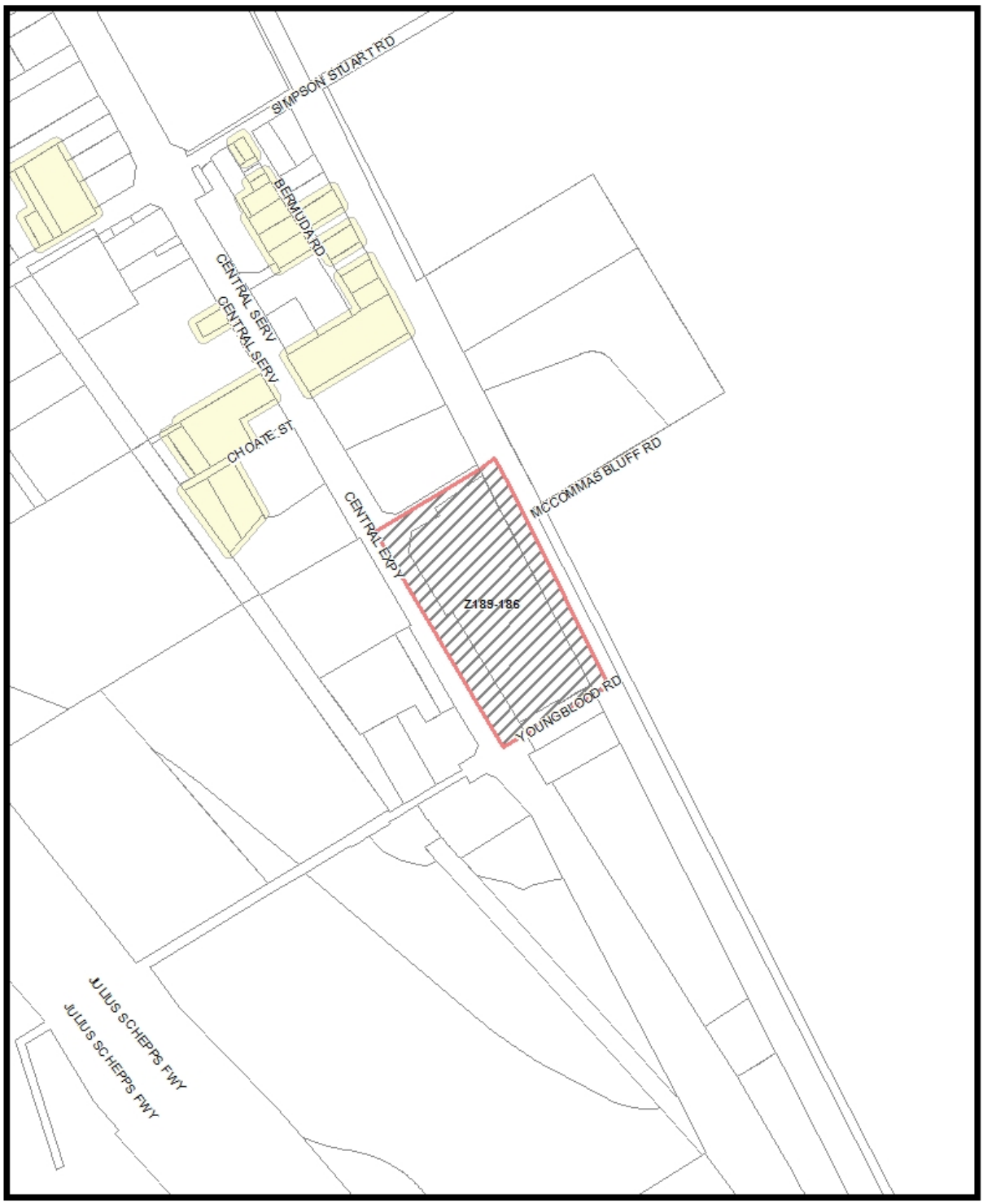
AERIAL MAP

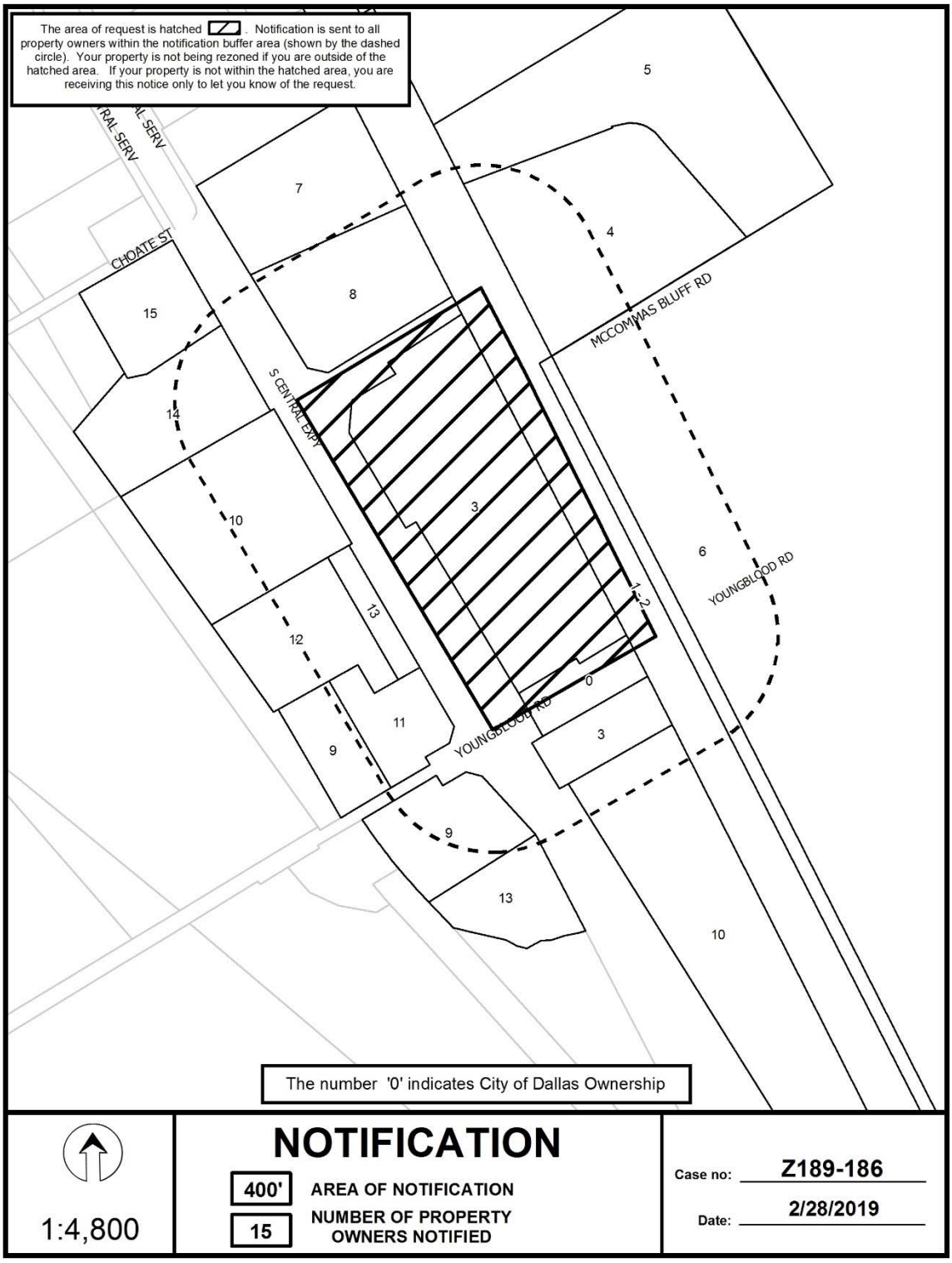
Case no: Z189-186

Date: 2/28/2019


Metal Processing Facility
Nursery, Garden Shop, or Plant Sales
Office Showroom Warehouse
Industrial (Outside)
Sanitary Landfill Operation
SITE
Undeveloped
IM
SUP 705
Auto Service Center
CS
Industrial (Outside) – Concrete Crushing Facility
SUP 2273
A(A)
S CENTRAL SERV
CHOATE ST
MCCOMMAS BLUFF RD
YOUNGBLOOD RD
1:4,800
ZONING AND LAND USE
Case no: Z189-186
Date: 2/28/2019


S CENTRAL SERV
CHOATE ST
SUP
773
IR
MCCOMMAS BLUFF RD
Z067-152
S CENTRAL EXPY
SUP
705
YOUNGBLOOD RD
IM
YOUNGBLOOD RD
CS
1
SUP
2273
A(A)
1:4,800
ZONING HISTORY
Case no: Z189-186
Date: 2/28/2019


SIMPSON STUART RD
BERMUDA RD
CENTRAL SERV
CENTRAL SERV
CHOATE ST
CENTRAL EXPY
MCCOMMAS BLUFF RD
Z189-186
YOUNGBLOOD RD
JULIUS SCHEPPS FWY
JULIUS SCHEPPS FWY
MVA Cluster
A
B
C
D
E
F
G
H
I
NA
1:7,200
Market Value Analysis
Printed Date: 2/28/2019


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.
CHOATE ST
S CENTRAL EXPY
MCCOMMAS BLUFF RD
YOUNGBLOOD RD
The number '0' indicates City of Dallas Ownership
1:4,800
NOTIFICATION
400'
AREA OF NOTIFICATION
15
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z189-186
Date: 2/28/2019

02/28/2019

Notification List of Property Owners

Z189-186

15 Property Owners Notified

Label #	*Address*		*Owner*
1	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
2	9999	NO NAME ST	UNION PACIFIC RR CO
3	9500	S CENTRAL EXPY	DESEV INVESTMENT GROUP LLC
4	5543	MCCOMMAS BLUFF RD	CASA FLORA INC
5	5453	MCCOMMAS BLUFF RD	ENVIRONMENTAL INVESTMENTS
6	5200	SIMPSON STUART RD	FCC S A
7	9506	S CENTRAL EXPY	EISENBERG INVESTMENTS CENTRAL
8	9550	S CENTRAL EXPY	ALVARADO DOUGLAS &
9	9600	S CENTRAL EXPY	COMET AUTO SALVAGE INC
10	9601	S CENTRAL EXPY	BROWN FAMILY LEWISVILLE RR FAMILY 1ST LP
11	5305	YOUNGBLOOD RD	NICKS BIG TRUCK SALES
12	9651	S CENTRAL EXPY	NELAN COMPANY THE
13	9701	S CENTRAL EXPY	County of Dallas
14	9505	S CENTRAL EXPY	CCR EQUITY HOLDINGS ONC LLC
15	9505	S CENTRAL EXPY	ALMIRA INDUSTRIAL & TRADING CORP

CITY PLAN COMMISSION **THURSDAY, MAY 2, 2019**

Planner: Pamela Daniel

FILE NUMBER: Z189-190(PD) **DATE FILED:** February 4, 2019

LOCATION: West side of Greenville Avenue, southeast of Ross Avenue

COUNCIL DISTRICT: 2 **MAPSCO:** 36 X

SIZE OF REQUEST: ± .05 acres **CENSUS TRACT:** 10.02

APPLICANT: Ships Lounge

REPRESENTATIVE: Audra Buckley, Permitted Development

OWNER: Nayeb Family LP

REQUEST: An application for a Specific Use Permit for a late-hours establishment limited to an alcoholic beverage establishment operated as a bar, lounge or tavern use on property zoned Planned Development District No. 842 for CR Community Retail District uses.

SUMMARY: The applicant requests to operate a bar, lounge, or tavern [Ships Lounge] with approximately 1,060 square feet of floor area past midnight

STAFF RECOMMENDATION: **Hold under advisement until May 16, 2019**.

PRIOR CPC ACTION: On April 4, 2019, the City Plan Commission held this item under advisement. No changes are included in this report.

BACKGROUND INFORMATION:

- The ±2,215-square foot area of request is comprised of approximately 1,060-square feet of floor area within a 24,215-square foot shopping center constructed in the 1940s and currently containing a mix of uses.

- On November 23, 1965, a Certificate of Occupancy (CO) was issued for a lounge use. The request site has not changed uses since the issuance of the CO; therefore, the lounge is considered legally nonconforming and allowed to operate without acquiring an SUP.

- The applicant began operating the lounge use in 1980.

- Pursuant to the provisions of PDD No. 842, a Specific Use Permit for late hours is required in order for the establishment to operate after midnight. The applicant proposes to operate from 11:00 am to 2:00 am (the next day), Monday through Sunday.

- On December 14, 2011, the City Council SUP No. 1922 for a late-hours establishment limited to an alcoholic beverage establishment limited to a bar, lounge, or tavern for a four-year period with automatic termination on December 14, 2015.

- On December 5, 2015, the City Plan Commission denied the renewal of Specific Use Permit No. 1922.

- The representative is still working with staff to determine to resolve site compliance and questions concerning the floor area of the existing use.

Zoning History: There have been two zoning requests in the area within the past five years.

1. **Z178-186:** On April 25, 2018, the City Council approved an authorized hearing to determine the proper zoning on an area generally bound by Live Oak Street, Bryan Parkway, Matilda Street, Martel Avenue, municipal boundary of Dallas and Highland Park, Lemmon Avenue, Dallas North Tollway, Turtle Creek Boulevard, Carlisle Street, Blackburn Street, and Haskell Avenue to Main Street, both sides of Main Street from North Haskell to South Carroll Avenue, Main Place, South Prairie Avenue, Columbia Avenue, and North Fitzhugh Avenue

2. **Z145-343:** On December 5, 2015, the City Plan Commission denied the renewal of Specific Use Permit No. 1922 for a late-hours establishment limited to an alcoholic beverage establishment limited to a bar, lounge or tavern use on property zoned Planned Development District No. 842.

Thoroughfares and Streets:

Thoroughfare/Street	Type	Existing ROW
Greenville Avenue	Major Arterial	Variable Width
Ross Avenue	Major Arterial	Variable Width

Traffic:

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

Comprehensive Plan:

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

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

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

Area Plans:

Studies conducted in the area include the Lower Greenville Avenue Parking Study (1986) that recommended that "the City enforce premise code violations as it does in other parts of the City of Dallas". Code Enforcement was also an issue highlighted in the

Greenville Avenue Urban Design Study (1996-1997). It was recommended that "initiatives be taken to conduct a comprehensive sweep to clean-up the Greenville Avenue corridor and there after enforce codes with the assistance of property owners, residents, businesses and operations to maintain the property and report violations to the City for follow-up action." Recommendations from both studies are still applicable today and consistent with authorized hearing SUP recommendations to address quality of life for adjacent residential neighborhoods and the Lowest Greenville Avenue corridor, respectively.

Land Use:

	Zoning	Land Use
Site	PDD No. 842, DDO Demolition Delay Overlay	Lounge
North	PDD No. 842, DDO Demolition Delay Overlay	Vacant
East	PDD No. 842, DDO Demolition Delay Overlay	Personal service
South	PDD No. 842, DDO Demolition Delay Overlay	Retail & Personal service
West	PDD No. 842, DDO Demolition Delay Overlay	Personal service

STAFF ANALYSIS:

Land Use Compatibility:

The request site is improved with an approximately 1,060-square foot, one-story bar, lounge or tavern use [Ships Lounge] within a shopping center. On November 23, 1965, a Certificate of Occupancy for a lounge was issued for the request site. The request site has not changed uses since the issuance of the Certificate of Occupancy; therefore, the lounge use is considered legally nonconforming and does not require an SUP. Pursuant to the provisions of PDD No. 842, a Specific Use Permit for late hours is required for the establishment to operate after midnight.

Surrounding land uses include a vacant structure to the north; personal service uses to the east and west, and, retail and personal service uses to the south. The closest residential development is more than 300 feet to the east of the request site.

The main uses permitted in PDD 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. PDD No. 842 is intended to help mitigate the possible negative impacts of late hour uses on adjacent residential neighborhoods. No establishments will be required to cease operation per PDD No. 842; all businesses may continue to operate between the hours of 6:00 a.m. and 12:00

a.m. without having to obtain a Specific Use Permit. In order to operate between midnight and 6:00 a.m., the land use becomes a late-hours establishment and a Specific Use Permit is required. The owner or operator must obtain a certificate of occupancy for a late-hours establishment, in order to operate after 12:00 a.m. (midnight).

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

The applicant's request, subject a site plan and conditions, complies with the general provisions for consideration of an SUP. However, staff is working through concerns of increasing a nonconforming use and recommends holding the request under advisement until May 2, 2019, as requested by the applicant.

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). Although the area of request is not within an identifiable MVA cluster, it is surrounded by "C" MVA clusters.

Parking:

Pursuant to §51A-4.210, a restaurant requires one (1) space per 100 square feet of floor area. Therefore, the ±1,060-square foot lounge requires 11 spaces. As depicted on the site plan, 51 spaces are provided onsite.

Landscaping:

Landscaping is required in accordance with Article X, as amended of the Dallas Development Code. However, the applicant's request will not trigger landscape requirements, as no new construction is proposed on the site.

Crime Statistics:

Crime statistics covering the period from June 18, 2012 to March 26, 2018 follows. The crime statistics reflect 22 calls and 5 arrests with no offenses.

Calls:

Response_Date	Response_Time	MDivision	MSector	MBeat	MRA	Problem	Priority_Description	Location_Name	Address	City
6/18/2012	4:49:00 AM	Central	140	145	4510	12B - Business Alarm	3 - General Service	SHIPS BAR	1613 Greenville Ave	Dallas
11/25/2012	3:47:00 AM	Central	140	145	4510	40/01 - Other	2 - Urgent		1613 Greenville Ave	Dallas
1/20/2014	6:26:00 AM	Central	140	145	4510	12B - Business Alarm	3 - General Service	SHIPS LOUNGE	1613 Greenville Ave	Dallas
2/14/2014	8:13:00 AM	Central	140	145	4510	12B - Business Alarm	3 - General Service		1613 Greenville Ave	Dallas
4/20/2014	2:55:00 AM	Central	140	145	4510	12B - Business Alarm	3 - General Service	SHIPS BAR	1613 Greenville Ave	Dallas
9/8/2014	11:26:00 AM	Central	140	145	4510	12B - Business Alarm	3 - General Service	SHIPS BAR	1613 Greenville Ave	Dallas
9/21/2014	9:05:00 AM	Central	140	145	4510	12B - Business Alarm	3 - General Service	SHIPS LOUNGE	1613 Greenville Ave	Dallas
9/30/2014	7:37:00 AM	Central	140	145	4510	12B - Business Alarm	3 - General Service	SHIPS BAR	1613 Greenville Ave	Dallas
5/12/2015	7:34:00 AM	Central	140	145	4510	12B - Business Alarm	3 - General Service		1613 Greenville Ave	Dallas
6/9/2015	4:22:00 AM	Central	140	145	4510	12B - Business Alarm	3 - General Service	SHIPS LOUNGE	1613 Greenville Ave	Dallas
6/11/2015	9:55:00 AM	Central	140	145	4510	12B - Business Alarm	3 - General Service		1613 Greenville Ave	Dallas
8/8/2016	12:17:00 AM	Central	140	145	4510	12B - Business Alarm	3 - General Service	SHIPS LOUNGE	1613 Greenville Ave	Dallas
8/15/2016	12:47:00 AM	Central	140	145	4510	12B - Business Alarm	3 - General Service	SHIPS LOUNGE	1613 Greenville Ave	Dallas
9/15/2016	4:11:00 AM	Central	140	145	4510	12B - Business Alarm	3 - General Service	SHIPS LOUNGE	1613 Greenville Ave	Dallas
9/18/2016	12:38:00 AM	Central	140	145	4510	12B - Business Alarm	3 - General Service	SHIPS LOUNGE	1613 Greenville Ave	Dallas
4/5/2017	12:27:00 AM	Central	140	145	4510	12B - Business Alarm	3 - General Service	SHIPS LOUNGE	1613 Greenville Ave	Dallas
7/6/2017	10:13:00 AM	Central	140	145	4510	12B - Business Alarm	3 - General Service	SHIPS	1613 Greenville Ave	Dallas
7/13/2017	8:27:00 AM	Central	140	145	4510	40 - Other	3 - General Service	Ships Restauraunt	1613 Greenville Ave	Dallas
9/28/2017	12:12:00 AM	Central	140	145	4510	15 - Assist Officer	1 - Emergency	SHIPS LOUNGE	1613 Greenville Ave	Dallas
10/8/2017	7:07:00 PM	Central	140	145	4510	40/01 - Other	2 - Urgent		1613 Greenville Ave	Dallas
12/28/2017	12:36:00 AM	Central	140	145	4510	12B - Business Alarm	3 - General Service	SHIPS LOUNGE	1613 Greenville Ave	Dallas
3/26/2018	10:47:00 PM	Central	140	145	1161	6M - Loud Music Disturbance	4 - Non Critical	SHIP'S BAR & GRILL	Greenville Ave / Ross Ave	Dallas

Arrests:

ArrestNumber	ArArrestDate	ArArrestTime	ArLAddress	NIBRS_Crime	PClass	ChargeDesc
17-039754	9/28/2017	12:15:00 PM	1613 GREENVILLE AVE	DRUG/ NARCOTIC VIOLATIONS	FS	POSS CONT SUB PEN GRP 1 <1G
17-039754	9/28/2017	12:15:00 PM	1613 GREENVILLE AVE	ALL OTHER OFFENSES	M*	OTHER OFFENSE - MISDEMEANOR
17-039754	9/28/2017	12:15:00 PM	1613 GREENVILLE AVE	ALL OTHER OFFENSES	MA	RESIST ARREST SEARCH OR TRANSPORT
17-039754	9/28/2017	12:15:00 PM	1613 GREENVILLE AVE	WARRANT-DALLAS PD (ALIAS)	NA	WARRANT-DALLAS PD (ALIAS)
17-039754	9/28/2017	12:15:00 PM	1613 GREENVILLE AVE	WARRANT-DALLAS PD (CAPIAS)	NA	WARRANT-DALLAS PD (CAPIAS)

Partners/Principals/Officers:

Nayeb Family LP:

Farhad Nayeb, Principal

General Partner: Nayeb Real Estate, L.L.C
Naser Nayeb, Managing Member
Farhad Nayeb, Managing Member
Fawad Nayeb, Managing Member

Proposed SUP Conditions

1. USE: The only use authorized by this specific use permit is a late-hours establishment limited to an alcoholic beverage establishment limited to a bar, lounge or tavern.

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

3. TIME LIMIT: This specific use permit automatically terminates on (one year).

4. FLOOR AREA: The maximum floor area is 1,060 square feet in the location shown on the attached site plan.

5. HOURS OF OPERATION: The late-hours establishment limited to an alcoholic beverage establishment limited to a bar, lounge or tavern may only operate between 12:00 a.m. (midnight) and 2:00 a.m., Monday through Sunday. All customers must be removed from the Property by 2:15 a.m.

6. 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).

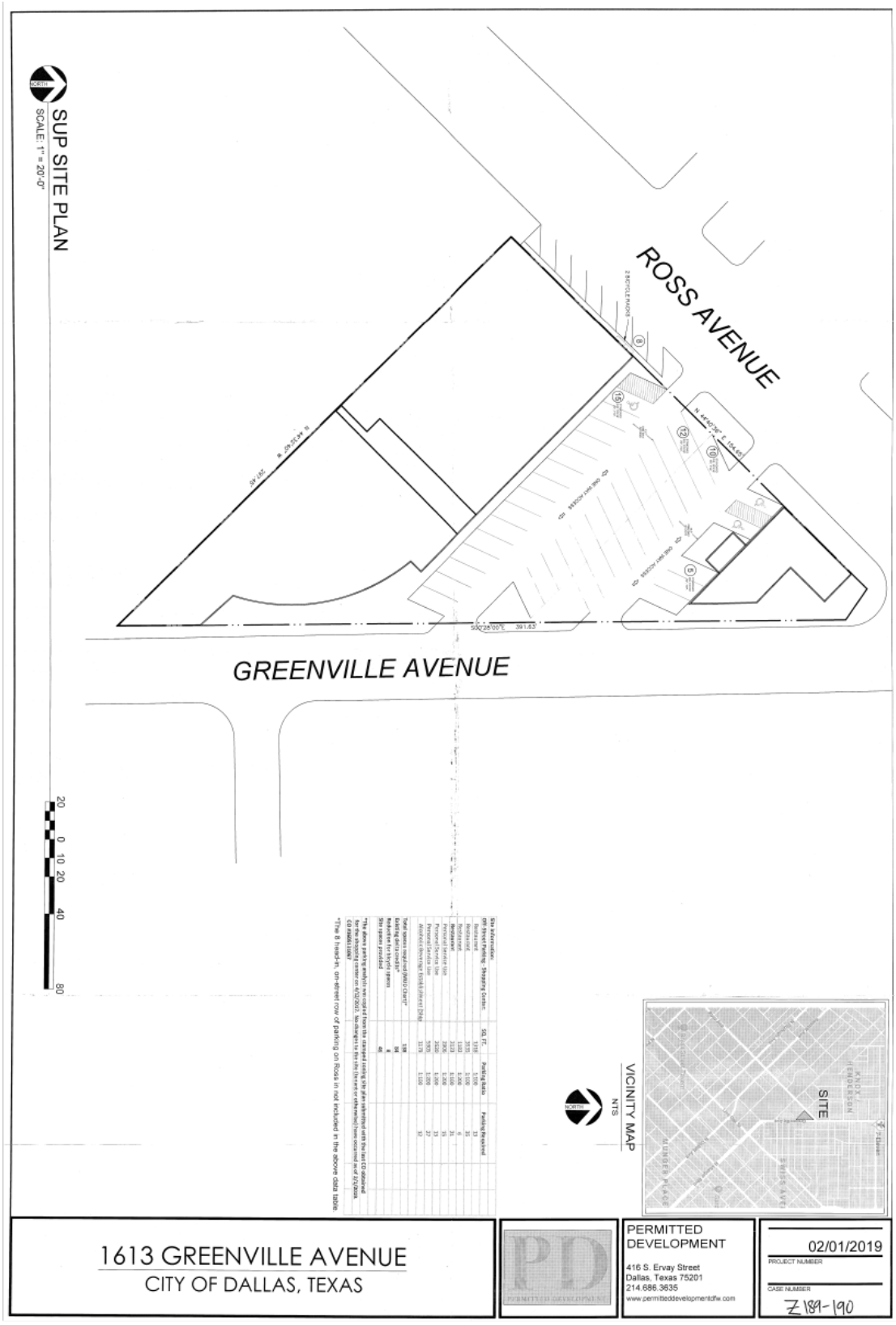
7. OUTSIDE SPEAKERS: Outside speakers are prohibited.

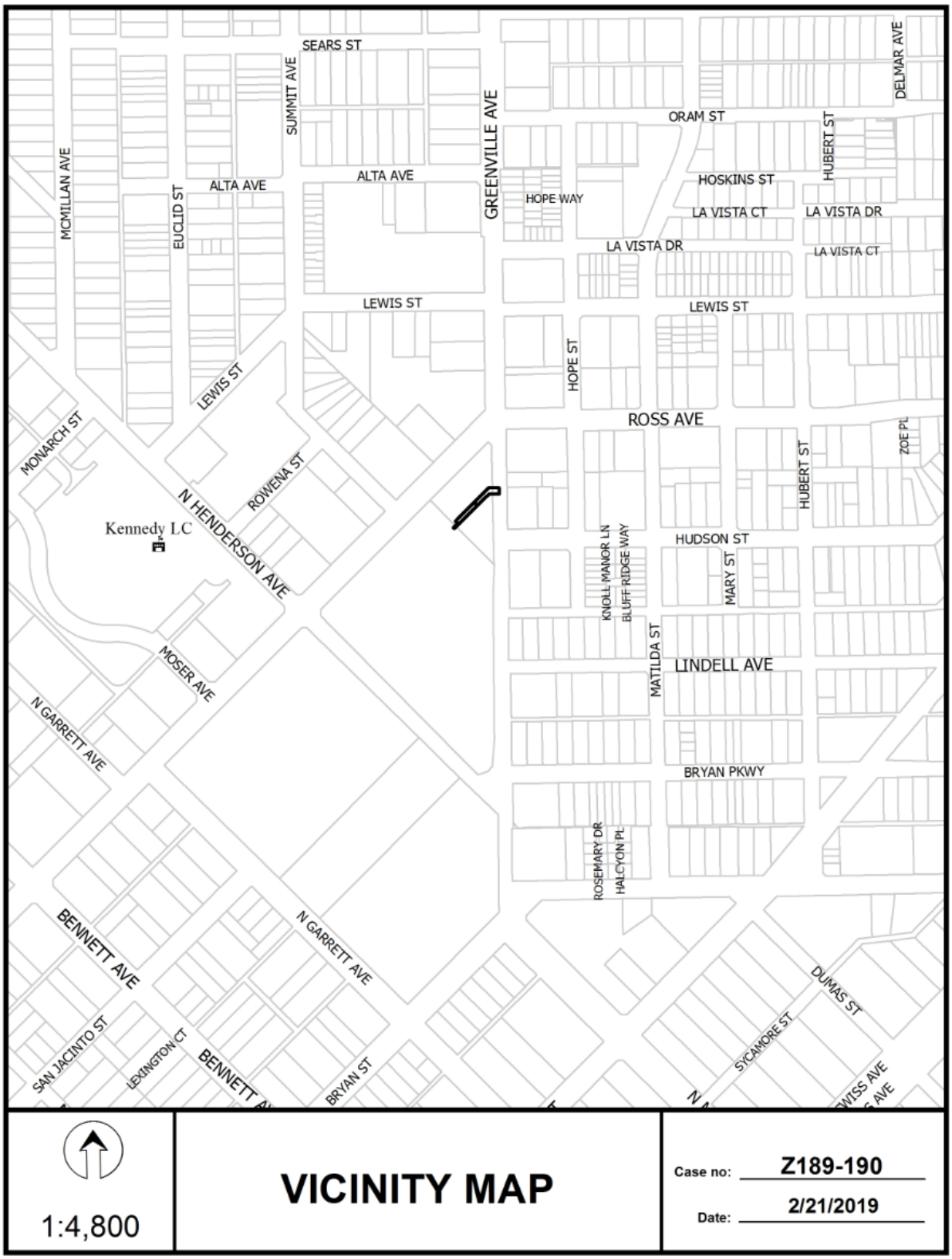
8. PARKING: Parking must comply with the attached site plan.

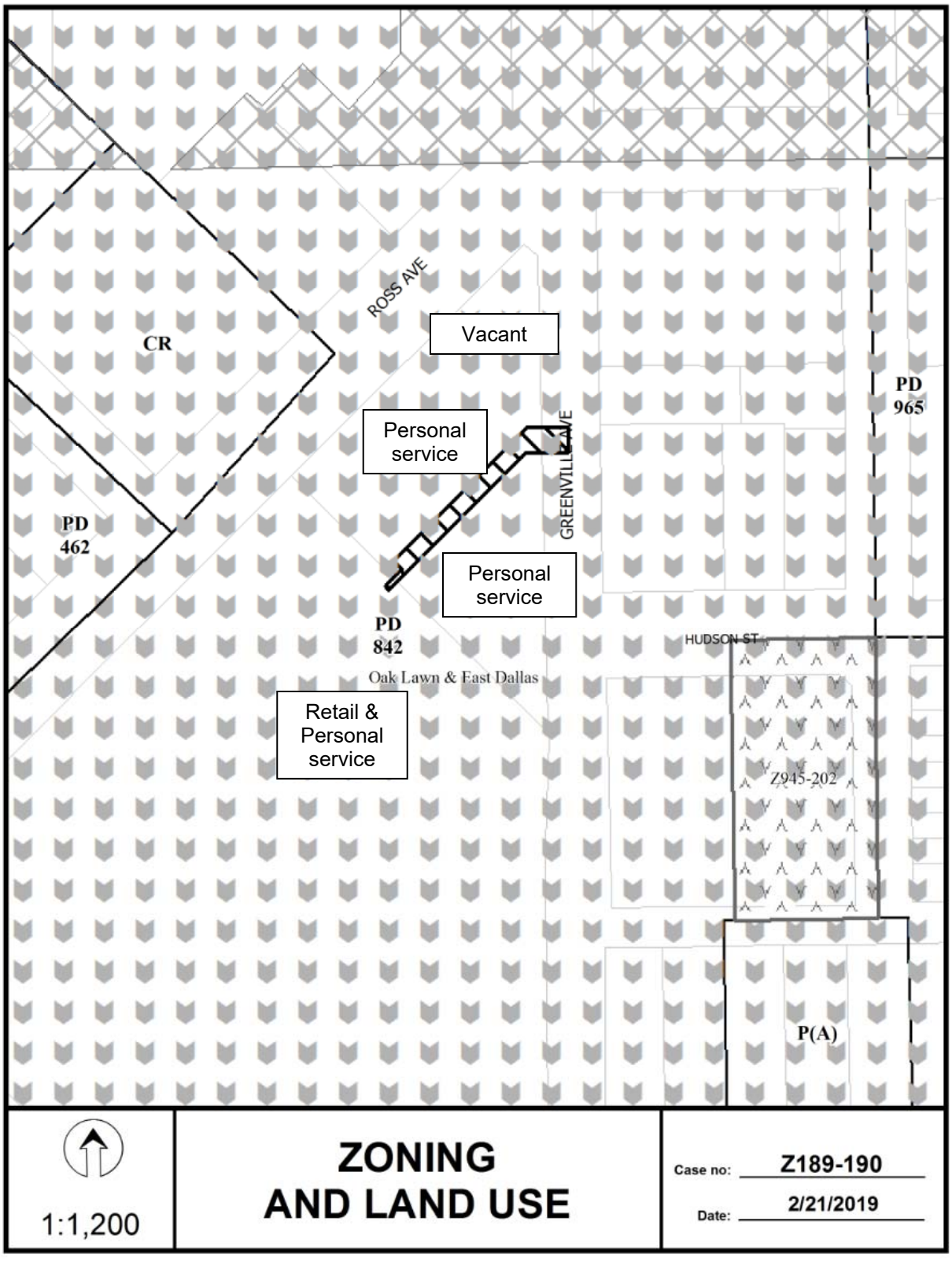
9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

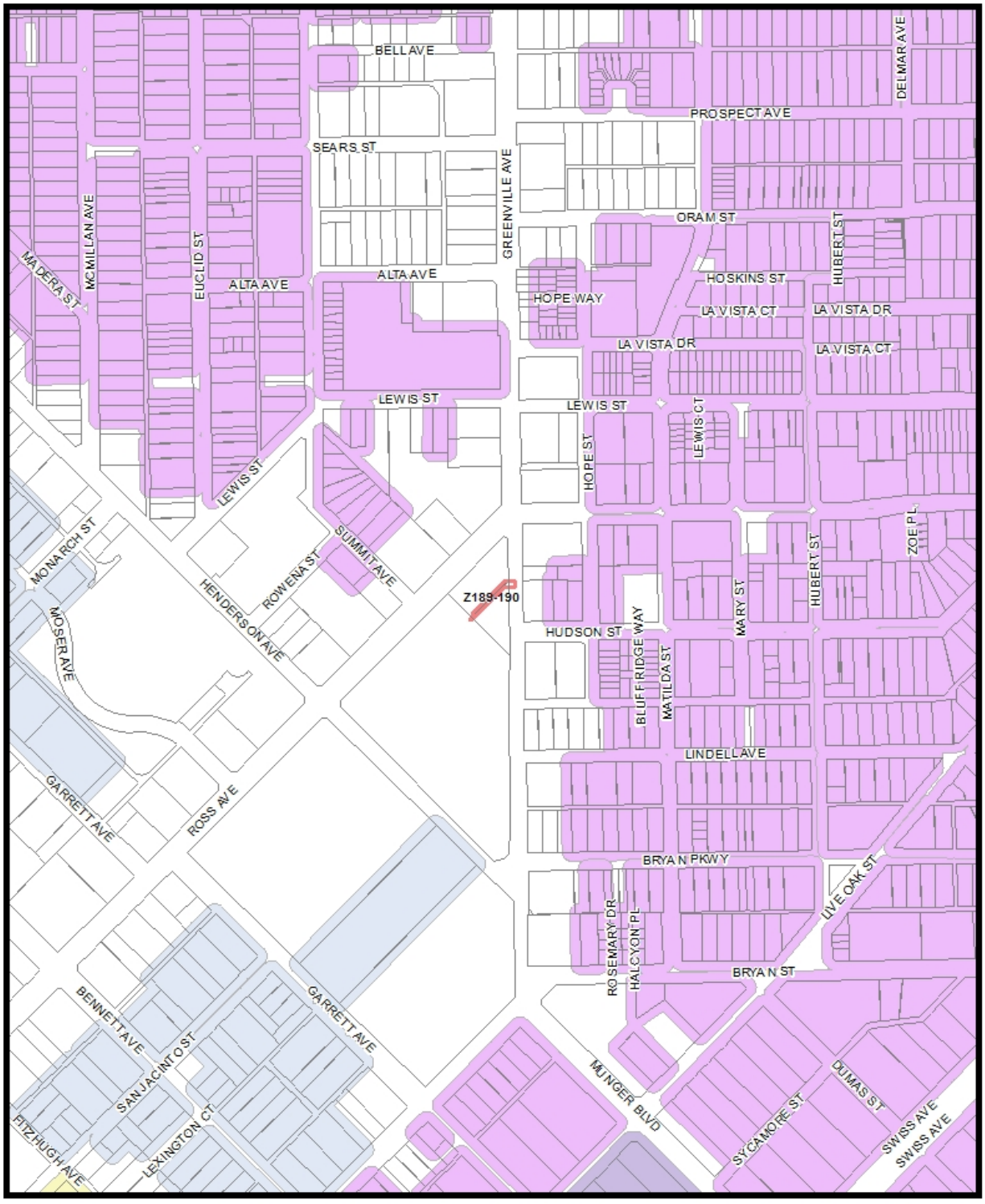
10. GENERAL REQUIREMENT: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

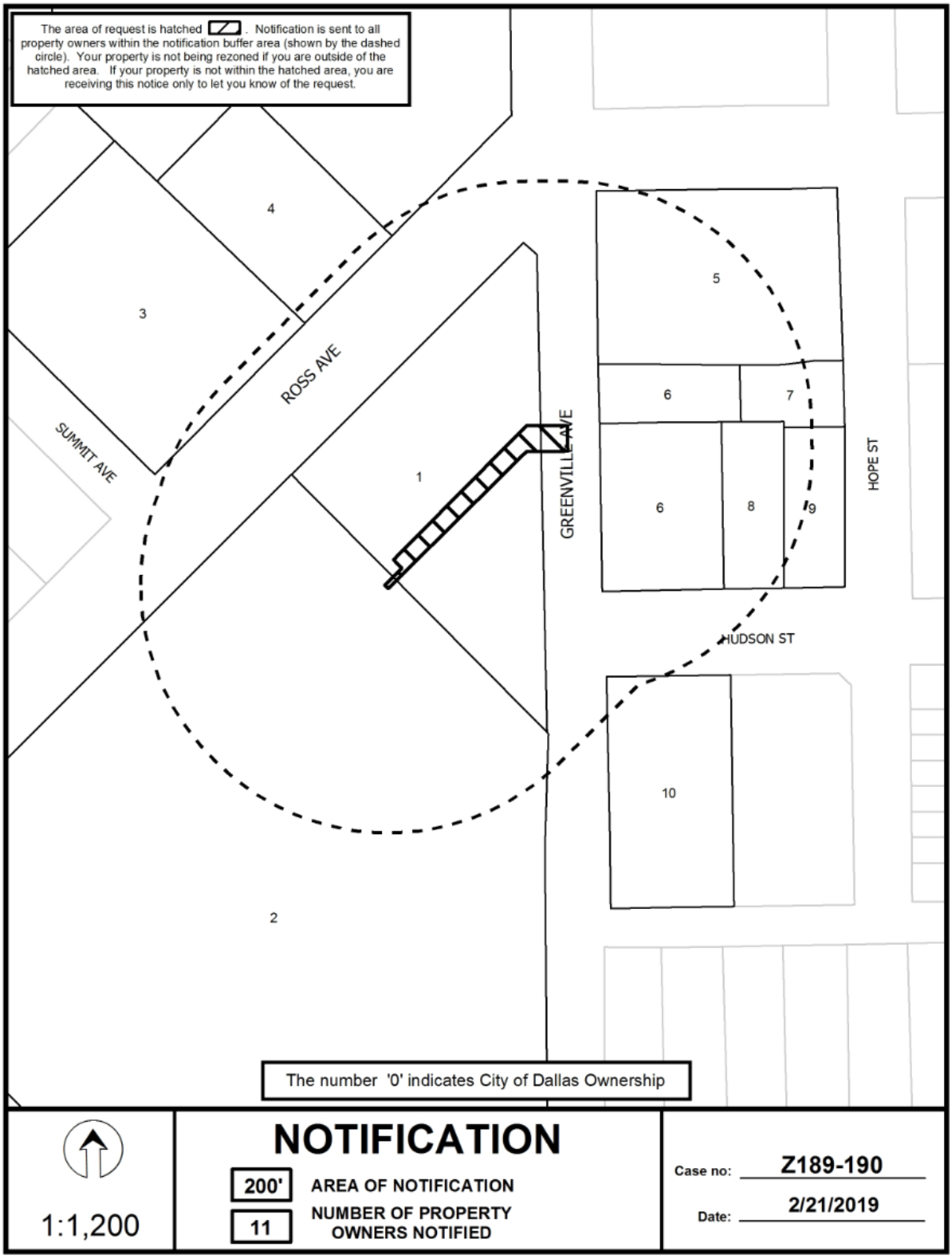
Proposed Site Plan




SEARS ST
SUMMIT AVE
GREENVILLE AVE
DELMAR AVE
ORAM ST
HUBERT ST
HOSKINS ST
LA VISTA CT
LA VISTA DR
HOPE WAY
ALTA AVE
MCMILLAN AVE
EUCLID ST
LEWIS ST
HOPE ST
ROSS AVE
ZOE PL
MONARCH ST
ROWENA ST
N HENDERSON AVE
Kennedy LC
HUDSON ST
KNOLL MANOR LN
BLUFF RIDGE WAY
MARY ST
MATILDA ST
LINDELL AVE
MOSER AVE
N GARRETT AVE
BRYAN PKWY
ROSEMARY DR
HALCYON PL
BENNETT AVE
SAN JACINTO ST
LEXINGTON CT
BRYAN ST
DUMAS ST
SYCAMORE ST
1:4,800
VICINITY MAP
Case no: Z189-190
Date: 2/21/2019


ROSS AVE
Vacant
CR
PD
965
Personal
service
GREENVILLE AVE
PD
462
Personal
service
PD
842
HUDSON ST
Oak Lawn & East Dallas
Retail &
Personal
service
Z945-202
P(A)
1:1,200
ZONING
AND LAND USE
Case no: Z189-190
Date: 2/21/2019


BELL AVE
PROSPECT AVE
DELMAR AVE
SEARS ST
GREENVILLE AVE
ORAM ST
HUBERT ST
HOSKINS ST
ALTA AVE
HOPE WAY
LA VISTA CT
LA VISTA DR
LEWIS ST
HOPE ST
LEWIS CT
ZOE PL
MARY ST
MADERA ST
MCMILLAN AVE
EUCLID ST
MONARCH ST
SUMMIT AVE
ROWENA ST
HENDERSON AVE
MOSER AVE
Z189-190
HUDSON ST
BLUFFRIDGE WAY
MATILDA ST
LINDELL AVE
GARRETT AVE
ROSS AVE
BRYAN PKWY
LIVE OAK ST
ROSEMARY DR
HALCYON PL
BRYAN ST
BENNETT AVE
SAN JACINTO ST
LEXINGTON CT
FITZHUGH AVE
MUNGER BLVD
SYCAMORE ST
DUMAS ST
SWISS AVE
MVA Cluster
A
B
C
D
E
F
G
H
I
NA
1:4,800
Market Value Analysis
Printed Date: 2/21/2019


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.
ROSS AVE
SUMMIT AVE
GREENVILLE AVE
HOPE ST
HUDSON ST
1
2
3
4
5
6
6
7
8
9
10
The number '0' indicates City of Dallas Ownership
1:1,200
NOTIFICATION
200'
AREA OF NOTIFICATION
11
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z189-190
Date: 2/21/2019

02/21/2019

Notification List of Property Owners

Z189-190

11 Property Owners Notified

Label #	*Address*		*Owner*
1	5434	ROSS AVE	NAYEB FAMILY LP
2	5334	ROSS AVE	ROSS HENDERSON DEV GROUP
3	5403	ROSS AVE	MCDONALDS CORP
4	5415	ROSS AVE	GABERINO JAMES D ETAL LTD
5	1616	GREENVILLE AVE	AMERCO REAL ESTATE CO
6	1606	GREENVILLE AVE	GOODWILL INDUSTRIES OF
7	1615	HOPE ST	POSPISIL BENJAMIN PAUL
8	5509	HUDSON ST	CAMPBELL ROBIN LEE
9	5513	HUDSON ST	HARBER CAROL
10	1516	GREENVILLE AVE	MARS PARTNERS JOINT
11	5429	ROSS AVE	CHAN ALVIN B INC

CITY PLAN COMMISSION **THURSDAY, MAY 2, 2019**

Planner: Pamela Daniel

FILE NUMBER:	Z189-181(PD)	**DATE FILED:**	January 28, 2019
LOCATION:	North line of Park Lane, between Greenville Avenue and Ridgecrest Road		
COUNCIL DISTRICT:	13	**MAPSCO:**	26 T
SIZE OF REQUEST:	± 4.02 acres	**CENSUS TRACT:**	78.15

APPLICANT/ REPRESENTATIVE: Elizabeth Brant

OWNER: City of Dallas

REQUEST: An application for a Specific Use Permit for a public library on property zoned an MF-2(A) Multifamily District.

SUMMARY: The request will allow for the construction of an approximately 18,000-square-foot, one-story, public library use with a maximum height of 23 feet.

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

PRIOR CPC ACTION: On April 18, 2019, the City Plan Commission held this item under advisement.

BACKGROUND INFORMATION:

- The request site is currently undeveloped.
- The City of Dallas purchased the 4.02-acre site in November 2009, with 2006 Bond allocation.
- The Acacia apartments, an aging complex built in the 1970s was demolished in June 2010, after relocating tenants with the intention of building a new library branch on the site.
- The City of Dallas is proposing to construct a public library [The Vickery Meadow Branch Library].
- The request seeks to allow the construction of a one-story, public library use with a maximum floor area of 18,000 square feet, a maximum height of 23 feet, and a proposed lot coverage of 9.72 percent.

Zoning History: There have been no recent zoning requests in the area within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Park Lane	Major Arterial	100 feet
Ridgecrest Road	Minor Arterial	60 feet

Traffic:

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

Surrounding Land Uses:

	Zoning	Land Use
Site	MF-2(A)	Undeveloped
North	MU-2, DR Z845-329, MF-2(A), PDD No. 720	Restaurant w/drive thru, Church, Public Schools
East	Tract 2 within PDD No. 65	Retail, Public Service
South	NS(A), MF-2(A) & PDD No. 182	Retail, Personal service, restaurant, Multifamily
West	MU-2, DR Z067-108	Retail, Personal service

STAFF ANALYSIS

Comprehensive Plan:

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

The request generally complies with land use goals and policies of the Comprehensive Plan.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.4 Capitalize on transit-oriented development opportunities.

Implementation Measures 1.1.4.2 Initiate Area Plans to identify and evaluate land for high-density mixed-use development near transit centers. Coordinate public investment and land use regulations with development activity. Include area business leaders as well as neighborhood stakeholders when creating Area Plans

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

Implementation Measures 1.1.5.1 Recognize adopted area/neighborhood plans in guiding development and zoning decisions.

Implementation Measures 1.1.5.2 Encourage applicants for zoning changes to meet with neighborhood organizations prior to the zoning review process.

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Implementation Measure 5.1.1.3 Apply urban design tools in pedestrian or transit-oriented districts when approving zoning cases and when developing Area Plans.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

AREA PLAN:

Prior to the establishment of the Vickery Meadow Station Are Plan approved in 2013, the City of Dallas was awarded a Housing and Urban Development (HUD) Community Challenge Planning Grant to enhance transit-oriented development through focused planning aimed at developing workforce, mixed income, and mixed-use housing at multiple DART light rail stations. Dallas Transit-Oriented Development (Dallas TOD) is an action-oriented project of the City of Dallas to spur the transformation of neighborhoods surrounding seven Dallas Area Rapid Transit (DART) light rail stations.

The Vickery Meadow: Walnut Hill and Park Lane stations (Red Line) is one of five area plans, which include seven different DART stations throughout the City along three separate DART lines. The Vickery Meadow Station Area Plan details specific initiatives to create a better future for the Vickery Meadow area, with particular attention to reinvigorating housing, addressing land use density, and improving modal connectivity and pedestrian access.

As a result, the Vickery Meadow Public Improvement District (VMPID) was established in 1993 to enhance security and public safety, maintenance, economic development activities, special event and other services for the Vickey Meadow neighborhood. The VMPID is operated by the Vickery Meadow Management Corporation, a non-profit organization.

The purpose of the area plan is to spur transformation of Dallas DART station areas through catalytic projects, public-private partnerships, and reuse and rehabilitation of existing buildings. The Plan envisions development of the proposed site to create the greatest level of positive change in Vickey Meadow.

In reviewing zoning requests, staff primarily focus is land use and conformity of the Comprehensive Plan. Additionally, staff will consider area plans as a means of guidance when addressing the strengths, weakness, opportunities and threats of areas within the city. Upon examination of the Area Plan, staff believes the request complies with the original intent to develop the site as a “single project” consisting of a library. Original beliefs were that financing a new library as a single project would be a challenge; however, developing the library as part of a larger mixed-use project could be more feasible.

While the proposed project will provide a vital element of the area plan, as originally proposed, the site will also reserve a portion of the western lot undeveloped to allow for future development. Additionally, the proposed request seeks to further support the area plan by ensuring that the proposed development meets the needs of the community by encouraging use of inviting outdoor areas adjacent to the street. The request proposes

to design a detention pond to serve as not only drainage but also an amenity to the site. The detention pond is proposed to be broad and shallow surrounded by a future grass amphitheater, lined with stone or natural seating. Thus, the detention pond will not only provide functionality but serve as an amenity tastefully implemented to add life to the sidewalks and neighborhoods, and potentially stimulate further development as envisioned in the Area Plan.

Urban Form:

The *forwardDallas!* Vision Illustration identifies Park Lane as a "Main Street." Main Streets are typically no more than a mile long with active areas consisting of buildings one to four stories in height, usually constructed up to the sidewalk with parking available on the street. Additionally, Urban Design elements recommends a minimum 0 feet and maximum 5 feet setbacks, a minimum of 80 percent building street frontage and a maximum 20 percent parking, garage doors, and/or blank walls with 50 percent of ground-level transparency.

While possible site reconfiguration options were recommended, ultimately staff's consideration focus did not center on a single aspect of physical planning but rather an incorporation of numerous aspects of planning to advance the overall vision, policies and goals of the Comprehensive Plan and the Area Plan. In doing so, staff not only considered urban form but also a planning approach that promotes the physical environment as a setting for human activities. In doing so, staff considered functionality, amenity, unique design, aesthetic character and efficiency. Additionally, staff considered the public interest at large, rather than the singular interests of individuals or special groups within the community.

The proposed library will function as a resource for information to the community and will accommodate and feature a variety of community servicing amenities such outdoor programs, a gathering lawn, a stage, a playground, and a plaza as an anticipated location where community events can be hosted. The design will function to create not only a serene environment around the proposed development but will also calm traffic and deter traffic from short-cutting through the site by the purposefully curved design of the parking lot. The placement of the library was studied early on, with several orientations and placements discussed. The specific location and orientation have been selected not only to address topography but also optimize an energy efficient design. The east-facing entry and elliptical shape provide a natural pedestrian pathway to patrons walking from the southwest or southeast corners of the proposed site, as well as children and pedestrians walking from adjacent public school uses to the north and east. In either case, those approaching the library — whether from north or south — will be presented with the front of the library rather than the rear.

Additionally, the proposed orientation was selected because the topography of the site. The existing grades are fairly flat where the library is proposed, but the remainder of the site generally slopes from its higher northeast corner down to its far southwest corner. Locating the library as proposed works well with the inherent natural drainage patterns of the site and allows for less re-grading. This also allows for the City required detention

basin to be placed toward the lower portion of the site, further minimizing the amount of grading that needs to occur.

Further encouraging the proposed orientation allows for a unique design, resource-efficiency and energy-efficiency. The library was designed to optimize natural daylight coming from the north and east and to minimize harsh heat gain coming from the south and west. In pursuit of LEED Gold certification, the proposed layout and orientation with the main entrance and transparency to the east, is optimal. Alternatively, if the library is rotated to the south, it would be difficult to obtain energy efficiency certification.

Land Use Compatibility:

The request site is approximately 4.02 acres and zoned an MF-2(A) Multifamily District. The applicant's request is for an SUP to allow for the development of a public library.

The surrounding land uses are institutional and community service, & retail and personal service uses to the north, retail and public service uses to the east and west, and retail, personal service and residential to the south.

To promote a more walkable, pedestrian-friendly development, the Department of Public Works is proposing to replace the existing sidewalks adjacent to the proposed library site to include a crosswalk with activated flashers to provide safe and visible crossing from the neighboring elementary and middle schools inclusive of two 12-foot travel lanes, a 6-foot side walk on the south side of Ridgecrest Road, a 10-foot sidewalk on the north side of Ridgecrest Road and a 5-foot parkway on both sides of the roadway with work tentatively scheduled to begin in the Summer of 2020. Additionally, the Department of Transportation proposes the reconstruction of Park Lane from Greenville Avenue to Hemlock Avenue to accommodate bike lanes, sidewalks and intersection improvements with work tentatively scheduled to begin in 2022.

While, the City plans to replace existing sidewalks along Park Lane and Ridgecrest Road in the future, the applicant intends to install an enhanced 7-foot sidewalk with a 5-foot landscape buffer along Park Lane and a 4-foot 9-inch sidewalk along Ridgecrest Road as shown on the proposed site plan.

Additionally, staff determined that the proposed request is considered a Transit Oriented Development (TOD). Transit-Oriented Development, or TOD for short, is at the heart of the City of Dallas' long-range land use plan, *forwardDallas! Comprehensive Plan!* The request site is considered a TOD due to the proximity to a transit station. Specifically, Park Lane Station is situated less than 1,000 feet west of the site with a bus stop immediately adjacent along Park Lane. Generally, consideration of increased development rights and the associated building massing for TOD's are situated within one-quarter mile walking distance (1,320 feet) from a transit station with reduced headways during peak hours. However, the request complies with the existing development rights and is seeking a decrease in the maximum allowed height and lot coverage.

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 we believe the proposed library use will be an invaluable asset to the community at large. More than being mere repositories for books, libraries often offer meeting space, community message boards, computer and financial literacy programs, research resources, internet access, printers, and a host of other benefits, all at a low cost or free to users. Additionally, with the proximity of the elementary school and middle school uses to the north and the more than 11,000 multifamily dwelling units to the east, the proposed library use will be an irrefutable community serving resource.

Development Standards:

DISTRICT	SETBACKS Front	SETBACKS Side/Rear	Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
Existing							
MF-2(A) Multifamily	15’	15’	Min lot 1,000 sq. ft. 800 sq ft – E 1,000 sq. ft – 1 BR 1,200 sq ft – 2 BR +150 sq ft each add BR	36’	60%	Proximity Slope	Multifamily, duplex, single family

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 is not within an identifiable MVA category; however, it is in proximity to an “E” MVA cluster to the west, north and east to a “G” MVA cluster to the south, across Park Lane.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a library, is one space per 500 square feet of floor area and the total square footage of the proposed library determines the number of required parking spaces. The total square footage of the proposed library is 18,000 square feet.

The number of required off-street parking spaces for the proposed library is 36 spaces and the applicant is proposing to provide 36 off-street parking spaces.

Landscaping:

The proposed library will comply with landscape requirements as outlined in Article X, as amended.

Proposed SUP Conditions

1. USE: The only use authorized by this specific use permit is a public library.

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. DUMPSTER: Dumpsters located on site must be screened from any public street by a minimum 6-foot-tall masonry screening wall with an access gate.

5. FLOOR AREA: The maximum floor area for the public library is 18,000 square feet.

6. HEIGHT: The maximum height for the Library is 23 feet.

7. HOURS OF OPERATION: The library may only operate between 7 a.m. and 10 p.m., Monday through Sunday.

8. INGRESS-EGRESS:
    a. Ingress and egress must be provided as shown on the attached site plan.

    b. No other ingress or egress drive approaches are permitted.

9. OUTDOOR PLAY AREA: The outdoor play area must be located as shown on the attached site plan.

10. OUTSIDE SPEAKERS:
    a. Outside speakers must be located a minimum of 30 feet inside the screening fence and must be directed toward the interior of the Property.

    b. Outside speakers may only operate between 7:00 a.m. and 9:00 p.m., Monday through Friday, and between the hours of 8:00 a.m. and 9:00 p.m., Saturday and Sunday.

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

12. SIDEWALKS:
    a. Sidewalks are to be located as shown on the attached site plan.

    b. Sidewalks are to be tabled above surface of adjacent parking lot.

13. PEDESTRIAN AMENITY:

a. The detention basin must be designed to accommodate a future amphitheater use with vegetative ground cover and stone or concrete seating.

14. URBAN DESIGN:
    a. Enhanced paving must be integral colored concrete with a textured finish.

    b. Enhanced paving must be located as shown on the attached site plan.

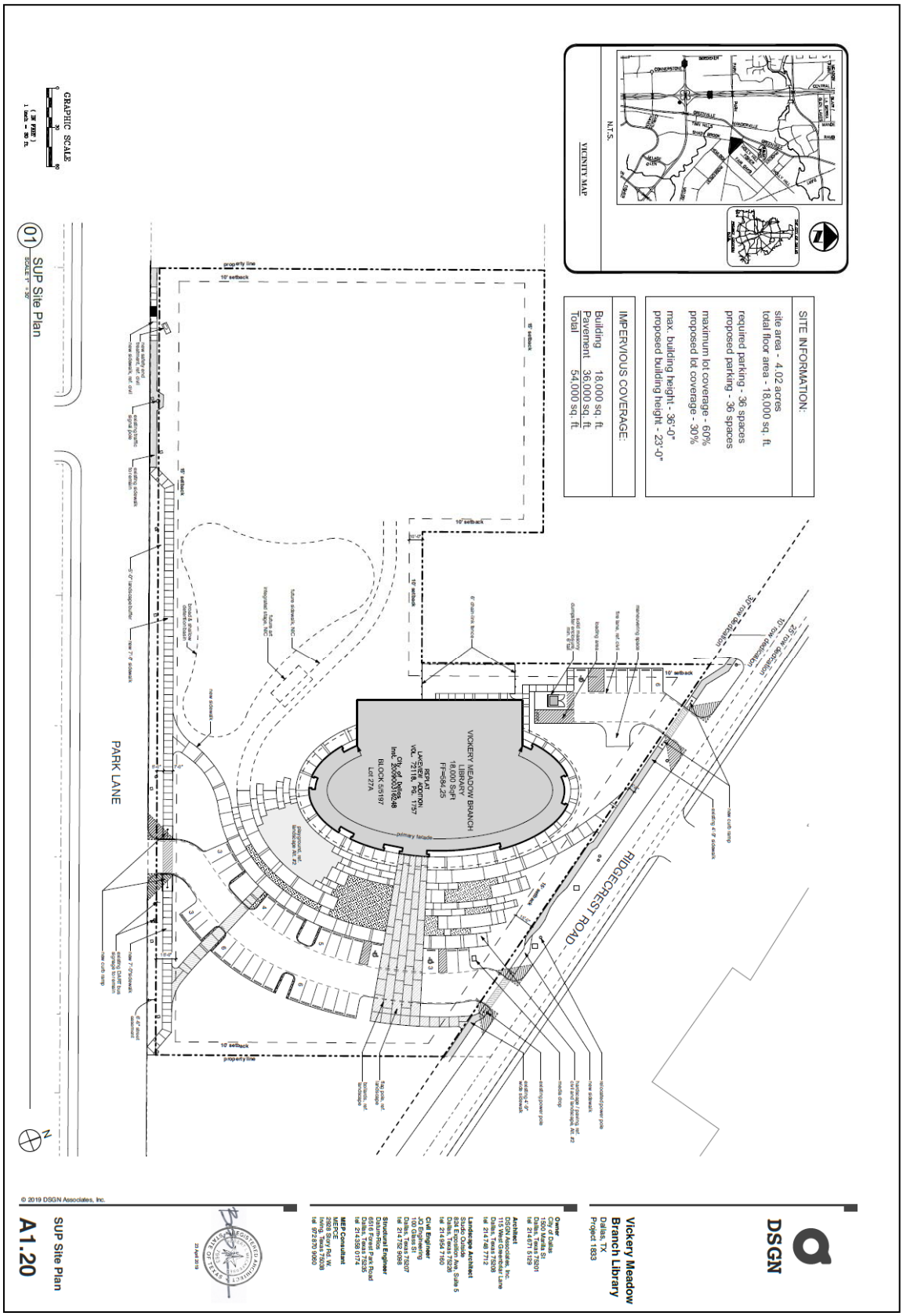
    c. A minimum of 27 percent transparency is required along the primary façade as shown on the attached site plan.

15. CROSSWALKS: Where sidewalks cross driveways cuts, sidewalks must be "tabled" clear and continuous, as the same level of the existing sidewalks across all drives. Crossings should be demarcated with alternative paving materials or color.

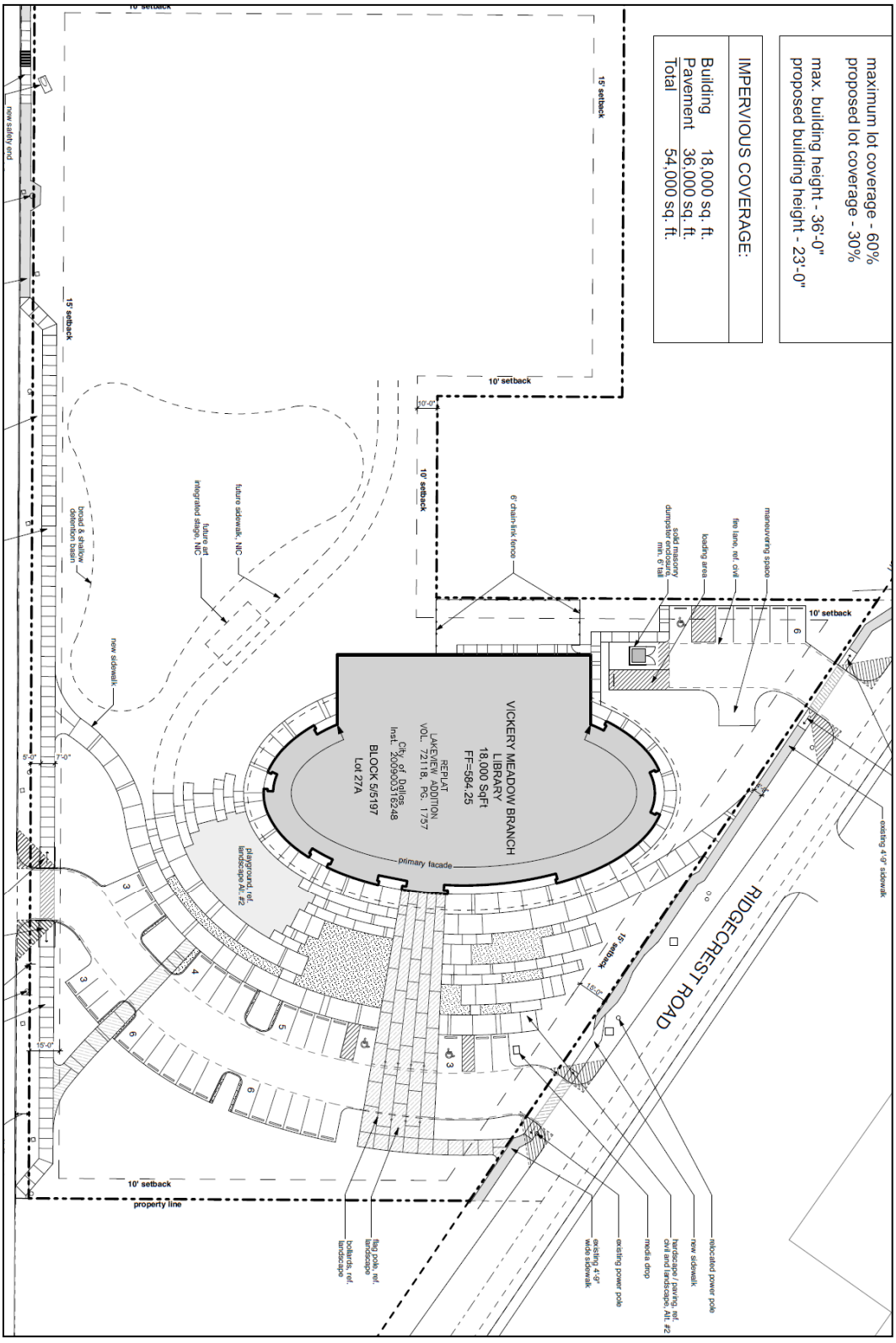
16. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

17. 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.

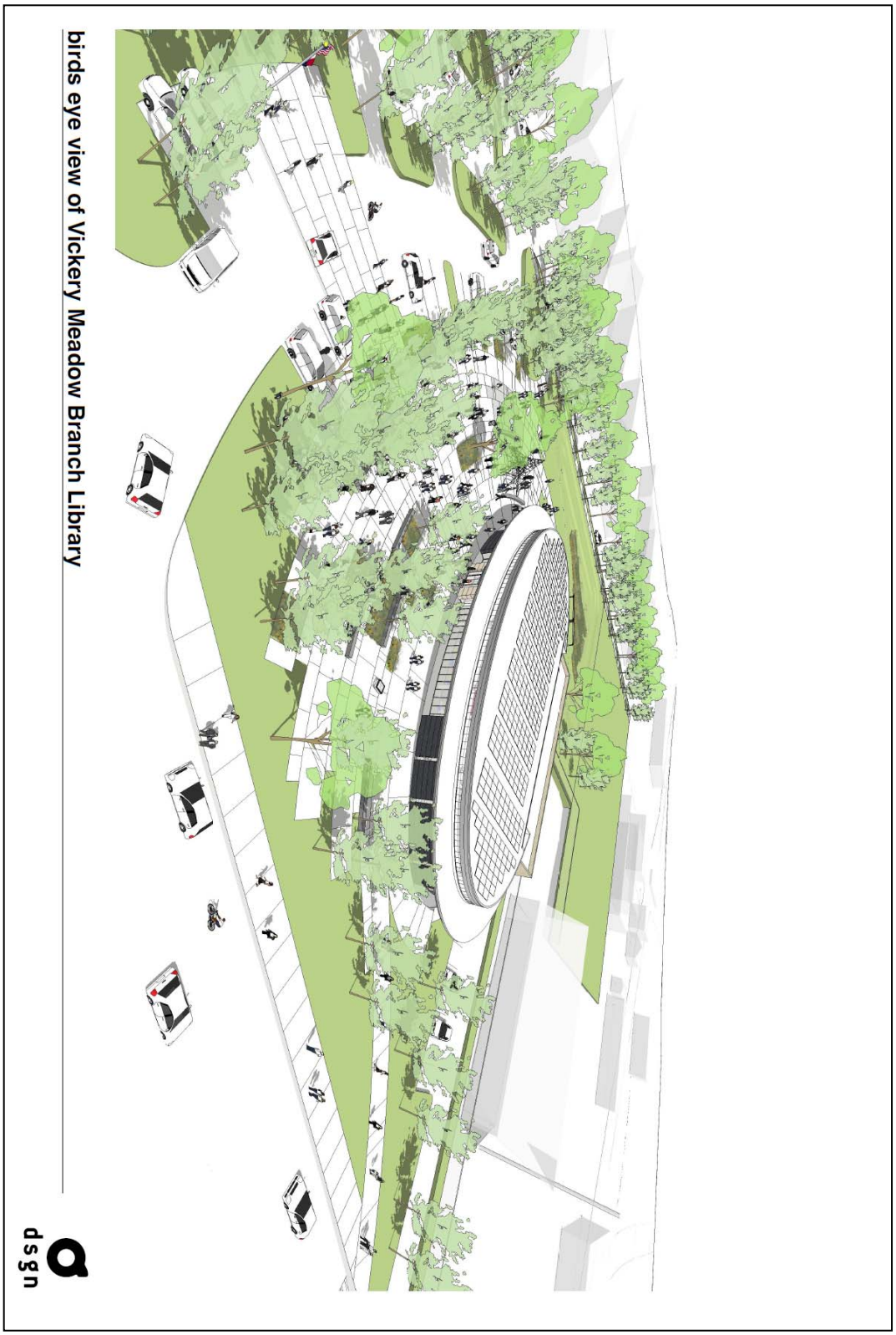
Proposed Site Plan

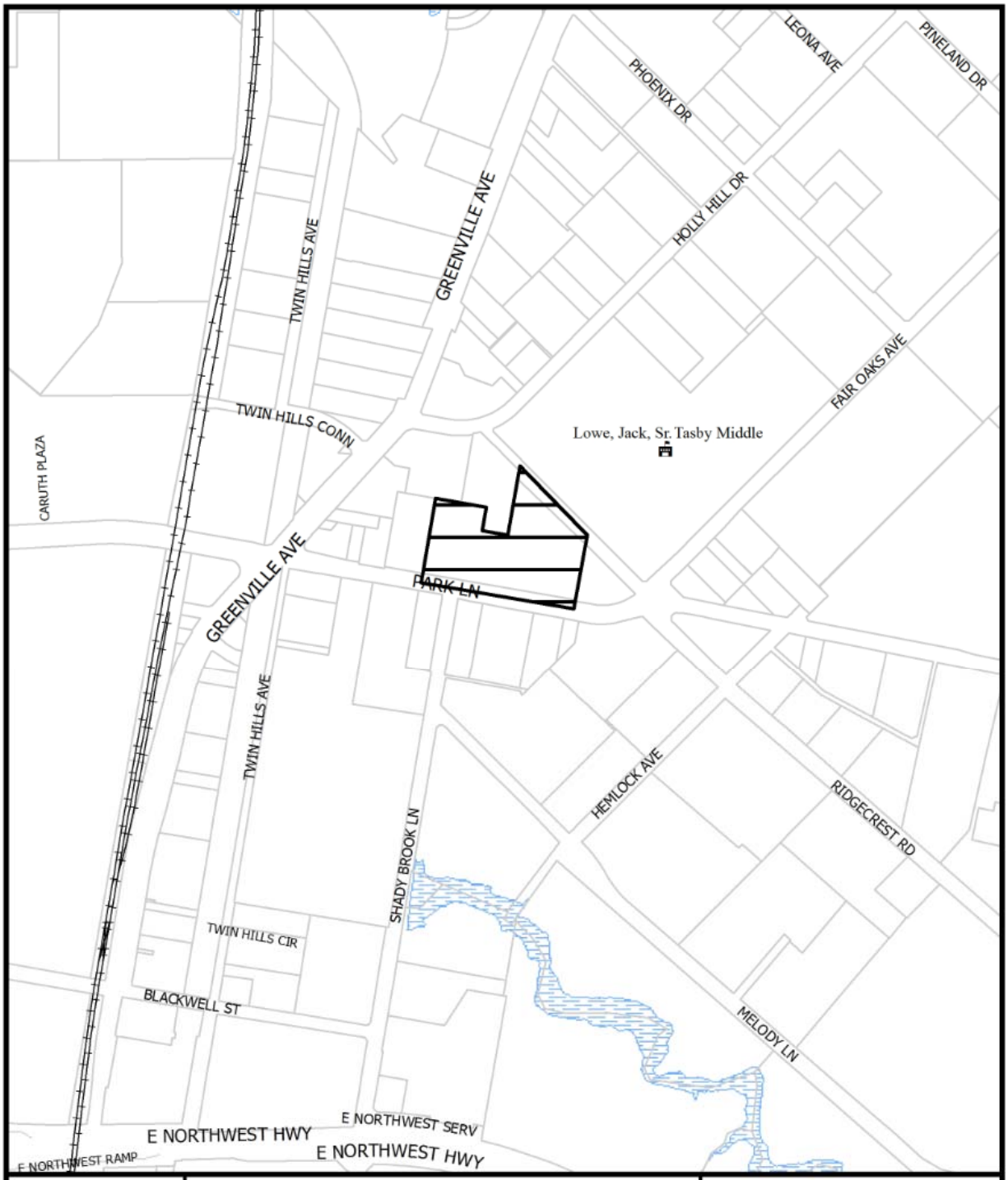


Enlarged Proposed Site Plan



Aerial Rendering
For Illustrative Purposes Only




LEONA AVE
PINELAND DR
PHOENIX DR
HOLLY HILL DR
GREENVILLE AVE
TWIN HILLS AVE
FAIR OAKS AVE
TWIN HILLS CONN
Lowe, Jack, Sr. Tasby Middle
CARUTH PLAZA
PARK LN
GREENVILLE AVE
TWIN HILLS AVE
SHADY BROOK LN
HEMLOCK AVE
RIDGECREST RD
TWIN HILLS CIR
BLACKWELL ST
MELODY LN
E NORTHWEST SERV
E NORTHWEST HWY
E NORTHWEST HWY
E NORTHWEST RAMP
1:6,000
VICINITY MAP
Case no: Z189-181
Date: 2/21/2019

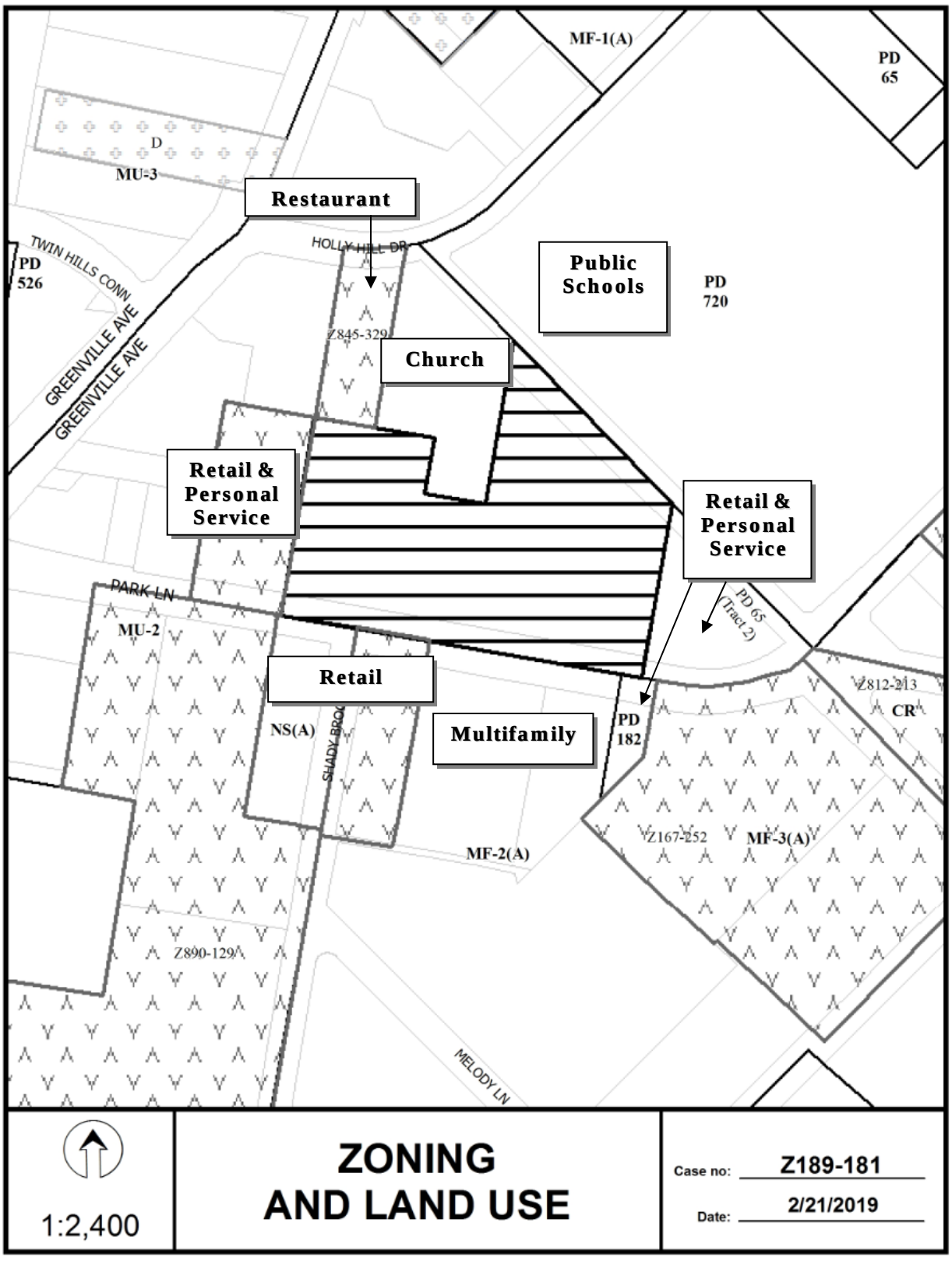


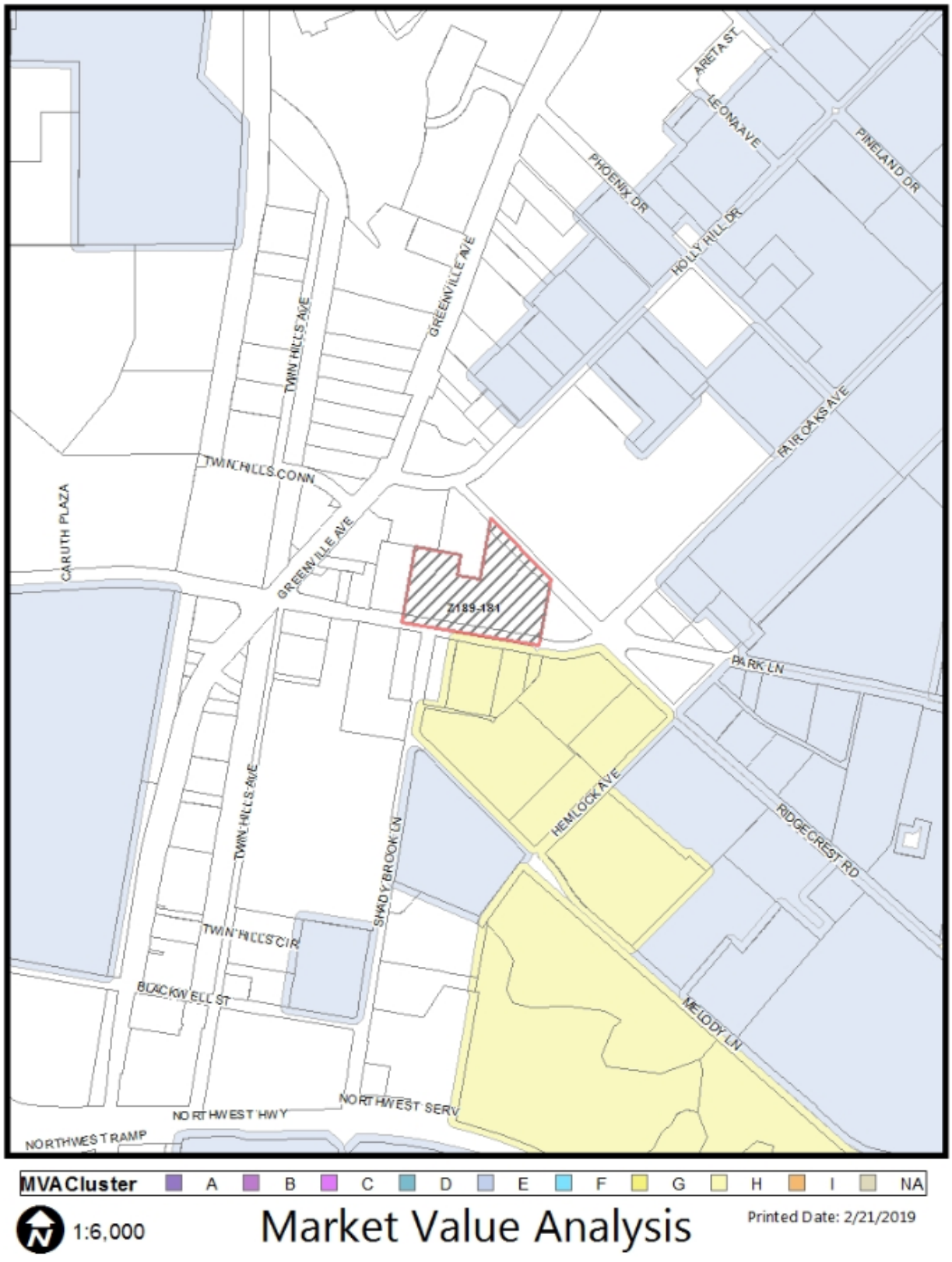
1:2,400

AERIAL MAP

Case no: Z189-181

Date: 2/21/2019


MF-1(A)
PD 65
D
MU-3
Restaurant
TWIN HILLS CONN
PD 526
HOLLY HILL DR
Public Schools
PD 720
GREENVILLE AVE
GREENVILLE AVE
Z845-329
Church
Retail & Personal Service
Retail & Personal Service
PARK LN
MU-2
PD 65 (Tract 2)
Retail
Z812-213
CR
NS(A)
SHADY BROOK
Multifamily
PD 182
Z167-252
MF-3(A)
MF-2(A)
Z890-129
MELODY LN
1:2,400
ZONING AND LAND USE
Case no: Z189-181
Date: 2/21/2019


ARETA ST
LEONA AVE
PINELAND DR
PHOENIX DR
HOLLY HILL DR
GREENVILLE AVE
TWIN HILLS AVE
FAIR OAKS AVE
TWIN HILLS CONN
CARUTH PLAZA
GREENVILLE AVE
Z189-181
PARK LN
HEMLOCK AVE
RIDGECREST RD
SHADY BROOK LN
TWIN HILLS AVE
TWIN HILLS CIR
BLACKWELL ST
MELODY LN
NORTHWEST HWY
NORTHWEST SERV
NORTHWEST RAMP
MVA Cluster
A
B
C
D
E
F
G
H
I
NA
1:6,000
Market Value Analysis
Printed Date: 2/21/2019


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.
HOLLY HILL DR
TWIN HILLS CONN
GREENVILLE AVE
GREENVILLE AVE
RIDGECREST RD
PARK LN
FAIR OAKS AVE
SHADY BROOK LN
HEMLOCK AVE
15
11
12
1
13
2
5
14
3
4
0
6
7
7
9
20
19
8
17
10
18
The number '0' indicates City of Dallas Ownership
1:2,400
NOTIFICATION
300'
AREA OF NOTIFICATION
20
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z189-181
Date: 2/21/2019

02/21/2019

Notification List of Property Owners

Z189-181

20 Property Owners Notified

Label #	*Address*		*Owner*
1	5814	RIDGECREST RD	VICKERY BAPTIST CHURCH
2	6918	GREENVILLE AVE	VICKERY FEED STORE TRUST
3	8219	PARK LN	OLIVERIE GERALD C &
4	8227	PARK LN	FONBERG INVEST CORP ET AL
5	8231	PARK LN	VIC PO LTD
6	8347	PARK LN	WADFH PARTNERSHIP
7	6889	SHADY BROOK LN	SHADYBROOK SQUARE LTD
8	8350	PARK LN	BUENA VIDA CRP 17 LP
9	8320	PARK LN	DALLAS HOUSING AUTHORITY
10	5929	MELODY LN	APARTMENT VENTURES LLC
11	7001	FAIR OAKS AVE	Dallas ISD
12	6950	GREENVILLE AVE	WEINBERG LLC
13	6940	GREENVILLE AVE	WILLINGHAM WILLIAM W III
14	8209	PARK LN	DEVEN AJAY LLC
15	7010	GREENVILLE AVE	PARK GREENVILLE PPTIES I &
16	7028	GREENVILLE AVE	PARK GREENVILLE PPTIES I &
17	8224	PARK LN	RIVERPARK ASSOCIATES LP
18	8282	PARK LN	GREENVILLE CENTRE LC
19	8336	PARK LN	BELAYE MESFIN &
20	8330	PARK LN	NORTHWEST PARK CONDOMINIUM LLC

CITY PLAN COMMISSION **THURSDAY, MAY 2, 2019**

Planner: Carolina Yumet

FILE NUMBER:	Z189-171(CY)	**DATE FILED:**	January 18, 2019
LOCATION:	Northwest corner of Rylie Road and Tufts Road		
COUNCIL DISTRICT:	8	**MAPSCO:**	69 G
SIZE OF REQUEST:	Approx. 31.5 acres	**CENSUS TRACT:**	116.02

APPLICANT/OWNER: A+ Charter Schools Inc.

REPRESENTATIVE: Audra Buckley, Permitted Development

REQUEST: An application for an amendment to Specific Use Permit No. 1339 for an open enrollment charter school on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of this request is to allow for the following changes at the existing open enrollment charter school [A+ Charter School]: 1) the demolition of some of the existing buildings to be replaced with new buildings and additional parking spaces; 2) the renovation and expansion of an existing football field to include a track, lighting, and new bleachers; and 3) the replacement of an existing baseball field with a new practice football field. With the proposed modifications, the overall building area will be reduced by approximately 9,477 square feet for a total of 72,816 square feet. No increase in the number of classrooms is proposed.

STAFF RECOMMENDATION: **Hold under advisement until May 16, 2019**

PRIOR CPC ACTION: On March 21, and on April 4, 2019, the City Plan Commission held this item under advisement.

BACKGROUND INFORMATION:

- The area of request is zoned R-7.5(A) Single Family District and is currently developed with an open-enrollment charter school use [A+ Charter School]. According to the Dallas Central Appraisal District, the school was built in 1954.

- Specific Use Permit No. 1339 for an open-enrollment charter school, was approved by City Council on August 8, 1997.

- On October 25, 2006, City Council approved an amendment to SUP No. 1339 to increase the number of classrooms from 18 to 41.

- On August 8, 2012, City Council approved an amendment to SUP No. 1339 to increase the number of classrooms from 41 to 60 and require the open-enrollment charter school to be subject to a traffic management plan.

- SUP No. 1339 expires on August 8, 2022.

Zoning History: There has been one zoning change request in the vicinity in the past five years.

1. **Z145-196** On August 12, 2015, the City Council approved SUP No. 2088 for a vehicle display sales and service use on property located on the east line of Cade Road, south of C.F. Hawn Freeway, north of the area of request.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Required ROW
Rylie Road	Residential collector	60 ft.	60 ft.
Tufts Road	Minor arterial	60 ft.	50 ft.
Cade Road	Minor arterial	60 ft.	50 ft.

Traffic:

Prior to the March 21, 2019 hearing, the Engineering Division of the Sustainable Development and Construction Department requested revisions to the Traffic Management Plan [dated January 17, 2019] submitted with this application. The revisions to the TMP were submitted on April 17, 2019. In reviewing the updated TMP, staff found that the revisions in the report included the assumption of Tufts Road as a two-way traffic road; however, currently this road operates as a one-way road [south bound]. Staff determined that a request to convert Tufts Road from one-way to two-way road will have to be submitted to the Department of Transportation and would require an amendment to Chapter 28 of the Dallas City Code.

Staff has requested new revisions to the TMP to indicate the current traffic flow on Tufts Road. These revisions have not been received at the time of writing this report; therefore, staff's recommendation is to hold this case under advisement until May 16, 2019.

STAFF ANALYSIS:

Comprehensive Plan:

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

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

NEIGHBORHOOD PLUS

Policy 4.2 SUPPORT AND LEVERAGE EMERGING SCHOOL QUALITY AND SCHOOL CHOICE PROGRAMS.

> **Action 4.2.2** Engage DISD and charter school organizations in the super-neighborhood structure to support neighborhood based education improvement efforts through school choice programs.

Land Use:

	Zoning	Land Use
Site	R-7.5(A) Single Family District with SUP No. 1339	Open-enrollment charter school
North	IM-D-1 Industrial Manufacturing District with D-1 Liquor Control Overlay, R-7.5(A) Single Family District, CS-D-1 Commercial Service District with D-1 Liquor Control Overlay and SUP No. 777, Subdistrict 2 within PD No. 535 with D-1 Liquor Control Overlay	Vacant industrial building, single family, machine or welding shop, office.
East	R-7.5(A) Single Family District with SUP No. 2100	Single family, vacant church, cemetery
South	R-7.5(A) Single Family District	Single family.
West	R-7.5(A) Single Family District	Single family, undeveloped land.

Land Use Compatibility:

The approximate 31.5-acre site is zoned R-7.5(A) Single Family District with Specific Use Permit No. 1339 and is currently developed with an open-enrollment charter school use with an enrollment capacity of 850 students in grades Pre-K through 6th grade.

Specific Use Permit No. 1339 was approved by City Council on August 8, 1997, for a ten-year period with eligibility for automatic renewals for additional ten-year periods. There have been two subsequent amendments to the SUP.

The first amendment was approved on October 2006 for a ten-year period with eligibility for automatic renewals for additional ten-year periods [Expiration date: October 25, 2016]. This amendment revised the allowed use from public or private school to an open-enrollment charter school, amended the number of classrooms to increase them from 18 to 41, and also amended the landscape regulations to require compliance with Article X of the Dallas Development Code, as amended.

The second amendment was approved on August 2012 for a ten-year period with eligibility for automatic renewals for additional ten-year periods [Expiration date: August 8, 2022]. With this amendment, the number of classrooms was increased from 41 to 60 and additional conditions for off-street parking and for the traffic management plan were incorporated.

The purpose of this current request is to amend the SUP to allow for 1) the demolition of some of the existing buildings to be replaced with new buildings and additional parking spaces; 2) the renovation and expansion of an existing football field to include a track, new lighting fixtures, and new bleachers; and 3) the replacement of an existing baseball field with a new practice football field. No increase in the number of classrooms is being proposed.

Single family uses are concentrated primarily to the southwest and to the south of the area of request. A public school [Nancy Moseley Elementary School] is located to the southeast, across Rylie Road.

Uses to the east and across Tuffs Road include a cemetery, a vacant church building, and additional single family uses. Located to the north of the area of request there is a mix of a vacant industrial building, a single family use, and machine or welding shop uses.

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

public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards.

From all the proposed changes, and due to the close proximity of residential uses, staff considered the renovation and expansion of the existing athletic fields as those with more potential impact on the surrounding areas.

The proposed renovations include the replacement of existing lighting fixtures that initially were proposed to be 90 feet. Since the site is located in an R-7.5(A) District, structures are not subject to the residential proximity slope (RPS) height restrictions. Therefore, a one-to-three slope, similar to RPS, was utilized by staff as a tool to evaluate the impact of the proposed light poles height on the adjacent residential uses. Out of the four proposed light poles, only one of them, located on the west side of the football field, would encroach into the one-to-three slope originated from a residential property line to the south of the area of request. With a distance of 200 feet from the residential property, the light pole would need to be restricted to a maximum of 67 feet in height, 23 feet shorter than the initially proposed 90-foot poles in order to comply with the hypothetical RPS. Understanding the need to provide for enhanced illumination for the athletic fields, staff recommended limiting the height of the light poles to 80 feet, to which the applicant agreed. At that height, the encroachment of that one light pole into the three-to-one slope will be 13 feet.

It is important to note that since an open-enrollment charter school is categorized as an institutional use, and the athletic fields are accessory to the school use, they are not subject to the maximum district height of 30 feet [1]. Therefore, with the inclusion of this provision, the SUP would still be consistent with the height regulations of the underlying zoning district.

Additional lighting conditions recommended by staff and which the applicant was amenable to, are the requirement for the outdoor lighting to be directed down and away from adjacent properties and requiring lights to be turned off no later than 9:00 p.m. on four out of the seven days of the week and no later than 10:00 p.m. on the remaining days. These hours are consistent with the proposed hours of operation of the athletic fields.

Lastly, a condition to regulate the use of amplified sound speakers was also included. This provision requires the amplified sound speakers to be used only during games and practice games and to prohibit its use between 9:00 p.m. and 7:00 a.m. of any day of the week.

Staff also recommends maintaining the current expiration date [August 8, 2022] to allow for the evaluation of the impact of the proposed modifications on the surrounding areas within the next few years. This will also provide for the opportunity to reevaluate the use, with the opportunity to improve land use compatibility if additional or modified conditions are needed.

[1] Reference Section 51A-4.408(a)(1) of the Dallas Development Code.

With the inclusion of the above mentioned conditions into the SUP ordinance, staff recommends approval of the applicant's request for an amendment to Specific Use Permit No. 1339 for an open enrollment charter school. However, this approval is subject to the revised Traffic Management Plan meeting the Engineering Division's requirements. The proposed request should not adversely impact the surrounding area.

Development Standards

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
R-7.5(A)	Min. 25'	5'	1 dwelling unit / 7,500 sf	30'	45%	-	Single Family.

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 site is not within an identifiable MVA Category; however, it is in proximity to an "F" MVA Cluster to the east, south and west, and to a "G" MVA Cluster to the north across Cade Road.

Parking:

The existing SUP conditions require that parking must be provided as shown on the site plan.

According to the applicant, out of the existing 60 classrooms, 46 are for elementary [Pre-K through fifth (5th) grade] and 14 are for middle school [sixth (6th) grade]. Based on those numbers, a total of 118 off-street parking spaces are required[2] as depicted on the site plan, a total of 340 parking spaces are being provided. This amount includes 112 new parking spaces proposed as part of the renovations.

Landscaping: Landscaping will be provided in accordance with Article X, as amended.

[2] Elementary school: 1.5 spaces x 46 classrooms = 69
Middle school: 3.5 spaces x 14 classrooms = 49
Total = 118 spaces

LIST OF BOARD MEMBERS

A+ Charter Schools Inc.

- Theda Marie Green — President
- Ernest Charles Crowley — Member
- Charles Oliver — Vice President
- Linda Davis — Secretary
- Diana Cruz — Member
- Jeanne Campbell — Member
- Karen Belknap — Member / Founder
- Dr. Brenton White — Chief Administrative Officer

AMENDED SUP CONDITIONS

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

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

3. TIME LIMIT: This specific use permit expires on August 8, 2022 but is eligible for automatic renewal for additional ten-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced).

4. ATHLETIC FIELDS:
   A. Hours of operation. The athletic fields shown on the site plan may not operate between 9:00 p.m. and 7:00 a.m. Saturday through Tuesday and between 10:00 p.m. and 7:00 a.m. Wednesday through Friday.

   B. Lighting:
      i. Light poles for the athletic fields may not exceed 80 feet in height.
      ii. All outdoor lighting must be directed down and away from adjoining properties.
      iii. All outdoor lighting must be turned off not later than 9:00 p.m. Saturday through Tuesday and no later than 10:00 p.m. Wednesday through Friday.

   C. Amplified sound speakers. Amplified sound speakers for the athletic fields may only be used during games and practice games and may not be used between 9:00 p.m. and 7:00 a.m. of any day of the week.

5. [~~4~~] CLASSROOMS: The maximum number of classrooms is 60.

6. [~~5~~] LANDSCAPING: Landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.

[~~6.~~] LOADING AND UNLOADING: Passenger loading and unloading must be provided in the location shown on the attached site plan and in accordance with the traffic management plan.

7. [~~7~~] PARKING: Parking must be located as shown on the attached site plan.

8. [~~8~~] TRAFFIC MANAGEMENT PLAN:
   A. In general. The operation of an open-enrollment charter school must comply with the attached traffic management plan.

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

   C. Traffic study.
      i. The property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by November 1, 2014. After the initial traffic study, the property owner or operator shall submit updates of the traffic study to the director by November 1 of each even-numbered year.

      ii. The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different drop-off and pick-up times over a two-week period, and must contain an analysis of the following:
         a. Ingress and egress points;
         b. queue lengths;
         c. number and location of personnel assisting with loading and unloading of students;
         d. drop-off and pick-up locations;
         e. drop-off and pick-up hours for each grade level;
         f. hours for each grade level; and
         g. circulation.

      iii. Within 30 days after submission of a traffic study, the director shall determine if the current traffic management 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.

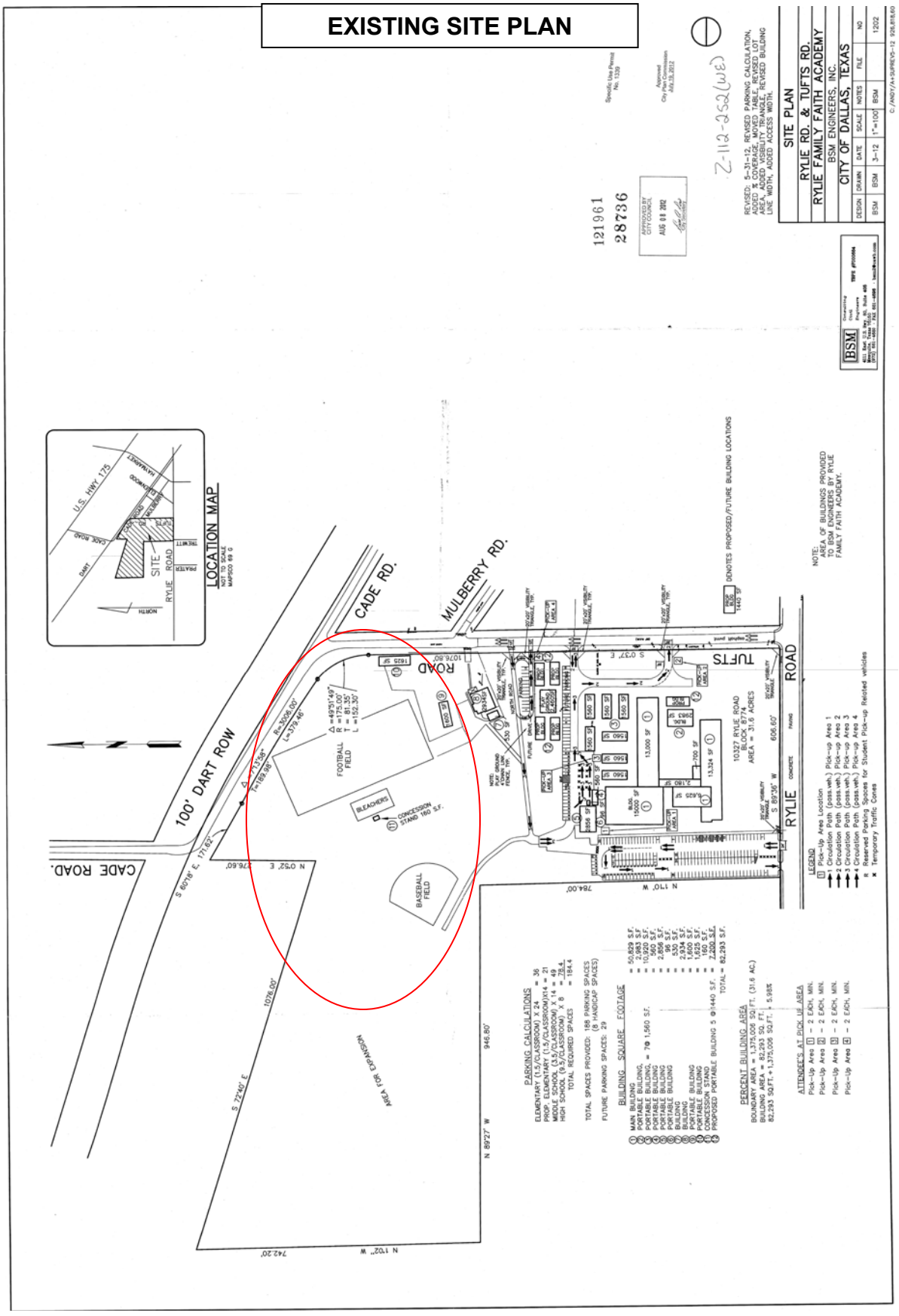
i. A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3) of Chapter 51A of the Dallas City Code, as amended.

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

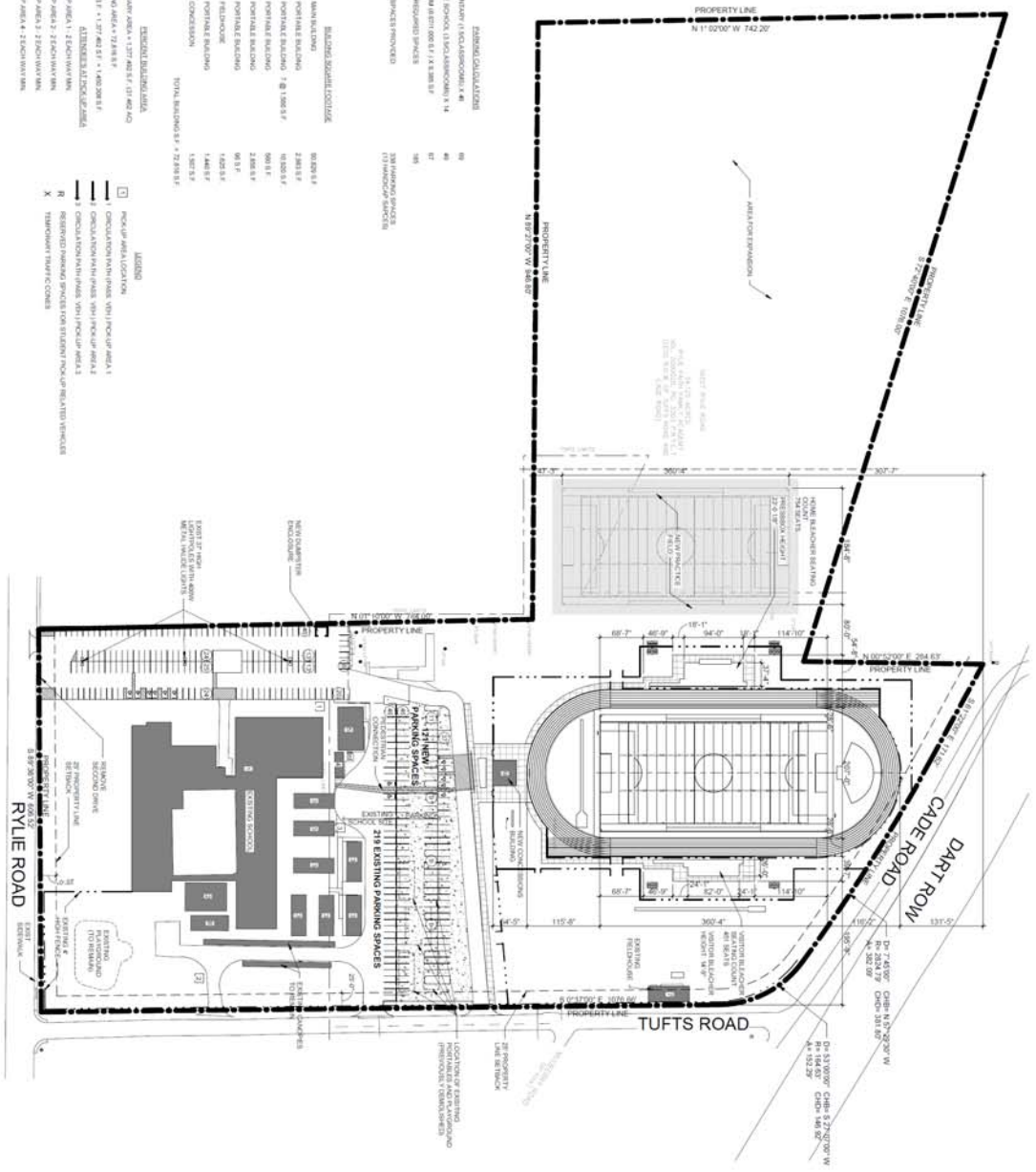
9. [~~9~~] MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

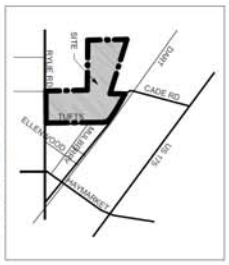
10. [~~10~~] GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations. And with all ordinances, rules and regulations of the City of Dallas.

EXISTING SITE PLAN



AMENDED SITE PLAN





1.03DI	CLAYCOMB ASSOCIATES, ARCHITECTS CLAYCOMB ASSOCIATES, ARCHITECTS 6900 LBJ FREEWAY * SUITE 200 DALLAS, TEXAS 75240 * WWW.CLAYCOMB.NET	RYLIE FIELD STADIUM & CONCESSION A+ CHARTER SCHOOLS, INC. Dallas, Texas	A+ Charter School Inc.	DATE: 04.30.2018 ISSUE: BID SET JOB NO. 21763

REVISED TRAFFIC MANAGEMENT PLAN

TRAFFIC MANAGEMENT PLAN FOR

A+ ACADEMY

IN DALLAS, TEXAS

DeShazo Project No. 18153

Note: This revised TMP was submitted to staff on 4/17/19. Additional revisions have been requested by the Engineering Division of the Sustainable Development and Construction Department.

Prepared for:

A+ & Inspired Vision Academies

P.O. Box 171626

Dallas, Texas 75217

Prepared by:

DeShazo Group, Inc.

Texas Registered Engineering Firm F-3199

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Dallas, Texas 75202

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04/16/2019

April 16, 2019

Traffic Management Plan for

A+ Charter

~ DeShazo Project No. 18153 ~

Table of Contents

INTRODUCTION 1

TRAFFIC MANAGEMENT PLAN 1

EXISTING TRAFFIC CONDITIONS 2

School Operational Characteristics ***2***

Site Access and Circulation ***3***

Student Loading ***3***

Morning Drop-Off 3

Afternoon Pick-Up 3

Attendance Zone Distribution ***3***

School Stadium Traffic ***4***

PROPOSED TRAFFIC CIRCULATION PLAN 4

RECOMMENDATIONS 6

SUMMARY 8

DeShazo Group

Traffic. Transportation Planning. Parking. Design.

Texas Registered Engineering Firm F-3199

Technical Memorandum

To: Mr. Tony Valdez — A+ Charter Schools, INC

From: DeShazo Group, Inc.

Date: April 16, 2019

Re: Traffic Management Plan Update for A+ Charter
DeShazo Project Number 18153

INTRODUCTION

DeShazo Group, Inc. (DeShazo) is an engineering consulting firm based in Dallas, Texas, providing licensed engineers and planners skilled in the field of traffic and transportation engineering. DeShazo's services were retained by A+ Charter Schools, INC to provide a traffic management plan (TMP) for A+ Academy located at 10327 Rylie Road in Dallas, Texas.

The school is currently in operation at the subject site with an enrollment capacity of 850 students in grades Pre-K through 6th.

The school site is zoned R-7.5(A) (Single Family) and will be undergoing construction of a track and field directly north of the school buildings. As part of the approval process, submittal of a TMP to the City of Dallas is required as a record of the preferred strategies to be used by the school to ensure overall traffic safety and efficiency. This TMP is intended to assess existing and anticipated traffic conditions at the school during the morning drop-off and afternoon pick-up peak periods on the basis of satisfying these objectives. By consent of the TMP, the school agrees to be held self-accountable for the enforcement of the strategies presented herein until and unless the City of Dallas deems further measures are necessary. (NOTE: In this report, the term "parent" refers to any individual who is involved in the drop-off or pick-up of one or more students at the school.)

TRAFFIC MANAGEMENT PLAN

A school TMP is important to safely achieve an optimum level of traffic flow and circulation during peak traffic periods associated with student drop-off and pick-up. By properly managing the vehicular traffic generated during critical periods, the safety and efficiency of other modes of travel—including pedestrian traffic—will also inherently improve and the operational impact on the public street system should also be minimized. **This plan, however, should not be considered a comprehensive set of instructions to ensure adequate safety; it should be used as a tool to facilitate a safer and more efficient environment.**

EXISTING TRAFFIC CONDITIONS

School Operational Characteristics

As required by the City of Dallas, DeShazo observed on-site traffic on six different occasions at the following times.

- Friday, December 14, 2018, during student dismissal
- Monday, December 17, 2018, during student dismissal
- Tuesday, December 18, 2018, during student arrival
- Tuesday, November 18, 2018, during student dismissal
- Monday, April 8, 2019, during student arrival
- Monday, April 8, 2019, during student dismissal

Field observations indicate that current practices during the morning drop-off and afternoon pick-up periods do not present a significant obstruction to vehicular traffic. However, a significant number of parents parked on the WB direction of Rylie Road and created a long queue outside school boundary. Arrival of vehicles in the morning is notably more sporadic than any traffic generated during the afternoon pick-up period. **Table 1** summarizes the school's operational characteristics assumed in this analysis.

Table 1. School Operational Characteristics

	Existing Conditions	**Proposed Conditions**
Enrollment (by grade)	Pre-K – 88 students Kindergarten – 110 students 1st Grade – 94 students 2nd Grade – 88 students 3rd Grade – 110 Students 4th Grade – 110 Students 5th Grade – 117 Students 6th Grade – 126 Students *Total: 843 students*	*Total: 850 students*
Daily Start/End Schedule	All Grades: >Start: 7:40 AM >End: 3:20 PM	No changes
Approximate Percentage of Students Travelling by Mode Other Than Drop-off/Pick-up	By Van: ≅ 6%	No significant changes

NOTE #1: To the highest degree practical, the accounts of "existing conditions" presented in this report were based upon actual on-site observations conducted by DeShazo during typical school day(s)/conditions and from personal interviews of school representatives. The analyses and recommendations presented in this report for "proposed" or "future" conditions were based upon evaluations of "existing conditions" and may be supplemented by DeShazo's professional judgment and experience. "Proposed"/" Future" conditions are intended to reflect the anticipated day-to-day conditions at full occupancy.

NOTE #2: Occasional functions or other events may be held at the school, which generate traffic outside of the traditional peak drop-off and pick-up periods. While some of the measures presented in this report may be applicable in such cases, traffic circulation plan other than those directly associated with the primary drop-off and pick-up periods are not the subject of this analysis.

Site Access and Circulation

The school is located at the north-west corner of Rylie Road and Tufts Road intersection. Tufts Road is approximately 25 ft wide while Rylie Road is approximately 42 ft wide. Tufts Road currently operates one way only (SB direction) during school hours. The school currently has one point of ingress and one point of egress for the west side parking lot on Rylie Road. In addition, there are three access points for the parking lot on Tufts Road. The northernmost access point serves as a point of ingress, the middle access point serves as both a point of ingress and egress, and the southernmost access point serves as a point of egress.

Student Loading

Morning Drop-Off

During the morning drop-off period almost all students, regardless of grade, are dropped-off in the parking lot (Loading zone A). Several parents are seen parking their car on both side of Rylie Road and walking the student to the school.

As previously mentioned, arrival of vehicles in the morning is notably more sporadic than afternoon. Observations found a total of 40 vehicles queued in the parking lot to the west of the school with a spillover of two vehicles on Rylie Road. Ten other vehicles queued in the parking lot to the north of the school (Loading zone B) during the peak drop-off time.

Afternoon Pick-Up

During the afternoon pick-up period parents picking up students of Pre-K through 2nd grade either form a double queue in the parking lot to the west of the school or park on north side (WB direction) of Rylie Road. Students of Pre-K are seen picked up by parents at 3:00 PM. These parents mostly parked on both side of Rylie Road, walked into the campus, picked up their kid/(s) and went back to the car. Observations found a total of 40 vehicles double queued in the parking lot while 46 vehicles were parked on Rylie Road during the pick-up time.

Parents picking up students in 3rd and 4th grade proceed to the parking lot to the north of the school in a single queue upon arriving to the loading area. Observations found a total of 36 vehicles queued in the parking lot during the pick-up time.

The 5th and 6th graders are picked-up at the old church, owned by the school, on the east side of Tufts Road adjacent to the school. These students are directed by five school staff members and a crossing guard from the school to this site during dismissal to be picked-up by their parents. Queueing operations here are also well enforced by school staff. Observations indicated a total of 16 vehicles double queued in the parking lot with a spillover of 40 vehicles on Mulberry Street and Ellenwood Street during the pick-up time.

Attendance Zone Distribution

The students of A+ Academy come to the school from twenty-four different zip code locations. Based on the location of this zip code in respect to the location of the school and convenience of driving, various different routes are chosen for inbound movement (**Appendix A1**). At the end, two routes eventually meet at the school location which eventually bring the passenger cars to the school (**Appendix A2**). The major route from the north and east brings about 557 vehicles, whereas the other route brings about 242 vehicles. Even though, majority of traffic is expected to come from the north, existing traffic pattern shows that almost half of the

traffic coming from north on Tufts Road and the rest from EB and WB on Rylie Road. Making Tufts Road both ways is expected to help parent get inside the north-side parking for pickup.

School Stadium Traffic

The proposed athletic facilities include a track and football field stadium. The school's Athletic Department is expected to coordinate various activities throughout the year. Top traffic-generating event is expected to be soccer games where attendance is expected to include school participants, parents and visiting teams. The proposed stadium will have a maximum capacity of 754 home seats and 451 away seats.

With reasonable certainty, a soccer game will be the most significant traffic generator scenario. The traffic impact from the proposed athletic facilities was analyzed during a typical soccer game with approximately 350 spectators in Gainesville High School Stadium. The total observed parking demand during this game was about 126 vehicles.

A published, technical methodology to calculate the projected trip generation for high school football stadiums is not available. Instead of an established equation or rate, DeShazo evaluated the traffic characteristics for such events. A trip generation rate of *0.26 trip-ends per seat* was determined based upon the following considerations.

- The average parking demand ratio observed at three high school football events and published in the *Shared Parking* (2nd Edition) by the Urban Land Institute is 0.26 parked vehicles per attendee. Although parking ratios are not directly related to trip-ends, the published rate is indicative of a number of vehicles per unit ratio.
- DeShazo also studied the trip generation characteristics of other land uses provided in the Institute of Transportation Engineers (ITE) *Trip Generation* manual (9th Edition).

The trip generation rate is considered appropriate for this analysis based upon factors that accurately reflect specific traffic conditions at school stadiums. Using a 0.26 park-vehicle per attendee, the proposed parking is expected to be adequate for soccer game attendees.

All outbound traffic will be directed towards Rylie Road and Tufts Road at the end of any major game (**Exhibit 1**). Off-duty Police Officer and school staffs are required to circulate traffic during major game.

PROPOSED TRAFFIC CIRCULATION PLAN

According to the City of Dallas Traffic management plan Guidelines, all traffic should be contained inside the school property.

School observations consistently indicate that maximum queues occur during the afternoon peak period when students are being picked-up—the morning period is typically not a significant traffic issue since drop-off activities are more temporally distributed and occurs much more quickly than student pick-up. The projected peak number of vehicles during each dismissal time is provided in Table 2.

Table 2. Peak On-Site Vehicle Demand during Afternoon Peak-Up Period

	LOADING ZONE A	LOADING ZONE B	LOADING ZONE C
	Pre-2nd Grade 3:20 PM	**3rd-4th Grade 3:20 PM**	**5th-6th Grade 3:20 PM**
Approx. Peak Number of Vehicles	86 vehicles	36 vehicles	56 vehicles

These measures need to be taken for proper traffic management for loading and unloading during pickup/drop-off period-

1. All traffic will either enter from the driveway on Rylie road or from the northern most driveway on Tufts Road during *morning drop-off*. A+ Charter should accommodate all morning arrival traffic operations in accordance with **Exhibit 2.**

2. During afternoon dismissal, all traffic must enter either from the northern most driveway on Tufts Road or from the south driveway on Rylie Road. Based on the existing traffic observations, the total LF required to hold the queue inside the school is 4,005 ft (or 178 vehicles with an avg. length of 22.5 ft). Due to the city of Dallas regulations, no parking or queueing is allowed during drop-off or pick-up periods on public streets. If followed accurately, the new circulation plan is expected to provide 3,290 LF of space for approximately 146 vehicles. All afternoon dismissal traffic operations should be in accordance with **Exhibits 3**, depending on the students' grade.

    a. The Prek-2nd grade passenger vehicles will enter from the south-western driveway on Rylie Road and make a double-queue inside the parking lot and move towards Loading Zone A. Loading Zone A provides 880 LF of on-site vehicular queueing or storage for up to 39 vehicles at 22.5 feet per vehicle. Existing traffic shows approximately 21 LF/car required for this section and hence for conservative analysis 22.5 LF is used instead of 23.5 LF. This capacity is expected to accommodate at least 45% of the vehicle demand for PreK- 2nd grade students. All of the 46 vehicles that were queued on Rylie Road are required to park at the available parking spaces inside the school boundary and walk to pick up students. After picking up the students, vehicles will exit from the Rylie Road. Both left and right turn exit movement is allowed from this driveway.

    b. The 3-4th grades pickup will be on the north side of the school and will exit from the middle driveway on the Tufts road. The loading Zone B is expected to provide 1,040 LF of on-site storage for up to 46 vehicles at 22.5 feet per vehicle.

    c. The 5-6th grades will be picked-up on the eastern side of the school and will exit on the southernmost driveway on Tufts Road. The loading Zone C is expected to provide 1,370 LF of on-site storage for up to 61 vehicles at 22.5 feet per vehicle.

3. Parking or queueing during school hours on Rylie Road or Tufts Road is strictly prohibited. Violators will be ticketed.

4. At the beginning of each school term, parents should be issued hang tags with unique identification that pairs them with their corresponding student(s). During the pick-up period, the hang tags should be displayed in vehicle's windshield while parents circulate through the prescribed routes. School staff should be positioned at strategic locations ahead of the loading areas and relay the sequence of parent arrival back to the loading area so the students can be aligned for pick-up.

5. For the efficient circulation, efficient management plan is crucial. The designated loading/unloading zone can hold 6-16 vehicles in a single/double queue. It is suggested that, all designated locations should have enough staff during both the pickup and dismissal period to avoid any queue spillover on the street due to lack of proper management. School staff should always try to maximize efficiency of student loading operations. Maximum accumulation of vehicles is subject to both the rate of arrival traffic and the rate at which the school staff is able to load/unload students into their corresponding cars; any delay or inadequacy in the loading/unloading operations results in unwarranted accumulation of traffic.

Furthermore, three off-duty police officers is expected to be beneficial for the efficient movement of traffic during afternoon dismissal period. They will be stationed at the Rylie Road and Tufts Road access points. A+ Charter Schools also reserves the rights to place up to 3 TMOs in the street during high traffic congestion times such as school drop-off, pick-up as well as during all special events to enforce compliance with the traffic management plan.

RECOMMENDATIONS

The school administration should continue to implement an active management of student loading to expedite queueing operations and reduce the maximum accumulation of traffic. Queue pick-up participation is a challenge that schools face constantly. Despite the anticipated practices and operational characteristics at A+ Charter, full cooperation of all school staff members, students and parents is crucial for the success of the systematic queue. Proper training of school staff on the duties and expectations pertaining to this plan is recommended. Sufficient communication at the beginning of each school term (and otherwise, as needed) with students and parents on their duties and expectations is also recommended. DeShazo recommends consideration of the following recommendations to optimize queue operations:

Traffic Queue Operations

- Implementation of an "Advance Passenger Identification System" to expedite queue operations. This system uses hangtags displayed through the windshield of arriving vehicles to identify arriving vehicles with the name(s) of corresponding student(s).
- Use of apps or software (e.g., Driveline Dispatch®) to expedite queue operations. This software efficiently displays family names of upcoming vehicles on indoor screens and provides students and school staff with a chart of vehicles approaching the loading zone.
- Staff participating in student drop-off/pick-up operations should, in lieu of simple hand gestures, procure and use reversible hand-paddle signs with the messages "STOP" and "SLOW". Optional

- Morning arrival and afternoon dismissal traffic operations should be managed in accordance with the traffic circulation, loading zones, and parking depicted in **Exhibit 2** and **Exhibit 3**. These plans include the recommended configuration of temporary traffic control devices (such as traffic cones, etc.) that shall be installed on a daily basis when typical traffic conditions are expected. An appropriate number of school staff shall be assigned to fulfill the duties of student supervision, traffic control, and other related duties as generally depicted on the plan.
- Parents should refrain from parking on Street.
- **Parents should not arrive more than 30 minutes prior to the student's dismissal time.**

Student Safety

- Student safety should remain paramount at all times. School administration should continuously remind students, parents and staff of their expectations relative to this traffic management plan throughout the school year.
- School administration should review traffic operations and address any problems concerning this traffic management plan and identify solutions in the interest of student safety.
- In accordance with the Transportation Code, Section 545.4252, State law prohibits the use of wireless communication devices while operating a motor vehicle during the time a school zone is in effect. Restrictions do not apply to stopped vehicles or the use of handheld free devices.

SUMMARY

This TMP should be used by A+ Charter to provide safe and efficient transportation of students, staff, and faculty to and from the site. The plan was developed with the intent of optimizing safety and efficiency and the goal of accommodating vehicular traffic generated by the school within the site at peak traffic periods. School administration should review details of this TMP on a regular basis to confirm its effectiveness.

END OF MEMO

SCHOOL REVIEW AND COMMITMENT

This plan was developed for A+ Charter with the intent of optimizing safety and efficiency related to vehicular traffic generated by the School during peak traffic periods. A concerted effort and full participation by the School administration, staff, students and parents are essential to maintain safe and efficient traffic operations.

The School has reviewed the Traffic Management Plan and is in support of the strategies presented herein.

The School is committed to continually reviewing and assessing the effectiveness of the TMP and if warranted, will implement changes in the interest of increasing safety, efficiency and minimizing impacts on the surrounded community.

Tony Valdez

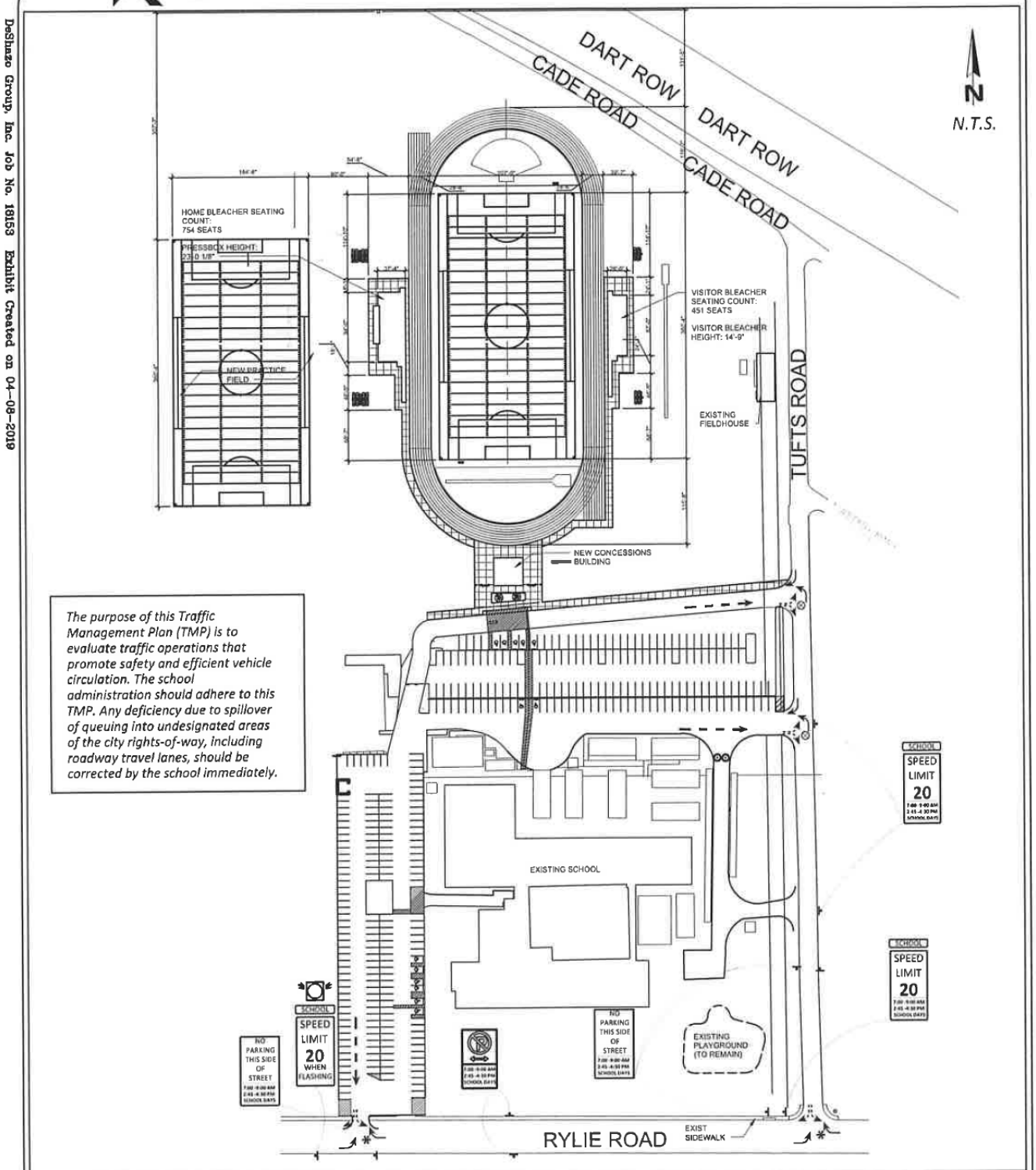
Tony Valdez, Director of Maintenance
A+ Charter

April 17, 2019

Date

DeShazo Group

DeShazo Group, Inc. Job No. 18153 Exhibit Created on 04-08-2019



Legend

-Inbound/Outbound | -Outbound Route | -Off-duty Police Officer | -Traffic Cones | -School Staff

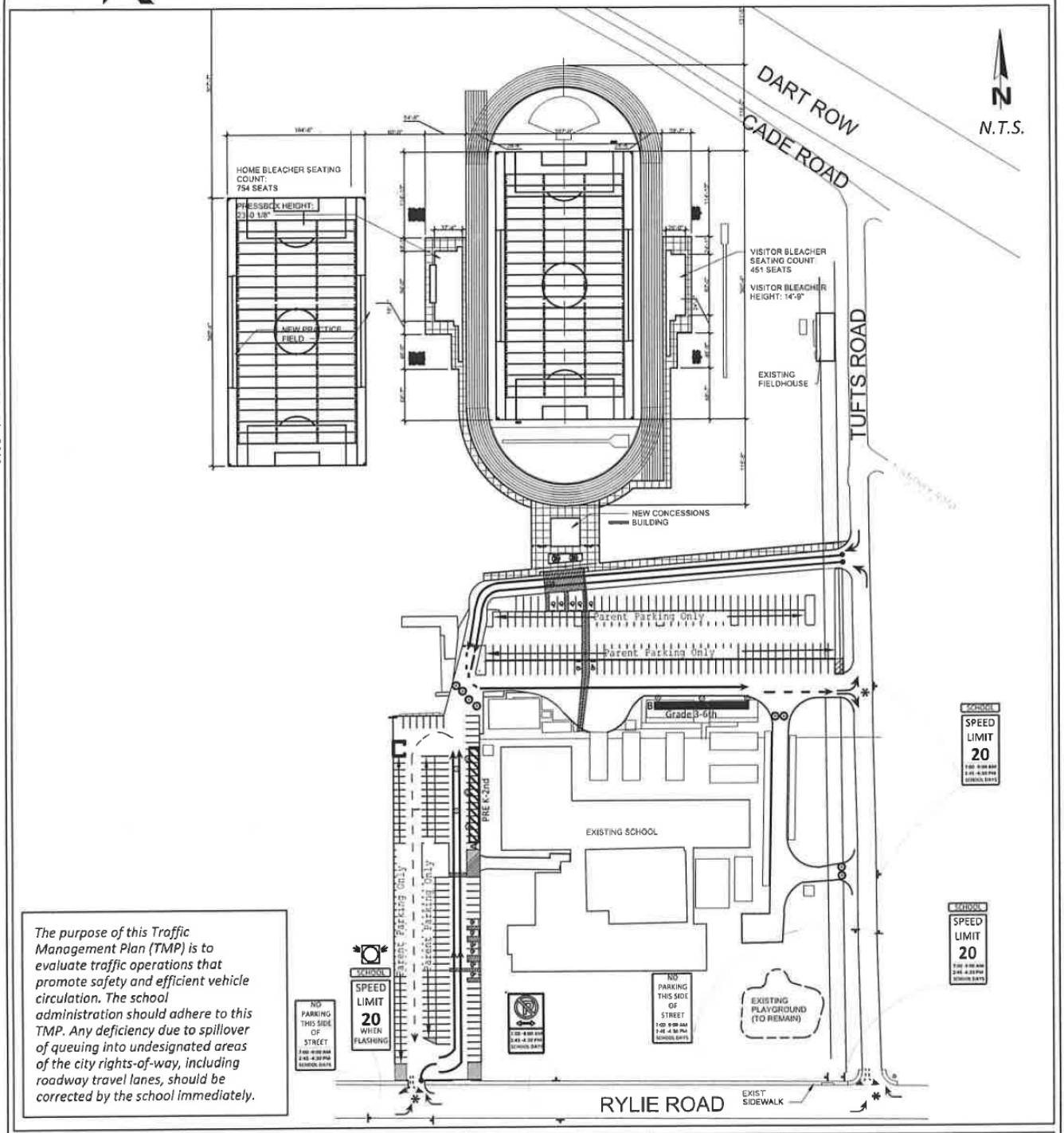
EXHIBIT 1

Traffic Management Plan - For Soccer Events

A+ Charter
10327 Rylie Road, Dallas, Texas

DeShazo Group, Inc.
Texas Registered Engineering Firm F-3199
400 S. Houston St. Suite 330
Dallas, Texas 75202
(214) 748.6740

DeShazo Group



The purpose of this Traffic Management Plan (TMP) is to evaluate traffic operations that promote safety and efficient vehicle circulation. The school administration should adhere to this TMP. Any deficiency due to spillover of queuing into undesignated areas of the city rights-of-way, including roadway travel lanes, should be corrected by the school immediately.

Legend

- On-Site Vehicle Queue
- Inbound/Outbound
- Vehicle Loading Zone (PreK-2nd)
- Outbound Route
- Vehicle Loading Zone (3rd-6th)
- School Staff/Announcer
- Parent Parking
- Off-Duty Deputy Officer

Student Grade	Student Capacity	Start/End Schedule	Travel Modes	Vehicular Traffic Demand Queue Summary
Pre-K to 6th	850	7:40 AM - 3:20 PM	Parent Pick-Up: 94% Van Drop-off: 6%	Projected: Pre K-2nd: 880 LF (39 veh) 3-6th: 248 LF (11 veh) Recommended: Pre K-2nd: 880 LF (39 veh) 3-6th: 1,630 LF (72 veh) Surplus: 1,382 LF (61 veh)
Total	850			

EXHIBIT 2

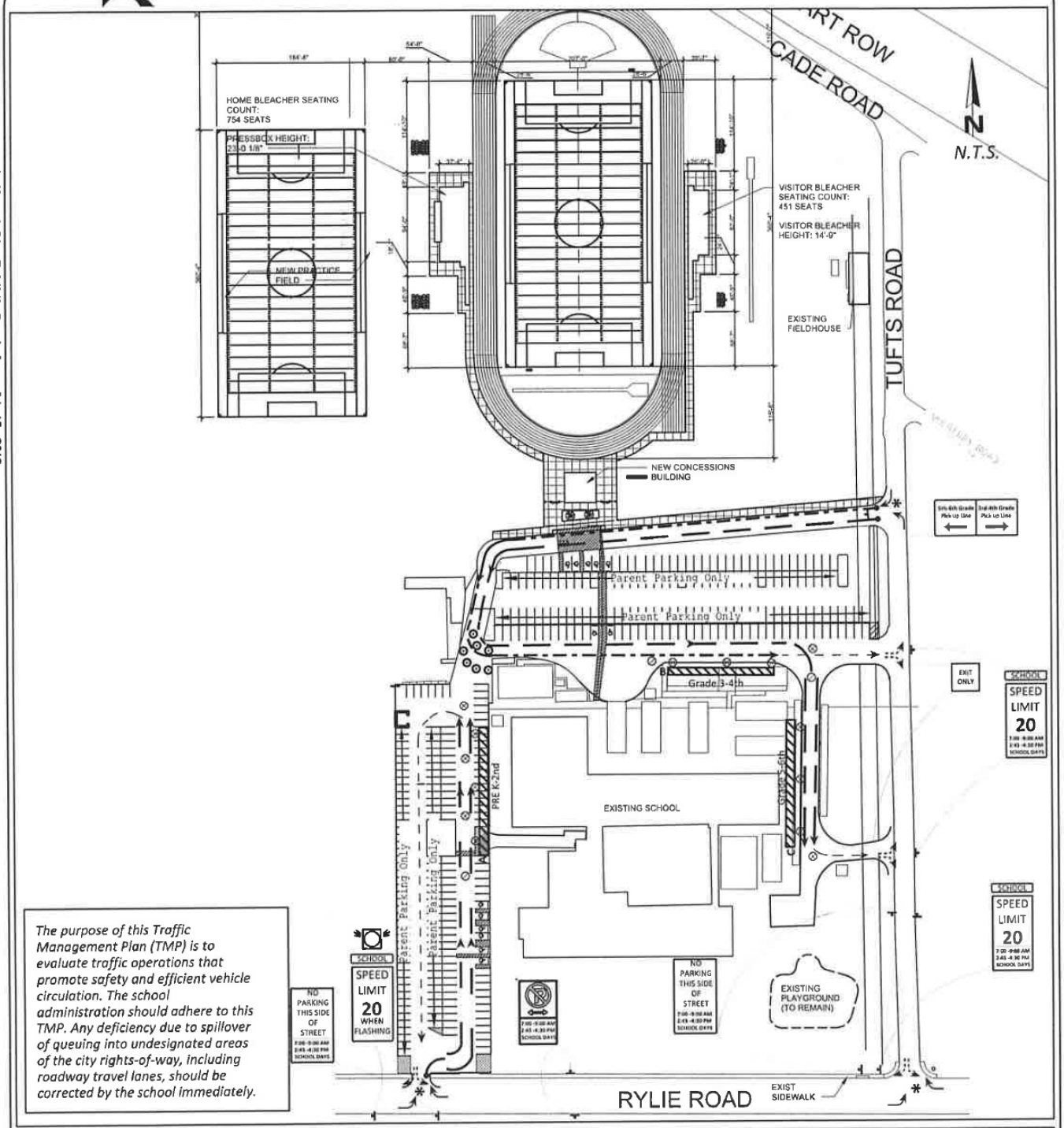
Traffic Management Plan - Morning Arrival

A+ Charter
10327 Rylie Road, Dallas, Texas

DeShazo Group, Inc.
Texas Registered Engineering Firm F-3199
400 S. Houston St. Suite 330
Dallas, Texas 75202
(214) 748.6740

DeShazo Group, Inc. Job No. 18153 Exhibit Created on 04-14-2019

DeShazo Group



The purpose of this Traffic Management Plan (TMP) is to evaluate traffic operations that promote safety and efficient vehicle circulation. The school administration should adhere to this TMP. Any deficiency due to spillover of queuing into undesignated areas of the city rights-of-way, including roadway travel lanes, should be corrected by the school immediately.

Legend

- On-Site Vehicle Queue
- Outbound Route
- Loading Zones
- Off-Duty Deputy Officer
- Parent Parking
- Inbound/Outbound
- Staff/Announcer
- Traffic Cones

Student Grade	Student Capacity	Start/End Schedule	Travel Modes	Vehicular Traffic Demand Queue Summary
Pre-K to 6th	850	7:40 AM - 3:20 PM	Parent Pick-Up: 94% Van Pick-up: 6%	Projected: Pre K-2nd: 1,935 LF (86 veh) 3-4th: 810 LF (36 veh) 5-6th: 1,260 LF (56 veh) Recommended: Pre K-2nd: 880 LF (39 veh) 3-4th: 1,040 LF (46 veh) 5-6th: 1370 LF (61 veh) Surplus: 342 LF (15 veh)
Total	850			

EXHIBIT 3

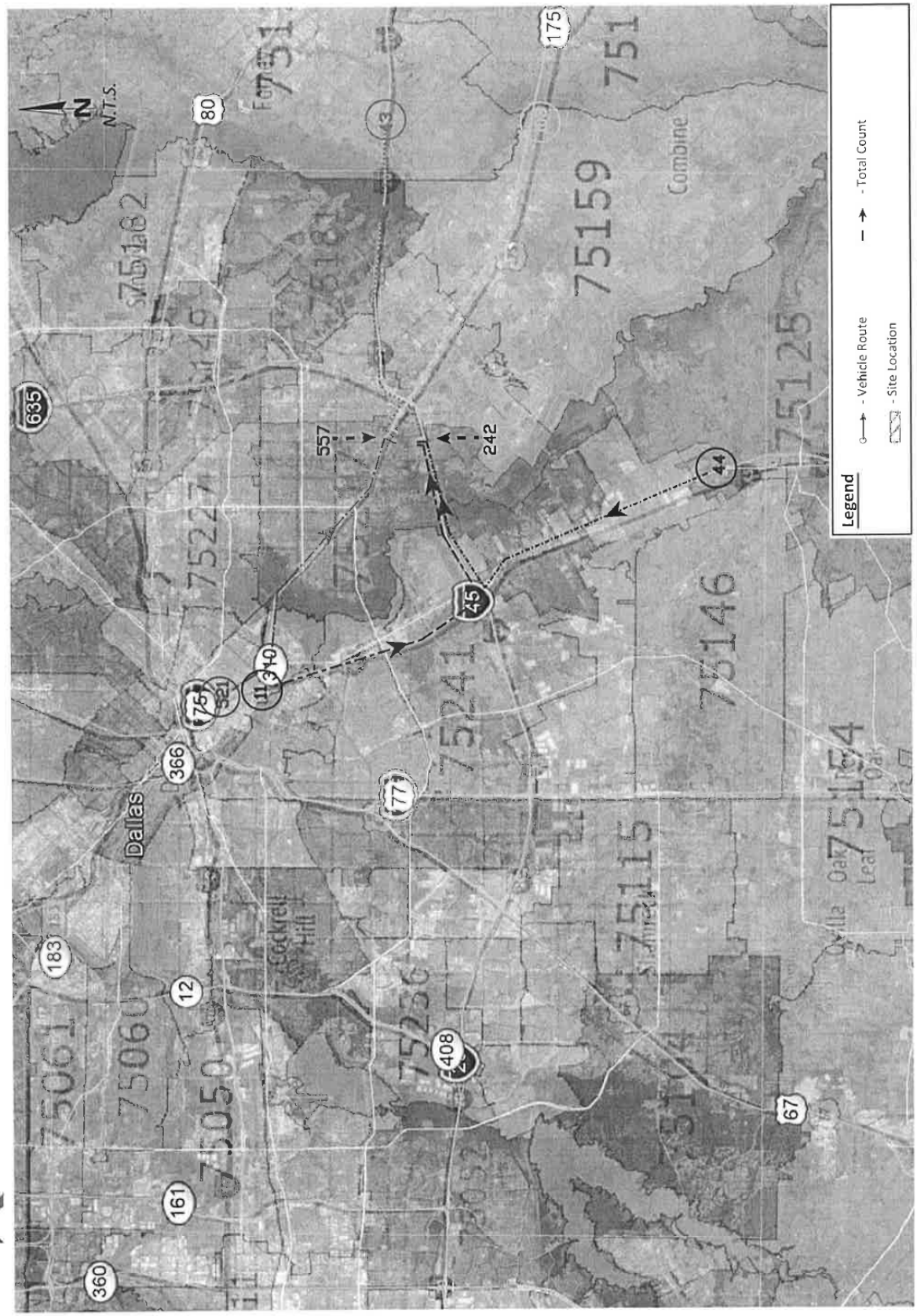
Traffic Management Plan - Afternoon Dismissal

A+ Charter
10327 Rylie Road, Dallas, Texas

DeShazo Group, Inc.
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Dallas, Texas 75202
(214) 748.6740

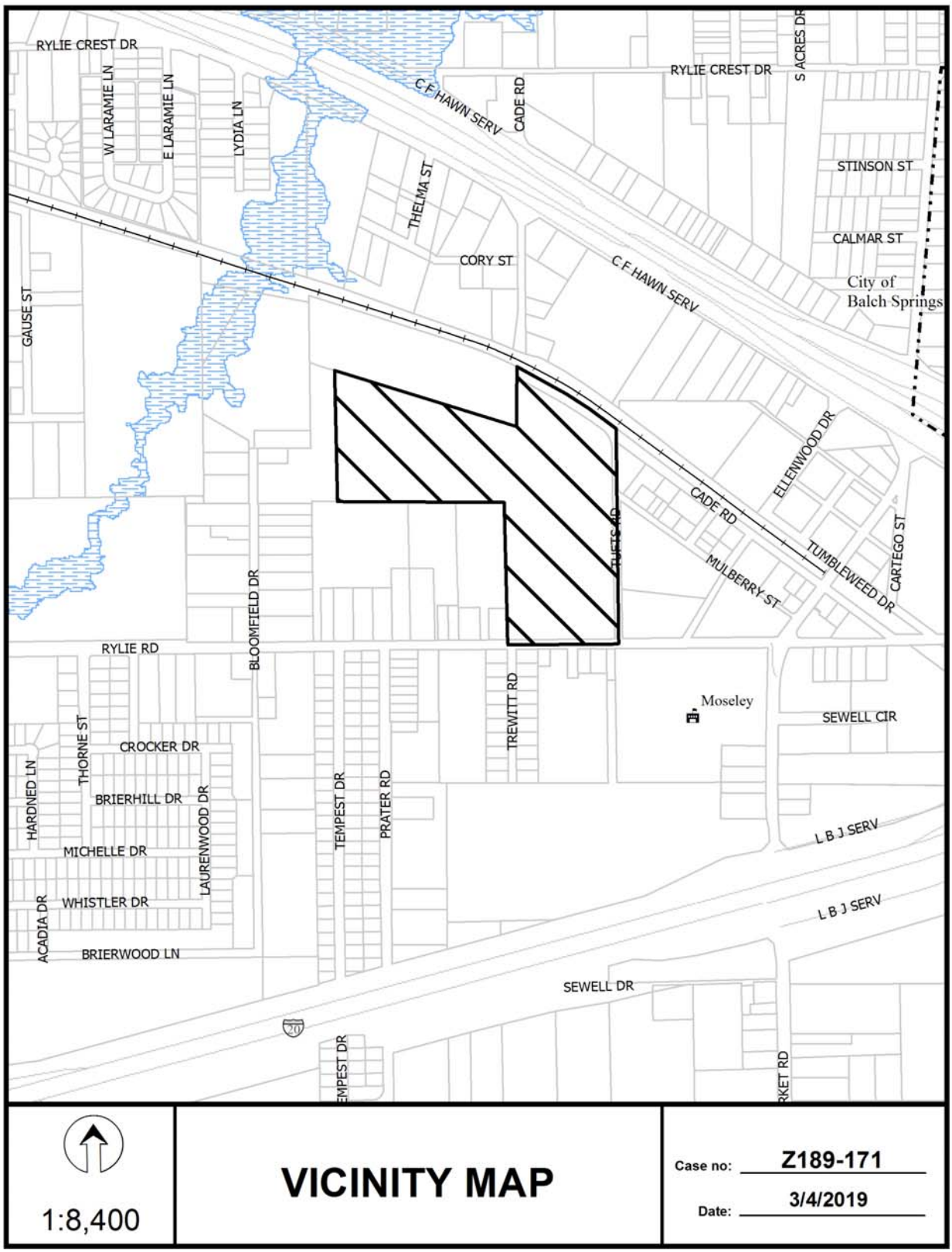
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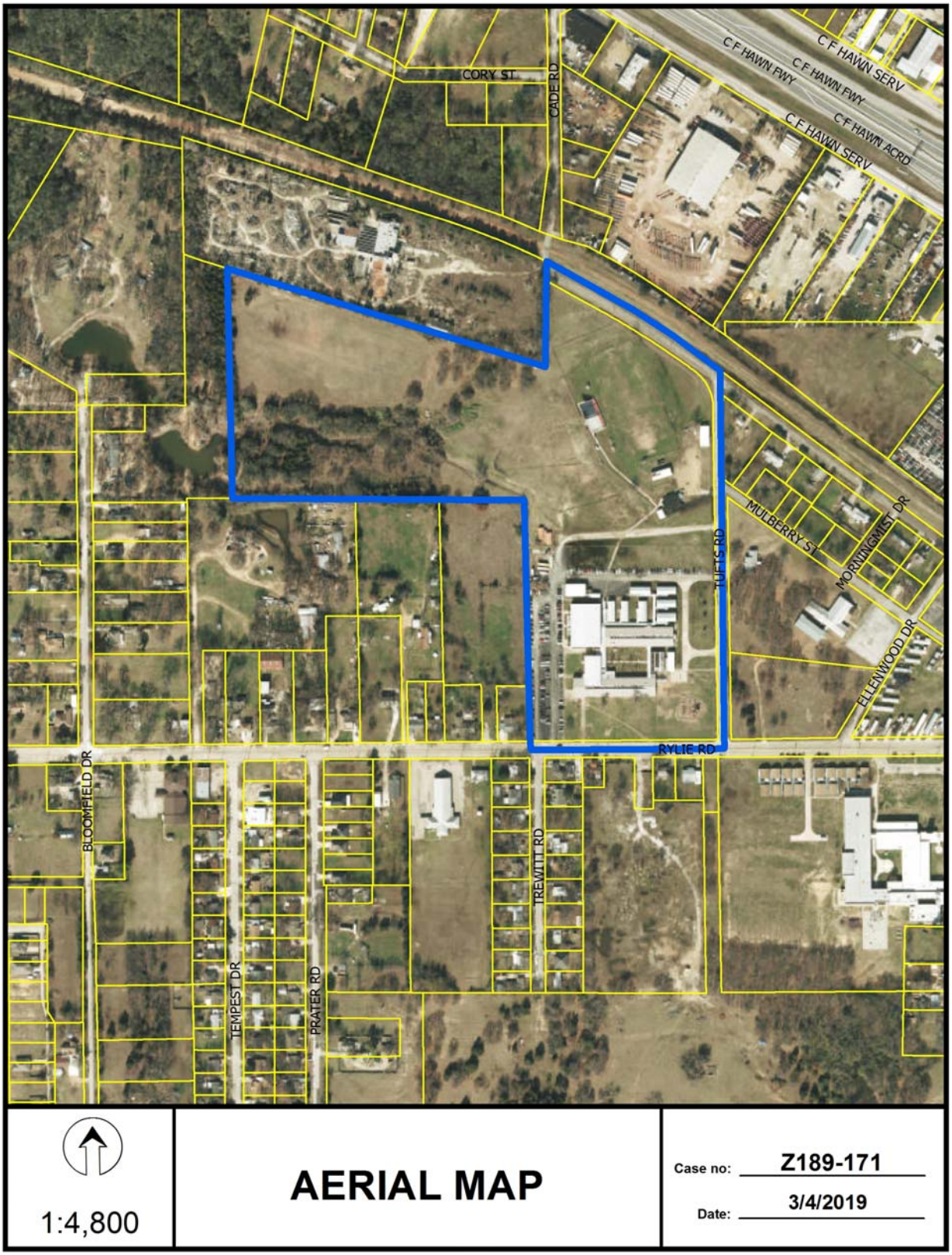
Appendix

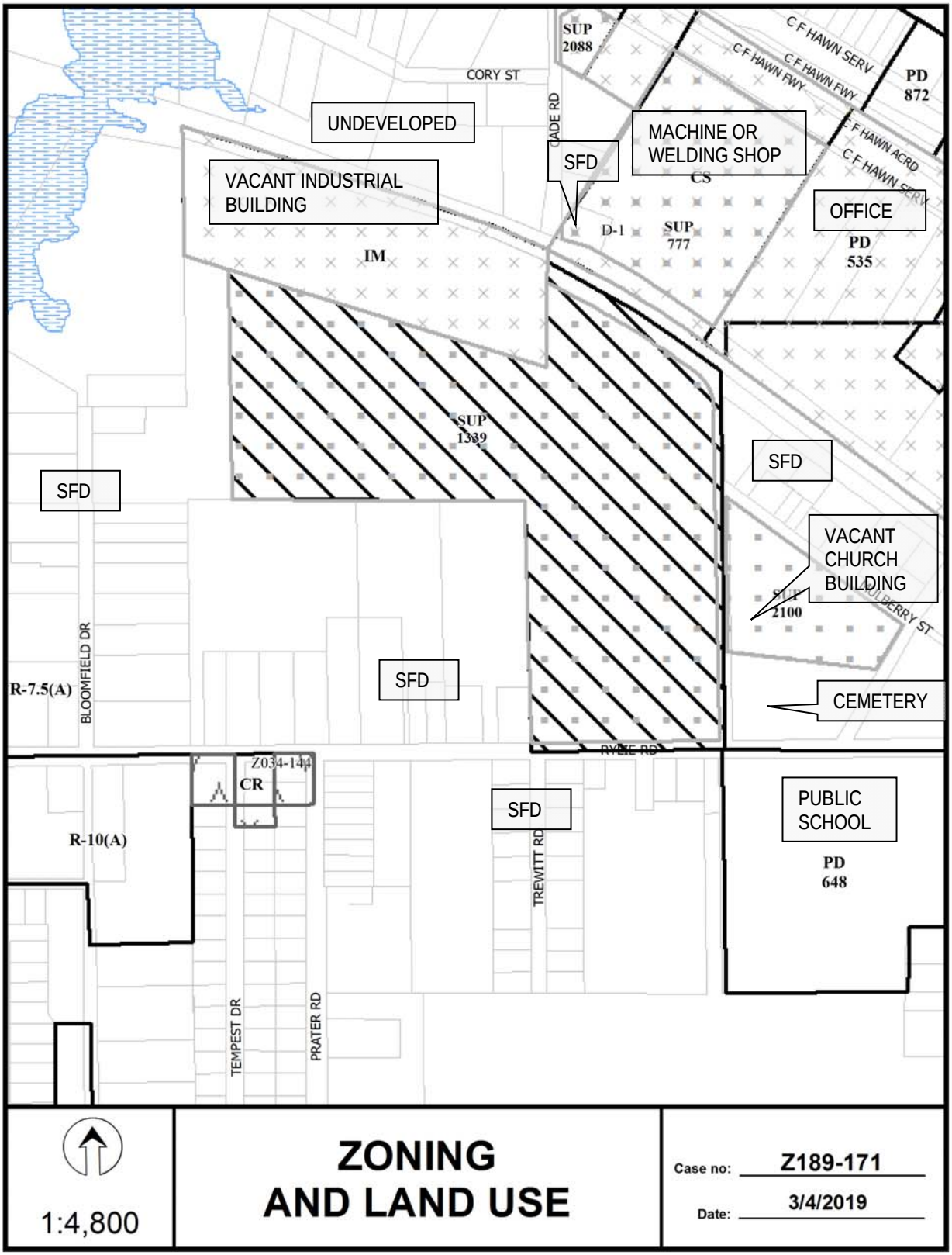


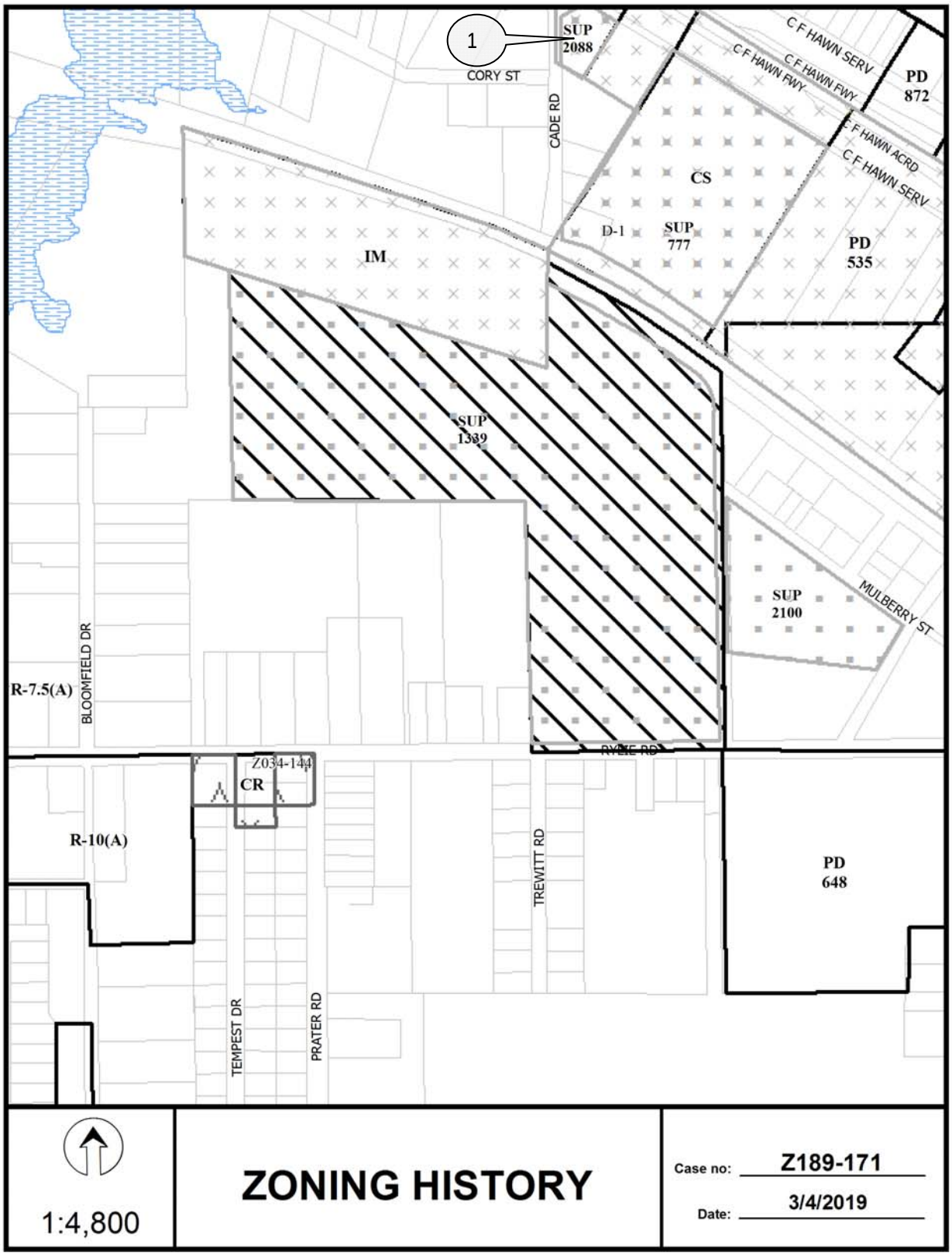
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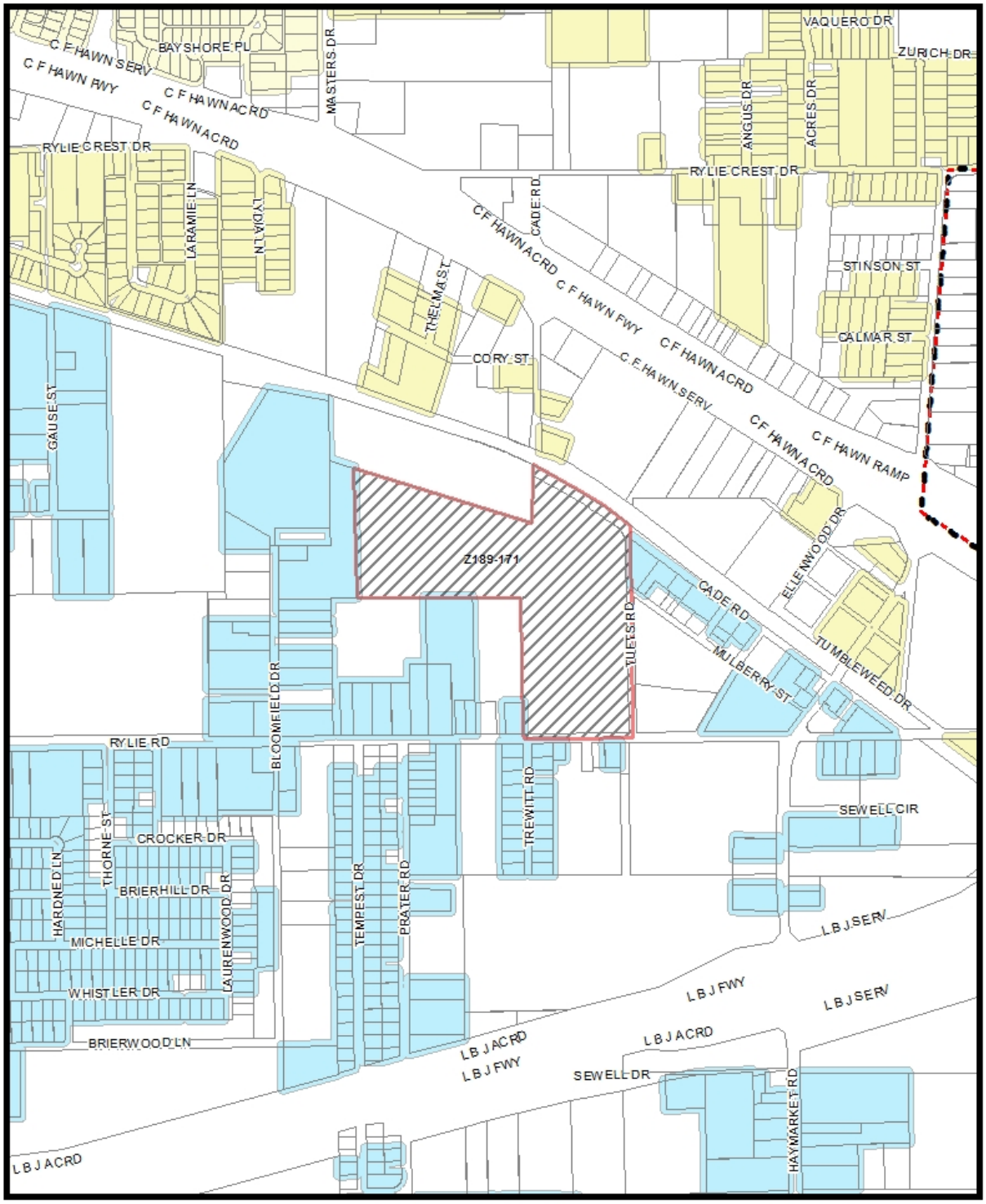
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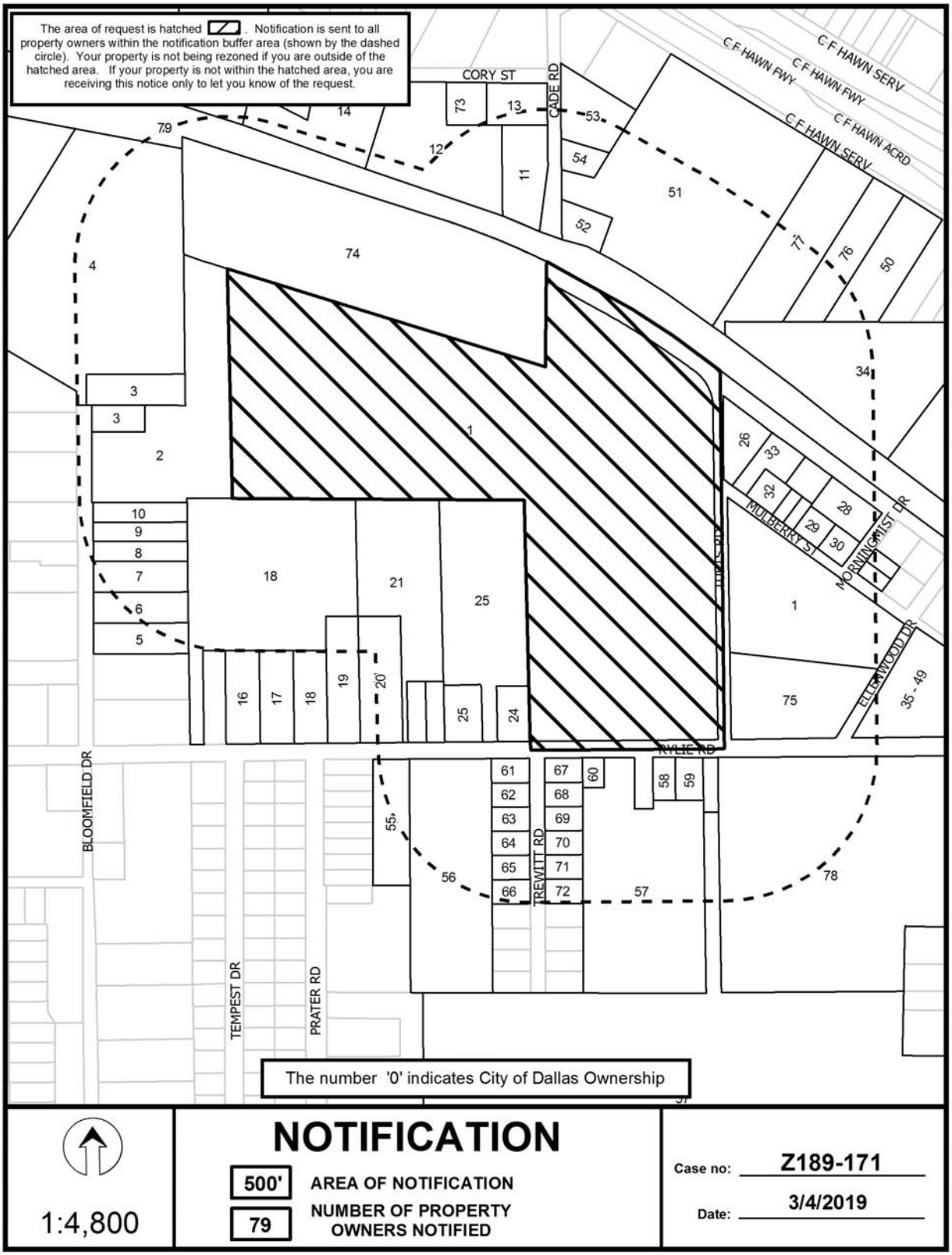

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Case no: Z189-171
Date: 3/4/2019


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Case no: Z189-171
Date: 3/4/2019


UNDEVELOPED
VACANT INDUSTRIAL BUILDING
SFD
MACHINE OR WELDING SHOP
OFFICE
VACANT CHURCH BUILDING
CEMETERY
PUBLIC SCHOOL
SFD
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SUP 2088
SUP 777
SUP 1339
SUP 2100
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PD 535
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RYBE RD
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Date: 3/4/2019


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Case no: Z189-171
Date: 3/4/2019


C F HAWN SERV
BAYSHORE PL
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BRIERWOOD LN
LBJ SERV
LBJ FWY
LBJ ACRD
SEWELL DR
HAYMARKET RD
MVA Cluster
A
B
C
D
E
F
G
H
I
NA
1:8,400
Market Value Analysis
Printed Date: 3/4/2019


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.
CORY ST
CADE RD
C F HAWN SERV
C F HAWN FWY
C F HAWN ACRD
MULBERRY ST
MORNINGMIST DR
ELLENWOOD DR
TWIST RD
RYLIE RD
TREWITT RD
BLOOMFIELD DR
TEMPEST DR
PRATER RD
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500' AREA OF NOTIFICATION
79 NUMBER OF PROPERTY OWNERS NOTIFIED
1:4,800
Case no: Z189-171
Date: 3/4/2019

03/04/2019

Notification List of Property Owners

Z189-171

79 Property Owners Notified

Label #	*Address*		*Owner*
1	1000	ELLENWOOD DR	A+ CHARTER SCHOOLS INC
2	1120	BLOOMFIELD DR	HERNANDEZ ANDRES
3	1106	BLOOMFIELD DR	FUENTES ABELINA O & ERNESTO M
4	1015	BLOOMFIELD DR	FUENTES ERNESTO &
5	1212	BLOOMFIELD DR	SHORT DAN EST OF
6	1206	BLOOMFIELD DR	SOUTHALL FLAVAL MILDRED
7	1150	BLOOMFIELD DR	AVILA ERNESTO RODRIGUEZ &
8	1142	BLOOMFIELD DR	AVILA ERNESTO RODRIGUEZ & CLAUDIA G RODRIGUEZ
9	1138	BLOOMFIELD DR	AVILA ERNESTO RODRIGUEZ &
10	1134	BLOOMFIELD DR	FUENTES ISMAEL
11	1015	CADE RD	FUENTES ROBERTO AVINA
12	10402	CORY ST	VALLE JORGE A & MATILDE
13	1009	CADE RD	HERNANDEZ ALBERTO
14	10316	CORY ST	COLUNGA EDMUNDO
15	10296	C F HAWN FWY	ALRABRIEH GHANEM ALI
16	10121	RYLIE RD	HENDERSON LYNDELL
17	10141	RYLIE RD	PEMBERTON PAUL EDWARD
18	10151	RYLIE RD	CISNEROS INMAR A &
19	10225	RYLIE RD	PARADA JOSE RENATO &
20	10231	RYLIE RD	JOVE FRANCISCO &
21	10233	RYLIE RD	JONES JAMES EARL EST OF
22	10235	RYLIE RD	GOSS JAMES & MICHELLE G
23	10239	RYLIE RD	MALDONADO BLAS &
24	10249	RYLIE RD	SANCHEZ JOSE SANTOS
25	10245	RYLIE RD	A+ CHARTER SCHOOLS
26	10600	CADE RD	KHAKI INVESTMENTS LLC

03/04/2019

Label #	*Address*		*Owner*
27	10707	MULBERRY ST	HERRON CYNTHIA RENEE
28	10620	CADE RD	KHALIL NADIR
29	10615	MULBERRY ST	BUTLER TREVELYAN A
30	1207	MORNINGMIST DR	ARGUELLO LUIS CARLOS G &
31	10801	MULBERRY ST	BARRON JUAN &
32	10801	MULBERRY ST	DIAZ SARAH
33	10606	CADE RD	SHUBERT GLENNA F GENTHNER &
34	10818	C F HAWN FWY	OMEGA INDUSTRIES INC
35	1221	HAYMARKET RD	SANCHEZ LEONEL TRUSTEE
36	10850	MULBERRY ST	GARCIA VIRGINIA
37	10850	MULBERRY ST	DIMENSIONS INVESTMENT GROUP
38	10850	MULBERRY ST	RAMIREZ MARIA D SALAZAR
39	10850	MULBERRY ST	PIEDRA FERNANDO
40	10850	MULBERRY ST	SOTO LITZY B
41	10850	MULBERRY ST	HUFFMAN JESSE
42	10850	MULBERRY ST	MURILLO LETICIA
43	10850	MULBERRY ST	DIAZ LIBORIO
44	10850	MULBERRY ST	MARTINEZ CRYSTAL
45	10850	MULBERRY ST	CABALLERO DANIEL
46	10850	MULBERRY ST	LOLLAR JESSEY
47	10850	MULBERRY ST	TREJO, JOSE
48	10850	MULBERRY ST	NAJERA JAIME
49	10850	MULBERRY ST	CALZADA LIZETH
50	10718	C F HAWN FWY	FARAHMAND FARZAD
51	10560	C F HAWN FWY	BLUMAC LTD
52	1030	CADE RD	GARDNER MARK ROBERT
53	10516	C F HAWN FWY	VALDEZ JOHNNY
54	1022	CADE RD	SANCHEZ PATRICIO MENDOZA &
55	10232	RYLIE RD	RODRIGUEZ JOSE
56	10240	RYLIE RD	RYLIE CHURCH OF CHRIST
57	10328	RYLIE RD	LIBERTY BANKER LIFE INSURANCE CO

03/04/2019

Label #	*Address*		*Owner*
58	10330	RYLIE RD	PARADA KEVIN JOEL &
59	10334	RYLIE RD	BUENO SERGIO
60	10314	RYLIE RD	MILLER LISA GAIL
61	1301	TREWITT RD	MACKENZIE SUE PROPERTIES
62	1305	TREWITT RD	GUAJARDO YOLANDA
63	1309	TREWITT RD	GOMEZ GABRIEL & MAURA
64	1315	TREWITT RD	OGAZ FRANCISCO J & THELMA
65	1319	TREWITT RD	PULIDO JAVIER & MARIA
66	1323	TREWITT RD	JUAREZ MATIAS & BEATRIZ PESINA CRUZ
67	1300	TREWITT RD	MORA JOSE ALFREDO TIRADO &
68	1304	TREWITT RD	DE LEON JUAN &
69	1308	TREWITT RD	RESENDIZ MARIA & FIDEL ROJO
70	1312	TREWITT RD	CARRALES RAMIRO
71	1318	TREWITT RD	DELEON E JAIME
72	1322	TREWITT RD	MARTINEZ MARIA ISABEL &
73	10436	CORY ST	DELEON JUAN JR
74	1033	CADE RD	BUILDERS CONCRETE
75	10410	RYLIE RD	RILEY CEMETERY ASSOC
76	10704	C F HAWN FWY	PROFICIENT CONCRETE LLC
77	10580	C F HAWN FWY	RUIBAL FARMS LP
78	10400	RYLIE RD	Dallas ISD
79	401	S BUCKNER BLVD	DART

CITY PLAN COMMISSION **THURSDAY, MAY 2, 2019**

Planner: Carolina Yumet

FILE NUMBER:	Z178-314(CY)	**DATE FILED:**	July 27, 2018
LOCATION:	North of the intersection of North Stemmons Freeway Service Road and Slocum Street		
COUNCIL DISTRICT:	6	**MAPSCO:**	45 J
SIZE OF REQUEST:	Approx. 3.278 acres	**CENSUS TRACT:**	100.00

OWNER/APPLICANT: Cabana Development, LLC

REPRESENTATIVE: J. Prabha Cinclair, Miklos Cinclair, PLLC

REQUEST: An application for a new subdistrict within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on property zoned Subdistrict 1 within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, and Planned Development District No. 442.

SUMMARY: The applicant proposes to rezone the portion of the property zoned Planned Development District No. 442, and to create a new subdistrict to allow for an increase in height and floor area ratio. The purpose of the request is to allow for the restoration of an existing building to be occupied as a hotel use, and to allow for a future mixed-use development to include multifamily and retail and personal service uses.

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

PRIOR CPC ACTION: On April 18, 2019, the City Plan Commission held this item under advisement.

Planned Development District No. 442:
http://www.dallascityattorney.com/51P/Articles%20Supp%207/Article%20442.pdf

Planned Development District No. 621:
http://www.dallascityattorney.com/51P/Articles%20Supp%2047/ARTICLE%20621.pdf

BACKGROUND INFORMATION:

- Planned Development District No. 442 was established by City Council on May 8, 1996, and contains approximately 0.226 acres.

- Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, was established by the City Council on August 28, 2002, and contains approximately 421 acres divided into 11 subdistricts.

- The area of request is zoned PD No. 442 on a portion, and the remainder is zoned Subdistrict 1 within PD No. 621. The site is currently developed with a vacant ten-story building and a five-level parking structure.

- The existing ten-story building was constructed circa 1963 as a hotel [Cabana Hotel]. In 1984, the building was converted into a jail facility operated by Dallas County [Decker Detention Center]. Later, in 2009, the building was occupied with a halfway house use until 2013, when the building was vacated.

- The applicant is requesting to rezone the portion of the site zoned PD No. 442 and create a new subdistrict within PD No. 621 with additional height bonuses and an increase in the allowable floor area ratio (FAR).

- The purpose of the request is to allow for the restoration of the existing ten-story building to accommodate a hotel use and to allow for a future mixed-use development to include a residential tower addition above the existing parking structure, and ground-story retail and personal service uses.

- On April 18, 2019, the City Plan Commission held this item under advisement to allow for revisions to the proposed PD conditions. The recommended revisions include tying all the height bonuses to the rehabilitation and reuse of the legacy building.

Zoning History: There have been two zoning changes in the surrounding area in the past five years.

1. **Z145-170** On March 23, 2016, the City Council approved an amendment to Planned Development District No. 582, the Victory Planned Development District on property located east of North Stemmons Freeway and north of Woodall Rogers Freeway, east of the area of request.

2. **Z156-369** On January 25, 2017, the City Council approved Subdistrict 1I within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on property located at the southwest intersection of Inspiration Drive and North Stemmons Freeway, north of the area of request.

Thoroughfares/Streets:

Thoroughfare/Street	Type	ROW
Slocum Street	Minor Arterial	80
Interstate 35 (North Stemmons Freeway)	Interstate highway	Variable

Traffic:

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:

Comprehensive Plan:

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

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

LAND USE ELEMENT

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS.

Policy 1.3.1 Create housing opportunities throughout Dallas.

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

Policy 2.2.1 Focus economic development efforts on revitalization of the Trinity River Corridor.

URBAN DESIGN

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.3 Ensure attractive gateways into the city

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

Land Use Plan:

STEMMONS CORRIDOR-SOUTHWESTERN MEDICAL DISTRICT AREA PLAN (2010)

The Stemmons Corridor – Southwestern Medical District Plan Area contains approximately 3,885 acres (about six square miles) and is generally bounded by the Trinity River, Mockingbird Lane, Downtown, and the City's Uptown area.

The area of request is located within the Design District. The Area Plan identifies the Design District as a 'magnet' for residential development due to its proximity to Downtown and the potential connectivity to surrounding amenities.

The Land Development Vision Plan of the study area identifies the area of request within an Urban Mixed-Use Medium development block which is envisioned to provide for residential development in mid to high-rise structures. The mixed-use areas are intended to create urban places that allow people to live, work, shop and play in the same neighborhood.

Within the Urban Mixed-Use Medium development block, the area plan identifies the area of request within one of two general areas. This area is generally located between Inwood Boulevard to the north and Continental Avenue to the south and bounded between the Trinity River levee and the Trinity Meanders. The Dallas Design District is also located within this area. Generally, this area is envisioned as appropriate for a mix of uses including residential, retail or wholesale showrooms, office, and mixed-use buildings. Currently the area is changing from a predominance of warehousing and some hotel uses with some recent multifamily residential development to a more vibrant mixed-use neighborhood with a variety of uses in close proximity.

TRINITY RIVER CORRIDOR COMPREHENSIVE LAND USE PLAN (2005)

The subject site is located within the Trinity River Corridor Comprehensive Land Use Plan, Downtown-Lakes District. The study identifies that the area will continue to have the most intense development pattern in Dallas. With the highest development intensity in this plan, this area extends across IH-35 from Downtown Dallas to the Trinity River levees and continues across the river to Oak Cliff and West Dallas. This development pattern should extend the existing downtown fabric and take full advantage of the appealing amenities planned in the central part of the Trinity River Corridor. Other land use modules provide for mixed use urban development as well. Mixed Use – High Density; Mixed Use – Adaptive Reuse; Residential Urban and Residential Riverside modules are all included in the plans for this district. The result should be a variety of exciting new urban neighborhoods and business areas.

THE 360 PLAN (2017)

The 360 Plan, adopted by Council in 2017, is an update to 2011's Downtown Dallas 360. The Plan is a strategic document that sets a clear, cohesive vision for Downtown Dallas and its surrounding neighborhoods.

The plan recognizes the importance of planning the vision of Downtown Dallas as a complete and connected center containing a strong collection of mutually supportive districts. These supportive districts include the districts adjacent to the freeway loop that defines the Downtown area.

The 360 Plan provides a framework for a complete and connected City Center that provides enhanced opportunities for living, employment, education, and open space. The plan identifies the area of request within the Design District, one of the supporting districts, which is described as a unique destination for art, home furnishings, and design goods. In recent years, however, the Design District has emerged as a vibrant, mixed-use neighborhood as residential buildings and additional commercial services have come online.

The area plan acknowledges that the Design District has become one of the most successfully-branded destinations in Dallas and indicates that, as the Design District continues to grow and diversify, it is necessary to retain its industrious, creative energy for its continued success.

The Dallas Design District is emerging into more than an attraction for interior designers, with numerous residential and other commercial projects adding to the district’s vitality. In the future, the district is envisioned to continue its role as the premier destination for interior design-oriented business and innovation, while increasing its role as an integral part of the overall Downtown experience.

Land Use:

	Zoning	Land Use
Site	Subdistrict 1 within PD No.621	Vacant building, parking structure
North	Subdistrict 1 within PD No.621	Electrical substation
East	Subdistrict I-2 within PD No. 193, South Subdistrict within PD No. 582	IH-35 (N. Stemmons Fwy.), Office, commercial parking lot, multifamily
Southwest	Subdistrict 2 within PD No. 621	Bus or rail transit vehicle maintenance or storage
West	Subdistrict 1 within PD No.621	Warehouse, office/showroom warehouse, vacant building, electrical substation.

Land Use Compatibility:

The approximate 3.278-acre area of request is zoned Planned Development District No. 442 and Subdistrict 1 within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District.

PD No. 442 was established by City Council on May 8, 1996 to allow for IR Industrial Research District uses and a halfway house use. PD No. 621 was adopted by the City Council on August 28, 2002, and is divided into 11 subdistricts. Ten of these subdistricts [1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H and 1I] are transit-oriented, mixed-use zoning districts for development of combinations of medium to high-density residential, retail and office uses while retaining the potential for limited industrial and warehouse uses. Subdistrict 2 is for MU-3 Mixed Use District uses plus bus or rail transit vehicle maintenance or storage facility use.

Prior to the creation of PD No. 621, the approximate 422-acre area was zoned CS, Commercial Service, IR Industrial Research and MU-3 Mixed-Use Districts, and was primarily developed with various commercial, warehouse and industrial uses. Since then, the area has experienced the redevelopment of various parcels that are more mixed use in nature.

The subject site, of a triangular shape, is currently developed with a ten-story building and a five-level parking structure that have been vacant for approximately six years. The ten-story building was built circa 1963 and once contained a hotel use [Cabana Hotel]. Later, in 1984, the use of the building changed to a jail and then, was subsequently converted to a halfway house in 2009.

The applicant is proposing to restore the existing building while maintaining the structure's primary façade[1], and reinstate it as a hotel use with the inclusion of restaurant and bar uses at ground level. Additionally, the applicant proposes to construct a residential tower atop the existing parking structure. The purpose of the request is to rezone the portion of the site zoned PD No. 442 and create a new subdistrict within PD No. 621 to allow for the development of the mixed-use project to include hotel, retail and personal service (restaurants) and multifamily uses.

A new subdistrict is required to allow for an increase in the floor area ratio and allowable height to accommodate the proposed high-density redevelopment while preserving the existing ten-story building.

The existing regulations in PD No. 442 limit the floor area ratio to 0.5 for retail and personal service uses and to 0.75 for any combination of lodging, office and retail and personal service. The PD District also limits the maximum height to 200 feet with RPS restrictions and prohibits residential uses.

The floor area ratio and height regulations in Subdistrict 1 within PD No. 621 restrict development to a maximum FAR of 4.0 and a maximum height of 130 feet or 150 feet for buildings with an FAR for residential uses of 0.5 or more. For some subdistricts within the PD District, additional floor area and height bonuses may be achieved by complying with certain additional provisions.

The applicant proposes similar provisions to achieve a maximum FAR of 5.5 and a maximum height of 400 feet. These provisions, in addition to incorporating the criteria already used in some of the recently created subdistricts for mixed-use developments, include conditions that tie the increase in development rights to the preservation of the existing ten-story building. For this purpose, the existing building is designated as a legacy building which will be required to meet specific criteria to qualify as such.

Furthermore, the revisions to the PD conditions recommended at the April 18, 2019, hearing by the City Plan Commission, will require that development in the proposed subdistrict must include the rehabilitation and adaptive reuse of the legacy building to receive any of the height bonuses.

In order for the floor area ratio to be increased from 4.0 to 5.5 the proposed development will be required to be a *legacy building mixed-use project*. A legacy building mixed-use project is being defined as a project containing more than two uses and with at least one use contained in the legacy building[2]. Additionally, to increase the FAR, the proposed development will be required to contain a multifamily use, have a building façade within 20 feet of the property line along Slocum Street, and provide for a minimum of 5,700 square feet of retail and personal service located on the ground floor.

[1] The applicant is also working on getting the building listed on the National Register of Historic Places in order to qualify for Historic Tax Credits.

[2] Legacy building is being defined as a building constructed on or before 1963 and that contains a hotel use and that is individually listed on the National Register of Historic Places.

A list of different bonuses granting gradual increases in height can be combined to achieve the maximum height of 400 feet. The applicant proposes the development in the new subdistrict to be eligible for most of the existing bonuses applicable to other subdistricts, with three additional bonuses. A height bonus of 25 feet is proposed for any new development being architecturally compatible with the legacy building. Also, an additional 15-foot height bonus is proposed for providing a minimum six-foot wide, unobstructed sidewalk along Slocum Street. Finally, an additional 35-foot height bonus is proposed for providing mixed-income housing. This list of bonuses, along with a comparison between the proposed subdistrict and the existing subdistricts, is found in the Development Standards section of this report.

One of the two bonuses the proposed subdistrict would not be eligible for is a 50-foot increase in height for the development of a sports practice facility on the site. The existing conditions define a sports practice facility as a private recreation center, club or area that includes a combination of the following: two full basketball courts, lockers rooms, plunge pools, weight room and training area, a lounge area and offices for staff. Because the proposed redevelopment of the area of request will not include this use as specifically defined, the option of this bonus will not be applicable to the proposed subdistrict.

The second bonus that will not be applicable to the proposed subdistrict, is a 75-foot increase in height for providing a public trail from the subject site connecting to the existing DART Victory Station across North Stemmons Freeway. The applicant did not propose including this bonus because it was considered that the site's location presents challenges in meeting the required standards for hike and bike trails.

Properties surrounding the area of request are developed with a bus or rail transit vehicle maintenance or storage to the southwest [Greyhound lines facility], a self-storage warehouse, office/showroom warehouse uses, a vacant building and an electrical substation are to the west. Across I-35 to the east, there are office, commercial parking lot and multifamily uses and to the north there is an electrical substation abutting the site followed by office/showroom warehouse uses [Dallas Design Center] further north.

Staff considers the request is consistent with the surrounding area, with the purpose of PD No. 621, and with the clear transition of the area into a vibrant, mixed-use neighborhood as residential buildings and additional commercial services are proliferating in the vicinity. The proposed development is foreseen as a catalytic agent to extend this type of development to the southern part of the Design District. As a result, staff recommends approval of the request subject to the proposed conditions.

Development Standards:

The following charts detail a comparison between the development standards in the existing zoning and the proposed subdistrict, and the existing and proposed height bonuses.

PROVISION	EXISTING SUBD. 1 in PD No. 621	EXISTING PD 442	PROPOSED SUBD. 1— in PD No. 621
USES	Mixed uses; medium to high density	IR District uses + Halfway house	Mixed uses; medium to high density
F/S/R YARD SETBACKS	0'/0'/0'	0' (urban form setback 20' over 45' ht.)/ 20' when adjacent to residential, no min in all other + Tower spacing	Per PD 621
DENSITY	No maximum	--	No maximum
FAR	4.0	0.5 for retail and personal service uses; 0.75 for any combination of lodging, office and retail and personal service uses; and 2.0 for all uses combined. Halfway house max. 23,500 sf	5.5 with mix of design criteria
STRUCTURE HEIGHT	130' (150' with 0.5 FAR residential component)	200' with RPS restriction	130'; 150' w/0.5 FAR residential component; Up to 400' with bonuses.
LOT COVERAGE	100%	100%	100%
STORIES	No maximum	15 stories (parking garages are exempt)	No maximum
LANDSCAPING	Specific landscape regulations	Per Art X	Per PD 621
OFF-STREET PARKING	Dallas Development Code plus specific use parking ratios	Per Dallas Development Code, as amended	Per PD 621
DESIGN CRITERIA	Specific regulations	---	Per PD 621
SIGNS	Business zoning district plus specific retail and personal service attached signage	Business zoning district	Per PD 621

Height bonuses

BONUS	Height (feet)	SUBDISTRICT												
		1	1A	1B	1C	1D	1E	1F	1G	1H	1I	1_	2
Base	130	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Base w/residential	150	☐	☑	☑	☐	☑	☑	☑	☑	☑	☑	☑	☐
(A) Tower size and orientation	60	☐	☑	☑	☐	☑	☑	☐	☑	☑	☐	☑	☐
(B) Conceal ground level parking	36	☐	☑	☑	☐	☑	☑	☑	☑	☑	☑	☑	☐
(C) LEED Certification	12	☐	☑	☑	☐	☑	☑	☑	☑	☑	☑	☑	☐
(D) Pedestrian amenities (if 25 points achieved)	12	☐	☑	☑	☐	☑	☑	☑	☑	☑	☑	☑	☐
(E) Public art or water feature*	15	☐	☐	☐	☐	☐	☑	☑	☑	☑	☑	☑	☐
(F) 5 electric veh. charging stations	15	☐	☐	☐	☐	☐	☑	☑	☑	☑	☑	☑	☐
(G) Public open space 1,000 sf or greater*	40	☐	☐	☐	☐	☐	☐	☑	☐	☑	☑	☑	☐
(H) Sports practice facility	50	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐
(I) Public trail to DART AAC	75	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐
(J) Architecturally Compatible New Dev.	25	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐
(K) Enhanced Sidewalk width	15	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐
(L) Mixed-income housing	35	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐
TOTAL MAX. HEIGHT AVAILABLE		150	270	270	150	270	300	300**	300	300**	350**	400	150

*15' bonus height not added if if 40' achieved by providing open space

** Maximum height allowed regardless of combination of bonuses used.

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 "C" MVA Cluster to the northeast across Interstate Highway 35 (North Stemmons Freeway).

Parking:

At the time of development, off-street parking will be provided in accordance with Section 51P-621.110 *Off-street parking and loading*

Landscaping:

At the time of development, landscaping must be provided in accordance with Section. 51P-621.112.

List of Officers

Cabana Development, LLC

- Cabana Development LLC, a Texas limited liability company
- By: MMM Ventures LLC, a Texas limited liability company, its manager
- By: 2M Ventures LLC, a Delaware limited liability company, its manager
- By: Mehrdad Moayedi its manager

NOTE: The portions highlighted in yellow, are the revisions made to the conditions after the April 18, 2019 hearing.

PROPOSED CONDITIONS.

ARTICLE 621.

PD 621.

Old Trinity and Design District Special Purpose District

SEC. 51P-621.101. LEGISLATIVE HISTORY.

PD 621 was established by Ordinance No. 25013, passed by the Dallas City Council on August 28, 2002. (Ord. 25013)

SEC. 51P-621.102. PROPERTY LOCATION AND SIZE.

PD 621 is established on property generally bounded by Sylvan Avenue/Wycliff Avenue on the northwest, the meanders of the old channel of the Trinity River on the north, Interstate 35 on the east, Continental Avenue on the south, and the Trinity River Floodway on the west. The size of PD 621 is approximately 421.0323 acres. (Ord. Nos. 25013; 25560; 27006; 29127)

SEC. 51P-621.102.1. CREATION OF SUBDISTRICTS.

(a) Name. This special purpose district is to be known as the Old Trinity and Design District Special Purpose District.

(b) Creation of subdistricts.

(1) This special purpose district is divided into **12** ~~1~~ subdistricts. Exhibit 621A describes the boundaries of each subdistrict. The map labeled Exhibit 621B shows the boundaries of each subdistrict. In case of a conflict, the verbal description in Exhibit 621A controls over the map in Exhibit 621B.

(2) Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, [~~and~~]1I**, and 1-** are transit-oriented, mixed-use zoning districts for the development of combinations of medium to high- density residential, retail, and office uses. Development should encourage residential, retail, office, and lodging uses in compatible combinations within walking distance of DART light-rail stations; conserve energy; provide for efficient traffic circulation; conserve land; minimize vehicular travel; encourage both day-time and night-time activity; encourage use of mass transit; increase pedestrian activity; and encourage bicycle usage. Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G 1H, ~~and~~ 1I, **and 1-** retain the potential for limited industrial and warehouse uses.

(3) Subdistrict 2 is for MU-3 Mixed Use District uses, bus or rail transit vehicle maintenance or storage facility uses, and commercial bus station and terminal uses. (Ord. Nos. 25013; 26975; 27006; 27280; 28231; 28819; 30040; 30041; 30042; 30347)

SEC. 51P-621.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions in Chapter 51A apply to this article. The following definitions apply to this special purpose district:

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

(2) ART GALLERY means an establishment where original works of art or limited editions of original works of art are bought, sold, loaned, appraised, or exhibited to the general public.

(3) 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 sale of the products to the general public.

(4) BEER OR WINE MANUFACTURING means an enclosed facility that processes and manufactures alcoholic beverages. This use does not include the processing or manufacturing of distilled spirits.

(5) BUS OR RAIL TRANSIT VEHICLE MAINTENANCE OR STORAGE FACILITY means a facility for the maintenance, repair, or storage of bus, rail, or other transit vehicles, including the following accessory uses: sleeping facilities for bus, rail or transit vehicle drivers, vehicle paint and body shop, vehicle washing, vehicle fueling facilities, sanitary hoppers, oil storage, package express services, bus charter sales, offices, training facilities, vehicle storage, vehicle sales, and communication antennas.

(6) CANOPY TREE means a species of tree that normally bears crown foliage no lower than six feet above ground upon maturity.

(7) DUMPSTER means a movable container holding two cubic yards or more of garbage.

(8) FACADE means any separate face of a building that is visible from a street, alley, or railbed.

(9) **LEGACY BUILDING means a building constructed on or before 1963 and:**

(A) contains a hotel use; and

(B) is individually listed in the National Register of Historic Places (United States National Park Service).

(10) **LEGACY BUILDING MIXED-USE PROJECT means a project containing more than two uses developed as a single project and must include at least one use in a legacy building.**

(11) (~~9~~) MAJOR MODIFICATION means reconstruction, alteration, or renovation of an original building that exceeds 50 percent of the value of the original building assessed by the Dallas Central Appraisal District or any increase in the floor area of an original building if the expansion is over 50 percent for nonresidential projects, over 65 percent for mixed use projects, and over 75 percent for residential projects.

(12) (~~10~~) MASSAGE ESTABLISHMENT means any building, room, place, or establishment, other than a regularly licensed hospital, where manipulated massage or manipulated exercises are practiced upon the human body by anyone not a duly licensed physician or chiropractor whether with or without the use of mechanical, therapeutic, or bathing devices, and includes Turkish bathhouses. This term does not include, however, duly licensed beauty parlors or barbershops or a place wherein registered physical therapists treat only patients recommended by a licensed physician and operated only under such physician's direction. "MASSAGE" means any process consisting of kneading, rubbing, or otherwise manipulating the skin of the body of a human being, either with the hand or by means of electrical instruments or apparatus, or other special apparatus, but does not include massage by duly licensed physicians and chiropractors, and registered physical therapists who treat only patients recommended by a licensed physician and who operate only under such physician's direction, nor massage of the face practiced by beauty parlors or barbershops duly licensed under the penal code of the state.

(13) (~~11~~) MEANDERS OF THE OLD TRINITY RIVER CHANNEL means the old Trinity River channel within this special purpose district, as shown on the map labeled Exhibit 621C.

(14) (~~12~~) MIXED USE PROJECT means a development, on a single building site, that contains more than one use.

(15) (~~13~~) NEW CONSTRUCTION means construction of a main structure that is not an original building.

(16) **NEW DEVELOPMENT means any work that increases the total floor area on a building site.**

(17) (~~14~~) OPENING means a door, window, passageway, or any other similar architectural feature through which light or solid objects may pass.

(18) (~~15~~) ORIGINAL BUILDING means a structure existing on the date of the establishment of this special purpose district but does not include a structure that has undergone a major modification.

(19) (~~16~~) OUTSIDE SEATING means the area between an omitted wall line and the structural wall when the area is used solely for seating of patrons.

(20) (~~17~~) PIERCING SALON means a facility in which body piercing is performed. BODY PIERCING means the creation of an opening in an individual's body, other than in an individual's earlobe, to insert jewelry or another decoration.

(21) (~~18~~) SPORTS PRACTICE FACILITY means a private recreation center, club, or area that includes a combination of the following: two full basketball courts, locker rooms, plunge pools, weight room and training area, a lounge area, and offices for staff.

(22) (~~19~~) RAILBEDS means the areas shown on the map labelled Exhibit 621D.

(23) (~~20~~) 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.

(24) (~~21~~) WALKING DISTANCE means the distance from the nearest point of a parking lot to the nearest public entrance of a main use, measured along the most convenient pedestrian walkway.

(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 special purpose district is considered to be a mixed use zoning district.

(d) The following rules apply in interpreting the use regulations in this article:

(1) The absence of a symbol appearing after a listed use means that the use is permitted by right.

(2) The symbol *[L]* appearing after a listed use means that the use is permitted by right as a limited use only. (For more information regarding limited uses, see Section 51A-4.218, "Limited Uses.")

(3) The symbol *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only.

(4) The symbol *[DIR]* appearing after a listed use means that a site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803, "Site Plan Review." ("DIR" means "development impact review." For more information regarding development impact review generally, see Division 51A-4.800, "Development Impact Review.")

(5) The symbol *[RAR]* appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, "Site Plan Review," 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, "Development Impact Review.") (Ord. Nos. 25013; 25560; 28231; 30347)

SEC. 51P-621.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 621A: Property and Subdistrict Descriptions.

(2) Exhibit 621B: Subdistrict Map.

(3) Exhibit 621C: Meanders of the Old Trinity River Channel.

(4) Exhibit 621D: Existing Railbeds.

(5) Exhibit 621E: List of Native Plants.

(6) Exhibit 621F: The Old Trinity and Design District "Woonerf-Living Streets" Conceptual Plan.

(7) Exhibit 621G: Tower Diagrams for Subdistrict 1A.

(8) Exhibit 621H: Tower Orientation.

(9) Exhibit 621I: Tower Diagram for Subdistrict 1E.

(10) Exhibit 621J: Tower Diagram for Subdistrict 1F.

(11) Exhibit 621K: Tower Diagram for Subdistrict 1G. (Ord. Nos. 28231; 30040; 30041; 30042)

(12) **Exhibit 621 _ : Tower Diagram for Subdistrict 1-**

SEC. 51P-621.104. CONCEPTUAL PLAN.

There is no conceptual plan for this special purpose district. (Ord. 25013)

SEC. 51P-621.105. DEVELOPMENT PLAN.

(a) Except as otherwise provided in this article, 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.

(b) Development of the railbeds as woonerf, as described in Exhibit 621F, is encouraged. The provisions of Exhibit 621F are not required. (Ord. Nos. 25013; 25560)

SEC. 51P-621.106. MAIN USES PERMITTED.

(a) Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, [~~and~~] 1I, **and 1 _ .**

(1) Agricultural uses.

-- None permitted.

(2) Commercial and business service uses.

-- Building repair and maintenance shop. [RAR]
-- Catering service.
-- Commercial cleaning or laundry plant. [SUP]
-- Custom business services.
-- Custom woodworking, furniture construction, or repair.
-- Electronics service center.
-- Job or lithographic printing. [RAR]
-- Labor hall. [SUP]
-- Machine or welding shop. [RAR]
-- Medical or scientific laboratory.
-- Technical school.
-- Tool or equipment rental.

(3) Industrial uses.

-- Beer or wine manufacturing. *[Limited to Subdistricts 1C, 1D, and 1I]*
-- Industrial (inside) for light manufacturing.
-- Industrial (inside). *[RAR]*
-- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(4) Institutional and community service uses.

-- Adult day care facility.
-- Child-care facility.
-- Church.
-- College, university, or seminary.
-- Community service center. [*SUP]*
-- Convent or monastery.
-- Halfway house. *[SUP]*
-- Hospital. *[RAR]*
-- Library, art gallery, or museum.
-- Open-enrollment charter school. *[SUP]*
-- Private school other than open-enrollment charter school. *[SUP]*
-- Public school other than open-enrollment charter school. *[SUP]*

(5) Lodging uses.

-- Hotel or motel. *[RAR]*
-- Lodging or boarding house. *[SUP]*

(6) Miscellaneous uses.

-- Carnival or circus (temporary). *[By special authorization of the building official]*
-- Temporary construction or sales office.

(7) Office uses.

-- Financial institution without drive-in window.
-- Financial institution with drive-in window. *[SUP, except with RAR only for lots adjacent to Oak Lawn Avenue, Market Center Boulevard, or Turtle Creek Boulevard]*
-- Medical clinic or ambulatory surgical center.
-- Office.

(8) Recreation uses.

-- Country club with private membership.
-- Private recreation center, club, or area. *[See Section 51P-621.117(c) for use with a seating capacity of 10,000 or more in Subdistrict 1I.]*
-- Public park, playground, or golf course.

(9) Residential uses.

-- College dormitory, fraternity, or sorority house. *[SUP]*
-- Duplex.
-- Group residential facility. *[SUP required if the spacing component of Section 51A-4.209(3) is not met. Permitted in this subdistrict subject to the same requirements as if located in an MU-3 Mixed Use District]*
-- Handicapped group dwelling unit. *[SUP required if the spacing component of Section 51A-4.209(3.1) is not met. Permitted in this subdistrict subject to the same requirements as if located in an MU-3 Mixed Use District]* -- Multifamily.
-- Retirement housing. *[SUP]*
-- Single family.

(10) Retail and personal service uses.

-- Alcoholic beverage establishments. ***[Allowed by right in Subdistrict 1-]*** *[SUP, except that a microbrewery, micro-distillery, or winery is permitted by right in Subdistrict 1I. See Section 51A-4.210(b)(4).]*
-- Ambulance service. *[RAR]*
-- Animal shelter or clinic without outside run. *[RAR]*
-- Animal shelter or clinic with outside run. *[SUP]*
-- Antique shop.
-- Art gallery.
-- Art or craft production facility. *[Limited to 5,000 square feet or less of floor area.]*
-- Auto service center. *[SUP]*
-- Billiard hall. *[SUP]*
-- Bingo parlor. *[SUP]*
-- Business school.
-- Car wash. *[SUP]*
-- Commercial amusement (inside). *[See Section 51A-4.210(b)(7). Except as otherwise provided, permitted in this subdistrict subject to the same*

requirements as if located in an MU-3 Mixed Use District. Class E dancehalls, as defined in Chapter 14 of the Dallas City Code, are not permitted. Billiard hall by SUP only. Bingo parlor by SUP only. In Subdistrict 1I, see Section 51P-621.117(c) for use with a seating capacity of 10,000 or more.]

-- Commercial parking lot or garage.
-- Dry cleaning or laundry store.
-- Furniture store.
-- General merchandise or food store 3,500 square feet or less.
-- General merchandise or food store greater than 3,500 square feet.
-- Home improvement center, lumber, brick, or building materials sales yard.
-- Household equipment and appliance repair.
-- Liquor store.
-- Massage establishment. *[SUP]*
-- Mortuary, funeral home, or commercial wedding chapel.
-- Motor vehicle fueling station. *[SUP]*
-- Nursery, garden shop, or plant sales.
-- Outside sales. *[SUP]*
-- Personal service uses.
-- Piercing salon. *[SUP]*
-- Restaurant without drive-in or drive-through service.
-- Restaurant with drive-in or drive-through service.*[SUP]*
-- Swap or buy shop. *[SUP]*
-- Taxidermist.
-- Tattoo studio. *[SUP]*
-- Temporary retail use.
-- Theater. *[Limited to 1,000 seats or fewer, except in Subdistrict 1I. See Section 51P-621.117(c) for use with a seating capacity of 10,000 or more in Subdistrict 1I.]*
-- Truck stop. *[SUP]*
-- Vehicle display, sales, and service. *[SUP]*

(11) Transportation uses.

-- Heliport. *[SUP]*
-- Helistop. *[SUP]*
-- Railroad passenger station. *[SUP]*
-- Transit passenger shelter.
-- Transit passenger station or transfer center. *[By SUP or city council resolution.]*

(12) Utility and public service uses.

-- Electrical substation.
-- Local utilities.
-- Police or fire station.
-- Post office.
-- Radio, television, or microwave tower. *[RAR]*
-- Tower/antenna for cellular communication.

-- Utility or government installation other than listed. *[SUP]*

(13) Wholesale, distribution, and storage uses.

-- Auto auction. *[SUP]*
-- Contractor's maintenance yard. *[RAR]*
-- Mini-warehouse. *[SUP, except with RAR only if all on-site circulation is internal to the structure.]*
-- Office showroom/warehouse.
-- Recycling drop-off container. *[SUP required if the requirements of -- Subparagraph (E) of Section 51A-4.213(11.2) are not satisfied.]*
-- Trade center.
-- Warehouse.

(b) Subdistrict 2.

(1) Except as otherwise provided in this subsection, the uses permitted in this subdistrict are the same as those uses permitted in the MU-3 Mixed Use District, subject to the same conditions applicable in the MU-3 Mixed Use District, as set out in the Dallas Development Code, as amended. For example, a use permitted in the MU-3 Mixed Use District only by specific use permit (SUP) is permitted in this special purpose district only by SUP; a use subject to development impact review (DIR) in the MU-3 Mixed Use District is subject to DIR in this special purpose district; etc.

(2) The following use is permitted in this subdistrict subject to residential adjacency review:

-- Bus or rail transit vehicle maintenance or storage facility. *[RAR]*

(3) The following use is permitted in this subdistrict by specific use permit only:

-- Commercial bus station and terminal. *[SUP]*

(Ord. Nos. 25013; 25560; 26975; 27280; 28231; 28819; 30040; 30041; 30042; 30347)

SEC. 51P-621.107. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, see Section 51A-4.217.

(b) The following accessory uses are not permitted in Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, **and 1-**:

-- Accessory medical/infectious waste incinerator.
-- Accessory pathological waste incinerator.
-- Amateur communications tower.
-- Day home.
-- General waste incinerator.

-- Private stable.

(c) Except as otherwise provided in this section, accessory uses in Subdistrict 2 must comply with the accessory use regulations applicable to the MU-3 Mixed Use District.

(d) The following accessory uses are permitted by SUP only:

-- Accessory outside storage. *[SUP]*

-- Pedestrian skybridges. *[SUP]* (Ord. Nos. 25013; 25560; 26975; 27280; 28231; 28819; 30347)

SEC. 51P-621.108. CREATION OF A BUILDING SITE.

(a) The building official shall not issue a certificate of occupancy or a building permit until:

(1) a building site has been established under Section 51A-4.601, "Creation of a Building Site"; or

(2) the yard, lot, and space requirements of a lot or parcel can be determined from property lines described in deed records. (Ord. 25013)

SEC. 51P-621.109. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

(a) Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, [~~and~~] 1I**, and 1-.**

(1) Front yard. No minimum front yard.

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

(3) Density. No maximum density.

(4) Floor area.

(A) For Subdistricts 1, 1A, 1C, and 1D, maximum floor area ratio is 4.0.

(B) For Subdistrict 1B, maximum floor area is 449,316 square feet.

(C) Except as provided in this subparagraph, for Subdistrict 1E, maximum floor area is 186,437 square feet.

(i) Mix of uses with a hotel or motel use. Maximum floor area may be increased to 450,000 square feet if a structure contains a hotel or motel use with a minimum of 150

guest rooms and a minimum of 7,000 square feet of floor area for retail and personal service uses at street level.

(aa) If a restaurant without drive-in or drive-through service is located at street level, an outside seating area of 700 square feet, for all restaurants combined, must be provided and must face a public right-of-way or abandoned railroad right-of-way.

(bb) An outside seating area does not count toward the minimum 7,000 square feet of floor area requirement for retail and personal service uses.

(ii) Mix of uses without a hotel or motel use. Maximum floor area may be increased to 450,000 square feet if a multifamily use with a minimum of 135 dwelling units has a minimum of 7,000 square feet of floor area for retail and personal service uses at street level.

(aa) If a restaurant without drive-in or drive-through service is located at street level, an outside seating area of 700 square feet, for all restaurants combined, must face a public right-of-way or abandoned railroad right-of-way.

(bb) An outside seating area does not count toward the minimum 7,000 square feet of floor area requirement for retail and personal service uses.

(D) Except as provided in this subparagraph, for Subdistrict 1F, maximum floor area is 268,330 square feet. Maximum floor area may be increased to 295,000 square feet if a structure contains a minimum of 3,000 square feet of floor area for retail and personal service uses located at street level.

(i) If a restaurant without drive-in or drive-through service is located at street level as part of the 3,000 square feet of floor area requirement for retail and personal service uses, an outside seating area of 800 square feet, for all restaurants combined, must be provided along Edison Street and the southeastern Property line.

(ii) An outside seating area does not count toward the minimum 3,000 square feet of floor area requirement for retail and personal service uses.

(E) Except as provided in this subparagraph, for Subdistrict 1G, maximum floor area is 245,678 square feet.

(i) Mix of uses with a hotel or motel use. Maximum floor area may be increased to 450,000 square feet if a structure contains a:

(aa) hotel or motel use with a minimum of 100 guest rooms;

(bb) a multifamily use with a minimum of 120 dwelling units; and

(cc) a minimum of 4,000 square feet of floor area for retail and personal service uses at ground level.

(11) If a restaurant without drive-in or drive-through service is located at ground level, an outside seating area of 500 square feet, for all restaurants combined, must be provided and must face a Property line other than Stemmons Freeway.

(12) An outside seating area does not count toward the minimum 4,000 square feet of floor area requirement for retail and personal service uses.

(ii) Mix of uses without a hotel or motel use. Maximum floor area may be increased to 450,000 square feet if a structure contains a multifamily use with a minimum of 200 dwelling units and a minimum of 4,000 square feet of floor area for retail and personal service uses located at ground level.

(aa) If a restaurant without drive-in or drive-through service is located at ground level, an outside seating area of 500 square feet, for all restaurants combined, must be provided and must face a Property line other than Stemmons Freeway.

(bb) An outside seating area does not count toward the minimum 4,000 square feet of floor area requirement for retail and personal service uses.

(F) Except as provided in this subparagraph, in Subdistrict 1H, maximum floor area ratio is 4.0. Maximum floor area ratio may be increased to 5.0 for a residential use if it complies with the following:

(i) Any ground-story blank wall area, as defined in Section 51A-13.201(5), along Hi Line Drive does not exceed a maximum of 30 linear feet.

(ii) A minimum of 70 percent of the lot width along Hi Line Drive contains a building facade within 20 feet of the Property line.

(iii) A minimum of 75 percent of a structure at street level along Hi-Line Drive must have one or more of the following:

(aa) residential units with direct street level access to the sidewalk;

(bb) for the portion of the structure that contains a lobby, a ground-story facade providing a minimum of 50 percent window pane surface area that allows views into the structure at a minimum depth of four feet; or

(cc) a publicly accessible open space area that complies with the criteria of Section 51P-621.109(a)(5.1)(G).

(iv) The sidewalk along Hi Line Drive has a minimum unobstructed width of eight feet.

(G) Except as provided in this subparagraph, in Subdistrict 1I, maximum floor area ratio is 4.0. Maximum floor area ratio may be increased to 5.5 for mixed-uses if it complies with the following:

(i) Any ground-story blank wall area, as defined in Section 51A-13.201(5), along Inspiration Drive does not exceed a maximum of 20 linear feet.

(ii) A minimum of 70 percent of the lot width along Inspiration Drive contains a building facade within 20 feet of the Property line.

(iii) A minimum of 75 percent of a structure at street level along Inspiration Drive has one or more of the following:

(aa) if a restaurant without drive-in or drive-through service is located at ground level, an outside seating area of at least 500 square feet, for all restaurants combined, is provided and faces a Property line other than the one along Stemmons Freeway;

(bb) residential units with direct street level access to the sidewalk;

(cc) for the portion of the structure that contains a non-residential use, a ground-story facade providing a minimum of 50 percent window pane surface area that allows views into the structure at a minimum depth of four feet; or

(dd) a publicly accessible open space area that complies with the criteria of Section 51P-621.109(a)(5.1)(G).

(H) Except as provided in this subparagraph, in Subdistrict 1-, maximum floor area ratio is 4.0. Maximum floor area ratio may be increased to 5.5 for a legacy building mixed-use project when all the following provisions are met:

(i) contains a multifamily use,

(ii) **a minimum of 70 percent of the lot width along Slocum Street contains a building facade within 20 feet of the property line, and**

(iii) **includes a minimum of 5,700 square feet of retail and personal service uses located on the ground floor.**

(aa) **if a restaurant without drive-in or drive-through service is located on the ground floor, an outside seating area of at least 500 square feet, for all restaurants combined, must be provided and must face a public right-of-way.**

(bb) **an outside seating area does not count toward the minimum 5,700 square feet of floor area requirement for retail and personal service uses.**

(5) Height.

(A) Except as provided in this subsection, maximum height is:

(i) 150 feet for buildings having an FAR for residential uses of 0.5 or more; and

(ii) 130 feet for all other buildings and structures.

(B) In Subdistricts 1E, 1F, 1G, 1H, [~~and~~] 1I**, and 1-**, mechanical equipment, elevator overrides, penthouses, parapet walls, and related equipment and structures may extend an additional 10 feet in height above the maximum structure height.

(5.1) Height bonuses for Subdistricts 1A, 1B, 1D, 1E, 1F, 1G, 1H, [~~and~~] 1I**, and 1-**. One or more of the following height bonuses may be combined to achieve a maximum building height of 270 feet for Subdistricts 1A, 1B, and 1D, a maximum building height of 300 feet for Subdistricts 1E, 1F, 1G, and 1H, ~~and~~ a maximum building height of 350 feet for Subdistrict 1I**, and a maximum building height of 400 feet for Subdistrict 1-**. In Subdistrict 1F, the development must comply with Section 51P-621.109(a)(4)(D)(i) and (ii) to receive a height bonus. In Subdistrict 1G, the development must comply with Section 51P-621.109(a)(4)(E)(i) or (ii) to receive a height bonus. In Subdistrict 1H, the development must comply with Section 51P-621.109(a)(4)(F)(i) through (iv) to receive a height bonus. In Subdistrict 1I, once the following height bonuses are used to reach a building height of 350 feet, a structure may be built to any legal height allowed by the Federal Aviation Administration. **In subdistrict 1-, the development must include the rehabilitation and adaptive reuse of a legacy building to receive a height bonus. In this Subsection, REHABILITATION means the process of returning a building to a state of utility in accordance with the United States Department of the Interior guidelines, as stated in the Secretary of the Interior's "Standards for Rehabilitation."**

(A) Tower size and orientation. Building height may be increased a maximum of 60 feet if (See Exhibit 621G for Subdistrict 1A. See Exhibit 621H for Subdistrict 1B. See Exhibit 6211 for Subdistrict 1E. See Exhibit 621J for Subdistrict 1F. See Exhibit 621K for Subdistrict 1G. See Exhibit 621L for Subdistrict 1H. **See Exhibit 621_ for Subdistrict 1-**):

(i) in Subdistrict 1A and 1D:

(aa) the portion of the building above 75 feet in height has a floor plate of 12,500 square feet or less; and

(bb) the tower dimension perpendicular to the east Trinity River levee is at least three times longer than the tower dimension parallel to the east Trinity River levee (tower dimension is measured at the widest point of the building facade).

(ii) in Subdistrict 1B:

(aa) the portion of the building above 75 feet has a floor plate of 25,000 square feet or less;

(bb) the tower is oriented as indicated on Exhibit 621H; and

(cc) the longer tower dimension is at least three times longer than the short tower dimension (tower dimension is measured at the widest point of the building facade).

(iii) in Subdistricts 1E and 1G:

(aa) the portion of the building above 85 feet has a floor plate of 25,000 square feet or less;

(bb) the tower is oriented as indicated on Exhibit 6211 (for Subdistrict 1E) or Exhibit 621K (for Subdistrict 1G); and

(cc) the longer tower dimension is at least two times longer than the short tower dimension (tower dimension is measured at the widest point of the building facade).

(iv) in Subdistrict 1F:

(aa) the portion of the building above 75 feet has a floor plate of 25,000 square feet or less;

(bb) the tower is oriented as indicated on Exhibit 621J; and

(cc) the longer tower dimension is at least one-and-a-half times longer than the short tower dimension (tower dimension is measured at the widest point of the building facade).

(v) in Subdistrict 1H:

(aa) the portion of a building above 85 feet has a floor plate of 25,000 square feet or less;

(bb) towers are oriented as indicated on Exhibit 621L; and

(cc) the longer tower dimension is at least one and a half times longer than the short tower dimension (tower dimension is measured at the widest point of the building facade).

(vi) in Subdistrict 1-:

(dd) **the portion of a building that is above 75 feet, has a floor plate of 25,000 square feet or less;**

(ee) **the tower is oriented as indicated on Exhibit 621-; and**

(ff) **the longer tower dimension is at least three times longer than the short tower dimension (tower dimension is measured at the widest point of the building facade).**

(B) Street-level parking structure concealment. Building height may be increased a maximum of 36 feet if:

(i) the building is located in Subdistricts 1A, 1B, 1D, or 1H and:

(aa) the building has street-level office showroom/warehouse, office, restaurant, or residential uses that conceal 100 percent of the street-level parking structure facade; and

(bb) the street-level uses have a minimum depth of 30 feet measured from the building facade.

(ii) the building is located in Subdistrict 1E and except as provided in this subparagraph:

(aa) the development complies with Section 51P 621.109(a)(4)(C)(i) or (ii);

(bb) one hundred percent of the street-level parking structure facade is screened as follows:

(I) the building has street-level office showroom/warehouse, office, restaurant, hotel or motel, retail and personal service, or residential uses that conceal a minimum of 85 percent of the street-level parking structure facade (excluding driveway entrances);

(II) the remainder of the street-level parking structure facade is screened with a solid material that is architecturally compatible with the main building.

(cc) the street-level uses have a minimum depth of 30 feet measured from the building facade.

(iii) the building is located in Subdistrict 1F and:

(aa) the building has street-level office showroom/warehouse, office, restaurant, hotel or motel, retail and personal service, or residential uses that conceal 100 percent of the street-level parking structure facade facing Edison Street (excluding driveway entrances);

(bb) any street-level parking structure facade must provide screening that is architecturally compatible with the building and conceals a minimum of 50 percent of the street level parking structure facade facing Stemmons Freeway (excluding driveway entrances); and

(cc) the street-level uses have a minimum depth of 30 feet measured from the building facade.

(iv) the building is located in Subdistrict 1G and:

(aa) except as provided in this provision, the building has ground-level office showroom/warehouse, office, restaurant, hotel or motel, retail and personal service, or

residential uses that conceal 70 percent of the ground-level parking structure facade on the south side of the parking structure;

(bb) the ground-level uses have a minimum depth of 30 feet measured from the building facade; and

(cc) for facades facing Stemmons Freeway, ground-level office showroom/warehouse, office, restaurant, hotel or motel, retail and personal service, or residential uses or screening of any portion of a ground-level parking structure facade are not required.

(v) the building is located in Subdistrict 1I and:

(aa) except as provided in this provision, the building has ground-level office showroom/warehouse, office, restaurant, hotel or motel, retail and personal service, or residential uses that conceal 70 percent of the ground-level parking structure facade. The remainder of the street-level parking structure facade must be screened with a solid material that is architecturally compatible with the main building.

(bb) the ground-level uses have a minimum depth of 30 feet measured from the building facade; and

(cc) for facades facing Stemmons Freeway, ground-level office showroom/warehouse, office, restaurant, hotel or motel, retail and personal service, or residential uses or screening of any portion of a ground-level parking structure facade are not required.

(vi.) the building is located in Subdistrict 1- and:

(aa) **complies with Section 51P-109(a)(4)(H);**

(bb) **the building has ground-level retail and personal service uses, or residential uses that conceal a minimum of 50 percent of the ground-level street-facing parking structure facade. The remainder parking structure facades must provide screening that is architecturally compatible with the main building.**

(cc) **The street-level uses have a minimum depth of 30 feet measured from the building façade.**

(C) LEED rating.

(i) Building height may be increased a maximum of 12 feet if the building is eligible for silver, gold, or platinum designation under the United States Green Building Leadership in Energy and Environmental Design (LEED) rating system.

(ii) Determination of eligibility.

(aa) A United States Green Building Council's Leadership in Energy and Environmental Design (LEED) checklist, effective May 1, 2004, must be submitted with an

application for a building permit for development, indicating how development will comply with a certified designation. The development plans submitted for a building permit must be certified by a LEED accredited professional designated by the department of sustainable development and construction.

(bb) Before the issuance of a building permit, the building official shall determine that the project is consistent with the standards and criteria for a LEED certified designation.

(cc) If the developer is unable to achieve all of the green building rating system points identified on the checklist, the developer must replace any points not achieved with other green building rating system points acceptable under the United States Green Building Council's LEED rating system.

(dd) The checklist, certified development plans, and any supporting documents and templates related to the points previously approved by the city for the LEED certified level designation must be submitted with an application for a certificate of occupancy. A certificate of occupancy may not be issued until a LEED accredited professional designated by the department of sustainable development and construction certifies that the building complies with the LEED certified designation.

(D) Pedestrian amenities. Building height may be increased a maximum of 12 feet if the building achieves 25 points under Section 51P-621.113(c)(3).

(E) Public art or water feature. In Subdistricts 1E, 1F, 1G, 1H, [~~and~~] 1I**, and 1-**, building height may be increased a maximum of 15 feet if:

(i) in Subdistricts 1E, and 1F, the building achieves 15 points under Section 51P-621.113(c)(4);

(ii) the public art or water feature is located in exterior open space and has a minimum of 600 square feet of land area, and includes a minimum of two of the following:

(aa) benches and/or seat walls;

(bb) trash receptacles;

(cc) shade structure, awning, trees; and

(iii) In Subdistrict 1E, the development complies with Section 51P-621.109(a)(4)(C)(i) or (ii).

(F) Electric charging stations. In Subdistricts 1E, 1F, 1G, 1H, [~~and~~] 1I**, and 1-**, building height may be increased a maximum of 15 feet if the development provides a minimum of five electric charging stations for the charging of electrically-powered motor vehicles, with a minimum of two of the stations that are accessible to the public. For purposes of this subparagraph, accessible to the public means an electric charging station that is visible from a public right-of-way or signage or other identification if either or all of the spaces are located within a structure.

(G) Publicly accessible open space. In Subdistricts 1F, 1H, [~~and~~] 1I**, and 1-**, building height may be increased a maximum of 40 feet if street-level publicly accessible open space is provided in accordance with this subparagraph. If building height is increased under this subparagraph, it may not be increased an additional 15 feet under Subparagraph (E) for the same open space.

(i) The open space must have a minimum of 1,000 square feet of land area.

(ii) The open space must be clearly visible and adjacent to, or a part of, a public sidewalk, subject to the following maximum elevations between the grade of the sidewalk and the grade of the open space:

Publicly Accessible Open Space Elevation

Open Space Land Area	**Maximum elevation above sidewalk grade**
500 square feet or less	6 inches or less
501-1,000 square feet	12 inches or less
1,001-2,000 square feet	2 feet or less
2,001-3,000 square feet	3 feet or less
3,001 square feet and greater	4 feet or less

(iii) The open space may not be designed to allow vehicular access.

(iv) In Subdistrict 1F, obstructions are not allowed above the plaza except awnings, trellises, or similar structures to enhance usability. In Subdistricts 1H and 1I, obstructions with a minimum clearance of 14 feet in height from the grade of the plaza are allowed within the publicly accessible open space.

(v) A minimum of 25 percent of the land area must be improved with plantings, sculptures, pools, or similar features.

(vi) A minimum of 25 percent of the land area must be improved to provide shade, using trees, awnings, shade structures, or other means to provide users refuge from the elements.

(vii) Lighting must be provided to maintain a minimum of 0.2 foot candles across all walkable and seating areas inside and adjacent to the open space area. Illumination must be provided from one hour after sunset to one hour after sunrise.

(viii) All light sources that illuminate the open space area must be shielded from direct view.

(ix) The open space must provide a minimum of three of the following:

(aa) seating areas.

(bb) children's play area.

(cc) water feature.

(dd) public art.

(ee) historical monument.

(ff) trash and recycling receptacles.

(gg) windows and doors from an abutting building facing the public art.

(hh) drinking fountains.

(H) Sports practice facility. In Subdistrict 1I, building height may be increased a maximum of 50 feet if a sports practice facility is constructed

(I) Public trail. In Subdistrict 1I, building height may be increased a maximum of 75 feet if a public trail is provided extending from Slocum Street along the southern boundary of Subdistrict 1I and connecting to the existing DART Victory Station. The public trail must meet the park and recreation department standards for hike and bike trails, measuring a minimum of 12 feet in width and composed of a minimum of five-inch-thick reinforced concrete with a minimum shoulder of 24 inches. Amenities such as trash receptacles, benches, bubblers, lighting, signage, striping, traffic control devices, and other trail-related items must be included if required by park and recreation department staff during the design of the trail. Other trail-related items include landscaping which coordinates with the development. The public trail must be reviewed and approved by the park board. Upon connection to the DART Victory Station, a 25foot easement must be dedicated exclusively to the city to assure its availability to the public for pedestrian access. Upon dedication to the city, maintenance will be completed by the city.

(i) A development agreement approved by the city council that details infrastructure and service provisions and phasing and assigns cost responsibilities for the provision of recreational services and facilities is required before this this provision is satisfied.

(ii) If the Texas Department of Transportation or DART denies the application to connect the trail through right-of-way to the DART Victory Station and no other reasonable means of connection is available; or, if the park and recreation department, park board, and property owner cannot come to an agreement for the design of the trail, then in-lieu of providing the trail connection and to satisfy the requirement of this bonus, a contribution may be made to the Old Trinity and Design District Open Space Fund as described in Section 51P-621.112(b)(6)(A). The contribution will be determined based on an estimate of the cost of the construction of the proposed trail. The estimate must be provided by the developer and approved by the park and recreation department.

(J) New development design. In Subdistrict 1-, height may be increased a maximum of 25 feet if new development is architecturally compatible with the legacy building. In

this Subparagraph, COMPATIBLE means similar and consistent in appearance and style; but does not necessarily mean identical.

(K) **Sidewalks. In Subdistrict 1-, height may be increased a maximum of 15 feet if a minimum six-foot wide, unobstructed sidewalk is constructed along Slocum Street.**

(L) **Mixed-income housing. In subdistrict 1-, when a multifamily use complies with the requirements in Section 51P-621.117, the proposed, height may be increased a maximum of 35 feet, in the following increments:**

(aa) ten feet if a minimum of five percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices

(bb) ten feet if a minimum of five percent of the units are available to households earning between 61 and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices

(cc) 15 feet if a minimum of five percent of the units are available to households earning between 81 and 100 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices.

(6) Building site coverage.

(A) Except as provided in this paragraph, maximum building site coverage is 100 percent.

(B) For Subdistricts 1A, 1B, and 1F, any portion of a building that is above 75 feet in height may not have a floor plate greater than 60 percent of the lot area or 25,000 square feet, whichever is less (See Exhibit 621G for Subdistrict 1A. See Exhibit 621H for Subdistrict 1B. See Exhibit 621J for Subdistrict 1F.).

(C) For Subdistricts 1E, 1G, and 1H any portion of a building that is above 85 feet in height may not have a floor plate greater than 60 percent of the lot area or 25,000 square feet, whichever is less (See Exhibit 621I for Subdistrict 1E. See Exhibit 621K for Subdistrict 1G. See Exhibit 621L for Subdistrict 1H.)

(D) In Subdistrict 1I, except as provided in this subparagraph, any portion of a building that is above 130 feet in height may have a floor plate of up to 60 percent of the lot area or 40,000 square feet, whichever is less.

(i) A building containing a commercial amusement (inside) use with a seating capacity of more than 12,500, is not subject to this floor plate limitation.

(ii) A development plan for a building referenced in Romanette (i) above must be approved by the city plan commission confirming that the tower dimension perpendicular to views of downtown to the east is at least two times longer than the tower dimension parallel to views to the southeast (tower dimension is measured at the widest point of the building facade).

(E) For Subdistrict 1-, any portion of a building that is above 75 feet in height may not have a floor plate greater than 60 percent of the lot area or 25,000 square feet, whichever is less (See Exhibit 621__)

(7) Building site size. No minimum building site size.

(8) Stories. No maximum number of stories.

(b) Subdistrict 2.

(1) Except for a bus or rail transit vehicle maintenance or storage facility, the yard, lot, and space regulations applicable to the MU-3 Mixed Use District, as amended, apply to this subdistrict.

(2) The following yard, lot, and space regulations apply to bus or rail transit vehicle maintenance or storage facility uses:

(A) Front yard. No minimum front yard.

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

(C) Density. No maximum density.

(D) Floor area. Maximum floor area ratio (FAR) is 4.0.

(E) Height. Maximum structure height is 200 feet.

(F) Building site coverage. Maximum building site coverage is 100 percent.

(G) Building site size. No minimum building site size.

(H) Stories. No maximum number of stories. (Ord. Nos. 25013; 25560; 26975; 27280; 28231; 28819; 30040; 30041; 30042; 30347)

SEC. 51P-621.110. OFF-STREET PARKING AND LOADING.

(b) General requirements applicable to all subdistricts.

(1) Except as otherwise provided in this section, off-street parking and loading must be provided in compliance with Division 51A-4.300, "Off-Street Parking and Loading Regulations." In the event of a conflict between this section and Division 51A-4.300, this section controls.

(2) If several uses are located on a single building site, the off-street parking requirement is the sum of the requirements for each use, and off-street parking spaces for one use may not be counted toward the off-street parking requirement of another use, except as otherwise provided in this section.

(3) If more than 10 off-street parking spaces are required, handicapped parking must be provided pursuant to Section 51A-4.305, "Handicapped Parking Regulations."

(c) Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, [~~and~~] 1I**, and 1-**.

(1) Except for the uses listed below, consult the use regulations in Division 51A¬4.200, "Use Regulations," for the specific off-street parking requirements for each use.

(A) Alcoholic beverage establishment. One space per 105 square feet of floor area. No parking is required for outside seating up to 10 percent of the total floor area of the alcoholic beverage establishment. Outside seating may not be converted to interior floor area unless the additional required parking is provided.

(B) Antique shop. One space per 600 square feet of floor area.

(C) Art gallery. One space per 600 square feet of floor area.

(D) Art or craft production facility. One space per 1,000 square feet of floor area.

(E) Beer or wine manufacturing. One space per 600 square feet of floor area.

(F) Dance hall. One space per 25 square feet of floor area.

(G) Duplex.

(i) One space per dwelling unit with one or fewer bedrooms.

(ii) Two spaces per dwelling unit with more than one bedroom.

(iii) In Subdistrict 1B, parking may be gated or otherwise secured if Dallas Fire Code requirements are met.

(H) Furniture store. One space per 1,000 square feet of floor area.

(I) General merchandise or food store 3,500 square feet or less. One space per 275 square feet of floor area.

(J) General merchandise or food store greater than 3,500 square feet. One space per 275 square feet of floor area.

(K) Multifamily.

(i) One-and-one-half spaces per dwelling unit.

(ii) In Subdistricts 1B and 1I, parking may be gated or otherwise secured if Dallas Fire Code requirements are met.

(L) Office. One space per 358 square feet of floor area.

(M) Office showroom/warehouse. One space per 1,100 square feet of floor area up to 20,000 square feet, and one space per 4,100 square feet of floor area over 20,000 square feet.

(N) Personal service uses. One space per 275 square feet of floor area.

(O) Restaurant. One space per 105 square feet of floor area. No parking is required for outside seating up to 10 percent of the total floor area of the restaurant. Outside seating may not be converted to interior floor area unless the additional required parking is provided.

(P) Single family.

(i) One space per dwelling unit with one or fewer bedrooms.

(ii) Two spaces per dwelling unit with more than one bedroom.

(iii) In Subdistrict 1B, parking may be gated or otherwise secured if Dallas Fire Code requirements are met.

(2) Parking reductions.

(A) Bicycle parking. The off-street parking requirement for nonresidential uses located within 600 feet of the center point of the intersection of Slocum Street and Cole Street may be reduced by 10 percent if:

(i) one five-bicycle parking stand for each 100 feet of street frontage is provided in the front yard of the building site; and

(ii) a minimum 12-foot-wide pedestrian and bicycle path is provided to link the building site with a DART light rail station.

(B) Employment centers adjacent to shuttle or bus stops. The following uses may provide off-street parking as specified if the use is within 1,000 feet of a shuttle stop or bus stop that provides a direct link to the Victory rail transit station or the Market Center rail transit station and if the use has 75,000 or more square feet of floor area:

(i) Industrial (inside). One space per 750 square feet of floor area.

(ii) Office. One space per 450 square feet of floor area.

(C) On-street parking. On-street parking spaces adjacent to a building site may be credited toward the off-street parking requirement of uses on the building site, even if the parking, backing, or maneuvering must be performed in the public right-of-way. On-street parking must be striped in accordance with standard city specifications.

(i) Head-in parking. One head-in parking space may be credited for each nine feet of frontage of the building site. Angled head-in parking must be angled more than 60 degrees but less than 90 degrees to the curb. The closest point of any angled head-in parking space may not be located closer than 10 feet to any perpendicular (90 degree) head-in parking space.

(ii) Parallel parking. One parallel parking space may be credited for each 22 feet of frontage of the building site.

(D) Special exception. The board of adjustment may grant a special exception of up to 50 percent of the required off-street parking upon the findings and considerations listed in Section 51A-4.311. The board of adjustment may impose conditions on the special exception.

(3) Delta theory.

(A) Except as otherwise provided in this paragraph, see Section 51A-4.704(b)(4). In the event of a conflict between this paragraph and Section 51A-4.704(b)(4), this section controls.

(B) The right to carry forward nonconforming parking and loading spaces does not terminate.

(4) Special parking.

(A) In general. Except as otherwise provided in this paragraph, see Division 51A-4.320, "Special Parking Regulations."

(B) Special parking allowed. Except as specifically modified in this section, required off-street parking may be special parking.

(C) Remote parking for nonresidential uses.

(i) Required off-street parking for nonresidential uses may be remote parking.

(ii) Remote parking for nonresidential uses must be located within 1,000 feet of the use served by the remote parking. The building official may extend the distance for remote parking to no more than 1,500 feet if a shuttle from the remote parking is provided. A license is required to authorize an extension of distance beyond 1,500 feet.

(iii) Remote parking lots must meet on-site parking landscape requirements.

(iv) Parking located in a railbed may be used as remote parking.

(D) Shared parking. Except for residential uses in Subdistrict 1B, if more than one type of use is located on a building site, all uses on the building site must share parking. Table 1 must be used to calculate the required off-street parking spaces when parking is shared. The number of off-street parking spaces that must be provided for the development is the largest number of spaces required under any of the five time-of-day columns. For example, in the morning, a development with residential

and office uses must provide 80 percent of the off-street parking that would normally be required for the residential uses and 100 percent of the off-street parking that would normally be required for the office uses. Likewise, in the afternoon, that development must provide 60 percent of the off-street parking that would normally be required for the residential uses and 100 percent of the off-street parking that would normally be required for the office uses. A similar calculation must be performed for each time of day. If the number of spaces required in the morning is greater than the number of spaces required during any other time of day, then the number of spaces required in the morning must be provided. Likewise, if the number of spaces required in the late afternoon is greater than the number of spaces required during any other time of day, then the number of spaces required in the late afternoon must be provided.

Table 1: Shared Parking Table
(For calculating the parking requirement for shared parking)

	%	%	%	%	%
Use Category	Morning	Noon	Afternoon	Late Afternoon	Evening
Residential	80	60	60	70	100
Office-related	100	80	100	85	35
Retail-related	60	75	70	65	70
Bar and Restaurant	20	100	30	30	100
Warehouse/					
Showroom	100	75	100	65	35
All other	100	100	100	100	100

(5) Cash in lieu of required parking. A property owner may make a one-time cash payment to the Old Trinity and Design District Parking Fund in lieu of providing required parking for a use in an original building. The amount of the payment is calculated by using the following formula:

National median cost per square foot x 350 x Dallas cost index x Number of required spaces not provided x .75 = Payment required

where "national median cost per square foot" is the national median cost per square foot of a parking space in a parking garage. Both the "national median cost per square foot" and the "Dallas cost index" must be derived from the most recent issue of Building Construction Cost Data, published by the Robert Snow Means Company, Inc., of Kingston, Massachusetts, unless another comparable publication is designated by the director. The department shall administer a city account to be known as the Old Trinity and Design District Parking Fund. Funds from the Old Trinity and Design District Parking Fund must be used only for the acquisition or construction of parking garages or other parking improvements within Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, [~~and~~] 1I**, and 1-.** The payment into the Old Trinity and Design District Parking Fund is due at the time of application for a building permit.

(6) Fees for required parking. Fees may be charged for use of required parking.

(7) Parking structure screening. In Subdistricts 1E, 1F, 1G, 1H, and 1I, any portion of a street-level parking structure facade that is concealed by a street-level use is considered screened.

(c) Subdistrict 2. The off-street parking requirement for a bus or rail transit vehicle maintenance or storage facility is one space per 1,500 square feet of floor area. For all other uses, consult the use

regulations contained in Division 51A-4.200, "Use Regulations," for the specific off-street parking/loading requirements for each use. (Ord. Nos. 25013; 25560; 26975; 27280; 28231; 28819; 30040; 30041; 30042; 30347)

SEC. 51P-621.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 25013)

SEC. 51P-621.112. LANDSCAPING.

(a) General requirements applicable to all subdistricts.

(1) Required tree species. All required trees must be from the following list of Texas native species:

Scientific name	Common name
Aesculus glaba v. arguta	Texas buckeye
Aesculus pavia	Red buckeye
Bumelia lanuginosa	Woolly-bucket bumelia
Carya illinoinensis	Pecan
Carya texana	Black hickory
Cercis canadensis v. Canadensis	Eastern redbud
Diospyros virginiana	Common persimmon
Ilex decidua	Deciduous holly
Ilex vomitoria	Yaupon holly
Juglans nigra	Black walnut
Juniperus virginiana	Eastern red cedar
Morus rubra	Red mulberry
Myrica cerifera	Wax myrtle
Prunus mexicana	Mexican plum
Quercus macrocarpa	Bur oak
Quercus marilandica	Blackjack oak
Quercus shumardii	Shumard red oak
Quercus stellata	Post oak
Quercus virginiana	Live Oak
Rhamnus caroliniana	Carolina buckthorn
Rhus copallina	Flameleaf sumac
Rhus virens	Evergreen sumac
Sapindus drummondii	Western soapberry
Sophora affinis	Eve's necklace
Taxodium distichum	Bald cypress
Ulmus americana	American elm
Ulmus crassifolia	Cedar elm
Viburnum rufidulum	Rusty blackhaw viburnum
Zanthoxylum clavaherculis	Hercules' club

(2) Prohibited trees.

(A) The following trees may not be planted within this special purpose district:

Scientific name	Common name
Populus deltoides	Cottonwood
Albizia julbrissen	Mimosa

(B) Bradford pears (pyrus calleryana) may be planted as site trees. Bradford pears may not be used as street trees, used as landscape buffer trees, or planted in the public right-of-way.

(3) Street trees.

(A) In Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, [~~and~~] 1I**, and 1-**, one street tree must be provided per 25 feet of street frontage, with a minimum of one street tree per building site. In Subdistrict 2, one street tree must be provided per 50 feet of street frontage, with a minimum of one street tree per building site.

(B) Street trees must be located on the building site within 50 feet of the projected street curb, except that street trees may be located in the public right-of-way if all private licensing requirements of the city code and charter are met and a right-of-way landscape permit is obtained from the city. For purposes of this subparagraph, "projected street curb" means the future location of the street curb consistent with the City of Dallas Thoroughfare Plan as determined by the director of public works and transportation.

(C) Street trees must be provided for all new construction.

(4) Landscaping in the public right-of-way.

(A) Landscaping may be located in the public right-of-way if a right-of-way landscape permit is obtained from the city.

(B) Plants in the public right-of-way may not obstruct visibility or create a traffic hazard. See Section 51A-4.602(d), "Visual Obstruction Regulations."

(C) The city council hereby grants a non-exclusive revocable license to the owners or tenants (with written consent of the owner) of all property within this special purpose district for the exclusive purpose of authorizing compliance with the landscaping requirements of this special purpose district. An owner or tenant is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a right-of-way landscape permit in accordance with the Dallas Building Code. This private license will not terminate at the end of any specific time period; however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, at any time such termination becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when

the purpose or use of the license is likely to become a nuisance or threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public rights-of-way to the satisfaction of the director of public works and transportation.

(D) A property owner or tenant is not required to comply with any right-of-way landscaping requirement to the extent that compliance is made impossible due to the city council's revocation of a right-of-way landscape permit or the revocation of the private license granted under this subsection.

(E) Upon the installation of landscaping in the public right-of-way, the owners or tenants shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this subsection, with combined single limits of liability for bodily injury and property damage of not less than $1,000,000 for each occurrence, and $2,000,000 annual aggregate. Coverage under this liability policy must be on an occurrence basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, Dallas, Texas 75201, and the policy must provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal, or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.

(F) Each owner or tenant is responsible for maintaining the landscaping in a healthy, growing condition, and for keeping the premises safe and in good condition and repair, at no expense to the city, and the city is absolutely exempt from any requirements to make repairs or maintain the landscaping. The granting of a license for landscaping under this subsection does not release the owner or tenant from liability for the installation or maintenance of trees and landscaping in the public right-of-way.

(5) Visual obstruction regulations. A property owner is not required to comply with the landscaping requirements of this section to the extent that compliance is made impossible by Subsection (d), "Visual Obstruction Regulations," of Section 51A-4.602, "Fence, Screening, and Visual Obstruction Regulations."

(b) Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, [~~and~~] 1I**, and 1-**.

(1) General requirement. Except as otherwise provided in this section, landscaping must be provided as required by Article X.

(2) Landscaping in railbeds.

(A) Any landscaping planted in the area to the centerline of a railbed may be used to satisfy required landscaping for the adjacent property. Landscaping planted in a railbed may not be located in an access easement.

(B) The requirements of Section 51A-10.125(b)(5), "Parking Lot Trees," do not apply to parking located within a railbed.

(3) Parking lot buffer. A five-foot-wide landscaped strip must be located along any edge of a parking lot or parking structure that is visible at grade level from a street. A minimum three-inch caliper tree must be located every 15 feet, or fraction thereof, or clustered every 30 feet within the landscaped strip.

(4) Plant requirements. Plants used to satisfy the landscape requirements must comply with the following requirements:

(A) A large evergreen shrub must have the ability to grow to a minimum height of three feet within three years.

(B) Solid sod or hydro-mulch grass may be used.

(C) Artificial plant materials may not be used.

(D) Any required landscaping that dies must be replaced.

(5) Landscape plan. A landscape plan must accompany any application for a building permit to expand floor area if the expansion is over 50 percent for nonresidential projects, over 65 percent for mixed use projects, or over 75 percent for residential projects. A landscape plan must earn at least 50 points (out of a total of 155 possible points.) The points awarded for providing these features are provided in parentheses. Existing landscaping qualifies for points.

(A) Lighting. (Total possible points = 20) Ten points each are awarded for providing tree lighting, light bollards, light poles, building facade lighting, or landscaped area lighting, up to a maximum of 20 points. The lighting provided must be at least 1.5 foot-candles in intensity over adjacent pedestrian areas.

(B) Landscaping on rooftops and facades. (Total possible points = 30) Ten points each are awarded for large planters, hanging planters, exterior embedded or extended planters, and vine supports on rooftops or along front facades up to a maximum of 30 points. Vines within ground-based planters must be able to extend above one-half the total height of the ground story of the main structure.

(C) Landscape buffer. (Total possible points = 25) The landscape buffer must be a minimum of 80 square feet. A mix of plant materials may be used.

(D) Tree canopy at the street frontage. (Total possible points = 20) Points may be obtained for planting canopy trees along the entire street frontage, exclusive of vehicular and pedestrian entrances and exits. The trees may be planted in the right-of-way if a right-of-way landscape permit is obtained. Ten points are awarded for planting these trees at a density of one tree per 30 linear feet of street frontage and 20 points are awarded for planting these trees at a density of one tree per 15 linear feet of street frontage. Note: Power lines may affect the types of trees used.

(E) Seasonal color landscaping. (Total possible points = 20) Points may be obtained for providing a landscape area for seasonal color in planting beds, raised planters, or pots. Five points are awarded for a landscape area that is equal to at least one-fourth of a square foot multiplied by the number of feet of street frontage. Ten points are awarded for a landscape area that is equal to at least

one-half of a square foot multiplied by the number of feet of street frontage. Fifteen points are awarded for a landscape area that is equal to at least three-fourths of a square foot multiplied by the number of feet of street frontage. The plants in the landscape area must be changed at least twice per year with the appropriate seasonal color plants. This area must contain the appropriate seasonal landscaping at all times except when the landscaping is being changed at the beginning of a new season.

(F) Native plant landscaping. (Total possible points = 20) Points may be obtained for providing a landscape area containing native plants. Five points are awarded for a landscape area that is equal to at least one-fourth of a square foot multiplied by the number of feet of street frontage. Ten points are awarded for a landscape area that is equal to at least one-half of a square foot multiplied by the number of feet of street frontage. Fifteen points are awarded for a landscape area that is equal to at least three-fourths of a square foot multiplied by the number of feet of street frontage. Native plants listed in Exhibit 621E must be used.

(G) Creation of open space. (Total possible points = 20) Five points are awarded per 200 square feet of open space if the open space is a minimum of 500 feet from the building site but within this special purpose district. For purposes of this subparagraph, "open space" means a space containing no structures or pavement at or above grade, and containing only grass or other vegetation. Open space must be available for use by the public. The open space must be maintained in a state of good repair and neat appearance at all times by the owner of the property for which the building permit was issued.

(6) Open space fund. If a property owner in Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1H, ~~and~~ 1I**, and 1-** cannot plant all of the required trees on the building site, or the property owner in Subdistricts 1G and 1I cannot plant all of the required trees on the building site or within 1,000 feet of the building site, the property owner shall comply with the following requirements for no more than 50 percent of the required trees:

(A) Make a payment into the Old Trinity and Design District Open Space Fund. The department shall administer a city account to be known as the Old Trinity and Design District Open Space Fund. Funds from the Old Trinity and Design District Open Space Fund must be used only for acquiring and maintaining property for parks and open-space within this special purpose district. The amount of the payment required per tree not planted is calculated by using the formula for appraising the value of a two-inch-caliper tree, as derived from the most recent edition of the *Guide for Establishing Values of Trees and Other Plants* published by the Council of Tree and Landscape Appraisers, unless another publication is designated by the building official, and adding the cost of planting and maintaining a two-inch tree for two years.

(B) Plant trees within:

(i) portals to the Trinity River (as identified in the Trinity River Corridor Comprehensive Land Use Plan) within this special purpose district,

(ii) along that portion of the Old Trinity Trail within this special purpose district, or

(iii) along the meanders of the Old Trinity River channel, as shown.

(7) Parking/landscaping zone. Where there is at least a 70-foot space between buildings, a parking/landscaping zone meeting the following requirements is allowed in the space between the two buildings but is not required. The composition of the parking/landscaping zone, moving from one building façade across to the other building façade, is as follows:

(A) First, a minimum six-foot-wide sidewalk parallel to the façade of the first building.

(B) Second, a parking area between six feet from the first building façade to 16 feet from the first building façade. This parking area must have angled head-in parking at an angle of 60 degrees to 90 degrees. A landscaped area containing one tree must be located between every fifth parking stall. Trees in the parking area must be spaced 46 to 50 feet on center, and must be 12 to 16 feet away from the first building façade. One parking stall may be omitted to allow for a loading dock to remain functional.

(C) Third, a minimum of 26 feet of right-of-way for the two-way traffic in the middle.

(D) Fourth, a matching parking area from between 16 feet from the second building façade to six feet from the second building façade.

(E) Fifth, a matching six-foot-wide sidewalk parallel to the façade of the second building.

(c) Subdistrict 2. Except as otherwise provided in this section, all properties in Subdistrict 2 must comply with Article X. (Ord. Nos. 25013; 25560; 26975; 27280; 28231; 28819; 30040; 30041; 30042; 30347)

SEC. 51P-621.113. ARCHITECTURAL DESIGN GUIDELINES.

(a) Purpose. The architectural design guidelines of this section are intended to preserve the historical, cultural, and architectural importance and significance of Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, [~~and~~]1I**, and 1-**. These architectural design guidelines are intended to encourage adaptive reuse of existing buildings; new contemporary and creative construction and major modifications that will enhance the architectural character of the district; and sustainable, green, energy efficient design and construction.

(b) Facade requirements for new construction and major modifications in Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, [~~and~~]1I**, and 1-**.

(1) Facades must be brick, concrete masonry, glass, hollow tile, stone, or other fireproof materials, except that wooden siding, wooden sheets, and metal may not be used on more than 50 percent of any facade.

(2) Facades consisting of more than 80 percent glass, excluding glass block, are prohibited.

(3) The maximum permitted reflectance of glass used as a facade material varies depending on where the glass is used. The reflectance of glass used on the first two stories may not exceed 15 percent. The reflectance of glass used above the first two stories may not exceed 27 percent. Reflectance is the percentage of available visible light energy reflected away from the exterior surface of the glass. The higher the percentage, the more visible light reflected and the more mirror-like the glass will appear.

(c) Design test requirements in Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, [~~and~~] 1I**, and 1-**. New construction or a major modification must earn at least 50 points for properties with a floor area ratio of 2.0 or less, and at least 70 points for properties with floor area ratios greater than 2.0 (out of 205 possible points). The total possible points in any category are provided in parentheses.

(1) Maintenance of original facades. (Total possible points = 10) Ten points are awarded for the adaptive reuse of an original building if its original facade design elements are not altered.

(2) Ground floor uses, building facades, and roofs. (Total possible points = 20) Points may be earned as follows:

(A) Retail and showroom uses. Ten points are awarded if a building's ground floor (excluding halls, restrooms, utility areas, and other public spaces) is allocated to retail and personal service uses or office showroom/warehouse uses.

(B) Restaurant uses. Ten points are awarded if a building's ground floor (excluding halls, restrooms, utility areas, and other public spaces) includes restaurant uses.

(C) Facade treatments. Ten points are awarded if the building's front facade is given texture and complexity by the inclusion of ground level entries more than 14 feet in height, porticos, indented entries, belt coursing or other horizontal banding, grid coursing, articulation of window openings, corner pilasters, rustication of the first floor, changes of color, or ornamental iron.

(3) Pedestrian amenities. (Total possible points = 25) Five points each are awarded for benches, trash receptacles, awnings/canopies, bicycle parking racks, and pedestrian street lamps. These items should be creative and contemporary. Pedestrian amenities must be located within the curb-to building area of the building site, but, if a hardship prohibits locating these in the curb-to-building area of the building site, the amenities may be placed within the public right-of-way as long as they meet city standards and licensing requirements and do not block free movement of pedestrians. Pedestrian amenities must be maintained and operated by the owner of the building site. If there is more than one owner, all owners are jointly responsible for maintenance. Such amenities include:

(A) Benches or exterior seating areas (maximum of one every 50 feet).

(B) Trash receptacles (maximum of five points).

(C) Awnings/canopies along the front facade.

(D) One five-bicycle stand per 100 feet of street frontage.

feet (E) At least one pedestrian street lamp (freestanding or wall mounted) per 50 of street frontage.

(4) Public art or water features. (Total possible points = 15) Fifteen points are awarded for public art or water features costing at least $2,500, limited to one per building site. In order to qualify for public art points, the public art must be visible from a public right-of-way at all times. Examples of public art could include art in an atrium or lobby that is visible from a public right-of-way, art incorporated into the sidewalk or building facade, or freestanding art. For purposes of this paragraph, "water features" means: fountains, pools, mechanical water jets, or similar water devices.

(5) Paving material. (Total possible points = 15) Five points are awarded per one-third increment of an outdoor private walkway area accessible to the public that is covered by decorative pavement. For purposes of this paragraph, "decorative pavement" means: colored concrete pavers; brick; stone; stamped, textured, or colored concrete; and exterior grade tile.

(6) Pedestrian orientation of building facade. (Total possible points = 20) Twenty points are awarded if a minimum of 25 percent of the front facade has transparent display windows or windows affording views into retail, office, or lobby space. The transparency requirement applies to the first 16 feet of height of the facade.

(7) Structured parking facilities. (Total possible points = 50) Fifty points are awarded for a structured parking facility if the design matches the facade of a new building or architecturally complements the facade of an original building.

(8) Energy conservation. (Total possible points = 15) Ten points are awarded for using solar, geothermal, or other non-petroleum, non-coal energy sources. Five points are awarded for planting twice the number of canopy trees required by Section 51P-621.112, "Landscaping."

(9) Permeable surface. (Total possible points = 15) Five points are awarded each third of an outdoor walkway or driveway with a permeable surface.

(10) LEED's credit. (Total possible points = 20) Twenty points are awarded for a project with a floor area ratio of more than 2 0 when the project complies with the following:

(A) A United States Green Building Council's Leadership in Energy and Environmental Design (LEED) Checklist, effective May 1, 2004, must be submitted with an application for a building permit for development, indicating how development will comply with a certified designation (26 to 32 project points). The development plans submitted for a building permit must be certified by a LEED accredited professional designated by the department of sustainable development and construction. Prior to the issuance of a building permit, the building official shall determine that the project is consistent with the standards and criteria for a LEED certified designation.

(B) If the developer is unable to achieve all of the green building rating system points identified on the checklist, the developer must replace any points not achieved with other green building rating system points acceptable under the United States Green Building Council's LEED rating system.

(C) All supporting documentation and templates related to the points previously approved by the city for the LEED certified level designation must be submitted with an application for a certificate of occupancy. A certificate of occupancy may not be issued until a LEED accredited professional designated by the department of sustainable development and construction certifies that the building complies with the LEED certified designation (26 to 32 project points).

(d) Approval by development plan. The city plan commission may approve new construction or a major modification that does not meet the requirements of Subsections (b) and (c) of this section if the development plan and elevations show that the new construction or major modification is consistent with the spirit and intent of this section.

(e) Fences and Walls in Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, [~~and~~]1I**, and 1-**. Fences and walls longer than 200 feet adjacent to any public street must be designed to prevent visual monotony through use of offsets, changes of materials and textures, gates or openings, or landscaping. (Ord. Nos. 25013; 25560; 26975; 27280; 28231; 28819; 30040; 30041; 30042; 30347)

SEC. 51P-621.114. SITE DESIGN REQUIREMENTS.

(a) Above-grade off-street parking. Parking is permitted on any level of a building.

(b) Median and curb cuts along Industrial Boulevard. Median and curb cuts to access railbeds for off-street parking from Industrial Boulevard, between Continental Avenue and Sylvan/Wycliff Avenue, must be approved by the director of public works and transportation. Traffic must be one-way from Industrial Boulevard westbound to Levee Street.

(c) Sidewalk standards for new construction.

(1) In general.

(A) Sidewalks complying with the standards of this subsection must be provided for all new construction.

(B) If a sidewalk is to be located in a front yard, a sidewalk easement must be dedicated to the city to assure its availability to the public for pedestrian access.

(C) Except as otherwise provided in this subsection, the requirements of Chapter 43, "Streets and Sidewalks," apply to all sidewalks.

(2) Location.

(A) Sidewalks must be located along the entire length of the street frontage.

(B) On state highways, sidewalks must be provided in the parkway, subject to Texas Department of Transportation approval. If Texas Department of Transportation approval cannot be obtained, the property is exempt from this requirement.

(C) Sidewalks must be located between five feet and 10 feet from the back of the projected street curb, except that sidewalks on Oak Lawn Avenue, Irving Boulevard, Market Center Boulevard, and Turtle Creek Boulevard must be located between five feet and 12 feet from the back of the projected street curb. Sidewalks may be located farther from the projected street curb to the extent necessary to preserve existing trees or structures or to comply with landscaping requirements.

(D) In Subdistricts 1E, 1F, 1G, [~~and~~]1I**, and 1-**, design and construction must be level with any connecting sidewalk for sidewalks crossing drive approaches.

(3) Width.

(A) Sidewalk widths must match the width of existing sidewalks in front of adjacent properties at the point of convergence. Where there are different sidewalk widths on each side of the street frontage, the new sidewalk must taper or expand to meet the incongruous sidewalks.

(B) Sidewalks must have an unobstructed minimum width of four feet, except that sidewalks on Oak Lawn Avenue, Irving Boulevard, Market Center Boulevard, and Turtle Creek Boulevard must have an unobstructed minimum width of six feet, and sidewalks in Subdistrict 1I must have a minimum unobstructed width of eight feet. For purposes of this provision, "unobstructed" means by structures or landscaping, excluding utility poles and service boxes.

(d) License to allow compliance with ADA requirements.

(1) If there is no other way to install ramps required by the Americans with Disabilities Act or similar state laws other than to install the ramps in the public right-of-way, the city council hereby grants a non-exclusive revocable license to the owners or tenants (with written consent of the owner) of all property within this special purpose district for the exclusive purpose of authorizing compliance with the Americans with Disabilities Act or similar state laws. An owner or tenant is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a building permit in accordance with the Dallas Building Code. This private license will not terminate at the end of any specific time period; however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, at any time such termination becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when the purpose or use of the license is likely to become a nuisance or threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public rights-of-way to the satisfaction of the director of public works and transportation.

(2) Upon the installation of ramp in the public right-of-way, the owners or tenants shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this subsection, with combined single limits of liability for bodily injury and property damage of not less than $1,000,000 for each occurrence, and $2,000,000 annual aggregate. Coverage under this liability policy must be on an occurrence basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, Dallas Texas 75201, and the policy must provide for 30 days prior written notice to the Office of Risk Management of cancellation,

expiration, non-renewal, or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.

(3) Each owner or tenant is responsible for maintaining any ramps in good condition and repair, at no expense to the city, and the city is absolutely exempt from any requirements to make repairs or maintain any ramps. The granting of a license for ramps under this subsection does not release the owner or tenant from liability for the installation or maintenance of ramps in the public right-of-way.

(e) Exemption for Subdistrict 2. The site design requirements of this section do not apply to a bus or rail transit vehicle maintenance or storage facility use in Subdistrict 2. (Ord. Nos. 25013; 25560; 26102; 30040; 30041; 30042; 30347)

SEC. 51P-621.115. SCREENING REGULATIONS.

(a) Parking lot screening.

(1) Except as otherwise provided in this section, Section 51A-4.301(f), "Screening Provisions for Off-Street Parking," applies to all parking lots and parking structures.

(2) Fences may complement but not substitute for parking lot trees and shrubbery screening.

(3) The provision of screening for surface parking only applies to new construction. All surface parking must be screened from a street or access easement by using one or more of the following three methods to separately or collectively attain a minimum height of three feet above the parking surface:

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

(B) A fence constructed of one or more of the following: brick, stone, concrete masonry, stucco, concrete, wood, or other durable material. Wrought iron fences are allowed.

(C) Hedge-like evergreen plant materials recommended for local area use by the city arborist. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed 36 inches on center over the entire length of the bed unless a landscape architect recommends an alternative planting density that the building official determines is capable of providing a solid appearance within three years.

(b) Screening of off-street loading spaces, dumpsters, and garbage storage areas.

(1) Except as otherwise provided in this subsection, screening of off-street loading spaces, dumpsters, and garbage storage areas must be provided in compliance with Section 51A-4.602, "Fence, Screening, and Visual Obstruction Regulations."

(2) All off-street loading spaces, dumpsters, and garbage storage areas must be screened from all public streets adjacent to the building site. Screening is not required on sides that are not visible from a public street.

(3) Screening of all off-street loading spaces, dumpsters, and garbage storage areas must be at least six feet in height.

(4) Screening is not required in the railbeds.

(c) Outdoor storage areas. Except for vehicle display, sales, and service uses and nursery, garden shop, and plant sales uses, all outdoor storage areas for commercial and business services uses and industrial uses must be entirely screened by an eight-foot solid screening fence, vegetative materials, or other alternative deemed appropriate by the building official.

(d) Exemption for Subdistrict 2. The screening regulations of this section do not apply to a bus or rail transit vehicle maintenance or storage facility use in Subdistrict 2. (Ord. Nos. 25013; 25560)

SEC. 51P-621.116. SIGNS.

(a) Except as otherwise provided in this section, signs must comply with the provisions for business zoning districts in Article VII.

(b) In Subdistrict 2, detached premise signs existing on the date of establishment of this special purpose district may remain, provided the sign and sign supports are maintained in a state of good repair and neat appearance at all times. See Section 51A-7.210, "General Maintenance."

(c) Projecting attached premise signs for retail and personal service uses are allowed, provided they do not project more than five feet from the building façade and are between nine and 15 feet above the sidewalk. For purposes of this provision, a "projecting attached premise sign" means an attached premise sign projecting more than 12 inches from a building at an angle other than parallel to the façade. (Ord. Nos. 25013; 25560)

SEC. 51P-621.117. MIXED-INCOME HOUSING FOR SUBDISTRICT 1-.

(a) Except as provided in this section, compliance with Division 51A-4.1100 is required to obtain the development bonuses in Section 51P-621.109(5.1) (L).

(b) Compliance with Section 51A-4.1107 is not required.

SEC. 51P-621.11~~7~~8. ADDITIONAL PROVISIONS.

(a) The entire Property and any improvements in the public right-of-way must be properly maintained in a state of good repair and neat appearance. The city may remove any improvements in the public right-of-way that are not maintained in a state of good repair and neat appearance at the sole expense of the property owner, and may use any available legal remedy to recover the cost of removal from the property owner.

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

(c) In Subdistrict 1I, a traffic impact analysis is required in addition to the development impact review requirements in Division 51A-4.800 for a commercial amusement (inside), private recreation center, club, or area, or theater with a seating capacity of 10,000 or more. The area subject to review will include Subdistrict 1I and all property within a quarter mile. All infrastructure improvements essential to the operation of the use must be in place prior to the issuance of a certificate of occupancy for the use. The time period for review of the traffic impact analysis and development impact review is extended to 60 calendar days. (Ord. Nos. 25013; 25560; 26102; 30347)

SEC. 51P-621.1189. COMPLIANCE WITH CONDITIONS.

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

(b) The building official shall not issue a building permit to authorize work or a certificate of occupancy to authorize the operation of a use in this special purpose district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 25013; 26102)

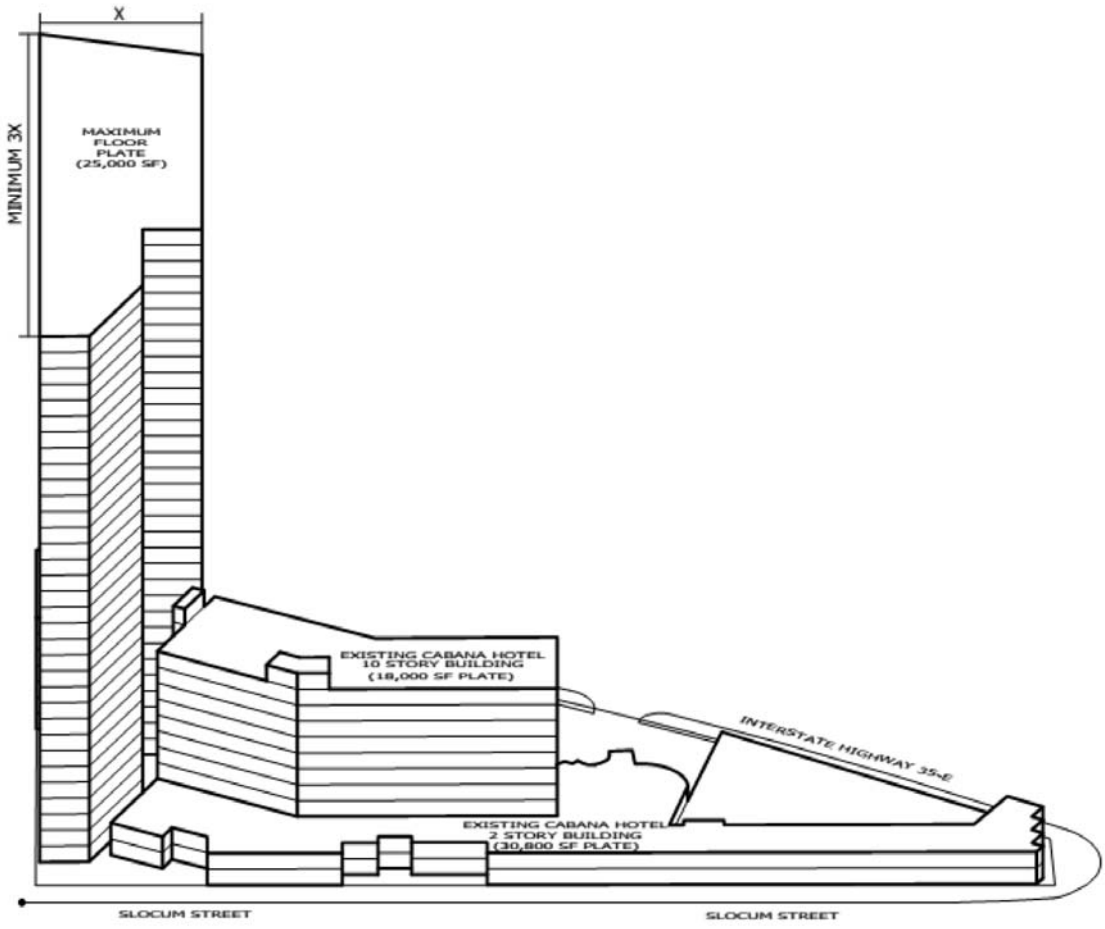
EXHIBIT 621 L
TOWER DIAGRAMS FOR SUBDISTRICT 1J

Tower size and orientation. Building height may be increased a maximum of 60 feet if:

(1) the portion of the building above 75 feet in height has a floor plate of 25,000 square feet or less; and

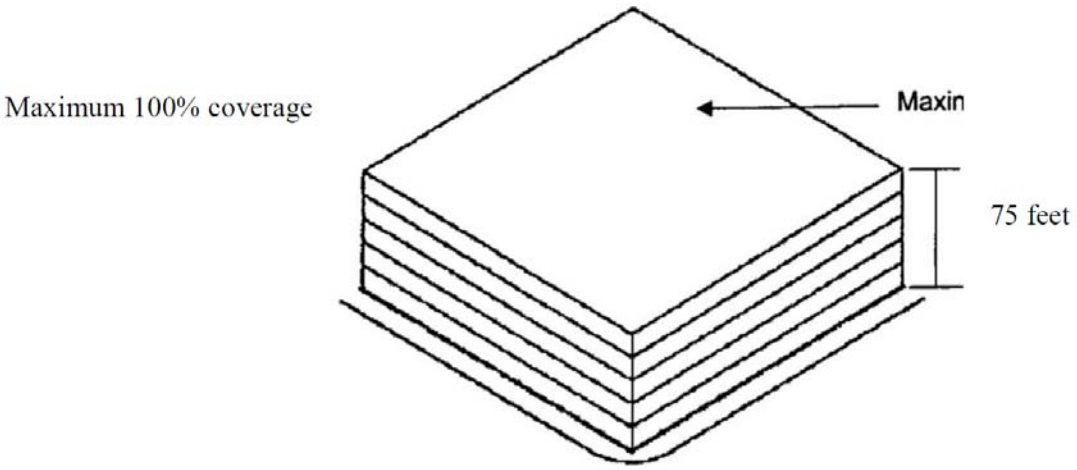
(2) the tower dimension perpendicular to the east Trinity River levee is at least three times longer than the tower dimension parallel to the east Trinity River levee (tower dimension is measured at the widest point of the building facade).

TOWER DIAGRAM

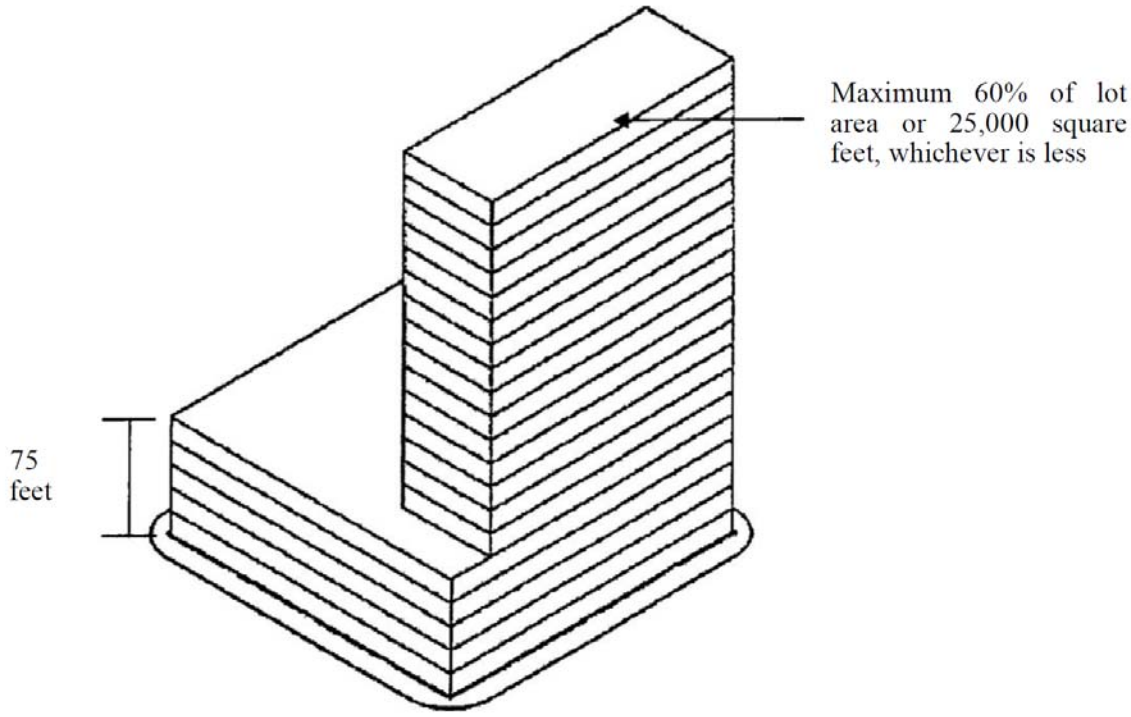


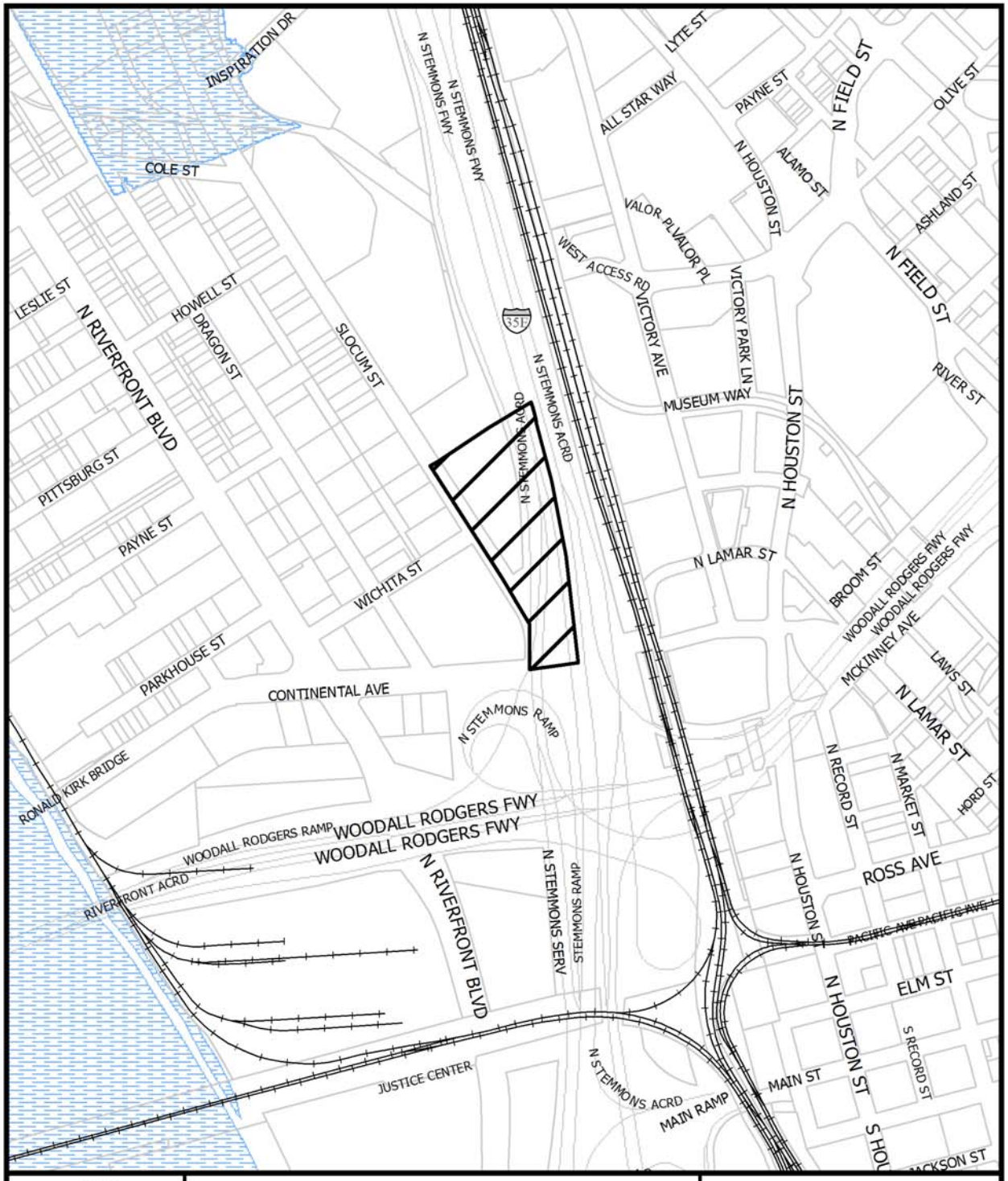
Building Site Coverage

Maximum building site coverage for that portion of the building 75 feet or less in height is 100 percent.



For Subdistrict 1J, any portion of the structure that is above 75 feet in height may not have a floor plate greater than 60 percent of the lot area or 25,000 square feet, whichever is less



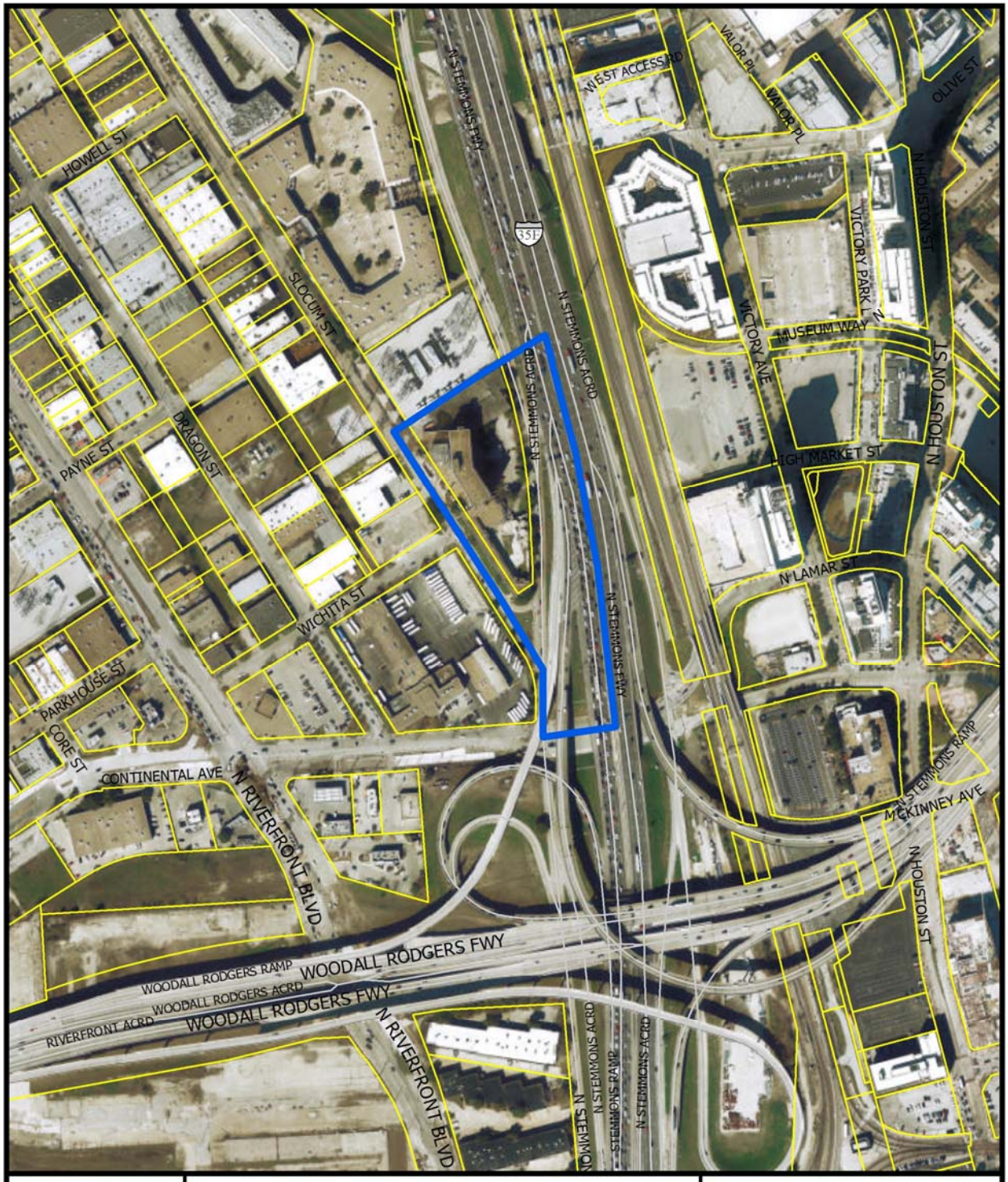


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VICINITY MAP

Case no: Z178-314

Date: 11/8/2018

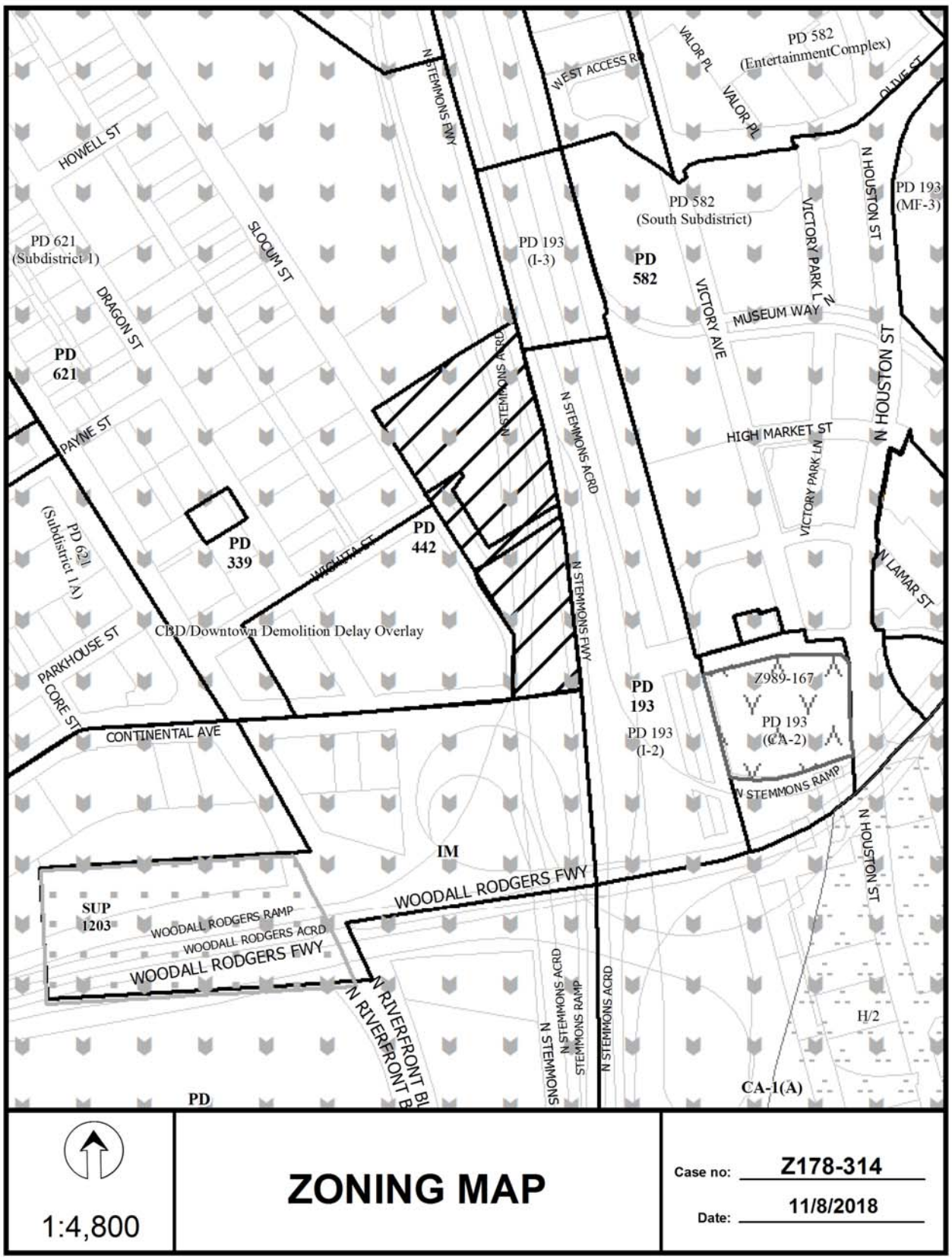


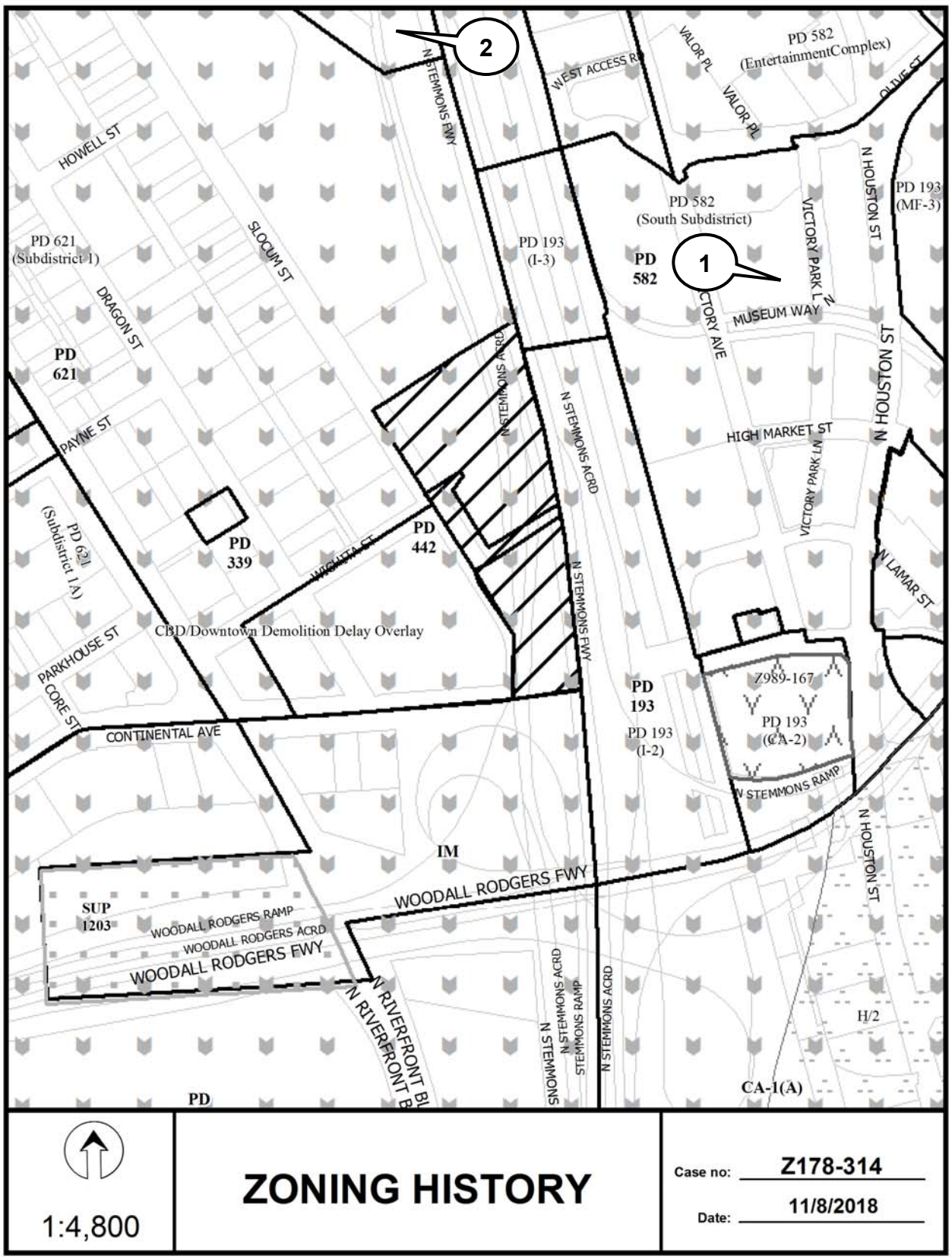
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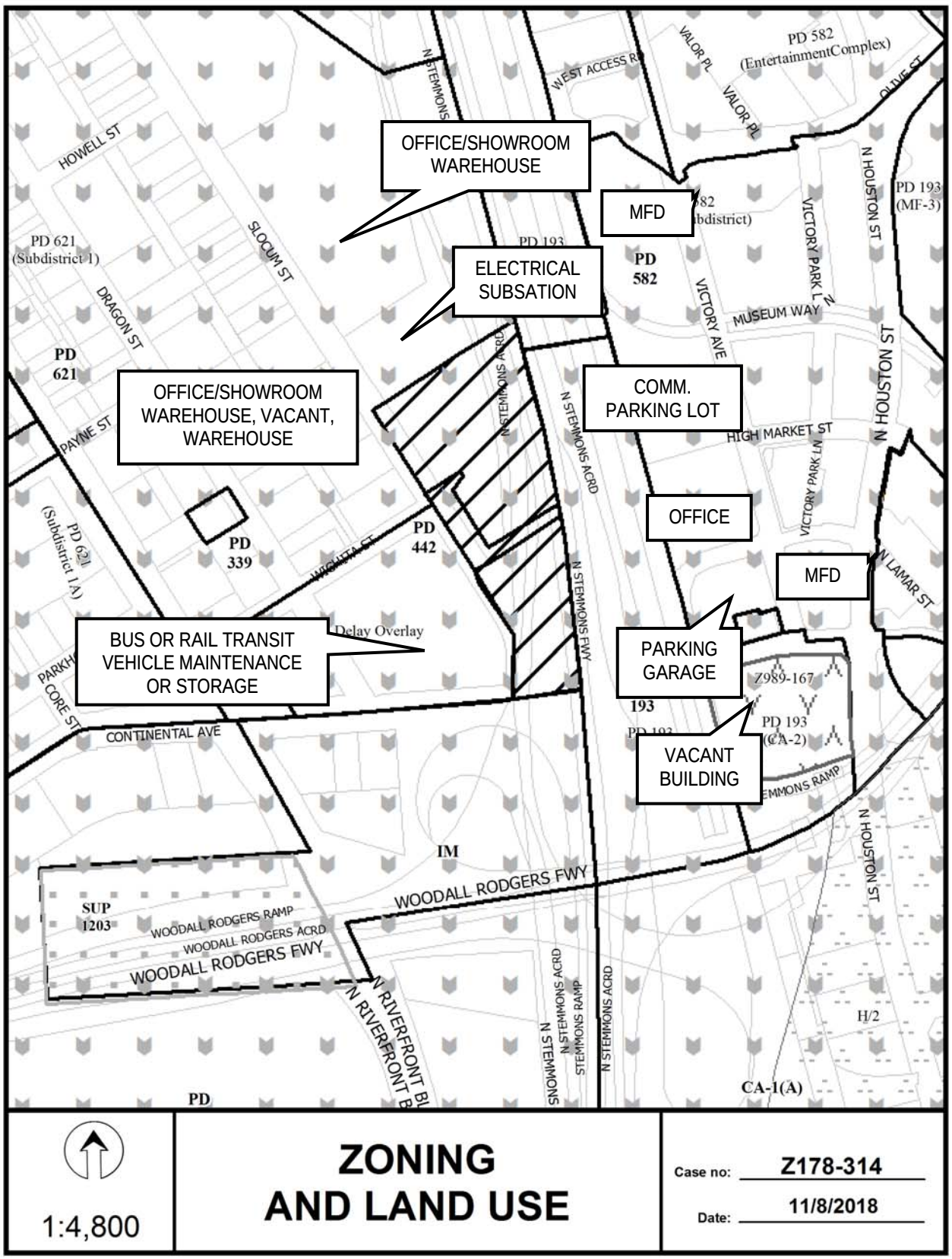
AERIAL MAP

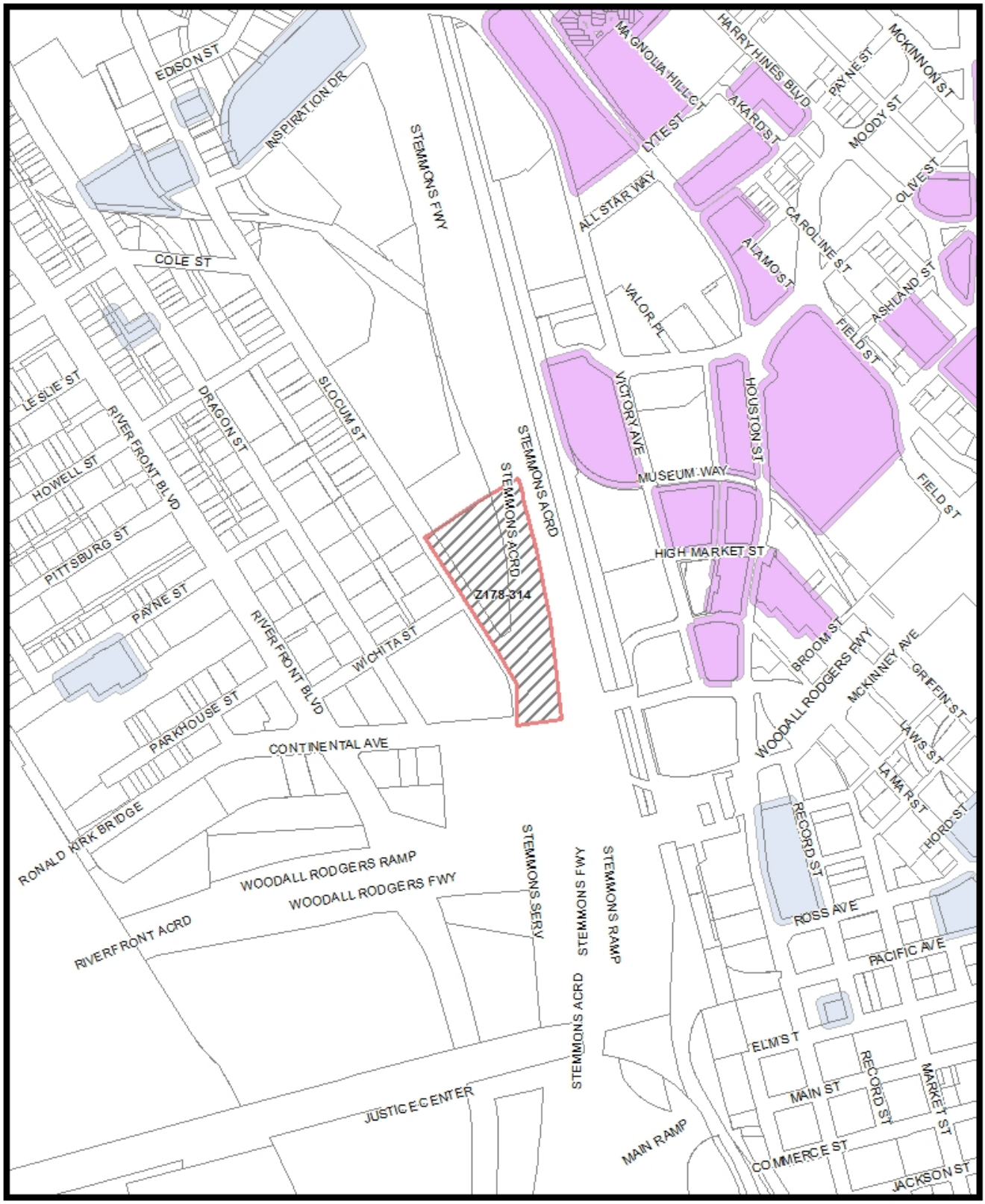
Case no: Z178-314

Date: 11/8/2018


PD 582
(EntertainmentComplex)
VALOR PL
OLIVE ST
N STEMMONS FWY
WEST ACCESS RD
HOWELL ST
PD 582
(South Subdistrict)
PD 193
(MF-3)
N HOUSTON ST
PD 621
(Subdistrict 1)
SLOCUM ST
PD 193
(I-3)
PD
582
VICTORY PARK LN
VICTORY AVE
MUSEUM WAY
DRAGON ST
PD
621
N STEMMONS ACRD
N STEMMONS ACRD
PAYNE ST
HIGH MARKET ST
VICTORY PARK LN
PD 621
(Subdistrict 1A)
PD
339
WRIGHT ST
PD
442
N LAMAR ST
CBD/Downtown Demolition Delay Overlay
PARKHOUSE ST
CORE ST
N STEMMONS FWY
PD
193
Z989-167
PD 193
(CA-2)
CONTINENTAL AVE
PD 193
(I-2)
N STEMMONS RAMP
IM
N HOUSTON ST
WOODALL RODGERS FWY
SUP
1203
WOODALL RODGERS RAMP
WOODALL RODGERS ACRD
WOODALL RODGERS FWY
N RIVERFRONT BLVD
N STEMMONS ACRD
N STEMMONS RAMP
N STEMMONS ACRD
H/2
PD
CA-1(A)
1:4,800
ZONING MAP
Case no: Z178-314
Date: 11/8/2018


2
1
N STEMMONS FWY
WEST ACCESS RD
VALOR PL
PD 582
(EntertainmentComplex)
OLIVE ST
HOWELL ST
PD 582
(South Subdistrict)
PD 193
(MF-3)
N HOUSTON ST
PD 621
(Subdistrict 1)
SLOCUM ST
PD 193
(I-3)
PD
582
VICTORY PARK LN
DRAGON ST
MUSEUM WAY
VICTORY AVE
PD
621
N STEMMONS ACRD
N STEMMONS ACRD
HIGH MARKET ST
PAYNE ST
VICTORY PARK LN
PD 621
(Subdistrict 1A)
PD
339
WRIGHT ST
PD
442
N LAMAR ST
CBD/Downtown Demolition Delay Overlay
PARKHOUSE ST
CORE ST
N STEMMONS FWY
PD
193
Z989-167
PD 193
(CA-2)
CONTINENTAL AVE
PD 193
(I-2)
N STEMMONS RAMP
IM
N HOUSTON ST
WOODALL RODGERS FWY
SUP
1203
WOODALL RODGERS RAMP
WOODALL RODGERS ACRD
WOODALL RODGERS FWY
N RIVERFRONT BLVD
N STEMMONS ACRD
N STEMMONS RAMP
N STEMMONS ACRD
H/2
PD
CA-1(A)
1:4,800
ZONING HISTORY
Case no: Z178-314
Date: 11/8/2018


OFFICE/SHOWROOM WAREHOUSE
MFD
ELECTRICAL SUBSATION
OFFICE/SHOWROOM WAREHOUSE, VACANT, WAREHOUSE
COMM. PARKING LOT
OFFICE
MFD
BUS OR RAIL TRANSIT VEHICLE MAINTENANCE OR STORAGE
PARKING GARAGE
VACANT BUILDING
PD 582 (EntertainmentComplex)
PD 193 (MF-3)
PD 621 (Subdistrict 1)
PD 621 (Subdistrict 1A)
PD 339
PD 442
PD 193 (CA-2)
Z989-167
SUP 1203
IM
CA-1(A)
H/2
HOWELL ST
SLOCUM ST
DRAGON ST
PAYNE ST
WRIGHT ST
CONTINENTAL AVE
PARKHOUSE CORE ST
VALOR PL
OLIVE ST
VICTORY PARK LN
VICTORY AVE
MUSEUM WAY
HIGH MARKET ST
N HOUSTON ST
N LAMAR ST
N STEMMONS FWY
N STEMMONS ACRD
N STEMMONS RAMP
WOODALL RODGERS FWY
WOODALL RODGERS RAMP
WOODALL RODGERS ACRD
N RIVERFRONT BLVD
Delay Overlay
1:4,800
ZONING AND LAND USE
Case no: Z178-314
Date: 11/8/2018

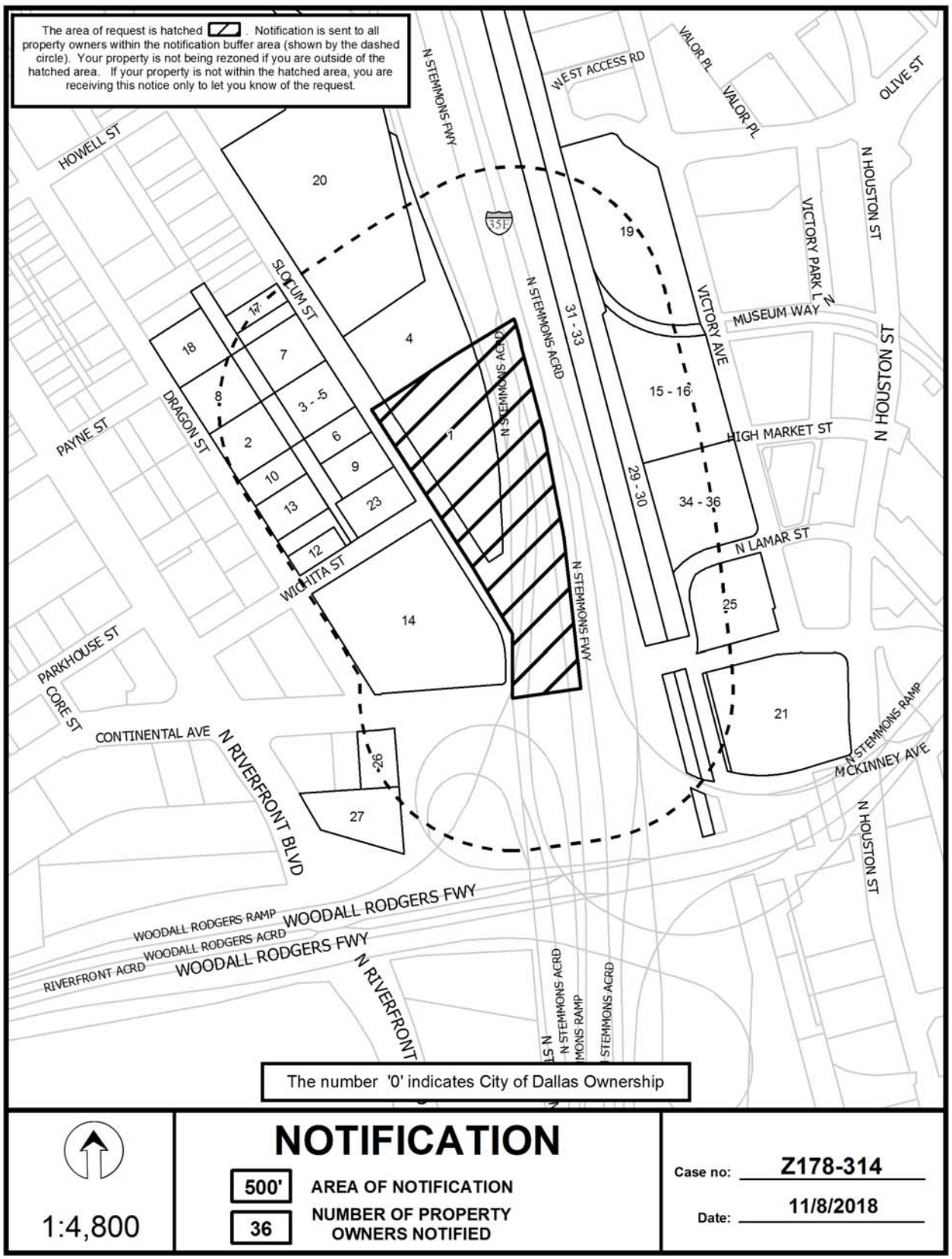


MVA Cluster A B C D E F G H I NA

1:7,200

Market Value Analysis

Printed Date: 11/9/2018


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.
HOWELL ST
N STEMMONS FWY
WEST ACCESS RD
VALOR PL
OLIVE ST
N HOUSTON ST
VICTORY PARK LN
MUSEUM WAY
VICTORY AVE
HIGH MARKET ST
N LAMAR ST
SLOCUM ST
DRAGON ST
PAYNE ST
WICHITA ST
PARKHOUSE ST
CORE ST
CONTINENTAL AVE
N RIVERFRONT BLVD
N STEMMONS ACRD
N STEMMONS RAMP
MCKINNEY AVE
WOODALL RODGERS RAMP
WOODALL RODGERS ACRD
WOODALL RODGERS FWY
RIVERFRONT ACRD
N RIVERFRONT
20
19
4
1
18
17
8
7
3 - 5
2
6
9
10
13
23
12
14
15 - 16
31 - 33
29 - 30
34 - 36
25
21
26
27
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
36
NUMBER OF PROPERTY OWNERS NOTIFIED
1:4,800
Case no: Z178-314
Date: 11/8/2018

11/08/2018

Notification List of Property Owners

Z178-314

36 Property Owners Notified

Label #	*Address*		*Owner*
1	899	N STEMMONS FWY	CABANA DEVELOPMENT LLC
2	1025	N STEMMONS FWY	TEXAS UTILITIES ELEC CO
3	1025	N STEMMONS FWY	TEXAS UTILITIES ELEC CO
4	1023	N STEMMONS FWY	TEXAS UTILITIES ELEC CO
5	1112	BROOM ST	DALLAS AREA RAPID TRANSIT
6	923	SLOCUM ST	FEIZY PROPERTIES LTD
7	955	SLOCUM ST	HODGEPODGE REALTY TRUST
8	960	DRAGON ST	CANTONI PROPERTIES INC
9	915	SLOCUM ST	COUSINS ROBERT B IV &
10	922	DRAGON ST	DOTY JOHN M &
11	908	DRAGON ST	EVERETT CHILDRENS TRUSTS
12	900	DRAGON ST	ADELPHI GROUP LTD
13	918	DRAGON ST	918 DRAGON BLDG INC
14	315	CONTINENTAL AVE	GLI ACQUISITION CO
15	600	CONTINENTAL AVE	DALLAS TERM RY & UN DEPOT
16	2371	VICTORY AVE	HICO VICTORY CENTER LP
17	965	SLOCUM ST	MONDOVI REAL ESTATE LP
18	1000	DRAGON ST	MORRIS MARTHA A
19	2425	VICTORY AVE	GS ARPEGGIO LP
20	1025	N STEMMONS FWY	DD DUNHILL 2017 LLC &
21	703	MCKINNEY AVE	VICTORY BREWERY 2013 LP
22	703	MCKINNEY AVE	DALLAS AREA RAPID TRANSIT
23	903	SLOCUM ST	STORAGE CHOICE DESIGN DISTRICT LTD
24	300	WICHITA ST	TXU ELECTRIC CO
25	2223	VICTORY AVE	BLOCKS GKM LP
26	222	CONTINENTAL AVE	PNYX LTD

11/08/2018

Label #	*Address*		*Owner*
27	650	N RIVERFRONT BLVD	PRESCOTT INTERESTS
28	1006	DRAGON ST	D&M MORRIS FAMILY PARTNERS LTD
29	555	2ND AVE	DART
30	555	2ND AVE	DART
31	1900	OAK LAWN AVE	DART & FT WORTH TRANSP AUTH
32	1900	OAK LAWN AVE	DART & FT WORTH TRANSP AUTH
33	1900	OAK LAWN AVE	DART & FT WORTH TRANSP AUTH
34	2323	VICTORY AVE	CLPF ONE VICTORY LP
35	2323	VICTORY AVE	VICTORY RETAIL I LP
36	2323	VICTORY AVE	BLOCK L LAND LP

CITY PLAN COMMISSION **THURSDAY, MAY 2, 2019**

Planner: Carolina Yumet

FILE NUMBER: Z189-142(CY) **DATE FILED:** November 26, 2019

LOCATION: Southwest corner of Samuell Boulevard and Hunnicutt Road.

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

SIZE OF REQUEST: 46.41 acres **CENSUS TRACT:** 122.06

OWNER: Buckner Retirement Services Inc.

APPLICANT: Centurion American Acquisitions, LLC.

REPRESENTATIVE: Santos Martinez, La Sierra Planning Group.

REQUEST: An application for **1)** a Planned Development District for R-7.5(A) Single Family District uses, private recreation center, club or area, and private street or alley uses; and, **2)** the termination of Specific Use Permit No. 2166 for an adult day care facility on property zoned an R-7.5(A) Single Family District with Specific Use Permit No. 105 for a convalescent home and institutional uses, and Specific Use Permit No. 2166 for an adult day care facility.

SUMMARY: The applicant proposes to redevelop the site with a maximum 260-unit single family development. The proposed Planned Development District would allow for 1) private recreation center, club or area and private street or alley as permitted uses by right; 2) the modification of the required front, side and rear yard regulations; 3) the reduction to the minimum lot size; 4) an increase in the maximum height allowed; 5) an increase in lot coverage; and 6) the modification to the landscape regulations. The proposed Planned Development District will be subject to a Conceptual Plan and Street Section Exhibit.

STAFF RECOMMENDATION: **Hold under advisement until June 6, 2019**

PRIOR CPC ACTION: On February 21, and March 7, 2019, the City Plan Commission held this item under advisement.

BACKGROUND INFORMATION:

- The area of request is zoned R-7.5(A) Single Family District with Specific Use Permit No. 105 for convalescent home and institutional uses, and Specific Use Permit No. 2166 for an adult day care facility use.

- The site is currently developed with several structures that are currently vacant but that used to contain hospital, retirement home, and medical uses.

- Specific Use Permit No. 105 for convalescent home and institutional uses was approved by City Council on December 17, 1962, for a permanent time period.

- Specific Use Permit No. 2166 for an adult day care facility use was approved by City Council on December 9, 2015, for a ten-year period with eligibility for automatic renewals for additional ten-year periods. [Expires December 9, 2025].

- On February 21 and March 7, 2019, the City Plan Commission held this item under advisement.

- Prior to the March 7 hearing, the applicant requested to amend this application. Due to this request, the City Plan Commission instructed staff to re-advertise the case with the following changes: 1) reduce the size of the area of request and 2) remove the request to terminate Specific Use Permit No. 105.

- The applicant submitted revisions on April 5, 2019. At the time of writing this report, staff continues to work with the applicant on the proposed conditions and revisions to the conceptual plan and street section exhibit. Staff recommends holding the case under advisement until June 6, 2019. Staff's basis on this recommendation is provided at the end of this report.

Zoning History: There have been two zoning changes in the vicinity during the last five years including one in the area of request.

1. Z145-354 On December 9, 2015, City Council approved Specific Use Permit No. 2166 for an adult day care facility use on property zoned an R-7.5(A) Single Family District located on the southwest corner of Samuell Boulevard and Hunnicut Road, on a portion of the area of request.

2. Z156-126 On March 23, 2016, City Council approved an amendment to Planned Development District No. 83 to allow for church use and to amend the Development Plan on property zoned Planned Development District No. 83 located on the north side of Samuell Boulevard, east of Ferguson Road, northwest of the area of request.

Thoroughfare/Street:

Thoroughfare/Street	Type	Existing ROW	Required ROW
Samuell Boulevard	Community Collector	120 feet	80 feet
Grove Hill Road	Minor Arterial	60 feet	60 feet
Hunnicut Road	Minor Arterial	60 feet	60 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the amended request and has required a revised traffic study to reflect the changes including lower density and main access point aligned with Banting Way at Hunnicut Road. The revised traffic study has not been provided.

At the time of writing this report, staff had not completed the review of the revised street section exhibit submitted on April 22, 2019.

STAFF ANALYSIS:

Comprehensive Plan:

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

The request does not meet the following land use goals and policies of the Comprehensive Plan.

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.

Implementation measure 2.5.1.2 recommends supporting efforts to maintain distinctive identities of existing neighborhoods and ensure high-quality development of new neighborhoods. The applicant's request fails to provide standards to ensure the proposed development will be compatible with the surrounding residential neighborhoods.

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGHTEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Existing neighborhoods surrounding the area of request are primarily traditional detached single-family residential neighborhoods with minimum lot size of 7,500 square feet. While medium residential density could be supported in this area, the proposed development with a proposed maximum of 460 units and minimum lot size of 1,500 square feet, does not promote the existing neighborhoods' characteristics and does not provide an adequate transition from the existing low-density areas surrounding the site to a medium-density that could be accommodated.

Land Use Compatibility:

The approximate 26.05-acre area of request is zoned R-7.5(A) Single Family District with Specific Use Permit No. 105 for a convalescent home and institutional uses and Specific Use Permit No. 2166 for an adult day care facility.

The site is located on the southwest corner of Samuell Boulevard and Hunnicut Road and is currently developed with several vacant buildings that, according to Building Inspection's records, used to contain retirement home, office and medical uses.

The area of request is surrounded by commercial uses to the north including office/showroom warehouse, medical clinic, and nursery garden shop in an RR-D-1 Regional Retail District with D-1 Liquor Control Overlay. A multifamily use is also to the north, across Samuell Boulevard, in an MF-2(A)(SAH) Multifamily District. A cemetery use, and a vacant hospital building are to the west. Single family uses are located to the south and southeast in an R-7.5(A) Single Family District. A multifamily use is also to the east across Hunnicutt Road.

Since the last hearing on March 7, 2019, the applicant amended the request to reduce the area of request and to remove the request to terminate SUP No. 105. The applicant proposes now to terminate SUP No. 2166, demolish all existing structures and redevelop the site with two different types of single family units up to a maximum of 260 units in a gated community with private streets.

The purpose of the request is to create a Planned Development District to allow for modification to the yard, lot and space regulations, landscape regulations and allow private recreation center, club or area, and private street or alley as permitted uses by right.

To accommodate the different types of units, the applicant proposes the PD District to allow for a maximum of 260 dwelling units with variable lot sizes, allocated as follows: 140 lots of 4,000 square feet, and 120 lots of 1,500 square feet.

The number of proposed dwelling units has been reduced from the original request of 460 units; however, since the area of request has also been reduced, the overall density of 11 units per acre is the same[1]. Staff is recommending holding this matter under advisement to allow for more time to work with the applicant on the proposed PD

[1] 260 units/23.15 acres*
*area of request minus approximately 10 percent for streets
R-7.5(A) = approx. 5.8 units/acre

conditions and ensure they include appropriate design standards and/or enhanced amenities to support approval of the request.

Development Standards:

REGULATION	EXISTING ZONING R-7.5(A)	PROPOSED PDD
LAND USE	Single Family	Single Family
FRONT YARD SETBACK	25 '	20' for SFD in 4,000sf lots 5' for SFD in 1,500sf lots 10' for other structures
SIDE YARD SETBACK	5'	5' for SFD in 4,000sf lots 0' and 3' for SFD in 1,500 sf lots 5' for lots abutting a street
REAR YARD SETBACK	5'	10' for SFD in 4,000sf lots 5' for SFD in 1,500 sf lots no minimum other structures
DWELLING UNIT DENSITY	1 unit/7,5000sf (5.8 units/acre)	260 units (approx 11 units/acre)
FLOOR AREA RATIO (RAR)	No maximum	No Maximum
HEIGHT	30 feet	36 feet
RESIDENTIAL PROXIMITY SLOPE	N/A	N/A
LOT COVERAGE	45% for residential structures 25% for non-residential structures	53% for residential structures on 4,000 sf lots 73% for residential structures on 1,500 sf lots 40% for non-residential structures
LOT SIZE	7,500 sf	a max. of 140 lots of 4,000 sf a max. of 120 lots of 1,500 sf 3,000 sf for a lot containing a private recreation center, club or area use.
STORIES	No maximum	No Maximum
LANDSCAPE	Article X	Provide a landscape plan with the preliminary plat min. 1 site tree for every 4,000 sf min 1 street tree for every 100 linear foot of For sfd, tree mitigation phased for a period of 36 months upon issuance of final building permit
OTHER		Private streets per conceptual plan. Min 50' right-of-way Street exhibit

Parking:

In general, and pursuant to the Dallas Development Code, off-street parking in the proposed Planned Development District, will be provided in accordance with Division 51A-4.200 for each use.

For single family uses, the applicant proposes to provide for a minimum of two off-street parking spaces per unit, which is consistent with the requirement for this use in any district other than R-7.5(A), R-5(A) Single Family Districts and TH Townhouse Districts.

For private recreation center, club, or area use, a minimum requirement of five spaces is being proposed, with the allowance of such parking spaces to be provided within the proposed 50-foot private street right-of-way. Staff recommends having this condition subject to Engineering approval, the applicant is opposed to this recommendation.

Landscaping:

As part of the request, the applicant proposes to require that landscaping in the subdistrict be provided in accordance with Article X, as amended. However, the applicant proposes to deviate from Article X in regard to the site trees, street trees and mitigation requirements for single family uses.

Additionally, the applicant is proposing a condition to require a landscape plan to be approved by the City Plan Commission concurrently with a preliminary plat.

With regard of site trees, the applicant proposes to provide for a minimum of one site tree for every 4,000 square feet within the site. This is a provision more consistent to the landscaping requirements of a shared access development. Section 51A-10.125 of the recently amended Article X, provides for minimum tree requirements per lot that include lot sizes 4,000 square feet or less in area to provide a minimum of one large or medium nursery stock tree per lot.

In reviewing this proposed landscape provision, the Chief Arborist recommended requiring a minimum of one tree per each lot with a minimum size of 4,000 square feet and one tree for every 4,000 square feet of landscape site area for all lots with a minimum size of 1,500 square feet. The applicant is considering this staff's recommendation.

Regarding the tree mitigation requirements, the applicant's request includes that for single family uses, the required tree mitigation may be phased for a period of 36 months upon the issuance of final building permit. A reasonable justification for this request has not been provided by the applicant. Staff does not support this part of the request and recommends that the provisions for tree protection, removal and replacement in Article X apply to the proposed district.

It is the recommendation of the Chief Arborist that, the proposed landscape plan to be approved by City Plan Commission prior to the issuance of any building permit, should identify all the tree mitigation to be completed upon the finalization of the overall development.

Any mitigation above what can be practicably planted on site would need to be completed within six months after the tree removal authorization during construction through alternative methods of replacement under Section 51A-10.135 of Article X, as amended.

This would allow for a maximum amount of time to complete the mitigation on site that would extend to the completion of the entire project.

On the other hand, the mitigation that is not designated for planting on site will be required to be completed within 6 months of the tree removal. Should the applicant require an extension of this time-period, an application to the Board of Adjustments can be made to request such extension.

It is important to note that Section 51A-10.132 of the Dallas Development Code, as amended, indicates that in Planned Development Districts, any deviation from the Urban Forest Conservation Division in Article X will require a three-quarter vote of the City Council for approval. The applicant is currently considering these staff's recommendation.

Basis for holding this case:

Staff recommends holding this case under advisement to allow for time to complete the review of the request.

Staff has apprehensions with the applicant's request to provide access to residential lots through fire lanes as shown on the last conceptual plan submitted April 24, 2019 [attached to this report]. Staff consider that such condition will not comply with the platting regulations in Article VIII, Chapter 51A, the Dallas Development Code, as amended.

Additionally, staff continues to have concerns with the proposed private street sections that, according to the street and alley standards proposed in the PD conditions and the proposed street section exhibit, do not comply with Section 51A-4.211(5) of the Dallas Development Code, as amended. The provisions in the Development Code stipulate that all private streets and alleys must be constructed and maintained to the standards for public right-of way and must be approved by the director.

According to the City of Dallas Paving Design Manual, the geometric standards of 50-foot right-of-way for the proposed private streets, would require the development to provide alleys that serve all the units which, as depicted in the proposed conceptual plan, is not the case for this development.

Regarding the proposed conditions, staff continues to work with the applicant to include minimum requirements for open space. While the overall number of proposed dwelling units has been reduced from the original request, the proposed density of 11 units per acre it is the same. Staff considers that the minimum open space areas being proposed, most of which will be detention areas, is not enough to support such increase in density.

List of Partners/Principals/Officers

OWNER:

Buckner Retirement Services, Inc.

- Albert L Reyes – President
- Stephen N Wakefield – Secretary
- Charlie Wilson – Sr. Vice-President
- Tony Lintelman – VP and Chief Financial Officer
- Pat Crump – Vice-President
- Susan R. Wilhoit – Director
- Duke Presley – Director
- Kay K Struzick – Director
- Watson Moore – Director
- Billy R Allen – Director
- Ann Graves – Director
- Mary M Barnes – Director
- Barry Pryor – Director
- Lee E. Bush – Director
- Nell McCallum Morris – Director
- Sue Courts – Director
- Edward D. Saldana – Director
- Carol C. Brian – Director
- Ed Francis – Director
- Nancy Neal – Director
- Rodney Henry – Director
- George S. Vorpahl – Director
- Rebeca L. Brokenbek – Director
- Cassandra Harris – Director
- J. Daniel Ellis – Director
- Steve King – Director
- Androlla Canavati de Mitri – Director

List of Partners/Principals/Officers

APPLICANT:

Centurion American Acquisitions, LLC.

- Mehrdad Moayedi – President
- Brad Biber – Executive Vice President
- Jeff Shirley – Executive Vice President
- Jack Dawson – Executive Vice President
- Rob Romo– Vice-President

PROPOSED CONDITIONS
AS SUBMITTED ON APRIL 5, 2019

NOTE: These conditions are still in the process of being reviewed by staff. City Attorneys have not yet reviewed them.

ARTICLE _____.

PD _____.

SEC. 51P-____.101. LEGISLATIVE HISTORY.

PD ____ was established by Ordinance No._____, passed by the Dallas City Council on _____.

SEC. 51P- ____.102. PROPERTY LOCATION AND SIZE.

PD ____ is established on property located on the southwest corner of Samuell Boulevard and Hunnicut Road. The size of PD _____ is approximately 26.05acres.

SEC. 51P- ____.103. VISION STATEMENT

This property is to be developed with several types of single family homes to become a cohesive neighborhood, featuring common open space, an amenity center, and a focus on being pedestrian oriented.

SEC. 51P- ____.104. DEFINITIONS AND INTERPRETATIONS.

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

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

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

SEC. 51P- ____.105. EXHIBITS.

The following exhibit is incorporated into this article:

(1) Exhibit ___A: Conceptual Plan.

(2) Exhibit ___B: Street Section.

SEC. 51P- ____.106. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit ___). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls.

SEC. 51P- ____.107. DEVELOPMENT PLAN.

For single family uses, a preliminary plat approved by the City Plan Commission satisfies the development plan requirement in this section.

A final plat for single family development may make minor deviations from the lot and street configurations shown on the approved preliminary plat, provided that the final plat does not increase the number of lots or provide additional access points.

SEC. 51P- ____.108. MAIN USES PERMITTED.

(a) Except as provided, the only main uses permitted are those main uses permitted in the R-7.5(A) District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-7.5(A) Single Family District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the R-7.5(A) Single Family District is subject to DIR in this district; etc.

(b) The following additional main uses are permitted:

-- Private recreation center, club or area.
-- Private street or alley.

SEC. 51P-____.109. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

SEC. 51P-____.110. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) Front yard. Minimum front yard is:

(1) 20 feet for single family structures on lots containing 4,000 square feet,

(2) 5 feet for single family structures on lots containing 1,500 square feet,

(4) ten feet for other permitted structures.

(c) Side yard. Minimum side yard is:

(1) five feet for single family structures on lots containing 4,000 square feet,

(2) for single family structures on lots containing 1,500 square feet, only one side yard of a minimum of three feet is required, no minimum required on the other side yard of the same lot.

(3) For all uses, a minimum side yard of 5 feet for lots abutting a street. Single family uses located on a corner lot shall have a minimum side yard setback of 5 feet adjacent to a private street.

(c) Rear yard. Minimum rear yard is:

(1) ten feet for single family structures on lots containing 4,000 square feet,

(2) five feet for single family structures on lots containing 1,500 square feet, and

(3) no minimum rear yard required for all other uses.

(d) Density: Maximum number of dwelling units is 260.

(e) Floor area ratio: No maximum floor area ratio

(f) Height: Maximum structure height is 36 feet.

(g) Lot Coverage: Maximum lot coverage is:

(1) 53 percent for residential structures on lots containing 4,000 square feet,

(2) 73 percent for residential structures on lots containing 1,500 square feet, and

(3) 40 percent for nonresidential structures.

(h) Lot size: Minimum lot sizes must conform to the following standards:

(1) A maximum of 140 lots with a minimum lot size of 4,000 square feet,

(3) A maximum of 120 lots with a minimum lot size of 1,500 square feet. Such lots must be located a minimum of 500 feet from the southern boundary of this district.

(4) Minimum 3,000 square feet for a lot containing a private recreation center, club, or area use.

(i) Stories: No maximum number of stories.

SEC. 51P- ____.111. OFF-STREET PARKING AND LOADING.

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

(b) For single family uses, a minimum of two off-street parking spaces per unit must be provided.

(c) For a private recreation center, club, or area use, minimum five parking spaces must be provided. Parking spaces may be located within the private street right-of-way.

SEC. 51P- ____.111. PERIMENTER SCREENING

Screening must be provided in accordance with the following standards:

(a) Northern perimeter:

(1) A six-foot tall ornamental iron screening barrier shall be maintained where there are no adjacent residential uses along Samuell Boulevard.

(2) A six-foot solid masonry screening barrier shall be maintained where there are adjacent residential uses along Samuell Boulevard

(b) Eastern perimeter:

(1) A six-foot tall ornamental iron screening barrier shall be maintained where there are no adjacent residential uses along Hunnicut Road.

(2) A six-foot solid masonry screening barrier shall be maintained where there are residential uses along Hunnicut Road.

(b) Along the southern perimeter, a six-foot solid board on board wood fence shall be maintained.

(c) Along the western perimeter, and as residential uses are developed, a six-foot solid wooden fence shall be maintained at completion of each dwelling unit.

SEC. 51P- ____.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-_____.112. LANDSCAPING.

(a) Except as provided in this section, landscaping must be provided in accordance with Article X.

(b) Development of the property must conform with approved landscape plan. Amendments to a landscape plan may be completed as a minor amendment.

(c) For single family uses:

(1) minimum one site tree for every 4,000 square feet within the site.

(2) minimum one street tree for every 100 linear feet of public or private street frontage.

(3) required tree mitigation may be phased for a period of 36 months upon the issuance of final building permit.

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

SEC. 51P- ____.113. SIGNS.

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

SEC. 51P- ____.114. STREET AND ALLEY STANDARDS.

(a) All proposed public streets must comply with the Street Section in Exhibit ___B.

(b) The following standards apply to streets throughout the development as shown on the Conceptual Plan:

(1) Street geometry, intersections, and stub street must be provided as shown on the Conceptual Plan.

(2) minimum 50-foot right-of-way width.

(3) minimum 26-foot street pavement width (back to back); and

(4) 1,500 square foot lots may be located on mews instead of fronting onto a public street. For those dwelling units located on a mews, the mews shall be no less than 35 feet wide. These dwelling units shall provide alleys with garage access to each dwelling unit.

SEC. 51P- ____.115. ADDITIONAL PROVISIONS.

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

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

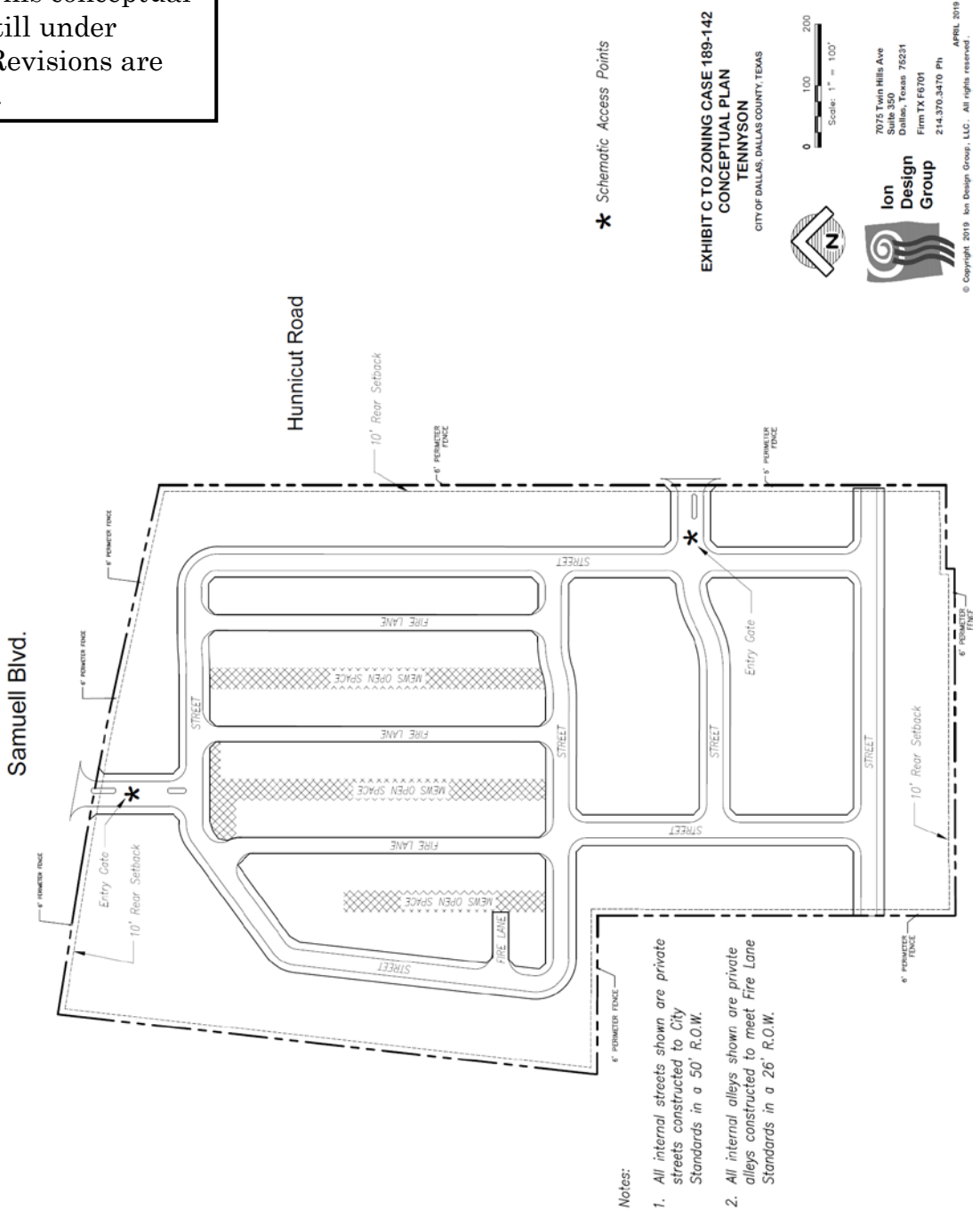
SEC. 51P-____.116. COMPLIANCE WITH CONDITIONS.

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

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

PROPOSED CONCEPTUAL PLAN
AS SUBMITTED ON APRIL 24, 2019

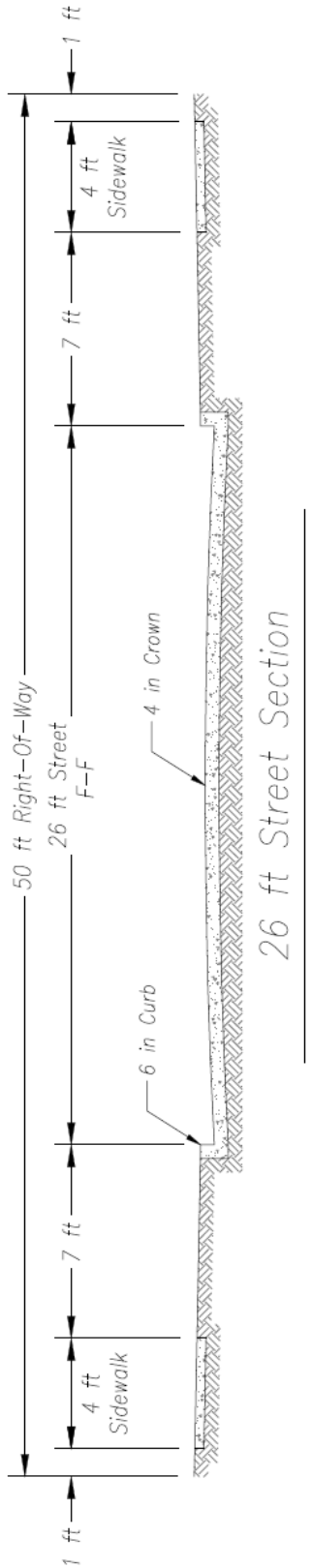
NOTE: This conceptual plan is still under review. Revisions are required.

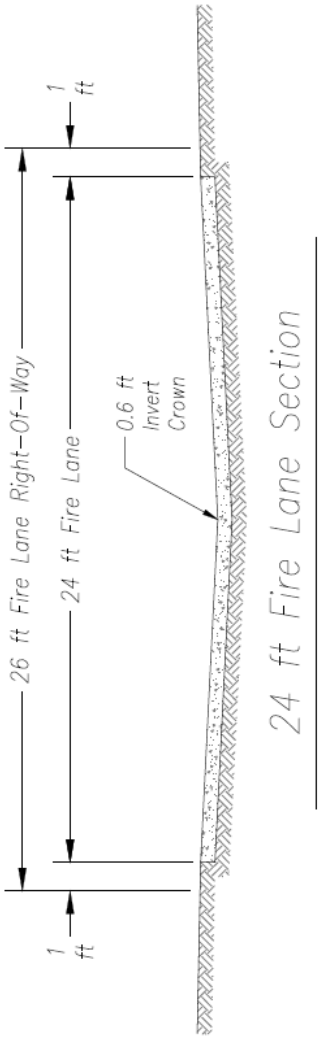


PROPOSED STREET SECTION EXHIBIT
AS SUBMITTED ON APRIL 22, 2019

NOTE: This street section is still under review.

EXHIBIT A





SUP No. 2166
(TO BE TERMINATED)

152254

12-7-15

ORDINANCE NO. 29958

An ordinance amending the zoning ordinances of the City of Dallas by permitting the following property, which is presently zoned as an R-7.5(A) Single Family District:

BEING a tract of land in City Block 6129 located at the southwest corner of Samuell Boulevard and Hunnicut Road; fronting approximately 271.32 feet on the south line of Samuell Boulevard; and containing approximately 2.844 acres,

to be used under Specific Use Permit No. 2166 for an adult day care facility; providing that this specific use permit shall be granted subject to certain conditions; providing a penalty not to exceed $2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this specific use permit; and

WHEREAS, the city council finds that this use will complement or be compatible with the surrounding uses and community facilities; contribute to, enhance, or promote the welfare of the area of request and adjacent properties; not be detrimental to the public health, safety, or general welfare; and conform in all other respects to all applicable zoning regulations and standards; and

WHEREAS, the city council finds that it is in the public interest to grant this specific use permit, subject to certain conditions; Now, Therefore,

29958 152254

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the zoning ordinances of the City of Dallas are amended to allow the property described in Exhibit A, which is attached to and made a part of this ordinance ("the Property"), which is presently zoned as an R-7.5(A) Single Family District, to be used under Specific Use Permit No. 2166 for an adult day care facility.

SECTION 2. That this specific use permit is granted on the following conditions:

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

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

3. TIME LIMIT: This specific use permit expires on December 9, 2025, but is eligible for automatic renewal for additional 10-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking on the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)

4. FLOOR AREA: The maximum floor area for an adult day care facility is 19,386 square feet.

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

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

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

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

29958 152254

SECTION 3. That all paved areas, permanent drives, streets, and drainage structures, if any, on the Property must be constructed in accordance with standard City of Dallas specifications, and completed to the satisfaction of the City of Dallas.

SECTION 4. That the building official shall not issue a building permit or a certificate of occupancy for a use authorized by this specific use permit on the Property until there has been full compliance with this ordinance, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the City of Dallas.

SECTION 5. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed $2,000.

SECTION 6. That the zoning ordinances of the City of Dallas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 7. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 8. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the Charter of the City of Dallas, and it is accordingly so ordained.

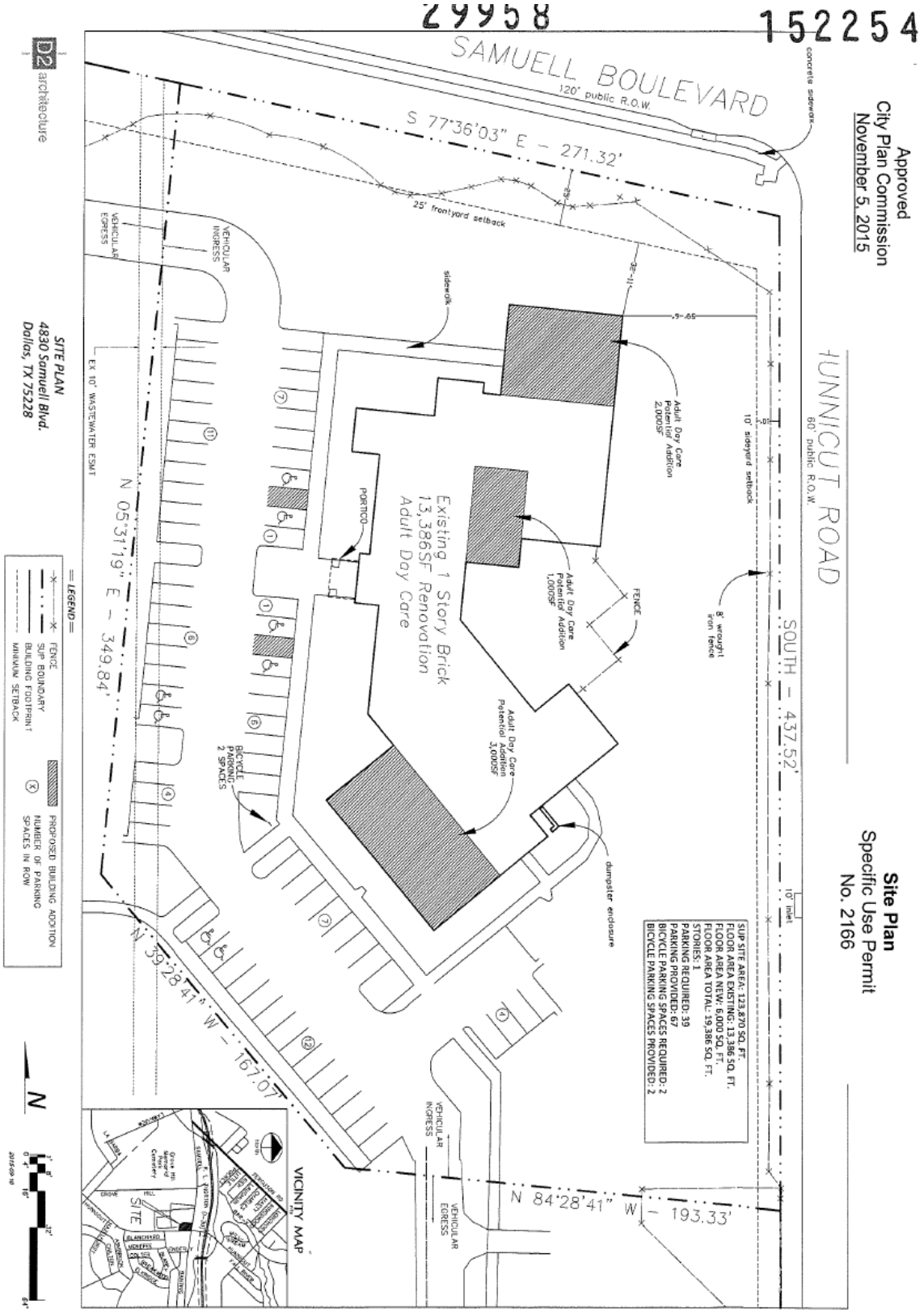
APPROVED AS TO FORM:

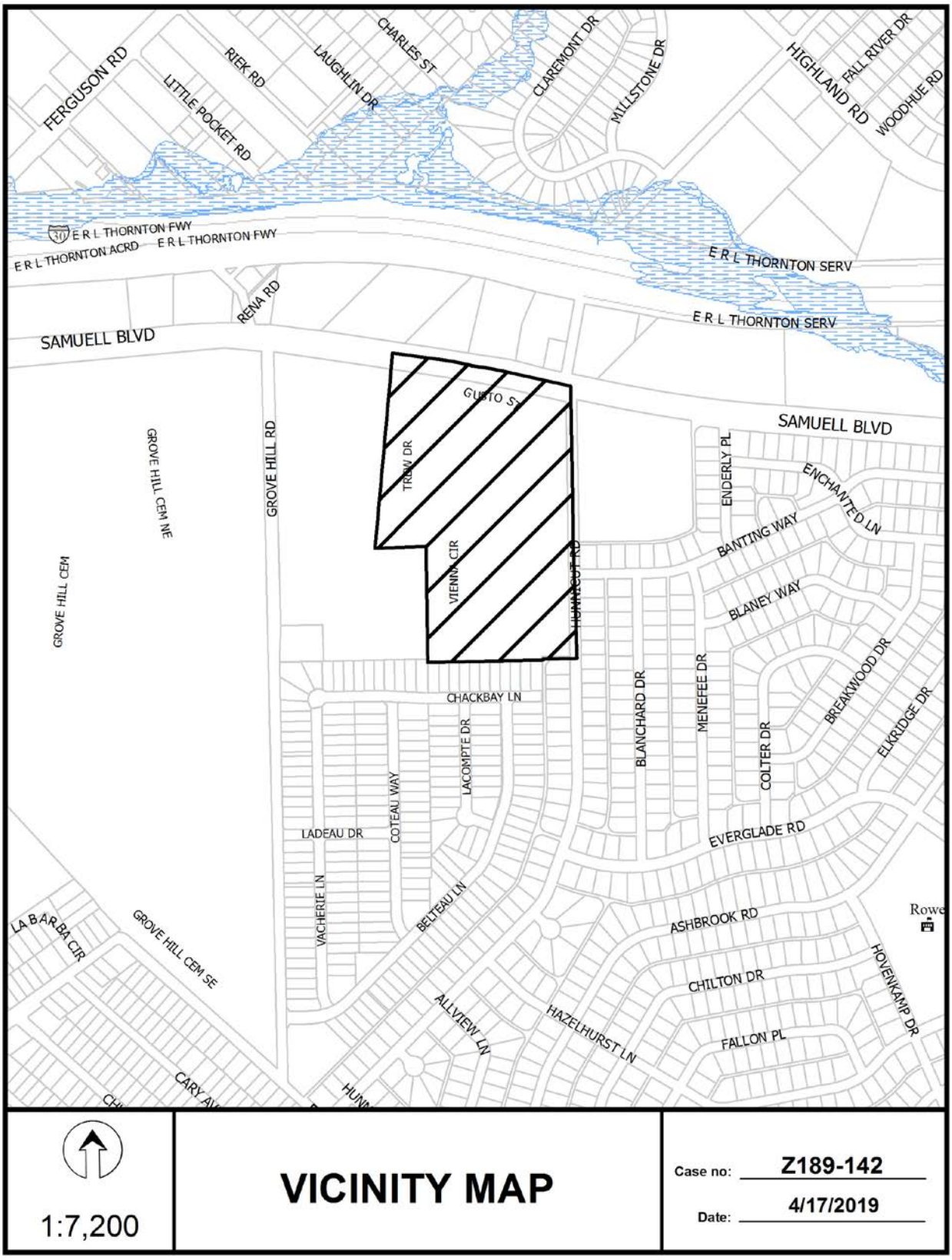
WARREN M.S. ERNST, City Attorney

BY _____
Assistant City Attorney

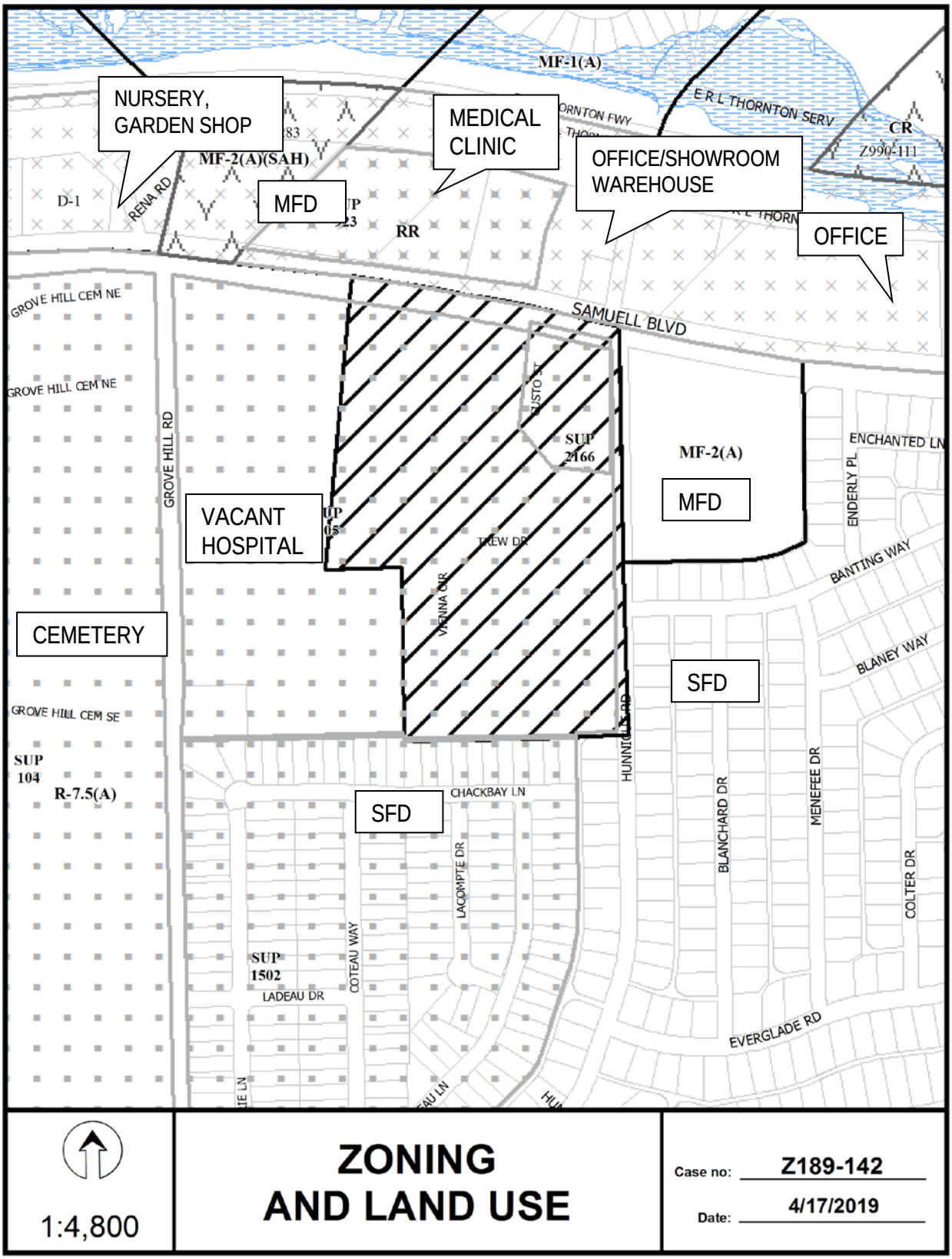
Passed DEC 09 2015

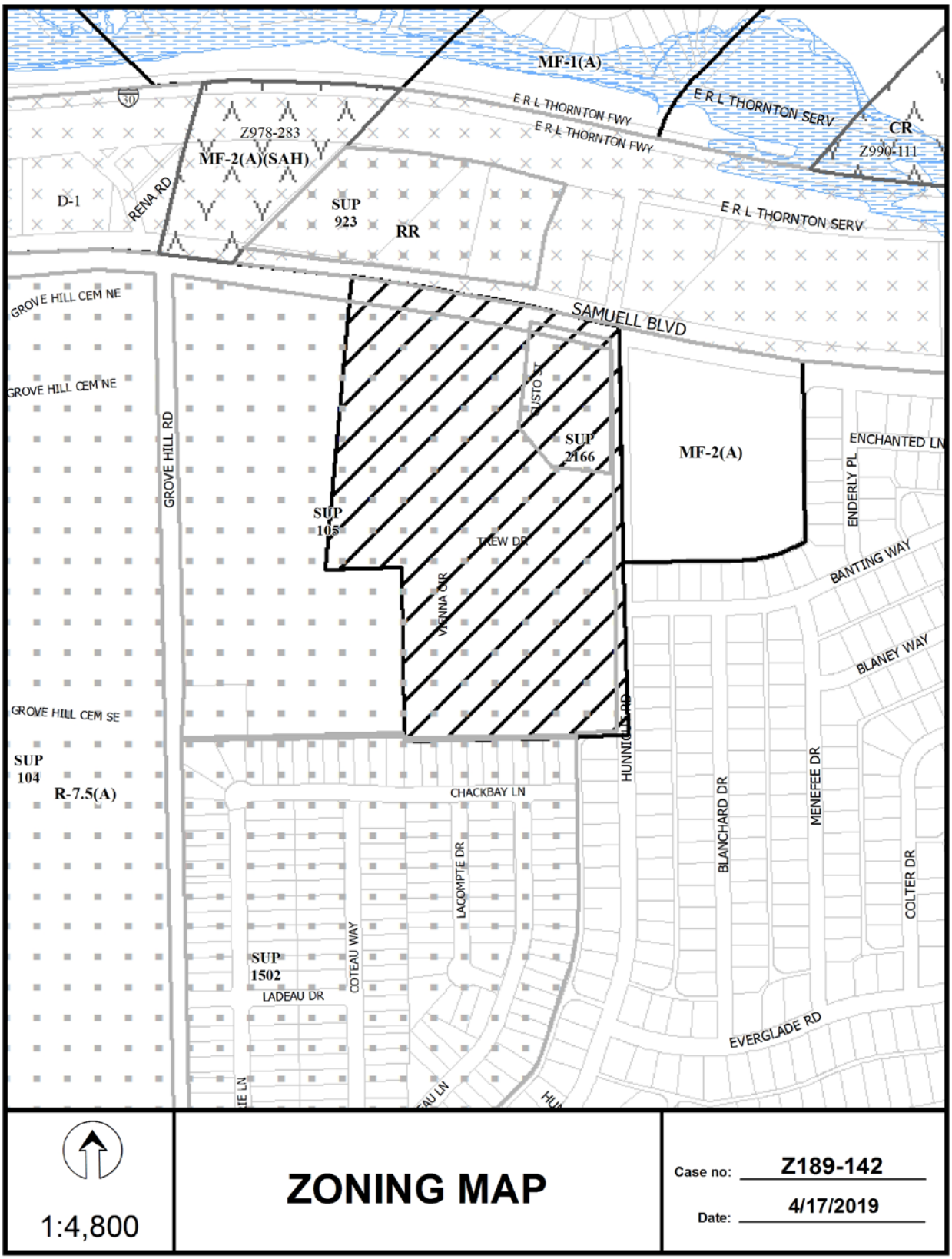
SUP No. 2166 SITE PLAN
(TO BE TERMINATED)

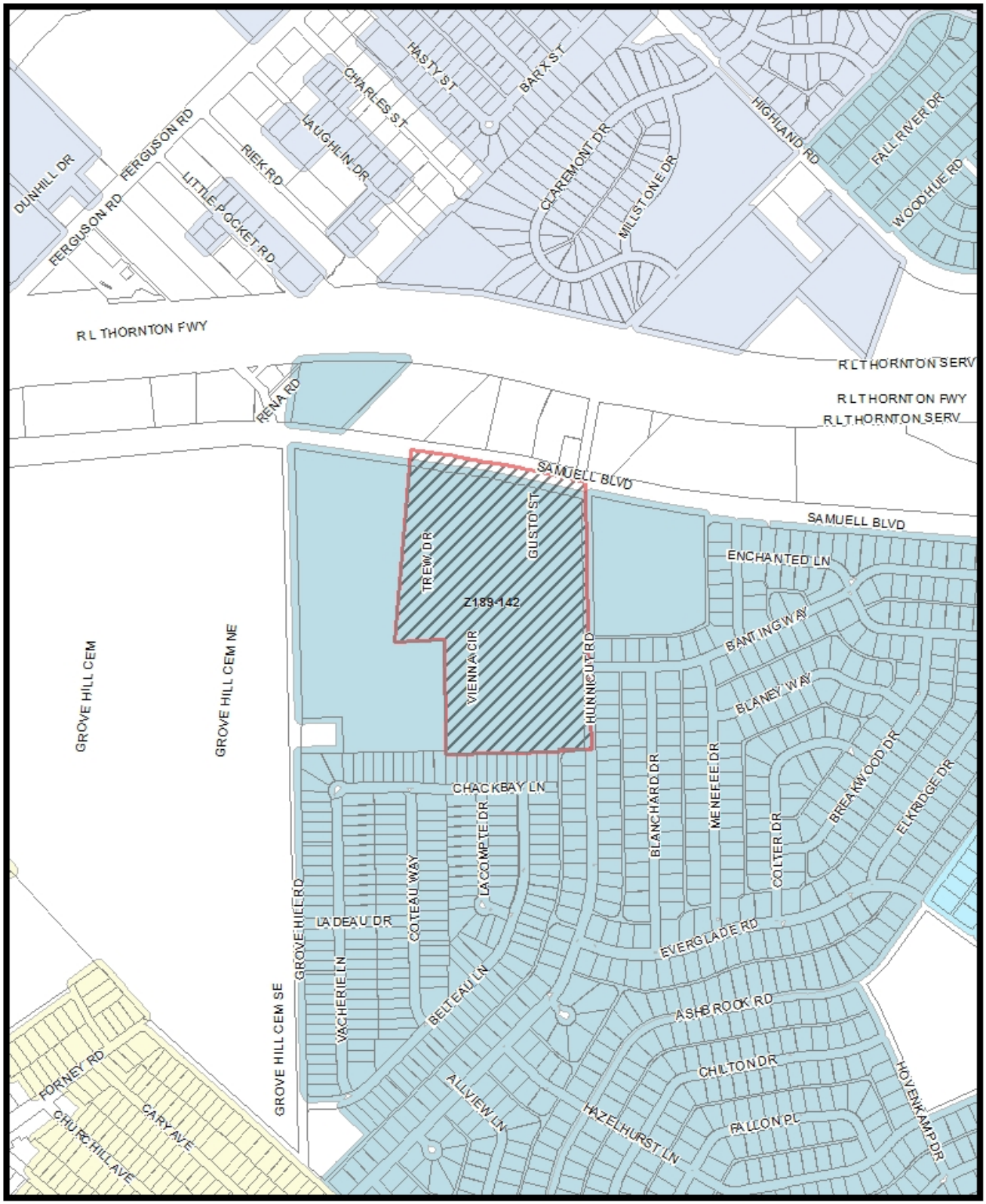



FERGUSON RD
LITTLE POCKET RD
RIEK RD
LAUGHLIN DR
CHARLES ST
CLAREMONT DR
MILLSTONE DR
HIGHLAND RD
FALL RIVER DR
WOODHUE RD
E R L THORNTON FWY
E R L THORNTON ACRD
E R L THORNTON FWY
E R L THORNTON SERV
E R L THORNTON SERV
RENA RD
SAMUELL BLVD
SAMUELL BLVD
GUSTO ST
TROW DR
VIENNA CIR
HUNNICUTT RD
GROVE HILL RD
GROVE HILL CEM NE
GROVE HILL CEM
ENDERLY PL
ENCHANTED LN
BANTING WAY
BLANEY WAY
CHACKBAY LN
BLANCHARD DR
MENEFEE DR
COLTER DR
BREAKWOOD DR
ELKRIDGE DR
EVERGLADE RD
LACOMPTE DR
COTEAU WAY
LADEAU DR
VACHERIE LN
BELTEAU LN
LA BARBA CIR
GROVE HILL CEM SE
ASHBROOK RD
CHILTON DR
HOVENKAMP DR
ALLVIEW LN
HAZELHURST LN
FALLON PL
CARY AV
Rowe
1:7,200
VICINITY MAP
Case no: Z189-142
Date: 4/17/2019


E R L THORNTON FWY
E R L THORNTON SERV
RENARD
SAMUELL BLVD
GROVE HILL CEM NE
GROVE HILL RD
GUSTO ST
TREW DR
VIENNA CIR
HUNNICUT RD
ENCHANTED LN
ENDERLY PL
BLANEY WAY
CHACKBAY LN
LACOMPTE DR
COTEAU WAY
LADEAU DR
BLANCHARD DR
MENEFEE DR
EVERGLADE RD
GOLTER DR
1:4,800
AERIAL MAP
Case no: Z189-142
Date: 4/17/2019


NURSERY, GARDEN SHOP
MEDICAL CLINIC
OFFICE/SHOWROOM WAREHOUSE
OFFICE
MFD
VACANT HOSPITAL
CEMETERY
SFD
SFD
MFD
MF-1(A)
MF-2(A)(SAH)
MF-2(A)
R-7.5(A)
RR
D-1
SUP 2166
SUP 1502
SUP 104
SAMUELL BLVD
GROVE HILL CEM NE
GROVE HILL CEM NE
GROVE HILL CEM SE
GROVE HILL RD
RENA RD
TREW DR
VIENNA CIR
ENCHANTED LN
ENDERLY PL
BANTING WAY
BLANEY WAY
HUNNICUTT RD
BLANCHARD DR
MENEFEE DR
COLTER DR
CHACKBAY LN
LACOMPTE DR
COTEAU WAY
LADEAU DR
EVERGLADE RD
E R L THORNTON SERV
CR Z990-111
1:4,800
ZONING AND LAND USE
Case no: Z189-142
Date: 4/17/2019


MF-1(A)
E R L THORNTON FWY
E R L THORNTON SERV
CR
Z990-111
Z978-283
MF-2(A)(SAH)
D-1
RENA RD
SUP
923
RR
GROVE HILL CEM NE
SAMUELL BLVD
GROVE HILL RD
SUP
2166
MF-2(A)
ENCHANTED LN
ENDERLY PL
SUP
105
TREW DR
VIENNA DR
BANTING WAY
BLANEY WAY
GROVE HILL CEM SE
SUP
104
R-7.5(A)
CHACKBAY LN
HUNNICUTT RD
BLANCHARD DR
MENEFEE DR
COLTER DR
LACOMPTE DR
COTEAU WAY
SUP
1502
LADEAU DR
EVERGLADE RD
1:4,800
ZONING MAP
Case no: Z189-142
Date: 4/17/2019

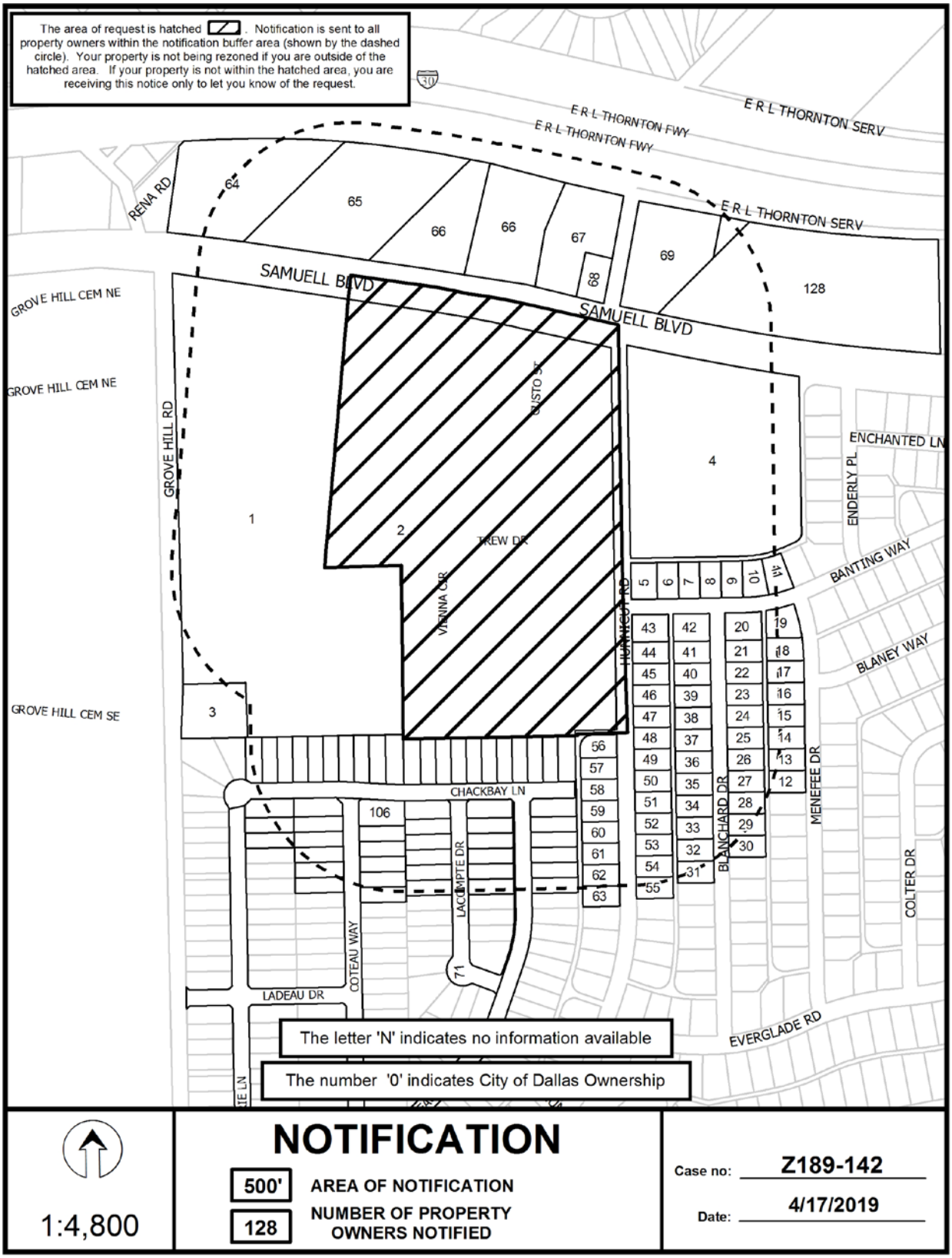


MVA Cluster A B C D E F G H I NA

1:7,200

Market Value Analysis

Printed Date: 4/17/2019


The area of request is hatched. Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
E R L THORNTON FWY
E R L THORNTON SERV
RENA RD
SAMUELL BLVD
GROVE HILL CEM NE
GROVE HILL CEM SE
GROVE HILL RD
GUSTO ST
TREW DR
VIENNA CIR
HARNEY RD
ENCHANTED LN
ENDERLY PL
BANTING WAY
BLANEY WAY
MENEFEE DR
BLANCHARD DR
COLTER DR
CHACKBAY LN
LACOMPTE DR
COTEAU WAY
LADEAU DR
EVERGLADE RD
The letter 'N' indicates no information available
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
128
NUMBER OF PROPERTY OWNERS NOTIFIED
1:4,800
Case no: Z189-142
Date: 4/17/2019

04/17/2019

Notification List of Property Owners

Z189-142

128 Property Owners Notified

Label #	*Address*		*Owner*
1	4600	SAMUELL BLVD	UHS OF TIMBERLAWN INC
2	4800	SAMUELL BLVD	BUCKNER RETIREMENT
3	2750	GROVE HILL RD	ABC BEHAVIORAL HEALTH LLC
4	5000	SAMUELL BLVD	MAYAN PALMS HLD LLC
5	5005	BANTING WAY	ALONZO MARIA AURORA
6	5011	BANTING WAY	MANSELL WILLIE
7	5015	BANTING WAY	JOHNSON THEODORE H JR &
8	5019	BANTING WAY	BYNUM JOHNIE H & ELMYRA
9	5105	BANTING WAY	HINTON JERALD R
10	5111	BANTING WAY	GUERECA GREGORIO
11	5115	BANTING WAY	HUCKABY DOUGLAS
12	5107	MENEFEE DR	HOLLY TYRONE E
13	5111	MENEFEE DR	DONOVAN MARK ALAN
14	5115	MENEFEE DR	WIBOWO STEVEN P & CHRISTINA P &
15	5119	MENEFEE DR	JUAREZ CYNTHIA REGINA
16	5123	MENEFEE DR	CASTILLO BRIANA
17	5127	MENEFEE DR	BROWN LISA K
18	5131	MENEFEE DR	FELDER WAULDINE
19	5135	MENEFEE DR	BOYD DORRUTH I
20	5134	BLANCHARD DR	VAUGHAN LINDA LEE
21	5130	BLANCHARD DR	BATES MACKLAN J
22	5126	BLANCHARD DR	BARR ADRIEN M
23	5122	BLANCHARD DR	MARTINEZ HECTOR JR
24	5118	BLANCHARD DR	BENJAMIN WILLIE
25	5114	BLANCHARD DR	ACEVEDO ANNA M &
26	5110	BLANCHARD DR	COLEMAN PAUL

Label #	*Address*		*Owner*
27	5106	BLANCHARD DR	WORLD IMPACT INC
28	5102	BLANCHARD DR	LANKFORD EARNEST B JR &
29	5030	BLANCHARD DR	NUNN ANTONIA
30	5026	BLANCHARD DR	SKINNER STEPHANIE M
31	5023	BLANCHARD DR	FIORENTINO LTD
32	5027	BLANCHARD DR	ISOM BILLIE J
33	5031	BLANCHARD DR	CALHOUN HOWARD J & BETTY J
34	5103	BLANCHARD DR	COOK NINA F
35	5107	BLANCHARD DR	SANDERS GERALDINE &
36	5111	BLANCHARD DR	NOBBLES JARETT &
37	5115	BLANCHARD DR	REED DORIS LEE
38	5119	BLANCHARD DR	SAMUELS CONNIE
39	5123	BLANCHARD DR	OVIEDO JORGE L
40	5127	BLANCHARD DR	PLECHER DEVOE
41	5131	BLANCHARD DR	HEARNE EARLY R &
42	5135	BLANCHARD DR	HERNANDEZ GUADALUPE
43	7334	HUNNICUT RD	ESPARZA RENE & MARY L
44	7330	HUNNICUT RD	SAUCEDO ELIAS &
45	7326	HUNNICUT RD	ROBERSON MORNIA R
46	7322	HUNNICUT RD	GRAY HOWARD & PATSY
47	7318	HUNNICUT RD	CHEN JIANLI &
48	7314	HUNNICUT RD	WALLACE EVELYN FAYE
49	7310	HUNNICUT RD	COOK WILMA HERESE
50	7306	HUNNICUT RD	BUNKLEY BENNIE L III
51	7302	HUNNICUT RD	FLORES GENARO &
52	7238	HUNNICUT RD	NEWTON PRISCILLA &
53	7234	HUNNICUT RD	ALMANZA BENJAMIN
54	7230	HUNNICUT RD	HOFFMAN DAVID H
55	7226	HUNNICUT RD	ROSSUM TAMMY Y
56	7315	HUNNICUT RD	MASON BRIAN B
57	7311	HUNNICUT RD	WALKER MARY E

Label #	*Address*		*Owner*
58	7307	HUNNICUT RD	PERALTA NOEL & BREANNA J
59	7303	HUNNICUT RD	MARTINEZ MARIA A
60	7235	HUNNICUT RD	HALEY ERIN ELIZABETH
61	7231	HUNNICUT RD	SAUCEDA JESUS D &
62	7227	HUNNICUT RD	ORR CHARLES D
63	7223	HUNNICUT RD	BANKSTON RODNEY
64	4611	SAMUELL BLVD	OAKDALE TOWNHOMES LLC
65	4645	SAMUELL BLVD	SAM WEST PARTNERS LLC
66	4721	SAMUELL BLVD	RS TEXAS INV LP
67	7677	HUNNICUT RD	RS TEXAS INVESTMENTS LP
68	4835	SAMUELL BLVD	THAI THU NGA T
69	4901	SAMUELL BLVD	DALLAS COUNTY SCHOOLS
70	4901	SAMUELL BLVD	PRESCOTT INTERESTS BILLBOARDS LTD
71	1	BELTEAU LN	ENCLAVE AT GROVE HILL HOA INC
72	4800	SAMUELL BLVD	ENCLAVE AT GROVE HILL II
73	4800	SAMUELL BLVD	ENCLAVE AT GROVE HILL HOMEOWNERS ASN INC
74	1	VACHERIE LN	ENCLAVE AT GROVE HILL LTD THE
75	6915	CHACKBAY LN	TRAMPEL JOSEPH
76	6919	CHACKBAY LN	JOHNSON GEORGE BEN JR &
77	6923	CHACKBAY LN	LOPEZ ROSALIND
78	6931	CHACKBAY LN	TROUSDALE JAMES R &
79	2819	COTEAU WAY	MILLER EDWIN P & BARBARA W
80	2823	COTEAU WAY	STEWART AARON K
81	2827	COTEAU WAY	GILB SONYA
82	2831	COTEAU WAY	2831 COTEAU FAMILY TRUST
83	2835	COTEAU WAY	STEINMANN WILLIAM E III &
84	2824	LACOMPTE DR	DIMOCK BRIAN
85	2820	LACOMPTE DR	VALLEJOS CHRISTINA & JOSE T
86	2816	LACOMPTE DR	CRAWFORD SHERRY ANN
87	2812	LACOMPTE DR	FUNDERBURK DAVID RAY & CLETA GAIL
88	2808	LACOMPTE DR	VITOK BINH & SANDOR

Label #	*Address*		*Owner*
89	2804	LACOMPTE DR	GRANT DEANDRA M &
90	7003	CHACKBAY LN	LANDRY LAURA C
91	7007	CHACKBAY LN	WANG JAMES ZHEN &
92	7011	CHACKBAY LN	STRANGIS STEPHANIE
93	7015	CHACKBAY LN	ROBERTSON MARVIN A &
94	7019	CHACKBAY LN	DOTSON ERIC & HOLLY
95	7023	CHACKBAY LN	FURMAGA JAKUB & HAVAN
96	7027	CHACKBAY LN	FERNANDEZ ARACELI
97	7031	CHACKBAY LN	POPE JOHN TIMOTHY THOMAS
98	7035	CHACKBAY LN	LANEY DIXIE & MARK
99	7039	CHACKBAY LN	MARIN JENNIFER &
100	7043	CHACKBAY LN	CLAY SAUNDRA
101	6935	CHACKBAY LN	REDDICK HAROLD RICHARD
102	6939	CHACKBAY LN	DYK DEBRA T
103	6943	CHACKBAY LN	THOMAS PATRICK A & TIFFANY L
104	6947	CHACKBAY LN	SALINAS SILVIA M
105	6951	CHACKBAY LN	TARDY JASON M & APRIL D
106	2815	COTEAU WAY	JOHNSON BENNIE C & EDITH
107	2825	VACHERIE LN	OROZCO RICHARD JR & ROSA M
108	2821	VACHERIE LN	JOHNSON KIM & LARRY
109	2817	VACHERIE LN	RICO GREGORY ANDREW &
110	2812	COTEAU WAY	GEORGE MICHAEL S & PATRICIA A
111	2816	COTEAU WAY	RODRIGUEZ MARIO OCANDO &
112	2820	COTEAU WAY	TRUONG THY M
113	2824	COTEAU WAY	FRASER MICHAEL
114	2828	COTEAU WAY	GOEBEL GRANT L
115	2832	COTEAU WAY	SMITH DARREN K
116	7132	BELTEAU LN	CRAWFORD SHERRY ANN
117	7136	BELTEAU LN	PIEKOS CHRISTI L
118	7140	BELTEAU LN	REYNOLDS ABIGAIL & JOHN ZACHARY
119	7144	BELTEAU LN	CARRIZALES MONICA &

Label #	*Address*		*Owner*
120	7148	BELTEAU LN	COOK GREG A
121	7152	BELTEAU LN	HUTCHISON ROBIN E &
122	2823	LACOMPTE DR	BENNETT MICHAEL &
123	2819	LACOMPTE DR	CROSS VERION D &
124	2815	LACOMPTE DR	SALINAS BROOKE NICOLE &
125	2811	LACOMPTE DR	JONES ALEXANDER &
126	2807	LACOMPTE DR	PADILLA ISAAC STEVE
127	2803	LACOMPTE DR	VICTOR VINCENT &
128	5151	SAMUELL BLVD	DALLAS COUNTY SCHOOLS

CITY PLAN COMMISSION **THURSDAY, MAY 2, 2019**

Planner: Sarah May

FILE NUMBER: Z189-140(SM) **DATE FILED:** November 26, 2018

LOCATION: Northwest corner of Preston Road and Alpha Road

COUNCIL DISTRICT: 11 **MAPSCO:** 15 K

SIZE OF REQUEST: Approx. 5.682 acres **CENSUS TRACT:** 136.15

OWNER/APPLICANT: Valk Properties One, LLC

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

REQUEST: An application for a new subdistrict on property zoned Subdistrict 1 within Planned Development District No. 887, the Valley View-Galleria Area Special Purpose District.

SUMMARY: The applicant requests to create a new subdistrict on the 5.682-acre subject property to construct an approximate 14,000-square-foot non-residential building with a convenience store on the ground floor, upper story office uses, and fuel sales. The remainder of the subject property is developed with a mini-warehouse use and a retail shopping center.

STAFF RECOMMENDATION: **Denial**.

PRIOR CPC ACTION: On March 21, and April 4, 2019, the City Plan Commission held this item under advisement. No changes are included in this report.

PLANNED DEVELOPMENT DISTRICT No. 887:
http://www.dallascityattorney.com/51P/Articles%20Supp%2050/ARTICLE%20887.pdf

PLANNED DEVELOPMENT DISTRICT No. 887 EXHIBITS:
http://www.dallascityattorney.com/51P/exhibits_cont.html#a887

BACKGROUND INFORMATION:

- On June 12, 2013, City Council approved Ordinance No. 29032 establishing Planned Development No. 887.

- In 2017 and 2018, a series of permits were obtained for the former large-format retail space that was originally constructed for Circuit City.

    - In the spring and summer of 2017, the applicant obtained separate permits to remove the interior walls and then to remove and excavate beneath the existing slab-on-grade foundation.

    - On June 18, 2018, the applicant obtained a permit to construct a new slab-on-grade foundation upon the excavated area and to construct three interior floors, for a total of four floors. The four floors consisted of two basement stories, one ground story, and one upper story within the original one-story retail building. An application for a certificate of occupancy for a mini-warehouse use was also approved at this time and is currently pending final inspection.

- On Thursday, January 18, 2018, the City Plan Commission recommended denial without prejudice for an application for a new subdistrict which consisted of 1.564-acres of land, now identified as Tract 1, within this application with the purpose to construct an approximate 14,000-square-foot non-residential building with fuel sales in the same orientation and configuration as the current request.

- On April 17, 2019, the applicant held a neighborhood meeting to discuss the application with surrounding property owners.

- The applicant proposes to divide the area of request into two tracts. Tract 1, the corner portion that is developed with surface parking, is proposed to have modifications to the existing zoning regulations so that an approximate 14,000-square-foot building with upper story office uses, ground story convenience store, and a 10-pump fuel sales canopy can be constructed. The remainder of the area of request, Tract 2, shows a possible future building envelope which maintains the existing zoning regulations, but the applicant currently has no plans to construct.

Zoning History: There have been two zoning changes requested within the area of request in the last five years.

1. **Z145-188:** On June 17, 2015, City Council approved Subdistrict 1B, in the core of the existing Valley View Mall area, generally located south of Alpha Road, west of Preston Road, north of LBJ Freeway, and east of Montfort Drive.

2. **Z167-307**: On December 13, 2017, City Council approved 1) Subdistrict 1C, and 2) an amendment to, and expansion of, Subdistrict 1B generally located south of Alpha Road, west of Preston Road, north of LBJ Freeway, and east of Montfort Drive.

3. **Z167-386**: On January 18, 2018, the City Plan Commission recommended denial without prejudice for a new subdistrict located on the northwest corner of Preston Road and Alpha Road.

Thoroughfares/Streets:

Thoroughfare/ Street	Type	Thoroughfare Dimension
Alpha Road Page C.7 on Exhibit 887C	Community Collector	6 lanes divided, 117' ROW, 92' pavement with bicycle lanes
Preston Road Page C.2 on Exhibit 887C	Principal Arterial	6 lanes divided, 112' R.O.W., 82' pavement with bicycle lanes

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

Comprehensive Plan:

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

LAND USE ELEMENT

GOAL 1.4 Coordinate planning activities to balance transportation, land use, infrastructure and the environment

Policy 1.4.2 Develop a multi-modal transportation network.

A multi-modal transportation network—one that uses a variety of transportation systems, such as buses, light rail, trolley and even bicycles—is necessary to reduce reliance on personal cars and to achieve the quality of life residents want. Creating more opportunities for walking, biking and taking transit to conduct daily activities meets the desires of Dallas citizens. Multi-modal transportation networks also offer opportunities for economic development, proving that development and environmental stewardship are not mutually exclusive.

GOAL 2.1 Promote balanced growth

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

Planning for balanced growth in a dynamic economic environment calls for flexible zoning regulations to enable the City to respond to changing markets and to better facilitate development that aligns with economic priorities.

TRANSPORTATION ELEMENT

GOAL 4.1 Provide a fundamental land use/transportation linkage

Policy 4.1.1 Design and improve thoroughfares to balance the need for traffic mobility.

URBAN DESIGN

GOAL 5.1 Promote a sense of place, safety and walkability

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Designing pedestrian-friendly streetscapes and encouraging new developments to provide pedestrian-oriented amenities and enhancements would encourage people to walk.

Valley View-Galleria Area Plan:

The Valley View-Galleria Area Plan was adopted by the City Council on May 22, 2013, and describes the vision for the area. The area consists of 10 subdistricts. The area of request is located within the Midtown Center Subdistrict, on the eastern edge of the study area.

The Galleria-Valley View Area is envisioned as the primary regional town center of North Dallas, characterized by an economically vibrant and environmentally sustainable mix of moderate to high density residential and non-residential land uses, supported by an enhanced system of streets and open spaces. The goals of this special purpose district are as follows:

1) Encourage development that creates a diverse mix of compatible land uses designed to support a pedestrian, bicycle and transit friendly environment, reduce the dominance of visible parking, and reduce environmental impacts.
2) Create a network of well-maintained, publicly-accessible open spaces with a range of sizes and functions, designed to enhance the quality of life for the growing resident population and workforce.
3) Create a network of connected streets and pathways designed to enhance the multi-modal accessibility while reducing automobile-dependence through improvements that support pedestrian, bicycle, and transit circulation.

Specifically, the Plan describes this subdistrict as a mixed use anchor that envisions pedestrian oriented shopping, restaurant, and entertainment areas. Large format/big box retail continue to be encouraged in this subdistrict. In addition, residential, office, and hotel uses will be encouraged to add to the mixed use character of the area (page 41).

Because Tract 1 within the proposed subdistrict significantly modifies the setbacks and street standards from the existing zoning of adjacent properties, approval of it would create a long-term condition that disrupts the planned consistency of Preston Road and Alpha Road; therefore, if approval of the request is to be considered, the risk factors associated and its possible detrimental effects to surrounding properties should be of great concern.

Surrounding Land Uses:

	Zoning	Land Use
Site	PDD No. 887 Subdistrict 1 (WMU-12)	Mini-warehouse, retail, personal services with surface parking
North	PDD No. 887 Subdistrict 1 (WMU-12)	Offices
East	RR	Drive through restaurant and retail w/fuel sales
South	PDD No. 887 Subdistrict 1 (WMU-12)	Drive through restaurants and Auto body shop
West	PDD No. 887 Subdistrict 4 (WMU-12)	Offices
Northwest	PDD No. 887 Subdistrict 5 (WR-5)	Multifamily

Land Use Compatibility:

The applicant proposes to divide the area of request into two tracts. Tract 1 consists of a surface parking area that was once required parking for a former large-format retailer and Tract 2 currently consists of a two-story retail and personal services building and a mini-warehouse.

When the former large-format retailer vacated the building within the proposed Tract 2, construction began in the Spring and Summer of 2017 to remove the slab-on-grade foundation and excavate to a depth that would later contain two lower levels for a mini-warehouse. Because a mini-warehouse use only needs six parking spaces per the Dallas Development Code, the proposed Tract 1 now contains an unused parking lot.

The other buildings on the remainder of Tract 2 consist of a mixture of retail and personal services and additional surface parking. The boundary between Tracts 1 and 2 is a fire lane and utility easement.

The surrounding uses consist of two office buildings to the north; a drive-through restaurant and two motor vehicle fueling stations on the east line of Preston Road; two drive-through restaurants and an auto body shop on the south line of Alpha Road; additional office buildings to the west; and multifamily buildings to the northwest. A chain link fence to the north, a solid screen wall to the west, Preston Road, and Alpha Road separate the site from adjacent property owners.

Overview

The existing planned development district is based in Article XIII's Form District zoning. Form-based zoning differs from traditional zoning because it primarily focuses regulations on the form of the building. The desired form of buildings in this type of zoning are more urban in form, with buildings constructed with multiple stories at the front of the lot, closer to the street, with windows, building articulation, and pedestrian amenities. Another key feature that ensures that buildings are more urban in form is a requirement that new construction fill a percent of the width of a lot with the building facade. This frontage requirement creates a street wall that encourages pedestrian activity and screens parking. Although the form of new buildings is more restrictive and often more expensive to construct, benefits to property owners include additional buildable area on the lot; increased height, density, and floor area; and, reduced parking requirements because the form encourages the use of multi-modal transportation.

Form-based zoning achieves complementary urban form by regulating uses by development type and story. For example, the development types where retail and restaurant uses may operate is only within a single story shopfront building (which is not allowed in WMU-8 and higher districts) and on the ground story of a mixed use shopfront development type[1]. The upper stories of a mixed use shopfront development type allow residential, civic, place of worship, office, service or entertainment, and commerce uses.

The specific building facade regulations between a general commercial development type (which allow nonresidential uses that are not restaurant and retail) and mixed use shopfront development type also vary and are more intense for a mixed use

[1] Restaurant or bar and retail sales are allowed in the upper stories of a building provided that a restaurant or bar or retail sales use also exists on the ground story of the building. See Section 51A-13.306(c)(5) of the Dallas Development Code.

development type. For example, the required primary street frontage for a mixed use shopfront is 90 percent, whereas a general commercial development type only requires 70 percent street frontage. Another example of how a general commercial development type has less restrictive standards than a mixed use shopfront is that ground story transparency is only 30 percent, instead of 50 percent and the maximum length that a wall may be blank is 30 feet instead of 20 feet in a mixed use shopfront development type.

These variations between use and development type create a framework for urban settings. Generally, a mixed use shopfront is often an urban retail center with shopping and dining on the ground story and multifamily, office, and hotel on the upper stories whereas a general commercial development type is an office building, department store, or a stand-alone hotel.

The applicant has requested significant modifications to the concept of form district regulations that are more aligned with an auto-centric, suburban development. Therefore, staff recommends denial of the request because it is inconsistent with the goals and vision of the area.

Key Zoning Changes Proposed

Development Standard	Existing Zoning (PDD 887, Sub 1)	Applicant's Request
Preston Road Front setbacks and sidewalks	Minimum 55', maximum 85' to allow a 10' landscape buffer, single or double loaded slip-street, and 15' sidewalk area on private property adjacent to the building facade. Minimum 90% of lot width must contain a facade between minimum and maximum setbacks (the frontage may be reduced to allow for one 30-foot wide vehicular entrance to parking area).	Tract 1: Minimum 15' No maximum setback Minimum 6' sidewalk required within the property. Tract 2: no change
Alpha Road Front setback and sidewalks	Minimum 20', maximum 30' setback to provide 5' (half of an overall 10' wide) sidewalk, 7'6" planting zone, and door yard. Minimum 90% of lot width must contain a facade between minimum and maximum setbacks (the frontage may be reduced to allow for one 30-foot wide vehicular entrance to parking area).	Tract 1: Minimum 30' No maximum setback Minimum 6' sidewalk required within the property. Tract 2: no change
Ground story height	15' minimum 30' maximum	Tract 1: 14' minimum 30' maximum Tract 2: no change

Development Standard	Existing Zoning (PDD 887, Sub 1)	Applicant's Request
Ground Story Transparency	Minimum 50% for primary street facades Minimum 25% for side street facades	Tract 1: Minimum 30% for primary and side street facades Tract 2: no change
Upper Story Transparency	Minimum 20%	Tract 1: Minimum 10% Tract 2: no change
Ground story shopfront windows	A minimum of 60 percent of the street-fronting, window surface area between zero and ten feet above the finished floor must allow views into the ground-story use for a depth of at least four feet. Windows must be clear or unpainted, or, if treated, must be translucent.	Tract 1: A minimum of 60 percent of the street-fronting, window surface area must allow views into the ground-story use for a depth of at least four feet. Tract 2: no change
Building Entrances	Minimum one building entrance is required on a primary street with a maximum spacing of 100' between entrances.	Tract 1: A building entrance is not required on Preston Road. One public entrance is required on Alpha Road. Tract 2: no change

The applicant proposes modifications to the existing zoning regulations within Tract 1 only. Tract 2 is included in the area of request, but the only proposed change for Tract 2 is that it must comply with a development plan. Therefore, within Tract 1, the applicant has designed a two-story mixed use development type with a ground-story retail store, ten gas pumps, and a second story containing an office use. The above table compares the existing regulations for a mixed use shopfront to the applicant's request.

Parking:

In addition to the requested development standard modifications, the applicant also requests that the minimum parking requirement for the equivalent of a motor vehicle fueling station and retail store be reduced from one space per 250 square feet of floor area to one space per 275 square feet of floor area. For comparison, Article IV of the Dallas Development Code requires one space per 200 square feet of floor area for a general merchandise and food store less than 3,500 square feet use.

The applicant also requests that the minimum parking requirement for an office be reduced from one space per 333 square feet of floor area to one space per 375 square feet of floor area.

The applicant has not provided a parking demand study to support this request, therefore staff cannot support the requested parking reduction.

Landscaping:

The proposed landscape plan for Tract 1 conforms to Article X landscape standards that were in place before the most recent amendment and does not comply with form district or the planned development district standards. Because the proposed landscape plan is inconsistent with the landscape regulations and the streetscape of the abutting properties, staff does not support the request.

Signs:

Article XIII requires detached signs to be monument signs with a maximum height of six feet and maximum effective area of 20 square feet. The request proposes to limit Alpha Road to one detached sign but, instead of a monument sign, which is mounted to the ground surface, the applicant intends to erect a pole sign. The purpose of this request is to accommodate a submerged interior grade by regulating the height of the pole sign relative to the height of the Alpha Road roadway and to limit the effective area to be more consistent with the sign regulations of PDD No. 887 and Article XIII. Although staff does not object to the proposed sign regulations, staff does not support the overall 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 (A through C) to orange, representing the weakest markets (G through I). Although the area of request is not within an identifiable MVA cluster, the site abuts an “E” MVA cluster to the northwest, a “D” MVA cluster is located on the north line of Preston View Boulevard, and a “B” MVA cluster is located in the single family area neighborhood east of Preston Road.

Proposed Amendments To

ARTICLE 887.

PD 887.

Valley View - Galleria Area Special Purpose District

SEC. 51P-887.101. LEGISLATIVE HISTORY.

PD 887 was established by Ordinance No. 29032, passed by the Dallas City Council on June 12, 2013. (Ord. 29032)

SEC. 51P-887.102. PROPERTY LOCATION AND SIZE.

PD 887 is established on property generally bounded by Southern Boulevard on the north, Preston Road on the east, LBJ Freeway on the south, and the Dallas North Tollway on the west. The size of PD 887 is approximately 445 acres. (Ord. 29032)

SEC. 51P-887.103. PURPOSE AND VISION.

(a) Purpose. The Valley View - Galleria Area Special Purpose District is envisioned as the primary regional town center of North Dallas, characterized by an economically vibrant and environmentally sustainable mix of moderate to high density residential and non-residential land uses, supported by an enhanced system of streets and open spaces. The goals of this special purpose district are as follows:

(1) Encourage development that creates a diverse mix of compatible land uses in buildings designed to support a pedestrian, bicycle, and transit friendly environment, reduce the dominance of visible parking, and reduce environmental impacts.

(2) Create a network of well-maintained, publicly-accessible open spaces with a range of sizes and functions, designed to enhance the quality of life for the growing resident population and workforce in the area.

(3) Create a network of connected public and private streets and pathways designed to enhance multi-modal accessibility while reducing automobile-dependence within the area through improvements that support pedestrian, bicycle, and transit circulation.

(b) Vision. The Valley View - Galleria Area Plan is intended to serve as a guide and should be consulted for goals, objectives, policy statements, and recommendations for development of this special purpose district. (Ord. 29032)

SEC. 51P-887.104. CREATION OF SUBDISTRICTS.

(a) This special purpose district is divided into the following subdistricts:

(1) Subdistrict 1. Subdistrict 1 is intended to be a walkable, moderate-density regional retail and mixed use center. This subdistrict will allow a mix of residential and nonresidential uses, including both large-format and small-format retail.

(2) Subdistrict 1A. Subdistrict 1A is intended to be a walkable high-density, mixed use area within the interior of Subdistrict 1. This subdistrict allows for a mix of residential and nonresidential uses, including both large-format and small-format retail.

(2.1) Subdistrict 1B. Subdistrict 1B is intended to be a walkable high-density, mixed-use area within the interior of Subdistrict 1A. At the core of this subdistrict is an enhanced esplanade that features additional pedestrian amenities and open space. Similar to Subdistrict 1A, this subdistrict also allows for a mix of residential and nonresidential uses, including both large-format and small-format retail.

(2.2) Subdistrict 1C. Subdistrict 1C is intended to be a walkable, moderate-density regional retail and mixed use center. This subdistrict will allow a mix of residential and nonresidential uses, including both large-format and small-format retail.

(2.3) Subdistrict 1D. Subdistrict 1D is divided into two tracts. Tract 1 is intended to contain a modified mixed-use development type with fuel sales and Tract 2 is intended to be a walkable, moderate- density regional retail and mixed use center. This subdistrict will allow a mix of residential and nonresidential uses, including both large-format and small-format retail.

(3) Subdistrict 2. Subdistrict 2 is intended to be a walkable high-density, primarily commercial, iconic gateway along LBJ Freeway. This subdistrict allows a mix of residential and nonresidential uses.

(4) Subdistrict 3. Subdistrict 3 is intended to be a walkable moderate to high density residential area surrounding the Midtown Commons, as shown in the Valley View - Galleria Area Plan. This subdistrict allows for office and neighborhood-serving retail that complement the Midtown Commons. This subdistrict allows a mix of residential and nonresidential uses, but limits retail to small-format retail.

(4.1) Subdistrict 3A. Subdistrict 3A is intended to be a walkable moderate to high density residential area south of the Midtown Commons, as shown in the Valley View - Galleria Area Plan. This subdistrict allows for office and neighborhood-serving retail that complements the Midtown Commons. This subdistrict allows a mix of residential and nonresidential uses, but limits retail to small-format retail.

(5) Subdistrict 4. Subdistrict 4 is intended to be a walkable moderate-density mixed-use area. This subdistrict allows a mix of residential and nonresidential uses,

but limits retail to small-format retail.

(6) Subdistrict 4A. Subdistrict 4A is intended to be a walkable high-density mixed-use area. This subdistrict allows a mix of residential and nonresidential uses, but limits retail to small-format retail.

(7) Subdistrict 5. Subdistrict 5 is intended to be a walkable moderate-density residential area that transitions to the lower-density residential areas north of this special purpose district. This subdistrict allows a variety of residential uses ranging from single family townhouses to multifamily apartment buildings.

(8) Subdistrict 6. Subdistrict 6 is intended to complement the Galleria area with high-density regional retail and mixed uses. This subdistrict also acts as a gateway from the Dallas North Tollway into the district. This subdistrict allows a mix of residential and nonresidential uses, including both large-format and small-format retail.

(8.1) Subdistrict 6A. Subdistrict 6A is intended to complement the Galleria area with high-density regional retail and mixed uses. This subdistrict also acts as a gateway from the Dallas North Tollway into the district. This subdistrict allows a mix of residential and nonresidential uses, including both large-format and small-format retail.

(9) Subdistrict 7. Subdistrict 7 is intended to allow the Galleria complex to thrive and grow as an important anchor to the special purpose district.

(b) Exhibit 887A is a map showing the boundaries of this special purpose district and each subdistrict. (Ord. Nos. 29032; 29788; 30087; 30682; 30727)

SEC. 51P-887.105. DEFINITIONS.

Unless otherwise stated, the definitions in Chapter 51A and Division 51A-13.200 apply to this article. In this special purpose district:

(1) DISTRICT means the entire special purpose district created by this article.

(2) LARGE-FORMAT RETAIL means a retail use as listed in Section 51A- 13.306(d)(5) with a floor area of more than 7,600 square feet. LARGE-FORMAT RETAIL includes retail occupancies that are internally connected to create a retail use with a total floor area greater than 7,600 square feet.

(3) MAJOR RENOVATION means a building permit or series of building permits for the reconstruction, alteration, or modification of an original building that increases the floor area that existed on June 12, 2013, the date of establishment of this special purpose district, by 30 percent or more.

(4) NEW CONSTRUCTION means construction of a main structure that did not exist as of June 12, 2013, the date of establishment of this special purpose district.

(5) ORIGINAL BUILDING means a structure existing on June 12, 2013, the date of establishment of this special purpose district, but does not include a structure that has undergone a major renovation.

(5.1) PATHWAY means an area at street level that provides a passage for pedestrians.

(6) SMALL-FORMAT RETAIL means a retail use as listed in Section 51A- 13.306(d)(5) with a floor area of 7,600 square feet or less. SMALL-FORMAT RETAIL does not include occupancies that are internally connected to create a retail use with a total floor area greater than 7,600 square feet.

(7) SUBDISTRICT means one of the subdistricts listed in Section 51P-887.104. (Ord. Nos. 29032; 29788)

SEC. 51P-887.106. INTERPRETATIONS.

(a) In general.

(1) Unless otherwise stated, Article XIII, "Form Districts," of Chapter 51A applies to this article.

(2) Unless otherwise stated, the interpretations in Chapter 51A apply to this article.

(3) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(b) Conflicts.

(1) If there is a conflict between the provisions of Article XIII and Chapter 51A, Article XIII controls.

(2) If there is a conflict between the provisions of this article and Article XIII, this article controls.

(3) If there is a conflict between the text of this article and any of the exhibits (District and Subdistrict Map, Open Space Plan, or Streets Plan), the text of this article controls.

(4) If there is a conflict between the Streets Plan and Article XIII, the Streets

Plan controls.

(5) If there is a conflict between the Thoroughfare Plan and the Streets Plan, the Thoroughfare Plan controls. (Ord. 29032)

SEC. 51P-887.107. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 887A: District and Subdistrict Map.

(2) Exhibit 887B: Open Space Plan.

(3) Exhibit 887C: Streets Plan.

(4) Exhibit 887D: Subdistrict 3A Development Plan.

(5) Exhibit 887E: Subdistrict 6A Development Plan.

(6) Exhibit 887F: Subdistrict 1D Development Plan.

(7) Exhibit 887G: Subdistrict 1D Landscape Plan for Tract 1.

SEC. 51P-887.108. SITE PLANS AND DEVELOPMENT PLANS.

(a) Site plan.

(1) Except as provided in this article, a site plan that complies with the requirements of this article and Section 51A-13.703, "Site Plan Review," must be submitted to the building official when required by Section 51A-13.703(a).

(2) The site plan must also show the location and specifications of thoroughfares shown on the Thoroughfare Plan. A site plan does not act as a dedication of thoroughfares or infrastructure. See Section 51A-8.602 regarding dedications during platting.

(3) A site plan may be submitted as a single-page document or a multiple-page document.

(b) Development plan.

(1) In general. Except as provided in this section, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

(2) Subdistrict 1D. Development and use of the Property must comply with the Subdistrict 1D development plan (Exhibit 887F). If there is a conflict between the text of this article and the Subdistrict 1D development plan, the text of this article controls.

(3[~~2~~]) Subdistrict 3A. Development and use of the Property must comply with the Subdistrict 3A development plan (Exhibit 887D). If there is a conflict between the text of this article and the Subdistrict 3A development plan, the text of this article controls.

(4 [~~3~~]) Subdistrict 6A. Development and use of the Property must comply with the Subdistrict 6A development plan (Exhibit 887E). If there is a conflict between the text of this article and the Subdistrict 6A development plan, the text of this article controls."

SEC. 51P-887.109. SUBDISTRICT REGULATIONS.

(a) Subdistricts 1, [~~and~~] 1C, and 1D.

(1) In general. Except as provided in this article, the district regulations for the WMU-12 Walkable Urban Mixed Use District apply.

(2) Stories.

(A) Minimum number of stories above grade is two. The minimum height provisions of Section 51A-13.302(b)(2), (3), (4), and (5) also apply.

(B) Maximum number of stories above grade is 12.

(C) In Subdistrict 1C, maximum story height is 32 feet.

(D) For Tract 1 within Subdistrict 1D, minimum ground story height is 14 feet and maximum ground story height is 30 feet. No minimum story height for a structure which covers a fuel sales area.

(3) Urban form setback. Except as provided in this paragraph, an additional 20-foot setback from the minimum setback is required for any portion of a structure above five stories fronting on all streets except Preston Road. In Subdistrict 1C, an additional 20- foot setback is required for any portion of a structure above 95 feet fronting on all streets except Preston Road.

(4) Special provisions for a development that contains a mixed use shopfront with fuel sales in Tract 1 within Subdistrict 1D.

(A) Setbacks and frontage requirements.

(i) Alpha Road. Minimum setback is 30 feet. No maximum setback.

(ii) Preston Road. Minimum setback is 15 feet. No maximum setback.

(B) Entrance requirement. No public entrance is required to face Preston Road.

(C) Pedestrian amenities. The open spaces areas on Exhibit 887X must contain seating areas, trash receptacles, and pedestrian scale lighting. A minimum of one trash receptacle is required in each open space. A minimum of two benches are required in each open space area. Pedestrian scale lighting should be provided at one fixture per 75 feet of street frontage along Alpha Road and a minimum of three fixtures for the northern open space area.

(D) Transparency.

(i) Ground story. A minimum of 30 percent transparency is required on the primary street and side street facing facades.

(ii) Upper stories. A minimum of 10 percent transparency is required on the primary street and side street facing facades.

(iii) Interior view depth. A minimum of 60 percent of the street-fronting, street-level window pane surface area must allow views into the ground-story use for a depth of at least four feet.

(b) Subdistrict 1A.

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(c) Subdistrict 1B.

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(d) Subdistrict 2.

OMITTED FOR BREVITY

(e) Subdistricts 3 and 3A.

OMITTED FOR BREVITY

(f) Subdistrict 4.

(4) In general. Except as provided in this article, the district regulations for the WMU-12 Walkable Urban Mixed Use District apply.

(5) Uses. Retail uses must be small-format retail.

(6) Stories.

(A) Minimum number of stories above grade is two. The minimum height provisions of Section 51A-13.302(b)(2), (3), (4), and (5) also apply.

(B) Maximum number of stories above grade is 12.

(7) Urban form setback. An additional 20-foot setback from the minimum setback is required for any portion of a structure above five stories fronting on all streets.

(g) Subdistrict 4A.

OMITTED FOR BREVITY

(h) Subdistrict 5.

(8) In general. Except as provided in this article, the district regulations for the WR-5 Walkable Residential District apply.

(9) Residential proximity slope. The provisions of Section 51A-4.412, "Residential Proximity Slope," apply.

(10) Stories.

(A) Minimum number of stories above grade is two. The minimum height provisions of Section 51A-13.302(b)(2), (3), (4), and (5) also apply.

(B) Maximum number of stories above grade is five.

(i) Subdistricts 6 and 6A.

OMITTED FOR BREVITY

(j) Subdistrict 7.

OMITTED FOR BREVITY

SEC. 51P-887.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 29032)

SEC. 51P-887.111. LANDSCAPING.

(a) Except as provided in this section, l[~~L~~]andscaping must be provided in accordance with Article XIII.

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

(c) Except for Tract 1 within Subdistrict 1D, o[~~O~~]ne street tree must be provided for each 30 feet of frontage. Except as provided in this subsection, street trees must be located in the planting zones shown in the Streets Plan. Street trees may be planted in the front setback as close as possible to the sidewalk if there is a conflict with utilities, driveways, or visibility triangles as determined by the city arborist. In Subdistrict [~~Subarea~~] 6A, street trees may be planted within the minimum sidewalk width with tree grates.

(d) In Subdistrict 1B, outdoor seating areas with open air shade structures and a maximum three-foot-high fence are allowed in the planting zone. Adequate clearance from parking and travel lanes must be provided.

(e) In Tract 1 within Subdistrict 1D, landscaping must be provided as shown on the landscape plan (Exhibit 887G). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

SEC. 51P-887.112. OFF-STREET PARKING AND LOADING.

(a) In general. Except as provided in this section, see Division 51A-13.400 for parking and loading regulations.

(b) Maximum surface parking. Except for Subdistrict 6A, no more than 15 percent of the area of a lot or building site may be used for surface parking. In Subdistrict 6A, no more than 15 percent of the area of private property may be used for surface parking. This requirement applies only to new construction or a major renovation. The director may increase the amount of surface parking to 25 percent of the area of a lot or building site if the director finds that:

(1) the surface parking area, other than ingress and egress points, does not directly abut a street frontage (for example, the surface parking is to the rear of the main structure); or

(2) the surface parking area has an enhanced perimeter buffer, as defined in Section 51A-10.126(a), between the surface parking area and the street.

(c) Hotels. One space for each unit for units 1 to 250; 3/4 space for each unit for units 251 to 500; 1/2 space for all units over 500; plus one space per 200 square feet of meeting room.

(d) Tract 1 within Subdistrict 1D. For a mixed use development type with fuel sales, off-street parking must be provided at a minimum of one per 275 square feet of floor area of the retail store. For an office use, parking must be provided at a minimum of one space for 375 square feet of floor area.

(e) Visitor parking for apartments in Subdistrict 3. Up to 12 visitor parking spaces may be provided in the front setback area for apartment development types fronting on

Peterson Lane in Subdistrict 3 provided that the building meets the 70 percent primary street frontage requirement. (Ord. Nos. 29032; 30682)

SEC. 51P-887.113. OPEN SPACE.

(a) Purpose. Open space requirements are intended to:

(1) provide a main central focal point for the special purpose district and smaller focal points for each subdistrict;

(2) promote economic development;

(3) improve the quality of life of residents and visitors;

(4) provide relief from a dense urban environment;

(5) prevent concentrations of paved areas;

(6) improve air quality; and

(7) assist with pedestrian movement.

(b) In general. Except as provided in this section, open space provided under this section must comply with the requirements for open space in Section 51A-13.303, "Open Space," and Section 51A-13.304(k), "Open Space Lot."

(c) Site plan. Compliance with open space requirements must be shown on a site plan and demonstrated at the time of application for any building permit for new construction or a major renovation.

(d) Amount required.

(1) Minimum on-site requirement.

(A) A minimum of four percent of a lot or building site must be maintained as open space.

(B) Lot or building sites in Subdistrict 3 may use the alternative methods of compliance listed in this section to meet the minimum on-site requirement.

(2) Additional open space requirement.

(A) In general.

(i) In addition to the minimum on-site requirement, one

square foot of open space must be provided for every 28 square feet of floor area. Fractions of additional open space are rounded up to the next whole number.

(ii) Additional open space must comply with the Open Space Plan (Exhibit 887B).

(iii) The block park framework and the green frame shown on the Open Space Plan are a conceptual guide to create a connected network of open spaces for programmed and informal activity that is achieved incrementally as development projects meet their additional open space requirements. It is encouraged that individual open spaces be combined to create a connected network of open spaces. Each open space may be designed to serve a variety of purposes suited to adjacent development. Alternative locations and configurations may be approved by the director if the open space:

(aa) provides equivalent function;

(bb) is located at street level; and

(cc) is not configured as landscaped median, private open space under 2,000 square feet, or commercial surface parking lot, as described in Section 51A-13.304(k)(5)(H), (J) and (K).

(iv) Additional open space may be provided on-site, through one of the alternate methods of compliance, or a combination of on-site and alternate methods of compliance.

(B) Alternative methods of compliance. Additional open space requirements may be met through one or more of the following alternative methods of compliance.

(i) Park dedication within the Midtown Commons. Property shown in the Open Space Plan as Midtown Commons may be acquired and offered to the city's park and recreation department. Each square foot of property is counted as two square foot of additional open space requirement. If the director of the park and recreation department does not accept the open space, the responsible party must comply with one or more of the other alternative methods of compliance.

(ii) Park dedication within the district. Off-site open space within this special purpose district that meets the requirements of this article may be offered to the city's park and recreation department. Each square foot of park dedication is counted as one square foot of additional open space requirement. If the director of the park and recreation department does not accept the open space, the responsible party must comply with one or more of the alternative methods of compliance.

(iii) Deed restricted open space within the district. Off-site open space within this special purpose district that meets the requirements of this article may

be deed restricted to ensure that it is privately maintained as open space. The deed restrictions must inure to the benefit of the city and must be approved as to form by the city attorney. Each square foot of deed restricted open space is counted as one square foot of additional open space requirement.

(iv) Open space fund.

(aa) A dollar amount per square foot of additional open space required may be contributed to the open space fund. The dollar amount is $36 per square foot of additional open space required in the year 2013, adjusted annually using the percentage change in total real property value in this special purpose district according to the Dallas Central Appraisal District certified tax roll. The annual adjustment is effective on January 1 of each year based on the previous year's certified tax roll.

(bb) The director shall administer the open space fund.

(cc) The open space fund may only be used to acquire, improve, or maintain public park land within the area covered by the Valley View - Galleria Area Plan. The open space fund may be used to reimburse the city for the cost of acquisition, improvement, or maintenance of public park land within the area covered by the Valley View - Galleria Area Plan.

(3) Subdistrict 3A.

(A) Open space may be provided on-site, through one of the alternate methods of compliance in Subsection (d)(2)(B) of this section, or a combination of on-site and alternate methods of compliance at the amounts listed in Subsection (d)(2) of this section.

(B) Open space may be provided through the use of an interior courtyard that is connected to a street with a minimum 12-foot wide pathway. The interior courtyard is not required to meet the configuration standards of Section 51A-13.304(k), "Open Space Lot." A maximum of 50 percent of one interior courtyard may be counted towards the open space requirements.

(C) Open space may be provided adjacent to a pedestrian access easement if it is not less than 10 feet in length and width and meets the requirements of Section 51A-13.303, "Open Space." The pedestrian access easement is not required to meet the configuration standards of Section 51A-13.304(k), "Open Space Lot."

(e) Maintenance.

(1) Open spaces, including landscaping and pedestrian amenities, must be maintained in a state of good repair and neat appearance. The property owner is responsible

for the regular maintenance of open spaces.

(2) Required plants that die must be replaced with another living plant in compliance with the approved site plan. Replacement plants must be planted within three months, unless the city arborist approves an alternative period that reflects optimal planting seasons. (Ord. Nos. 29032; 30087)

SEC. 51P-887.114. SIGNS.

(a) Except as provided in this section, signs must comply with Article XIII.

(b) Except as provided in this section, the provisions for attached signs in Section 51A-13.603(d)(3) apply.

(c) For facades facing Alpha Road, the Dallas North Tollway service road, the LBJ Freeway service road, Montfort Drive, Noel Road, and Preston Road, the provisions of Section 51A-7.305, "Attached Signs," apply.

(d) For Subdistrict 1C Tract 1, one detached sign is permitted in accordance with 51A-7.304, "Detached signs" on the Alpha Road frontage. The detached sign is limited to a maximum of six feet above the adjacent grade of Alpha Road and a maximum effective area of 20 square feet. Detached signs on Preston Road must comply with Article XIII.

SEC. 51P-887.115. STREET STANDARDS.

(a) In general.

(1) Except as provided in this section, streets, alleys, and driveways must be provided in accordance with Division 51A-13.500.

(2) Except as provided in this section, all public and private streets, and all private property abutting public and private streets, must be constructed in accordance with this section and the standards shown on the Streets Plan (Exhibit 887C).

(3) See Section 51A-8.604 for details on the portion of the street sections shown on the Streets Plan that must be constructed by the abutting property owner.

(4) The thoroughfares shown on the Streets Plan are intended to provide general guidance for the alignment and design of streets included in the Thoroughfare Plan.

(5) The proposed minor streets shown on the Streets Plan are conceptual and are intended to illustrate desired connectivity of streets. These new minor streets must be provided if new block requirements are triggered by Section 51A-13.502(a). Alternative alignments may be approved by the director of public works if they provide equivalent

connectivity, and comply with this section, the Streets Plan, and Section 51A-13.502.

(6) In Subdistrict 6A, a minimum 12-and-one-half-foot sidewalk width is required with a minimum six-and-one-half-feet unobstructed sidewalk width; the sidewalk must be located between the facade of the building and projected street curb as determined by the thoroughfare plan.

(b) Alternate street sections. To deviate from the street design standards shown on the Streets Plan, an alternate street section must be approved by the director of public works. To be approved, an alternate street section must provide a street width that reduces vehicle speeds and promotes a pedestrian-friendly environment. An alternate street section may not reduce the minimum sidewalk width or planting zone requirements.

(c) Maximum block size. Except in Subdistrict 6A, blocks as shown on a plat must comply with Section 51A-13.502(a). In Subdistrict 1D, block lengths may be broken with an ungated private drive connecting two streets.

(d) Driveways.

(1) Except in Subdistrict 6A, sidewalk material and level must be maintained across the driveway curb cut in order to create a continuous pedestrian passage.

(2) The following provisions apply to driveways provided in compliance with the Streets Plan along Preston Road, Peterson Lane (Alternative Street Type B), and the LBJ Freeway frontage:

(A) The minimum spacing of curb cuts on Preston Road is 400 feet. The minimum spacing of curb cuts on Peterson Lane (Alternative Street Type B) is 200 feet. The minimum spacing of curb cuts on LBJ Freeway frontage is 400 feet.

(B) Cross-access easements are required between adjacent parcels if deemed necessary by the city for compliance with curb cut spacing requirements or to ensure adequate emergency vehicle access within the block.

(C) Existing curb cuts in Subdistrict 1C Tract 1 are permitted as shown on Exhibit 887F.

(3) Compliance with this subsection is triggered by the platting process or requests for new curb cuts.

(e) Intersection of Peterson Lane and FN5.

(1) A traffic signal must be installed at the intersection of Peterson Lane and FN5 when warranted.

(2) Before the issuance of building permits for the first 100,000 square feet

of floor area in Subdistrict 1B, a dedicated left turn lane must be provided at the intersection of Peterson Lane and northbound FN5 in addition to the four lanes depicted on the Streets Plan. (Ord. Nos. 29032; 29788; 30682)

SEC. 51P-887.116. 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) Nonconformity.

(1) Definitions. See Section 51A-2.102(89), which defines a nonconforming structure as a structure that does not conform to the regulations (other than use regulations), but which was lawfully constructed under the regulations in force at the time of construction. See Section 51A-2.102(90), which defines a nonconforming use as a use that does not conform to the use regulations, but which was lawfully established under the regulations in force at the beginning of operation and has been in regular use since that time.

(2) Nonconforming uses. See Section 51A-4.704 for details on nonconforming uses. Section 51A-4.704 provides that nonconforming uses may continue to operate indefinitely, except that the right to operate a nonconforming use ceases if the nonconforming use is discontinued for six months or more, the use becomes a conforming use, or the structure housing the nonconforming use is destroyed by the intentional act of the owner or his agent. Section 51A-4.704 also provides that a person may renovate, remodel, or repair a structure housing a nonconforming use if the work does not enlarge the nonconforming use.

(3) Nonconforming structures. See Section 51A-4.704 and Section 51A-13.102(S) for details on nonconforming structures. Section 51A-13.102(S) provides that a person may renovate, remodel, repair, rebuild, or enlarge a nonconforming structure if the work does not cause the structure to become more nonconforming as to building placement, building height, building facade, garage placement, open space, or landscaping regulations.

(4) Nonconforming signs. See Section 51A-7.701 and Section 51A-7.702 for details on nonconforming signs. Section 51A-7.702 provides that nonconforming signs may be repaired, except that no person may repair a nonconforming sign if the cost of repair is more than 60 percent of the cost of erecting a new sign of the same type at the same location, unless that sign is brought into conformity.

(5) Nonconforming parking. See Section 51A-4.704(b)(4) for details on nonconforming parking. Section 51A-4.704(b)(4) provides that the number of nonconforming

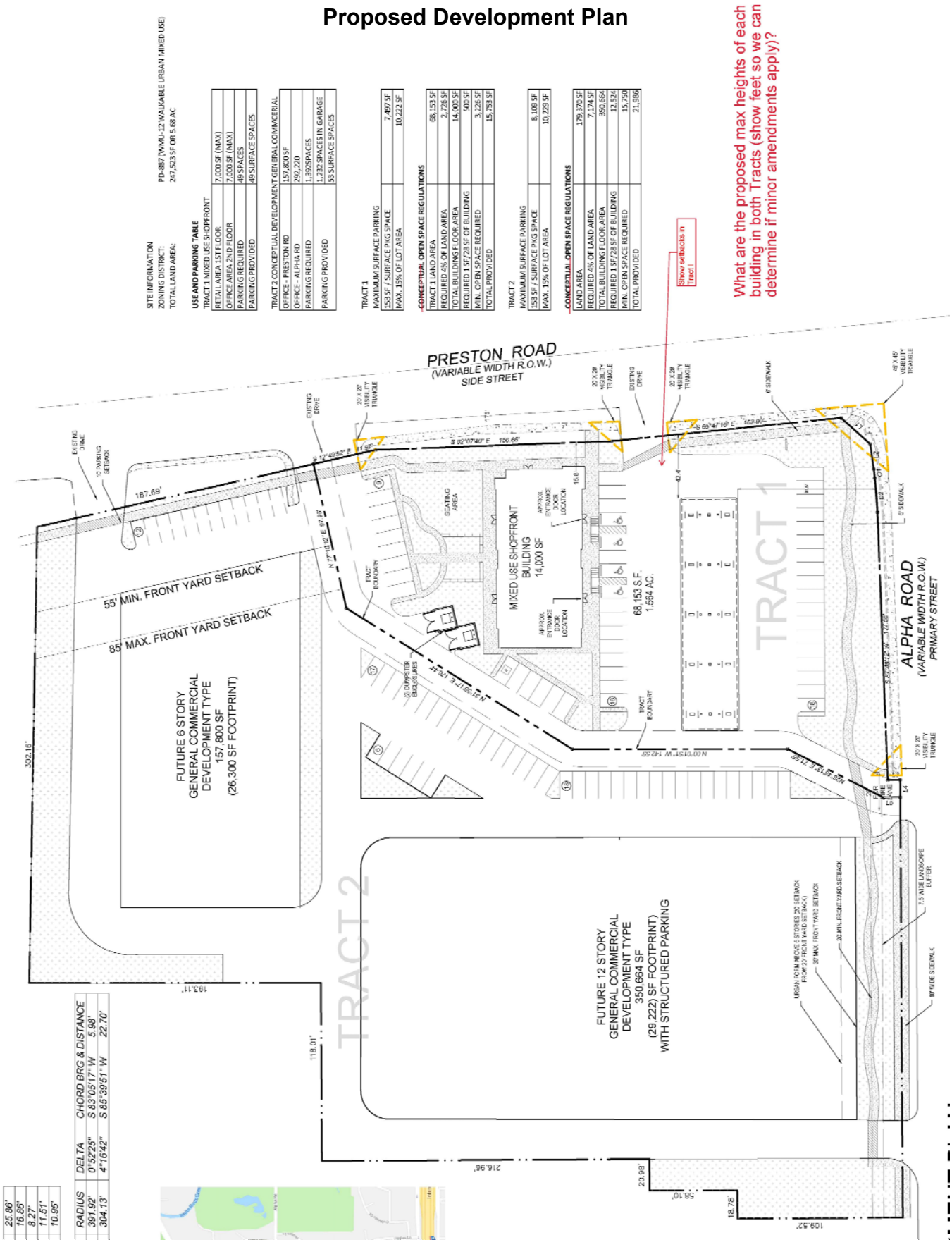
parking or loading spaces for a use may be carried forward when the use is converted or expanded. (Ord. 29032)

SEC. 51P-887.117. COMPLIANCE WITH CONDITIONS.

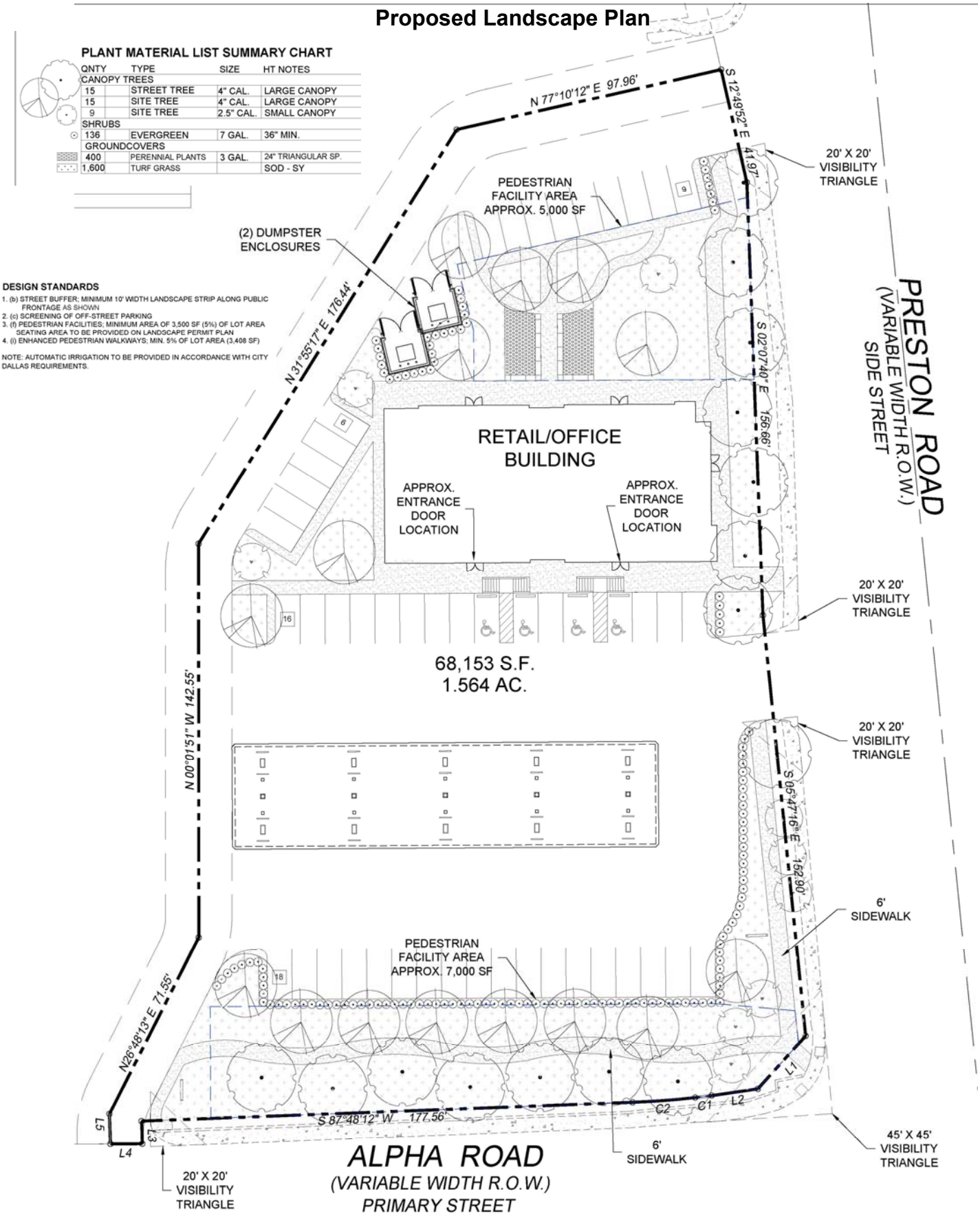
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 29032)

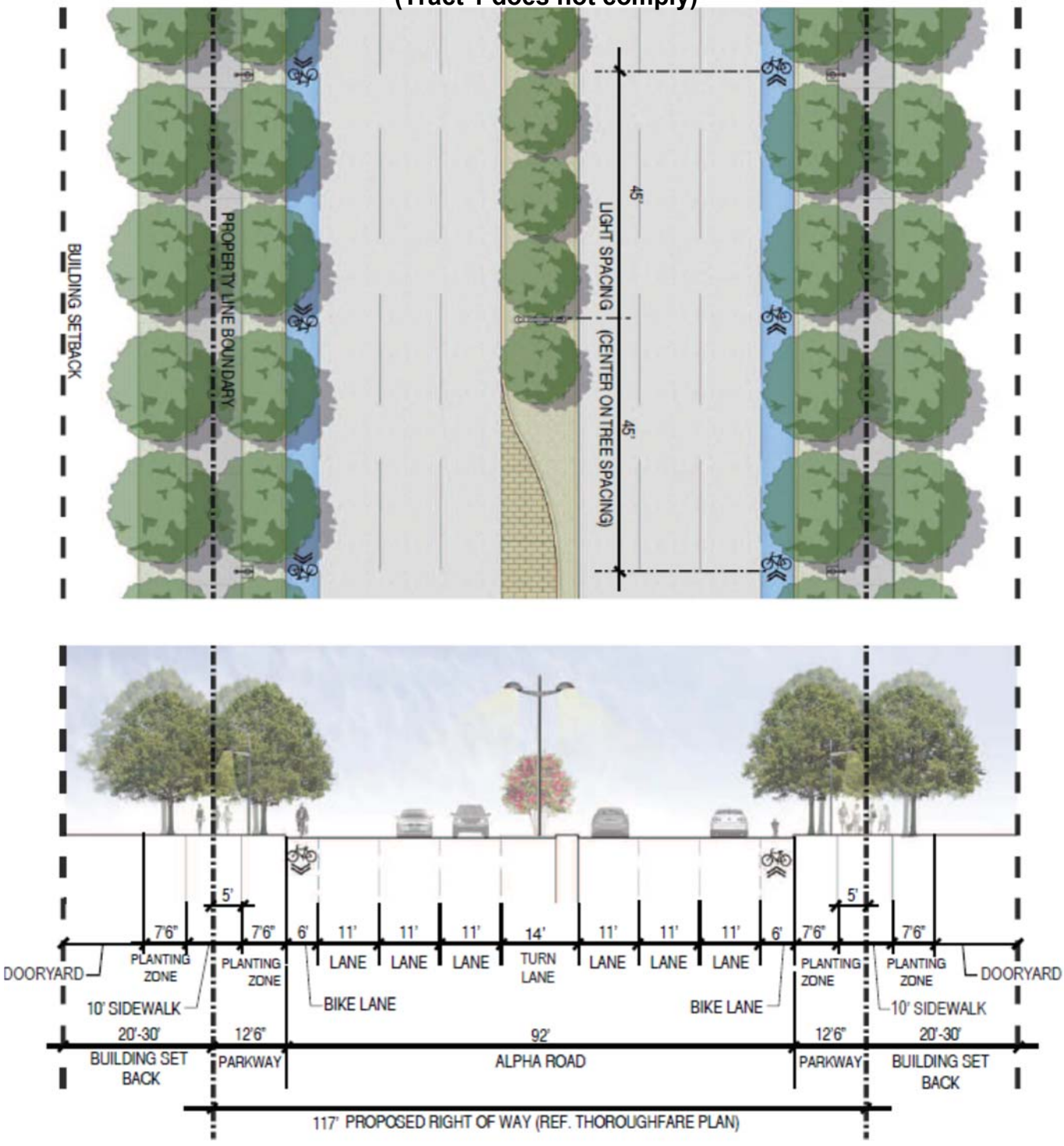
Proposed Development Plan



Proposed Landscape Plan

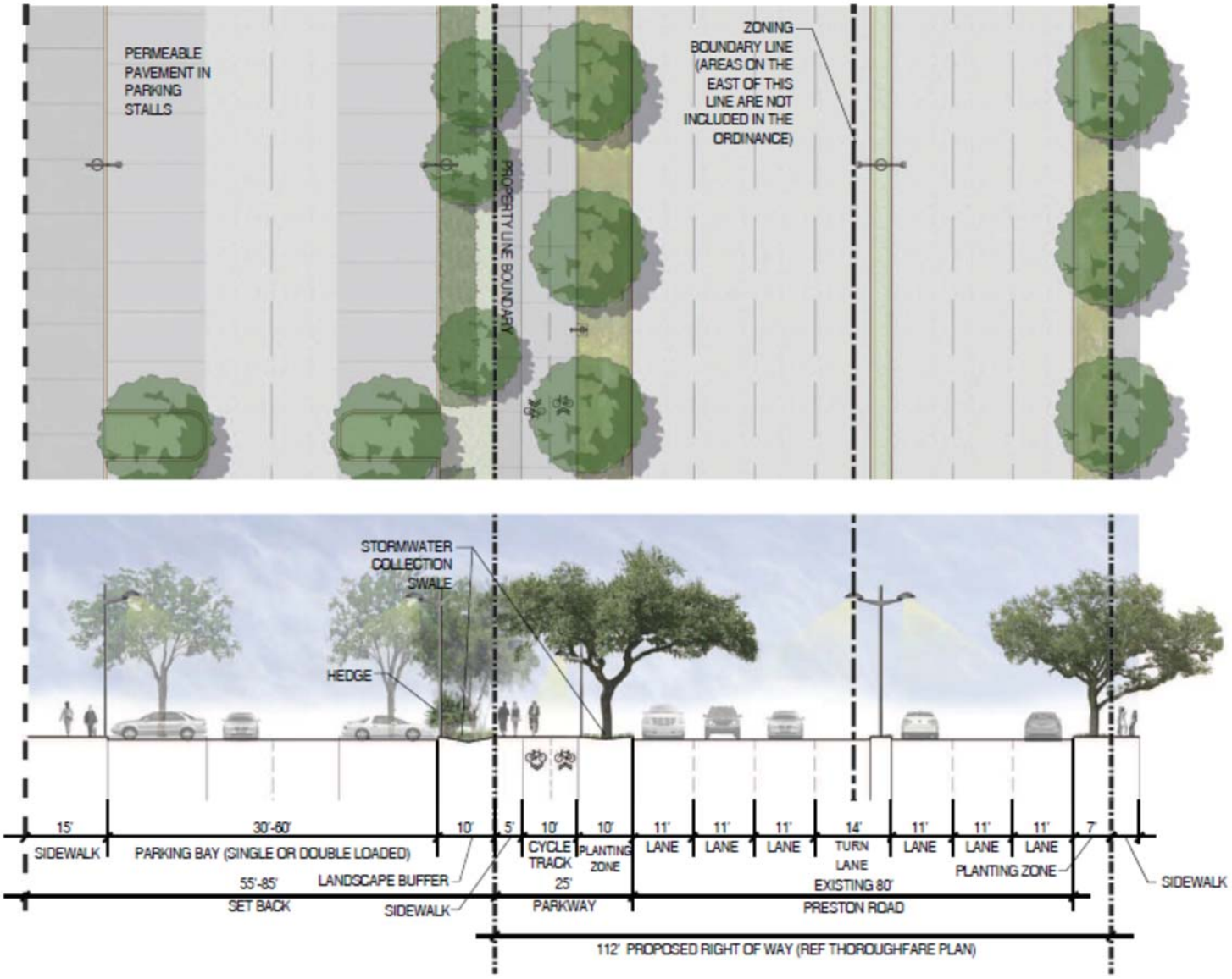


Existing Alpha Road Street Section
(Tract 1 does not comply)



REFERENCE THE VALLEY VIEW - GALLERIA AREA PLAN FOR GUIDANCE ON TREE PLANTING SPECIES.

Existing Preston Road Street Section
(Tract 1 does not comply)



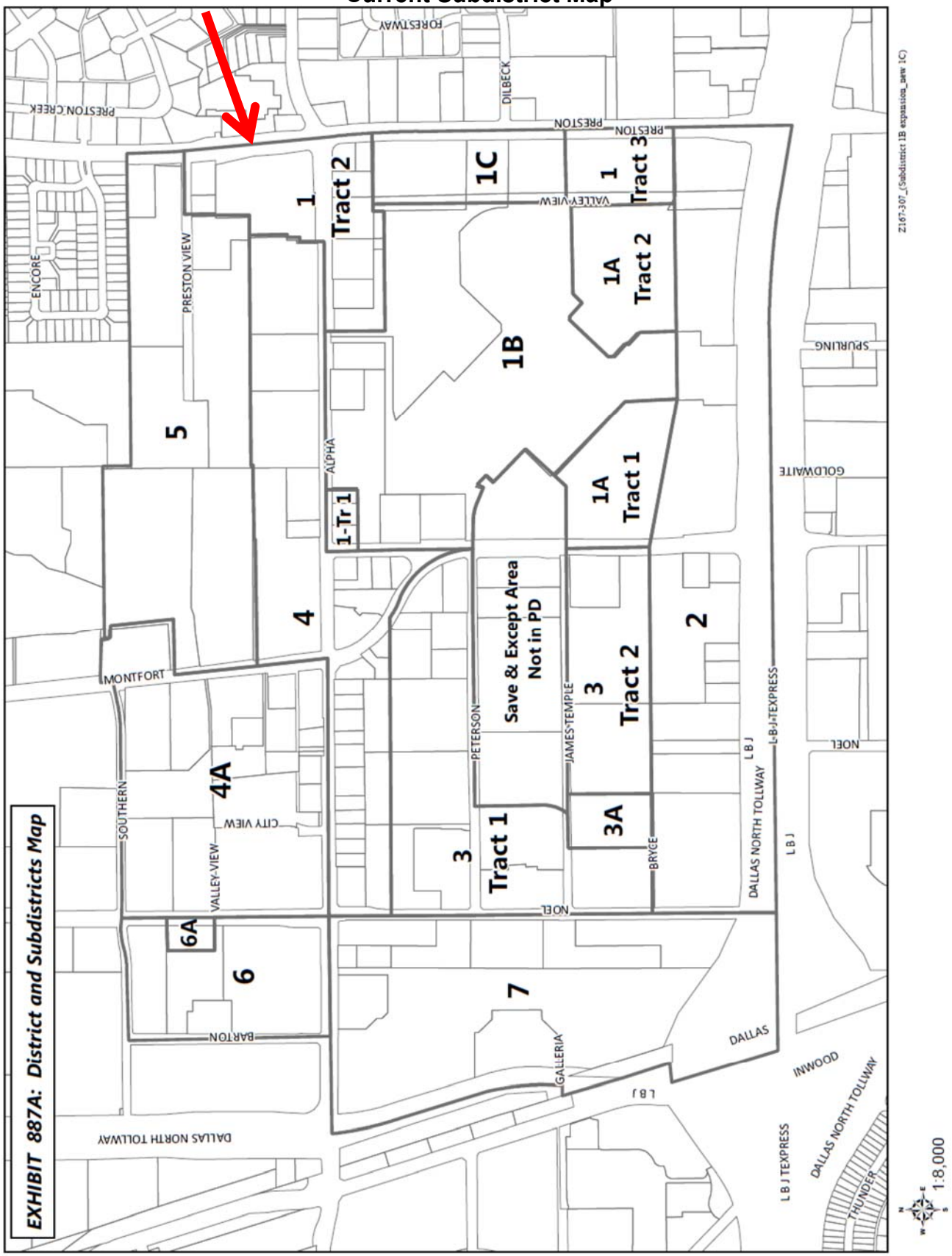
REFERENCE THE VALLEY VIEW - GALLERIA AREA PLAN FOR GUIDANCE ON TREE PLANTING SPECIES.

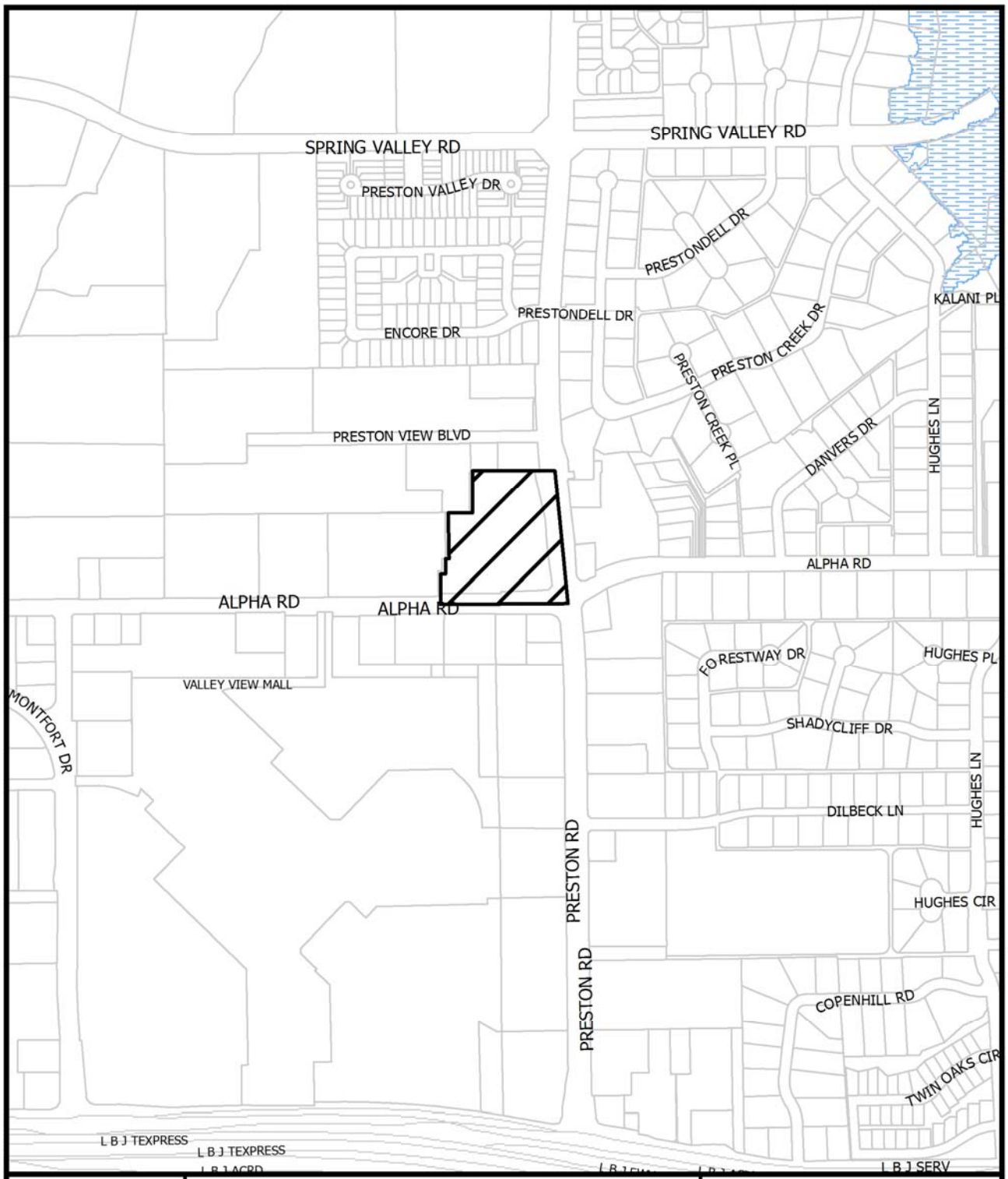
PRESTON ROAD
(FN8 TO NORTHERN BOUNDARY
OF STUDY AREA)

EXHIBIT 887C
STREETS PLAN

C. 2
MAY 15, 2013

Current Subdistrict Map



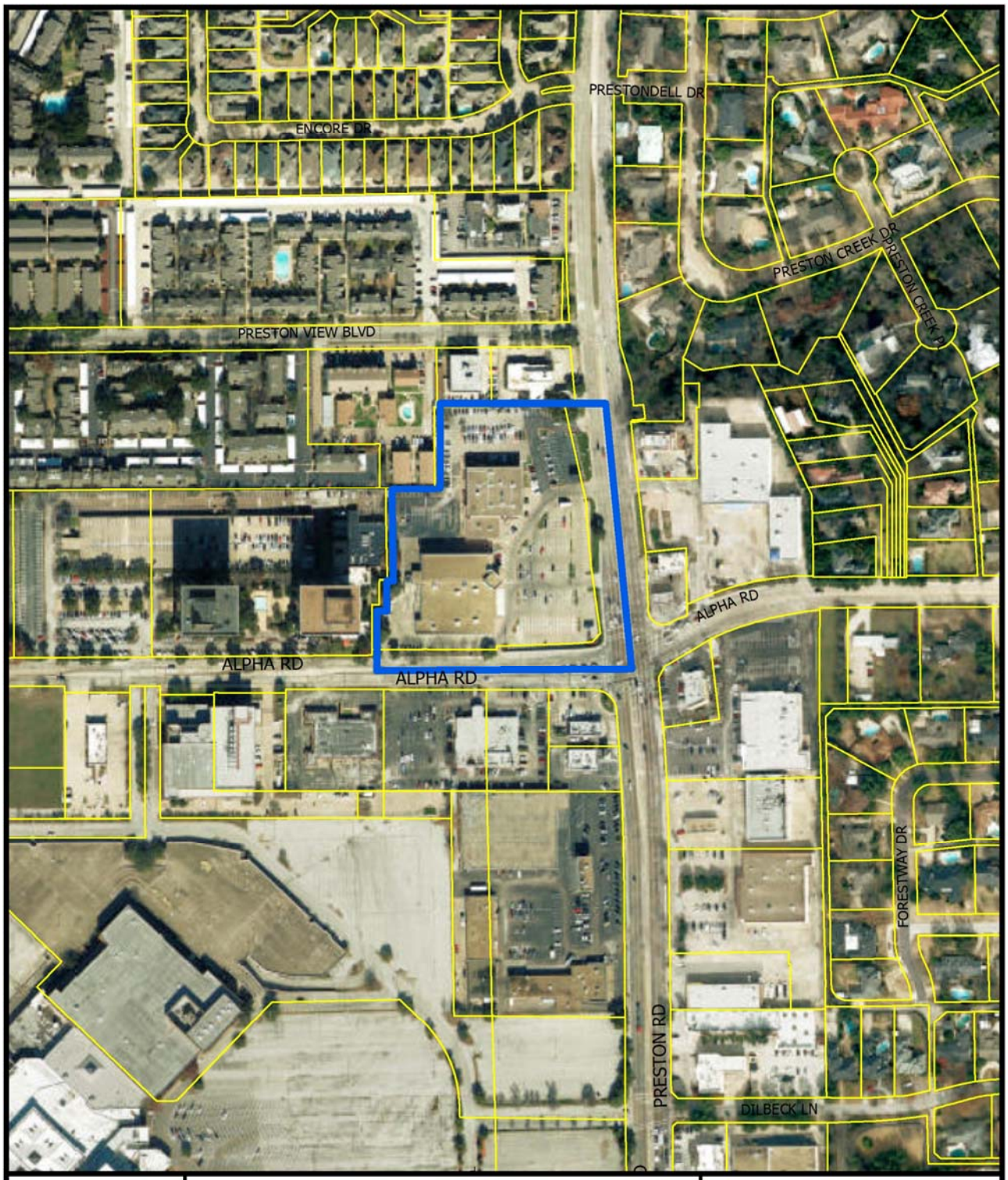


1:7,200

VICINITY MAP

Case no: Z189-140

Date: 3/1/2019

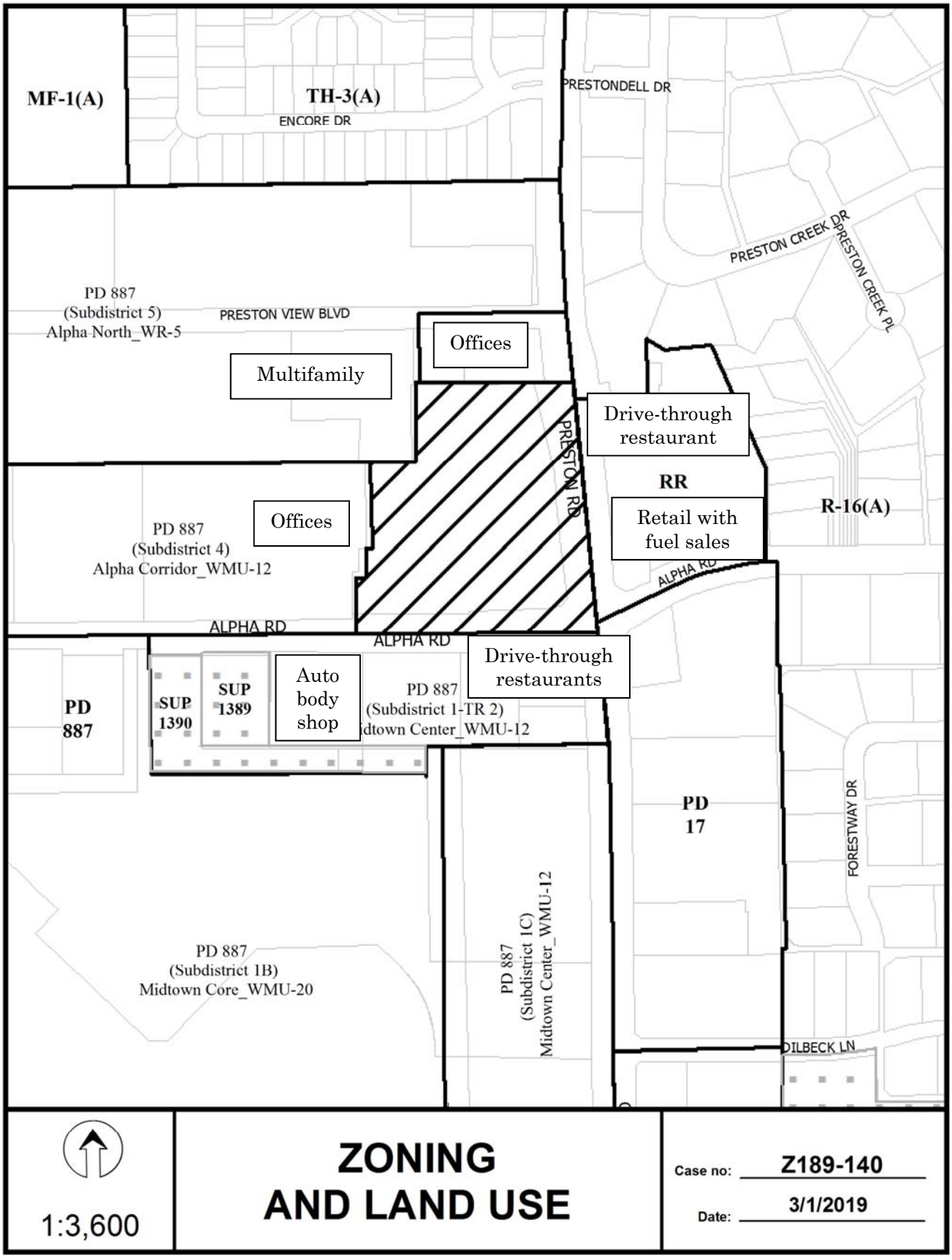


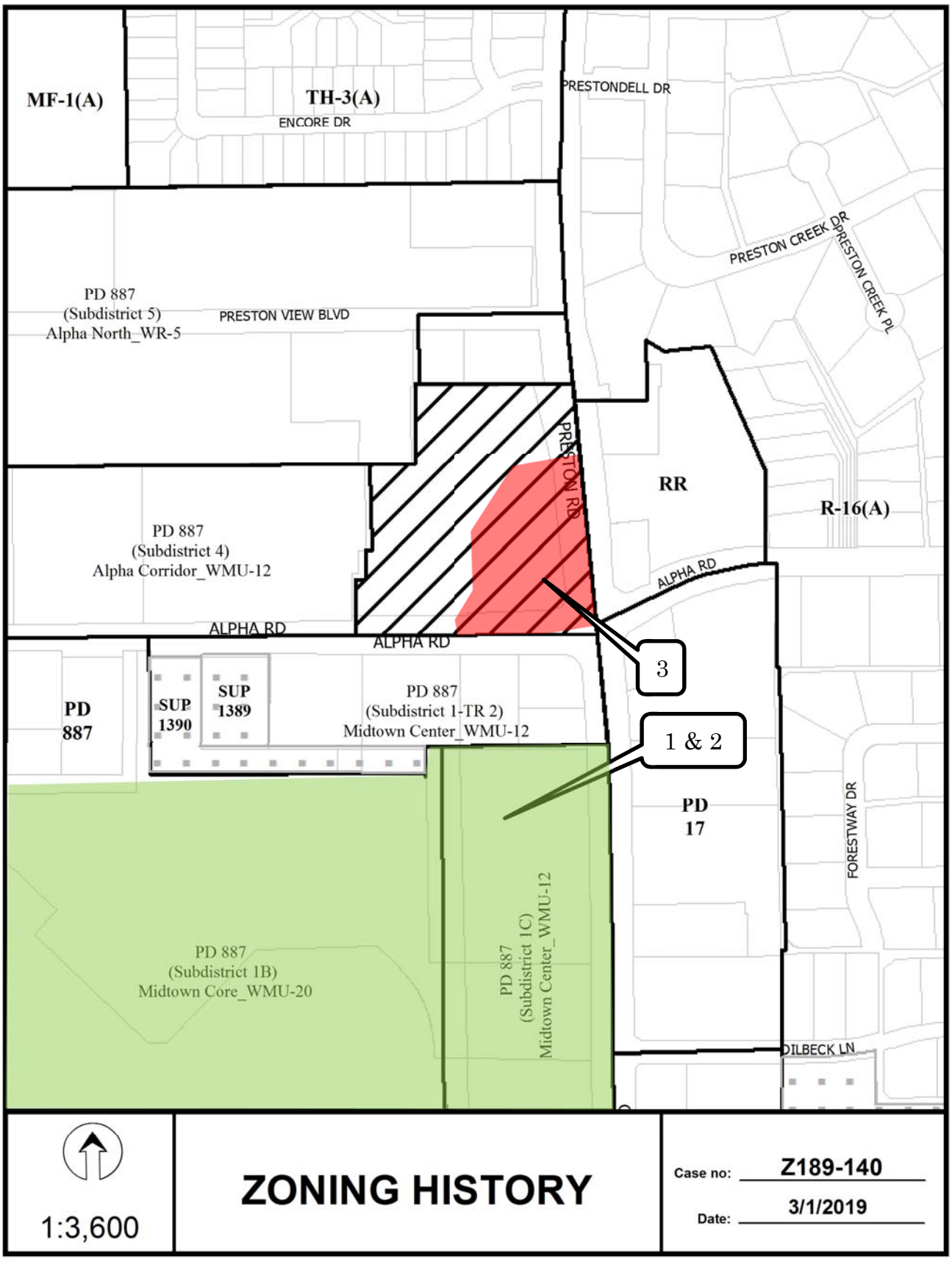
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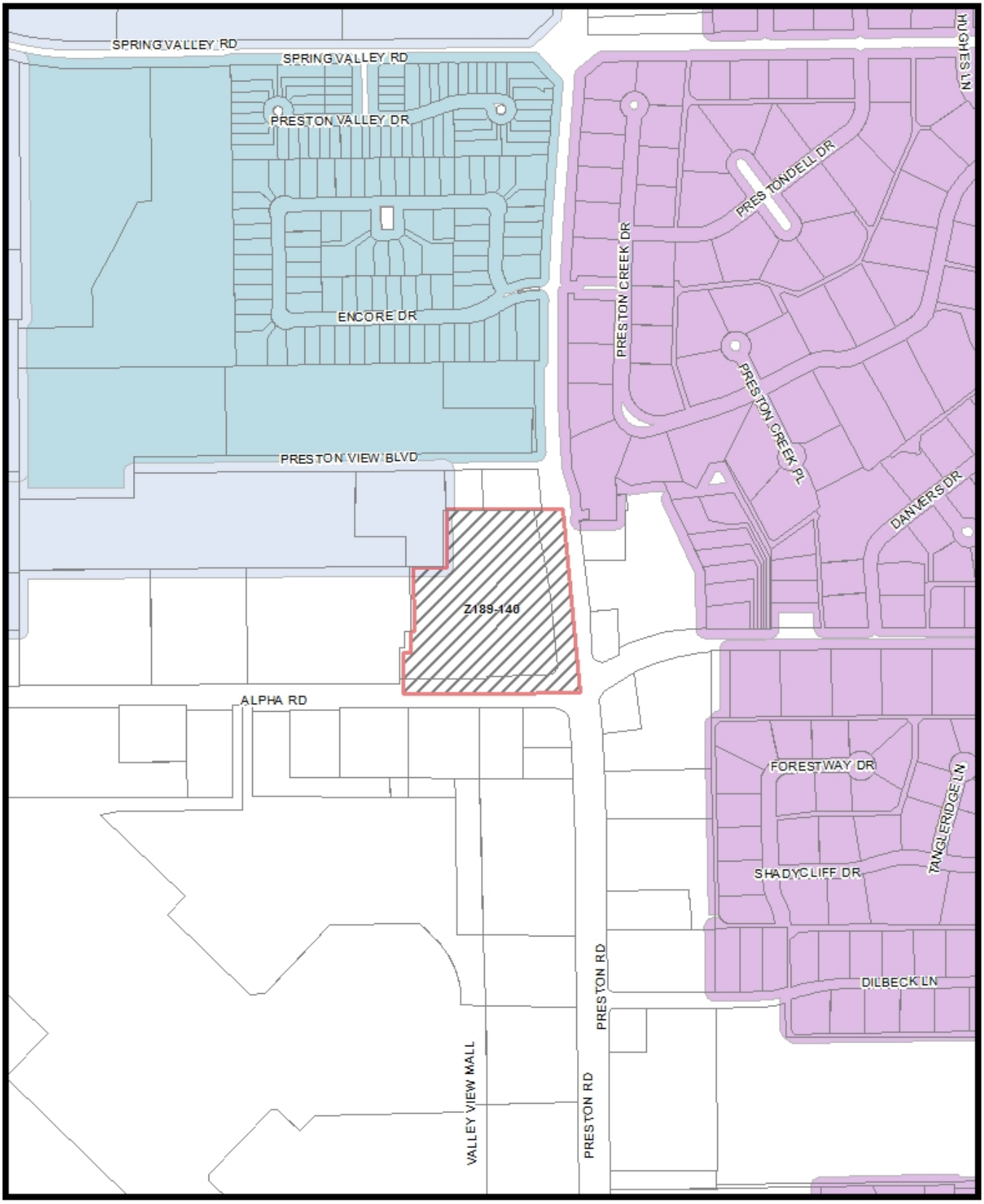
AERIAL MAP

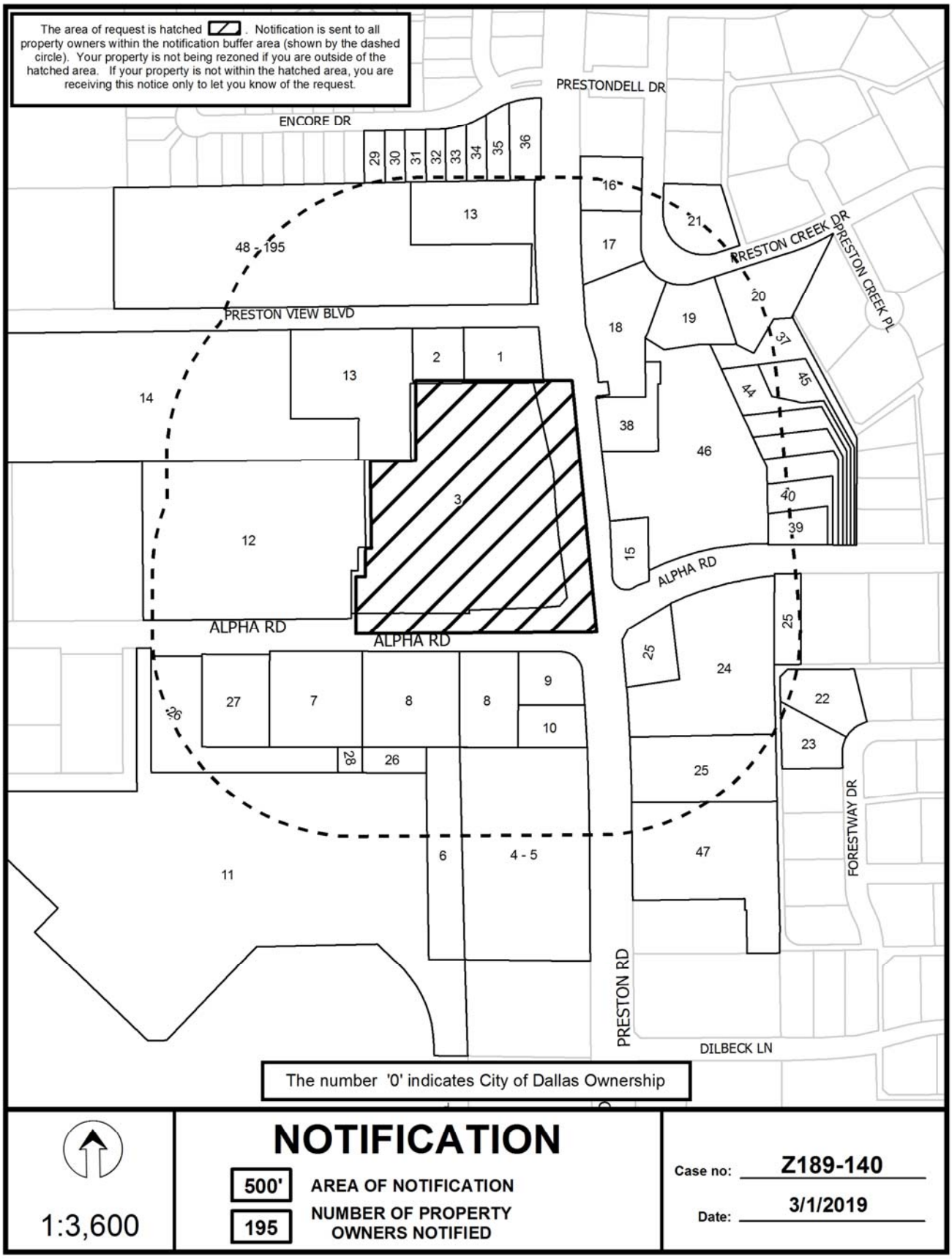
Case no: Z189-140

Date: 3/1/2019


MF-1(A)
TH-3(A)
ENCORE DR
PRESTONDELL DR
PRESTON CREEK DR
PRESTON CREEK PL
PD 887
(Subdistrict 5)
Alpha North_WR-5
PRESTON VIEW BLVD
Offices
Multifamily
Drive-through restaurant
PRESTON RD
RR
R-16(A)
Retail with fuel sales
Offices
PD 887
(Subdistrict 4)
Alpha Corridor_WMU-12
ALPHA RD
ALPHA RD
ALPHA RD
Drive-through restaurants
PD 887
SUP 1390
SUP 1389
Auto body shop
PD 887
(Subdistrict 1-TR 2)
dtown Center_WMU-12
PD 17
FORESTWAY DR
PD 887
(Subdistrict 1B)
Midtown Core_WMU-20
PD 887
(Subdistrict 1C)
Midtown Center_WMU-12
DILBECK LN
1:3,600
ZONING
AND LAND USE
Case no: Z189-140
Date: 3/1/2019


MF-1(A)
TH-3(A)
ENCORE DR
PRESTONDELL DR
PRESTON CREEK DR
PRESTON CREEK PL
PD 887
(Subdistrict 5)
Alpha North_WR-5
PRESTON VIEW BLVD
PRESTON RD
RR
R-16(A)
PD 887
(Subdistrict 4)
Alpha Corridor_WMU-12
ALPHA RD
ALPHA RD
ALPHA RD
3
PD
887
SUP
1390
SUP
1389
PD 887
(Subdistrict 1-TR 2)
Midtown Center_WMU-12
1 & 2
PD
17
FORESTWAY DR
PD 887
(Subdistrict 1B)
Midtown Core_WMU-20
PD 887
(Subdistrict 1C)
Midtown Center_WMU-12
DILBECK LN
1:3,600
ZONING HISTORY
Case no: Z189-140
Date: 3/1/2019


SPRING VALLEY RD
SPRING VALLEY RD
PRESTON VALLEY DR
ENCORE DR
PRESTON VIEW BLVD
HUGHES LN
PRESTONDELL DR
PRESTON CREEK DR
PRESTON CREEK PL
DANVERS DR
Z189-140
ALPHA RD
FORESTWAY DR
TANGLERIDGE LN
SHADYCLIFF DR
DILBECK LN
PRESTON RD
PRESTON RD
VALLEY VIEW MALL
MVACluster
A
B
C
D
E
F
G
H
I
NA
1:4,800
Market Value Analysis
Printed Date: 3/1/2019


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.
PRESTONDELL DR
ENCORE DR
PRESTON VIEW BLVD
PRESTON CREEK DR
PRESTON CREEK PL
ALPHA RD
ALPHA RD
ALPHA RD
FORESTWAY DR
PRESTON RD
DILBECK LN
48 - 195
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500' AREA OF NOTIFICATION
195 NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z189-140
Date: 3/1/2019

03/01/2019

Notification List of Property Owners

Z189-140

195 Property Owners Notified

Label #	*Address*		*Owner*
1	13655	PRESTON RD	NNN BROS LLC
2	5930	PRESTON VIEW BLVD	WBSB PPTIES LLC
3	13601	PRESTON RD	VALK PPTIES ONE LLC
4	13439	PRESTON RD	ALGODON I LP
5	13439	PRESTON RD	ALGODON PROPERTIES LLC
6	13439	PRESTON RD	ALGODON I LP
7	5840	ALPHA RD	PRESTON ALPHA INVESTMENTS LLC
8	5954	ALPHA RD	LAU FAMILY PS LTD
9	13555	PRESTON RD	FOODMAKER INC
10	13535	PRESTON RD	PRESTON ALPHA INVESTMENTS
11	13343	PRESTON RD	13331 PRESTON RD LP
12	13601	PRESTON RD	BOXER F2 LP
13	13659	PRESTON RD	CARILLON APARTMENTS
14	5734	PRESTON VIEW BLVD	REGAL COURT LLC
15	13608	PRESTON RD	SCHWARTZ HYMIE TRUST ETAL
16	6120	PRESTON CREEK DR	SIMCIK JEFFREY
17	6130	PRESTON CREEK DR	MONTEMAYOR MONTY
18	6136	PRESTON CREEK DR	WANG CHYUNG YAU
19	6144	PRESTON CREEK DR	LAWRENCE JAEN M &
20	6158	PRESTON CREEK DR	DARVER ALAN M & SHARON R
21	6135	PRESTON CREEK DR	ORSINI ROBERT W &
22	13423	FORESTWAY DR	MARSHALL DEBRA L LIFE EST
23	13417	FORESTWAY DR	PRENGLER HERSCHEL
24	13548	PRESTON RD	GILLILAND PPTIES II LTD
25	6030	ALPHA RD	GILLILAND PPTIES II LTD
26	5820	ALPHA RD	SOUTHWESTERN BELL

03/01/2019

Label #	*Address*		*Owner*
27	5820	ALPHA RD	CROW COKER PPTY CO
28	5820	ALPHA RD	PRESTON ALPHA INVESTMENTS LLC
29	5940	EN CORE DR	BOLINGER KIRSTEN
30	5944	EN CORE DR	JAMES & ELEANOR TRUST THE
31	5948	EN CORE DR	DICKEY LORELEI GAY
32	5952	EN CORE DR	BOEMIA LANELL
33	5956	EN CORE DR	TADE ENCORE LLC
34	5960	EN CORE DR	LEHTOLA PATRICIA B
35	5964	EN CORE DR	GREENBERG DAVID N & RUTH S
36	5968	EN CORE DR	BENNECK CONBERT H & KATHARINA G
37	6117	ALPHA RD	WOOD MAC DEVELOPMENT JV
38	13670	PRESTON RD	NORTH TEXAS BELLS INVESTMENTS LLC
39	6103	ALPHA RD	HUMPHREYS PATRICIA J
40	6105	ALPHA RD	SCOTT RAY
41	6107	ALPHA RD	RENOUARD GEORGIANNA BUSBOOM
42	6109	ALPHA RD	RAMOS PRESENTACION S
43	6111	ALPHA RD	BALLEM HEATHER L
44	6113	ALPHA RD	MOKHTARI MOHAMAD & AZAR
45	6115	ALPHA RD	MITTERER MICHAEL &
46	13612	PRESTON RD	QUIKTRIP CORPORATION
47	13444	PRESTON RD	FONBERG HOLDINGS LTD
48	13715	PRESTON RD	SHEYKO MIKHAIL
49	13715	PRESTON RD	TUVENG MILDRED A
50	13715	PRESTON RD	LIU DAVID
51	13715	PRESTON RD	TAYLOR BETTY JO
52	13715	PRESTON RD	KING DAVID GARDNER
53	13715	PRESTON RD	PRIDE ANGELA ROZENE
54	13715	PRESTON RD	DOMAINCO LLC SERIES D
55	13715	PRESTON RD	KHODAPARAST AMIR
56	13715	PRESTON RD	BALDWIN SAMMY L
57	13715	PRESTON RD	MUNGAI TABITHA NJOKI

03/01/2019

Label #	*Address*		*Owner*
58	13715	PRESTON RD	NGANGA NAOMI
59	13715	PRESTON RD	COLINDRES MARIA E
60	13715	PRESTON RD	BERGMAN BETH
61	13715	PRESTON RD	ORTEGA MARLENE M
62	13715	PRESTON RD	PANG YAN
63	13715	PRESTON RD	JORDAN GEORGE ET AL
64	13715	PRESTON RD	RV 13715 PRESTON 280 SERIES LLC
65	13715	PRESTON RD	DOWDALL JOHN DALE
66	13715	PRESTON RD	GEORGE ERA JOSEPHINE
67	13715	PRESTON RD	AYANLOLA AYANTAYO
68	13715	PRESTON RD	MORO STEFANO &
69	13715	PRESTON RD	WOTTRICH RAYMOND
70	13715	PRESTON RD	PLOCH MARY R
71	13715	PRESTON RD	TIOH JINWEI
72	5881	PRESTON VIEW BLVD	RANEY SUSAN ELAINE
73	5881	PRESTON VIEW BLVD	ALLEN JOHN W &
74	5881	PRESTON VIEW BLVD	GUERRASCOTT SOFIA LAURA
75	5881	PRESTON VIEW BLVD	MCCREIGHT ROBERT R & CONNIE B
76	5881	PRESTON VIEW BLVD	PRESTON HILLS HOMEOWNERS
77	5881	PRESTON VIEW BLVD	GOMEZ MARIA A
78	5881	PRESTON VIEW BLVD	WALTERS JULIE ANN
79	5881	PRESTON VIEW BLVD	BURNS AMANDA
80	5881	PRESTON VIEW BLVD	PRIDE CHARLES DION
81	5881	PRESTON VIEW BLVD	RANEY ANDREW
82	5881	PRESTON VIEW BLVD	HAMILTON DORIS P
83	5881	PRESTON VIEW BLVD	KUNEMAN GARY M & KATHLEEN
84	5881	PRESTON VIEW BLVD	CAMPBELL RICHARD
85	5881	PRESTON VIEW BLVD	BALDWIN SAMMY & SUSAN
86	5881	PRESTON VIEW BLVD	CHIU DINGJUN
87	5881	PRESTON VIEW BLVD	RV PRESTON VIEW 269 SERIES LLC
88	5881	PRESTON VIEW BLVD	RUBACK KEVIN M

03/01/2019

Label #	*Address*		*Owner*
89	5881	PRESTON VIEW BLVD	LEYS CATHERINE & DENNIS BRININGER
90	5881	PRESTON VIEW BLVD	SHOKOUH HADI REZAEI
91	5881	PRESTON VIEW BLVD	LEUZE NANCY L
92	5881	PRESTON VIEW BLVD	SISSON GARY & MAUREEN
93	5881	PRESTON VIEW BLVD	ERNST JAMES ROBERT
94	5881	PRESTON VIEW BLVD	AMIDI JOE &
95	5881	PRESTON VIEW BLVD	GOODHALL EDWARD
96	5881	PRESTON VIEW BLVD	KOETZLE JIMMIE L
97	5881	PRESTON VIEW BLVD	ARAN FRANCISCO
98	5881	PRESTON VIEW BLVD	RODRIGUEZ BERNARDO
99	5881	PRESTON VIEW BLVD	KULOBA BONVENTURE
100	5881	PRESTON VIEW BLVD	CANE KATHERINE
101	5881	PRESTON VIEW BLVD	MCADAMS JANE EMILY
102	5881	PRESTON VIEW BLVD	HUNTER PATRICIA A
103	5881	PRESTON VIEW BLVD	MORO STEFANO
104	5881	PRESTON VIEW BLVD	DOYLE ELISHA K
105	5881	PRESTON VIEW BLVD	SUAREZ ANA BELL GARCIA
106	5881	PRESTON VIEW BLVD	OMALLEY ELISABETH ASHBY PARKER
107	5881	PRESTON VIEW BLVD	DOMAINCO LLC SERIES C
108	5881	PRESTON VIEW BLVD	RV PRESTON VIEW 163 SERIES LLC
109	5881	PRESTON VIEW BLVD	DAVIS ROBERT EDWARD
110	5881	PRESTON VIEW BLVD	TOBEY ROBERT
111	5881	PRESTON VIEW BLVD	SIU STEPHEN KWONG CHEUNG & CHING M SIU
112	5881	PRESTON VIEW BLVD	RLC PRESTON HILLS PROPERTIES LLC
113	5881	PRESTON VIEW BLVD	GEORGE ERA J
114	5881	PRESTON VIEW BLVD	PARIENTE ZION
115	5881	PRESTON VIEW BLVD	RUBIO LUZ STELLA
116	5881	PRESTON VIEW BLVD	OMALLEY ELISABETH ASHBY PARKER
117	5881	PRESTON VIEW BLVD	BENNETT MICHAEL T
118	5881	PRESTON VIEW BLVD	SHARP KRIS JAMES & CAROL
119	5881	PRESTON VIEW BLVD	DESANGUINO TELMA B

03/01/2019

Label #	*Address*		*Owner*
120	5881	PRESTON VIEW BLVD	CARDENOS MAGDALENA
121	5881	PRESTON VIEW BLVD	CAMPBELL RICHARD A
122	5881	PRESTON VIEW BLVD	WOTTRICH RAYMOND D
123	5881	PRESTON VIEW BLVD	RLC PRESTON HILLS PPTIES LLC
124	5881	PRESTON VIEW BLVD	WOTTRICH RAYMOND
125	5881	PRESTON VIEW BLVD	BALDWIN SAMMY L & SUSAN
126	5881	PRESTON VIEW BLVD	WOTTRICH RAY
127	5881	PRESTON VIEW BLVD	MARRS TREVOR W
128	5881	PRESTON VIEW BLVD	SANI BABAK N & HOMA R SHOKUH
129	5881	PRESTON VIEW BLVD	WERRA JUANITA L
130	5881	PRESTON VIEW BLVD	RESENDEZ ELVIRA
131	5881	PRESTON VIEW BLVD	SCOTT JONATHAN MICHAEL
132	5881	PRESTON VIEW BLVD	DOMAINCO LLC SERIES A
133	5881	PRESTON VIEW BLVD	FIVE VIEWS LLC
134	5881	PRESTON VIEW BLVD	BUI ANNIE BM
135	5881	PRESTON VIEW BLVD	FARMER GREGORY &
136	5881	PRESTON VIEW BLVD	STOVEY LAWRENCE A
137	5881	PRESTON VIEW BLVD	HUTT JEFFREY A & SONNY
138	5881	PRESTON VIEW BLVD	LOCICERO CLAUDIO P &
139	5881	PRESTON VIEW BLVD	SANGUINO JOSE JAIME
140	5881	PRESTON VIEW BLVD	MORROW MARY
141	5881	PRESTON VIEW BLVD	SOLIS MARTIN
142	5881	PRESTON VIEW BLVD	JAMOUKHA FOUAD & VIRGINIE DANIEL
143	5881	PRESTON VIEW BLVD	SAVAGE CLAUDETTE D
144	5881	PRESTON VIEW BLVD	GREENHAW JUDY ANN
145	5881	PRESTON VIEW BLVD	MARIAN ADRIAN P & MIRELA L
146	5881	PRESTON VIEW BLVD	BRADLEY JAMES
147	5881	PRESTON VIEW BLVD	SLAGLE JUDITH ANN
148	5881	PRESTON VIEW BLVD	ROSAMOND STEVEN DOUGLAS
149	5881	PRESTON VIEW BLVD	KHOSHNOUDI MAHBOOBEH S
150	5881	PRESTON VIEW BLVD	HOPKINS ALISSA A

03/01/2019

Label #	*Address*		*Owner*
151	5881	PRESTON VIEW BLVD	DOMAINCO LLC SERIES F
152	5881	PRESTON VIEW BLVD	ARELLANO JOHN C
153	5881	PRESTON VIEW BLVD	HARDWICK BARBARA JEAN
154	5881	PRESTON VIEW BLVD	BALDWIN SAMMY
155	5881	PRESTON VIEW BLVD	VALENCIA ALBERTO BARRERA
156	5881	PRESTON VIEW BLVD	GEORGE E J
157	5881	PRESTON VIEW BLVD	THOMAS JODY &
158	5881	PRESTON VIEW BLVD	MCELFISH C HAROLD JR
159	5881	PRESTON VIEW BLVD	KANT KRISHNA
160	5881	PRESTON VIEW BLVD	PENSCO TRUST CO NUMBER
161	5881	PRESTON VIEW BLVD	GEORGE E JOSEPHINE
162	5881	PRESTON VIEW BLVD	FRANCINGUES DANIELLE
163	5881	PRESTON VIEW BLVD	HIGGINS BRENDA K
164	5881	PRESTON VIEW BLVD	CAMERON ABRAHAM
165	5881	PRESTON VIEW BLVD	OSARHIEMEN JOEL &
166	5881	PRESTON VIEW BLVD	DOMAINCO LLC SERIES I
167	5881	PRESTON VIEW BLVD	KREUZ JENNIFER M
168	5881	PRESTON VIEW BLVD	HACKETT DAVE S
169	5881	PRESTON VIEW BLVD	DOMAINCO LLC SERIES E
170	5881	PRESTON VIEW BLVD	ROHNER JOSEPH A TR
171	5881	PRESTON VIEW BLVD	NEAL JARED & RANDALL
172	5881	PRESTON VIEW BLVD	GEORGE E JOSEPHENE
173	5881	PRESTON VIEW BLVD	LENOVITZ J MARSHALL
174	5881	PRESTON VIEW BLVD	WALTERS SHARON L
175	5881	PRESTON VIEW BLVD	RV PRESTON VIEW 112 SERIES LLC
176	5881	PRESTON VIEW BLVD	RAABE JOHNATHAN DAVID
177	5881	PRESTON VIEW BLVD	STONE JESSICA JOLENE & TAL GROSSMAN
178	5881	PRESTON VIEW BLVD	RV PRESTON VIEW 211 SERIES LLC
179	5881	PRESTON VIEW BLVD	RV PRESTON VIEW 114 SERIES LLC
180	5881	PRESTON VIEW BLVD	MOSBY JOHN SINGLETON EST OF
181	5881	PRESTON VIEW BLVD	MOJICA JOSE JOAQUIN &

03/01/2019

Label #	*Address*		*Owner*
182	5881	PRESTON VIEW BLVD	BURDORF RANDALL L
183	5881	PRESTON VIEW BLVD	OUZTS JOHN & CONNOR JAMES
184	5881	PRESTON VIEW BLVD	SHEARER ZACHARY SCOTT &
185	5881	PRESTON VIEW BLVD	RODRIGUEZ SANTIAGO ANDRES
186	5881	PRESTON VIEW BLVD	PANTALION JAMIE
187	5881	PRESTON VIEW BLVD	GOLDMAN EUGENE & LUCY
188	5881	PRESTON VIEW BLVD	RUEDEMANN NANCY
189	5881	PRESTON VIEW BLVD	QUACH QUYNH &
190	5881	PRESTON VIEW BLVD	ZIMMER CHRISTOPHER A
191	5881	PRESTON VIEW BLVD	KUNEMAN GARY M & KATHLEEN
192	5881	PRESTON VIEW BLVD	COMER DEBORAH C
193	5881	PRESTON VIEW BLVD	BAKER KATHLEEN K
194	5881	PRESTON VIEW BLVD	CASTRO ELIZABETH D
195	5881	PRESTON VIEW BLVD	ROYAUTE DORA SARDAS &

CITY PLAN COMMISSION **THURSDAY, MAY 2, 2019**

Planner: Sarah May

FILE NUMBER:	Z178-300(SM)	**DATE FILED:**	July 11, 2018
LOCATION:	Northwest corner of Fran Way and Compton Street		
COUNCIL DISTRICT:	4	**MAPSCO:**	55 F
SIZE OF REQUEST:	Approx. 6.494 acres	**CENSUS TRACT:**	49.00

OWNER/APPLICANT: Fiji Property Owners Association, Inc. and attached list of property owners

REPRESENTATIVE: Tekevwe Okobiah

REQUEST: An application for an amendment to Tract 2 within Planned Development District No. 812.

SUMMARY: The purpose of the request is to erect four vehicular gates. One gate is proposed across Tonga Street, approximately 45 feet from the north curb line of Compton Street; a second is proposed to cross Fiji Street, approximately 56 feet from the west curb line of Fran Way; and two gates are proposed to cross the nearby alleys north of Fiji Street and Compton Street. The applicants propose to allow a private street or alley by right.

STAFF RECOMMENDATION: **Approval**, subject to a perimeter fence and gated streets plan.

PRIOR CPC ACTION: On April 4, 2019, the City Plan Commission held this item under advisement. No changes are included in this report.

PLANNED DEVELOPMENT DISTRICT No. 812:
http://www.dallascityattorney.com/51P/Articles%20Supp%2042/ARTICLE%20812.pdf

PLANNED DEVELOPMENT DISTRICT No. 812 EXHIBITS:
http://www.dallascityattorney.com/51P/exhibits.html#a812

BACKGROUND INFORMATION:

- On August 26, 2009, City Council approved Planned Development District No. 812, which then contained three Tracts.

- Tract 2 is the subject site and is developed with 49 single-family attached units that were constructed in 2017, according to Dallas Central Appraisal District records.

Zoning History: There have been three zoning changes requested in the vicinity in the past five years.

1. **Z145-255:** On August 12, 2015, the City Council approved a WMU-5 Walkable Mixed Use District on property zoned an RR Regional Retail District located on the south line of East Clarendon Drive, west of South Corinth Street Road.

2. **Z145-310:** On January 10, 2018, the City Council approved Planned Development District No. 998 on property zoned an IR Industrial Research District, a CS Commercial Service District, a P(A) Parking District, an R-5(A) Single Family District, a CR Community Retail District, and an RR Regional Retail District with consideration given to appropriate zoning for the area including use, development standards, and other appropriate regulations, on property generally bounded by a Texas Utility Easement on the northeast, Cedar Crest Boulevard on the east, both sides of East 11th Street on the south, Corinth Street on the west, and a DART right-of-way on the northwest.

3. **Z145-247:** On December 12, 2015, the City Council approved Tract IV within Planned Development District No. 812 for mixed uses on property zoned an R-5(A) Single Family District and a CR Community Retail District located at the southeast corner of East 11th Street and Fran Way.

Traffic:

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

Thoroughfares/Streets:

Street	Type	ROW
Fran Way	Local	62-67 feet
Compton Street	Local	51.5 feet
Fiji Street	Local	56 feet
Tonga Street	Local	56 feet
Sphinx Street	Local	56 feet

Street Abandonment: In conjunction with the request, the applicant has made application for the abandonment and rededication of Fiji, Tonga, and Sphinx Streets. Staff will coordinate this item, Z178-300, to be placed on the same Council agenda as the abandonment application.

COMPREHENSIVE PLAN:

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

There are no goals or policies supporting or opposing the request.

Area Plan: The request site is within the boundaries of Subarea 3 (The Heights) of the *Tenth Street Land Use Study*, approved by City Council on August 26, 1999. The focus of the study revolved around two areas: 1) review of land use, zoning, housing and other quality of life factors perceived to have impeded growth and development within the Tenth Street community, and 2) development of a "housing model" to encourage restoration of the Tenth Street Historic District. The study determined that future development/redevelopment be residential in nature. The request, subject to the attached recommended conditions and plan, complies with the vision of this land use study.

Trinity River Corridor Comprehensive Land Use Plan: While just outside of the boundary of the study, the site is adjacent to the Tenth Street Bottoms and Skyline Heights study areas. The vision for the Tenth Street Bottoms area (north of the request area) is focused on revitalization of the adjacent neighborhood, inclusive of low density residential and community serving retail. The area south of 11th Street in the Skyline Heights study area (east of the request area) is envisioned to be residential in character.

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	PDD No. 812 Tract 2	Single family
North	PDD No. 812 Tract 1 and 3	Retirement housing and undeveloped
East	PDD No. 812 Tract 4 and R-5(A)	Undeveloped
South	PDD No. 812 Tract 2	Single family and undeveloped
West	MF-2(A)	DART light rail ROW (Blue line)

Land Use Compatibility:

The purpose of this request is to allow the existing single family community to secure access into the existing neighborhood which is largely surrounded by a mix of residential development and undeveloped land. Because the rights of way must be abandoned (i.e. bought from the City of Dallas), in order to become private, which also entails dedicating easements and access to emergency services and because the application includes a plan that the gates and perimeter fence must adhere to, staff supports the 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 (A through C) to orange, representing the weakest markets (G through I). The area of request is identified within an “I” MVA cluster, it abuts an “E” MVA cluster.

Property Owners

S/N	Owner	Unit#	Street Name	Blk #	Lot #
1	Katherine Blair	1583	Fiji Street	E/5914	1
2	Kiesha Dunlap	1577	Fiji Street	E/5914	2
3	Joseph Skotnik	1571	Fiji Street	E/5914	3
4	Tan Le	1565	Fiji Street	E/5914	4
5	Estelle T. Gregory	1559	Fiji Street	E/5914	5
6	Arturo Torres Irizarry	1553	Fiji Street	E/5914	6
7	Jeremy Forteneaux	1541	Fiji Street	E/5914	7
8	Stephen DeShazo	1535	Fiji Street	E/5914	8
9	Kirk & Christie Scott	1529	Fiji Street	E/5914	9
10	Taylor Jack	1523	Fiji Street	E/5914	10
11	Amy Mashburn	1517	Fiji Street	E/5914	11
12	Jeffrey Bauer	1511	Fiji Street	E/5914	12
13	Lateefah Wade	307	Tonga Street	E/5914	13
14	Maxx Nakwaasah	313	Tonga Street	E/5914	14
15	Nina Norman	319	Tonga Street	E/5914	15
16	Onochie Onyegbule	325	Tonga Street	E/5914	16
17	Danielle Wilson	331	Tonga Street	E/5914	17
18	Matthew Oldham	337	Tonga Street	E/5914	18
19	Tiffany Chan	343	Tonga Street	E/5914	19
20	Amarachi Oji	349	Tonga Street	E/5914	20
21	Roxana Franco	355	Tonga Street	E/5914	21
22	Jhoena Martinez	361	Tonga Street	E/5914	22
23	Demond Fernandez	367	Tonga Street	E/5914	23
24	Carlos Alba	373	Tonga Street	E/5914	24
25	Carol Hunt	379	Tonga Street	E/5914	25
26	Jennifer Taylor	385	Tonga Street	E/5914	26
27	Edlin Vo	1511	Compton Street	D/5914	1
28	Aurielle Granger	1517	Compton Street	D/5914	2
29	Dana Norris	1523	Compton Street	D/5914	3
30	Langela Malone	1529	Compton Street	D/5914	4
31	Janet Grant	1535	Compton Street	D/5914	5
32	Jennifer Misigaro	1541	Compton Street	D/5914	6
33	LJ Beck	1547	Compton Street	D/5914	7
34	Crystal Lofton	1553	Compton Street	D/5914	8
35	Carlene Kowlessar	1559	Compton Street	D/5914	9
36	Lance Polvado	1565	Compton Street	D/5914	10
37	John Phan	1571	Compton Street	D/5914	11
38	Leticia Taylor	1577	Compton Street	D/5914	12
39	Wilhurst Investors	1512	Sphinx Street	D/5914	13
40	Glenn Calvert	1518	Sphinx Street	D/5914	14
41	Michael Vela	1524	Sphinx Street	D/5914	15
42	Anne Claire Crawford	1530	Sphinx Street	D/5914	16
43	Oghenetekevwe Okobiah	1536	Sphinx Street	D/5914	17
44	Frederick Hinton, Jr.	1542	Sphinx Street	D/5914	18
45	Donyel Johnson	1572	Fiji Street	D/5914	19
46	Sherene Philip	1578	Fiji Street	D/5914	20
47	Jeffrey Savage	1584	Fiji Street	D/5914	21
48	Wilhurst Investors	1590	Fiji Street	D/5914	22
49	Jackson Henry, LLC	1596	Fiji Street	D/5914	23

Partners, Principals, Officers

- Wilhurst Investors – Ruel Hamilton
- Jackson Henry, LLC – Chris Hamilton & Anne Hamilton.

Fiji Property Owners Association Inc.

3030 LBJ Freeway, #1350 Dallas, TX 75234
Email:manager@fijipoa.org
Office: 214-342-1400

List of Principal: PD 812 Amendment Application

1. President -- Jay Oji:
2. Vice President -- Joseph Agumadu;
3. Secretary -- Adolphus Oji

PROPOSED AMENDMENTS TO

ARTICLE 812.

PD 812.

SEC. 51P-812.101. LEGISLATIVE HISTORY.

PD 812 was established by Ordinance No. 27645, passed by the Dallas City Council on August 26, 2009. (Ord. 27645)

SEC. 51P-812.102. PROPERTY LOCATION AND SIZE.

PD 812 is established on property located at the northwest corner of Compton Street and Fran Way. The size of PD 812 is approximately 15.147 acres. (Ord. Nos. 27645; 29962)

SEC. 51P-812.103. DEFINITIONS AND INTERPRETATIONS.

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

(1) LIVE/WORK UNIT means an interior space that combines a single occupancy residential use and an office or retail and personal service use. A live/work unit is considered a nonresidential use.

(2) MASSAGE ESTABLISHMENT and MASSAGE mean a massage establishment or massage as defined by Chapter 455 of the Texas Occupation Code, as amended.

(3) MOBILE FOOD ESTABLISHMENT means a container or vehicle-mounted food establishment that is designed to be readily moveable and from which food is distributed, sold, or served to an ultimate consumer. The term includes mobile food preparation vehicles and pushcarts.

(4) TATTOO OR BODY PIERCING STUDIO means an establishment in which tattooing is performed, or body piercing for the purpose of wearing jewelry in the pierced body part (for any body part other than earlobes) is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment.

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

(c) Tracts I and II are considered to be residential zoning districts. Tracts III and IV are considered to be nonresidential zoning districts. (Ord. Nos. 27645; 29962)

SEC. 51P-812.104. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 812A: Tract I and Tract II development plan/Tract III conceptual plan.

(2) Exhibit 812B: Tract IV development/landscape plan.

(3) Exhibit 812C: Tract II perimeter fence and gated streets plan. (Ord. Nos. 27645; 29962)

SEC. 51P-812.105. CONCEPTUAL PLAN.

For Tract III, development and use of property must comply with the Tract I and Tract II development plan/Tract III conceptual plan (Exhibit 812A). If there is a conflict between the text of this article and the Tract I and Tract II development plan/Tract III conceptual plan, the text of this article controls. (Ord. 27645)

SEC. 51P-812.106. DEVELOPMENT PLAN.

(a) For Tract I and Tract II, development and use of the Property must comply with the Tract I and Tract II development plan/Tract III conceptual plan (Exhibit 812A). If there is a conflict between the text of this article and the Tract I and Tract II development plan/Tract III conceptual plan, the text of this article controls.

(b) For Tract III, a development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. If there is a conflict between the text of this article and the development plan, the text of this article controls.

(c) For Tract IV, development and use of the Property must comply with the Tract IV development/landscape plan (Exhibit 812B). If there is a conflict between the text of this article and the Tract IV development/landscape plan, the text of this article controls. (Ord. Nos. 27645; 29962)

SEC. 51P-812.107. MAIN USES PERMITTED.

The following uses are the only main uses permitted:

(1) Tract I.

-- Local utilities.
-- Retirement housing.

(2) Tract II.

-- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(b)(3) is not met.]*
-- Local utilities.
-- Private street or alley. *[See Section 51P-812.114.1 for additional provisions.]*
-- Single family.

(3) Tract III.

(A) Miscellaneous uses.

-- Temporary construction or sales office.

(B) Office uses.

-- Office.

(C) Residential uses.

-- Handicapped group dwelling unit.*[SUP required if spacing component of Section 51A-4.209(b)(3) is not met.]*
-- Retirement housing.
-- Single family.

(D) Retail and personal service uses.

-- Business school.
-- 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.
-- Nursery, garden shop, or plant sales.
-- Personal service uses.
-- Restaurant without drive-in or drive-through service.

-- Swap or buy shop. *[SUP]*
-- Temporary retail use.

(E) Transportation uses.

-- Transit passenger shelter.

(F) Utility and public service uses.

-- Local utilities. *[RAR may be required. See Section 51A-4.212(4).]*

(4) Tract IV.

(A) Commercial and business service uses.

-- Catering service.
-- Custom business services.

(B) Institutional and community service uses.

-- Child-care facility.
-- Community service center. *[SUP]*
-- Library, art gallery, or museum.
-- Private school or open-enrollment charter school. *[SUP]*
-- Public school.

(C) Office uses.

-- Financial institution without drive-in window.
-- Medical clinic or ambulatory surgical center. *[SUP]*
-- Office.

(D) Residential uses.

-- Handicapped group dwelling unit.
-- Live/work unit.
-- Multifamily.
-- Retirement housing.
-- Single family.

(E) Retail and personal service uses.

-- Alcoholic beverage establishments. *[SUP]*

-- Animal shelter or clinic without outside runs. *[SUP]*
-- Animal shelter or clinic with outside runs. *[SUP]*
-- Business school.
-- Commercial amusement (inside). *[SUP]*
-- Convenience store with drive-through. *[SUP]*
-- 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.
-- Mobile food establishment. *[Must be located on private property and may not be a permanent structure.]*
-- Nursery, garden shop, or plant sales.
-- Personal service uses. *[Massage establishment and tattoo or body piercing studio are prohibited.]*
-- Restaurant without drive-in or drive-through service.
-- Restaurant with drive-in or drive-through service. *[SUP]*
-- Surface parking.
-- Temporary retail use.
-- Theater.

(F) Utility and public service uses.

-- Local utilities. *[RAR may be required. See Section 51A-4.212(4).]* (Ord. Nos. 27645; 29962)

SEC. 51P-812.108. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. 27645)

SEC. 51P-812.109. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) Front yard.

(1) Tract I. Minimum front yard is 15 feet.

(2) Tract II.

(A) Except as provided in the paragraph, minimum front yard is 15 feet.

(B) For an accessory community center (private), no minimum front yard.

(3) Tract III. Minimum front yard is 15 feet.

(4) Tract IV. Minimum front yard setback is five feet. Balconies, canopies, and window bays may encroach up to five feet into the front yard setback.

(b) Side and rear yard.

(1) Tract I. No minimum side and rear yard.

(2) Tract II. Except as noted on the Tract I and Tract II development plan/Tract III conceptual plan, no minimum side and rear yard.

(3) Tract III. No minimum side and rear yard.

(4) Tract IV. No minimum side and rear yard.

(c) Density.

(1) Tract I. Maximum number of dwelling units or suites is 130.

(2) Tract II. Maximum number of dwelling units is 50.

(3) Tract III. No maximum density.

(4) Tract IV. No maximum density.

(d) Floor area.

(1) Tract I. No maximum floor area.

(2) Tract II.

(A) Except as provided in this paragraph, no maximum floor area.

(B) For an accessory community center (private), maximum floor area is 3,000 square feet.

(3) Tract III. Maximum floor area is 20,000 square feet.

(4) Tract IV. No maximum floor area.

(e) Height.

(1) Residential proximity slope. For Tracts I and III, if any portion of a structure is over 26 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.

(2) Tract I. Unless further restricted under Paragraph (1), maximum structure height is 50 feet.

(3) Tract II. Maximum structure height is 35 feet.

(4) Tract III. Unless further restricted under Paragraph (1), maximum structure height is 50 feet.

(5) Tract IV. Maximum structure height is 80 feet.

(f) Lot coverage.

(1) In general. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(2) Tract I. Maximum lot coverage is 25 percent.

(3) Tract II. Maximum lot coverage is 65 percent.

(4) Tract III. Maximum lot coverage is 80 percent.

(5) Tract IV. Maximum lot coverage is 90 percent.

(g) Lot size.

(1) Tract I. No minimum lot size.

(2) Tract II.

(A) Minimum lot size for residential uses is 2,000 square feet.

(B) For local utilities and an accessory community center (private), no minimum lot size.

(3) Tract III. No minimum lot size.

(4) Tract IV. No minimum lot size.

(h) Stories.

(1) Tract I. Maximum number of stories above grade is four.

(2) Tract II. Maximum number of stories above grade is two.

(3) Tract III. Maximum number of stories above grade is four.

(4) Tract IV. Maximum number of stories above grade is seven. (Ord. Nos. 27645; 29962)

SEC. 51P-812.110. OFF-STREET PARKING AND LOADING.

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

(b) For Tract I and Tract III, off-street parking as required by Subsection (a) is reduced by 15 percent.

(c) For an accessory community center (private) and accessory game court (private), no off- street parking is required.

(d) For Tract III, off-street parking is prohibited in the front yard.

(e) Screening of off-street parking areas from the street must attain a minimum height of three feet above the parking surface. Except as provided in Subsection 51P-812.112(d), screening materials must be either, or a combination of, the following:

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

(2) Evergreen plant materials recommended for local area use by the director of parks and recreation. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed a maximum of 24 inches on-center over the entire length of the bed unless the building official approves an alternative planting density that a landscape authority certifies as being capable of providing a solid appearance within three years.

(f) In Tract I, carports must be architecturally compatible with the main structure the carport serves.

(g) For Tract IV, a minimum of 275 off-street parking spaces are required. (Ord. Nos. 27645; 29962)

SEC. 51P-812.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 27645)

SEC. 51P-812.112. LANDSCAPING

(a) In general. Except as provided in this section, landscaping must be provided in accordance with Article X.

(b) Open space.

(1) Open Space No. 1 through Open Space No. 7, as shown on the Tract I and Tract II development plan/Tract III conceptual plan, must include a minimum of two of the following:

(A) Park benches.

(B) Bicycle racks.

(C) Trash receptacles.

(D) A minimum of two additional large canopy trees with a minimum caliper of three inches each.

(2) A minimum aggregate of 15,000 square feet of land area must be provided for all of Open Space No. 1 through Open Space No. 7, as shown on the Tract I and Tract II development plan/Tract III conceptual plan.

(c) Site trees. For single family and handicapped group dwelling unit uses in Tract II, a minimum of one large tree must be provided for each lot.

(d) Tract I and Tract III Fran Way street frontage.

(1) Street trees must be provided at a ratio of one large tree for each 30 feet of frontage. Any street tree that is required to be planted horizontally within 20 feet of an overhead utility line may be a small tree species as approved by the building official.

(2) Screening of off-street parking must consist of landscape materials that are a minimum of three feet in height at the time of planting and capable of obtaining a solid appearance within three years.

(3) A minimum 15-foot perimeter landscape buffer must be provided along the frontage. This buffer may count as a design standard as required by Article X.

(4) Automatic irrigation is required for all perimeter landscape buffers.

(e) Tract IV. Landscaping must comply with the Tract IV development/landscape plan.

(f) Maintenance. Plant materials must be maintained in a healthy, growing condition. (Ord. Nos. 27645; 29960)

SEC. 51P-812.113. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord.27645)

SEC. 51P-812.114. SIDEWALKS.

(a) Except as provided in this section, sidewalks along Compton Street and Fran Way must have an unobstructed sidewalk width of five feet.

(b) In Tract IV, sidewalks must have an unobstructed sidewalk width of six feet. The director may approve an alternate sidewalk width that does not comply with this subsection where a six foot sidewalk is not possible. An alternate sidewalk approved by the director may be no less than four feet.

(c) The board of adjustment may not grant a variance to the sidewalk requirements of this section. (Ord. Nos. 27645; 29962)

SEC. 51P-812.114.1. TRACT II ADDITIONAL PROVISIONS.

(a) Development and use of the following in Tract II must comply with the Tract II perimeter fence and gated streets plan (Exhibit 812C). If there is a conflict between the text of this article and the Tract II perimeter fence and gated streets plan, the text of this article controls.

(1) Private street or alley use.

(2) Fences constructed within 50 feet of the Tract II properties.

(b) Except for fences within 100 feet of the western boundary line of Tract II, gates across private streets or private alleys and perimeter fences must be constructed of wrought iron or similar materials with a maximum height of six feet.

(c) Except as provided in this subparagraph, fence, screening and visibility obstruction regulations in Section 51A-4.602 apply. At the intersection of Alley B and Compton Street, a motorized sliding gate may be located within a visibility triangle as shown in Exhibit 812C.

SEC. 51P-812.115. ADDITIONAL PROVISIONS.

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

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

(c) Garage doors are prohibited from facing Compton Street or Fran Way.

(d) Each exterior facade of a main structure, excluding fenestration, must be at least 50 percent brick, stone, masonry, or glass. Fiber cement siding is prohibited as an exterior facade material. (Ord. 27645)

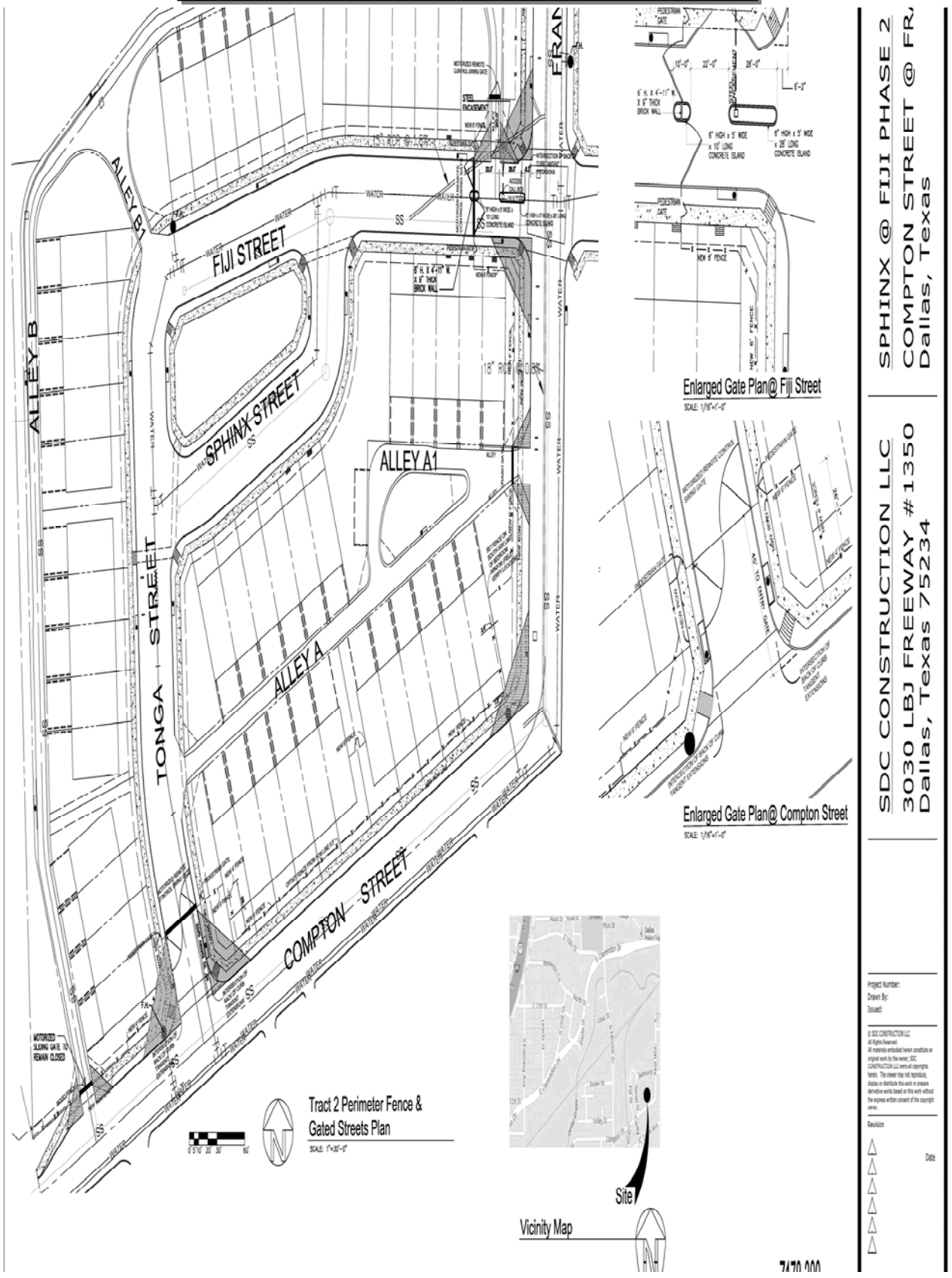
SEC. 51P-812.116. COMPLIANCE WITH CONDITIONS.

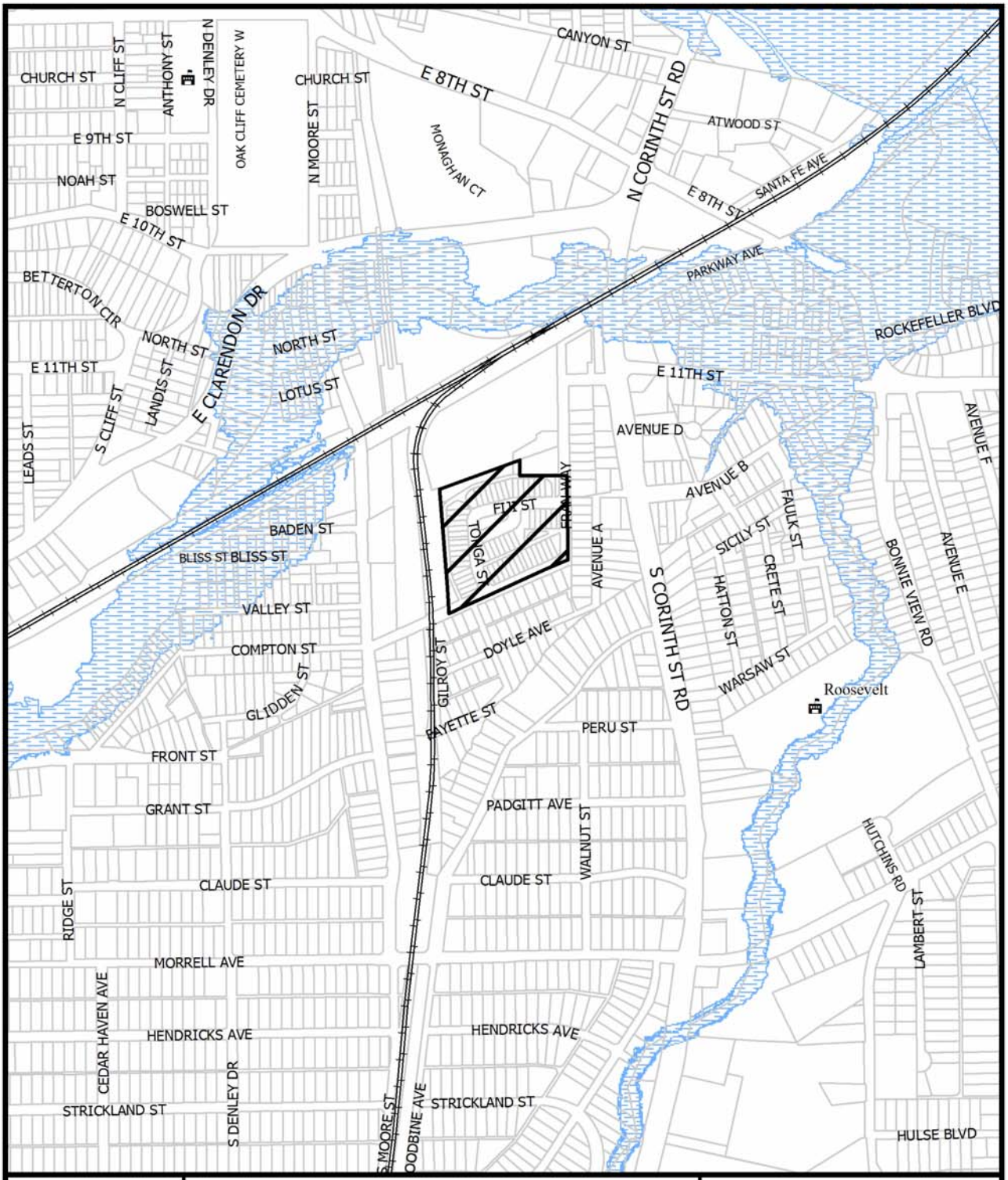
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(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. 27645)

Proposed Exhibit 812C:
Tract II Perimeter Fence and Gated Streets Plan





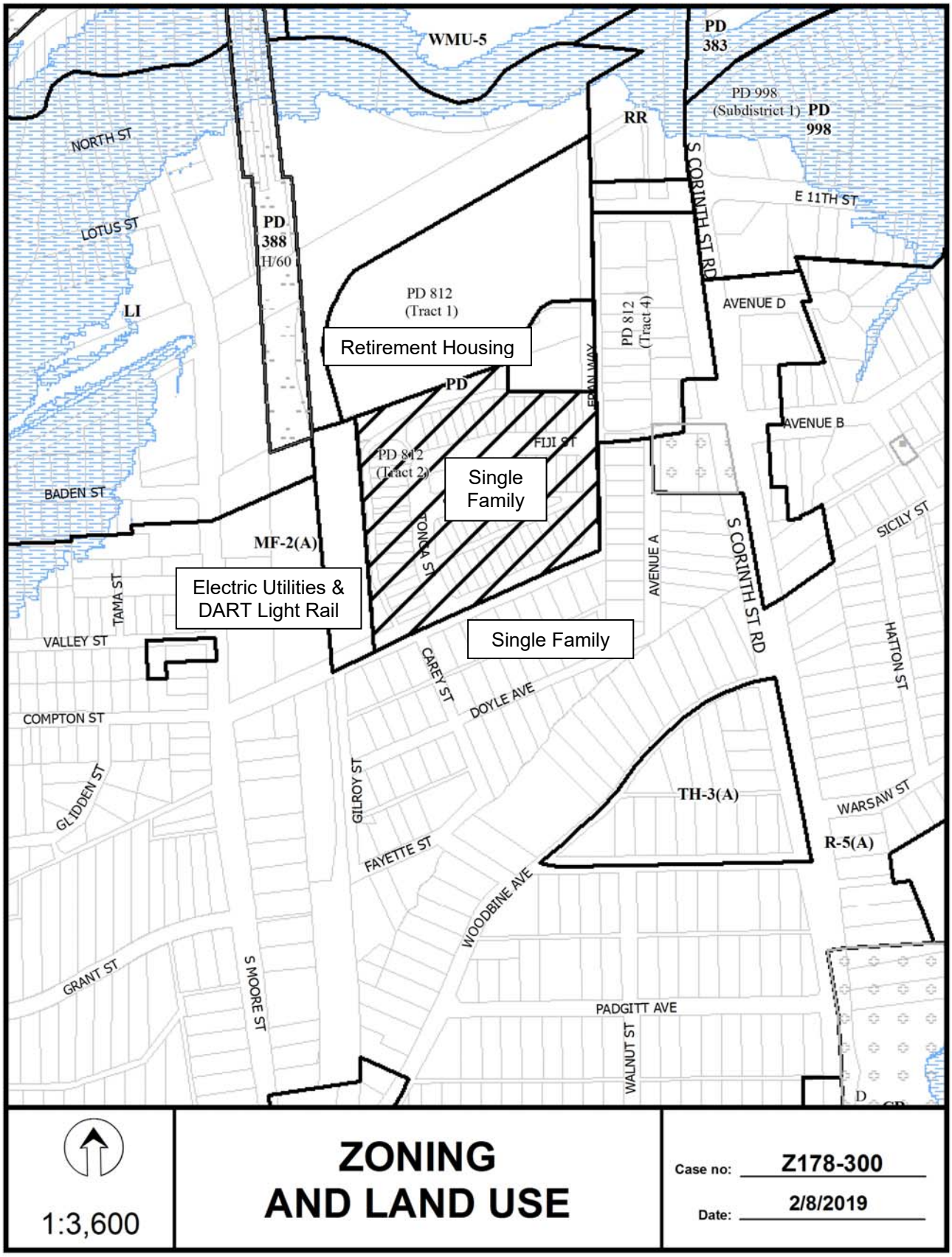
1:7,200

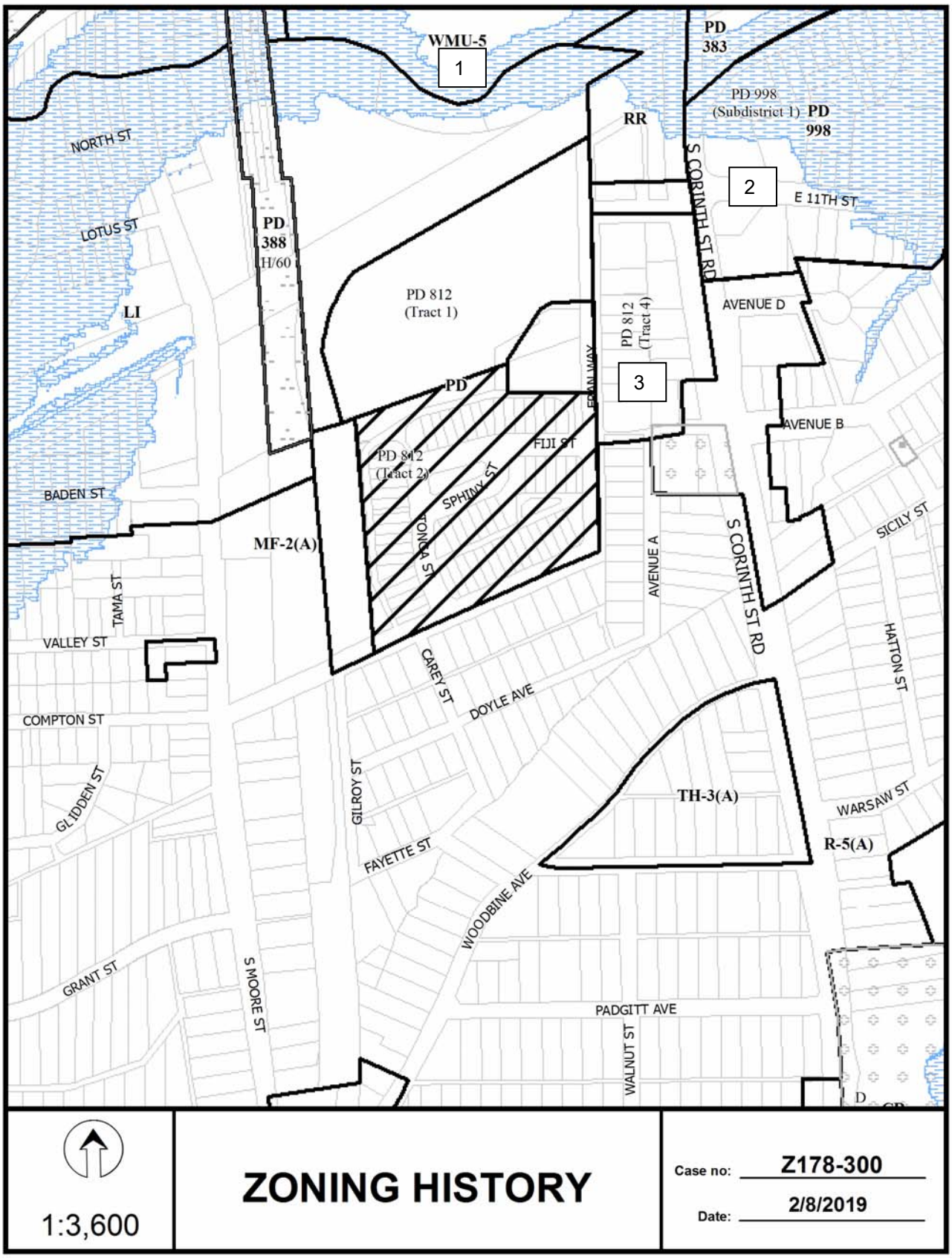
VICINITY MAP

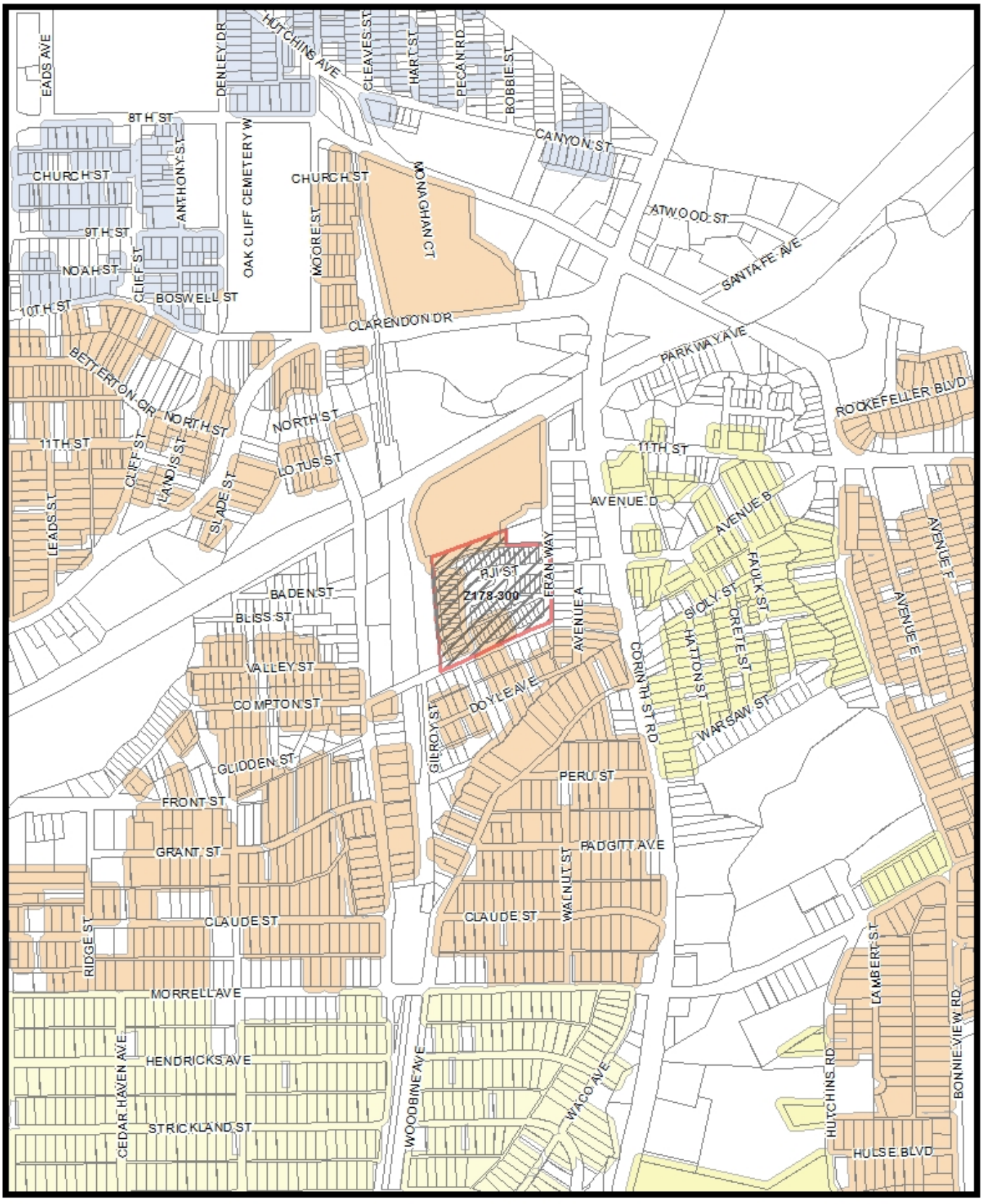
Case no: Z178-300

Date: 2/8/2019


NORTH ST
LOTUS ST
AVENUE A
E 11TH ST
AVENUE D
AVENUE B
FIJI ST
FRAN WAY
SPHINX ST
TONGA ST
BADEN ST
BLISS ST
TAMA ST
VALLEY ST
COMPTON ST
GEORGIA ST
GILROY ST
FAYETTE ST
DOYLE AVE
EARLY ST
S CORINTH ST RD
S CORINTH ST RD
SICILY ST
HATTON ST
WARSAW ST
PERU ST
WOODBINE AVE
PADGITT AVE
WALNUT ST
GRANT ST
S MOORE ST
1:3,600
AERIAL MAP
Case no: Z178-300
Date: 2/8/2019


WMU-5
PD 383
PD 998 (Subdistrict 1)
PD 998
RR
NORTH ST
LOTUS ST
PD 388 H/60
LI
PD 812 (Tract 1)
Retirement Housing
PD
PD 812 (Tract 4)
S CORINTH ST RD
E 11TH ST
AVENUE D
AVENUE B
FIJI ST
PD 812 (Tract 2)
Single Family
TONGA ST
BADEN ST
MF-2(A)
Electric Utilities & DART Light Rail
TAMA ST
VALLEY ST
Single Family
AVENUE A
SICILY ST
HATTON ST
CAREY ST
DOYLE AVE
COMPTON ST
GLIDDEN ST
GILROY ST
TH-3(A)
WARSAW ST
R-5(A)
FAYETTE ST
WOODBINE AVE
GRANT ST
S MOORE ST
PADGITT AVE
WALNUT ST
1:3,600
ZONING AND LAND USE
Case no: Z178-300
Date: 2/8/2019


WMU-5
1
PD 383
PD 998 (Subdistrict 1)
PD 998
RR
2
E 11TH ST
S CORINTH ST RD
NORTH ST
LOTUS ST
PD 388 H/60
LI
PD 812 (Tract 1)
PD 812 (Tract 4)
3
AVENUE D
PD
FRANWAY
PD 812 (Tract 2)
FIJI ST
SPHINX ST
TONGA ST
AVENUE B
BADEN ST
MF-2(A)
AVENUE A
S CORINTH ST RD
SICILY ST
TAMA ST
VALLEY ST
CAREY ST
DOYLE AVE
HATTON ST
COMPTON ST
GLIDDEN ST
GILROY ST
TH-3(A)
WARSAW ST
R-5(A)
FAYETTE ST
WOODBINE AVE
GRANT ST
S MOORE ST
PADGITT AVE
WALNUT ST
D
1:3,600
ZONING HISTORY
Case no: Z178-300
Date: 2/8/2019



MVACluster A B C D E F G H I NA

1:7,200

Market Value Analysis

Printed Date: 2/8/2019


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.
NORTH ST
LOTUS ST
BADEN ST
BLISS ST
TAMA ST
VALLEY ST
COMPTON ST
GLIDDEN ST
GRANT ST
S MOORE ST
AVENUE A
AVENUE B
AVENUE D
E 11TH ST
FIGI ST
SPHINX ST
TONGA ST
CAREY ST
BOYLE AVE
GILROY ST
FAYETTE ST
WOODBINE AVE
PERU ST
PADGITT AVE
S CORINTH ST RD
HATTON ST
WARSAW ST
CRETE ST
SICILY ST
The letter 'N' indicates no information available
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
159
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z178-300
Date: 2/8/2019

02/08/2019

Notification List of Property Owners

Z178-300

159 Property Owners Notified

Label #	*Address*		*Owner*
1	1	COMPTON ST	FIJI PROPERTY OWNERS ASSN INC
2	1511	COMPTON ST	VO EDLIN
3	1517	COMPTON ST	GRANGER AURIELLE
4	1523	COMPTON ST	NORRIS DANA
5	1529	COMPTON ST	MALONE LANGELA MICHELLE
6	1535	COMPTON ST	GRANT JANET
7	1541	COMPTON ST	MISIGARO JENNIFER &
8	1547	COMPTON ST	BECK LJ III &
9	1553	COMPTON ST	LOFTON CRYSTAL G
10	1559	COMPTON ST	KOWLESSAR JAIME M & CARLENE A
11	1565	COMPTON ST	POLVADO LANCE
12	1571	COMPTON ST	PHAN JOHN
13	1577	COMPTON ST	TAYLOR LETICIA R
14	1512	SPHINX ST	WILHURT INVESTORS LLC
15	1518	SPHINX ST	CALVERT GLENN W
16	1524	SPHINX ST	VELA MICHAEL A
17	1530	SPHINX ST	CRAWFORD ANN MARIE
18	1536	SPHINX ST	OKOBIAH OGHENETEKEVWE
19	1542	SPHINX ST	HINTON FREDERICK H JR
20	1572	FIJI ST	JOHNSON DONYEL
21	1578	FIJI ST	PHILIP SHERENE
22	1584	FIJI ST	SAVAGE JEFFREY MICHAEL
23	1590	FIJI ST	WILHURT INVESTORS LLC
24	1596	FIJI ST	JACKSON HENRY LLC
25	1583	FIJI ST	BLAIR KATHERINE L
26	1577	FIJI ST	DUNLAP KEISHA R

02/08/2019

Label #	*Address*		*Owner*
27	1571	FIJI ST	SKOTNIK JOSEPH
28	1565	FIJI ST	LE TAN M
29	1559	FIJI ST	GREGORY ESTELLE T
30	1553	FIJI ST	IRIZARRY ARTURO TORRES &
31	1541	FIJI ST	FONTENEAUX JEREMY E
32	1535	FIJI ST	DESHAZO STEPHEN T
33	1529	FIJI ST	SCOTT CHRISTINE & KIRK WILLIAM
34	1523	FIJI ST	REED TAYLOR J &
35	1517	FIJI ST	MASHBURN AMY
36	1511	FIJI ST	BAUER JEFFREY M
37	307	TONGA ST	WADE LATEEFAH
38	313	TONGA ST	NAKWAASAH MAXX &
39	319	TONGA ST	NORMAN NINA
40	325	TONGA ST	ONYEGBULE ONOCHIE
41	331	TONGA ST	WILSON DANIELLE
42	337	TONGA ST	OLDHAM MATTHEW JOHN &
43	343	TONGA ST	CHAN TIFFANY PHOEBE
44	349	TONGA ST	OJI AMARACHI NWABUNDO
45	355	TONGA ST	FRANCO ROXANNA
46	361	TONGA ST	MARTINEZ JHOENA &
47	367	TONGA ST	FERNANDEZ DEMOND
48	373	TONGA ST	ALBA CARLOS ANTONIO
49	379	TONGA ST	HUNT CAROL
50	385	TONGA ST	TAYLOR JENNIFER
51	201	FRAN WAY	SDC FIJI SENIOR LP
52	319	FRAN WAY	SPHINX DEVELOPMENT CORP
53	531	S MOORE ST	LOPEZ AURELIANO
54	533	S MOORE ST	JACKSON BILLY MORRIS
55	537	S MOORE ST	CORTEZ AURELIA H
56	541	S MOORE ST	MIRELES OVIDIO JR
57	607	S MOORE ST	BOWIE LOUISE B

02/08/2019

Label #	*Address*		*Owner*
58	611	S MOORE ST	CERDA ERIC
59	513	S MOORE ST	CHAPEL HILL BAPTIST
60	519	S MOORE ST	CHAPEL HILL BAPTIST
61	527	S MOORE ST	ATTAWAY LEONARD & ALICE M
62	523	S MOORE ST	AHMAD ISHTIAQ
63	563	WOODBINE AVE	SAMUEL JOSIE LORRAINE &
64	551	WOODBINE AVE	RODRIGUEZ JESUS M &
65	543	WOODBINE AVE	SMITH MARTHA ANN
66	539	WOODBINE AVE	ODEGBARO CHRISTINE &
67	535	WOODBINE AVE	ODEGBARO CHRISTINE &
68	531	WOODBINE AVE	GIPSON ERMA M EST OF
69	527	WOODBINE AVE	THOMPSON DINO
70	523	WOODBINE AVE	CISNEROS JOSE TAMAYO &
71	519	WOODBINE AVE	CISNEROS JOSE T &
72	515	WOODBINE AVE	KELLEY MANDELL
73	507	WOODBINE AVE	MAGDALENO HERIBERTO &
74	530	WOODBINE AVE	DALLAS CITY OF COUNTY OF
75	524	WOODBINE AVE	BRIGHT EDWIN B
76	520	WOODBINE AVE	HOLLINS ROBERT EST OF
77	518	WOODBINE AVE	NEW BEGINNING FREEDOM BAPTIST CHURCH
78	514	S CORINTH ST RD	J EDWARD LEE MINISTRIES INC
79	508	S CORINTH ST RD	CHANDLER DONALD &
80	506	S CORINTH ST RD	CHANDLER DONALD &
81	622	S MOORE ST	LEYVA ARMANDO
82	628	S MOORE ST	JACKSON DEBORAH YOUNG
83	1325	COMPTON ST	TEXAS UTILITIES ELEC CO
84	602	S MOORE ST	TORRES MANUEL
85	1300	COMPTON ST	ST JOSEPH LG 1310 AF&AM
86	614	S MOORE ST	LAGOW DEV PROJECT LLC
87	1400	COMPTON ST	DALLAS AREA RAPID TRANSIT
88	1410	COMPTON ST	SDC SACHSE SENIOR VILLAS LLC

02/08/2019

Label #	*Address*		*Owner*
89	1414	COMPTON ST	SDC SACHSE SEMOR VILLAS
90	1419	DOYLE AVE	SPHINX DEVELOPMENT CORPORATION
91	1415	DOYLE AVE	CHURCH OF THE LIVING GOD
92	1409	DOYLE AVE	SPHINX DEVELOPMENT CORPORATION
93	1407	DOYLE AVE	SCOTT PATRICIA ANN
94	1519	DOYLE AVE	BETHEL ENTERPRISE INC
95	1511	DOYLE AVE	TAKADA INC
96	1502	COMPTON ST	CERDA CYNTHIA PEREZ
97	1508	COMPTON ST	BARNES CLARA
98	1510	COMPTON ST	BELTRAN MONICA & MIGUEL A
99	1514	COMPTON ST	BELTRAN MIGUEL
100	1518	COMPTON ST	SDC SACHSE SENIOR VILLAS
101	1522	COMPTON ST	MANJREKAR ASHISH
102	1526	COMPTON ST	STANTON LUTHER ET AL
103	1530	COMPTON ST	HAPPY FAMILY RENTALS LLC
104	1534	COMPTON ST	ELVISARA LLC
105	1538	COMPTON ST	KING ALONZO
106	441	AVE A	MILLER GORGE
107	1535	DOYLE AVE	THOMPSON MAE E
108	1406	DOYLE AVE	MALAC LTD
109	1410	DOYLE AVE	WRIGHT BERNICE EST OF
110	1414	DOYLE AVE	ODOM FRANCES
111	1418	DOYLE AVE	BELTRAN MIGUEL ANGEL
112	1422	DOYLE AVE	VALDIVIA JOSE JUAN &
113	1415	FAYETTE ST	BANKS ETTA
114	1411	FAYETTE ST	LAGOW DEV PROJECT LLC
115	1407	FAYETTE ST	MCINTOSH JAMES D EST OF
116	1502	DOYLE AVE	HILLIARD RALPH
117	1506	DOYLE AVE	EARLE DEVAN &
118	1510	DOYLE AVE	DIRKS LUBERTIA
119	1512	DOYLE AVE	FIELDS HARON EST OF

02/08/2019

Label #	*Address*		*Owner*
120	1518	DOYLE AVE	SDC SACHSE SENIOR VILLAS LLC
121	1526	DOYLE AVE	KIMBROUGH AURELIA
122	1530	DOYLE AVE	THOMPSON DONOVAN
123	435	AVE A	MEYER STEVE
124	423	AVE A	SDC SACHSE SENIOR VILLAS LLC
125	419	AVE A	SDC SACHSE SENIOR VILLAS LLC
126	411	AVE A	SDC SACHSE SENIOR VILLAS
127	409	AVE A	NEARER TO NATURE LLC
128	407	AVE A	SDC SACHSE SENIOR VILLAS LLC
129	1502	AVE B	TEXAS SDC LLC
130	301	S CORINTH ST RD	TEXAS SDC LLC
131	415	CORINTH ST	SDC SACHSE SR VILLAS LLC
132	414	AVE A	SDC SACHSE SR VILLAS LLC
133	417	CORINTH ST	CHANDLER DONALD S &
134	422	AVE A	CANAS LUIS ALBERTO GONZALEZ
135	430	AVE A	SPHINX DEVELOPMENT CORPORATION
136	434	AVE A	DYSON PAULA ET AL &
137	438	AVE A	CANAS JUAN
138	424	S CORINTH ST RD	CHANDLER DONALD &
139	219	AVENUE A	LIBERTY BAPTIST CHURCH
140	215	S CORINTH ST RD	SDC MIXED DEVELOPMENT LLC
141	191	S CORINTH ST RD	BALLAS VICTOR
142	301	S CORINTH ST RD	SDC SACHSE SENIOR VILLAS LLC
143	327	S CORINTH ST RD	BOLDEN CEDRIC
144	315	AVE A	SPHINX DEVELOPMENT CORP
145	1606	AVE B	DANIELS MARKUS
146	1622	AVE B	BOLDEN CEDRIC
147	1614	AVE B	SMITH ALEXANDREA ROSE
148	416	S CORINTH ST RD	SMITH ALEXANDREA ROSE SMITH
149	316	S CORINTH ST RD	ENGLISH WANDA
150	1615	AVE B	BROWN BOBBY

02/08/2019

Label #	*Address*		*Owner*
151	1607	AVE B	HERNDON SUSAN W &
152	1601	AVE D	HERNANDEZ JUAN
153	260	S CORINTH ST RD	BLACKMAN JOHN B &
154	4524	E CLARENDON DR	DALLAS AREA RAPID TRANSIT
155	503	WOODBINE AVE	County of Dallas
156	2300	AL LIPSCOMB WAY	BNSF RAILWAY
157	401	S BUCKNER BLVD	DART
158	555	2ND AVE	DART
159	555	2ND AVE	DART

CITY PLAN COMMISSION **THURSDAY, MAY 2, 2019**

Planner: Jennifer Muñoz

FILE NUMBER:	Z178-222(JM)	**DATE FILED:**	March 28, 2018
LOCATION:	Between North Zang Boulevard and North Beckley Avenue, north of East Neely Street.		
COUNCIL DISTRICT:	1	**MAPSCO:**	54 D
SIZE OF REQUEST:	±2.146 acres	**CENSUS TRACT:**	42.01

APPLICANT/OWNER: Texas InTown Homes, LLC

REPRESENTATIVE: Audra Buckley, Permitted Development

REQUEST: An application for **1)** a new subdistrict for a single family use; and, **2)** the reduction of Shopfront Overlay No. 7, on property zoned Subdistrict E within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, with an SH Shopfront Overlay, and deed restrictions [Z156-222].

SUMMARY: The applicant's request for a new subdistrict will allow for the construction of 54 townhomes in a shared access development. The reduction of the Shopfront Overlay will remove the subject site to allow for a strictly residential development. The existing deed restrictions prohibit an apartment use. These restrictions will be maintained.

STAFF RECOMMENDATION: **Approval**, subject to a development plan, landscape plan, street section exhibit, and conditions; and **approval** of the reduction of Shopfront Overlay No. 7.

PRIOR CPC ACTION: On March 21, 2019, the City Plan Commission recommended to hold this case under advisement. No changes have been proposed.

BACKGROUND INFORMATION:

- Planned Development No. 468 was established by City Council on March 12, 1997 and comprises approximately 842 acres. The purpose of PD No. 468 is to provide standards to meet the needs of the Oak Cliff Gateway corridor which has been designated as an area of historical, cultural and architectural importance and significance.
- In February 2009, the City Council approved the creation of Article XIII of the Dallas Development Code, which created the form based zoning districts. The Form Based Districts provide an additional tool for the implementation of *ForwardDallas!* and create walkable urban neighborhoods where higher density mixed uses and mixed housing types promote less dependence on the automobiles. On June 13, 2018, the City Council approved several amendments to Article XIII.
- On May 13, 2015, the City Council adopted Ordinance No. 29743 which enlarged and amended Planned Development District No. 468 to adopt form district regulations with modifications and created ten Shopfront Overlays.
- The area of request is zoned Subdistrict E within PD No. 468 which is regulated by the WMU-8 Walkable Urban Mixed-Use 8 Form District. WMU-8 District is considered a medium-density district.
- Additionally, the site is a part of Shopfront Overlay No. 7. The Shopfront Overlay is intended to create pedestrian shopping streets through the designation of specific street frontages with development types that support the active use. In addition, a "Primary Street" means the principal frontage for a building site. Any street designated with a SH overlay is a primary street.
- The site is mostly undeveloped, with one single family structure. The applicant's request for a new subdistrict will allow for the construction of 54 townhomes in a shared access development. Live/work units will be allowed along the primary street frontage on Zang Boulevard. The reduction of the Shopfront Overlay will remove the subject site to allow for a strictly residential development.
- Proposed deviations from the townhouse development standards will increase the maximum allowable height and stories, allow attached front garage access within the shared access easement area, modify the landscaping requirements, require interior sidewalks, prohibit dumpsters, modify the guest and live/work parking requirements, classify North Beckley Avenue as a secondary street, and add building design standards.

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

1. **Z167-321:** On December 13, 2017, the City Council approved the creation of Subdistrict M on property zoned Subdistrict E within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, with a SH Shopfront Overlay, and the termination of existing deed restrictions [Z867-185 No. 3], located on the southeast corner of North Zang Boulevard and East 6th Street.
2. **Z167-300:** On November 8, 2017, the City Council approved the creation of Subdistrict L on property zoned Subdistrict C within Planned Development District No.

468, the Oak Cliff Gateway Special Purpose District, on the southwest corner of North Zang Boulevard and West Neely Street.

3. **Z156-222:** On September 14, 2016, the City Council approved the creation of Subdistrict K and the reduction of Shopfront Overlay No. 7 on properties zoned Subdistrict E within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, on property generally on the north side of East Davis Street, between North Zang Boulevard and North Beckley Avenue and on the northeast corner of West Neely Street and North Zang Boulevard.
4. **Z145-341:** On November 10, 2015, the City Council approved a Demolition Delay Overlay for nearby properties that also included the area of request. A demolition delay overlay district is intended to encourage the preservation of historically significant buildings that are not located in a historic overlay district by helping the property owner identify alternatives to demolition.
5. **Z134-135:** On March 26, 2014, the City Council approved Specific Use Permit No. 2079 for a child-care facility on property zoned Tract 2B in Planned Development District No. 160, on the west side of North Zang Boulevard, north of West Canty Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Required ROW
North Beckley Avenue	Collector	60 ft.	60 ft.
Zang Boulevard	Minor Arterial	115 ft.	115 ft.
East Neely Street	Abandoned Local	--	--

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not impact the surrounding street system for the proposed development.

A revised street section exhibit is included with this request. The exhibit shows that temporary indented parking will be provided along the North Beckley Avenue frontage, thereby expanding the right-of-way as currently required by the Thoroughfare Plan, while not adding a driving lane until a future amendment goes through which is planned to reduce the lanes on North Beckley Avenue from four lanes, to maintain the existing two-lane configuration. This exhibit has been vetted by the Transportation Planning and Engineering Divisions and is in compliance of current requirements and possible future changes to North Beckley Avenue, pending future right-of-way dedications.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The request does not support the following Plan's goals or policies.

LAND USE

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC EVELOPMENT PRIORITIES

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

URBAN DESIGN

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 5.2.3 Ensure attractive gateways into the city

NEIGHBORHOOD PLUS

Policy 4.3 Enhance neighborhood desirability by improving infrastructure, housing stock, recreation and safety.

The proposed single family, shared access development use adds diversity in housing options. The modifications to the district standards requested are fitting for the site and maintain the overall scale and character of the neighborhood, while adding urban design features through building design standards to enhance the facades of the proposed structures.

The Oak Cliff Gateway Area is envisioned as a regional town center of Southwest Dallas, characterized by an economically vibrant and environmentally sustainable mix of moderate to high density residential and non-residential land uses, supported by an enhanced system of streets and open spaces. The goals of this special purpose district are as follows:

1) Encourage development that creates a diverse mix of compatible land uses designed to support a pedestrian, bicycle and transit friendly environment, reduce the dominance of visible parking, and reduce environmental impacts.

2) Create a network of well-maintained, publicly-accessible open spaces with a range of sizes and functions, designed to enhance the quality of life for the growing resident population and workforce.

3) Create a network of connected streets and pathways designed to enhance the multi-modal accessibility while reducing automobile-dependence through improvements that support pedestrian, bicycle, and transit circulation.

Land Use:

	Zoning w/in PD No. 468	Land Use
Site	Subdistrict E, Shopfront 7, WMU-8, DRs	Single Family and Undeveloped Land
North	Subdistrict E, Shopfront 7, WMU-8, DRs	Single Family, Multifamily, Medical Office and Child-care Facility
East	Subdistrict A, RTN	Single Family
South	Subdistrict K, WMU-8	Multifamily and Undeveloped Land
West	Subdistrict B, WR-3	Multifamily, Single Family, Office, and Undeveloped Land

Land Use Compatibility:

The 2.146-acre site is largely undeveloped with an exception of a vacant one-story residential structure. The request site is immediately adjacent to a single-family dwelling and multifamily to the north and a vacant lot to the southeast. The area beyond the subject block contains medical offices and a child-care facility to the north; single family uses to the east; multifamily and undeveloped land to the south; and, multifamily, single family, office, and undeveloped land to the west. In addition, the subject site is located within 600 feet of a trolley station (Bishop Arts Station).

The applicant's request for a new subdistrict within PD No. 468 will provide a townhouse development type and live/work environment within a shared access development. The existing single family structure will be razed to allow for a mostly residential development, consisting of 54 townhouse units with live/work units allowed along Zang Boulevard. The request site is regulated by PD No. 468, the Oak Cliff Gateway Special Purpose District, and Article XIII: Form District. There are two Form District designations on the site; a Walkable Urban Mixed Use (WMU-8) District and a Shopfront Overlay.

The Walkable Urban Mixed Use (WMU-8) District is intended to accommodate a mix of compatible uses in close proximity to one another in a pedestrian-friendly environment. The Shopfront (-SH) Overlay is intended to create pedestrian shopping streets through the designation of specific street frontages with development types that support active uses. The WMU-8 District permits a maximum height of 125 feet and eight stories. The townhouse development type permits a maximum height of 50 feet and three-and-a-half stories.

The proposed development will not have pedestrian type activities on the ground level which is why the Shopfront Overlay has been requested to be removed from the site. While the proposed use is not mixed in nature, the site would contribute to the overall mix of uses in the surrounding area. The shared access development would contain 54 lots with a minimum lot size of 1,200 square feet. This meets the standard for the townhouse development type.

Proposed deviations from the townhouse development standards include:

- To allow encroachments up to four feet into the five-foot minimum required front yard for awnings, canopies, cantilevered roof eaves and ordinary architectural projections. This will contribute to the urban design along Zang Boulevard and North Beckley Avenue by allowing pedestrian amenities the space needed for sidewalks and planting zones, all while keeping the structures and entrances closer to the street.

- An increase from three-and-a-half stories and 50 feet-in-height to four stories and 55 feet-in-height, plus four feet-in-height for parapet walls is requested. This is a modest increase while maintaining and surpassing the minimum lot size of 1,200 square feet for a townhouse development type. Typical roof appurtenances are allowed to rise up to 12 feet above the maximum height, but this was elected to be reduced to only four feet. This means the comprehensive allowable height is usually 50 feet with 12 feet for additional accessory structures for a total of 62 feet, while the requested total is 59 feet, with five feet of the additional accessory structure height being transferred to livable floor area.

- To allow attached garage access from the front of the structure, within the shared access easement. Garage placement standards for a townhouse development type require that all vehicular access must be to the rear of the building; however, since this is a shared access development, the current proposal is to allow front-facing attached garage access along the shared access easement, interior to the site. Additionally, the code requires that there be no garage access from a public street. This standard will be maintained since the garage access will be through the shared access easement. The units facing Zang Boulevard and North Beckley Avenue will have the garage access to the rear, facing the shared access easement.

- To modify the shared access development landscaping standards to apply the Article X requirements rather than Article XIII. Currently, Article XIII requires shared access developments to provide one tree per 4,000 square feet of site area or one tree per dwelling unit, whichever is greater. This would require 54 site trees and no further landscaping. The proposal is to provide the lesser standard of one tree per 4,000 square feet of site area, as required in Article X. Considering lots will be 1,200 square feet and each will contain one dwelling unit, this amounts to a significant decrease in trees for the site from 54 to 27. However, Article XIII does not require any additional landscaping for the shared access development and the current proposal is to maintain the Article X requirement of providing one plant group per 40 feet of street frontage. Each plant group must include one of the following mixes: (i) one large tree and two small trees; (ii) one large tree and three large evergreen shrubs; or (iii) one large tree, two small trees, and one large evergreen shrub. According to the landscape plan, an additional 27 large trees will be provided as street trees, plus 70 shrubs, and groundcover/sod. A combined total of 54 trees are proposed. The landscape area to be provided is 18 percent.

- To add a minimum of four-foot wide interior sidewalks as shown on the proposed development plan. A shared access development is not required to provide sidewalks within the shared access area. This is not ideal, especially in an urban, walkable neighborhood. A minimum of four-foot wide sidewalks will be provided internally, as depicted on the development plan. This supports the urban nature of the area and will encourage residents to walk to nearby businesses and the Bishop Arts Station located approximately 600 feet away.

- To prohibit the use of dumpsters. This provision will help alleviate a potential eyesore while maintaining a more residential feel within the shared access development.

- To require 0.30 guest parking for the shared-access development rather than 0.25 guest parking spaces per dwelling unit. This increase will help to deter any possible parking conflicts in this urban neighborhood and constitutes a two-space gain from 14 spaces to 16 required guest parking spaces.

- To decrease the threshold to require parking for a live/work unit from one per 1,000 square feet for the nonresidential component, to one per 500 square feet. PD No. 468 already allows live/work units with parking required once 1,000 square feet of nonresidential floor area is provided. The current proposal is to halve that threshold to avoid any potential parking conflicts. This means that once the nonresidential use occupies more than 500 square feet of floor area, parking will be required for the use.

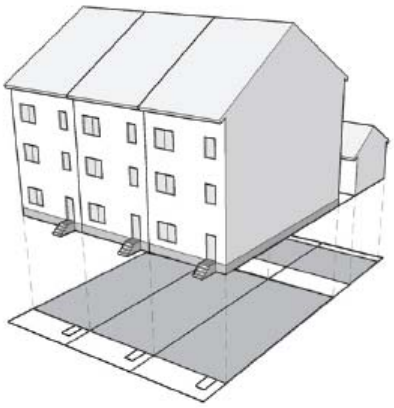
- To designate North Beckley Avenue as a secondary street. This designation is requested to allow the indented parking along North Beckley Avenue.

- To add building design standards regarding glass reflectivity and prohibited materials. While the development will provide the transparency requirement of 30 percent for the ground floor and 20 percent for the upper-stories, a reflectivity requirement was added to ensure the transparency is maintained. Simulated brick, unfinished concrete masonry units, aluminum siding, reflective metal panels, plastic and vinyl siding are all listed as prohibited materials.

Development Standards:

(g) Townhouse.

(1) Definition.



A development type with three or more attached dwelling units consolidated into a single structure.

Each unit must be separated by a common side wall. A townhouse unit must be more than one story in height, however, units must not be vertically mixed. Each unit must have its own external entrance. No on-site surface parking is permitted between the building and the street. Garages facing the primary street are prohibited. In the RTN district, only one unit per lot is permitted. An elevated ground floor for residential uses is recommended to ensure privacy.

(2) Character Examples.

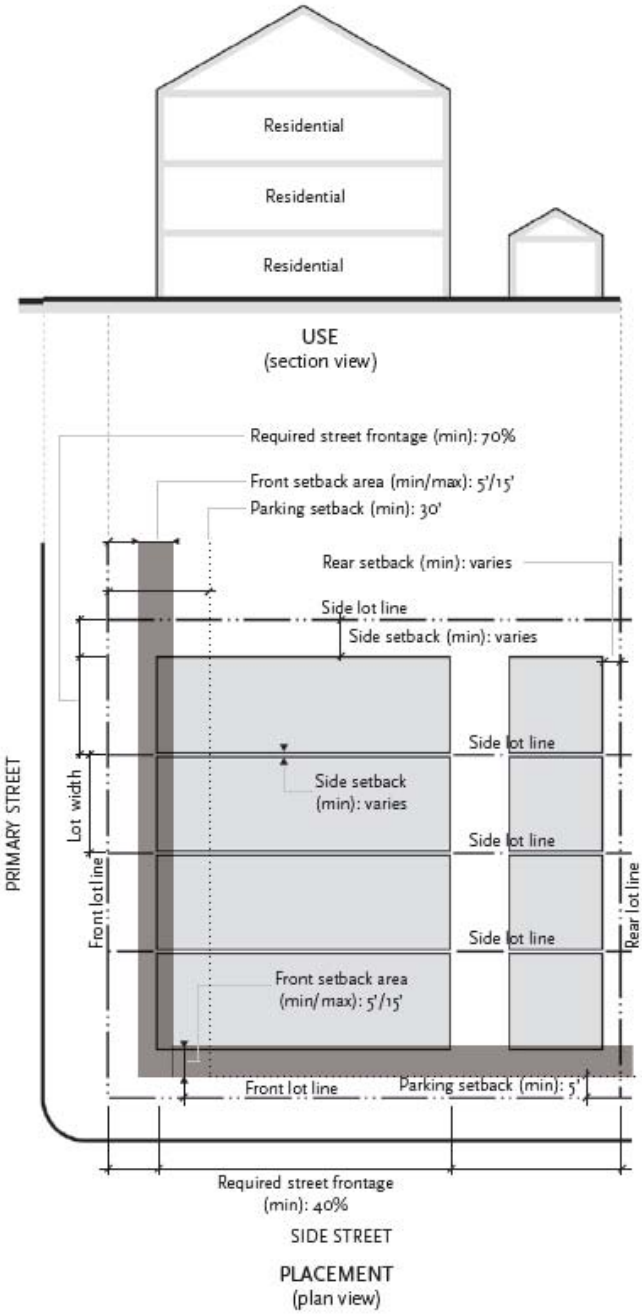
Character examples are provided below for illustrative purposes only and are intended to be character examples of the development type and not the streetscape.



(3) Districts Permitted.

LOW:	WMU-3, WMU-5	WR-3, WR-5	RTN
MEDIUM:	WMU-8, WMU-12	WR-8, WR-12	

(4) Use and Placement.



BUILDING USE

A summary of permitted uses is shown on the left. For a complete list of permitted uses, see Section 51A-13.306, "Uses."

BUILDING PLACEMENT

LOT	
Area (min sf)	1,200
Area (max sf)	none
Width (min ft)	16
Width (max ft)	none
Lot coverage (max)	80%

FRONT SETBACK AREA	
Primary street (min/max ft)	5/15
Side street (min/max ft)	5/15
Service street (min/max ft)	none

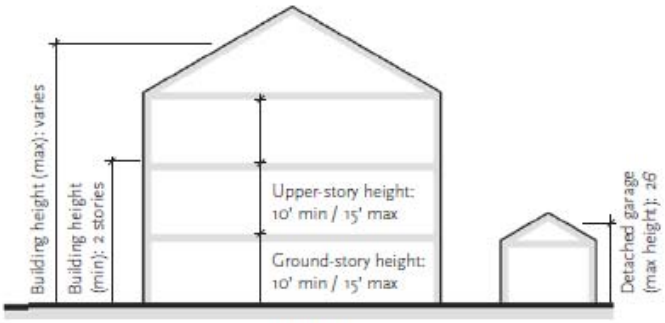
REQUIRED STREET FRONTAGE	
Primary street (min)	70%
Side street (min)	40%
Service street (min)	none

PARKING SETBACK	
From primary street (min ft)	30
From side street (min ft)	5
From service street (min ft)	5
Abutting single-family district (min ft)	10
Abutting multifamily or nonresidential district or alley (min ft)	5

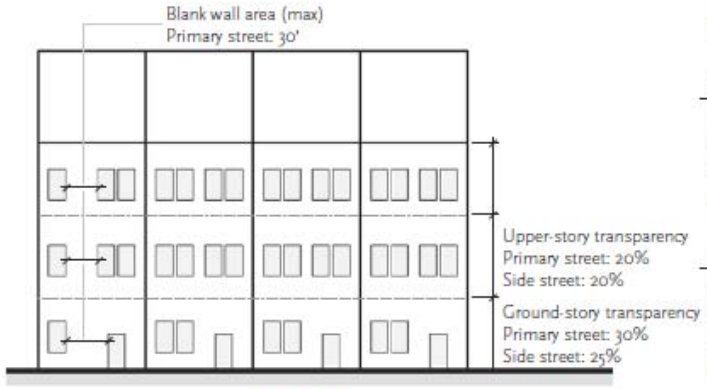
SIDE SETBACK	
Abutting single-family district (min ft)	10
Abutting multifamily or nonresidential district (min ft)	0 or 5
Abutting alley (min ft)	5

REAR SETBACK	
Abutting single-family district (min ft)	24
Abutting multifamily or nonresidential district (min ft)	24
Abutting alley (ft)	3 or 20 or more
Abutting service street (ft)	3 or 20 or more

(5) Height and Elements.



HEIGHT
(section view)



ELEMENTS
(elevation view)

BUILDING HEIGHT

HEIGHT	
Building height (max stories/ft)	
RTN	2½ / 35
WMU-3, -5 , -8, -12 WR-3, -5, -8, -12	3½ / 50
Building height (min stories)	
RTN	2
WMU-3, -5 , -8, -12 WR-3, -5, -8, -12	2
Detached garage (max ft)	26

STORY HEIGHT	
Ground story (min/max ft)	10/15
Upper story (min/max ft)	10/15

BUILDING FACADE

GROUND-STORY TRANSPARENCY	
Primary street facade (min)	30%
Side street facade (min)	25%
Service street facade (min)	none

Measured from floor to floor.

UPPER-STORY TRANSPARENCY	
Primary street facade (min)	20%
Side street facade (min)	20%
Service street facade (min)	none

Measured from floor to floor.

BUILDING ENTRANCE	
Primary street	required
Entrance spacing (max linear ft)	none
Side street	allowed
Service street	allowed

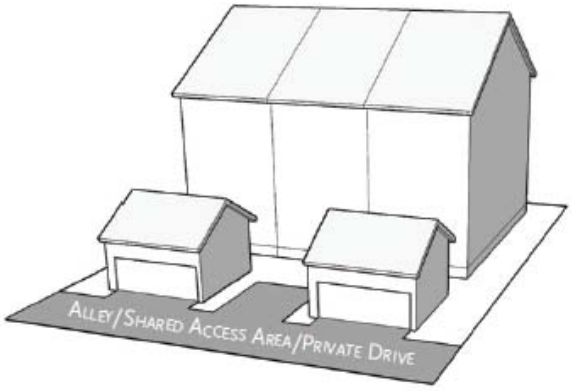
BLANK WALL AREA	
Primary street (max linear ft)	30
Side street (max linear ft)	none
Service street (max linear ft)	none

(6) Garage Placement.

(A) Except for an alley, no garage access is permitted from a public street.

(B) All vehicular access must be to the rear of the building.

(C) Where the garage is less than 20 feet from the alley, an automatic garage door opener is required.



(7) Landscaping.

(A) General landscaping standards and alternative requirements for shared access developments are set forth in Section 51A-13.304(a)(2), "Landscaping."

(B) Except in a shared access development, one site tree must be provided in the front yard for a townhouse on an individually-platted lot in all districts.

(C) In a shared access development or if more than one townhouse unit is located on the same lot, the following requirements apply:

(i) One site tree must be provided for every 4,000 square feet of lot area, or portion thereof, or a minimum of one site tree must be provided for each individual unit, whichever is greater.

(ii) Site trees must be evenly distributed throughout the development.

(8) Townhouses on Individually-Platted Lots.

(A) Except for the foundation, a dwelling unit must be physically separable from contiguous dwelling units in the event of removal of a dwelling unit. Each party wall must be governed by a set of deed restrictions, stipulating that if a dwelling unit is removed, the party wall stays with the remaining dwelling unit.

(B) Each dwelling unit must have separate utility services; however, general utility services on land owned and maintained by a homeowner's association are allowed.

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 site and properties to the west are located within Category C. Properties to the east are within Category F. Finally, properties to the north and south are unclassified.

Parking:

A townhouse use is required to provide one parking space per dwelling unit per Sec. 51A-4.112. Two tandem parking spaces are proposed per dwelling unit, as allowed by Article XIII. A total of 108 tandem parking spaces have been provided for the 54 dwelling units.

Additionally, the PD No. 468 parking requirement for a live/work unit is one space per live/work unit. If the nonresidential component of this use exceeds 1,000 square feet of floor area, off-street parking must be provided as if the nonresidential component is a main use. Off-street loading is not required. The applicant has proposed to decrease the threshold for requiring parking for a live/work unit from 1,000 square feet for the nonresidential component, to 500 square feet. The current proposal is to halve that threshold to avoid any potential parking conflicts. This means that once the nonresidential use occupies more than 500 square feet of floor area, parking will be required for the use. If a unit requires the additional parking, that would have to be resolved on a case-by-case basis.

Finally, in a shared access development, Sec. 51A-4.411 requires 0.25 unassigned parking spaces for guest parking. The current request is to require 0.30 guest parking for the shared-access development rather than 0.25 guest parking spaces per dwelling unit. This increase will help to deter any possible parking conflicts in this urban neighborhood and constitutes a two-space gain from 14 spaces to 16 required guest parking spaces. However, a total of 17 guest parking spaces are provided, according to the proposed development plan.

Landscaping:

The applicant proposes to provide landscaping in accordance with the proposed landscape plan. The plan was reviewed by the Chief Arborist and determined that the proposed plan is an acceptable alternative from the standard requirements of PD No. 468 and Article XIII.

Overall, the applicant has chosen to modify the shared access development landscaping standards to apply the Article X requirements rather than Article XIII. Currently, Article XIII requires shared access developments to provide one tree per 4,000 square feet of site area or one tree per dwelling unit, whichever is greater. This would require 54 site trees

and no further landscaping. The proposal is to provide the lesser standard of one tree per 4,000 square feet of site area, as required in Article X. Considering lots will be 1,200 square feet and each will contain one dwelling unit, this amounts to a significant decrease in trees for the site from 54 to 27.

However, Article XIII does not require any additional landscaping for the shared access development and the current proposal is to maintain the Article X requirement of providing one plant group per 40 feet of street frontage. Each plant group must include one of the following mixes: (i) one large tree and two small trees; (ii) one large tree and three large evergreen shrubs; or (iii) one large tree, two small trees, and one large evergreen shrub. According to the landscape plan, an additional 27 large trees will be provided as street trees, plus 70 shrubs, and groundcover/sod. A combined total of 54 trees are proposed. The landscape area to be provided is 18 percent.

LIST OF OFFICERS

List of Partners/Principals/Officers

Texas Intown Homes, LLC

Frank Liu, Manager
Helen Ghozali, Manager
Ming Liu, Manager

Z178-222

PROPOSED PD CONDITIONS

SEC. 51P-468.109. SUBDISTRICT X

(a) Development plan.

Development and use of the Property in Subdistrict X as a Shared Access Development must comply with the Subdistrict X development plan (Exhibit 468.X). If there is a conflict between the text of this article and the Subdistrict X development plan, the text of this article controls.

(b) Main uses permitted. The following uses are the only main uses permitted:

(1) Miscellaneous uses.

-- Live/work unit as defined in Section 51P-468.104
-- Temporary construction or sales office.
-- Private recreation club or area

(2) Residential uses.

-- Single-family

(3) Utility and public service uses.

-- Local utilities.

(c) Accessory uses. As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, see Section 51A-4.217.

(d) 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 Article 13, Section 51A-13.304. Development Types (4) TH. If there is a conflict between this section and Division 51A-13.304, this section controls.)

(1) Setbacks – Shared Access Development.

(A) Zang Boulevard. Minimum setback is five (5) feet. Maximum setback is 15 feet.

(B) North Beckley Avenue. Minimum setback is five (5) feet. Maximum setback is 15 feet.

(C) Encroachments. Awnings, canopies, cantilevered roof eaves and ordinary architectural projections, may encroach into the minimum setbacks no more than four (4) feet into the building setback as long as the structure is set back a minimum of five (5) feet.

(2) Side and rear yard. Minimum is five (5) feet.

(3) Density. Maximum dwelling unit density is 54 units.

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

(5) Height. Maximum structure height is 55 feet with an additional four feet for parapet walls and roof appurtenances.

(6) Stories. Maximum number of stories above grade is four (4).

(7) 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. For purposes of lot coverage, this subdistrict shall be treated as one lot.

(8) Lot size. Minimum lot size is 1200 sq. ft.

(9) Garages. Garages must be attached to the dwelling unit.

(e) Shared Access Development.

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

(2) A minimum of 6 feet must be provided by plat between each group of single-family structures.

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

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

(5) Dumpsters. Dumpsters are prohibited.

(f)

(g) Off-street parking and loading.

(1) In general. For purposes of off-street parking and loading requirements, this subdistrict may be treated as one lot.

(2) Single-Family. Off- street parking shall be provided at two parking spaces per unit and may be provided in tandem.

(3) Live/work unit. Live/work units are permitted along Zang Boulevard. If the nonresidential component of this use exceeds 500 square feet of floor area, off-street parking must be provided as if the nonresidential component is a main use. Off-street loading is not required.

(4) Guest parking. Guest parking shall be provided at a ratio of 0.30 per unit and those spaces may cross lot lines without the requirement of a vehicular access easement agreement. On-street parking along Zang Boulevard and Beckley Avenue is permitted and may count towards guest parking requirements. Parking may be reduced in accordance with 51A-13.403. Parking Reductions.

(5) Private recreation or club area: No off-street parking required.

(h) Landscaping.

(A) Shared access development. Shared access developments must comply with the following requirements:

(i) Except as follows, a landscape plan meeting the requirements of Section 51A-10.104 and Section 51A-10.123 must be approved before a building permit for grading is issued or a private development contract pursuant to Section 51A-8.612 is approved, in conjunction with construction. Landscape may be provided in phases.

(ii) The minimum required landscape area for a shared access development is determined by the number of individual lots. Landscape areas in individual lots may be included in the total landscape area measurement for developments with a maximum of 54 individual lots. Permeable pavement does not count as landscape area.

(aa) Shared access developments with a maximum of 54 individual lots must provide a minimum landscape area equal to 15 percent of the total shared access development area.

(iii) One site tree must be provided for every 4,000 square feet within the shared access development. The trunk of any site tree must be located at least two-and-one-half feet from any pavement. Site trees must be species listed in the approved tree list. Large or medium nursery stock trees may not be planted within 20 feet on center of the nearest point of an overhead electric line.

(iv) One plant group must be provided for every 40 feet of street frontage. Plant groups may be located within the front yard or parkway if all private licensing requirements of the city code and charter are met. In this subparagraph, parkway means the portion of a street right-of-way between the projected street curb and the front lot line or corner side lot line. If the director determines that a large or medium tree would interfere with utility lines, one substitute small tree from a species listed in the approved tree list may be provided. No street trees are required for Neely Street since it has been abandoned. The plant groups for the other streets are not represented (as below) on the landscape plan. This will need to be addressed before permits or city contracts are issued. The locations for underground utilities should be fully identified on plans to address if any conflicts exist.

(B) Plant groups for shared access developments must include the following:

(i) one large tree and two small trees;

(ii) one large tree and three large evergreen shrubs; or

(iii) one large tree, two small trees, and one large evergreen shrub.

(i) Signs. Signs must comply the provisions for business zoning districts in Article VII.

(j) Sidewalks. Must be provided as shown on the development plan. Interior sidewalks are not required but if provided they shall be a minimum of four (4) feet.

(k) Minor streets and streetscapes. Except as provided in this subsection, Division 51A-13.500, "Minor Streets and Streetscapes," applies. This subsection applies only to new construction.

(1) The block lengths and perimeters requirements in Section 51A-13.502(a) may be broken by ungated shared access easements.

(2) In lieu of compliance with Section 51A-13.503, "Existing Streets," the following street sections must be completed as follows:

(A) West side of Beckley Avenue between abandoned Neely Street and Canty Street. Beckley Avenue shall be considered a secondary street. On-street parking shall be provided in accordance with Mixed Use Streetscape (ST-1) in Article XIII.

(l) Building design standards.

(1) Glass. In this paragraph, GLASS REFLECTIVITY means 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.

(A) For the first and second stories, glass reflectivity may not exceed 15 percent.

(B) For all other stories, glass reflectivity may not exceed 27 percent.

(2) Masonry. Simulated brick and unfinished concrete masonry units are prohibited as facade materials.

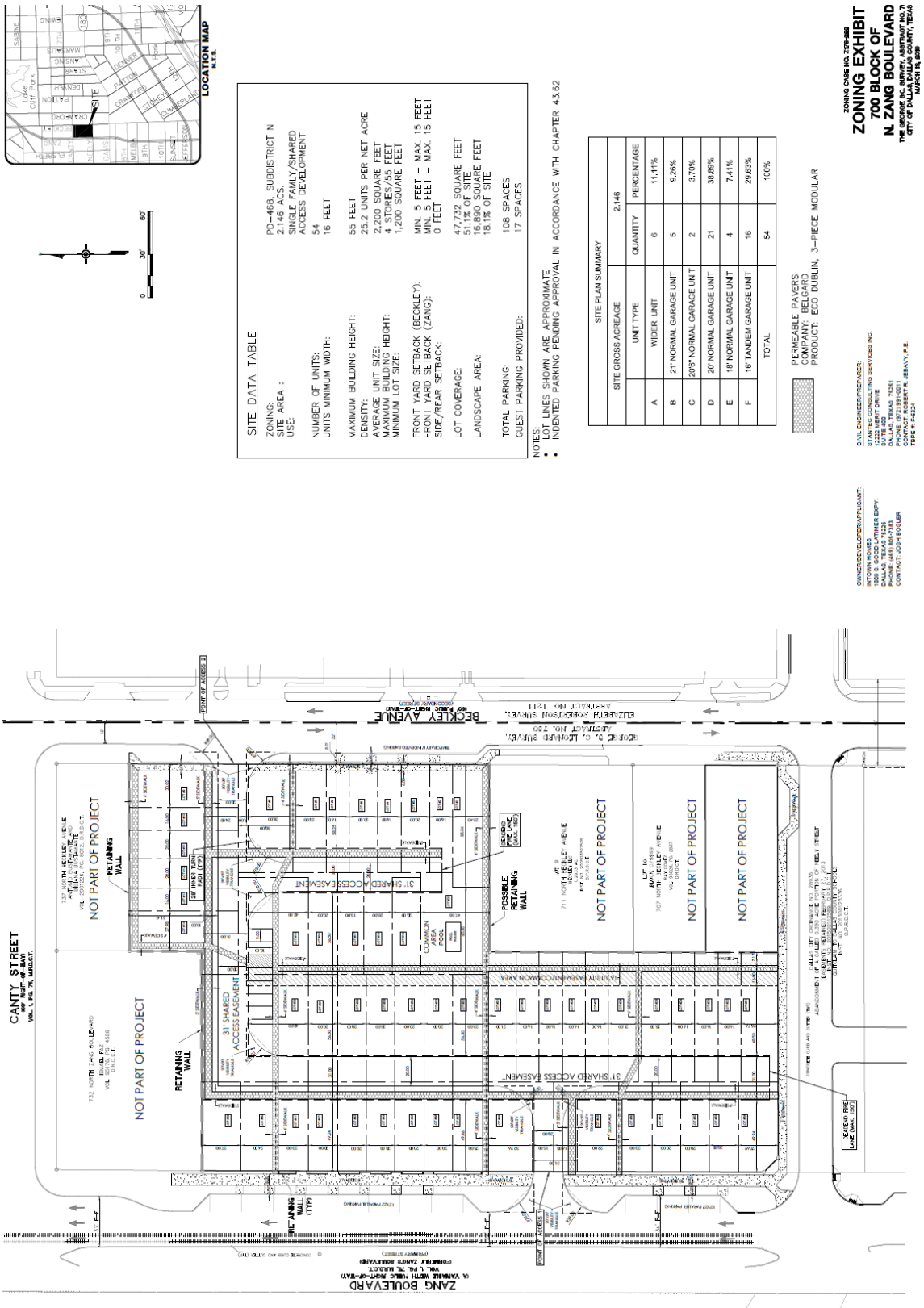
(3) Metal. Aluminum siding and reflective metal panels are prohibited.

(4) Plastic and vinyl. Plastic siding and vinyl siding are prohibited.

(5) Corner units. Corner units adjacent to Beckley Avenue and abandoned Neely Street shall be constructed to engage the corner as well as the shared access drives.

(6) Beckley Avenue units. Steps shall be provided on all units along Beckley Avenue.

PROPOSED DEVELOPMENT PLAN


LOCATION MAP
N.T.S.
SITE
0
30'
60'
SITE DATA TABLE
ZONING: PD-468, SUBDISTRICT N
SITE AREA : 2.146 ACS
USE: SINGLE FAMILY/SHARED ACCESS DEVELOPMENT
NUMBER OF UNITS: 54
UNITS MINIMUM WIDTH: 16 FEET
MAXIMUM BUILDING HEIGHT: 55 FEET
DENSITY: 25.2 UNITS PER NET ACRE
AVERAGE UNIT SIZE: 2,200 SQUARE FEET
MAXIMUM BUILDING HEIGHT: 4 STORIES/55 FEET
MINIMUM LOT SIZE: 1,200 SQUARE FEET
FRONT YARD SETBACK (BECKLEY): MIN. 5 FEET – MAX. 15 FEET
FRONT YARD SETBACK (ZANG): MIN. 5 FEET – MAX. 15 FEET
SIDE/REAR SETBACK: 0 FEET
LOT COVERAGE: 47,732 SQUARE FEET
51.1% OF SITE
LANDSCAPE AREA: 16,890 SQUARE FEET
18.1% OF SITE
TOTAL PARKING: 108 SPACES
GUEST PARKING PROVIDED: 17 SPACES
NOTES:
• LOT LINES SHOWN ARE APPROXIMATE
• INDENTED PARKING PENDING APPROVAL IN ACCORDANCE WITH CHAPTER 43.62
SITE PLAN SUMMARY
SITE GROSS ACREAGE 2.146
UNIT TYPE | QUANTITY | PERCENTAGE
A WIDER UNIT 6 11.11%
B 21' NORMAL GARAGE UNIT 5 9.26%
C 20'6" NORMAL GARAGE UNIT 2 3.70%
D 20' NORMAL GARAGE UNIT 21 38.89%
E 18' NORMAL GARAGE UNIT 4 7.41%
F 16' TANDEM GARAGE UNIT 16 29.63%
TOTAL 54 100%
PERMEABLE PAVERS
COMPANY: BELGARD
PRODUCT: ECO DUBLIN, 3-PIECE MODULAR
ZONING CASE NO. Z178-222
ZONING EXHIBIT
700 BLOCK OF
N. ZANG BOULEVARD
THE GEORGE B.D. ERWIN, ABSTRACT NO. 71
CITY OF DALLAS, DALLAS COUNTY, TEXAS
MARCH 16, 2018
OWNER OR BUYER/APPLICANT:
INTOWN HOMES
1808 S. GOOD LATIMER EXPY.
DALLAS, TEXAS 75226
PHONE: (214) 821-8181
CONTACT: JOSH BOGLER
CIVIL ENGINEER/PREPARER:
STANTEC CONSULTING SERVICES INC.
12222 MERIT DRIVE
SUITE 400
DALLAS, TEXAS 75251
PHONE: (972) 991-0001
CONTACT: ROBERT R. JESKVIT, P.E.
TBPE #: F-5324
BECKLEY AVENUE
(80' WIDE MEASURED AT RIGHT-OF-WAY)
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
VOL. 1, PG. 76, M.R.D.C.T.
ZANG BOULEVARD
(PRIMARY STREET)
PROPERTY LINE
POINT OF ACCESS 1
POINT OF ACCESS 2
CANTY STREET
(60' WIDE RIGHT-OF-WAY)
VOL. 1, PG. 76, M.R.D.C.T.
NOT PART OF PROJECT
RETAINING WALL
31' SHARED ACCESS EASEMENT
COMMON AREA ACCESS
POSSIBLE RETAINING WALL
RETAINING WALL (TYP)
FASCIA
LOT 10
BLK 7/1888
707 NORTH HERLEE AVENUE
VOL. 94028, PG. 2807
D.R.D.C.T.
LOT 9
BLK 7/1888
711 NORTH HERLEE AVENUE
VOL. 2000208
PG. 00000
D.R.D.C.T.
732 NORTH ZANG BOULEVARD
VOL. 92196, PG. 4388
D.R.D.C.T.
737 NORTH HERLEE AVENUE
VOL. 2001230, PG. 00013
D.R.D.C.T.
READERS PIKE LANE (MAX. 150')
ABANDONMENT OF A PORTION OF HERLEE STREET
DALLAS CITY ORDINANCE NO. 28535
ABANDONMENT OF A PORTION OF HERLEE STREET
INSTRUMENT NO. 201600233336
O.P.R.D.C.T.
ABANDONMENT OF A PORTION OF HERLEE STREET
INSTRUMENT NO. 201600233336
O.P.R.D.C.T.
ABANDONED

PROPOSED LANDSCAPE PLAN

LANDSCAPE ANALYSIS

LANDSCAPE AREA: 15% OF TOTAL SHARED ACCESS DEVELOPMENT AREA

TOTAL DEVELOPMENT AREA	TOTAL LANDSCAPE AREA	NEW LANDSCAPE AREA PROVIDED
93,480 SF	16,850 SF	15% OF TOTAL DEVELOPMENT AREA

SITE TREES: 1 SITE TREE FOR EVERY 4000 SF WITHIN DEVELOPMENT AREA

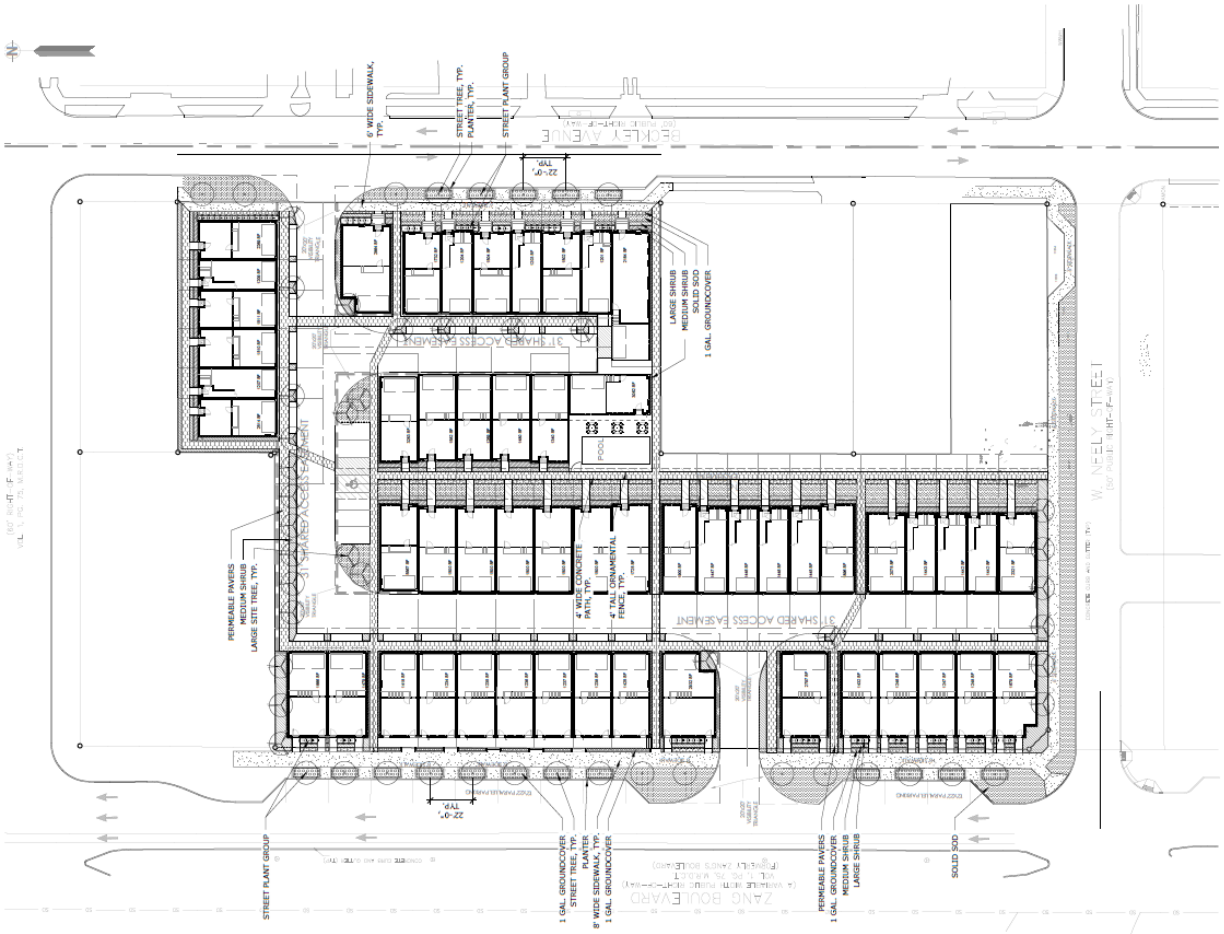
TOTAL DEVELOPMENT AREA	TREE PLANTING REQUIREMENT	NEW TREES PROVIDED
93,480 SF/4,000 SF	23	30 SITE TREES

STREET FRONTAGE LANDSCAPE GROUPS:
1 GROUP: 40 FT. OF STREET FRONTAGE

STREET NAME	LINEAL FEET	PLANT GROUP REQUIREMENT	PLANT GROUP PROVIDED
BECKLEY AVENUE	320'-0"	7	8
ZANG BOULEVARD	450'-0"	10	10
TOTAL PLANT GROUPS		17	18

LEGEND

- 24 STREET TREES: 65 GAL., 4" CALIPER, 14'-16' HEIGHT, 6'-8' SPREAD SPECIES: LIVE OAK
- 30 LARGE SITE TREES: 65 GAL., 4" CALIPER, 14'-16' HEIGHT, 6'-8' SPREAD SPECIES: CEDAR ELM
- 70 LARGE SHRUBS: 5 GAL., SPECIES OPTIONS: PODOCARPUS
- 1,025 SF LARGE SHRUBS: 5 GAL., 30" O.C. TRIANGULAR SPACING SPECIES OPTIONS: LORAPETALUM, PITTOSPORUM, PODOCARPUS
- 4,344 SF MEDIUM SHRUBS: 3 GAL., 24" O.C. TRIANGULAR SPACING SPECIES OPTIONS: BARBERRY, CLEYERA, INDIAN HAWTHORN, WAX MYRTLE
- 984 SF GROUNDCOVER: 1 GAL., 12" O.C. TRIANGULAR SPACING SPECIES OPTIONS: ASIAN JASMINE, DWARF MONDO GRASS, LIRIOPE, VARIEGATED LIRIOPE
- 1,161 SF GROUNDCOVER: 1 GAL., 12" O.C. TRIANGULAR SPACING SPECIES OPTIONS: FLAX LILY, ASIAN JASMINE, LANTANA, SALVIA, VERBENA
- 7,154 SF SOLID SOD: BERMUDA
- 9,100 SF PERMEABLE PAVERS: COMPANY: BELGARD PRODUCT: ECO DUBLIN, 3-PIECE MODULAR

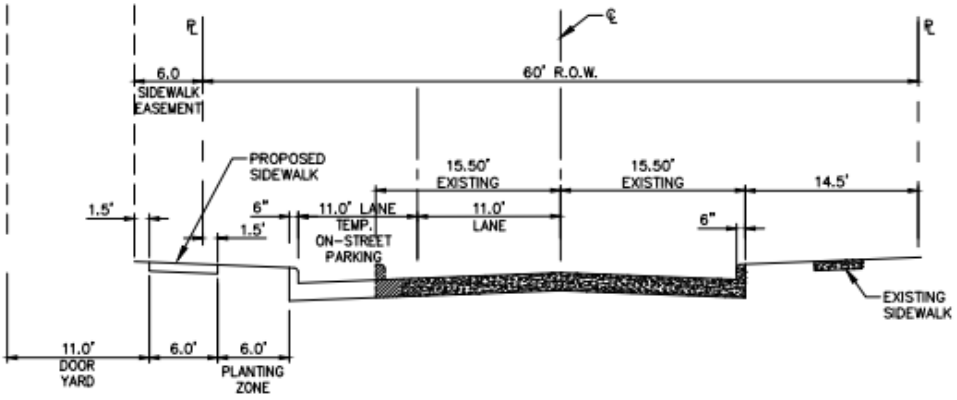


ZONING CASE

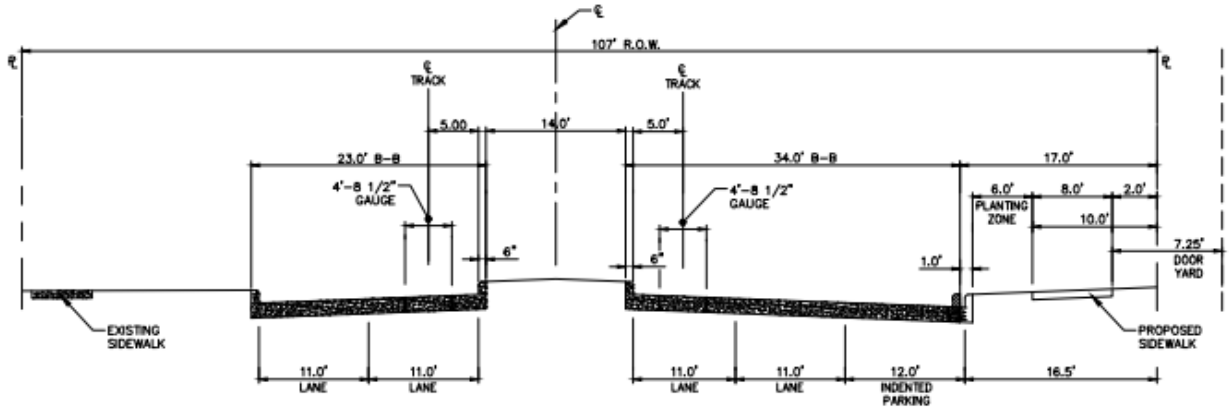
E PLAN SCALE: 1" = 30'-0"

PROPOSED STREET SECTION EXHIBIT

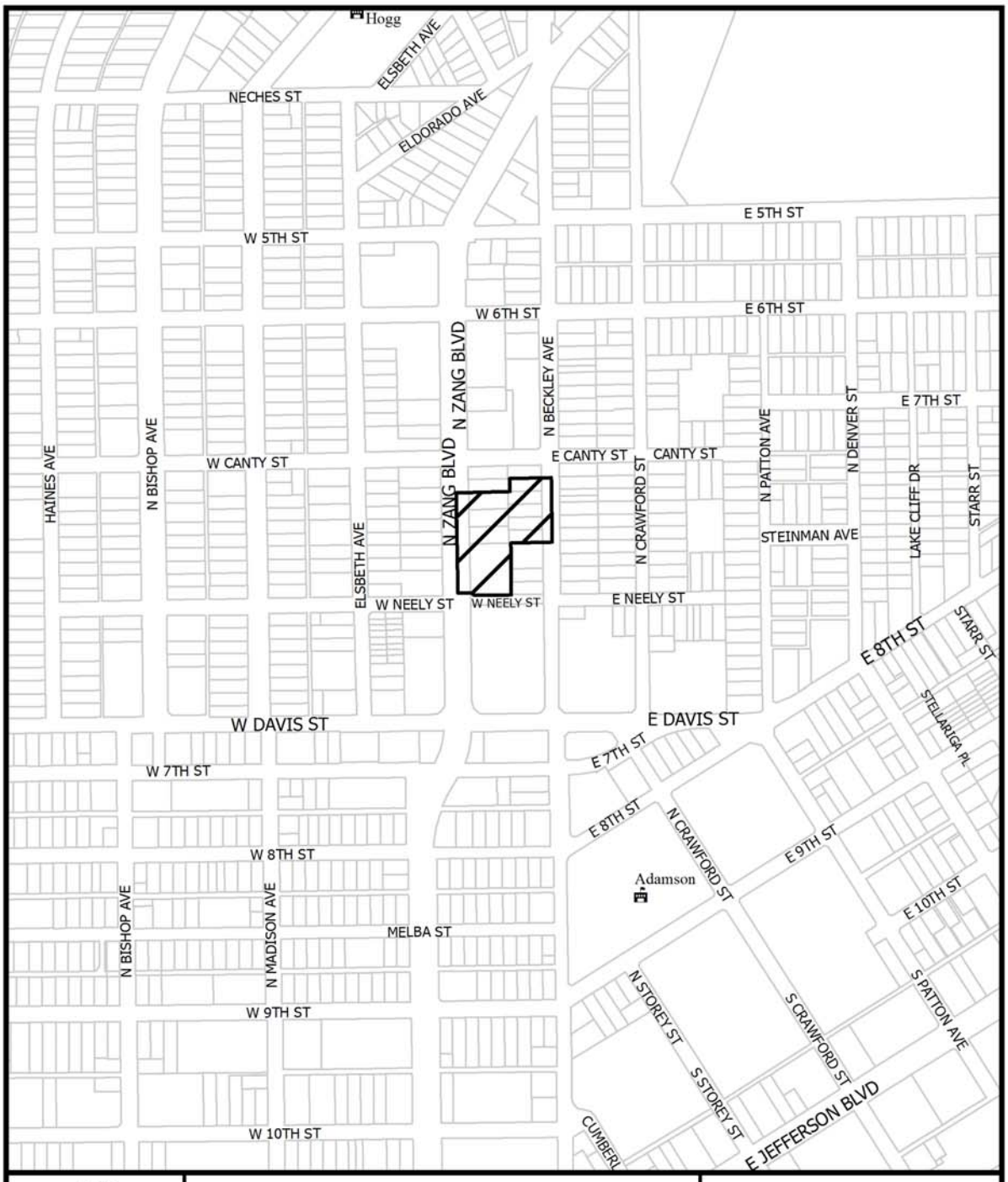
TYPICAL STREET SECTIONS

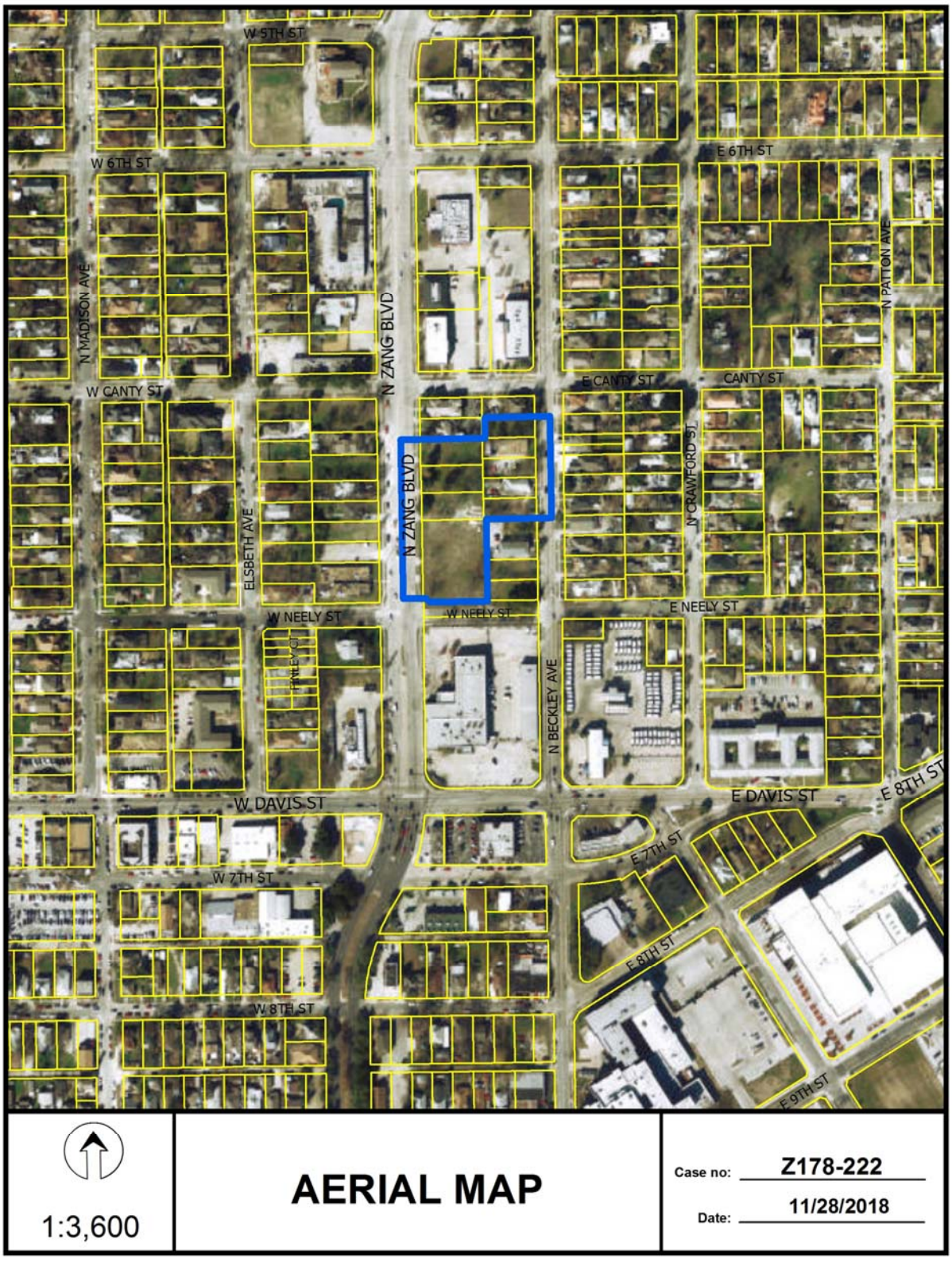


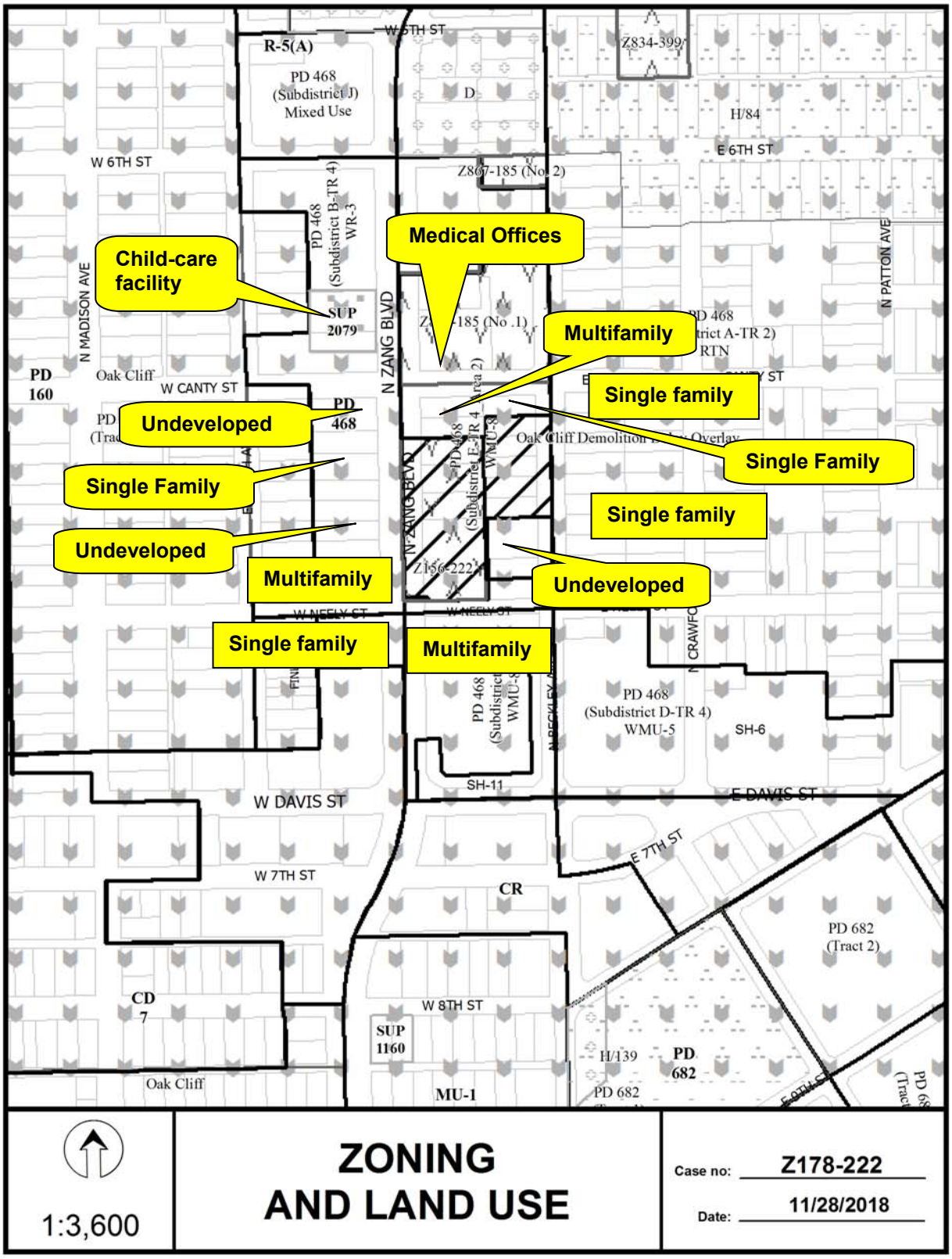
BECKLEY AVENUE
LOOKING NORTH
NTS

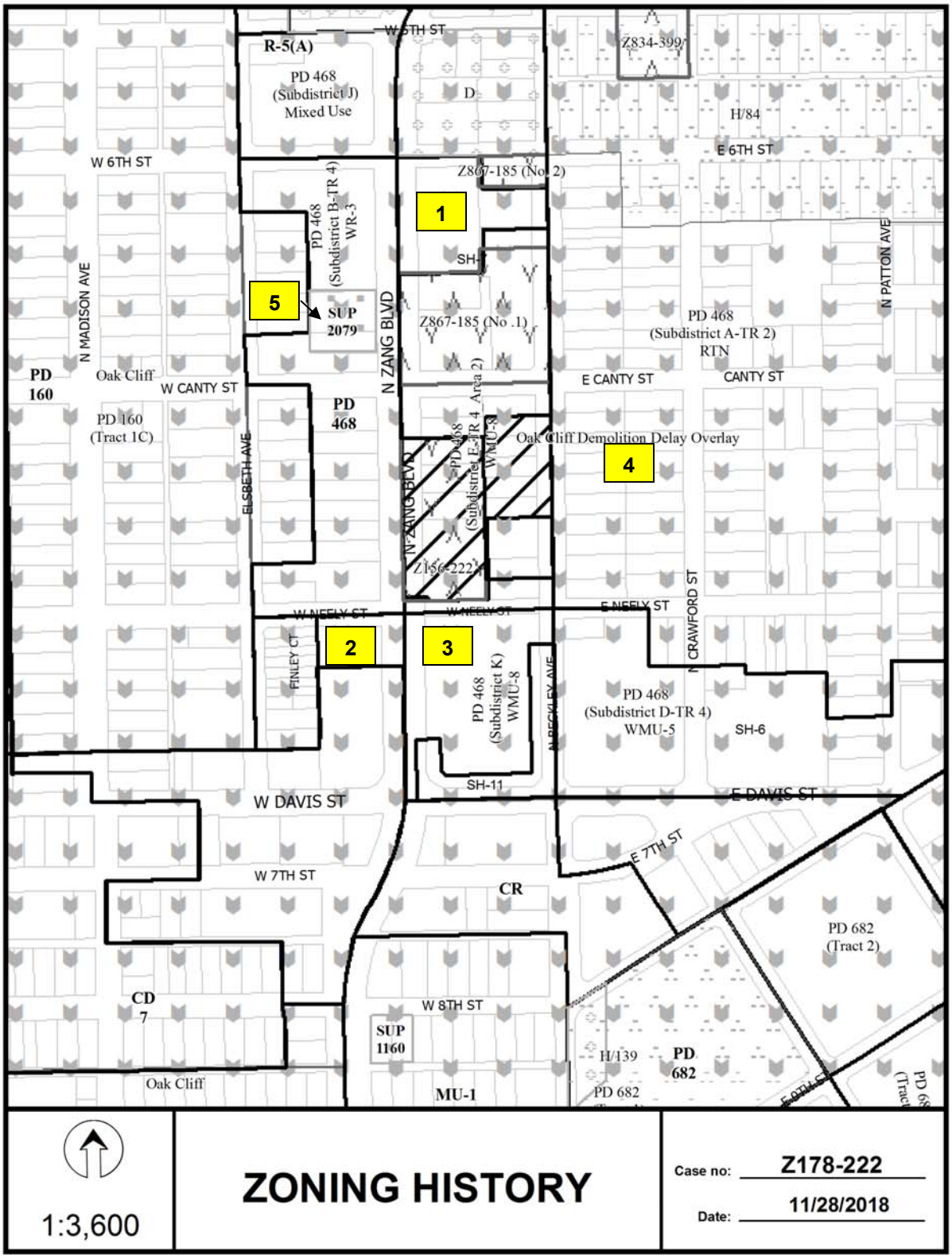


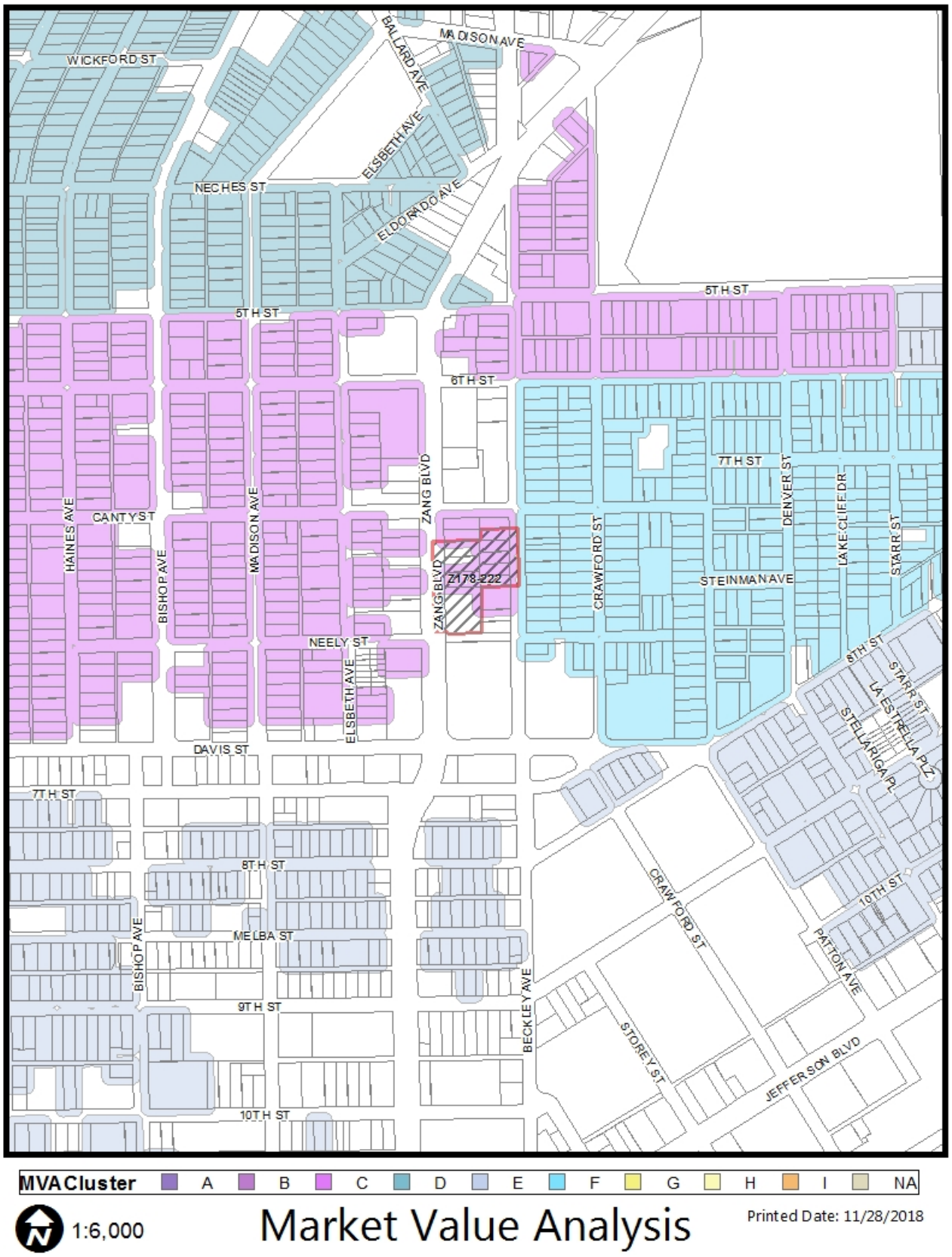
ZANG BOULEVARD
LOOKING NORTH
NTS

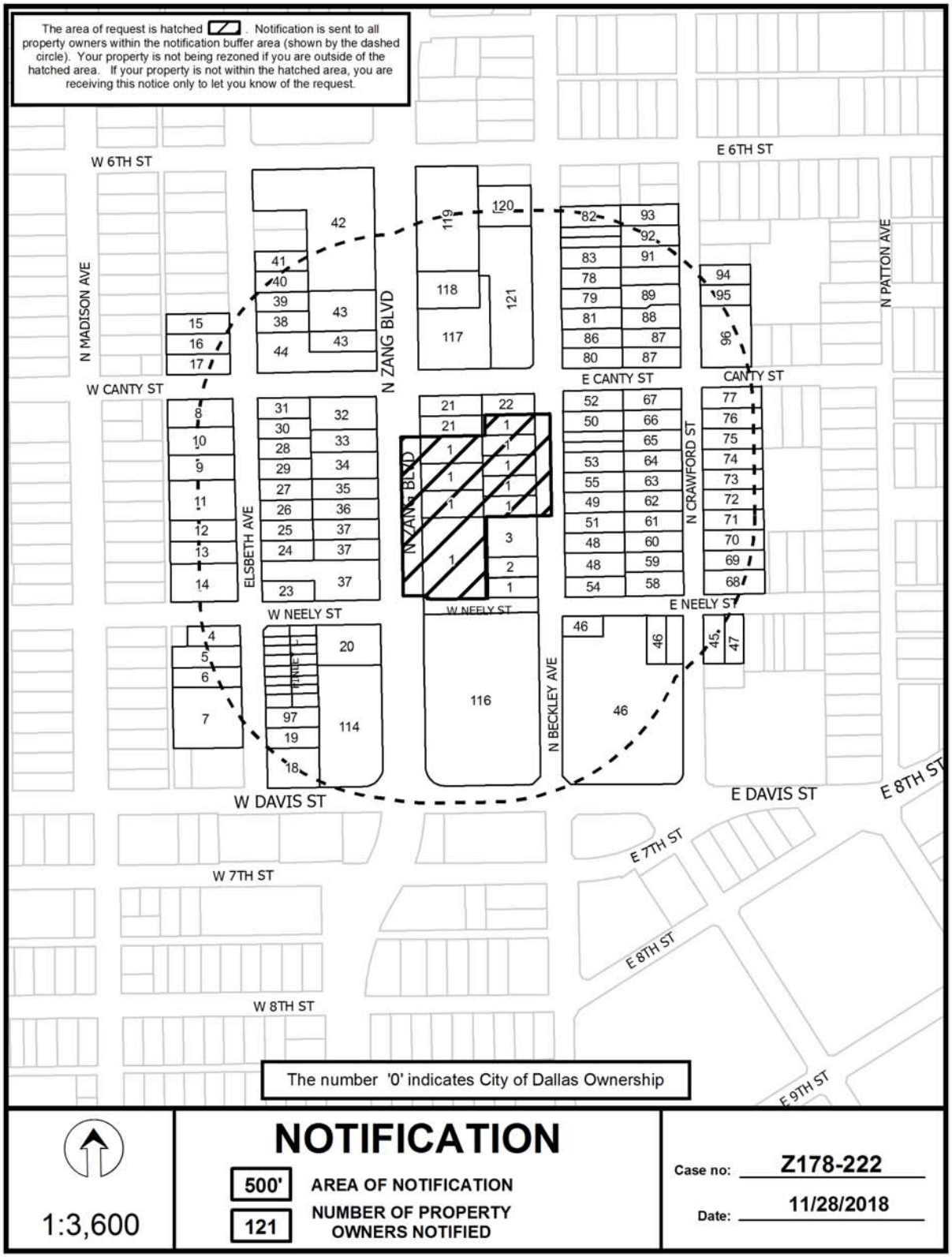

Hogg
ELSBETH AVE
NECHES ST
ELDORADO AVE
E 5TH ST
W 5TH ST
W 6TH ST
E 6TH ST
N ZANG BLVD
N BECKLEY AVE
E 7TH ST
N PATTON AVE
N DENVER ST
HAINES AVE
N BISHOP AVE
W CANTY ST
E CANTY ST
CANTY ST
N CRAWFORD ST
LAKE CLIFF DR
STARR ST
STEINMAN AVE
ELSBETH AVE
W NEELY ST
E NEELY ST
E 8TH ST
STELLARIGA PL
W DAVIS ST
E DAVIS ST
E 7TH ST
W 7TH ST
E 8TH ST
N CRAWFORD ST
E 9TH ST
W 8TH ST
Adamson
E 10TH ST
N BISHOP AVE
N MADISON AVE
MELBA ST
N STOREY ST
S CRAWFORD ST
S PATTON AVE
W 9TH ST
S STOREY ST
E JEFFERSON BLVD
W 10TH ST
1:6,000
VICINITY MAP
Case no: Z178-222
Date: 11/28/2018


W 5TH ST
W 6TH ST
E 6TH ST
N MADISON AVE
N ZANG BLVD
N PATTON AVE
W CANTY ST
E CANTY ST
CANTY ST
N CRAWFORD ST
ELSBETH AVE
W NEELY ST
E NEELY ST
N BECKLEY AVE
W DAVIS ST
E DAVIS ST
E 8TH ST
E 7TH ST
W 7TH ST
W 8TH ST
E 9TH ST
1:3,600
AERIAL MAP
Case no: Z178-222
Date: 11/28/2018


Child-care facility
Medical Offices
Multifamily
Single family
Single Family
Undeveloped
Single Family
Single family
Undeveloped
Multifamily
Undeveloped
Single family
Multifamily
R-5(A)
PD 468 (Subdistrict J) Mixed Use
W 6TH ST
W 5TH ST
E 6TH ST
H/84
Z834-399
Z867-185 (No. 2)
PD 468 (Subdistrict B-TR 4) WR-3
N MADISON AVE
N PATTON AVE
SUP 2079
N ZANG BLVD
PD 160
Oak Cliff
W CANTY ST
PD 468
PD 468 (Subdistrict A-TR 2) RTN
PD 468 (Subdistrict E-TR 4 WMU-3
Oak Cliff Demolition
Z156-222
W NEELY ST
PD 468 (Subdistrict D-TR 4) WMU-5
SH-6
SH-11
W DAVIS ST
E DAVIS ST
E 7TH ST
W 7TH ST
CR
PD 682 (Tract 2)
CD 7
W 8TH ST
SUP 1160
H/139
PD 682
MU-1
Oak Cliff
1:3,600
ZONING AND LAND USE
Case no: Z178-222
Date: 11/28/2018


R-5(A)
W 5TH ST
PD 468
(Subdistrict J)
Mixed Use
D
Z834-399
H/84
E 6TH ST
W 6TH ST
Z867-185 (No .2)
1
PD 468
(Subdistrict B-TR 4)
WR-3
SH-
N MADISON AVE
5
SUP
2079
Z867-185 (No .1)
N ZANG BLVD
PD 468
(Subdistrict A-TR 2)
RTN
N PATTON AVE
PD
160
Oak Cliff
W CANTY ST
E CANTY ST
CANTY ST
PD 160
(Tract 1C)
PD
468
PD 468
(Subdistrict E-TR 4 Area 2)
WMU-3
Oak Cliff Demolition Delay Overlay
4
ELSBETH AVE
N ZANG BLVD
Z156-222
W NEELY ST
E NEELY ST
N CRAWFORD ST
2
3
FINLEY CT
PD 468
(Subdistrict K)
WMU-8
N BECKLEY AVE
PD 468
(Subdistrict D-TR 4)
WMU-5
SH-6
SH-11
W DAVIS ST
E DAVIS ST
E 7TH ST
W 7TH ST
CR
PD 682
(Tract 2)
CD
7
W 8TH ST
SUP
1160
H/139
PD
682
Oak Cliff
MU-1
PD 682
1:3,600
ZONING HISTORY
Case no: Z178-222
Date: 11/28/2018


WICKFORD ST
BALLARD AVE
MADISON AVE
ELSBETH AVE
NECHES ST
ELDORADO AVE
5TH ST
6TH ST
7TH ST
HAINES AVE
CANTY ST
BISHOP AVE
MADISON AVE
ZANG BLVD
Z178-222
CRAWFORD ST
DENVER ST
LAKECLIFF DR
STARR ST
STEINMAN AVE
NEELY ST
ELSBETH AVE
8TH ST
LA ESTRELLA PLZ
STELLARIGA PL
DAVIS ST
7TH ST
8TH ST
MELBA ST
BISHOP AVE
9TH ST
10TH ST
CRAWFORD ST
PATTON AVE
BECKLEY AVE
STOREY ST
JEFFERSON BLVD
MVACluster
A
B
C
D
E
F
G
H
I
NA
1:6,000
Market Value Analysis
Printed Date: 11/28/2018


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
W 6TH ST
E 6TH ST
N MADISON AVE
N ZANG BLVD
N PATTON AVE
W CANTY ST
E CANTY ST
CANTY ST
ELSBETH AVE
N CRAWFORD ST
W NEELY ST
E NEELY ST
N BECKLEY AVE
W DAVIS ST
E DAVIS ST
E 8TH ST
W 7TH ST
E 7TH ST
E 8TH ST
W 8TH ST
E 9TH ST
The number '0' indicates City of Dallas Ownership
1:3,600
NOTIFICATION
500' AREA OF NOTIFICATION
121 NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z178-222
Date: 11/28/2018

11/28/2018

Notification List of Property Owners

Z178-222

121 Property Owners Notified

Label #	*Address*		*Owner*
1	718	N ZANG BLVD	TEXAS INTOWNHOMES LLC
2	707	N BECKLEY AVE	GOMEZ RAY
3	711	N BECKLEY AVE	BECKLEY LLC
4	629	ELSBETH ST	HINES JASON C & ANDREA MARIE
5	627	ELSBETH ST	ACQUISTO MICHAEL F
6	621	ELSBETH ST	MENAECHEGARY JACQUELINE
7	615	ELSBETH ST	MATRIX PARTNERS LP
8	210	W CANTY ST	MACIAS JESUS & IRMA V
9	727	ELSBETH ST	MARTINEZ JOSE SANTOS &
10	733	ELSBETH ST	MACIAS EDGAR A
11	719	ELSBETH ST	ACQUISTO AMY F
12	713	ELSBETH ST	FLORES DORA
13	709	ELSBETH ST	CANALES ROBERTO M &
14	701	ELSBETH ST	701 ELSBETH LLC &
15	809	ELSBETH ST	A & E HOUSING LLC
16	805	ELSBETH ST	MARTINEZ AGUSTIN
17	801	ELSBETH ST	CLIMER NICHOLAS I &
18	600	ELSBETH ST	ALIGN LP
19	610	ELSBETH ST	GWC TX INVESTMENTS LLC
20	635	N ZANG BLVD	BISHOP 1910 PARTNERS LTD
21	732	N ZANG BLVD	FAZ ISMAEL
22	737	N BECKLEY AVE	BUSTAMANTE ANTONIO &
23	700	ELSBETH ST	BROOKS NICHOLES
24	708	ELSBETH ST	3M 707 ZANG LLC
25	712	ELSBETH ST	3M 707 ZANG LLC
26	716	ELSBETH ST	LEE MARIE E

11/28/2018

Label #	*Address*		*Owner*
27	720	ELSBETH ST	AFA DEVELOPMENT LLC
28	732	ELSBETH ST	PENA JESUS H &
29	726	ELSBETH ST	GAUCIN ROGER
30	734	ELSBETH ST	CASTILLO GERARDO
31	736	ELSBETH ST	YOUNG SAMUEL G & CYNTHIA W
32	737	N ZANG BLVD	FIELDS OF FAITH MINISTRIES INTL
33	733	N ZANG BLVD	PENA IRMA
34	727	N ZANG BLVD	CARRION CROW HOLDINGS LLC SERIES D
35	723	N ZANG BLVD	CARRION CROW HOLDINGS LLC
36	719	N ZANG BLVD	BANCO POPULAR NORTH AMERICA
37	715	N ZANG BLVD	3M 707 ZANG LLC
38	810	ELSBETH ST	COUCH KEDRIC
39	814	ELSBETH ST	LOPEZ BENITO JR
40	818	ELSBETH ST	ELAINE S GORENSTEIN
41	820	ELSBETH ST	TOVAR MARTIN
42	835	N ZANG BLVD	GEMSK LLC
43	813	N ZANG BLVD	ARELLANO MIGUEL
44	801	N ZANG BLVD	RSRG INVESTMENTS LLC
45	202	E NEELY ST	CASIAS MARIA DE CARMEN VILLA &
46	632	N BECKLEY AVE	HEB GROCERY COMPANY LP
47	204	E NEELY ST	CUEVAS MAGDALENA A
48	710	N BECKLEY AVE	MARTINEZ SILVERIO SR
49	716	N BECKLEY AVE	CALDERON JORGE A
50	732	N BECKLEY AVE	MONTOYA BLANCA E L
51	714	N BECKLEY AVE	YBARRA MAGDALENA
52	736	N BECKLEY AVE	FIRA MARIA DEL CARMEN
53	724	N BECKLEY AVE	ADAMS JARED J
54	702	N BECKLEY AVE	MARTINEZ BENJAMIN
55	720	N BECKLEY AVE	ORTIZ JESUS & MARIA
56	728	N BECKLEY AVE	MOLLETT KENYA
57	730	N BECKLEY AVE	DIODATI MONICA CHIARA

11/28/2018

Label #	*Address*		*Owner*
58	701	N CRAWFORD ST	ARECHAR CELIA
59	707	N CRAWFORD ST	GONZALEZ BAYRON R &
60	711	N CRAWFORD ST	JASSO JUANA H &
61	715	N CRAWFORD ST	CHAVEZ ROMEO
62	719	N CRAWFORD ST	LOPEZ JUAN CARLOS &
63	723	N CRAWFORD ST	TORRES CLAUDIA
64	727	N CRAWFORD ST	TORRES OLGA M
65	731	N CRAWFORD ST	GOEN ERIK D
66	735	N CRAWFORD ST	DIAZ MARIA TERESA
67	739	N CRAWFORD ST	DIAZ ELENO NINO &
68	700	N CRAWFORD ST	CENDEJAS VICENTE A
69	706	N CRAWFORD ST	ROJAS HUMBERTO CARLOS &
70	710	N CRAWFORD ST	MUNIZ MIGUEL & MARIA D C
71	714	N CRAWFORD ST	JUAREZ MARIO
72	718	N CRAWFORD ST	GRBK FRISCO LLC
73	722	N CRAWFORD ST	GRBK FRISCO LLC
74	728	N CRAWFORD ST	FLORES MAURILIO &
75	730	N CRAWFORD ST	ORTIZ JESUS &
76	734	N CRAWFORD ST	HERNANDEZ PEDRO & FELIPA
77	738	N CRAWFORD ST	CARRIZALES EDWARD
78	818	N BECKLEY AVE	MP KING CAPITAL LLC
79	812	N BECKLEY AVE	TORRES MARTIN
80	800	N BECKLEY AVE	OCASIO ANGEL PEREZ
81	808	N BECKLEY AVE	SAUCEDO NICOLAS & MARIA
82	828	N BECKLEY AVE	JOINER FAITH RENEE &
83	820	N BECKLEY AVE	GARCIA RAFAEL QUEVEDO &
84	824	N BECKLEY AVE	CHRISTENSEN JANELLE M
85	826	N BECKLEY AVE	MCNUTT CHRIS
86	804	N BECKLEY AVE	MOZIK VINCE
87	801	N CRAWFORD ST	SALDIVAR FAMILY I LIMITED PARTNERSHIP
88	809	N CRAWFORD ST	MENDEZ MANUEL

11/28/2018

Label #	*Address*		*Owner*
89	811	N CRAWFORD ST	ESTRADA FEDERICO &
90	817	N CRAWFORD ST	MOONEY MICHAEL
91	823	N CRAWFORD ST	MOONEY RICHARD LEE
92	825	N CRAWFORD ST	FAZDUARTE CRISOFORO &
93	829	N CRAWFORD ST	COLLIE LUIS R
94	816	N CRAWFORD ST	JONES EDWARD M III
95	812	N CRAWFORD ST	COUCH KEDRIC & PAT COUCH
96	800	N CRAWFORD ST	CHUPA JAMES EDWARD &
97	612	ELSBETH ST	BRIONES MARIA & ADOLFO
98	639	FINLEY CT	CRAWFORD KRISTIN &
99	627	FINLEY CT	YEUNG TERRY
100	615	FINLEY CT	KERSHNER BRANDON WADE &
101	603	FINLEY CT	ANTOA NICOLAU
102	602	FINLEY CT	PATEL NISHI &
103	614	FINLEY CT	DALRYMPLE RICHARD &
104	626	FINLEY CT	FOLEY PATRICK
105	638	FINLEY CT	NEWSOM BRIAN P
106	687	FINLEY CT	PERNISCO JOSEPH & MONA
107	675	FINLEY CT	CHARPENTIER BETH
108	663	FINLEY CT	SCHROEDER KELLI LEE
109	651	FINLEY CT	COVER JAMES S & MALIA D
110	650	FINLEY CT	VON LANKEN NICHOLAS AARON &
111	662	FINLEY CT	OSEIBONSU ABENA
112	674	FINLEY CT	CULHANE AMANDA K 2017 TRUST
113	686	FINLEY CT	LODDER DARIN
114	235	W DAVIS ST	ALAMO MANHATTAN BISHOP
115	710	N ZANG BLVD	PR II CRESCENT BISHOP ARTS LP
116	612	N ZANG BLVD	PR II CRESCENT BISHOP ARTS LP
117	810	N ZANG BLVD	AHA GROUP LP
118	820	N ZANG BLVD	SBK INVESTMENT LLC
119	830	N ZANG BLVD	MPC ZANG III LLC

11/28/2018

Label #	*Address*		*Owner*
120	835	N BECKLEY AVE	MPC ZANG III LLC
121	815	N BECKLEY AVE	SHERRY IRWIN H & DALIA D TRUST NO 1

CITY PLAN COMMISSION **THURSDAY, MAY 2, 2019**

Planner: Jennifer Muñoz

FILE NUMBER:	Z189-173(JM)	**DATE FILED:**	January 18, 2019
LOCATION:	North corner of South Harwood Street and Coombs Street		
COUNCIL DISTRICT:	7	**MAPSCO:**	45 V, 46 S
SIZE OF REQUEST:	Approx. 16,040 sq. ft.	**CENSUS TRACT:**	34.00

APPLICANT/OWNER: Soriano Bonifacio

REPRESENTATIVE: Jose Garcia

REQUEST: An application for the renewal of Specific Use Permit No. 2074 for a potentially incompatible industrial use limited to metal or metal product treatment or processing on property zoned RS-I Regional Service Industrial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.

SUMMARY: The purpose of this request is to continue the operation of resurfacing raw metals with a material that is weather-resistant through a metal coating and finishing process in an 8,427-square-foot warehouse. The procedure requires submerging various types of materials into a chemically treated liquid to perform the metal coating and finishing process. The applicant receives the various materials from a local business. The overall metal finishing alters the surface of metal products to enhance: corrosion resistance, wear resistance, electrical conductivity, electrical resistance, reflectivity and appearance (e.g., brightness or color), torque tolerance, solderability, tarnish resistance, chemical resistance, ability to bond to rubber (e.g., vulcanizing), and hardness.

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

PRIOR CPC ACTION: On March 21, 2019, the City Plan Commission recommended to hold this case under advisement. No changes have been proposed.

BACKGROUND INFORMATION

- On February 26, 2014, City Council approved SUP No. 2074 for a potentially incompatible industrial use limited to metal or metal product treatment or processing for a two-year period.

- On February 10, 2016, City Council renewed SUP No. 2074 for a two-year period. On June 13, 2018, City Council renewed the SUP for a one-year period. The SUP expires on June 13, 2019.

- There are no changes proposed with this request.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
South Harwood Street	Collector	60 ft.	60 ft.
Coombs Street	Collector	80 ft.	107 ft.

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

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

The proposed zoning request meets the following goal and objective 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.

Land Use Compatibility:

Location	Zoning	Land Use
Site	PD No. 595 (RS-I) and SUP No. 2074	Potentially incompatible industrial use (existing)
Northeast	PD No. 513	Undeveloped
Southeast	PD No 595 (RS-C)	Warehouse
South	PD No. 595 (FWMU-3)	Multifamily
Southwest	PD No. 595 (RS-I)	Industrial
Northwest	PD No. 513	Multifamily

The surrounding properties are transitioning from industrial and is currently a mixture of multifamily and industrial uses as noted in the chart above.

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 use has been in operation for three years and although multifamily uses exist to the northwest and south, the use is contained within a building. The multifamily use to the north is separated from the site with approximately 120 feet of covered parking. The multifamily use to the south is approximately 100 feet away, across South Harwood Street. Additionally, the use of the area is minimal as there is no heavy machinery and only three employees who work from approximately 7:00 am to 4:00 pm. Since the use is physically separated from multifamily uses, fully enclosed within a building, and because the area is transitioning to a mixed use area, staff supports the renewal of SUP No. 2074 but only for a two-year period.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
RS-I Regional Service Industrial	15'	15' adjacent to residential OTHER: No Min.	1.0 combined 1.0 office 0.5 retail	70' 5 stories	80%	Proximity Slope Visual Intrusion	Commercial and business service, office, Industrial

Environmental:

The facility operates under what is called a conditional certificate of closure through the Texas Commission on Environmental Quality. This means that the environmental impacts have been addressed and there is no risk to human health or the public so long as engineering controls are intact. The engineering controls are to maintain pavement surfaces. The certificate must provide a bi-annual report to TCEQ to ensure compliance. The next deadline is July 31, 2019. Since 2017, there are no known violations or any other conditions jeopardizing the certificate of closure. The site is in compliance.

Landscaping:

Landscaping will not be triggered because neither the floor area nor parking will be expanded.

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 a designated market type, Category E is adjacent to the site for the remainder of the block to the north and northeast.

Parking:

The parking requirement for an industrial (inside) potentially incompatible industrial use is one space per 600 square feet of floor area. The site contains an 8,427-square-foot warehouse which requires 14 parking spaces. The site has 16 parking spaces located inside the structure.

SUP No. 2074 Conditions

1. USE: The only use authorized by this specific use permit is a potentially incompatible industrial use limited to metal or metal product treatment or processing.

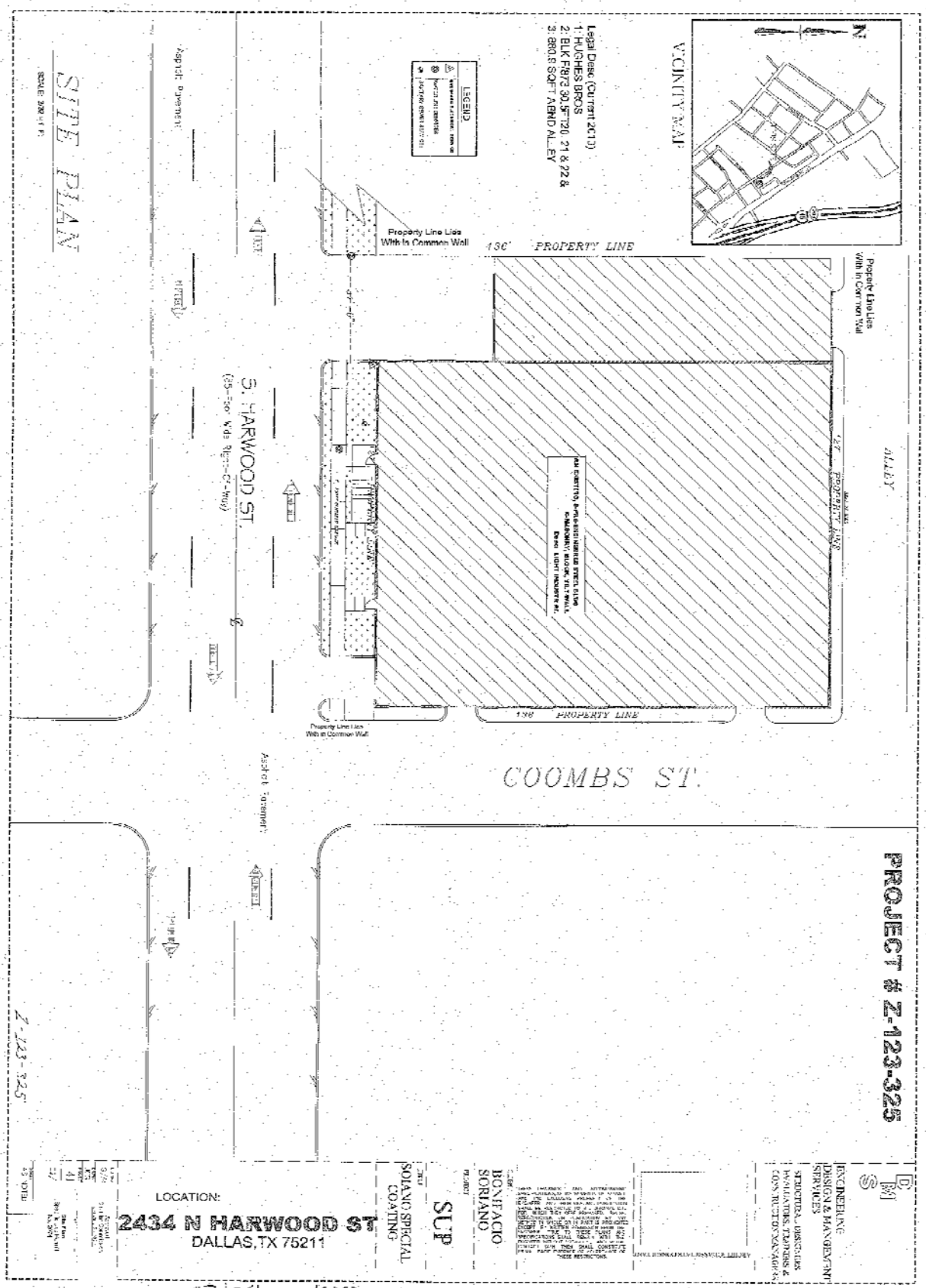
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

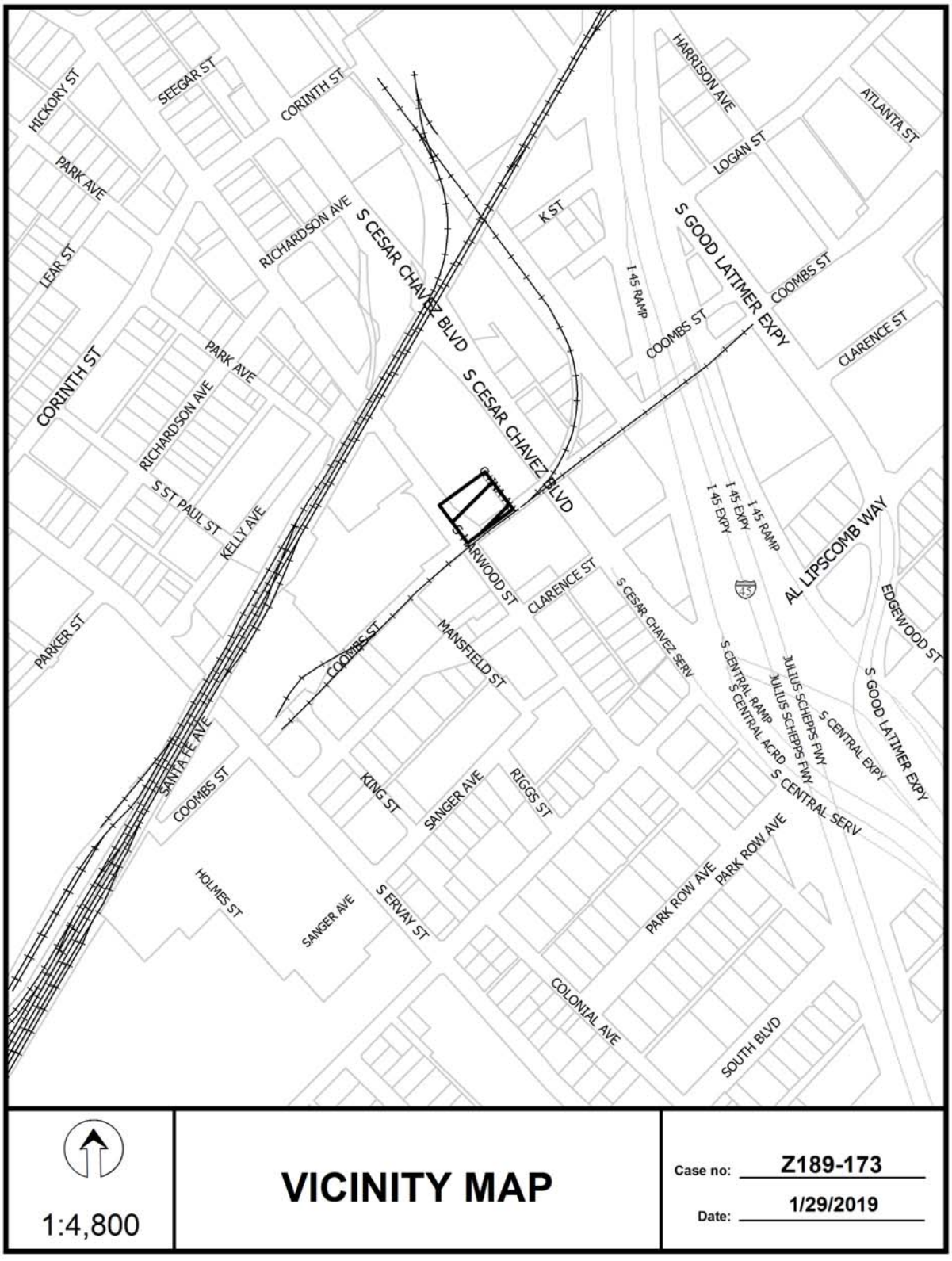
3. TIME LIMIT: This specific use permit expires on two years from the passage of this ordinance [~~June 13, 2019~~].

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
(no changes)





1:4,800

VICINITY MAP

Case no: Z189-173

Date: 1/29/2019

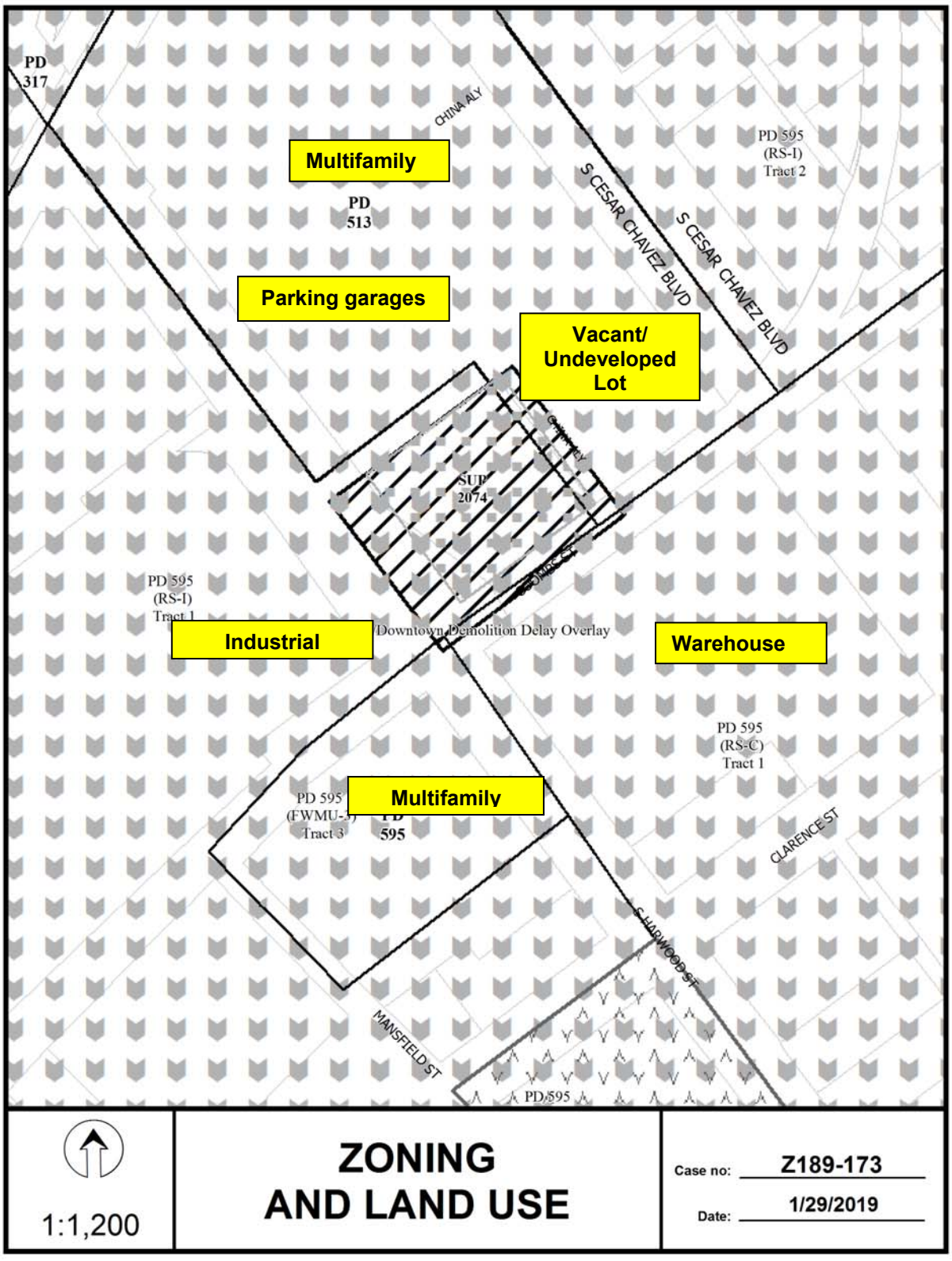


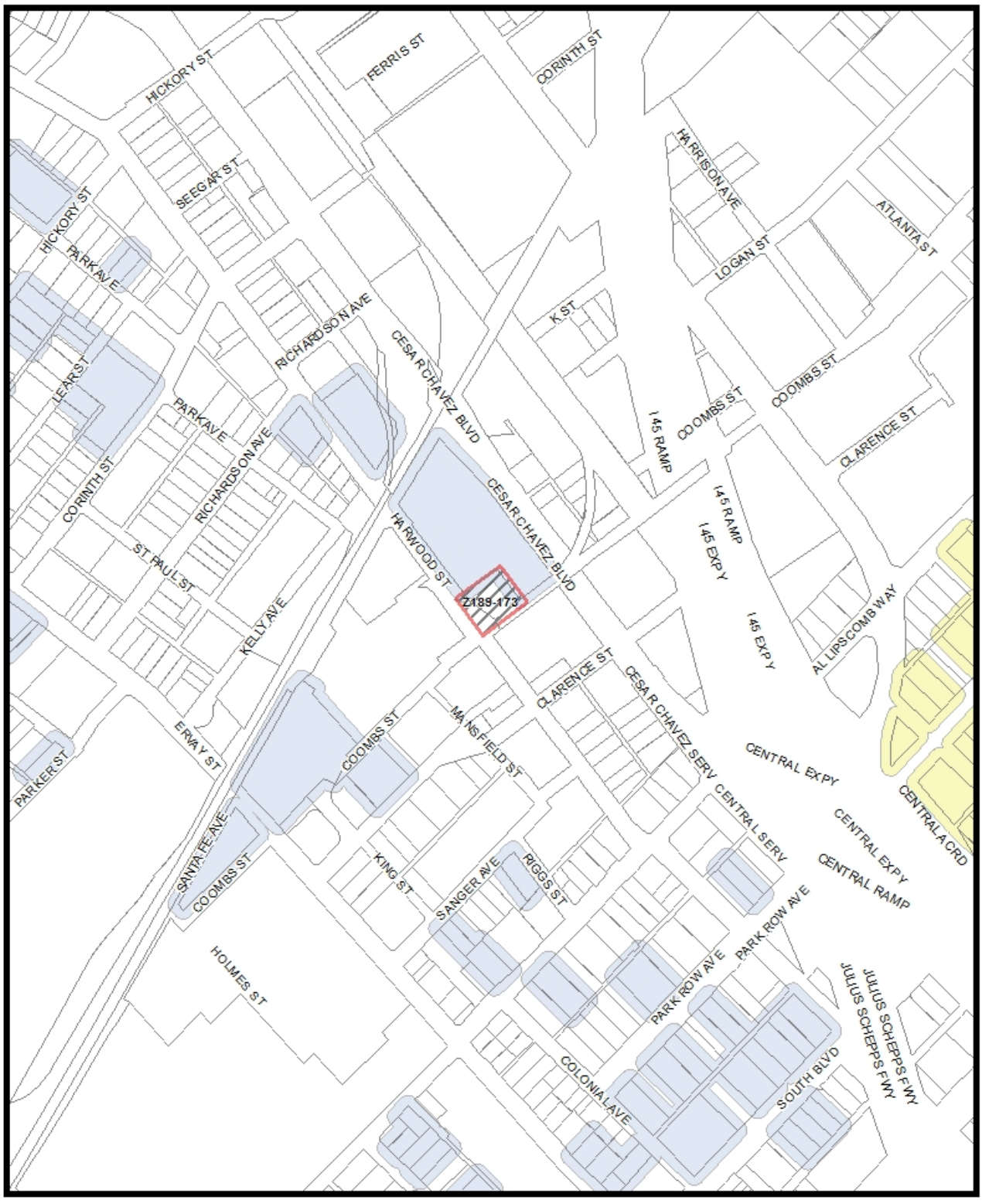
1:1,200

AERIAL MAP

Case no: Z189-173

Date: 1/29/2019


PD 317
CHINA ALY
Multifamily
PD 513
PD 595 (RS-I) Tract 2
S CESAR CHAVEZ BLVD
S CESAR CHAVEZ BLVD
Parking garages
Vacant/ Undeveloped Lot
SUP 2074
PD 595 (RS-I) Tract 1
Industrial
Downtown Demolition Delay Overlay
Warehouse
PD 595 (RS-C) Tract 1
PD 595 (FWMU-3) Tract 3
Multifamily
PD 595
CLARENCE ST
S HARWOOD ST
MANSFIELD ST
PD 595
1:1,200
ZONING AND LAND USE
Case no: Z189-173
Date: 1/29/2019

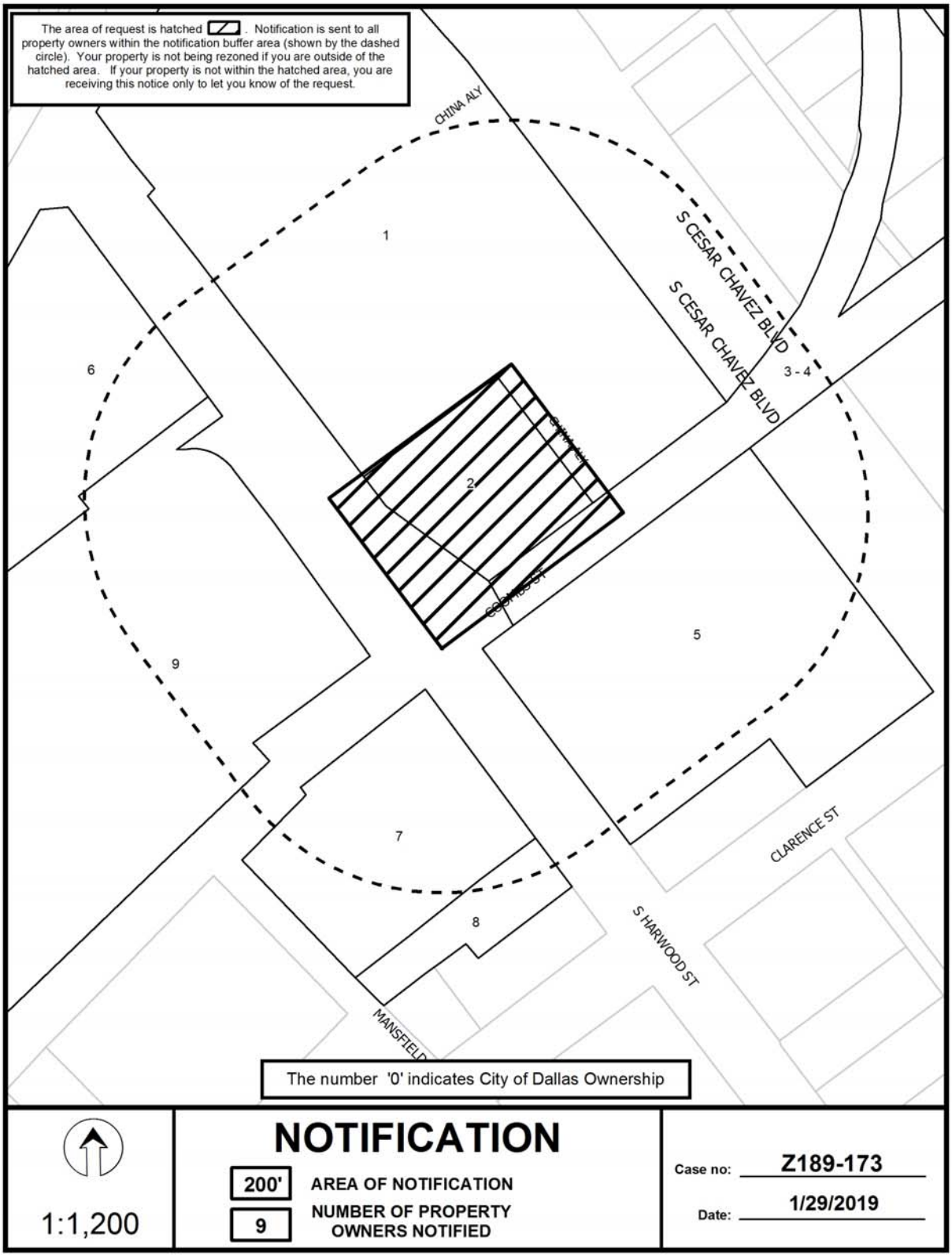


MVA Cluster A B C D E F G H I NA

1:4,800

Market Value Analysis

Printed Date: 3/8/2019


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.
CHINA ALY
S CESAR CHAVEZ BLVD
S CESAR CHAVEZ BLVD
3 - 4
1
2
5
6
7
8
9
CLARENCE ST
S HARWOOD ST
MANSFIELD
The number '0' indicates City of Dallas Ownership
1:1,200
NOTIFICATION
200'
AREA OF NOTIFICATION
9
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z189-173
Date: 1/29/2019

01/29/2019

Notification List of Property Owners

Z189-173

9 Property Owners Notified

Label #	*Address*		*Owner*
1	2425	S CESAR CHAVEZ BLVD	CITY POCKET LTD
2	2434	S HARWOOD ST	SORIANO BONIFACIO
3	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
4	9999	NO NAME ST	UNION PACIFIC RR CO
5	2500	S HARWOOD ST	TIERRA NUEVA REAL ESTATE LLC
6	2405	S HARWOOD ST	TOWNSEND MURRELL
7	2501	S HARWOOD ST	HARWOOD LOFTS LLC
8	2515	S HARWOOD ST	SMITH DARRELL & ALMA
9	1815	COOMBS ST	WAUGH JERRY W

CITY PLAN COMMISSION **THURSDAY, MAY 2, 2019**

Planner: Jennifer Muñoz

FILE NUMBER: Z189-149(JM) **DATE FILED:** December 11, 2018

LOCATION: East of Harry Hines Boulevard, at the terminus of Mail Avenue, to the southeast

COUNCIL DISTRICT: 2 **MAPSCO:** H 6

SIZE OF REQUEST: ±0.378 acres **CENSUS TRACT:** 4.06

APPLICANT: Kaminski Development Corp.

OWNER: Maria Strattin

REPRESENTATIVE: Rob Baldwin, Baldwin and Associates

REQUEST: An application for an MF-2(A) Multifamily District on property zoned a CS Commercial Service District.

SUMMARY: The purpose of the request is to allow for the development of townhouses.

STAFF RECOMMENDATION: Denial.

PRIOR CPC ACTION: On April 4 and April 18, 2019, the City Plan Commission recommended to hold this case under advisement to determine if the request and/or area of request would be changing and how to proceed. At the time of this report, no update had been provided.

BACKGROUND INFORMATION:

- The subject site contains 0.378 acres. The existing zoning is a CS Commercial Service District.
- The purpose of the request is to allow for the development of townhouses. Adjacent properties to the east and south, as well as across Mail Avenue to the northeast contain single family uses within a MF-2(A) Multifamily District.
- The earliest historic aerials with a clear view of the property show the lots being used for vehicle storage since 2001.

Zoning History: There have not been any zoning requests in the surrounding area in the past five years:

Thoroughfares/Streets:

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

Traffic:

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:

Comprehensive Plan:

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

The request does not comply with the goals and policies outlined in the *forwardDallas! Comprehensive Plan.*

Surrounding Land Uses:

	Zoning	Land Use
Site	CS Commercial Service	Undeveloped/vehicle storage
North	CS Commercial Service, MF-2(A) Multifamily, and CS w/SUP No. 588	Single family and office

East	CS Commercial Service and MF-2(A) Multifamily	Single family
South	CS Commercial Service	Furniture store and auto related uses
West	CS Commercial Service	Auto related uses and retail

Land Use Compatibility:

The subject site contains 0.378 acres. The existing zoning is a CS Commercial Service District. The purpose of the request is to allow for the development of townhouses. Surrounding land uses include single family and office to the north; single family to the east; a furniture store and auto related uses to the south; and, auto related and retail uses to the west.

Adjacent properties to the south and across Mail Avenue to the northeast contain single family uses within a MF-2(A) Multifamily District. However, the CS District includes adjacent properties to the east, southwest, northeast, and across Mail Avenue to the north and northwest. The property is a part of a tract of CS District zoned parcels extending into what has developed into a single family neighborhood in an MF-2(A) District. Rezoning this parcel would create an alternating pattern of CS and MF-2(A) District zoning along Mail Avenue and would greatly impact the CS District properties adjacent to the site due to residential adjacency standards for additional setbacks. While the eastern adjacent property contains a single family use, that is no longer an allowable land use in the existing CS zoning district.

The earliest historic aerials with a clear view of the property show the lots being used for vehicle storage since 2001. City records indicate there are no Certificates of Occupancy on record for the subject 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 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 subject site is mostly uncategorized, with a small portion of the property located in Category H. Adjacent properties to the east are also within Category H.

Development Standards:

District	Setbacks		Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear				
Existing: CS	15' 0'	20' adj. to res. (not including A(A)) 0' all others	45'	80%	RPS Visual Intrusion	Commercial and business service, institutional and community service, office, retail and personal service, transportation, utility and public service, and wholesale, distribution and storage uses.
Proposed: MF-2(A)	15'	0' for SF 5-15' Others	36'	60%	RPS 15' spacing between each group of 8 SF units	Residential and institutional and community service uses.

Overall, the most significant changes in development rights would include changing to primarily residential land uses and decreasing both the maximum allowable height and lot coverage requirements.

The following chart indicates where there is a proposed change in the use regulations. All uses being maintained are not shown.

Land Use Comparison:	Proposed	Existing
Use	**MF-2(A)**	**CS**
Building repair and maintenance shop.		**RAR**
Bus or rail transit vehicle maintenance or storage facility.		**RAR**
Catering service.		**X**
Commercial bus station and terminal.		**Check use.**
Commercial cleaning or laundry plant.		**RAR**
Custom business services.		**X**
Custom woodworking, furniture construction, or repair.		**X**
Electronics service center.		**X**
Job or lithographic printing.		**RAR**
Labor hall.		**SUP**
Machine or welding shop.		**RAR**
Machinery, heavy equipment, or truck sales and services.		**RAR**

Land Use Comparison:	**Proposed**	**Existing**
Use	**MF-2(A)**	**CS**
Medical or scientific laboratory.		**X**
Technical school.		**X**
Tool or equipment rental.		**X**
Vehicle or engine repair or maintenance.		**RAR**
Industrial (inside) for light manufacturing.		**X**
Adult day care facility.	**SUP**	**X**
Child-care facility.	**SUP**	**X**
College, university, or seminary.	**SUP**	**X**
Convalescent and nursing homes, hospice care, and related institutions.	**RAR**	
Foster home.	**X**	
Hospital.	**SUP**	**RAR**
Library, art gallery, or museum.	**SUP**	
Open-enrollment charter school or private school.	**SUP**	**SUP**
Public school other than open-enrollment charter school.	**SUP**	**RAR**
Extended stay hotel or motel.		**SUP**
Hotel or motel.		**RAR or SUP**
Overnight general purpose shelter.		**Check use.**
Attached non-premise sign.		**SUP**
Alternative financial establishment.		**SUP**
Financial institution without drive-in window.		**X**
Financial institution with drive-in window.		**RAR**
Medical clinic or ambulatory surgical center.		**X**
Office.		**X**
Country club with private membership.	**RAR**	**X**
Private recreation center, club, or area.	**SUP**	**X**
Duplex.	**X**	
Group residential facility.	**Check use.**	
Handicapped group dwelling unit.	**Check use.**	
Multifamily.	**X**	
Residential hotel.	**X**	
Retirement housing.	**X**	
Single family.	**X**	

Land Use Comparison:	**Proposed**	**Existing**
Use	**MF-2(A)**	**CS**
Alcoholic beverage establishments.		**Check use.**
Ambulance service.		**RAR**
Animal shelter or clinic without outside runs.		**RAR**
Animal shelter or clinic with outside run.		**Check use.**
Auto service center.		**RAR**
Business school.		**X**
Car wash.		**RAR**
Commercial amusement (inside).		**Check use.**
Commercial amusement (outside).		**DIR**
Commercial motor vehicle parking.		**Check use.**
Commercial parking lot or garage.		**RAR**
Convenience store with drive-through.		**SUP**
Drive-in theater.		**SUP**
Dry cleaning or laundry store.		**X**
Furniture store.		**X**
General merchandise or food store 3,500 square feet or less.		**X**
General merchandise or food store greater than 3,500 square feet.		**X**
General merchandise or food store 100,000 square feet or more.		**SUP**
Home improvement center, lumber, brick or building materials sales yard.		**RAR**
Household equipment and appliance repair.		**X**
Liquefied natural gas fueling station.		**SUP**
Liquor store.		**X**
Mortuary, funeral home, or commercial wedding chapel.		**X**
Motor vehicle fueling station.		**X**
Nursery, garden shop, or plant sales.		**X**
Paraphernalia shop.		**SUP**
Outside sales.		**SUP**
Pawn shop.		**X**
Personal service uses.		**X**
Restaurant without drive-in or drive-thru service.		**RAR**
Restaurant with drive-in or drive-through service.		**DIR**
Swap or buy shop.		**SUP**
Taxidermist.		**X**

Land Use Comparison:	**Proposed**	**Existing**
Use	**MF-2(A)**	**CS**
Temporary retail use.		**X**
Theater.		**X**
Truck stop.		**SUP**
Vehicle display, sales, and service.		**RAR**
Commercial bus station and terminal.		**DIR**
Heliport.		**SUP**
Helistop.		**SUP**
Railroad passenger station.		**SUP**
Transit passenger station or transfer center.	**SUP**	**Check use.**
Commercial radio or television transmitting station.		**X**
Electrical substation.	**SUP**	**X**
Local utilities.		**SUP or RAR**
Police or fire station.	**SUP**	**X**
Post office.		**X**
Radio, television, or microwave tower.	**SUP**	**RAR**
Auto auction.		**SUP**
Building mover's temporary storage yard.		**SUP**
Contractor's maintenance yard.		**RAR**
Freight terminal.		**RAR**
Manufactured building sales lot.		**RAR**
Mini-warehouse.		**X**
Office showroom/warehouse.		**X**
Outside storage.		**RAR**
Petroleum product storage and wholesale.		**SUP**
Recycling buy-back center.		**Check use.**
Recycling collection center.		**Check use.**
Sand, gravel, or earth sales and storage.		**SUP**
Trade center.		**X**
Vehicle storage lot.		**SUP**
Warehouse.		**RAR**

***X** indicates permitted by right.*
***SUP** indicates permitted with a Specific Use Permit.*
***RAR** indicates permitted, but subject to Residential Adjacency Review.*
***Check use** indicates special provisions in Sec.51A-4.200.*
***CBO** indicates by authorization of the Chief Building Official.*

Alternating color pattern indicates a new category of uses as separated in the Dallas Development Code.

Parking:

Pursuant to the Dallas Development Code, off-street parking must be provided in accordance with Division 51A-4.200. A townhouse development is classified as a single family use and requires two parking spaces per dwelling unit when located in an MF-2(A) Multifamily District.

Landscaping:

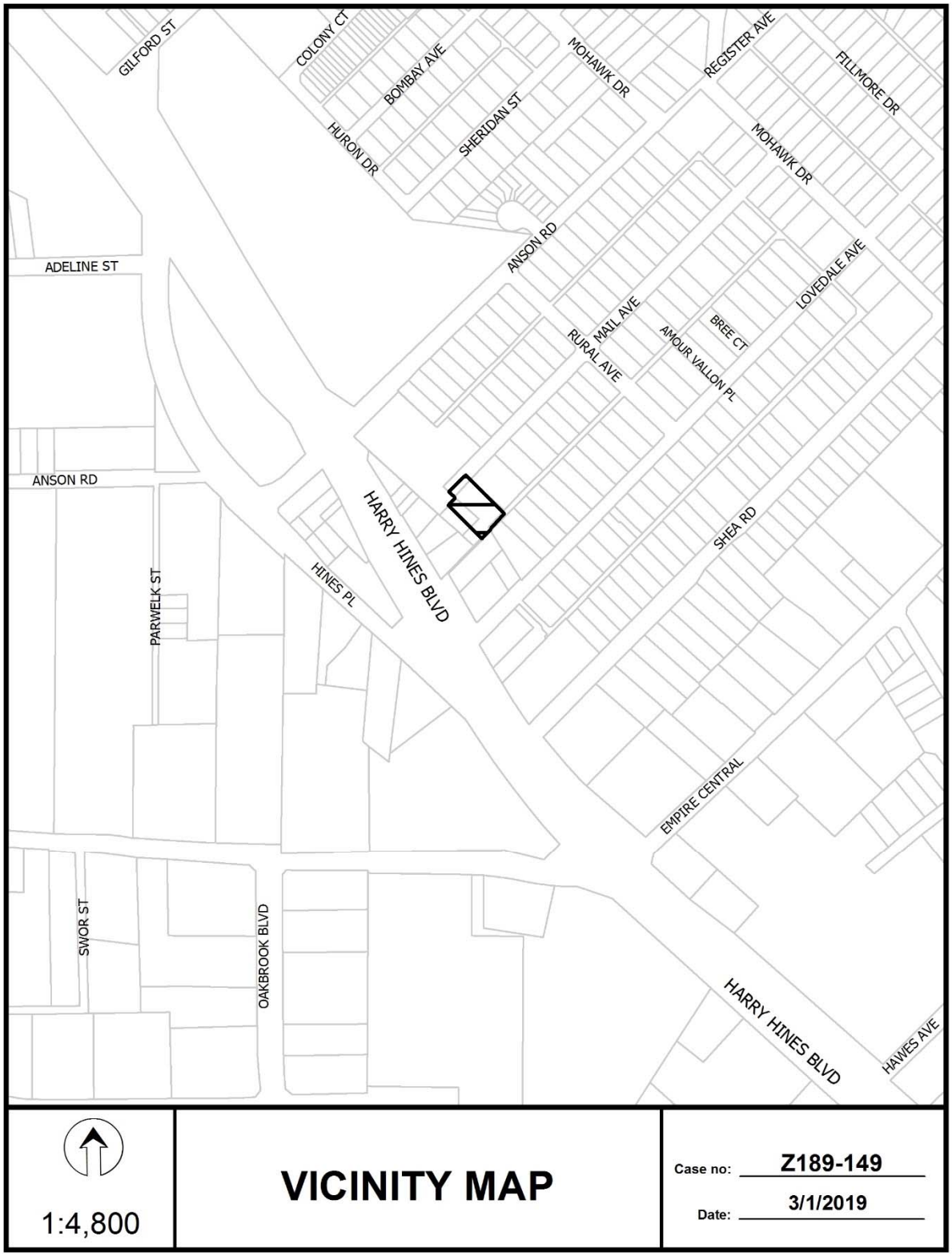
Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended.

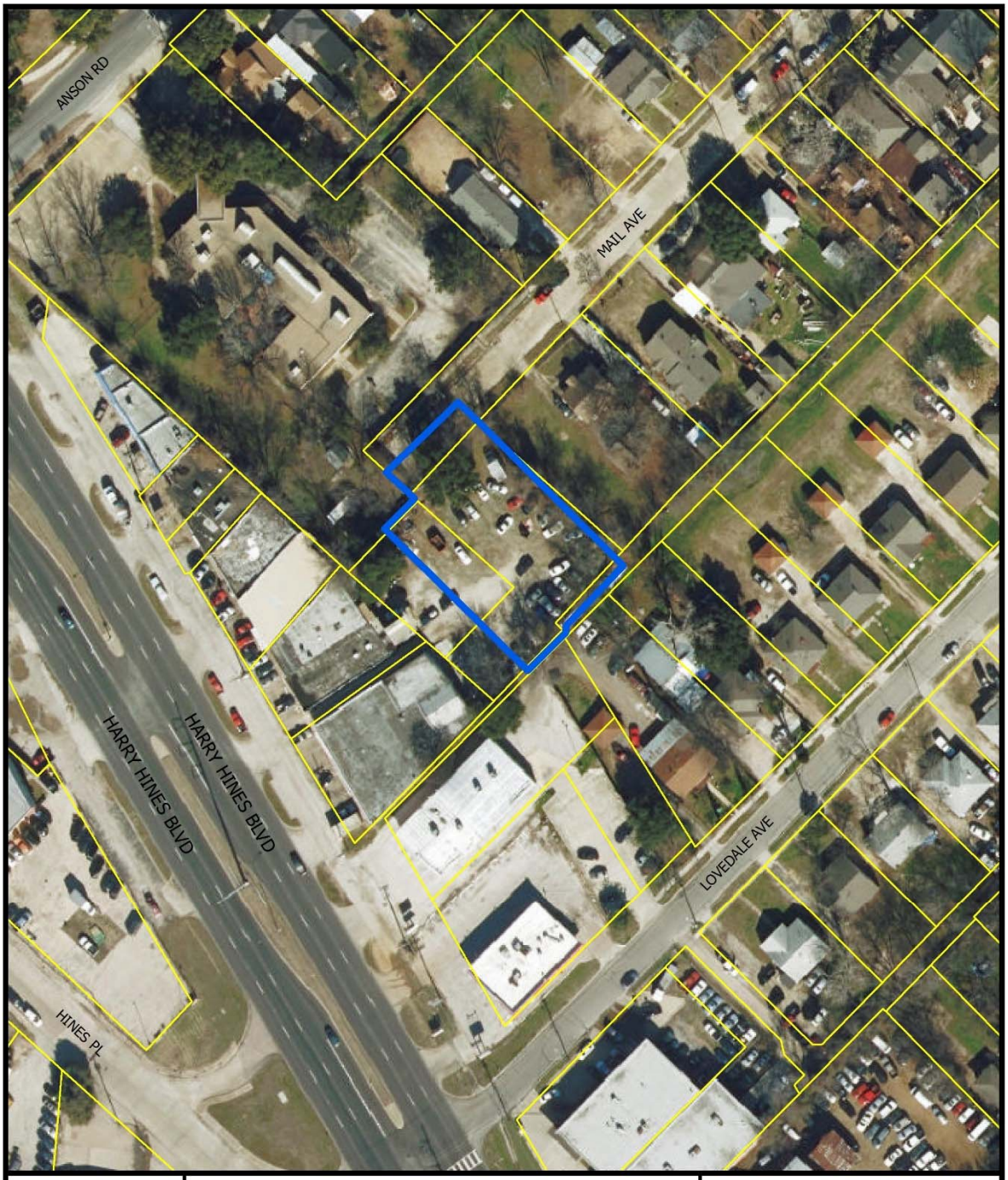
List of Officers

Kaminski Development Corp, LLC

Bruce Kaminski, sole member and manager

Z189-149


GILFORD ST
COLONY CT
BOMBAY AVE
MOHAWK DR
REGISTER AVE
FILLMORE DR
HURON DR
SHERIDAN ST
MOHAWK DR
ANSON RD
ADELINE ST
LOVEDALE AVE
MAIL AVE
BREE CT
RURAL AVE
AMOUR VALLON PL
ANSON RD
HARRY HINES BLVD
SHEA RD
HINES PL
PARWELK ST
EMPIRE CENTRAL
SWOR ST
OAKBROOK BLVD
HARRY HINES BLVD
HAWES AVE
1:4,800
VICINITY MAP
Case no: Z189-149
Date: 3/1/2019

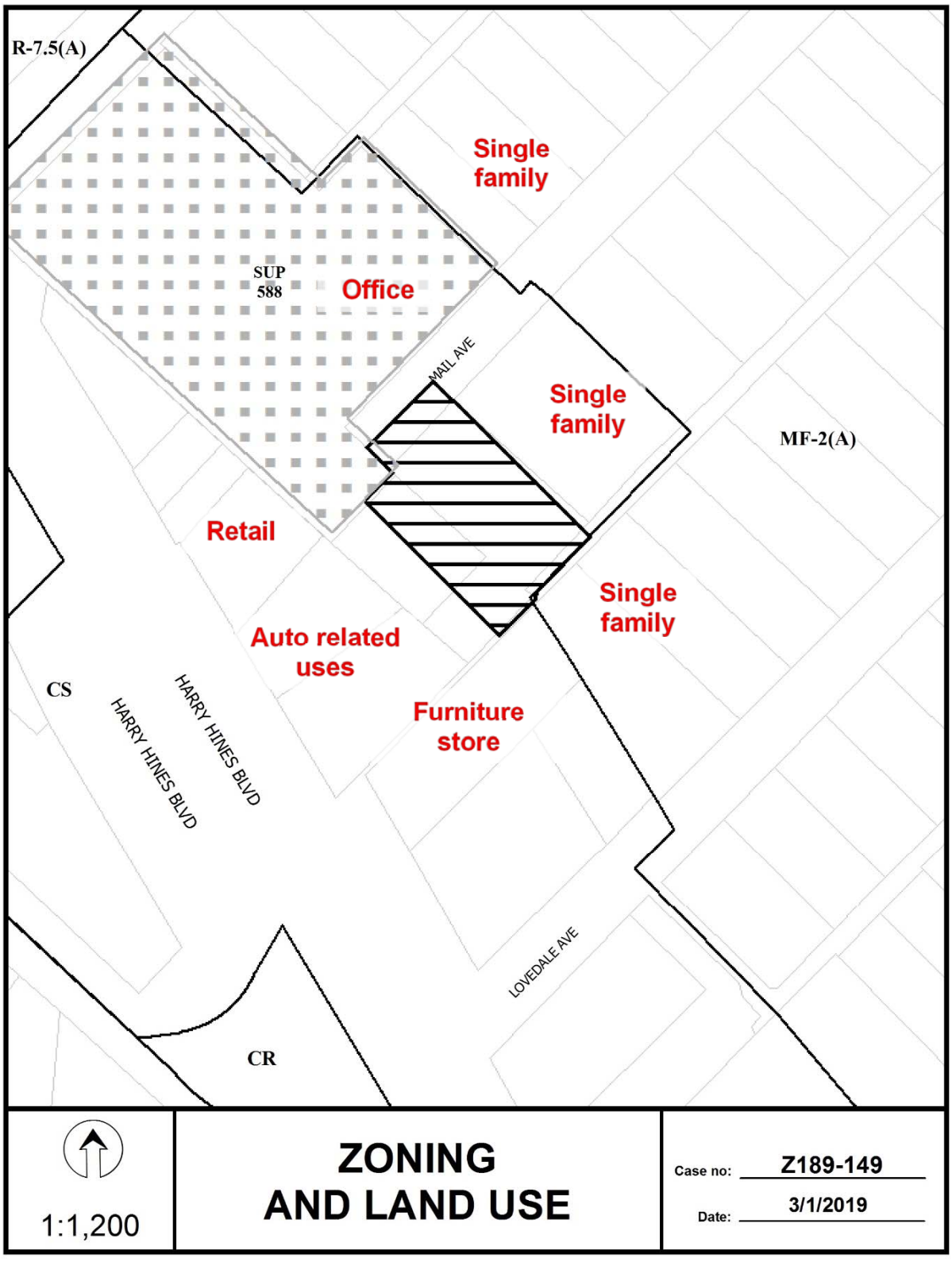


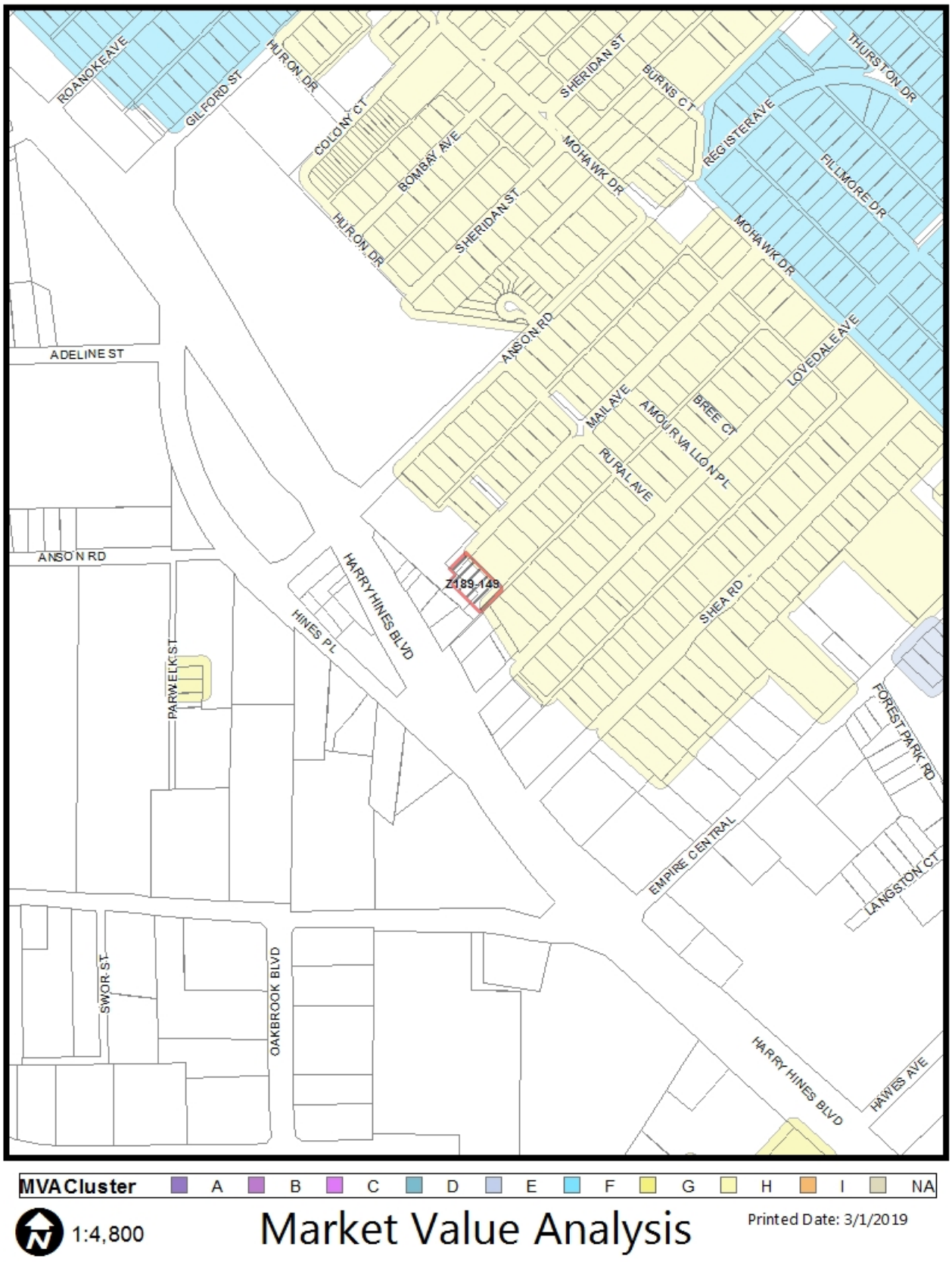
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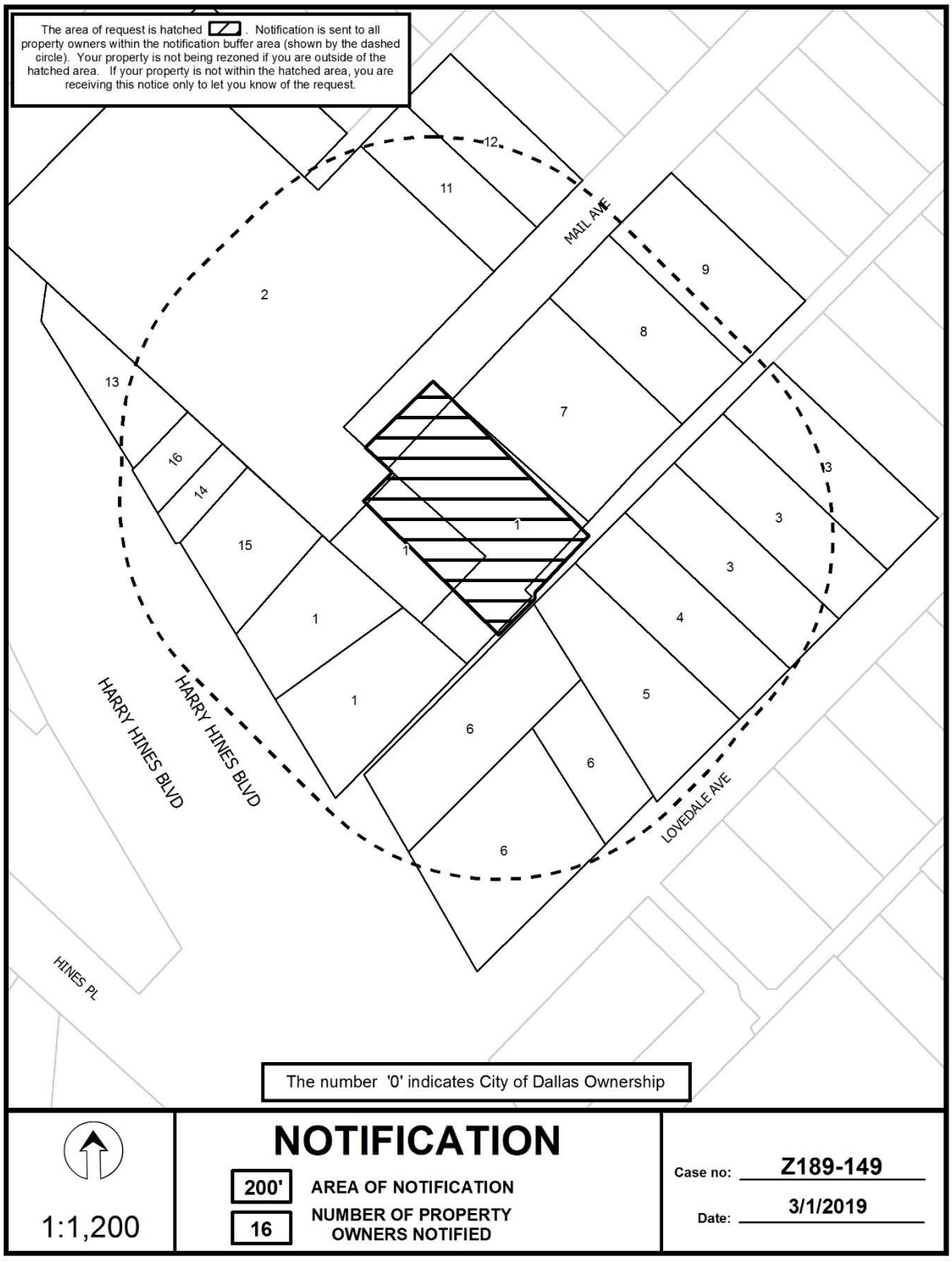
AERIAL MAP

Case no: Z189-149

Date: 3/1/2019


R-7.5(A)
Single family
SUP 588
Office
MAIL AVE
Single family
MF-2(A)
Retail
Single family
Auto related uses
CS
HARRY HINES BLVD
HARRY HINES BLVD
Furniture store
LOVEDALE AVE
CR
1:1,200
ZONING AND LAND USE
Case no: Z189-149
Date: 3/1/2019


ROANOKE AVE
GILFORD ST
HURON DR
COLONY CT
BOMBAY AVE
SHERIDAN ST
BURNS CT
THURSTON DR
REGISTER AVE
FILLMORE DR
MOHAWK DR
ADELINE ST
ANSON RD
MAIL AVE
AMOURVALLON PL
BREE CT
LOVEDALE AVE
RURAL AVE
Z189-149
HARRY HINES BLVD
HINES PL
PARKWELK ST
SHEA RD
FOREST PARK RD
EMPIRE CENTRAL
LANGSTON CT
SWOR ST
OAKBROOK BLVD
HAWES AVE
MVACluster
A
B
C
D
E
F
G
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I
NA
1:4,800
Market Value Analysis
Printed Date: 3/1/2019


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.
MAIL AVE
HARRY HINES BLVD
HARRY HINES BLVD
LOVEDALE AVE
HINES PL
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
16
NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: Z189-149
Date: 3/1/2019

03/01/2019

Notification List of Property Owners

Z189-149

16 Property Owners Notified

Label #	*Address*		*Owner*
1	7318	HARRY HINES BLVD	STRATTIN MARIA C
2	2114	ANSON RD	PTS EQUITY INC
3	2137	LOVEDALE AVE	LOVEDALE II LTD
4	2125	LOVEDALE AVE	ACEVEDO GERONIMO &
5	2121	LOVEDALE AVE	VIELMA HECTOR J JR
6	2119	LOVEDALE AVE	MIDBELT PROPERTIES LP
7	2130	MAIL AVE	RUBIO GEORGE ETAL
8	2134	MAIL AVE	QUEZADA FERNANDO
9	2142	MAIL AVE	BUENO ARTURO P
10	2130	ANSON RD	ARGUETA TELMA
11	2135	MAIL AVE	LOPEZ JUAN &
12	2139	MAIL AVE	UNITED CARPET DISTR INC
13	7412	HARRY HINES BLVD	KANG SOOK HEE &
14	7406	HARRY HINES BLVD	RUBIN CANDACE
15	7400	HARRY HINES BLVD	RAOUFPOUR SAADAT K
16	7408	HARRY HINES BLVD	RUBIN CANDACE

CITY PLAN COMMISSION **THURSDAY, MAY 2, 2019**

Planner: Jennifer Muñoz

FILE NUMBER:	Z189-193(JM)	**DATE FILED:**	February 6, 2019
LOCATION:	Southwest corner of Great Trinity Forest Way (Loop 12) and Murdock Road		
COUNCIL DISTRICT:	8	**MAPSCO:**	58 Y
SIZE OF REQUEST:	±0.48 acres	**CENSUS TRACT:**	116.01

APPLICANT/OWNER: Enigma Enterprises Inc.

REPRESENTATIVE: Kendra Larach, Masterplan

REQUEST: An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise store 3,500 square feet or less on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The applicant proposes to sell alcohol for off-premise consumption in conjunction with the existing convenience store [Texaco].

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

PRIOR CPC ACTION: On April 18, 2019, the City Plan Commission recommended to hold this case under advisement. No changes have been proposed.

BACKGROUND INFORMATION:

- The request site is currently developed with a general merchandise or food store 3,500 square feet or less use, and a motor vehicle fueling station.

- The proposed use is to sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property. The general merchandise use is permitted by right. The sale of alcoholic beverages on property in the D-1 Liquor Control Overlay requires a Specific Use Permit.

- On April 27, 2011, the City Council approved Specific Use No. 1844 for the sale of alcohol in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period with eligibility for automatic renewals for additional five-year periods subject to a site plan and conditions. The SUP was automatically renewed in 2013, and subsequently expired on April 27, 2018. This application was submitted on February 6, 2019, with the same operator under a different corporation.

Zoning History: There have been five zoning changes requested in the area within the last five years.

1. **Z167-221:** On April 11, 2018, the City Council approved Specific Use Permit No. 2286 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned Subdistrict 5 within Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1 with a D-1 Liquor Control Overlay, located on the northwest corner of C.F. Hawn Freeway and Great Trinity Forest Way.

2. **Z167-268:** On August 9, 2017, the City Council approved the renewal of Specific Use Permit No. 2118 for vehicle display, sales and services on property zoned Subdistrict 2 within Planned Development District No. 534, the C.F. Hawn Special Purpose District on the southwest side of C.F. Hawn Freeway, east of Murdock Road.

3. **Z156-309:** On January 25, 2017, the City Council approved Specific Use Permit No. 2228 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned an RR-D-1 Regional Retail District with D-1 Liquor Control Overlay, located on the northeast corner of Murdock Road and Elkton Circle, southwest of C.F. Hawn Freeway. *Expired January 25, 2019.*

4. **Z189-211:** An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, located on the northeast corner of Murdock Road and Elkton Circle, southwest of C.F. Hawn Freeway. *Previously held SUP No. 2228. Pending CPC.*

5. **Z189-203:** An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, located on the southwest corner of Great Trinity Forest Way, west of Murdock Road. *Pending CPC.*

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Great Trinity Forest Way (Loop 12)	Local	Variable width lane	Variable width lane
Murdock Road	Local	Variable width lane	Variable width lane

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

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

URBAN DESIGN

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

ECONOMIC ELEMENT

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

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

Surrounding Land Uses:

	Zoning	Land Use
Site	RR-D-1	Fueling station and general merchandise store
Northwest	Subdistrict 5 w/in PD No. 533-D-1, SUP No. 2286	Fueling station, general merchandise store w/sale of alcoholic beverages, and restaurant
Northeast	RR-D-1	Hotel and vehicle display, sales, or service
Southeast	RR-D-1	Church
Southwest	RR-D-1	Fueling station, general merchandise store, and restaurant

Land Use Compatibility:

The request site is currently developed with a fueling station and general merchandise or food store 3,500 square feet or less.

The proposed use is to sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property. The general merchandise use is permitted by right. The sale of alcoholic beverages on property in the D-1 Liquor Control Overlay requires a Specific Use Permit.

On April 27, 2011, the City Council approved Specific Use No. 1844 for the sale of alcohol in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period with eligibility for automatic renewals for additional five-year periods subject to a site plan and conditions. The SUP was automatically renewed in 2013 and subsequently expired on April 27, 2018. This application was submitted on February 6, 2019 with a new operator; however, the new operator under Enigma Enterprises Inc. has the same officer as the last operator, JPKP Enterprises Inc., Mr. Abdul Karim Pirani.

The adjacent uses consist of fueling stations with general merchandise or food stores, many with SUPs for the sale of alcoholic beverages, located to the northwest, southeast, and southwest; a restaurant to the northwest and southeast; hotel and vehicle display, sales, or service to the northeast; and, a church to the southwest. The church is greater than 300 feet away by front-door-to-front-door measurement; therefore, complying with the distance separation requirement.

The D-1 Liquor Control Overlay District requires an individual to obtain a Specific Use Permit to sell or serve alcoholic beverages, or setups for alcoholic beverages, for consumption on or off the premises. The applicant is proposing the sale of alcoholic beverages for off-premise consumption.

According to TABC records, the site has maintained the required TABC license:

License #:	BQ779184		
Trade Name:	STAR FOOD & DELI		
Owner:	ENIGMA ENTERPRISES INC.		
Location Address:	8098 GREAT TRINITY FOREST WAY DALLAS , TX 75217	**Mailing Address:**	8098 GREAT TRINITY FOREST WAY DALLAS , TX 75217
County:	Dallas	**Orig. Issue Date:**	7/8/2011
Status:	Current	**Exp. Date:**	7/7/2019
		Wine Percent:	17
Location Phone No.:	2143910416		
Subordinates:			
Related To:		**Gun Sign:**	BLUE

A complaint was registered to TABC against the permit holder on April 28, 2015:

TEXAS ALCOHOLIC BEVERAGE COMMISSION

Texas Alcoholic Beverage Commission

Complaint Summary

Complaint No:	**2234588**				
License #:	**BQ779184**	**Trade Name:**	**Star Food & Deli**		
License Status:	Current	Street Address:	8098 Great Trinity Forest Way Dallas, TX 75217	Mailing Address:	8098 Great Trinity Forest Way Dallas, TX 75217
Orig. Lic Date:	07/08/2011				
Exp. Lic. Date:	07/07/2019	County:	Dallas	Country:	

Subject of Complaint

Received Date - Initial Allegation:	04/28/2015	Complaint Closed:	06/06/2015
Source: Citizen		Activity Class:	Investigations

Allegations

Code	Description
504	Sell/Serve/Dispense/Deliver AB To Minor

Criminal Violations Found

Citation #	Type	Vio Date	Description	Disposition

Administrative Violations Found

Notice #	Type	Vio Date	Description	Disposition

However, the investigation revealed no violation was found.

Complaint ID	CLP Number	Trade Name	Street Address	City	County	Received Date - Init Allegation	Vio Found
2234588	BQ779184	STAR FOOD & DELI	8098 GREAT TRINITY FOREST WAY	DALLAS	Dallas	4/28/2015	N

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.

According to a reinspection done on March 25, 2019, the location failed the convenience store licensing requirements once again. However, the officer stated that the site has made significant strides towards compliance. The remaining issue is the term for maintaining video surveillance footage (30 days). At the time of the reinspection, the new surveillance system had been installed on March 14, 2019, and had been operated for just over 10 days. The officer was confident the 30-day requirement would be met by a future reinspection date.

The applicant's request, subject to the attached conditions and site plan, is consistent with the intent of the Dallas Development Code. The initial short time period will also require that the request be reevaluated to ensure the use is compatible in this location.

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 area of request is not located within an identified MVA cluster, residential

properties to the northwest, east, and southeast are located within Category “H”. An area to the southwest is within Category “F”. Further to the northeast is Category “I”.

Parking:

The Dallas Development Code requires off-street parking to be provided for a general merchandise or food store use at one space for each 200 square feet of floor area and 2 spaces for a motor vehicle fueling station. The development requires 16 spaces with 16 being provided per the attached site plan.

Landscaping:

Landscaping of any development will be in accordance with Article X, as amended. The proposed SUP will not require any additional landscaping since no new construction/additions are planned. However, the applicant has offered to add four crape myrtles to the site, along the Murdock Road frontage, as shown on the site plan.

Dallas Police Department:

A copy of a police report of the past five years of offenses was provided by the Dallas Police Department. According to the report, since 2014, there were 395 calls, 24 incidents, and 87 arrests. Staff contacted Community Prosecution due to the amount of crime reported. Staff discovered that a case had been opened in January 2019 due to multiple code violations. The applicant has been very responsive and corrected all code violations immediately. The case is set to be closed and Community Prosecution does not have any further issues at the site.

Offenses:

IncidentNum	OffIncident	Premise	Address	RA	Beat	Division	Sector	Date1	Time1	UCR_Offense	UCR_OffDesc
272112-2014	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	Gas or Service Station	8098 GREAT TRINITY FOREST WAY	2216	354	SOUTHEAST	350	11/13/2014	12:30:00 AM	UUMV	AUTO THEFT - UUMV
286440-2014	UNAUTHORIZED USE OF MOTOR VEH - OTHER VEH	Parking Lot (All Others)	8098 GREAT TRINITY FOREST WAY	2216	354	SOUTHEAST	350	11/26/2014	3:30:00 PM	UUMV	AUTO THEFT - UUMV
040751-2015	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	Parking Lot (All Others)	8098 GREAT TRINITY FOREST WAY	2216	354	SOUTHEAST	350	2/21/2015	11:30:00 AM	UUMV	AUTO THEFT - UUMV
109761-2015	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	Gas or Service Station	8098 GREAT TRINITY FOREST WAY	2216	354	SOUTHEAST	350	5/15/2015	10:20:00 PM	UUMV	AUTO THEFT - UUMV
122212-2015	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	Gas or Service Station	8098 GREAT TRINITY FOREST WAY	2216	354	SOUTHEAST	350	5/30/2015	1:50:00 AM	UUMV	AUTO THEFT - UUMV
150449-2015	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	Convenience Store	8098 GREAT TRINITY FOREST WAY	2216	354	SOUTHEAST	350	6/30/2015	9:30:00 PM	UUMV	AUTO THEFT - UUMV

*No offense data available for 2016

IncidentNum	OffIncident	Premise	Address	RA	Beat	Division	Sector	Date1	Time1	NIBRS_Crime
REDACTED	ASSAULT -FAMILY VIOLENCE - BODILY INJURY ONLY	Motor Vehicle	8098 GREAT TRINITY FOREST WAY	2216	354	SOUTHEAST	350	5/20/2017	5:30:00 PM	SIMPLE ASSAULT
198322-2017	CREDIT CARD OR DEBIT CARD ABUSE	Gas or Service Station	8098 GREAT TRINITY FOREST WAY	2216	354	SOUTHEAST	350	7/10/2017	10:14:00 PM	CREDIT CARD/ ATM FRAUD
164542-2017	ASSAULT (AGG) -DEADLY WEAPON	Parking Lot (All Others)	8098 GREAT TRINITY FOREST WAY	2216	354	SOUTHEAST	350	7/20/2017	4:05:00 AM	AGG ASSAULT - NFV
206187-2017	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	Gas or Service Station	8098 GREAT TRINITY FOREST WAY	2216	354	SOUTHEAST	350	9/8/2017	8:45:00 PM	UUMV
268930-2017	ROBBERY OF BUSINESS (AGG)	Gas or Service Station	8098 GREAT TRINITY FOREST WAY	4530	354	SOUTHEAST	350	11/26/2017	4:30:00 AM	ROBBERY-BUSINESS
268930-2017	ROBBERY OF BUSINESS (AGG)	Gas or Service Station	8098 GREAT TRINITY FOREST WAY	4530	354	SOUTHEAST	350	11/26/2017	4:30:00 AM	ROBBERY-BUSINESS
282324-2017	CRIM MISCHIEF >OR EQUAL $100 BUT <$750	Outdoor Area Public/Private	8098 GREAT TRINITY FOREST WAY	2216	354	SOUTHEAST	350	12/13/2017	12:36:00 AM	DESTRUCTION/ DAMAGE/ VANDALISM OF PROPERTY
295658-2017	CRIM MISCHIEF >OR EQUAL $100 BUT <$750	Convenience Store	8098 GREAT TRINITY FOREST WAY	2216	354	SOUTHEAST	350	12/31/2017	2:58:00 AM	DESTRUCTION/ DAMAGE/ VANDALISM OF PROPERTY
014837-2018	UNAUTHORIZED USE OF MOTOR VEH - TRUCK OR BUS	Gas or Service Station	8098 GREAT TRINITY FOREST WAY	2216	354	SOUTHEAST	350	1/20/2018	6:45:00 PM	UUMV
031283-2018	CRIM MISCHIEF >OR EQUAL $750 < $2,500	Restaurant/Food Service/TABC Location	8098 GREAT TRINITY FOREST WAY	2216	354	SOUTHEAST	350	2/11/2018	7:42:00 PM	DESTRUCTION/ DAMAGE/ VANDALISM OF PROPERTY
075392-2018	POSS MARIJUANA >4OZ< OR EQUAL 5LBS	Parking (Business)	8098 GREAT TRINITY FOREST WAY	2216	354	SOUTHEAST	350	4/11/2018	3:00:00 AM	DRUG/ NARCOTIC VIOLATIONS
075392-2018	ASSAULT -BODILY INJURY ONLY	Gas or Service Station	8098 GREAT TRINITY FOREST WAY	2216	354	SOUTHEAST	350	4/11/2018	3:00:00 AM	SIMPLE ASSAULT
077420-2018	THEFT FROM PERSON	Gas or Service Station	8098 GREAT TRINITY FOREST WAY	2216	354	SOUTHEAST	350	4/13/2018	3:45:00 PM	ALL OTHER LARCENY
090138-2018	UNAUTHORIZED USE OF MOTOR VEH - TRUCK OR BUS	Parking (Business)	8098 GREAT TRINITY FOREST WAY	2216	354	SOUTHEAST	350	4/28/2018	4:00:00 AM	UUMV
144378-2018	ASSAULT (AGG) -DEADLY WEAPON	Gas or Service Station	8098 GREAT TRINITY FOREST WAY	2216	354	SOUTHEAST	350	7/3/2018	5:28:00 AM	AGG ASSAULT - NFV
189596-2018	ROBBERY OF INDIVIDUAL (AGG)	Gas or Service Station	8098 GREAT TRINITY FOREST WAY	4530	354	SOUTHEAST	350	8/26/2018	5:00:00 AM	ROBBERY-INDIVIDUAL
270830-2018	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	Convenience Store	8098 GREAT TRINITY FOREST WAY	4530	354	SOUTHEAST	350	12/19/2018	5:45:00 AM	UUMV
272855-2018	POSS CONT SUB PEN GRP 1 <1G	Convenience Store	8098 GREAT TRINITY FOREST WAY	4530	354	SOUTHEAST	350	12/21/2018	9:41:00 PM	DRUG/ NARCOTIC VIOLATIONS

Arrests:

	A	B	C	D	E	F	G
1	ArrestNumber	ArArrestDate	ArArrestTime	ArLAddress	NIBRS_Crime	PClass	ChargeDesc
2	14-028369	7/1/2014	3:01:00 AM	8098 GREAT TRINITY FOREST WAY	APOWW	NA	APOWW (SOCIAL SERVICES REFERRAL)
3	14-029994	7/11/2014	7:30:00 PM	8098 GREAT TRINITY FOREST WAY	DRUG/ NARCOTIC VIOLATIONS	MA	POSS OF DANGEROUS DRUG
4	14-029999	7/11/2014	7:30:00 PM	8098 GREAT TRINITY FOREST WAY	DRUG/ NARCOTIC VIOLATIONS	FS	POSS CONT SUB PEN GRP 1 <1G
5	14-033482	8/2/2014	5:00:00 PM	8098 GREAT TRINITY FOREST WAY	APOWW	NA	APOWW (SOCIAL SERVICES REFERRAL)
6	14-033534	8/3/2014	1:45:00 AM	8098 GREAT TRINITY FOREST WAY	WEAPON LAW VIOLATIONS	MA	UNLAWFUL CARRYING WEAPON
7	14-033534	8/3/2014	1:45:00 AM	8098 GREAT TRINITY FOREST WAY	WARRANT HOLD (OUTSIDE AGENCY)	NA	WARRANT HOLD (OUTSIDE AGENCY)
8	14-034155	8/7/2014	1:50:00 AM	8098 GREAT TRINITY FOREST WAY	APOWW	NA	APOWW (SOCIAL SERVICES REFERRAL)
9	14-035428	8/14/2014	11:39:00 PM	8098 GREAT TRINITY FOREST WAY	PUBLIC INTOXICATION	MC	PUBLIC INTOXICATION
10	14-036226	8/20/2014	4:15:00 AM	8098 GREAT TRINITY FOREST WAY	TRESPASS OF REAL PROPERTY	MB	CRIMINAL TRESPASS
11	15-009404	3/10/2015	9:03:00 PM	8098 GREAT TRINITY FOREST WAY	DESTRUCTION/ DAMAGE/ VANDALISM OF PROPERTY	MB	CRIM MISCHIEF > OR EQUAL $50 BUT < $500
12	15-009404	3/10/2015	9:03:00 PM	8098 GREAT TRINITY FOREST WAY	DISORDERLY CONDUCT	MC	DISORDERLY CONDUCT
13	15-009404	3/10/2015	9:03:00 PM	8098 GREAT TRINITY FOREST WAY	WARRANT HOLD (OUTSIDE AGENCY)	NA	WARRANT HOLD (OUTSIDE AGENCY)
14	15-009404	3/10/2015	9:03:00 PM	8098 GREAT TRINITY FOREST WAY	WARRANT-DALLAS PD (ALIAS)	NA	WARRANT-DALLAS PD (ALIAS)
15	15-029219	7/22/2015	3:50:00 AM	8098 GREAT TRINITY FOREST WY	WARRANT HOLD (OUTSIDE AGENCY)	NA	WARRANT HOLD (OUTSIDE AGENCY)
16	15-036410	9/10/2015	1:20:00 AM	8098 GREAT TRINITY FOREST WY	DRUG/ NARCOTIC VIOLATIONS	FS	POSS CONT SUB PEN GRP 1 <1G
17	15-036416	9/10/2015	1:20:00 AM	8098 GREAT TRINITY FOREST WY	DRUG/ NARCOTIC VIOLATIONS	FS	POSS CONT SUB PEN GRP 1 <1G
18	15-036410	9/10/2015	1:20:00 AM	8098 GREAT TRINITY FOREST WY	DRUG/ NARCOTIC VIOLATIONS	FS	POSS CONT SUB PEN GRP 1 <1G
19	15-036416	9/10/2015	1:20:00 AM	8098 GREAT TRINITY FOREST WY	DRUG/ NARCOTIC VIOLATIONS	FS	POSS CONT SUB PEN GRP 1 <1G
20	15-036410	9/10/2015	1:20:00 AM	8098 GREAT TRINITY FOREST WY	WARRANT HOLD (OUTSIDE AGENCY)	NA	WARRANT HOLD (OUTSIDE AGENCY)
21	15-036416	9/10/2015	1:20:00 AM	8098 GREAT TRINITY FOREST WY	WARRANT HOLD (OUTSIDE AGENCY)	NA	WARRANT HOLD (OUTSIDE AGENCY)
22	15-036410	9/10/2015	1:20:00 AM	8098 GREAT TRINITY FOREST WY	WEAPON LAW VIOLATIONS	F3	UNLAWFUL POSS FIREARM BY FELON
23	15-036416	9/10/2015	1:20:00 AM	8098 GREAT TRINITY FOREST WY	WEAPON LAW VIOLATIONS	F3	UNLAWFUL POSS FIREARM BY FELON
24	15-036410	9/10/2015	1:20:00 AM	8098 GREAT TRINITY FOREST WY	TRAFFIC VIOLATION - NON HAZARDOUS	MB	TRAF VIO-WRONG FICT/ALTERED/OBSCURED VEH PLATE/REG
25	15-036416	9/10/2015	1:20:00 AM	8098 GREAT TRINITY FOREST WY	TRAFFIC VIOLATION - NON HAZARDOUS	MB	TRAF VIO-WRONG FICT/ALTERED/OBSCURED VEH PLATE/REG
26	15-039625	10/4/2015	1:59:00 AM	8098 GREAT TRINITY FOREST WY	PUBLIC INTOXICATION	MC	PUBLIC INTOXICATION
27	15-039790	10/5/2015	12:56:00 PM	8098 GREAT TRINITY FOREST WY	WARRANT HOLD (OUTSIDE AGENCY)	NA	WARRANT HOLD (OUTSIDE AGENCY)
28	15-039790	10/5/2015	12:56:00 PM	8098 GREAT TRINITY FOREST WY	WARRANT HOLD (OUTSIDE AGENCY)	NA	WARRANT HOLD (OUTSIDE AGENCY)
29	15-039790	10/5/2015	12:56:00 PM	8098 GREAT TRINITY FOREST WY	WARRANT HOLD (OUTSIDE AGENCY)	NA	WARRANT HOLD (OUTSIDE AGENCY)
30	15-041672	10/19/2015	4:40:00 PM	8099 GREAT TRINITY FOREST WY	WARRANT-DALLAS PD (ALIAS)	NA	WARRANT-DALLAS PD (ALIAS)
31	15-042462	10/25/2015	7:55:00 PM	8098 GREAT TRINITY FOREST WY	WARRANT-DALLAS PD (CAPIAS)	NA	WARRANT-DALLAS PD (CAPIAS)
32	16-002328	1/18/2016	7:30:00 PM	8098 GREAT TRINITY FOREST WY	PUBLIC INTOXICATION	MC	PUBLIC INTOXICATION
33	16-015142	4/10/2016	4:55:00 AM	8098 GREAT TRINITY FOREST WY	TRESPASS OF REAL PROPERTY	MB	CRIMINAL TRESPASS
34	16-017529	4/24/2016	2:45:00 AM	8098 GREAT TRINITY FOREST WY	DUI	MB	DWI
35	16-025649	6/10/2016	1:00:00 PM	8098 GREAT TRINITY FOREST WY	FALSE PRETENSES/ SWINDLE/ CONFIDENCE GAME	MA	FAIL TO ID -FUGITIVE INTENT GIVE FALSE INFO
36	16-025649	6/10/2016	1:00:00 PM	8098 GREAT TRINITY FOREST WY	WARRANT HOLD (OUTSIDE AGENCY)	NA	WARRANT HOLD (OUTSIDE AGENCY)
37	16-025649	6/10/2016	1:00:00 PM	8098 GREAT TRINITY FOREST WY	WARRANT-DALLAS PD (ALIAS)	NA	WARRANT-DALLAS PD (ALIAS)
38	16-031202	7/16/2016	8:30:00 PM	8098 GREAT TRINITY FOREST WY	WARRANT HOLD (OUTSIDE AGENCY)	NA	WARRANT HOLD (OUTSIDE AGENCY)
39	16-031202	7/16/2016	8:30:00 PM	8098 GREAT TRINITY FOREST WY	WARRANT HOLD (OUTSIDE AGENCY)	NA	WARRANT HOLD (OUTSIDE AGENCY)
40	16-033331	8/1/2016	2:10:00 AM	8098 GREAT TRINITY FOREST WY	PUBLIC INTOXICATION	MC	PUBLIC INTOXICATION
41	16-035841	8/18/2016	3:45:00 PM	8098 GREAT TRINITY FOREST WY	DRUG/ NARCOTIC VIOLATIONS	FS	POSS CONT SUB PEN GRP 1 <1G
42	16-035841	8/18/2016	3:45:00 PM	8098 GREAT TRINITY FOREST WY	DRUG/ NARCOTIC VIOLATIONS	MB	POSS MARIJUANA <2OZ
43	16-035841	8/18/2016	3:45:00 PM	8098 GREAT TRINITY FOREST WY	WARRANT HOLD (OUTSIDE AGENCY)	NA	WARRANT HOLD (OUTSIDE AGENCY)
44	16-036449	8/22/2016	5:39:00 PM	8098 GREAT TRINITY FOREST WY	WARRANT HOLD (OUTSIDE AGENCY)	NA	WARRANT HOLD (OUTSIDE AGENCY)
45	16-036449	8/22/2016	5:39:00 PM	8098 GREAT TRINITY FOREST WY	WARRANT HOLD (OUTSIDE AGENCY)	NA	WARRANT HOLD (OUTSIDE AGENCY)
46	16-036449	8/22/2016	5:39:00 PM	8098 GREAT TRINITY FOREST WY	WARRANT-DALLAS PD (CAPIAS)	NA	WARRANT-DALLAS PD (CAPIAS)
47	16-037374	8/28/2016	8:30:00 PM	8098 GREAT TRINITY FOREST WY	PUBLIC INTOXICATION	MC	PUBLIC INTOXICATION
48	16-038371	9/4/2016	4:20:00 AM	8098 GREAT TRINITY FOREST WY	UUMV	FS	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE
49	16-038369	9/4/2016	4:15:00 AM	8098 GREAT TRINITY FOREST WY	UUMV	FS	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE
50	16-038371	9/4/2016	4:20:00 AM	8098 GREAT TRINITY FOREST WY	DRUG/ NARCOTIC VIOLATIONS	FS	POSS CONT SUB PEN GRP 1 <1G
51	16-038369	9/4/2016	4:15:00 AM	8098 GREAT TRINITY FOREST WY	DRUG/ NARCOTIC VIOLATIONS	FS	POSS CONT SUB PEN GRP 1 <1G
52	16-038371	9/4/2016	4:20:00 AM	8098 GREAT TRINITY FOREST WY	WARRANT HOLD (OUTSIDE AGENCY)	NA	WARRANT HOLD (OUTSIDE AGENCY)
53	16-038369	9/4/2016	4:15:00 AM	8098 GREAT TRINITY FOREST WY	WARRANT HOLD (OUTSIDE AGENCY)	NA	WARRANT HOLD (OUTSIDE AGENCY)
54	16-038371	9/4/2016	4:20:00 AM	8098 GREAT TRINITY FOREST WY	WARRANT HOLD (OUTSIDE AGENCY)	NA	WARRANT HOLD (OUTSIDE AGENCY)
55	16-038369	9/4/2016	4:15:00 AM	8098 GREAT TRINITY FOREST WY	WARRANT HOLD (OUTSIDE AGENCY)	NA	WARRANT HOLD (OUTSIDE AGENCY)
56	16-050278	11/29/2016	2:00:00 AM	8098 GREAT TRINITY FOREST WY	TRESPASS OF REAL PROPERTY	MB	CRIMINAL TRESPASS
57	16-050278	11/29/2016	2:00:00 AM	8098 GREAT TRINITY FOREST WY	ALL OTHER OFFENSES	M*	OTHER OFFENSE - MISDEMEANOR
58	16-050278	11/29/2016	2:00:00 AM	8098 GREAT TRINITY FOREST WY	WARRANT-DALLAS PD (ALIAS)	NA	WARRANT-DALLAS PD (ALIAS)
59	16-053738	12/27/2016	6:45:00 AM	8098 GREAT TRINITY FOREST WY	TRESPASS OF REAL PROPERTY	MB	CRIMINAL TRESPASS
60	17-004112	1/31/2017	5:58:00 PM	8098 GREAT TRINITY FOREST WY	WARRANT HOLD (OUTSIDE AGENCY)	NA	WARRANT HOLD (OUTSIDE AGENCY)
61	17-005376	2/8/2017	10:41:00 PM	8098 GREAT TRINITY FOREST WY	TRESPASS OF REAL PROPERTY	MB	CRIMINAL TRESPASS
62	17-012129	3/25/2017	11:52:00 PM	8098 GREAT TRINITY FOREST WY	APOWW	NA	APOWW (SOCIAL SERVICES REFERRAL)
63	17-020463	5/19/2017	3:00:00 AM	8098 GREAT TRINITY FOREST WY	WARRANT-DALLAS PD (CAPIAS)	NA	WARRANT-DALLAS PD (CAPIAS)
64	17-029058	7/14/2017	9:45:00 PM	8098 GREAT TRINITY FOREST WY	TRESPASS OF REAL PROPERTY	MB	CRIMINAL TRESPASS
65	17-032996	8/11/2017	11:18:00 AM	8098 GREAT TRINITY FOREST WY	TRESPASS OF REAL PROPERTY	MB	CRIMINAL TRESPASS
66	17-036651	9/6/2017	10:55:00 AM	8098 GREAT TRINITY FOREST WY	TRESPASS OF REAL PROPERTY	MB	CRIMINAL TRESPASS
67	17-039459	9/26/2017	1:41:00 AM	8098 GREAT TRINITY FOREST WY	TRESPASS OF REAL PROPERTY	MB	CRIMINAL TRESPASS
68	17-039459	9/26/2017	1:41:00 AM	8098 GREAT TRINITY FOREST WY	ALL OTHER OFFENSES	MA	EVADING ARREST DETENTION
69	17-047543	11/26/2017	1:40:00 AM	8098 GREAT TRINITY FOREST WAY	DRUG/ NARCOTIC VIOLATIONS	FS	POSS CONT SUB PEN GRP 1 <1G
70	17-047543	11/26/2017	1:40:00 AM	8098 GREAT TRINITY FOREST WAY	PUBLIC INTOXICATION	MC	PUBLIC INTOXICATION
71	17-047543	11/26/2017	1:40:00 AM	8098 GREAT TRINITY FOREST WAY	ALL OTHER OFFENSES	M*	OTHER OFFENSE - MISDEMEANOR
72	17-047668	11/27/2017	1:30:00 AM	8098 GREAT TRINITY FOREST WY	TRESPASS OF REAL PROPERTY	MB	CRIMINAL TRESPASS
73	18-005547	2/21/2018	12:05:00 AM	8098 GREAT TRINITY FOREST WAY	TRESPASS OF REAL PROPERTY	MB	CRIMINAL TRESPASS
74	18-005547	2/21/2018	12:05:00 AM	8098 GREAT TRINITY FOREST WAY	ALL OTHER OFFENSES	M*	OTHER OFFENSE - MISDEMEANOR
75	18-009992	3/26/2018	12:01:00 PM	8098 GREAT TRINITY FOREST WAY	TRESPASS OF REAL PROPERTY	MB	CRIMINAL TRESPASS
76	18-011917	4/11/2018	4:00:00 AM	8098 GREAT TRINITY FOREST WAY	SIMPLE ASSAULT	MA	ASSAULT -BODILY INJURY ONLY
77	18-011917	4/11/2018	4:00:00 AM	8098 GREAT TRINITY FOREST WAY	DRUG/ NARCOTIC VIOLATIONS	FS	POSS MARIJUANA >4OZ< OR EQUAL 5LBS
78	18-011917	4/11/2018	4:00:00 AM	8098 GREAT TRINITY FOREST WAY	DRUG/ NARCOTIC VIOLATIONS	MA	POSS CONT SUB PEN GRP 3 < 28G
79	18-011917	4/11/2018	4:00:00 AM	8098 GREAT TRINITY FOREST WAY	DRUG/ NARCOTIC VIOLATIONS	MA	POSS CONT SUB PEN GRP 3 < 28G
80	18-011917	4/11/2018	4:00:00 AM	8098 GREAT TRINITY FOREST WAY	ALL OTHER OFFENSES	MA	EVADING ARREST DETENTION
81	18-011917	4/11/2018	4:00:00 AM	8098 GREAT TRINITY FOREST WAY	ALL OTHER OFFENSES	MA	FAIL TO ID -FUGITIVE INTENT GIVE FALSE INFO
82	18-011917	4/11/2018	4:00:00 AM	8098 GREAT TRINITY FOREST WAY	WARRANT HOLD (OUTSIDE AGENCY)	NA	WARRANT HOLD (OUTSIDE AGENCY)
83	18-014571	4/26/2018	4:08:00 PM	8098 GREAT TRINITY FOREST WAY	APOWW	NA	APOWW (SOCIAL SERVICES REFERRAL)
84	18-017061	5/22/2018	1:04:00 AM	8098 GREAT TRINITY FOREST WAY	ROBBERY-BUSINESS	F2	ROBBERY OF BUSINESS
85	18-017067	5/22/2018	2:00:00 AM	8098 GREAT TRINITY FOREST WAY	SIMPLE ASSAULT	MC	ASSAULT -OFFENSIVE CONTACT
86	18-017067	5/22/2018	2:00:00 AM	8098 GREAT TRINITY FOREST WAY	WARRANT-DALLAS PD (ALIAS)	NA	WARRANT-DALLAS PD (ALIAS)
87	18-034734	9/26/2018	1:25:00 AM	8098 GREAT TRINITY FOREST WAY	PUBLIC INTOXICATION	MC	PUBLIC INTOXICATION
88	18-044655	12/21/2018	10:30:00 PM	8098 GREAT TRINITY FOREST WAY	DRUG/ NARCOTIC VIOLATIONS	FS	POSS CONT SUB PEN GRP 1 <1G

LIST OF OFFICERS
Enigma Enterprises Inc.

- Abdul Karim Pirani President

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages for off-premise consumption as part of the operation of a general merchandise or food store 3,500 square feet or less.

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

3. TIME LIMIT: This specific use permit 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. INGRESS/EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.

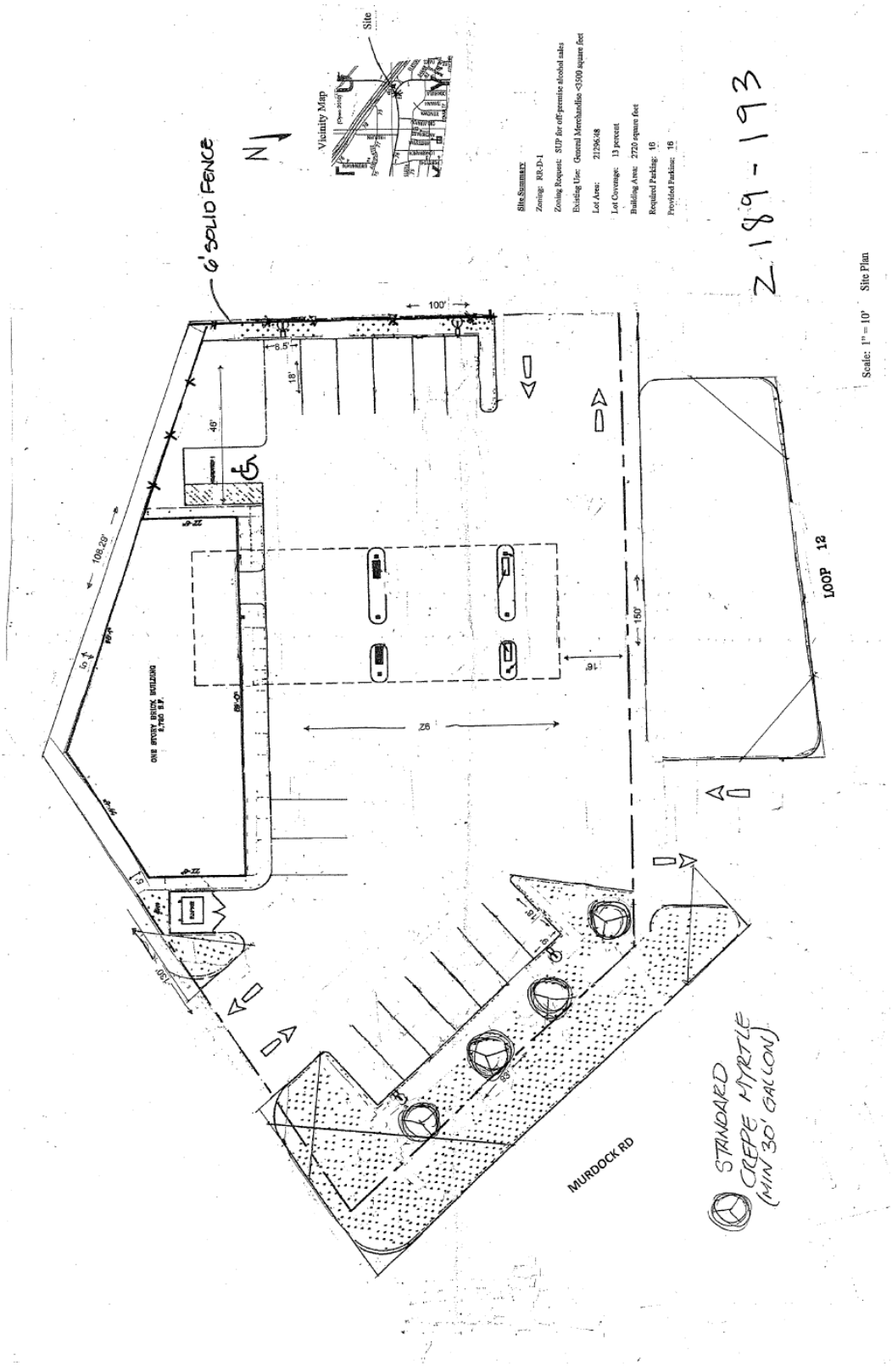
5. PARKING: Off-street parking must be located as shown on the attached site plan.

6. LANDSCAPING: Landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended. In addition, four crape myrtles must be planted 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.

PROPOSED SITE PLAN





1:6,000

VICINITY MAP

Case no: Z189-193

Date: 2/28/2019

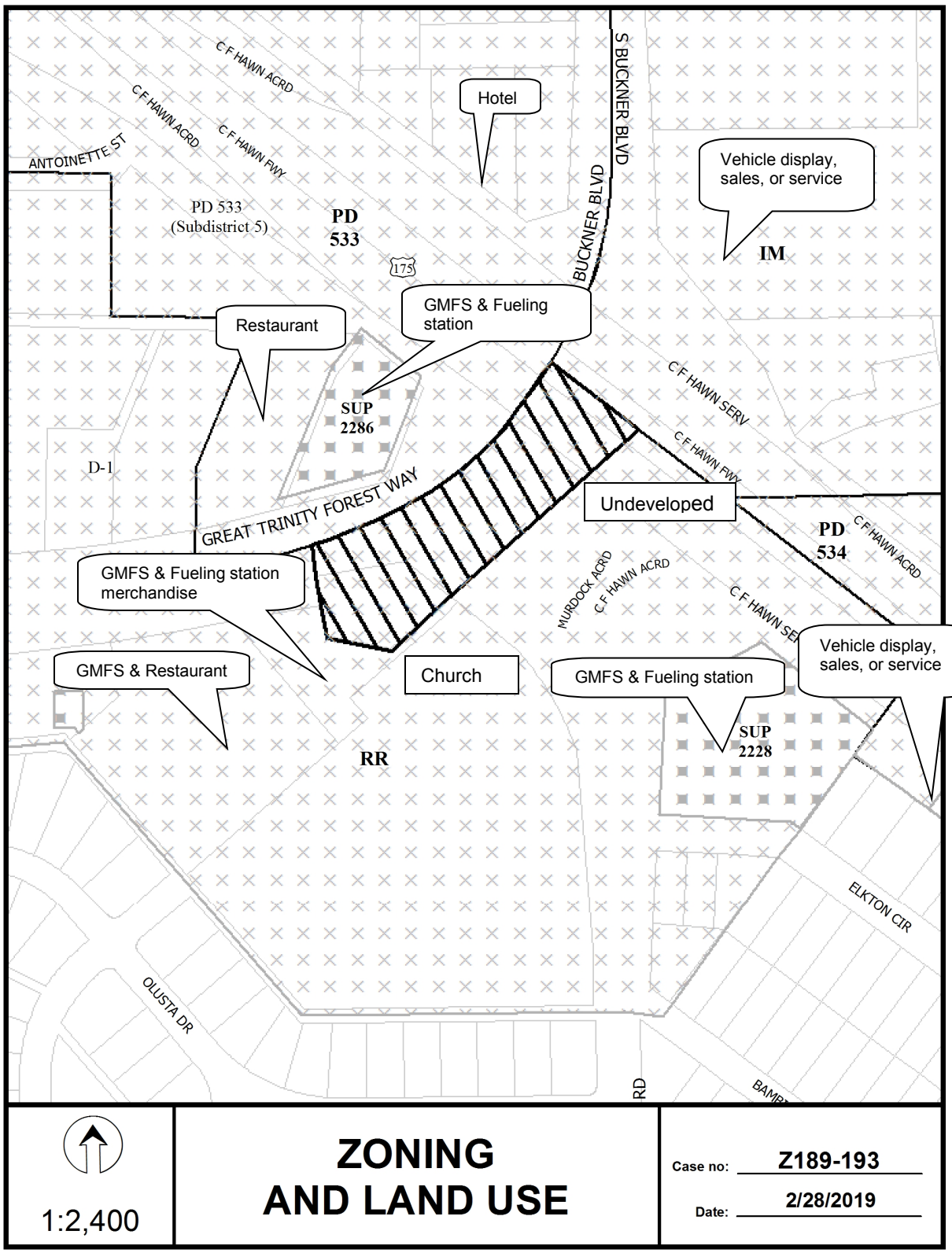


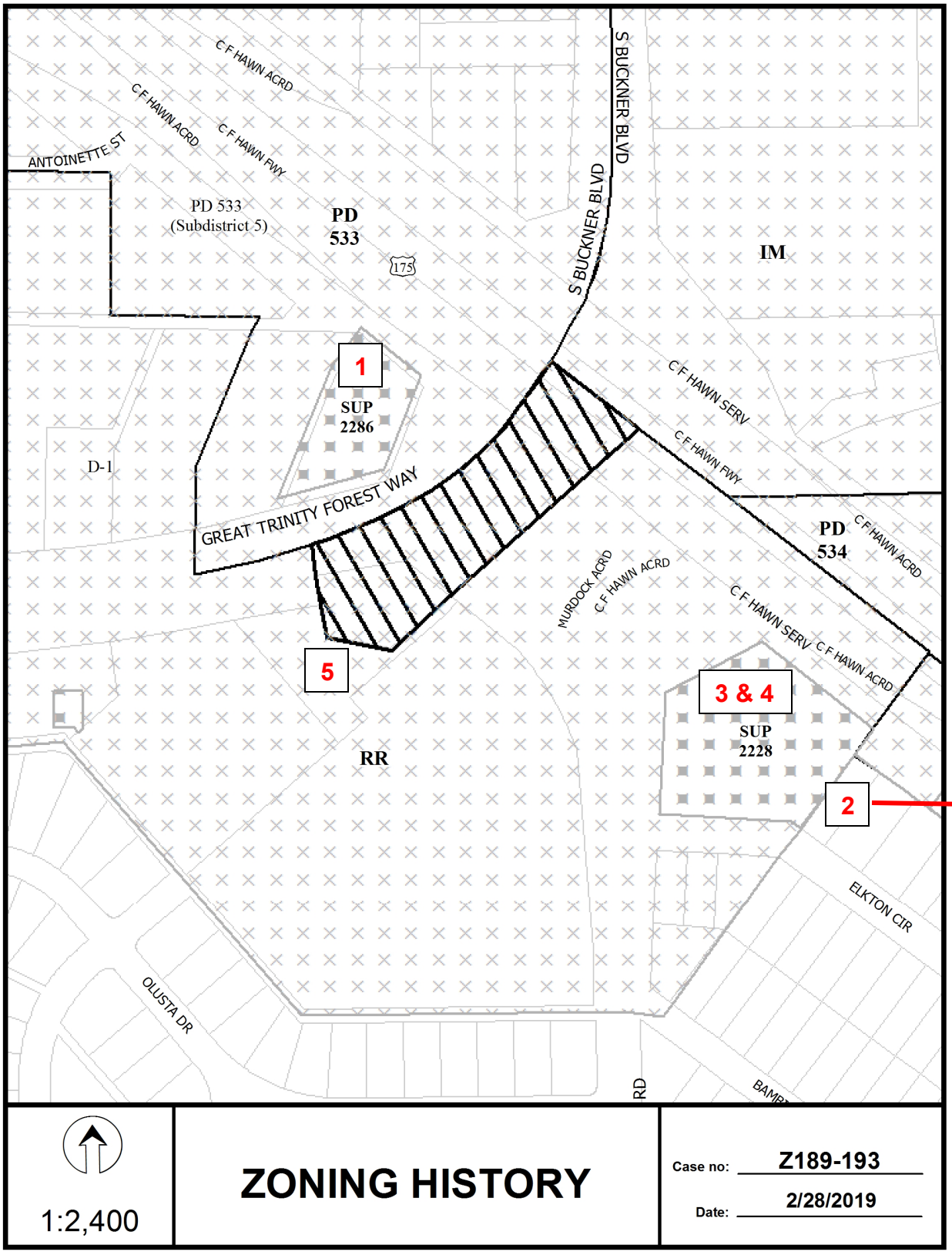
1:2,400

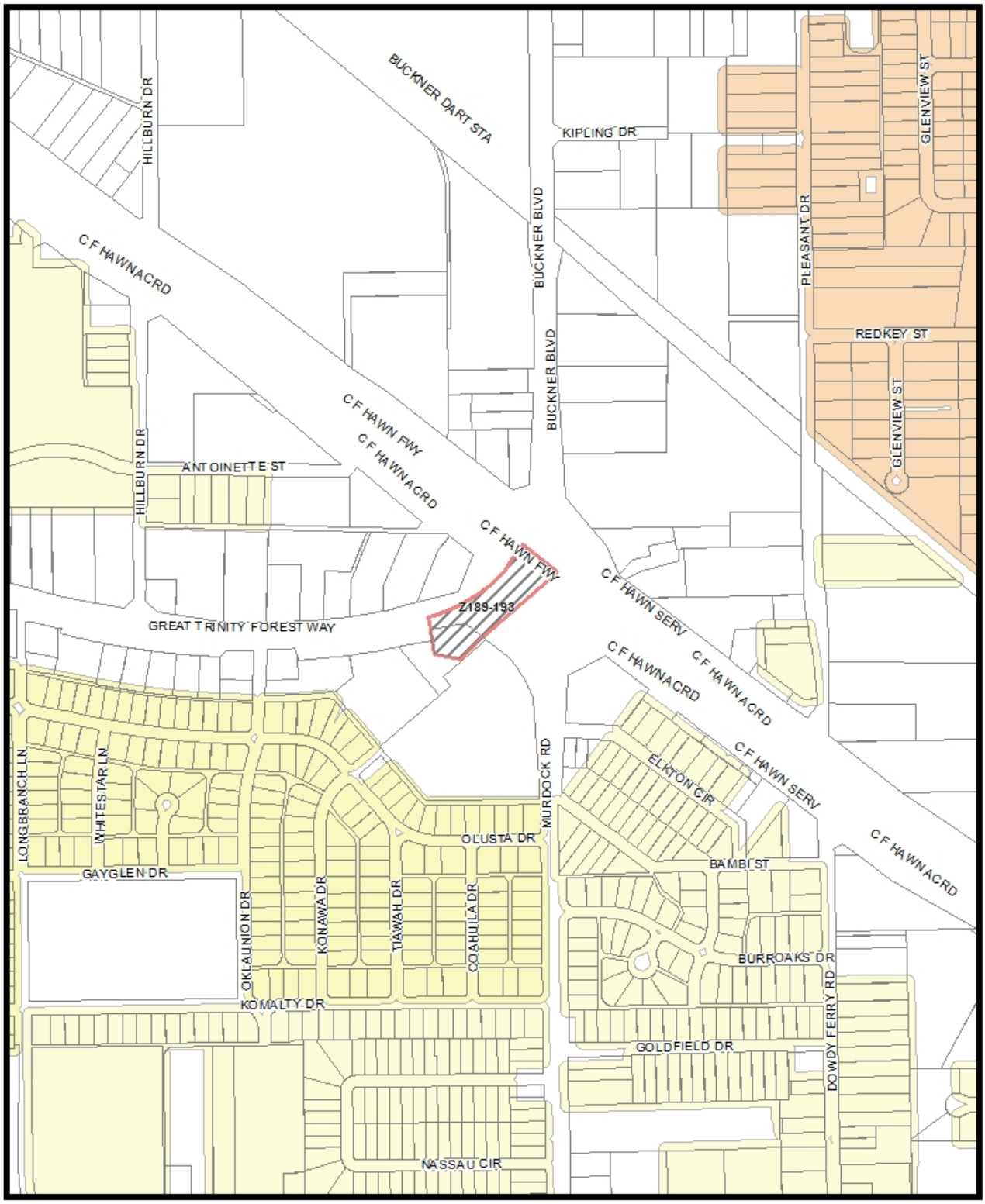
AERIAL MAP

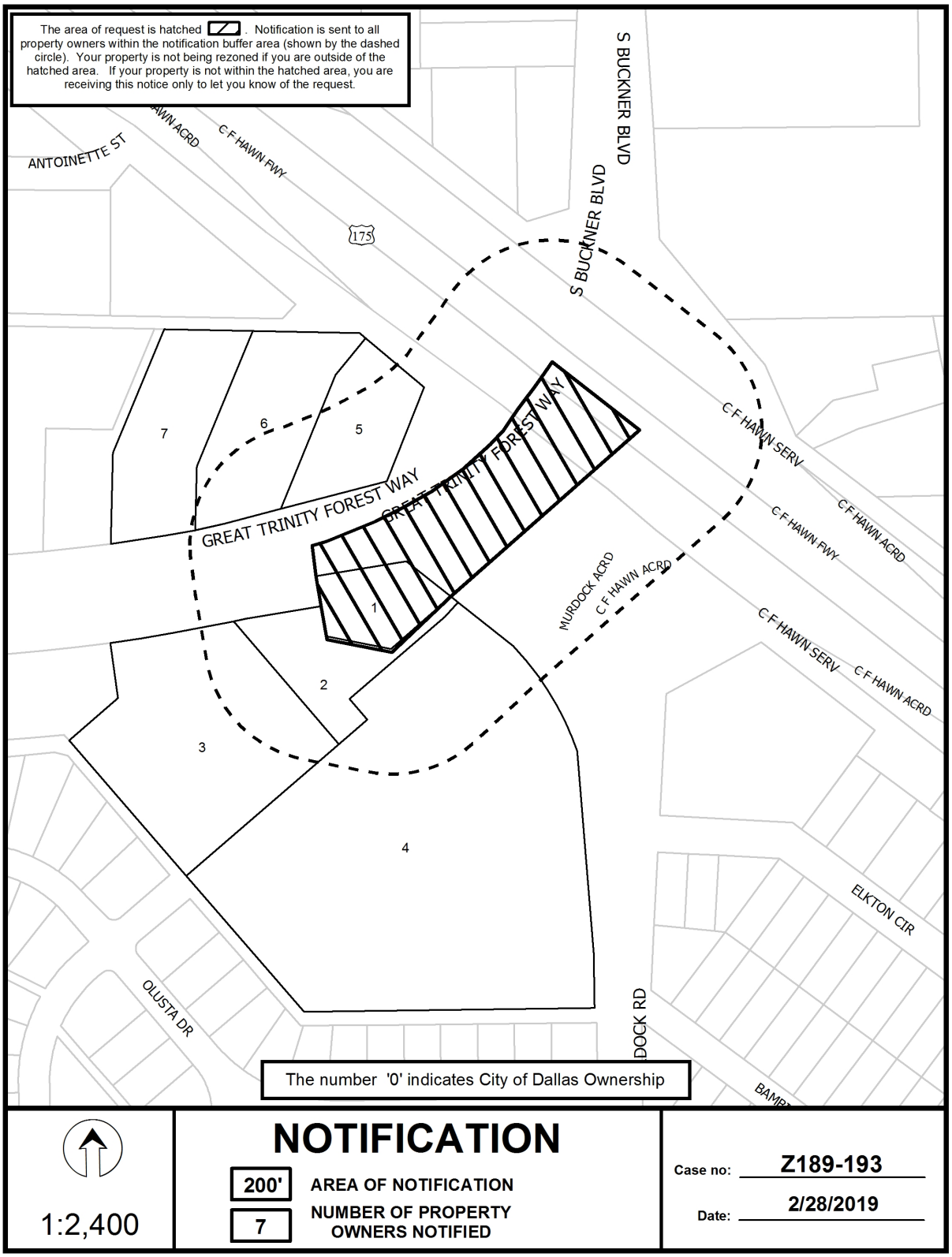
Case no: Z189-193

Date: 2/28/2019


C F HAWN ACRD
C F HAWN ACRD
C F HAWN FWY
ANTOINETTE ST
PD 533
(Subdistrict 5)
PD
533
Hotel
S BUCKNER BLVD
BUCKNER BLVD
Vehicle display, sales, or service
IM
175
Restaurant
GMFS & Fueling station
SUP
2286
C F HAWN SERV
C F HAWN FWY
D-1
GREAT TRINITY FOREST WAY
Undeveloped
PD
534
C F HAWN ACRD
GMFS & Fueling station merchandise
MURDOCK ACRD
C F HAWN ACRD
C F HAWN SERV
Vehicle display, sales, or service
GMFS & Restaurant
Church
GMFS & Fueling station
SUP
2228
RR
ELKTON CIR
OLUSTA DR
RD
1:2,400
ZONING
AND LAND USE
Case no: Z189-193
Date: 2/28/2019


C F HAWN ACRD
C F HAWN ACRD
C F HAWN FWY
ANTOINETTE ST
PD 533
(Subdistrict 5)
PD
533
175
S BUCKNER BLVD
S BUCKNER BLVD
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2286
C F HAWN SERV
C F HAWN FWY
D-1
GREAT TRINITY FOREST WAY
PD
534
C F HAWN ACRD
MURDOCK ACRD
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C F HAWN SERV
C F HAWN SERV
C F HAWN ACRD
5
3 & 4
SUP
2228
RR
2
ELKTON CIR
OLUSTA DR
RD
1:2,400
ZONING HISTORY
Case no: Z189-193
Date: 2/28/2019


BUCKNER DART STA
KIPLING DR
HILLBURN DR
C F HAWNACRD
BUCKNER BLVD
PLEASANT DR
GLENVIEW ST
REDKEY ST
C F HAWN FWY
ANTOINETTE ST
Z189-193
GREAT TRINITY FOREST WAY
C F HAWN SERV
MURDOCK RD
ELKTON CIR
BAMBI ST
LONGBRANCH LN
WHITESTAR LN
GAYGLEN DR
OLUSTA DR
OKLAUNION DR
KONAWA DR
TIAWAH DR
COAHUILA DR
KOMALTY DR
BURROAKS DR
GOLDFIELD DR
DOWDY FERRY RD
NASSAU CIR
MVA Cluster
A
B
C
D
E
F
G
H
I
NA
1:6,000
Market Value Analysis
Printed Date: 2/28/2019


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.
ANTOINETTE ST
C F HAWN FWY
175
S BUCKNER BLVD
GREAT TRINITY FOREST WAY
C F HAWN SERV
C F HAWN ACRD
MURDOCK ACRD
ELKTON CIR
OLUSTA DR
7
6
5
1
2
3
4
The number '0' indicates City of Dallas Ownership
1:2,400
NOTIFICATION
200'
AREA OF NOTIFICATION
7
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z189-193
Date: 2/28/2019

02/28/2019

Notification List of Property Owners

Z189-193

7 Property Owners Notified

Label #	*Address*		*Owner*
1	8098	GREAT TRINITY FOREST WAY	ENIGMA ENTERPRISES INC
2	8000	GREAT TRINITY FOREST WAY	R & R SULEIMAN LLC
3	7932	GREAT TRINITY FOREST WAY	KIMODALE INC
4	121	MURDOCK RD	UNITED HOUSE OF PRAYER
5	8015	C F HAWN FWY	DFW DISTRIBUTOR PETROLEUM INC
6	8055	GREAT TRINITY FOREST WAY	BENJAMIN FRANKLIN FEDERAL
7	7900	GREAT TRINITY FOREST WAY	COLE FD PORTFOLIO IV LLC

CITY PLAN COMMISSION **THURSDAY, MAY 2, 2019**

Planner: Sarah May

FILE NUMBER:	Z189-213(SM)	**DATE FILED:**	February 25, 2019
LOCATION:	Southeast corner of Royal Lane and Webb Chapel Road		
COUNCIL DISTRICT:	13	**MAPSCO:**	23-G
SIZE OF REQUEST:	Approx. 3.983 acres	**CENSUS TRACT:**	97.02

OWNER/APPLICANT: The Cambridge School

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

REQUEST: An application for an amendment to Planned Development District No. 623.

SUMMARY: The applicant [The Cambridge School] proposes a new landscape plan and to amend a previously approved development plan and traffic management plan for a private school for grades five through 12. The applicant proposes to 1) modify maximum structure height while maintaining residential proximity slope, 2) to increase the maximum allowable floor area of the school from 53,000 to 60,000 square feet, and 3) increase the previously approved projected enrollment of 210 students to 240 students. The applicant also proposes some modifications to the previously approved Traffic Management Plan which includes a request to 1) decrease the access points on Royal Lane from two to one to be used for ninth through 12th grade, 2) close the existing drive approach on Webb Chapel Road, and 3) have fifth through eighth grade access to the school, both drop off and pick up, via Regent Drive.

STAFF RECOMMENDATION: **Approval**, subject to a revised development plan, a revised landscape plan, a revised traffic management plan, and staff's recommended conditions.

PLANNED DEVELOPMENT DISTRICT NO. 623:
http://www.dallascityattorney.com/51P/Articles%20Supp%2047/ARTICLE%20623.pdf

PLANNED DEVELOPMENT DISTRICT NO. 623 EXHIBITS:
http://www.dallascityattorney.com/51P/exhibits.html#a623

BACKGROUND INFORMATION:

- The site is currently undeveloped.
- On September 25, 2002, City Council approved PDD No. 623 for a private school to operate within three structures that total approximately 17,207 square feet, built in 1971 for a church use and a private school.
- On January 25, 2017, City Council approved an amendment to PDD No. 623 so that the applicant could demolish some of the existing structures and to add three new buildings for approximately 45,000 square feet with a maximum proposed floor area for the school of 53,000 square feet. The applicant also proposed to relocate the existing private school that currently serves 105 students in grades sixth to 12th and redevelop the property with 10 middle school classrooms and 10 high school classrooms, with a maximum number of students to be 210.
- On November 21, 2018, an application to demolish all structures was approved and on January 17, 2019, all debris was removed from the subject site.

Zoning History: There has been no zoning changes in the area within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	ROW
Royal Lane	Principal Arterial	100 feet
Webb Chapel Road	Principal Arterial	90 feet
Regent Drive	Local	50 feet

Traffic: The Engineering Division of the Sustainable Development and Construction Department has reviewed the proposed increase in enrollment from 210 students to 240 students, the addition of the fifth grade to the proposed campus, the development plan, and Traffic Management Plan and determined that it will not significantly impact the surrounding roadway system.

Although the submitted traffic circulation plan is not foreseen to negatively impact the surrounding roadway system, staff cannot conclude that vehicular ingress and egress onto a residential local street, Regent Drive, is necessary while the site fronts on two principal arterial thoroughfares. The applicant has not provided a technical justification as to why an undeveloped parcel with access to two thoroughfares would require access onto the residential street. Therefore, staff recommends that private school ingress and egress onto Regent Drive is prohibited and a revised traffic management plan be provided by the applicant.

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

Land Use Element

GOAL 1.1 Align Land Use Strategies with Economic Development Priorities

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

Urban Design

GOAL 5.2 Strengthen Community and Neighborhood Identity

Policy 5.2.1 Maintain neighborhood scale and character.

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 623	Undeveloped
North	R-10(A)	Single Family
East	R-10(A)	Single Family
South	R-10(A)	Single Family
West	R-10(A) & NO(A)	Single Family & office
Northwest	CR	Retail

Land Use Compatibility: The request site was previously developed with a church use with several structures built in 1971 that totaled approximately 17,207 square feet. The subject site, which is currently undeveloped, is surrounded by single family uses to the north, across Royal Lane, as well as to the east and south; additional single family uses and office uses are located to the west, across Webb Chapel Road; and a gas station and a shopping center is located to the northwest, across the Webb Chapel Road and Royal Lane intersection.

Staff considers the proposed land use of a private school compatible with surrounding land uses because a development plan, landscape plan, and traffic management plan can be used as tools to mitigate potential negative impacts of the proposed school on surrounding properties.

Development Standards: The applicant requests two modifications to the yard, lot, and space regulations of the existing PDD which refers to the R-10(A) Single Family District, except as modified.

First, the applicant requests to simplify the maximum structure height for private schools to a maximum 37 feet while maintaining compliance with residential proximity slope. Staff supports this request because the underlying zoning, the R-10(A) Single Family District, would allow structures for institutional uses any legal height that is consistent with residential proximity slope[1].

Second, the site is limited to a maximum 53,000 square feet of floor area in the existing PDD and the applicant requests to increase this number to a maximum 63,000 square feet for the proposed new construction. Staff supports this request because it is considered more restrictive than the underlying zoning which does not limit floor area or floor area ratio and would allow up to 60 percent lot coverage for institutional uses in single family districts[2].

Parking: Pursuant to the Dallas Development Code, the parking requirement for an elementary, middle, and high school is one and one-half, three and one-half, and nine and one-half parking spaces per classroom, respectively. The school proposes two classrooms per grade (fifth through 12th), which will require 100 parking spaces. The school proposes to provide 135 parking spaces.

Staff recommends two modifications to the parking requirements of the existing planned development district. First, staff proposes an updated condition where private schools are simply required to comply with the minimum parking requirement of the Dallas Development Code as described in the previous paragraph. Second, since the site is considered a residential district, the school would be allowed to construct or maintain a parking lot or garage that has access to a public alley that abuts a residential district in the future. Since staff objects to the possibility of this concept and the applicant has no intentions to access the alley, the applicant has agreed to prohibit access to the alley.

Since parking in the front yards of all three roadways was previously granted to the site, staff does not object to maintaining this condition. However, staff would prefer that parking within the front yard setback of Regent Drive is prohibited to be more consistent with the remainder of the block face. A possible improvement to the site's design could include a swap of the parking within the front yard on Regent Drive and the proposed playfield to the east of the proposed building.

[1] Reference Section 51A-4.408(a)(1) of the Dallas Development Code.
[2] Reference Section 51A-4.407(a)(1) of the Dallas Development Code.

Landscaping: Instead of compliance with Article X, the applicant requests to have the proposed landscape plan regulate the landscape conditions of the site and to delete the requirement of one large canopy tree for each 30 linear feet within the landscape buffer. The applicant has also provided a comparison of Article X landscape standards to those in the proposed landscape plan on the following page.

Although staff can support the requested modifications for the street trees in order to preserve the existing trees and smaller trees in the buffer strip to not create a conflict with utilities, the proposed narrowed residential perimeter buffer strip and a reduction in parking lot trees, are not seen as an improvement for a site that is intended for new construction.

Therefore, staff recommends approval of a revised landscape plan that would 1) provide a 10-foot wide residential buffer strip, 2) comply with the Article X requirement for parking lot trees, and 3) show the ingress and egress on Regent Drive eliminated as discussed in the preceding traffic section.

Further, staff considers the proposed location of the Webb Chapel Road facing facade to be in conflict with the root systems of the existing large canopy trees along Webb Chapel Road that are proposed to be preserved. Therefore, staff recommends either 1) a tree protection plan from a certified arborist be provided to staff for review or 2) that the facade be set farther away from or articulate around the existing trees that are proposed to be preserved to avoid root system damage.

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. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. Although the subject site is not depicted as within an MVA cluster, the area of request is abuts a “B” MVA cluster to the south and east and is separated from “D” MVA clusters to the north and west, across Royal Lane and Webb Chapel Road, respectively.

Artcile X Compliance - Cambridge PD

Site = 173,434 SF / 3.9815 Acres

Article X Mandatory Requirement	Required	Existing Conditions: Compliant / Non-Compliant	Needed For Compliance	Proposed To Meet Compliance
Site Trees (1:4,000 sf Site Area)	44 Site Trees	**Compliant** - Exisiting Trees = 56 Site Tree Credits (Existing Trees to Remain) + new trees	Compliant	Compliant
Parking Lot / Interior Trees (Tree within 70 ft of Parking Space)	Every parking space must be within 70 ft of a large canopy tree	**Non-Compliant**	To comply, a minimum of 2 proposed trees are required to be added in the playfield area or parking islands added.	Exception to be made to count non-canopy trees proposed for buffer as adequate tree coverage of parking lot.
Street Trees (1 per 40 ft Frontage)	Royal Lane – 14 Required (543 LF / 40 = 14)	**Compliant**, 14 proposed trees and 1 existing tree	Compliant	Compliant
	Regent Drive – 7 Required (247 LF / 40 = 7)	**Compliant**, 7 proposed trees	Compliant	Compliant
	Webb Chapel Road – 10 Required (370 LF / 40 = 10)	**Non-Compliant**, 10 Required, 3 Existing Canopy Trees and 6 Proposed Shade Trees	To comply, 7 proposed large canopy / sheade trees are required to be planted within 30 ft of curb.	Exception asked to be made to plant 6 new trees instead of 7 in order to preserve 3 large mature trees, which reduce space available to plant.
Residential Buffer Planting where Residential Adjaceny Occurs: (Buffer Planting within 10' Landscape Buffer)	Buffer Planting Along West Property Line, 230 LF	**Non-Compliant**	10-Foot Buffer along property line with buffer planting from list.	Exception to be made in PD Amendment to allow for medium / non-canopy trees from list provided on PD to be used for screening with fence due to overhead utilities.
Residential Buffer Planting where Residential Adjaceny Occurs: (Buffer Planting within 10' Landscape Buffer)	Buffer Planting Along South Property Line, 245 LF	**Non-Compliant**	10-Foot Buffer along property line with buffer planting from list.	Exception to be made in PD Amendment to allow for medium / non-canopy trees from list provided on PD to be used for screening with fence due to overhead utilities.
Residential Buffer Planting where Residential Adjaceny Occurs: (Buffer Planting within 10' Landscape Buffer)	Buffer Planting Along Southwest Property Line / Service Drive	**Non-Compliant**	10-Foot Buffer along property line with buffer planting	Exception to be made in PD Amendment to allow for 2.5-foot buffer and no planting due to limited space. Phil Erwin recomends hardscape or aggregate. I agree. Min. width for reg. spray irrigatoin is 5' in Texas.
Residential Buffer Planting where Residential Adjaceny Occurs: (Buffer Planting within 10' Landscape Buffer)	Buffer Planting Along Regent Drive	**Compliant**	Compliant	Compliant
	Canopy / Shade Trees = 7	**Compliant** - 7 proposed trees	Compliant	Compliant
	Large Evergreen Shrubs = 21	**Compliant** - 21 min. proposed shrubs	Compliant	Compliant

List of Officers

The Cambridge School of Dallas

Board of Trustees

Bob Farrow, Chairman

Carrie Williams, Vice-Chairman

Jason Runnels, Treasurer

Carl Bruce, Trustee

Tal Hicks, Trustee

Greg Hosler, Trustee

Laura McBridge, Trustee

Ana Moner, Trustee

John Owens, Trustee

Mark Peterman, Trustee

Michael Richmond, Trustee

Scott Upfield, Trustee

Blake Woodall, Trustee

Paul Wolfe, Ex Officio

Proposed Amendments to:

ARTICLE

623.

PD 623.

SEC. 51P-623.101. LEGISLATIVE HISTORY.

PD 623 was established by Ordinance No. 25033, passed by the Dallas City Council on September 25, 2002. (Ord. 25033)

SEC. 51P-623.102. PROPERTY LOCATION AND SIZE.

PD 623 is established on property located on the southeast corner of the intersection of Webb Chapel Road and Royal Lane. The size of PD 623 is approximately 3.983 acres. (Ord. 25033)

SEC. 51P-623.103. DEFINITIONS AND INTERPRETATIONS.

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

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

(c) This district is considered to be a residential zoning district. (Ord. 25033)

SEC. 51P-623.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 623A: development plan.

(2) Exhibit 623B: traffic management plan.

(3) Exhibit 623C: landscape plan.

SEC. 51P-623.104. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in in the R-10(A) Single Family District, subject to the same conditions applicable in the R-10(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-10(A) Single Family District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the R-10(A) Single Family District is subject to DIR in this district; etc.

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

-- Private school. (Ord. Nos. 25033; 30332)

SEC. 51P-623.105. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. 25033)

SEC. 51P-623.106. DEVELOPMENT PLAN.

(a) For a private school, development and use or the Property must comply with the development plan (Exhibit 623A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) For all other uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply. (Ord. Nos. 25033; 30332)

SEC. 51P-623.107. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the R-10(A) Single Family District apply.

(b) Private school.

(1) Floor area. Maximum floor area for all buildings combined is 63,000 [~~53,000~~] square feet.

(2) Height.

(A) Except as provided in this section, maximum structure height is 37 feet.

~~[(B) For Building B maximum height is 34 feet.~~

~~(C) For Building C maximum height is 18 feet.]~~

(B[~~e~~]) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. 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. (Ord. Nos. 25033; 30332)

SEC. 51P-623.108. 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) Private school.

(1) [~~Off-street parking and loading must be provided as shown on the development plan.~~

~~(2)~~] Parking may be provided in the required front yards along Royal Lane, Webb Chapel Road, and Regent Drive as shown on the development plan.

(2) A person shall not construct or maintain a parking lot or garage that has access to a public alley that abuts a residential district.

SEC. 51P-623.108.1. TRAFFIC MANAGEMENT PLAN.

(a) In general. The operation of a private school must comply with the traffic management plan (Exhibit 623B).

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

(c) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the

sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by the one year anniversary of issuance of the certificate of occupancy. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1 of each even-numbered year.

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

(A) ingress and egress points;

(B) queue lengths;

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

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

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

(F) hours for each grade level; and

(G) circulation.

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

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

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

(d) Amendment process.

(1) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).

(2) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion. (Ord. 30332)

SEC. 51P-623.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

(a) In general. Except as provided in this section, see Article VI.

(b) Prohibited light sources. The following light fixtures and sources may not be used if the direct light emitted is visible from adjacent properties:

(1) Low pressure sodium and mercury vapor light sources.

(2) Cobra-head type fixtures having dished or drop lenses or refractors which house other than incandescent sources.

(3) Searchlights and other high intensity narrow-beam fixtures.

(c) Lighting design requirements. Outdoor lighting must primarily be used to provide safety, accent key architectural elements, or emphasize public art or landscape features. All lighting fixtures must meet the following requirements:

(1) Fixture (luminaire).

(A) The light source must be concealed.

(B) In order to direct light downward and minimize the amount of light spillage into the night sky and onto adjacent properties, all lighting fixtures must be full cutoff fixtures.

(C) Fixtures must be mounted in such a manner that the cone of light is contained on-site and does not cross any property line on the perimeter of the Property.

(D) Lighting fixtures may not exceed 12 feet in height above the parking surface and be shielded in order to direct light towards the parking surface.

(d) Specific lighting standards.

(1) Security lighting.

(A) Building mounted security light fixtures such as wall packs may not project above the roof line of the building and must be shielded.

(B) Security lighting fixtures may not face residential uses adjacent to the Property.

(2) Accent lighting. Only lighting used to accent architectural elements, landscaping, or art may be directed upward, provided that the fixture is located, aimed, or shielded to minimize light spill into the night sky.

(3) Excessive illumination. Lighting must not be oriented so as to direct glare or excessive illumination onto streets in a manner that may distract or interfere with the vision of drivers. (Ord. Nos. 25033; 30332)

SEC. 51P-623.110. LANDSCAPING AND TREE PRESERVATION.

(a) In general. Except as provided in this section, landscaping and tree preservation, removal, and replacement must be provided in accordance with Article X.

(b) Private school.

(1) Landscaping must be provided as shown on the landscape plan (Exhibit 623C). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

(2) [~~(c)~~] Trees located in the area labeled "Tree Conservation Area," shown on the development plan must be preserved.

(3) For landscaping purposes, a tree shown on the landscape plan that is removed, must be replaced in the location shown on the landscape plan or the closest location that complies with the tree spacing requirements of 51A-10.104(h).

(c) ~~The landscape buffer shown on the development plan along the easternmost boundary of the Property must contain a minimum of one large canopy tree for each 30 linear feet.~~

[~~(d)~~] Plant materials must be maintained in a healthy, growing condition. (Ord. Nos. 25033; 30332)

SEC. 51P-623.111. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord. 25033)

SEC. 51P-623.111.1. FENCING.

(a) For a private school, required fencing must be provided in the location shown on the development plan.

(b) The maximum height for a fence in the required front yard is six feet.

(c) If the solid fence shown on the development plan is constructed of wood, it must be board-on-board type construction. (Ord. 30332)

SEC. 51P-623.112. ADDITIONAL PROVISIONS.

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

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

(c) A private school must comply with the following design standards:

(1) Facade materials. A minimum of 60 percent of each facade facing the Property line (not including those facing an interior courtyard) must be constructed of masonry material such as brick, stone, engineered stone, concrete, stucco, or a combination of these materials. Exterior insulated finish systems (EIFS) is limited to a maximum of 10 percent.

(2) Upper story windows.

(A) When [~~Windows~~] facing the Property line, [~~that are~~] located on an upper story, [~~the second floor~~] and within 100 feet of the property line, windows must: [~~be either~~]

(i) Have glazing that is translucent or made of[~~,~~] glass block or similar view-obscuring materials, or

(ii) Begin at a minimum height of six feet above [~~or greater from~~] the preceding story[~~ below~~].

(B) When [~~Any windows~~] located on an upper story and within 150 feet of an east property line, [~~the second floor of Building A that face~~] east-facing windows must: [~~be either~~]

(i) Have glazing that is translucent or made of[~~,~~] glass block or similar view-obscuring materials, or

(ii) Begin at a minimum height of six feet above [~~or greater from~~] the preceding story [~~below~~].

(3) Outdoor recreation or playfields. Outdoor recreation or playfields may not be lighted or have sound amplification. Permanent seating at outdoor recreation or playfields is prohibited.

Staff recommended:

(4) Ingress/egress. Vehicular ingress and egress is prohibited from Regent Drive.

Applicant requested:

Denial of subparagraph (c)(4). The applicant requests to utilize Regent Drive.

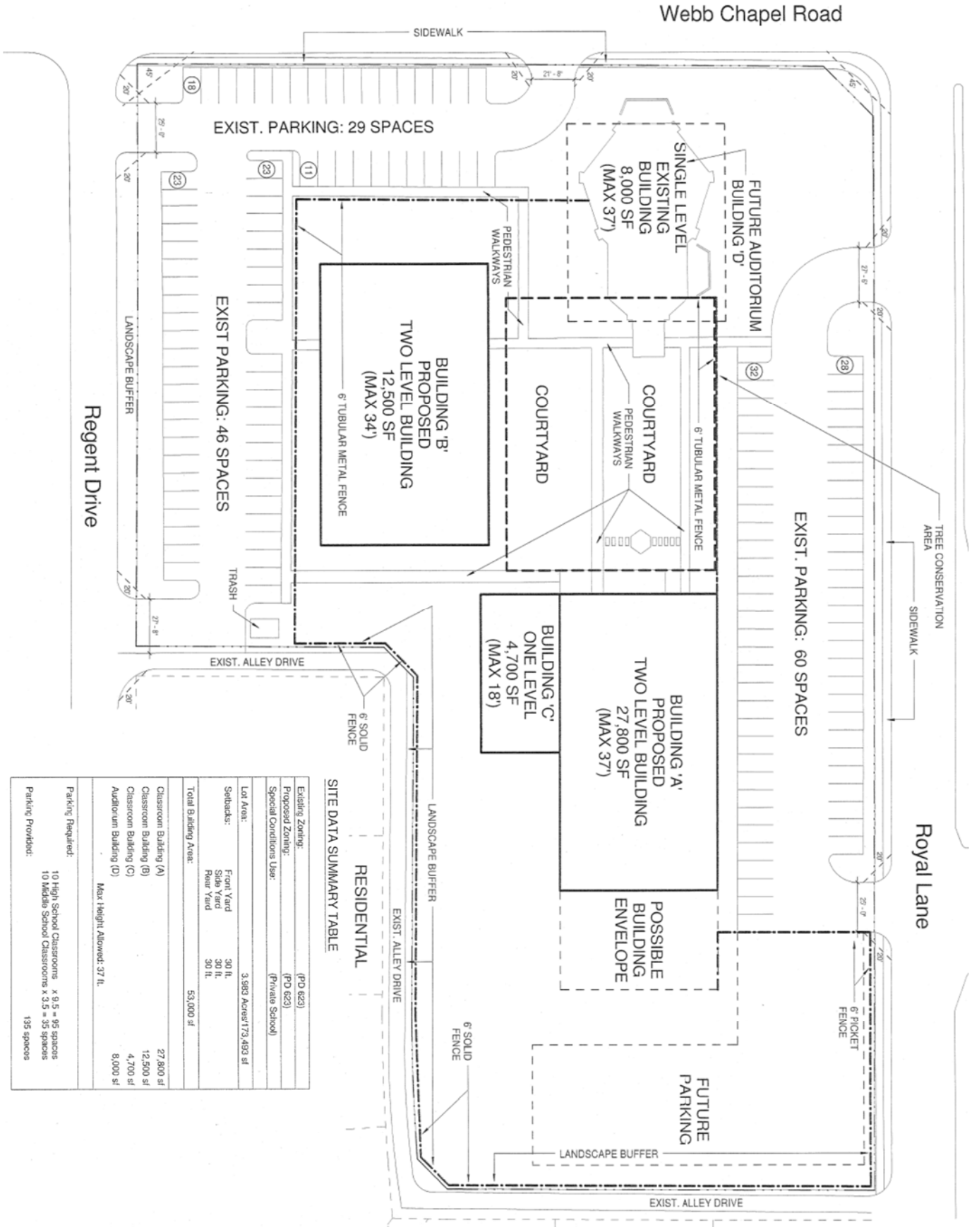
~~(4) Ingress/egress. Vehicular ingress and egress is prohibited from Regent Drive.~~

SEC. 51P-623.113. COMPLIANCE WITH CONDITIONS.

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

(b) The building official shall not issue a building permit or a certificate of occupancy for a use in this district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 25033; 26102)

EXISTING DEVELOPMENT PLAN

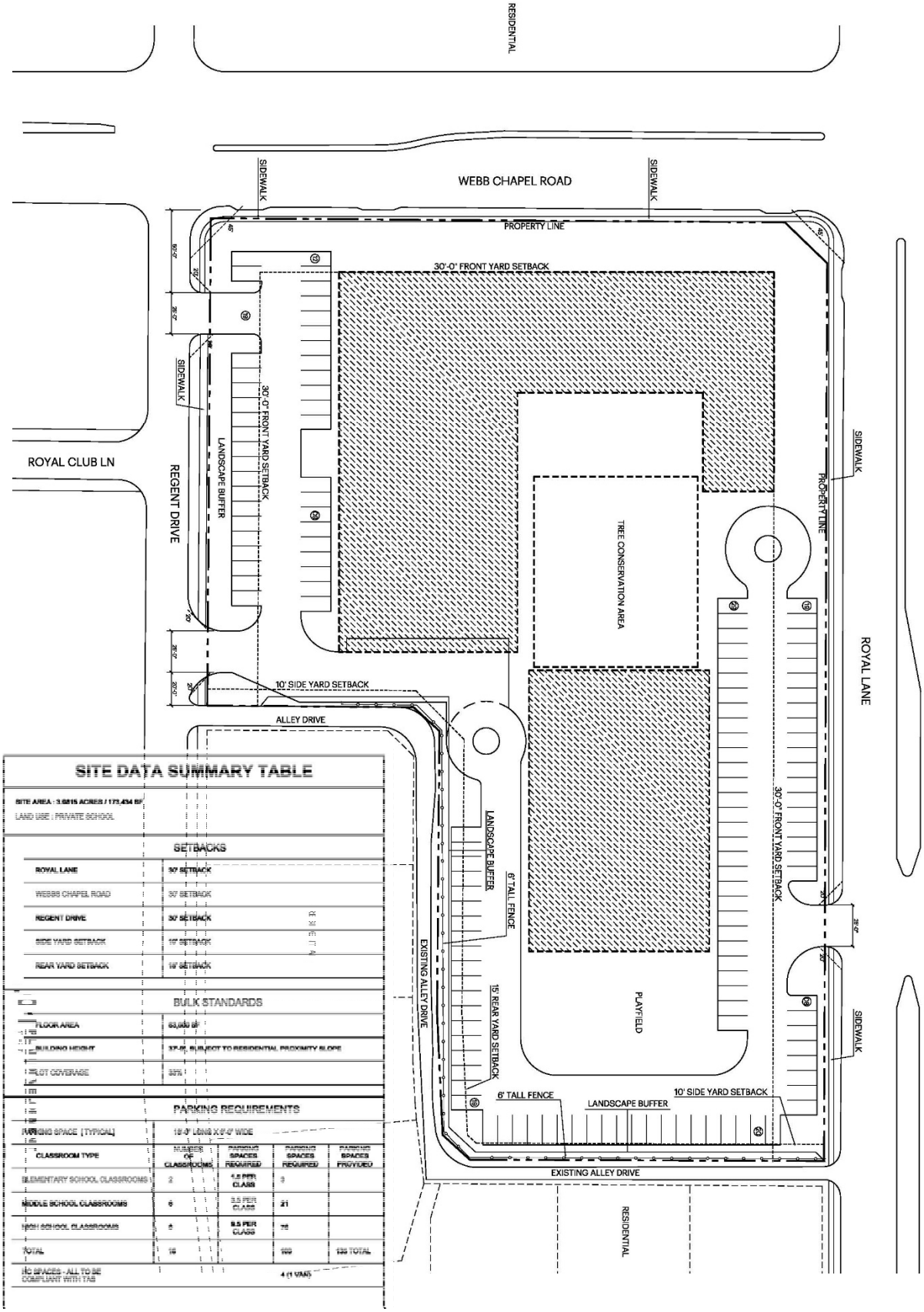


SITE DATA SUMMARY TABLE

Existing Zoning:		(PD 623)
Proposed Zoning:		(PD 623)
Special Conditions Use:		(Private School)
Lot Area:		3.983 Acres/173,493 sf
Setbacks:	Front Yard	30 ft.
	Side Yard	30 ft.
	Rear Yard	30 ft.
Total Building Area:		53,000 sf
Classroom Building (A)		27,800 sf
Classroom Building (B)		12,500 sf
Classroom Building (C)		4,700 sf
Auditorium Building (D)		8,000 sf
	Max Height Allowed: 37 ft.	
Parking Required:		
	10 High School Classrooms	x 9.5 = 95 spaces
	10 Middle School Classrooms	x 3.5 = 35 spaces
Parking Provided:		135 spaces

RESIDENTIAL

PROPOSED DEVELOPMENT PLAN



SITE DATA SUMMARY TABLE

SITE AREA : 3.9815 ACRES / 173,434 SF
LAND USE : PRIVATE SCHOOL

SETBACKS	
ROYAL LANE	30' SETBACK
WEBB CHAPEL ROAD	30' SETBACK
REGENT DRIVE	30' SETBACK
SIDE YARD SETBACK	10' SETBACK
REAR YARD SETBACK	15' SETBACK

BULK STANDARDS	
FLOOR AREA	63,000 SF
BUILDING HEIGHT	37'-0", SUBJECT TO RESIDENTIAL PROXIMITY SLOPE
LOT COVERAGE	36%

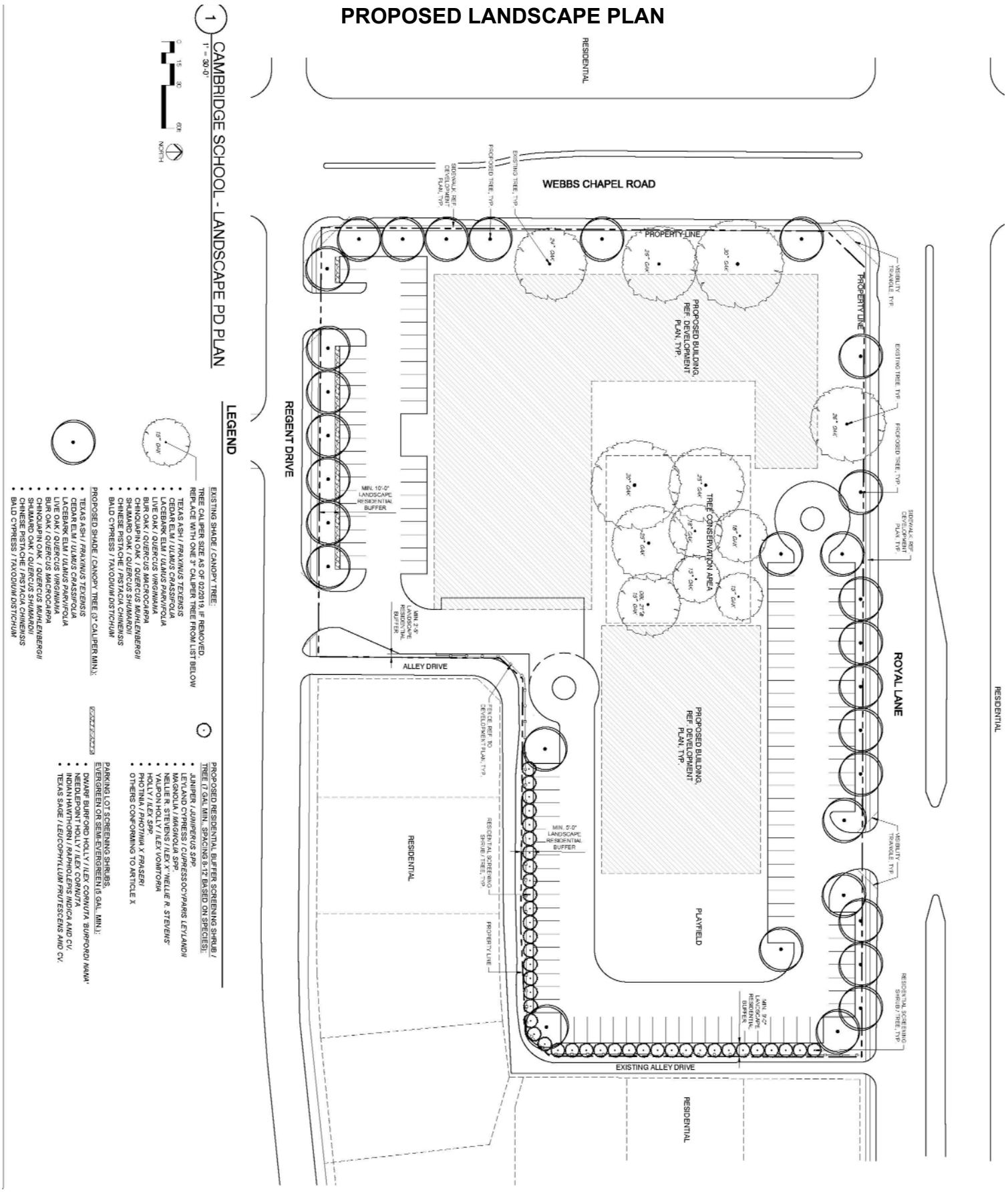
PARKING REQUIREMENTS

PARKING SPACE [TYPICAL] 18'-0" LONG X 8'-0" WIDE

CLASSROOM TYPE	NUMBER OF CLASSROOMS	PARKING SPACES REQUIRED	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED
ELEMENTARY SCHOOL CLASSROOMS	2	4.5 PER CLASS	9	
MIDDLE SCHOOL CLASSROOMS	6	3.5 PER CLASS	21	
HIGH SCHOOL CLASSROOMS	4	8.5 PER CLASS	34	
TOTAL	12		64	68 TOTAL

NO SPACES - ALL TO BE COMPLIANT WITH TAS 4 (1 VAN)

PROPOSED LANDSCAPE PLAN



EXISTING TRAFFIC MANAGEMENT PLAN

TRAFFIC MANAGEMENT PLAN FOR

THE CAMBRIDGE SCHOOL OF DALLAS

IN DALLAS, TEXAS

DESHAZO PROJECT NO. 16066

Z____-____

Prepared for:

The Cambridge School of Dallas

PO Box 540186

Dallas, Texas 75354

Prepared by:

DeShazo Group

Texas Registered Engineering Firm F-3199

400 South Houston Street, Suite 330

Dallas, Texas 75202

214.748.6740

July 26, 2016



DeShazo Group, Inc.
July 26, 2016

Traffic Management Plan for

The Cambridge School of Dallas

~ DeShazo Project No. 16066 ~

Table of Contents

PRELIMINARY SITE PLAN I

INTRODUCTION 1

TRAFFIC MANAGEMENT PLAN 1

School Operational Characteristics 2
Site Access and Circulation 2
Passenger Unloading/Loading 3
Vehicle Queuing 3

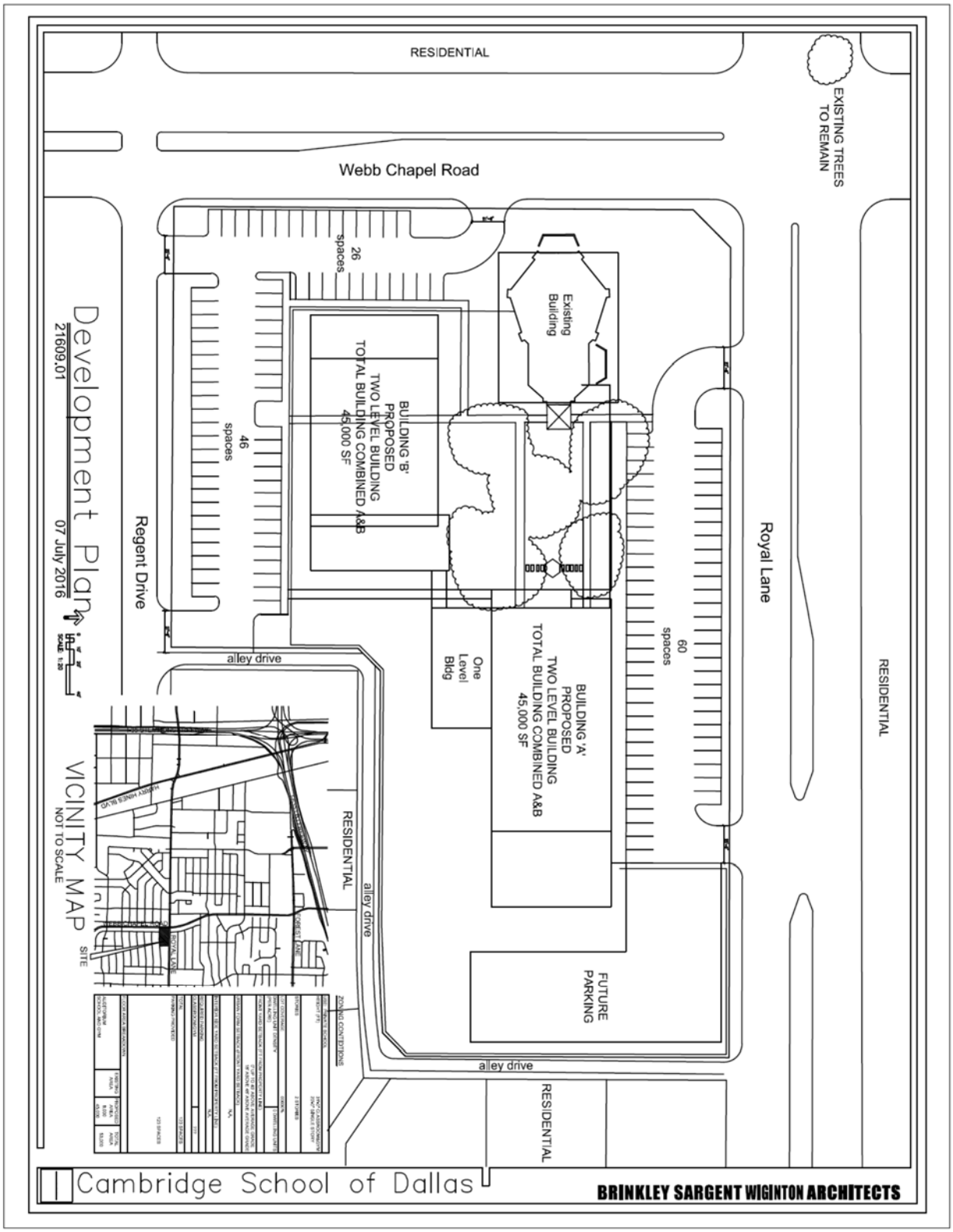
SUMMARY & RECOMMENDATIONS 3

LIST OF TABLES:

Table 1. Proposed School Operational Characteristics
Table 2. Peak On-Site Vehicle Demand during Afternoon Pick-Up Period

LIST OF EXHIBITS:

Exhibit 1. Traffic Management Plan for Peak School Traffic


RESIDENTIAL
EXISTING TREES TO REMAIN
Webb Chapel Road
26 spaces
Existing Building
BUILDING 'B' PROPOSED TWO LEVEL BUILDING TOTAL BUILDING COMBINED A&B 45,000 SF
46 spaces
Regent Drive
Royal Lane
60 spaces
RESIDENTIAL
alley drive
One Level Bldg
BUILDING 'A' PROPOSED TWO LEVEL BUILDING TOTAL BUILDING COMBINED A&B 45,000 SF
FUTURE PARKING
Development Plan
21609.01
07 July 2016
SCALE 1:20
VICINITY MAP
NOT TO SCALE
SITE
RESIDENTIAL
alley drive
RESIDENTIAL
ZONING CONDITIONS
Cambridge School of Dallas
BRINKLEY SARGENT WIGINTON ARCHITECTS

DeShazo Group
35 Years of Excellence!
Traffic. Transportation Planning. Parking. Design.

Technical Memorandum

To: *Bob Farrow — The Cambridge School of Dallas*

From: *David Nevarez, P.E. — DeShazo Group, Inc.*

Date: July 26, 2016

Re: Traffic Management Plan for The Cambridge School of Dallas in Dallas, Texas
DeShazo Project Number 16066; Case Number Z____-____

INTRODUCTION

DeShazo Group, Inc. (DeShazo) is an engineering consulting firm providing licensed engineers skilled in the field of traffic/transportation engineering. The services of DeShazo were retained by The Cambridge School of Dallas ("School") to prepare a traffic management plan (TMP) for the proposed relocation of their campus.

The Cambridge School of Dallas is an academic institution currently serving over 105 students in 6th to 12th Grade. The School is currently located at 3877 Walnut Hill in Dallas, Texas. The school administration is planning a relocation of their facilities with the opportunity to provide additional student capacity for a maximum enrollment of 210 students. The proposed new campus is located at 3202 Royal Lane in Dallas, Texas. A preliminary site plan, prepared by BSW Architects, is provided as reference in this report.

The proposed school site is zoned Planned Development (PD) District 623. Zoning provisions permit the development of a private school under specific stipulations of a Specific Use Permit. As part of the approval process, the City of Dallas requires submittal of a TMP as a record of the preferred traffic control strategies and to ensure safe and efficient traffic operations. The plan is intended to assess anticipated traffic conditions during the morning drop-off and afternoon pick-up activities on the basis of satisfying these objectives. By consent of the TMP submittal, the school agrees to the strategies presented herein. In addition, the school is held self-accountable to enforce the plan until and unless the City of Dallas deems further mitigation measures are necessary.

TRAFFIC MANAGEMENT PLAN

A school TMP is important to safely achieve an optimum level of traffic flow and circulation during peak traffic periods associated with student drop-off and pick-up operations. By properly managing vehicular traffic generated during critical periods, the safety and efficiency of school carpool operations will also inherently improve. This TMP should not be considered a comprehensive set of instructions to ensure adequate safety; however, it is a tool that aims to facilitate a safer and more efficient environment.

This analysis identifies minimum requirements needed to accommodate projected school traffic demands during peak periods. A concerted effort and full participation by the school administration, staff, students and parents are essential to maintain safe and efficient traffic operations.

400 S Houston St, Suite 330 Dallas, TX 75202 P. 214.748.6740 F. 214.748.7037 www.deshazogroup.com

School Operational Characteristics

Table 1 summarizes the proposed operational characteristics for the School:

Table 1. Proposed School Operational Characteristics

	Existing Conditions	Proposed Conditions
Student Enrollment:	Grades 6–9th .....45 Grades 10–12th .....60 *Total (all grades): 105*	Grades 6–9th ..... 90 Grades 10–12th .....120 *Total (all grades): 210*
School Staff:	28 staff members	38 staff members
Daily Arrival Schedule:	Grades 6–12th ..... 8:00 AM	Same As Before
Daily Departure Schedule:	Grades 6–12th .....3:00 PM	Same As Before
Students Travelling by Modes Other Than Drop-off/Pick-up:	School/Public Bus, Walk.....0% Student Drivers.....25% Afterschool Activities 45%	Same As Before

NOTE #1: In addition, the school may hold occasional events that generate traffic outside of traditional peak periods. While some measures presented in this report may apply to such cases, this analysis evaluates traffic characteristics associated only with traditional school peak periods.

NOTE #2: Up to 50 students (approximately 25% of the total student population) are anticipated to drive themselves to school. Only students from 10th through 12th grade are currently permitted to park on school campus; this policy will remain in effect in the future.

Site Access and Circulation

During the morning drop-off period, all students must be dropped off in front of the school at the south parking lot. Motorists should enter the school property from Regent Drive and proceed to drop off students at the designated loading zone in the front of the school building. All vehicular traffic should continue along the designated route and exit onto Webb Chapel Road. School administration and faculty staff parking will also be allocated in the south parking lot; student drivers will park at designated areas in the north lot.

Exhibit 1 presents a schematic depiction of site access and circulation during the afternoon pick-up period. The loading zone for 6th to 9th grade students is located in the south parking lot; the loading zone for 10th to 12th grade students is located in the north parking lot. Both lots will operate as one-way facilities during the afternoon pick-up period. The eastern driveway on Regent Drive and eastern driveway on Royal Lane will be inbound-only; the driveway on Webb Chapel Road and western driveway on Royal Lane will be exit-only during school pick-up and drop-off periods.

During the afternoon pick-up periods, passenger vehicles will access their corresponding driveway and directly proceed to form a queue towards the loading/unloading area along the designated route. Traffic circulation may be demarcated by either pavement markings or signs. Once in queue, 6th-9th grade traffic will operate as a double line of vehicles with the opportunity to park before reaching the loading area. Pick-up operations in the north parking lot are not expected to generate considerable queues. Traffic studies at various private academic institutions show a significantly dispersed pick-up operations for higher grades—considerably reduced due to the number of student drivers and after school activities.

NOTE: site access and circulation recommendations also included an evaluation of student population distribution by ZIP Code.

Passenger Unloading/Loading

During morning drop-off periods, vehicular traffic will enter the school site to unload students directly at their designated unloading areas. Alternatively, parents will be permitted to proceed toward the visitor-designated parking and walk students to the building. During afternoon pick-up periods, vehicular traffic will drive into the parking lot and either join the queue line to load passengers or park in a designated visitor parking space to wait for their student(s) to arrive.

The School will enforce a managed loading protocol during the afternoon pick-up periods whereby vehicles enter and circulate through the prescribed route and form a systematic queue. Students will be released from the school *en masse*. School staff will also be positioned at strategic locations ahead of the pick-up areas to relay the sequence of parents' arrival back to the loading zone. School will potentially load several vehicles simultaneously with the assistance of staff stationed at the loading area. Once loaded, vehicles are cleared by school staff to carefully egress along the designated route.

Vehicle Queuing

The goal for any school is to accommodate all vehicular queuing and drop-off/pick-up procedures on private property. In lieu of any published, standardized technique for projecting necessary queue lengths, DeShazo developed a proprietary methodology for estimating peak vehicular queue based upon historical studies conducted at various school sites. School observations consistently indicate that maximum queues occur during the afternoon peak period when students are being picked-up—the morning period is typically not a significant traffic issue since drop-off activities are more temporally distributed and occurs much more quickly than student pick-up. The projected peak number of vehicles during each dismissal time is provided in **Table 2**.

Table 2. Peak On-Site Vehicle Demand during Afternoon Pick-Up Period

Student Group:	6th-9th Grade	10th-12th Grade
Dismissal Time:	3:00 PM	3:00 PM
Student Drivers:	--	50 students
Student pick-up:	90 students	70 students
Peak Number of Vehicles (*estimated*):	**23 vehicles**	**10 vehicles**

SUMMARY & RECOMMENDATIONS

School traffic delays and congestion during the afternoon pick-up period is notably greater than the traffic generated during the morning drop-off period due to timing and concentration characteristics. In most instances, achieving efficiency during the afternoon period is most critical, while the morning traffic operations require nominal active management. The following recommendations are provided by DeShazo to the School for the management of traffic specifically generated by the School during the afternoon periods.

1. The School should implement an "Advance Passenger Identification System". At the beginning of each school term, parents should be issued hangtags with unique identification that pairs them with corresponding student(s). During the pick-up period, hangtags must be on display through the

vehicle's windshield while parents arrive at the pick-up areas. School staff should be positioned at strategic locations ahead of the loading area and relay the sequence of arrivals via hand radio while students are prepped for pick-up. With the assistance of other school staff stationed at the loading area, several vehicles should be loaded simultaneously. After loading, vehicles should be cleared by school staff to carefully exit the queue along the designated route.

2. DeShazo recommends implementation of the traffic circulation plan depicted in **Exhibit 1** based upon a review of the proposed site and the anticipated needs of traffic during peak conditions. This plan was designated to optimize the on-site vehicular circulation and retention of queued vehicles in a manner that promotes safety and operational efficiency. The recommended plan provides a designated route for each queue and its respective loading zone.
   - The loading area for 6th – 9th grade students in the south side of school campus provides 753 linear feet of on-site vehicular queuing or storage for up to 32 vehicles at 23.5 feet per vehicle. This capacity is expected to accommodate the projected vehicle demand for 6-9th grade students of 23 vehicles and provide a surplus of 212 linear feet.
   - The loading area for 10th – 12th grade students in the north side of school campus provides 564 linear feet of on-site vehicular queuing or storage for up to 24 vehicles at 23.5 feet per vehicle. This capacity is expected to accommodate the projected vehicle demand for 10th-12th grade students of 10 vehicles and provide a surplus of 329 linear feet.
3. School should block all vehicular access at the westernmost driveway on Regent Drive. The plan also includes a recommended configuration of temporary traffic control devices (such as traffic cones, etc.) that shall be installed on a daily basis when typical traffic conditions are expected. An appropriate number of school staff should be assigned to fulfill the duties of student supervision, traffic control, and other related duties as generally depicted on the plan.
4. Staff directing traffic should, in lieu of simple hand gestures, procure and use reversible hand-paddle signs with the messages (and symbols) for STOP and for SLOW (i.e., proceed slowly). Optional additional equipment used by staff may include whistles (for audible warnings) and flashlights (for visual warnings) in order to better-gain the attention of motorists.
5. No person(s) other than deputized officers of the law should engage or attempt to influence traffic operations in public right-of-way to minimize liabilities.
6. Reserved parking areas should be clearly marked for parents and visitors to identify staff and student parking to optimize traffic operations. The recommended parking assignment shown in **Exhibit 1** is meant to assign school staff (i.e., reserved) to spaces that may potentially be blocked by ingress queue under the assumption that those school staff do not arrive/depart the campus during student pick-up period(s). Likewise, the proposed student parking is intended to be located outside of the queue operations during the 6th-9th grade queue operations.
7. The school should install a temporary EXIT ONLY sign on the western driveway on Royal Lane to enforce a one-way traffic in the north parking lot.

The full cooperation of all school staff members, students, and parents is crucial for the success of this traffic management plan. Proper training of school staff on duties and expectations pertaining to the plan is recommended. Sufficient communications at the beginning of each school term (and otherwise, as needed) with students and parents on their duties and expectations is also recommended. In general, the following practices should also be enforced.

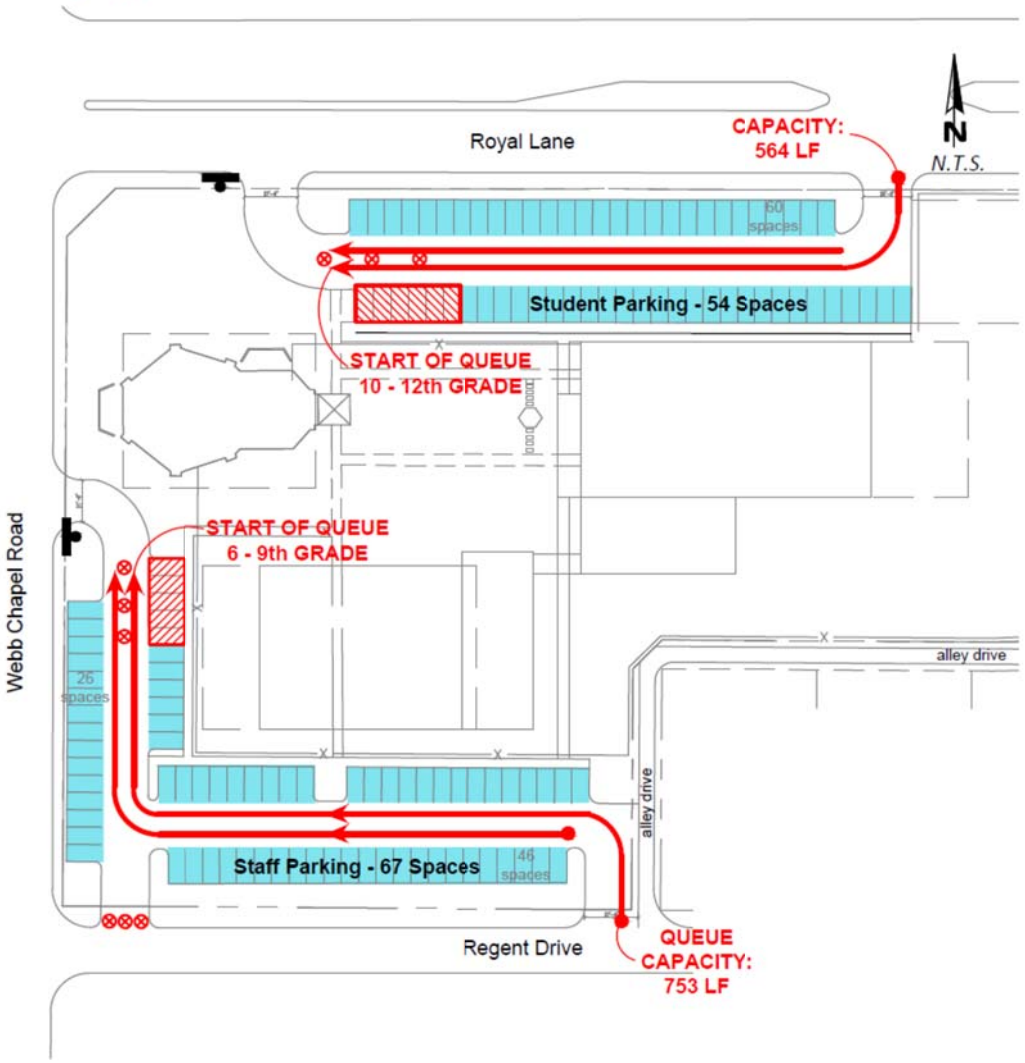
Passenger loading and unloading within public right-of-way should be avoided at all times to maximize personal safety. All queuing and parking should be accommodated within the school site boundaries. For circumstances where this cannot be avoided, coordination with City staff responsible for traffic operations in the area should occur so that appropriate mitigation measures can be immediately investigated.

This TMP is to be used by The Cambridge School of Dallas to provide safe and efficient transportation of students, staff, and faculty to and from the site. The plan was developed with the intent of optimizing safety and efficiency and the goal of accommodating within the site vehicular traffic generated by the school at peak traffic periods. The details of the TMP shall be reviewed by the school on a regular basis to confirm its effectiveness. A concerted effort and full participation by the school administration, staff, students and parents are essential to maintain safe and efficient traffic operations. The use of designated parking and queuing areas is necessary to minimize the operational impact on adjacent properties and the public street system.

END OF MEMO

DeShazo Group

DeShazo Group, Inc. Job No. 16066 Exhibit Created on 06-13-2016



Queuing Summary

Student Group	Dismissal Times & Students	Vehicular Demand	
6 - 9th: 90 Students	8:00 AM 3:00 PM	Provided:	753 LF (32 Cars)
		Projected:	541 LF (23 Cars)
		Surplus:	212 LF (9 Cars)
10 - 12th: 120 Students (50 driving)	8:00 AM 3:00 PM	Provided:	564 LF (24 Cars)
		Projected:	235 LF (10 Cars)
		Surplus:	329 LF (14 Cars)

**Vehicular queue calculated at 23.5 feet/passenger car based on field observations.*

Legend

- * - School Staff
- ⊗ - Traffic Cones
- Loading Area
- Parking
- Provided Queue Capacity
- Temporary EXIT ONLY Sign (OPTIONAL)

The purpose of this Traffic Management Plan (TMP) is to evaluate traffic operations that promote safety and efficient vehicle circulation. This TMP was developed to prevent queuing of drop-off/pick-up related vehicles within the city rights-of-way. The school administration should adhere to this TMP. Any deficiency due to spillover of queuing into undesignated areas of the city rights-of-way, including roadway travel lanes, should be corrected by the school immediately.

I, David Nevarez, P.E. #106200, certify that the results of the queuing analysis–upon complete enforcement of this Traffic Management Plan–indicate that no queuing of vehicles will extend into City of Dallas rights-of-way as a result of internal queuing constraints during the study peak hours of school operation.

EXHIBIT 1

Traffic Management Plan

The Cambridge School of Dallas
3202 Royal Lane, Dallas, TX

DeShazo Group, Inc.
Texas Registered Engineering Firm F-3199
400 S. Houston St. Suite 330
Dallas, Texas 75202
(214) 748.6740

PROPOSED TRAFFIC MANAGEMENT PLAN

LAMBETH ENGINEERING ASSOCIATES PLLC

STATE OF TEXAS
CHRISTY H. LAMBETH
91036
LICENSED
PROFESSIONAL ENGINEER
April 18, 2019

Traffic Management Plan

To: Dr. Paul Wolfe
The Cambridge School of Dallas

From: Christy Lambeth, P.E., PTOE
Lambeth Engineering Associates, PLLC
Texas Registered Engineering Firm F-19508

Date: April 18, 2019

Re: TMP for The Cambridge School of Dallas's Planned Location on Royal Lane in Dallas, Texas
(City of Dallas # Z189-213(SM); Lambeth #007DAL)

Introduction

The Cambridge School of Dallas (Cambridge) is currently located at 3877 Walnut Hill Lane in Dallas, Texas. The services of Lambeth Engineering Associates, PLLC (herein Lambeth) were retained to update the traffic management plan (TMP) for Cambridge at their new, proposed location at 3202 Royal Lane in Dallas, Texas, southeast of the Royal Lane/Webb Chapel Road intersection.

Cambridge's proposed location is currently zoned PD 623. The school is revising their development plan and PD; therefore, this TMP update is required for the planned Cambridge site.

The purpose of this TMP is to ensure safe vehicular and pedestrian circulation during peak morning drop-off and afternoon pick-up periods at the new site. Lambeth communicated and met with Dr. Paul Wolfe and Whitney Messer throughout the process of creating this TMP.

School Description

Cambridge currently has 14 homerooms with 104 students in 5th through 12th grades. The new school location is planned to accommodate 240 students and have 16 classrooms. Once at the new site, the student enrollment is planned to increase gradually over a five-plus-year period to its 240-student capacity.

School begins at 8:00 AM and classes are dismissed at 3:00 PM. Approximately 21% of the students drive, 3% walk and others are transported by parents or ride with sibling drivers. About 55% of the students stay for after-school activities.

Site Access

The new school site on Royal Lane will utilize the three existing access points: one driveway on Royal Lane across from an existing median opening, and two driveways on Regent Drive. Royal Lane and Webb Chapel Road are both six-lane, divided roadways and Regent Drive is a two-lane, undivided roadway.

8637 CR 148, Kaufman, TX 75142 • 972.989.3256 • christy@lambethengineering.com

Sidewalks are provided along Regent Drive and a major portion of Earlshire Drive. The school will add new sidewalks on Royal Lane and Webb Chapel Road.

A "NO PARKING FROM HERE TO CORNER" sign is posted on Regent Drive just east of Webb Chapel Road and a "NO PARKING" sign is posted on Webb Chapel Road at Royal Lane.

Traffic Management Plan

Observations

Traffic observations were conducted for the existing site's 2017 and 2019 TMPs - for a total of eight (8) observations over the last two years. As shown in **Table 1**, the peak observed queue was ten (10) vehicles in 2017 with a student enrollment of 118 students and 12 vehicles in 2019 with a student enrollment of 104 students. Although the peak of 12 vehicles occurred only one time throughout the observations, it is used as basis for this TMP and represents the worst-case scenario, resulting in a demand of one (1) queued vehicle per nine (9) students. Observation notes are provided in the **Appendix.**

Table 1. TMP Observations

Day Observed	Time Period	Peak Queue
2017 Student Enrollment: 118		
Tuesday, August 29, 2017	PM Dismissal	10 Vehicles
Wednesday, August 30, 2017	AM Arrival	6 Vehicles
Wednesday, August 30, 2017	PM Dismissal	10 Vehicles
Wednesday, September 6, 2017	PM Dismissal	9 Vehicles
2019 Student Enrollment: 104		
Tuesday, January 22, 2019	PM Dismissal	9 Vehicles
Friday, February 1, 2019	AM Arrival	5 Vehicles
Monday, February 4, 2019	AM Arrival	5 Vehicles
Monday, February 4, 2019	PM Dismissal	12 Vehicles

Recommendations

The recommended TMP is shown in **Exhibit 1**. During the mornings, it is recommended a faculty member monitor each drop-off location. During the afternoon, it is recommended that a faculty member monitor each pick-up location from 3:00 PM until at least 3:20 PM and notify students via walkie-talkie which parents have arrived in the parking lot so that the proper student is at the loading area prior to their parent's arrival.

Parents of 5th - 8th grade students will enter/exit via Regent Drive and parents of 9th - 12th grade students will enter/exit via Royal Lane. The queue space provided on the site plan provides enough space to accommodate this plan, with 8 surplus queue spaces at site buildout.

If additional queue spaces are needed, parents could enter via Royal Lane and proceed west towards the northern turnaround to form the queue lane that that proceeds around the school to the southern turnaround; utilizing this extra space west of the Royal Lane driveway would provide an additional 19 queue spaces.

All school-related vehicles must enter/exit Regent Drive via Webb Chapel Road; they are not permitted to enter/exit the school via Regent Drive to the east or via Earlshire Drive. Also, school-related vehicles must not enter/exit the site via Royal Club Lane. The school staff works closely with the parents. When staff is in the parking lot to notify students whose parents have arrived, they should also make sure all parents are entering/existing the site to/from Webb Chapel Road.

The TMP includes recommended parking locations for staff, students and visitors. About 75 parking spaces will be needed to satisfy the projected demand for staff/faculty and student drivers. The proposed development plan has 135 parking spaces, which is more than adequate to meet the demand for projected staff/faculty, students and visitors.

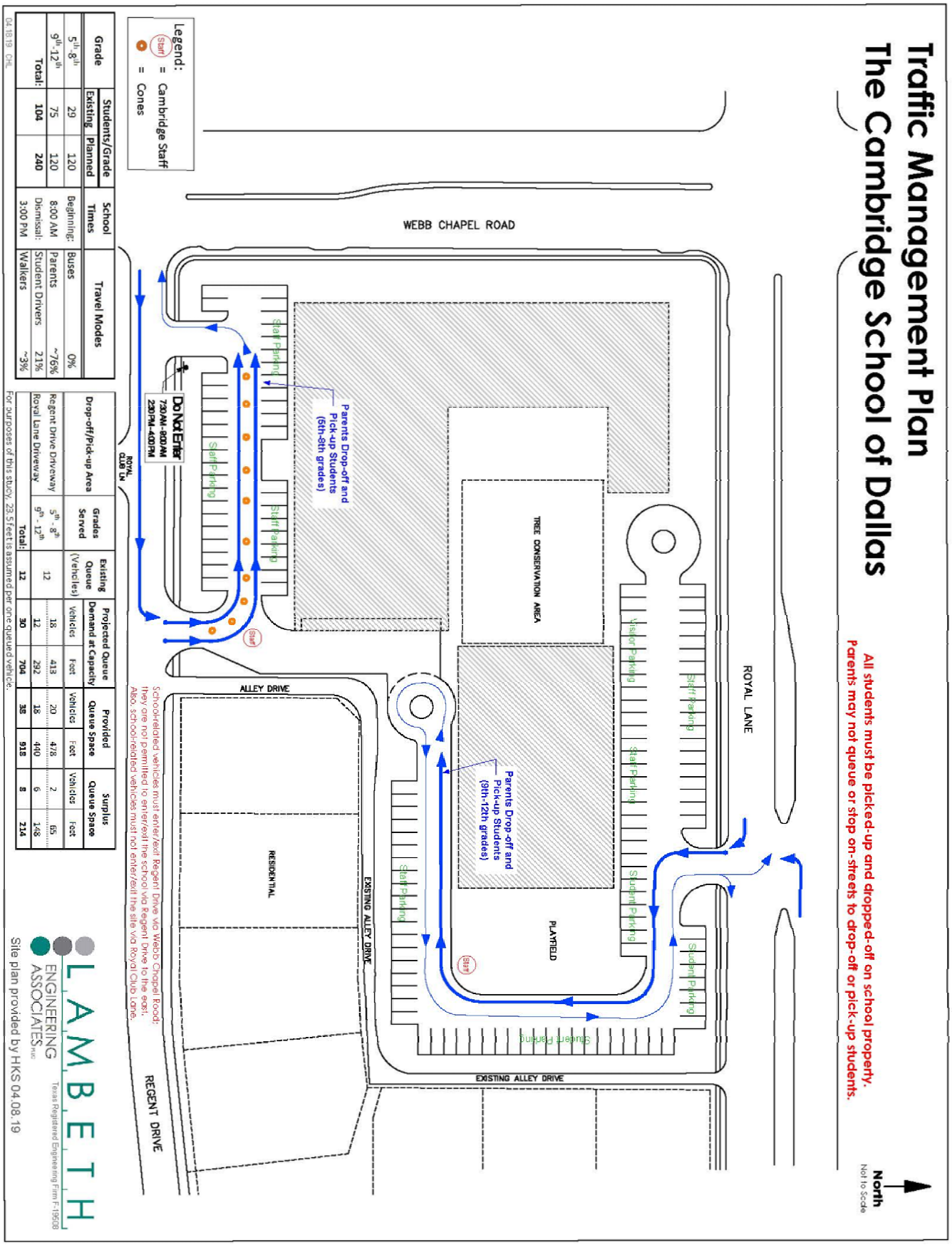
Cambridge should discuss the circulation plan with parents at student orientations, post the plan on-line, and provide to parents electronically and/or printed.

Summary

The Cambridge School of Dallas's Traffic Management Plan is designed to provide safe vehicular and pedestrian movement and can accommodate the projected vehicular queues on-site with a surplus of 8 spaces (as shown on the TMP) plus provides room for 19 additional queue spaces, if needed. The TMP was designed for full site-buildout. Cambridge plans to slowly grow the school enrollment over at least a five-year period. This will allow modifications to be made to the TMP, if needed, so that the vehicular queue remains on-site.

If traffic congestion or unsafe movements are noticed, the plan should be reviewed and updated promptly.

If the City or neighbors have concerns with the school's traffic operations, they can contact Whitney Messer, Business and Facilities Manager, at 214-357-2995.



Grade	Students/Grade	
	Existing	Planned
5th - 8th	29	120
9th - 12th	75	120
Total:	104	240

School Times	
Beginning:	8:00 AM
Dismissal:	3:00 PM

Travel Modes	
Buses	0%
Parents	~76%
Student Drivers	21%
Walkers	~3%

Drop-off/Pick-up Area	Grades Served	Existing Queue (Vehicles)	Projected Queue Demand at Capacity		Provided Queue Space		Surplus Queue Space	
			Vehicles	Feet	Vehicles	Feet	Vehicles	Feet
Regent Drive Driveway	5th - 8th	12	18	413	20	478	2	65
Royal Lane Driveway	9th - 12th		12	292	18	440	6	148
	Total:	12	30	704	38	918	8	214

For purposes of this study, 23.5 feet is assumed per one queued vehicle.

04.18.19 CHL

LAMBETH ENGINEERING ASSOCIATES

REVIEW AND COMMITMENT

The school traffic management plan for **The Cambridge School of Dallas,** on Royal Lane in Dallas, Texas, was developed with the intent of optimizing safety and accommodating vehicular traffic queues generated during school peak hours. A concerted effort and full participation by the school administration are essential to maintain safe and efficient traffic operations.

By consent of this TMP submittal, the school administration agrees to the strategies presented herein for which the school is held responsible unless the City of Dallas deems further measures are appropriate.

The school is also committed to continually review and assess the effectiveness of this plan and if warranted, implement changes in the interest of increasing safety and minimizing impacts on the surrounding community.

Whitney Messer
Signature

4-10-2019
Date

Name: Whitney Messer

Title: Business + Facility manager

END

Appendix

See statement regarding school-related vehicles accessing the school via Regent Drive.

THE CAMBRIDGE SCHOOL OF DALLAS
A Christ-Centered, Classical, College Preparatory School

April 18, 2019

Memorandum of Understanding

The following items reflect the commitments of The Cambridge School of Dallas (Cambridge) to homeowners in the area of 3202 Royal Lane. Cambridge desires to be a part of this community in a manner that enhances the neighborhoods in every way. Central to our philosophy of education is that we exist to prepare young men and women to live lives of virtue, be good citizens, and work for the good of the city. The following commitments reflect a few specific outward ways Cambridge seeks to maintain a positive presence within the community.

* Student, parent and teacher drivers will be instructed and held accountable to enter the site without going through the neighboring residential area. This means that if using the parking area on the south side of the site, Regent Drive must be accessed via Webb Chapel Road. The only exception to this rule is for students and employees living within Sparkman Estates;

* Cambridge will endeavor to meet periodically with the area homeowners;

* Cambridge will address traffic and parking rules within its Student/Parent Handbook, which will be available on their webpage;

* Cambridge will annually (or sooner as needed) update information on its webpage for emergency contact related to the campus;

* A calendar of regular School events which may bring increased traffic to the campus during non-instructional times will be posted on the School's webpage.

* Regarding Construction of the New Campus:
  - A 24 hour contact number will be posted on-site and on the School's webpage;

  Cambridge will ensure contractors are aware of and governed by all appropriate City of Dallas regulations, including and/or in addition to the following:
  - Access to site for deliveries or employees is limited to Webb Chapel Road, Regent Drive, or Royal Lane;
  - Work is limited to those times allowed per City of Dallas regulations;
  - Contractor employees are not allowed on neighboring properties except as required to perform work related to the school construction.

3877 Walnut Hill Lane Dallas, Texas 75229 214-357-2995 csd@cambridgedallas.org www.cambridgedallas.org

2019 Cambridge TMP Observations

TMP Observations

LAMBETH ENGINEERING ASSOCIATES

Date: Tuesday, January 22, 2019
Location: The Cambridge School of Dallas, 3877 Walnut Hill Lane, Dallas, TX
Description: Private School, 6th - 12th grades
Observed by: Christy Lambeth and Andrew Nichols
Project: TMP Update for Cambridge School of Dallas (010DAL)

Time	Vehciles Queued		
	Tuesday Jan 22, 2019	Friday Feb 1, 2019	Monday Feb 4, 2019
7:30 AM		2	1
7:35 AM		1	1
7:43 AM		3	2
7:45 AM		2	3
7:50 AM		**5**	4
7:52 AM		2	2
7:53 AM		3	2
7:55 AM		2	1
7:57 AM		3	2
7:58 AM		1	5
8:00 AM		1	1
2:50 AM	2	--	5
2:55 AM	4	--	6
2:57 PM	7	--	9
3:00 AM	8	--	**12**
3:02 AM	**9**		9
3:04 AM	7	--	6
3:05 PM	7	--	8
3:06 PM	8	--	7
3:08 PM	6	--	6
3:10 PM	5	--	5
3:15 PM	5	--	6
3:17 PM	3	--	2
3:20 PM	2	--	2
Peak Queue:	**9**	**5**	**12**





Observation Notes:

One security guard was present during dismissal.

One faculty member in parking lot, during PM communicated with walking talkie to faculty that is with students in the student hall.

Faculty member stays in parking lot from 3:00 PM - 3:30 PM.

Two to four students walked after school.

One to five parents parked and walked into the school to pick up students.

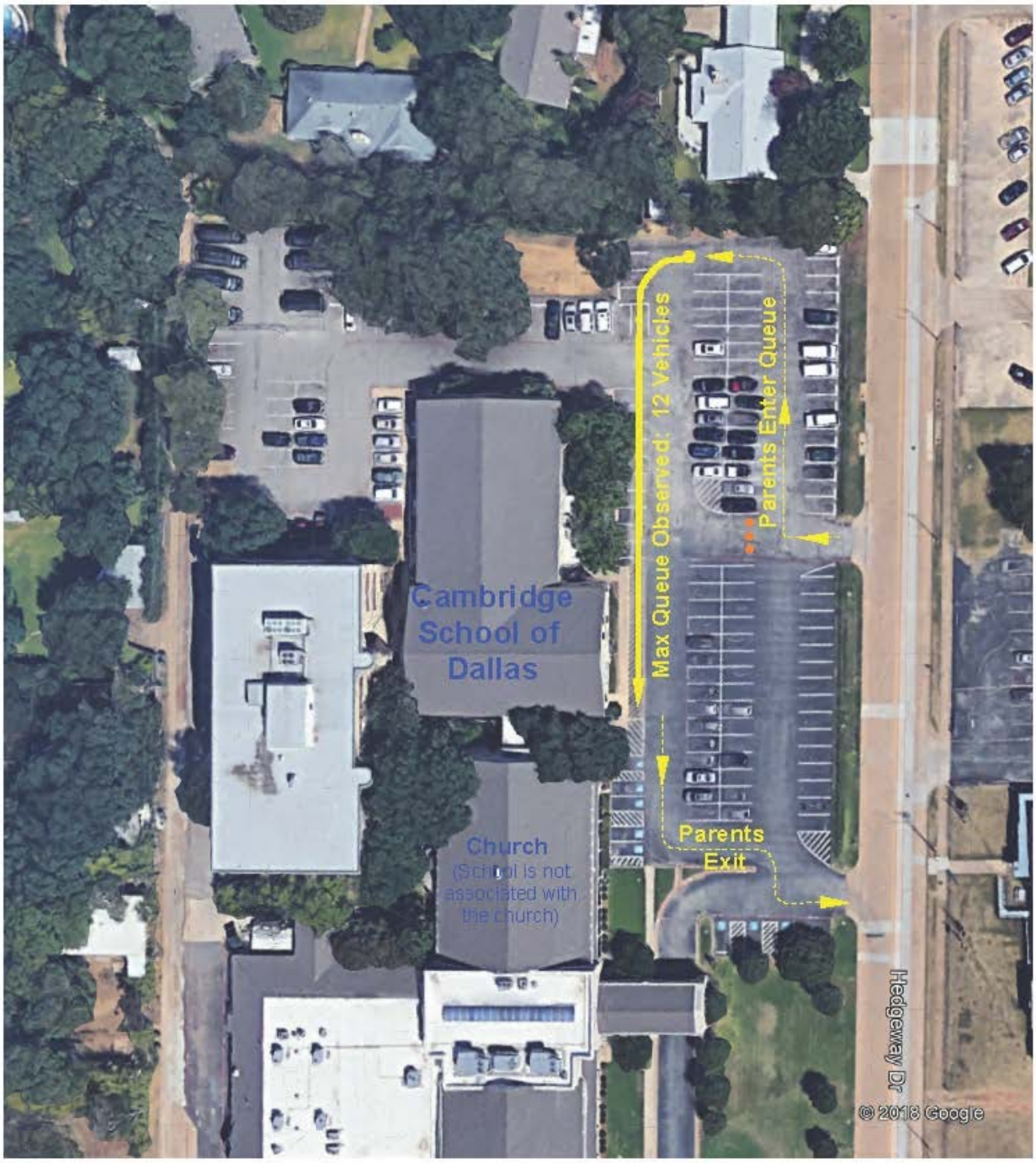
Parents followed TMP circulation plan.

There is a school zone on Hedgeway Drive.

Printed on 02/18/2019

The Cambridge School of Dallas
TMP Observations

LAMBETH ENGINEERING ASSOCIATES



Peak Queue: 12 Vehicles observed one time, next peak: 9 vehicles.
Parents followed TMP.
Observed 01.22.19, 02.01.19, 02.04.19

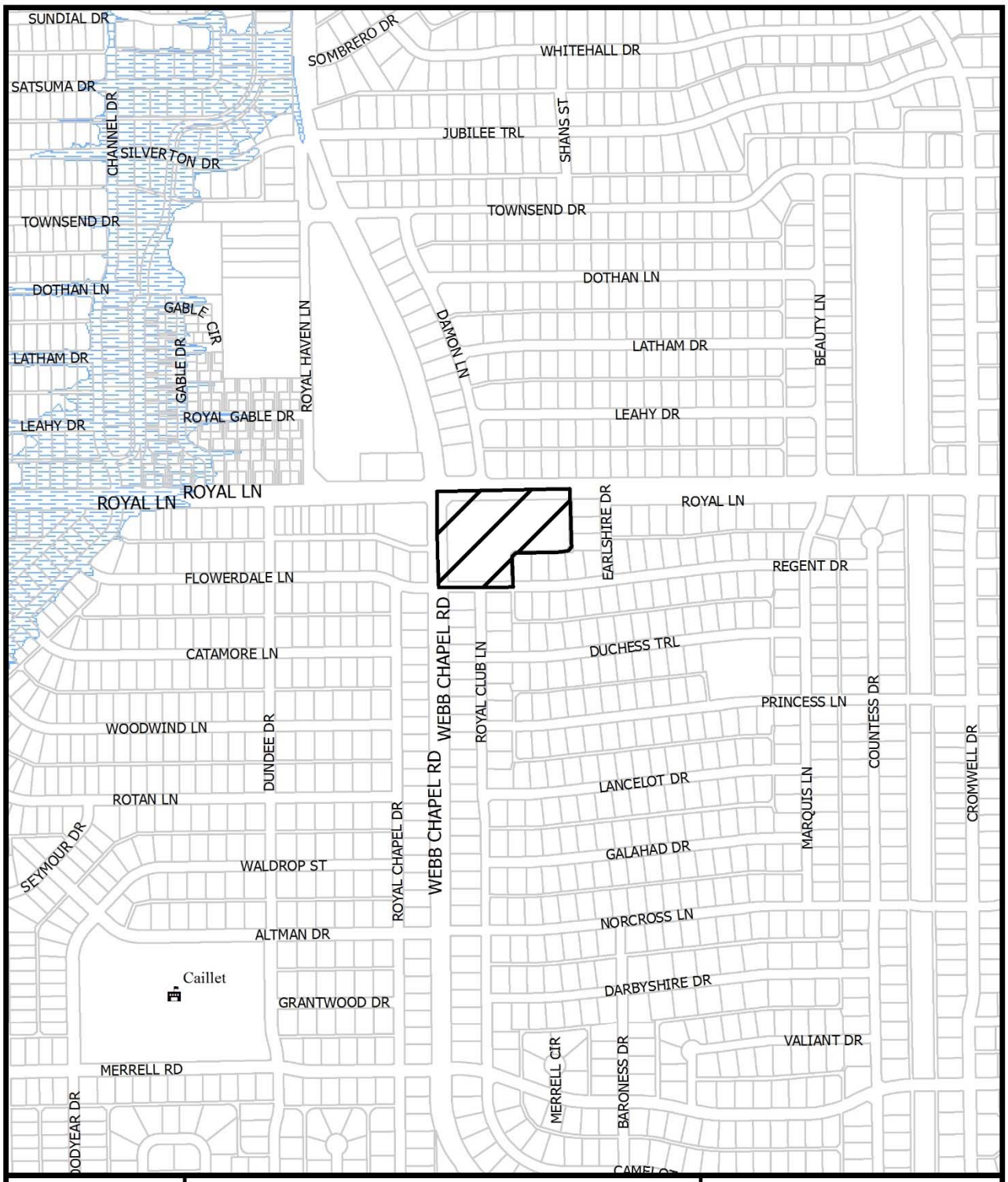
Lambeth #010DAL

2017 Cambridge TMP Observations

Table 2. Field Observations

Day, Date Observed	Time Observed	Peak Queue Observed
Tuesday, August 29, 2017	2:45 PM – 3:30 PM	10 Vehicles
Wednesday, August 30, 2017	7:20 AM – 8:15 AM	6 Vehicles
Wednesday, August 30, 2017	2:45 PM – 3:30 PM	10 Vehicles
Wednesday, September 6, 2017	2:45 PM – 3:30 PM	9 Vehicles

2017 Field Observations From:
Lambeth, Christy. "Traffic Management Plan: The Cambridge School of Dallas, in Dallas, TX." 17 October 2017, p. 3.



1:7,200

VICINITY MAP

Case no: Z189-213

Date: 3/8/2019

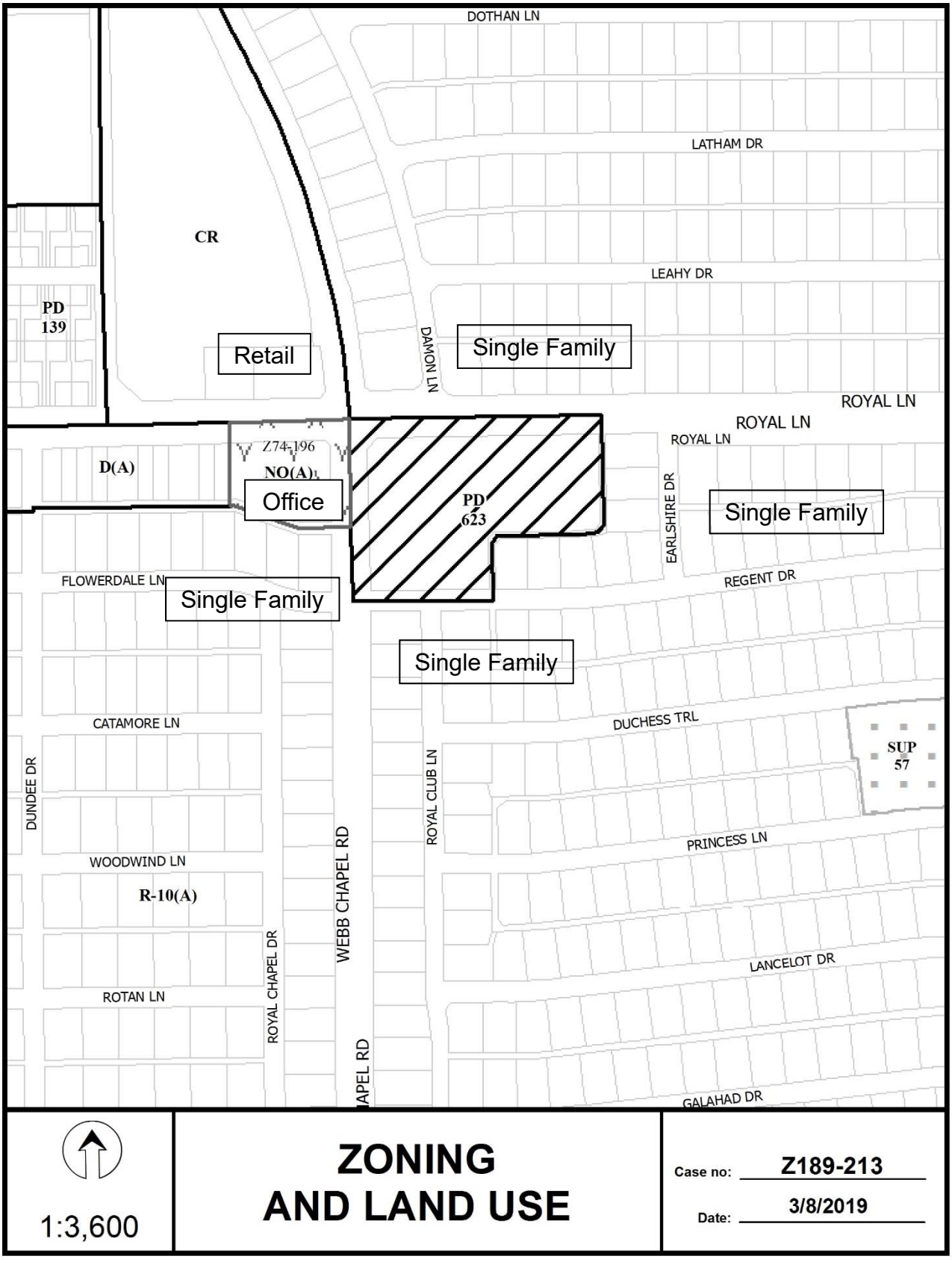


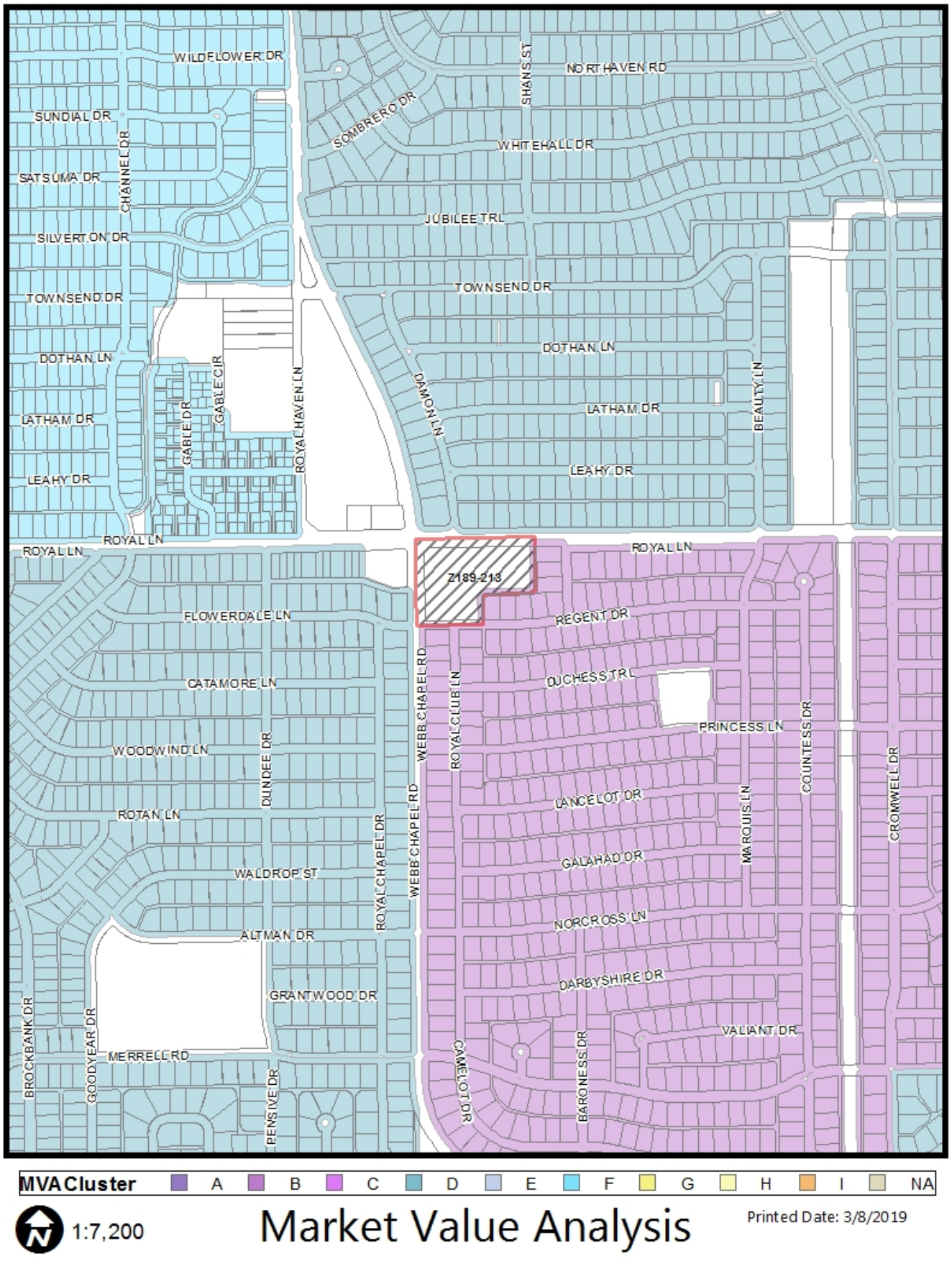
1:3,600

AERIAL MAP

Case no: Z189-213

Date: 3/8/2019


DOTHAN LN
LATHAM DR
CR
LEAHY DR
PD 139
Retail
DAMON LN
Single Family
ROYAL LN
ROYAL LN
ROYAL LN
Z74-196
D(A)
NO(A)
Office
PD 623
EARLSHIRE DR
Single Family
FLOWERDALE LN
Single Family
REGENT DR
Single Family
CATAMORE LN
DUCHESS TRL
SUP 57
DUNDEE DR
ROYAL CLUB LN
WOODWIND LN
PRINCESS LN
R-10(A)
WEBB CHAPEL RD
ROYAL CHAPEL DR
LANCELOT DR
ROTAN LN
APEL RD
GALAHAD DR
1:3,600
ZONING
AND LAND USE
Case no: Z189-213
Date: 3/8/2019


WILDFLOWER DR
SUNDIAL DR
SATSUMA DR
CHANNEL DR
SILVERTON DR
TOWNSEND DR
DOTHAN LN
LATHAM DR
LEAHY DR
GABLE DR
GABLE CIR
ROYAL HAVEN LN
ROYAL LN
FLOWERDALE LN
CATAMORE LN
WOODWIND LN
DUNDEE DR
ROTAN LN
WALDROP ST
ALTMAN DR
GRANTWOOD DR
MERRELL RD
BROCKBANK DR
GOODYEAR DR
PENSIVE DR
ROYAL CHAPEL DR
WEBB CHAPEL RD
SOMBRERO DR
SHANS ST
NORTHAVEN RD
WHITEHALL DR
JUBILEE TRL
TOWNSEND DR
DOTHAN LN
DAMON LN
LATHAM DR
LEAHY DR
BEAUTY LN
ROYAL LN
Z189-213
REGENT DR
DUCHESS TRL
ROYAL CLUB LN
WEBB CHAPEL RD
PRINCESS LN
LANCELOT DR
GALAHAD DR
NORCROSS LN
DARBYSHIRE DR
VALIANT DR
CAMELOT DR
BARONESS DR
MARQUIS LN
COUNTESS DR
CROMWELL DR
MVA Cluster
A
B
C
D
E
F
G
H
I
NA
1:7,200
Market Value Analysis
Printed Date: 3/8/2019


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.
DOTHAN LN
LATHAM DR
ROYAL HAVEN LN
LEAHY DR
DIAMON LN
ROYAL LN
EARLSHIRE DR
REGENT DR
FLOWERDALE LN
CATAMORE LN
DUCHESS TRL
ROYALCLUB LN
DUNDEE DR
WOODWIND LN
WEBB CHAPEL RD
ROYAL CHAPEL DR
PRINCESS LN
LANCELOT DR
ROTAN LN
GALAHAD DR
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500' AREA OF NOTIFICATION
124 NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z189-213
Date: 3/8/2019

03/07/2019

Notification List of Property Owners

Z189-213

124 Property Owners Notified

Label #	*Address*		*Owner*
1	3202	ROYAL LN	CAMBRIDGE SCHOOL OF DALLAS THE
2	3198	ROYAL LN	PRIDE CHARLEY ENT
3	10636	ROYAL CHAPEL DR	CHISOLM ROBERT & HELEN
4	10632	ROYAL CHAPEL DR	SOLANO BENITA
5	10626	ROYAL CHAPEL DR	DUNLAP CECILE & CHARLES
6	10622	ROYAL CHAPEL DR	GODINEZ GONZALO &
7	10616	ROYAL CHAPEL DR	LOREDO JOHNNY &
8	10612	ROYAL CHAPEL DR	RUSSELL BOYD TAYLOR III
9	3222	FLOWERDALE LN	GRIMES STEVEN
10	3228	FLOWERDALE LN	SCARBROUGH BENJAMIN P &
11	3232	FLOWERDALE LN	BANDA PEDRO &
12	3240	FLOWERDALE LN	LOPEZ ARMANDO & MIRTHALA
13	3237	CATAMORE LN	DUSTIN STEPHEN C & CHERYL
14	3233	CATAMORE LN	HANNAH CHASE & BRITNEY
15	3227	CATAMORE LN	OLMSTED REESE M
16	3221	CATAMORE LN	REBURN JEFFREY
17	3226	CATAMORE LN	PRIEST ROBYN &
18	3232	CATAMORE LN	HAMILTON FREDERICK W
19	3238	CATAMORE LN	BALDWIN ROBERT L &
20	3223	FLOWERDALE LN	FISCHER DONALD C
21	3229	FLOWERDALE LN	OBRIEN BUCKNER T &
22	3235	FLOWERDALE LN	MONTERREY ENTERPRISES LTD
23	3241	FLOWERDALE LN	TAPIA ROBERT
24	3247	FLOWERDALE LN	ORTIZ BRENDA
25	3253	FLOWERDALE LN	ORTIZ JUAN C
26	3174	ROYAL LN	GREEN GORMAN R

Label #	*Address*		*Owner*
27	3176	ROYAL LN	COKER CLAUDIA G
28	3180	ROYAL LN	OGLE EDITH W
29	3188	ROYAL LN	HOWARD STEVEN C
30	3186	ROYAL LN	HOWARD STEVEN C
31	3316	ROYAL LN	FRANCOIS CAROL V
32	3312	ROYAL LN	3312 ROYAL LANE
33	3308	ROYAL LN	GOOLSBY TRACY LEE
34	3304	ROYAL LN	KING RAYMOND MICHAEL &
35	3333	REGENT DR	KOPPA LANCE D & RACHEL
36	3325	REGENT DR	THOMAS STEPHEN H &
37	3319	REGENT DR	BEATTY DAVID JAMES &
38	3311	REGENT DR	CAMPBELL CHARLES E &
39	3305	REGENT DR	WALKER CAROL
40	3326	REGENT DR	MCCARTAN KYLE & ANDREA GREEN
41	3320	REGENT DR	SMITH KERRIE & JEFFERY TODD
42	3312	REGENT DR	WRIGHT ANN E
43	3306	REGENT DR	BLUE HERON VENTURES LLC
44	3264	REGENT DR	SOSA RONALD R
45	3256	REGENT DR	DUARTE ENEDINA J TRUSTEE
46	3248	REGENT DR	DUKE MARY CATHERINE & KYLE WAYNE
47	3242	REGENT DR	FANG XIAO EN
48	3236	REGENT DR	PFANNENSTIEL DARRIN
49	3228	REGENT DR	BENDER CRAIG ALEXANDER
50	10636	ROYAL CLUB LN	OBRIEN JAMES B &
51	10632	ROYAL CLUB LN	HARRIS JOE DANIEL &
52	10626	ROYAL CLUB LN	KODAT JEFFREY & LAURA
53	3217	DUCHESS TRL	DEBTER CHARLES F &
54	3223	DUCHESS TRL	KEATHLEY DARRELL H
55	3227	DUCHESS TRL	KENNEDY HUNTER &
56	3233	DUCHESS TRL	CREAMER GAYLE F
57	3237	DUCHESS TRL	MUNTZEL MARK JR &

Label #	*Address*		*Owner*
58	3243	DUCHESS TRL	SCHWALB ORA MAE
59	3247	DUCHESS TRL	LOMONT BART MICHAEL &
60	3305	DUCHESS TRL	STARK DOLLYE L
61	3309	DUCHESS TRL	KEY MELISSA ANN
62	3236	DUCHESS TRL	HOWARTH LAURA & RICHARD
63	3232	DUCHESS TRL	ADR MCCORMICK
64	3226	DUCHESS TRL	MULRY PAULETTE &
65	3222	DUCHESS TRL	DEHAVEN CAROL J LIFE ESTATE
66	3216	DUCHESS TRL	TOOTHAKER BESSIE A
67	10618	ROYAL CLUB LN	BAUER JOSHUA
68	10614	ROYAL CLUB LN	BEASLEY CLARENCE C III & JENNIFER THOMASBEASLEY
69	3215	PRINCESS LN	MOORE ADAM & ANNEKA
70	3221	PRINCESS LN	HAMPEL JUDITH E
71	10637	ROYAL CLUB LN	VILLAVICENCIO REGINALD &
72	10633	ROYAL CLUB LN	LOMBARD CELIA RYNN D
73	10627	ROYAL CLUB LN	CALVER LEWIS C
74	10623	ROYAL CLUB LN	PULLIAM ROBERT
75	10619	ROYAL CLUB LN	PETTY MARY E
76	10615	ROYAL CLUB LN	HUNT BRAIN J &
77	3229	REGENT DR	HAGGARD DAVID II &
78	3237	REGENT DR	FRAHER KAREN ELIZABETH &
79	3243	REGENT DR	MODERN REMODELS LLC
80	3249	REGENT DR	OTTOSEN DONALD CHAD
81	3257	REGENT DR	PROUSE GREG HOWARD &
82	10711	EARLSHIRE DR	HANCOCK JOHN R &
83	10717	EARLSHIRE DR	KIRKHAM RICHARD S & STEPHANIE
84	10723	EARLSHIRE DR	MILLER CASEY A &
85	10811	DAMON LN	WOLOSHEN BRIAN J
86	10817	DAMON LN	CORDOVA CATARINO &
87	10823	DAMON LN	LOPEZ JOSE ALBERTO &
88	10829	DAMON LN	NOVINSKI STEFAN PAUL &

Label #	*Address*		*Owner*
89	10835	DAMON LN	ELIZONDO JORGE F
90	3208	LATHAM DR	FARMER VALRIE L
91	3207	LEAHY DR	BUHOLZ MARK A & STEPHANIE N
92	3215	LEAHY DR	BANKS SCOTT MITCHELL
93	3221	LEAHY DR	MALLORY JULIE
94	3227	LEAHY DR	SHLANSKY ALAN M
95	3233	LEAHY DR	CAMPBELL AMY M
96	3239	LEAHY DR	A & E REI LLC
97	3245	LEAHY DR	TYLER NANCY E
98	3251	LEAHY DR	ROBERTSON EDWARD A JR &
99	3305	LEAHY DR	LINDOERFER AL JORDAN &
100	3316	LEAHY DR	VANCE CATHERINE ANN
101	3310	LEAHY DR	KYLE REX P & SARA E
102	3304	LEAHY DR	SATTERFIELD FAMILY TRUST
103	3250	LEAHY DR	STRAIN ERIK CHRISTOPHER &
104	3244	LEAHY DR	HILBURN WILLIAM H JR
105	3238	LEAHY DR	WARD RUSTY ALLEN & KATRINA CRENWELGE
106	3232	LEAHY DR	SULLIVAN BAILEY E
107	3226	LEAHY DR	REEMTSMA WILLIAM L &
108	3220	LEAHY DR	JAIMES JONERICK &
109	3214	LEAHY DR	RAINBOW LEARNING UNLIMITED LLC
110	3206	LEAHY DR	LOPEZ CHRISTIAN & RODOLFO
111	3209	ROYAL LN	BENSON BARBARA A
112	3215	ROYAL LN	MITCHELL JOSHUA &
113	3221	ROYAL LN	CAVIGLIA DANIEL
114	3227	ROYAL LN	CAVIGLIA DANIEL L
115	3233	ROYAL LN	VELEZ MARIA A &
116	3239	ROYAL LN	EVR INVESTMENTS LLC
117	3245	ROYAL LN	BAILEY CALVIN M JR
118	3251	ROYAL LN	TAYLOR JAMES A &
119	3305	ROYAL LN	ADAMS LANCASTER FAMILY TR

03/07/2019

Label #	*Address*		*Owner*
120	3311	ROYAL LN	GROUNDS FRANCES
121	3317	ROYAL LN	FLORES SUZI BEATRIS
122	3195	ROYAL LN	ROYAL LANE LLC
123	10815	WEBB CHAPEL RD	CENTRO NP HOLDINGS 12 SPE LLC
124	10811	WEBB CHAPEL RD	MDC COAST 6 LLC

CITY PLAN COMMISSION **THURSDAY, MAY 2, 2019**

Planner: Sarah May

FILE NUMBER: Z189-210(SM) **DATE FILED:** February 22, 2019

LOCATION: North line of Lyndon B. Johnson Freeway, between Ridgeview Circle and Hughes Lane

COUNCIL DISTRICT: 11 **MAPSCO:** 15-Q

SIZE OF REQUEST: Approx. 4.815 acres **CENSUS TRACT:** 136.08

OWNER: King of Glory Lutheran Church

APPLICANT: Michael Weir

REPRESENTATIVE: Robert Baldwin, Baldwin Associates

REQUEST: An application for an amendment to Planned Development District No. 880.

SUMMARY: The purpose of the request is to allow for modified signage regulations for an existing church (King of Glory Lutheran Church), which include the following proposed changes: 1) increase the effective area of an attached sign from 40 to 50 square feet; 2) increase the effective area of a detached sign from 50 to 65 square feet; 3) decrease the setback from the highway from 15 to five feet; 4) increase the effective area for movement control signs from two to six square feet; and, 5) allow temporary special event signs with a maximum effective area of 40 square feet, four times per year for 10 days each.

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

PLANNED DEVELOPMENT DISTRICT NO. 880:
http://www.dallascityattorney.com/51P/Articles%20Supp%2031/ARTICLE%20880.pdf

PLANNED DEVELOPMENT DISTRICT NO. 880 EXHIBITS:
http://www.dallascityattorney.com/51P/exhibits_cont.html#a880

BACKGROUND INFORMATION:

- On March 27, 2013, City Council approved Planned Development District No. 880 to allow for the existing church to construct a surface parking lot to accommodate 113 parking spaces on approximately 1.04 acres of land which previously consisted of four existing single family dwellings. The purpose of the original request was because the Texas Department of Transportation acquired additional right-of-way along the Lyndon B. Johnson Freeway and as a result of the right-of-way acquisition, a portion of the church parking was eliminated.

Zoning History: There has been no zoning changes in the area within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	ROW
LBJ Freeway Frontage	Expressway	Variable lane widths

Traffic:

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

Comprehensive Plan:

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

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

STAFF ANALYSIS:

Land Use Compatibility:

The site consists of an existing church and surface parking lot. The site abuts the LBJ Freeway access road on the south and abuts single family neighborhoods to the north, east, and west. Staff considers a church compatible with the surrounding land uses.

Surrounding Land Uses:

	Zoning	Land Use
Site	PDD No. 880	Church
North	PDD No. 78	Single Family
South	LO-1, NO(A)	LBJ Freeway
East	R-16(A)	Single Family
West	PDD No. 78	Undeveloped, Single Family

Landscaping:

Landscaping of any development will be in accordance with the attached landscape plan. Plant materials must be maintained in a healthy, growing condition.

Signs:

The applicant requests five modifications to the existing Article VII nonbusiness sign regulations with the purpose of gaining visibility to vehicles on the LBJ access road.

Attached signs:

The applicant requests one modification to the existing attached sign regulations with the purpose of adding "Lutheran Church" in one-foot tall letters below the existing "King of Glory" attached sign on the front of the building. The proposed amendment to increase the effective area[1] of an attached sign from 40 to 50 square feet is depicted in the image on the following page and was provided by the applicant. Staff supports this request because effective area of attached signs in business districts is limited to 25 percent the facade area, which is much greater than the request.

[1] EFFECTIVE AREA means the following:

(A) For a detached sign, the area within a minimum imaginary rectangle of vertical and horizontal lines that fully contains all extremities of the sign, excluding its supports. This rectangle is calculated from an orthographic projection of the sign viewed horizontally. The viewpoint for this projection that produces the largest rectangle must be used. If elements of the sign are movable or flexible, such as a flag or a string of lights, the measurement is taken when the elements are fully extended and parallel to the plane of view.

(B) For an attached sign, the sum of the areas within minimum imaginary rectangles of vertical and horizontal lines, each of which fully contains a word. If a design, outline, illustration, or interior illumination surrounds or attracts attention to a word, then it is included in the calculation of effective area.



B1 B2 LETTER DISPLAY SCALE: 3/8"=1'-0"



EXISTING



PROPOSED

Detached signs:

The applicant also requests two modifications to detached sign regulations to increase the effective area of one detached sign from 50 to 65 square feet and decrease the setback from an expressway from 15 to five feet. The applicant's request for these amendments is depicted in the below image and was provided by the applicant.

Staff supports the increase in effective area of one detached sign that will contain a static sign and a changeable message sign (e.g. the digital sign) because the changeable message portion of the sign will be regulated by Section 51A-7.216 which has standards for brightness levels, how frequent the message may change, and limits the display to 50 square feet. Staff also supports the decrease in the setback of the sign because a 15-foot setback would place the sign in the middle of the existing parking lot driveway shown to the right of the below image that was provided by the applicant.



Movement control signs:

The applicant also requests an increase in the effective area for three movement control signs[2] from two to six square feet. Specifically, the applicant noted the intent for this amendment is to convey a message of welcome or salutation (e.g. “Go in peace”). Staff notes that movement control signs traditionally communicate where vehicles and pedestrians are to enter and exit the property and where facilities are located and therefore, the applicant would still be allowed to communicate these kinds of messages with the proposed amendment.

Special purpose signs:

Finally, the applicant requests to allow special purpose signs[3] with an effective area of 40 square feet, four times per year for 10 days each. Council removed provisions for special purpose signs via a code amendment circa 2007 thereby making them unlawful to erect unless special permissions were granted through a special purpose sign district or planned development district. Therefore, because historically, enforcement of special purpose signs were historically so difficult to enforce, staff does not support this portion of the applicant’s 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. 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 is surrounded by “B” MVA clusters.

[2] MOVEMENT CONTROL SIGN means a sign that directs vehicular or pedestrian movement within or onto the premise on which the movement control sign is located.

[3] SPECIAL PURPOSE SIGN means a sign temporarily supplementing the permanent signs on a premise.

LIST OF OFFICERS
King of Glory

- Cindy Brissman, President
- Brian Thomas, Vice President
- Ashley Hanks, Secretary
- Michael Weir, Treasurer

PROPOSED PDD AMENDMENTS

ARTICLE 880.

PD 880.

SEC. 51P-880.101. LEGISLATIVE HISTORY.

PD 880 was established by Ordinance No. 28943, passed by the Dallas City Council on March 27, 2013. (Ord. 28943)

SEC. 51P-880.102. PROPERTY LOCATION AND SIZE.

PD 880 is established on property located on the north side of Lyndon B. Johnson Freeway between Ridgeview Circle and Hughes Lane. The size of PD 880 is approximately 4.815 acres. (Ord. 28943)

SEC. 51P-880.103. DEFINITIONS AND INTERPRETATIONS.

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

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

(c) This district is considered to be a residential zoning district. (Ord. 28943)

SEC. 51P-880.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit 880A: development/landscape plan. (Ord. 28943)

SEC. 51P-880.105. DEVELOPMENT PLAN.

(a) Except as provided in this section, development and use of the Property must comply with the development/landscape plan (Exhibit 880A). If there is a conflict between the text of this article and the development/landscape plan, the text of this article controls.

(b) For residential uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply. (Ord. 28943)

SEC. 51P-880.106. MAIN USES PERMITTED.

The following uses are the only main uses permitted:

-- Church.

-- Handicapped group dwelling unit.
-- Single family *[Each dwelling unit must be detached from other dwelling units.]*
-- Surface parking.

(Ord. 28943)

SEC. 51P-880.107. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(b) The following accessory 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 outside display of merchandise.
-- Accessory outside sales.
-- Accessory pathological waste incinerator.

(Ord. 28943)

SEC. 51P-880.108. 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) Except as provided in this section, the yard, lot, and space regulations for the R-16(A) Single Family District apply.

(b) Front yard.

(1) Except as provided in this subsection, minimum front yard is 25 feet.

(2) For a church use, parking is permitted in the front yard.

(3) For a church use, a fence with a minimum height of four feet and a maximum height of eight feet, is permitted in the front yard in the location shown on the development/landscape plan. Materials for this fence must consist of wrought iron, masonry, or brick

(c) Side and rear yard. Minimum side yard is 10 feet. Minimum rear yard is 10 feet.

(d) Height. Maximum structure height is 24 feet.

(e) Lot coverage.

(1) Maximum lot coverage is:

(A) 45 percent for residential structures; and

(B) 25 percent for nonresidential structures.

(2) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(f) Lot size. Minimum lot size is 8,600 square feet.

(g) Stories. No maximum number of stories. (Ord. 28943)

SEC. 51P-880.109. OFF-STREET PARKING AND LOADING.

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

(b) Ingress and egress for off-street parking and loading from residential streets is prohibited. (Ord. 28943)

SEC. 51P-880.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 28943)

SEC. 51P-880.111. LANDSCAPING.

(a) Except as provided in this section, landscaping must be provided as shown on the development/landscape plan (Exhibit 880A). If there is a conflict between the text of this article and the development/landscape plan, the text of this article controls.

(b) For residential uses, landscaping must be provided in accordance with Article X.

(c) Plant materials must be maintained in a healthy, growing condition. (Ord. 28943)

SEC. 51P-880.112. SIGNS.

(a) In general. Except as provided in this subsection, s[~~S~~]igns must comply with the provisions for non-business zoning districts in Article VII.

(b) Church.

(1) A maximum of one attached sign may be erected with a maximum effective area of 55 square feet.

(2) A maximum of one detached sign may be erected with a maximum effective area of 65 square feet and 15 feet in height.

(3) The minimum setback for a detached sign is five feet.

(4) A maximum of three movement control signs may be erected with a maximum effective area between two and six square feet.

Staff recommended:

Denial of subparagraph (b)(5). Special purpose signs were removed from the sign regulations circa 2007 because they are difficult to track and enforce.

Applicant requested:

(5) One special purpose sign is allowed up to four times per year subject to the following restrictions.

(A) The maximum effective area is 40 square feet and must be erected at ground level.

(B) The special purpose sign must be removed within 10 days after the event.

SEC. 51P-880.113. ADDITIONAL PROVISIONS.

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

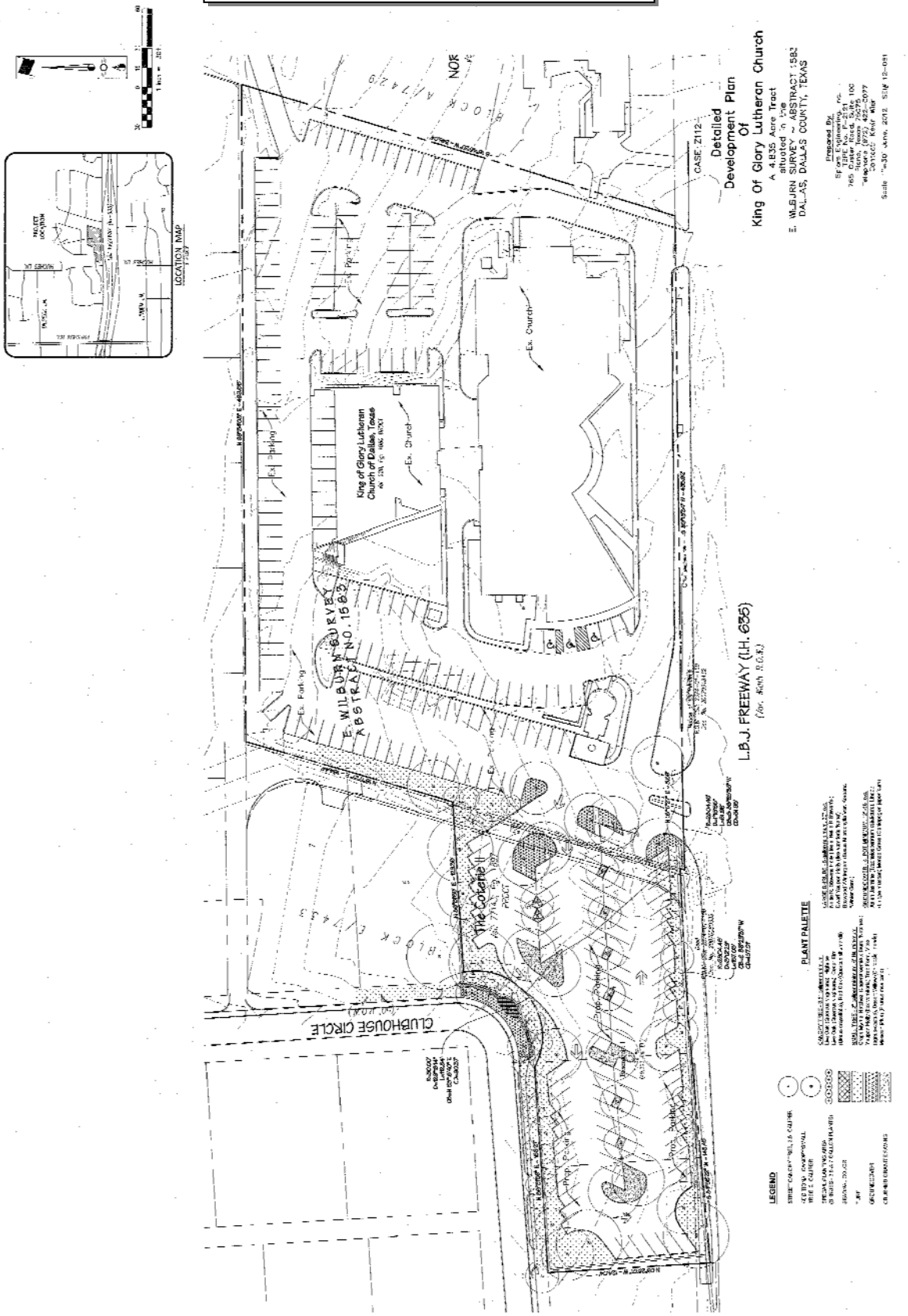
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. 28943)

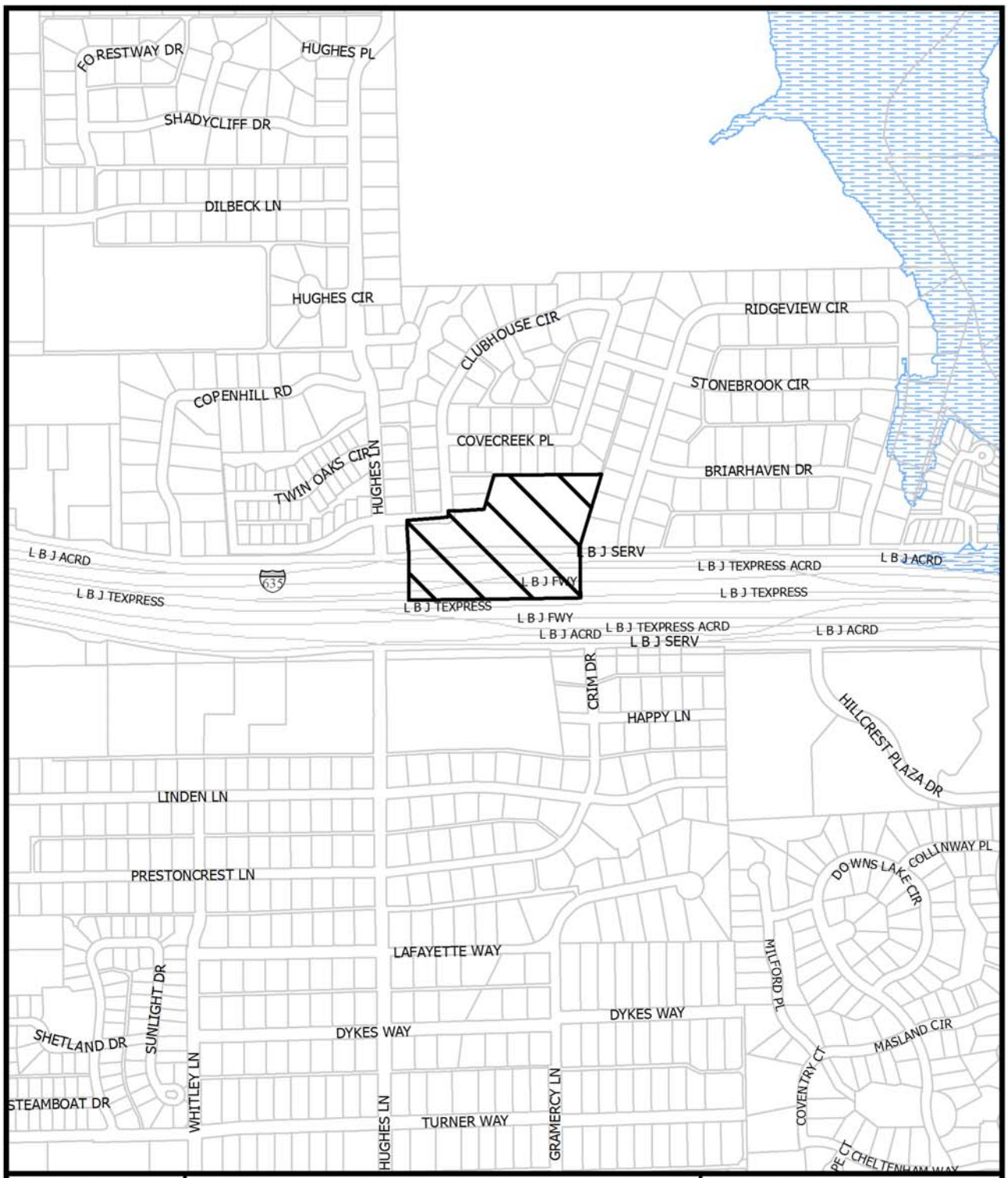
SEC. 51P-880.114. COMPLIANCE WITH CONDITIONS.

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

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, 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. 28943)

EXISTING DEVELOPMENT / LANDSCAPE PLAN (no changes)



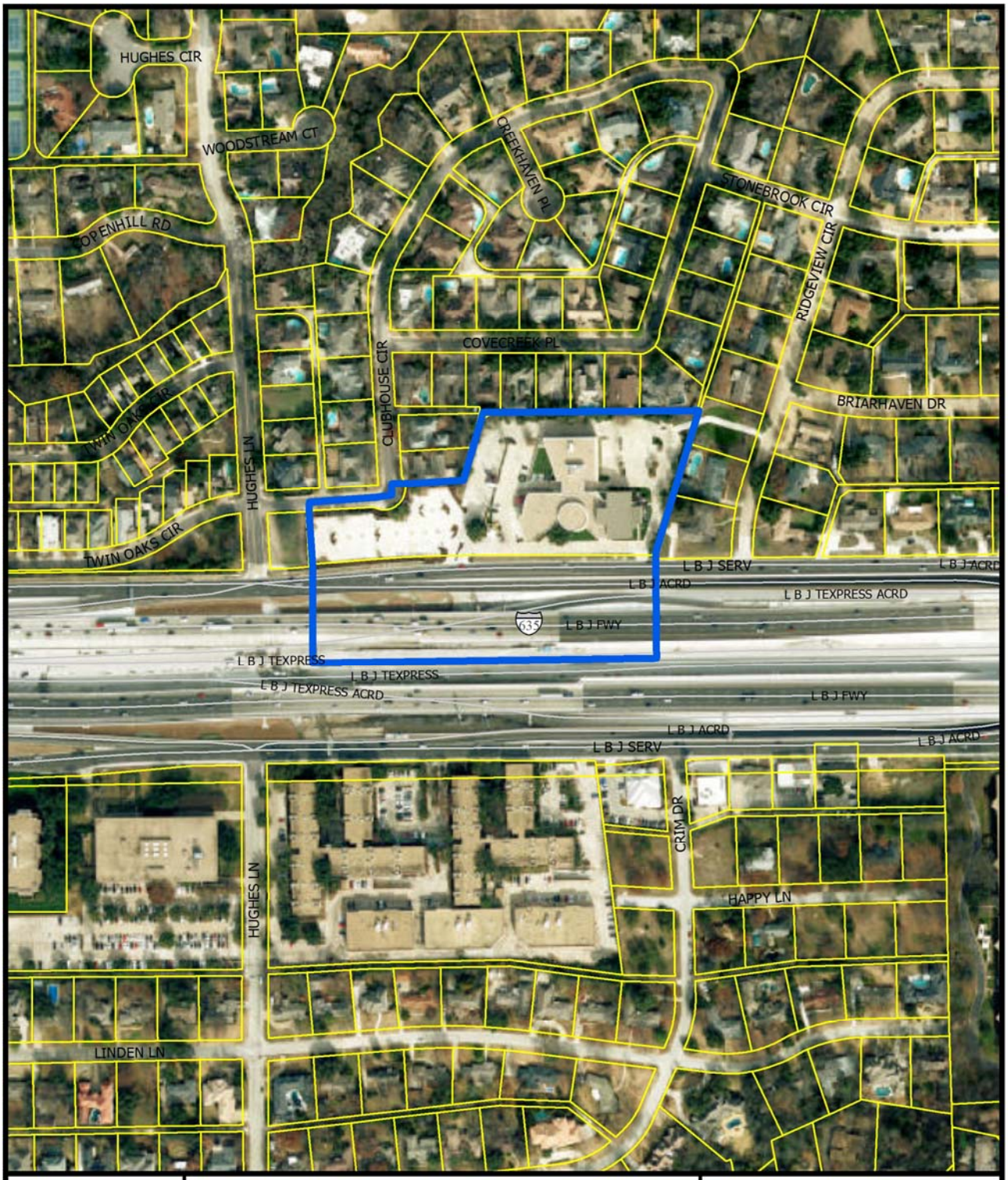


1:7,200

VICINITY MAP

Case no: Z189-210

Date: 3/6/2019



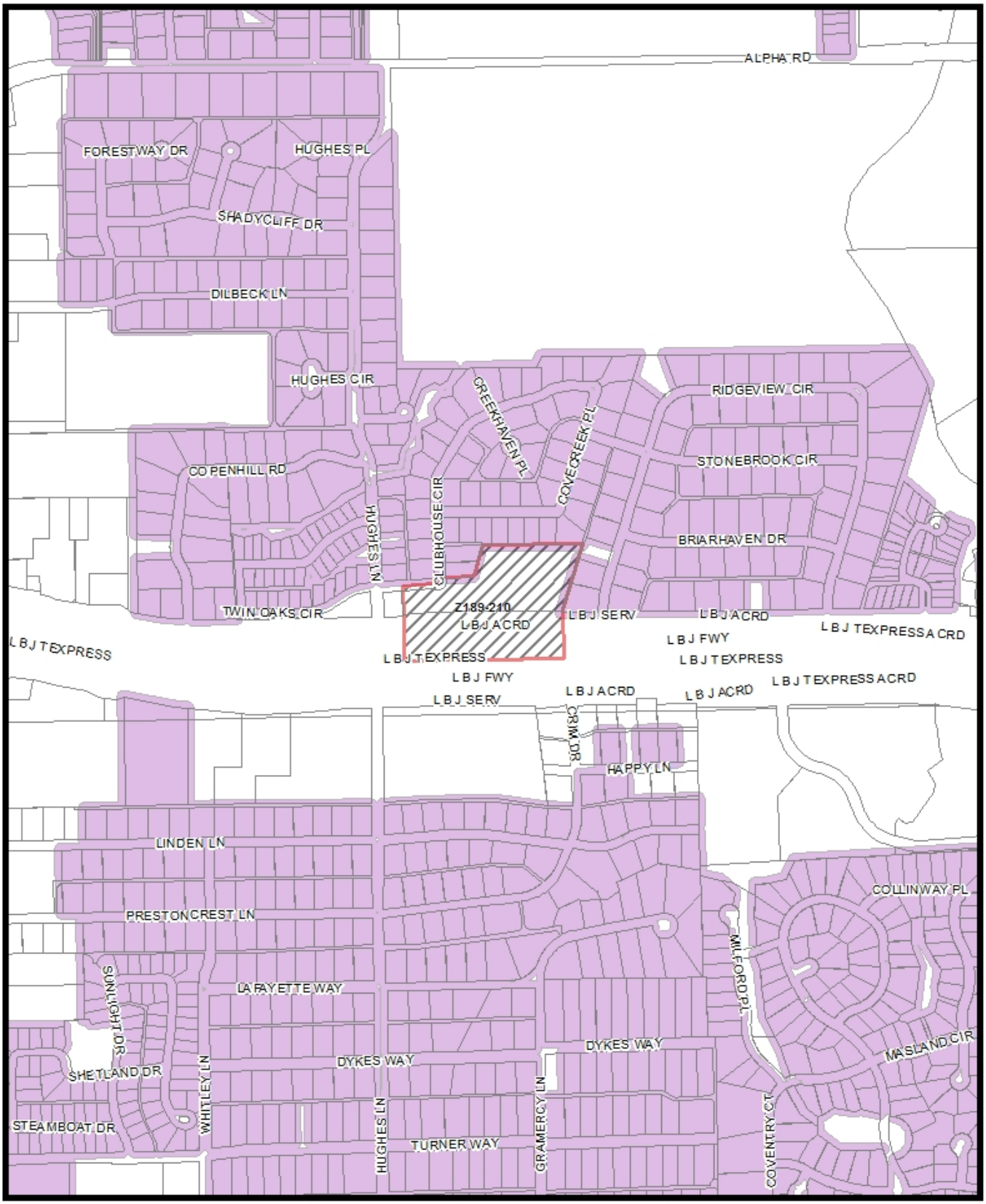
1:3,600

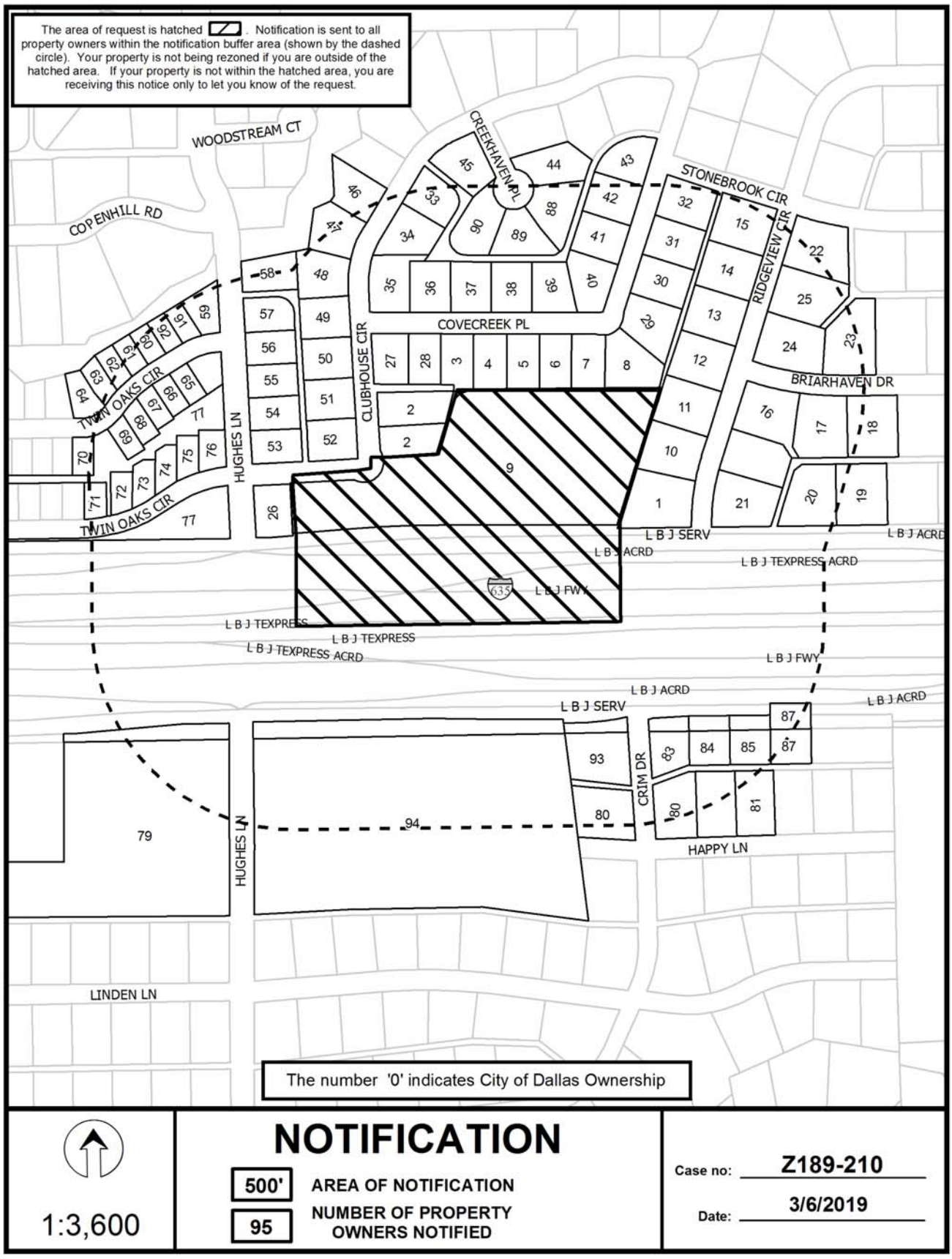
AERIAL MAP

Case no: Z189-210

Date: 3/6/2019


HUGHES CIR
R-1/2ac(A)
WOODSTREAM CT
CREEKHAVEN PL
COPENHILL RD
STONEBROOK CIR
RIDGEVIEW CIR
PD 78
COVECREEK PL
CLUBHOUSE CIR
Single Family
Single Family
TWIN OAKS CIR
R-16(A)
BRIARHAVEN DR
HUGHES LN
Undeveloped
TWIN OAKS CIR
PD 880
L B J SERV
L B J ACRD
L B J TEXPRESS ACRD
L B J FWY
635
L B J TEXPRESS
L B J TEXPRESS ACRD
L B J FWY
L B J ACRD
NO(A)
NS(A)
NO(A)
L B J ACRD
L B J SERV
NO(A)
SUP 1068
LO-1
CRIM DR
HAPPY LN
HUGHES LN
LINDEN LN
R-16(A)
1:3,600
ZONING AND LAND USE
Case no: Z189-210
Date: 3/6/2019


ALPHA RD
FORESTWAY DR
HUGHES PL
SHADYCLIFF DR
DILBECK LN
HUGHES CIR
CREEKHAVEN PL
COVECREEK PL
RIDGEVIEW CIR
STONEBROOK CIR
COPENHILL RD
HUGHES LN
CLUBHOUSE CIR
BRIARHAVEN DR
TWIN OAKS CIR
Z189-210
LBJ ACRD
LBJ SERV
LBJ ACRD
LBJ TEXPRESS ACRD
LBJ TEXPRESS
LBJ FWY
LBJ TEXPRESS
LBJ FWY
LBJ TEXPRESS ACRD
LBJ SERV
LBJ ACRD
LBJ ACRD
CRIMDR
HAPPY LN
LINDEN LN
COLLINWAY PL
PRESTON CREST LN
MILFORD PL
SUNLIGHT DR
LAFAYETTE WAY
DYKES WAY
DYKES WAY
MASLAND CIR
SHETLAND DR
WHITLEY LN
HUGHES LN
GRAMERCY LN
COVENTRY CT
STEAMBOAT DR
TURNER WAY
MVA Cluster
A
B
C
D
E
F
G
H
I
NA
1:7,200
Market Value Analysis
Printed Date: 3/6/2019


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.
WOODSTREAM CT
COPENHILL RD
CREEKHAVEN PL
STONEBROOK CIR
RIDGEVIEW CIR
BRIARHAVEN DR
COVECREEK PL
CLUBHOUSE CIR
HUGHES LN
TWIN OAKS CIR
TWIN OAKS CIR
L B J SERV
L B J ACRD
L B J TEXPRESS ACRD
L B J FWY
L B J TEXPRESS
L B J TEXPRESS
L B J TEXPRESS ACRD
L B J FWY
L B J ACRD
L B J SERV
L B J ACRD
L B J ACRD
CRIM DR
HAPPY LN
HUGHES LN
LINDEN LN
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
95
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z189-210
Date: 3/6/2019

03/06/2019

Notification List of Property Owners

Z189-210

95 Property Owners Notified

Label #	*Address*		*Owner*
1	6507	RIDGEVIEW CIR	KING OF GLORY LUTHERN CH
2	6406	CLUBHOUSE CIR	KING OF GLORY LUTHERAN CHURCH
3	6410	COVECREEK PL	DUE JUDY WINGER
4	6414	COVECREEK PL	BROOKS JAMES & BARBARA
5	6418	COVECREEK PL	ASHMORE KIMBERLY
6	6422	COVECREEK PL	ALGHAFRY MAJED
7	6426	COVECREEK PL	ARNSTEIN BARBARA J TR &
8	6502	COVECREEK PL	20183 TX 101 LLC
9	6411	LBJ FWY	KING OF GLORY LUTHERAN
10	6515	RIDGEVIEW CIR	SPEER WALTER B &
11	6523	RIDGEVIEW CIR	KING OF GLORY LUTHERAN CH
12	6531	RIDGEVIEW CIR	STEAKLEY FAMILY LIVING TR
13	6539	RIDGEVIEW CIR	MUIRHEID TRACI & DARREN
14	6547	RIDGEVIEW CIR	ENGLISH DANA HARDIN
15	6555	RIDGEVIEW CIR	POWELL RICHARD A
16	6522	RIDGEVIEW CIR	DIRKS LEONARD F JR
17	6516	BRIARHAVEN DR	OFFER PAUL J JR
18	6524	BRIARHAVEN DR	MELKS FAMILY TRUST
19	6545	LBJ FWY	STEVENSON DINO
20	6537	LBJ FWY	SHAHI SAVITA GAIND &
21	6508	RIDGEVIEW CIR	SAUCEDA JAVIER G &
22	6554	RIDGEVIEW CIR	WALKINGTON KEVIN
23	6517	BRIARHAVEN DR	PAULEY STEPHEN & DIANE
24	6538	RIDGEVIEW CIR	BEDDINGFIELD ROBERT W &
25	6546	RIDGEVIEW CIR	BROWN W DOUGLAS JR TR&
26	6302	CLUBHOUSE CIR	SHULTS CONNI &

03/06/2019

Label #	*Address*		*Owner*
27	6402	COVECREEK PL	DUVALL SARA A
28	6406	COVECREEK PL	REGALADO JUAN & WANDA E
29	6506	COVECREEK PL	LUBBE WILHELM
30	6510	COVECREEK PL	FREEFIELD JERRY Y &
31	6514	COVECREEK PL	PUGH JOEL A & LISA A
32	6518	COVECREEK PL	KOTAMARTI VENKAT &
33	6518	CLUBHOUSE CIR	JOHNSTON KENNETH M &
34	6510	CLUBHOUSE CIR	JONES KAY
35	6403	COVECREEK PL	SULZBACH FRANK C &
36	6407	COVECREEK PL	KAISER DOUGLAS S &
37	6411	COVECREEK PL	TOSTADO GLORIA B
38	6415	COVECREEK PL	KALIDAS VASANTI
39	6419	COVECREEK PL	CANNON JACK
40	6501	COVECREEK PL	RIDER PAULA C
41	6505	COVECREEK PL	AZIZ MAHSOOMA
42	6509	COVECREEK PL	SHANG HONGLU & JING XIAO
43	6515	COVECREEK PL	CHAILLET BRIAN S & SHIRLEE STEWART
44	6408	CREEKHAVEN PL	TROMBLEY WANWISA & DJANGO
45	6524	CLUBHOUSE CIR	CAVE THOMAS A & TAMI K
46	6515	CLUBHOUSE CIR	COHEN DOUGLAS O
47	6511	CLUBHOUSE CIR	LANG ARIEL M
48	6507	CLUBHOUSE CIR	ROBISON SALLY & SCOTT
49	6501	CLUBHOUSE CIR	SMOLLAR REED ALLEN &
50	6411	CLUBHOUSE CIR	DRAIN LEE & LYNETT C
51	6407	CLUBHOUSE CIR	TRAFTON KRIS R
52	6403	CLUBHOUSE CIR	KARNI CATHERINE
53	13016	HUGHES LN	BAKER WANDA
54	13020	HUGHES LN	HICKS ROBERT B
55	13024	HUGHES LN	ALCHORBACHI RIAD
56	13028	HUGHES LN	MOUNCE HAROLD JAY &
57	13032	HUGHES LN	ZIMMERMANN BETTY

03/06/2019

Label #	*Address*		*Owner*
58	13036	HUGHES LN	WINFIELD RENA GOODSON
59	13031	HUGHES LN	ARBELAEZ FAVIAN
60	6243	TWIN OAKS CIR	MARY LOU AVERA MGMT TRUST
61	6239	TWIN OAKS CIR	BARNETT WILLIAMS BRADLEY &
62	6235	TWIN OAKS CIR	NEWMANHAAS RYLAN &
63	6231	TWIN OAKS CIR	ALEXANDER A ANN
64	6227	TWIN OAKS CIR	SUSMAN JOAN R
65	6250	TWIN OAKS CIR	RIDNOUR STUART D
66	6246	TWIN OAKS CIR	STEVENSON KENNETH
67	6242	TWIN OAKS CIR	FAUVEAU ALEXANDER &
68	6238	TWIN OAKS CIR	ALVEN ROBERT & HANNEKE
69	6234	TWIN OAKS CIR	SMITHEY PAM J & LESLIE M
70	6226	TWIN OAKS CIR	BOWER LOU ANN
71	6127	TWIN OAKS CIR	QUISENBERRY JAMES R & SHERIDAN
72	6123	TWIN OAKS CIR	FRANKLIN MARLENE Z &
73	6117	TWIN OAKS CIR	DAVIS MICHAEL ROBERT
74	6111	TWIN OAKS CIR	SKULLY NICHOLAS RAYMOND
75	6107	TWIN OAKS CIR	ROMO MARIVEL
76	6103	TWIN OAKS CIR	FISHER ROBERTA
77	900001	HUGHES LN	COTERIE HOMEOWNERS ASSN
78	6250	LBJ FWY	TUESDAY MORNING INC
79	6250	LBJ FWY	TUESDAY MORNING INC
80	6441	HAPPY LN	HAPPY LANE LP LLLP
81	6525	HAPPY LN	HAPPY LANES LP
82	6510	LBJ FWY	CRIM STREET INVESTMENTS LP
83	6510	LBJ FWY	CRIM STREET INVESMENTS LP
84	6518	LBJ FWY	THE KNOCHE LTD PS
85	6526	LBJ FWY	THE KNOCHE LIMITED
86	6526	LBJ FWY	KNOCHE LIMITED
87	6532	LBJ FWY	TM PLAZA LLC
88	6404	CREEKHAVEN PL	NAXON ADAM & ELLA

03/06/2019

Label #	***Address***		***Owner***
89	6405	CREEKHAVEN PL	ROSEN BARRY M & JAN A
90	6409	CREEKHAVEN PL	MCLEOD PAUL G
91	6251	TWIN OAKS CIR	KESZLER ELLEN U
92	6247	TWIN OAKS CIR	STOUT JOE W &
93	6446	LBJ FWY	CAAWA INVESTMENT PPTIES LLC
94	6310	LBJ FWY	LBJ CONCOURSE OFFICE LP
95	6310	LBJ FWY	LBJ CONCOURSE OFFICE LP

CITY PLAN COMMISSION **THURSDAY, MAY 2, 2019**

Planner: Jennifer Muñoz

FILE NUMBER: Z189-141(JM) **DATE FILED:** November 26, 2018

LOCATION: Generally bounded by McKinney Avenue to the east, Lemmon Avenue East to the north, Oak Grove Avenue to the west, and Lemmon Avenue to the south.

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

SIZE OF REQUEST: ± 6.04 acres **CENSUS TRACT:** 7.01

OWNER: Pan Costal Limited Partnership

APPLICANT: KDC

REPRESENTATIVE: Suzan Kedron, Jackson Walker, LLP

REQUEST: An application for an amendment to and an expansion of Planned Development District No. 372 on property zoned Planned Development Subdistrict No. 6 within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The purpose of this request is to allow for the redevelopment of the site with a mix of uses to include a large format specialty retail store with more than 100,000 square feet of floor area, office, hotel, and multifamily uses.

STAFF RECOMMENDATION: **Approval**, subject to a revised development plan, a revised landscape plan, and staff's recommended conditions.

BACKGROUND INFORMATION:

- PD No. 372 was approved by City Council on March 12, 1992 containing 4.25 acres of land for O-2 Office District and retail and personal service uses.
- PDS No. 6 was approved by City Council on April 27, 1994 containing 0.632 acres of land for O-2 Office District, restaurant without drive-through, professional, personal service, and custom craft, and retail uses.
- The combined site contains 4.882 acres of land exclusive of right-of-way. According to DCAD and City Certificate of Occupancy records, a building with over 5,000 square feet and two suites containing a restaurant without drive-in or drive through service and a personal service use (dry cleaning or laundry store) has existed in the PDS No. 6 portion of the site since 1994. The remainder of the site contains a vacant building with more than 50,500 square feet of floor area that last operated as a general merchandise or food store, erected in 1993 within the PD No. 372 area.
- The purpose of this request is to allow for the redevelopment of the site with a mix of uses to include a large format specialty retail store with more than 100,000 square feet of floor area, office, hotel, and multifamily uses and to amend the following provisions:
    - Define and allow a large format specialty retail store which contains 100,000 square feet or more;
    - Require an amenity deck;
    - Reduce the front yard setback from 10-25 feet to five feet on McKinney Avenue;
    - Allow encroachments into the 10-foot front yard along all other streets;
    - Provide an additional rear or side yard setback for portions of nonresidential structures over 30 feet-in-height;
    - Allow unlimited encroachments into the required rear or side yard setback;
    - Increase the floor area ratio from 4.0 and 4.5 to 5.5 by providing mixed-income housing;
    - Increase the maximum allowable height from 240 feet to 360 feet with mixed-income housing;
    - Increase the lot coverage from 40 to 60 percent in the portion that is currently PDS No. 6 and from 80 percent to 92 percent in PD No. 372 when a 40,000 square-foot amenity deck is provided;
    - Provide a parking reduction for specific uses via a mixed-use development (shared) parking chart;
    - Provide a revised landscape plan;
    - Revise sign provisions;
    - Provide design standards; and,
    - Provide five-percent mixed-income housing for the additional housing granted beyond the maximum to families between 81 and 100 percent of Adjusted Median Family Income for a 15-year period.

Zoning History: There have been five recent zoning requests in the area within the last five years.

1. **Z178-223:** An authorized hearing to consider proper zoning to amend the allowable square footage for nonresidential uses within PD No. 305. *Pending CPC.*

2. **Z178-186:** On April 25, 2018, the City Council created a Demolition Delay Overlay. A demolition delay overlay district is intended to encourage the preservation of historically significant buildings that are not located in a historic overlay district by helping the property owner identify alternatives to demolition.

3. **Z156-333:** On January 11, 2017, City Council approved a zoning change from Subdistrict B-1 to Subdistrict C within the West Residential Subzone within Planned Development District No. 305, City Place, to a WR-20 Walkable Urban Residential District with an HM-5 Height Map Overlay on property bounded by Blackburn Street, Cole Avenue, Travis Street and Lemmon Avenue East.

4. **Z156-119:** On March 22, 1016, SUP No. 1845 for one or more alcoholic beverage establishments to be used for bar, lounge, or tavern uses on the east corner of Cole Avenue and Lemmon Avenue was automatically renewed.

5. **Z156-147:** An application for a Planned Development Subdistrict to decrease the LC Light Commercial District setbacks on property zoned an LC Light Commercial District within Planned Development District No. 193, the Oak Lawn Special Purpose District, located on the north corner of North Hall Street and Nobile Avenue. *This case was automatically terminated on August 3, 2016 due to inactivity.*

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
McKinney Avenue	Minor Arterial	60 feet	60-80 feet
Lemmon Avenue East	Principal Arterial	60 feet	80 feet
Lemmon Avenue	Principal Arterial	61.25 feet	80 feet
Oak Grove Avenue	Local	Variable, 60 feet	--

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed request and determined that the request will not have a negative impact on the existing street system; however, a traffic signal will be required at the Lemmon Avenue East and Oak Grove Avenue intersection to support the proposed office and large format specialty retail uses. A provision in the proposed amending conditions for

PD No. 372 states that the building official shall not issue a certificate of occupancy for a large format specialty retail or office use unless there is an executed developer agreement or contract for installation of the traffic signal at the intersection of Lemmon Avenue East at Oak Grove Avenue. The applicant has agreed to this provision.

STAFF ANALYSIS

Comprehensive Plan:

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.4 Capitalize on transit-oriented development opportunities.

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

GOAL 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.

Policy 2.2.2 Maximize development opportunities around DART stations.

Policy 2.2.6 Restore Dallas as the foremost retail location in the region.

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.

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 5.1.2 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.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

Policy 5.3.3 Encourage transit-oriented developments and transit centers.

NEIGHBORHOOD PLUS PLAN

GOAL 4.3 Enhance neighborhood desirability by improving infrastructure, housing stock, recreation and safety.

This project has the potential to meet several goals of the comprehensive plan. The transit-oriented development is located along the McKinney trolley line and less than half-a-mile from the CityPlace/Uptown transit station. This distinctive neighborhood offers a variety of eating, shopping, working, and living opportunities. The proposed development will extend those options by adding a large format specialty retail use, office, multifamily, and a hotel to the neighborhood. The quality of the design will make the site a feature within the neighborhood and of the area.

Surrounding Land Uses:

Area	Zoning	Land Use
Site	PD No. 372 and PDS No. 6 w/in PD No. 193	Vacant building and restaurant
Northwest	LC and GR within PD No. 193	Retail and personal service; general merchandise or food store greater than 3,500 square feet
North	Subdistrict C within PD No. 305 and SUP No. 1845	Restaurant and bar, lounge, or tavern
Northeast	Subdistricts D-4 and D-5 within PD No. 305	Personal service, financial institution w/drive-through, and multifamily
East	PD No. 201	Restaurant
Southeast	O-2 within PD No. 193 w/D Liquor Control Overlay	Multifamily
South	O-2 within PD No. 193 w/D Liquor Control Overlay	Medical offices and clinics
Southwest	PDS No. 108 w/ D Liquor Control Overlay and LC within PD No. 193 w/ D-1 Liquor Control Overlay and SUP No. 1980	Multifamily and general merchandise or food store greater than 3,500 square feet
West	LC within PD No. 193	Restaurant, multifamily, and bar, lounge, or tavern

Land Use Compatibility:

The combined site contains 4.882 acres of land exclusive of right-of-way. According to DCAD and City Certificate of Occupancy records, a building with over 5,000 square feet and two suites containing a restaurant without drive-in or drive through service and a personal service use (dry cleaning or laundry store) has existed in the PDS No. 6 portion of the site since 1994. The remainder of the site contains a vacant building with more than 50,500 square feet of floor area that last operated as a general merchandise or food store, erected in 1993 within the PD No. 372 area.

Surrounding land uses consist of retail and personal service and general merchandise or food store greater than 3,500 square feet to the northwest; restaurant and bar, lounge, or tavern to the north; personal service, financial institutions with drive-through, and multifamily to the northeast; restaurant to the east; multifamily to the southeast; medical offices and clinics to the south; multifamily and general merchandise or food store greater than 3,500 square feet to the southwest; and, restaurant, multifamily, and bar, lounge, or tavern to the west.

The purpose of this request is to allow for the redevelopment of the site with a mix of uses to include a large format specialty retail store with more than 100,000 square feet of floor area, office, hotel, and multifamily uses with the following requests:

- Allow a large format specialty retail use, defined as a retail store with a floor area of 100,000 square feet or more for the sale of general merchandise or food. This use may also include office, education and demonstration areas, and areas of general assembly. Accessory outside display of merchandise and outside sales are also permitted. This use differs from a general merchandise or food store greater than 100,000 square feet or more because it incorporates office, education, demonstration areas, and areas of general assembly. The proposed tenant would like to hold cooking classes within the store and train staff on-site.

Development Standards:

DISTRICT	SETBACKS		Density	Height	FAR	Lot Cover-age	PRIMARY Uses
	Front	Side/Rear					
Existing: PD No. 372	10'-25' on McKinney; 20' others	Per plan. 10' others	90/acre	240'	4.0 Up to 4.5	80%	O-2 and retail and personal service.
Existing: PDS No. 6	25'	5'-10' 10'-25' Per use.	Min. lot area per bedroom.	240'	4.0	40% nonres. 60% res.	O-2; restaurant w/o DT; professional, personal service, and custom craft uses; and, retail uses.
Proposed: Updated PD No. 372	5' on McKinney 10' others with 10' encroachments	Staff: 10' Applicant: 10' w/10' encroach ments. Additional setback above 30' or 36' in height.	432 dwelling units	Staff: 240' or 300' with MIH Applicant: 320' or 360' with MIH	4.0 and up to 4.5 FAR Up to 5.5 FAR with MIH	Staff: 80% or 90% with Amenity Deck Applicant: 90% or 92% with Amenity Deck	O-2 including large format specialty retail, office, multifamily, and hotel.

The following development standards are proposed with this request:

- Reduce the front yard setback from 10-25 feet to five feet on McKinney Avenue and to allow encroachments into the 10-foot required front yard along all other street frontages. Staff supports this request because it creates a more urban environment along the street frontages.
- Provide an additional rear and side yard setback for nonresidential structures over 30 feet-in-height. The applicant proposed to construct a residential structure up to 360 feet-in-height at the south corner of the site located at Lemmon Avenue and Oak Grove Avenue, the only side and rear yards on the site. The adjacent property, located with PD No. 201, contains a restaurant use with a maximum structure height of 36 and a 10-foot side and rear yard setback. The applicant has requested an additional setback for nonresidential structures of up to 30 feet progressing at a 2:1 ratio for the portion of the building above 36 feet-in-height. However, since the tower adjacent to the PD No. 201 area is residential, this additional setback would

not apply. Only the proposed 200-foot hotel structure would be subject to the additional setback requirement. Staff recommends the additional setback to be applicable for all structures above 30 feet-in-height. This would provide relief for the adjacent PD No. 201 property.

- Additionally, the applicant has requested to allow 10-foot encroachments into the 10-foot required side and rear yards because this allows the site to be developed up to the property line abutting a property that must provide a 10-foot side and rear yard. Staff does not consider this portion compatible with the abutting property and, therefore, does not support this element of the request.
- The dwelling unit density is being capped at 432 units rather than 90 dwelling units per acre. The site contains 4.882 acres of area. With the current allotment of 90 dwelling units per acre, up to 439 dwelling units would be allowed. This is essentially a reduction of seven allowable dwelling units. Staff supports this request.
- The applicant requests to increase the floor area ratio from 4.0 and 4.5 to 5.5 with mixed-income housing. Currently, if a residential use meets or exceeds the lot area, the floor area ratio can be increased to 4.5-to-one from 4.0-to-one. The request is to reduce the residential component to 209,000 square feet to allow this provision to increase as stated. Additionally, with the provision for mixed-income housing, the floor area ratio can be increased to 5.5-to-one. Staff supports this increase in floor area ratio. It seems that the original requirement to have residential uses with a minimum floor area equal to the lot area was in consideration of having multiple lots on-site. The new development is one lot, which would have required 212,660 square feet of residential uses to trigger the increase in floor area ratio for the site. Since the difference is minimal, staff supports the change.
- Increase the maximum allowable height from 240 feet to 360 feet with mixed-income housing. The applicant has requested to designate a distribution of height throughout the PD area. The large format specialty retail use would exist in a 110-foot structure. Contiguous to the northeast is the proposed 320-foot office tower. The applicant has chosen to limit the heights of the proposed uses on the development plan submitted. Per the plan, the hotel use is limited to 200 feet-in-height. Considering the surrounding development rights in the vicinity and how developed the neighboring properties are, staff supports maintaining the existing maximum height and providing a height increase to 300 feet only with the provision of mixed-income housing.
- Increase the lot coverage from 40 to 60 percent in PDS No. 6 and 80 percent in PD No. 372, to 92 percent when a 40,000-square-foot amenity deck is provided. Staff considered the transit-oriented nature of the site and recommends increased lot coverage with providing a 40,000-square-foot amenity deck. Otherwise, the maximum allowable lot coverage should be maintained at 80 percent to allow for required site and pedestrian features such as landscape area and sidewalks.
- Require an amenity deck which is an area that is open to the sky and may include seating areas, sports facilities, children's play areas, open fitness areas, water features, photovoltaic panels, art installations, hardscaping, and landscaping for

use by tenants and their guests. The amenity deck is further described in the design criteria of the PD to include a minimum of 45 percent landscape area with moveable planters, urns or potted plants, arbors, pergolas, and trellises with planted materials. Additionally, a minimum of five percent of the amenity deck must be visually enhanced with geometric patterns of colored pavers, stamped or stained concrete, enhanced paving, or other similar treatments. The amenity deck is being used as a functional green gathering space above ground-level for the site. A 40,000 square-foot amenity deck is required to increase the lot coverage from 90 to 92 percent. Staff recommends an increase to 90 percent when a 40,000-square-foot amenity deck is provided. While the amenity deck is a feature for the site, the space is limited in access to tenants and visitors of the site and is not open to the general public. However, the proposed 40,000 square-foot green gathering space will still offer a unique feature and relief from pavement at an interesting point within the development, above ground level.

Overall, staff supports the request subject to staff's recommended conditions as described in this report. If staff's recommended conditions are approved, a revised development plan is required to reduce the height and lot coverage on the plan.

Parking:

Except for the items stated below, parking will be in accordance with the parking regulations of Chapter 51A. All parking will be provided in a parking structure, or below ground. A traffic impact analysis, parking demand study, and shared parking analysis were reviewed by the Engineering Division to ensure compatibility for the site.

- Provide a reduction in parking for specific uses including a mixed-use development (shared) parking chart. The applicant provided a shared parking analysis and parking demand study identifying the following reductions in parking for the site:
    - A reduction in parking from one space per 366 square feet for personal service and office uses to one space per 400 square feet.
    - A reduction in parking for certain institutional and retail and personal service uses from one space per 220 square feet to one space per 300 square feet. this includes the defined large format specialty retail use. For reference, a general merchandise or food store 100,000 square feet or more requires one space per 300 square feet of floor area per the Dallas Development Code, as well.
    - A reduction in guest parking for multifamily uses from 25 percent to 15 percent.
    - A reduction in parking for a hotel or motel use from one space per unit for up to 250 units and one space per 200 square feet of meeting room area to one-and-a-quarter spaces per room with no additional spaces for meeting rooms.
    - A mixed-use development parking reduction referring to the MUD chart within the text of the article. Except for a large format specialty retail use,

shared parking facilities for all other uses will be available to all residents, employees, guests, and visitors. The applicant has chosen to segregate the parking for the large format specialty retail use. All other uses at the site must have shared parking.

Mixed-income Housing:

The following mixed-income housing is proposed with this project:

- The staff recommendation is to provide five-percent mixed-income housing units based on the total number of dwelling units to families between 51 and 60 percent of Adjusted Median Family Income for a 15-year period. Providing this housing element with the project would allow for increased development standards related to floor area ratio and height. This includes an increase in floor area ratio from 4.0-to-one to 5.5-to-one and an increase in the maximum allowable height from 240 feet to 300 feet. The maximum allowable dwelling unit density of 432 equates to 22 affordable housing units. The Adjusted Median Family Income range and percentage was selected by staff based on the Mixed-Income Housing Development Bonuses chart. Staff compared the O-2 Subdistrict to MU-3 District on the chart. The request is to increase FAR by 1.0, lot coverage to over 90 percent, and reduce parking for multifamily uses—all within MVA Category "C" and as a transit-oriented development. This is all consistent with providing five-percent mixed-income housing units based on the total number of dwelling units to families between 51 and 60 percent of Adjusted Median Family Income.
- The applicant's request is to provide five-percent mixed-income housing for the additional housing granted beyond the existing maximum allowable floor area ratio of 4.5 to 5.5 and maximum allowable height of 240 feet to 360 feet to families between 81 and 100 percent of Adjusted Median Family Income for a 15-year period. The applicant has requested that the increased development standards include floor area ratio and height, as well; however, the height element is to increase from a maximum allowable height as requested by the applicant of 320 feet to 360 feet. Floor area ratio increased development standard is the same as staff's recommendation. The applicant has stipulated that the incremental increase in development rights would allow an additional 155 dwelling units to be constructed. A five-percent portion of that increase would be provided as mixed-income housing, totaling eight affordable housing units for this development.

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 area of request is not within an identified MVA cluster, surrounding properties to the north, east, south, and west are within Category "C".

Landscaping:

Landscaping will be in accordance with the proposed landscape plan. The Chief Arborist has reviewed the plan which would require a majority of landscaping to be located in the right-of-way and subject to acquiring a license from the City. The primary concern is that the license will not be obtained and that changes will be required, thereby necessitating a PD amendment. The risk is on the applicant to proceed with all required landscaping in the right-of-way, as proposed.

Signs:

Signs must comply with the McKinney Avenue Sign District, as amended, as well as the provisions for business zoning districts contained in Article VII of Chapter 51A, as amended. The PDS No. 6 portion of the site is currently located within the McKinney Avenue Sign District; however, on February 27, 2019, the applicant submitted an application to remove the area from the McKinney Avenue Sign District. On April 9, 2019, the request was presented to the Special Sign District Advisory Committee. Staff recommended approval of the request, as did the SSDAC. This case is scheduled to proceed to the City Plan Commission on May 16, 2019 with a tentative City Council date of June 26, 2019. If the request is not approved at City Council, that portion of the subject site is required to comply with the requirements of the McKinney Avenue Sign District.

- Revise sign provisions to allow business signage with special provisions for the proposed large format specialty retail use.
- Many of the provisions outlined in the signs section were inserted to ensure the proposed signs would be allowed as desired.
- Banner signs are permitted for a large format specialty retail use, only. A total of six banners are allowed along McKinney Avenue and four banners are permitted on Lemmon Avenue. The banners have a maximum allowable square footage of 144 square feet each and may not be located above 65 feet in elevation from grade. There is no limit to the number of words, logos, images, or copy for banner signs.
- Large format specialty retail movement control signs. Up to six signs are permitted with a maximum size of five square feet each and may not be taller than 72 inches above grade. These signs are intended to be used as curbside parking signs. The curbside pick-up area is located within the parking garage.
- Detached signs have no required setback. Considering how the building is providing a five-foot front yard along McKinney Avenue and 10-foot front yard for all other street frontages, the area is densely planned for the pedestrian experience. This includes directional signs with tenant information within that front yard area. These detached signs may be up to nine-and-a-half feet-in-height and 60 square feet in surface area, except one sign which may be up to 12.5 feet in height and 90

square feet in area. Two detached signs are allowed on Lemmon Avenue, one detached sign is allowed on Lemmon Avenue East, and two detached signs are allowed on McKinney Avenue up to the corners with the Lemmon streets. There is no minimum separation requirement between detached signs.

- Clarifications under the attached signs and blade signs sections were suggested by the City Sign Inspector in consideration of elevations shared with staff. The elevations are not a part of this request.
- Staff recommends a vertical separation of 25 feet from any other flat attached sign on the same façade in any sign area, including lower, middle, and upper levels. This will ensure that signs placed close to the boundaries of the three levels will still be adequately spaced. The applicant has requested to only separate signs within the middle level, potentially having signs with limited spacing less than 25 feet. Staff does not support this request.
- A maximum of two movement control signs are permitted on the McKinney Avenue street frontage, a maximum of two movement control signs are permitted on each of the Lemmon Avenue East and Lemmon Avenue street frontages, and one movement control sign is permitted on the Oak Grove Avenue frontage. Each such movement control sign may have a maximum square footage of 30 square feet each. Tenant names and logos are permitted on movement control signs. Movement control signs are not subject to setback requirements, but must not encroach into visibility triangles. The height of a movement control sign may not exceed seven-and-a-half feet. This differs from movement control signs in Article VII because of how tenant names and logos are allowed. Additionally, movement control signs are typically limited to a maximum allowable size of two square feet and up to two feet-in-height.

Design Standards:

Each street frontage was assessed in the consideration of design standards for the area of request.

- Public Realm:
    - Sidewalks have a minimum unobstructed pedestrian zone of eight feet-in-width with an average width of 12 feet on McKinney Avenue; a minimum unobstructed pedestrian zone of seven feet-in-width with an average width of 12 feet on Lemmon Avenue East; a minimum unobstructed pedestrian zone of seven feet-in-width with an average width of 12 feet on Lemmon Avenue; and, a minimum unobstructed pedestrian zone of six feet-in-width with an average width of eight feet on Oak Grove Avenue. Each sidewalk area must have a planting zone with a minimum width of four feet. Trees within this planting zone must be ornamental along McKinney Avenue due to the Trolley adjacency. Trees within the planting zone for Lemmon Avenue East, Lemmon Avenue, and Oak Grove Avenue must be of a medium or large variety.

- A minimum of two pedestrian amenities must be included along McKinney Avenue and Lemmon Avenue East: benches, bicycle racks, or trash receptacles.
- Mechanical equipment must be located out of view form the public right of way.
- Lighting is required at regular intervals, no greater than 100 feet along all street frontages. Lighting must be directed away from adjacent properties.

- Architectural Elements:
  - For each street, a lower-level portion of the structure is subject to the architectural elements described as follows in the next paragraphs. The McKinney Façade is the lower 30 feet; Lemmon East Façade is the lower 25 feet; Lemmon Façade is the lower 17 feet; and, Oak Grove Façade is the lower 17 feet, as well.
  - A pedestrian refuge area is a sidewalk area with a minimum width of 10 feet between multiple driveways to allow pedestrians respite for safety purposes. This element of the design provides breaks in driveways proposed along Lemmon Avenue East and Lemmon Avenue which total approximately 106 feet-in-width including two 10-foot wide pedestrian refuge areas.
  - On the McKinney Façade, featured areas of transparency shall be provided for not less than 40 percent of the length of the façade. On the Lemmon East Façade, featured areas of transparency shall be provided for not less than 20 percent of the length of the façade.
  - For all street frontages, variations in façade color, texture, and materials shall be provided including stone, architectural precast concrete, glass, and architectural metal. Staff recommends more specific requirements including percentages for applicability purposes. Otherwise, this provision is subjective and will not require a varied design, as intended.
  - For the McKinney Façade and Oak Grove Façade, façade articulation of two feet in depth for every 100 feet of façade length is proposed. This provision was written differently for the other street frontages and lacks the applicability aspect of having a set depth and length requirement. Staff has requested a specific definition, similar to that for the McKinney and Oak Grove Façades.
  - Building entries shall be architecturally prominent and include canopies and outdoor displays.
  - No blank walls longer than 30 feet are permitted.
  - Driveways along the Lemmon East, Lemmon, and Oak Grove Façades may exceed 32 feet-in-width with a minimum 10-foot pedestrian refuge area.
  - Above-ground parking structures must be constructed to screen vehicles and diffuse vehicle headlights from shining onto adjacent properties. All above-ground openings and garage ramps must be screened.

List of Officers

Applicant: KDC
Steven W. Van Amburgh, Chief Executive Officer
Tobin C. Grove, President
Scott M. Ozymy, Chief Investment Officer
Michael Kaufman, Chief Financial Officer
Don Mills, Executive Vice President
Walter J. Mountford, Executive Vice President

Owner: Pan Costal Limited Partnership
Uday (Don) Shenoy, Corporate Vice President

PD No. 372
Proposed Amending Conditions

DIVISION 51P-372.100 DEVELOPMENT STANDARDS

SEC. 51P-372.101. LEGISLATIVE HISTORY.

PD 372 was established by Ordinance No. 21373, passed by the Dallas City Council on August 12, 1992. Ordinance No. 21373 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Ordinance No. 21373 was amended by Ordinance No. 21987, passed by the Dallas City Council on March 9, 1994 and by Ordinance No. _____, passed by the Dallas City Council on _____, 2019. (Ord. Nos. 19455; 21373; 21987; 25850; _____)

SEC. 51P-372.102. PROPERTY LOCATION AND SIZE.

PD 372 is established on property generally bounded by ~~fronting on the southeast line of~~ McKinney Avenue, ~~between~~ Lemmon Avenue East, ~~and~~ Lemmon Avenue, and Oak Grove Avenue. The size of PD 372 is approximately ~~4.25~~ 4.7997 acres. (Ord. Nos. 21373; 25850; _____)

SEC. 51P-372.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions contained in Chapter 51A apply to this article. In the event of a conflict, this section controls. In this article, "O-2 OFFICE DISTRICT USES" means those uses listed in Section 51P-372.105 of this article.

(1) AMENITY DECK means an area that is open to the sky and may include seating areas, sports facilities, children's play areas, open fitness areas, water features, photovoltaic panels, art installations, hardscaping, and landscaping for use by tenants and their guests.

(2) LARGE FORMAT SPECIALTY RETAIL means a retail store with a floor area of 100,000 square feet or more for the sale of general merchandise or food. This use may also include office, education and demonstration areas, and areas of general assembly. Accessory outside display of merchandise and outside sales are permitted.

(b) Unless otherwise stated, all references to code articles, divisions, or sections in this article refer to articles, divisions, or sections in Chapter 51A.

(c) Section 51A-2.101, "Interpretations," applies to this article.

(d) The following rules apply in interpreting the use regulations in this article:

(1) The absence of a symbol appearing after a listed use means that the use is permitted by right.

(2) The symbol [SUP] appearing after a listed use means that the use is permitted by specific use permit only.

(e) For purposes of determining the applicability of regulations in this article and in Chapter 51A triggered by adjacency or proximity to another zoning district, and for purposes of interpreting the DIR

and RAR requirements of Division 51A-4.800, this district is considered to be a nonresidential zoning district. (Ord. Nos. 21373; 25850; _____)

SEC. 51P-372.104. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit 372A). If there is a conflict between the text of this division and the development plan, the text of this division controls. (Ord. Nos. 21373; 25850; _____)

SEC. 51P-372.105. USES PERMITTED.

(a) Retail and personal service uses.

-- Ambulance service.
-- Animal shelter or clinic without outside run.
-- Auto service center.
-- Bar, lounge, or tavern.
-- Business school.
-- Car wash.
-- Commercial amusement (inside).
-- 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.
-- Large format specialty retail.
-- Home improvement center, lumber, brick, or building materials sales yard.
-- Household equipment and appliance repair.
-- Liquor store.
-- Nursery, garden shop, or plant sales.
-- Personal service uses.
-- Restaurant without drive-in or drive-through service.
-- Restaurant with drive-in or drive-through service. *[SUP]*
-- Temporary retail use.
-- Theater.

(b) O-2 Office District uses.

-- Carnival or circus (temporary). *[By special authorization of the building official.]*
-- Child-care facility. *[SUP]*
-- Church.
-- College dormitory, fraternity, or sorority house.
-- College, university, or seminary.
-- Commercial radio or television transmitting station.
-- Community service center. *[SUP]*
-- Convalescent and nursing homes, hospice care, and related institutions.
-- Convent or monastery.
-- Custom business services.
-- Electrical substation.
-- Financial institution with drive-in window. *[SUP]*
-- Financial institution without drive-in window.

-- Helistop. *[SUP]*
-- Hospital. *[SUP]*
-- Hotel or motel. ~~*[SUP]*~~
-- Library, art gallery, or museum.
-- Local utilities.
-- Medical clinic or ambulatory surgical center.
-- Medical or scientific laboratory.
-- Multifamily.
-- Office.
-- Post office.
-- Private recreation center, club, or area. *[SUP]*
-- Public or private school.
-- Public park, playground, or golf course.
-- Radio, television, or microwave tower.
-- Recycling drop-off container. *[SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.2) are not satisfied.]*
-- Recycling drop-off for special occasion collection. *[SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.3) are not satisfied.]*
-- Retirement housing. *[SUP]*
-- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*
-- Temporary construction or sales office.
-- Transit passenger shelter.
-- Utility or government installation other than listed. *[SUP]*

(c) Accessory uses. As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. Nos. 21373; 25850; _____)

SEC. 51P-372.106. 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 contained in Division 51A-4.400. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

(a) Increased Development Standards. When the provisions of Section 51P-372.112 are met, the modifications to the floor area ratio and height in this subsection apply.

(b) Front yard.

~~(1) For lots abutting McKinney Avenue, minimum front yard is:~~

~~(A) 10 feet for the first 36 feet of structure height; and~~

~~(B) 25 feet for any portion of a structure above the height of 36 feet.~~

~~(2) For all other lots, minimum front yard is 20 feet.~~

(1) On McKinney Avenue, minimum front yard is five feet.

(2) ~~On Lemmon Avenue East,~~

~~(A) Except as provided, a minimum front yard is 10 feet.~~

~~(3)~~ For all other frontages, minimum front yard is 10 feet.

(4) Encroachments such as building appendages, overhangs, balconies, and building projections and canopies above 10 feet may project in to the required front yard. Handrails, retaining walls, walls, bollards, fences, steps, ramps, benches, landscape features, and planters are permitted in the front yard when less than four feet in height.

(b) Side and rear yards.

~~(1) Side and rear yards for development indicated on the development plan must comply with the setbacks indicated on the development plan.~~

~~(2) Minimum side and rear yards for future development for uses other than a general merchandise or food store greater than 3,500 square feet are 10 feet.~~

~~(3) If a nonresidential building is erected or altered to exceed 36 feet in height, an additional setback must be provided that is equal to one half of the total height of the building, up to a maximum total setback of 50 feet. The additional setback is only required for that portion of a building that exceeds 36 feet in height.~~

Staff's Recommendation:

(1) Except as provided, the minimum side and rear yard is 10 feet. If a building is erected or altered to exceed 30 feet in height, an additional side and rear yard 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.

Applicant's Request:

(1) Except as provided, the minimum side and rear yard is 10 feet. If a nonresidential building is erected or altered to exceed 36 feet in height, an additional side and rear yard setback of one foot for each two feet in height above 36 feet is required for that portion of a structure above 36 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.

Staff's Recommendation:

(2) No encroachments allowed.

Applicant's Request:

(2) Encroachments such as building appendages, overhangs, balconies, and building projections and canopies above 10 feet may project in to the required side and rear yards, but in no instance shall such encroachment be within 10 feet of the property line. Handrails, retaining walls, walls, bollards, fences, steps, ramps, benches, landscape features, and planters are permitted in the side and rear yard when less than four feet in height.

(c) Dwelling unit density. Maximum number of dwelling units allowed ~~density~~ is 432 ~~90 dwelling units per net acre~~.

(d) Floor area ratio. If the total floor area of residential uses ~~on a lot~~ is equal to or greater than 209,000 square feet ~~the lot area~~, maximum floor area ratio ~~for that lot~~ is 4.5 to 1, otherwise maximum floor area ratio is 4.0 for all uses combined. When the provisions of Section 51P-372.112 are met, the maximum floor area may be increased to 5.5 to 1.

Staff's Recommendation:

(e) Height. Except as provided, ~~M~~maximum structure height is 240 feet. Maximum structure height is 200 feet and 110 feet for those portions of a building shown on the development plan, respectively. When the provisions of Section 51P-372.112 are met, the maximum structure height may be increased to 300 feet.

Applicant's Request:

(e) Height. Except as provided, ~~M~~maximum structure height is ~~240~~320 feet. Maximum structure height is 240 feet, 200 feet, and 110 feet for those portions of a building shown on the development plan, respectively. When the provisions of Section 51P-372.112 are met, the maximum structure height may be increased to 360 feet for that portion designated with a 240-foot height limitation.

Staff's Recommendation:

(f) Lot coverage. Maximum lot coverage is 80 percent. An aboveground structure used for off-street parking must be included in determining the percentage of lot coverage; surface parking lots and underground parking structures are not included. The maximum lot coverage may be increased to 90 percent when a minimum 40,000 square foot amenity deck is constructed.

Applicant's Request:

(f) Lot coverage. Maximum lot coverage is ~~80~~ 90 percent. An aboveground structure used for off-street parking must be included in determining the percentage of lot coverage; surface parking lots and underground parking structures are not included. The maximum lot coverage may be increased to 92 percent when a minimum 40,000 square foot amenity deck is constructed.

(g) Lot size. No minimum lot size.

~~(1) Minimum lot size for residential use is 6,000 square feet.~~

~~(2) Minimum lot area per dwelling unit is as follows:~~

~~TYPE OF STRUCTURE~~	~~MINIMUM LOT AREA PER DWELLING UNIT (in square feet)~~
~~Multifamily:~~	
~~No separate bedroom~~	~~450~~
~~One bedroom~~	~~500~~
~~Two bedrooms~~	~~500~~
~~More than two bedrooms~~	~~50~~

~~**(Add this amount for each bedroom over two)**~~

(Ord. Nos. 21373; 25850;_____)

SEC. 51P-372.107. OFF-STREET PARKING AND LOADING.

(a) Except as otherwise provided in this section, off-street parking and loading must be provided in accordance with the use regulations contained in Division 51A-4.200. Consult the off-street parking and loading regulations (Division 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(b) One off-street parking space for every ~~366~~400 square feet of floor area must be provided for the following uses:

(1) Financial institution with drive-in window.

(2) Financial institution without drive-in window.

(3) Office.

(c) One off-street parking space for every ~~220~~300 square feet of floor area must be provided for the following uses:

(1) Community service center.

(2) Dry cleaning or laundry store.

(3) General merchandise or food store 3,500 square feet or less.

(4) General merchandise or food store greater than 3,500 square feet.

(5) Household equipment and appliance repair.

(6) Large format specialty retail.

(~~6~~7) Liquor store.

(~~7~~8) Personal service uses.

(~~8~~9) Post office.

(~~d~~ e) The off-street parking requirement for the multifamily use is one space for every ~~500 square feet of~~ dwelling unit ~~floor area~~ within the building site~~, except:~~.

~~(1) a minimum of one space and a maximum of two spaces is required for each dwelling unit in a multifamily structure three feet or less in height; and~~

~~(2) a minimum of one space and a maximum of one and one-half spaces is required for each dwelling unit in a multifamily structure over 36 feet in height.~~

(~~e~~ f) A minimum of ~~25~~15 percent of the required off-street parking spaces for the multifamily use must be unassigned and available for use by visitors and residents.

(g) The off-street parking requirement for a hotel or motel use is one space for every 1.25 rooms; no additional spaces are required for meeting rooms.

(h) This district is considered one lot for purposes of required off-street parking and loading.

(i) Parking spaces are not required to be shown on the development plan.

(j) Tandem parking is permitted for up to 100 percent of the required parking for a hotel or motel and multi-family use, provided a valet license is secured from the City of Dallas.

(k) Mixed use development parking reduction.

(1) In general.

(A) The off-street parking requirement for a mixed use development may be reduced in accordance with the mixed use development (MUD) parking chart (Exhibit 372 __). Except for a large format specialty retail use, shared parking facilities for all other uses will be available to all residents, employees, guests, and visitors.

(B) For purposes of this section, mixed use development means a tract with more than one main use, where the parking for those uses are contained within a single, contiguous parking area or garage.

(C) This reduction may be used in combination with other parking reductions, except that the standard requirement for a mixed use development may not be reduced by more than 30 percent.

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

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

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

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

(3) Minimum parking requirement. If one or more of the main uses in a mixed use development is a retail or personal service use, the minimum parking requirement for the mixed use

development cannot be reduced to a number of spaces that is less than the sum of the standard parking spaces required for each of the retail and personal service uses in the mixed use development.

(l) Parking structures. Underground parking structures may project to the lot line.

SEC. 51P-372.108. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 21373; 25850)

SEC. 51P-372.109. LANDSCAPING.

All landscaping must be provided as shown on the landscape plan (Exhibit 372B). ~~Unless otherwise state below, all landscaping must be installed in accordance with Article X.~~ All plant material must be maintained in a healthy, growing condition at all times. (Ord. Nos. 21373; 25850)

SEC. 51P-372.110. SIGNS.

(a) The area located within the McKinney Avenue Sign District must comply with the provisions contained in that section.

(b) In this Section:

(1) BLADE SIGN means a sign projecting perpendicularly from a main building facade that is visible from both sides.

(2) CANOPY means a permanent, non-fabric architectural element projecting from the face of a building.

(3) CANOPY SIGN means a sign attached to, applied on, or supported by a canopy.

(4) LOWER LEVEL SIGN means an attached sign wholly, or partially, situated within the lower level sign area.

(5) LOWER LEVEL SIGN AREA means that portion of a facade less than 65 feet above grade.

(6) MIDDLE LEVEL SIGN means an attached sign wholly situated within the middle level sign area.

(7) MIDDLE LEVEL SIGN AREA means that portion of a facade that is between the lower level sign area and the upper level sign area.

(8) MONUMENT SIGN means a detached sign applied directly onto a grade-level support structure (instead of a pole support) with no separation between the sign and grade.

(9) UPPER LEVEL SIGN means an attached sign wholly situated within the upper level sign area.

(10) UPPER LEVEL SIGN AREA means the portion of the facade more than 65 feet above grade and within the top 18 feet of a facade on buildings 18 stories or less, or within the top 36 feet of a facade on buildings more than 18 stories.

(~~a~~c) Signs must comply with the provisions for business zoning districts contained in Article VII, except that:

~~(1) a maximum of two detached signs are permitted in the locations shown on the development plan:~~

~~(A) the detached sign at the southwestern corner of the PD (at the corner of Lemmon Avenue and McKinney Avenue) must comply with the provisions of the McKinney Avenue Sign District; and~~

~~(B) the detached sign on the northeast side of the PD (on Lemmon Avenue East opposite Noble Street) may have only one line of words which is no more than 18 inches high and no more than 13 feet long. The sign may not be closer than three feet, three inches to the public right-of-way; and~~

(~~2~~1) Non-premise signs are prohibited.

(2) Signs may be illuminated either externally or internally or both, unless otherwise specified in this Section.

(3) Provisions Applicable to Signs for Large Format Specialty Retail Uses. The following provisions apply only to signs for a Large Format Specialty Retail use as defined in Sec. 51P-372.103(a)(3) above.

(A) Large Format Specialty Retail Attached Signs.

(i) All Large Format Specialty Retail signs will be Lower Level Signs and may not exceed 20 percent of any street façade.

(ii) A Large Format Specialty Retail use may have a maximum of two primary flat attached signs per façade, such primary flat attached signs being allowed to be a maximum of 600 square feet in area each and which may be up to eight feet in height, and which may wrap the corners of a building so as to partially face two street frontages. A maximum of 10 words are allowed on each such attached primary sign. Such primary signs may be located on the building façade or on a canopy.

(iii) Additional attached signs are permitted for Large Format Specialty Retail tenants, not to exceed a quantity of six, such additional attached signs being allowed to have a maximum size of 60 square feet in area each. Any such Large Format Specialty Retail flat attached signs other than primary flat attached signs as described in Sec. 51P-372.110(c)(3)(A)(i) above may be mounted on the building or on canopies, may project up to five- and one-half feet above the surface to which it is mounted to as long as the sign is mounted parallel to the vertical building surface.

(B) Large Format Specialty Retail Blade Signs. In addition to the attached signs permitted by Sec. 51P-372.110(c)(2)(A) above, a Large Format Specialty Retail use may have a maximum of two blade signs per street frontage, each of which may contain up to eight words and a logo. Each such

Large Format Specialty Retail blade sign may be a maximum of 80 square feet in area, may project up to five feet from the adjacent structure façade, and are allowed no more than 65 feet above grade.

(C) Banner Signs. Banner signs are permitted for Large Format Specialty Retail uses only. A banner sign means a sign applied on a strip of cloth, vinyl, or similar material and attached to a building or structure, and may be changed out with changeable copy. Banner signs may be installed perpendicular to the building façade and may project a maximum of five feet from the building façade, and must be a minimum of ten feet above grade. There is no limitation on the number of words, logos, images, or other copy on each banner sign, and banner signs may have copy on both sides. A total of six exterior banner signs are permitted on the McKinney Avenue street frontage, and a total of four exterior banner signs are permitted on the Lemmon Avenue frontage, with a maximum square footage of 144 square feet each. Banner signs are not permitted above 65 feet in elevation from grade. Banner signs may not be internally illuminated.

(D) Large Format Specialty Retail Movement Control Signs. A Large Format Specialty Retail use may have an additional six movement control signs permitted to be located in this District for purposes of providing direction for curbside pick-up services. These signs may have a maximum square footage of five square feet each. These movement control signs may be pole-mounted, may be no taller than 72 inches above grade, and may not be illuminated.

(4) All Other Signs. The following provisions apply to all signs on the Property other than signs for a Large Format Specialty Retail use.

(A) Detached Signs. There is no setback for detached signs. Each sign is limited to 9.5 feet in height and 60 square feet in surface area, except one sign which may be up to 12.5 feet in height and 90 square feet in area. Two detached signs are allowed on Lemmon Avenue, one detached sign is allowed on Lemmon Avenue East, and two detached signs are allowed on McKinney Avenue up to the corners with the Lemmon streets. There is no minimum separation requirement between detached signs.

(B) Attached Signs.

(i) Attached Signsatta Generally. In addition to those Large Format Specialty Retail signs permitted pursuant to Sec. 51P-372.110(c)(3) above, and except as otherwise provided herein, attached signs are permitted in accordance with the regulations set forth in Sec. 51A-7.305 on attached signs in business zoning districts. A maximum of eight words are allowed on each flat attached sign. Words eight inches or less in height are not counted towards the eight-word limit. Projecting attached signs are not included in effective area calculations. Each component of a building which is over 65 feet in height or more is deemed to be a separate building façade for the purposes of this Subsection 51P-372.110(c)(4)(B), even if such component shares a podium or other structural elements with other such building components.

(ii) Upper Level Flat Attached Signs. Building parapet mounted attached signs are permitted within the Upper Level Sign Area for any use occupying 100,000 square feet or more. There is no height limitation on upper level signs. A maximum of one parapet mounted tenant sign per each building façade is permitted, with a maximum area of 250 square feet for each such sign.

Staff's Recommendation:

(iii) Middle Level Sign Area Signs. A maximum of two flat attached signs are permitted per façade of each structure within the Middle Level Sign Area. Each such Middle Level Sign Area sign may have a maximum area of 150 square feet and a vertical separation of 25 feet from any other flat attached sign on the same facade in the lower, middle, or upper level sign area.

Applicant's Request:

(iii) Middle Level Sign Area Signs. A maximum of two flat attached signs are permitted per façade of each structure within the Middle Level Sign Area. Each such Middle Level Sign Area sign may have a maximum area of 150 square feet and a vertical separation of 25 feet from any other flat attached sign on the same facade in the middle level sign area.

(iv) Lower Level Sign Area Attached Signs. Flat attached signs within the Lower Level Sign Area are permitted for each tenant in addition to those permitted for Large Format Specialty Retail uses. A maximum of one flat attached sign is permitted for each such tenant's façade, and one blade attached sign as defined in Subsec. 51P-372.103(b)(1) is permitted per tenant other than Large Format Specialty Retail uses, for a maximum of two tenant signs per street frontage where applicable. Flat attached signs that are not blade signs may be a maximum of 75 square feet in area each.

(v) Blade Signs. One blade sign is allowed for each tenant street façade as specified in Sec. 51P-372.110(c)(4)(B)(iv) above. Blade signs may project no more than five feet from the building façade, and must be at least ten feet above the sidewalk. Blade Signs must be mounted no higher than 65 feet from grade. Blade signs may have both words and images on two sides of the sign with such words allowed to be laid out either horizontally or vertically or both. Blade signs may have no more than eight words and a logo on each side of the sign.

(vi) Large Blade Signs. In addition to all other signs permitted pursuant to this Section, a maximum of one large blade sign per street facade is permitted. Each large blade sign may have a maximum total square footage of 120 square feet. Large blade signs are limited to a maximum of nine words. Large blade signs may project up to five feet from the adjacent structure façade and are allowed no more than 65 feet above grade. Large Blade Signs may be employed by a business other than the Large Format Specialty Retail and may be used by nonresidential and residential businesses.

(C) Movement Control Signs. Except as otherwise provided herein, a maximum of two movement control signs are permitted on the McKinney Avenue street frontage, a maximum of two movement control signs are permitted on each of the Lemmon Avenue East and Lemmon Avenue street frontages, and one movement control sign is permitted on the Oak Grove Avenue frontage. Each such movement control sign may have a maximum square footage of 30 square feet each. Tenant names and logos are permitted on movement control signs. Movement control signs are not subject to setback requirements, but must not encroach into visibility triangles. The height of a movement control sign may not exceed 7.5 feet.

(d) Sections 51A-7.301, 51A-7.304(b)(3), and 51A-7.401(2) do not apply in this district.

(~~b~~d) For purposes of construing these provisions, the term "premise" means the entire Property. (Ord. Nos. 21987; 25850; _____)

SEC. 51P-372.111. DESIGN STANDARDS.

(a) Public realm design.

(1) Sidewalks

(A) For McKinney Avenue a minimum unobstructed pedestrian zone width of 8 feet with an average width of 12 feet must be provided. Planting Zones along street frontage are to be a

minimum of 4-foot wide, should implement the strategy of ground level planting or raised planters and are to begin after a clear 18" zone has been achieved. This 18" zone begins immediately at back of curb. All trees are to be planted at a density of 1:50' of street frontage and within Planting Zones or tree grates. All trees along McKinney Ave. are to be of an ornamental variety to respect Trolley adjacency.

(B) For Lemmon Avenue East a minimum unobstructed pedestrian zone width of 7 feet with an average width of 12 feet must be provided. Planting Zones along street frontage are to be a minimum of 4-foot wide, implement the strategy of ground level planting or raised planters and are to begin after a clear 18" zone has been achieved. This 18" zone begins immediately at back of curb. All trees are to be planted at a density of 1:50' of street frontage and within Planting Zones or tree grates. All trees along Lemmon Avenue East are to be of a medium or large tree variety.

(C) For Lemmon Avenue a minimum unobstructed pedestrian zone width of 7 feet with an average width of 10 feet must be provided. Planting Zones along street frontage are to be a minimum of 4-foot wide, implement the strategy of ground level planting or raised planters and are to begin a clear 18" zone has been achieved. This 18" zone begins immediately at back of curb. All trees are to be planted at a density of 1:50' of street frontage and within Planting Zones or tree grates. All trees along Lemmon Avenue are to be of a medium or large tree variety.

(D) For Oak Grove Avenue a minimum unobstructed pedestrian zone width of 6 feet with an average width of eight feet must be provided. Planting Zones along street frontage are to be a minimum of 4-foot wide, implement the strategy of ground level planting or raised planters and are to begin after a clear 18" zone has been achieved. This 18" zone begins immediately at back of curb. All trees are to be planted at a density of 1:50' of street frontage and within Planting Zones or tree grates. All trees along Oak Grove Avenue are to be of a medium or large tree variety.

(E) Sidewalks should be continuous and level across all driveways and curb cuts.

(F) A minimum of two of each of the following pedestrian amenities must be provided along McKinney Avenue and Lemmon Avenue East, and one each of the following pedestrian amenities must be provided along Lemmon Avenue and Oak Grove Avenue: i) benches, ii) bicycle racks, iii) trash receptacles.

(G) Sidewalk must consist of concrete pavers or finished concrete surfaces.

(H) If a portion of a sidewalk is located on private property, the property owner must dedicate a sidewalk easement to the city to assure its availability to the public as a permanent pedestrian way.

(2) Mechanical equipment. Above ground utility boxes, generators, and other large mechanical equipment should be located out of view from the public right of way.

(3) Lighting.

(A) Lights should be provided at regular intervals with a spacing of no greater than 100 feet along all street facing facades, with the exception of visibility triangles and vehicular drives, in order to provide lighting on sidewalks, walkways, and plazas to enhance pedestrian safety.

(B) Lighting must be directed away from adjacent properties.

(C) Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.

(b) Design standards for architectural elements.

(1) Definitions. The following definitions apply to these design standards:

(A) McKINNEY FACADE means the portion of the façade under 30 feet in height that faces McKinney Avenue.

(B) LEMMON EAST FACADE means the portion of the façade under 25 feet in height that faces Lemmon East Avenue.

(C) LEMMON FACADE means the portion of the façade under 17 feet in height that faces Lemmon Avenue.

(D) OAK GROVE FACADE means the portion of the façade under 17 feet in height that faces Oak Grove Avenue.

(E) PEDESTRIAN REFUGE AREA means a sidewalk area with a minimum width of 10 feet between multiple driveways to allow pedestrians respite for safety purposes.

(F) GREEN WALL is a vegetated wall with vertical surfaces that are covered by plants and include walls or screens with climbing vines, trailing plants, or modular "green wall" planting systems.

(2) McKinney Façade. The following design standards apply to the McKinney Façade:

(A) Featured areas of transparency shall be provided for not less than 40% of the length of the facade.

Staff's Recommendation:

(B) A list of acceptable material at certain percentages should be added.

Applicant's Request:

(B) Variations in façade color, texture, and materials shall be provided including stone, architectural precast concrete, glass, and architectural metal.

(C) Variations in façade plane shall be provided, which may include wall recesses and projections, bays, offsets, reveals. Façade articulation of 2 feet in depth must be provided for every 100 feet of façade length.

(D) Building entries shall be architecturally prominent and clearly visible from the street. Canopies and outdoor displays shall be permitted at building entries.

(E) Green wall(s) shall be permitted.

(F) Blank walls longer than 30 feet in length shall not be permitted.

(G) No driveway access shall be permitted.

(3) Lemmon East Façade. The following design standards apply to the Lemmon East Façade:

(A) Featured areas of transparency shall be provided for not less than 20% of the length of the facade.

Staff's Recommendation:

(B) A list of acceptable material at certain percentages should be added.

Applicant's Request:

(B) Variations in façade color, texture, and materials shall be provided including stone, architectural precast concrete, glass, and architectural metal.

Staff's Recommendation:

(C) Variations should be clearly defined.

Applicant's Request:

(C) Variations in façade plane shall be provided, which may include wall recesses and projections, bays, offsets, reveals.

(D) Building entries will be architecturally prominent and clearly visible from the street. Canopies will be permitted at building entries.

(E) Green wall(s) shall be permitted.

(F) A porte cochere with a maximum of two curb cuts shall be permitted. Each drive shall not exceed 16 feet in width.

(G) Driveways shall be permitted to access above and below grade parking facilities and internal loading dock areas. Combined driveways exceeding 32 feet shall require a 10-foot pedestrian refuge area.

(H) Blank walls longer than 30 feet in length shall not be permitted.

(4) Lemmon Façade. The following design standards apply to the Lemmon Façade:

Staff's Recommendation:

(A) A list of acceptable material at certain percentages should be added.

Applicant's Request:

(A) Variations in façade color, texture, and materials shall be provided including stone, architectural precast concrete, glass, and architectural metal.

Staff's Recommendation:

(B) Variations should be clearly defined.

Applicant's Request:

(B) Variations in façade color, texture, and materials shall be provided including stone, architectural precast concrete, glass, and architectural metal.

(C) Green wall(s) shall be permitted.

(D) Driveways shall be permitted to access above and below grade parking facilities and internal loading dock areas. Combined driveways exceeding 32 feet shall require a 10-foot pedestrian refuge area.

(E) Blank walls longer than 30 feet in length shall not be permitted.

(5) Oak Grove Façade. The following design standards apply to the Oak Grove Façade:

(A) A minimum of 20 percent transparency shall be provided.

Staff's Recommendation:

(B) A list of acceptable material at certain percentages should be added.

Applicant's Request:

(B) Variations in façade color, texture, and materials shall be provided including stone, architectural precast concrete, glass, and architectural metal.

(C) Variations in façade plane shall be provided, which may include wall recesses and projections, bays, offsets, reveals. Façade articulation of 2 feet in depth must be provided for every 100 feet of façade length.

(D) Building entries shall be architecturally prominent and clearly visible from the street. Canopies shall be permitted at building entries.

(E) Green wall(s) shall be permitted.

(F) An off-street loading dock / delivery area must be permitted internally.

(G) Driveways shall be permitted to access above and below grade parking facilities and internal loading dock areas. Combined driveways exceeding 32 feet shall require a 10-foot pedestrian refuge area.

(H) Blank walls longer than 30 feet in length shall not be permitted.

(c) Architectural elements for parking structures.

(1) Above ground parking structures must be constructed so as to screen vehicles from

pedestrians on adjacent streets and diffuse vehicle headlights from shining onto adjacent properties.

(2) All non-entry openings in the aboveground parking structure facade must be screened except for vehicle access. Screening may include architectural grillwork or other materials that provide
ventilation.

(3) Structural and building elements including garage ramps that are expressed in the exterior facade should be concealed through facade screening.

(d) Amenity Deck.

(1) A minimum of 45 percent of the amenity deck must be landscaped and may include:

(A) Moveable planters, urns, or potted plants; and

(B) Arbors, pergolas, and trellises with planted materials.

(2) A minimum of 5 percent of amenity deck must be visually enhanced with geometric patterns of colored pavers, stamped or stained concrete, enhanced paving, or other similar treatments

SEC. 51P-372.112. MIXED INCOME HOUSING.

(a) Except as provided in this section, compliance with Division 51A-4.1100 is required to obtain development bonuses in Section 51P-372.106.

(b) Compliance with Section 51A-1107 is not required.

(c) Compliance with Section 20A-27(g) is not required.

Staff's Recommendation:

(d) For a multifamily use providing five percent of the total rental units at Affordable Rent per Sec. 20A-24 with an Income Band between 51 and 60 percent of Adjusted Median Family Income, the increased development standards in Sec. 51P-372.106 related to floor area ratio and height apply.

Applicant's Request:

(d) AFFORDABLE UNITS means 5 percent of the rental units that are an incremental result of the development bonus accruing to the development, namely increasing the allowable height from 240 feet to 360 feet and the allowable FAR from 4.5 to 5.5, which in combination yields an incremental 155 multifamily units within the overall development. Affordable units are available to be leased to or occupied by eligible households during the rental affordability period. Affordable units rented to eligible households shall be subject to the Monthly Maximum Rents per unit type listed for families between 81 and 100 percent of Adjusted Median Family Income in the Intown Housing Program Income and Rent Limits for Affordable Housing Unit Tenants published annually by the City of Dallas. The Mixed-income Restrictive Covenant pursuant to Section 20A-26 and the Rental Affordability Period shall be for a term of 15 years.

SEC. 51P-372.1131. GENERAL REQUIREMENTS.

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

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

(c) 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 applicable ordinances, rules, and regulations of the city. (Ord. Nos. 21373; 25850)

(d) The building official shall not issue a certificate of occupancy for a large format specialty retail or office use unless there is an executed developer agreement or contract for installation of the traffic signal at the intersection of Lemmon Avenue East at Oak Grove Avenue.

~~**SEC. 51P-372.112. ZONING MAP.**~~

~~PD 372 is located on Zoning Map No. I-7. (Ord. Nos. 21373; 25850)~~

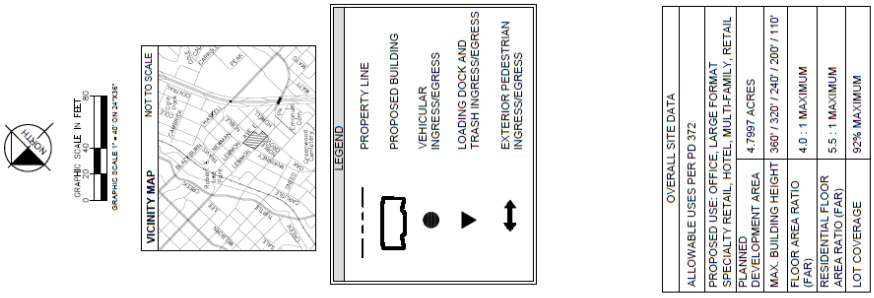
EXHIBIT 372_____
Mixed Use Development Parking Chart
(for calculating standard parking requirement)

USE CATEGORIES	STANDARD PARKING REQUIREMENT	PARKING ADJUSTMENT THE TIME OF DAY (weekday)				
		Morning	Noon	After-noon	Late After Noon	Evening
Multifamily Uses	(1/dwelling unit)	80%	60%	60%	70%	100%
Office-related Uses	(1/400 sq. ft.)	100%	80%	100%	85%	35%
Retail & personal service uses	(1/300 sq. ft.)	60%	75%	70%	65%	70%
Bar & restaurant uses	(1/100 sq. ft.)	20%	100%	30%	30%	100%
Hotel and motel uses	(1/1.25 rooms)	60%	60%	60%	70%	100%
Any other use	Must be ascertained	100%	100%	100%	100%	100%

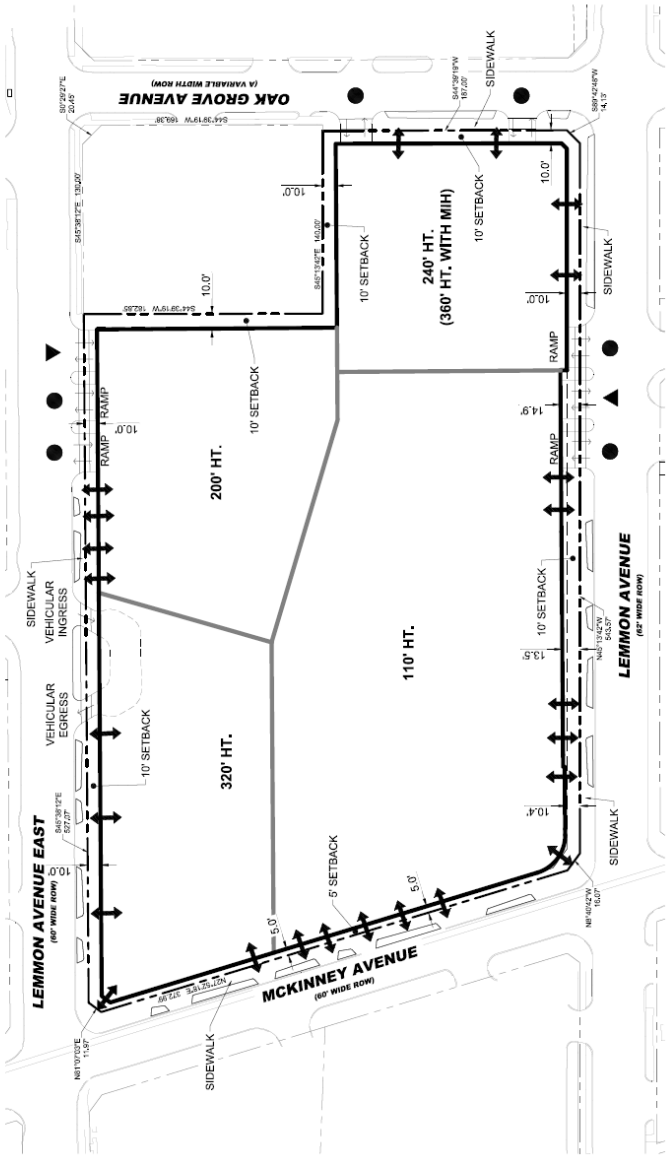
The adjusted standard off-street parking requirements for the development are the largest of the five “time of day” column sums.

Note: If the use does not fit into one of the first five categories listed above, 100 percent assignment must be used in each of the “time of day” columns. If one or more of the main uses in the development is a retail and personal service use, the minimum parking requirement for the development under this reduction option is the sum of the standard parking requirements for each of the retail and personal service uses in the development.

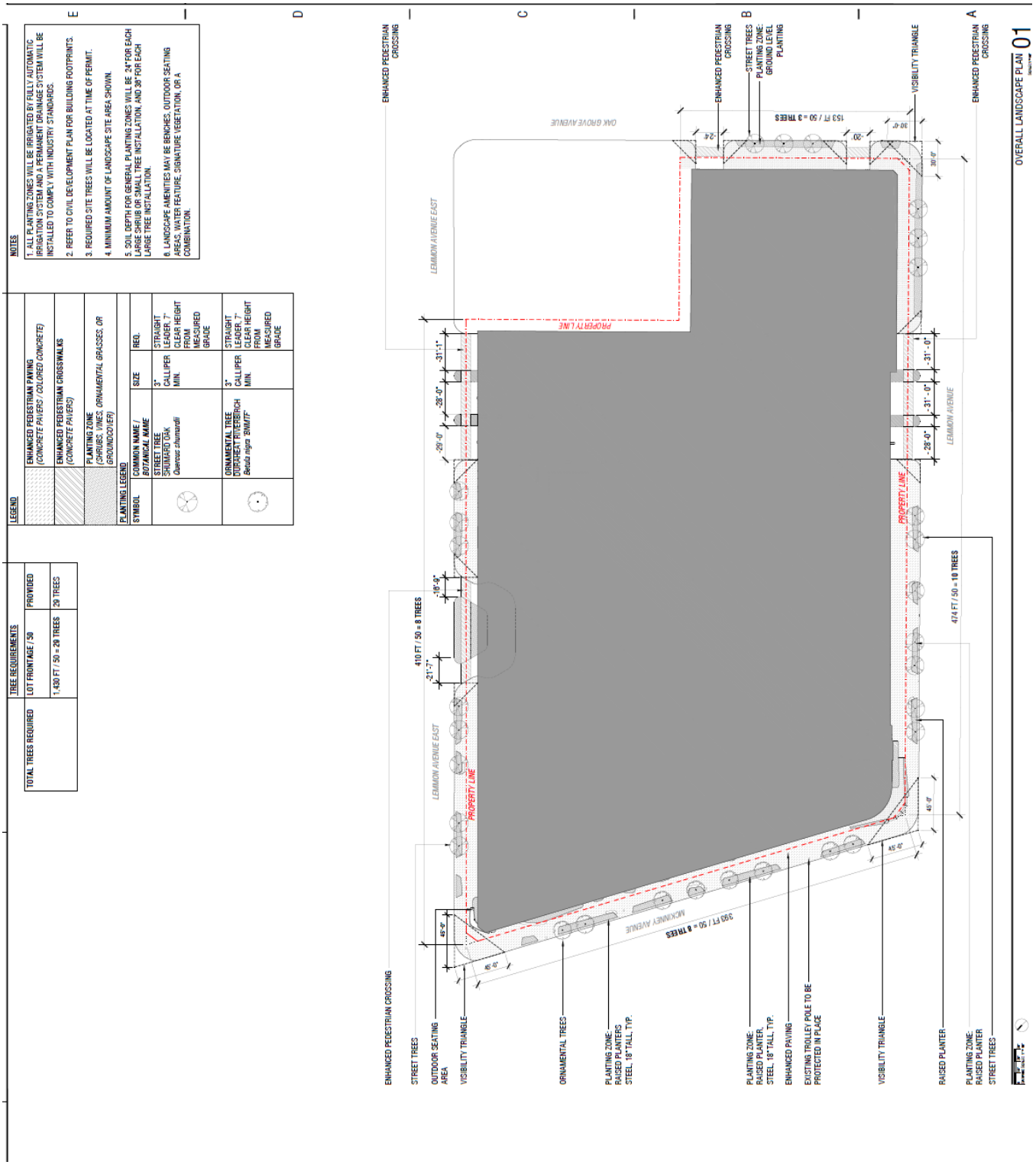
PD No. 372
Proposed Development Plan



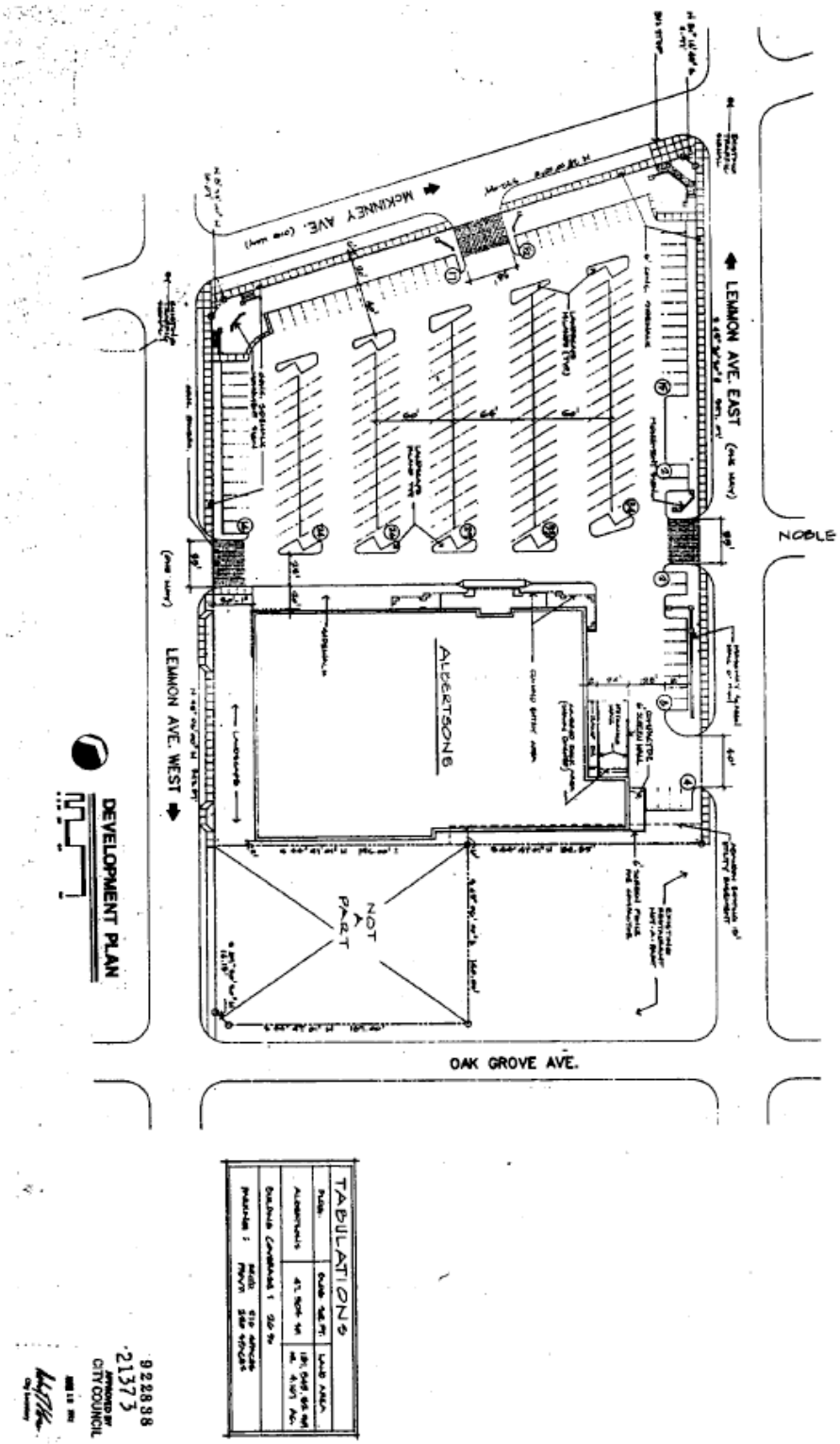
OVERALL SITE DATA	
ALLOWABLE USES PER PD 372	
PROPOSED USE: OFFICE, LARGE FORMAT SPECIALTY RETAIL, HOTEL, MULTI-FAMILY, RETAIL	
PLANNED DEVELOPMENT AREA	4.7997 ACRES
MAX. BUILDING HEIGHT	360' / 320' / 240' / 200' / 110'
FLOOR AREA RATIO (FAR)	4.0 : 1 MAXIMUM
RESIDENTIAL FLOOR AREA RATIO (FAR)	5.5 : 1 MAXIMUM
LOT COVERAGE	92% MAXIMUM



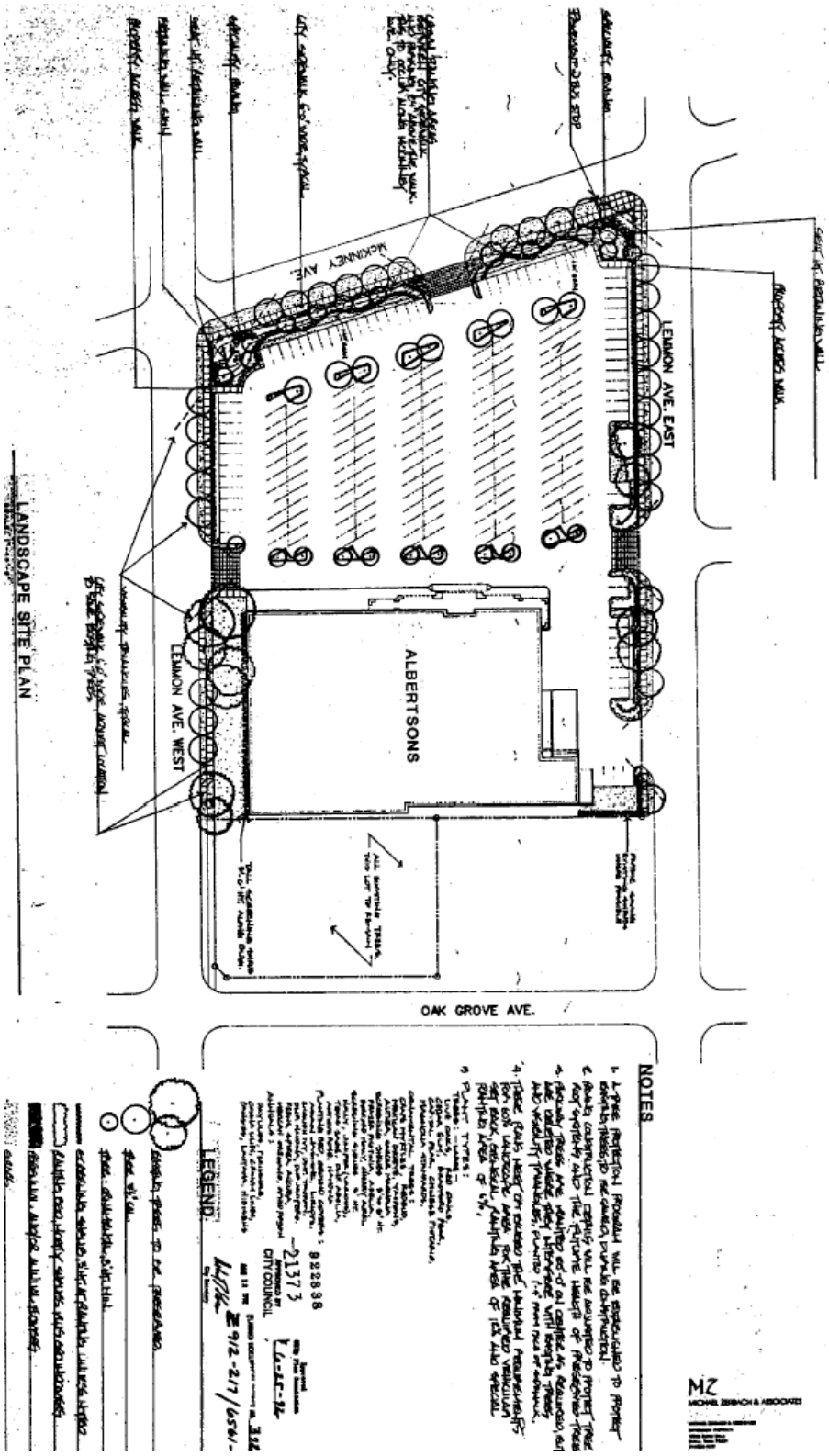
PD No. 372
Proposed Landscape Plan



PD No. 372
Existing Development Plan



PD No. 372
Existing Landscape Plan



PDS No. 6
Existing Conditions to be Terminated

Division S-6. PD Subdistrict 6.

SEC. S-6.101. LEGISLATIVE HISTORY.

PD Subdistrict 6 was established by Ordinance No. 22041, passed by the Dallas City Council on April 27, 1994. Ordinance No. 22041 amended Ordinance No. 21859, PD 193 (the Oak Lawn Special Purpose District), as amended, and Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. (Ord. Nos. 10962; 21859; 22041; 25267)

SEC. S-6.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict 6 is established on property generally located on the north corner of Lemmon Avenue and Oak Grove Avenue. The size of PD Subdistrict 6 is approximately 0.632 acres. (Ord. Nos. 22041; 25267)

SEC. S-6.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions contained in Part I of this article apply to this division. In the event of a conflict, this division controls.

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

(c) Section 51-2.101, "Interpretations," applies to this division.

(d) For purposes of determining the applicability of regulations in this division and in Chapter 51 triggered by adjacency or proximity to another zoning district, and for purposes of interpreting the DIR and RAR requirements of Division 51-4.800, this subdistrict is considered to be a nonresidential zoning district. (Ord. Nos. 22041; 25267)

SEC. S-6.104. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit S-6A). Development of the Property is governed by the regulations governing the O-2 Office Subdistrict of PD 193, as amended, except where superseded by these conditions or the development plan. (Ord. Nos. 22041; 25267)

SEC. S-6.105. MAIN USES PERMITTED.

The only uses authorized on the Property are:

(1) Restaurant without drive-in or drive-through service uses;

(2) Professional, personal service, and custom craft uses;

(3) Retail uses; and

(4) Any use permitted in the O-2 Office Subdistrict within PD 193, as amended. (Ord. Nos. 22041; 25267)

SEC. S-6.106. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51-4.217. For more information regarding accessory uses, consult Section 51-4.217. (Ord. Nos. 22041; 25267)

SEC. S-6.107. LANDSCAPING.

(a) General. Landscaping must be provided as shown on the landscape plan (Exhibit S-6B). Landscaping must be installed within six months after the issuance of a certificate of occupancy. Plant materials must be maintained in a healthy, growing condition at all times.

(b) Tree preservation. Best efforts must be used to preserve the existing six trees shown on the landscape plan. Provided, however, that the tree marked "No. 6" on the landscape plan has been referred to the board of adjustment by the city plan commission for a special exception to the visibility triangle. If the board of adjustment does not authorize a hearing or does not grant a special exception, then tree "No. 6" need not be preserved. (Ord. Nos. 22041; 25267)

SEC. S-6.108. ADDITIONAL PROVISIONS.

(a) Maintenance. The entire premises must be properly maintained in a state of good repair and neat appearance at all times.

(b) General requirements. Use of the Property must comply with all applicable federal and state laws and regulations, and with all applicable ordinances, rules, and regulations of the city. (Ord. Nos. 22041; 25267; 26102)

SEC. S-6.109. 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. 22041; 25267; 26102)

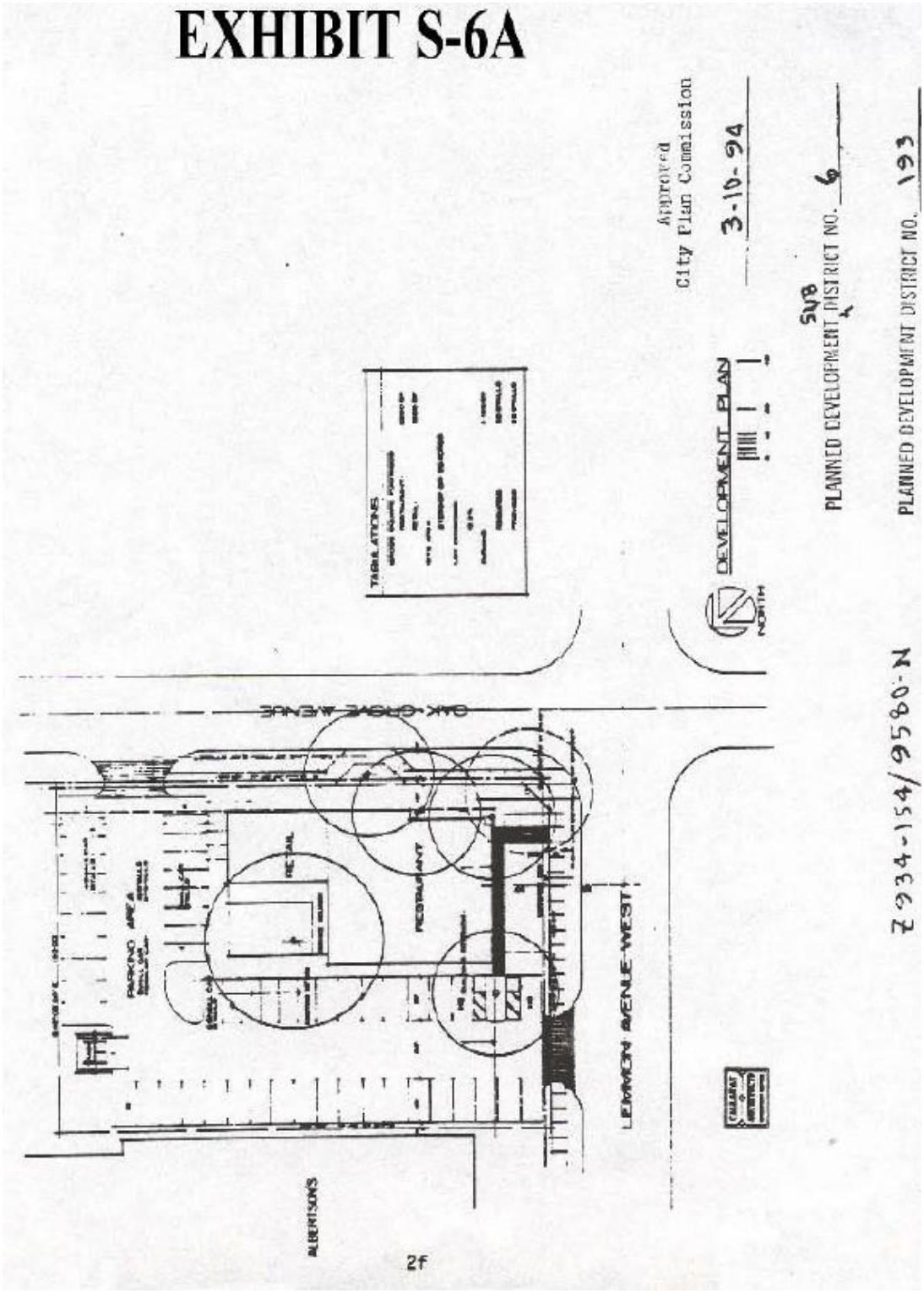
SEC. S-6.110. COMPLIANCE WITH CONDITIONS.

The building official shall not issue a building permit or a certificate of occupancy for a use in this PD subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other applicable ordinances, rules, and regulations of the city. (Ord. Nos. 22041; 25267; 26102)

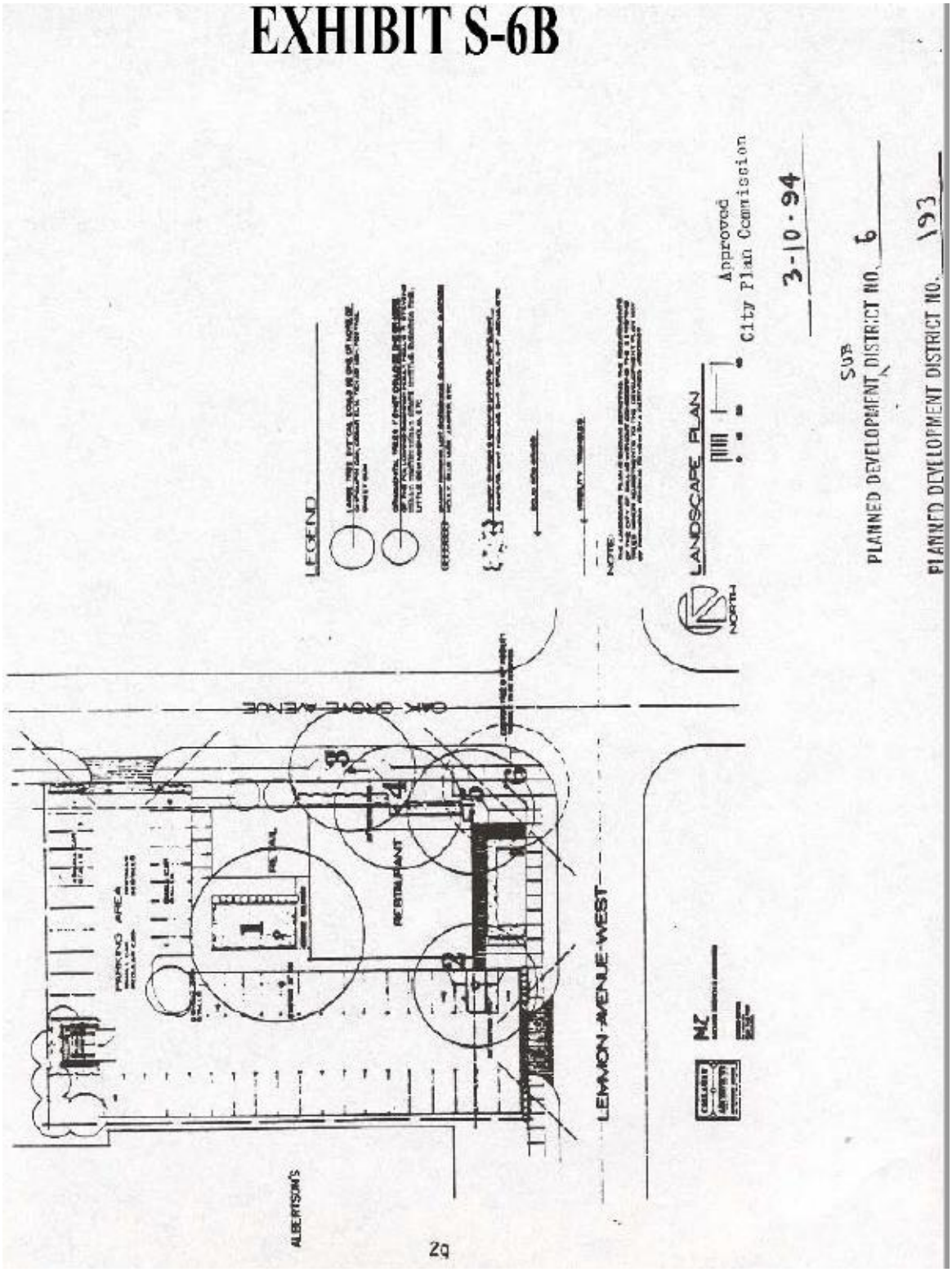
SEC. S-6.111. ZONING MAP.

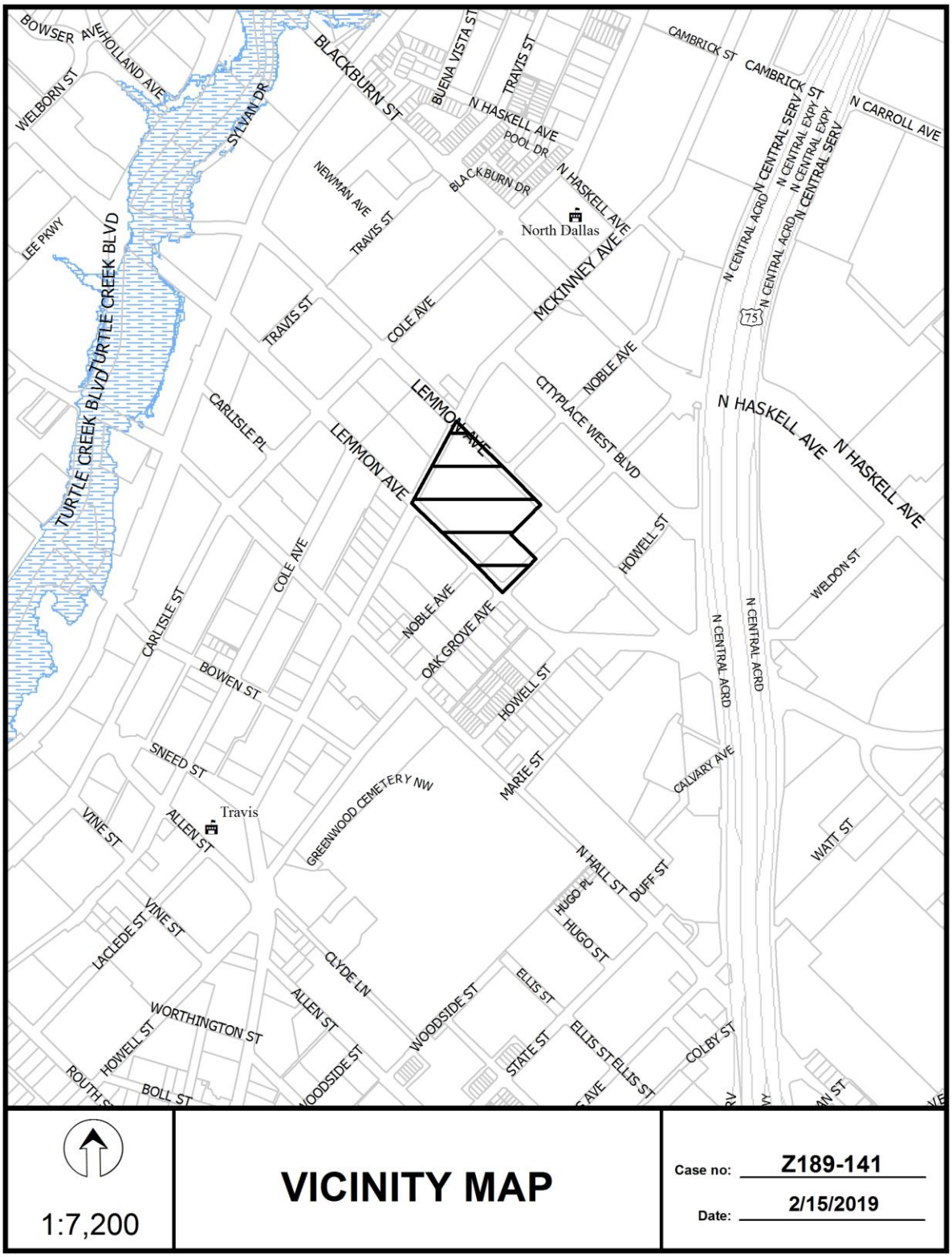
PD Subdistrict 6 is located on Zoning Map No. I-7. (Ord. Nos. 22041; 25267)

PDS No. 6
Existing Development Plan



PDS No. 6
Existing Landscape Plan



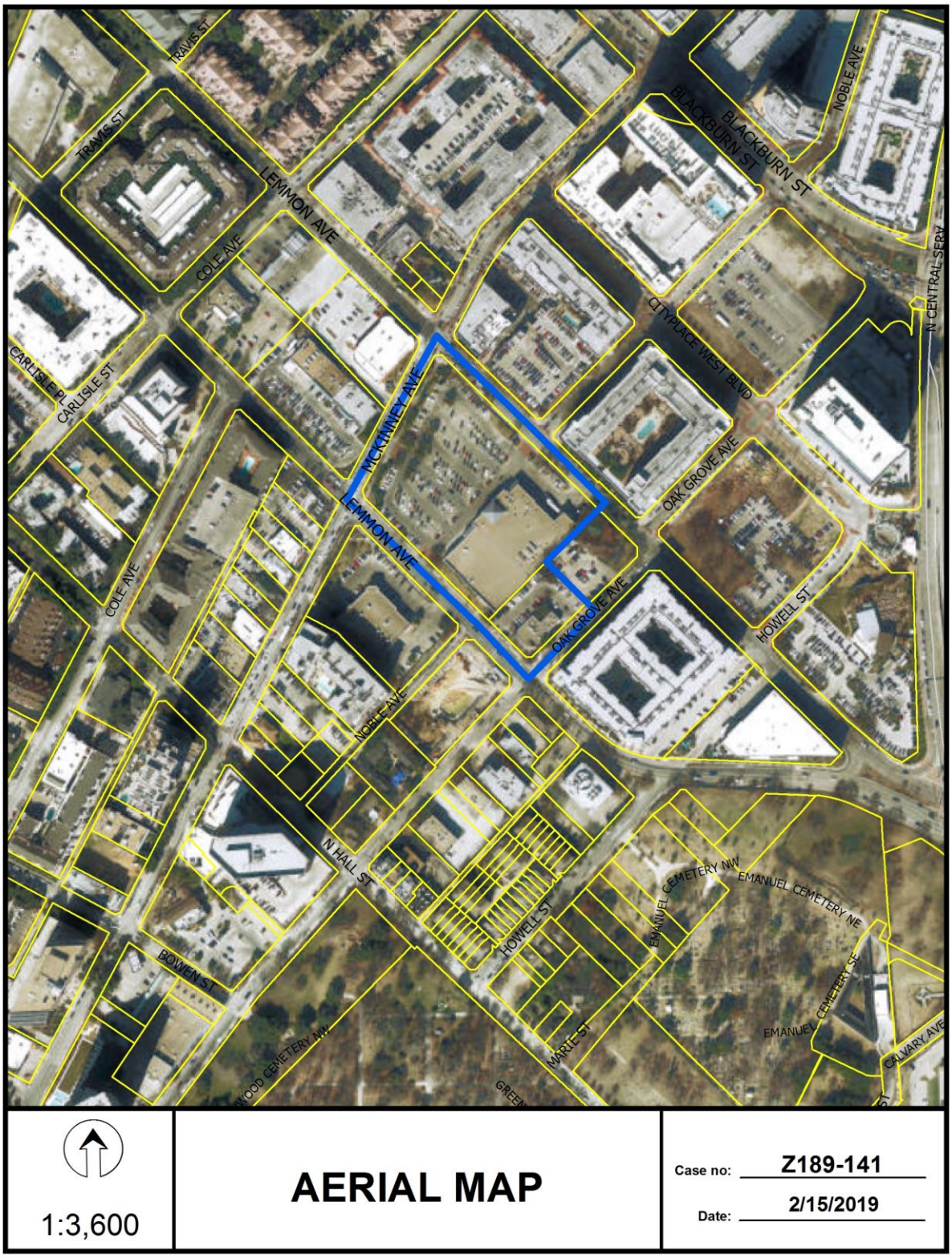


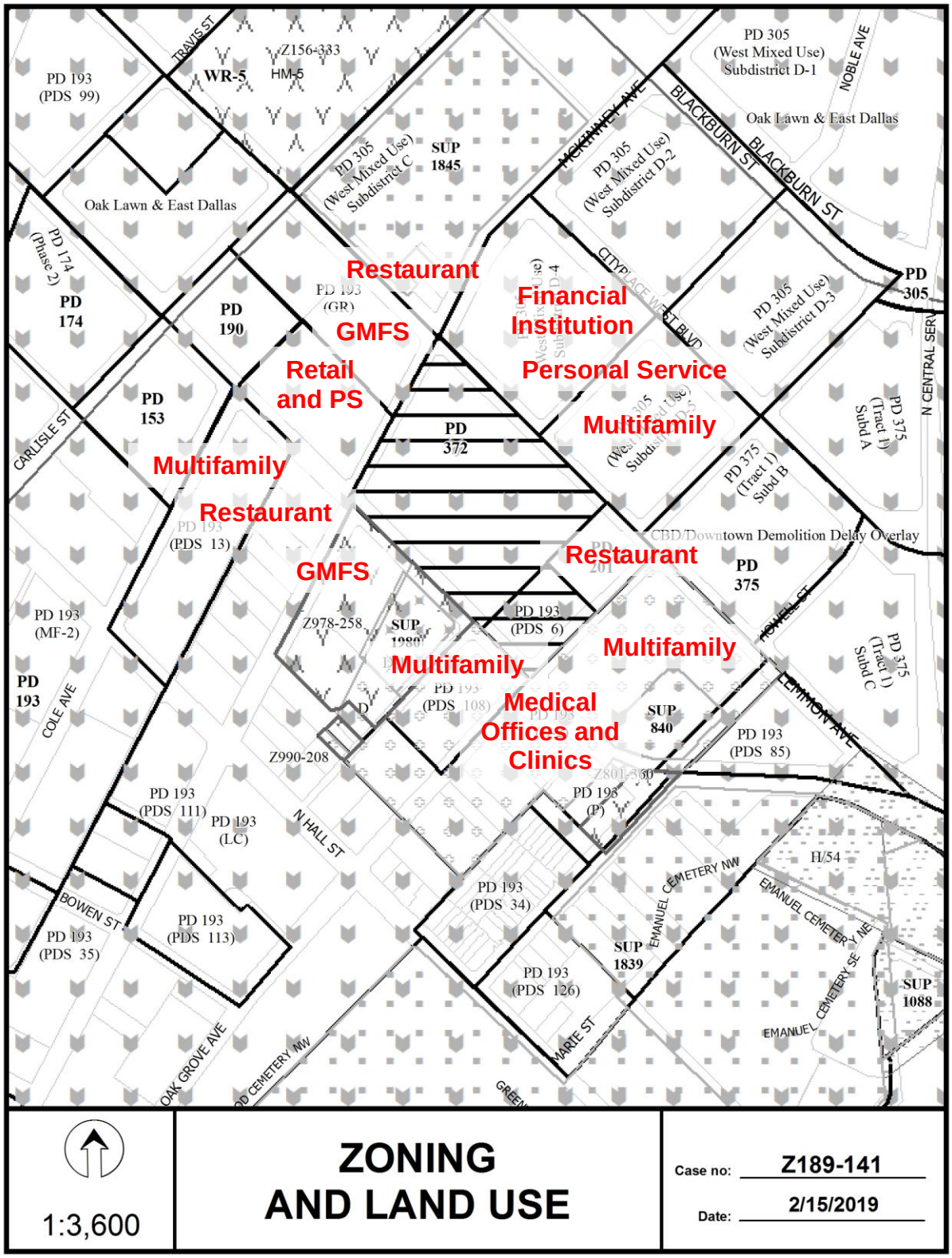
1:7,200

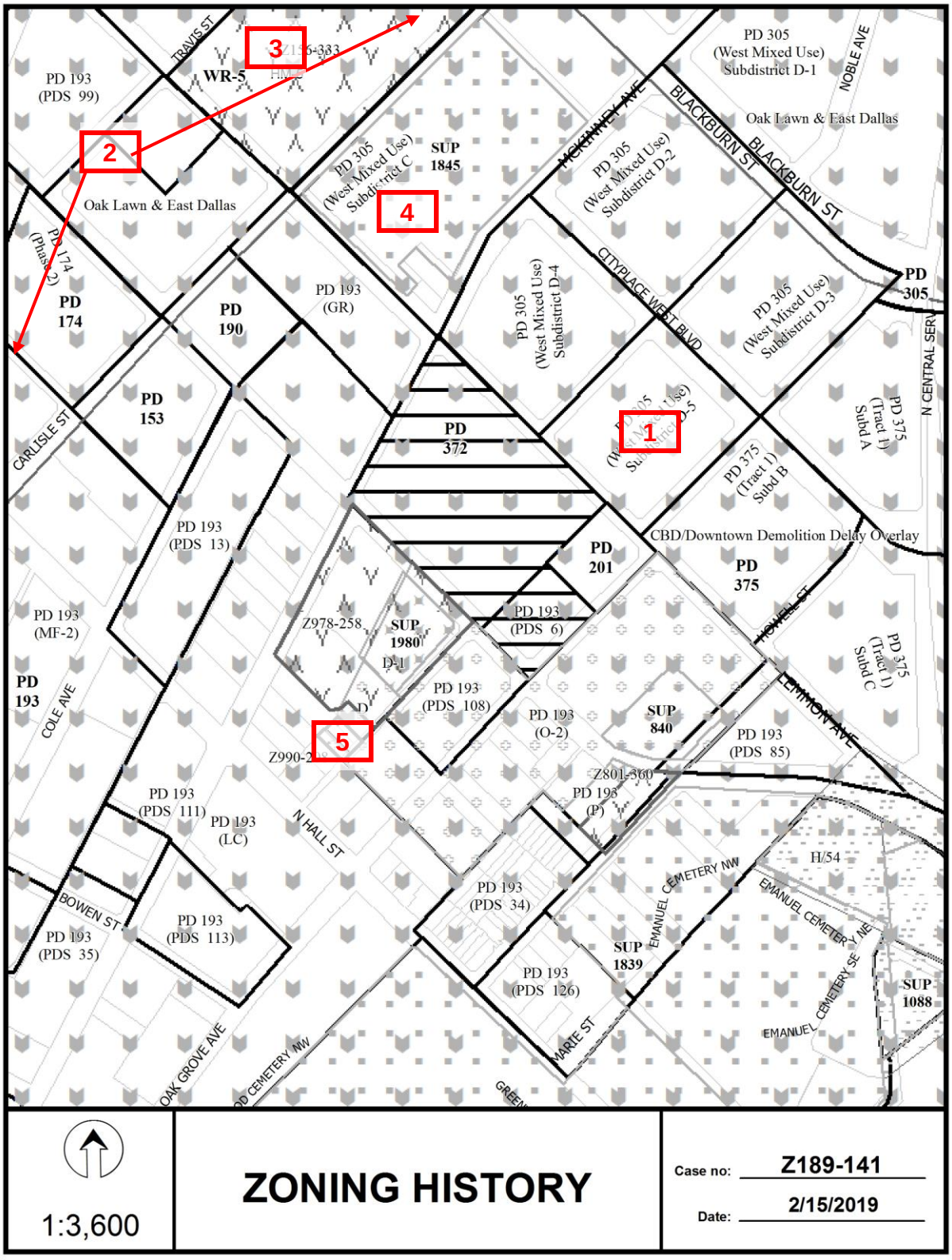
VICINITY MAP

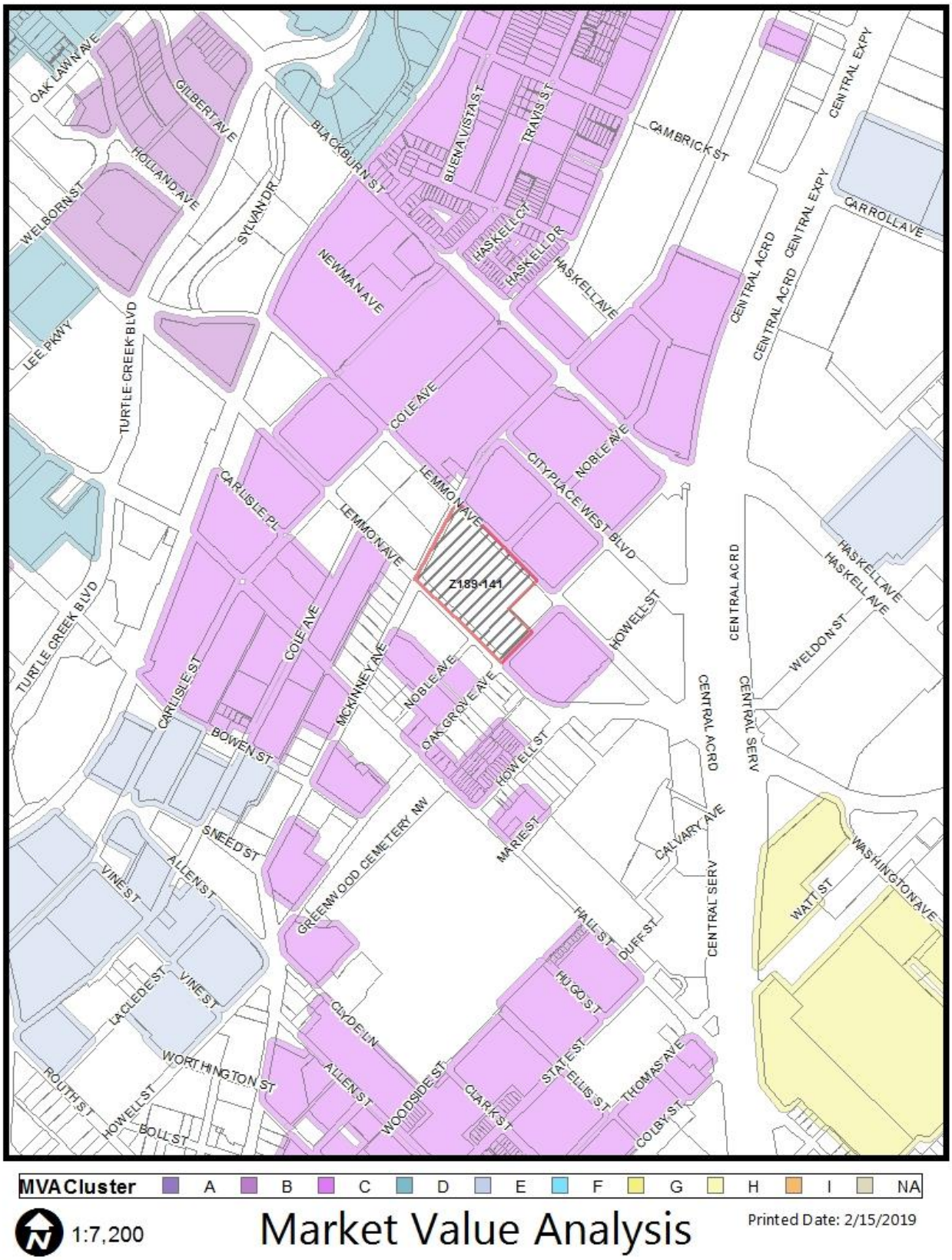
Case no: Z189-141

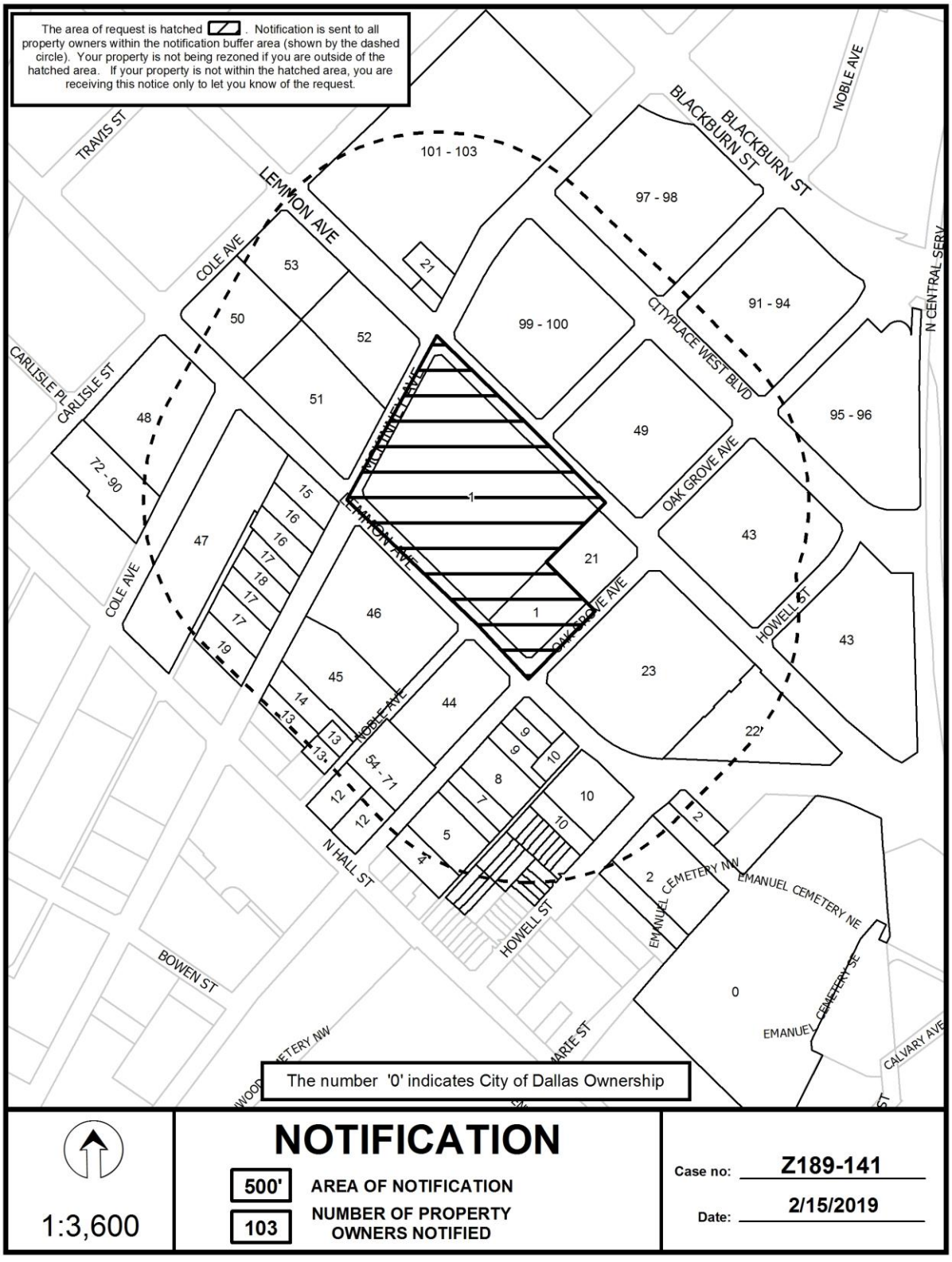
Date: 2/15/2019


TRAVIS ST
TRAVIS ST
LEMMON AVE
COLE AVE
BLACKBURN ST
BLACKBURN ST
NOBLE AVE
N CENTRAL SERV
CITYPLACE WEST BLVD
CARLISLE PL
CARLISLE ST
MCKINNEY AVE
LEMMON AVE
OAK GROVE AVE
OAK GROVE AVE
COLE AVE
HOWELL ST
NOBLE AVE
N HALL ST
HOWELL ST
EMANUEL CEMETERY NW
EMANUEL CEMETERY NE
EMANUEL CEMETERY SE
BOWEN ST
MARIE ST
CALVARY AVE
1:3,600
AERIAL MAP
Case no: Z189-141
Date: 2/15/2019


Restaurant
Financial Institution
GMFS
Retail and PS
Personal Service
Multifamily
Multifamily
Restaurant
GMFS
Restaurant
Multifamily
Multifamily
Medical Offices and Clinics
PD 193 (PDS 99)
PD 193 (MF-2)
PD 193 (PDS 111)
PD 193 (LC)
PD 193 (PDS 35)
PD 193 (PDS 113)
PD 193 (PDS 13)
PD 193 (GR)
PD 193 (PDS 6)
PD 193 (PDS 108)
PD 193 (P)
PD 193 (PDS 34)
PD 193 (PDS 126)
PD 193 (PDS 85)
PD 305 (West Mixed Use) Subdistrict D-1
PD 305 (West Mixed Use) Subdistrict C
PD 305 (West Mixed Use) Subdistrict D-2
PD 305 (West Mixed Use) Subdistrict D-3
PD 305 (West Mixed Use) Subdistrict D-4
PD 174 (Phase 2)
PD 174
PD 190
PD 153
PD 372
PD 201
PD 375
PD 375 (Tract 1) Subd A
PD 375 (Tract 1) Subd B
PD 375 (Tract 1) Subd C
SUP 1845
SUP 1980
SUP 840
SUP 1839
SUP 1088
Z156-383
Z978-258
Z990-208
Z801-350
WR-5
HM-5
Oak Lawn & East Dallas
CBD/Downtown Demolition Delay Overlay
H/54
TRAVIS ST
CARLISLE ST
COLE AVE
N HALL ST
BOWEN ST
OAK GROVE AVE
MCKINNEY AVE
BLACKBURN ST
CITYPLACE WEST BLVD
NOBLE AVE
N CENTRAL SERV
HOWELL ST
LEMMON AVE
MARIE ST
EMANUEL CEMETERY NW
EMANUEL CEMETERY NE
EMANUEL CEMETERY SE
1:3,600
ZONING AND LAND USE
Case no: Z189-141
Date: 2/15/2019


3
2
4
1
5
WR-5
PD 193 (PDS 99)
TRAVIS ST
Z156-383
PD 305 (West Mixed Use) Subdistrict C
SUP 1845
Oak Lawn & East Dallas
PD 174 (Phase 2)
PD 174
PD 190
PD 193 (GR)
PD 153
CARLISLE ST
PD 372
PD 193 (PDS 13)
PD 193 (MF-2)
PD 193
COLE AVE
Z978-258
SUP 1980
D-1
PD 193 (PDS 6)
PD 193 (PDS 108)
PD 193 (O-2)
SUP 840
PD 193 (PDS 85)
Z990-2
Z801-360
PD 193 (P)
PD 193 (PDS 111)
PD 193 (LC)
N HALL ST
PD 193 (PDS 34)
PD 193 (PDS 35)
BOWEN ST
PD 193 (PDS 113)
PD 193 (PDS 126)
SUP 1839
OAK GROVE AVE
MARTE ST
EMANUEL CEMETERY NW
EMANUEL CEMETERY NE
EMANUEL CEMETERY SE
H/54
SUP 1088
PD 305 (West Mixed Use) Subdistrict D-1
NOBLE AVE
MCKINNEY AVE
BLACKBURN ST
PD 305 (West Mixed Use) Subdistrict D-2
PD 305 (West Mixed Use) Subdistrict D-4
CITYPLACE WEST BLVD
PD 305 (West Mixed Use) Subdistrict D-3
PD 305
N CENTRAL SERV
PD 375 (Tract 1) Subd A
PD 375 (Tract 1) Subd B
CBD/Downtown Demolition Delay Overlay
PD 201
PD 375
HOWELL ST
PD 375 (Tract 1) Subd C
LEMMON AVE
1:3,600
ZONING HISTORY
Case no: Z189-141
Date: 2/15/2019


Z189-141
OAK LAWN AVE
GILBERT AVE
HOLLAND AVE
WELBORN ST
LEE PKWY
TURTLE CREEK BLVD
SYLVAN DR
BLACKBURN ST
BUENA VISTA ST
TRAVIS ST
CAMBRICK ST
CENTRAL EXPY
CARROLL AVE
CENTRAL ACRD
HASKELL CT
HASKELL DR
HASKELL AVE
NEWMAN AVE
COLE AVE
CITYPLACE WEST BLVD
NOBLE AVE
LEMMON AVE
CARLISLE PL
CARLISLE ST
MCKINNEY AVE
OAK GROVE AVE
BOWEN ST
HOWELL ST
WELDON ST
CENTRAL SERV
SNEED ST
VINE ST
ALLEN ST
GREENWOOD CEMETERY NW
MARIE ST
CALVARY AVE
WASHINGTON AVE
WATT ST
HALL ST
DUFF ST
HUGO ST
LACLEDE ST
CLYDE LN
WORTHINGTON ST
ROUTH ST
BOLL ST
WOODSIDE ST
CLARK ST
STATE ST
ELLIS ST
THOMAS AVE
COLBY ST
MVA Cluster
A
B
C
D
E
F
G
H
I
NA
1:7,200
Market Value Analysis
Printed Date: 2/15/2019


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.
TRAVIS ST
LEMMON AVE
COLE AVE
CARLISLE PL
CARLISLE ST
MCCONNELL AVE
NOBLE AVE
BLACKBURN ST
CITYPLACE WEST BLVD
N CENTRAL SERV
OAK GROVE AVE
HOWELL ST
N HALL ST
BOWEN ST
EMANUEL CEMETERY NW
EMANUEL CEMETERY NE
EMANUEL CEMETERY SE
CALVARY AVE
101 - 103
97 - 98
91 - 94
99 - 100
95 - 96
72 - 90
54 - 71
22'
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
103
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z189-141
Date: 2/15/2019

02/15/2019

Notification List of Property Owners

Z189-141

103 Property Owners Notified

Label #	*Address*		*Owner*
1	3524	MCKINNEY AVE	PAN COASTAL LIMITED PS
2	3502	HOWELL ST	CONGREGATION EMANU EL
3	3430	HOWELL ST	CONGREGATION EMANUEL
4	3308	OAK GROVE AVE	PRIDE & JOY CAPITAL LP
5	3316	OAK GROVE AVE	OAK GROVE PARTNERS LTD
6	3316	OAK GROVE AVE	GTK PARTNERS LTD
7	3320	OAK GROVE AVE	LG OAK GROVE ONE LLC
8	3400	OAK GROVE AVE	BLACKBELT PROPERTIES LLC
9	3416	OAK GROVE AVE	TWS&K REALTY LLP
10	2817	LEMMON AVE	2801 INVESTMENTS LTD
11	3420	OAK GROVE AVE	ANTONETTI & VEGA LTD LP
12	2910	N HALL ST	OAK GROVE HOTEL GROUP LP
13	3307	NOBLE AVE	PORTOLANI FAMILY LP
14	3312	MCKINNEY AVE	HUGHES HULL HOLDINGS LLC
15	3103	LEMMON AVE	AJM LEMMON LLC
16	3413	MCKINNEY AVE	HLS RESTAURANT CORP
17	3407	MCKINNEY AVE	PDC INTERESTS LLC
18	3403	MCKINNEY AVE	DOWLING PAMELA G &
19	3309	MCKINNEY AVE	RACHOFSKY M J TRUST ETAL
20	3128	LEMMON AVE	BLACKBURN CTRL HLDG LP
21	3605	MCKINNEY AVE	MESSINA MARIO L
22	2727	E LEMMON AVE	HC 2727 E LEMMON AVENUE LLC
23	3515	HOWELL ST	NORTHWESTERN MUTUAL LIFE
24	3413	HOWELL ST	KO JASON B
25	3411	HOWELL ST	FALB HARRIS BENTSEN &
26	3409	HOWELL ST	DAIGLE CHASE H

02/15/2019

Label #	*Address*		*Owner*
27	3439	HOWELL ST	TIMBOL THOMAS G
28	3443	HOWELL ST	LYSAUGHT COLE P
29	3447	HOWELL ST	VANAMBURGH ROBERT W & SHARON S
30	3451	HOWELL ST	WROS JAMES C MITCHELL &
31	3463	HOWELL ST	VAZQUEZ KEVIN M RIVERA & JENNIFER VERVILLE
32	3467	HOWELL ST	DOWNS JASON &
33	3471	HOWELL ST	WERNER FAMILY TRUST
34	3475	HOWELL ST	MADIA DANIEL
35	3473	HOWELL ST	WEEKS JAMES JUSTIN
36	3469	HOWELL ST	KO JASON & JANET J
37	3465	HOWELL ST	COWLISHAW WILLIAM T
38	3461	HOWELL ST	BARBER RICHARD WRIGHT &
39	3459	HOWELL ST	MARQUARDT MICHAEL J
40	3457	HOWELL ST	LAMBERTI ABIGAIL
41	3455	HOWELL ST	EGGERICHS JAMES G
42	3453	HOWELL ST	FISHER ANDREW J
43	2889	W CITYPLACE BLVD	BLACKBURN CENTRAL
44	3411	OAK GROVE AVE	LG LEMMON OAK GROVE LLC
45	3324	MCKINNEY AVE	JIK FIELDS EXCHANGE LLC &
46	3418	MCKINNEY AVE	WALGREEN CO
47	3402	COLE AVE	POST APARTMENT HOMES LP
48	3400	CARLISLE ST	HC CARLISLE BUILDING LLC
49	2901	W CITY PLACE BLVD	BRYSON NOBLE LLC
50	3130	LEMMON AVE	LEMMON & COLE PARTNERS LP
51	3501	MCKINNEY AVE	3501 MCKINNEY LTD
52	3133	LEMMON AVE	RP TOWN & COUNTRY SC &
53	3522	COLE AVE	RP TOWN & COUNTRY SC
54	3321	OAK GROVE AVE	DEARING GEORGE C
55	3321	OAK GROVE AVE	GAY DONNA BERNARD
56	3321	OAK GROVE AVE	LAMB MICHAEL D
57	3321	OAK GROVE AVE	MANRIQUE RAUL E CUBILLAS

02/15/2019

Label #	*Address*		*Owner*
58	3321	OAK GROVE AVE	GODFREY DANIEL E
59	3321	OAK GROVE AVE	JOKINIEMI JANI
60	3321	OAK GROVE AVE	MAHMALKIS REAL ESTATE & INVESTMENTS LLC
61	3321	OAK GROVE AVE	CONNER CRAIG
62	3321	OAK GROVE AVE	DEMIRANDA KATE MCNAB
63	3321	OAK GROVE AVE	PERRY BRIAN
64	3321	OAK GROVE AVE	NOBLE JEFFREY S
65	3321	OAK GROVE AVE	REDINGER SARA J
66	3321	OAK GROVE AVE	MAHMALKIS REAL ESTATE INVESTMENTS LLC
67	3321	OAK GROVE AVE	JERNIGAN BRUCE ALLLEN
68	3321	OAK GROVE AVE	MCMAHON NENA L
69	3321	OAK GROVE AVE	BORG STEPHEN W
70	3321	OAK GROVE AVE	MINTER STEVEN S
71	3321	OAK GROVE AVE	GOODING BRAD E
72	3321	COLE AVE	REINMILLER AARON
73	3321	COLE AVE	THEILEN VERNON L
74	3321	COLE AVE	BERRY DENISE L
75	3321	COLE AVE	MONTOYA REBECCA L
76	3321	COLE AVE	JANIAN JENNIFER R
77	3321	COLE AVE	MAPES ROBERT
78	3321	COLE AVE	CANADY RICKY
79	3321	COLE AVE	OSTREWICH MARIS STELLA
80	3321	COLE AVE	THEILEN VERNON LEE
81	3321	COLE AVE	STINES MICHAEL & LYNN R
82	3321	COLE AVE	NUSSBAUM STEVEN H
83	3321	COLE AVE	KRONENBERG BRENDA
84	3321	COLE AVE	THOMAS JUSTIN &
85	3321	COLE AVE	HARMSWORTH CLAIRE V
86	3321	COLE AVE	DEMETRIOU STEVEN III &
87	3321	COLE AVE	BULL KRISTIN &
88	3321	COLE AVE	SMILEY ROBERT P

02/15/2019

Label #	*Address*		*Owner*
89	3321	COLE AVE	LOUDIS PETER
90	3321	COLE AVE	BISHOP ARTS LLC
91	2901	BLACKBURN	CITYPLACE HOTEL REALTY LP
92	2901	BLACKBURN	FC 2901 BLACKBURN LLC
93	2901	BLACKBURN	BLACKBURN CENTRAL
94	2901	BLACKBURN	7B SOUTH RETAIL PARTNERS LP
95	2801	N CENTRAL EXPY	SBR REAL ESTATE HOLDINGS LP
96	2801	N CENTRAL EXPY	TOWER WEST PARTNERS LP
97	3700	MCKINNEY AVE	FC 3700 MCKINNEY OWNER LLC
98	3700	MCKINNEY AVE	3700 MCKINNEY LTD
99	3636	MCKINNEY AVE	CPI POLLACK WEST VILLAGE 3636 OWNER LP
100	3600	MCKINNEY AVE	3600 MCKINNEY LTD PS
101	3699	MCKINNEY AVE	3700 COLE AVE LLC
102	3699	MCKINNEY AVE	SOUTH ALLEY LOFT LLC
103	3699	MCKINNEY AVE	MILLER ANGELA AMHADI