CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, June 16, 2016
AGENDA

BRIEFINGS:	5ES	11:00 a.m.
PUBLIC HEARING:	Council Chambers	1:30 p.m.

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

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

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket — Planner: Paul Nelson

Consent Items:

(1) **S156-200**
(CC District 5)

An application to replat a 1.393-acre tract of land containing all of Lot 3, City Block A/6194 and a tract of land in City Block 6194 to create one lot on property located at 2658 and 2702 Buckner Boulevard, north of Hume Drive.
Applicant/Owner: RSVG Holding, LLC
Surveyor: Texas Heritage Surveying, Inc.
Application Filed: May 19, 2016
Zoning: PD 366, Sub Area 6
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(2) **S156-202**
(CC District 12)

An application to replat all of Lots 17 and 18 in City Block F/8728 to create one 1.220-acre lot on property located on Mapleshade Lane at Wind Mill Lane, northwest corner.
Applicant/Owner: Shakeel Ahmed / 5Shakeel, LP
Surveyor: Pacheco Koch
Application Filed: May 19, 2016
Zoning: NO(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(3) **S156-203**
(CC District 6)

An application to create one 15.717-acre lot from a tract of land located in City Block 8466 on property located on Olympus Boulevard at Rombauer Road.
Applicant/Owner: Billingsley Development Corporation / Cypress Waters Land A, Ltd.
Surveyor: Peiser & Mankin Surveying, LLC
Application Filed: May 19, 2016
Zoning: PD 741, A-2
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(4) **S156-204**
(CC District 2)

An application to replat 0.172-acre tract of land containing all of Lot 1, City Block 1/1539 to create five, 1,300-square foot lots, and one 753-square foot common area on property located on 2318 Carroll Avenue at Rusk Avenue.
Applicant/Owner: Singh Konark
Surveyor: Texas Pioneer Mapping
Application Filed: May 20, 2016
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(5) **S156-206**
(CC District 8)

An application to create a 17.195-acre lot from a tract of land in City Block 8284 on property located on Langdon Road east of Bonnie View Road.
Applicant/Owner: Premier Trucking Group / Southport Properties, LP
Surveyor: Yazel Peebles and Associates
Application Filed: May 20, 2016
Zoning: PD 761 (LI)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(6) **S156-207**
(CC District 2)

An application to replat a 40.934-acre tract of land containing all of Lots 1A, 2, and 3 in City Block A/5772, and part of Lot 1 in City Block B/5772 to create one lot on property located on Denton Drive southeast of Shorecrest Drive.
Applicant/Owner: Southwest Airline Co.
Surveyor: Pacheco-Koch
Application Filed: May 20, 2016
Zoning: IR, IM
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(7) **S156-208**
(CC District 4)

An application to create a 0.803-acre lot from a tract of land in City Block 6035 on property located at 1150 Kiest Boulevard, west of Polk Street.
Applicant/Owner: AMB Real Estate, Inc., Jee Hyung Chung
Surveyor: Texas Heritage Surveying, LLC Inc.
Application Filed: May 20, 2016
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Building Line Removal:

(8) **S156-201**
(CC District 9)

An application to remove the existing 35 foot platted building line parallel to Pasteur Avenue from a 0.808-acre tract of land containing all of Lot 8, City Block E/7396 and located at 9324 Vinewood Drive at Pasteur Avenue, southwest corner.
Applicant/Owner: Clint and Debbi Meyers
Surveyor: Texas Heritage Surveying, Inc.
Application Filed: May 19, 2016
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

M156-034
Warren Ellis
(CC District 8)

An application for a minor amendment to the landscape plan of Planned Development District No. 928 for RR Regional Retail District uses and a truck stop on the northwest corner of R.L. Thornton Freeway and West Wheatland Road.
Staff Recommendation: **Approval**
Applicant/Representative: Mario Gonzalez

M156-036
Olga Torres Holyoak
(CC District 4)

An application for a minor amendment to Specific Use Permit No. 132, on the northeast line of Sargent Road, north of Overton Road.
Staff Recommendation: **Approval**
Applicant: City of Dallas
Representative: Dan Nolen

Zoning Cases – Consent:

1. **Z156-239(OTH)**
Olga Torres Holyoak
(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 less than 3,500 square feet on property zoned Subdistrict 3 within Planned Development District No. 366 with a D-1 Liquor Control Overlay, on the northeast corner of South Buckner Boulevard and Lake June 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: Circle K Stores Inc.
Representative: Audra Buckley, Permitted Development

2. **Z156-249(LE)**
Laura Evans
(CC District 14)

An application for a Specific Use Permit for installation of a non-premise district activity videoboard on property zoned Planned Development District No. 619 on the northwest corner of Main Street and Field Street.
Staff Recommendation: **Approval** for a six-year period, subject to a site plan and conditions.
Special Provision Sign District Committee: **Approval** for a six-year period, subject to a site plan and conditions.
Applicant: Radiant Outdoor, LLC
Representative: Suzan Kedron

3. **Z156-154(SM)**
Sarah May
(CC District 3)

An application for a CR Community Retail District and a Specific Use Permit for a commercial amusement (inside) use limited to a dance hall on property zoned an MF-1(A) Multifamily District on the northwest line of Marvin D Love Freeway, north of West Camp Wisdom Road.
Staff Recommendation: **Approval** of a CR Community Retail District; and **approval** of Specific Use Permit for a commercial amusement (inside) use limited to a dance hall for a three-year period, subject to a site plan and conditions.
Applicant: Jose Garcia
Representative: Anna Mojica

4. **Z156-176(SM)**
Sarah May
(CC District 14)

An application for an amendment to Planned Development District No. 740 on property on the southeast corner of East Mockingbird Lane and North Central Expressway.
Staff Recommendation: **Approval**, subject to a revised development plan and conditions.
Applicant: THI VI Dallas Mockingbird, LLC
Representative: William S. Dahlstrom, Jackson Walker L.L.P.

5. **Z156-228(SM)** Sarah May (CC District 6)

An application for a new Subdistrict on property zoned Subdistrict 1 within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, at the northeast line and terminus of Hi Line Drive, northwest of Oak Lawn Avenue.
Staff Recommendation: **Approval**, subject to a tower exhibit and conditions.
Applicant: FF Realty III, LLC
Representative: Barry Knight and Laura Hoffman, Winstead PC

6. **Z156-248(SM)** Sarah May (CC District 12)

An application for a CS Commercial Services District with deed restrictions volunteered by the applicant and a Specific Use Permit for an animal shelter or clinic with outside runs on property zoned an NS(A) Neighborhood Services District on the north line of Timberglen Drive and west of Marsh Lane.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant; and **approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant/Representative: Ben Sae

Zoning Cases – Under Advisement:

7. **Z156-174(SM)** Sarah May (CC District 11)

An application for a Specific Use Permit for private school and to repeal Specific Use Permit No. 67 for a church recreation center on property zoned an R-7.5(A) Single Family District on the northwest corner of Lyndon B. Johnson Freeway and Blossomheath Lane.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, traffic management plan, and conditions.
Applicant: Park Central Baptist Church
Representative: Robert Reeves & Associates, Inc.
U/A From: March 3, 2016, April 7, 2016 and May 19, 2016

8. **Z156-124(SH)** Sharon Hurd (CC District 2)

An application for a Planned Development Subdistrict for I-2 Industrial-2 Subdistrict Uses on property zoned an I-2 Industrial-2 Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southeast line of Reagan Street, east of Harry Hines Boulevard.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: Broadbill Partners, LP
Representative: Barry Knight and Brad Williams
U/A From: March 17, 2016, April 21, 2016 and May 19, 2016

9. **Z145-358(LE)**
Laura Evans
(CC District 14)

An application for a development plan and landscape plan on property zoned Planned Development District No. 466 generally bounded by North Hall Street, Flora Street, Watkins Avenue, and Cochran Street.
Staff Recommendation: **Approval**, subject to a development plan and landscape plan.
Applicant/Representative: Michael Clark, Winkelmann & Associates
U/A From: November 5, 2015, February 4, 2016 and May 19, 2016

10. **Z156-208(OTH)**
Olga Torres Holyoak
(CC District 7)

An application for a Specific Use Permit for a commercial amusement (inside) for a dance hall on property zoned Subarea 6 with a D-1 Liquor Control Overlay within Planned Development District No. 366 on the east side of South Buckner Boulevard, south of Scyene Circle.
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and staff's recommended conditions.
Applicant: Teresa Hernandez
U/A From: May 19, 2016

11. **Z156-240(OTH)**
Olga Torres Holyoak
(CC District 1)

An application to renew Specific Use Permit No. 2066 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned CR-D-1 Community Retail with a D-1 Liquor Control Overlay, on the northwest corner of West Jefferson Boulevard and North Brighton Avenue.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.
Applicant: Moe Barakat
Representative: Parvez Malik, Business Zoom
U/A From: June 2, 2016

12. **Z134-301(WE)**
Warren Ellis
(CC District 14)

An application for a Planned Development District for retail, office, and residential uses on property zoned Planned Development District No. 9 with a D Liquor Control Overlay and GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District in an area generally bound by Cedar Springs Road, Routh Street, Howell Street and Fairmount Street.
Staff Recommendation: **Denial without prejudice**
Applicant: Greenway /Cedar Springs L.P.
Representative: Larry Good, Good Fulton & Farrell
U/A From: March 17, 2016 and April 21, 2016

13. **Z156-212(WE)** An application for an amendment to Tract 2 of Planned Development District No. 795, on the west line of Skillman Street, south of Church Road.
Warren Ellis
(CC District 10)
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: David Weekley Homes, LLC
Representative: Dallas Cothrum, MASTERPLAN
U/A From: May 19, 2016

Zoning Cases – Individual:

14. **Z156-247(WE)** An application for an amendment to Planned Development District No. 878 for MU-1 Mixed District uses on the northeast corner of Arapaho Road and Knoll Trail Drive.
Warren Ellis
(CC District 11)
Staff Recommendation: **Approval**, subject to staff's recommended conditions.
Applicant: PV Prestonwood II, Robert W. Kennedy
Representative: Dallas Cothrum, MASTERPLAN

15. **Z156-242(JM)** An application for a Specific Use Permit for a liquor store on property zoned Subarea 1 within Planned Development District No. 298, the Bryan Area Special Purpose District, on the southeast side of Ross Avenue, northeast of Hall Street.
Jennifer Munoz
(CC District 14)
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and staff's recommended conditions.
Applicant: Bar and Garden; BSK Schwarts, Ltd.
Representative: Rob Baldwin

16. **Z156-186(MD)** A Landmark Commission Authorized Hearing to consider an Historic Overlay for Lakewood Theater on property zoned Subdistrict J in Planned Development District No. 281, the Lakewood Special Purpose District on the northwest side of Abrams Road, southwest of La Vista Drive.
Mark Doty
(CC District 14)
Staff Recommendation: **Approval**, subject to staff's recommended preservation criteria.
Landmark Commission Recommendation: **Approval**, subject to preservation criteria.
Applicant: W. W. Willingham III
Representative: Santos Martinez

Landmark Commission Appeal:

CA156-247(MP) An appeal of the Landmark Commission's condition that the fence is re-constructed to allow for visibility triangle and a two-foot setback from the sidewalk in conjunction with the approval of the completed work to the 9 foot fence at 5835 Reiger Avenue.
Marsha Prior
(CC District 2)
Staff Recommendation: **Approve** with conditions.
Landmark Commission Recommendation: **Approve** with conditions.

Other Matters:

Consideration of appointments to CPC Committees:
URBAN DESIGN COMMITTEE (UDC)

Minutes: June 2, 2016

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, June 16, 2016

ZONING ORDINANCE COMMITTEE (ZOC) MEETING - Thursday, June 16, 2016, City Hall, 1500 Marilla Street, in Room 5ES, at 9:00 a.m., to consider (1) **DCA 145-002** - Consideration of amending the Dallas Development Code to amend Article X, the Landscape and Tree Preservation regulations, and (2) **DCA156-003** - Consideration of amending the Dallas Development Code to create regulations to allow for some temporary uses not currently allowed by the Dallas Development Code

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

EXECUTIVE SESSION NOTICE

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

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

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

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

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

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

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

CITY PLAN COMMISSION **THURSDAY, JUNE 16, 2016**

FILE NUMBER: S156-200 **Subdivision Administrator:** Paul Nelson

LOCATION: Buckner Boulevard, north of Hume Drive

DATE FILED: May 19, 2016 **ZONING:** PD 366 (Subarea 6)

CITY COUNCIL DISTRICT: 5 **SIZE OF REQUEST:** 1.393-Acre **MAPSCO:** 48Y

APPLICANT/OWNER: RSVG Holding, LLC

REQUEST: An application to replat a 1.393-acre tract of land containing all of Lot 3, City Block A/6194 and a tract of land in City Block 6194 to create one lot on property located at 2658 and 2702 Buckner Boulevard, north of Hume Drive.

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

STAFF RECOMMENDATION: The proposed replat complies with the requirements of PD 366 (Subarea 6) 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 Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c), and (d)
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a), (b), (c), and (d)
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the “Microstation” format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a) and (b)
7. On the final plat include two boundary corners tagged with these coordinates: “Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.” Section 51A-8.617

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

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

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

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

12. On the final plat dedicate 53.5-feet of right-of-way from the established center line of Buckner Boulevard. Sections 51A-8.602(c) and 51A-9.101

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

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

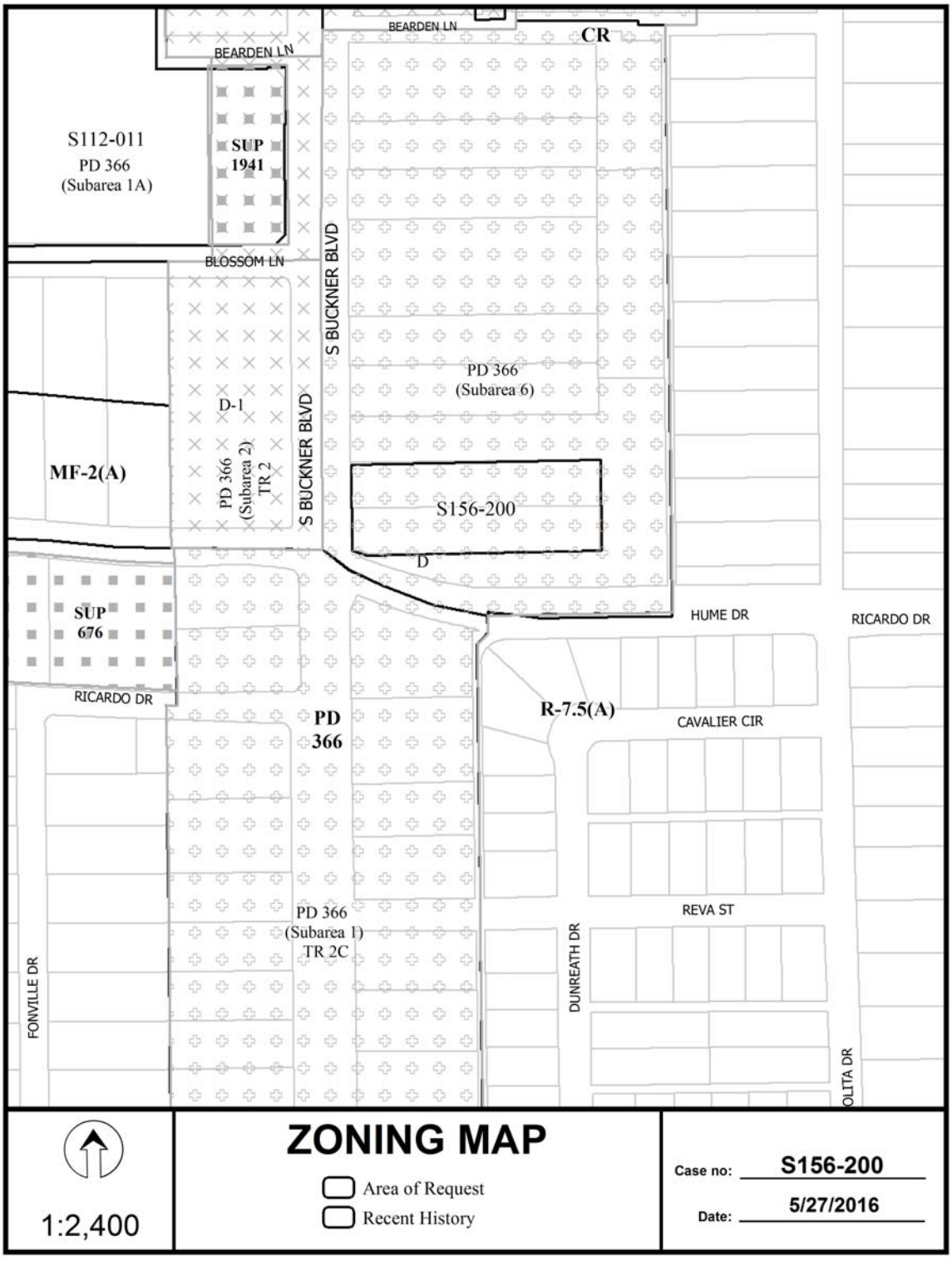
15. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)

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

17. On the final plat delete the street name label "Ricardo Drive" and replace with "Hume Drive".

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

19. On the final plat identify the property as Lot 3A in City Bock A/6194. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)


BEARDEN LN
BEARDEN LN
CR
S112-011
PD 366
(Subarea 1A)
SUP
1941
BLOSSOM LN
S BUCKNER BLVD
S BUCKNER BLVD
PD 366
(Subarea 6)
D-1
MF-2(A)
PD 366
(Subarea 2)
TR 2
S156-200
D
SUP
676
HUME DR
RICARDO DR
RICARDO DR
PD
366
R-7.5(A)
CAVALIER CIR
REVA ST
PD 366
(Subarea 1)
TR 2C
FONVILLE DR
DUNREATH DR
OLITA DR
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S156-200
Date: 5/27/2016

S101-170
BEARDEN LN
S112-011
BLOSSOM LN
S BUCKNER BLVD
S156-200
HUME DR
RICARDO DR
CAVALIER DR
REVA DR
DURFEE DR
FONDREN DR
1:2,400
AERIAL MAP
Area of Request
Recent History
Case no: S156-200
Date: 5/27/2016

VICINITY MAP - NOT TO SCALE
BEARDEN
PRICHARD
HUME
B.OSSOM
BUCKNER
BEARDEN
SITE
RICARDO
SCYENE
PLEASANT
SCAMMEL
DON
S. BUCKNER BOULEVARD
CALLED 100' R.O.W.
BUCKNER MEMORIAL BOULEVARD
VOL. 1504, PG. 484
D.R.D.C.T.
HUME DRIVE
VARIABLE WIDTH R.O.W.
RICARDO DRIVE
VARIABLE WIDTH R.O.W.
15' ALLEY
VOL. 7, PG. 185
M.R.D.C.T.
LOT 3A, BLOCK A/8194
60,864 SQ.FT.
1.3972 ACRES
S 89°43'56" W 385.32'
N 88°47'27" E 408.29'
S 00°56'41" E 149.00'
N 01°02'30" W 139.16'
N 82°51'49" W 22.22'
POINT OF BEGINNING
BLOCK A/8194
BLOCK 6194
BLOCK 6194A
BLOCK A/8194A
BLOCK A/8194B
BLOCK A/8194C
BLOCK A/8194D
BLOCK A/8194E
BLOCK A/8194F
BLOCK A/8194G
BLOCK A/8194H
BLOCK A/8194I
BLOCK A/8194J
BLOCK A/8194K
BLOCK A/8194L
BLOCK A/8194M
BLOCK A/8194N
BLOCK A/8194O
BLOCK A/8194P
BLOCK A/8194Q
BLOCK A/8194R
BLOCK A/8194S
BLOCK A/8194T
BLOCK A/8194U
BLOCK A/8194V
BLOCK A/8194W
BLOCK A/8194X
BLOCK A/8194Y
BLOCK A/8194Z
BLOCK A/8194AA
BLOCK A/8194BB
BLOCK A/8194CC
BLOCK A/8194DD
BLOCK A/8194EE
BLOCK A/8194FF
BLOCK A/8194GG
BLOCK A/8194HH
BLOCK A/8194II
BLOCK A/8194JJ
BLOCK A/8194KK
BLOCK A/8194LL
BLOCK A/8194MM
BLOCK A/8194NN
BLOCK A/8194OO
BLOCK A/8194PP
BLOCK A/8194QQ
BLOCK A/8194RR
BLOCK A/8194SS
BLOCK A/8194TT
BLOCK A/8194UU
BLOCK A/8194VV
BLOCK A/8194WW
BLOCK A/8194XX
BLOCK A/8194YY
BLOCK A/8194ZZ
BLOCK A/8194AAA
BLOCK A/8194BBB
BLOCK A/8194CCC
BLOCK A/8194DDD
BLOCK A/8194EEE
BLOCK A/8194FFF
BLOCK A/8194GGG
BLOCK A/8194HHH
BLOCK A/8194III
BLOCK A/8194JJJ
BLOCK A/8194KKK
BLOCK A/8194LLL
BLOCK A/8194MMM
BLOCK A/8194NNN
BLOCK A/8194OOO
BLOCK A/8194PPP
BLOCK A/8194QQQ
BLOCK A/8194RRR
BLOCK A/8194SSS
BLOCK A/8194TTT
BLOCK A/8194UUU
BLOCK A/8194VVV
BLOCK A/8194WWW
BLOCK A/8194XXX
BLOCK A/8194YYY
BLOCK A/8194ZZZ
BLOCK A/8194AAAA
BLOCK A/8194BBBB
BLOCK A/8194CCCC
BLOCK A/8194DDDD
BLOCK A/8194EEEE
BLOCK A/8194FFFF
BLOCK A/8194GGGG
BLOCK A/8194HHHH
BLOCK A/8194IIII
BLOCK A/8194JJJJ
BLOCK A/8194KKKK
BLOCK A/8194LLLL
BLOCK A/8194MMMM
BLOCK A/8194NNNN
BLOCK A/8194OOOO
BLOCK A/8194PPPP
BLOCK A/8194QQQQ
BLOCK A/8194RRRR
BLOCK A/8194SSSS
BLOCK A/8194TTTT
BLOCK A/8194UUUU
BLOCK A/8194VVVV
BLOCK A/8194WWWW
BLOCK A/8194XXXX
BLOCK A/8194YYYY
BLOCK A/8194ZZZZ
BLOCK A/8194AAAAA
BLOCK A/8194BBBBB
BLOCK A/8194CCCCC
BLOCK A/8194DDDDD
BLOCK A/8194EEEEE
BLOCK A/8194FFFFF
BLOCK A/8194GGGGG
BLOCK A/8194HHHHH
BLOCK A/8194IIIII
BLOCK A/8194JJJJJ
BLOCK A/8194KKKKK
BLOCK A/8194LLLLL
BLOCK A/8194MMMMM
BLOCK A/8194NNNNN
BLOCK A/8194OOOOO
BLOCK A/8194PPPPP
BLOCK A/8194QQQQQ
BLOCK A/8194RRRRR
BLOCK A/8194SSSSS
BLOCK A/8194TTTTT
BLOCK A/8194UUUUU
BLOCK A/8194VVVVV
BLOCK A/8194WWWWW
BLOCK A/8194XXXXX
BLOCK A/8194YYYYY
BLOCK A/8194ZZZZZ
BLOCK A/8194AAAAAA
BLOCK A/8194BBBBBB
BLOCK A/8194CCCCCC
BLOCK A/8194DDDDDD
BLOCK A/8194EEEEEE
BLOCK A/8194FFFFFF
BLOCK A/8194GGGGGG
BLOCK A/8194HHHHHH
BLOCK A/8194IIIIII
BLOCK A/8194JJJJJJ
BLOCK A/8194KKKKKK
BLOCK A/8194LLLLLL
BLOCK A/8194MMMMMM
BLOCK A/8194NNNNNN
BLOCK A/8194OOOOOO
BLOCK A/8194PPPPPP
BLOCK A/8194QQQQQQ
BLOCK A/8194RRRRRR
BLOCK A/8194SSSSSS
BLOCK A/8194TTTTTT
BLOCK A/8194UUUUUU
BLOCK A/8194VVVVVV
BLOCK A/8194WWWWWW
BLOCK A/8194XXXXXX
BLOCK A/8194YYYYYY
BLOCK A/8194ZZZZZZ
BLOCK A/8194AAAAAAA
BLOCK A/8194BBBBBBB
BLOCK A/8194CCCCCCC
BLOCK A/8194DDDDDDD
BLOCK A/8194EEEEEEE
BLOCK A/8194FFFFFFF
BLOCK A/8194GGGGGGG
BLOCK A/8194HHHHHHH
BLOCK A/8194IIIIIII
BLOCK A/8194JJJJJJJ
BLOCK A/8194KKKKKKK
BLOCK A/8194LLLLLLL
BLOCK A/8194MMMMMMM
BLOCK A/8194NNNNNNN
BLOCK A/8194OOOOOOO
BLOCK A/8194PPPPPPP
BLOCK A/8194QQQQQQQ
BLOCK A/8194RRRRRRR
BLOCK A/8194SSSSSSS
BLOCK A/8194TTTTTTT
BLOCK A/8194UUUUUUU
BLOCK A/8194VVVVVVV
BLOCK A/8194WWWWWWW
BLOCK A/8194XXXXXXX
BLOCK A/8194YYYYYYY
BLOCK A/8194ZZZZZZZ
BLOCK A/8194AAAAAAAA
BLOCK A/8194BBBBBBBB
BLOCK A/8194CCCCCCCC
BLOCK A/8194DDDDDDDD
BLOCK A/8194EEEEEEEE
BLOCK A/8194FFFFFFFF
BLOCK A/8194GGGGGGGG
BLOCK A/8194HHHHHHHH
BLOCK A/8194IIIIIIII
BLOCK A/8194JJJJJJJJ
BLOCK A/8194KKKKKKKK
BLOCK A/8194LLLLLLLL
BLOCK A/8194MMMMMMMM
BLOCK A/8194NNNNNNNN
BLOCK A/8194OOOOOOOO
BLOCK A/8194PPPPPPPP
BLOCK A/8194QQQQQQQQ
BLOCK A/8194RRRRRRRR
BLOCK A/8194SSSSSSSS
BLOCK A/8194TTTTTTTT
BLOCK A/8194UUUUUUUU
BLOCK A/8194VVVVVVVV
BLOCK A/8194WWWWWWWW
BLOCK A/8194XXXXXXXX
BLOCK A/8194YYYYYYYY
BLOCK A/8194ZZZZZZZZ
BLOCK A/8194AAAAAAAAA
BLOCK A/8194BBBBBBBBB
BLOCK A/8194CCCCCCCCC
BLOCK A/8194DDDDDDDDD
BLOCK A/8194EEEEEEEEE
BLOCK A/8194FFFFFFFFF
BLOCK A/8194GGGGGGGGG
BLOCK A/8194HHHHHHHHH
BLOCK A/8194IIIIIIIII
BLOCK A/8194JJJJJJJJJ
BLOCK A/8194KKKKKKKKK
BLOCK A/8194LLLLLLLLL
BLOCK A/8194MMMMMMMMM
BLOCK A/8194NNNNNNNNN
BLOCK A/8194OOOOOOOOO
BLOCK A/8194PPPPPPPPP
BLOCK A/8194QQQQQQQQQ
BLOCK A/8194RRRRRRRRR
BLOCK A/8194SSSSSSSSS
BLOCK A/8194TTTTTTTTT
BLOCK A/8194UUUUUUUUU
BLOCK A/8194VVVVVVVVV
BLOCK A/8194WWWWWWWWW
BLOCK A/8194XXXXXXXXX
BLOCK A/8194YYYYYYYYY
BLOCK A/8194ZZZZZZZZZ
BLOCK A/8194AAAAAAAAAA
BLOCK A/8194BBBBBBBBBB
BLOCK A/8194CCCCCCCCCC
BLOCK A/8194DDDDDDDDDD
BLOCK A/8194EEEEEEEEEE
BLOCK A/8194FFFFFFFFFF
BLOCK A/8194GGGGGGGGGG
BLOCK A/8194HHHHHHHHHH
BLOCK A/8194IIIIIIIIII
BLOCK A/8194JJJJJJJJJJ
BLOCK A/8194KKKKKKKKKK
BLOCK A/8194LLLLLLLLLL
BLOCK A/8194MMMMMMMMMM
BLOCK A/8194NNNNNNNNNN
BLOCK A/8194OOOOOOOOOO
BLOCK A/8194PPPPPPPPPP
BLOCK A/8194QQQQQQQQQQ
BLOCK A/8194RRRRRRRRRR
BLOCK A/8194SSSSSSSSSS
BLOCK A/8194TTTTTTTTTT
BLOCK A/8194UUUUUUUUUU
BLOCK A/8194VVVVVVVVVV
BLOCK A/8194WWWWWWWWWW
BLOCK A/8194XXXXXXXXXX
BLOCK A/8194YYYYYYYYYY
BLOCK A/8194ZZZZZZZZZZ
BLOCK A/8194AAAAAAAAAAA
BLOCK A/8194BBBBBBBBBBB
BLOCK A/8194CCCCCCCCCCC
BLOCK A/8194DDDDDDDDDDD
BLOCK A/8194EEEEEEEEEEE
BLOCK A/8194FFFFFFFFFFF
BLOCK A/8194GGGGGGGGGGG
BLOCK A/8194HHHHHHHHHHH
BLOCK A/8194IIIIIIIIIII
BLOCK A/8194JJJJJJJJJJJ
BLOCK A/8194KKKKKKKKKKK
BLOCK A/8194LLLLLLLLLLL
BLOCK A/8194MMMMMMMMMMM
BLOCK A/8194NNNNNNNNNNN
BLOCK A/8194OOOOOOOOOOO
BLOCK A/8194PPPPPPPPPPP
BLOCK A/8194QQQQQQQQQQQ
BLOCK A/8194RRRRRRRRRRR
BLOCK A/8194SSSSSSSSSSS
BLOCK A/8194TTTTTTTTTTT
BLOCK A/8194UUUUUUUUUUU
BLOCK A/8194VVVVVVVVVVV
BLOCK A/8194WWWWWWWWWWW
BLOCK A/8194XXXXXXXXXXX
BLOCK A/8194YYYYYYYYYYY
BLOCK A/8194ZZZZZZZZZZZ
BLOCK A/8194AAAAAAAAAAAA
BLOCK A/8194BBBBBBBBBBBB
BLOCK A/8194CCCCCCCCCCCC
BLOCK A/8194DDDDDDDDDDDD
BLOCK A/8194EEEEEEEEEEEE
BLOCK A/8194FFFFFFFFFFFF
BLOCK A/8194GGGGGGGGGGGG
BLOCK A/8194HHHHHHHHHHHH
BLOCK A/8194IIIIIIIIIIII
BLOCK A/8194JJJJJJJJJJJJ
BLOCK A/8194KKKKKKKKKKKK
BLOCK A/8194LLLLLLLLLLLL
BLOCK A/8194MMMMMMMMMMMM
BLOCK A/8194NNNNNNNNNNNN
BLOCK A/8194OOOOOOOOOOOO
BLOCK A/8194PPPPPPPPPPPP
BLOCK A/8194QQQQQQQQQQQQ
BLOCK A/8194RRRRRRRRRRRR
BLOCK A/8194SSSSSSSSSSSS
BLOCK A/8194TTTTTTTTTTTT
BLOCK A/8194UUUUUUUUUUUU
BLOCK A/8194VVVVVVVVVVVV
BLOCK A/8194WWWWWWWWWWWW
BLOCK A/8194XXXXXXXXXXXX
BLOCK A/8194YYYYYYYYYYYY
BLOCK A/8194ZZZZZZZZZZZZ
BLOCK A/8194AAAAAAAAAAAAA
BLOCK A/8194BBBBBBBBBBBBB
BLOCK A/8194CCCCCCCCCCCCC
BLOCK A/8194DDDDDDDDDDDDD
BLOCK A/8194EEEEEEEEEEEEE
BLOCK A/8194FFFFFFFFFFFFF
BLOCK A/8194GGGGGGGGGGGGG
BLOCK A/8194HHHHHHHHHHHHH
BLOCK A/8194IIIIIIIIIIIII
BLOCK A/8194JJJJJJJJJJJJJ
BLOCK A/8194KKKKKKKKKKKKK
BLOCK A/8194LLLLLLLLLLLLL
BLOCK A/8194MMMMMMMMMMMMM
BLOCK A/8194NNNNNNNNNNNNN
BLOCK A/8194OOOOOOOOOOOOO
BLOCK A/8194PPPPPPPPPPPPP
BLOCK A/8194QQQQQQQQQQQQQ
BLOCK A/8194RRRRRRRRRRRRR
BLOCK A/8194SSSSSSSSSSSSS
BLOCK A/8194TTTTTTTTTTTTT
BLOCK A/8194UUUUUUUUUUUUU
BLOCK A/8194VVVVVVVVVVVVV
BLOCK A/8194WWWWWWWWWWWWW
BLOCK A/8194XXXXXXXXXXXXX
BLOCK A/8194YYYYYYYYYYYYY
BLOCK A/8194ZZZZZZZZZZZZZ
BLOCK A/8194AAAAAAAAAAAAAA
BLOCK A/8194BBBBBBBBBBBBBB
BLOCK A/8194CCCCCCCCCCCCCC
BLOCK A/8194DDDDDDDDDDDDDD
BLOCK A/8194EEEEEEEEEEEEEE
BLOCK A/8194FFFFFFFFFFFFFF
BLOCK A/8194GGGGGGGGGGGGGG
BLOCK A/8194HHHHHHHHHHHHHH
BLOCK A/8194IIIIIIIIIIIIII
BLOCK A/8194JJJJJJJJJJJJJJ
BLOCK A/8194KKKKKKKKKKKKKK
BLOCK A/8194LLLLLLLLLLLLLL
BLOCK A/8194MMMMMMMMMMMMMM
BLOCK A/8194NNNNNNNNNNNNNN
BLOCK A/8194OOOOOOOOOOOOOO
BLOCK A/8194PPPPPPPPPPPPPP
BLOCK A/8194QQQQQQQQQQQQQQ
BLOCK A/8194RRRRRRRRRRRRRR
BLOCK A/8194SSSSSSSSSSSSSS
BLOCK A/8194TTTTTTTTTTTTTT
BLOCK A/8194UUUUUUUUUUUUUU
BLOCK A/8194VVVVVVVVVVVVVV
BLOCK A/8194WWWWWWWWWWWWWW
BLOCK A/8194XXXXXXXXXXXXXX
BLOCK A/8194YYYYYYYYYYYYYY
BLOCK A/8194ZZZZZZZZZZZZZZ
BLOCK A/8194AAAAAAAAAAAAAAA
BLOCK A/8194BBBBBBBBBBBBBBB
BLOCK A/8194CCCCCCCCCCCCCCC
BLOCK A/8194DDDDDDDDDDDDDDD
BLOCK A/8194EEEEEEEEEEEEEEE
BLOCK A/8194FFFFFFFFFFFFFFF
BLOCK A/8194GGGGGGGGGGGGGGG
BLOCK A/8194HHHHHHHHHHHHHHH
BLOCK A/8194IIIIIIIIIIIIIII
BLOCK A/8194JJJJJJJJJJJJJJJ
BLOCK A/8194KKKKKKKKKKKKKKK
BLOCK A/8194LLLLLLLLLLLLLLL
BLOCK A/8194MMMMMMMMMMMMMMM
BLOCK A/8194NNNNNNNNNNNNNNN
BLOCK A/8194OOOOOOOOOOOOOOO
BLOCK A/8194PPPPPPPPPPPPPPP
BLOCK A/8194QQQQQQQQQQQQQQQ
BLOCK A/8194RRRRRRRRRRRRRRR
BLOCK A/8194SSSSSSSSSSSSSSS
BLOCK A/8194TTTTTTTTTTTTTTT
BLOCK A/8194UUUUUUUUUUUUUUU
BLOCK A/8194VVVVVVVVVVVVVVV
BLOCK A/8194WWWWWWWWWWWWWWW
BLOCK A/8194XXXXXXXXXXXXXXX
BLOCK A/8194YYYYYYYYYYYYYYY
BLOCK A/8194ZZZZZZZZZZZZZZZ
BLOCK A/8194AAAAAAAAAAAAAAAA
BLOCK A/8194BBBBBBBBBBBBBBBB
BLOCK A/8194CCCCCCCCCCCCCCCC
BLOCK A/8194DDDDDDDDDDDDDDDD
BLOCK A/8194EEEEEEEEEEEEEEEE
BLOCK A/8194FFFFFFFFFFFFFFFF
BLOCK A/8194GGGGGGGGGGGGGGGG
BLOCK A/8194HHHHHHHHHHHHHHHH
BLOCK A/8194IIIIIIIIIIIIIIII
BLOCK A/8194JJJJJJJJJJJJJJJJ
BLOCK A/8194KKKKKKKKKKKKKKKK
BLOCK A/8194LLLLLLLLLLLLLLLL
BLOCK A/8194MMMMMMMMMMMMMMMM
BLOCK A/8194NNNNNNNNNNNNNNNN
BLOCK A/8194OOOOOOOOOOOOOOOO
BLOCK A/8194PPPPPPPPPPPPPPPP
BLOCK A/8194QQQQQQQQQQQQQQQQ
BLOCK A/8194RRRRRRRRRRRRRRRR
BLOCK A/8194SSSSSSSSSSSSSSSS
BLOCK A/8194TTTTTTTTTTTTTTTT
BLOCK A/8194UUUUUUUUUUUUUUUU
BLOCK A/8194VVVVVVVVVVVVVVVV
BLOCK A/8194WWWWWWWWWWWWWWWW
BLOCK A/8194XXXXXXXXXXXXXXXX
BLOCK A/8194YYYYYYYYYYYYYYYY
BLOCK A/8194ZZZZZZZZZZZZZZZZ
BLOCK A/8194AAAAAAAAAAAAAAAAA
BLOCK A/8194BBBBBBBBBBBBBBBBB
BLOCK A/8194CCCCCCCCCCCCCCCCC
BLOCK A/8194DDDDDDDDDDDDDDDDD
BLOCK A/8194EEEEEEEEEEEEEEEEE
BLOCK A/8194FFFFFFFFFFFFFFFFF
BLOCK A/8194GGGGGGGGGGGGGGGGG
BLOCK A/8194HHHHHHHHHHHHHHHHH
BLOCK A/8194IIIIIIIIIIIIIIIII
BLOCK A/8194JJJJJJJJJJJJJJJJJ
BLOCK A/8194KKKKKKKKKKKKKKKKK
BLOCK A/8194LLLLLLLLLLLLLLLLL
BLOCK A/8194MMMMMMMMMMMMMMMMM
BLOCK A/8194NNNNNNNNNNNNNNNNN
BLOCK A/8194OOOOOOOOOOOOOOOOO
BLOCK A/8194PPPPPPPPPPPPPPPPP
BLOCK A/8194QQQQQQQQQQQQQQQQQ
BLOCK A/8194RRRRRRRRRRRRRRRRR
BLOCK A/8194SSSSSSSSSSSSSSSSS
BLOCK A/8194TTTTTTTTTTTTTTTTT
BLOCK A/8194UUUUUUUUUUUUUUUUU
BLOCK A/8194VVVVVVVVVVVVVVVVV
BLOCK A/8194WWWWWWWWWWWWWWWWW
BLOCK A/8194XXXXXXXXXXXXXXXXX
BLOCK A/8194YYYYYYYYYYYYYYYYY
BLOCK A/8194ZZZZZZZZZZZZZZZZZ
BLOCK A/8194AAAAAAAAAAAAAAAAAA
BLOCK A/8194BBBBBBBBBBBBBBBBBB
BLOCK A/8194CCCCCCCCCCCCCCCCCC
BLOCK A/8194DDDDDDDDDDDDDDDDDD
BLOCK A/8194EEEEEEEEEEEEEEEEEE
BLOCK A/8194FFFFFFFFFFFFFFFFFF
BLOCK A/8194GGGGGGGGGGGGGGGGGG
BLOCK A/8194HHHHHHHHHHHHHHHHHH
BLOCK A/8194IIIIIIIIIIIIIIIIII
BLOCK A/8194JJJJJJJJJJJJJJJJJJ
BLOCK A/8194KKKKKKKKKKKKKKKKKK
BLOCK A/8194LLLLLLLLLLLLLLLLLL
BLOCK A/8194MMMMMMMMMMMMMMMMMM
BLOCK A/8194NNNNNNNNNNNNNNNNNN
BLOCK A/8194OOOOOOOOOOOOOOOOOO
BLOCK A/8194PPPPPPPPPPPPPPPPPP
BLOCK A/8194QQQQQQQQQQQQQQQQQQ
BLOCK A/8194RRRRRRRRRRRRRRRRRR
BLOCK A/8194SSSSSSSSSSSSSSSSSS
BLOCK A/8194TTTTTTTTTTTTTTTTTT
BLOCK A/8194UUUUUUUUUUUUUUUUUU
BLOCK A/8194VVVVVVVVVVVVVVVVVV
BLOCK A/8194WWWWWWWWWWWWWWWWWW
BLOCK A/8194XXXXXXXXXXXXXXXXXX
BLOCK A/8194YYYYYYYYYYYYYYYYYY
BLOCK A/8194ZZZZZZZZZZZZZZZZZZ
BLOCK A/8194AAAAAAAAAAAAAAAAAAA
BLOCK A/8194BBBBBBBBBBBBBBBBBBB
BLOCK A/8194CCCCCCCCCCCCCCCCCCC
BLOCK A/8194DDDDDDDDDDDDDDDDDDD
BLOCK A/8194EEEEEEEEEEEEEEEEEEE
BLOCK A/8194FFFFFFFFFFFFFFFFFFF
BLOCK A/8194GGGGGGGGGGGGGGGGGGG
BLOCK A/8194HHHHHHHHHHHHHHHHHHH
BLOCK A/8194IIIIIIIIIIIIIIIIIII
BLOCK A/8194JJJJJJJJJJJJJJJJJJJ
BLOCK A/8194KKKKKKKKKKKKKKKKKKK
BLOCK A/8194LLLLLLLLLLLLLLLLLLL
BLOCK A/8194MMMMMMMMMMMMMMMMMMM
BLOCK A/8194NNNNNNNNNNNNNNNNNNN
BLOCK A/8194OOOOOOOOOOOOOOOOOOO
BLOCK A/8194PPPPPPPPPPPPPPPPPPP
BLOCK A/8194QQQQQQQQQQQQQQQQQQQ
BLOCK A/8194RRRRRRRRRRRRRRRRRRR
BLOCK A/8194SSSSSSSSSSSSSSSSSSS
BLOCK A/8194TTTTTTTTTTTTTTTTTTT
BLOCK A/8194UUUUUUUUUUUUUUUUUUU
BLOCK A/8194VVVVVVVVVVVVVVVVVVV
BLOCK A/8194WWWWWWWWWWWWWWWWWWW
BLOCK A/8194XXXXXXXXXXXXXXXXXXX
BLOCK A/8194YYYYYYYYYYYYYYYYYYY
BLOCK A/8194ZZZZZZZZZZZZZZZZZZZ
BLOCK A/8194AAAAAAAAAAAAAAAAAAAA
BLOCK A/8194BBBBBBBBBBBBBBBBBBBB
BLOCK A/8194CCCCCCCCCCCCCCCCCCCC
BLOCK A/8194DDDDDDDDDDDDDDDDDDDD
BLOCK A/8194EEEEEEEEEEEEEEEEEEEE
BLOCK A/8194FFFFFFFFFFFFFFFFFFFF
BLOCK A/8194GGGGGGGGGGGGGGGGGGGG
BLOCK A/8194HHHHHHHHHHHHHHHHHHHH
BLOCK A/8194IIIIIIIIIIIIIIIIIIII
BLOCK A/8194JJJJJJJJJJJJJJJJJJJJ
BLOCK A/8194KKKKKKKKKKKKKKKKKKKK
BLOCK A/8194LLLLLLLLLLLLLLLLLLLL
BLOCK A/8194MMMMMMMMMMMMMMMMMMMM
BLOCK A/8194NNNNNNNNNNNNNNNNNNNN
BLOCK A/8194OOOOOOOOOOOOOOOOOOOO
BLOCK A/8194PPPPPPPPPPPPPPPPPPPP
BLOCK A/8194QQQQQQQQQQQQQQQQQQQQ
BLOCK A/8194RRRRRRRRRRRRRRRRRRRR
BLOCK A/8194SSSSSSSSSSSSSSSSSSSS
BLOCK A/8194TTTTTTTTTTTTTTTTTTTT
BLOCK A/8194UUUUUUUUUUUUUUUUUUUU
BLOCK A/8194VVVVVVVVVVVVVVVVVVVV
BLOCK A/8194WWWWWWWWWWWWWWWWWWWW
BLOCK A/8194XXXXXXXXXXXXXXXXXXXX
BLOCK A/8194YYYYYYYYYYYYYYYYYYYY
BLOCK A/8194ZZZZZZZZZZZZZZZZZZZZ
BLOCK A/8194AAAAAAAAAAAAAAAAAAAAA
BLOCK A/8194BBBBBBBBBBBBBBBBBBBBB
BLOCK A/8194CCCCCCCCCCCCCCCCCCCCC
BLOCK A/8194DDDDDDDDDDDDDDDDDDDDD
BLOCK A/8194EEEEEEEEEEEEEEEEEEEEE
BLOCK A/8194FFFFFFFFFFFFFFFFFFFFF
BLOCK A/8194GGGGGGGGGGGGGGGGGGGGG
BLOCK A/8194HHHHHHHHHHHHHHHHHHHHH
BLOCK A/8194IIIIIIIIIIIIIIIIIIIII
BLOCK A/8194JJJJJJJJJJJJJJJJJJJJJ
BLOCK A/8194KKKKKKKKKKKKKKKKKKKKK
BLOCK A/8194LLLLLLLLLLLLLLLLLLLLL
BLOCK A/8194MMMMMMMMMMMMMMMMMMMMM
BLOCK A/8194NNNNNNNNNNNNNNNNNNNNN
BLOCK A/8194OOOOOOOOOOOOOOOOOOOOO
BLOCK A/8194PPPPPPPPPPPPPPPPPPPPP
BLOCK A/8194QQQQQQQQQQQQQQQQQQQQQ
BLOCK A/8194RRRRRRRRRRRRRRRRRRRRR
BLOCK A/8194SSSSSSSSSSSSSSSSSSSSS
BLOCK A/8194TTTTTTTTTTTTTTTTTTTTT
BLOCK A/8194UUUUUUUUUUUUUUUUUUUUU
BLOCK A/8194VVVVVVVVVVVVVVVVVVVVV
BLOCK A/8194WWWWWWWWWWWWWWWWWWWWW
BLOCK A/8194XXXXXXXXXXXXXXXXXXXXX
BLOCK A/8194YYYYYYYYYYYYYYYYYYYYY
BLOCK A/8194ZZZZZZZZZZZZZZZZZZZZZ
BLOCK A/8194AAAAAAAAAAAAAAAAAAAAAA
BLOCK A/8194BBBBBBBBBBBBBBBBBBBBBB
BLOCK A/8194CCCCCCCCCCCCCCCCCCCCCC
BLOCK A/8194DDDDDDDDDDDDDDDDDDDDDD
BLOCK A/8194EEEEEEEEEEEEEEEEEEEEEE
BLOCK A/8194FFFFFFFFFFFFFFFFFFFFFF
BLOCK A/8194GGGGGGGGGGGGGGGGGGGGGG
BLOCK A/8194HHHHHHHHHHHHHHHHHHHHHH
BLOCK A/8194IIIIIIIIIIIIIIIIIIIIII
BLOCK A/8194JJJJJJJJJJJJJJJJJJJJJJ
BLOCK A/8194KKKKKKKKKKKKKKKKKKKKKK
BLOCK A/8194LLLLLLLLLLLLLLLLLLLLLL
BLOCK A/8194MMMMMMMMMMMMMMMMMMMMMM
BLOCK A/8194NNNNNNNNNNNNNNNNNNNNNN
BLOCK A/8194OOOOOOOOOOOOOOOOOOOOOO
BLOCK A/8194PPPPPPPPPPPPPPPPPPPPPP
BLOCK A/8194QQQQQQQQQQQQQQQQQQQQQQ
BLOCK A/8194RRRRRRRRRRRRRRRRRRRRRR
BLOCK A/8194SSSSSSSSSSSSSSSSSSSSSS
BLOCK A/8194TTTTTTTTTTTTTTTTTTTTTT
BLOCK A/8194UUUUUUUUUUUUUUUUUUUUUU
BLOCK A/8194VVVVVVVVVVVVVVVVVVVVVV
BLOCK A/8194WWWWWWWWWWWWWWWWWWWWWW
BLOCK A/8194XXXXXXXXXXXXXXXXXXXXXX
BLOCK A/8194YYYYYYYYYYYYYYYYYYYYYY
BLOCK A/8194ZZZZZZZZZZZZZZZZZZZZZZ
BLOCK A/8194AAAAAAAAAAAAAAAAAAAAAAA
BLOCK A/8194BBBBBBBBBBBBBBBBBBBBBBB
BLOCK A/8194CCCCCCCCCCCCCCCCCCCCCCC
BLOCK A/8194DDDDDDDDDDDDDDDDDDDDDDD
BLOCK A/8194EEEEEEEEEEEEEEEEEEEEEEE
BLOCK A/8194FFFFFFFFFFFFFFFFFFFFFFF
BLOCK A/8194GGGGGGGGGGGGGGGGGGGGGGG
BLOCK A/8194HHHHHHHHHHHHHHHHHHHHHHH
BLOCK A/8194IIIIIIIIIIIIIIIIIIIIIII
BLOCK A/8194JJJJJJJJJJJJJJJJJJJJJJJ
BLOCK A/8194KKKKKKKKKKKKKKKKKKKKKKK
BLOCK A/8194LLLLLLLLLLLLLLLLLLLLLLL
BLOCK A/8194MMMMMMMMMMMMMMMMMMMMMMM
BLOCK A/8194NNNNNNNNNNNNNNNNNNNNNNN
BLOCK A/8194OOOOOOOOOOOOOOOOOOOOOOO
BLOCK A/8194PPPPPPPPPPPPPPPPPPPPPPP
BLOCK A/8194QQQQQQQQQQQQQQQQQQQQQQQ
BLOCK A/8194RRRRRRRRRRRRRRRRRRRRRRR
BLOCK A/8194SSSSSSSSSSSSSSSSSSSSSSS
BLOCK A/8194TTTTTTTTTTTTTTTTTTTTTTT
BLOCK A/8194UUUUUUUUUUUUUUUUUUUUUUU
BLOCK A/8194VVVVVVVVVVVVVVVVVVVVVVV
BLOCK A/8194WWWWWWWWWWWWWWWWWWWWWWW
BLOCK A/8194XXXXXXXXXXXXXXXXXXXXXXX
BLOCK A/8194YYYYYYYYYYYYYYYYYYYYYYY
BLOCK A/8194ZZZZZZZZZZZZZZZZZZZZZZZ
BLOCK A/8194AAAAAAAAAAAAAAAAAAAAAAAA
BLOCK A/8194BBBBBBBBBBBBBBBBBBBBBBBB
BLOCK A/8194CCCCCCCCCCCCCCCCCCCCCCCC
BLOCK A/8194DDDDDDDDDDDDDDDDDDDDDDDD
BLOCK A/8194EEEEEEEEEEEEEEEEEEEEEEEE
BLOCK A/8194FFFFFFFFFFFFFFFFFFFFFFFF
BLOCK A/8194GGGGGGGGGGGGGGGGGGGGGGGG
BLOCK A/8194HHHHHHHHHHHHHHHHHHHHHHHH
BLOCK A/8194IIIIIIIIIIIIIIIIIIIIIIII
BLOCK A/8194JJJJJJJJJJJJJJJJJJJJJJJJ
BLOCK A/8194KKKKKKKKKKKKKKKKKKKKKKKK
BLOCK A/8194LLLLLLLLLLLLLLLLLLLLLLLL
BLOCK A/8194MMMMMMMMMMMMMMMMMMMMMMMM
BLOCK A/8194NNNNNNNNNNNNNNNNNNNNNNNN
BLOCK A/8194OOOOOOOOOOOOOOOOOOOOOOOO
BLOCK A/8194PPPPPPPPPPPPPPPPPPPPPPPP
BLOCK A/8194QQQQQQQQQQQQQQQQQQQQQQQQ
BLOCK A/8194RRRRRRRRRRRRRRRRRRRRRRRR
BLOCK A/8194SSSSSSSSSSSSSSSSSSSSSSSS
BLOCK A/8194TTTTTTTTTTTTTTTTTTTTTTTT
BLOCK A/8194UUUUUUUUUUUUUUUUUUUUUUUU
BLOCK A/8194VVVVVVVVVVVVVVVVVVVVVVVV
BLOCK A/8194WWWWWWWWWWWWWWWWWWWWWWWW
BLOCK A/8194XXXXXXXXXXXXXXXXXXXXXXXX
BLOCK A/8194YYYYYYYYYYYYYYYYYYYYYYYY
BLOCK A/8194ZZZZZZZZZZZZZZZZZZZZZZZZ
BLOCK A/8194AAAAAAAAAAAAAAAAAAAAAAAAA
BLOCK A/8194BBBBBBBBBBBBBBBBBBBBBBBBB
BLOCK A/8194CCCCCCCCCCCCCCCCCCCCCCCCC
BLOCK A/8194DDDDDDDDDDDDDDDDDDDDDDDDD
BLOCK A/8194EEEEEEEEEEEEEEEEEEEEEEEEE
BLOCK A/8194FFFFFFFFFFFFFFFFFFFFFFFFF
BLOCK A/8194GGGGGGGGGGGGGGGGGGGGGGGGG
BLOCK A/8194HHHHHHHHHHHHHHHHHHHHHHHHH
BLOCK A/8194IIIIIIIIIIIIIIIIIIIIIIIII
BLOCK A/8194JJJJJJJJJJJJJJJJJJJJJJJJJ
BLOCK A/8194KKKKKKKKKKKKKKKKKKKKKKKKK
BLOCK A/8194LLLLLLLLLLLLLLLLLLLLLLLLL
BLOCK A/8194MMMMMMMMMMMMMMMMMMMMMMMMM
BLOCK A/8194NNNNNNNNNNNNNNNNNNNNNNNNN
BLOCK A/8194OOOOOOOOOOOOOOOOOOOOOOOOO
BLOCK A/8194PPPPPPPPPPPPPPPPPPPPPPPPP
BLOCK A/8194QQQQQQQQQQQQQQQQQQQQQQQQQ
BLOCK A/8194RRRRRRRRRRRRRRRRRRRRRRRRR
BLOCK A/8194SSSSSSSSSSSSSSSSSSSSSSSSS
BLOCK A/8194TTTTTTTTTTTTTTTTTTTTTTTTT
BLOCK A/8194UUUUUUUUUUUUUUUUUUUUUUUUU
BLOCK A/8194VVVVVVVVVVVVVVVVVVVVVVVVV
BLOCK A/8194WWWWWWWWWWWWWWWWWWWWWWWWW
BLOCK A/8194XXXXXXXXXXXXXXXXXXXXXXXXX
BLOCK A/8194YYYYYYYYYYYYYYYYYYYYYYYYY
BLOCK A/8194ZZZZZZZZZZZZZZZZZZZZZZZZZ
BLOCK A/8194AAAAAAAAAAAAAAAAAAAAAAAAAA
BLOCK A/8194BBBBBBBBBBBBBBBBBBBBBBBBBB
BLOCK A/8194CCCCCCCCCCCCCCCCCCCCCCCCCC
BLOCK A/8194DDDDDDDDDDDDDDDDDDDDDDDDDD
BLOCK A/8194EEEEEEEEEEEEEEEEEEEEEEEEEE
BLOCK A/8194FFFFFFFFFFFFFFFFFFFFFFFFFF
BLOCK A/8194GGGGGGGGGGGGGGGGGGGGGGGGGG
BLOCK A/8194HHHHHHHHHHHHHHHHHHHHHHHHHH
BLOCK A/8194IIIIIIIIIIIIIIIIIIIIIIIIII
BLOCK A/8194JJJJJJJJJJJJJJJJJJJJJJJJJJ
BLOCK A/8194KKKKKKKKKKKKKKKKKKKKKKKKKK
BLOCK A/8194LLLLLLLLLLLLLLLLLLLLLLLLLL
BLOCK A/8194MMMMMMMMMMMMMMMMMMMMMMMMMM
BLOCK A/8194NNNNNNNNNNNNNNNNNNNNNNNNNN
BLOCK A/8194OOOOOOOOOOOOOOOOOOOOOOOOOO

CITY PLAN COMMISSION **THURSDAY, JUNE 16, 2016**

FILE NUMBER: S156-202 **Subdivision Administrator:** Paul Nelson

LOCATION: Mapleshade Lane at Wind Mill Lane, northwest corner

DATE FILED: May 19, 2016 **ZONING:** NO(A)

CITY COUNCIL DISTRICT: 12 **SIZE OF REQUEST:** 1.220-acre **MAPSCO:** 5C & D, 656Z

APPLICANT/OWNER: 5Shakeel, LP / Shakeel Ahmed

REQUEST: An application to replat all of Lots 17 and 18 in City Block F/8728 to create one 1.220-acre lot on property located on Mapleshade Lane at Wind Mill Lane, northwest corner.

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

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

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

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

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

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

12. On the final plat address the easement for water system.

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

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

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

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

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

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

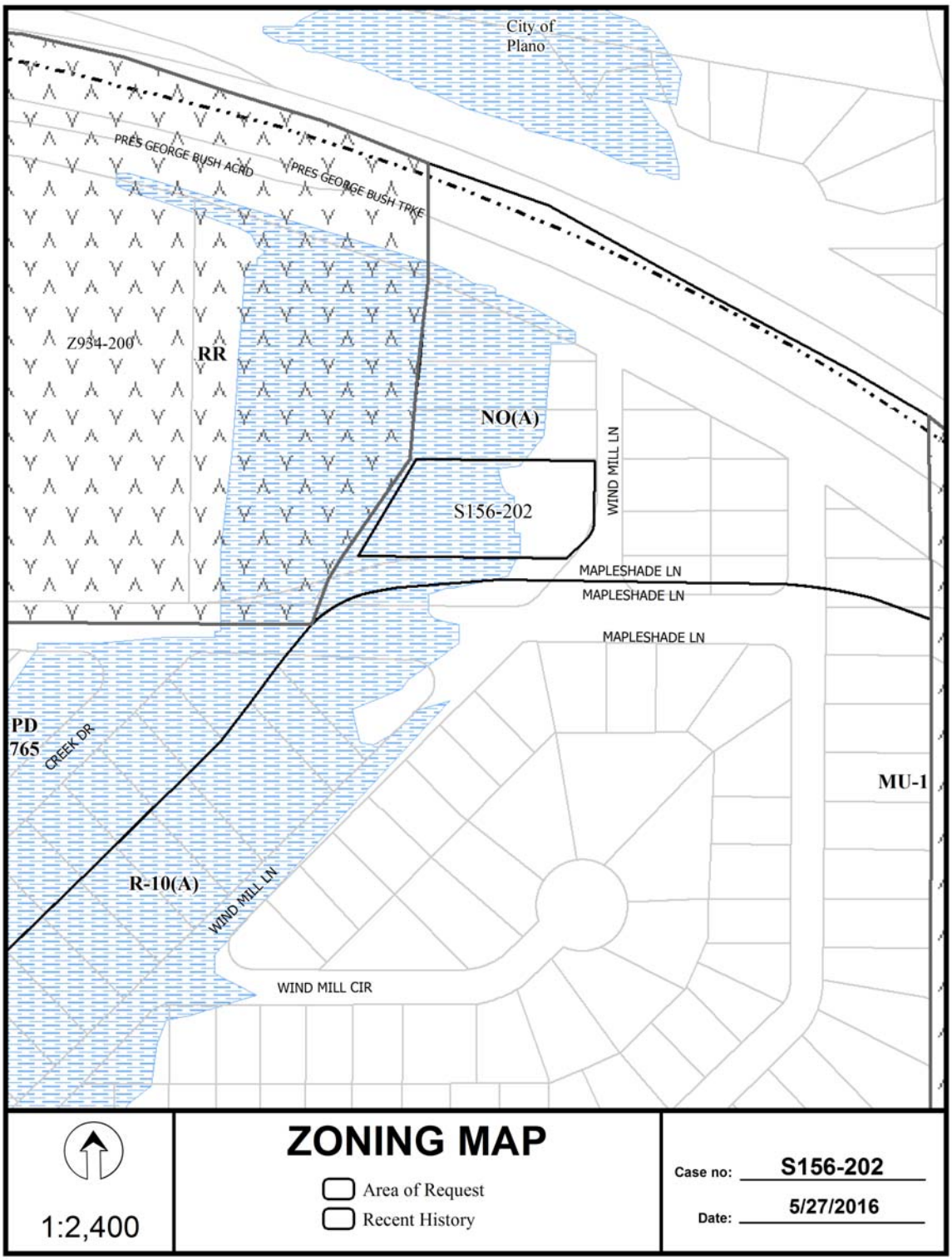
19. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g)

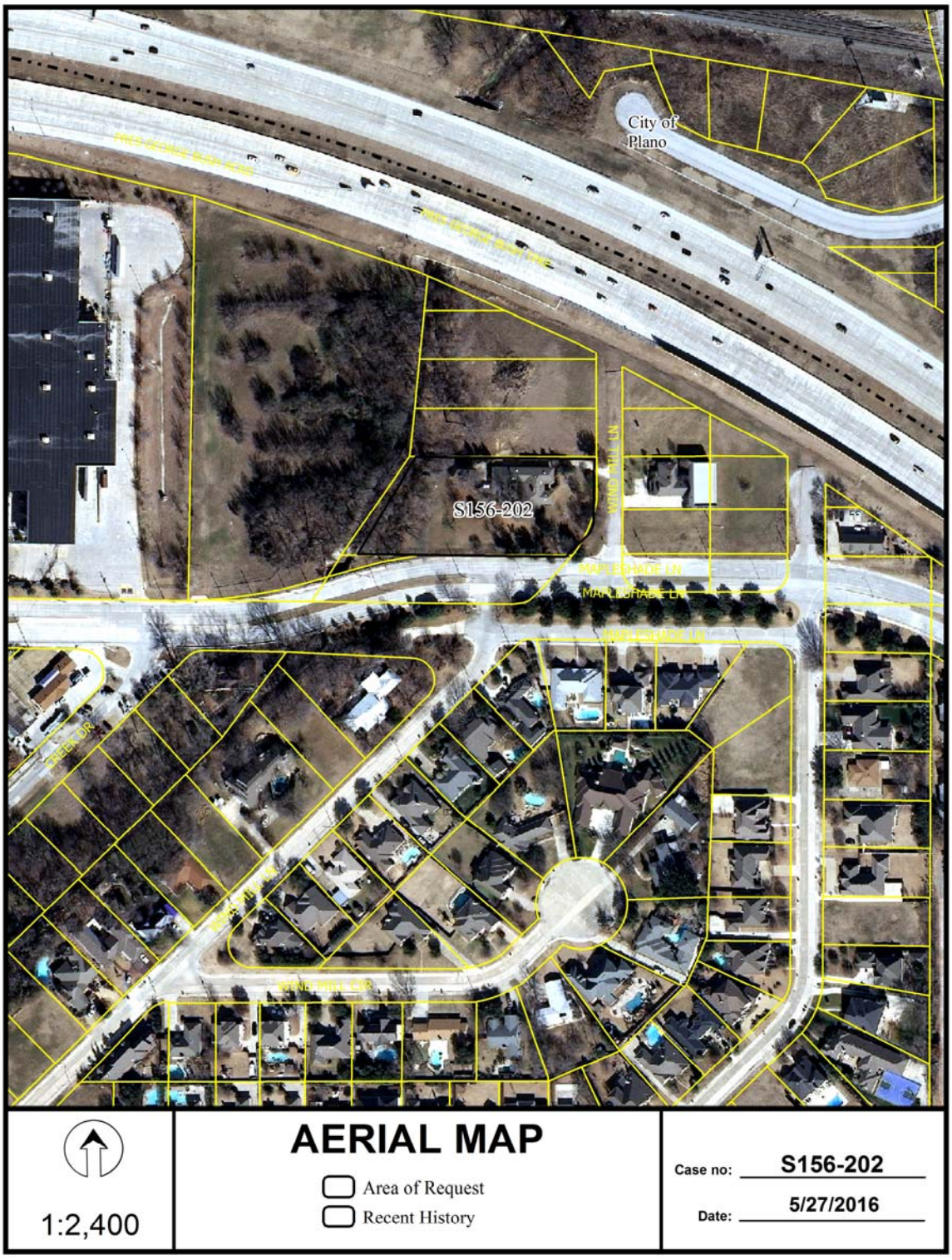
20. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)

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

22. On the final plat change "Windmill Ln." to "Wind Mill Ln."

23. On the final plat identify the property as Lot 17A in City Bock F/8728. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)


City of Plano
PRES GEORGE BUSH ACRD
PRES GEORGE BUSH TPKE
Z934-200
RR
NO(A)
WIND MILL LN
S156-202
MAPLESHADE LN
MAPLESHADE LN
MAPLESHADE LN
PD 765
CREEK DR
MU-1
R-10(A)
WIND MILL LN
WIND MILL CIR
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S156-202
Date: 5/27/2016



1:2,400

AERIAL MAP

Area of Request
Recent History

Case no: S156-202
Date: 5/27/2016

PRELIMINARY PLAT - IEA CORPORATE OFFICE ADDITION, LOT 1, BLOCK A/8728

CITY PLAN COMMISSION **THURSDAY, JUNE 16, 2016**

FILE NUMBER: S156-203 **Subdivision Administrator:** Paul Nelson

LOCATION: Olympus Boulevard at Rombauer Road

DATE FILED: May 19, 2016 **ZONING:** PD741, A-2

CITY COUNCIL DISTRICT: 6 **SIZE OF REQUEST:** 15.717-acre **MAPSCO:** 11A-K

APPLICANT/OWNER: Billingsley Development Corporation / Cypress Waters Land A, Ltd.

REQUEST: An application to create one 15.717-acre lot from a tract of land located in City Block 8466 on property located on Olympus Boulevard at Rombauer Road.

SUBDIVISION HISTORY:

1. S156-137 was a request contiguous on the east of the present request to create one 8.1623-acre lot, one 3.3407-acre lot, one 3.3197 acre lot, one 1.3475 acre lot, one 0.4961-acre lot, and 5.9001 acres of dedicated right-of-way from a 22.5664-acre tract of land in City Block 8466 on property located north of Hackberry Road and east of Belt Line Road. The request was approved April 7, 2016 and has not been recorded.

2. S156-129 was a request south of the present request to create one 8.410-acre lot and one 9.266-acre lot from a 17.676-acre tract of land located in City Block 8466 on property located on Cypress Waters Boulevard at Olympus Boulevard. This request was approved April 7, 2016 and has not been recorded.

3. S145-032 was a request south of the present at Cypress Waters Boulevard and Olympus Boulevard to dedicate an 8.192-acre tract of land in part of City Blocks 8463 and 8466 for right-of-way to create Olympus Boulevard. The request was approved December 18, 2014 and was signed by the Chairman for recording on June 1, 2016.

4. S134-226 was a request south of the present request to create a 10.906-acre tract of land in City Block D/8465 into one lot on property located on Chapel Oaks Drive, west of Scotch Creek Road. The application was approved September 4, 2014 and recorded March 7, 2016.

5. S134-214 was a request southeast of the present request to create a 1.154-acre lot in City Blocks 8466 and 8467 for a lift station on property located north and east of the intersection of Cypress Waters Boulevard and Olympus Boulevard. The request was approved October 1, 2015 with Phase A being recorded March 16, 2016.

6. S101-111R was a request south of the present request to create one 2.91 acre lot, one 1.456 acre lot, one 7.146 acre lot, and one 6.229 acre lot from a 34.222 acre tract of land out of the G.W. Laws Survey, Abstract No. 843, and the Jon L. Whitman Survey, Abstract No. 1521 in the City of Dallas, Dallas County, on property in the vicinity of Belt Line Road north of Hackberry Lane. The request was approved June 16, 2011 and recorded November 20, 2014.

STAFF RECOMMENDATION: The proposed replat complies with the requirements of PD 741, A-2 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 Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c), and (d)

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

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

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

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

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

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

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

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

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

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

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

13. Provide a turn-around per the City of Dallas Standards at the end of Rombaurer Road and Byron Bay Street. Section 51A-8.506(b)

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

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

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

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

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

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

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

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

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

23. On the final plat clarify the 30 foot lake edge easement.

24. Olympus Boulevard and Rombaurer Road must be dedicated and accepted by the city prior to filing the final plat.

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

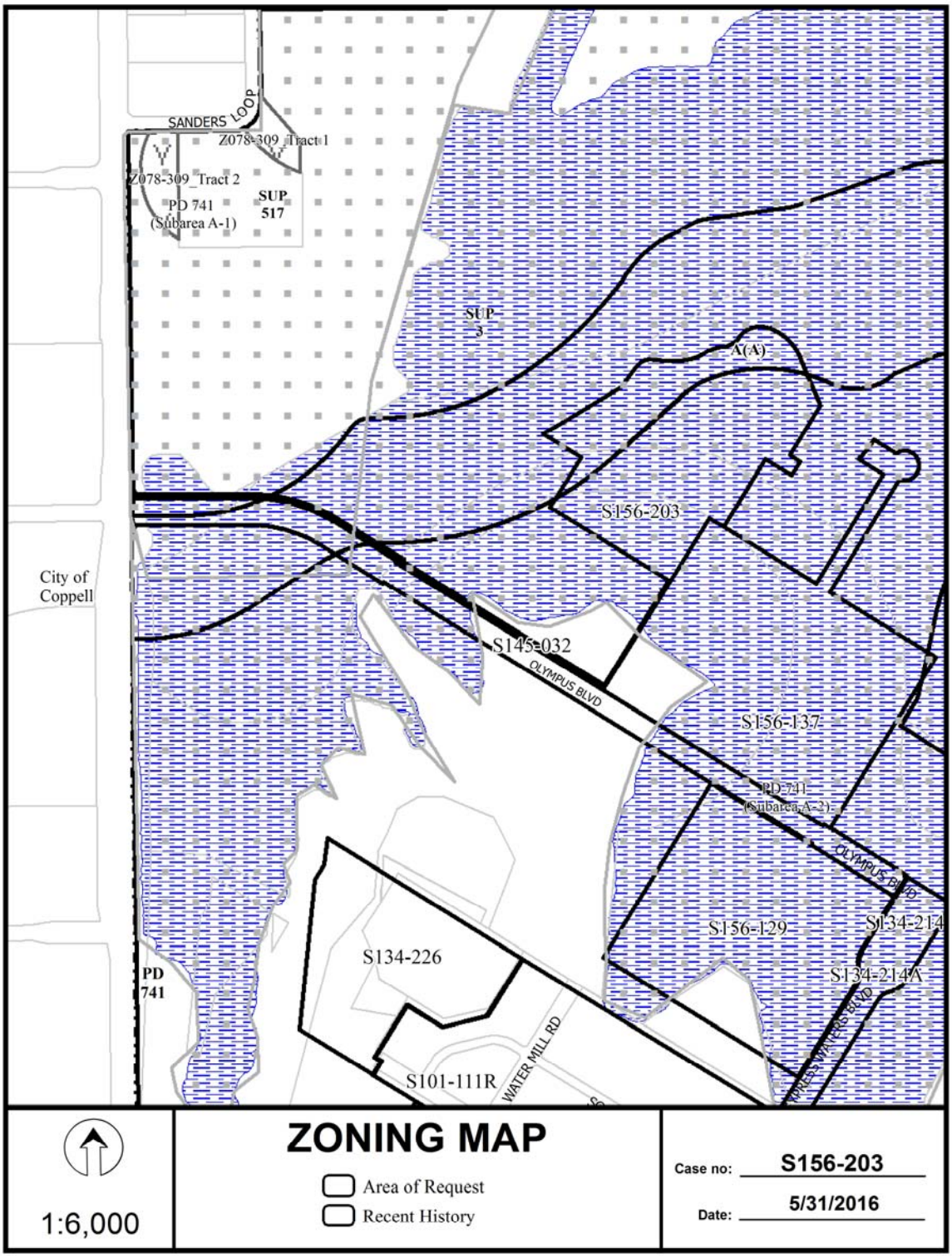
26. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)

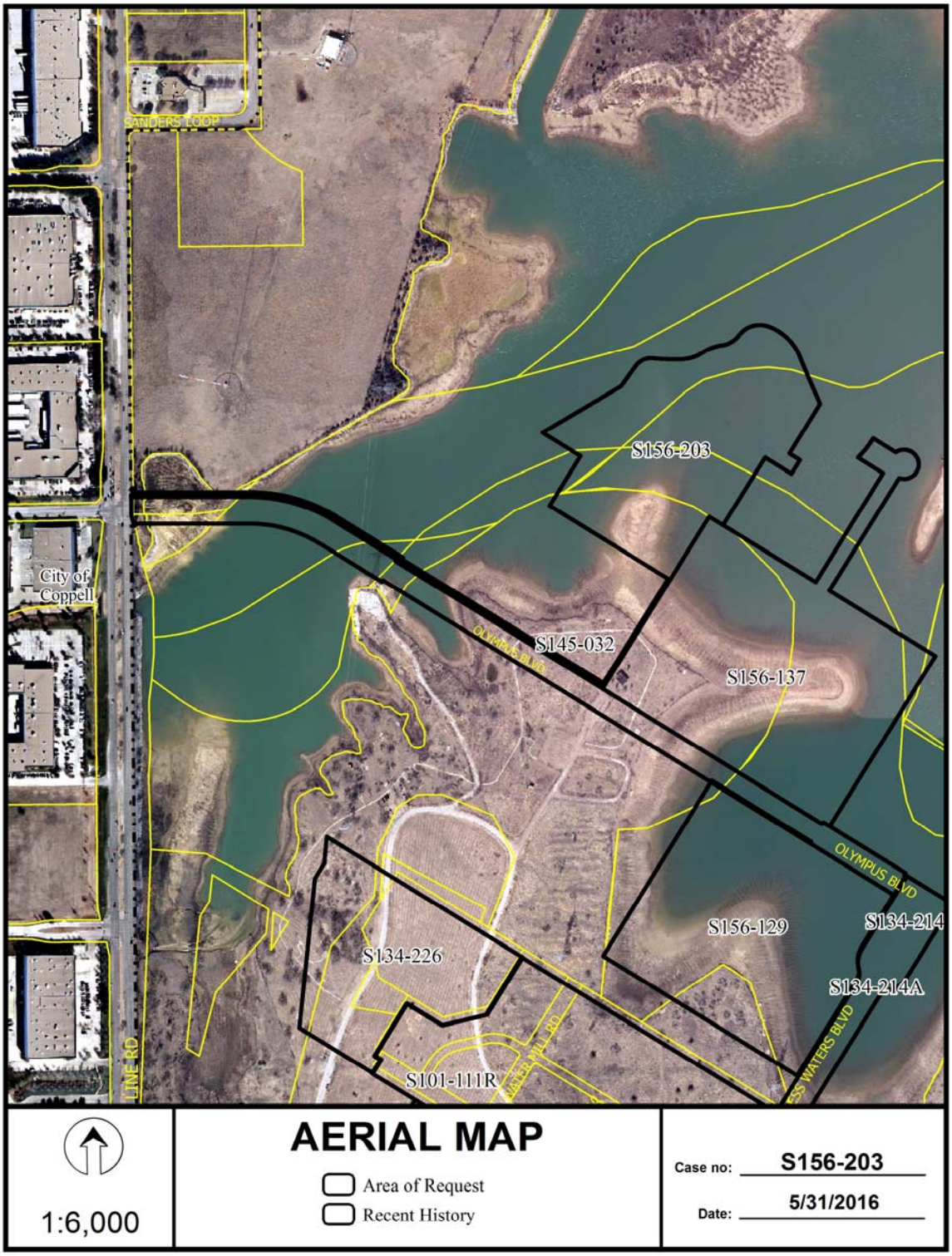
27. Water/wastewater main extension may be required by Private Development Contract. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b) and (c)

28. On the final plat change Beltline Road to Belt Line Road.

29. On the final plat change Watermill Road to Water Mill Road.

30. On the final plat identify the property as Lots 1, and 2 in City Block J/8466. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)


SANDERS LOOP
Z078-309 Tract 1
Z078-309 Tract 2
PD 741
(Subarea A-1)
SUP
517
SUP
3
A(A)
S156-203
City of
Coppell
S145-032
OLYMPUS BLVD
S156-137
PD 741
(Subarea A-2)
OLYMPUS BLVD
S156-129
S134-214
S134-214A
S134-226
PD
741
WATER MILL RD
S101-111R
1:6,000
ZONING MAP
Area of Request
Recent History
Case no: S156-203
Date: 5/31/2016



1:6,000

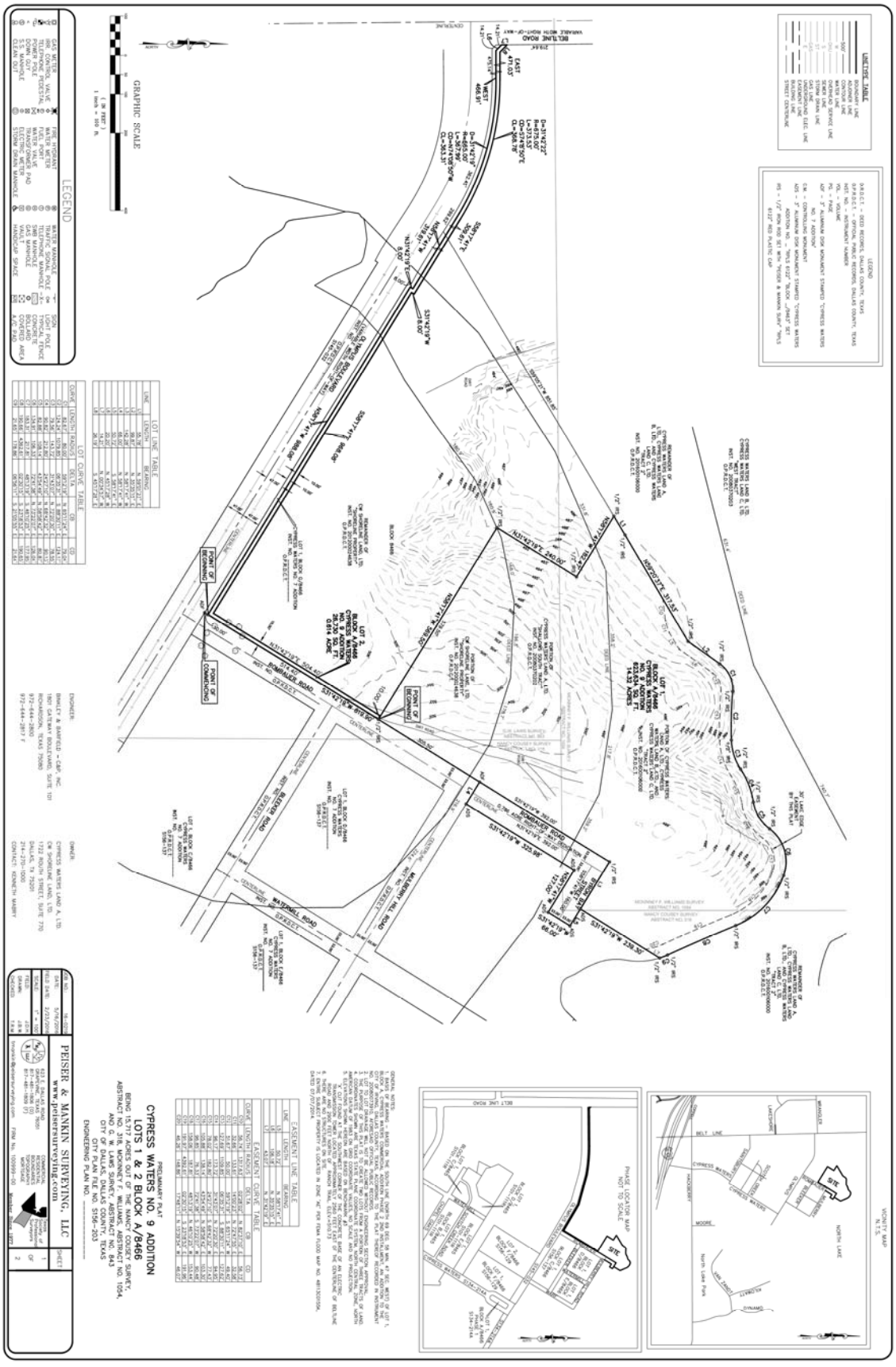
AERIAL MAP

Area of Request

Recent History

Case no: S156-203

Date: 5/31/2016


PRELIMINARY PLAT
CYPRESS WATERS NO. 9 ADDITION
LOTS 1 & 2 BLOCK A/8466
BEING 15.777 ACRES OUT OF THE MANCY COSSEY SURVEY, ABSTRACT NO. 316, MCKINNEY F. WILLIAMS, ABSTRACT NO. 1054, AND G. W. LAWS SURVEY, ABSTRACT NO. 843
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-203
ENGINEERING PLAN NO. ____
PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com
GRAPHIC SCALE
1 inch = 100 ft.
LEGEND
LINE TABLE
CURVE TABLE
EASEMENT LINE TABLE
EASEMENT CURVE TABLE
LOCATION MAP
NOT TO SCALE
VICINITY MAP
N.T.S.
BELT LINE ROAD
BOMBAY ROAD
WATERMILL ROAD
CYPRESS WATERS
MOORE
NORTH LAKE
SITE
OWNER:
CYPRESS WATERS LAND A, LTD.
1722 ROUTH STREET, SUITE 770
DALLAS, TX 75201
214-270-1005
CONTACT: KENNETH HARBY
ENGINEER:
PEISER & MANKIN SURVEYING, LLC
1100 NORTH GLENVILLE DRIVE, SUITE 101
RICHARDSON, TEXAS 75081
972-644-2800
972-644-2817 F
SURVEYOR:
PEISER & MANKIN SURVEYING, LLC
1100 NORTH GLENVILLE DRIVE, SUITE 101
RICHARDSON, TEXAS 75081
972-644-2800
972-644-2817 F
JOB NO. 15-0104
DATE: 5/16/2016
FIELD DATE: 2/23/2016
SCALE: 1" = 100'
DRAWN: JJR
CHECKED: TJM
SHEET 1 OF 2

CITY PLAN COMMISSION **THURSDAY, JUNE 16, 2016**

FILE NUMBER: S156-204 **Subdivision Administrator:** Paul Nelson

LOCATION: 2318 Carroll Avenue at Rusk Avenue

DATE FILED: May 20, 2016 **ZONING:** MF-2(A)

CITY COUNCIL DISTRICT: 2 **SIZE OF REQUEST:** 0.172-acre **MAPSCO:** 35Z

APPLICANT/OWNER: Singh Konark

REQUEST: An application to replat 0.172-acre tract of land containing all of Lot 1, City Block 1/1539 to create five, 1,300-square foot lots, and one 753-square foot common area on property located on 2318 Carroll Avenue at Rusk Avenue.

SUBDIVISION HISTORY:

1. S156-016 was a request northeast of the present request to replat a 0.254-acre tract of land containing all of Lot 7 in City Block E/2011 into one 0.165-acre lot and one 0.089-acre lot on property located on Kirby Street at Deere Street, west corner. The request was approved November 19, 2016 and has not been recorded.

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

3. S112-210R was a request southwest of the present request to replat a 0.620 acre tract of land containing all of Lots 10, 11, and 12 in City Block K/662 into 1 lot located at 4403, 4407, and 4411 Deere Street. The request was approved October 18, 2012 and has not been recorded.

STAFF RECOMMENDATION: The proposed replat complies with the requirements of the MF-2(A) 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 Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c), and (d)

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

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

4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a

format that is compatible with the “Microstation” format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)

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

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

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

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

9. The maximum number of lots permitted by this plat is 5 and one common area. Section 51A-8.501(a) and 51A-8.503(a)

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

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

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

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

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

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 the correct recording information for the property.

17. On the final plat show distances/widths across Rusk Avenue and Carroll Avenue.

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

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

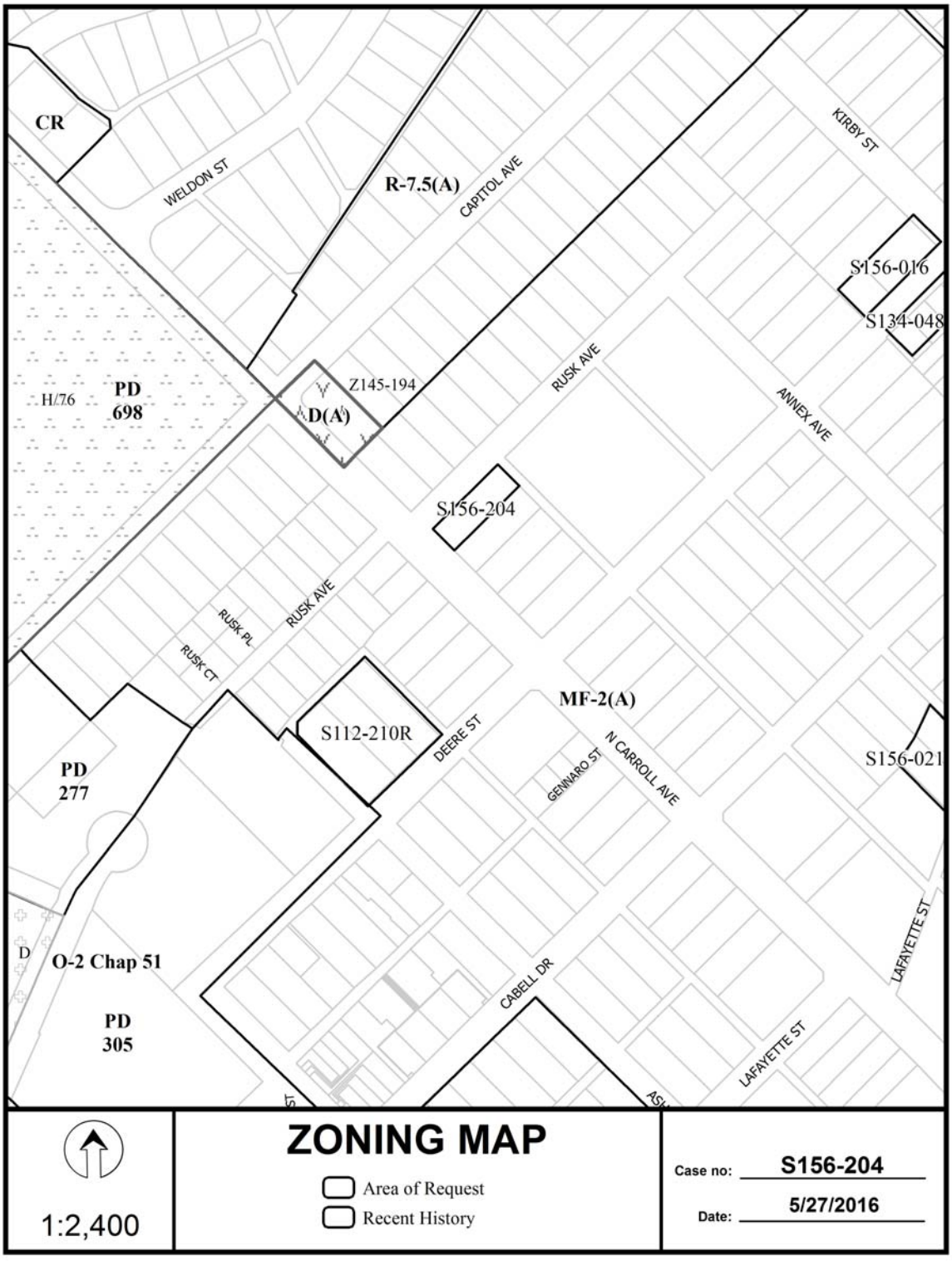
proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)

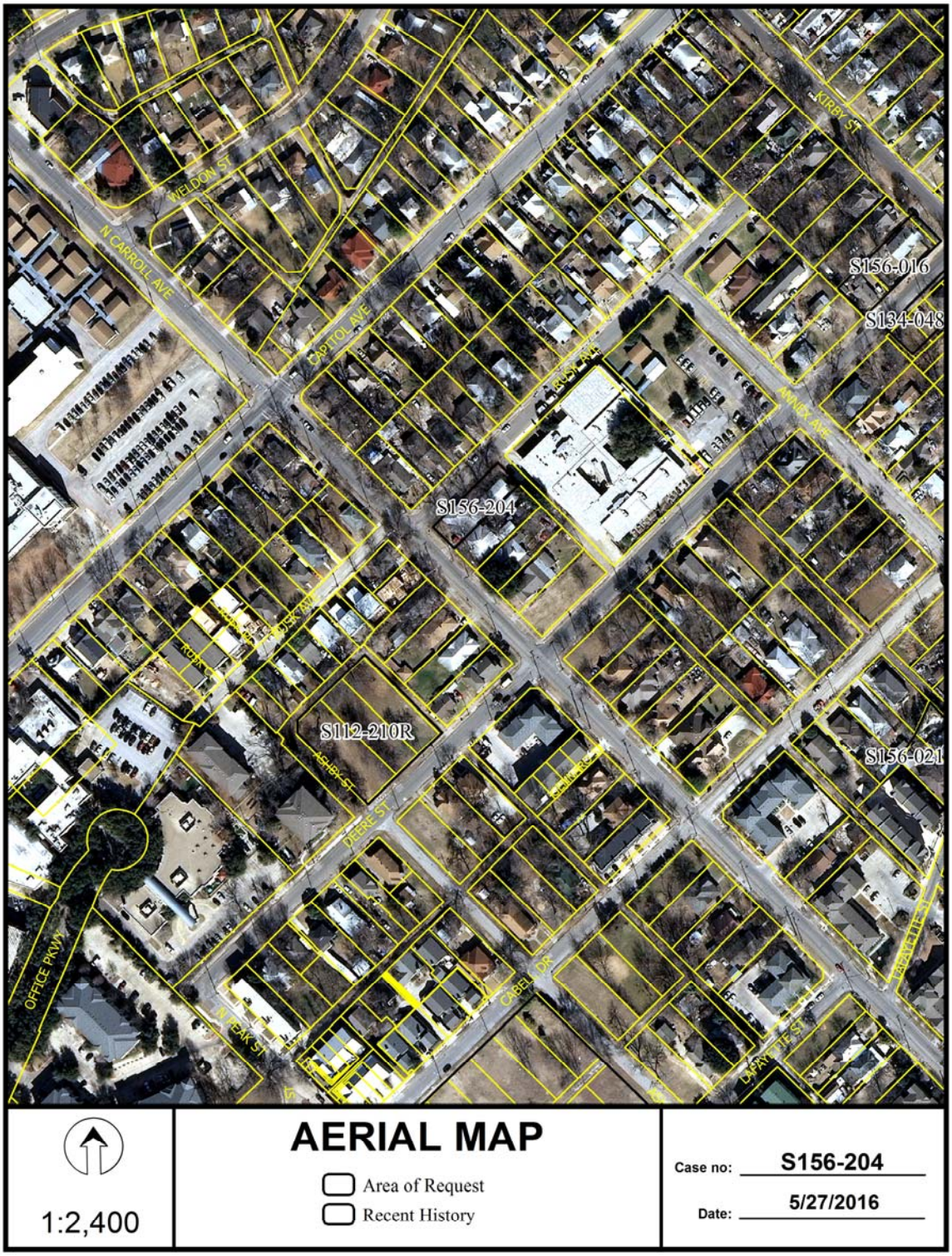
19. The number and location of fire hydrants, must comply with the Dallas Fire Code.

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

21. A single family subdivision requiring engineering for water/wastewater extensions is not eligible for an Early Release Building Permit.

22. On the final plat identify the property as Lots 1A through 1E, and Common Area A, and Common Area B in City Block 1/1539. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)


CR
WELDON ST
R-7.5(A)
CAPITOL AVE
KIRBY ST
S156-016
S134-048
PD
698
H/76
Z145-194
D(A)
RUSK AVE
ANNEX AVE
S156-204
RUSK PL
RUSK CT
RUSK AVE
MF-2(A)
S112-210R
DEERE ST
N CARROLL AVE
GENNARO ST
S156-021
PD
277
D
O-2 Chap 51
PD
305
CABELL DR
LAFAYETTE ST
LAFAYETTE ST
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S156-204
Date: 5/27/2016


WELDON ST
N CARROLL AVE
CAPITOL AVE
KIRBY ST
S156-016
S134-048
ANNEX AVE
S156-204
S112-210R
ASHBY ST
DEERE ST
S156-021
OFFICE PKWY
N PEAK ST
CABELL DR
LAFAYETTE ST
1:2,400
AERIAL MAP
Area of Request
Recent History
Case no: S156-204
Date: 5/27/2016

PIONEER MAPPING
SURVEYING | CONSULTING | CERTIFICATION
PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
S156-204
PRELIMINARY PLAT
SHOWING
RUSK AVENUE TOWNHOMES
LOTS 1A - 1E, BLOCK 1/1539
BEING A REPLAT OF
LOT 1, BLOCK 1/1539, ELK HILL ADDITION
VOLUME 1, PAGE 85, M.R.D.C.T.
CITY OF DALLAS
DALLAS COUNTY, TEXAS
VICINITY MAP
NOT TO SCALE
RUSK AVENUE
(140' Right-of-Way)
DEERE STREET
(60' Right-of-Way)
N. CARROLL AVENUE
(80' Right-of-Way)
BLOCK 1/1539 ELK HILL ADDITION
VOLUME 1, PAGE 85, M.R.D.C.T.
BLOCK K/682
ROBERTSON & HARRIS
REPLAT OF PART OF DEERE PARK ADDITION
BLOCK K/682
DEERE PARK ADDITION
BLOCK 2/1539 ELK HILL ADDITION
VOLUME 1, PAGE 85, M.R.D.C.T.
16'D. ALLEY (PER PLAT)
BLOCK 1/2013
LEGEND

CITY PLAN COMMISSION **THURSDAY, JUNE 16, 2016**

FILE NUMBER: S156-206 **Subdivision Administrator:** Paul Nelson

LOCATION: Langdon Road east of Bonnie View Drive

DATE FILED: May 20, 2016 **ZONING:** PD 761 (LI)

CITY COUNCIL DISTRICT: 8 **SIZE OF REQUEST:** 17.195-acre **MAPSCO:** 76D

APPLICANT/OWNER: Premier Trucking Group / Southport Properties, LP

REQUEST: An application to create a 17.195-acre lot from a tract of land in City Block 8284 on property located on Langdon Road, east of Bonnie View Road.

SUBDIVISION HISTORY:

1. S123-231B was a request north of the present request to create one 54.199-acre lot and one 44.970-acre lot from a 99.169 acre tract of land located at 4400 L.B.J. Freeway. The request was approved August 22, 2013 and recorded October 27, 2015.

STAFF RECOMMENDATION: The proposed replat complies with the requirements of PD 761 (LI) 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 Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c), and (d)
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a), (b), (c), and (d)
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the “Microstation” format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a) and (b)
7. On the final plat include two boundary corners tagged with these coordinates: “Texas State Plane Coordinate System, North Central Zone, North American

Datum of 1983 on Grid Coordinate values, No Scale and no Projection." Section 51A-8.617

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

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

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

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

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

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

14. On the final plat show the correct recording information for the subject property.

15. On the final plat remove the "fire access easement" from the face of the plat. Platting Guidelines

16. On the final plat show distances/width across Langdon Road.

17. On the final plat quote the warranty deed to "DLH Master Parcel, L.P.

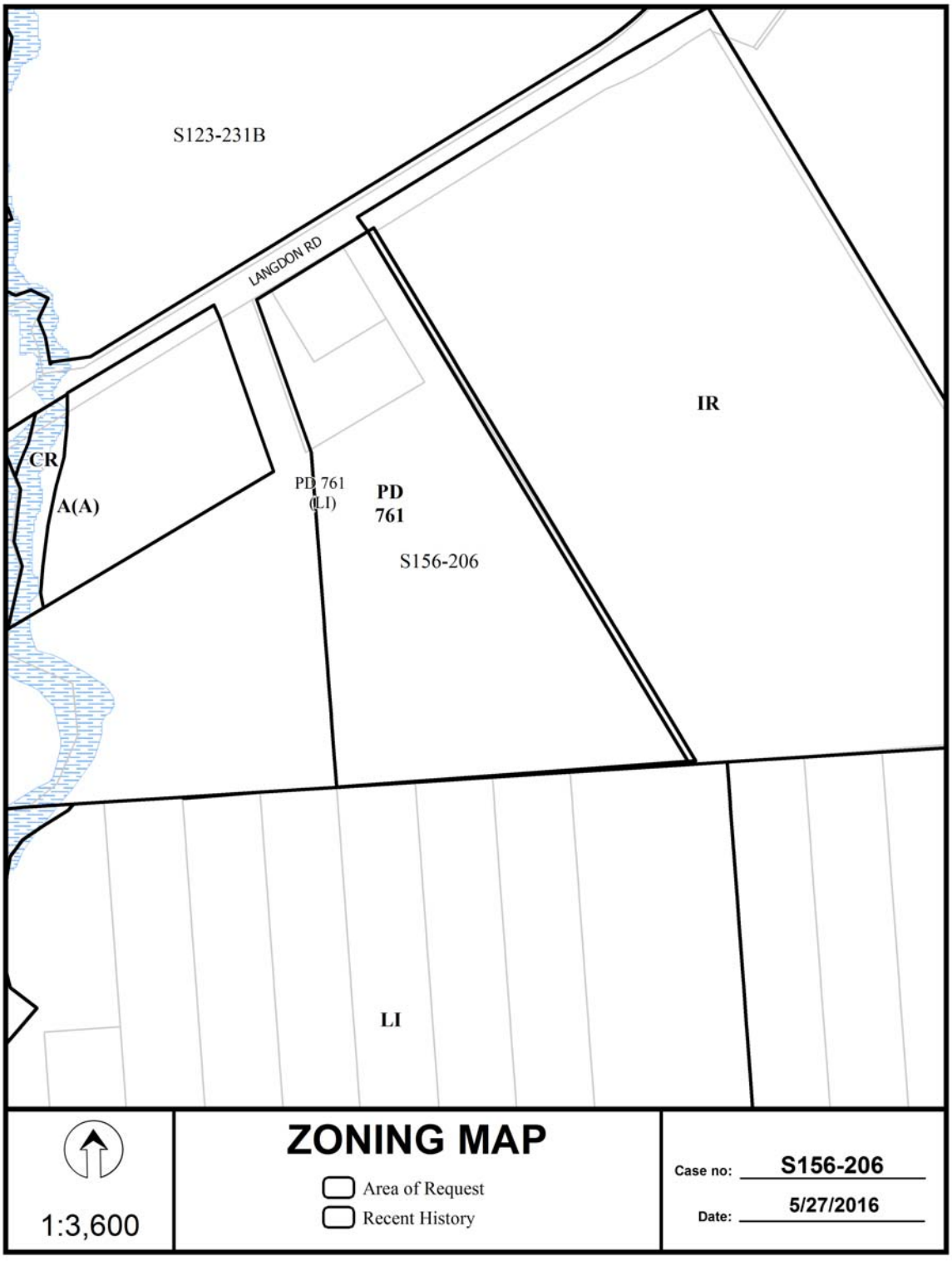
18. The number and location of fire hydrants, must comply with the Dallas Fire Code.

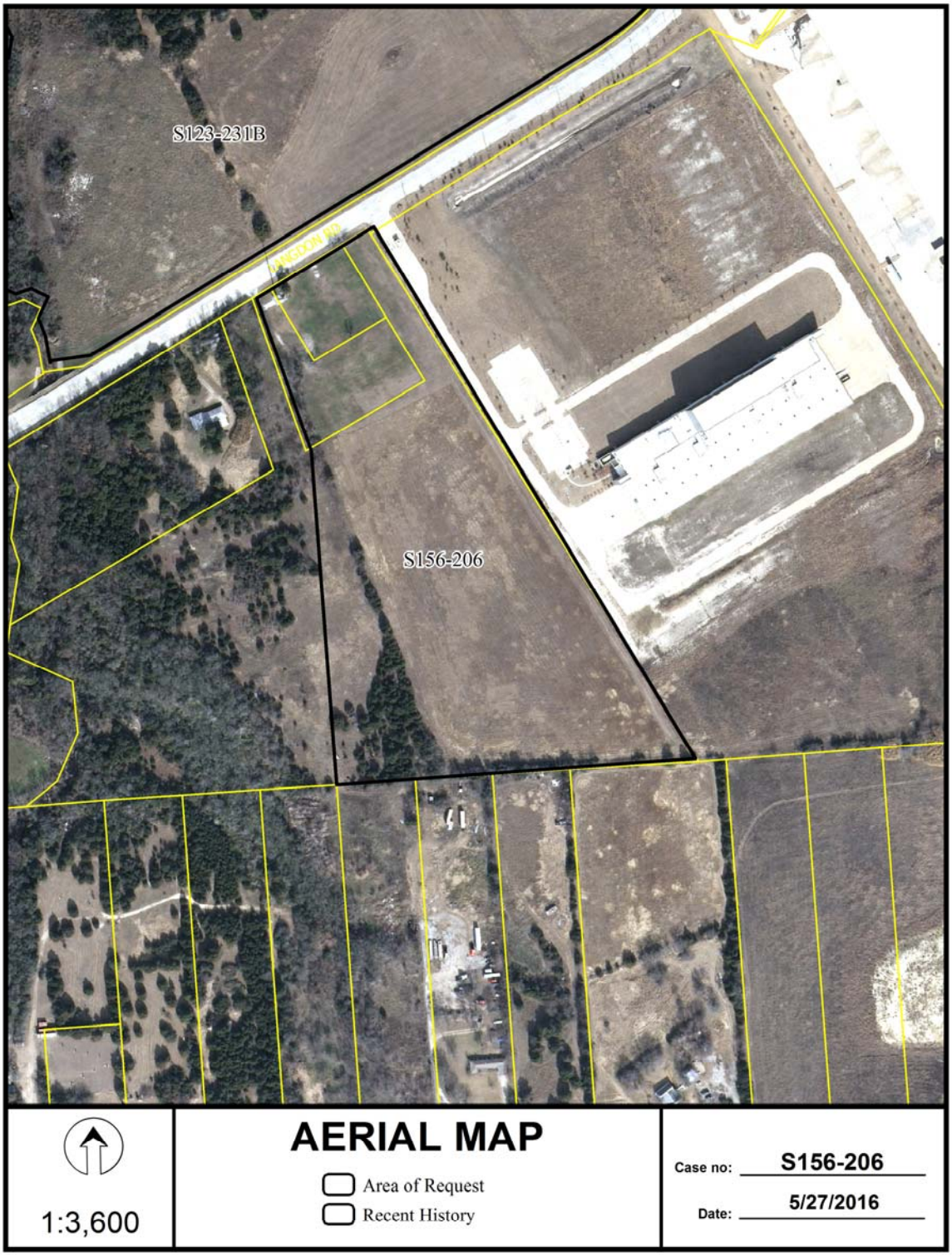
19. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)

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

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

22. On the final plat identify the property as Lot 4 in City Block A/8284. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)


S123-231B
LANGDON RD
IR
CR
A(A)
PD 761
(LI)
PD
761
S156-206
LI
ZONING MAP
Area of Request
Recent History
1:3,600
Case no: S156-206
Date: 5/27/2016


S123-231B
HINCKLEY RD
S156-206
AERIAL MAP
Area of Request
Recent History
1:3,600
Case no: S156-206
Date: 5/27/2016

PRELIMINARY PLAT
SOUTH DALLAS BODY SHOP
ADDITION
LOT 1, BLOCK A/8284
SITUATED IN THE WILLIAM F REYNTON SURVEY, ABSTRACT 1084
CITY OF DALLAS
DALLAS COUNTY, TEXAS
S156-206
YAZEL PEEBLES & ASSOCIATES LLC
LOT 1, BLOCK A
17.195 ACRES
749,006 SQUARE FEET
WILLIAM F REYNTON SURVEY
ABSTRACT NO. 1084
LANGDON ROAD
VICINITY MAP
LEGEND
LINE TYPE LEGEND
OWNER:
ENGINEER:
SURVEYOR:
OWNER'S DEDICATION
PROPERTY DESCRIPTION
NOTES

CITY PLAN COMMISSION **THURSDAY, JUNE 16, 2016**

FILE NUMBER: S156-207 **Subdivision Administrator:** Paul Nelson

LOCATION: Denton Drive between Shorecrest Drive and Wyman Street

DATE FILED: May 20, 2016 **ZONING:** IR, IM

CITY COUNCIL DISTRICT: 2 **SIZE OF REQUEST:** 40.934-acres **MAPSCO:** 33G

APPLICANT/OWNER: Southwest Airlines Company

REQUEST: An application to replat a 40.934-acre tract of land containing all of Lots 1A, 2, and 3 in City Block A/5772, and part of Lot 1 in City Block B/5772 to create one lot on property located on Denton Drive southeast of Shorecrest Drive.

SUBDIVISION HISTORY:

1, S134-260 was a request west of the present request to create one 1.306-acre lot from a tract of land in City Block 1/5773 on property located at 2220 Shorecrest Drive. The request was approved October 23, 2014 but has not been recorded.

2. S112-160 was a request within the southerly portion of the present request to replat a 26.7528 acre tract of land containing all of Lot 4A in City Block A/5771 and Lots 1 and 2 in City Block A/5772 into one lot on property located on Denton Drive at Wyman Street. The request was approved July 19, 2012 and recorded February 4, 2014.

3. S101-117 was a request east of the present request to replat an approximate 1,278 acre tract of land containing multiple blocks to create three lots on property generally bounded by Mockingbird Lane, Lemon Avenue, Denton Drive, and Shorecrest Drive and known as Dallas Love Field Airport. The request was approved July 7, 2015 and recorded November 3, 2015.

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

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

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

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

4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the “Microstation” format to the Survey Section,

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

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

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

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

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

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

10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Section 51A-8.603 and Section 51A-8.604

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

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

13. On the final plat, dedicate a 10-foot by 10-foot corner clip at Research Row and Wadley Lane. Section 51A-8.602(d)(1)

14. On the final plat dedicate and provide a turn-around per City of Dallas Standards at the end of Research Row and Wadley Lane. Section 51A-8.506(b)

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

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

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

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

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

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

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

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

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

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

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

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

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

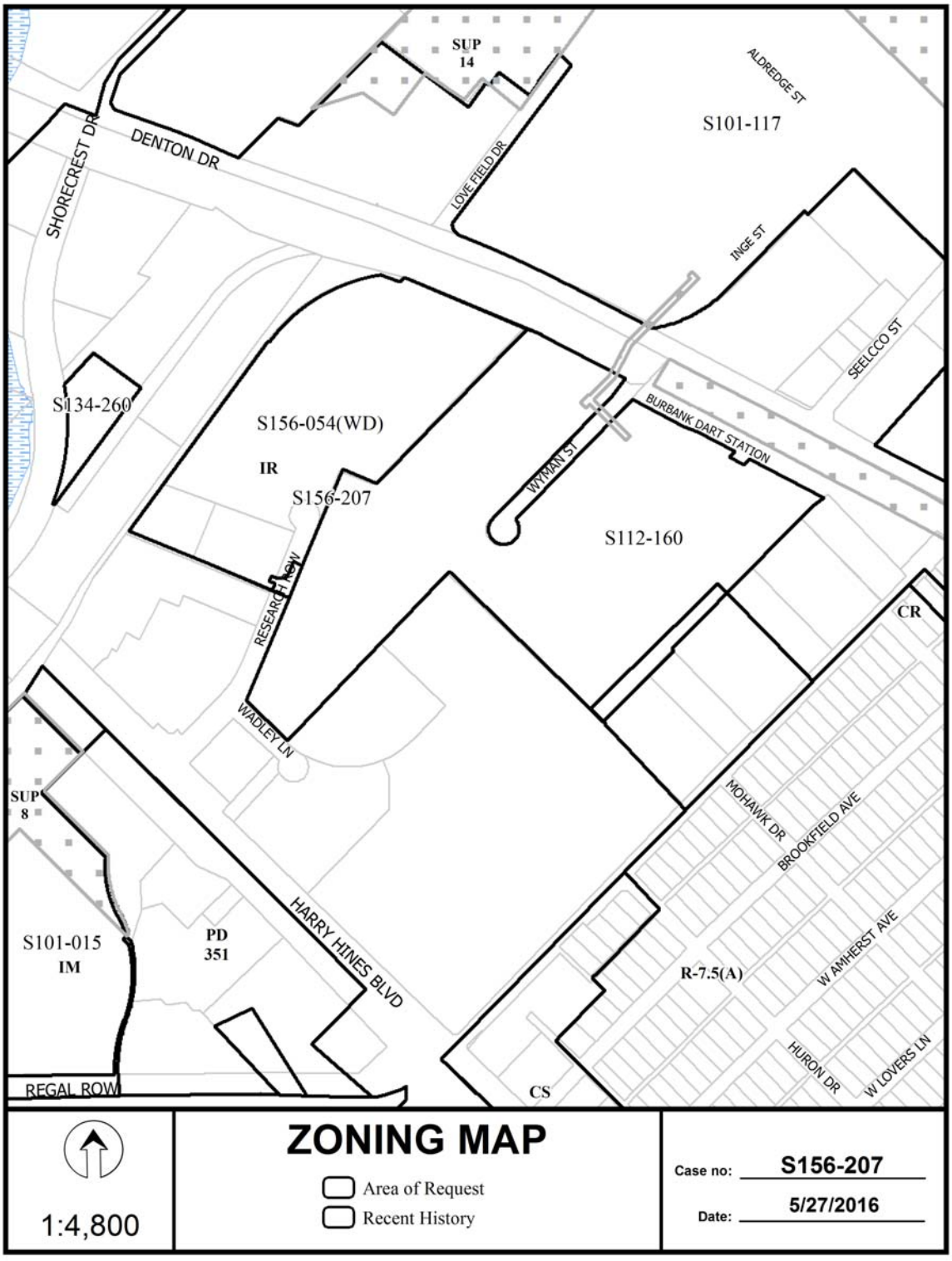
28. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)

29. Water/wastewater main extension is required by Private Development Contract. Section 49-62(f)(1)

30. Abandonments must be noted on the final plat as “Abandonment authorized by Ordinance Number _____ and recorded as Instrument No. _____.”

31. Note on the final plat the retention of the utility easement as part of the right-of-way abandonment area(s) on the plat.

32. On the final plat identify the property as Lot 1C in City Bock B/5772. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)


SUP
14
ALDREDGE ST
S101-117
DENTON DR
SHORECREST DR
LOVE FIELD DR
INGE ST
SEELCCO ST
S134-260
S156-054(WD)
IR
S156-207
BURBANK DART STATION
WYMAN ST
S112-160
RESEARCH ROW
CR
WADLEY LN
SUP
8
MOHAWK DR
BROOKFIELD AVE
HARRY HINES BLVD
S101-015
IM
PD
351
R-7.5(A)
W AMHERST AVE
HURON DR
W LOVERS LN
REGAL ROW
CS
ZONING MAP
Area of Request
Recent History
1:4,800
Case no: S156-207
Date: 5/27/2016

AERIAL MAP

1:4,800

Area of Request

Recent History

Case no: S156-207

Date: 5/27/2016

SWA WEST CAMPUS
LOT 1C, BLOCK B/5772
SEELCCO STREET
DENTON DRIVE
WYMAN STREET
DALLAS AREA RAPID TRANSIT
M.K.&T. RAILROAD
POINT OF BEGINNING
ONE-STORY CONCRETE BUILDING
MULTI-STORY CONCRETE BUILDING
VICINITY MAP
SURVEYOR / ENGINEER
OWNER
GENERAL NOTES
CURVE TABLE
LINE TABLE
SHEET 1 OF 3
PRELIMINARY PLAT
SWA WEST CAMPUS
LOT 1C, BLOCK B/5772
Pacheco Koch
SWA WEST CAMPUS - PRELIMINARY PLAT

SWA WEST CAMPUS - PRELIMINARY PLAT

CITY PLAN COMMISSION **THURSDAY, JUNE 16, 2016**

FILE NUMBER: S156-208 **Subdivision Administrator:** Paul Nelson

LOCATION: 1150 Kiest Boulevard, west of Polk Street

DATE FILED: May 20, 2016 **ZONING:** CR

CITY COUNCIL DISTRICT: 4 **SIZE OF REQUEST:** 0.803-acre **MAPSCO:** 54X

APPLICANT/OWNER: AMB Real Estate, Inc., Jee Hyung Chung

REQUEST: An application to create a 0.803-acre lot from a 4.408-acre tract of land in City Block 6035 on property located on 1150 Kiest Boulevard, west of Polk Street.

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

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

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

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

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

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

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

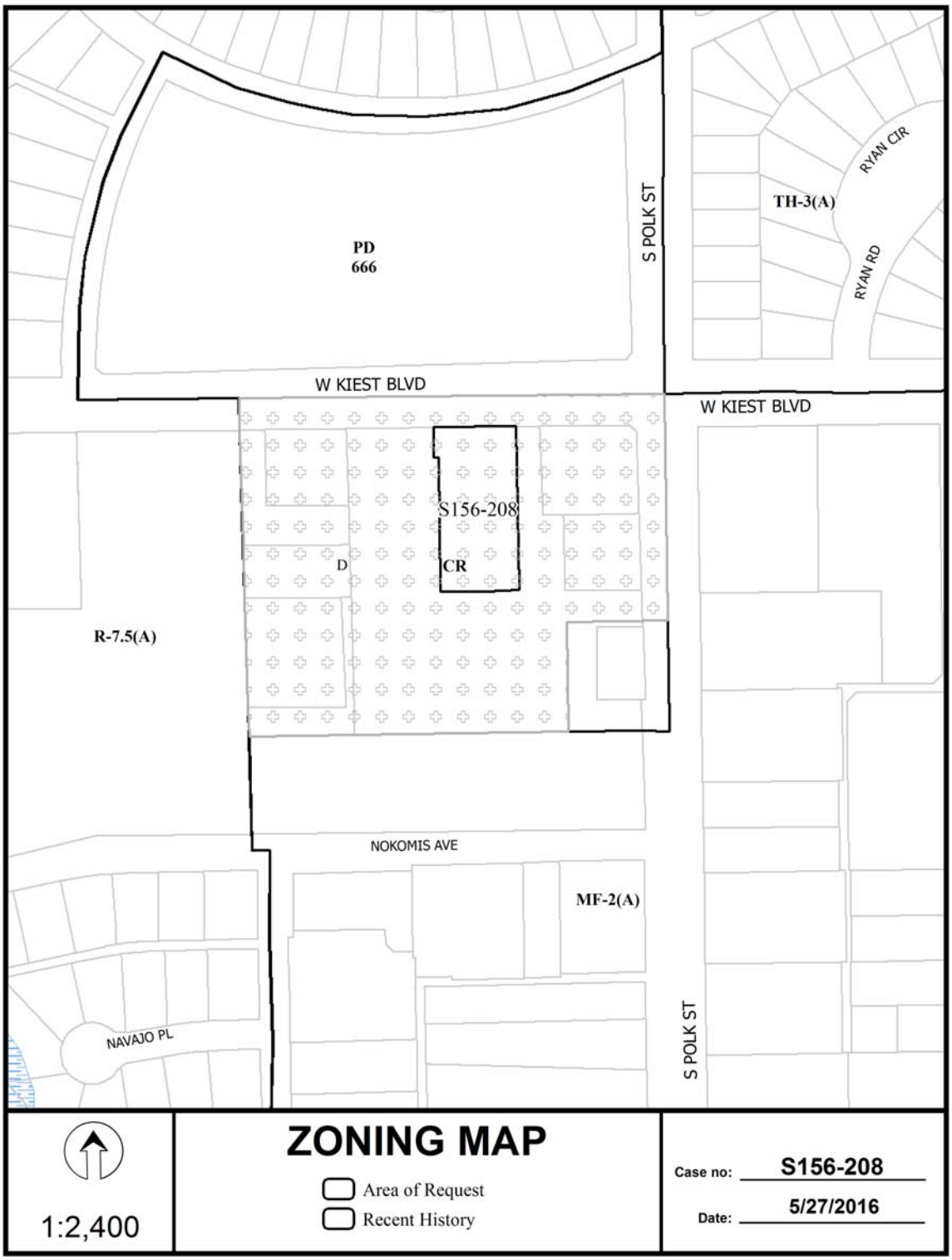
13. On the final plat show recording information on all existing easements within 150 feet of the property.

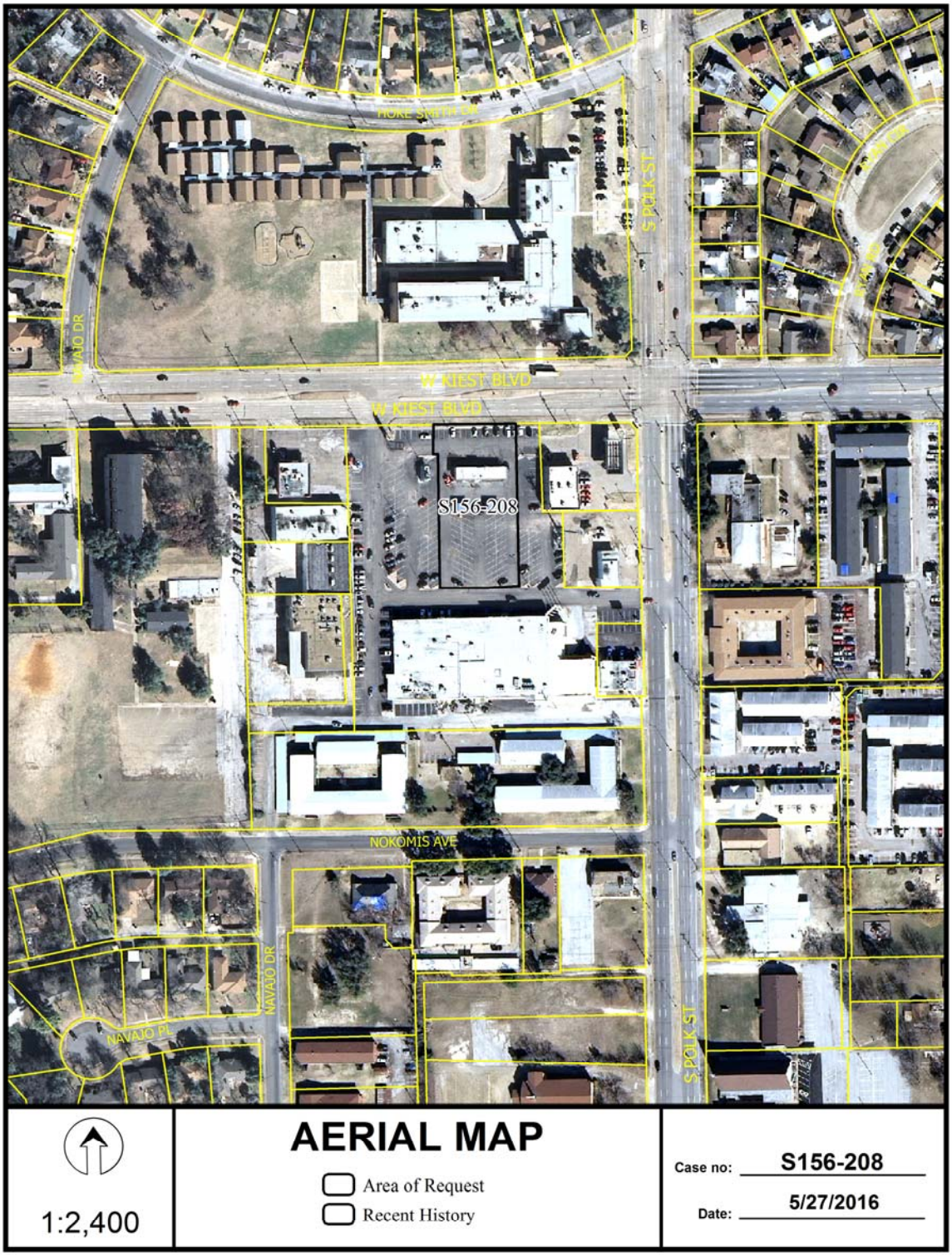
14. The number and location of fire hydrants, must comply with the Dallas Fire Code.

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

16. Wastewater main extension may be required by Private Development Contract. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b) and (c)

17. On the final plat identify the property as Lot 2 in City Bock 6035. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)


PD
666
S POLK ST
RYAN CIR
TH-3(A)
RYAN RD
W KIEST BLVD
W KIEST BLVD
S156-208
D
CR
R-7.5(A)
NOKOMIS AVE
MF-2(A)
NAVAJO PL
S POLK ST
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S156-208
Date: 5/27/2016



1:2,400

AERIAL MAP

Area of Request

Recent History

Case no: S156-208

Date: 5/27/2016

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS
WHEREAS, AMB Real Estate Inc., is the sole owner of a tract of land situated in the Hamilton McDowell Survey, Abstract No. 873, City of Dallas, Dallas County, Texas, and being all of Lot 2, Block 6035 of the JITB Kiest Addition, an addition to the City of Dallas, Dallas County, Texas, and being that tract of land conveyed to AMB Real Estate Inc. by Special Warranty deed recorded in Instrument No. 20070439234, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:
Commencing at a 1/2 inch iron rod found for corner lying on the South right-of-way line of W. Kiest Boulevard (100 foot right-of-way), said point being the most northerly northeast corner of said AMB tract and being the northwest corner of a tract of land conveyed to Southland Kiest Addition by deed recorded in Volume 87009, Page 2221, Deed Records, Dallas County, Texas;
THENCE South 89 degrees 22 minutes 04 seconds West, along the South right-of-way line of said Kiest Boulevard, a distance of 36.68 feet to a 1/2 inch iron rod with yellow cap stamped "TSI45" found for the POINT OF BEGINNING at the northwest corner of the herein described tract;
THENCE South 89 degrees 22 minutes 04 seconds West, along the South right-of-way line of said Kiest Boulevard, a distance of 135.11 feet to a mag nail found for corner and being the southwest corner of the herein described tract;
THENCE South 01 degrees 07 minutes 14 seconds East, departing the South right-of-way line of said Kiest Boulevard, a distance of 267.08 feet to a mag nail found for corner and being the southeast corner of the herein described tract;
THENCE South 89 degrees 24 minutes 29 seconds West, along the southmost line of the herein described tract, a distance of 53.45 feet to a mag nail found for corner and being and angle point for corner of the herein described tract;
THENCE North 89 degrees 49 minutes 30 seconds West, along the most southerly South line of the herein described tract, a distance of 75.98 feet to a mag nail found for corner;
THENCE North 00 degrees 51 minutes 58 seconds West, along the most northerly West line of the herein described tract, a distance of 219.12 feet to a mag nail found for corner;
THENCE South 89 degrees 08 minutes 02 seconds West, along the most northerly South line of the herein described tract, a distance of 7.87 feet to a mag nail found for corner;
THENCE North 00 degrees 12 minutes 08 seconds East, along the most northerly West line of the herein described tract, a distance of 49.68 feet to a 1/2 inch iron rod with yellow cap stamped "1745" found for the northwest corner of the herein described tract and lying on the South right-of-way line of said Kiest Boulevard;
THENCE North 89 degrees 22 minutes 04 seconds East, along the South right-of-way line of said Kiest Boulevard, a distance of 135.11 feet to the POINT OF BEGINNING and containing 33,000 square feet or 0.883 acre of land.
GENERAL NOTES:
1) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, (2011).
2) The purpose of this plat is to create one lot.
3) Lot-to-lot drainage will not be allowed without engineering section approval.
4) According to that F.I.R.M. No. 48113C0465K the subject property lies in Zone X and does not lie within a Flood Prone Hazard Area as shown.
5) Coordinates shown are State Plane Coordinate System North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
6) The structures located on subject tract will be removed.
7) There are no trees on subject property.
LEGEND
DEED RECORDS, DALLAS COUNTY, TEXAS
MAP RECORDS, DALLAS COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INSTRUMENT NUMBER
VOLUME, PAGE
IRON ROD FOUND
IRON ROD SET
CONTROL MONUMENT
SANITARY SEWER MANHOLE
POWER POLE
FIRE HYDRANT
WATER VALVE
WATER METER
ELECTRIC METER
GAS METER
GUY ANCHOR
RIGHT-OF-WAY
OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF DALLAS
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, AMB Real Estate Inc., acting by and through it's duly authorized agent Jee Hyung Chung, Owner, does hereby adopt this plat designating the hereinabove described property as JITB KIEST 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 shown thereon are dedicated to the public use forever, unobstructed by any fence, building, and all public and private utilities for each particular use. The maintenance of paving on the utility and other improvements or growths shall be constructed, reconstructed or placed upon, over or across the 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 endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easements; and any public utility shall 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. 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 line or easement 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 _____, 2016.
AMB REAL ESTATE, INC.,
Jee Hyung Chung, Owner
STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Jee Hyung Chung, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2016
Notary Signature
SURVEYOR'S STATEMENT
I, Gary E. Johnson, 1 Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision from recorded documentation, and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying as adopted by the City of Dallas, Texas, and the Texas Local Government Code. Local Government Code, Chapter 212. I further affirm that monuments shown hereon were either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e) and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.
Dated this the _____ day of _____, 2016.
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. 5/19/2016
Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299
STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2016.
Notary Signature
OWNER
AMB REAL ESTATE INC
JEE HYUNG CHUNG
P. O. BOX 59469
DALLAS, TEXAS 75229
SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
16660 Dallas Parkway, Suite 1106, Dallas, TX 75248
Office: 214-349-9700 Fax: 214-349-9710
DeanH@gvtc.com
TexasHeritageSurveying.com
SURVEYOR
LEAH GRAHAM
1915 WESTRIDGE DRIVE
IRVING, TEXAS 75038
PRELIMINARY PLAT
JITB KIEST ADDITION
LOT 2, BLOCK 6035
HAMILTON MCDOWELL SURVEY, ABSTRACT NO. 873
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-208
DATE: 5/19/2016 JOB # 160907-2 SCALE: 1" = 40' JWK
KIEST PARK ESTATES REPLAT LOT 1, BLOCK 6/6996 VOL. 6, PG. 395 M.R.D.C.T.
VOL. 2000152, PG. 5420 D.R.D.C.T.
LEGAL NOTES:
VOL. 2000152, PG. 5420 D.R.D.C.T.
KIEST PARK ESTATES REPLAT LOT 2, BLOCK 6/6996 VOL. 6, PG. 395 M.R.D.C.T.
BARBARA A. & RONALD LEWIS VOL. 2004150, PG. 3213 D.R.D.C.T.
KIEST PARK ESTATES REPLAT LOT 2, BLOCK 6/6996 VOL. 6, PG. 395 M.R.D.C.T.
KEST PARK ESTATES REPLAT LOT 3, BLOCK 6/6996 VOL. 6, PG. 395 M.R.D.C.T.
LEGAL INC VOL. 2000152, PG. 5420 D.R.D.C.T.
WYNNEWOOD PARK THIRD SECTION ADDITION LOT 30, BLOCK 16/5975 VOL. 16, PG. 53 M.R.D.C.T.
WYNNEWOOD PARK THIRD SECTION ADDITION LOT 31, BLOCK 16/5975 VOL. 16, PG. 53 M.R.D.C.T.
JEFFERSON DAVIS ELEMENTARY SCHOOL ADDITION LOT 1 BLOCK A/4605 VOL. 81015, PG. 385 M.R.D.C.T.
W. KIEST BOULEVARD (100' RIGHT-OF-WAY)
SOUTH POLK STREET (VARIABLE WIDTH RIGHT-OF-WAY)
BLOCK 6035
BLOCK 6025
JITB KIEST ADDITION LOT 2, BLOCK 6035 5.883 ACRE
POINT OF BEGINNING
POINT OF COMMENCING
N 00°12'08" E 49.68'
S 89°08'02" W
N 00°51'58" W 219.12'
N 89°49'30" W 75.98'
S 89°24'29" W 53.45'
S 01°07'14" E 267.08'
N 89°22'04" E 135.11'
SOUTH AND KIEST ADDITION LOT 1, BLOCK 6/6025 VOL. 87009, PG. 2221 D.R.D.C.T.
TRACT 2 SOUTHLAND KIEST ADDITION VOL. 87009, PG. 2221 D.R.D.C.T.
TRACT 1 SOUTHLAND KIEST ADDITION VOL. 87009, PG. 2221 D.R.D.C.T.
TEXAS ASSOCIATES INC VOL. 99001, PG. 1990 D.R.D.C.T.
REMAINDER OF TRACT I AMB REAL ESTATE INC VOL. 2007139, PG. 2538 O.P.R.D.C.T.
JEFFERSON ACQUISITIONS LLC VOL. 2004150, PG. 3213 D.R.D.C.T.
E&J DUARTE PROPERTIES INC INST. NO. 20120262000 O.P.R.D.C.T.
LANDMARK ST POLK LLC INST. NO. 201100018927 O.P.R.D.C.T.
ST PUBLIC UTILITIES VOL. 2004150, PG. 3213 D.R.D.C.T.
ST PUBLIC UTILITIES VOL. 2004150, PG. 3213 D.R.D.C.T.
W. KIEST
S. POLK
MONTE
POLK
TYLER

CITY PLAN COMMISSION **THURSDAY, JUNE 16, 2016**

FILE NUMBER: S156-201 **Subdivision Administrator:** Paul Nelson

LOCATION: 9324 Vinewood Drive at Pasteur Avenue, southwest corner

DATE FILED: May 19, 2016 **ZONING:** R-7.5(A)

CITY COUNCIL DISTRICT: 9 **SIZE OF REQUEST:** 0.0808-Acre **MAPSCO:** 38T

APPLICANT/OWNER: Clint and Debbie Meyer**s**

REQUEST: An application to remove the existing 35 foot platted building line parallel to Pasteur Avenue from a 0.808-acre tract of land containing all of Lot 8, City Block E/7396 and located at 9324 Vinewood Drive at Pasteur Avenue, southwest corner.

NOTICES: 10 notices were sent to property owners within 200 feet of the property on May 26, 2016. As of June 8, 2016 we have received 0 replies in favor and 0 repllies in opposition to this request.

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

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

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

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

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

- The building line along the westerly line of Pasteur Avenue is 35 feet; however, the front yard zoning setback for the R-7.5(A) district is 25 feet. The property is a corner lot and therefore has two front yards, one on each street. The request is to remove the building line on Pasteur Avenue and allow the 25–foot zoning setback line to control construction.

"(ii) be contrary to the public interest;"

- Notices were sent to 10 property owners within 200 feet of the boundary of this request on May 26, 2016. As of June 8, 2016 we have received 0 replies in favor and 0 replies in opposition to the request.

"(iii) adversely affect neighboring properties; and"

- The removal of the building line will not adversely impact neighboring properties as the building line on the east side of Pasteur Avenue terminates 135 feet south of Vinewood Drive, and the structure fronts on Vinewood Drive. Although the structure located on the area of request fronts on Vinewood Drive it is actually situated in close proximity to the

Church building on the adjacent property on the east line of Pasteur Avenue. The Church property does not have a building line.

- The property contiguous on the south is also part of the original plat and has a 35-foot platted building line; however the structure on that property appears on the aerial photo to be much closer than 35 feet to the property line. The existing structure on the area of request encroaches into the 35 foot building line and is therefore technically in violation of the required 35-foot front yard setback. The removal of the building line will eliminate the existing encroachment. The removal of the platted building line will not negatively impact adjacent properties.

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

- The removal of the 35-foot front yard building line will not impact adjacent properties; nor will it adversely impact neighboring properties.

STAFF RECOMMENDATION OF BUILDING LINE REMOVAL: The removal of the building line will allow the property to be developed in accordance with the R-7.5(A) district requirements, and remove a building line that goes through an existing structure. The request does not does not appear to be contrary to the public interest, adversely affect neighboring properties; nor adversely affect the plan for the orderly development of the subdivision; Therefore, staff recommends **approval** of the removal of the existing 35 foot building line along the west line of Pasteur Avenue.

STAFF RECOMMENDATION OF REPLAT: Staff has determined that the request complies with the requirements of Section 51A-8.505 and the removal of the building line will allow the existing structure to comply with the zoning setback requirement of the R-7.5(A) zoning district and bring the existing structures into compliance with the zoning district regulations; therefore, staff recommends **approval** of the request subject to compliance with the following conditions:

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

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

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

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

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

9. The maximum number of lots permitted by this plat is 1. Section 51A-4.411(f)(3)

10. On the final plat dedicate a 10-foot by 10-foot corner clip at Pasteur Avenue at Vinewood Drive.

11. On the final plat dedicate a 15-foot by 15-foot corner clip at Pasteur Avenue and the alley.

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

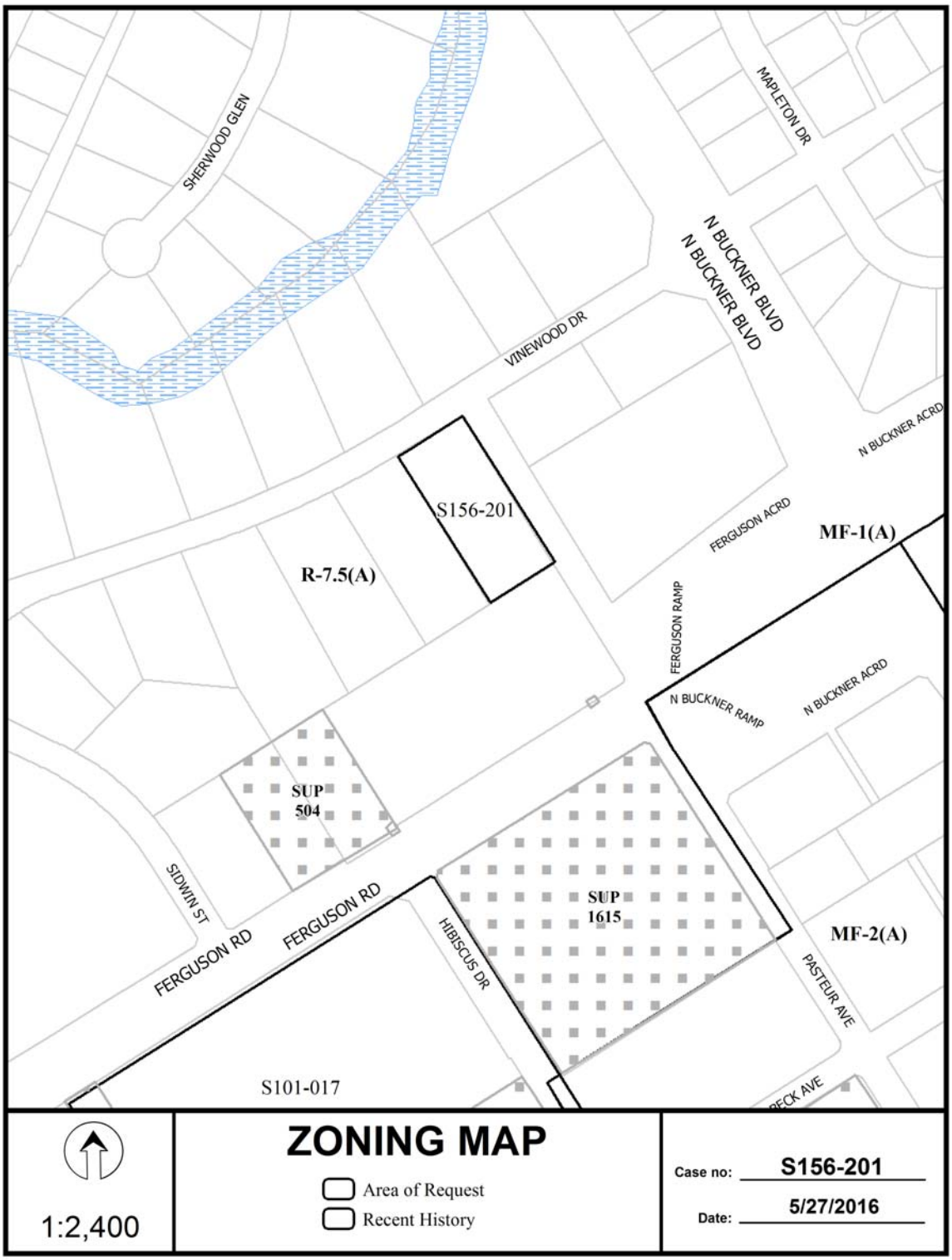
13. On the final plat monument all set corners. Platting Guidelines

14. Remove the existing fence encroachment shown in the right-of-way of Pasteur Avenue and provide evidence of the removal to Real Estate or obtain a license for the fence encroachment prior to submittal of the final plat for the Chairman's signature.

15. On the final plat add the following note: "The platted 35 foot building line along the south line of Vinewood Drive is extended to the westerly right-of-way line of Pasteur Avenue."

16. On the final plat add the following note: "The platted 35 foot building line along the west line of Pasteur Avenue is removed by this plat."

17. On the final plat identify the property as Lot 8 in City Bock D/7396. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).


SHERWOOD GLEN
MAPLETON DR
N BUCKNER BLVD
N BUCKNER BLVD
VINEWOOD DR
N BUCKNER ACRD
S156-201
FERGUSON ACRD
MF-1(A)
R-7.5(A)
FERGUSON RAMP
N BUCKNER RAMP
N BUCKNER ACRD
SUP 504
SUP 1615
SIDWIN ST
FERGUSON RD
FERGUSON RD
HIBISCUS DR
MF-2(A)
PASTEUR AVE
S101-017
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S156-201
Date: 5/27/2016

AERIAL MAP

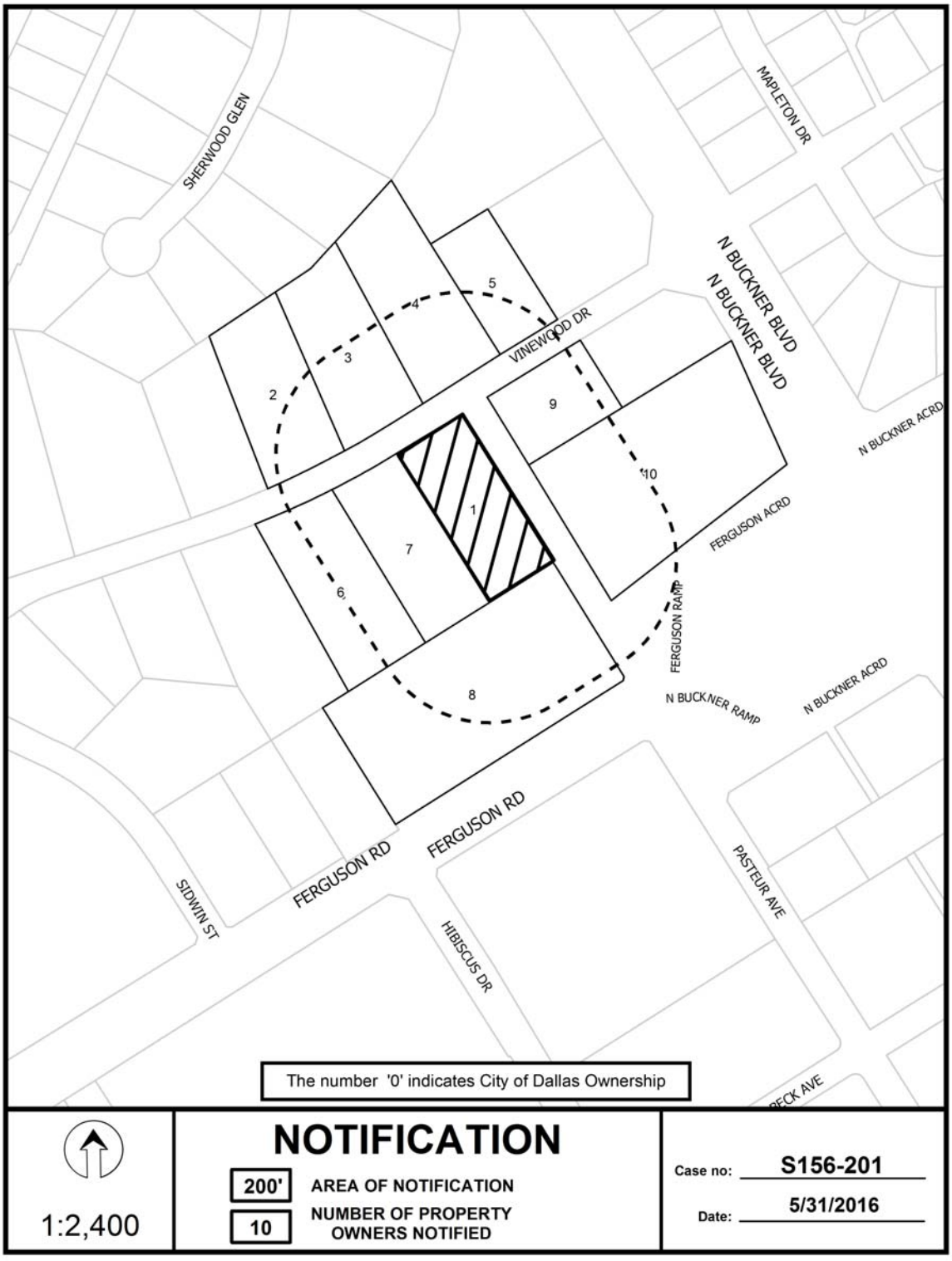
1:2,400

Area of Request

Recent History

Case no: S156-201

Date: 5/31/2016


SHERWOOD GLEN
MAPLETON DR
VINEWOOD DR
N BUCKNER BLVD
N BUCKNER BLVD
N BUCKNER ACRD
FERGUSON ACRD
FERGUSON RAMP
N BUCKNER RAMP
N BUCKNER ACRD
FERGUSON RD
FERGUSON RD
SIDWIN ST
HIBISCUS DR
PASTEUR AVE
1
2
3
4
5
6
7
8
9
10
The number '0' indicates City of Dallas Ownership
1:2,400
NOTIFICATION
200'
AREA OF NOTIFICATION
10
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: S156-201
Date: 5/31/2016

05/26/2016

Notification List of Property Owners

S156-201

10 Property Owners Notified

Label #	*Address*		*Owner*
1	9324	VINEWOOD DR	MEYER CLINT & DEBBI
2	9309	VINEWOOD DR	JUDD WENDELL W
3	9319	VINEWOOD DR	KANE MICHAEL &
4	9403	VINEWOOD DR	EDWARDS JOSEPH C &
5	9411	VINEWOOD DR	MCCARTHY WILLIAM M
6	9308	VINEWOOD DR	STANFORD JOHN M & BETTE D
7	9316	VINEWOOD DR	SPEAKS TIMOTHY &
8	9333	FERGUSON RD	GREATER GOLDEN GATE
9	9404	VINEWOOD DR	BOOTHE KATIE &
10	2525	N BUCKNER BLVD	NEW COVENANT PRESBYTERIAN

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Clint Meyer and Debbie Meyer are the owners of a tract of land situated in the John H. Daniels Survey, Abstract No. 402, City of Dallas, Dallas County, Texas, and being all of Lot 9A, Block D/7396 of Bucknor Boulevard Estates, an Addition to the City of Dallas, Dallas County, Texas, according to the map recorded in Volume 81117, Page 1857, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod found at the intersection of the Southeast right-of-way line of Vinewood Drive (60' right-of-way) and the Southwest right-of-way line of Pasteur Avenue (50' right-of-way);

Thence South 32 degrees 06 minutes 39 seconds East, along the Southwest right-of-way line of said Pasteur Avenue, a distance of 282.66 feet to a 1/2 inch iron rod with a yellow cap stamped "CRAIG" set at the intersection of the Southwest right-of-way line of said Pasteur Avenue and the Northwest right-of-way line of Ferguson Road (variable width right-of-way);

Thence South 57 degrees 44 minutes 44 seconds West, along the Northwest right-of-way line of said Ferguson Road, a distance of 99.78 feet to a 1/2 inch iron rod found at the common West corner of the intersection of said Ferguson Road and Pasteur Avenue;

Thence North 32 degrees 11 minutes 25 seconds West, along the Northeast line of Lot 6, Block D/7396, a distance of 282.09 feet to a 1/2 inch iron rod with a yellow cap stamped "CRAIG" set at the North corner of said Lot 6, same being the East corner of Lot 7, Block D/7396 of said Bucknor Boulevard Estates;

Thence North 57 degrees 24 minutes 44 seconds East, continuing along the Southeast right-of-way line of said Vinewood Drive, a distance of 99.78 feet to the Point of Beginning and containing 28,204 square feet or 0.659 of an acre of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Clint Meyer and Debbie Meyer, do hereby adopt this plat, designating the hereinabove described property as MEYER ADDITION, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are hereby reserved for the purposes indicated. The utility and other easements shown thereon are hereby reserved for the purposes indicated. The utility and other easements shall be open to the use of the public forever for the installation and maintenance of utilities and drainage facilities. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress over the adjoining property for the purpose of reading meters and any maintenance or servicing required or ordinarily performed by the utility.

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement shall be also dedicated for installation and maintenance of fire and emergency ingress or egress and shall be designated as fire lane easements. No buildings shall be constructed or placed upon, over or across the utility easements as described, but it is understood that the same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights. Any public utility shall have the right to remove and keep removed all or parts of any buildings or other improvements which may be placed on said easements, or within the easement limits as described, and shall also have the right to cut down and trim or prune and remove trees and other growths on the easements that in the opinion of the grantee endanger or interfere with the efficient use of the easements. Any damage done to property, pavement, or other improvements other than those removed as aforesaid by a public utility in the exercise of its rights of ingress and egress to and from said easements shall be repaired by the grantee, but grantee shall not be liable for any other damages done to said property, pavement, or other improvements.

LEGEND

D.S.C.O.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
A.P.N.(ACCT.)	ASSESSOR'S PARCEL NUMBER
REF. NO.	REFERENCE NUMBER
R.O.W.	RIGHT-OF-WAY
SQ.FT.	SQUARE FEET
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
I.R.S.	IRON ROD SET
ESMT.	EASEMENT
	POWER POLE
	ELECTRIC CONTROL BOX
	IRON ROD SET "CRAIG"
	IRON PIPE FOUND
	FIRE HYDRANT
W.M.	WATER METER
G.M.	GAS METER
CONTROL MONUMENT	
	ASPHALT PAVING
	CHAIN LINK FENCE
	WOOD FENCE
	IRON FENCE
	PIPE FENCE
	COVERED PORCH
	GARAGE OR CARPORT
	CONCRETE PAVING
	GRAVEL ROCK
	ROAD OR DRIVE
OHP	OVERHEAD POWER LINE
SS	SANITARY SEWER LINE

GENERAL NOTES:

1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (2011)

2) THE PURPOSE OF THIS REPLAT IS TO HARMONIZE THE EAST 39' BUILDING LINE.

3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.

4) STRUCTURES WILL REMAIN.

5) COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 OF GRID COORDINATE VALUES AT SCALE AND PROJECTION.

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

WITNESS MY HAND THIS _____ DAY OF _____, 2016.

_____
Clint Meyer, Owner

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 Clint Meyer, 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 and as the act and deed therein stated.

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

_____
Notary Signature

WITNESS MY HAND THIS _____ DAY OF _____, 2016.

_____
Debbie Meyer, Owner

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 Debbie Meyer, 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 and as the act and deed therein stated.

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

_____
Notary Signature

LIEN HOLDER SUBORDINATION

The lien holder or mortgagee concurs with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Dedication.

By: _____

William F. Brown, Trustee

STATE OF NEW JERSEY

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared William F. Brown, 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 and as the act and deed therein stated.

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

_____
Notary Signature

SURVEYOR'S STATEMENT

I, _____, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my direct supervision, in accordance with the Platting Ordinance of the City of Dallas, Texas.

Dated this the _____ day of _____, 2016.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (SEAL)

Gary C. Johnson
Texas Registered Professional Land Surveyor No. 5386

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary C. Johnson, 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 and as the act and deed therein stated.

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

_____
Notary Signature

CITY PLAN COMMISSION **THURSDAY, JUNE 16, 2016**

Planner: Warren F. Ellis

FILE NUMBER: M156-034 **DATE FILED** April 27, 2016

LOCATION: R.L. Thornton Freeway and West Wheatland Road, northwest corner

COUNCIL DISTRICT: 8 **MAPSCO:** 74D

SIZE OF REQUEST: Approx. 3.608 acres **CENSUS TRACT:** 111.05

APPLICANT: Mario Gonzalez

OWNER: Group Pacific Holdings, LLC
Mario Gonzalez, Owner / Manager

REPRESENTATIVE: Mario Gonzalez

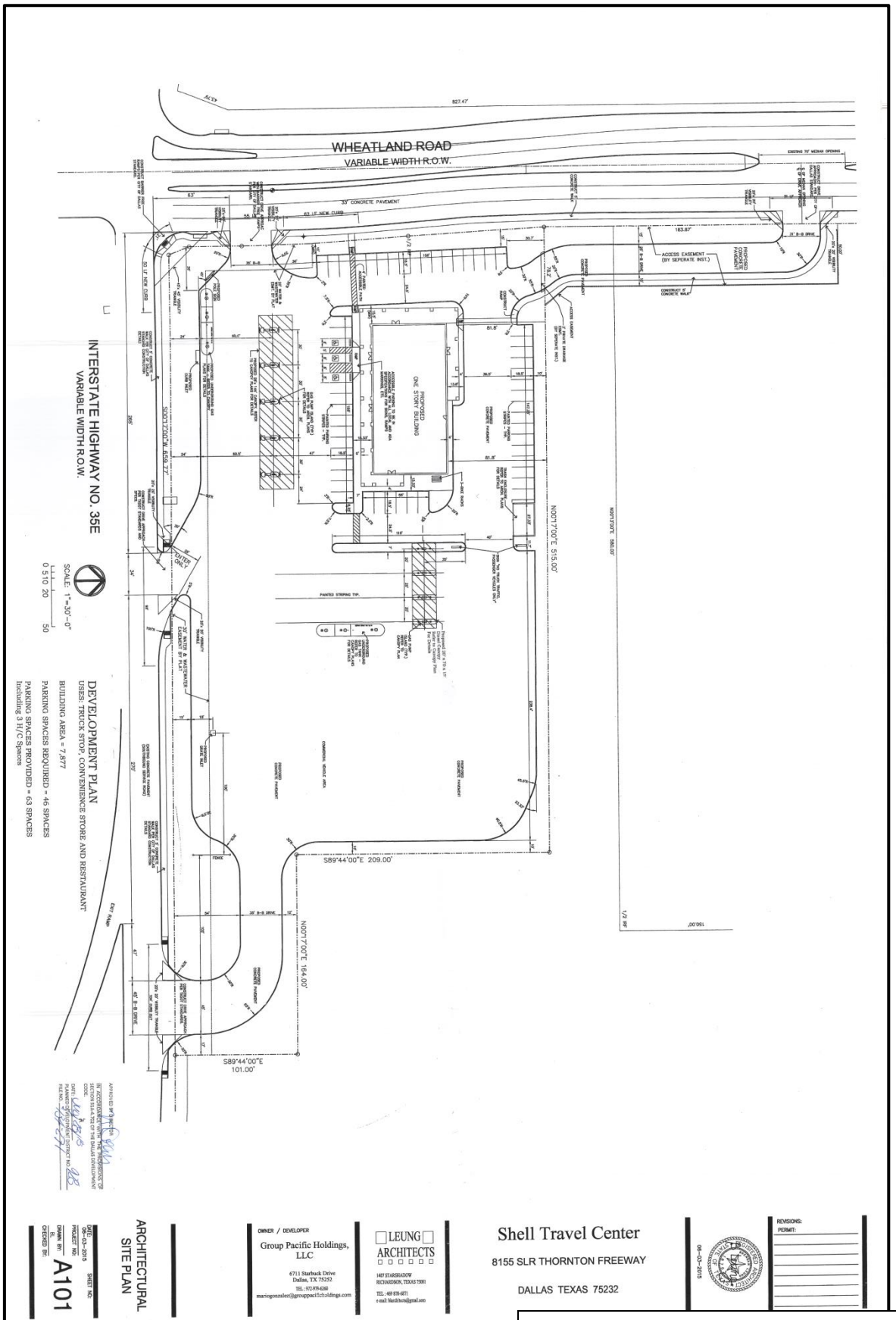
REQUEST: An application for a minor amendment to the landscape plan of Planned Development District No. 928 for RR Regional Retail District uses and a truck stop on the northwest corner of R.L. Thornton Freeway and West Wheatland Road.

On October 23, 2014, the City Council passed Ordinance No. 29584 which established Planned Development District No. 928 on property at the above location. On July 28, 2015, the City Plan Commission approved a minor amendment to the development plan to realign the truck pump stations and the entrance into the site from R.L. Thornton Frontage Road.

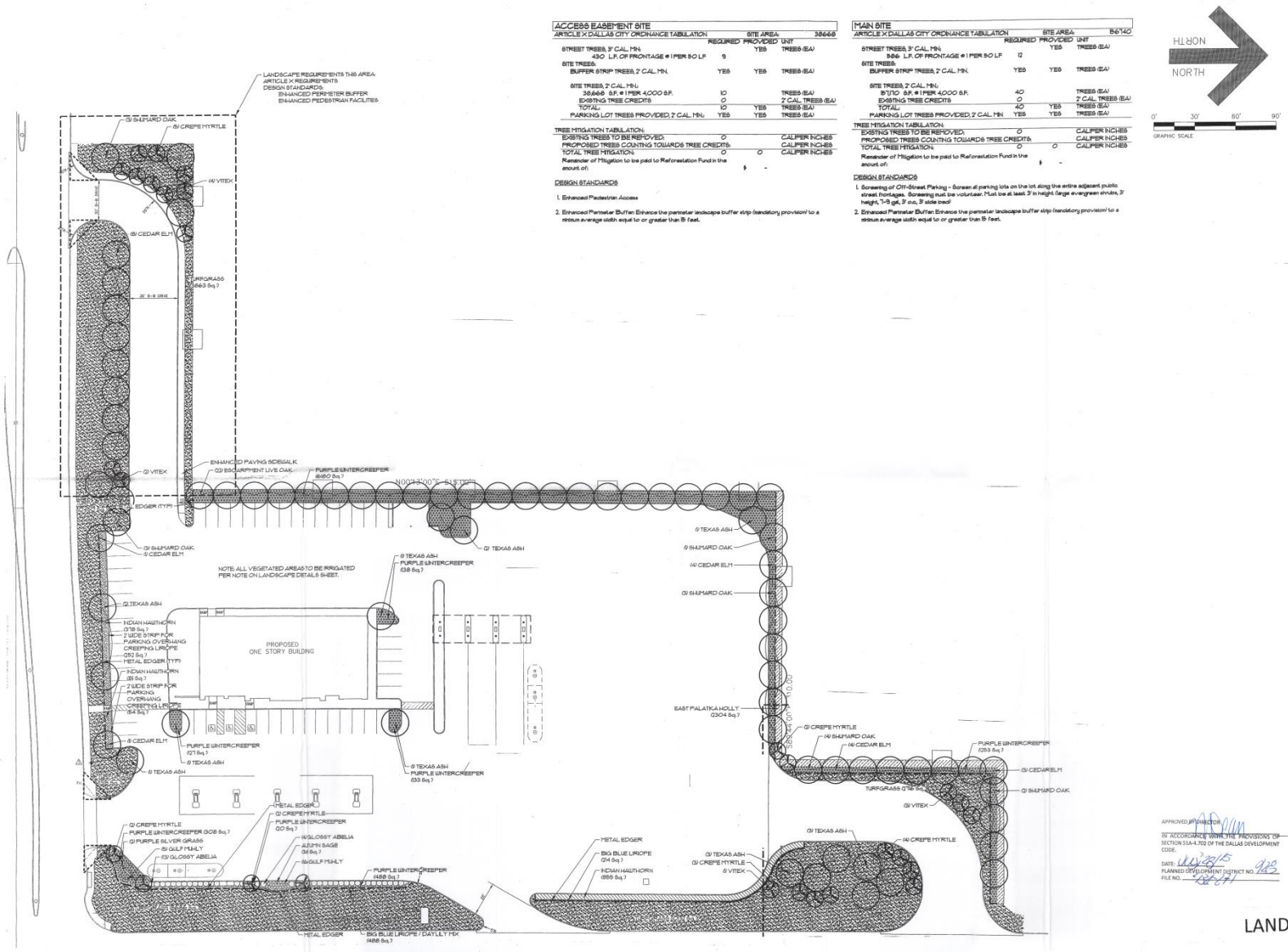
At this time, the property owner has submitted an application for consideration of a minor amendment to the landscape plan to remove several trees along the northern and western property line. In addition, the applicant has planted several street trees along the frontage road and has changed several plant species on site. There are no changes to the overall floor area that was approved by City Council.

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

STAFF RECOMMENDATION: Approval

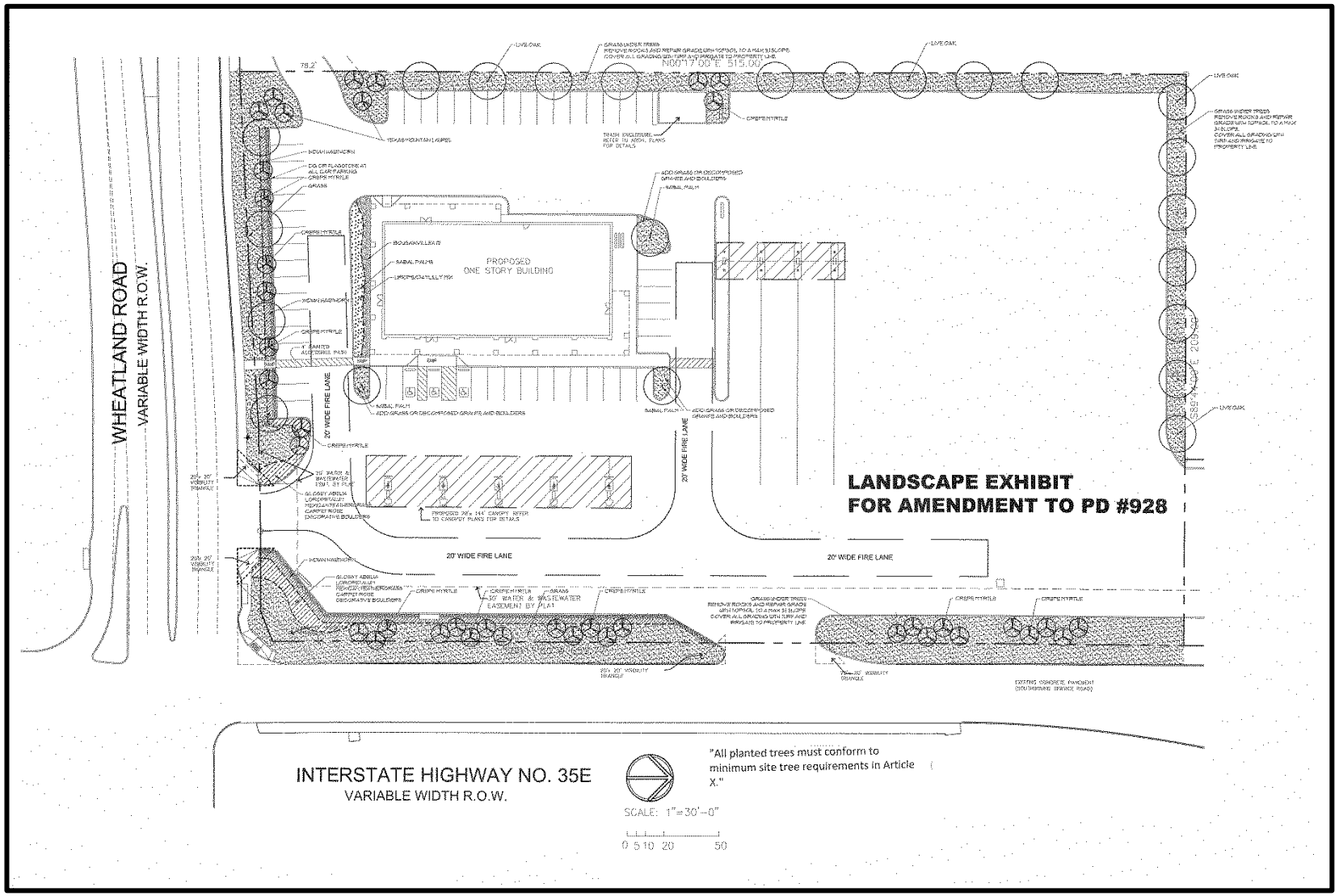


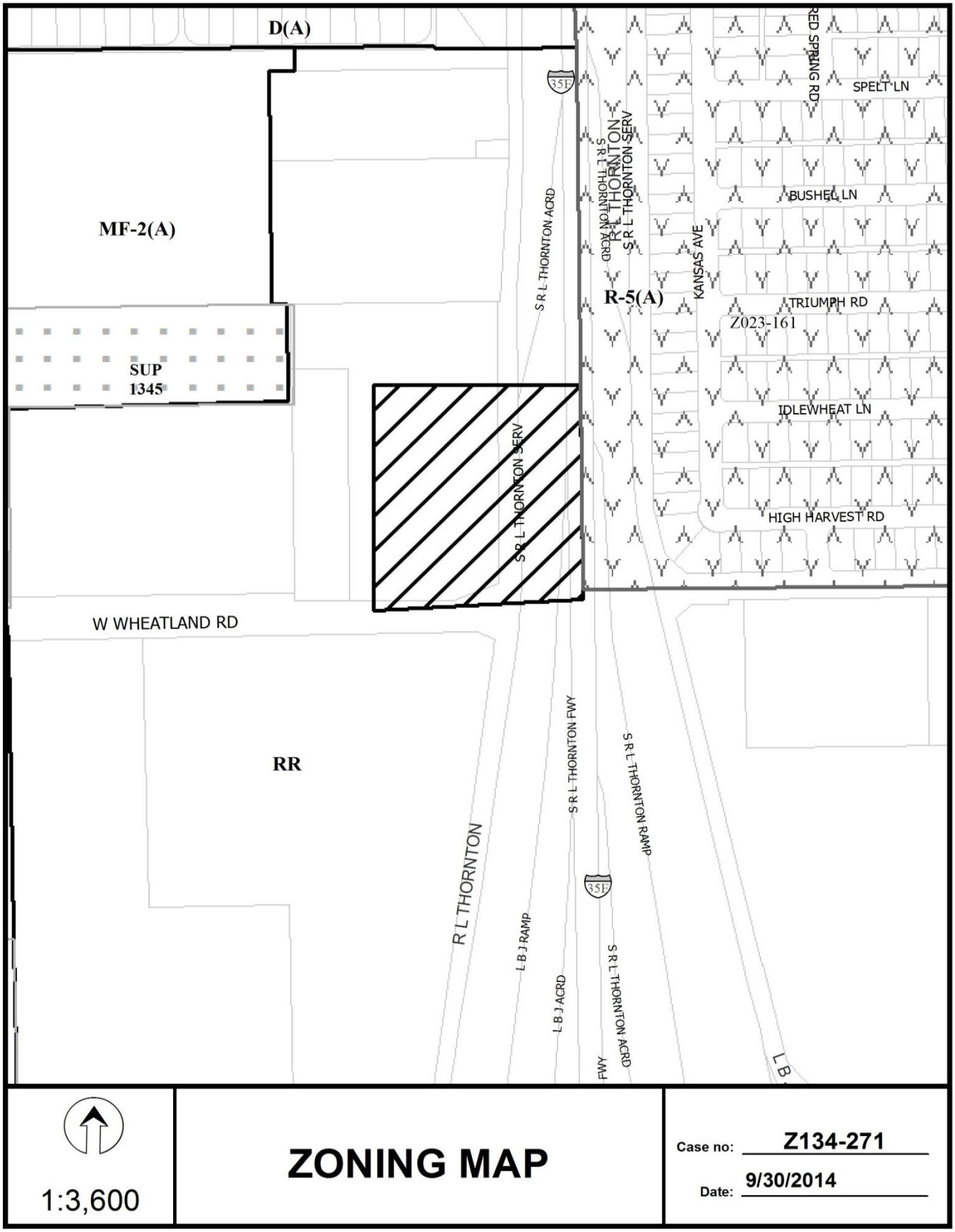
Existing Development Plan



Z134-271

LANDSCAPE PLAN


WHEATLAND ROAD
VARIABLE WIDTH R.O.W.
PROPOSED
ONE STORY BUILDING
20' WIDE FIRE LANE
20' WIDE FIRE LANE
20' WIDE FIRE LANE
LANDSCAPE EXHIBIT
FOR AMENDMENT TO PD #928
INTERSTATE HIGHWAY NO. 35E
VARIABLE WIDTH R.O.W.
"All planted trees must conform to minimum site tree requirements in Article X."
SCALE: 1"=30'-0"
0 5 10 20 50



1:3,600

ZONING MAP

Case no: Z134-271

Date: 9/30/2014

CITY PLAN COMMISSION **THURSDAY, JUNE 16, 2016**

Planner: Olga Torres-Holyoak

FILE NUMBER: M156-036 **DATE FILED:** May 6, 2016

LOCATION: Northeast line of Sargent Road, north of Overton Road

COUNCIL DISTRICT: 4 **MAPSCO:** 56-E, F, J, K, L, N, P

SIZE OF REQUEST: Approx. 510.72 acres **CENSUS TRACT:** 86.03

OWNER/APPLICANT: City of Dallas

REPRESENTATIVE: Dan Nolen

MISCELLANEOUD DOCKET ITEM:

Minor Amendment for Site Plan

REQUEST: An application for a minor amendment to Specific Use Permit No. 132 located on the northeast line of Sargent Road, north of Overton Road.

On June 28, 1989, the City Council passed Ordinance No. 20358 which established Specific Use Permit No. 132 for a Sewage Treatment Plan on property at the above mentioned location. A recent amendment was approved by the City Plan Commission on August 4, 2011. The amendment did not increase the existing square footage of the use.

At this time, the property owner has submitted an application for consideration of a minor amendment to the site plan to provide revised footprints for previously approved structures. The applicant is demolishing a former office/storage area (2,100 sq. ft.) and an existing screen building (960 sq. ft.). The applicant proposed to build two structures, a new screen building (1,800 sq. ft.) and a new electrical room (1,920 sq. ft.) The new construction will add 600 square feet to the existing square feet of the entire sewage plant.

The requested minor amendment does not impact any of the other provisions of the ordinance permitting this use. The applicant's request complies with the requirements for consideration of a minor amendment to the site plan.

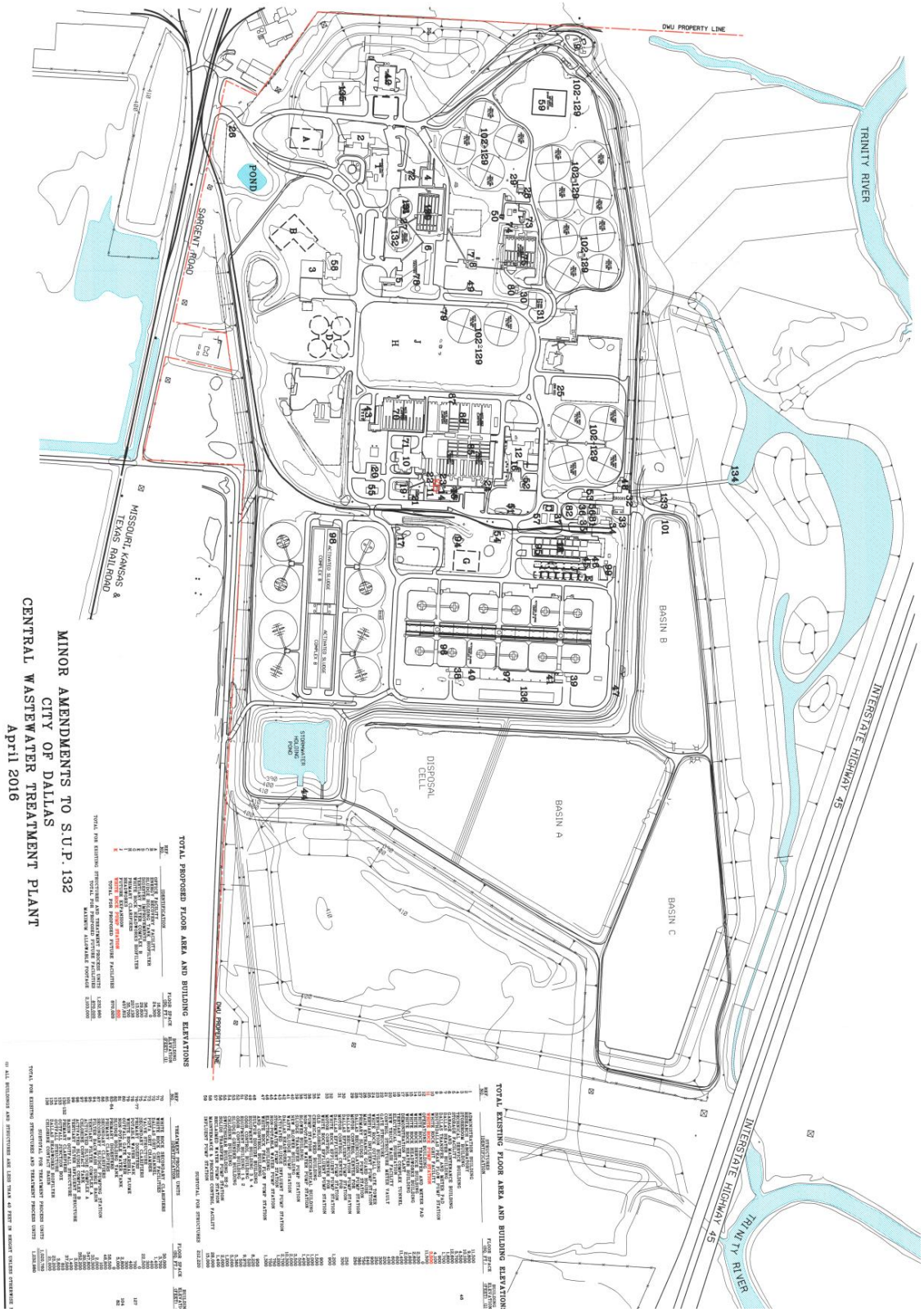
STAFF RECOMMENDATION: Approval

Proposed Changes to the Site Plan:

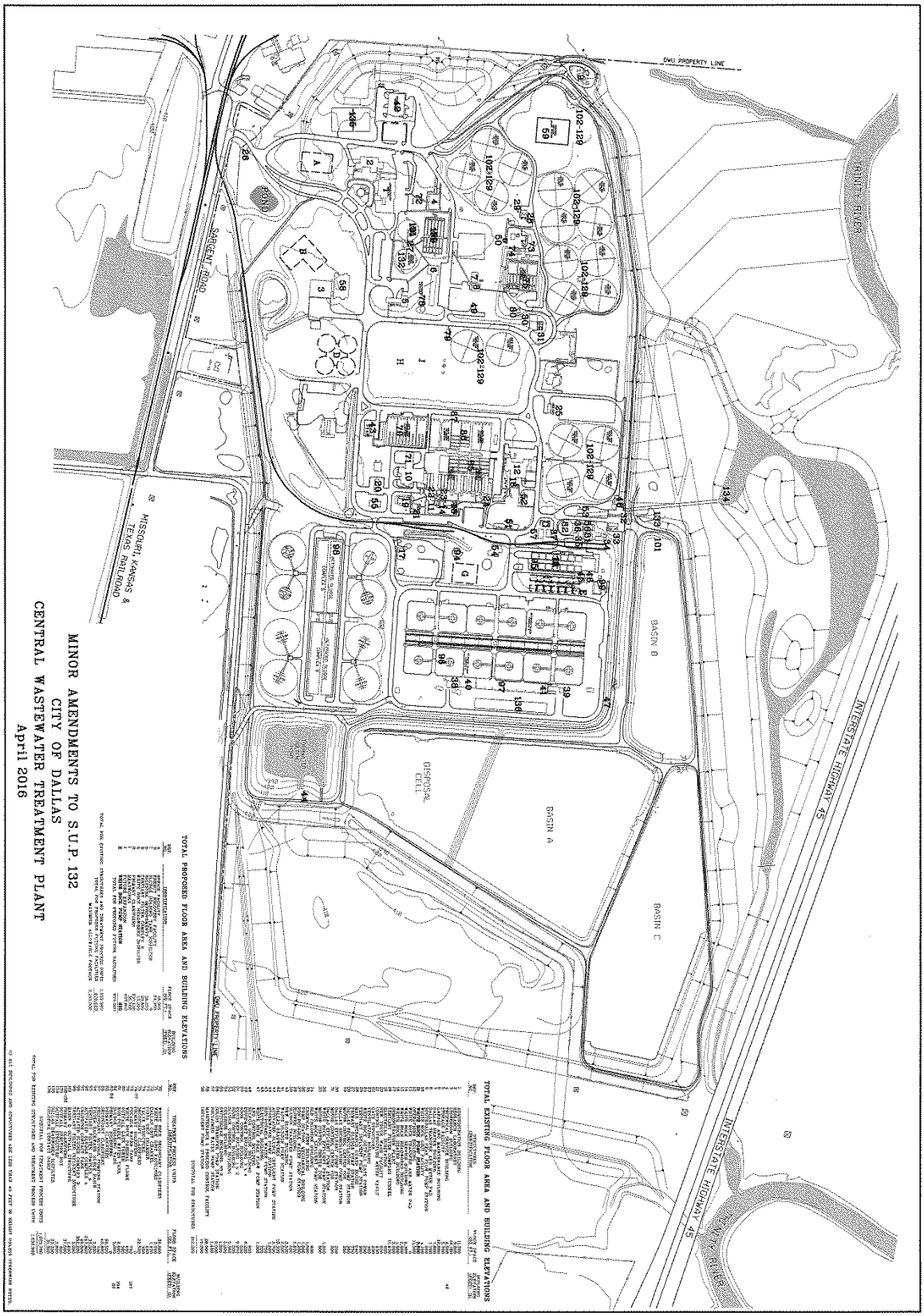
			Square footage	
Area	Modifications	Post Rehabilitation Use	Current	Post-Rehabilitation
Existing Pump Building	No changes to building footprint, small former electrical room within with be refurbished to house pump controls workstation	Walkways around mostly pump/motors/piping below (no change). The small former office room (10' X 12') to house pump controls interface equipment.	3069	3069
Existing Former Office/Storage Area	To be demolished	Demolished to provide space for New Screen Building	2100	0
Existing Screen building	To be demolished	No building/open	960	0
New Screen Building	New building constructed on former office/storage area footprint, includes single lavatory	Houses mechanical bar screening and screenings washing equipment and debris dumpsters. Access to below grade screen channels	0	1800
New Electrical Room	New addition to pump Building	Houses electrical facilities for pump station/Stairwell for additional access to below grade screening channels	0	1920
		Total	6129	6789

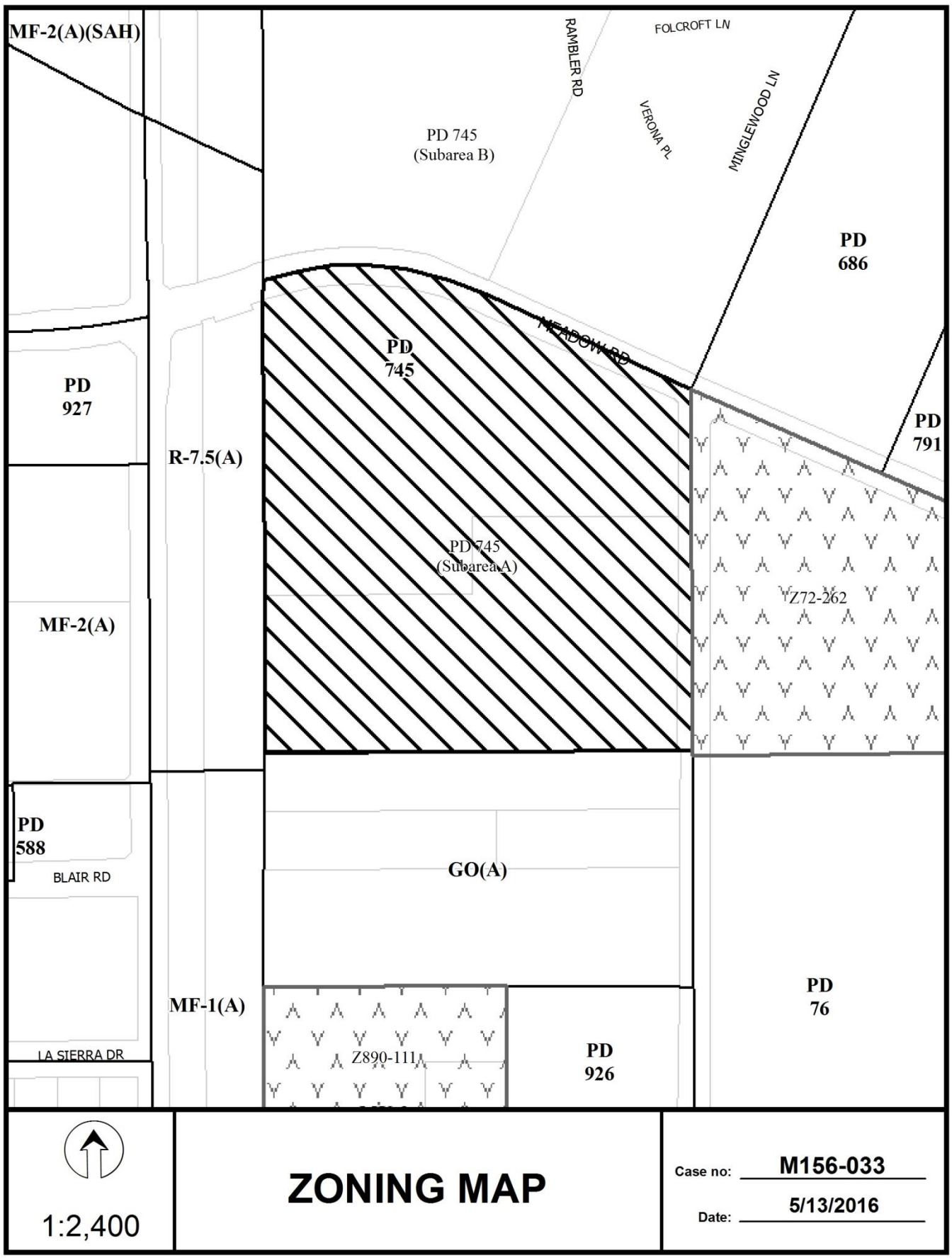
Total proposed addition: 600 square feet.

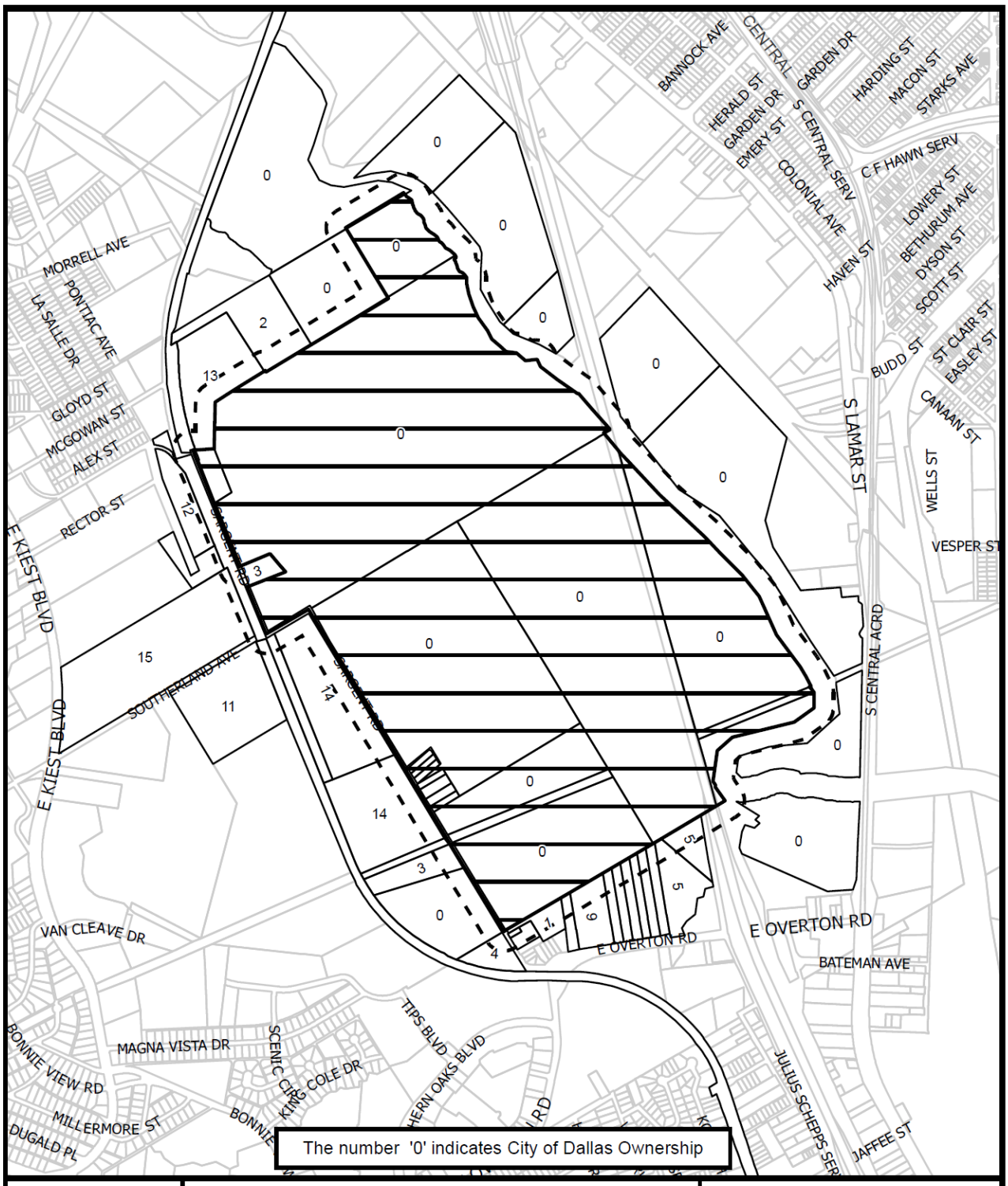
EXISTING SITE PLAN



Proposed Site Plan




MF-2(A)(SAH)
RAMBLER RD
FOLCROFT LN
VERONA PL
MINGLEWOOD LN
PD 745
(Subarea B)
PD
686
MEADOW RD
PD
745
PD
927
R-7.5(A)
PD
791
PD 745
(Subarea A)
Z72-262
MF-2(A)
PD
588
BLAIR RD
GO(A)
MF-1(A)
Z890-111
PD
926
PD
76
LA SIERRA DR
1:2,400
ZONING MAP
Case no: M156-033
Date: 5/13/2016



1:16,000

NOTIFICATION

200' AREA OF NOTIFICATION

19 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: M156-036

Date: 5/31/2016

05/20/2016

Notification List of Property Owners

M156-036

19 Property Owners Notified

Label #	*Address*		*Owner*
1	3010	SARGENT RD	HML HOLDINGS LLC100
2	1100	SARGENT RD	DARLING INTERNATIONAL INC
3	1410	SARGENT RD	TEXAS UTILITIES ELEC CO
4	3033	SARGENT RD	ELLIS MATHEW EXEMPT TRUST UW MARSHA GAIL GUTOW &
5	3839	E OVERTON RD	BELL ED CONST CO
6	3629	E OVERTON RD	ED BELL INVESTMENTS INC
7	3723	E OVERTON RD	MOODY EDDIE JAMES JR
8	3727	E OVERTON RD	MOODY EDDIE JR
9	3739	E OVERTON RD	AC OVERTON REALTY LTD
10	3805	E OVERTON RD	BELL ED INVESTMENTS INC
11	2900	SOUTHERLAND AVE	WONDERVIEW PROPERTIES LLC
12	3700	NOLEN ST	GENERAL BATTERY CORP
13	1240	SARGENT RD	DARLING INTERNATIONAL INC
14	1901	SARGENT RD	TXU ELECTRIC DELIVERY CO
15	3200	E KIEST BLVD	SOUTHERLAND 37 LLC
16	1500	SARGENT RD	DART
17	2300	AL LIPSCOMB WAY	BNSF RAILWAY
18	2300	AL LIPSCOMB WAY	BNSF RAILWAY
19	2300	AL LIPSCOMB WAY	BNSF RAILWAY

CITY PLAN COMMISSION **THURSDAY, JUNE 16, 2016**

Planner: Olga Torres-Holyoak

FILE NUMBER: Z156-239(OTH) **DATE FILED:** November 16, 2015

LOCATION: On the northeast corner of South Buckner Boulevard and Lake June Road.

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

SIZE OF REQUEST: Approx. 0.5 acres **CENSUS TRACT:** 92.01

APPLICANT/OWNER: Circle K Stores Inc.

REPRESENTATIVE: Audra Buckley, Permitted Development.

REQUEST: An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on property zoned Subdistrict 3 within Planned Development District No. 366 with a D-1 Liquor Control Overlay.

SUMMARY: The applicant is proposing to sell beer and wine in conjunction with the existing convenience store.

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.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

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

1. *Compatibility with surrounding uses and community facilities* – The sale of alcoholic beverages in conjunction with the existing general merchandise or food store 3,500 square feet or less will not impact compatibility with the surrounding land uses.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The sale of alcoholic beverages in conjunction with the existing general merchandise or food store neither contributes to nor deters the welfare of adjacent properties.

3. *Not a detriment to the public health, safety, or general welfare* – The sale of alcoholic beverages is not expected to be a detriment to the public health, safety or general welfare of the public.

4. *Conforms in all other respects to all applicable zoning regulations and standards* – Based on information depicted on the site plan, the proposed development complies with all applicable zoning regulations and standards of the City of Dallas.

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

1. Z134-148 On March 28, 2012, City Council approved the renewal of Specific Use Permit No. 1946 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property within Subarea 2 of Planned Development District No. 366-D-1, the Buckner Boulevard Special Purpose District with a D-1 Liquor Control Overlay on property on the South Buckner Boulevard and Lake June Road, southwest corner.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Lake June Road	Principal Arterial	100 feet
S. Buckner Blvd.	Principal Arterial	100 feet

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that the proposed change in the site plan will have no impact on the surrounding street system.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being along a Transit or Multi-Modal Corridor

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

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 366-D-1, Subarea 2	Retail
North	PD No. 366-D-1, Subarea 2	Retail, vehicle service center, personal service uses, and office
East	PD No. 366-D-1, Subarea 2	Retail uses
South	PD No. 366-D-1, Subarea 2	Retail uses
Southwest	PD No. 366-D-1, Subarea 2, SUP No. 1946	Retail uses, SUP to sell alcohol
West	PD No. 366-D-1, Subarea 2	Retail uses

Land Use Compatibility:

The request site is approximately .5 acres of land and is currently developed with a convenience store and a motor vehicle fueling station. The property is surrounded by Retail, vehicle service center, personal service uses and office to the west; retail uses to the east, south and north. The applicant is proposing to sale beer and wine for off-premise consumption in conjunction with the existing general merchandise or food store.

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

The general merchandise use is also regulated by Chapter 12B of the Dallas City Code, Convenience Stores. This chapter applies to all convenience stores, which is defined as any business that is primarily engaged in the retail sale of convenience goods, or

both convenience goods and gasoline, and has less than 10,000 square feet of retail floor space; the term does not include any business that has no retail floor space accessible to the public. The purpose of Chapter 12B is to protect the health, safety, and welfare of the citizens of the city of Dallas by reducing the occurrence of crime, preventing the escalation of crime, and increasing the successful prosecution of crime that occurs in convenience stores in the city.

Development Standards:

DISTRICT	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
PDD No. 366	No Min.	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 FAR for any combination of lodging, office, and retail and personal service uses	45' or 3 stories	80%	Proximity Slope Visual Intrusion	Retail & personal service, office

Parking:

The Dallas Development Code requires off-street parking to be provided for a general merchandise or food store use at one space for each 200 square feet of floor area and two parking spaces for the motor vehicle fueling station. The existing structure is 1,150 square feet. The required parking is six parking spaces for the building portion of the use plus two spaces for the motor vehicle fueling station. Required parking must be provided as shown on the site plan.

Landscaping:

Landscaping is required in accordance with Article X of the Dallas Development Code. However, the applicant's request does not trigger any Article X requirements, as no new construction is proposed on the site.

PARTNERS AND PRINCIPLES

Circle K Stores, Inc.

President and Secretary	Geoffrey C. Haxel
Treasurer and Vice President	Kathy Cunnington
Sr. Vice President	Dennis Tewell
Vice President	Kelly McGuire
Assistant Secretary	Tim Peters

CPC PROPOSED CONDITIONS
Z156-239

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

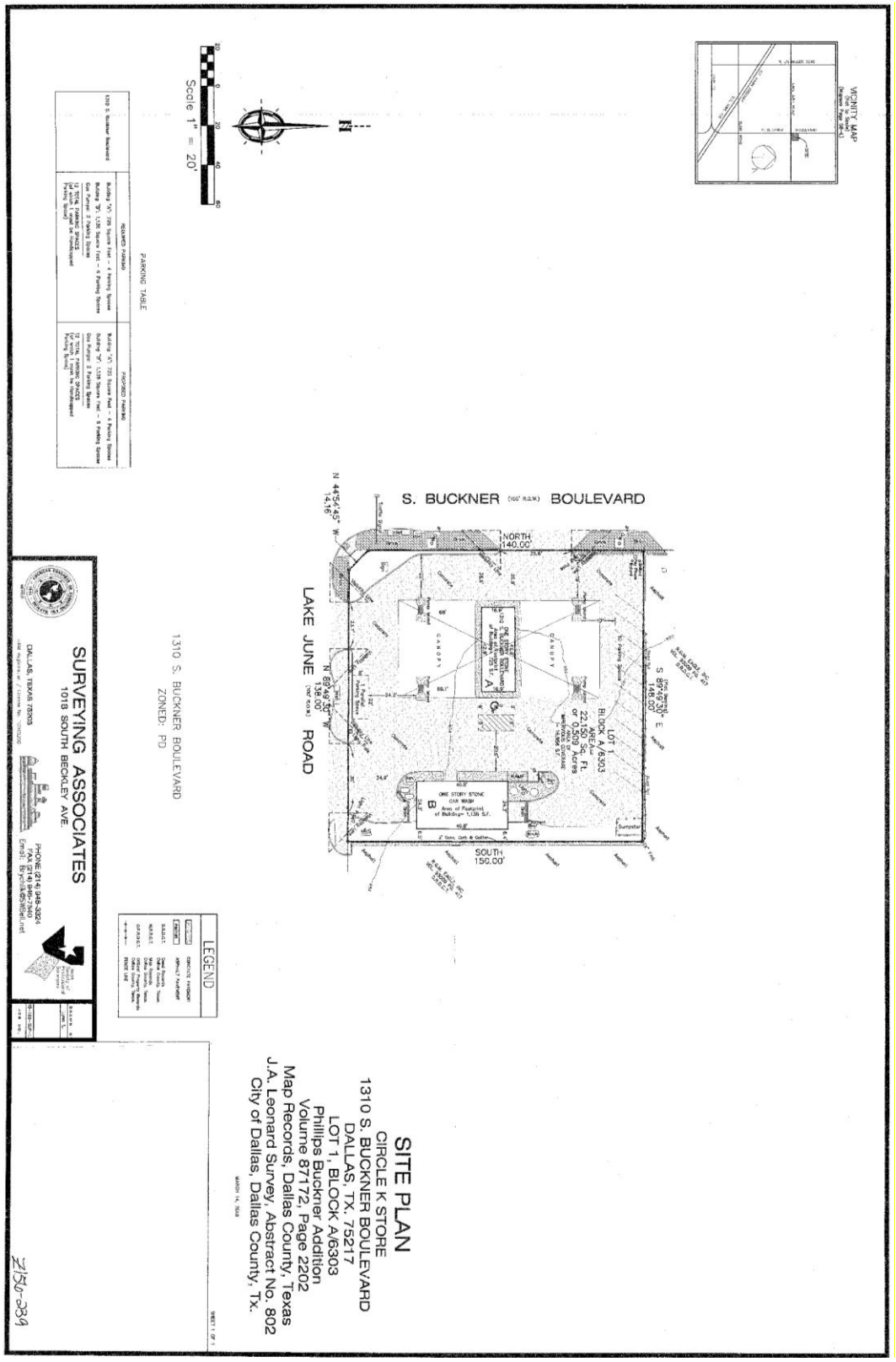
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

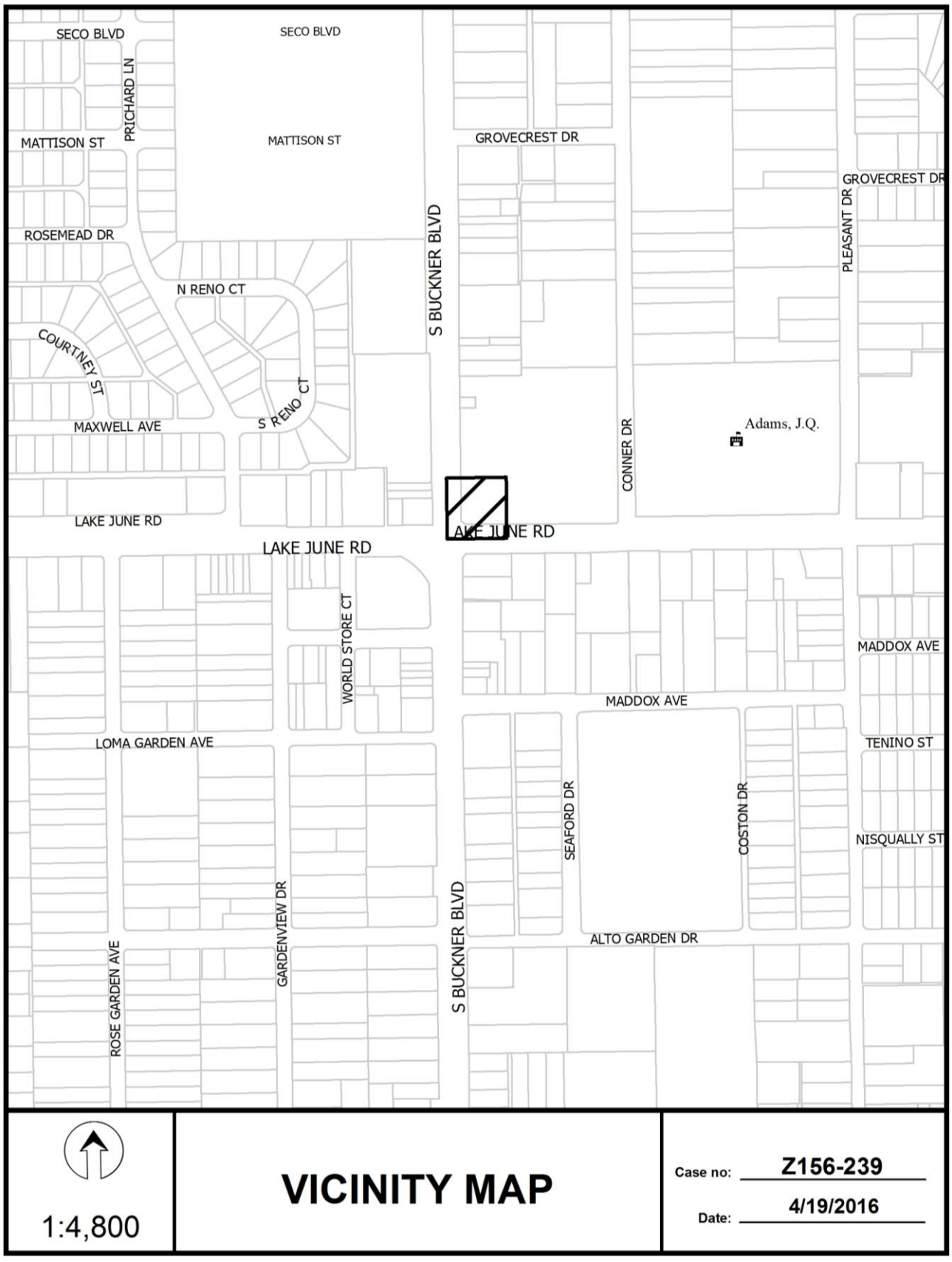
3. TIME LIMIT: This specific use permit expires on [two years] but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application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

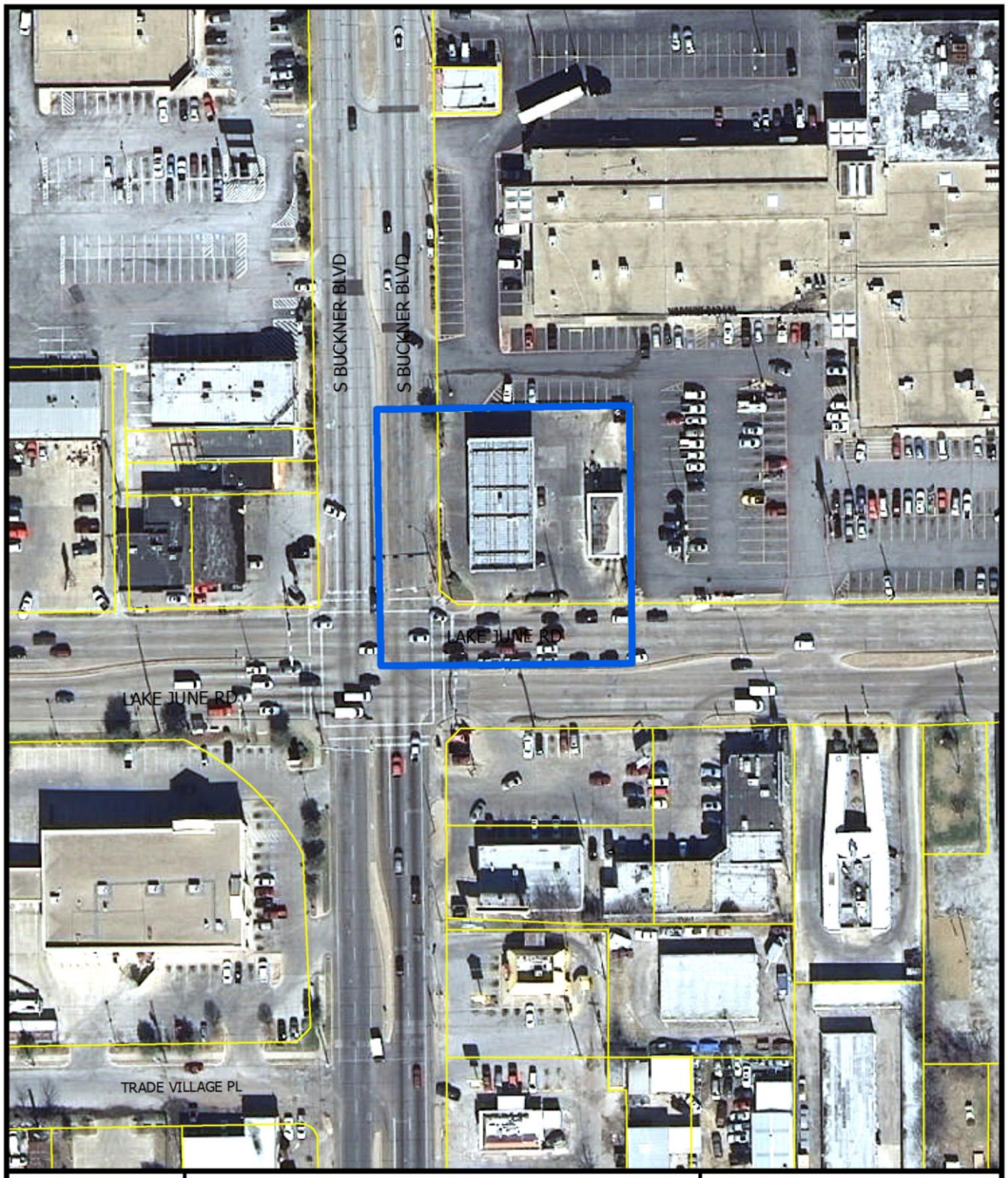
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

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




SECO BLVD
SECO BLVD
PRICHARD LN
MATTISON ST
MATTISON ST
GROVECREST DR
GROVECREST DR
PLEASANT DR
ROSEMEAD DR
S BUCKNER BLVD
N RENO CT
COURTNEY ST
S RENO CT
MAXWELL AVE
CONNER DR
Adams, J.Q.
LAKE JUNE RD
LAKE JUNE RD
LAKE JUNE RD
WORLD STORE CT
MADDOX AVE
MADDOX AVE
LOMA GARDEN AVE
TENINO ST
SEAFORD DR
COSTON DR
NISQUALLY ST
GARDENVIEW DR
S BUCKNER BLVD
ALTO GARDEN DR
ROSE GARDEN AVE
1:4,800
VICINITY MAP
Case no: Z156-239
Date: 4/19/2016

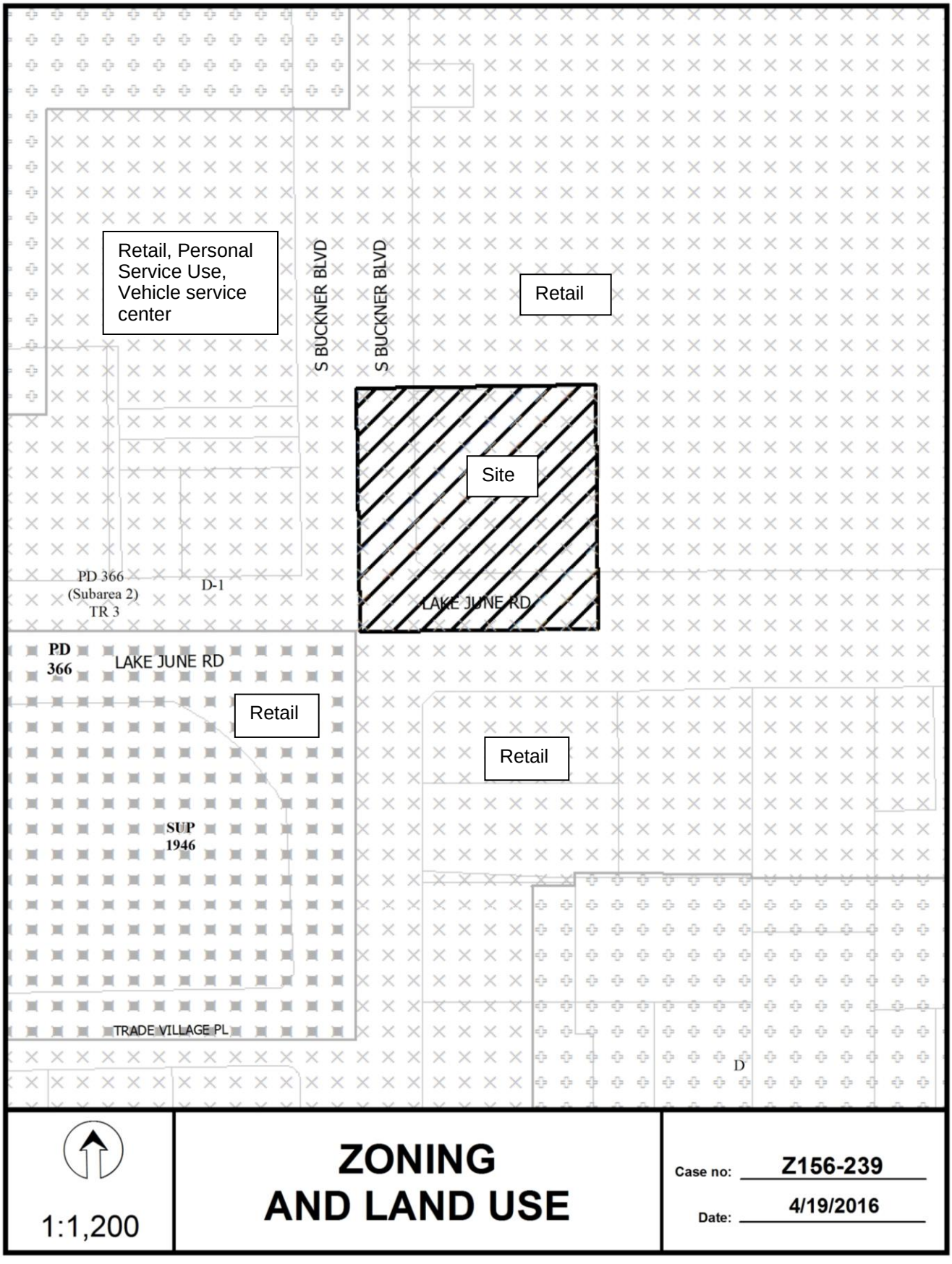


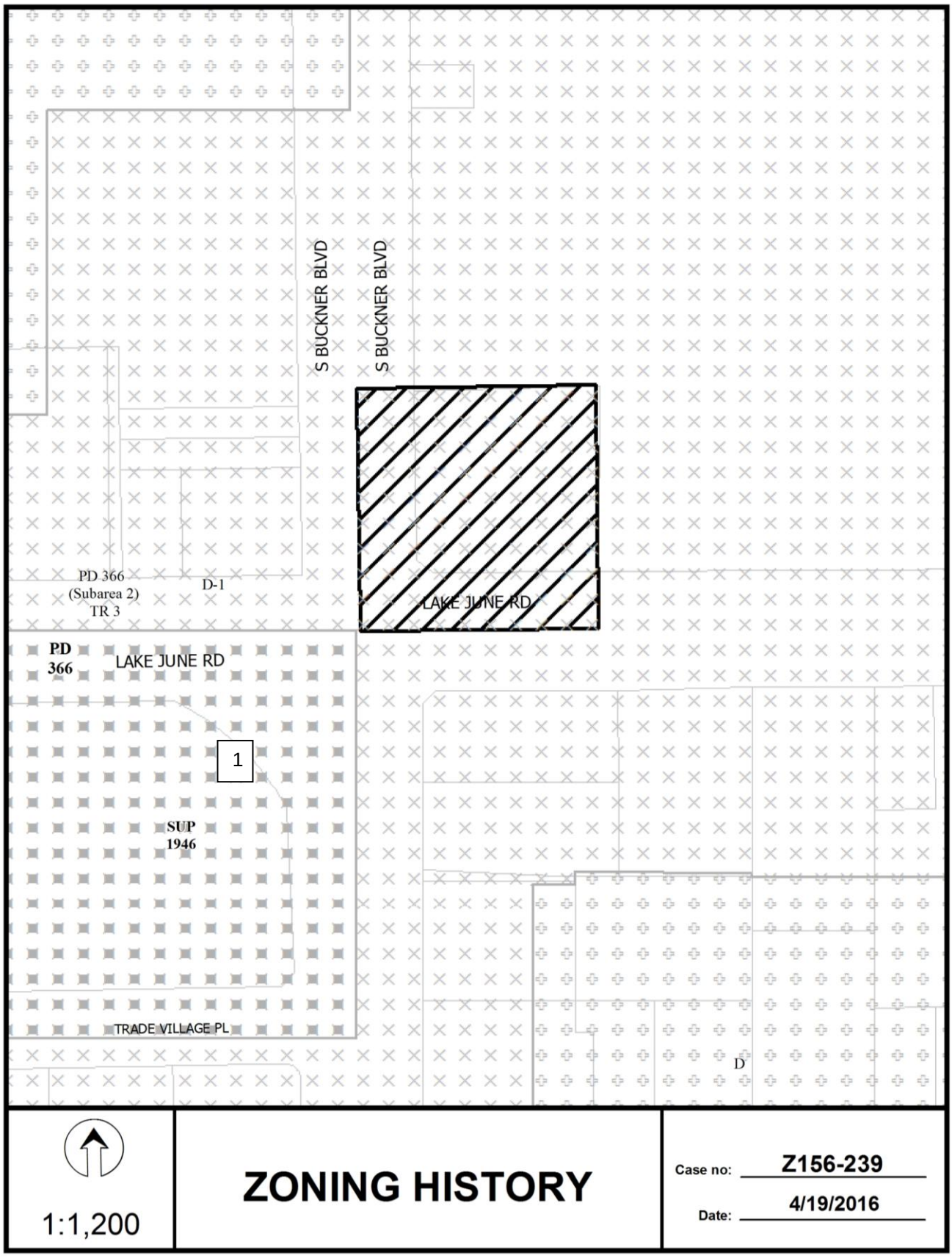
1:1,200

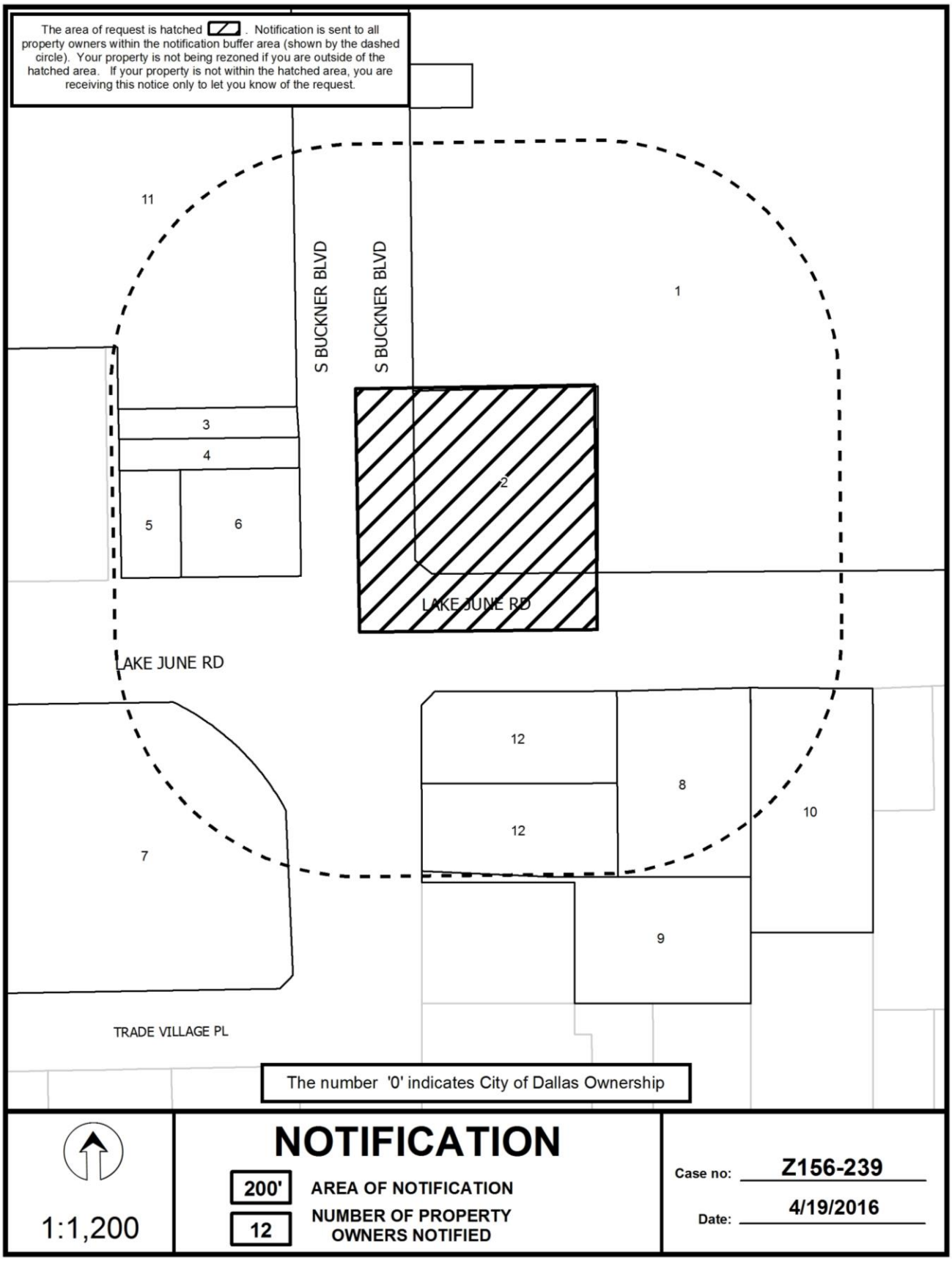
AERIAL MAP

Case no: Z156-239

Date: 4/19/2016


Retail, Personal Service Use, Vehicle service center
S BUCKNER BLVD
S BUCKNER BLVD
Retail
Site
LAKE JUNE RD
PD 366 (Subarea 2) TR 3
D-1
PD 366
LAKE JUNE RD
Retail
Retail
SUP 1946
TRADE VILLAGE PL
D
1:1,200
ZONING AND LAND USE
Case no: Z156-239
Date: 4/19/2016


S BUCKNER BLVD
S BUCKNER BLVD
LAKE JUNE RD
PD 366
(Subarea 2)
TR 3
D-1
PD
366
LAKE JUNE RD
1
SUP
1946
TRADE VILLAGE PL
D
1:1,200
ZONING HISTORY
Case no: Z156-239
Date: 4/19/2016


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
11
S BUCKNER BLVD
S BUCKNER BLVD
1
3
4
5
6
2
LAKE JUNE RD
LAKE JUNE RD
12
12
8
10
7
9
TRADE VILLAGE PL
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
12
NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: Z156-239
Date: 4/19/2016

04/19/2016

Notification List of Property Owners

Z156-239

12 Property Owners Notified

Label #	*Address*		*Owner*
1	1310	S BUCKNER BLVD	R G M EAGLE INC
2	1310	S BUCKNER BLVD	CIRCLE K STORES INC
3	1309	S BUCKNER BLVD	HINDI AMGAD HAMED &
4	1311	S BUCKNER BLVD	SANTOS GUADALUPE &
5	8027	LAKE JUNE RD	SHIDID SOLOMON TR &
6	1301	S BUCKNER BLVD	YOUSEF ABDALLA ETAL
7	1227	S BUCKNER BLVD	GOTTLIEB BUCKNER BLVD DRUGSTORE LLC
8	8124	LAKE JUNE RD	REALEINS PROPERTIES LTD
9	1214	S BUCKNER BLVD	MADDOX STREET INVESTMENTS INC
10	8126	LAKE JUNE RD	NEKAN ACCOUNTING
11	1343	S BUCKNER BLVD	PVP NWC BUCKNER & LAKE JUNE LLC
12	1250	S BUCKNER BLVD	REALEINS PROPERTIES LTD

CITY PLAN COMMISSION **THURSDAY, JUNE 16, 2016**

Planner: Laura Evans

FILE NUMBER: Z156-249(LE) **DATE FILED:** April 19, 2016

LOCATION: Northwest corner of Main Street and Field Street

COUNCIL DISTRICT: 14 **MAPSCO:** 45-P

SIZE OF REQUEST: ±5,000 square feet **CENSUS TRACT:** 31.01

APPLICANT: Radiant Outdoor, LLC

REPRESENTATIVE: Suzan Kedron

OWNER: Headington Realty & Capital, LLC

REQUEST: An application for a new Specific Use Permit for a non-premise district activity videoboard on property zoned Planned Development District No. 619.

SUMMARY: The request is to allow the operation of a 144-square foot projecting sign (videoboard).

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

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

BACKGROUND:

- The subject site lies in Planned Development District No. 619.

- The subject site is developed with a multi-story structure. It is currently vacant and undergoing revitalization. There is was previously an SUP (#1856) for alcoholic beverage establishment uses limited to a bar, lounge, or tavern uses and commercial amusement (inside) uses for dance halls. SUP No. 1856 expired April 10, 2016.

- Land use in the surrounding area includes office, retail and restaurant uses

- Ordinance No. 27481 was adopted by the Dallas City Council on February 11, 2009, and allows for non-premise district activity videoboard signs in the Downtown Special Provision Sign District.

- A maximum of fifteen non-premise district activity videoboard signs are permitted within the Downtown SPSD. There are currently thirteen active SUPs. The nearest to the proposed SUP are located at the northeast corner of the intersection of Griffin Street and Elm Street (SUP 2007), the southeast corner of Elm Street and Field Street (SUP 1959), the northeast corner of Commerce Street and Field Street (SUP 1788), the northeast corner of Elm Street and Akard Street (SUP 1791), the corner of Elm Street and Four Way Place and the corner of Main Street and Four Way Place (SUP 1755 is for two videoboards). There is a map on page 6-9 that illustrates the SUPs and their proximity to each other.

- There is an occupancy requirement for Non- premise district activity videoboard signs. They are only permitted on buildings with retail and personal service uses, lodging uses, or office uses occupying at least 75 percent of the leasable ground floor area and an overall building occupancy of at least 50 percent. The director may waive the occupancy requirements of this subsection for up to one year if the director determines that the building or multi-building complex is currently being redeveloped. The director may revoke this waiver if redevelopment stops or is inactive for 90 days or more. We are comfortable waiving this requirement as the building is currently being renovated and there is a Certificate of Occupancy that is currently in review for a restaurant without drive-in service.

Requirements for Videoboards

- The signs must be in compliance with the conditions of SEC. 51A-7.909. Attached Non-Premise District Activity Videoboard Signs of the Dallas Development Code:

  (a) Content. Non-premise district activity videoboard signs must display district activity messages a minimum of three minutes of every operational hour and must display either district activity messages or premise messages for an additional minimum of nine minutes of every operational hour.

  (b) Location and number.

(1) A maximum of 15 non-premise district activity videoboard signs are permitted and may only be erected on buildings with frontage on streets within Retail Subdistrict A and Retail Subdistrict B bounded by Jackson Street, Lamar Street, Pacific Avenue, and Cesar Chavez Boulevard.

(2) A maximum of one non-premise district activity videoboard sign is permitted per block face.

(3) Non-premise district activity videoboard signs may not be placed on Pacific Avenue between Akard Street and Ervay Street.

(4) Non-premise district activity videoboard signs may not be placed on building facades facing Main Street Garden or Belo Garden.

(c) Size. Non-premise district activity videoboard signs must have a minimum of 100 square feet in effective area and may have a maximum 150 square feet in effective area.

(d) SUP required.

(1) Non-premise district activity videoboard signs are only permitted by SUP.

(2) All applications for non-premise district activity videoboard signs must include a report from a traffic engineer stating that the placement of the sign will not interfere with the effectiveness of traffic control devices within 300 ft. of the sign.

(3) If there is a conflict between Subsection 51A-4.206(1) and this section, this section controls.

(4) Original applications and renewal applications for non-premise district activity videoboard signs must include an affidavit stating that the building meets the occupancy requirements in Subsection (g).

(5) Within 10 days after expiration or revocation of the SUP the non-premise district activity videoboard sign must be removed.

(e) Installation. Non-premise district activity videoboard signs must be securely attached.

(f) Projecting signs. Projecting non-premise district activity videoboard signs:

(1) must have a vertical orientation with height exceeding the width at a minimum 16:9 height-to-width ratio;

(2) may project a maximum of 12 feet into the right-of-way:

(A) subject to the licensing requirements of Chapter XIV of the City Charter, Article VI of Chapter 43 of the Dallas City Code, the Dallas Building Code, and all other applicable laws, codes, ordinances, rules, and regulations;

(B) subject to review by the traffic engineer to ensure that the sign will not pose a traffic hazard or visibility obstruction; and

(C) provided that no projecting sign may project closer than two feet to a vertical plane extending through the back of a street curb;

(3) must have a minimum clearance of 15 feet above the sidewalk and a maximum clearance of 35 feet above the sidewalk; and

(4) must have videoboard displays on both sides of the sign.

(g) Building occupancy requirements. Non- premise district activity videoboard signs are only permitted on buildings with retail and personal service uses, lodging uses, or office uses occupying at least 75 percent of the leasable ground floor area and an overall building occupancy of at least 50 percent. Non-premise district activity videoboard signs are not allowed on a lot containing a commercial surface parking lot use. The director shall notify City Council of any building that falls below the occupancy requirements and fails to reestablish the occupancy requirement within 120 days. The director may waive the occupancy requirements of this subsection for up to one year if the director determines that the building or multi-building complex is currently being redeveloped. The director may revoke this waiver if redevelopment stops or is inactive for 90 days or more.

Owners and Applicant's Partners, Principals, and Officers

Radiant Outdoor, LLC

- Bradley Berkley – Manager
- Michael Tregoning – Manager

Headington Realty & Capital, LLC

- Timothy Headington – President/Manager
- Pat L. Smith – Executive Vice President
- Michael Tregoning – Vice President/CFO/Manager
- Scott L. Smith – Vice President
- John Ambler – Vice President
- R. Keith Bunch – Treasurer
- Julie Ciesielski – Secretary

SSDAC Action
May 10, 2016

MOTION: It was moved to **approve** a new SUP for a 144 square foot non-premise district activity videoboard sign, located at the northwest corner of Main Street and Field Street.

Maker: Webster
Second: Dumas
Result: Carried: 3 to 0

For: 3 – Bauer, Dumas, Webster

Against: 0
Absent: 1 – Peadon
Conflict: 0

Speakers – Steven Dimitt – Jackson Walker

Proposed Conditions

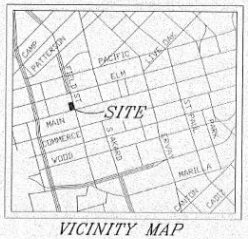
1. USE: The only use authorized by this specific use permit is a non-premise district activity videoboard sign.

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

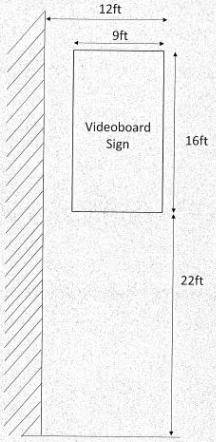
3. TIME LIMIT: This specific use permit expires on six years from passage of ordinance.

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

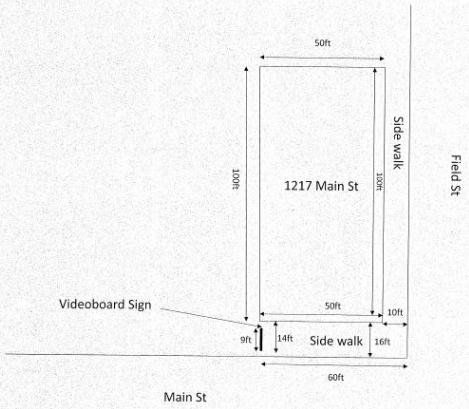


VICINITY MAP

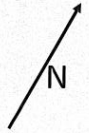


VIEW LOOKING WEST ON MAIN ST ELEVATION

Scale: 1" = 5'



Scale: 1" = 20'

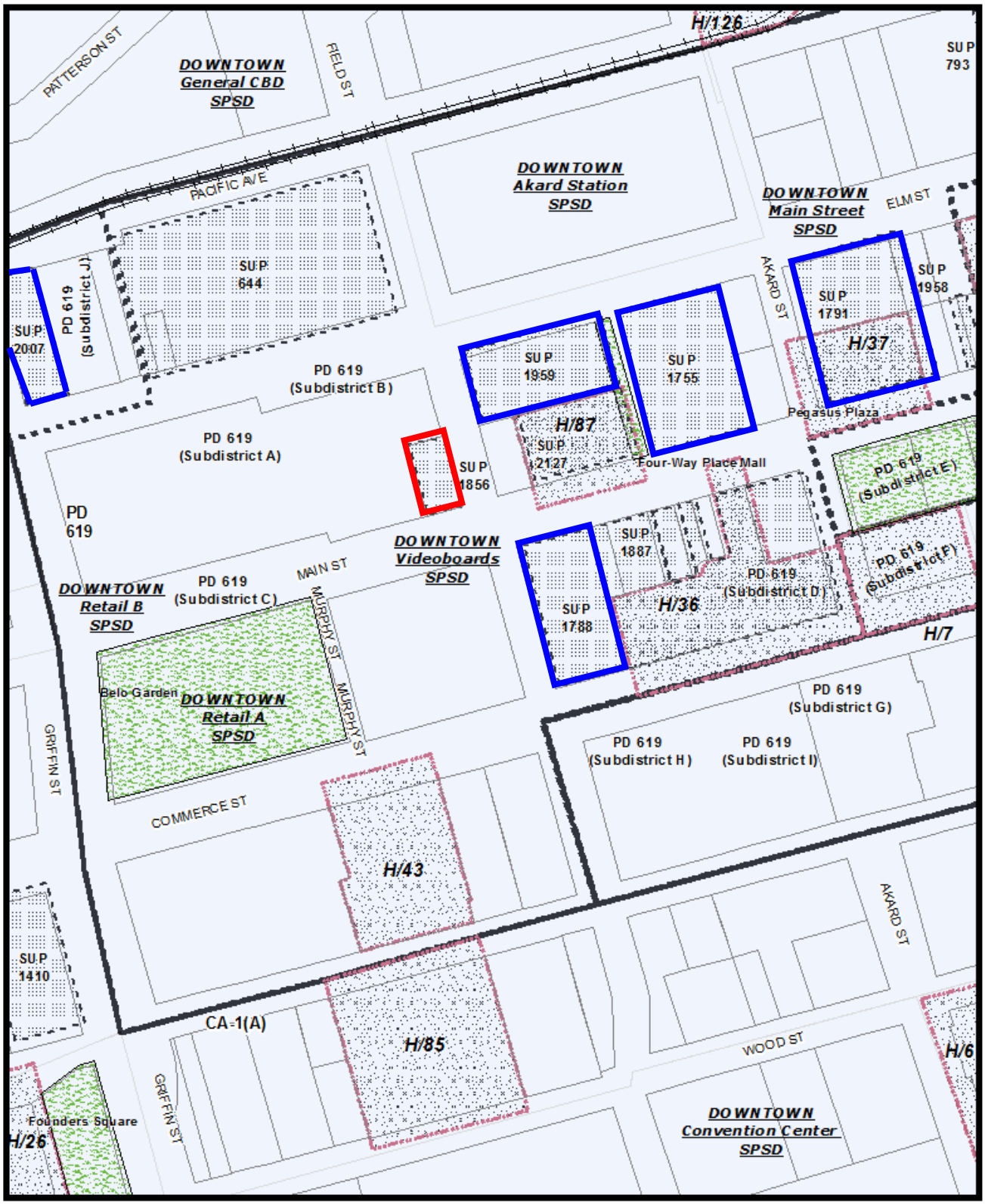


1217 Main Street Site Plan

Zoning – PD 619, Subdistrict C
Prepared on February 10, 2016

Z- 156-249

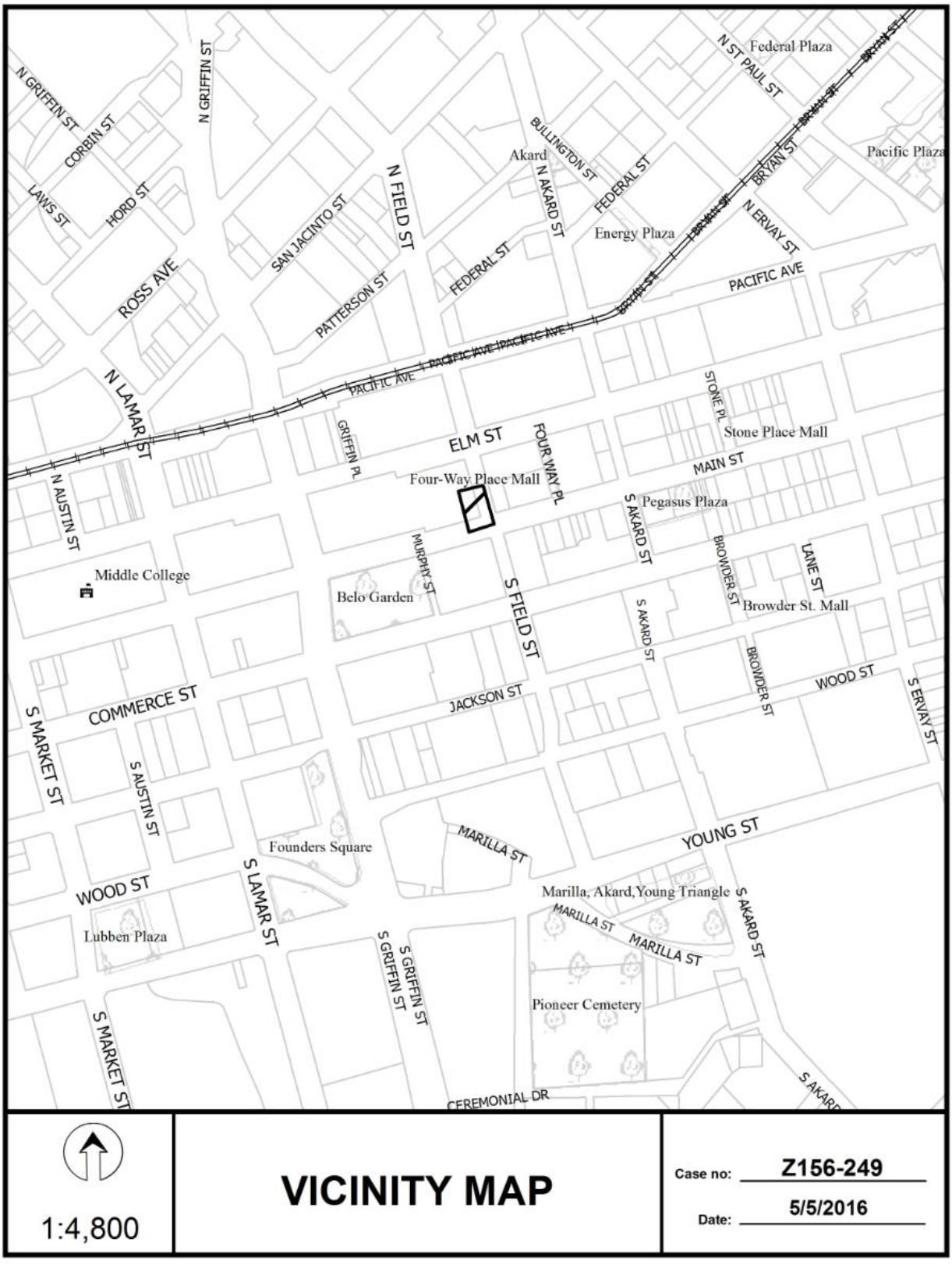
Z156-249(LE)

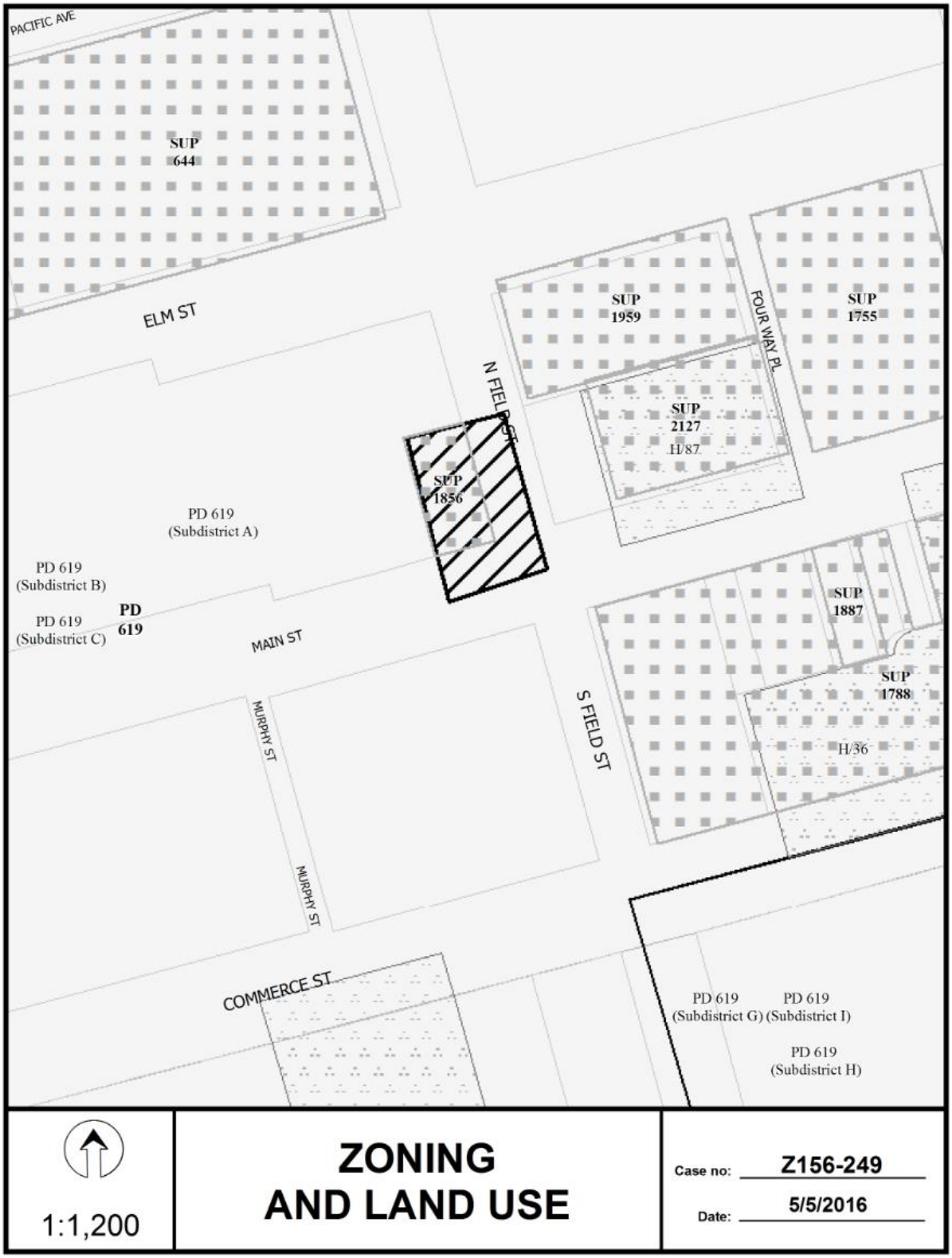


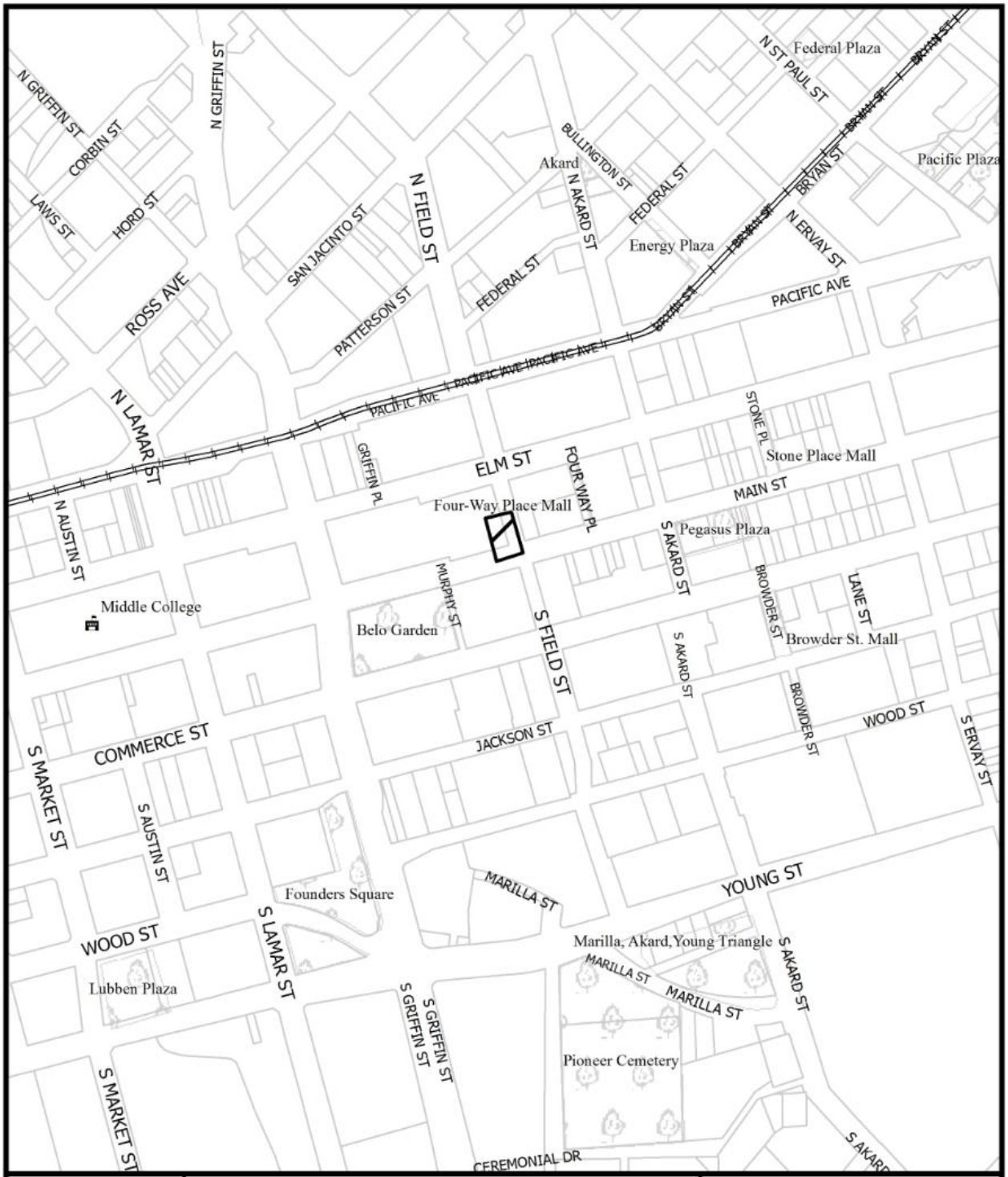
1:1,962

Proposed and Nearby Existing Videoboard SUPs

Printed Date: 6/8/2016


N GRIFFIN ST
CORBIN ST
N GRIFFIN ST
LAWS ST
HORD ST
ROSS AVE
SAN JACINTO ST
N FIELD ST
PATTERSON ST
FEDERAL ST
BULLINGTON ST
Akard
N AKARD ST
FEDERAL ST
Federal Plaza
N ST PAUL ST
BRYAN ST
Pacific Plaza
Energy Plaza
N ERVAY ST
PACIFIC AVE
N LAMAR ST
GRIFFIN PL
ELM ST
FOUR WAY PL
STONE PL
Stone Place Mall
MAIN ST
Four-Way Place Mall
Pegasus Plaza
N AUSTIN ST
Middle College
MURPHY ST
Belo Garden
S FIELD ST
S AKARD ST
BROWDER ST
LANE ST
Browder St. Mall
COMMERCE ST
JACKSON ST
WOOD ST
S ERVAY ST
S MARKET ST
S AUSTIN ST
Founders Square
MARILLA ST
YOUNG ST
WOOD ST
S LAMAR ST
Marilla, Akard, Young Triangle
Lubben Plaza
S GRIFFIN ST
Pioneer Cemetery
S MARKET ST
CEREMONIAL DR
1:4,800
VICINITY MAP
Case no: Z156-249
Date: 5/5/2016


PACIFIC AVE
SUP 644
ELM ST
SUP 1959
FOUR WAY PL
SUP 1755
N FIELD ST
SUP 2127
H/87
SUP 1856
PD 619 (Subdistrict A)
PD 619 (Subdistrict B)
PD 619 (Subdistrict C)
PD 619
MAIN ST
SUP 1887
SUP 1788
H/36
S FIELD ST
MURPHY ST
MURPHY ST
COMMERCE ST
PD 619 (Subdistrict G)
PD 619 (Subdistrict I)
PD 619 (Subdistrict H)
1:1,200
ZONING AND LAND USE
Case no: Z156-249
Date: 5/5/2016

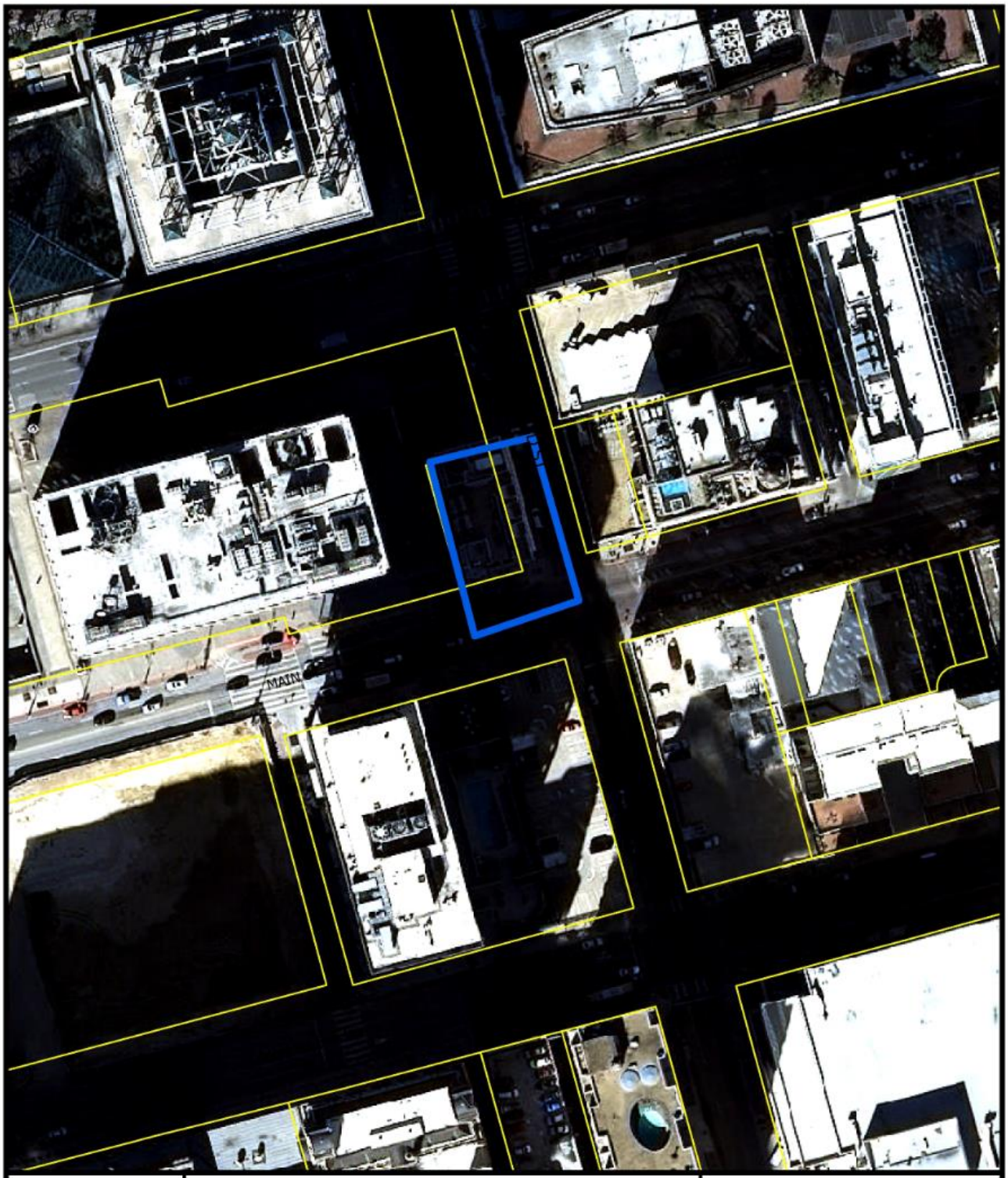


1:4,800

VICINITY MAP

Case no: Z156-249

Date: 5/5/2016

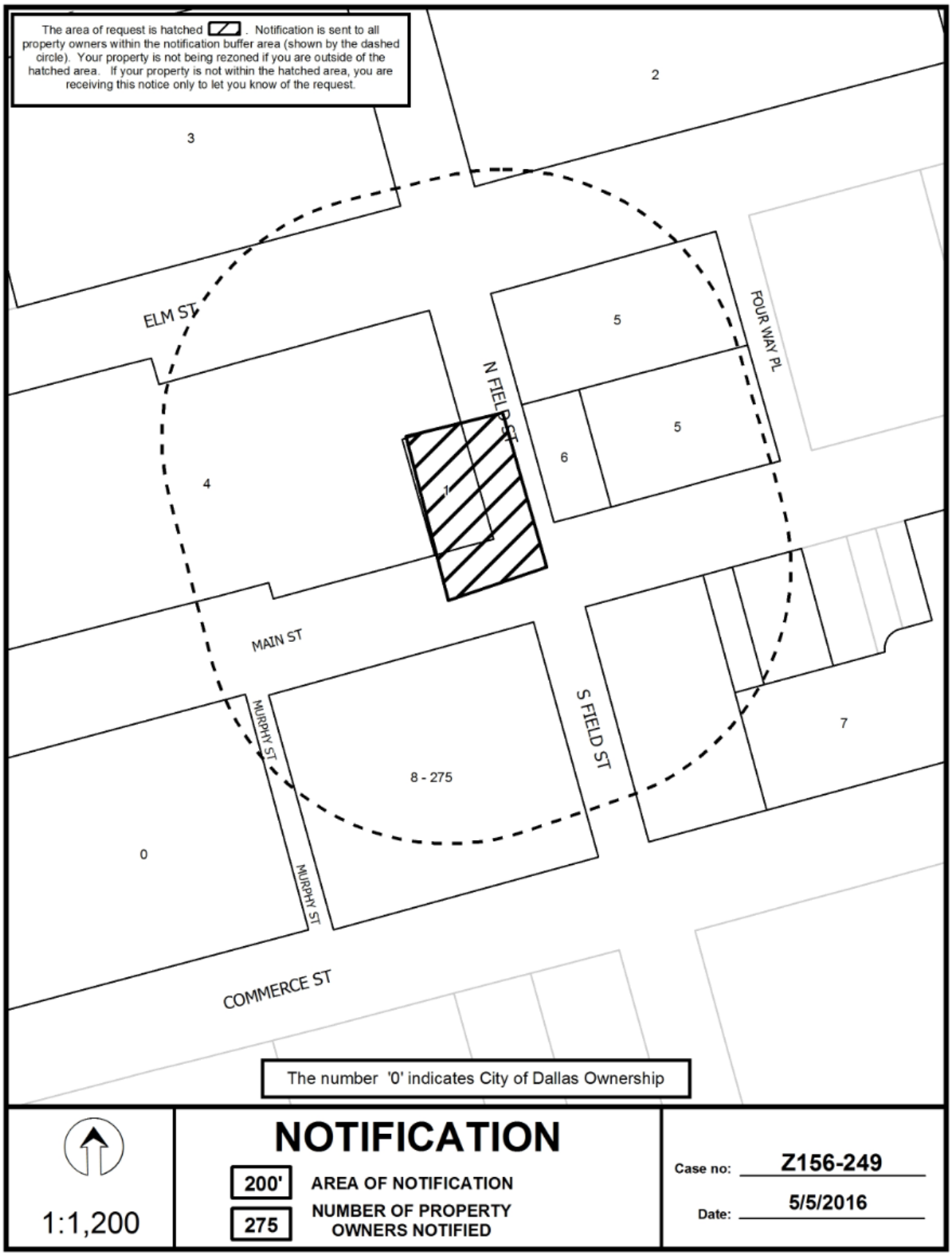


1:1,200

AERIAL MAP

Case no: Z156-249

Date: 5/5/2016


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
2
3
ELM ST
N FIELD ST
FOUR WAY PL
5
5
6
4
1
MAIN ST
MURPHY ST
MURPHY ST
S FIELD ST
7
8 - 275
0
COMMERCE ST
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
275
NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: Z156-249
Date: 5/5/2016

05/05/2016

Notification List of Property Owners

Z156-249

275 Property Owners Notified

Label #	*Address*		*Owner*
1	1217	MAIN ST	HEADINGTON REALTY & CAPITAL LLC
2	1401	ELM ST	OLYMPIC 1401 ELM ASSOCIATES LLC
3	1201	ELM ST	BINYAN REALTY LP
4	1201	MAIN ST	ONE MAIN PLACE LLC
5	1302	ELM ST	1309 MAIN STREET APARTMENTS LLC
6	1301	MAIN ST	NAYEB FAMILY LP
7	1315	COMMERCE ST	RBP ADOLPHUS LLC
8	1200	MAIN ST	BELLINGHAUSEN WIL J
9	1200	MAIN ST	FISCHER JOSHUA A
10	1200	MAIN ST	1621 ERVAY LTD
11	1200	MAIN ST	BRANAMAN MICHAEL S &
12	1200	MAIN ST	SMITH RANDOLPH
13	1200	MAIN ST	DIXON GLORIA D
14	1200	MAIN ST	ORTIZ GUILLERMINA
15	1200	MAIN ST	FONTENOT TOMMY JAMES
16	1200	MAIN ST	RAFF GEORGE JR
17	1200	MAIN ST	SMITH DANIEL E & HERMA A
18	1200	MAIN ST	BRANSTETTER ROBERT M & CAROL SHELTON
19	1200	MAIN ST	FREEMAN SCOTT
20	1200	MAIN ST	BOYD CURTIS W & GLENNA HALVORSON
21	1200	MAIN ST	JUAREZ GERARDO
22	1200	MAIN ST	MCARDLE PATRICIA
23	1200	MAIN ST	AMONGKOL JITTADA KITTY
24	1200	MAIN ST	HART STANLEY L &
25	1200	MAIN ST	SMITH SHERIA D
26	1200	MAIN ST	CRIST EUGENE SCOTT

05/05/2016

Label #	*Address*		*Owner*
27	1200	MAIN ST	TERESI MARK A &
28	1200	MAIN ST	HERNDON CYNTHIA A
29	1200	MAIN ST	KISLING MISTY
30	1200	MAIN ST	CARPENTER ROBIN N
31	1200	MAIN ST	MASTAGLIO LINDA R
32	1200	MAIN ST	LOPEZ DENNIS A
33	1200	MAIN ST	WOMBLE JOHN M & GINGER A
34	1200	MAIN ST	BAILEY PETER & MARY
35	1200	MAIN ST	PERRI ANTHONY J &
36	1200	MAIN ST	RATH OMKAR R &
37	1200	MAIN ST	FAYE WILLIS DESIGNS INC
38	1200	MAIN ST	BAGARIA SAPNA & SURESH
39	1200	MAIN ST	PARKER RUBY
40	1200	MAIN ST	ABDULKHAALIQ ANWAAR
41	1200	MAIN ST	ARAUJO JOSEPH
42	1200	MAIN ST	CHATTERJEE ARUNABHA
43	1200	MAIN ST	SALVANT WAYNE
44	1200	MAIN ST	ELLER TOM J & ROBYN
45	1200	MAIN ST	MASSEY LINDA
46	1200	MAIN ST	DASH PRIYARANJAN &
47	1200	MAIN ST	MUEHLENWEG ROBERT J &
48	1200	MAIN ST	CUEVAS ISRAEL F
49	1200	MAIN ST	EDWARDS JAMES & BARBARA
50	1200	MAIN ST	SCOTT DARIAN D
51	1200	MAIN ST	ATV TEXAS VENTURES IV LP
52	1200	MAIN ST	KADAN PROPERTIES LP
53	1200	MAIN ST	CAMPOS EDWARD
54	1200	MAIN ST	ADAMS WILHELMINA J
55	1200	MAIN ST	COMBS DAMETIA
56	1200	MAIN ST	BEVERS MARC
57	1200	MAIN ST	ALCANTARA PEDRO

05/05/2016

Label #	*Address*		*Owner*
58	1200	MAIN ST	HERICKS JAMES &
59	1200	MAIN ST	BAKER WILLIAM H III
60	1200	MAIN ST	SPRING TRUMAN E JR
61	1200	MAIN ST	TITTLE CYNTHIA LARK
62	1200	MAIN ST	DANIEC MONICA
63	1200	MAIN ST	BLACK PAUL
64	1200	MAIN ST	HAQUE NAZ &
65	1200	MAIN ST	SCHNAPPAUF MICHAEL
66	1200	MAIN ST	ALANIZ GEORGE R JR & ANEESA T HOJAT
67	1200	MAIN ST	CHANEY GARY WAYNE 1992 FAMILY TRUST
68	1200	MAIN ST	NGUYEN MICHAEL
69	1200	MAIN ST	BENEVENTI MARK FRANCIS
70	1200	MAIN ST	PATOINE TERESA SUSAN
71	1200	MAIN ST	SAIED ANNA M
72	1200	MAIN ST	FAIRCHILD MELISSA
73	1200	MAIN ST	BURNS CHRISTOPHER J
74	1200	MAIN ST	HARRIS KENDRICK LASALLE
75	1200	MAIN ST	CRIST EUGENE SCOTT
76	1200	MAIN ST	PATEL JAYSHREE &
77	1200	MAIN ST	ALSUP LAUREN BRITTANY
78	1200	MAIN ST	ELLER TOM & ROBYN
79	1200	MAIN ST	KAHANE DENNIS SPENCER
80	1200	MAIN ST	ASTURI WYDYA
81	1200	MAIN ST	SALEEM ADEEL
82	1200	MAIN ST	CLIFTON RONALD
83	1200	MAIN ST	MOBLEY HENRY B JR
84	1200	MAIN ST	COWAN MICHAEL & MARTHA
85	1200	MAIN ST	THEIS LANGSTON
86	1200	MAIN ST	CLEERE LARRY J &
87	1200	MAIN ST	IPPOLITO MARTA
88	1200	MAIN ST	CIN ALBERTO DAL

05/05/2016

Label #	*Address*		*Owner*
89	1200	MAIN ST	BROWN GLENN ALAN
90	1200	MAIN ST	ROMERO GERALD & LOURDES
91	1200	MAIN ST	PATRA DEEPAK
92	1200	MAIN ST	SCARBOROUGH DONALD D
93	1200	MAIN ST	KEANE JUSTIN SCOTT &
94	1200	MAIN ST	COMMUNITY BANK & TRUST
95	1200	MAIN ST	LUMME DONALD GUY JR
96	1200	MAIN ST	XIE JIMIN
97	1200	MAIN ST	OROZCO CARLOS A
98	1200	MAIN ST	SALVANT BRIAN
99	1200	MAIN ST	DOMINGUEZ JOSE R
100	1200	MAIN ST	PURNELL KENNETH & TANYA
101	1200	MAIN ST	LUCENA BRIAN
102	1200	MAIN ST	THOMAS BIJU
103	1200	MAIN ST	PATRO LOKANATH
104	1200	MAIN ST	IPPOLITO DAVIDE MICHAEL
105	1200	MAIN ST	MADDERRA RHONDA & FARON
106	1200	MAIN ST	LIN JEFF P
107	1200	MAIN ST	MRAK DAVID & MICHELE
108	1200	MAIN ST	BALUCH HOLDINGS LLC
109	1200	MAIN ST	RADFORD TRACI
110	1200	MAIN ST	ROMIG RANDALL
111	1200	MAIN ST	BRAUM EARL E JR
112	1200	MAIN ST	TAUSCH JOHANNES &
113	1200	MAIN ST	MORAIS JUSTIN
114	1200	MAIN ST	MATHEWS AMIT &
115	1200	MAIN ST	MCCANS WILLIAM
116	1200	MAIN ST	LOPEZ ADAN FRANCISCO
117	1200	MAIN ST	JUDAH JOHN K
118	1200	MAIN ST	HANNA IHAM
119	1200	MAIN ST	MORENO KRISTINE M

05/05/2016

Label #	*Address*		*Owner*
120	1200	MAIN ST	BAKER ARIANNE &
121	1200	MAIN ST	LITTLE STERLING
122	1200	MAIN ST	LIN XIEQING
123	1200	MAIN ST	ASHON HASSEB &
124	1200	MAIN ST	WEBER DANIEL T & GAIL G
125	1200	MAIN ST	FUNG DAVID KARL & KATHY LEE FUNG
126	1200	MAIN ST	KHUNTIA ASHOK
127	1200	MAIN ST	LI LIETAO
128	1200	MAIN ST	TINSLEY GARY A
129	1200	MAIN ST	JC GOODMAN INVESTMENT GROUP INC
130	1200	MAIN ST	MICHULKA GEORGE &
131	1200	MAIN ST	BYRUM TADD A &
132	1200	MAIN ST	HUTCHINSON ANDREW F II
133	1200	MAIN ST	DAO BAO D
134	1200	MAIN ST	THOMAS MONA
135	1200	MAIN ST	BENTLEY BRIAN D
136	1200	MAIN ST	MURRAY RORY GALLAGHER
137	1200	MAIN ST	GREEN KAREN S
138	1200	MAIN ST	JACKSON JAN B & ROGER
139	1200	MAIN ST	SALVANT WAYNE F &
140	1200	MAIN ST	YATES RALPH & FAYE
141	1200	MAIN ST	HILL DANIEL &
142	1200	MAIN ST	HIBSID 1 LLC
143	1200	MAIN ST	TRIPP THOMAS
144	1200	MAIN ST	KOKES KEVIN K
145	1200	MAIN ST	BOHAN STEPHANIE D
146	1200	MAIN ST	JAIN NEHA
147	1200	MAIN ST	METROPOLITAN 1510 LLC
148	1200	MAIN ST	BRYANT CHRIS
149	1200	MAIN ST	KLAMM CYNTHIA B &
150	1200	MAIN ST	DAVIS STEPHEN J

05/05/2016

Label #	*Address*		*Owner*
151	1200	MAIN ST	COBB DONNA MARIE &
152	1200	MAIN ST	COWDEN PETER
153	1200	MAIN ST	NARAN ASHOK
154	1200	MAIN ST	LANCASTER PHILLIP & IRENE
155	1200	MAIN ST	
156	1200	MAIN ST	KOERBER ELLEN &
157	1200	MAIN ST	POLANCO PAUL
158	1200	MAIN ST	DAMANI ANIRUDH A
159	1200	MAIN ST	DOCKTER BRYAN
160	1200	MAIN ST	UNDERHILL JAMES S
161	1200	MAIN ST	SOLE GARY &
162	1200	MAIN ST	PATTERSON JEFF
163	1200	MAIN ST	STRINGER CHRISTOPHER & KATIE
164	1200	MAIN ST	STROTHMAN RHONDA K
165	1200	MAIN ST	REMPHREY BRYAN S
166	1200	MAIN ST	DYNKIN ANTHONY
167	1200	MAIN ST	BROWNELL SUSAN K &
168	1200	MAIN ST	ALVAREZ DAVID &
169	1200	MAIN ST	HOLLANDER KEVIN J & BETH A
170	1200	MAIN ST	AHUMADA MUCIO
171	1200	MAIN ST	LESTER MARY C
172	1200	MAIN ST	BEAVERS KIMBERLEY BROOKE
173	1200	MAIN ST	GARNER SUSAN
174	1200	MAIN ST	MOORE ROBERT W
175	1200	MAIN ST	CHAFFIN LYNDAL A
176	1200	MAIN ST	HUMES EDUARDO
177	1200	MAIN ST	VIRANI ASIF
178	1200	MAIN ST	PRIBADI LILIANA
179	1200	MAIN ST	DIXON ADAM
180	1200	MAIN ST	BADMAND HOLDINGS LLC
181	1200	MAIN ST	JHAVERI SATYEN DHIREN

05/05/2016

Label #	*Address*		*Owner*
182	1200	MAIN ST	ABDULWAHAB MANNIE
183	1200	MAIN ST	GODOY DULCE MARIA RIVAS
184	1200	MAIN ST	TRAVELSTEAD GARY LYNN &
185	1200	MAIN ST	ZOLLER ROBERT W
186	1200	MAIN ST	HOWARD KENNETH ROBERT
187	1200	MAIN ST	KOERBER ELLEN &
188	1200	MAIN ST	WEAVER DAVI LEE & KATHLEEN MARIE
189	1200	MAIN ST	RICHARDS GILL & ELIZABETH ANN
190	1200	MAIN ST	VALENTIS VENTURES LLC
191	1200	MAIN ST	NATHAL JULIO
192	1200	MAIN ST	SINGERMAN ALEXANDER
193	1200	MAIN ST	SLAUGHTER JUSTIN
194	1200	MAIN ST	POON PHILIP
195	1200	MAIN ST	BEATS JAMES & ANAMARIA
196	1200	MAIN ST	ROMERO ROBERT R &
197	1200	MAIN ST	HAYES MONIQUE C
198	1200	MAIN ST	RICHARDS GILL & ELIZABETH ANN
199	1200	MAIN ST	HAGLER TRENT L
200	1200	MAIN ST	REVELLE ANIEL W III & CAROL L
201	1200	MAIN ST	VALENTIS VENTURES LLC
202	1200	MAIN ST	OLTMAN GREGG
203	1200	MAIN ST	MEEKS MATTHEW C & HEIDI E
204	1200	MAIN ST	CHANG LAWRENCE SHEYLUN
205	1200	MAIN ST	FARTHING DANIEL
206	1200	MAIN ST	FICKEL MATTHEW & MARY BETH
207	1200	MAIN ST	SHAFFNER GLORIA
208	1200	MAIN ST	GOLNABI ROSITA NINA & NEIMA
209	1200	MAIN ST	VALENTIS VENTURES LLC
210	1200	MAIN ST	HENSLEY DALLAS W & VIRGINIA K
211	1200	MAIN ST	REVIS MARK
212	1200	MAIN ST	NAZARUK ALEKSANDER

05/05/2016

Label #	*Address*		*Owner*
213	1200	MAIN ST	YING KEN W
214	1200	MAIN ST	HWANG HELEN
215	1200	MAIN ST	MOVVA SATYANARAYANA
216	1200	MAIN ST	LANGE BARBARA
217	1200	MAIN ST	KEANE JUSTIN
218	1200	MAIN ST	BODLEY GABRIELLE
219	1200	MAIN ST	MCBRIDE KAREN & GEORGE S
220	1200	MAIN ST	GATES MARTIN E II & JUDY M
221	1200	MAIN ST	DURRA OMAR
222	1200	MAIN ST	PHILLIPS DAVID G
223	1200	MAIN ST	WARREN BLAKE T &
224	1200	MAIN ST	MARKHOFF STEVEN
225	1200	MAIN ST	GRANT JASON A & MARIA
226	1200	MAIN ST	PIERCE KEVIN G
227	1200	MAIN ST	CUNNINGHAM THOMAS G
228	1200	MAIN ST	POWERS A MARKS
229	1200	MAIN ST	ARNOLD NANCY E WEINTRAUB
230	1200	MAIN ST	BERMAN DANIEL
231	1200	MAIN ST	PERRI VINEYARDS & REAL ESTATE
232	1200	MAIN ST	RANDOLPH HEATHER ELAINE &
233	1200	MAIN ST	LUDWIG CURTIS A
234	1200	MAIN ST	PATEL AMIR B
235	1200	MAIN ST	KNIPE LUTHER DASSON III
236	1200	MAIN ST	IPPOLITO ESTER
237	1200	MAIN ST	PATKOVIC MARIJANA
238	1200	MAIN ST	BASH DAMIEN
239	1200	MAIN ST	BOWENS BARRY C
240	1200	MAIN ST	FIELDS FOSTER LAND TRUST
241	1200	MAIN ST	SHIPP RONALD B
242	1200	MAIN ST	ALCANTARA PEDRO
243	1200	MAIN ST	COX JOHN VERNON TR & GAY GAYLE TR

05/05/2016

Label #	*Address*		*Owner*
244	1200	MAIN ST	COX JOHN VERNON TR &
245	1200	MAIN ST	SMITH LAURA
246	1200	MAIN ST	BALUCH AMIR
247	1200	MAIN ST	ONU ADISA M
248	1200	MAIN ST	BIERI MATTHEW B & REBECCA
249	1200	MAIN ST	MAYORGA LUIS A
250	1200	MAIN ST	MUSABASIC MEMSUD
251	1200	MAIN ST	GILMAN ALEX
252	1200	MAIN ST	SLIGER STEPHEN H & GWENNY L
253	1200	MAIN ST	MOTGI GURUBASAPPA V & SHASHI R MOTGI
254	1200	MAIN ST	SARDARABADI ABDOL M &
255	1200	MAIN ST	KIRBY JOSEPH KING
256	1200	MAIN ST	WATTS FAMILY TRUST
257	1200	MAIN ST	LIN XIA
258	1200	MAIN ST	TRAMMELL DUANE &
259	1200	MAIN ST	DUNCAN ROBERT J &
260	1200	MAIN ST	MAURER IAN S
261	1200	MAIN ST	MERCHANT REHAN I &
262	1200	MAIN ST	REAGANS KIMBERLY
263	1200	MAIN ST	KRISHNA SHAILENDRA &
264	1200	MAIN ST	PONZIO JOHN &
265	1200	MAIN ST	BARBADILLO OSCAR JR
266	1200	MAIN ST	DAVIS WALKER L
267	1200	MAIN ST	YATES RALPH A & FAYE
268	1200	MAIN ST	PERRI VINEYARDS &
269	1200	MAIN ST	GARCIA CASSANDRA
270	1200	MAIN ST	BARBATO CRISTINA COSTA
271	1200	MAIN ST	BOWLES NEAL A & CARLA D WATSON
272	1200	MAIN ST	LUFKIN ROGER W
273	1200	MAIN ST	WILKINSON EARL J
274	1200	MAIN ST	CALDWELL ROGER W & KIMBERLY S

05/05/2016

Label #	***Address***	***Owner***
275	1200 MAIN ST	BELGAUM LLC

CITY PLAN COMMISSION **THURSDAY, JUNE 16, 2016**

Planner: Sarah May

FILE NUMBER: Z156-154(SM) **DATE FILED:** December 2, 2015

LOCATION: Northwest line of Marvin D Love Freeway, north of West Camp Wisdom Road

COUNCIL DISTRICT: 3 **MAPSCO:** 63U

SIZE OF REQUEST: Approx. 7.581 acres **CENSUS TRACT:** 109.04

OWNER/APPLICANT: Jose Garcia

REPRESENTATIVE: Anna Mojica

REQUEST: An application for a CR Community Retail District and a Specific Use Permit for a commercial amusement (inside) use limited to a dance hall on property zoned an MF-1(A) Multifamily District.

SUMMARY: The purpose of this request is to allow for an approximately 4,500 square foot commercial amusement (inside) use with a 700 square foot dance floor area.

STAFF RECOMMENDATION: **Approval** of a CR Community Retail District and **approval** of Specific Use Permit for a commercial amusement (inside) use limited to a dance hall for a three-year period subject to a site plan and conditions.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The property is situated adjacent to a freeway, a mini-warehouse, the rear of a church property, and a City-owned park. It is uniquely suited to not be incompatible with surrounding properties.

2. *Traffic impact* – Because the only access to the property is by utilizing Marvin D. Love Freeway, it is not foreseen to cause an adverse impact on traffic.

3. *Comprehensive Plan or Area Plan Conformance* – The current MF-1(A) zoning is somewhat consistent with the Residential Neighborhood Building Block as it fronts along a designated highway and could be seen as allowing a medium density residential area to buffer low density residential from the highway. However, residential zoning on this large piece of land that is separated by floodplain, park land, mini-warehouse, and a highway is not consistent with the goals of *forward*Dallas which include offering connections with residential neighborhoods to surrounding areas by multi-modal means of transportation. Because this site is situated with the existing challenges of the surrounding land uses, the request can be supported.

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

1. *Compatibility with surrounding uses and community facilities* – The dance hall use is compatible with surrounding uses as it is particularly isolated from other residential properties.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – Allowing a small dance hall to operate at the proposed location provides secluded entertainment for the surrounding properties.

3. *Not a detriment to the public health, safety, or general welfare* – Staff does not anticipate that the proposed dance hall use will be a detriment to the surrounding properties.

4. *Conforms in all other respects to all applicable zoning regulations and standards* – The request meets all other aspects to applicable zoning regulations and standards.

Zoning History: There has been one recent zoning case in the vicinity in the last five years.

1. **Z112-212:** On August 8, 2012, the City Council approved an application for an amendment to Planned Development District No. 103, subject to a development plan and conditions

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Marvin D Love Freeway	US Highway	Variable widths (125' – 170')

STAFF ANALYSIS:

Comprehensive Plan:

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

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

The current MF-1(A) zoning is somewhat consistent with the Residential Neighborhood Building Block as it fronts along a designated highway and could be seen as allowing a medium density residential area to buffer low density residential from the highway. However, residential zoning on this large piece of land that is separated by floodplain, park land, mini-warehouse, and a highway is not consistent with the goals of *forward*Dallas! which include offering connections with residential neighborhoods to surrounding areas by multi-modal means of transportation. Because this site is situated with the existing challenges of the surrounding land uses, the request can be supported.

Surrounding Land Uses:

	Zoning	Land Use
Site	MF-1(A)	Vacant
North	IR, SUP No. 169	Boulder Park
South	RR, SUP No. 1298	Mini-warehouse
West	PD No. 103	Flood Plain and church
East	R-10(A), NO(A), and LI	Freeway and undeveloped

Land Use Compatibility:

The 7.581 acres of land in the request remain largely undeveloped since the time of annexation. The southwestern portion of the request contains an old ranch-style structure that was expanded and permits were issued for a single family structure. The owner's plans to construct and occupy the house were thwarted when the future occupant visited the site and decided the area had too much ambient noise from the vehicles passing by on the adjacent freeway. The owner therefore abandoned the desire to occupy the structure with a residence and decided it was a location where he wanted to open an event center instead.

The surrounding land uses could support either residential or nonresidential uses due to the size and isolation of the general property. However, due to the underlying noise from the adjacent freeway, staff recognizes that the placement of the site is sometimes difficult to access for residential use and may be more suitable for nonresidential development. The site is however adjacent to uses that are not residential and would not be adversely impacted if nonresidential uses occupied the request site. Therefore, staff recommends the request be approved because the land uses allowed by the zoning change and the specific use permit requested are foreseen to be compatible with the surrounding land uses.

In the CR District, a general commercial amusement (inside) use is allowed by right. However, the specific specialization of the dance hall, or dance floor area, within a commercial amusement (inside) use requires a specific use permit. 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 recommends approval of the request for a specific use permit for the dance hall.

Development Standards:

DISTRICT	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
MF-1(A) Multifamily	15'	15'	Min lot 3,000 sq. ft. 1,000 sq ft – E 1,400 sq. ft – 1 BR 1,800 sq ft – 2 BR +200 sq ft each add BR	36'	60%	Proximity Slope	Multifamily, duplex, single family
Proposed							
CR Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

Parking:

A commercial amusement (inside) use requires one parking space per 100 square feet of floor area. If a dance hall, or dance floor area, is provided within a commercial amusement (inside) use, the dance floor area requires one parking space per 25 square feet of dance floor area and the remainder of the use is parked at one space per 100 square feet. The commercial amusement is proposed in a 4,300 square foot structure and contains a 700 square foot dance floor. Pursuant to the Dallas Development Code, the proposal would require 66 parking spaces; 78 parking spaces are proposed.

Landscaping:

Landscaping of the property must be provided in accordance with Article X of the Dallas Development Code.

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a commercial amusement (inside) limited to a dance hall.

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

3. TIME LIMIT: This specific use permit expires on (three-years from the passage of this ordinance).

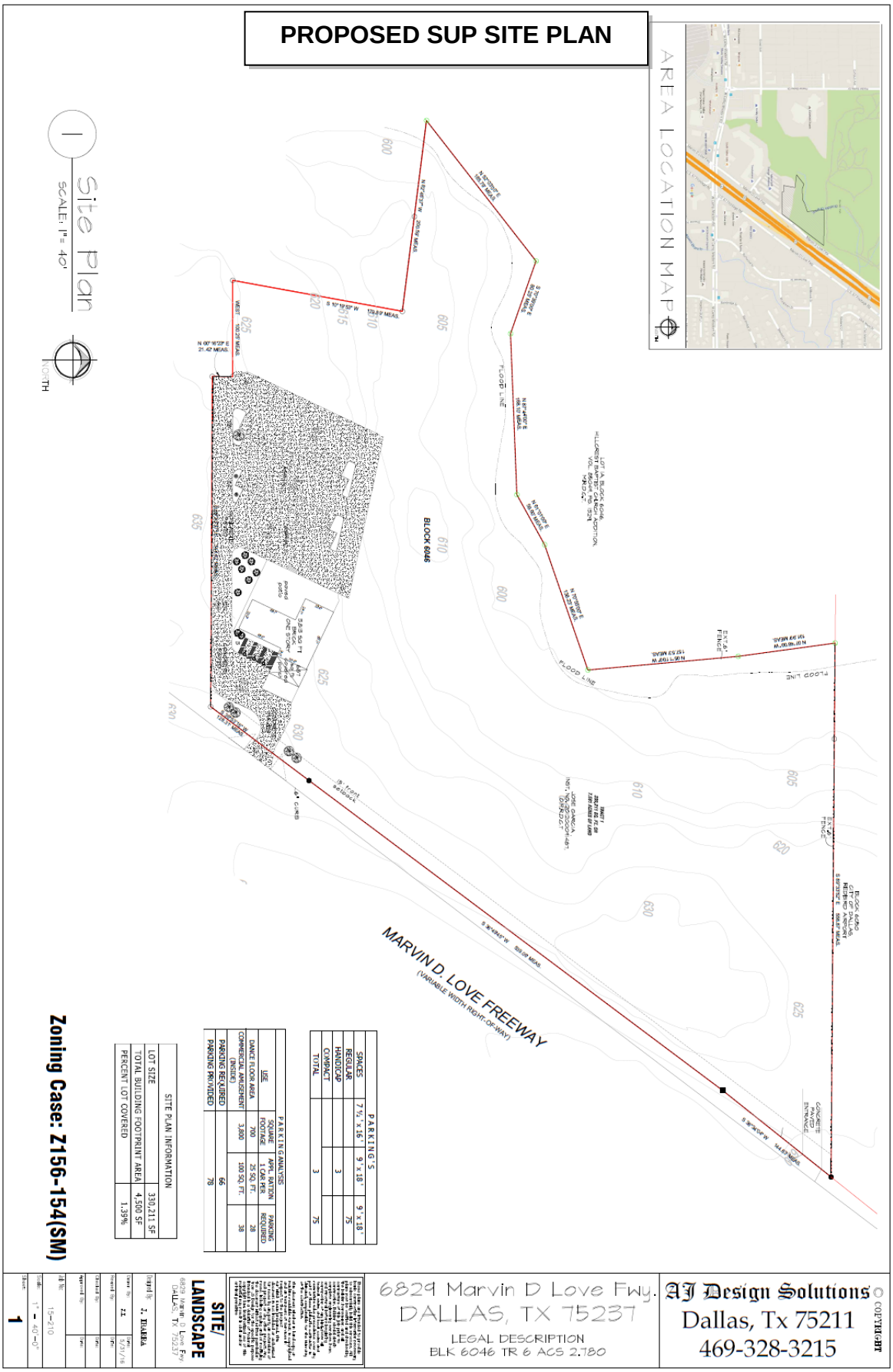
4. FLOOR AREA: The maximum floor area for a dance floor is 700 square feet.

5. HOURS OF OPERATION: The commercial amusement (inside) use limited to a dance hall may only operate between 10:00 a.m. and 6:00 p.m., Monday through Thursday; 4:00 p.m. and 2:00 a.m. (the next day), Friday and Saturday; and 10:00 a.m. and 3:00 p.m. on Sunday.

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

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

PROPOSED SUP SITE PLAN

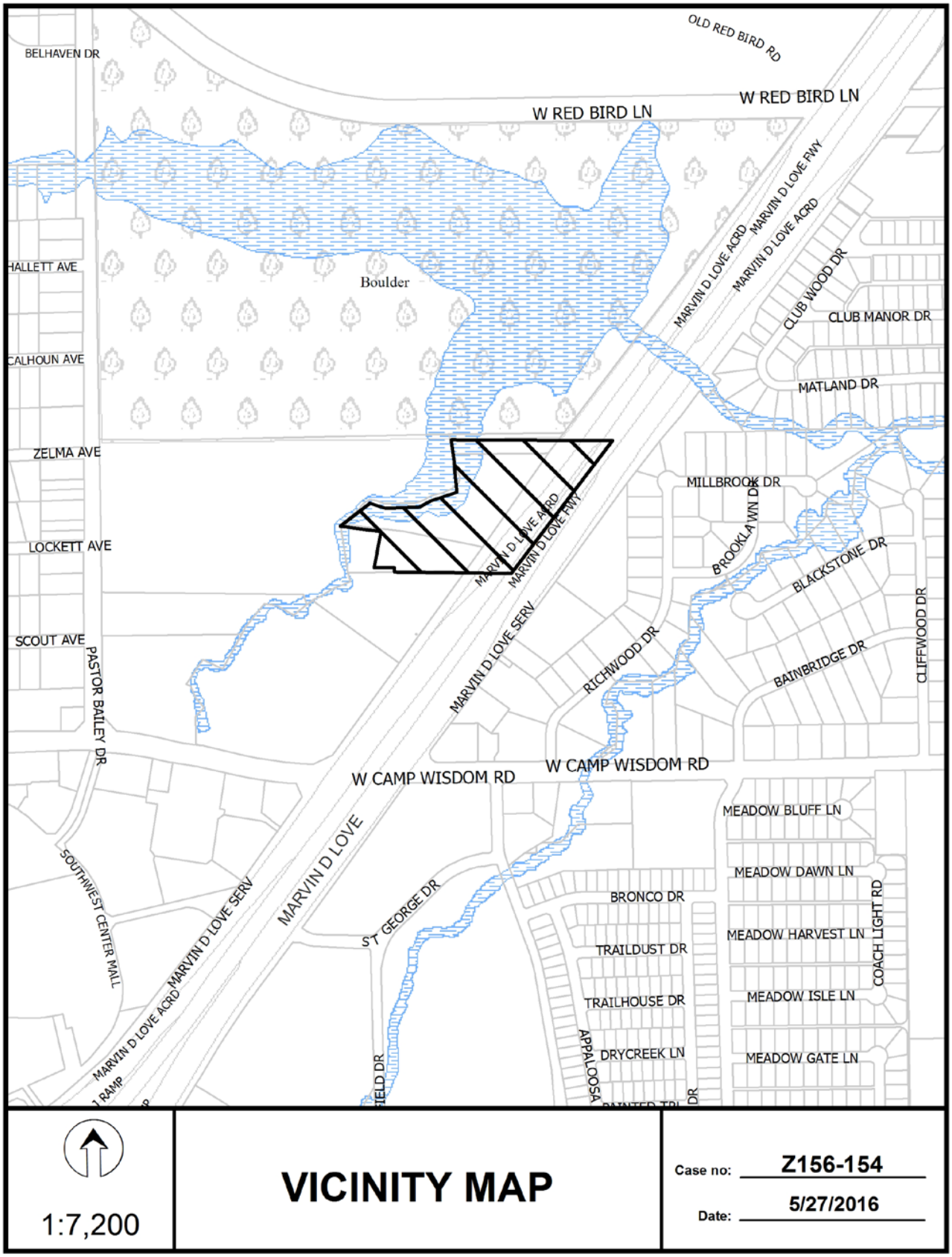


SITE PLAN INFORMATION	
LOT SIZE	330,211 SF
TOTAL BUILDING FOOTPRINT AREA	4,500 SF
PERCENT LOT COVERED	1.39%

PARKING GARAGE USES			
USE	SQUARE FOOTAGE	PARKING RATIO	PARKING REQUIRED
DANCE FLOOR AREA	700	1 CAR PER 25 SQ. FT.	28
COMMERCIAL AMUSEMENT (INSIDE)	3,800	1 CAR PER 100 SQ. FT.	38
PARKING REQUIRED			66
PARKING PROVIDED			78

PARKING'S			
SPACES	7½' x 16'	9' x 18'	9' x 18'
REGULAR			75
HANDICAP		3	
COMPACT			
TOTAL	3		75

PROPOSED ENLARGED
SUP SITE PLAN
15' front setback
S 36°53'15" W
128.31' MEAS.
630
625
635
CONCRETE PAVED
687 sq ft covered porch
3813 SQ FT BRICK ONE STORY
3
paved patio
CONCRETE PAVED
10
ASPHALT
ASPHALT
CONCRETE PAVED
S 89°43'37" E 344.42' MEAS.
24
26
15
Remove tree images (typical) because Article X will be applied.

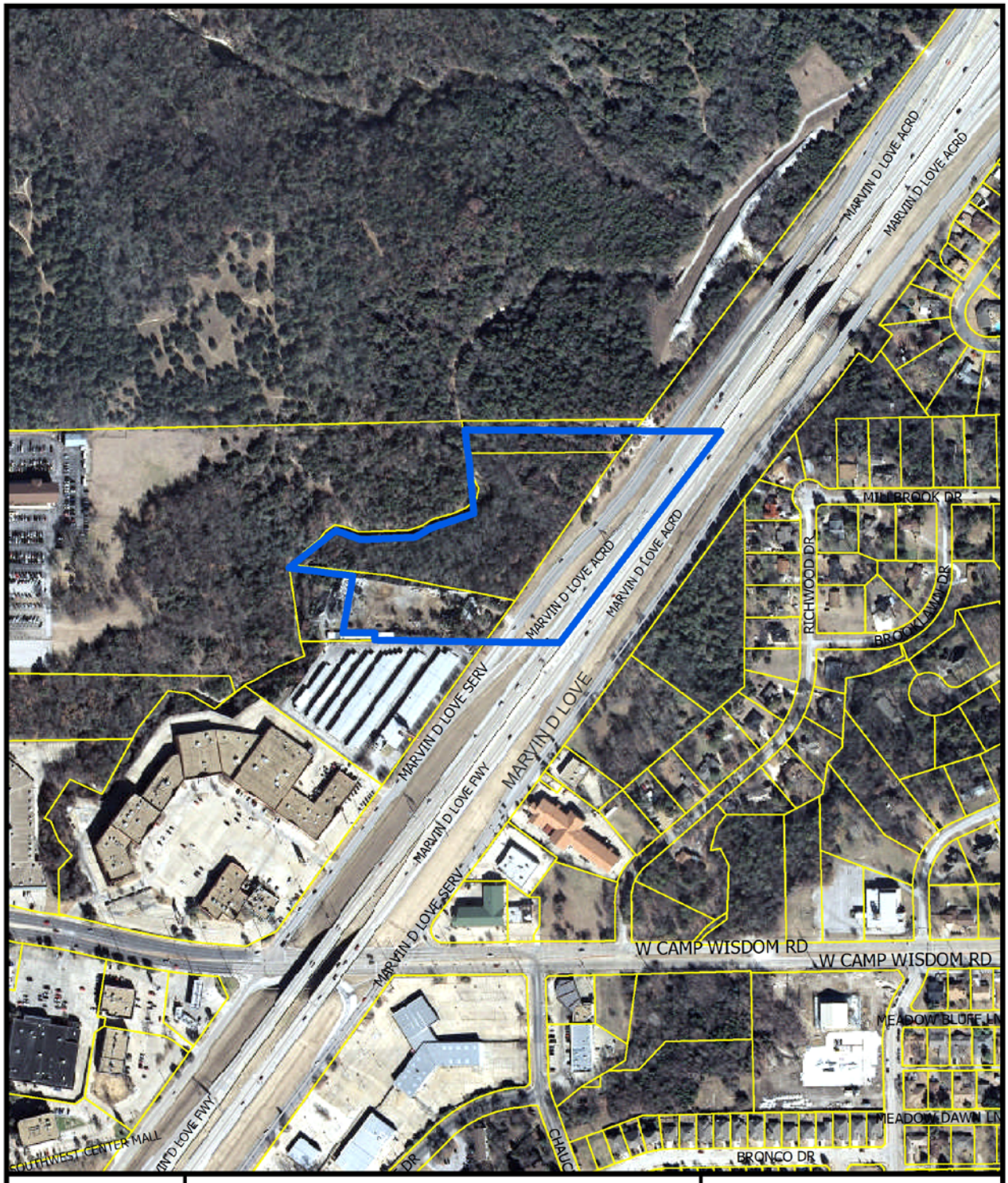


1:7,200

VICINITY MAP

Case no: Z156-154

Date: 5/27/2016

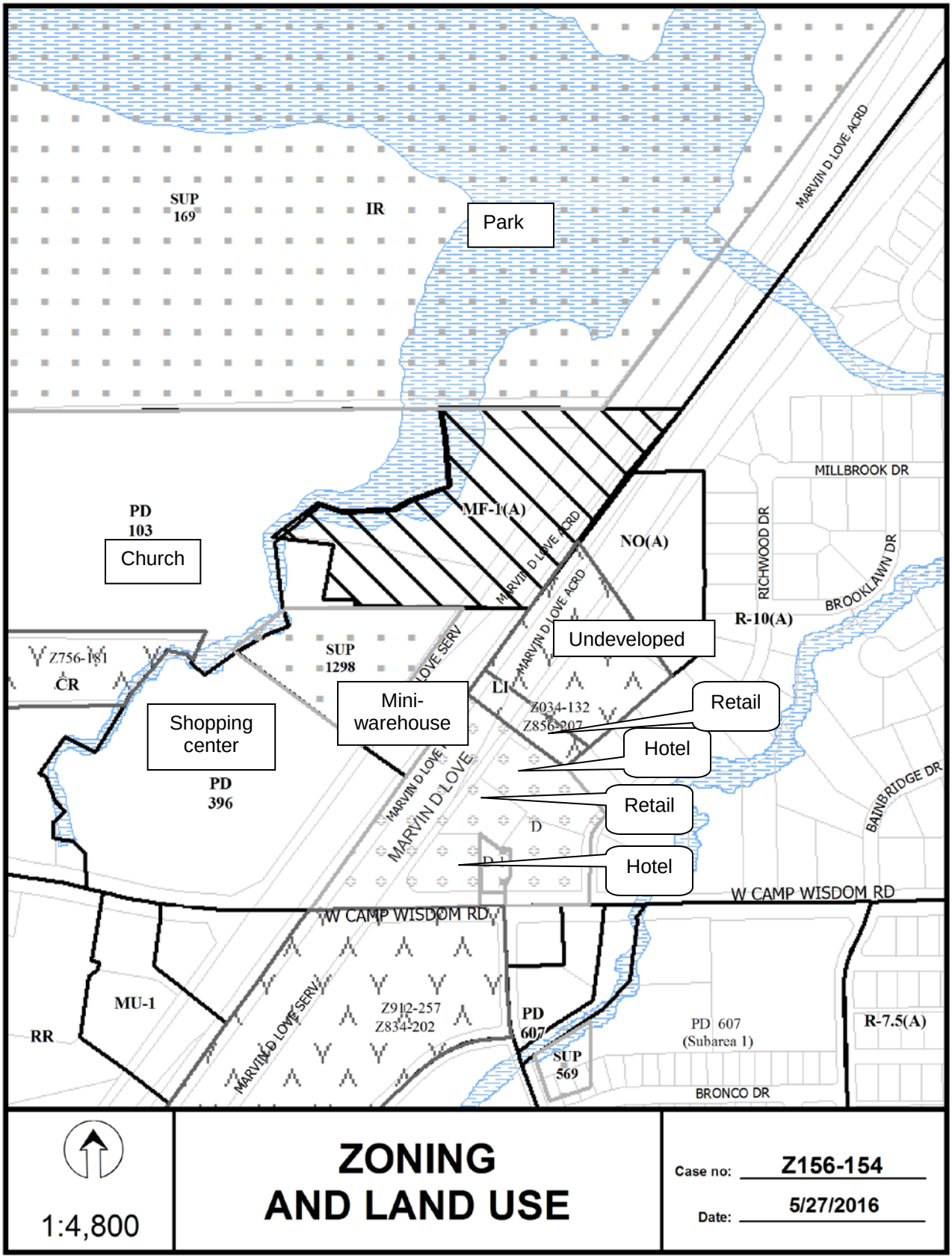


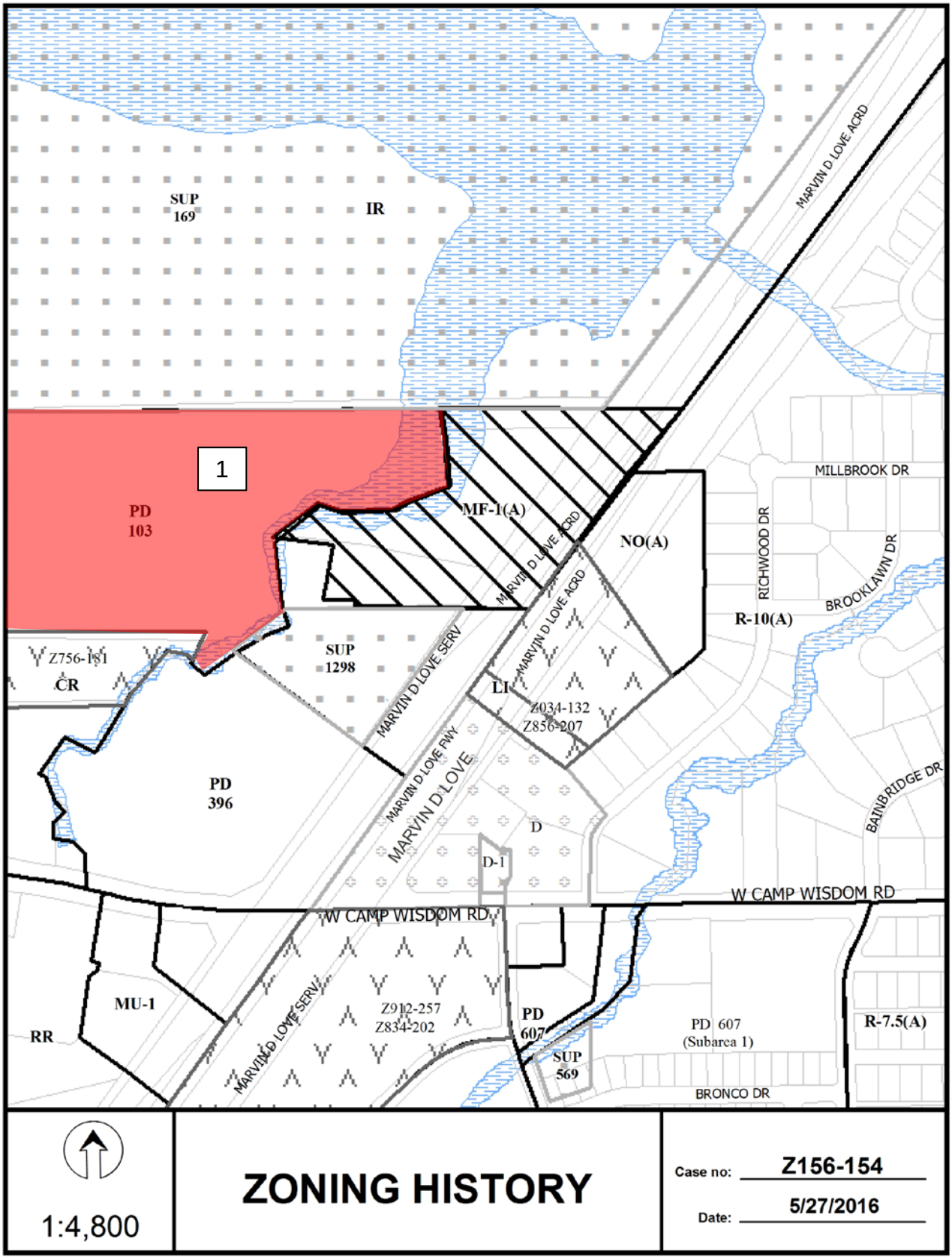
1:4,800

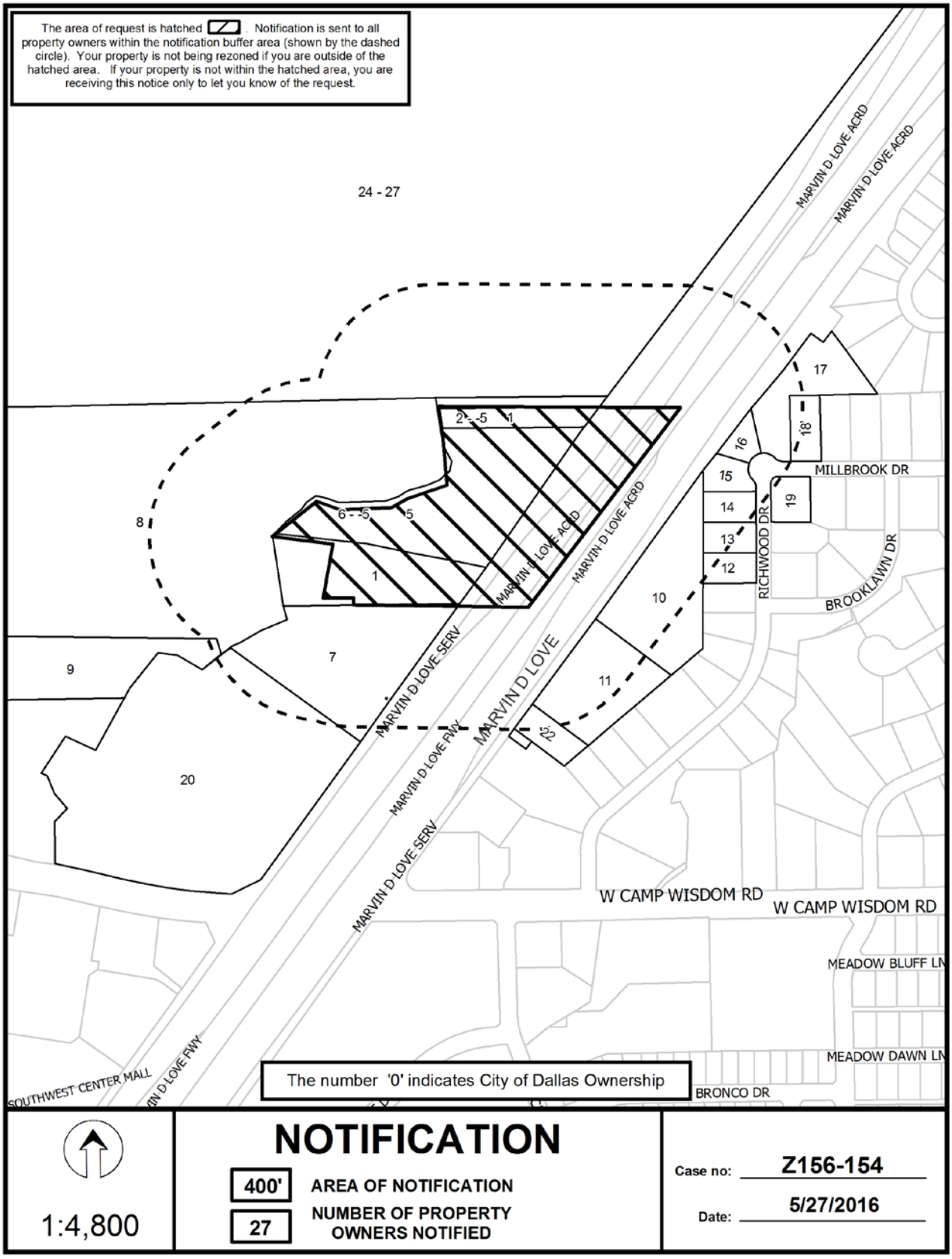
AERIAL MAP

Case no: Z156-154

Date: 5/27/2016


SUP 169
IR
Park
MARVIN D LOVE ACRD
MILLBROOK DR
PD 103
Church
MF-1(A)
NO(A)
RICHWOOD DR
BROOKLAWN DR
R-10(A)
Undeveloped
Z756-181
CR
SUP 1298
LI
Mini-warehouse
Z034-132
Z856-207
Retail
Hotel
Shopping center
PD 396
MARVIN D LOVE
Retail
BAINBRIDGE DR
Hotel
W CAMP WISDOM RD
W CAMP WISDOM RD
MU-1
RR
Z912-257
Z834-202
PD 607
PD 607 (Subarea 1)
R-7.5(A)
SUP 569
BRONCO DR
1:4,800
ZONING AND LAND USE
Case no: Z156-154
Date: 5/27/2016


SUP 169
IR
MARVIN D LOVE ACRD
1
PD 103
MF-1(A)
NO(A)
MILLBROOK DR
RICHWOOD DR
BROOKLAWN DR
R-10(A)
Z756-181
CR
SUP 1298
MARVIN D LOVE SERV
LI
Z034-132
Z856-207
PD 396
MARVIN D LOVE FWY
MARVIN D LOVE
D
D-1
BAINBRIDGE DR
W CAMP WISDOM RD
MU-1
RR
Z912-257
Z834-202
PD 607
PD 607 (Subarea 1)
R-7.5(A)
SUP 569
BRONCO DR
1:4,800
ZONING HISTORY
Case no: Z156-154
Date: 5/27/2016


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
24 - 27
MARVIN D LOVE ACRD
MARVIN D LOVE ACRD
17
18
16
15
14
13
12
19
MILLBROOK DR
RICHWOOD DR
BROOKLAWN DR
10
11
2 - 5
1
6 - 5
5
1
8
9
7
20
MARVIN D LOVE SERV
MARVIN D LOVE FWY
MARVIN D LOVE
MARVIN D LOVE SERV
MARVIN D LOVE FWY
W CAMP WISDOM RD
W CAMP WISDOM RD
MEADOW BLUFF LN
MEADOW DAWN LN
BRONCO DR
SOUTHWEST CENTER MALL
The number '0' indicates City of Dallas Ownership
1:4,800
NOTIFICATION
400'
AREA OF NOTIFICATION
27
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z156-154
Date: 5/27/2016

05/27/2016

Notification List of Property Owners

Z156-154

27 Property Owners Notified

Label #	*Address*		*Owner*
1	6711	MARVIN D LOVE FWY	GARCIA JOSE
2	6711	MARVIN D LOVE FWY	GARCIA JOSE
3	6715	MARVIN D LOVE FWY	GARCIA JOSE
4	6715	MARVIN D LOVE FWY	GARCIA JOSE
5	6721	MARVIN D LOVE FWY	GARCIA JOSE
6	6721	MARVIN D LOVE FWY	GARCIA JOSE
7	7011	MARVIN D LOVE FWY	ALAMO SELF STOR PTNRS II
8	6808	PASTOR BAILEY DR	CONCORD MISSIONARY
9	6908	PASTOR BAILEY DR	CONCORD MISSIONARY BAPTIST CHURCH
10	6714	MARVIN D LOVE FWY	SIMMONDS CHARITY T
11	6830	MARVIN D LOVE FWY	TEXAS MEZZANINE FUND INC
12	6735	RICHWOOD DR	PEREZ HUMBERTO & MARIA
13	6719	RICHWOOD DR	GARZA BIANCA ELIZABETH
14	6711	RICHWOOD DR	LOPEZ DANIEL P & FRANCES
15	6705	RICHWOOD DR	JIMENEZ LINDA
16	6703	RICHWOOD DR	EDWARDS VICTOR L
17	2829	MILLBROOK DR	DICKSON MORGAN
18	2823	MILLBROOK DR	MURRAY EMORY P JR &
19	2826	MILLBROOK DR	HERNANDEZ SANTANA &
20	3199	W CAMP WISDOM RD	BONIUK INTERESTS LTD
21	7000	MARVIN D LOVE FWY	OUTDOOR SYSTEMS INC
22	6940	MARVIN D LOVE FWY	ESHEL PROPERTY LLC
23	6948	MARVIN D LOVE FWY	AMIT INVESTMENTS INC
24	5787	S HAMPTON RD	OXLEY LEASING NORTH LOOP LLC
25	4831	S HAMPTON RD	SERVION
26	4831	S HAMPTON RD	MODERN AERO OF TEXAS

05/27/2016

Label #	*Address*		*Owner*
27	4831	S HAMPTON RD	J C AVIATION INV

CITY PLAN COMMISSION **THURSDAY, JUNE 16, 2016**

Planner: Sarah May

FILE NUMBER: Z156-176(SM) **DATE FILED:** December 28, 2015

LOCATION: Southeast corner of East Mockingbird Lane and North Central Expressway

COUNCIL DISTRICT: 14 **MAPSCO:** 36J

SIZE OF REQUEST: Approx. 5.339 acres **CENSUS TRACT:** 3.00

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

APPLICANT / OWNER: THI VI Dallas Mockingbird, LLC

REQUEST: An application for an amendment to Planned Development District No. 740.

SUMMARY: The applicant proposes to (1) increase the maximum number of hotel units from 200 to 208 and (2) decrease parking requirements for Tract 1 from 519 to 500 off-street parking spaces.

STAFF RECOMMENDATION: **Approval**, subject to a revised development plan and conditions.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends this item be approved based upon:

1. *Performance impacts upon surrounding property* – The requested amendments to the existing planned development district are generally modest in scale, increasing the maximum number of hotel units by four percent and decreasing the minimum number of parking spaces by four percent. The increase in hotel units is proposed as a reduction in resident units as no new floor area is proposed. Therefore staff recommends that the swapping of residential to hotel units does not present a performance impact upon surrounding properties.

2. *Traffic impact* – The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and attached parking demand study and has determined that the proposed development will not have a negative impact on the surrounding street system.

3. *Comprehensive Plan or Area Plan Conformance* – The request complies with Commercial Center or Corridor Building Block of the Comprehensive Plan.

BACKGROUND INFORMATION:

- Aerial photography shows the site developed between 1958 and 1968.

- PD No. 740 was established by Ordinance No. 26268, passed by the Dallas City Council on February 22, 2006.

- Palomar Hotel occupied the majority of the site in 2007, where permits were issued to renovate, construct additions, and demolish the structure upon Tract 2 of the planned development district. Other complementary uses also occupied the tenant suites around this time period.

- The Highland Hotel was issued a certificate of occupancy in December 2014, after the Palomar Hotel vacated the site.

Zoning History: There have been two recent zoning changes requested in the area within the last five years.

1. **Z145-135** On April 22, 2015, the City Council approved an application for a Planned Development District for D(A) Duplex District uses and a modified duplex use on property zoned a D(A) Duplex District.

2. **Z112-289** On November 14, 2012, the City Council approved An application for an MF-2(A) Multifamily District with deed restrictions volunteered by the applicant on property zoned a D(A) Duplex District

Thoroughfares/Streets:

Thoroughfare/Street	Type	Dimension
North Central Expressway	Highway	Variable ROW
East Mockingbird Lane	Principal Arterial	Minimum 6 lanes, divided, 100' ROW

Traffic and Parking:

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

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 740	Mixed uses
North	MU-3	Mixed uses
Southeast	PD No. 455, SUP No. 1227	Utilities and retail
West	MU-3, MU-2	Data 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 Plan identifies the request site as being located along a Commercial Center or Corridor.

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

STAFF ANALYSIS:

Land Use Compatibility:

The site is approximately 5.339 acres and located along a principal arterial to the north and a highway to the west and contains a mixture of hotel, residential, restaurant, office, and personal service uses. Another successful and renowned transit-oriented-development is located to the north of the site, Mockingbird Station. To the southeast of the site is a utility easement that isolates the request site from the residential properties in the nearby vicinity. The site has also housed mixed uses for decades and therefore the modest amendments of the request is seen as compatible with surrounding land uses.

List of Partners/Principals/Officers

THI VI Dallas Mockingbird, LLC

(Applicant and Property Owner)

List of Officers and LLC Managers

Bruce Wiles	President and LLC Manager
George Dabney	Vice President/Assistant Treasurer and LLC Manager
Sun Do	Vice President/Assistant Treasurer and LLC Manager

PROPOSED AMENDMENTS TO

ARTICLE 740.

PD 740.

SEC. 51P-740.101. LEGISLATIVE HISTORY.

PD 740 was established by Ordinance No. 26268, passed by the Dallas City Council on February 22, 2006. (Ord. 26268)

SEC. 51P-740.102. PROPERTY LOCATION AND SIZE.

PD 740 is established on property located at the southeast corner of North Central Expressway and Mockingbird Lane. The size of PD 740 is approximately 5.3 acres. (Ord. 26268)

SEC. 51P-740.103. DEFINITIONS AND INTERPRETATIONS.

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

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

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

(d) Tract 1 and Tract 2 are the areas shown on the Tract 1 development/Tract 2 conceptual plan (Exhibit 740A).

(e) In this district, SPA means a facility operated to promote physical fitness or weight control and where manipulated massage or exercises are practiced upon the human body with or without the use of mechanical, therapeutic, or bathing devices. This use may include, but is not limited to, exercise, gamecourt, and accessory eating areas. (Ord. Nos. 26268; 27329)

SEC. 51P-740.104. CONCEPTUAL PLAN.

Development and use of Tract 2 must comply with the Tract 2 portion of the Tract 1 development/Tract 2 conceptual plan. In the event of a conflict between the text of this article and the Tract 1 development/Tract 2 conceptual plan, the text of this article controls. (Ord. Nos. 26268; 27329)

SEC. 51P-740.105. DEVELOPMENT PLAN.

(a) Development and use of Tract 1 must comply with the Tract 1 portion of the Tract 1 development/Tract 2 conceptual plan. In the event of a conflict between the text of this article and the Tract 1 development/Tract 2 conceptual plan, the text of this article controls.

(b) For Tract 2, a development plan that complies with the Tract 2 portion of the Tract 1 development/Tract 2 conceptual plan must be approved by the city plan commission before the issuance of any building permit to authorize work in Tract 2. (Ord. 26268)

SEC. 51P-740.106. MAIN USES PERMITTED.

The only main uses permitted in this district are those main uses permitted in the MU-3 Mixed Use District, subject to the same conditions applicable in the MU-3 Mixed Use District, as set out in Chapter 51A. For example, a use permitted in the MU-3 Mixed Use District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MU-3 Mixed Use District is subject to DIR in this district; etc. (Ord. 26268)

SEC. 51P-740.107. 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, consult Section 51A-4.217.

(b) In this district, the following accessory use is not permitted:

-- Private stable.

(c) In this district, the following accessory use is permitted by SUP only:

-- Accessory helistop.

(Ord. 26268)

SEC. 51P-740.108. 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. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

(a) Front yard. Minimum front yard is 15 feet.

(b) Side and rear yard.

(1) Tract 1. Minimum side and rear yard is as shown on the Tract 1 development/Tract 2 conceptual plan.

(2) Tract 2. No minimum side and rear yard.

(c) Density.

(1) Tract 1. Maximum number of dwelling units is 77.

(2) Tract 2. Maximum dwelling unit density is 150 units per acre.

(d) Floor area.

(1) Tract 1.

(A) Maximum number of hotel guest rooms is 208 [~~200~~], and there is no maximum floor area for the hotel guest rooms.

(B) Maximum floor area is 42,710 square feet for all nonresidential uses other than hotel guest rooms, and the floor area of certain of these nonresidential uses is further limited as follows.

(C) Maximum floor area for hotel meeting rooms is 8,610 square feet.

(D) Maximum floor area for a restaurant without drive-in or drive through-service as a main use is 8,300 square feet.

(E) Maximum floor area for a restaurant without drive-in or drive through-service as an accessory use to a hotel is 7,500 square feet.

(F) Maximum floor area for a spa is 9,300 square feet.

(G) Maximum floor area for all retail and personal service uses not listed in Subparagraphs (D), (E), and (F) is 9,000 square feet.

(H) No maximum floor area for residential uses.

(2) Tract 2. Maximum floor area for all uses is 200,000 square feet with retail and personal service uses limited to no more than 20,000 square feet of floor area.

(e) Height.

(1) Tract 1.

(A) Maximum structure height for the existing hotel building is 115 feet in the location shown on the Tract 1 development/Tract 2 conceptual plan.

(B) Unless further restricted under Subparagraph (1)(A), maximum structure height is 128 feet.

(2) Tract 2. Maximum structure height is 133 feet.

(f) Lot coverage.

(1) Tract 1. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(2) Tract 2. Maximum lot coverage is 90 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(g) Lot size. No minimum lot size.

(h) Stories. No maximum number of stories. (Ord. Nos. 26268; 27329)

SEC. 51P-740.109. OFF-STREET PARKING AND LOADING.

(a) Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking/loading requirements for each use.

(b) The following parking regulations apply to Tract 1 for a combination of hotel, retail and personal service, and multifamily uses on Tract 1:

(1) A minimum of 500 [~~519~~] off-street parking spaces must be provided.

(2) For multifamily uses, required off-street parking may be configured as packed parking. A special parking license is not required for packed parking. Packed parking stall dimensions must be shown on an approved development plan. The packed parking standards in Subsection 51A-4.329(c) apply.

(3) Required off-street parking for multifamily uses must be reserved for residents.

(c) Aboveground parking structures located on Tract 2 are limited to two stories and must have a facade that is similar in materials and appearance to the facade of the main structure the parking serves. Aboveground parking structures must be constructed so as to screen vehicle headlights from shining on adjacent property to the east and shining into the airspace above North Central Expressway by a minimum four foot wall. Above the first floor, and on the first floor facing the Katy Trial, all openings in the aboveground parking structure facade must be screened except for vehicle access ways. Screening may include architectural grill work or other materials that provide ventilation.

(d) Loading facilities and service areas in Tract 2 must be located within the parking structure and screened from view from the Katy Trail.

(e) For purposes of off-street parking regulations, Tract 1 and Tract 2 are considered to be one lot. (Ord. Nos. 26268; 27329)

SEC. 51P-740.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 26268)

SEC. 51P-740.111. INGRESS/EGRESS.

Vehicular ingress and egress must be provided in the locations as shown on the Tract 1 development/Tract 2 conceptual plan. No other vehicular ingress or egress is permitted. (Ord. 26268)

SEC. 51P-740.112. LANDSCAPING.

(a) Except as provided in this section, landscaping must be provided in accordance with Article X.

(b) For Tract 1, landscaping must be provided as shown on the Tract 1 landscape plan (Exhibit 740B) and the Mockingbird Lane sidewalk plan (Exhibit 740C).

(c) A landscape plan for Tract 2 must be approved by the city plan commission before the issuance of a building permit on Tract 2.

(d) The Property owner must obtain a parkway landscape permit and private license to plant trees in the Mockingbird Lane parkway as shown on the Tract 1 landscape plan. If the city does not approve a parkway landscape permit or private license, the trees shown in the parkway must be relocated to the Property and shown on a revised landscape plan for Tract 1 approved by the landscape plan amendment procedure in Section 51A-4.702.

(e) The Tract 2 landscape plan and any amendments to the Tract 1 landscape plan must include a tree mitigation table summarizing tree mitigation requirements for the tract as required by Section 51P-740.113. The table must include total mitigation required for the tract, the amount of mitigation satisfied on site, and the amount of mitigation satisfied off-site, including a description of the location for off-site mitigation.

(f) Plant materials must be maintained in a healthy, growing condition. (Ord. 26268)

SEC. 51P-740.113. ALTERNATIVE TREE MITIGATION FOR A SPECIFIC SET OF USES.

(a) Applicability. This section applies only to a combination of hotel, retail and personal service, and multifamily uses on Tract 1 along with a combination of any uses on Tract 2.

(b) Replacement trees on the Property.

(1) A minimum of 122 caliper inches of replacement trees must be planted on Tract 1 prior to issuance of a certificate of occupancy for the later of either the hotel or the Tract 1 south multifamily use shown on the Tract 1 development /Tract 2 conceptual plan.

(2) A minimum of 72 caliper inches of replacement trees must be planted on Tract 2 prior to issuance of a certificate of occupancy for any Tract 2 uses.

(c) Replacement trees in the DART right-of-way.

(1) In addition to the on-site replacement requirements in Subsection (b), and subject to the written consent of the owner of the DART right-of-way, a minimum of 215 caliper

inches of replacement trees must be planted in the DART right-of-way within 24 months after the issuance of a certificate of occupancy for the Tract 1 south multifamily use.

(2) In addition to the on-site replacement requirements in Subsection (b), and subject to the written consent of the owner of the DART right-of-way, a minimum of 113 caliper inches of replacement trees must be planted in the DART right-of-way within 24 months after the issuance of a certificate of occupancy for any Tract 2 uses.

(3) Tree mitigation credit shall be granted for replacement trees planted in the DART right-of-way (future Katy Trail extension) adjacent to the east side of the Property.

(d) Removal of off-site replacement trees. The building official must be notified 60 days prior to removal of any replacement trees planted off the Property, other than in case of emergency removal for public safety. A revised site plan as required for off-site mitigation per Article X must be submitted to the building official showing the location of the removed trees and the new location for planting. If possible, the replacement trees should be planted within Glencoe Park, subject to approval of the director of park and recreation, or on the Property. If neither of these two options are used, all other options for tree mitigation as provided for in Article X are permitted.

(e) Completion date for all mitigation. Within 24 months after the issuance of a certificate of occupancy for any Tract 2 uses, all tree mitigation must be complete. (Ord. Nos. 26268; 27329)

SEC. 51P-740.114. SIGNS.

Signs must comply with the provisions for business zoning districts in Article VII. (Ord. 26268)

SEC. 51P-740.115. ROADWAY IMPROVEMENTS.

Prior to the issuance of a certificate of occupancy for a permitted use on the Property, a deceleration lane must be provided at the west driveway as shown on the Tract 1 development/Tract 2 conceptual plan, with final design and construction approved by the Texas Department of Transportation. (Ord. 26268)

SEC. 51P-740.116. SIDEWALKS.

(a) Except as provided below, sidewalks must be provided as required by Chapter 51A.

(b) Sidewalks along Mockingbird Lane must be provided as shown on the Mockingbird Lane sidewalk plan. (Ord. 26268)

SEC. 51P-740.117. 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) Garbage storage areas in Tract 2 must be screened with a solid brick masonry veneer wall except for access points. Access points to the garbage storage area must face away from the Katy Trail. (Ord. Nos. 26268; 27329)

SEC. 51P-740.118. COMPLIANCE WITH CONDITIONS.

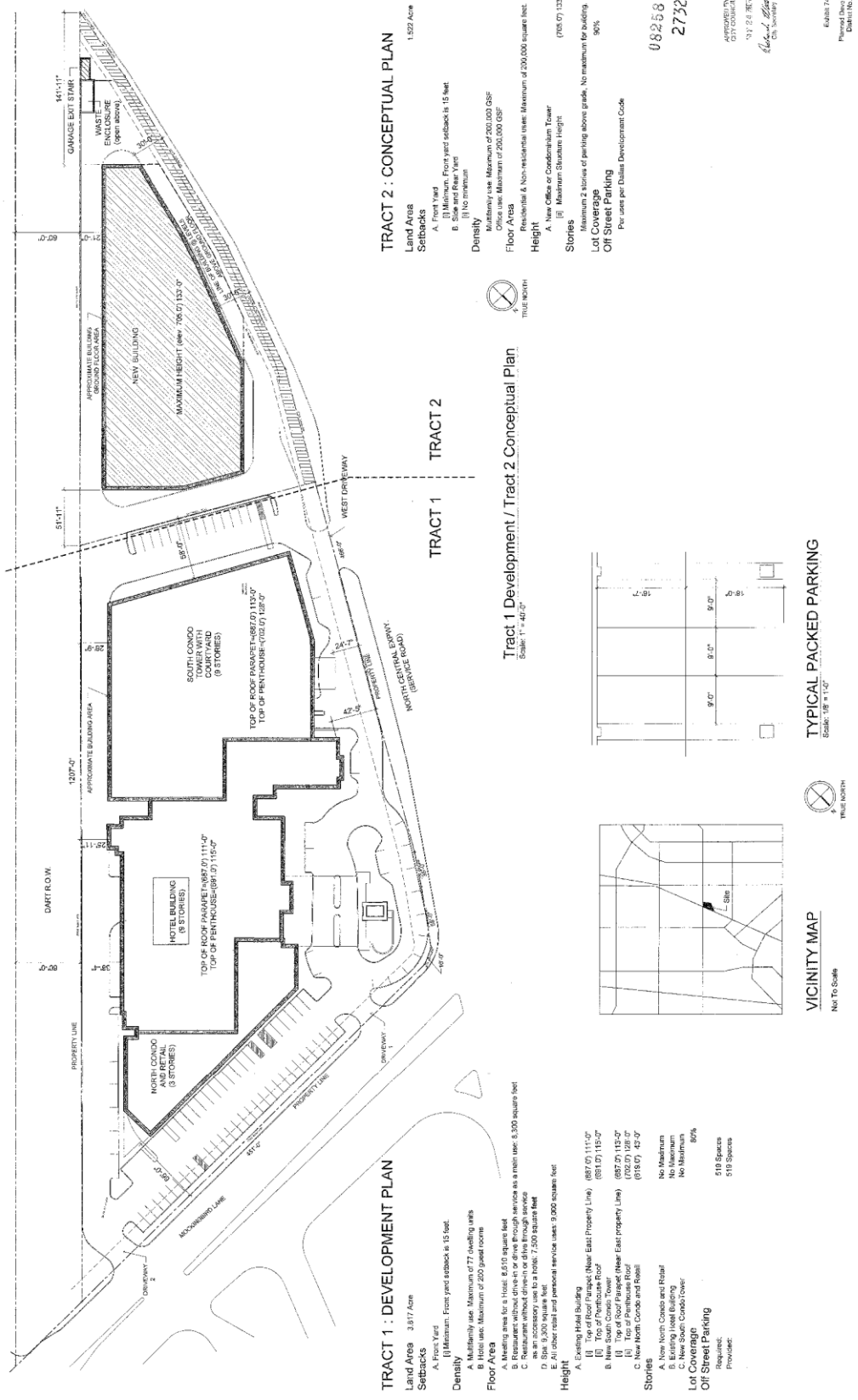
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 26268)

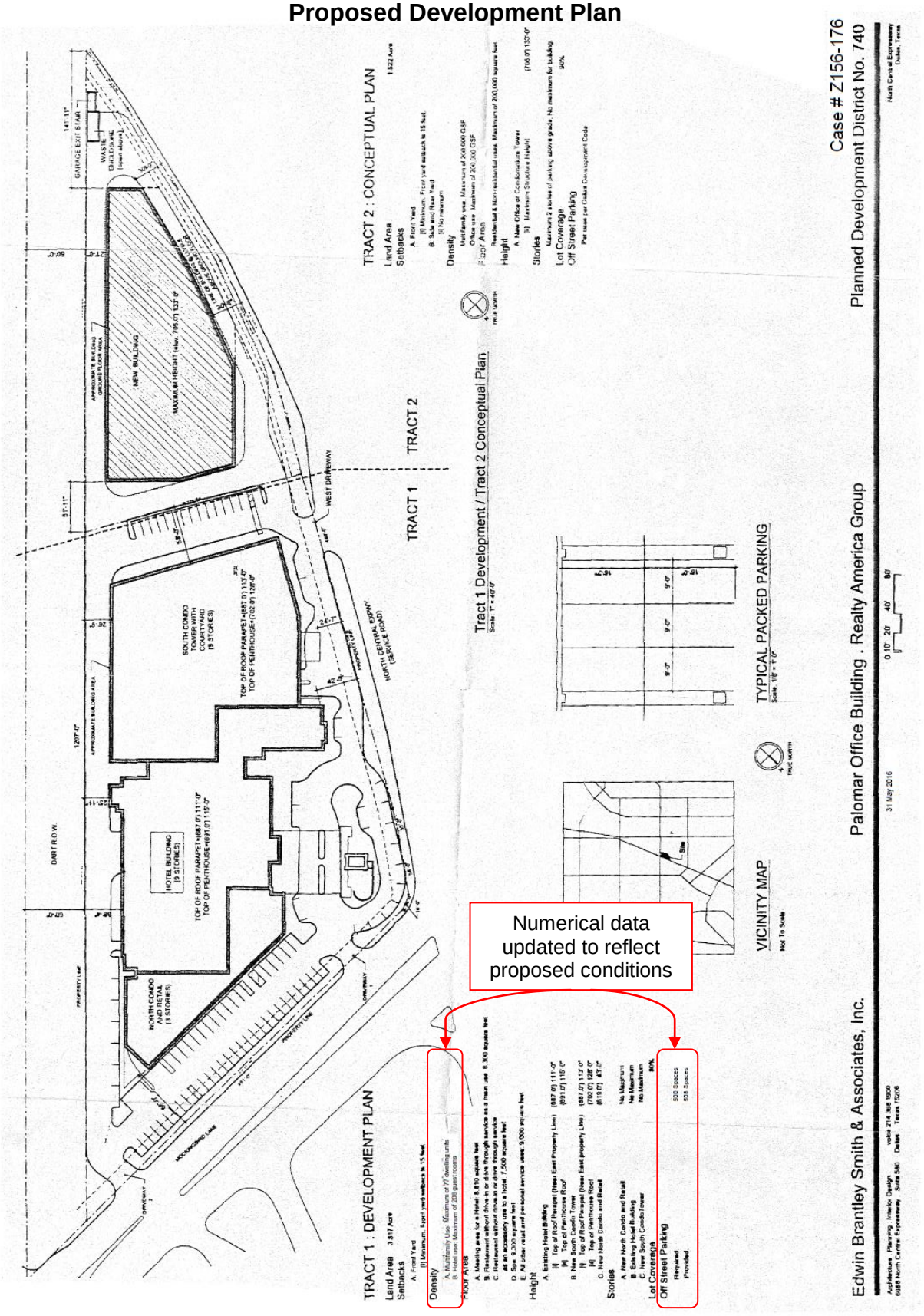
SEC. 51P-740.119. ZONING MAP.

PD 740 is located on Zoning Map No. H-8. (Ord. 26268)

Existing Development Plan



Proposed Development Plan



Kimley»Horn

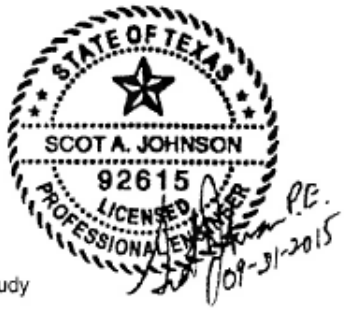
MEMORANDUM

To: Ms. Erica Graham
THI VI Dallas Mockingbird LLC

From: Scot A. Johnson, P.E., PTOE
Kimley-Horn and Associates, Inc.

Date: September 21, 2015

Subject: PD 740 (Highland Hotel) Parking Study



Introduction

Kimley-Horn and Associates, Inc. (KH) was retained by Thayer Lodging to conduct a parking study to examine the effects of the proposed change to the PD 740 Tract 1 zoning. The study determined the actual parking supply on the site and made observations of parking demand from the current land uses, then drew conclusions about the proposed zoning change.

PD 740 covers the southeast corner of US 75 and Mockingbird Lane. Tract 1 of PD 740 is developed with a hotel, condo units, and commercial areas, and uses surface parking and an underground parking garage. Tract 2 of PD 740 is undeveloped and currently contains only an unpaved parking lot which is used by some Tract 1 patrons or staff.

Within the existing building, the owner proposes to convert eight condominium units to hotel rooms. PD 740 would be modified to change the allowable maximum hotel rooms from 200 to 208. There would be no additional building area, and the existing floor area limitations for nonresidential uses will be unchanged.

The existing site was observed on August 6, 2015 for both parking supply and parking occupancy. A physical count and examination of each available parking space was made, comparing the actual conditions to the site plans from PD 740 and provided by the owner. At the same time, another observer was recording parking occupancy on the surface and in the garage at 30-minute intervals from 5:00 PM until 9:00 PM.

Parking Supply

The surface and underground garage parking areas were subdivided into logical parking lots for observation and discussion. The surface parking lots numbered S-1 through S-5 are shown in **Exhibit 1**, with the parking space count shown for each area. The garage parking areas numbered G-1 through G-3 are shown in **Exhibit 2**, with the parking space count shown for each area. Note that **Exhibit 1** and **Exhibit 2** are based on the previous site plan graphics which do not exactly represent the current parking configuration.

kimley-horn.com | 12750 Merit Drive, Suite 1000, Dallas, TX 75251 | 972-770-1300

Kimley»Horn

Surface Lot

Lot S-1 is the surface parking on the north side of the main building, mostly serving the commercial uses. S-1 has 51 total spaces, including five handicapped spaces. Most of the spaces are marked as 30-minute parking only, and the spaces adjacent to the building are marked for use by the adjacent businesses.

Lot S-2 is an area of seven parallel parking spaces on the northeast corner of the site. The parallel spaces are not individually marked, so one parking observation showed at eight vehicles in that space.

Lot S-3 includes the hotel porte-cochere with valet station, the condo tower porte-cochere with valet station, and the associated surface spaces on the western side of the building. S-3 has 21 total spaces, some of which are not fully marked. The spaces are marked for and controlled by the valet operators.

Lot S-4 is the marked spaces against the south boundary of Tract 1, with 22 spaces including two handicapped spaces. These spaces are generally open for longer-term customer parking, and were also observed being used by the staff of the commercial spaces.

Lot S-5 is the informal, unpaved parking lot on Tract 2, which is accessed via a connection from lot S-4. Almost the entire Tract 2 is available for parking, with one east-west parking bay being more defined with gravel. For purposes of the parking occupancy, lot S-5 was assumed to have 25 spaces, although it could accommodate many more. As it is not a part of Tract 1, lot S-5 is not counted in the total for PD 740 Tract 1. However, the observed parking demands using S-5 will be considered when discussing the Tract 1 overall parking demands.

Overall, the Tract 1 surface parking provides a total of 101 spaces.

Underground Garage

The garage is physically divided into three areas, with the condo parking being within fenced and gated areas.

Lot G-1 is the main underground parking area, used by the hotel valet and some self-parkers from the Exhale spa. It contains 255 usable spaces, including four handicapped spaces. Some additional spaces being used for permanent storage areas, and some nonstandard spaces were not counted (HVAC equipment intrusions, etc.).

Lot G-2 is the parking for the loft condos above the commercial spaces, and contains 24 spaces.

Lot G-3 is the parking for the condo tower, and contains 128 spaces.

Overall, the underground garage totals 407 spaces. When combined with the surface spaces, the site provides 508 parking spaces.

Parking Demand Observations

The observations were conducted on a typical Thursday and covered the afternoon commuter rush, typical supper service at the major restaurant Knife, and the hotel parking accumulation into the evening. The restaurant indicated they expected 63 diners across the evening, which was a typical number. The hotel was indicated to be at 68% occupancy, or 136 rooms filled. The observations are summarized in Exhibit 3, showing the number of parked vehicles in each area at each observation. Subtotals for the garage and surface parking area, and an overall total are shown.

The highest parking demand occurred at 5:00 PM, with a total of 275 vehicles parked on the site. This total parking demand included the 19 vehicles parked in the gravel lot on Tract 2 (S-5). This 275 total demand represents an occupancy of 54% of the total 508 spaces on Tract 1. After 5:00 PM, the overall parking demand tended to decline through the evening, with a low of 216 parked vehicles at 9:00 PM when observations were ended. A smaller peak (250 total) can be observed at 7:00 PM, which is the peak of the restaurant usage.

The combined surface lot showed 72% occupancy at 5:00 PM, but quickly declined as the commercial spaces closed for the day. Spaces were available at all times in the larger S-1 north side and S-4 south side surface lots. By 9:00 PM the combined surface lot occupancy was 38%.

The main garage area G-1 showed only 42% occupancy at 5:00 PM, and showed a slower decline throughout the evening, ending at 31% occupancy with 79 spaces used.

The condo parking areas G-2 and G-3 showed a slight increase in occupancy through the evening. with both areas showing ample excess capacity.

The S-5 gravel lot on Tract 2 showed a maximum parking demand of 19 vehicles at 5:00 PM and 6.30 PM, with a decline to 16 by 9:00 PM. It is believed these vehicles are mostly staff parking since the occupancy does not decline as much compared to the main garage and other surface areas. These vehicles could easily be accommodated within the Tract 1 parking capacity.

Underground Garage Overnight Counts

The hotel valet provided data on the number of vehicles parked overnight (hotel guests), and the number of vehicles parked in the garage for events on the site (who were not otherwise hotel guests). A total of 88 nights of observations were provided, covering April through June, 2015, and the data sheets are attached. The hotel room occupancy was also recorded for each night, which varied from 31% to 100%. With that data, a parking demand per occupied hotel room could be calculated for each observation, independent of the hotel occupancy at any given time. Over all the observations, the average parking demand was found to be 0.47 spaces per occupied hotel room. Only one observation exceeded 1 space per hotel room.

The event parking demand varied significantly, from zero up to a maximum of 135 vehicles. Only two events exceeded 100 vehicles, and the average event had a parking demand of 38 vehicles.

Combining the hotel demand and the event demand, the highest observed garage demand in the three months of observations was 216 vehicles, which is still easily accommodated within the 255 spaces of

the G-1 main area of the garage. The average combined hotel and event demand was 98 vehicles. The garage is properly divided between the hotel/commercial and condo parking areas so that all users have ample opportunity for parking.

From these observations, the 8 new hotel rooms can be expected to generate between 4 and 8 parked vehicles when occupied. The parking demand from the new hotel rooms will be indistinguishable from the daily variation and event traffic that the site is consistently handling.

Summary

It is clear that the proposed 500-space parking supply within the PD 740 Tract 1 site is ample to accommodate the parking demand from the current and proposed uses. The eight additional hotel rooms will not generate a noticeable change in the hotel parking demand.

Parking on the gravel lot on Tract 2 is simply for convenience and in place of using the valet to park in the garage. If necessary, those parkers could easily be accommodated within the parking garage.

The time limits and adjacent reserved spaces on the northern surface parking lot S-1 are appropriate to serve the commercial users there, and should be maintained and enforced. The use of the valet parking should be encouraged and advertised for longer-term parkers of all uses, reducing the perceived pressure on the surface parking supply. The valet operation should be maintained at a high level to minimize the waiting time on the drop-off or pick-up exchange. The division of the available spaces between users is appropriate at the current time for both the surface and garage areas, and should continue to be actively managed in the future.

END

Attachments: Exhibit 1 – Parking Supply Map - Surface
Exhibit 2 – Parking Supply Map - Garage
Exhibit 3 – Parking Supply and Observed Vehicle Occupancy
Underground Garage Parking Counts – April 2015
Underground Garage Parking Counts – May 2015
Underground Garage Parking Counts – June 2015

DALLAS HIGHLAND HOTEL PARKING STUDY
PARKING SUPPLY MAP
Kimley»Horn
NOTE:
MAP IS INTENDED FOR AREA IDENTIFICATION ONLY
THE PARKING SUPPLY TOTALS ARE ACCURATE AS OF
AUGUST 2015, BUT THE GRAPHIC HAS NOT BEEN
UPDATED WITH THE CURRENT SPACE LAYOUT
LEGEND
STUDY AREA
PARKING LOT
TOTAL SUPPLY
NORTH
Planned Development
District No. 740
Exhibit 740A
TRACT 1 DEVELOPMENT PLAN
TRACT 2 CONCEPTUAL PLAN
TRACT 1
TRACT 2
VICINITY MAP
Palomar Office Building - Realty America Group
Case # Z078-241
Planned Development District No. 740
Edwin Stanley Smith & Associates, Inc.
082583
27729

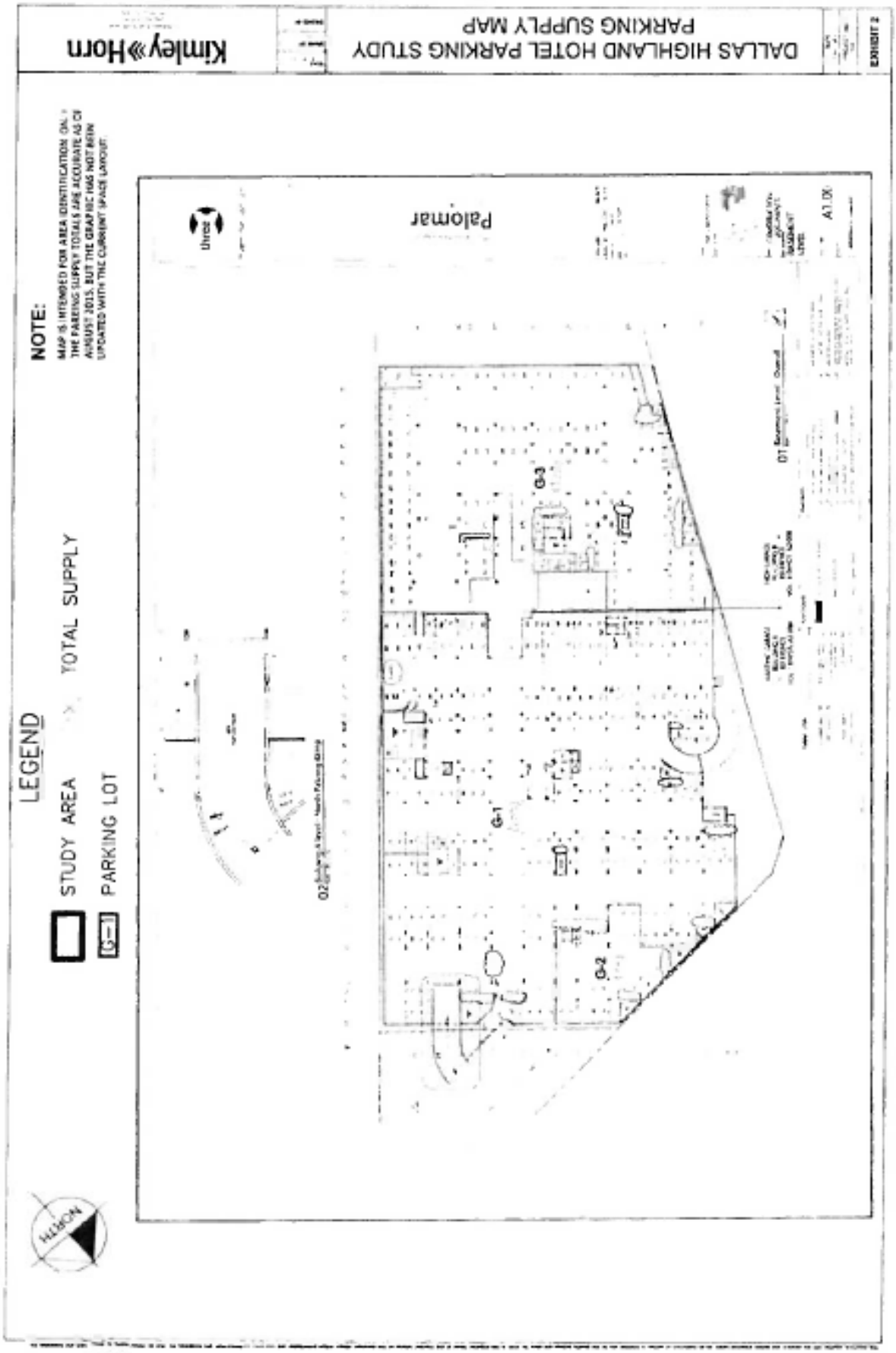

DALLAS HIGHLAND HOTEL PARKING STUDY
PARKING SUPPLY MAP
Kimley»Horn
NOTE:
LEGEND
STUDY AREA
TOTAL SUPPLY
PARKING LOT
NORTH
Palomar
G-1
G-2
G-3

EXHIBIT 3 - PD 740 Highland Hotel Parking Study
Parking Supply and Observed Vehicle Occupancy

Area	Sub Block	Parking Supply	Occupancy (Thursday - 08/06/2015)								
		Total	5:00 PM	5:30 PM	6:00 PM	6:30 PM	7:00 PM	7:30 PM	8:00 PM	8:30 PM	9:00 PM
Garage	G-1 (Main)	255	106	105	108	91	101	95	84	83	79
	G-2 (Lofts Reserved)	24	4	4	4	4	6	6	6	5	5
	G-3 (Condos Reserved)	128	73	73	73	73	73	73	78	78	78
Garage Total		**407**	**183**	**182**	**185**	**168**	**180**	**174**	**168**	**166**	**162**
Surface On-Site	S-1 (North Side)	51	40	31	32	24	26	20	22	17	17
	S-2 (East Side Parallel)	7	[illegible]	[illegible]	6	6	6	4	4	3	3
	S-3 (Hotel Entrance)	21	9	10	6	8	11	8	7	9	8
	S-4 (South Side)	22	16	17	17	16	11	13	14	11	10
Surface On-Site Total		**101**	73	65	61	54	54	45	47	40	38
Garage + Surface On-Site Total		**508**	256	247	246	222	234	219	215	206	200
Gravel Surface	S-5	25	19	18	17	19	16	17	17	16	16
Total		**533**	275	265	263	241	250	236	232	222	216

LEGEND

= Occupancy less than 25%

= Occupancy greater than or equal to 25% and less than 50%

= Occupancy greater than or equal to 50% and less than 75%

= Occupancy greater than or equal to 75% and less than 90%

= Occupancy greater than or equal to 90%

Underground Garage Parking Counts - April 2015

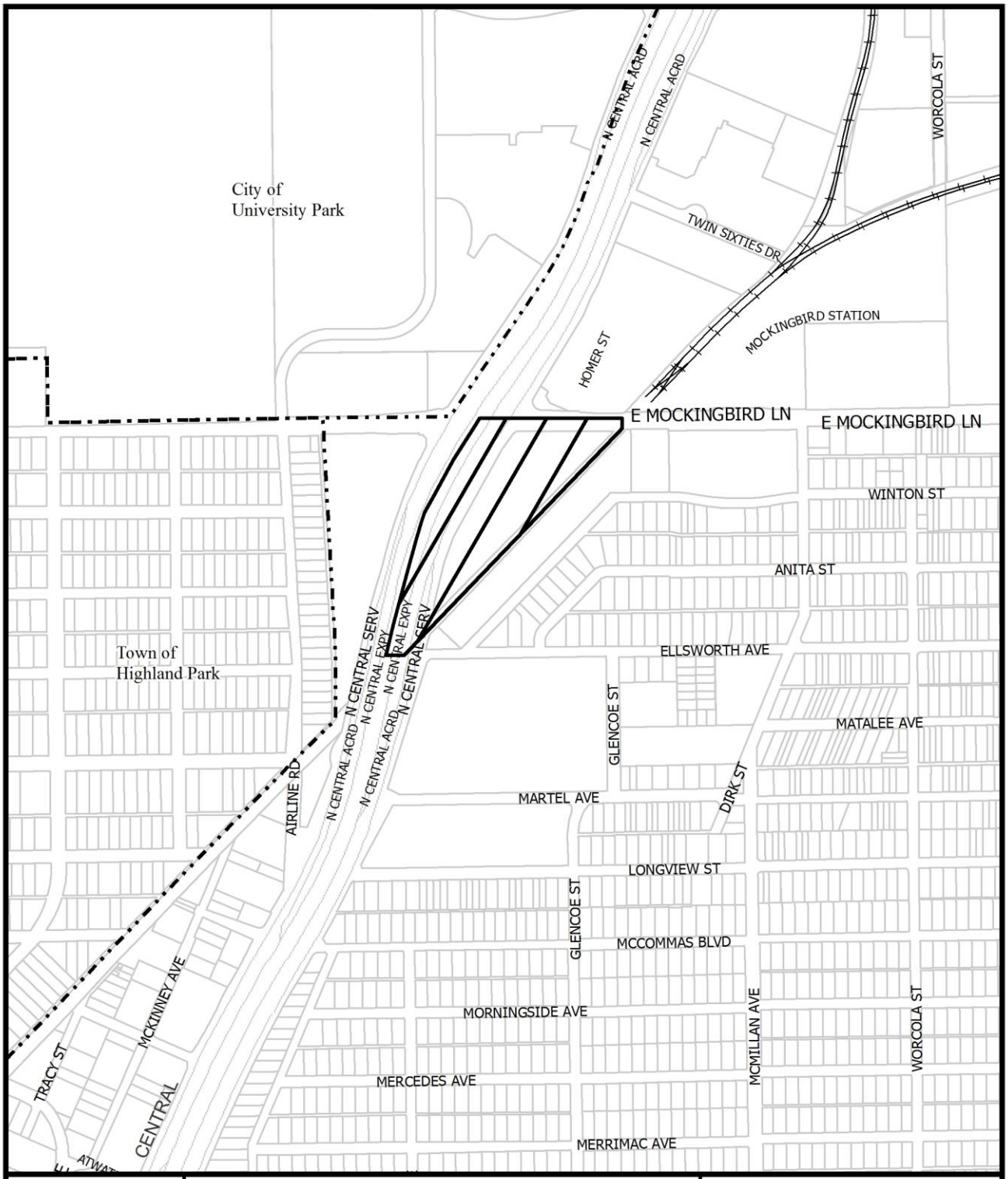
Date	Hotel Occupany %	Overnight Hotel Parking	Spaces Per Hotel Room	Event Parking	Total Max G-1
4/1/2015	76%	125	0.82		125
4/2/2015	72%	65	0.45		65
4/3/2015	64%	51	0.40		51
4/4/2015	64%	68	0.53		68
4/5/2015	31%	No Observation			
4/6/2015	87%	No Observation			
4/7/2015	100%	No Observation			
4/8/2015	73%	52	0.36		52
4/9/2015	88%	67	0.38	25	92
4/10/2015	97%	88	0.45	100	188
4/11/2015	98%	66	0.34	90	156
4/12/2015	45%	54	0.60	25	79
4/13/2015	85%	60	0.35	93	153
4/14/2015	99%	70	0.35	20	90
4/15/2015	98%	85	0.43	20	105
4/16/2015	96%	81	0.42	135	216
4/17/2015	96%	75	0.39	97	172
4/18/2015	100%	105	0.53	47	152
4/19/2015	68%	48	0.35	22	70
4/20/2015	80%	62	0.39	7	69
4/21/2015	98%	56	0.29		56
4/22/2015	99%	57	0.29	8	65
4/23/2015	91%	80	0.44	5	85
4/24/2015	99%	83	0.42		83
4/25/2015	98%	102	0.52	79	181
4/26/2015	46%	40	0.43		40
4/27/2015	90%	64	0.36		64
4/28/2015	99%	67	0.34		67
4/29/2015	92%	60	0.33		60
4/30/2015	81%	55	0.34		55
		Average Spaces Per Hotel Room:	0.42		

Underground Garage Parking Counts - May 2015

Date	Hotel Occupany %	Overnight Hotel Parking	Spaces Per Hotel Room	Event Parking	Total Max G-1
5/1/2015	71%	84	0.59		84
5/2/2015	86%	101	0.59		101
5/3/2015	41%	56	0.68		56
5/4/2015	68%	45	0.33		45
5/5/2015	96%	45	0.23		45
5/6/2015	98%	62	0.32		62
5/7/2015	72%	73	0.51		73
5/8/2015	69%	89	0.64	22	111
5/9/2015	73%	94	0.64	8	102
5/10/2015	45%	52	0.58		52
5/11/2015	97%	84	0.43		84
5/12/2015	98%	108	0.55		108
5/13/2015	98%	100	0.51	15	115
5/14/2015	93%	79	0.42		79
5/15/2015	96%	71	0.37	10	81
5/16/2015	98%	89	0.45		89
5/17/2015	78%	70	0.45		70
5/18/2015	97%	90	0.46	9	99
5/19/2015	100%	76	0.38		76
5/20/2015	100%	74	0.37	25	99
5/21/2015	60%	74	0.62	4	78
5/22/2015	50%	65	0.65		65
5/23/2015	76%	111	0.73		111
5/24/2015	44%	61	0.69		61
5/25/2015	31%	84	1.35		84
5/26/2015	63%	80	0.63		80
5/27/2015	96%	75	0.39		75
5/28/2015	83%	76	0.46		76
5/29/2015	92%	81	0.44		81
5/30/2015	96%	56	0.29		56
5/31/2015	66%	47	0.36		47
		Average Spaces Per Hotel Room:	0.52		

Underground Garage Parking Counts - June 2015

Date	Hotel Occupany %	Overnight Hotel Parking	Spaces Per Hotel Room	Event Parking	Total Max G-1
6/1/2015	86%	55	0.32	78	133
6/2/2015	97%	75	0.39	55	130
6/3/2015	99%	85	0.43	55	140
6/4/2015	82%	93	0.57	67	160
6/5/2015	97%	135	0.70		135
6/6/2015	98%	136	0.69		136
6/7/2015	78%	76	0.49		76
6/8/2015	99%	52	0.26		52
6/9/2015	99%	54	0.27		54
6/10/2015	100%	72	0.36		72
6/11/2015	79%	61	0.39		61
6/12/2015	66%	83	0.63		83
6/13/2015	92%	116	0.63		116
6/14/2015	70%	66	0.47		66
6/15/2015	99%	64	0.32		64
6/16/2015	100%	80	0.40		80
6/17/2015	94%	70	0.37		70
6/18/2015	96%	70	0.36		70
6/19/2015	91%	79	0.43		79
6/20/2015	93%	107	0.58		107
6/21/2015	67%	65	0.49		65
6/22/2015	93%	98	0.53		98
6/23/2015	100%	95	0.48		95
6/24/2015	100%	101	0.51		101
6/25/2015	97%	104	0.54	8	112
6/26/2015	95%	102	0.54	6	108
6/27/2015	100%	133	0.67		133
6/28/2015	62%	73	0.59	5	78
6/29/2015	82%	86	0.52	5	91
6/30/2015	90%	88	0.49		88
		Average Spaces Per Hotel Room:	0.48		

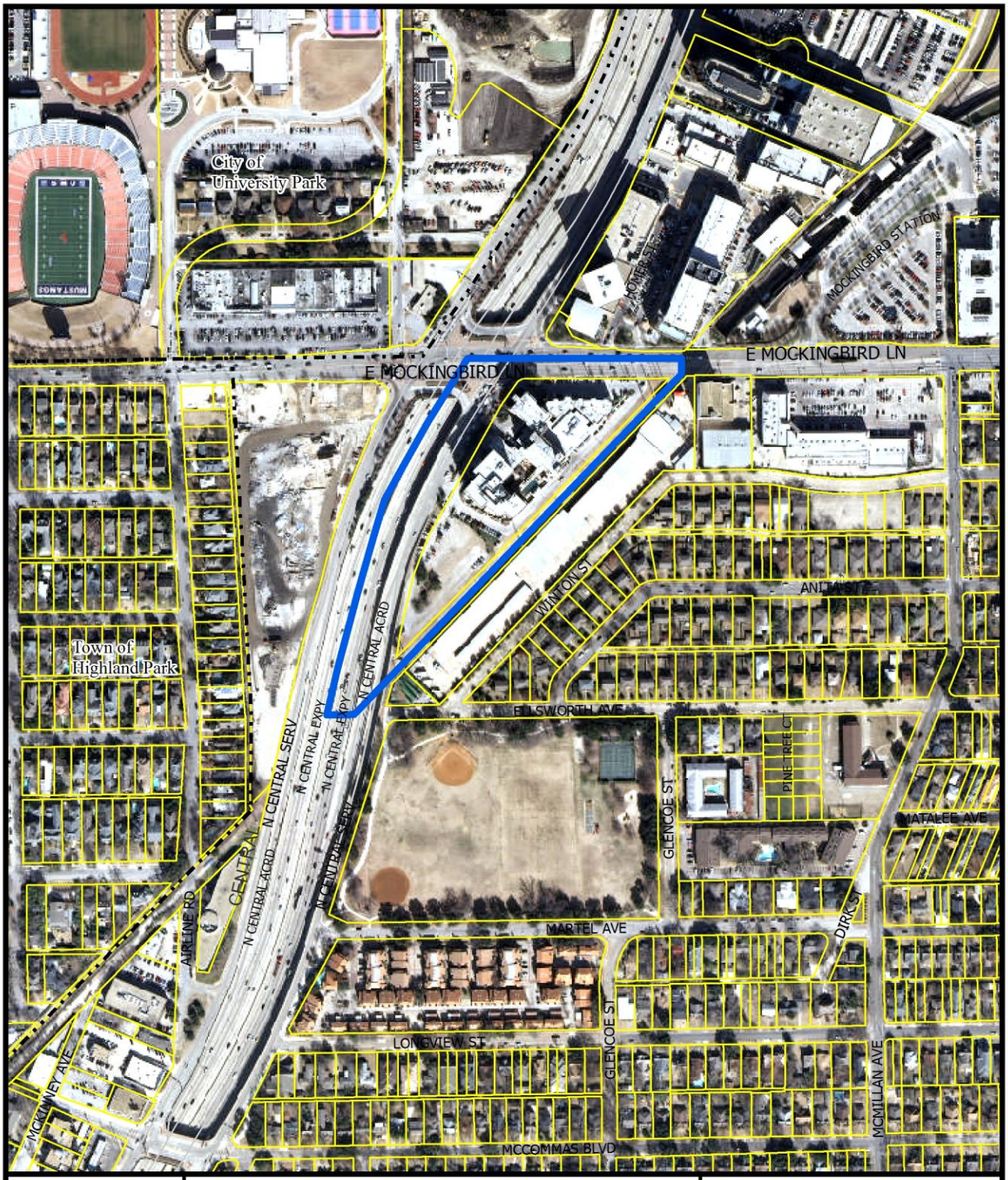


1:7,200

VICINITY MAP

Case no: Z156-176

Date: 1/20/2016

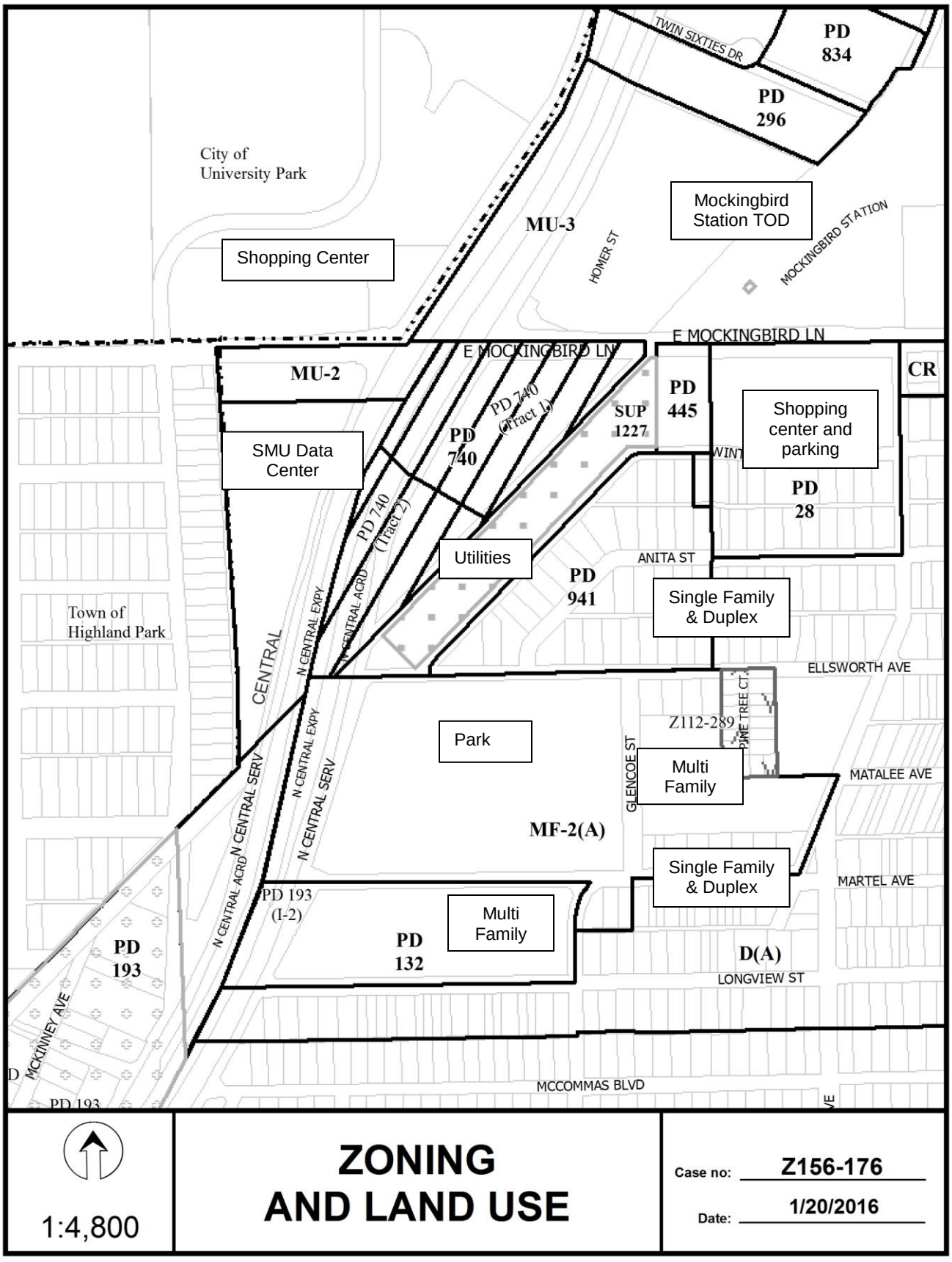


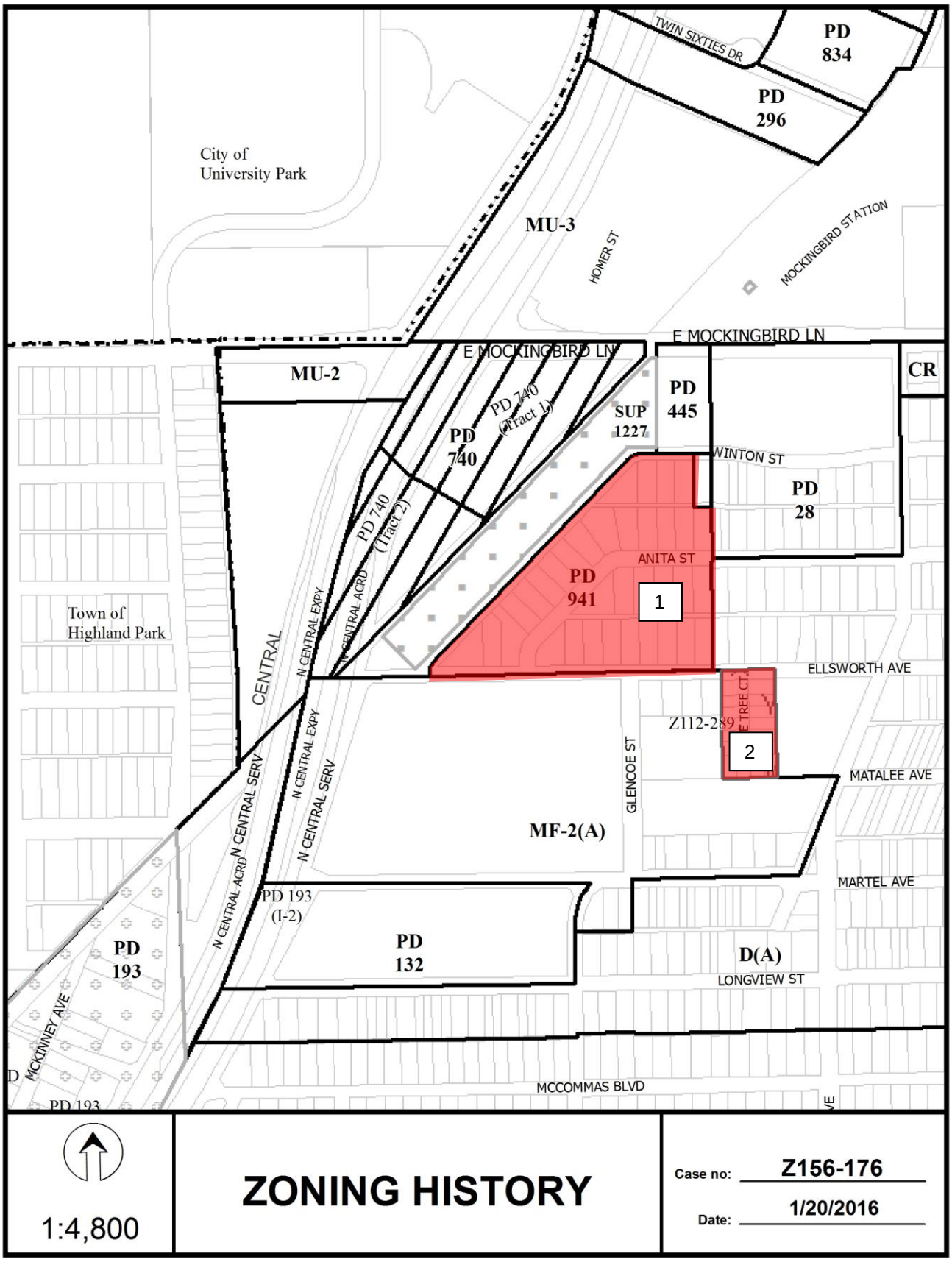
1:4,800

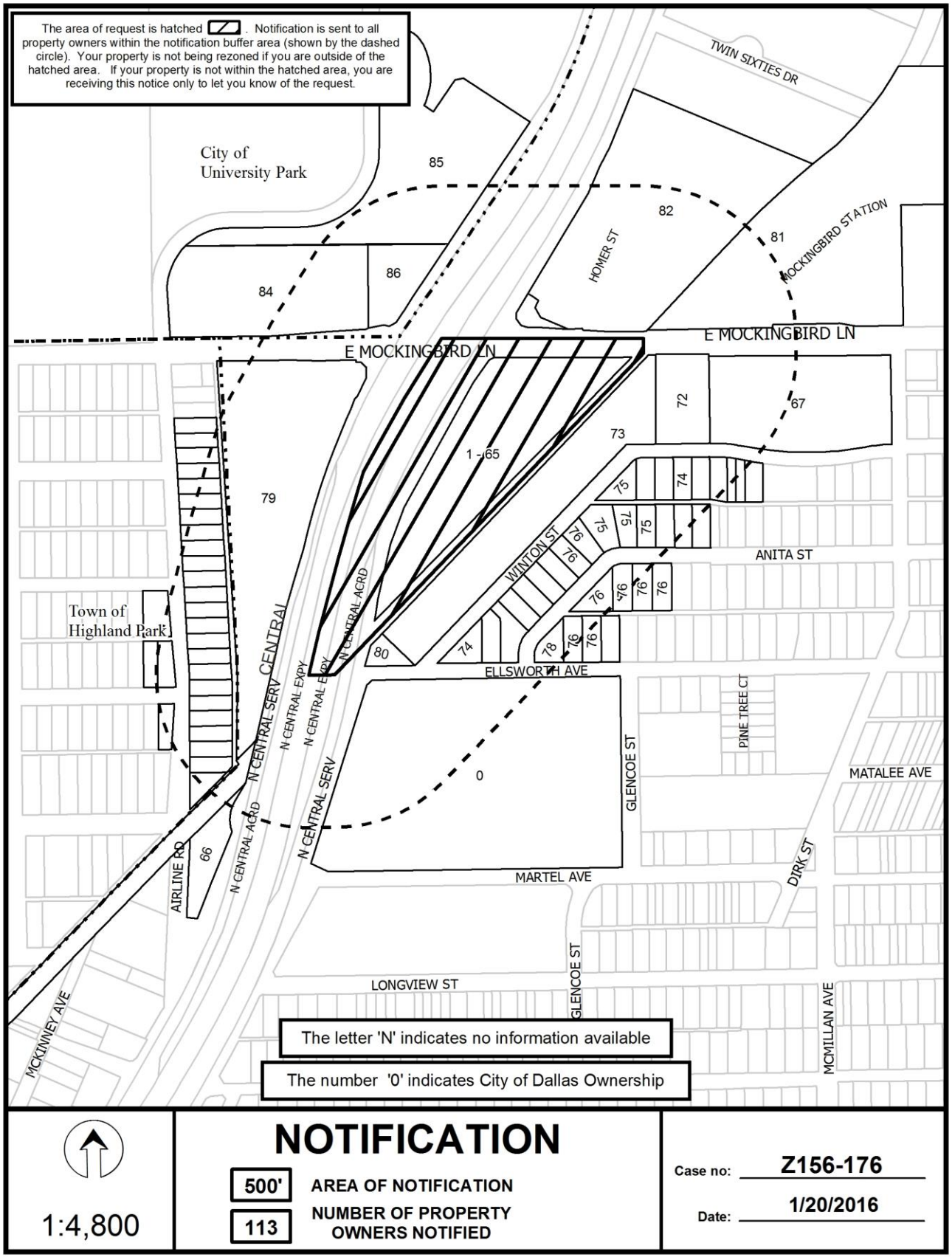
AERIAL MAP

Case no: Z156-176

Date: 1/20/2016


PD 834
PD 296
TWIN SIXTIES DR
City of University Park
MU-3
Mockingbird Station TOD
Shopping Center
HOMER ST
MOCKINGBIRD STATION
E MOCKINGBIRD LN
MU-2
PD 740 (Tract 1)
PD 740
SUP 1227
PD 445
CR
Shopping center and parking
SMU Data Center
PD 740 (Tract 2)
PD 28
Utilities
ANITA ST
PD 941
Single Family & Duplex
Town of Highland Park
N CENTRAL EXPY
N CENTRAL ACRD
CENTRAL
ELLSWORTH AVE
Z112-289
PINE TREE CT.
Park
GLENCOE ST
Multi Family
MATALEE AVE
N CENTRAL SERV
MF-2(A)
Single Family & Duplex
MARTEL AVE
PD 193 (I-2)
Multi Family
PD 132
D(A)
PD 193
LONGVIEW ST
MCKINNEY AVE
MCCOMMAS BLVD
1:4,800
ZONING AND LAND USE
Case no: Z156-176
Date: 1/20/2016


TWIN SIXTIES DR
PD 834
PD 296
City of University Park
MU-3
HOMER ST
MOCKINGBIRD STATION
E MOCKINGBIRD LN
MU-2
PD 740 (Tract 1)
PD 740
SUP 1227
PD 445
CR
WINTON ST
PD 28
PD 740 (Tract 2)
ANITA ST
PD 941
1
Town of Highland Park
N CENTRAL EXPY
N CENTRAL ACRD
CENTRAL
ELLSWORTH AVE
E TREE CT
Z112-289
2
GLENCOE ST
MATALEE AVE
N CENTRAL SERV
MF-2(A)
MARTEL AVE
PD 193 (I-2)
PD 132
D(A)
LONGVIEW ST
PD 193
MCKINNEY AVE
MCCOMMAS BLVD
1:4,800
ZONING HISTORY
Case no: Z156-176
Date: 1/20/2016


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
City of University Park
Town of Highland Park
TWIN SIXTIES DR
HOMER ST
MOCKINGBIRD STATION
E MOCKINGBIRD LN
WINTON ST
ANITA ST
ELLSWORTH AVE
PINE TREE CT
MATALEE AVE
GLENCOE ST
DIRK ST
MARTEL AVE
LONGVIEW ST
MCMILLAN AVE
MCKINNEY AVE
AIRLINE RD
N CENTRAL EXPY
N CENTRAL SERV
N CENTRAL ACRD
1 - 65
85
82
81
84
86
79
73
72
67
80
74
78
66
0
The letter 'N' indicates no information available
The number '0' indicates City of Dallas Ownership
1:4,800
NOTIFICATION
500'
AREA OF NOTIFICATION
113
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z156-176
Date: 1/20/2016

01/20/2016

Notification List of Property Owners

Z156-176

113 Property Owners Notified

Label #	*Address*		*Owner*
1	5656	N CENTRAL EXPY	BEHRINGER HARVARD
2	5656	N CENTRAL EXPY	WESTDALE PALOMAR LP
3	5656	N CENTRAL EXPY	FOLEY NICHOLAS & MANJULA S FOLEY
4	5656	N CENTRAL EXPY	GREEN SET LLC
5	5656	N CENTRAL EXPY	BROWN LARRY H & SHELLY
6	5656	N CENTRAL EXPY	CAMERON STEPHEN F
7	5656	N CENTRAL EXPY	CHANG IRIS W
8	5656	N CENTRAL EXPY	DAVIS SPENCER S &
9	5656	N CENTRAL EXPY	MOCK 5656 LLC
10	5656	N CENTRAL EXPY	EIGHT OAKS INVESTMENTS II LLC
11	5656	N CENTRAL EXPY	TOLIVER BRIAN & LEESA TOLIVER
12	5656	N CENTRAL EXPY	RICHIE BOYD LYNN & BETTY ZOE
13	5656	N CENTRAL EXPY	GIDEON CECILE & CJ JR
14	5656	N CENTRAL EXPY	CASSULLO JOANNE
15	5656	N CENTRAL EXPY	RICHEY PROPERTIES INC
16	5656	N CENTRAL EXPY	TOMPSON JERRY
17	5656	N CENTRAL EXPY	TRIMARCHI DENNIS M
18	5656	N CENTRAL EXPY	HARRISON FIELD
19	5656	N CENTRAL EXPY	ALI AMAR BARKAT &
20	5656	N CENTRAL EXPY	BUCHANAN MOREAS
21	5656	N CENTRAL EXPY	ZISSIS FAMILY TRUST
22	5656	N CENTRAL EXPY	WILLIAMS DEBORAH A & ROBERT M GOLDSTEIN
23	5656	N CENTRAL EXPY	YARTO ROBERTO & JENNIFER
24	5656	N CENTRAL EXPY	BARTELS ANN M
25	5656	N CENTRAL EXPY	MCLANE DAVID J &
26	5656	N CENTRAL EXPY	EDWARDS STAN &

01/20/2016

Label #	*Address*		*Owner*
27	5656	N CENTRAL EXPY	WILLIAMSON MARK PATRICK
28	5656	N CENTRAL EXPY	KNUBOWITZ JOEL
29	5656	N CENTRAL EXPY	YAMINI SARA M
30	5656	N CENTRAL EXPY	MAJORS DECENDANTS TRUST
31	5656	N CENTRAL EXPY	KOERNER GARY & KAY
32	5656	N CENTRAL EXPY	TALLEY JUDITH OLSEN &
33	5656	N CENTRAL EXPY	WALTON LARRY E & LINDA
34	5656	N CENTRAL EXPY	CARSON TED J & DEBORAH J
35	5656	N CENTRAL EXPY	CARSON DEBBIE &
36	5656	N CENTRAL EXPY	HARRISON FIELD
37	5656	N CENTRAL EXPY	BARNES SUSAN
38	5656	N CENTRAL EXPY	RUFF PARTNERS LTD
39	5656	N CENTRAL EXPY	HARRISON FIELD
40	5656	N CENTRAL EXPY	WEAR CHARLES AND JANET WEAR
41	5656	N CENTRAL EXPY	GANCARZ CHRISTINE P
42	5656	N CENTRAL EXPY	HARRISON FIELD
43	5656	N CENTRAL EXPY	HAINES DALE & JANE
44	5656	N CENTRAL EXPY	WEBB BARBARA J & GREGORY E
45	5656	N CENTRAL EXPY	GANCARZ DORIS
46	5656	N CENTRAL EXPY	BERAN DIANA
47	5656	N CENTRAL EXPY	HARRISON FIELD
48	5656	N CENTRAL EXPY	KING WAYNE E & TINA M
49	5656	N CENTRAL EXPY	ANDERSON GARY A &
50	5656	N CENTRAL EXPY	MULLANEY TERI L & DANIEL P
51	5656	N CENTRAL EXPY	WOMACK MORRIS K & MAUREEN M
52	5656	N CENTRAL EXPY	CROWN JODY H
53	5320	E MOCKINGBIRD LN	NEE EUGENE P
54	5320	E MOCKINGBIRD LN	OTRADOVEC PETER J & SHIRLEY WALTER
55	5320	E MOCKINGBIRD LN	AHP INVESTMENTS LLC
56	5320	E MOCKINGBIRD LN	CURTIS THOMAS D &
57	5320	E MOCKINGBIRD LN	KARRO MILES MARSHALL

01/20/2016

Label #	*Address*		*Owner*
58	5320	E MOCKINGBIRD LN	HIRSCH LINDA M FAMILY TRUST
59	5320	E MOCKINGBIRD LN	MURPHY SUSAN W
60	5320	E MOCKINGBIRD LN	MURPHY SUSAN W
61	5320	E MOCKINGBIRD LN	TOMLIN FRANCIS G JR
62	5320	E MOCKINGBIRD LN	BEHRINGER BRADLEY
63	5320	E MOCKINGBIRD LN	5320 E MOCKINGBIRD LN L304 LLC
64	5320	E MOCKINGBIRD LN	AHERN J KEVIN & SHERRY L
65	5300	N CENTRAL EXPY	THI VI DALLAS MOCKINGBIRD LLC
66	5401	N CENTRAL EXPY	5401 N CENTRAL EXPWY LP
67	5400	E MOCKINGBIRD LN	MOCKINGBIRD CENTRAL PLAZA
68	5420	WINTON ST	MCMILLIN KIMBERLY ANNE &
69	5426	WINTON ST	POLLOCK BRIAN
70	5424	WINTON ST	POLLOCK KEVIN
71	5428	WINTON ST	MCFALLS GEOFFREY A & ELENA A
72	5342	E MOCKINGBIRD LN	PS TEXAS HOLDINGS LTD
73	5340	E MOCKINGBIRD LN	SHURGARD TEXAS LTD PS
74	5309	ELLSWORTH AVE	GLENCOE LAND LP
75	5311	ANITA ST	PSW URBAN HOMES LP
76	5315	ANITA ST	ELLSWORTH RENTALS LLC
77	5416	WINTON ST	MCCRACKEN THOMAS W JR
78	5327	ELLSWORTH AVE	ANITA RENTALS LLC
79	5555	N CENTRAL EXPY	SOUTHERN METHODIST
80	5301	ELLSWORTH AVE	WESTDALE PROPERTIES AMERICA I LTD
81	5465	E MOCKINGBIRD LN	DALLAS AREA RAPID TRANSIT
82	5307	E MOCKINGBIRD LN	AMERICAN FUND US INVESTMENT GP LLC
83	401	S BUCKNER BLVD	DART
84	3072	MOCKINGBIRD LN	PERUNA HOLDINGS CORP
85	5900	BUSH AVE	SOUTHERN METHODIST UNIVERSITY
86	2900	MOCKINGBIRD LN	SOUTHERN METHODIST UNIVERSITY
87	3101	ST JOHNS DR	PRATT M SHANNAN & DIANNE E
88	3102	CORNELL AVE	DUNLEAVY KEVIN & CANDISE

01/20/2016

Label #	*Address*		*Owner*
89	3100	CORNELL AVE	HOLLIFIELD JAMES F &
90	3101	CORNELL AVE	ALEXANDER A NICHOLAS &
91	5048	AIRLINE RD	BOURY FADI C
92	5046	AIRLINE RD	CHEN SI &
93	5044	AIRLINE RD	SINCLAIR DAVID &
94	5040	AIRLINE RD	SESTAK MICHAEL &
95	5038	AIRLINE RD	GOLDEN MATTHEW &
96	5036	AIRLINE RD	COHEN JEFFREY
97	5034	AIRLINE RD	SMITH JOHN K & SHIRLEY C TR
98	5032	AIRLINE RD	MENEGAZZO ERICK R
99	5030	AIRLINE RD	ALEXANDER DAVID & LORI
100	5028	AIRLINE RD	ESTRADA EDUARDO C &
101	5026	AIRLINE RD	BELL JASON RANDALL & ALYSON M
102	5024	AIRLINE RD	RESTREPO ALLAN & KATHY
103	5022	AIRLINE RD	SNYDER ROBERT F
104	5020	AIRLINE RD	JACKSON PARTNERS PROPERTIES LTD
105	5018	AIRLINE RD	WU WEILI &
106	5016	AIRLINE RD	DAVIS JORDAN &
107	5014	AIRLINE RD	ZARUBIAK DARCY C Z & ROCIO I
108	5012	AIRLINE RD	BURNS RUSSELL J & DEBRA S
109	5010	AIRLINE RD	KEARNY HENRY JOSEPH & D DEE C
110	5008	AIRLINE RD	TREVINO ALBERTO GALVAN
111	5006	AIRLINE RD	ROEHM DAVID O
112	5004	AIRLINE RD	WATERS LINDSLEY III
113	5000	AIRLINE RD	WARFIELD RICHARD & ANGELA

CITY PLAN COMMISSION **THURSDAY, JUNE 16, 2016**

Planner: Sarah May

FILE NUMBER: Z156-228(SM) **DATE FILED:** March 10, 2016

LOCATION: Northeast line and terminus of Hi Line Drive northwest of Oak Lawn Avenue

COUNCIL DISTRICT: 6 **MAPSCO:** 44 D

SIZE OF REQUEST: Approx. 3.77 Acres **CENSUS TRACT:** 100.00

APPLICANT: FF Realty III, LLC

REPRESENTATIVES: Barry Knight and Laura Hoffman, Winstead PC

OWNER: Feizy Properties, Ltd.

REQUEST: An application for a new Subdistrict on property zoned Subdistrict 1 within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District.

SUMMARY: The applicant is proposing a new subdistrict for consideration of the following for a residential development: 1) increase in floor area ratio from 4.0:1 to 5.0:1; 2) increase in structure height; and 3) a relaxed tower design (building footprint above 85 feet).

STAFF RECOMMENDATION: **Approval**, subject to a tower exhibit and conditions.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval of the request based upon:

1. *Performance impacts upon surrounding property* – The request site is uniquely situated at the terminus of a street and nestled within a bend of the Trinity Strand Trail on the opposite edge of the Design District SPD from downtown. The proposed height bonuses and increases in floor area ratio will not obscure or obstruct view corridors from sensitive areas and will complement its unique location and the surrounding properties in both land use and traffic patterns.

2. *Traffic impact* – Due to the site's accessibility to adjacent interstate roadways and the city's thoroughfare system along with its close proximity to mass transit, trip generations are expected to be adequately managed within the immediate area.

3. *Comprehensive Plan or Area Plan Conformance* – The request complies with the goals and policies of *Forward Dallas!*.

Zoning History*:	**Request, Disposition, and Date**
1. Z012-134	On August 8, 2002, the City Council approved PDD No. 621, providing for two subdistricts. *(see entire PDD boundary)*
2. Z034-103	On June 23, 2004, the City Council approved an amendment to PDD No. 621 to revise definitions, delete minimum floor area for residential, revise: parking, screening, design standards, signage, and sidewalk regulations. *(see entire PDD boundary)*
3. Z067-229	On October 24, 2007, the City Council approved an amendment to PDD No. 621 to create a new subdistrict (Subdistrict 1A).
4. Z067-296	On November 12, 2007, the City Council approved an expansion (5.13 acres) of PDD No. 621 on property zoned an IR District.
5. Z078-240	On August 13, 2008, the City Council approved an amendment to PDD No. 621 to create a new subdistrict (Subdistrict 1B).
6. Z101-214	On June 8, 2011, the City Council approved an amendment to PDD No. 621 to create a new

	subdistrict (Subdistrict 1C) providing for a new use (beer/wine manufacturing) and parking requirement for a specific retail use (gmfs greater than 3,500 square feet).
7. Z112-254	On August 22, 2012, the City Council approved an expansion of Tract 1C (2.29 acres) of PDD No. 621 on property within the Tract 2 portion of PDD No. 621.
8. Z112-283	On October 10, 2012, the City Council approved an amendment to PDD No. 621 to create a new subdistrict (Subdistrict 1D) from a parcel (22,500 square feet) within Subdistrict 1A.
9. Z123-204	On September 11, 2013, the City Council approved an expansion (5.9 acres) of PDD No. 621 on property zoned an IR District.
10. Z156-131	On March 23, 2016, the City Council approved an application for an amendment to PDD No. 621 to create a new subdistrict (Subdistrict 1E).
11. Z156-140	On March 23, 2016, the City Council approved an application for an amendment to PDD No. 621 to create a new subdistrict (Subdistrict 1F).
12. Z156-141	On March 23, 2016, the City Council approved an application for an amendment to PDD No. 621 to create a new subdistrict (Subdistrict 1G).

*PDD No. 621 boundary only

Thoroughfares:	**Designation; Existing & Proposed ROW**
Hi Line Drive	Collector; 80’ & 80’ ROW

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the applicant’s request and traffic impact analysis and determined it will not negatively impact the surrounding street system.

STAFF ANALYSIS:

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

The request complies with 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

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 ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Land Use Compatibility:

The site is located at the terminus of Hi Line Drive which contains a landscaped median with pedestrian facilities and is wrapped by the Trinity Strand Trail from the west to the northeast. The adjoining property to the southeast is a recently constructed four-story multifamily building. To the south, across Hi Line Drive, is a one-story office/showroom/warehouse strip that was recently approved to be Subdistrict 1E and is proposed to contain a mixed use building consisting of lodging, multifamily, and retail uses and is also on the corner of Turtle Creek Boulevard. To the southwest of the request site is a surface parking lot. The proposed conditions do not modify the permitted land uses for the site and are compatible with surrounding land uses.

Proposed amendments:

PDD No. 621 was adopted by the City Council on August 28, 2002. Over the past 13 years, various parcels have been incorporated into the district as well as amendments to existing subdistricts (See Zoning History, Map for detail). Prior to the creation of the district, the approximate 422 acres was home to various commercial and industrial uses. The area has experienced a redevelopment of various parcels that are more mixed use in application, with a commitment of the design package to accepting residents, tenants, and patrons by providing enhanced open space, a variety of retail and personal service uses, all within close proximity to mass transit and components of the trail system. This request is anticipated to continue this redevelopment vision and provides for the requested increase in floor area and height, subject to required design criteria to ensure a vibrancy at street level exists.

The vicinity is developed, or have obtained zoning approval to develop, with a mix of uses that represent the transition from an industrial area to a residentially influenced mixed use environment. One of the trailheads to the Trinity Strand Trail is situated adjacent to the site, with the DART Victory Station approximately one mile from the site.

In context with the built environment, staff has requested the applicant provide for a vibrant pedestrian realm, inclusive of a providing matching sidewalks to the adjacent property, limitations on blank walls, building frontage requirements to ensure the buildings are brought to the street and contain direct access for ground story uses to the sidewalk, visible and vibrant ground story residential lobby areas, and publically accessible open space.

The majority of the proposal requests to be granted similar height bonuses and additional floor area as the three cases that were approved by Council in March 23, 2016 (Subdistricts 1E, 1F, and 1G). The previous three subdistricts proposed different mixed use models and were granted the additional floor area and height in order to secure a vibrant street-level mix of uses and design criteria. The proposed site differs from the previously approved subdistricts primarily because it is proposed to be purely residential and not a mixed use development. Staff recommends approval of the request because the unique placement of the request as described below and because it offers alternative but appropriate design standards for a residential development that meets the vision and purpose of the district.

First, the location of the request site is nestled in a bend of the Trinity Strand Trail at the terminus of Hi Line Drive. Because it only has one street frontage along a dead end street it will be unable to achieve the amount of drive by traffic that attracts and supports retail and restaurant tenants. It is also tucked away within a bend of the Trinity Strand Trail where it is desired to keep noise levels low and trip counts down for the safety of the trail users. These two location factors make it difficult for retail and restaurant business but is highly desirable for residential uses. Additionally, the residential tenants will complement the recently approved mixed use subdistricts by providing nearby tenants that can walk or bike to nearby attractions without competition and provides different peak travel times than the recently approved subdistricts.

Second, in order to achieve additional height and floor area bonuses, the request requires that design criteria be achieved. The four criteria proposed in lieu of a minimum size retail or restaurant use requirement of the previously approved subdistricts are criteria used for apartment development types in form districts and provide assurance that the street frontage along Hi Line Drive will be attractive and beneficial for pedestrians without the use of a development plan.

The first of the four criteria is a limitation on blank wall area. Form districts require that the ground level of an apartment development type have no more than 30 feet of blank wall area[1]. The second criteria prescribes a consistent street wall is constructed that requires that a minimum of 70 percent of the lot width along High Line Drive contains a building facade within 15 feet of the property line. Third, of the structure that is constructed facing Hi Line Drive, a minimum of 70 percent of the structure must contain one or more of the following: residential units with direct street level access to the sidewalk, the lobby portion of the facade must provide a minimum 50 percent transparency that provides views inside, or a publically accessible open space that complies with previously approved criteria with one exception on obstructions is

[1] BLANK WALL AREA means any portion of the exterior of a building that does not include a material change, windows or doors, or columns, pilasters, or other articulation greater than 12 inches in depth. Blank wall area is measured horizontally on each story.

provided. The one exception for the open space is that it may have coverings as long as it provides a minimum 14-foot clearance. Finally, the sidewalk width along Hi Line Drive must provide a minimum sidewalk width of eight feet. Eight foot sidewalks are constructed at the adjacent multifamily building and are considered ample since the landscaped median that leads to the Trinity Strand Trail also has a wide paved sidewalk that alleviates some pedestrian traffic.

Due to the prescriptive criteria proposed for this request that will provide an engaged and attractive street level and the previously approved criteria for height bonuses, staff recommends approval of the modifications proposed.

Provision	Existing Subdistrict 1	Proposed New Subdistrict
USES	MIXED USES	NO REVISIONS
F/S/R YARD SETBACKS	0'/0'/0'	NO REVISIONS
DENSITY	NO MAXIMUM	NO REVISIONS-
FLOOR AREA RATIO	4.0:1	NO REVISION IN GENERAL, 5.0:1 FOR RESIDENTIAL THAT MEETS LISTED CRITERIA
STRUCTURE HEIGHT/STORIES	130' (150' WITH 0.5 FAR RESIDENTIAL COMPONENT) UP TO 270' PER CERTAIN DESIGN CRITERIA/AMENITY LEVEL; SPECIFIC TOWER ORIENTATION AND FLOOR PLATE REDUCTION AT 75'	300' (SUBJECT TO EXISTING ORD. BONUSES) PLUS ADDL. TEN FEET FOR MECHANICALS; ADDL BONUS OPTION FOR ELECTRIC CHARGING STATIONS AND EXPANDED ART/WATER FEATURE
LOT COVERAGE	100%/60% AT 75' WITH MAX FLOORPLATE OF ≤12.5K SF, WHICHEVER IS LESS	100%/60% AT 85' WITH MAX FLOORPLATE OF ≤25K SF, WHICHEVER IS LESS
LANDSCAPING	SPECIFIC LANDSCAPE REGULATIONS	NO REVISIONS
OFF-STREET PARKING	DALLAS DEVELOPEMNT CODE PLUS SPECIFIC USE PARKING RATIOS	NO REVISIONS
DESIGN CRITERIA	SPECIFIC REGULATIONS	BUILDING FRONTAGE MINIMUMS, RESIDENTIAL STREET LEVEL UNIT ACCESS, BLANK WALL MAXIMUM, TRANSPARANCY FOR LOBBY, MINIMUM OPEN SPACE FOR BONUSES
SIGNS	BUSINESS ZONING DISTRICTS PLUS SPECIFIC RETAIL AND PERSONAL SERVICE ATTACHED SIGNAGE	NO REVISIONS

*See ordinance for mixed use thresholds

FF Realty III LLC
Officers List

Name	Office(s)
Christopher E. Hashioka	President and Chief Executive Officer
Gregory R. Pinkalla	Chief Operating Officer and Senior Vice President
James A. Hribar	Chief Financial Officer and Secretary
Jon A. MacDonald	General Counsel and Senior Vice President
Brent A. Ball	Senior Vice President
Pericles Raptis	Senior Vice President
East	
Bryan Condie	Vice President
Doug Ness	Vice President
Frank Poli	Vice President
John Hinkle	Vice President
Kevin Maley	Vice President
Larry Lee	Vice President
Sandra Hill Flood	Vice President and Assistant Secretary
Thomas Brunson	Vice President
Thomas McDaniel	Vice President
Zachary Johnston	Vice President
William Revers	Vice President
West	
Brendan Hayes	Vice President
Edward F. McCoy	Vice President
Jason Martin	Vice President
Krista Miclat	Vice President and Assistant Secretary
Lawrence Scott	Vice President
Matthew F. Clark	Vice President
Michelle H. Lord	Vice President
Paulius Kudirka	Vice President
Richard D. Swanson	Vice President and Assistant Secretary
Richard L. Boynton	Vice President
Tracy Stottlemyer	Vice President and Assistant Secretary
Wayne C. Laliberte	Vice President

OFFICERS AND DIRECTORS

Owner: **FEIZY PROPERTIES, LTD.**

General Partner: Feizy Management, LLC – John Feizy, sole member
Limited Partner: John Feizy

Proposed Amending 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-621.103. 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 10 [~~nine~~] subdistricts. Exhibit 621A describes the boundaries of each subdistrict. The map labelled 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, [~~and~~] 1G, and 1H are transit-oriented, mixed-use zoning district for the development of combinations of medium-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, [~~and~~] 1G, and 1H 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)

SEC. 51P-621.104. 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.

(3.1) 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.

(4) 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.

(5) CANOPY TREE means a species of tree that normally bears crown foliage no lower than six feet above ground upon maturity.

(6) DUMPSTER means a movable container holding two cubic yards or more of garbage.

(7) FACADE means any separate face of a building that is visible from a street, alley, or railbed.

(8) 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.

(9) 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.

(10) MEANDERS OF THE OLD TRINITY RIVER CHANNEL means the old Trinity River channel within this special purpose district, as shown on the map labelled Exhibit 621C.

(11) MIXED USE PROJECT means a development, on a single building site, that contains more than one use.

(12) NEW CONSTRUCTION means construction of a main structure that is not an original building.

(13) OPENING means a door, window, passageway, or any other similar architectural feature through which light or solid objects may pass.

(14) 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.

(15) OUTSIDE SEATING means the area between an omitted wall line and the structural wall when the area is used solely for seating of patrons.

(16) 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.

(17) RAILBEDS means the areas shown on the map labelled Exhibit 621D.

(18) 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.

(19) 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)

SEC. 51P-621.104.1 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. (Ord. 28231)

(9) Exhibit 621I: Tower Diagram for Subdistrict 1E.

(10) Exhibit 621J: Tower Diagram for Subdistrict 1F.

(11) Exhibit 621K: Tower Diagram for Subdistrict 1G.

(12) Exhibit 621L: Tower Diagram for Subdistrict 1H.

SEC. 51P-621.105. CONCEPTUAL PLAN.

There is no conceptual plan for this special purpose district. (Ord. 25013)

SEC. 51P-621.106. 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-621.107. MAIN USES PERMITTED.

(a) Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, [~~and~~] 1G, and 1H.

(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 and ID.]*

— 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.

— 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. *[SUP. 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 dance halls, as defined in Chapter 14 of the Dallas City Code, are not permitted. Billiard hall by SUP only. Bingo parlor by SUP only]*

— 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.]*

— 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)

SEC. 51P-621.108. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific 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, [~~and~~] 1G, and 1H:

— 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)

SEC. 51P-621.109. 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-621.110. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

(a) Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, [~~and~~] 1G, and 1H.

(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.

(22) 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 requirements:

(i) Any ground-story blank wall area, as defined in Section 51A-13.201, along Hi Line Drive may not exceed a maximum of 30 linear feet.

(ii) A minimum of 70 percent of the lot width along Hi Line Drive must contain a building facade within 20 feet of the property line.

(iii) A minimum 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 publically accessible open space area that complies with the criteria of subparagraph (a)(5.1)(G).

(iv) The sidewalk along Hi Line Drive must have a minimum unobstructed width of eight feet.

(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, [~~and~~] 1G, and 1H 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, [~~and~~] 1G, and 1H. 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, and a maximum building height of 300 feet for Subdistricts 1E, 1F, [~~and~~] 1G, and 1H. 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.

(C) 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 621I for Subdistrict 1E. See Exhibit 621J for Subdistrict 1F. See Exhibit 621K for Subdistrict 1G. See Exhibit 621L for Subdistrict 1H):

(i) in Subdistricts 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 Subdistricts 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 for Subdistrict 1B; 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 Subdistrict 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 621I (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) for the portion of the building above 85 feet, each tower has a floor plate of 25,000 square feet or less;

(bb) towers are oriented as indicated on Exhibit 621L__;

and

(cc) for any tower, 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).

(D) 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, [~~and~~] 1G, and 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); and

(bb) any street-level parking structure facade must provide screening that is architecturally compatible with the main 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.

(E) 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 development services.

(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 development services certifies that the building complies with the LEED certified designation.

(F) Pedestrian amenities. Building height may be increased a maximum of 12 feet if the building achieves 25 points under Section 51P-621.114(c)(3).

(G) Public art or water feature. In Subdistricts 1E, 1F, [~~and~~] 1G, and 1H building height may be increased a maximum of 15 feet if:

(i) in Subdistricts 1E and 1F, the building achieves 15 points under Section 51-621.114[~~113~~](c)(4);

(ii) the public art or water feature is located in exterior open space, has a minimum of 600 square feet of land area, and includes a minimum of two or more of the following:

(aa) benches or seat wall;

(bb) trash receptacles;

(cc) shade structure, awning, or trees; and

(iii) in Subdistrict 1E, the development complies with Section 51P-621.109(a)(4)(C)(i) or (ii).

(H) Electric charging stations. In Subdistricts 1E, 1F, [~~and~~] 1G, and 1H 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.

(I) Publicly accessible open space. In Subdistricts 1F and 1H, 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 [~~Obstructions~~] are not allowed above the plaza except awnings, trellises, or similar structures to enhance usability.

(v) In Subdistrict 1H, obstructions with a minimum clearance of 14 feet in height from the grade of the plaza are allowed within the publically accessible open space .

(vi) A minimum of 25 percent of the land area must be improved with plantings, sculptures, pools, or similar features.

(vii)[~~(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.

(viii)[~~(vii)~~] Lighting must be provided to maintain a minimum of 0.2 footcandles 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.

(ix)[~~(viii)~~] All light sources that illuminate the open space area must be shielded from direct view.

(x)[~~(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.

(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, [~~and~~] 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.).

(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)

SEC. 51P-621.111. OFF-STREET PARKING AND LOADING.

(a) 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 51 A-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."

(b) Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, [~~and~~] 1G, and 1H.

(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 Subdistrict 1B, 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 centerpoint 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, [~~and~~] 1G, and 1H. 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, and 1G, 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)

SEC. 51P-621.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 25013)

SEC. 51P-621.113. 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
Moras rubra	Red mulberry
Myrica cerifera	Wax myrtle
Prunus mexicana	Mexican plum
Quercus macrocarpa	Bur oak
Quercus marilandica	Blackjack oak
Quercus shumardii	Shumard 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, [~~and~~] 1G, and 1H 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, [~~and~~] 1G, and 1H.

(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, [~~and~~] 1F, and 1H cannot plant all of the required trees on the building site, or the property owner in Subdistrict 1G 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 on Exhibit 621C.

(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 facade across to the other building facade, is as follows:

(A) First, a minimum six-foot-wide sidewalk parallel to the facade of the first building.

(B) Second, a parking area between six feet from the first building facade to 16 feet from the first building facade. 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 facade. 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 facade to six feet from the second building facade.

(E) Fifth, a matching six-foot-wide sidewalk parallel to the facade 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)

SEC. 51P-621.114. 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, [~~and~~] 1G, and 1H. 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, [~~and~~] 1G, and 1H.

(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, [~~and~~] 1G, and 1H. 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.

(E) At least one pedestrian street lamp (freestanding or wall mounted) per 50 feet 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 development services. 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 development services 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, [~~and~~] 1G, and 1H. 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)

SEC. 51P-621.115. 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, and 1G, 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. 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)

SEC. 51P-621.116. 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-621.117. 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 facade 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 facade. (Ord. Nos. 25013; 25560)

SEC. 51P-621.118. ADDITIONAL PROVISIONS.

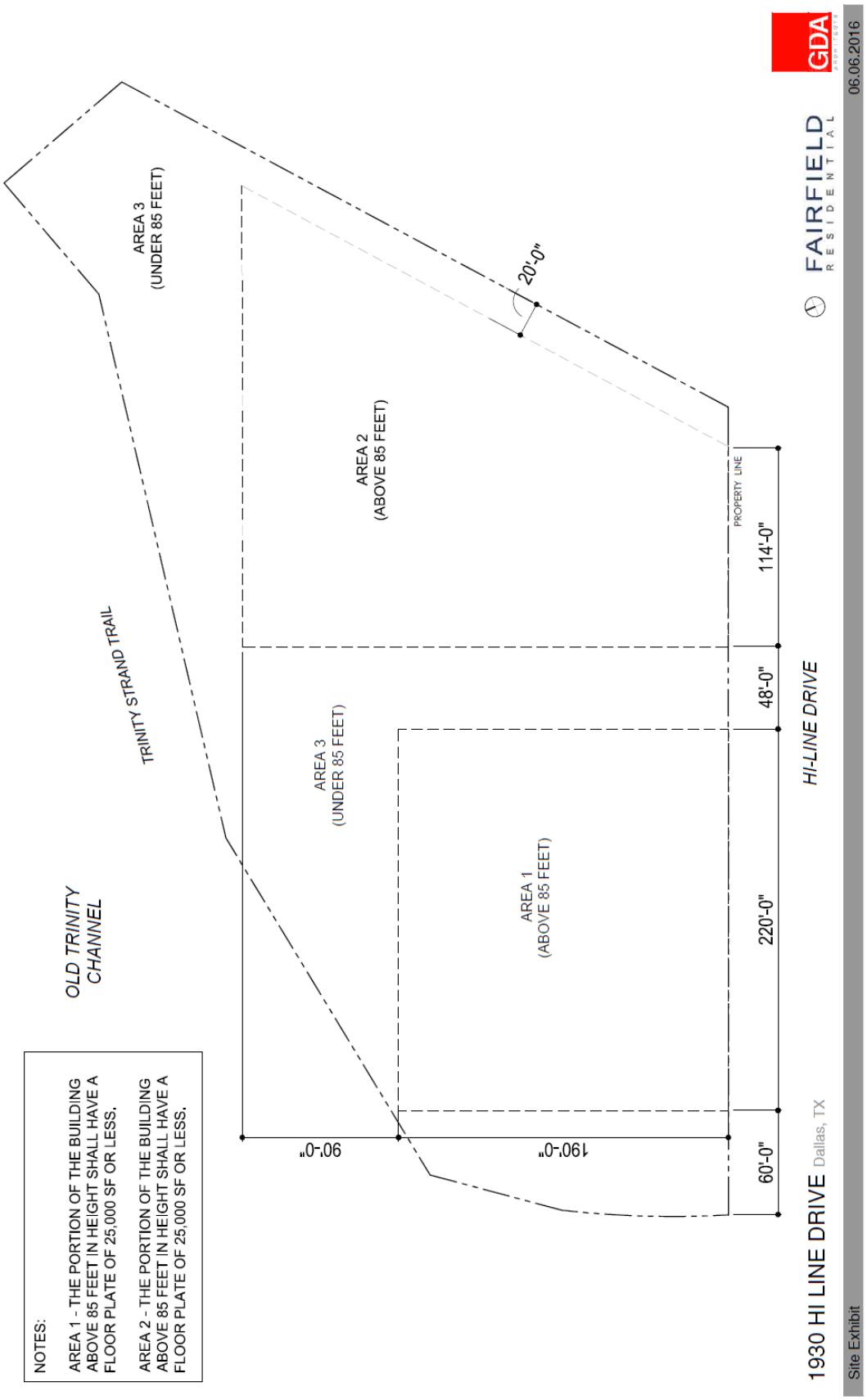
(a) The entire Property and any improvements in the public right-of-way must be properly maintained in a state of good repair and neat appearance. The city may remove any improvements in the public right-of-way that are not maintained in a state of good repair and neat appearance at the sole expense 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. (Ord. Nos. 25013; 25560; 26102)

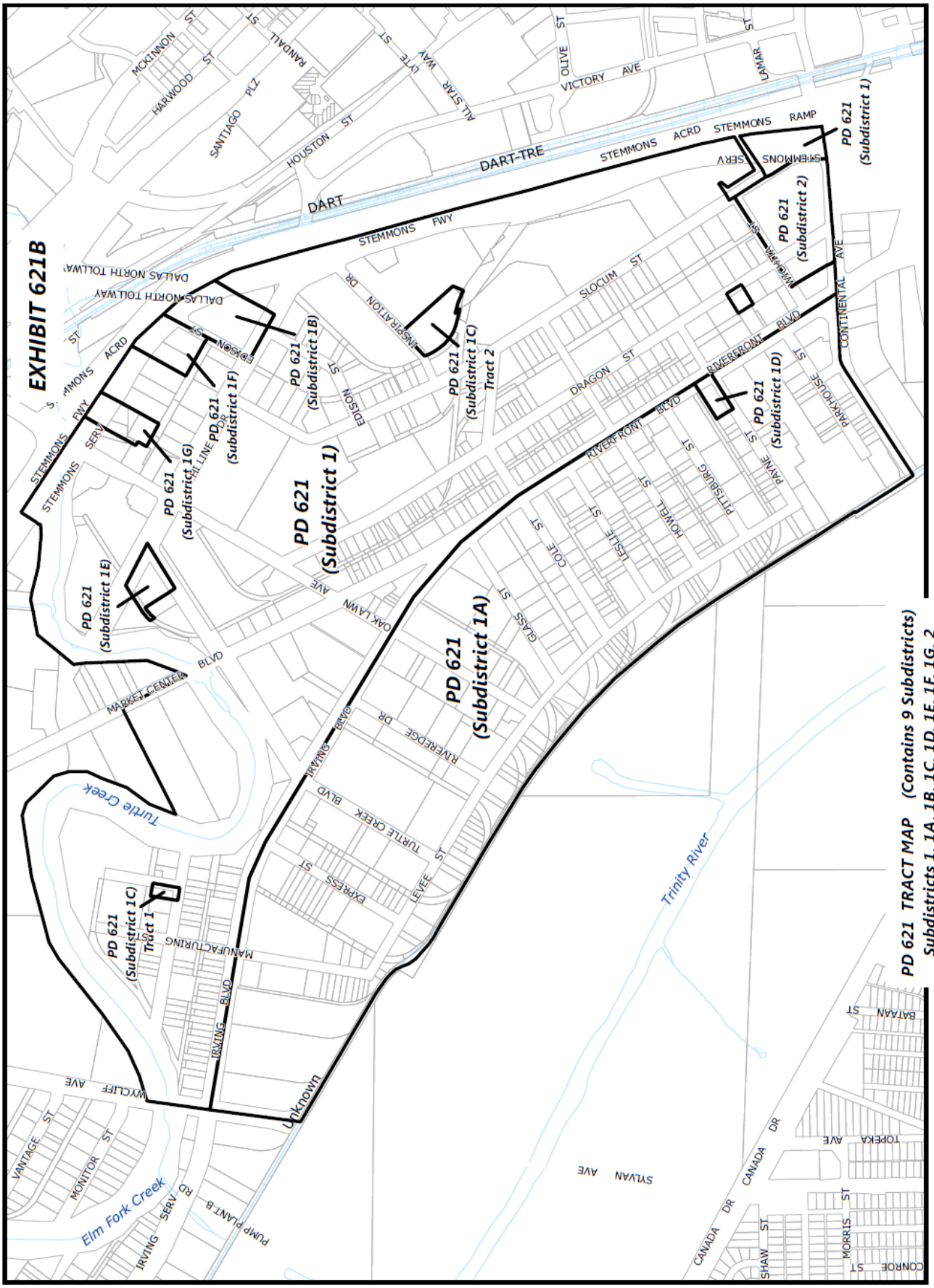
SEC. 51P-621.119. COMPLIANCE WITH CONDITIONS.

(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.

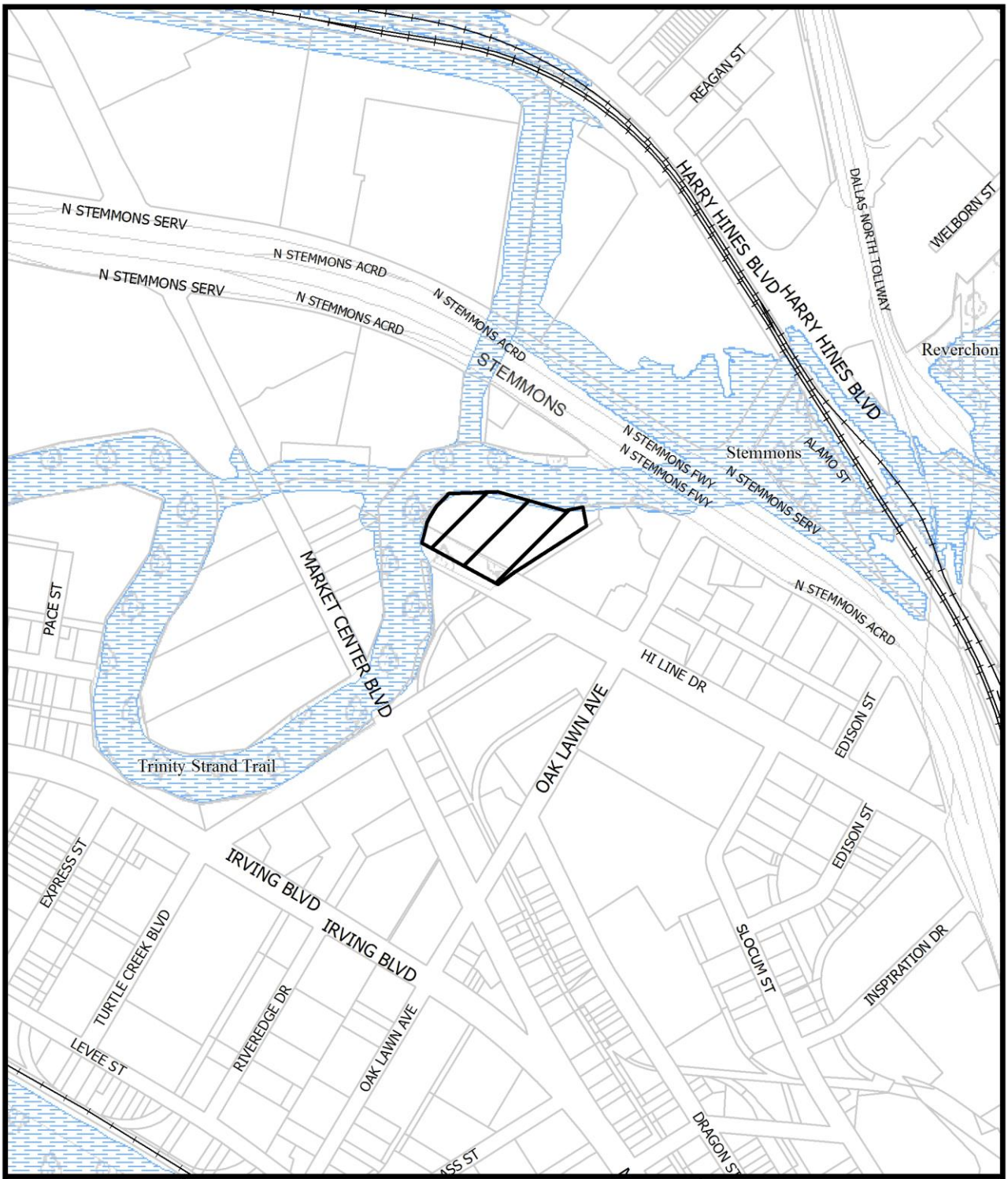
(b) The building official shall not issue a building permit to authorize work or a certificate of occupancy to authorize the operation of a use in this special purpose district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 25013; 26102)



Proposed Tower Exhibit



Existing Subdistrict Map

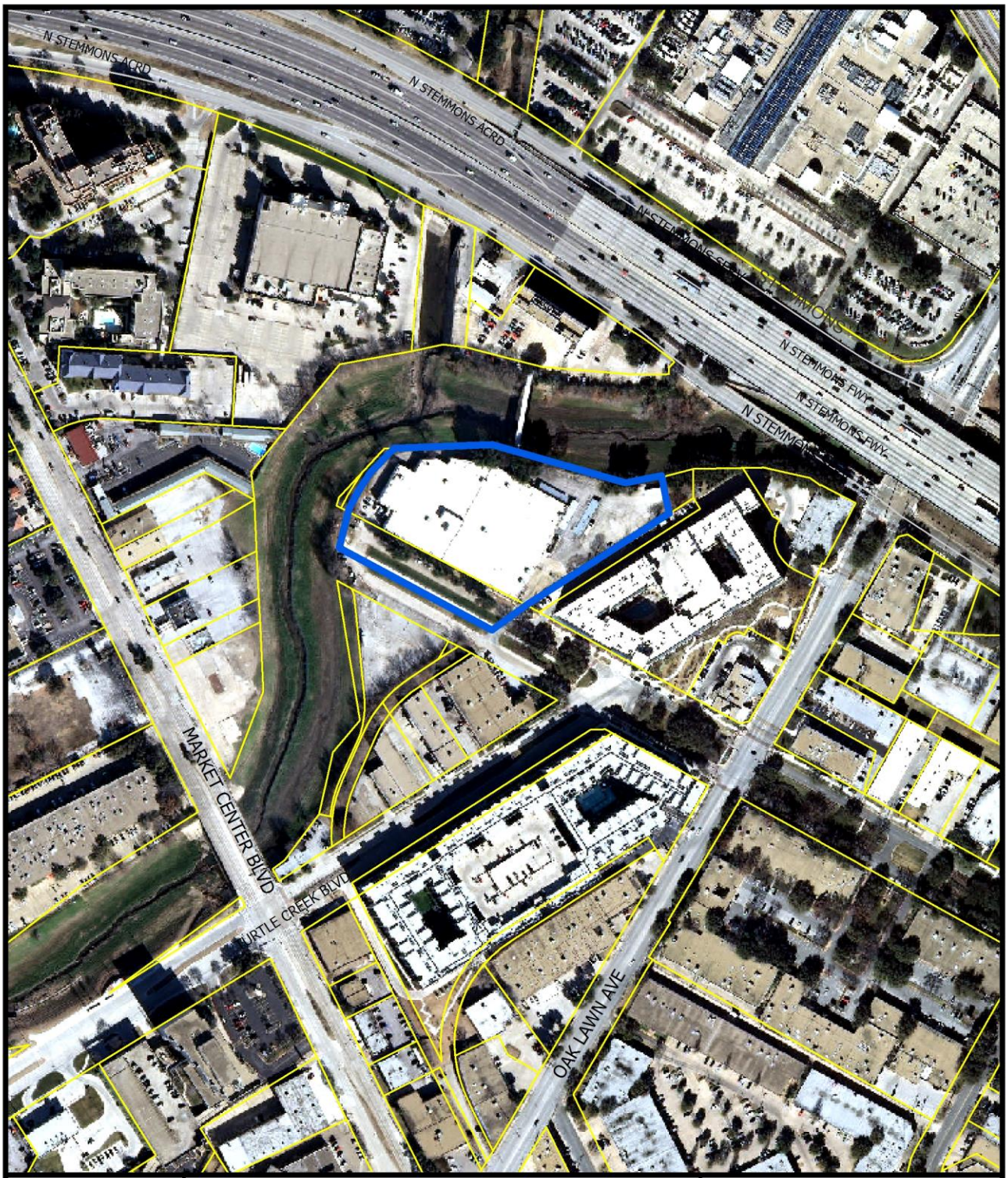


1:7,200

VICINITY MAP

Case no: Z156-228

Date: 4/29/2016

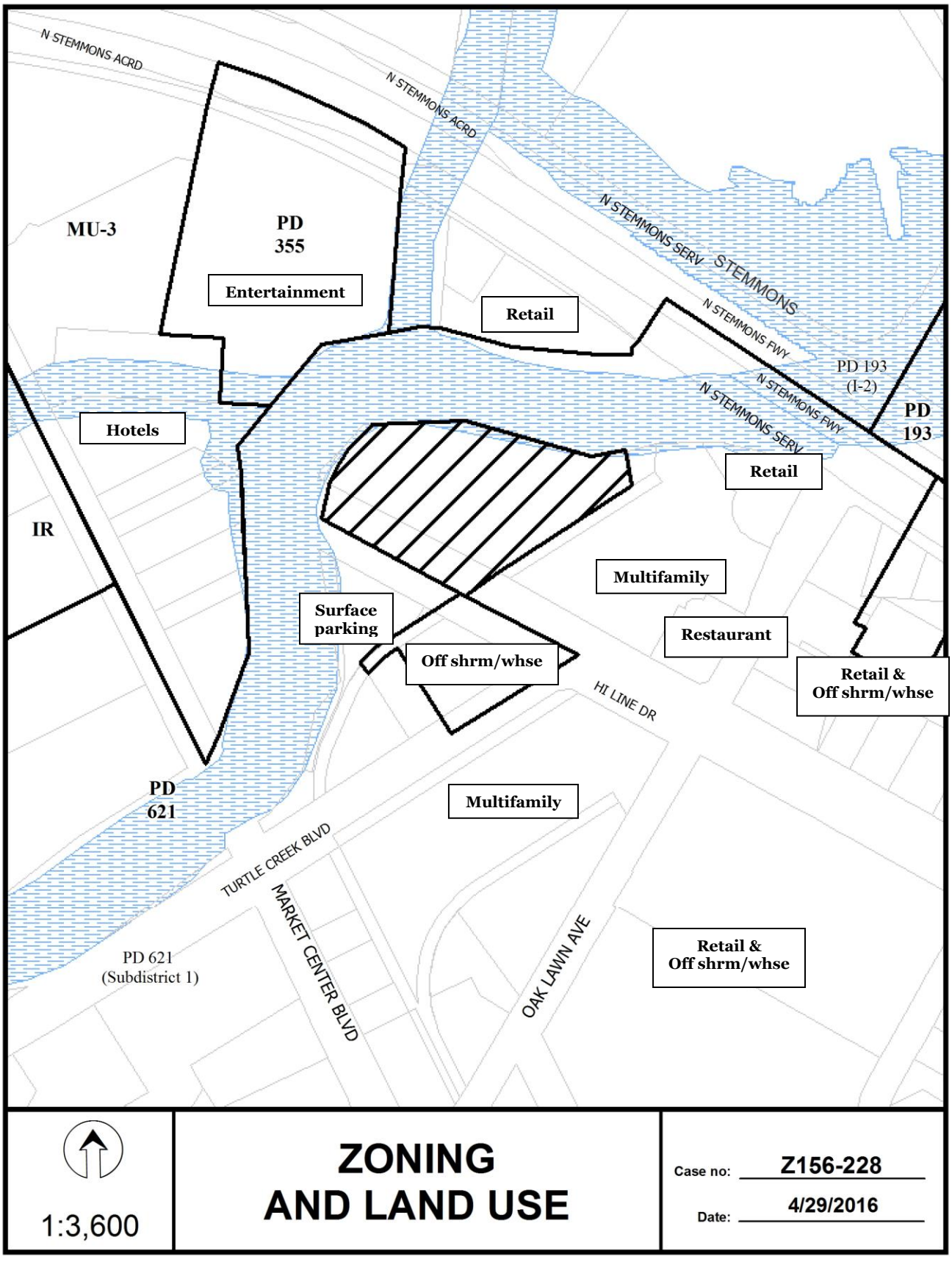


1:3,600

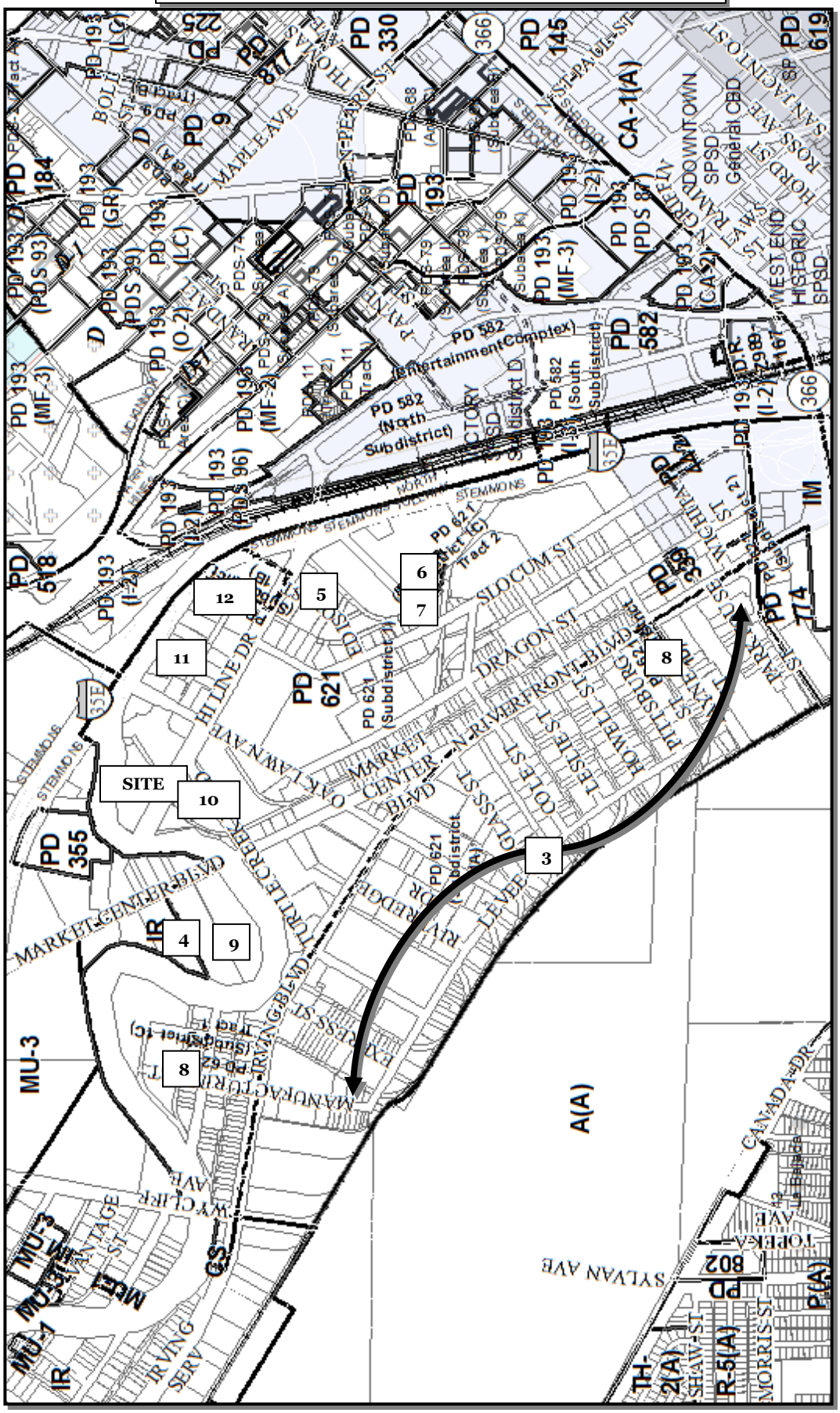
AERIAL MAP

Case no: Z156-228

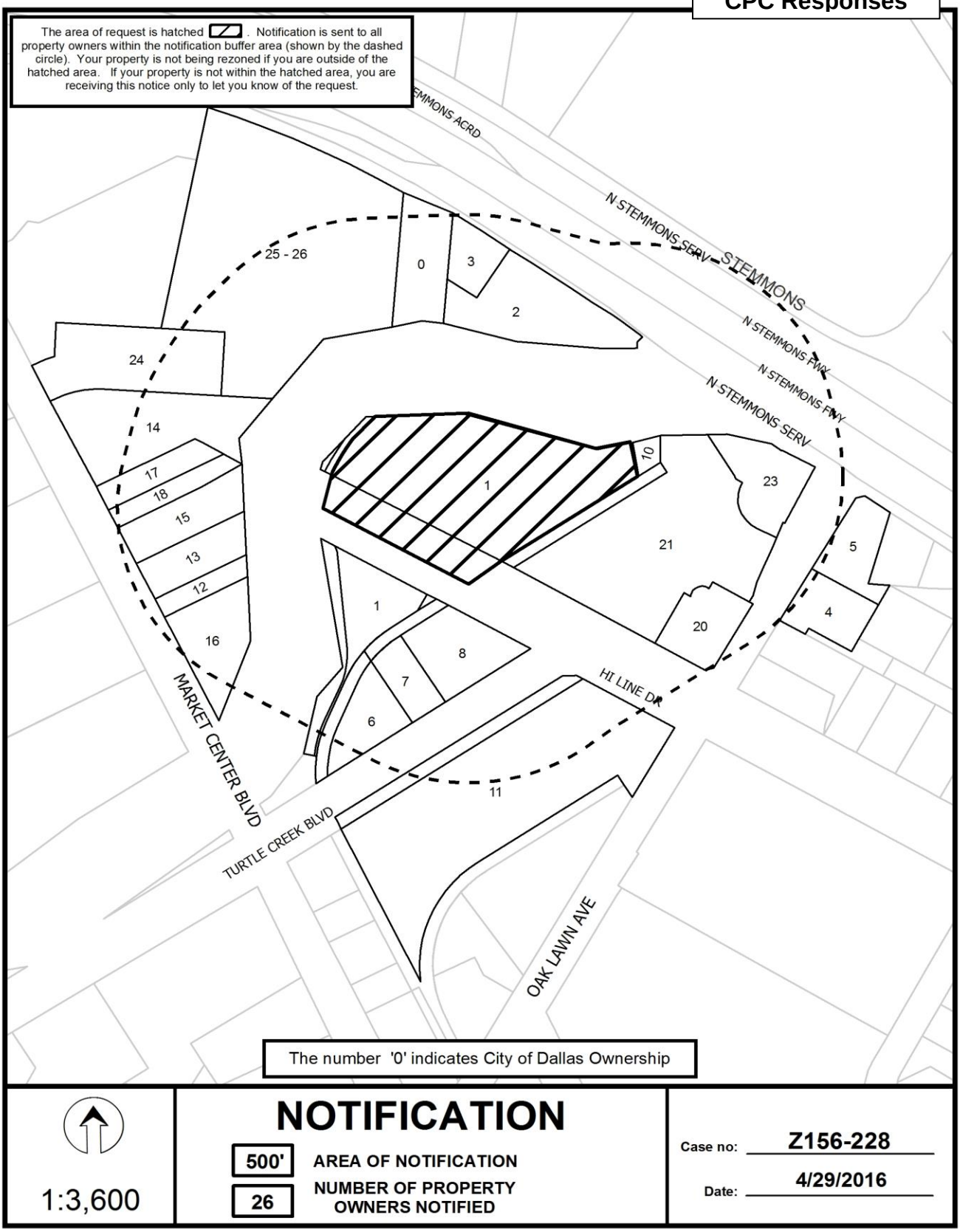
Date: 4/29/2016


N STEMMONS ACRD
N STEMMONS ACRD
N STEMMONS SERV - STEMMONS
N STEMMONS FWY
N STEMMONS FWY
N STEMMONS SERV
MU-3
PD 355
Entertainment
Retail
PD 193 (I-2)
PD 193
Hotels
Retail
IR
Multifamily
Surface parking
Restaurant
Off shrm/whse
Retail & Off shrm/whse
HI LINE DR
PD 621
Multifamily
TURTLE CREEK BLVD
MARKET CENTER BLVD
OAK LAWN AVE
PD 621 (Subdistrict 1)
Retail & Off shrm/whse
1:3,600
ZONING AND LAND USE
Case no: Z156-228
Date: 4/29/2016

PDD No. 621 Subdistrict History



CPC Responses



04/29/2016

Notification List of Property Owners

Z156-228

26 Property Owners Notified

Label #	*Address*		*Owner*
1	1935	HI LINE DR	FEIZY PROPERTIES LTD
2	1949	N STEMMONS FWY	FEIZY PROPERTIES LTD
3	1959	N STEMMONS FWY	QUIK WAY RETAIL AS II LTD
4	1628	OAK LAWN AVE	LUI2 DALLAS OAK LAWN VI
5	1700	OAK LAWN AVE	DD DUNHILL LLC
6	1401	TURTLE CREEK BLVD	AZOFF IRVING CO TR
7	1405	TURTLE CREEK BLVD	BAYSWATER 1405 LLC
8	1909	HI LINE DR	DD DUNHILL LAND LLC
9	1923	HI LINE DR	SOUTHWESTERN BELL
10	1922	HI LINE DR	BELL FUND IV 1900 HI LINE APARTMENTS LLC
11	1551	OAK LAWN AVE	FUND DESIGN DISTRICT LLC
12	1944	MARKET CENTER BLVD	CHARALAMBOPOULOS FAYE
13	1950	MARKET CENTER BLVD	CHARALAMBOPOULOS FAY
14	2026	MARKET CENTER BLVD	KALAN INC
15	2006	MARKET CENTER BLVD	SHENDELMAN CHUNG
16	1926	MARKET CENTER BLVD	MARKET CENTER BLVD LLC
17	2014	MARKET CENTER BLVD	DUKE DANIEL J & CHRISTINA
18	2010	MARKET CENTER BLVD	CHANDIRAMANI NARAIN ETAL
19	1300	TURTLE CREEK BLVD	AZOFF IRVING CO TR
20	1621	OAK LAWN AVE	TOWER LAND & INV CO
21	1900	HI LINE DR	BELL FUND IV 1900 HI LINE APARTMENTS LLC
22	1900	HI LINE DR	DD DUNHILL LLC
23	1707	OAK LAWN AVE	RECO PROPERTIES LLC
24	2110	MARKET CENTER BLVD	ARC HOSPITALITY PORTFOLIO I NTC OWNER LP
25	2021	N STEMMONS FWY	MEDIEVAL CASTLE INC
26	2021	N STEMMONS FWY	MEDIEVAL CASTLE INC

CITY PLAN COMMISSION **THURSDAY, JUNE 16, 2016**

Planner: Sarah May

FILE NUMBER: Z156-248(SM) **DATE FILED:** April 18, 2016

LOCATION: North line of Timberglen Road and west of Marsh Lane

COUNCIL DISTRICT: 12 **MAPSCO:** 3D

SIZE OF REQUEST: Approx. 0.8129 acres **CENSUS TRACT:** 216.16

OWNER: HCH Real Estate

REPRESENTATIVE/APPLICANT: Ben Sae

REQUEST: An application for a CS Commercial Services District with deed restrictions volunteered by the applicant and a Specific Use Permit for an animal shelter or clinic with outside runs on property zoned an NS(A) Neighborhood Services District.

SUMMARY: The applicant proposes to add overnight boarding and an outside play area services to an existing business [Petz Mania]

STAFF RECOMMENDATION: **Approval** subject to deed restrictions volunteered by the applicant and **approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The property currently operates a doggy day care facility where pet grooming, play, and retail are offered to its clients. Building Inspection has determined this use to be a personal service use as evident by the recently issued certificate of occupancy which also included a land use statement that verified that overnight stays were not allowed as part of the prescribed use. Upon further inspection of the property with a site visit and comparing the approved site plan, it was also discovered that the proposed site included "outside runs" or an outside play area for dogs in this case. Therefore, in order to allow animals overnight boarding and an outdoor play area, a CS District and specific use permit are required. Since the site is limited in size and adjacent to other properties that are normally not compatible with a CS District, the applicant has volunteered deed restrictions to mitigate potential conflicts between possible uses allowed by the zoning change and what was needed by the applicant. Staff recommends acceptance of the zoning change with the deed restrictions volunteered by the applicant as they will assist in preventing performance impacts on surrounding property.

2. *Traffic impact* – The request is not foreseen to cause additional impacts upon traffic with the deed restrictions offered as only a few additional uses are allowed with the request.

3. *Comprehensive Plan or Area Plan Conformance* – The request is consistent with the Commercial Center Corridor Building Block.

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

1. *Compatibility with surrounding uses and community facilities* – The site was a former child-care facility. The child care facility included indoor and outdoor play areas for minors. The conversion to a facility that cares for pets indoor and outdoor during the day time and boards animals inside overnight does not significantly impact surrounding properties beyond what existed when a child-care facility existed.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The request provides a much needed service to nearby residents who wish to have a safe and hospitable place for their pets while the owners are not able to care for them overnight.

3. *Not a detriment to the public health, safety, or general welfare* – Staff does not anticipate this request to be a detriment to the public health, safety, or general welfare.

4. *Conforms in all other respects to all applicable zoning regulations and standards* – No variances or modifications to other zoning requirements are necessary to approve this request.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Dimension
Timberglen Drive	Minor Arterial	Special four lane, undivided, 60' ROW

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being located along a Commercial Center or Corridor.

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

Surrounding Land Uses:

	Zoning	Land Use
Site	NS(A)	Personal Service
North	NS(A)	Undeveloped
South	CR	Motor vehicle fueling station with general merchandise or food store
West	MF-2(A)	Multifamily
East	NS(A), SUP No. 915	Vacant motor vehicle fueling station with general merchandise or food store and retail and personal service uses

Land Use Compatibility:

The 0.8129 acre site is currently developed with a surface parking lot in the southern portion, one story building in the middle, and an outdoor play area on the northern side. The property to the north is an undeveloped parcel. The properties to the east are a single-story shopping center and a vacant motor vehicle fueling station. The property to the south is a large and newly constructed motor vehicle fueling station with an associated general merchandise or food store and finally, the property to the west is a multifamily development that buffers the site to the units with surface parking.

A CS District is not typically recommended in the request site's location. However, the applicant has volunteered deed restrictions that eliminate the majority of the uses that would be allowed that were not allowed in the NS(A) District and has restricted height to two stories. The uses that are proposed to be not prohibited by the deed restrictions that are allowed in the CS District but prohibited in the NS(A) District are dry cleaning or laundry store; furniture store; general merchandise or food store less than 3,500 square feet; general merchandise or food store greater than 3,500 square feet; nursery, garden shop, or plant sales. The applicant has also volunteered to prohibit some uses that are allowed by SUP in the NS(A) District but are allowed by right in the CS District. Those additionally prohibited uses are college dormitory, fraternity, or sorority house; Motor vehicle fueling station; electrical substation; police or fire station; post office; and radio, television or microwave tower. One use, private recreation center, club or area, was remains as permitted by right in the CS District, whereas it is only allowed by SUP in the NS(A) District.

Due to the restrictions imposed on the site by utilization of a site plan, hours of operation and other related aspects to the outdoor play area, staff recommends approval of the request.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing

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

Development Standards:

DISTRICT	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
NS(A) Neighborhood service	15'	20' adjacent to residential OTHER: No Min.	0.5 FAR	30' 2 stories	40%		Retail & personal service, office
Proposed CS with Deed Restrictions							
CS Commercial Service	15' 0' on minor	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office/ lodging/ retail combined	45' 3 stories	80%	Proximity Slope Visual Intrusion	Commercial & business service, supporting retail & personal service & office

Parking:

Pursuant to the Dallas Development Code, off-street parking and loading must be provided in accordance with Division 51A-4.200.

Landscaping:

Landscaping of the property must be provided in accordance with Article X of the Dallas Development Code.

List of partners/principals/officers

Applicant:

Petz Mania LLC

Principal: Tze Sae

Owner:

HCH Real Estate LLC:

Principal: S. Lewis Hill

Officers: B. Clyde Hensley

Matthew C. Cole

PROPOSED VOLUNTEERED DEED RESTRICTIONS

DEED RESTRICTIONS

THE STATE OF TEXAS)
)
COUNTY OF DENTON)

KNOW ALL PERSONS BY THESE PRESENTS:

I.

The undersigned, HCH Real Estate LLC , a Limited Liability Corporation ("the Owner"), is the owner of the following described property ("the Property"), being all of Lot 2 in City Block S/8751, City of Dallas ("City"), Denton County, Texas, and being that same tract of land conveyed to the Owner by Sunset Oaks Partnership, by deed dated 3/10/2006 , and recorded in Instrument No. 2006-28269 , in the Deed Records of Denton County, Texas, and being more particularly described as follows:

Lot 2, in Block S/8751 of Timberglen Village, an addition to the City of Dallas, Texas. More particularly described in Instrument # 2006-28269 in the Deed Records of Denton County, Texas.

II.

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

(1) The following uses are prohibited:

(A) Commercial and business service uses.

-- Building repair and maintenance shop.

-- Bus or rail transit vehicle maintenance or storage facility.

-- Catering service.

-- Commercial bus station and terminal.

-- Commercial cleaning or laundry plant.

-- Custom business services.

-- Custom woodworking, furniture construction, or repair.

-- Electronics service center.

-- Job or lithographic printing.

-- Labor hall.

-- Machine or welding shop.

-- Machinery, heavy equipment, or truck sales and services.

-- Medical or scientific laboratory.

-- Technical school.

-- Tool or equipment rental.

-- Vehicle or engine repair or maintenance.

(B) Industrial uses.

-- Industrial (inside) for light manufacturing.

(C) Institutional and community service uses.

-- Halfway house.

-- Hospital.

(D) Lodging uses.

-- Overnight general purpose shelter.

(E) Office uses.

-- Financial institution with drive-in window.

(F) Residential uses.

-- College dormitory, fraternity, or sorority house.

(G) Retail and personal service uses.

-- Alcoholic beverage establishments.

-- Ambulance service.

-- Auto service center.

-- Business school.

-- Car wash.

-- Commercial amusement (inside).

-- Commercial amusement (outside).

-- Commercial motor vehicle parking.

-- Commercial parking lot or garage.

-- Convenience store with drive-through.

-- Drive-in theater.

-- General merchandise or food store 100,000 square feet or more.

-- Home improvement center, lumber, brick or building materials sales yard.

-- Household equipment and appliance repair.

-- Liquor store.

-- Mortuary, funeral home, or commercial wedding chapel.

-- Motor vehicle fueling station.

-- Outside sales.

-- Pawn shop.

-- Restaurant with drive-in or drive-through service.

-- Swap or buy shop.

-- Taxidermist.

-- Temporary retail use.

-- Theater.

-- Truck stop.

-- Vehicle display, sales, and service.

(H) Transportation uses.

-- Commercial bus station and terminal.

-- Heliport.

-- Helistop.

-- Railroad passenger station.

(I) Utility and public service uses.

-- Electrical substation.

-- Police or fire station.

-- Post office.

-- Radio, television or microwave tower.

(J) Wholesale, distribution, and storage uses.

-- Auto auction.

-- Building mover's temporary storage yard.

-- Contractor's maintenance yard.

-- Freight terminal.

-- Manufactured building sales lot.

-- Mini-warehouse.

-- Office showroom/warehouse.

-- Outside storage (with visual screening).

-- Petroleum product storage and wholesale.

-- Recycling buy-back center.

-- Recycling collection center.

-- Sand, gravel, or earth sales and storage.

-- Trade center.

-- Vehicle storage lot.

-- Warehouse.

(2) The following accessory uses are prohibited:

-- Accessory helistop.

-- Accessory medical/infectious waste incinerator.

-- Accessory pathological waste incinerator.

-- Amateur communication tower.

(3) Maximum number of stories above grade is two.

III.

These restrictions shall continue in full force and effect for a period of 20 years from the date of execution, and shall automatically be extended for additional periods of 10 years unless amended or terminated in the manner specified in this document.

IV.

These restrictions may be amended or terminated as to any portion of the Property, upon application to the City of Dallas by the current owner of that portion of the Property, without the concurrence of the owners of the remaining portion of the Property. These restrictions may be amended or terminated only after a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings must be given as would be required by law for a zoning change on the Property. The amending or terminating instrument must be approved as to form by the city attorney. If the City Council approves an amendment or termination of these restrictions, the Owner must then file the amending or terminating instrument in the Deed Records of the county or counties where the Property is located at his or her sole cost and expense before the amendment or termination becomes effective.

V.

These restrictions are not intended to restrict the right of the City Council of the City to exercise its legislative duties and powers insofar as zoning of the Property is concerned.

VI.

Proposed CPC SUP Conditions (Z156-248)

1. USE: The only use authorized by this specific use permit is an animal shelter or clinic with outside runs, limited to boarding, indoor and outdoor training, and associated outdoor activities. Animal adoption, diagnosis, treatment, hospitalization, or outside boarding is prohibited.

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

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

4. ANIMAL WASTE CONTAINERS & DUMPSTERS:

   A. Animal waste containers and dumpsters must be provided in the locations shown on the attached site plan.

   B. Animal waste containers and dumpsters must be monitored daily for noxious odors and treated to eliminate odors if noxious odors are present.

5. OUTSIDE RUNS:

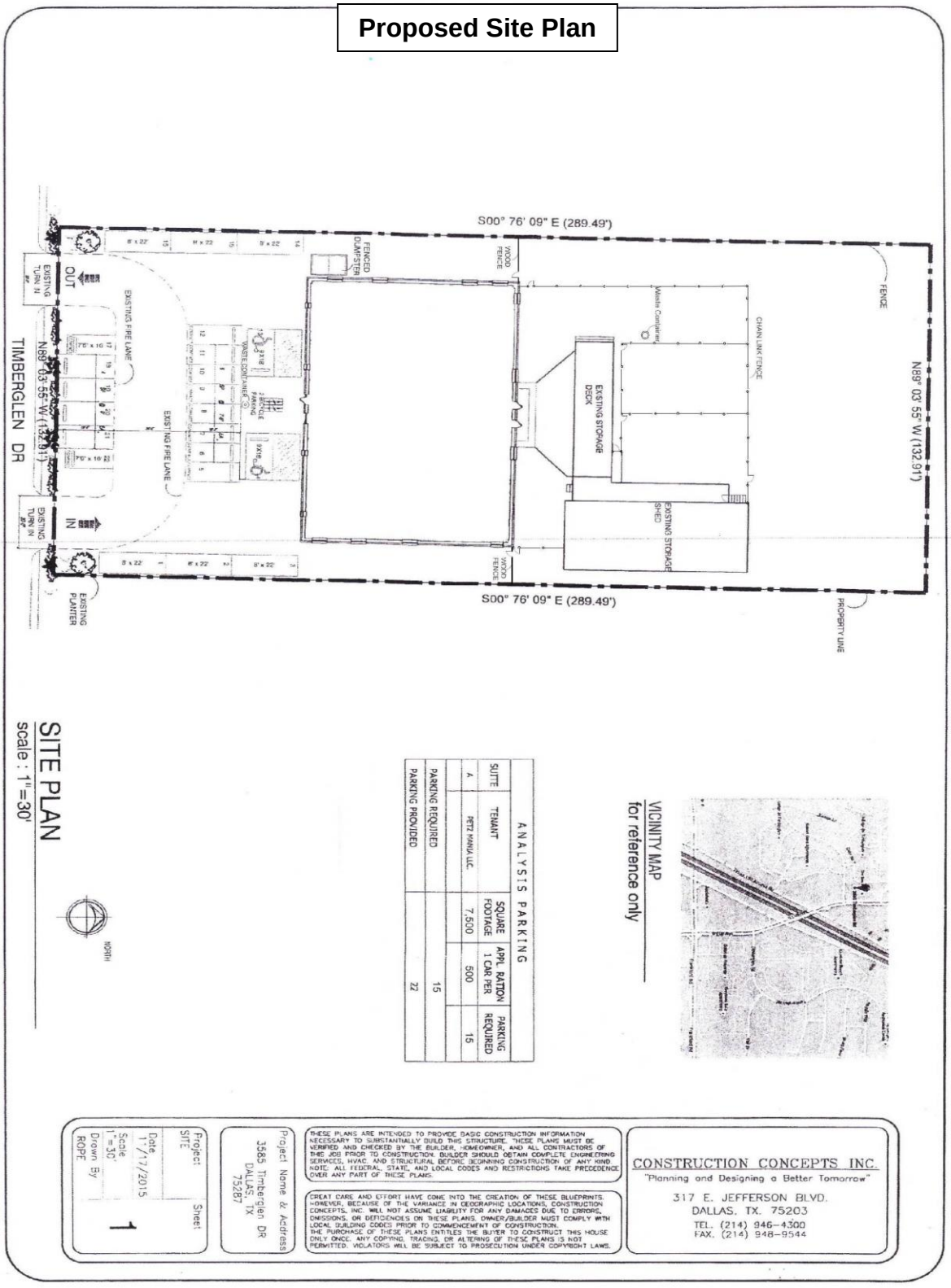
   A. Outside runs may only be used between 7:00 a.m. and 7:00 p.m., Monday through Friday and between 9:00 a.m. and 7:00 p.m. Saturday and Sunday.

   B. The maximum number of animals allowed in the outside runs area per attendant is eight. Animals must be attended at all times in the outside runs.

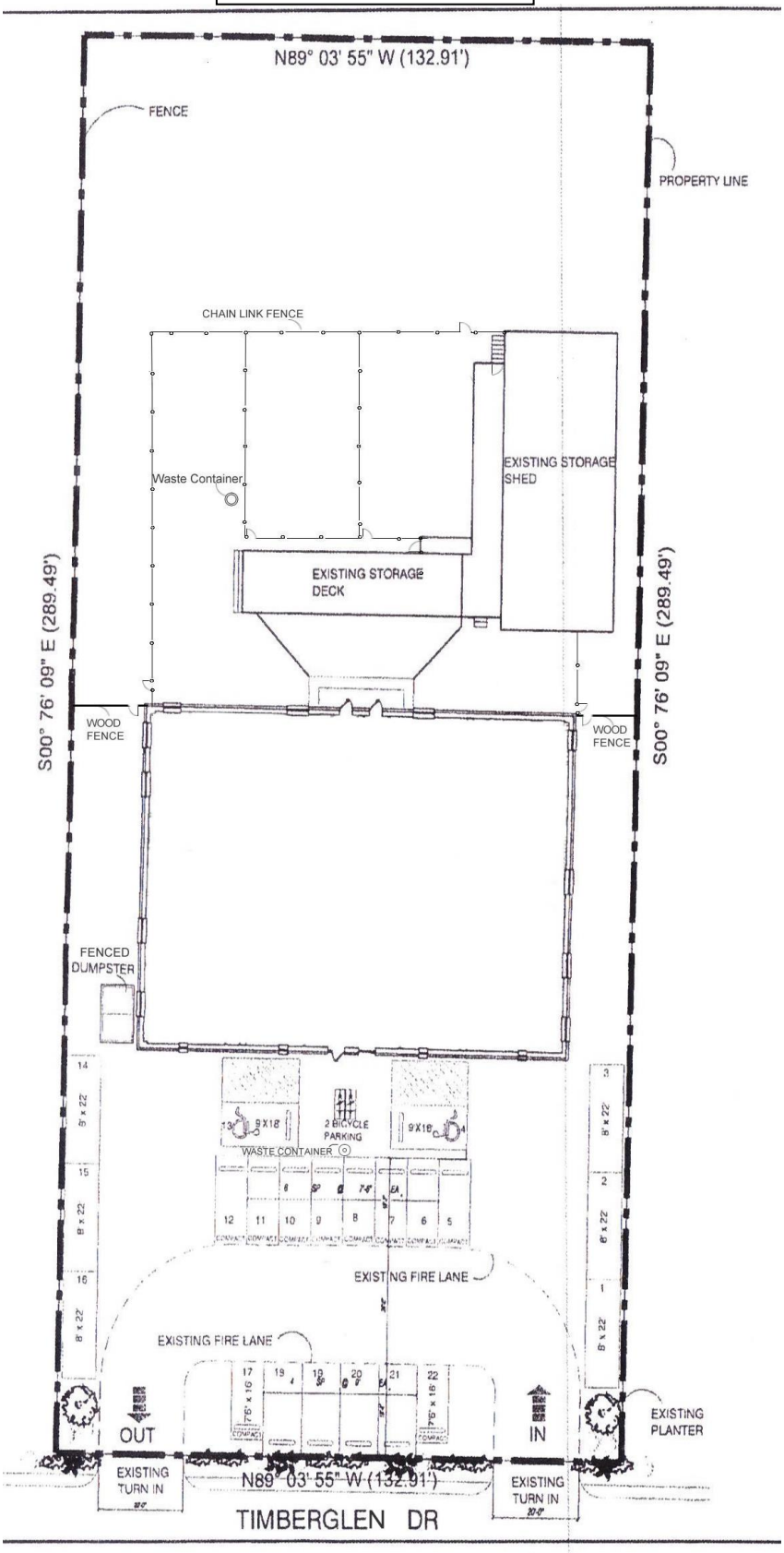
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

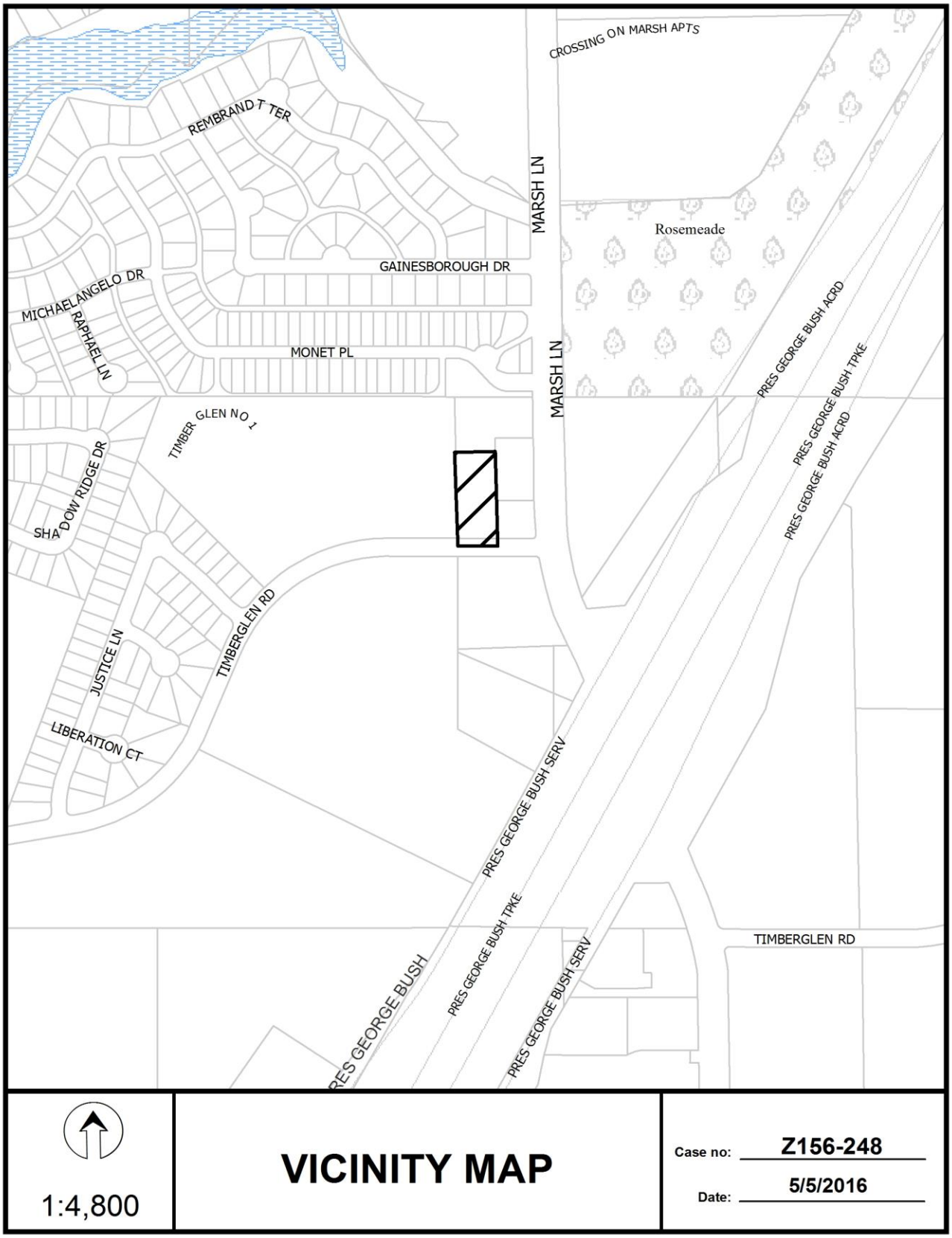
7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

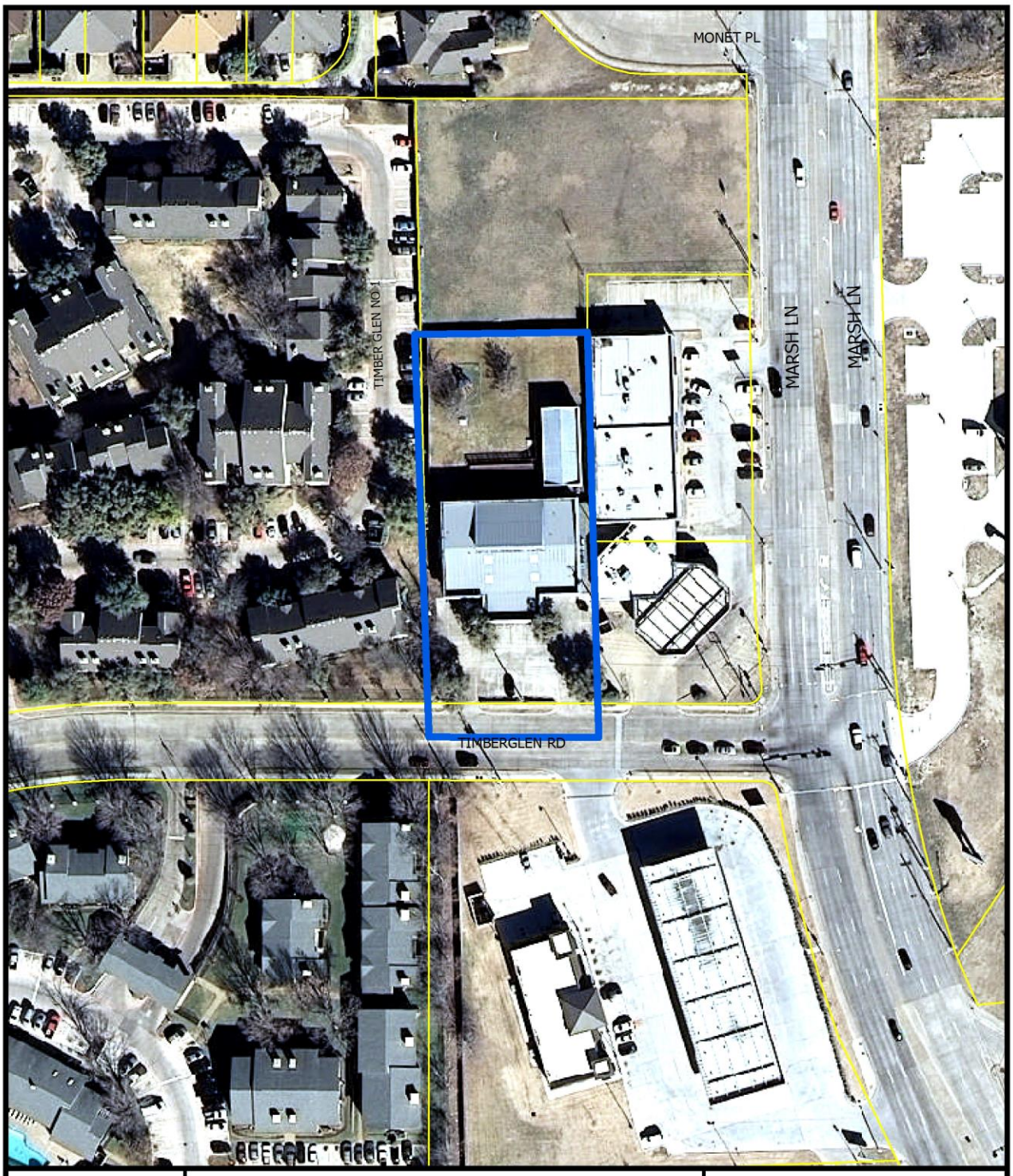
Proposed Site Plan



Proposed Enlarged Site Plan




CROSSING ON MARSH APTS
REMBRANDT TER
MARSH LN
Rosemeade
GAINESBOROUGH DR
MICHAELANGELO DR
RAPHAEL LN
MONET PL
MARSH LN
PRES GEORGE BUSH ACRD
PRES GEORGE BUSH TPKE
PRES GEORGE BUSH ACRD
TIMBER GLEN NO 1
SHADOW RIDGE DR
TIMBERGLEN RD
JUSTICE LN
LIBERATION CT
PRES GEORGE BUSH SERV
PRES GEORGE BUSH TPKE
TIMBERGLEN RD
PRES GEORGE BUSH
PRES GEORGE BUSH SERV
1:4,800
VICINITY MAP
Case no: Z156-248
Date: 5/5/2016

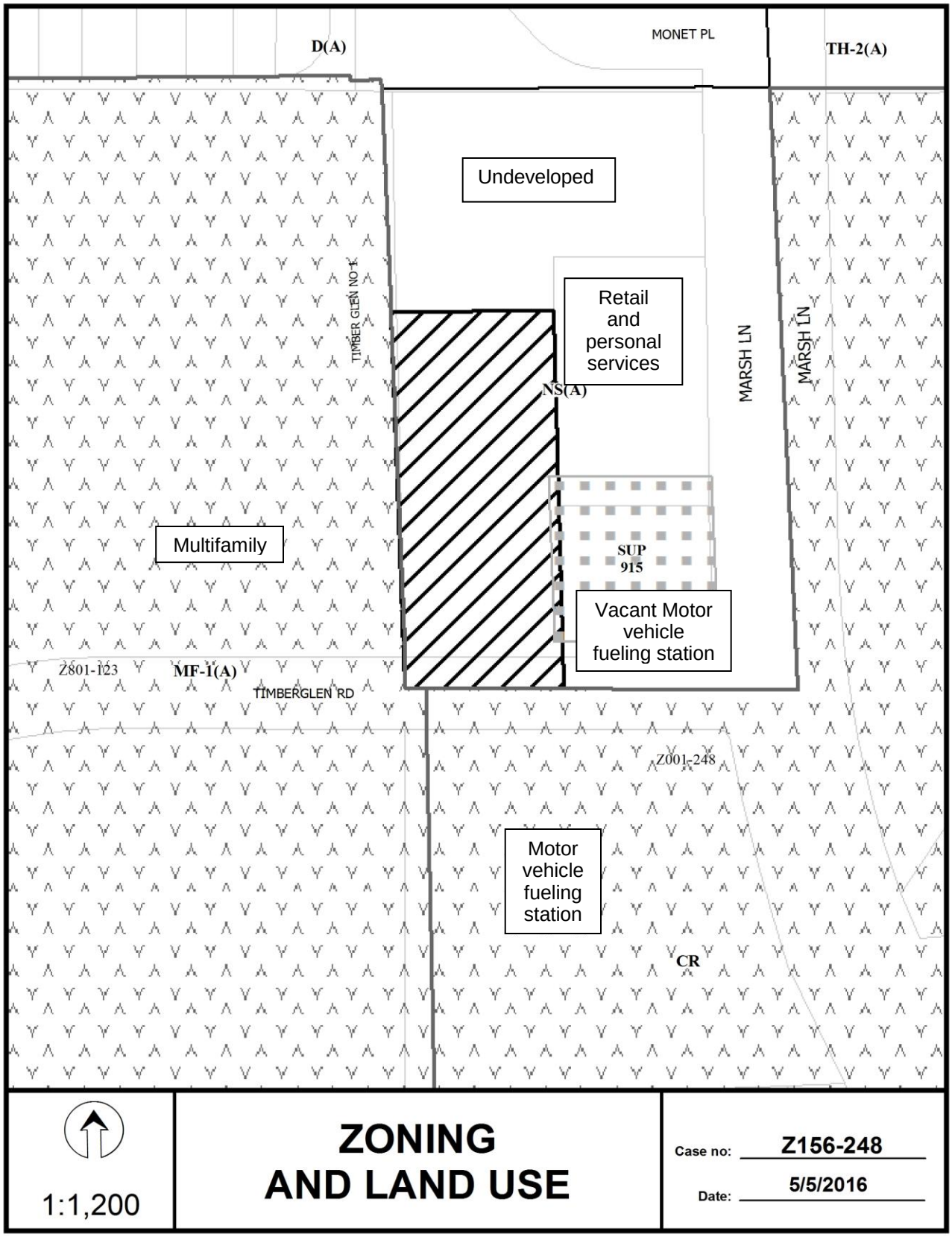


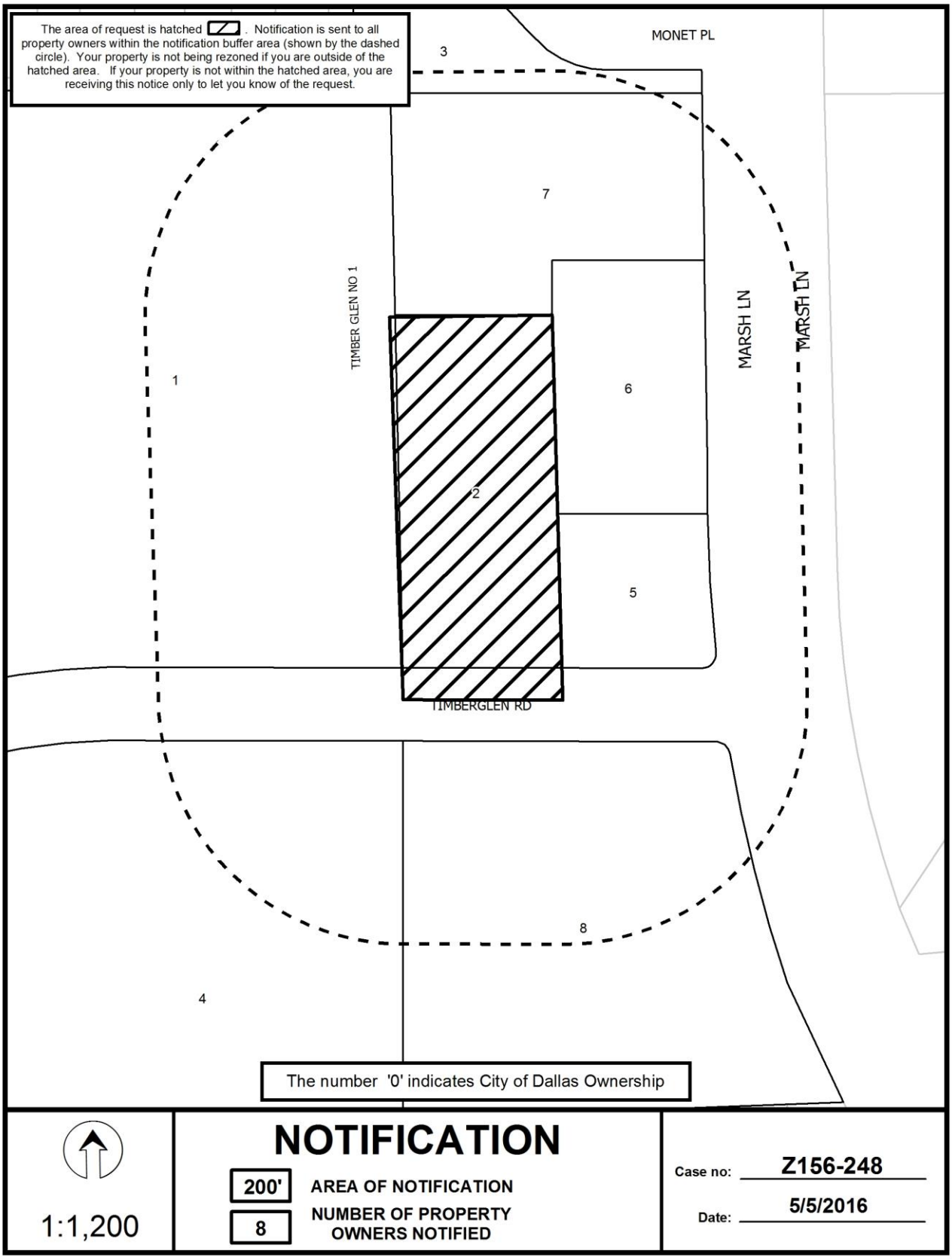
1:1,200

AERIAL MAP

Case no: Z156-248

Date: 5/5/2016


D(A)
MONET PL
TH-2(A)
Undeveloped
TIMBER GLEN NO 1
Retail and personal services
NS(A)
MARSH LN
MARSH LN
SUP 915
Vacant Motor vehicle fueling station
Multifamily
Z801-123
MF-1(A)
TIMBERGLEN RD
Z001-248
Motor vehicle fueling station
CR
1:1,200
ZONING AND LAND USE
Case no: Z156-248
Date: 5/5/2016


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
MONET PL
3
7
TIMBER GLEN NO 1
MARSH LN
MARSH LN
1
6
2
5
TIMBERGLEN RD
8
4
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
8
NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: Z156-248
Date: 5/5/2016

05/05/2016

Notification List of Property Owners

Z156-248

8 Property Owners Notified

Label #	*Address*		*Owner*
1	3565	TIMBERGLEN RD	TIMBERGLEN PARTNERS LP
2	3585	TIMBERGLEN RD	HCH REAL ESTATE LLC
3	2904-2906	MONET PL	FARMER, RICHARD A JR & WOOD, NANCY C
4	3550	TIMBERGLEN RD	SUNSET OAKS GARDENS ASSOCIATES LLC
5	18611	MARSH LN	ASHITA LLC
6	18613	MARSH LN	RIDGELEA COMPLEX MANAGEMENT INC
7		MARSH LN	ROSEMEADE PROP INC
8	18599	MARSH LN	RACETRAC PETROLEUM INC

CITY PLAN COMMISSION **THURSDAY, JUNE 16, 2016**

Planner: Sarah May

FILE NUMBER: Z156-174(SM) **DATE FILED:** December 28, 2015

LOCATION: Northwest corner of Lyndon B. Johnson Freeway and Blossomheath Lane

COUNCIL DISTRICT: 11 **MAPSCO:** 16N

SIZE OF REQUEST: Approximately 6.734 acres **CENSUS TRACT:** 136.10

APPLICANT/ OWNER: Park Central Baptist Church

REPRESENTATIVE: Robert Reeves & Associates, Inc.

REQUEST: An application for a Specific Use Permit for private school and to repeal Specific Use Permit No. 67 for a church recreation center on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of this request is for a private school. The school will utilize a portion of Park Central Baptist Church's property.

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

PRIOR CPC ACTION: On March 3, April 7, and May 19th 2016, the City Plan Commission held this item under advisement to allow additional time to discuss with surrounding property owners. Since April 7, no changes have been made.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval of staff's recommended conditions based upon:

1. *Compatibility with surrounding uses and community facilities* – The proposed use is compatible with the surrounding area. The school will is not requesting any additional changes to the site and the traffic from drop-off and pick-up times will circulate from the LBJ access road through the parking lot and back onto the LBJ access road as prescribed in the traffic management plan.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The services of the proposed school will provide a service to this area of the city.

3. *Not a detriment to the public health, safety, or general welfare* – The Traffic Safety and Engineering Sections have approved the application with periodic updates to the traffic management plan as specified in the specific use permit conditions.

4. *Conforms in all other respects to all applicable zoning regulations and standards* – Based on information depicted on the site plan, the request will comply with all applicable zoning regulations and standards. No variances or exceptions are proposed. All proposed improvements will require compliance with the building code and require final inspection compliance with the site plan.

BACKGROUND INFORMATION

According to a site plan that was used for a permit to construct a corridor to connect the administration building to the gymnasium building (permit 0904291066), the buildings on the request site were erected in this order:

- 1963: The two-story administration building was constructed in the southeast corner with approximately 9,173 square feet.

- 1970: The two-story Sunday school building was constructed just north of the administration building with approximately 4,918 square feet.

- 1975: The one-story gymnasium building was constructed just west of the administration building with approximately 14,922 square feet.

- 1991: The one-story sanctuary building was constructed west of the gymnasium building with approximately 10,776 square feet.

Zoning History: There has been one recent zoning case in the vicinity in the last five years.

1. **Z112-277**: On November 14, 2012 the City Council approved an application to amend the deed restrictions on property zoned an MU-1 (SAH) Mixed Use District (Affordable) with Specific Use Permit No. 1454 for a detached non-premise sign at the northeast corner of LBJ Freeway and Meandering Way.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed Dimension
LBJ Freeway	Interstate Highway	Varies
Blossomheath Lane	Local	50' ROW

Traffic:

The Traffic Safety Engineering Section of the Department of Street Services and the Engineering Section of Sustainable Development and Construction have reviewed the request and recommended approval of the application subject to the traffic management plan.

Comprehensive Plan:

The request site is identified as being located along a *Commercial Center or Corridor* on the ***forwardDallas!*** **Vision Illustration**, adopted June 2006. Commercial Centers or Corridors primarily function as service and job destinations and are similar to Business Centers or Corridors, but are smaller and incorporate less density. These corridors, commonly at the intersection of major streets, are easily accessed via automobiles. In addition to jobs and services, Commercial Centers or Corridors also may include multifamily housing in low- to mid-rise apartment buildings or condominiums. Landscaping and urban design will enhance the visitor's experience and is used to separate sidewalks from major roads and define pedestrian routes in large parking lots. For large shopping centers, this may involve adding public plazas or other "town center" features. Public transit enhancements as well as quality access and visibility are important components of successful auto-oriented development.

The request is consistent with this Building Block.

STAFF ANALYSIS:

Land Use Compatibility:

	Zoning	Land Use
Site	R-7.5(A), SUP 67	Church
North	R-7.5(A)	Single Family
East	MU-1	Hotels
South	MU-3	LBJ Freeway, Hotel, Retirement Housing
West	D(A); MU-1(SAH), SUP 1454, Deed restrictions	Duplexes; Undeveloped

Surrounding land uses include single family to the north, hotels to the east, an expansive interstate highway to the south with mixed uses further south, and a large undeveloped tract and duplexes to the west. The site's existing vehicular access points are on LBJ Freeway and Blossomheath Lane. However, the traffic management plan restricts ingress to the eastern drive approach on the LBJ Freeway access road and egress to the western drive approach on the LBJ Freeway access road; it also notes that traffic cones are to be placed at each driveway that connects to Blossomheath to prohibit access during student drop off and pick up times. Therefore, the traffic management plan discourages cross-traffic to nearby residential streets.

The new private school proposes to occupy existing church facilities and operate at mutually exclusive times with the church with no additions proposed to the site. The church has grown since its inception in 1963 but has largely remained unchanged since 1993.

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

The applicant's request conforms with the applicable zoning regulations and standards and is consistent with the intent of the Dallas Development Code.

Landscaping: Landscaping is required in accordance with Article X of the Dallas Development Code. However, the applicant's request will not trigger any Article X requirements as no new construction is proposed on the site.

Parking: Pursuant to §51A-4.204 of the Dallas Development Code, schools require one and one-half parking spaces for each kindergarten/elementary school classroom, three and one-half parking spaces for each middle school classroom, and nine and one-half parking spaces for each high school classroom. The proposed school is projected to have a total of 17 classrooms that include 10 elementary school, 3 middle school, and 4 high school classrooms, which would require a total of 63.5 parking spaces for the school. Since required off-street parking is calculated as a sum of all the uses on site, since the church will operate concurrently, although at different times, the total parking requirement for the site is 194 parking spaces. The applicant is providing 202 parking spaces.

Park Central
BAPTIST CHURCH

List of Partners

STEWARDSHIP COMMITTEE

Bob Adams	(14-17)
Amy Luce	(13-16)
Connie Coleman	(11-14)
Chairman of Deacons (Ex-Officio)	
David Greene	(14-17)
Tommy Malone, Deacon	
Roberta Green, Treasurer	
Pastor (Ex – Officio)	

Ron McGinnis, Registered Agent – 7/24/14 – on-going

Access Park Central's safe deposit box: Carol Spence, Ronnie McGinnis, Roberta Green
Check Signers: Coy Quine, Roberta Green, Carol Spencer

Candidate	Field of Service	Term
Coy Quine	Trustee/Check Signer	Begins 1/23/2014 - on-going
Roberta Green	Check Signer	Begins 1/23/2014 - on-going
Carol Spencer	Check Signer	on-going

Trustees:
Coy Quine, Amy Luce, Ronnie McGinnis, Charlie Spencer

Z156-174

7777 LBJ Freeway ◦ Dallas, Texas 75251-1293 ◦ (972) 661-8888 ◦ Fax: (972) 385-0955

Z156-174 Proposed SUP Conditions

1. USE: The only use authorized by this specific use permit is a private school.

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

3. TIME LIMIT: This specific use permit expires in 4 years.

4. CLASSROOMS: The maximum number of classrooms is 17.

5. ENROLLMENT: The number of students on the school campus is limited to 250 at any one time.

6. FLOOR AREA: The maximum floor area is 46,256 square feet.

7. HOURS OF OPERATION: Except for special events, the private school may only operate between 8:00 AM and 4:00 PM, Monday through Friday. "Special events" are school-related or school-sponsored functions other than normal classroom operations.

8 HEIGHT: No structure may exceed 30 feet in height.

9. LIGHTING:

A. Lighting is permitted throughout the Property solely for the purpose of security and not for the purpose of illuminating athletic events, practices, or other special events.

B. Light poles may not exceed 30 feet in height.

C. Light fixtures must be hooded, shielded and directed downward

10. OUTDOOR SOUNDS: Loudspeakers, public address systems, school bells, and buzzers (other than fire warning systems) may only be sounded internally within the structures on the Property.

11. STADIUMS AND OUTDOOR BLEACHERS: Stadiums and outdoor bleachers are prohibited.

12. TRAFFIC MANAGEMENT PLAN:

(a) In general. Operation of the private school must comply with the attached traffic management plan.

(b) Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way. Vehicular curb cuts that do not reflect ingress and egress points used in the Traffic Management Plan must be closed to school traffic during drop-off and pick-up times as well as special events.

(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 and to the Valley View Homeowners Association at the address PO Box 800214, Dallas TX 75380 by November 1, 2017 or within three months after students first begin attending classes, whichever is later. After the initial traffic study, the Property owner or operator shall submit annual updates of the traffic study to the director and to the Valley View Homeowners Association at the address PO Box 800214, Dallas TX 75380 by November 1 of each 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) of Chapter 51A of the Dallas City Code.

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

13. SECURITY: A peace officer must be at the school exit on duty along LBJ Freeway during student drop-off times.

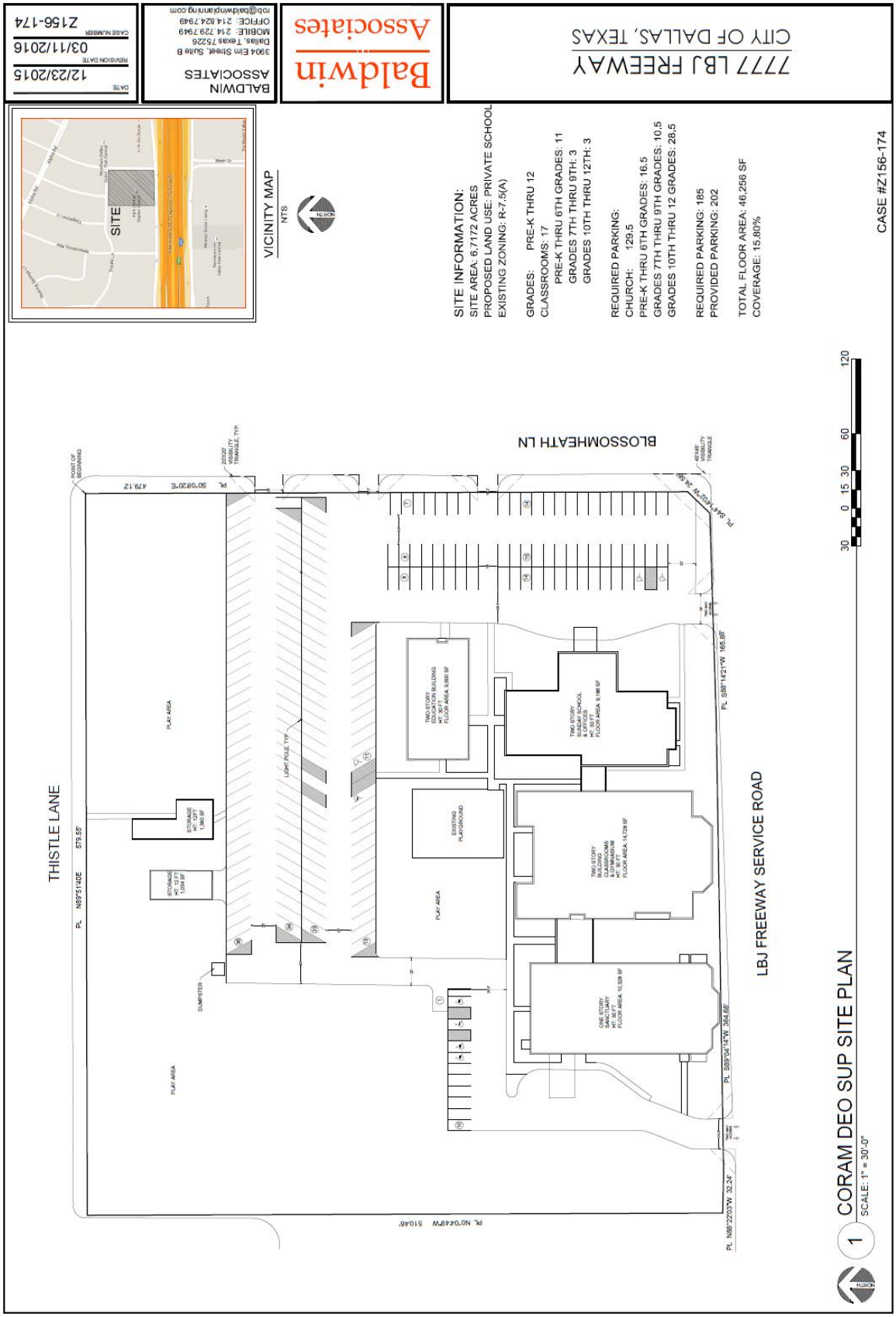
14. TRASH PICK-UP: Trash pick-up is limited to the hours between 8:00 a.m. and 5:00 p.m.

15. NEIGHBORHOOD NOTIFICATIONS: At least thirty days prior to the filing with the city of any application for a zoning change with respect to the school any application for a minor amendment to the approved site plan for the school pursuant to Sections 51A-4.702(h) or (i), as amended, or any application to the Board of Adjustment for a variance or special exception with respect to the school or minor amendment to the Traffic Management Plan, the applicant shall submit a copy of said application to the Valley View Homeowners Association at the address PO Box 800214, Dallas TX 75380.

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



Proposed Traffic Management Plan

TRAFFIC MANAGEMENT PLAN FOR

CORAM DEO ACADEMY

Dallas, Texas

Final: March 2016

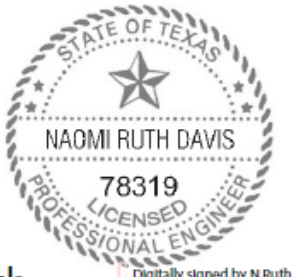
Draft 3: February 2016

Draft 2: January 2016

Draft 1: December 2015

Prepared for
Mr. Bill Rector, Headmaster
Coram Deo Academy
4900 Wichita Trail
Flower Mound, TX 75022

Prepared by
ND Engineering, PC
N. Ruth Davis, PE, PTOE
F-11119
6807 Leameadow
Dallas, TX 75248
(972) 239-8995



N Ruth Davis

Digitally signed by N Ruth Davis
DN: cn=N Ruth Davis, o=ND Engineering, PC, ou, email=Ruth@ndengpc.com, c=US
Date: 2016.03.15 13:17:24 -05'00'

This Traffic Management Plan has been prepared under the direction of N. Ruth Davis. N. Ruth Davis attests to the technical information contained therein and has judged the qualifications of recommendations, conclusions, and decisions are based on City of Dallas comments, general engineering standards, and Texas/Federal laws.

In Association With

Erin Bishop, Draftsperson/Graphics

This report and the data contained herein have been prepared expressly for the purposes of this project. The use of this data, the conclusions contained in the report or the information provided herein by individuals or agencies is done so at their sole discretion and at their own responsibility. Publication of this document does not warrant the use of the data, the conclusions or the information for any purpose other than that described within this report.

TABLE OF CONTENTS ***PAGE***

EXECUTIVE SUMMARY/INTRODUCTION 1
Figure 1: Circulation Plan 2
SCHOOL CHARACTERISTICS 3
HOURS OF OPERATION 3
PARKING 3
DROP-OFF AND PICKUP HOURS 4
PARENT ROUTE ASSIGNMENTS 4
CIRCULATION PLAN 4
Figure 2: Parent Route Assignment - Enter 5
Figure 3: Parent Route Assignment - Exit 6
INGRESS AND EGRESS LOCATIONS 7
LOCATION OF STUDENT DROP-OFF AND PICKUP 7
PERSONNEL ASSISTING WITH DROP-OFF AND PICKUP 7
AVAILABLE QUEUE STORAGE 8
QUEUE LENGTH AND NUMBER OF VEHICLES 8
Table 1: Existing Queues 8
Table 2: Forecasted Queues (With Maximum 250 Students) 9
NEIGHBORHOOD IMPACT EVALUATION 9
CONCLUSION 10

TRAFFIC MANAGEMENT PLAN
FOR
CORAM DEO ACADEMY

EXECUTIVE SUMMARY/INTRODUCTION

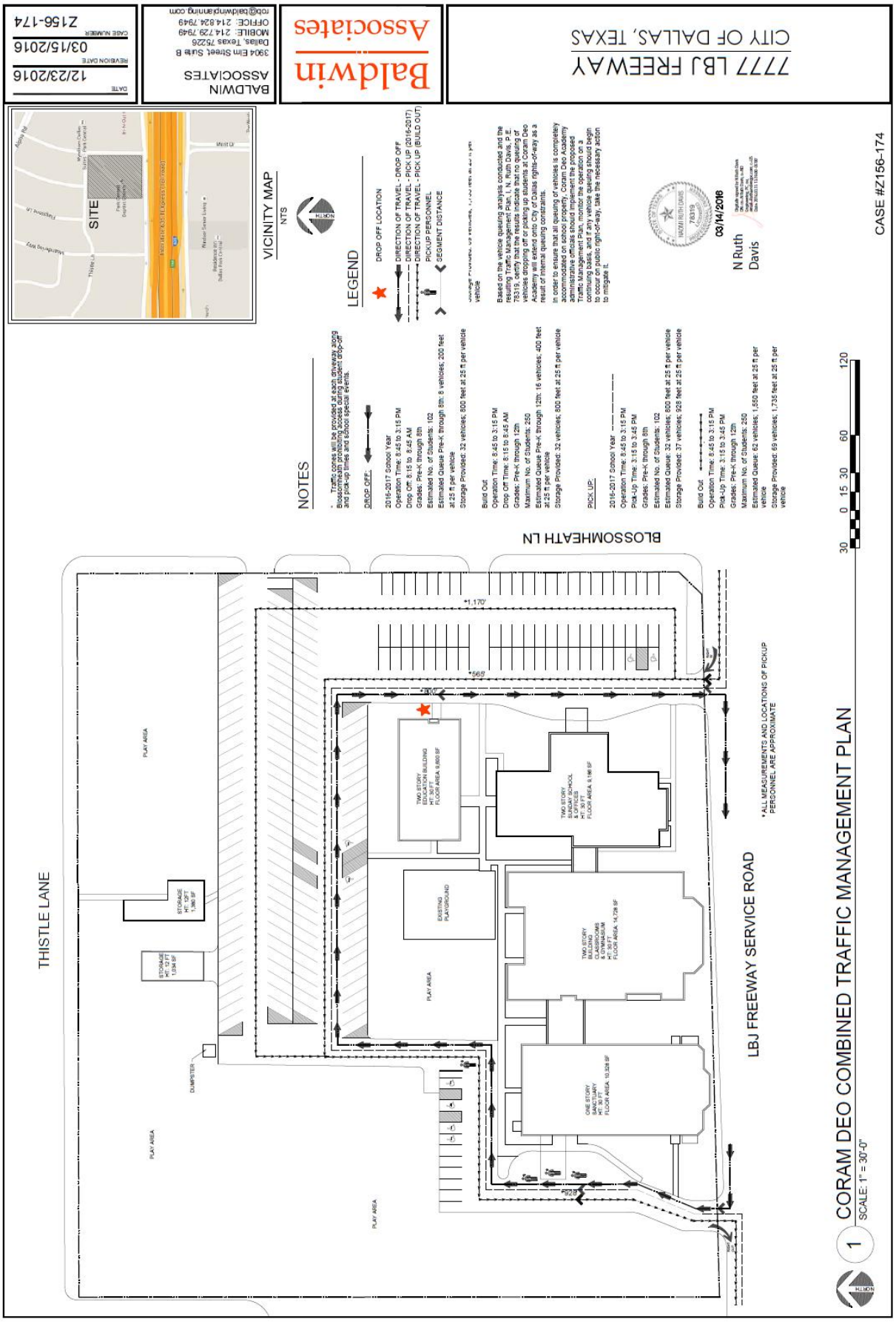
This Traffic Management Plan (TMP) was prepared to provide the following information for the proposed Coram Deo Academy (CDA), which will be located on the Park Central Baptist Church campus, 7777 LBJ Freeway, Dallas, Texas:

- School Characteristics
- Hours of operation;
- Parking
- Drop-off and pickup hours;
- Parent route assignments
- Circulation Plan;
- Ingress and egress locations;
- Location of student drop-off and pickup;
- Number and location of personnel assisting with loading and unloading of students;
- Available queue storage;
- Number of vehicles and queue length for the proposed number of students/families; and,
- Neighborhood impact evaluation.

Figure 1 shows the Project location and the proposed circulation plans for the 2016-2017 school year/build out condition.

Conclusion

Based on the results of the queuing analysis, there is sufficient storage length on the Park Central Baptist Church campus to accommodate the planned maximum number of students with no queuing on City of Dallas right-of-way (ROW). As shown in this document, the PM pickup scenario is the worst case so all queue assessments are based on this scenario. The proposed circulation plan for the 2016-2017 school year PM pickup condition has a storage length of approximately 928 feet that could store approximately 37 vehicles assuming a conservative vehicle storage length of 25 feet. The forecasted 2016-2017 school year PM pickup condition queue length is 800 feet, which was calculated using the forecasted queue of 32 vehicles and the conservative vehicle storage length of 25 feet. The proposed circulation plan at build out of the school PM pickup condition has a storage length of approximately 1,735 feet that could store approximately 69 vehicles assuming a conservative vehicle storage length of 25 feet. The forecasted build out PM pickup queue length is 1,550 feet, which was calculated using the forecasted queue of 62 vehicles and the conservative vehicle storage length of 25 feet. As the student body increases from its current 54 families to the proposed build out condition of approximately 133 families, the CDA Dallas staff will monitor the length of queue and vehicle occupancy rate (VOR), and will make adjustments to the circulation plan as needed to ensure that no queuing occurs on City of Dallas ROW. The CDA Dallas staff as well as the CDA Administrative staff will work with the City of Dallas to ensure that no queuing will occur on City of Dallas ROW and will incorporate corrections that are deemed necessary by City of Dallas staff. Only uniformed police officers should be allowed to direct and control traffic operating within the public right-of-way.


7777 LBJ FREEWAY
CITY OF DALLAS, TEXAS
Baldwin Associates
BALDWIN ASSOCIATES
3904 Elm Street Suite B
Dallas, Texas 75226
OFFICE: 214.824.7949
MOBILE: 214.729.7949
robb@baldwinplanning.com
DATE 12/23/2016
REVISION DATE 03/15/2016
CASE NUMBER Z156-174
VICINITY MAP
NTS
SITE
LEGEND
DROP OFF LOCATION
DIRECTION OF TRAVEL - DROP OFF
DIRECTION OF TRAVEL - PICK UP (2016-2017)
DIRECTION OF TRAVEL - PICK UP (BUILD OUT)
PICKUP PERSONNEL
SEGMENT DISTANCE
NOTES
1. Traffic cones will be provided at each driveway along Blossomheath promoting access during student drop-off and pick-up times and school special events.
DROP OFF:
2016-2017 School Year
Operation Time: 8:45 to 3:15 PM
Drop Off: 8:15 to 8:45 AM
Grades: Pre-K through 8th
Estimated No. of Students: 102
Estimated Queue Pre-K through 8th: 8 vehicles; 200 feet at 25 ft per vehicle
Storage Provided: 32 vehicles; 800 feet at 25 ft per vehicle
Build Out
Operation Time: 8:45 to 3:15 PM
Drop Off Time: 8:15 to 8:45 AM
Grades: Pre-K through 12th
Maximum No. of Students: 250
Estimated Queue Pre-K through 12th: 16 vehicles; 400 feet at 25 ft per vehicle
Storage Provided: 32 vehicles; 800 feet at 25 ft per vehicle
PICK UP:
2016-2017 School Year
Operation Time: 8:45 to 3:15 PM
Pick-Up Time: 3:15 to 3:45 PM
Grades: Pre-K through 8th
Estimated No. of Students: 102
Estimated Queue: 32 vehicles; 800 feet at 25 ft per vehicle
Storage Provided: 37 vehicles; 925 feet at 25 ft per vehicle
Build Out
Operation Time: 8:45 to 3:15 PM
Pick-Up Time: 3:15 to 3:45 PM
Grades: Pre-K through 12th
Maximum No. of Students: 250
Estimated Queue: 62 vehicles; 1,550 feet at 25 ft per vehicle
Storage Provided: 69 vehicles; 1,735 feet at 25 ft per vehicle
Based on the vehicle queuing analysis conducted and the resulting Traffic Management Plan, I, N. Ruth Davis, P.E. 78319, certify that the results indicate that no queuing of vehicles dropping off or picking up students at Coram Deo Academy will extend onto City of Dallas rights-of-way as a result of internal queuing constraints.
In order to ensure that all queuing of vehicles is completely accommodated on school property, I also certify that the administrative offices should implement the proposed Traffic Management Plan, monitor the operation on a continuing basis, and if any vehicle queuing should begin to occur on public right-of-way, take the necessary action to mitigate it.
03/14/2016
N Ruth Davis
BLOSSOMHEATH LN
THISTLE LANE
LBJ FREEWAY SERVICE ROAD
TWO STORY EDUCATION BUILDING HT: 25FT FLOOR AREA: 9,800 SF
TWO STORY SUNDAY SCHOOL & OFFICES HT: 30 FT FLOOR AREA: 8,166 SF
TWO STORY BUILDING GYMNASIUM & LOWER GRADES HT: 35 FT FLOOR AREA: 14,728 SF
ONE STORY SANCTUARY HT: 30 FT FLOOR AREA: 10,208 SF
EXISTING PLAYGROUND
PLAY AREA
STORAGE HT: 12FT 1,064 SF
STORAGE HT: 12FT 1,386 SF
DUMPSTER
*1,170'
*568'
*928'
* ALL MEASUREMENTS AND LOCATIONS OF PICKUP PERSONNEL ARE APPROXIMATE
1 CORAM DEO COMBINED TRAFFIC MANAGEMENT PLAN
SCALE: 1" = 30'-0"
30 0 15 30 60 120
CASE #Z156-174

SCHOOL CHARACTERISTICS

CDA is a Classical Christian private school. Core classes are taught on either a Monday/Wednesday or Tuesday/Thursday rotation with electives and high school labs taught on Friday. The students are homeschooled on the remaining days depending on the rotation. The CDA Dallas campus will have classes on Tuesday/Thursday with electives on Friday during the 2016-2017 school year. Grade levels planned for the 2016 – 2017 school year for the Dallas campus will be prekindergarten (Pre-K) through 8th grade. At build out of the CDA Dallas campus, classes will be taught on both the Monday/Wednesday and Tuesday/Thursday rotations with electives and high school labs taught on Friday. Grade levels planned for the build out condition for the Dallas campus will be Pre-K through 12th grade.

There are currently 102 students/54 families enrolled for the Tuesday/Thursday core classes, and 28 students/21 families enrolled for Friday electives. With proposed build out there would be 250 students/133 (approximate) families enrolled for both the Monday/Wednesday and Tuesday/Thursday core classes. It is anticipated that with build out there would also be approximately 250 students/133 families enrolled for Friday electives and high school labs. Currently, several families carpool which results in a VOR of 2.5 students per vehicle.

CDA typically "grows" the next grade by students moving up from lower classes to upper classes as opposed to students applying for acceptance into the school in the upper grades. With the current enrollment of 102 students with grades Pre-K through 8th grade and assuming an average class size of 15 students, it will take approximately eight (8) to nine (9) years to reach the currently planned maximum enrollment of 250 students. At build out, it is anticipated that there will be two (2) classes each of Pre-K, kindergarten, and 1st grade and one class each for all remaining grades through 12th.

CDA Dallas campus staff currently consists of 10 faculties, one (1) PE teacher, one (1) lunch proctor, one (1) administrative assistant, and one (1) director. With maximum student enrollment the staff will increase to 28 faculties and will maintain the one (1) PE teacher, one (1) lunch proctor, one (1) administrative assistant, and one (1) director.

HOURS OF OPERATION

CDA Dallas campus faculty and staff typically arrive by 7:45 AM with doors opening to student arrivals around 8:15 AM. School will start around 8:45 AM with classes lasting to approximately 3:05 PM. Student pickup will begin at 3:15 PM and all students be gone from the campus by 3:45 PM. Faculty and staff typically exit the campus by 4:15 PM unless there is a staff meeting. Staff meetings typically occur once per month and are usually over and all staff has departed by 4:45 PM.

PARKING

The Park Central Dallas Church campus has 204 regular parking spaces of which eight (8) are handicap spaces. The parking areas are located to the east of and behind the church buildings. Per City of Dallas Code Section 51A-4.204(17)(C), a private school should have the following number of parking spaces:

(i) One and one-half spaces for each kindergarten/elementary school classroom;
(ii) Three and one-half spaces for each junior high/middle school classroom; and
(iii) Nine and one-half spaces for each senior high school classroom.

Based on these code requirements, the 2016-2017 school year would require a total of 19 spaces:

- 12 for Pre-K/kindergarten/elementary school classes, and
- Seven (7) for junior high/middle school classes.

This assumes that Pre-K through 6th grade is equivalent to the kindergarten/elementary classification and that 7th through 8th grade is equivalent to the junior high/middle school classification.

With buildout of the school to include 9th through 12th grades, the school would require a total of 57 spaces:

- 17 for Pre-K/kindergarten/elementary school classes,
- 11 for junior high/middle school classes, and
- 29 for senior high school classes.

This assumes that Pre-K through 6th grade is equivalent to the kindergarten/elementary classification, that 7th through 9th grade is equivalent to the junior high/middle school classification, and that 10th through 12th grade is equivalent to the senior high school classification.

The existing 204 total spaces exceed both the near term and the long range parking code requirements.

DROP-OFF AND PICKUP HOURS

With the current school location and enrollment, the CDA Dallas campus AM drop-off typically occurs between 8:15 AM and 8:45 AM. PM Pickup typically occurs between 3:00 PM and 3:15 PM. With the proposed school location and maximum enrollment, the drop-off times would be 8:15 AM to 8:45 AM and pickup times would be 3:15 PM to 3:45 PM.

PARENT ROUTE ASSIGNMENTS

In order to avoid impacting the neighborhoods to the north and west of the proposed school, parent route assignments have been developed as shown in Figures 2 (enter) and 3 (exit). These will be disseminated to parents during parent orientation.

CIRCULATION PLAN

AM Drop-Off

All family vehicles would turn right from the Lyndon B. Johnson Freeway [I-635] westbound frontage road (frontage road) into the westernmost Park Central Baptist driveway. All vehicles would proceed clockwise around the back of the campus to the drop-off location on the east side of the education building. Once the students were dropped off, the vehicles would continue clockwise and exit the campus via a right-turn only from the easternmost driveway onto the frontage road. Figure 1 shows the proposed circulation plan and drop-off location for both the 2016-2017 school year and build out.

7777 LBJ FREEWAY
CITY OF DALLAS, TEXAS

Baldwin Associates

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

DATE 02/26/2016
REVISION DATE
CASE NUMBER Z156-174

CASE #Z156-174

*MORNING TRAFFIC ENTERS ON WEST SIDE OF SITE AND EXITS ON THE EAST SIDE OF THE SITE
*AFTERNOON TRAFFIC ENTERS ON EAST SIDE OF SITE AND EXITS ON THE WEST SIDE OF THE SITE

1 CORAM DEO ACADEMY PARENT ROUTE ASSIGNMENTS - ENTER
Not to Scale

NORTH

7777 LBJ FREEWAY
CITY OF DALLAS, TEXAS

Baldwin Associates

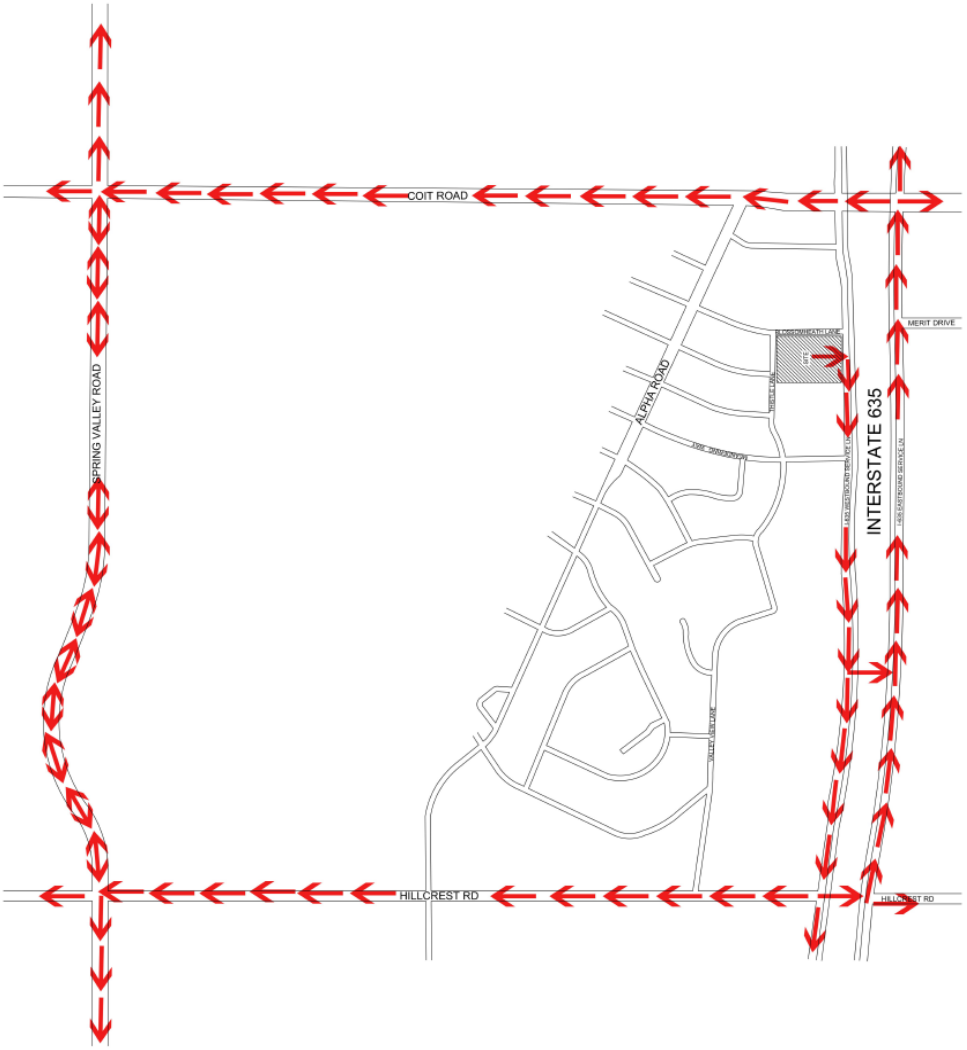
BALDWIN ASSOCIATES
3904 Elm Street, Suite B
Dallas, Texas 75226
MOBILE: 214.729.7949
OFFICE: 214.824.7949
rob@baldwinplanning.com

DATE 02/26/2016
REVISION DATE
CASE NUMBER Z156-174

CASE #Z156-174

*MORNING TRAFFIC ENTERS ON WEST SIDE OF SITE AND EXITS ON THE EAST SIDE OF THE SITE
*AFTERNOON TRAFFIC ENTERS ON EAST SIDE OF SITE AND EXITS ON THE WEST SIDE OF THE SITE

1 CORAM DEO ACADEMY PARENT ROUTE ASSIGNMENTS - EXIT
Not to Scale



PM Pickup

In the afternoon, all vehicles would turn right from the frontage road into the easternmost Park Central Baptist driveway and proceed counterclockwise around the back of the campus to the pick-up location on the west side of the Sanctuary at the portico. Once the students were picked up, the vehicles would continue counterclockwise and exit the campus via a right-turn only from the westernmost driveway onto the frontage road. Figure 1 shows the proposed circulation plan and pickup locations for the 2016-2017 school year/build out conditions. Please note that the circulation plan for the proposed build out pickup condition has a double path which allows for storage of all vehicles on site.

INGRESS AND EGRESS LOCATIONS

Ingress to the Park Central Baptist Church campus would be via a right turn only from the frontage road into either the westernmost driveway (AM Drop Off) or the easternmost driveway (PM Pick Up). Egress from the campus would be via a right-turn only from either the easternmost driveway (AM Drop Off) or the westernmost driveway (PM Pick Up) onto the frontage road. Both ingress and egress points are shown on Figure 1.

LOCATION OF STUDENT DROP-OFF AND PICKUP

The proposed location for student drop-off would be at the east end of the education school building. Pickup for all students would be at the portico on the west side of the Sanctuary. Figure 1 shows the proposed drop-off/pickup locations for both the 2016-2017 school year and the build out condition.

PERSONNEL ASSISTING WITH DROP-OFF AND PICKUP

The administrative assistant would typically handle drop-off in the morning. They would hold the facility doors open so when students exit the vehicles they easily walk into the building.

Faculty, staff and upper class students all assist with student pickup in the afternoon. Starting around 3:05 PM all students would gather by class in a large area just inside the doors that lead to the pickup location. Three (3) staff equipped with a walky-talky stay with the students. One (1) staff person would be located approximately six (6) vehicle lengths upstream from the initial pickup vehicle location and also equipped with a walky-talky. Three (3) additional staff are stationed at the three (3) vehicle pick-up stations. All families are provided a name placard that is to be visible to the staff person located approximately six (6) vehicle lengths upstream. This person calls the students names back to the staff staying with the students and designates which vehicle pick-up station the student(s) should be sent to. The upper class students assist the younger students by either just directing where they should go or by helping to carry student backpacks/supplies. Once a student and the student's vehicle arrive at the designated pickup station, the staff member that is located at that station opens the car door for the student and assists the student with entering the vehicle with their backpacks/supplies. The staff person then shuts the vehicle door and the vehicle pulls away from the pickup station. Figure 1 shows the locations of all personnel assisting with drop-off and pickup.

AVAILABLE QUEUE STORAGE

AM Drop-Off

Using both Google Earth and the Park Central Baptist Church site plan, the proposed circulation plan for drop-off has approximately 800 feet of queue storage on the Park Central Baptist Church campus. The 800 feet is measured from the property boundary at the westernmost driveway entrance to the entrance of the education building and is shown on Figure 1. Using a conservative 25 feet per vehicle length this 800 feet would allow approximately 32 vehicles to store in the 800 feet.

PM Pickup

Using both Google Earth and the Park Central Baptist Church site plan, the proposed circulation plan for pickup of Pre-K through 8th grade in the 2016-2017 school year condition has approximately 928 feet of queue storage on the Park Central Baptist Church campus. The 928 feet is measured from the property boundary at the easternmost driveway entrance to the farthest point of the vehicle pickup location near the sanctuary portico on the west side of the campus and is shown on Figure 1. Using a conservative 25 feet per vehicle length this 928 feet would allow approximately 37 vehicles to store in the 928 feet.

Using the same sources, the proposed circulation plan for pickup of Pre-K through 12th grade in the build out condition has approximately 1,735 feet of queue storage on the Park Central Baptist Church campus. The 1,735 feet is measured from the property boundary at the easternmost driveway entrance to the farthest point of the vehicle pickup location near the sanctuary portico on the west side of the campus and is shown on Figure 1. Using a conservative 25 feet per vehicle length this 1,735 feet would allow approximately 69 vehicles to store in the 1,735 feet. Please note that the circulation plan for the proposed build out pickup condition has a double path which allows for storage of all vehicles on site.

QUEUE LENGTH AND NUMBER OF VEHICLES

In order to correctly estimate forecasted queue lengths, existing data for similar facility types should be used. CDA operates differently than most other private schools in that it is part regular school part home school. Therefore it was determined that queuing information for CDA facilities would be unique to this type of use. Since the CDA Dallas campus currently exists at another location, queuing data at the existing CDA Dallas campus was collected on Thursday, December 3, 2015 for both drop-off and pickup and Tuesday, December 8, 2015 for pickup. These were typical school days with no special events happening. One family was absent during drop-off and two families were absent during pickup so a worst case adjustment of one (1) additional vehicle length was added to the drop-off and two (2) additional vehicle lengths were added to the pickup queue calculations. Friday queuing data was not collected since the number of students/families attending Friday classes is significantly less than those attending the Tuesday/Thursday core classes. Table 1 shows the existing AM drop-off and PM pick up queues.

TABLE 1: EXISTING QUEUES

Time	No. of Vehicles	Length[1] (ft)
AM Drop-off	8	200
PM Pick Up	32	800

[1] *Based on a conservative vehicle length of 25 feet multiplied by number of vehicles in queue*

As shown in Table 1, with the current enrollment of 102 students/54 families and the current VOR, the maximum queue length during drop-off is approximately 200 feet with eight (8) vehicles and during pickup is approximately 800 feet with 32 vehicles. These queue lengths were calculated based on a conservative vehicle length of 25 feet multiplied by the number of vehicles in the queue. Please note that during drop-off several families park their vehicles and walk their children into the school as opposed to dropping them off in the car line, therefore the pickup queue represents the worst case queuing condition. Existing and forecasted queuing data used in this report is provided in Attachment 1.

Transportation and Land Development, 2nd Edition, states that in regards to queuing unless a major restructuring of the hours of operation or service occurs, existing drop-offs/pickups can be used along with total proposed drop-offs/pickups to determine the projected size of queue and size of facilities needed. Since the existing pickup queue is significantly greater than the existing drop-off queue, the forecasted pickup queue was used to determine if there is sufficient on-site storage for the forecasted maximum number of students. A ratio of number of existing families to number of existing students was developed to determine the number of forecasted families based on the proposed maximum student enrollment. With the proposed maximum enrollment of 250 students it is estimated that there will be approximately 133 families. Of this forecasted 250 students, it was estimated that 30 students in the upper grades would drive to school and park. Likewise a ratio of number of existing families to number of forecasted families was developed to use in generating the forecasted number of queue vehicles and needed storage. This ratio showed an approximately 90% increase in number of queue vehicles and needed storage. Table 2 shows the forecasted drop-off and pick up queues.

TABLE 2: FORECASTED QUEUES (WITH MAXIMUM 250 STUDENTS)

Time	No. of Vehicles	Length[1] (ft)
AM Drop-off Pre-K through 12th grade	16	400
PM Pickup Pre-K through 12th grade	62	1,550

[1] *Based on a conservative vehicle length of 25 feet multiplied by number of vehicles in queue*

As shown in Table 2, using the existing family to forecasted family ratio, which maintains the current VOR, the maximum AM drop-off queue length for Pre-K through 12th grade is estimated to be 400 feet with 16 vehicles. The maximum PM pickup queue length is estimated to be 1,550 feet with 62 vehicles. Again the queue length was developed using a conservative vehicle length of 25 feet per vehicle multiplied by the forecasted number of vehicles.

As stated previously, the CDA Dallas staff will monitor the length of queue and the VOR and will make adjustments as needed to ensure that no vehicles queue in the City of Dallas ROW.

NEIGHBORHOOD IMPACT EVALUATION

Traffic counts will be taken for the following intersections both pre-school and during school:

- I635 Westbound Frontage Road at Meandering Way
- Blossomheath Lane at Thistle Lane
- Thistle Lane and Meandering Way

Pre-school counts will be taken on either a T/W/Th when school is not in session during a typical fall/winter/spring time period to determine pre-school conditions. These will be one (1) hour counts taken from 8:00 AM to 9:00 AM and 3:00 PM to 4:00 PM. Counts will then be taken during the same time

periods on a T/Th when school is in session as part of the annual traffic study. The pre-school and school day counts will then be compared to determine if there are any significant changes (>10%) in traffic entering or exiting the neighborhood north and west of the proposed school. Specifically these changes would be looked for in the following movements:

- I635 Westbound Frontage Road at Meandering Way – westbound right-turn
- Blossomheath Lane at Thistle Lane – eastbound right-turn and southbound through
- Thistle Lane and Meandering Way - northbound left-turn, northbound through, northbound right-turn, eastbound through, and southbound left-turn.

If there are no significant changes (>10%) in traffic data between the pre-school and school day counts collected for the specific movements identified previously, it will be documented in the annual traffic report. If significant changes (>10%) are identified, an additional set of school counts will be obtained and re-compared to the pre-school data. If significant changes (>10%) are still identified, then personal will be stationed at the three (3) intersections to see if any CDA parents are entering or exiting the neighborhoods to the north and west of the proposed school.

CONCLUSION

Based on the results of the queuing analysis, there is sufficient storage length on the Park Central Baptist Church campus to accommodate the planned maximum number of students with no queuing on City of Dallas right-of-way (ROW). As shown in this document, the PM pickup scenario is the worst case so all queue assessments are based on this scenario. The proposed circulation plan for the 2016-2017 school year PM pickup condition has a storage length of approximately 928 feet that could store approximately 37 vehicles assuming a conservative vehicle storage length of 25 feet. The forecasted 2016-2017 school year PM pickup condition queue length is 800 feet, which was calculated using the forecasted queue of 32 vehicles and the conservative vehicle storage length of 25 feet. The proposed circulation plan at build out of the school PM pickup condition has a storage length of approximately 1,735 feet that could store approximately 69 vehicles assuming a conservative vehicle storage length of 25 feet. The forecasted build out PM pickup queue length is 1,550 feet, which was calculated using the forecasted queue of 62 vehicles and the conservative vehicle storage length of 25 feet. As the student body increases from its current 54 families to the proposed build out condition of approximately 133 families, the CDA Dallas staff will monitor the length of queue and vehicle occupancy rate (VOR), and will make adjustments to the circulation plan as needed to ensure that no queuing occurs on City of Dallas ROW. The CDA Dallas staff as well as the CDA Administrative staff will work with the City of Dallas to ensure that no queuing will occur on City of Dallas ROW and will incorporate corrections that are deemed necessary by City of Dallas staff. Only uniformed police officers should be allowed to direct and control traffic operating within the public right-of-way.

AM Queue Data
Existing and Forecasted

		Existing	Ex Q	Ex Q	Storage	Stor Len	Stor Len	Forecasted	For Q	For Q	Storage	Stor Len	Stor Len
	Vehicle	Queue	Lower	Upper	Length	Lower	Upper	Queue	Lower	Upper	Length	Lower	Upper
Time	Arrivals	(# of Veh)	(# of Veh)	(# of Veh)	(ft)	(ft)	(ft)	(# of Veh)	(# of Veh)	(# of Veh)	(ft)	(ft)	(ft)
8:02	2	2	1	1	50	25	25	4	2	2	100	75	50
8:03	0	2	1	1	50	25	25	4	2	2	100	75	50
8:04	0	2	1	1	50	25	25	4	2	2	100	75	50
8:05	1	3	2	1	75	50	25	6	4	2	150	100	100
8:06	0	3	2	1	75	50	25	6	4	2	150	100	100
8:07	1	4	3	1	100	75	25	8	5	3	200	125	125
8:08	0	4	3	1	100	75	25	8	5	3	200	125	125
8:09	0	4	3	1	100	75	25	8	5	3	200	125	125
8:10	0	4	3	1	100	75	25	8	5	3	200	125	125
8:11	0	4	3	1	100	75	25	8	5	3	200	125	125
8:12	1	5	3	2	125	75	50	10	6	4	250	175	150
8:13	0	5	3	2	125	75	50	10	6	4	250	175	150
8:14	2	7	5	2	175	125	50	14	8	6	350	225	225
8:15	**3**	**8**	6	2	**200**	**150**	**50**	**16**	9	7	**400**	**225**	**175**
8:16	1	3	2	1	75	50	25	6	4	2	150	100	100
8:17	0	0	0	0	0	0	0	0	0	0	0	0	0
8:18	2	2	1	1	50	25	25	4	2	2	100	75	50
8:19	1	1	1	0	25	25	0	2	1	1	50	50	25
8:20	4	3	2	1	75	50	25	6	4	2	150	100	100
8:21	1	2	1	1	50	25	25	4	2	2	100	75	50
8:22	2	3	2	1	75	50	25	6	4	2	150	100	100
8:23	3	3	2	1	75	50	25	6	4	2	150	100	100
8:24	1	1	1	0	25	25	0	2	1	1	50	50	25
8:25	3	4	3	1	100	75	25	8	5	3	200	125	125
8:26	1	1	1	0	25	25	0	2	1	1	50	50	25
8:27	1	1	1	0	25	25	0	2	1	1	50	50	25
8:28	1	1	1	0	25	25	0	2	1	1	50	50	25
8:29	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30	0	0	0	0	0	0	0	0	0	0	0	0	0
8:31	0	0	0	0	0	0	0	0	0	0	0	0	0
8:32	0	0	0	0	0	0	0	0	0	0	0	0	0
8:33	0	0	0	0	0	0	0	0	0	0	0	0	0
8:34	0	0	0	0	0	0	0	0	0	0	0	0	0
8:35	0	0	0	0	0	0	0	0	0	0	0	0	0
8:36	0	0	0	0	0	0	0	0	0	0	0	0	0

Notes:
Existing queue data collected on Thursday, Dec 3, 2015
Forecasted queue data based on 250 student maximum
Storage length assumes a conservative 25 ft per vehicle

PM Queue Data
Existing and Forecasted

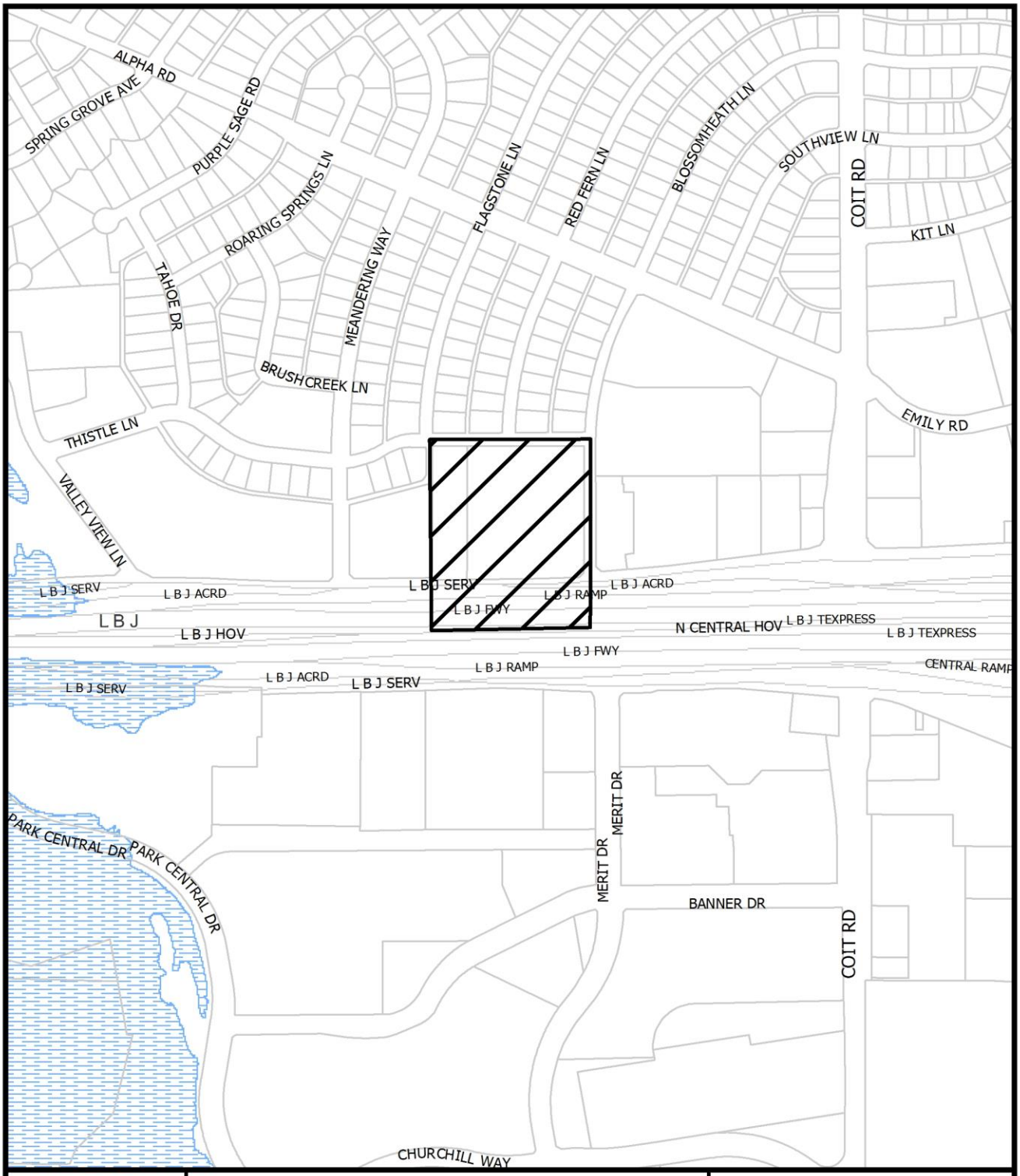
Time	Vehicles Arrivals	Existing Queue (# of Veh)	Storage Length (ft)	Forecasted Queue (# of Veh)	Storage Length (ft)
2:36	0	0	0	0	0
2:37	2	2	50	4	100
2:38	1	3	75	6	150
2:39	0	3	75	6	150
2:40	0	3	75	6	150
2:41	1	4	100	8	200
2:42	2	6	150	12	300
2:43	0	6	150	12	300
2:44	0	6	150	12	300
2:45	0	6	150	12	300
2:46	0	6	150	12	300
2:47	2	8	200	16	400
2:48	3	11	275	21	525
2:49	1	12	300	23	575
2:50	0	12	300	23	575
2:51	2	14	350	27	675
2:52	1	15	375	29	725
2:53	1	16	400	31	775
2:54	2	18	450	35	875
2:55	1	19	475	37	925
2:56	1	20	500	39	975
2:57	0	20	500	39	975
2:58	3	23	575	44	1100
2:59	0	23	575	44	1100
3:00	3	26	650	50	1250
3:01	3	29	725	56	1400
3:02	2	31	775	60	1500
3:03	**1**	**32**	**800**	**62**	**1550**
3:04	0	20	500	39	975
3:05	1	17	425	33	825
3:06	1	17	425	33	825
3:07	3	17	425	33	825
3:08	0	15	375	29	725
3:09	1	13	325	25	625
3:10	0	12	300	23	575
3:11	0	9	225	18	450
3:12	1	7	175	14	350
3:13	1	5	125	10	250
3:14	0	4	100	8	200
3:15	0	3	75	6	150
3:16	0	0	0	0	0

Notes:

Existing queue data collected on Thursday, Dec 3, 2015 and Tuesday, Dec 8, 2015

Forecasted queue data based on 250 student maximum

Storage length assumes a conservative 25 ft per vehicle



1:6,000

VICINITY MAP

Case no: Z156-174

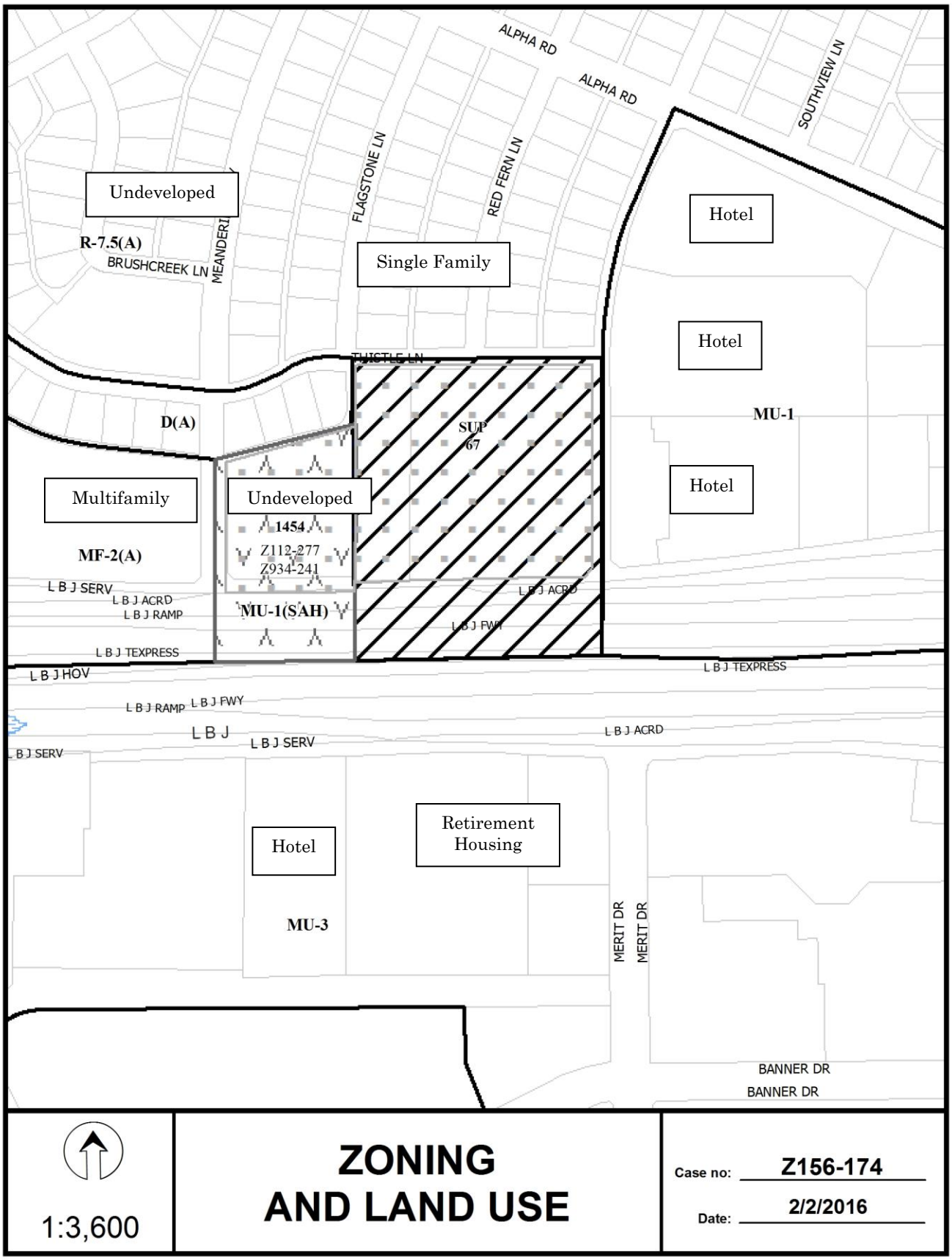
Date: 2/2/2016

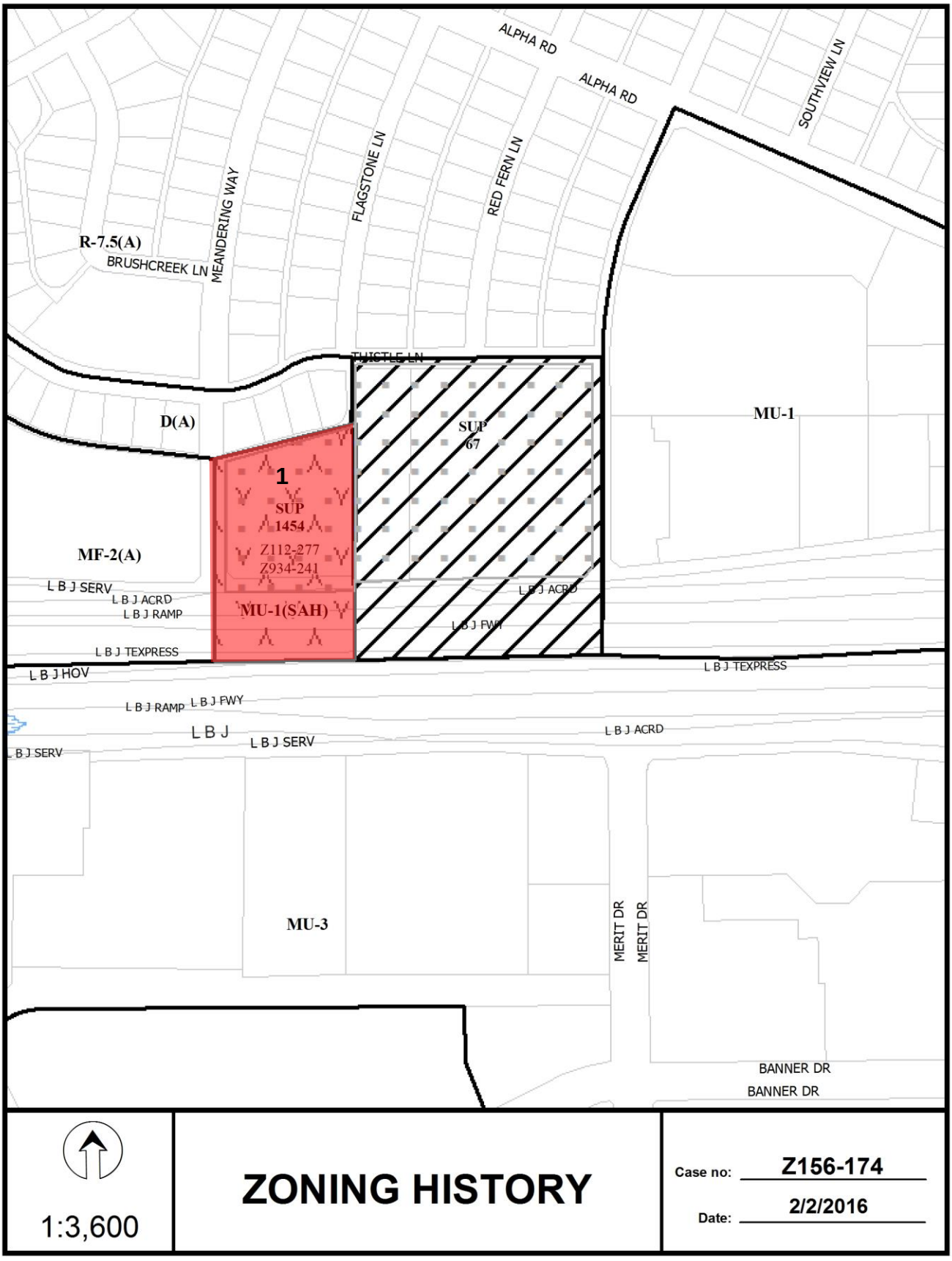
1:3,600

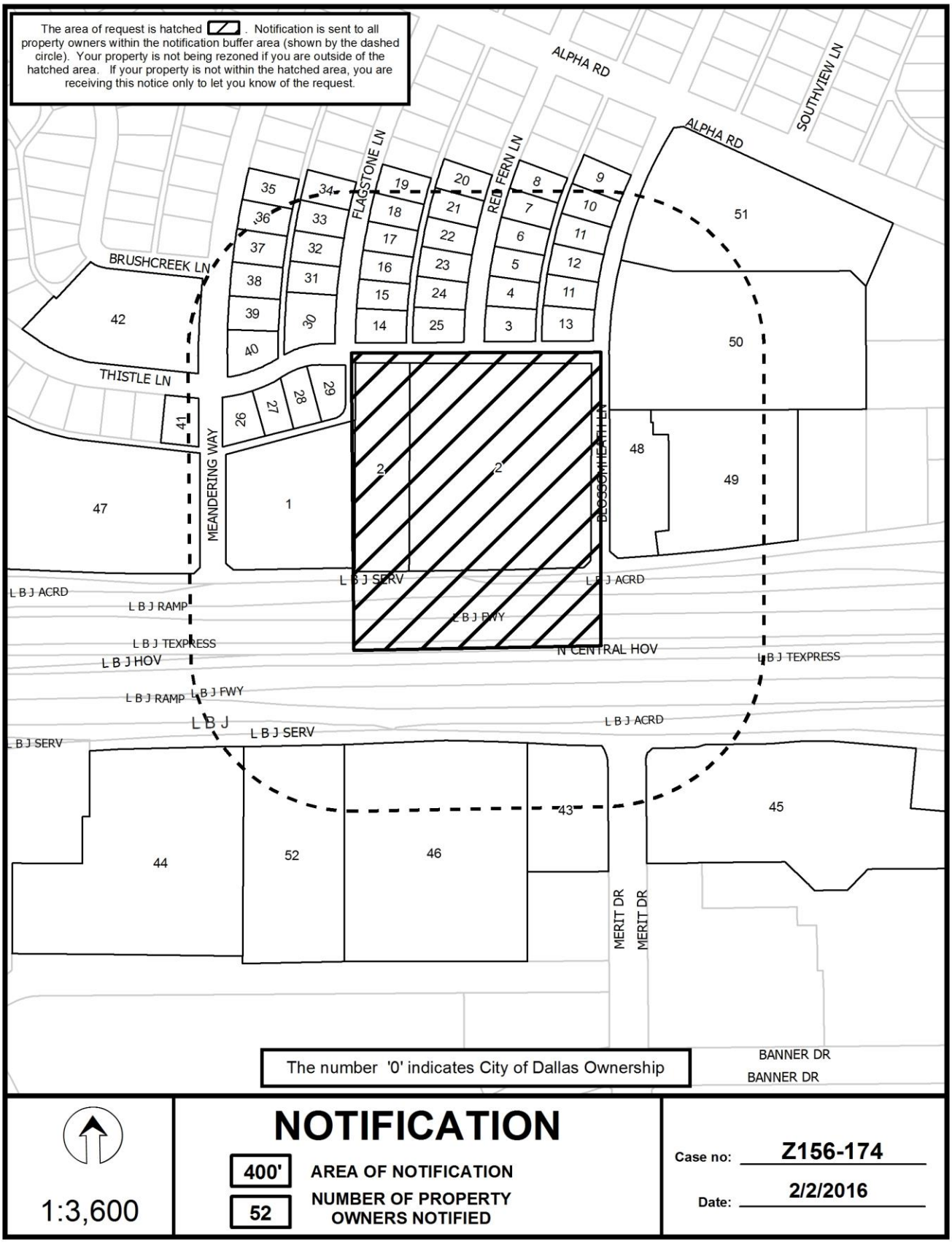
AERIAL MAP

Case no: Z156-174

Date: 2/2/2016


ALPHA RD
ALPHA RD
SOUTHVIEW LN
FLAGSTONE LN
RED FERN LN
MEANDER
BRUSHCREEK LN
Undeveloped
R-7.5(A)
Single Family
Hotel
Hotel
MU-1
TUISTLE LN
D(A)
SUP 67
Multifamily
MF-2(A)
Undeveloped
1454
Z112-277
Z934-241
MU-1(SAH)
Hotel
L B J SERV
L B J ACRD
L B J RAMP
L B J TEXPRESS
L B J HOV
L B J FWY
L B J
Retirement Housing
Hotel
MU-3
MERIT DR
BANNER DR
1:3,600
ZONING
AND LAND USE
Case no: Z156-174
Date: 2/2/2016


ALPHA RD
ALPHA RD
SOUTHVIEW LN
FLAGSTONE LN
RED FERN LN
MEANDERING WAY
R-7.5(A)
BRUSHCREEK LN
THISTLE LN
D(A)
SUP 67
MU-1
1
SUP 1454
Z112-277
Z934-241
MF-2(A)
MU-1(SAH)
L B J SERV
L B J ACRD
L B J RAMP
L B J TEXPRESS
L B J HOV
L B J FWY
L B J
MU-3
MERIT DR
BANNER DR
1:3,600
ZONING HISTORY
Case no: Z156-174
Date: 2/2/2016


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
ALPHA RD
ALPHA RD
SOUTHVIEW LN
FLAGSTONE LN
RED FERN LN
BRUSHCREEK LN
THISTLE LN
MEANDERING WAY
BLOSSOM HEATH LN
L B J ACRD
L B J RAMP
L B J TEXPRESS
L B J HOV
L B J FWY
L B J SERV
N CENTRAL HOV
MERIT DR
MERIT DR
BANNER DR
BANNER DR
The number '0' indicates City of Dallas Ownership
NOTIFICATION
400'
AREA OF NOTIFICATION
52
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z156-174
Date: 2/2/2016

02/02/2016

Notification List of Property Owners

Z156-174

52 Property Owners Notified

Label #	*Address*		*Owner*
1	7701	LBJ FWY	LAWLER RL TRUST
2	7775	LBJ FWY	PARK CENTRAL BAPTIST CHURCH
3	13106	RED FERN LN	AYALA SALVADOR CONSTANZA
4	13112	RED FERN LN	SHATLEY BETSY B
5	13116	RED FERN LN	SHATLEY BETTY
6	13122	RED FERN LN	HAMIDFAR AHMAD
7	13126	RED FERN LN	DIAZ JUAN P &
8	13134	RED FERN LN	DELASANCHA ROMAN
9	13129	BLOSSOMHEATH LN	RODRIGUEZ PATRICIA
10	13125	BLOSSOMHEATH LN	FERNANDEZ FRANCISCO N &
11	13119	BLOSSOMHEATH LN	FRAZIN LORRIE
12	13115	BLOSSOMHEATH LN	RAMIREA PAULO E
13	13105	BLOSSOMHEATH LN	HERNANDEZ PEDRO A &
14	13106	FLAGSTONE LN	DIAZ JUAN P &
15	13112	FLAGSTONE LN	AGUILERA MAURICIO
16	13118	FLAGSTONE LN	ASMEROM TEDROS
17	13122	FLAGSTONE LN	TORRES MIGUEL A
18	13130	FLAGSTONE LN	RECINEBOOG REGINA &
19	13204	FLAGSTONE LN	HARVEY JAMES L III
20	13131	RED FERN LN	RAMIREZ AMADE A &
21	13125	RED FERN LN	DAHAN STEPHANIE
22	13121	RED FERN LN	MORGULOFF BARRY R &
23	13115	RED FERN LN	HAMM ROBERT H JR ETAL
24	13111	RED FERN LN	BURRIS JENNIFER L
25	13105	RED FERN LN	MORGULOFF KAREN &
26	7606	THISTLE LN	FRAZIN LORRAINE

02/02/2016

Label #	*Address*		*Owner*
27	7612	THISTLE LN	ZAFAR SHADMAN
28	7616	THISTLE LN	HAQUE NAYEEM & KELCEY
29	7622	THISTLE LN	GANNON JEFFREY
30	13111	FLAGSTONE LN	TESSEMMA TADESSE &
31	13117	FLAGSTONE LN	GALLEGOS JOSEFINA
32	13121	FLAGSTONE LN	STRULL PHILLIP
33	13127	FLAGSTONE LN	GARNER JERRY L
34	13133	FLAGSTONE LN	NICHOLAS RHONDA L
35	13118	MEANDERING WAY	TORRE ROBERT DE LA &
36	13112	MEANDERING WAY	KILLGO CLIFFORD D
37	13106	MEANDERING WAY	REDD JUDY A
38	13094	MEANDERING WAY	CHAILLET SHIRLEE M & BRIAN S
39	13090	MEANDERING WAY	GAMINO GARY & MICHELLE
40	13084	MEANDERING WAY	MURY MOHAMMAD R
41	7580	THISTLE LN	GONSKY SHARON
42	13093	MEANDERING WAY	CHURCH IN DALLAS THE
43	12777	MERIT DR	SUMMIT PARQUE LLC
44	7616	LBJ FWY	HARTMAN INCOME REIT PPTY HOLDINGS LLC
45	12790	MERIT DR	PARK CENTRAL PROPERTY LP
46	7750	LBJ FWY	NIC 17 WINDSOR OWNER LLC
47	7373	VALLEY VIEW LN	191 II FSC CITY NORTH APARTMENTS LLC
48	7815	LBJ FWY	SHRIRAJ INVESTMENT CORPORATION
49	7815	LBJ FWY	GRAND HOTEL HOSPITALITY LLC
50	7800	ALPHA RD	HPT IHG 3 PPTIES TR
51	7880	ALPHA RD	HPT IHG-3 PROP TRUST
52	7642	LBJ FWY	IHP DALLAS TX OWNER LLC

CITY PLAN COMMISSION **THURSDAY, JUNE 16, 2016**

Planner: Sharon Hurd, AICP

FILE NUMBER: Z156-124(SH) **DATE FILED:** November 6, 2015

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

COUNCIL DISTRICT: 2 **MAPSCO:** 44 D

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

APPLICANT: Broadbill Partners, LP

REPRESENTATIVES: Barry Knight and Brad Williams

OWNER: Jean Marie Brodnax

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

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

STAFF RECOMMENDATION: **Approval**, subject to conditions and a development plan

PRIOR CPC ACTION: On March 17, 2016, and again on April 21, 2016, the City Plan Commission held this request under advisement until the April 21, 2016 and May 19, 2016 meetings, respectively, in order to permit the applicant and area residential property owners time to meet. Successively, at the May 19, 2016 hearing, the request was held under advisement until June 16, 2016, to allow additional time for the applicant to coordinate with adjacent property owners.

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

1. *Performance impacts upon surrounding property* – While the proposed development standards are compatible with the built environment, the intensity of the proposed use subject to the attached recommended conditions will remain sensitive to a residentially flavored institutional use and low density residential area in close proximity to the site.

2. *Traffic impact* – No increase in trip generations is expected, which currently are consistent with those generated by the surrounding nonresidential development.

3. *Comprehensive Plan or Area Plan Conformance* – The request is in compliance with the designated Building Block for the area.

4. *Justification for a Planned Development Subdistrict as opposed to straight zoning* – As the applicant wishes to establish a parking requirement different than required, the PDS is required.

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

Street	Existing & Proposed ROW
Reagan Street	Local; 50' ROW

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

STAFF ANALYSIS:

Area Plans:

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

(1) To achieve buildings more urban in form.

(2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.

(3) To encourage the placement of off-street parking underground or within buildings

similar in appearance to non-parking buildings.

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

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

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

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

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

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

GOAL 1.2 Promote desired development.

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

Land Use Compatibility: The site is developed with commercial structures surface parking, of which all improvements will be removed. The applicant proposes a three story/36 foot-tall mini-warehouse as depicted on the attached development plan and elevation drawings.

As the current zoning permits the mini-warehouse use by right (classified as a warehouse use within PDD No. 193), the applicant's request is to establish an off-street parking ratio that is specific to the mini-warehouse development.

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

It should be noted that staff's recommended conditions are provided, in part, in consideration of the Phoenix House and adjacent residential character envisioned for the remaining residentially zoned property. Lastly, the scale of the building, while a bit more vertically proposed than staff would like to see, is permitted by the underlying zoning which permits any legal height. As such, staff has recommended a reduced visibility reflectance and façade palate that will be more sensitive to the community serving use and anticipated residential character on the undeveloped properties to the north.

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

Off-Street Parking: As noted above, this use is not specifically addressed in PDD No. 193, as it is in the balance of the city. Rather, it is classified as a warehouse use which would require 120 off-street parking spaces. A mini-warehouse use permits a maximum of 500 square feet of floor area per rental unit, with a minimum off-street parking requirement of six spaces. Based on the applicant's development plan, 197 rental units could be available (assumes a 1,500 square foot office/caretaker's quarters). The applicant is proposing 21 off-street parking spaces, which is significantly more than what is required for a mini-warehouse use.

As a truly vertical product, one such does exist and was approved (also as a PDD) and may provide the City Plan Commission with a comparison in assessing this request. This particular development provides for 79,740 square feet of floor area within a four story structure, providing parking at one space for each 4,200 square feet of floor area.

For comparison purposes, this same approach would require 24 parking spaces; however, staff is supportive of the proposed 21 spaces.

Z156 - ___ ___ ___

Partners, Principals, Officers, and Directors

Applicant:

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

Owner: Jean Marie Brodnax

PROPOSED PDS CONDITIONS

Division S-_____. Subdistrict _____.

SECTION 1.01 LEGISLATIVE HISTORY.

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

SECTION 1.02 PROPERTY LOCATION AND SIZE.

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

SECTION 1.03 DEFINITIONS AND INTERPRETATIONS.

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

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

(c) SUBDISTRICT means a subdistrict of PD 193.

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

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

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

SECTION 1.04 DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit ____). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control.

SECTION 1.05 MAIN USES PERMITTED.

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

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

(1) Mini-warehouse.

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

(1) Retail Uses.
-- Second hand store.
-- Pawn shop.

(2) Motor Vehicle Related Uses.
-- Auto parts sales (outside display).
-- Auto repair garage (outside).

(3) All Commercial Uses as defined in Chapter 51P-193.107(m).

(4) Storage and Waste Disposal Uses.
-- Open storage.

(5) All Animal Related Uses as defined in Chapter 51P-193.107(o).

(6) All Industrial and Manufacturing Uses as defined in Chapter 51P-193.107(p).

SECTION 1.06 ACCESSORY USES.

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

SECTION 1.07 YARD, LOT, AND SPACE REGULATIONS.

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

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

(b) Mini-warehouse.

(1) Structure height. Maximum structure height is 36 feet.

(2) Floor area. Maximum floor area is 100,000 square feet.

(3) Stories. Maximum number of stories above grade is three.

SECTION 1.08 OFF STREET PARKING AND LOADING.

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

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

SECTION 1.09 ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SECTION 1.10 LANDSCAPING.

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

SECTION 1.11 SIGNS.

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

SECTION 1.12 ADDITIONAL PROVISIONS.

(a) Mini-warehouse.

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

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

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

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

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

(6) Building facade colors must be low reflectance, consisting of a subtle, neutral, or earth tone color palette. The use of bright metallic, black, or fluorescent colors for the building facades is prohibited.

(7) Signs are prohibited on the building façade on the Reagan Street frontage.

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

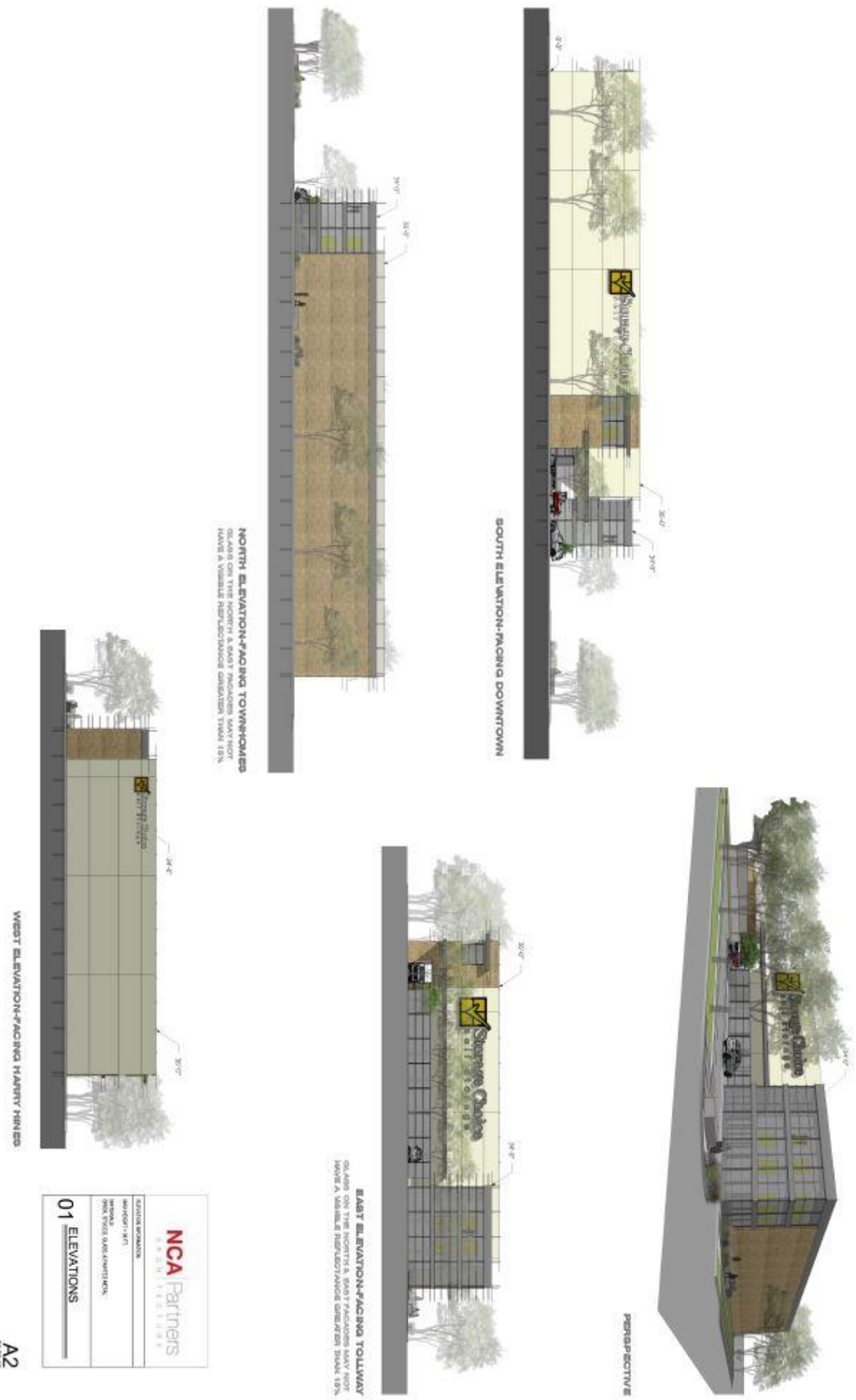
(c) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

(d) Except as provided in this division or shown on the development plan, development and use of the Property must comply with Part I of this article.

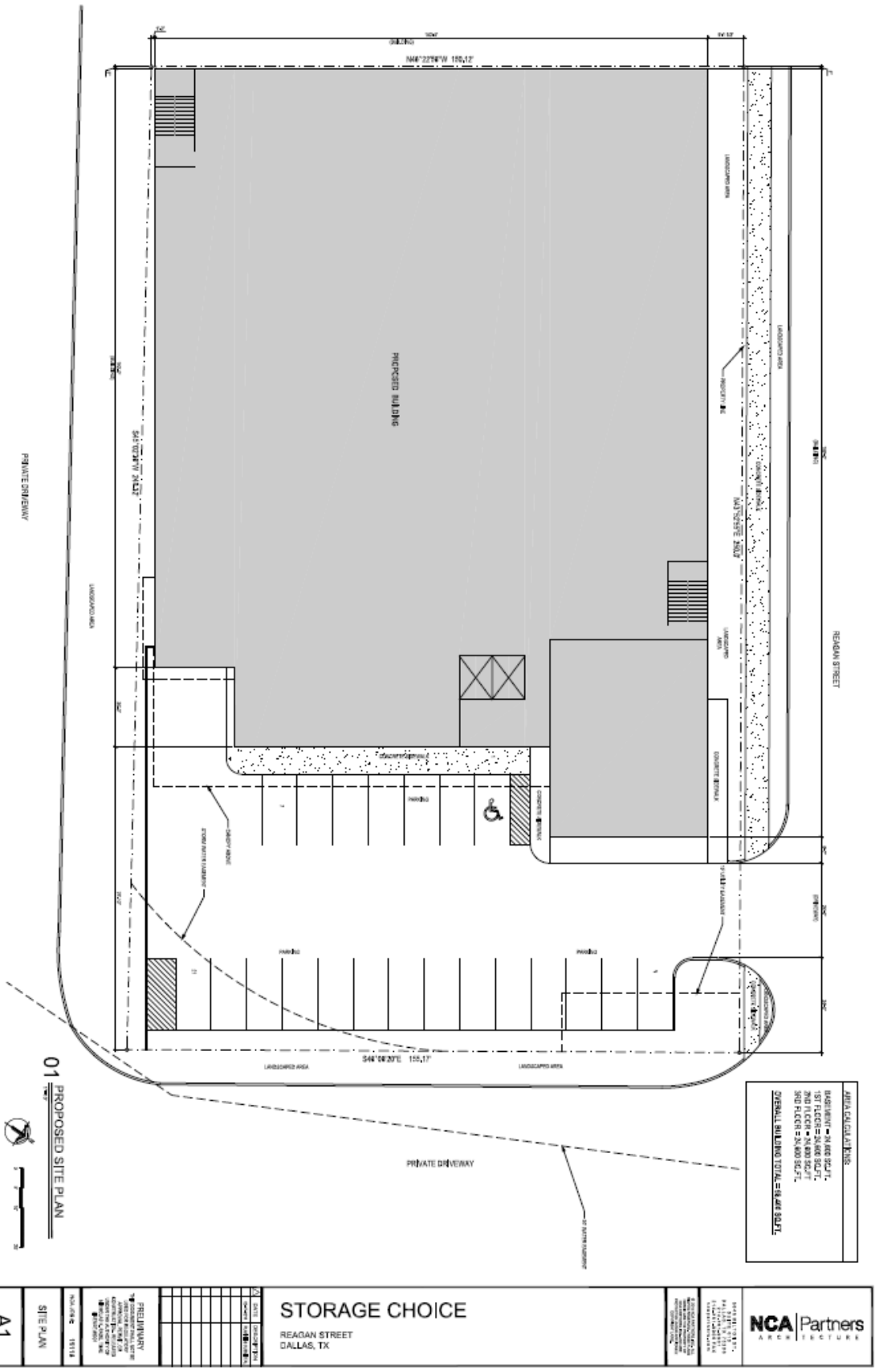
SECTION 1.13 COMPLIANCE WITH CONDITIONS.

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

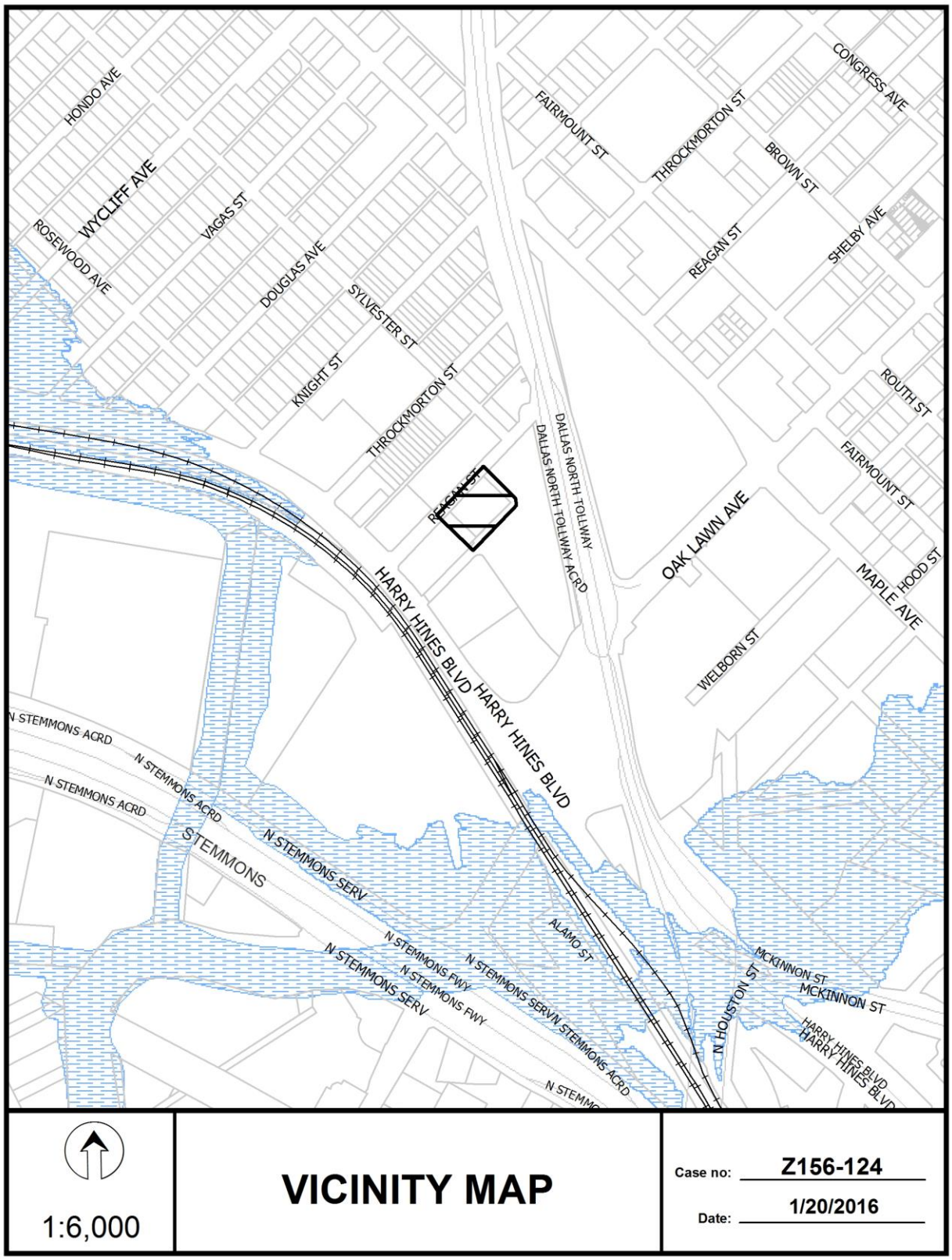
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances,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

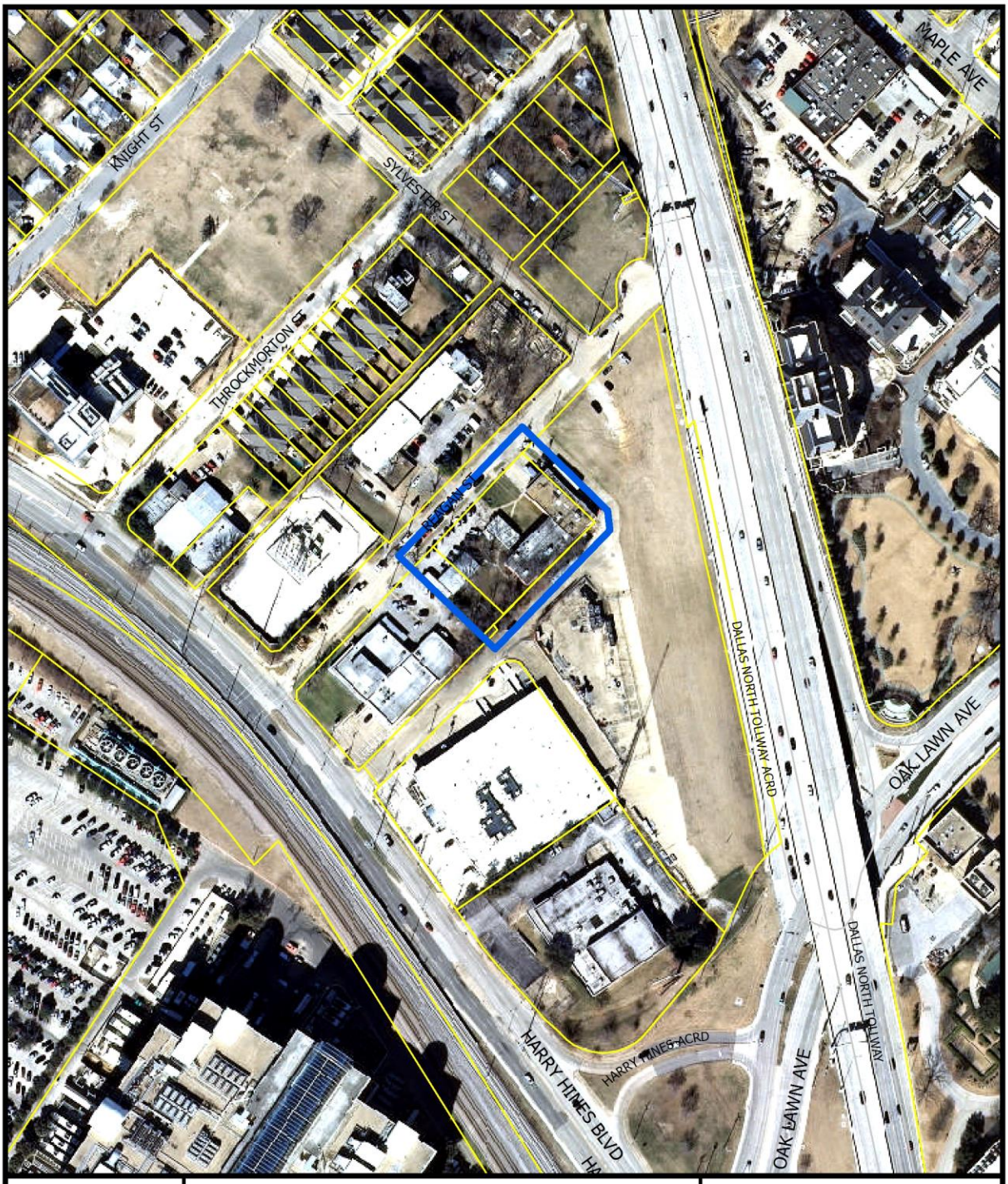


Proposed Elevation
(shown for illustrative purposes, only)



Proposed Development Plan


HONDO AVE
WYCLIFF AVE
ROSEWOOD AVE
VAGAS ST
DOUGLAS AVE
SYLVESTER ST
KNIGHT ST
THROCKMORTON ST
FAIRMOUNT ST
THROCKMORTON ST
CONGRESS AVE
BROWN ST
REAGAN ST
SHELBY AVE
ROUTH ST
FAIRMOUNT ST
REAGAN ST
DALLAS NORTH TOLLWAY
DALLAS NORTH TOLLWAY ACRD
OAK LAWN AVE
MAPLE HOOD ST
MAPLE AVE
WELBORN ST
HARRY HINES BLVD
HARRY HINES BLVD
N STEMMONS ACRD
N STEMMONS ACRD
N STEMMONS ACRD
STEMMONS
N STEMMONS SERV
N STEMMONS FWY
N STEMMONS SERV
N STEMMONS FWY
N STEMMONS SERV
N STEMMONS ACRD
ALAMO ST
N HOUSTON ST
MCKINNON ST
MCKINNON ST
HARRY HINES BLVD
HARRY HINES BLVD
1:6,000
VICINITY MAP
Case no: Z156-124
Date: 1/20/2016

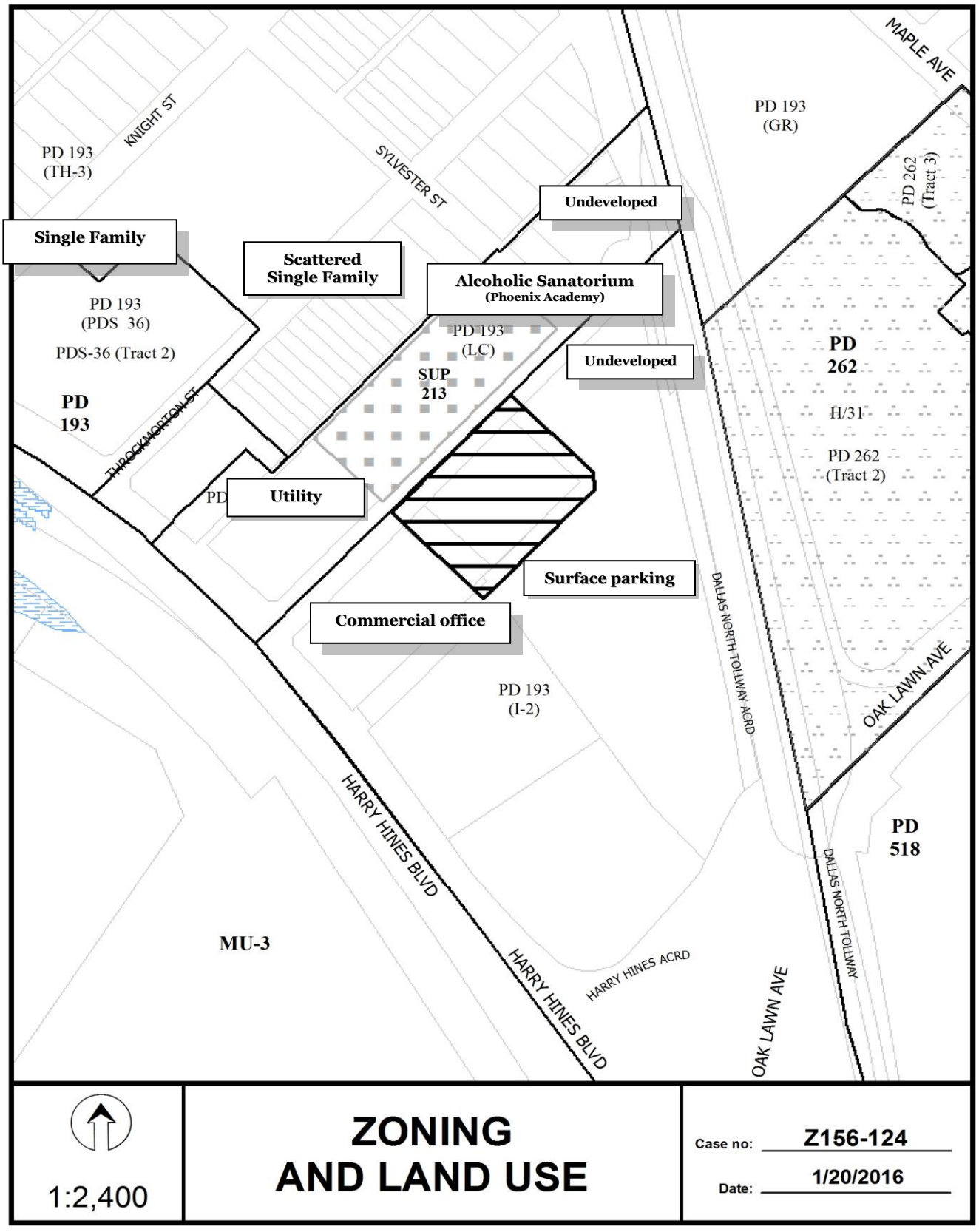


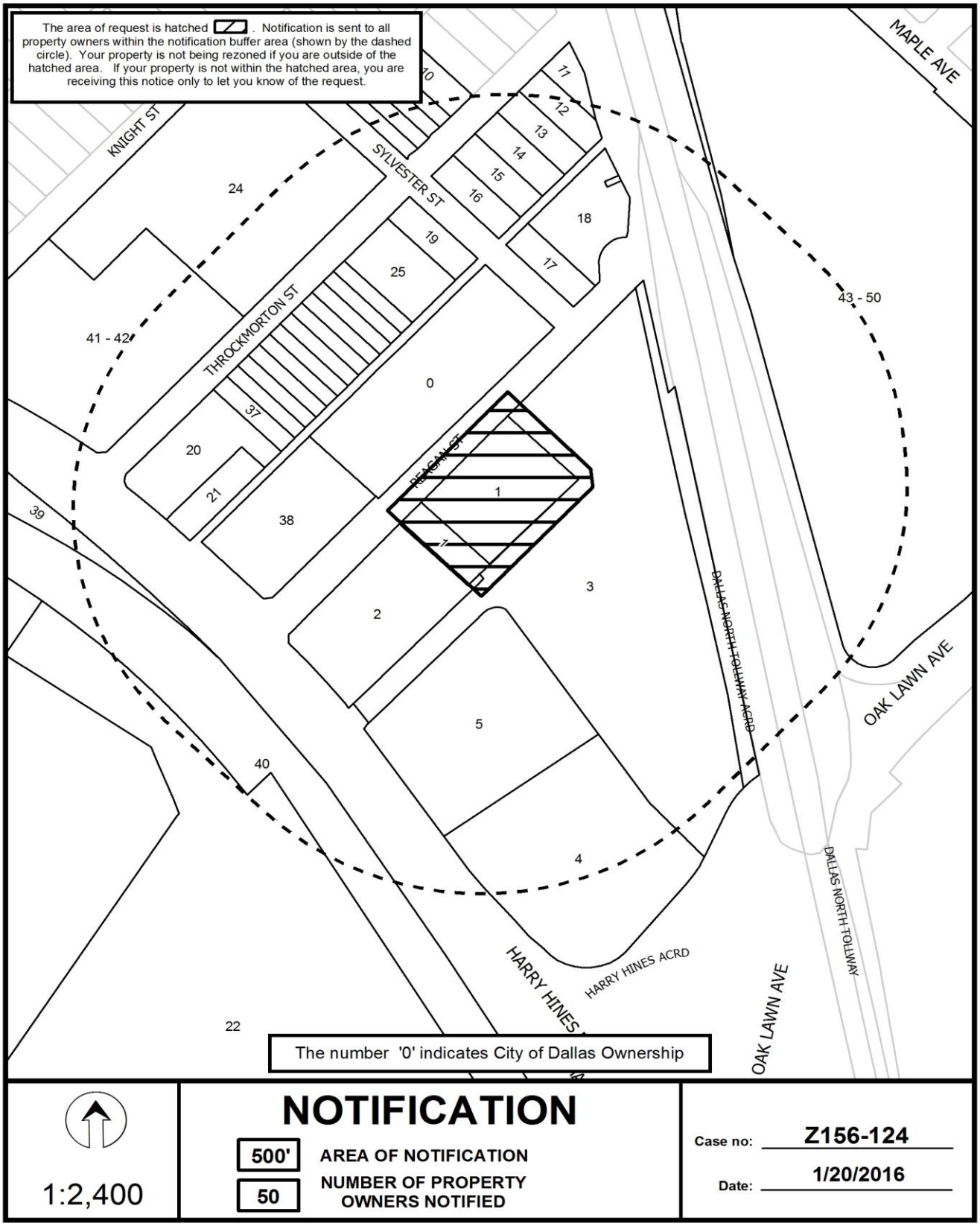
1:2,400

AERIAL MAP

Case no: Z156-124

Date: 1/20/2016


MAPLE AVE
KNIGHT ST
SYLVESTER ST
PD 193
(TH-3)
PD 193
(GR)
PD 262
(Tract 3)
Undeveloped
Single Family
Scattered
Single Family
Alcoholic Sanatorium
(Phoenix Academy)
PD 193
(PDS 36)
PDS-36 (Tract 2)
PD 193
(LC)
SUP
213
Undeveloped
PD
262
H/31
PD 262
(Tract 2)
PD
193
THROCKMORTON ST
PD
Utility
Surface parking
Commercial office
DALLAS NORTH TOLLWAY ACRD
OAK LAWN AVE
PD 193
(I-2)
HARRY HINES BLVD
PD
518
MU-3
HARRY HINES ACRD
HARRY HINES BLVD
OAK LAWN AVE
DALLAS NORTH TOLLWAY
1:2,400
ZONING
AND LAND USE
Case no: Z156-124
Date: 1/20/2016


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
MAPLE AVE
KNIGHT ST
SYLVESTER ST
THROCKMORTON ST
REAGAN ST
DALLAS NORTH TOLLWAY ACRD
DALLAS NORTH TOLLWAY
OAK LAWN AVE
HARRY HINES ACRD
HARRY HINES
10
11
12
13
14
15
16
17
18
19
24
25
41 - 42
43 - 50
0
37
20
21
38
1
39
2
3
5
40
4
22
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
50
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z156-124
Date: 1/20/2016

01/20/2016

Notification List of Property Owners

Z156-124

50 Property Owners Notified

Label #	*Address*		*Owner*
1	2338	REAGAN ST	BRODNAX JEAN MARIE
2	3918	HARRY HINES BLVD	PLASMA LTD
3	2338	REAGAN ST	NORTH TEXAS TOLLWAY
4	3900	HARRY HINES BLVD	TEXAS SCOTTISH RITE HOSPITAL FOR CRIPPLED CHILDREN
5	3910	HARRY HINES BLVD	SENIOR CITIZENS OF
6	2403	THROCKMORTON ST	VOORHEES WYNNE J
7	2401	THROCKMORTON ST	BOECK CHRISTOPHER M
8	2407	THROCKMORTON ST	BURKS DEREK J
9	2405	THROCKMORTON ST	NAEEM USMAN SYAL
10	2411	THROCKMORTON ST	GARAY JOHN D
11	2422	THROCKMORTON ST	GARRISON RICHARD T
12	2418	THROCKMORTON ST	MEDRANO JOE N
13	2414	THROCKMORTON ST	RAMOS CLEMENTINA M
14	2410	THROCKMORTON ST	MANZANARES MARY L
15	2406	THROCKMORTON ST	PINEDA JOSEPHINE EST OF
16	2402	THROCKMORTON ST	BALLAS BARRY BULL INC
17	2359	REAGAN ST	PRESCOTT INTERESTS LC
18	2363	REAGAN ST	PRESCOTT INTERESTS LTD
19	2350	THROCKMORTON ST	LEE ANNIE D
20	4030	HARRY HINES BLVD	SODERQUIST ASSOC LLC
21	4016	HARRY HINES BLVD	WDM REAL ESTATE LLC
22	1950	N STEMMONS FWY	DCI TECH INFOMART LP
23	3819	MAPLE AVE	OLD PARKLAND UNIT K LLC
24	4100	HARRY HINES BLVD	4100 HARRY HINES PTNRS LP
25	2344	THROCKMORTON ST	LEWIS JACK V &
26	2338	THROCKMORTON ST	RASCO SHAD L

01/20/2016

Label #	*Address*		*Owner*
27	2336	THROCKMORTON ST	WESTLAKE P TEED
28	2334	THROCKMORTON ST	GARDNER RAYMOND
29	2332	THROCKMORTON ST	MARTIN DAVID L
30	2330	THROCKMORTON ST	MILLER RICHARD ALLEN & DEIDRE B
31	2328	THROCKMORTON ST	K & D BLACK PROPERTIES LIMITED
32	2326	THROCKMORTON ST	MARTIN COREY LEON
33	2324	THROCKMORTON ST	KELLEY MELANIE & MARTIN ALAN
34	2322	THROCKMORTON ST	LONG PAMELA J
35	2320	THROCKMORTON ST	AFOLABI FOLASHADE
36	2318	THROCKMORTON ST	AUNKST PATRICK K
37	2316	THROCKMORTON ST	HENNESY HUGH P
38	2303	REAGAN ST	TEXAS UTILITIES ELEC CO
39	401	S BUCKNER BLVD	DART
40	1900	OAK LAWN AVE	DART & FT WORTH TRANSP AUTH
41	4100	HARRY HINES BLVD	DALLAS POLICE & FIRE PENSION SYSTEM
42	4100	HARRY HINES BLVD	CDK REALTY ADVISORS LP
43	3819	MAPLE AVE	OLD PARKLAND UNIT A LLC
44	3949	OAK LAWN AVE	OLD PARKLAND UNIT B LLC
45	3953	MAPLE AVE	OLD PARKLAND UNIT C LLC
46	3963	MAPLE AVE	OLD PARKLAND UNIT D LLC
47	4001	MAPLE AVE	TRT OLD PARKLAND LLC
48	2215	OAK LAWN AVE	OLD PARKLAND UNIT G LLC
49	2215	OAK LAWN AVE	OLD PARKLAND UNIT H LLC
50	3819	MAPLE AVE	OLD PARKLAND UNIT K LLC

CITY PLAN COMMISSION **THURSDAY, JUNE 16, 2016**

PLANNER: Laura Evans

FILE NUMBER: Z145-358(LE) **DATE FILED:** September 15, 2015

LOCATION: Bounded by North Hall Street, Flora Street, Watkins Avenue, and Cochran Street

COUNCIL DISTRICT: 14 **MAPSCO:** 45G

SIZE OF REQUEST: ±5.049 acres **CENSUS TRACT:** 16.00

APPLICANT: Michael Clark, Winkelmann & Associates

OWNER: Kroger Texas LP

REPRESENTATIVE: Michael Clark, Winkelmann & Associates

REQUEST: An application for an amendment to a development and landscape plan on property zoned Planned Development District No. 466.

SUMMARY: The applicant is proposing to replace the currently approved development/landscape plan for a mixed use development with multi-family, retail, and commercial uses, with the proposed development plan and landscape plan for a general merchandise or food store greater than 3,500 square feet. Due to the change in uses, it cannot be a minor amendment.

STAFF RECOMMENDATION: **Approval**, subject to a development and landscape plan.

PRIOR CPC ACTION: On November 5, 2015, February 4, 2016, and May 19, 2016, the City Plan Commission held this item under advisement.

Guiding Criteria for Recommendation:

Staff recommends approval of the request, subject to a development and landscape plan, based upon:

1. *Performance impacts upon surrounding property* – An amendment of the existing development plan should not negatively impact surrounding properties as long as the development is consistent with the purpose stated in PDD 466.

2. *Traffic impact* – The Engineering Section of the Department of Sustainable Development and Construction has determined that the surrounding roadway system can accommodate the request.

3. *Comprehensive Plan or Area Plan Conformance* – According to the *forwardDallas! Vision*, the request site is located within an Urban Mixed-use Neighborhood Building Block. Therefore, the proposed development plan is consistent with the building block.

BACKGROUND INFORMATION:

- On February 26, 1997, the City Council passed Ordinance No. 23048, which established PDD No. 466, a nonresidential zoning district that various commercial, institutional, residential, retail, and personal service uses.

- On, April 28, 2005, the City Plan Commission approved a development plan for a mixed-use development located within PDD No. 466, which includes the property on the proposed development plan.

Zoning History:

1. Z134-103(MW) On March 25, 2015, the City Council approved an application for two new subdistricts (A & B) and a development plan within Planned Development District No. 466.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
North Hall Street	Minor Arterial	20’ and 45’
Flora Street	Minor Arterial	36’
Watkins Avenue	Minor Arterial	36’
Cochran Street	Minor Arterial	36’

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that the surrounding roadway system can accommodate the request.

STAFF ANALYSIS:

Comprehensive Plan:

The request site is located in an area considered a Urban Mixed-Use neighborhood in *forwardDallas*! The Urban Mixed-Use Building Block incorporates a vibrant mix of residential and employment uses at a lower density than the Downtown Building Block. These areas are typically near Downtown, along the Trinity River or near major transit centers. Examples include Uptown, the City Place/West Village area, Stemmons Design District, Cedars and Deep Ellum. Urban Mixed-Use Building Blocks provide residents with a vibrant blend of opportunities to live, work, shop and play within a closely defined area. Buildings range from high-rise residential or mid-rise commercial towers to townhomes and small corner shops. Good access to transit is a critical element. Similar to Downtown, the Urban Mixed-Use Building Blocks offer employment and housing options and are important economic growth areas for businesses. People on foot or bike can enjoy interesting storefronts at ground level with benches, public art, on-street parking and wide sidewalks, creating an appealing streetscape. Large parking areas and other auto-oriented land uses are typically located at the edges. The proposed development plan meets these objectives by adding amenities which can be enjoyed at ground level, such as bicycle parking, benches, a 6-foot sidewalk along North Hall Street, a pedestrian-only entrance via the patio, as well as an enhanced façade along North Hall Street and Flora Street.

Land Use:

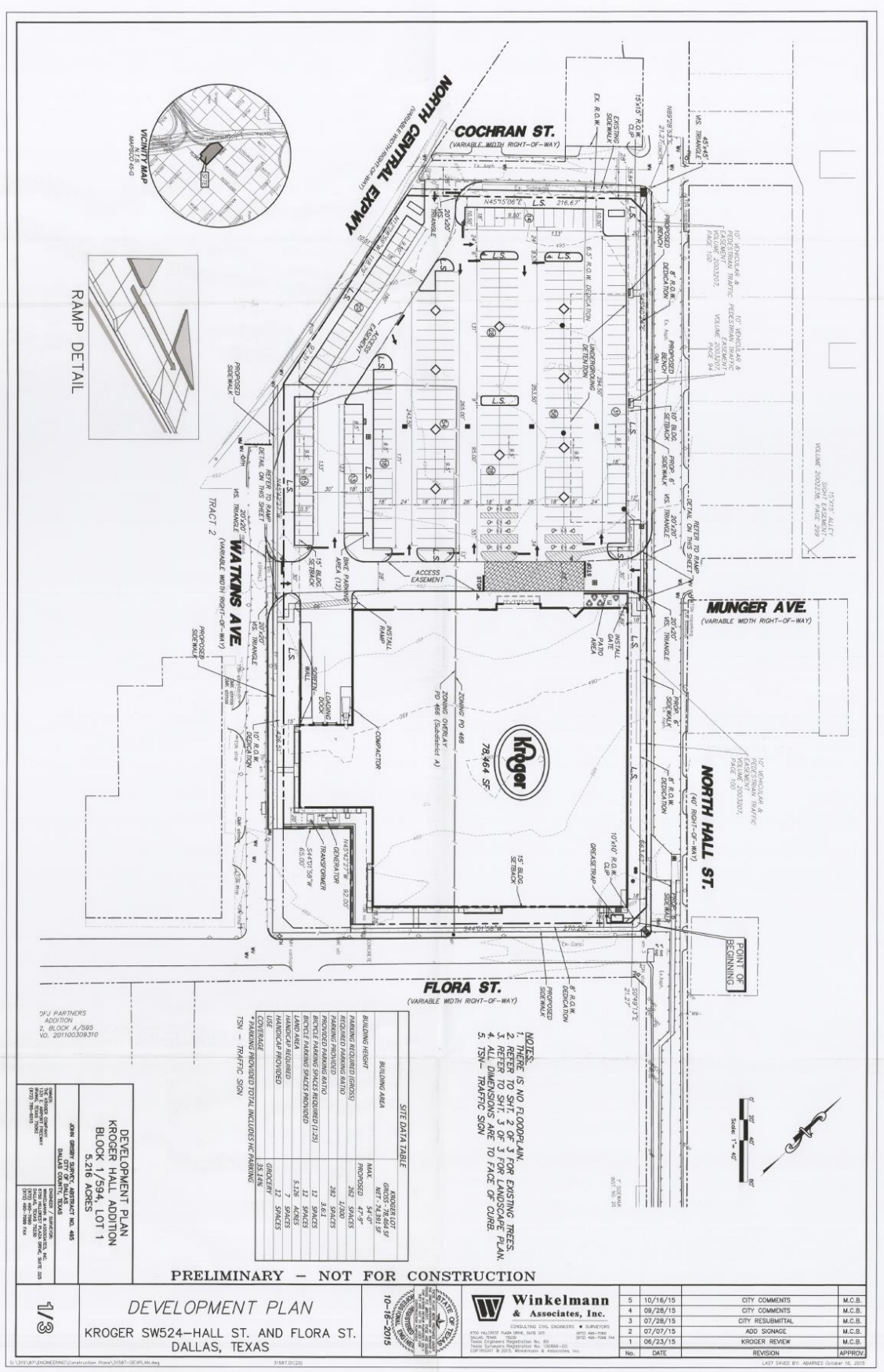
	Zoning	Land Use
Site	PDD 466	Undeveloped
North	PDD 466, WR-5	Retail/Personal Service, Multi-Family
East	PDD 298	Multi-Family
South	MF-2(A)	Multi-Family
West	PDD 466 Subdistrict B	Undeveloped; Highway 75

Land Use Compatibility: The site is undeveloped. The areas directly east and south of the site are zoned PD 298 and MF-2(A) respectively and have been developed with multifamily residences. The area directly west of the site is undeveloped and abuts to Highway 75. Retail/personal service/office uses are developed along the north area of the site, which is zoned PD 466 and WR-5, with multi-family directly adjacent to the north.

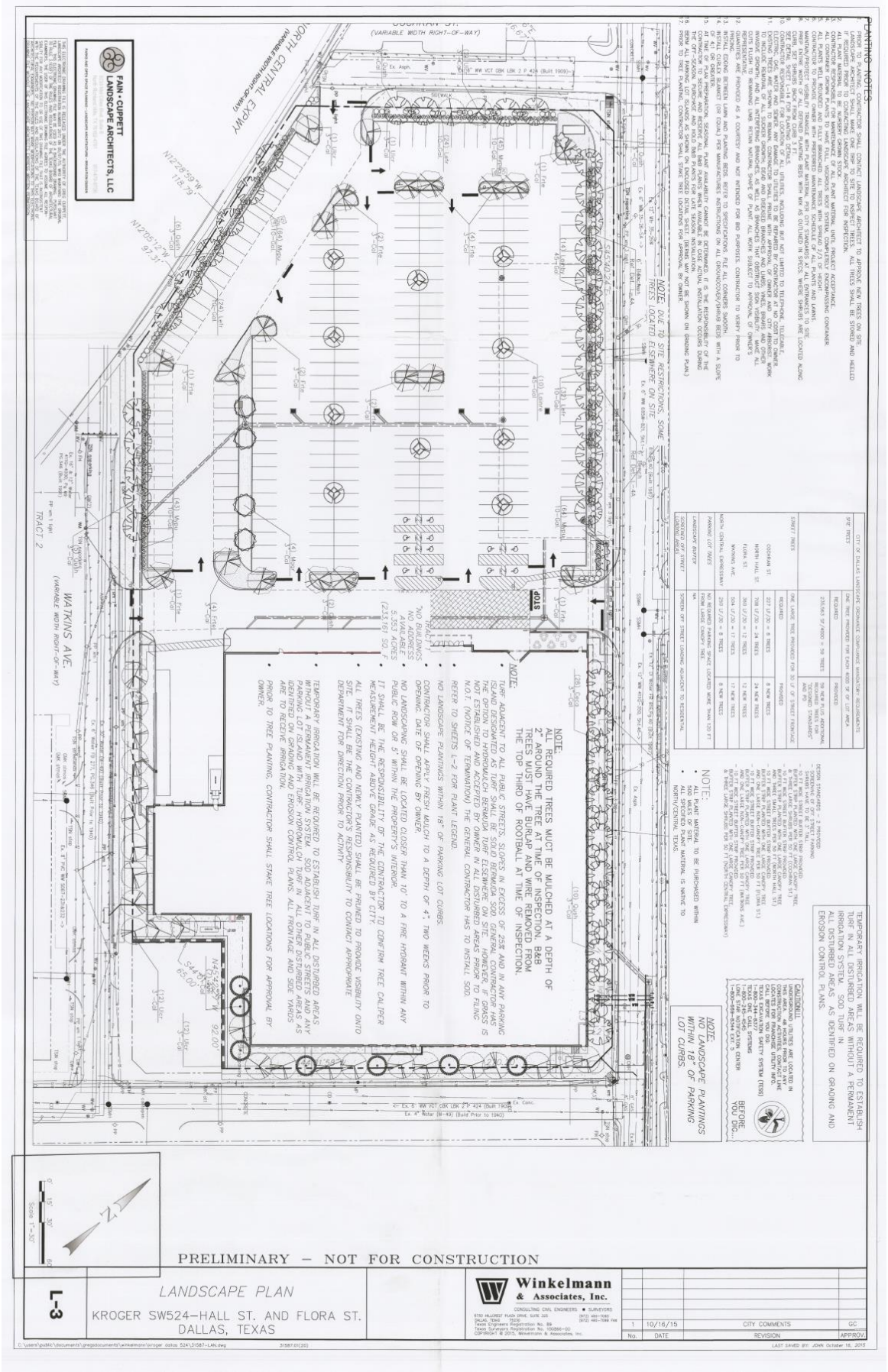
The general objectives of PDD 466 are to protect the health, safety, welfare, convenience, and enjoyment of the public, and in part, foster economic vitality in the area, promote and develop an urban character along Hall Street, promote diverse housing options and residential development, and to preserve the community characteristics of the neighborhood. Bicycle parking, benches, a 6-foot sidewalk along North Hall Street, a pedestrian-only entrance via the patio, as well as an enhanced façade along North Hall Street and Flora Street, and landscape islands within the parking lot.

Parking: Current Chapter 51A Single Family parking standards regulate the site. This proposed development requires 1 parking space per 300 square feet. The proposed development plan complies with 282 parking spaces. Parking for 12 bicycles is also being proposed in compliance with Section 51A-4.330

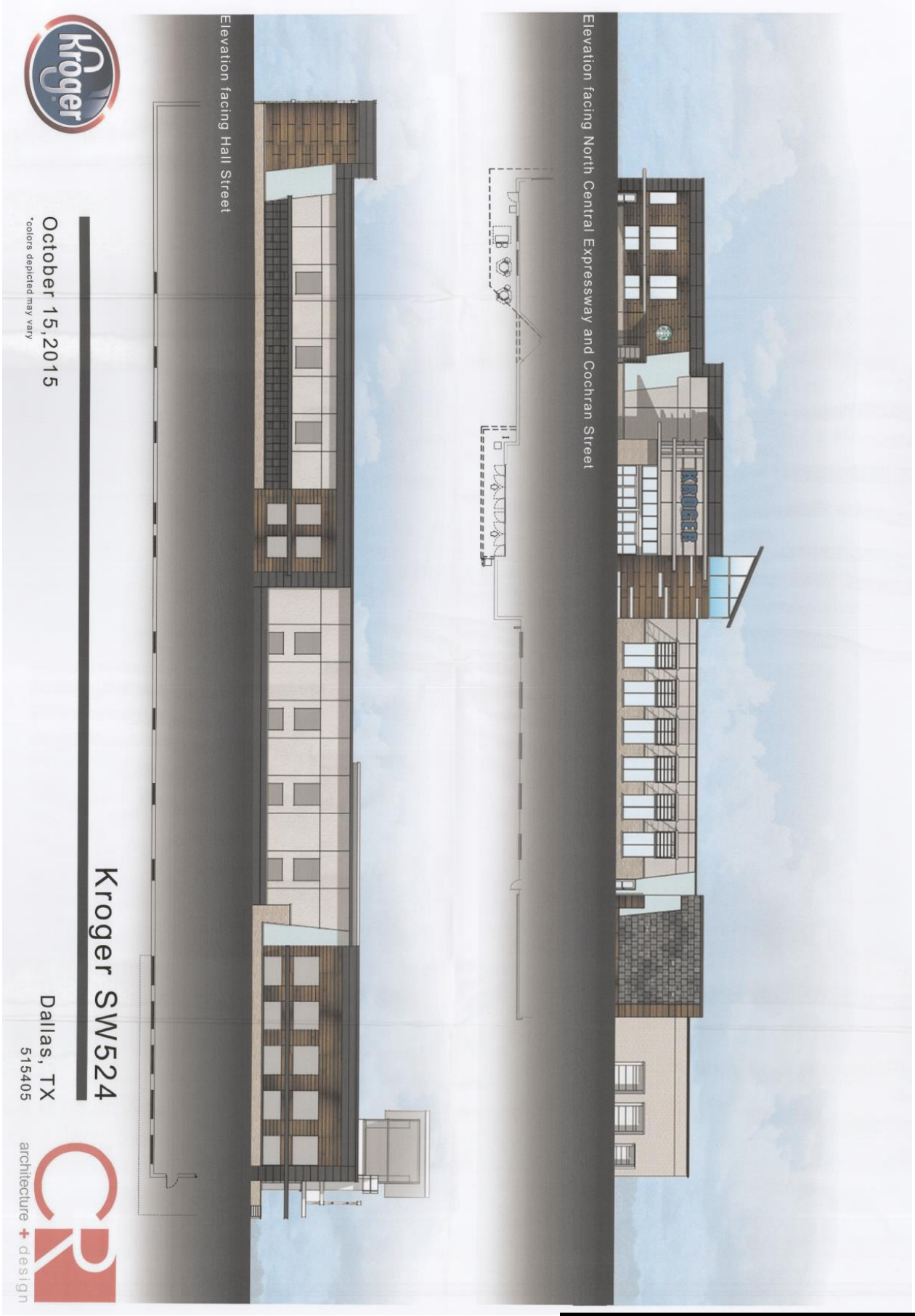
Landscaping: A landscape plan must be submitted with the development plan. The landscape plan adheres to the regulations set forth by Article X and the PDD regulations.



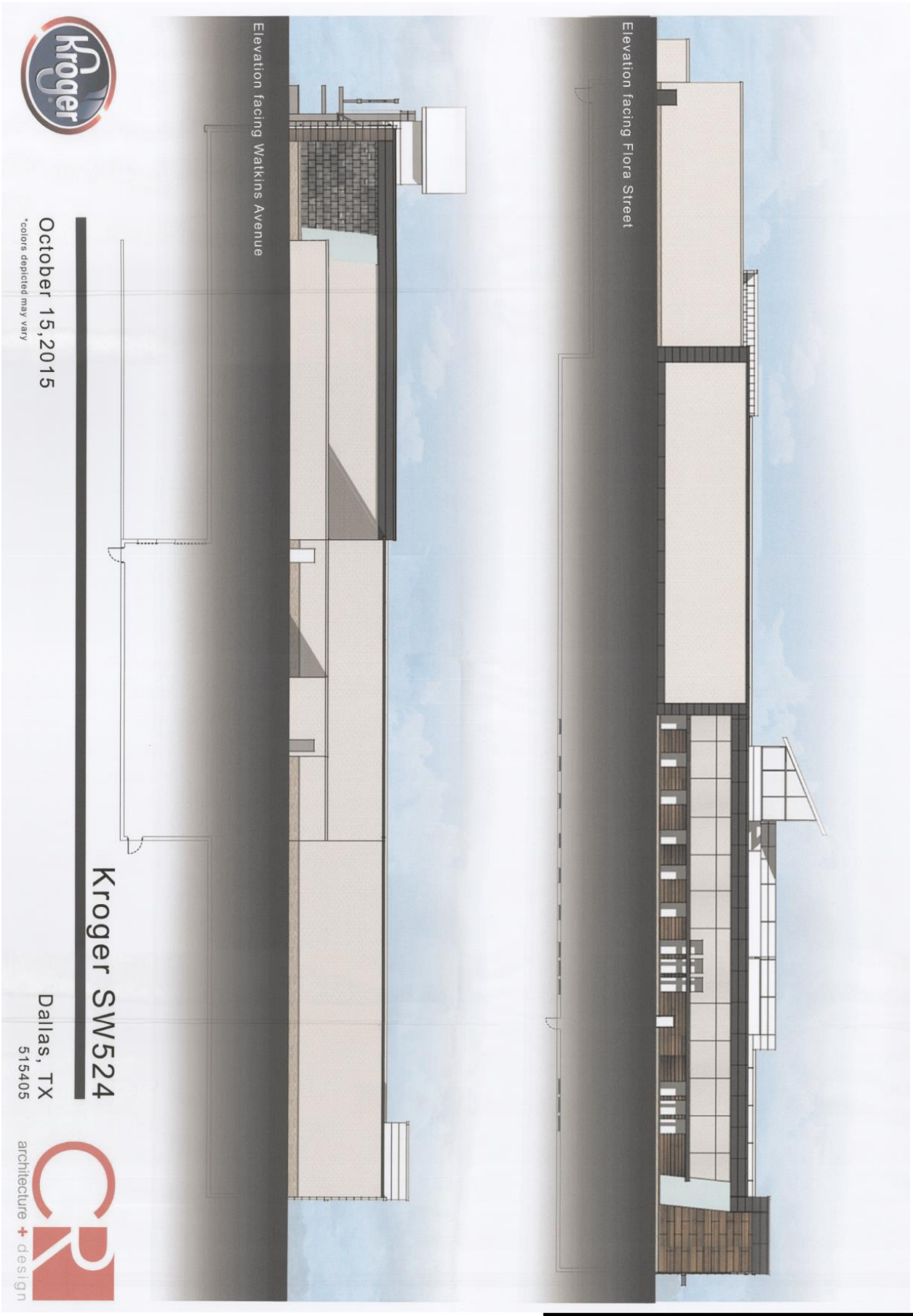
Proposed Development Plan



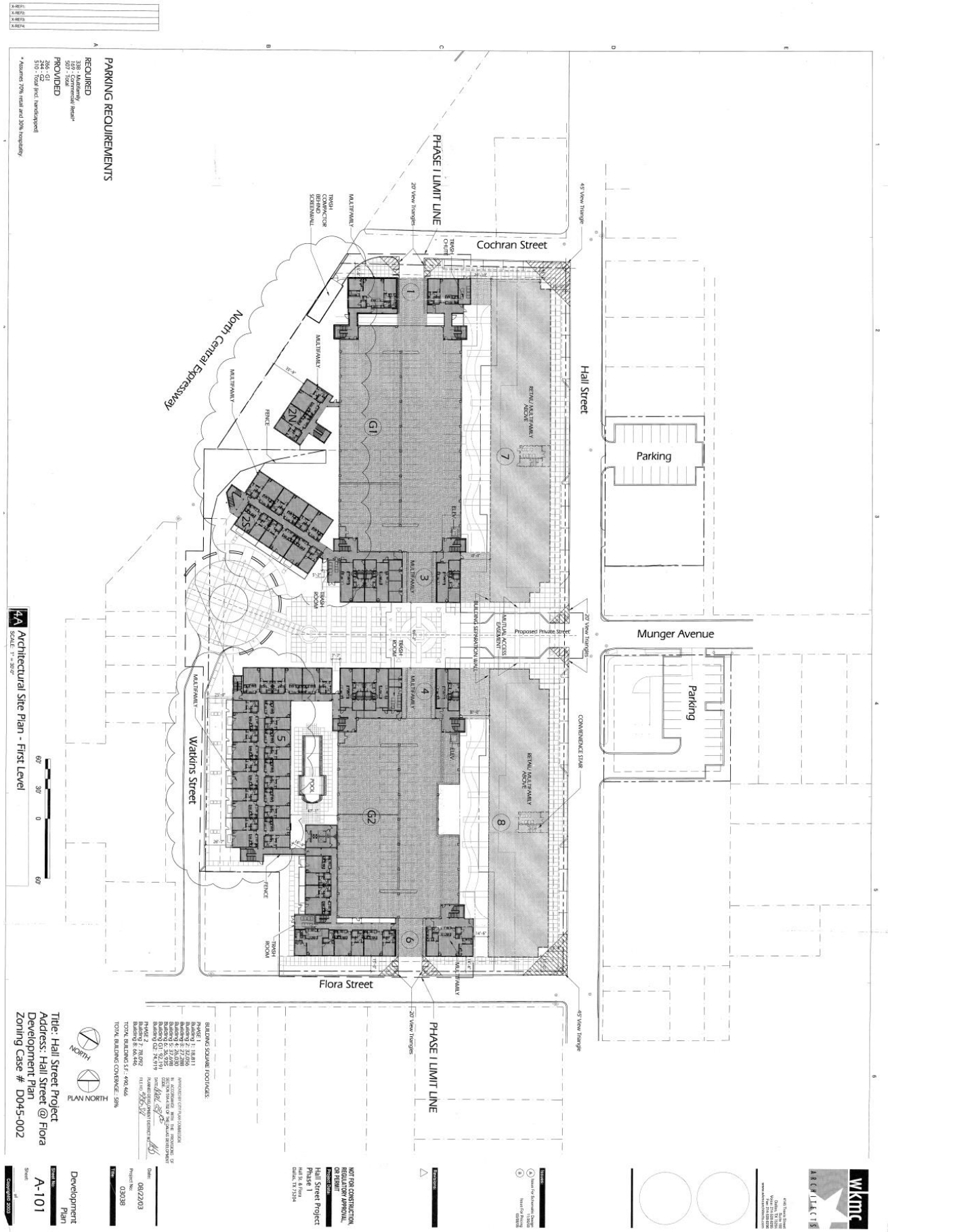
Proposed Landscape Plan



Proposed Elevations

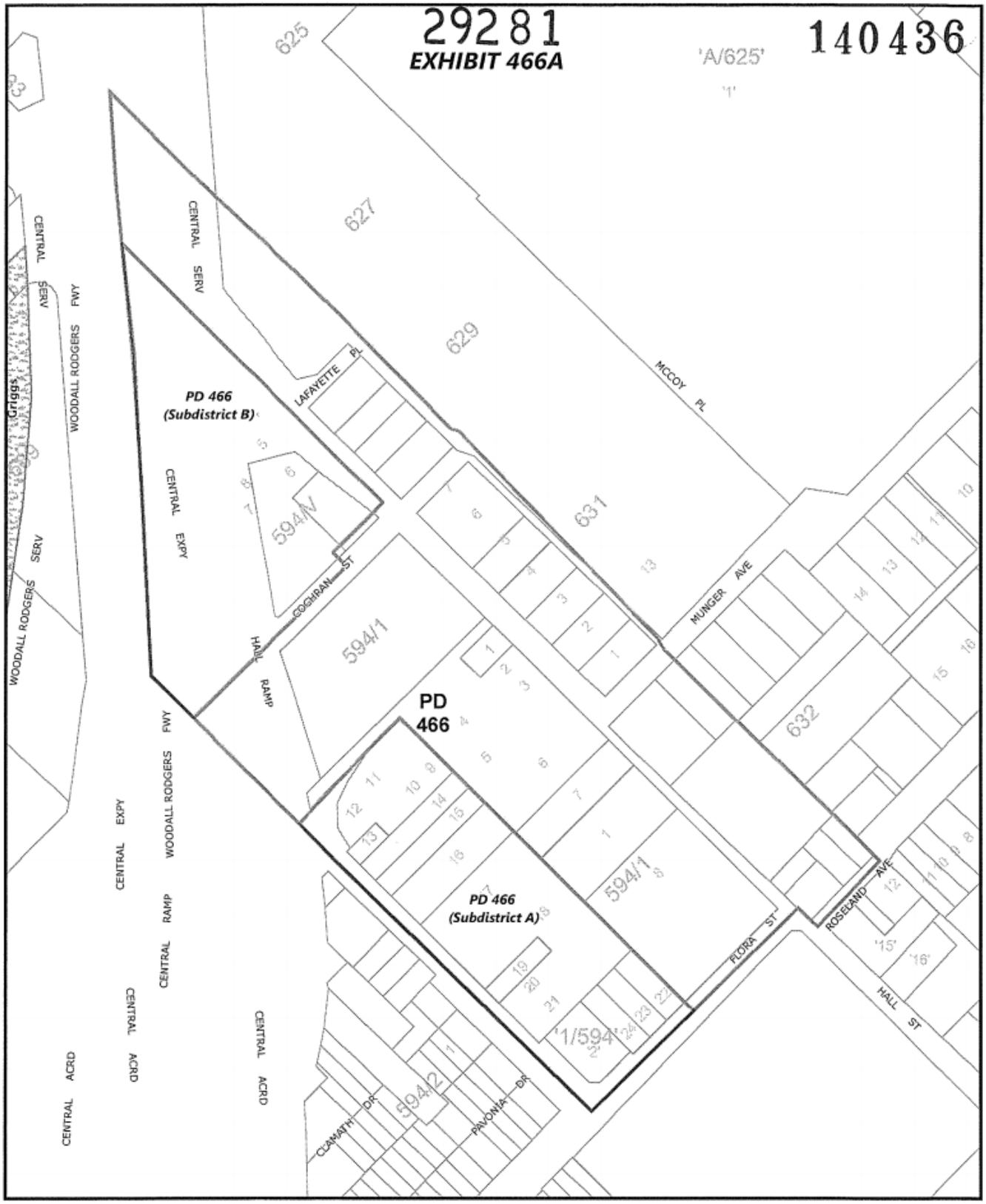


Proposed Elevations



9-9

Existing Development/Landscape Plan



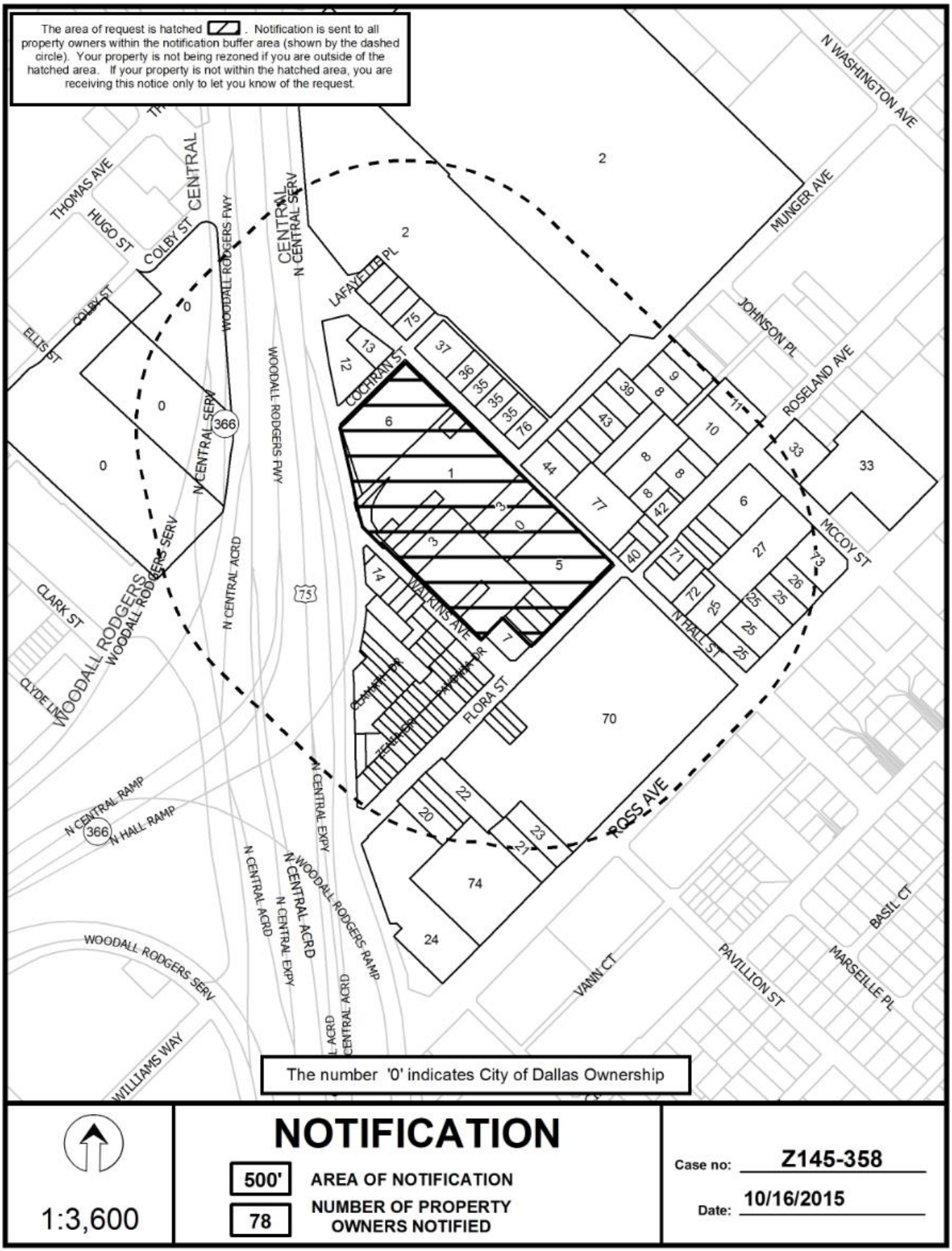
Printed Date: 2/12/2014

1:2,000

Z134-103_PD 466 New Subdistrict B

PD466 TRACT MAP
Contains 2 Subdistricts
Subdistricts: A and B

Tract Map


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
N WASHINGTON AVE
MUNGER AVE
JOHNSON PL
ROSELAND AVE
MCCOY ST
N HALL ST
ROSS AVE
FLORA ST
WALKINS AVE
LAFAYETTE PL
COCHRAN ST
THOMAS AVE
HUGO ST
COLBY ST
ELLIS ST
CLARK ST
CLYDE LN
WOODALL RODGERS FWY
WOODALL RODGERS SERV
N CENTRAL
N CENTRAL SERV
N CENTRAL ACRD
N CENTRAL EXPY
N CENTRAL RAMP
N HALL RAMP
WOODALL RODGERS RAMP
CENTRAL ACRD
366
75
VANN CT
PAVILLION ST
MARSEILLE PL
BASIL CT
WILLIAMS WAY
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
78
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z145-358
Date: 10/16/2015

10/16/2015

Notification List of Property Owners

Z145-358

78 Property Owners Notified

Label #	*Address*		*Owner*
1	1913	HALL ST	HOUSING AUTHORITY OF THE
2	3209	FLORA ST	DALLAS HOUSING AUTHORITY
3	1812	WATKINS AVE	HOUSING AUTHORITY
4	1915	HALL ST	HOUSING AUTHORITY OF CITY
5	1801	HALL ST	HOUSING AUTHORITY OF THE
6	2015	HALL ST	HOUSING AUTHORITY OF THE
7	3201	FLORA ST	FLORA STREET PROP INC
8	3508	MUNGER AVE	TOPLETZ INVESTMENTS
9	3504	MUNGER AVE	HARDEN H M
10	3505	ROSELAND AVE	LAMPO CATALINA LILLIAN ROSE & ETAL
11	3509	ROSELAND AVE	PILGRIM REST VILLAGE
12	3213	COCHRAN ST	ADVA REALTY GROUP LLC
13	2103	HALL ST	ADVA REALTY GROUP LLC
14	1829	WATKINS AVE	INTERRANTE INTERESTS LTD
15	1823	WATKINS AVE	BELMORE ERNEST
16	3108	MUNGER AVE	TOPLETZ DENNIS
17	1821	WATKINS AVE	1821 WATKINS LAND TRUST
18	1825	WATKINS AVE	LEVIN M L
19	1825	WATKINS AVE	TOPLETZ HAROLD ET AL
20	3020	FLORA ST	PATRONMARCHE LLC
21	3125	ROSS AVE	3125 ROSS AVENUE HOLDINGS LLC
22	3024	FLORA ST	CROW STUART
23	3129	ROSS AVE	IVEY HOLDINGS LLC
24	3101	ROSS AVE	DUCKINS PARTNERS LTD A TX
25	3311	ROSS AVE	TOMAINO PPTIES LP
26	3405	ROSS AVE	3405 ROSS AVE PTNRS LP

10/16/2015

Label #	*Address*		*Owner*
27	1711	MCCOY ST	GIRMA ASKE
28	3404	ROSELAND AVE	ROSE LIMITED PS
29	3402	ROSELAND AVE	KIM RACHEL
30	3400	ROSELAND AVE	WOODARD JOHN R JR
31	3310	ROSELAND AVE	WOODARD JOHN R JR
32	3304	ROSELAND AVE	WOODARD JULIA J ET AL
33	3509	ROSS AVE	CRP/MAPLE ROSS ARTS OWNER
34	2012	HALL ST	DANG YION LIVING TRUST &
35	1906	HALL ST	LUPSHIRE RESTORATION INC
36	1916	HALL ST	RAZA PERVEZ
37	1922	HALL ST	RAZA PERVIZ
38	3310	MUNGER AVE	LUPSHIRE RESTORATION IN
39	3408	MUNGER AVE	ANDERSON M B
40	1800	HALL ST	MOXIE INVESTMENTS LTD
41	3409	ROSELAND AVE	BUTLER VERNON JR
42	3403	ROSELAND AVE	MOXIE INV LTD
43	3402	MUNGER AVE	AMOR REAL ESTATE INVESTMENTS
44	1828	HALL ST	LUPSHIRE RESTORATION INC
45	3027	CLAMATH DR	TWIN LAKES PLAZA LP
46	3025	CLAMATH DR	TWIN LAKES PLAZA LP
47	3113	PAVONIA DR	TWIN LAKES PLAZA LP
48	3109	PAVONIA DR	TWIN LAKES PLAZA LP
49	3107	SUNNY BRAE DR	TWIN LAKES PLAZA LP
50	3103	SUNNY BRAE DR	TWIN LAKES PLAZA LP
51	3009	ZENIA DR	LI ANNAGAE
52	3001	ZENIA DR	BIRMINGHAM ANDREW
53	3002	ZENIA DR	GARCIA RAUL
54	3004	ZENIA DR	PETERSON ERIK N &
55	3006	ZENIA DR	CORELLO DANIEL P & DANIELLE M TUCCIO
56	3008	ZENIA DR	LAPLANTE MARK
57	3010	ZENIA DR	TUCKER NICHOLAS COY

10/16/2015

Label #	*Address*		*Owner*
58	3012	ZENIA DR	ROGERS SCOTT &
59	3014	ZENIA DR	MEGATEL HOMES II LLC
60	3020	ZENIA DR	CRESCENT ESTATE CUSTOM HOMES LP
61	3022	ZENIA DR	CRESCENT ESTATE CUSTOM HOMES LP
62	3102	PAVONIA DR	HOLCOMB LAURA
63	3106	PAVONIA DR	ARROYAVE CHRISTIAN A
64	3108	PAVONIA DR	KHATTAK ASIF
65	3110	PAVONIA DR	PRATT ANDREW CLIFFORD
66	3112	PAVONIA DR	BROWN STEWART
67	3108	FLORA ST	DELANNEY WENDELL
68	3108	FLORA ST	STEWART OWEN
69	3108	FLORA ST	GUIVA ALEXANDER
70	1707	HALL ST	SHF I ICON LLC
71	3306	ROSELAND AVE	WOODARD JOHN O JR
72	1716	HALL ST	HALL & ROSS LTD
73	3411	ROSS AVE	R & F INVESTMENTS II LTD
74	3113	ROSS AVE	PATRONMARCHE LLC
75	2000	HALL ST	RAZA PERVEZ
76	1900	HALL ST	AMOR REAL ESTATE INVESTMENTS INC
77	1810	HALL ST	TOPLETZ INVESTMENTS
78	1722	HALL ST	HALL & ROSS LTD PS

CITY PLAN COMMISSION **THURSDAY, JUNE 16, 2016**

Planner: Olga Torres-Holyoak

FILE NUMBER: Z156-208(OTH) **DATE FILED:** February 17, 2016

LOCATION: On the east side of South Buckner Boulevard, south of Scyene Circle

COUNCIL DISTRICT: 7 **MAPSCO:** 48-U

SIZE OF REQUEST: ±1.22 acres **CENSUS TRACT:** 90.00

APPLICANT/ OWNER: Teresa Hernandez

REQUEST: An application for a Specific Use Permit for a commercial amusement (inside) for a dance hall on property zoned Subarea 6 within Planned Development District No. 366 with a D-1 Liquor Control Overlay.

SUMMARY: The applicant proposes to use the property for a commercial amusement (inside) for a dance hall, for receptions such as quinceañeras, graduations, weddings, sweet sixteen and other types of family celebrations.

STAFF RECOMMENDATION: **Approval** for a three-year period, subject to a site plan and staff's recommended conditions.

CPC PREVIOUS ACTION: On May 19, 2016, the City Plan Commission held this case under advisement.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

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

1. *Compatibility with surrounding uses and community facilities* – The proposed commercial amusement (inside) use will not impact compatibility with the surrounding land uses. The property is surrounded by undeveloped land, a thoroughfare, and a mini-warehouse use.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The proposed commercial amusement (inside) use neither contributes to nor deters the welfare of adjacent properties.

3. *Not a detriment to the public health, safety, or general welfare* – The proposed commercial amusement (inside) use is not a detriment to the public health, safety or general welfare of the public.

4. *Conforms in all other respects to all applicable zoning regulations and standards* – Based on information depicted on the site plan, the proposed use complies with all applicable zoning regulations and standards of the City of Dallas.

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

1. Z134-105 On November 10, 2015, the City Council approved a new subarea and a Specific Use Permit No. 2160 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a one year period on property zoned Tract 2A, Subarea 1 of Planned Development District No. 366, the Buckner Boulevard Special Purpose District with a D-1 Liquor Control Overlay for a period of one year, located on the northwest corner of Scyene Road and South Buckner Boulevard.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Buckner Boulevard	Principal Arterial	Variable

Land Use:

	Zoning	Land Use
Site	PD No. 366 Subarea 6 with D-1	Vacant structure
North	PD No. 366 Subarea 6 with D, PD No. 75 and CR	Convalescent nursing home/ medical, multifamily & Retail
East	PD No. 366 Subarea 6 with D	Multifamily & Retail
South	PD No. 366 Subarea 6 with D	Retail and Mini-warehouse
West	PD No. 366 Subarea 2	Mini-warehouse

STAFF ANALYSIS:

Comprehensive Plan:

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

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

corridor, respecting existing single family neighborhoods while maintaining a strong focus on transit orientation and access. Interactive public plazas and/or civic uses will be centrally located and residential roof terraces and balconies overlooking transit station areas add “eyes on the street” that can aid public safety.

In general, the applicant’s request for a Specific Use Permit for a commercial amusement (inside) is consistent with the Comprehensive Plan.

Land Use Compatibility:

The 1.22 acres request site is developed with a one story, 5,228 square feet building. The applicant proposes to utilize the property for a commercial amusement (inside) for two suites with a dance hall each. A commercial amusement (inside) for a dance floor is required to have an SUP within PD No. 366 Subarea 6.

The request site is surrounded by a medical/retirement facility, multifamily and retail to the north (across Scyene); Scyene Road and multifamily development to the east; mini-warehouse to the west (across from Buckner Boulevard); and mini-warehouse and retail to the south.

The applicant is proposing to use the property for family celebrations such as weddings, birthday parties, 15th and Sweet 16th birthday parties, baptisms, and graduations on Fridays, Saturdays and Sundays from 12:00 noon until 2:00 a.m. The applicant is also providing Zumba and exercise classes seven days a week from 9:00 a.m. to 6:00 p.m.. However, this use does not require a Specific Use Permit, it is a personal service use allowed by right in the zoning district.

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

The request, subject to conditions and a site plan, complies with the general provisions for consideration of a Specific Use Permit.

Traffic:

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

Parking:

The property will have two suites, each with a dance floor. Suite A is approximately 2,416 with a 180 square feet dance floor. Suite B is approximately 3,112 square feet and will have a 320 square feet dance floor. Parking must be provided pursuant to §51A-4.200 of the Dallas Development Code.

The commercial amusement (inside) requires one (1) space per 100 square feet of floor area; the dance hall portion requires one (1) space per 25 square feet of dance floor. For the two suites combined, 5,528 square feet, the parking requirements are 55 spaces. For the two dance floors combined, 500 square feet, the parking requirement is 20 spaces. A total of 75 parking spaces are required for the proposed uses. The applicant is providing 86 parking spaces as depicted in the site plan.

Landscaping:

Landscaping is required in accordance with PD No. 366. The applicant is not proposing any additions to the existing structure. The construction of the off-street parking will require a building permit, which will include the landscape of the site.

Proposed SUP Conditions
Z156-208

1. USE: The only use authorized by this specific use permit is a commercial amusement (inside) for a two-suite dance hall.

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

3. TIME LIMIT: This specific use permit expires on (three years).

4. DANCE FLOOR AREA: The dance floor area for suite A is limited to 180 square feet. The dance floor for suite B is limited to 320 square feet.

5. FLOOR AREA: The floor area for suite A is limited to 2,416 square feet. The floor area for suite B is limited to 3,112 square feet.

Staff recommendation:

6. HOURS OF OPERATION: The dance hall may only operate from 12:00 noon to 2:00 a.m. Fridays and Saturdays; and from 12:00 noon to 8:00 p.m. on Sundays.

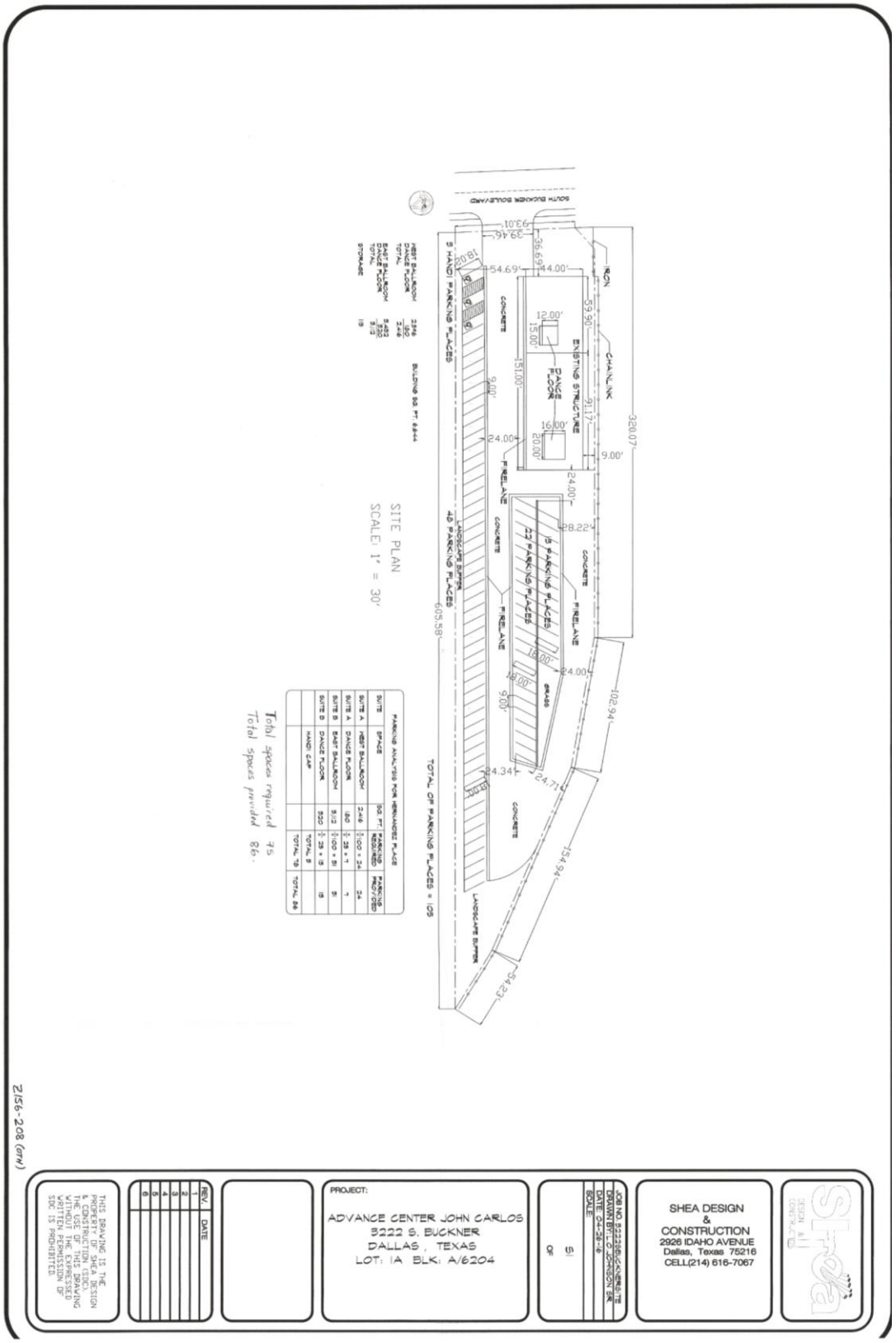
Applicant's Request:

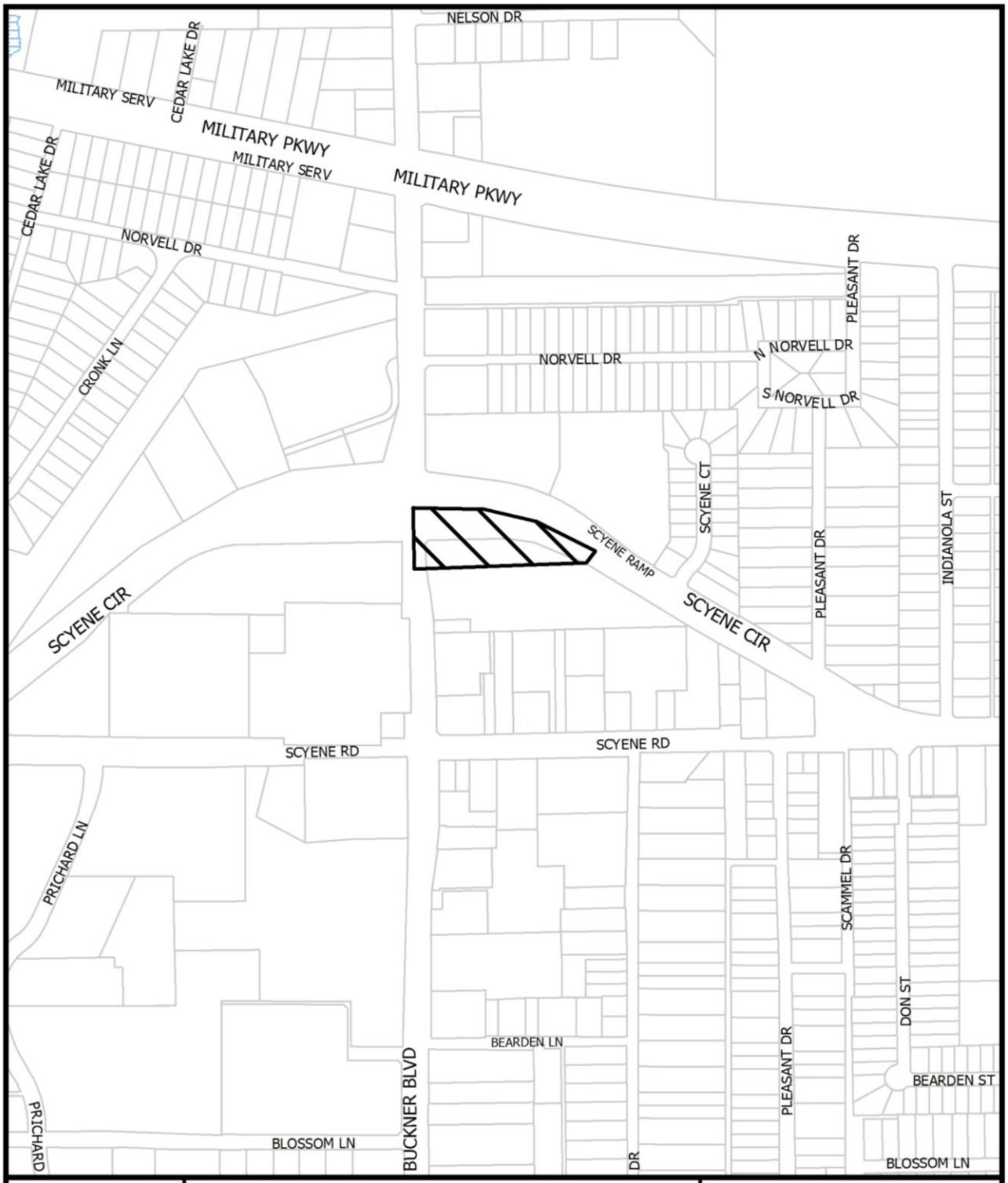
6. HOURS OF OPERATION: The dance hall may only operate from 12:00 noon to 2:00 a.m. Fridays, Saturdays and Sundays.

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: Z156-208

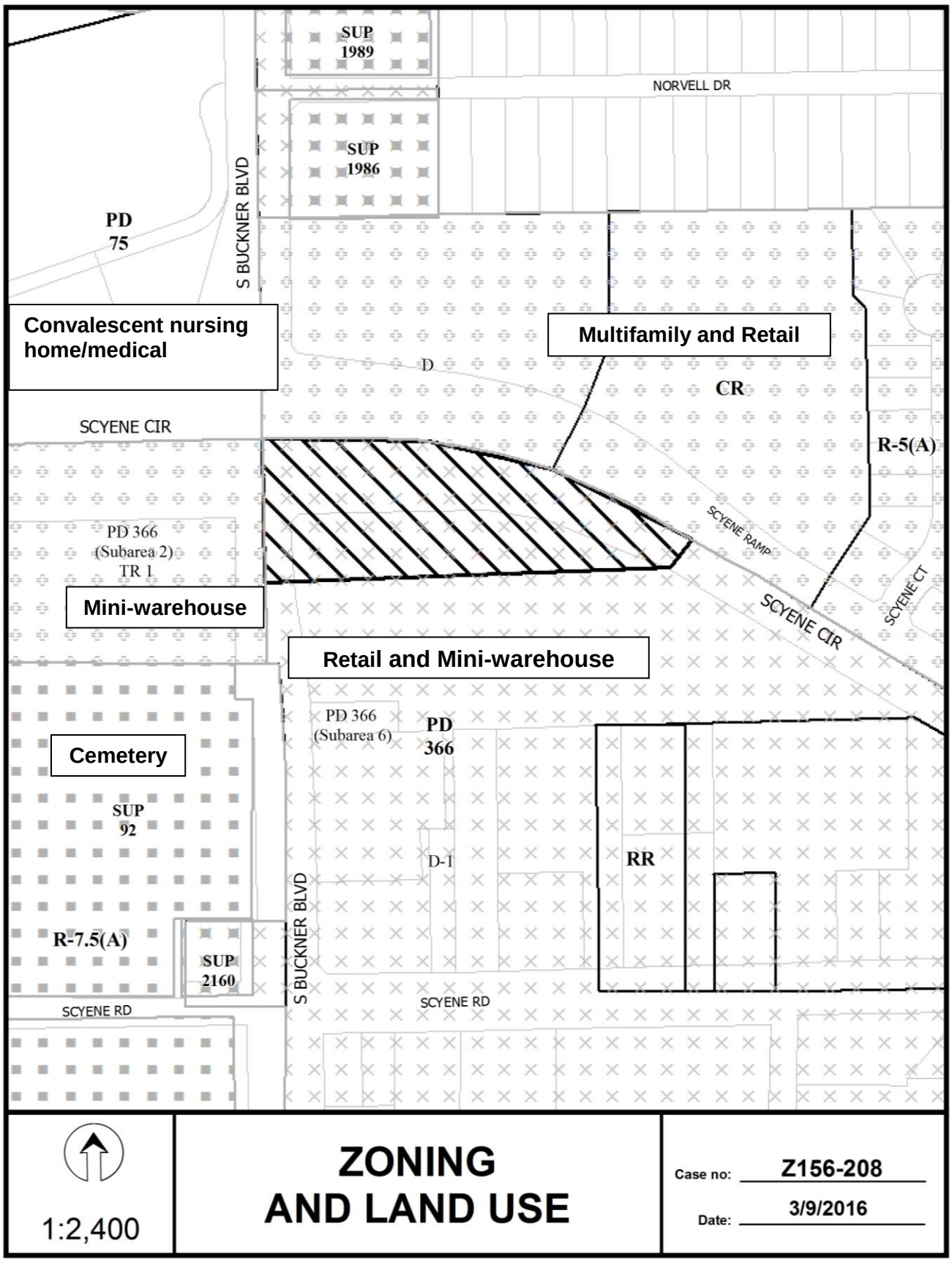
Date: 3/9/2016

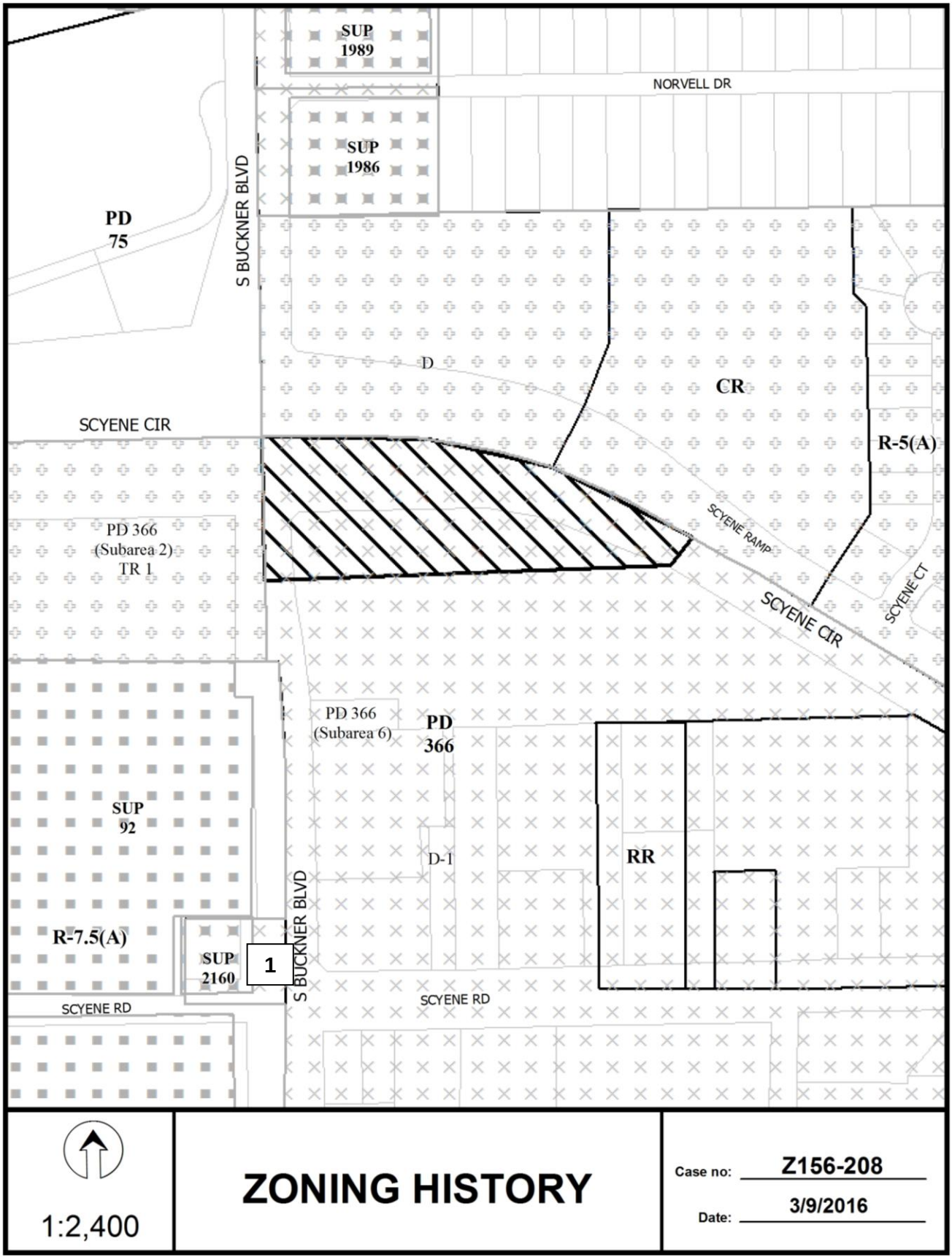
1:2,400

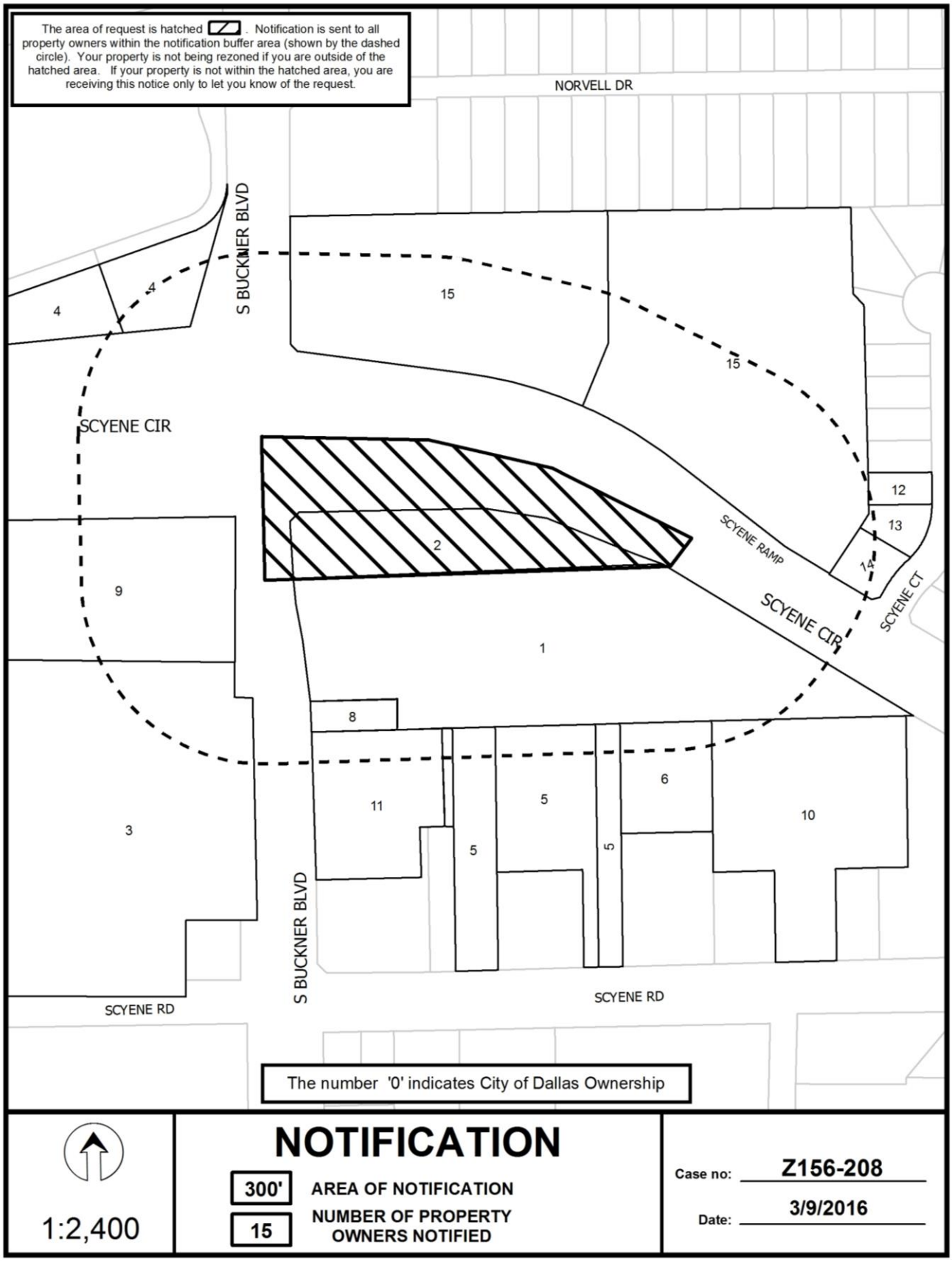
AERIAL MAP

Case no: Z156-208

Date: 3/9/2016


SUP 1989
NORVELL DR
SUP 1986
PD 75
S BUCKNER BLVD
Convalescent nursing home/medical
Multifamily and Retail
D
CR
SCYENE CIR
R-5(A)
SCYENE RAMP
PD 366 (Subarea 2) TR 1
Mini-warehouse
SCYENE CIR
SCYENE CT
Retail and Mini-warehouse
PD 366 (Subarea 6)
PD 366
Cemetery
SUP 92
D-1
RR
R-7.5(A)
SUP 2160
S BUCKNER BLVD
SCYENE RD
SCYENE RD
1:2,400
ZONING AND LAND USE
Case no: Z156-208
Date: 3/9/2016


SUP
1989
NORVELL DR
SUP
1986
PD
75
S BUCKNER BLVD
D
CR
SCYENE CIR
R-5(A)
PD 366
(Subarea 2)
TR 1
SCYENE RAMP
SCYENE CT
SCYENE CIR
PD 366
(Subarea 6)
PD
366
SUP
92
D-1
RR
R-7.5(A)
SUP
2160
1
S BUCKNER BLVD
SCYENE RD
SCYENE RD
1:2,400
ZONING HISTORY
Case no: Z156-208
Date: 3/9/2016


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
NORVELL DR
S BUCKNER BLVD
SCYENE CIR
SCYENE RAMP
SCYENE CT
SCYENE RD
S BUCKNER BLVD
SCYENE RD
4
4
15
15
12
13
14
2
9
1
8
11
5
5
5
6
10
3
The number '0' indicates City of Dallas Ownership
1:2,400
NOTIFICATION
300'
AREA OF NOTIFICATION
15
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z156-208
Date: 3/9/2016

03/09/2016

Notification List of Property Owners

Z156-208

15 Property Owners Notified

Label #	***Address***		***Owner***
1	3210	S BUCKNER BLVD	SH 708-716 LLC
2	3230	S BUCKNER BLVD	MOSLEY L G & JYNNIFER
3	3151	S BUCKNER BLVD	PLEASANT MOUND CEMETERY
4	3505	S BUCKNER BLVD	BUCKNER SCYENE SNF LTD
5	8149	SCYENE RD	WIMBERLY JOANNE
6	8151	SCYENE RD	VALDEZ ANGEL
7	8127	SCYENE RD	JACKSON WILLIE RAY
8	3118	S BUCKNER BLVD	UGWONALI FELIX C &
9	3241	S BUCKNER BLVD	ACCESS-BUCKNER LTD
10	8201	SCYENE RD	FORD ROBERT L
11	3110	S BUCKNER BLVD	FIRST CASH LTD
12	3311	SCYENE CT	RYAN TIM & KATHLEEN
13	3307	SCYENE CT	COAHUILAS RAUL B
14	3303	SCYENE CT	GUEVARA BENITO &
15	3402	S BUCKNER BLVD	TACP DCREEK LP

CITY PLAN COMMISSION **THURSDAY, JUNE 16, 2016**

Planner: Olga Torres-Holyoak

FILE NUMBER: Z156-240(OTH) **DATE FILED:** March 3, 2016

LOCATION: Northwest corner of West Jefferson Boulevard and North Brighton Avenue

COUNCIL DISTRICT: 1 **MAPSCO:** 54 - E

SIZE OF REQUEST: Approx. 0.27 acres **CENSUS TRACT:** 46.00

APPLICANT: Moe Barakat

OWNER: Patrick Henson

REPRESENTATIVE: Parvez Malik, Business Zoom

REQUEST: An application to renew Specific Use Permit No. 2066 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned CR-D-1 Community Retail with a D-1 Liquor Control Overlay.

SUMMARY: The applicant is proposing to continue selling beer and wine in conjunction with the existing convenience store.

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

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

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

1. *Compatibility with surrounding uses and community facilities* – The sale of alcoholic beverages in conjunction with the existing general merchandise or food store 3,500 square feet or less will not impact compatibility with the surrounding land uses.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The sale of alcoholic beverages in conjunction with the existing general merchandise or food store neither contributes to nor deters the welfare of adjacent properties.

3. *Not a detriment to the public health, safety, or general welfare* – The sale of alcoholic beverages is not expected to be a detriment to the public health, safety or general welfare of the public.

4. *Conforms in all other respects to all applicable zoning regulations and standards* – Based on information depicted on the site plan, the proposed development complies with all applicable zoning regulations and standards of the City of Dallas.

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

1. Z123-328 On January 18, 2014 the City Council approved a D-1 Liquor Control Overlay and a Specific Use Permit No. 2066 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D Community Retail District with a D Liquor Control Overlay (request site)

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
West Jefferson Boulevard	Minor arterial	100 feet
North Brighton Avenue	Local	60 feet

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that the proposed change in the site plan will have no impact on the surrounding street system.

STAFF ANALYSIS:

Comprehensive Plan:

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

Urban Neighborhoods, including Oak Lawn, the Grand Avenue area in South Dallas, the area near Jefferson Boulevard and the Vickery Meadow area, are predominately residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Housing choices should include single-family detached dwellings, townhomes and low- to midrise condominiums or apartments. These neighborhoods will have concentrations of shops and offices along key corridors or at key intersections, providing important services and job opportunities within walking distance of residences. These areas may have mixed-use buildings with ground floor shops. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Urban Neighborhood streets will be very pedestrian friendly, providing excellent connectivity to shopping, schools and other community services. Emphasis should be placed on slowing traffic through use of on-street parking and other similar traffic calming measures. Public investments in these areas will focus on parks, pathways, transit stops, pedestrian-oriented landscaping and road improvements.

Surrounding Land Uses:

	Zoning	Land Use
Site	CR D-1	Retail
North	D(A)	Single family
East	R-7.5(A)	Single family
South	CR	Retail and personal services
West	CR-D	Auto related use

Land Use Compatibility:

The request site is approximately .27 acres of land and is currently developed with a 697 square feet convenience store and a motor vehicle fueling station. The property is surrounded by residential uses to the north and east, retail and personal service uses to the south and vehicle related use to the west. The applicant is proposing to continue the sale beer and wine for off-premise consumption in conjunction with the existing general merchandise or food store and the motor vehicle fueling station.

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. The applicant's CS license expires June 5, 2016. Due to the short time period left for the license to expire, staff will not schedule the case for City Council until the applicant provides proof of the renewed license and that all the requirements are in order.

Development Standards:

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

Parking:

The Dallas Development Code requires off-street parking to be provided for a general merchandise or food store use at one space for each 200 square feet of floor area and two parking spaces for the motor vehicle fueling station. The existing structure is 697 square feet. The required parking is three parking spaces for the building portion of the use plus two spaces for the motor vehicle fueling station. Required parking must be provided as shown on the existing site plan.

Landscaping:

Landscaping is required in accordance with Article X of the Dallas Development Code. However, the applicant's request does not trigger any Article X requirements, as no new construction is proposed on the site.

Screening:

The conditions require that the applicant provide an eight-foot solid screening fence along the property line abutting the single family residential district. The applicant is complying with this request.

Site Plan:

The existing site plan shows a proposed gate for fuel delivery, the driveway to be closed and a minimum of two planters where the ingress point once existed. The gate for fuel delivery is installed; the driveway is closed, a short wall or what appears to be a flower bed was built, however, it does not seem that the plantings are in good condition and maintained. Staff will not schedule the case for City Council unless the planters comply with the site plan requirements.

PARTNERS AND PRINCIPLES

Applicant/Tenant

Patrick Henson – President/Secretary
Vanna Tang – V. President/Treasurer

PROPOSED CONDITIONS
SUP No. 2066
Z156-240

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 use 3,500 square feet or less.

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

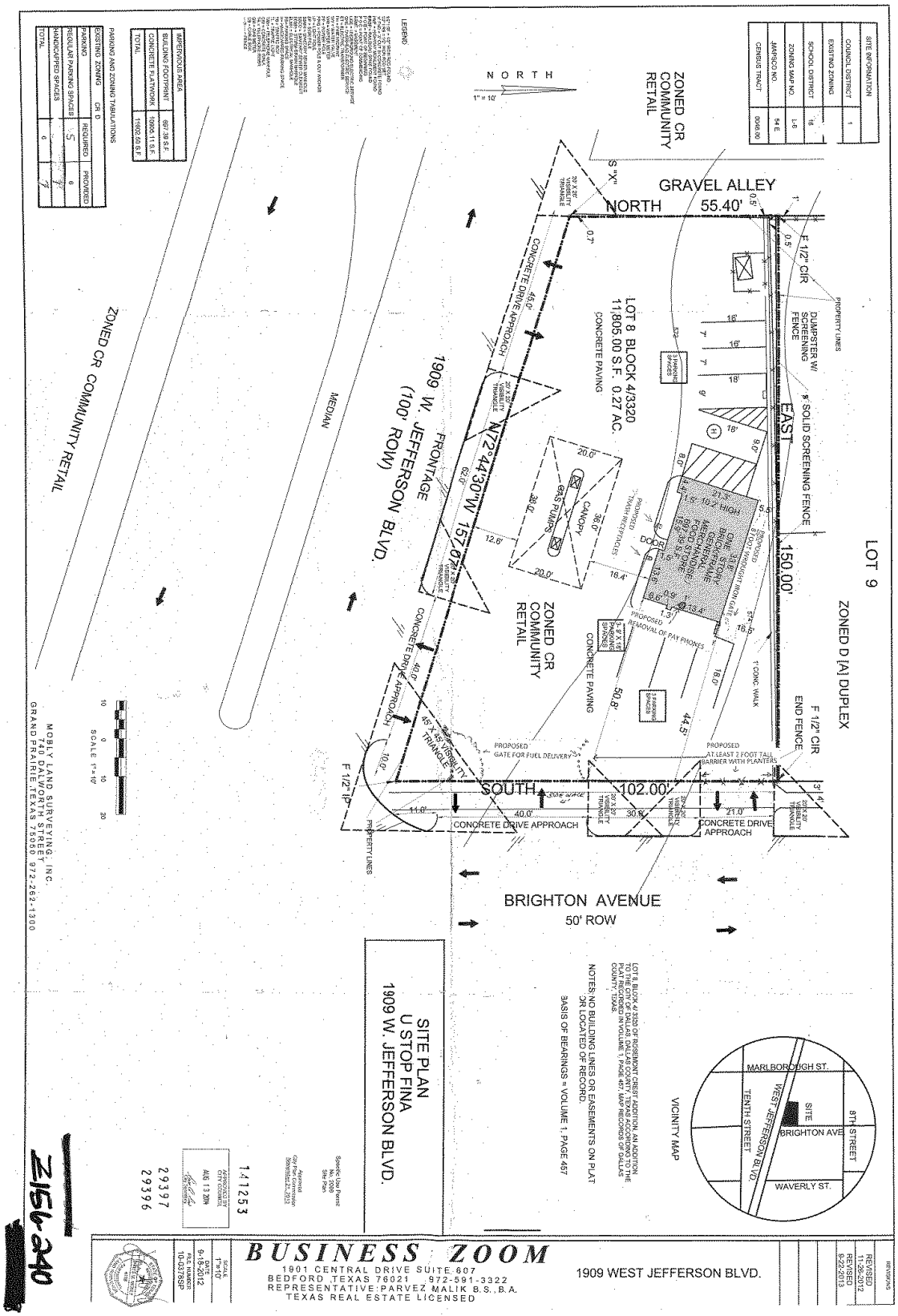
3. TIME LIMIT: This specific use permit expires on (two years) ~~August 13, 2016~~, but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)

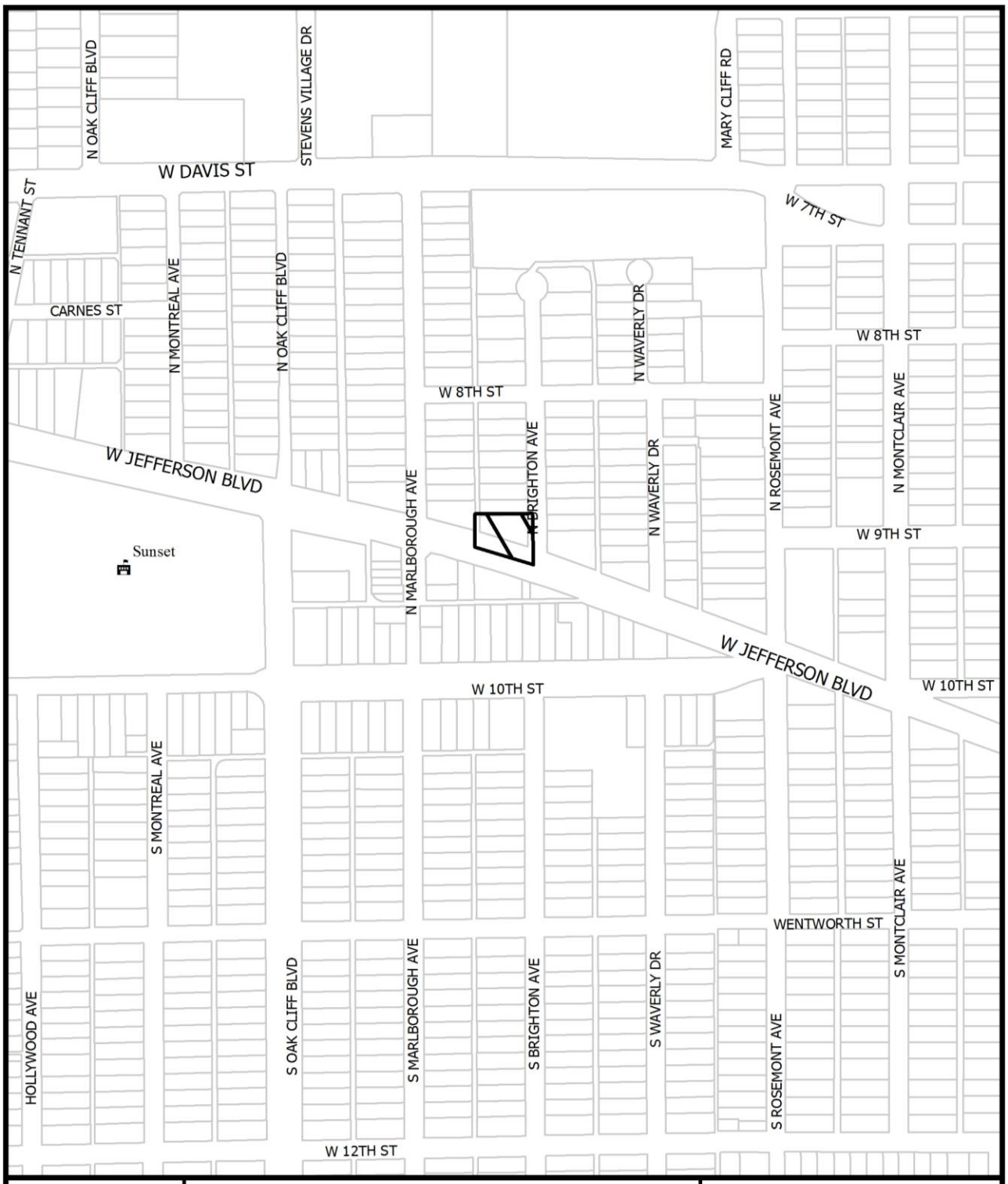
4. SCREENING: An eight-foot solid screening fence must be provided in the location shown on the site plan.

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

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

EXISTING SITE PLAN





1:4,800

VICINITY MAP

Case no: Z156-240

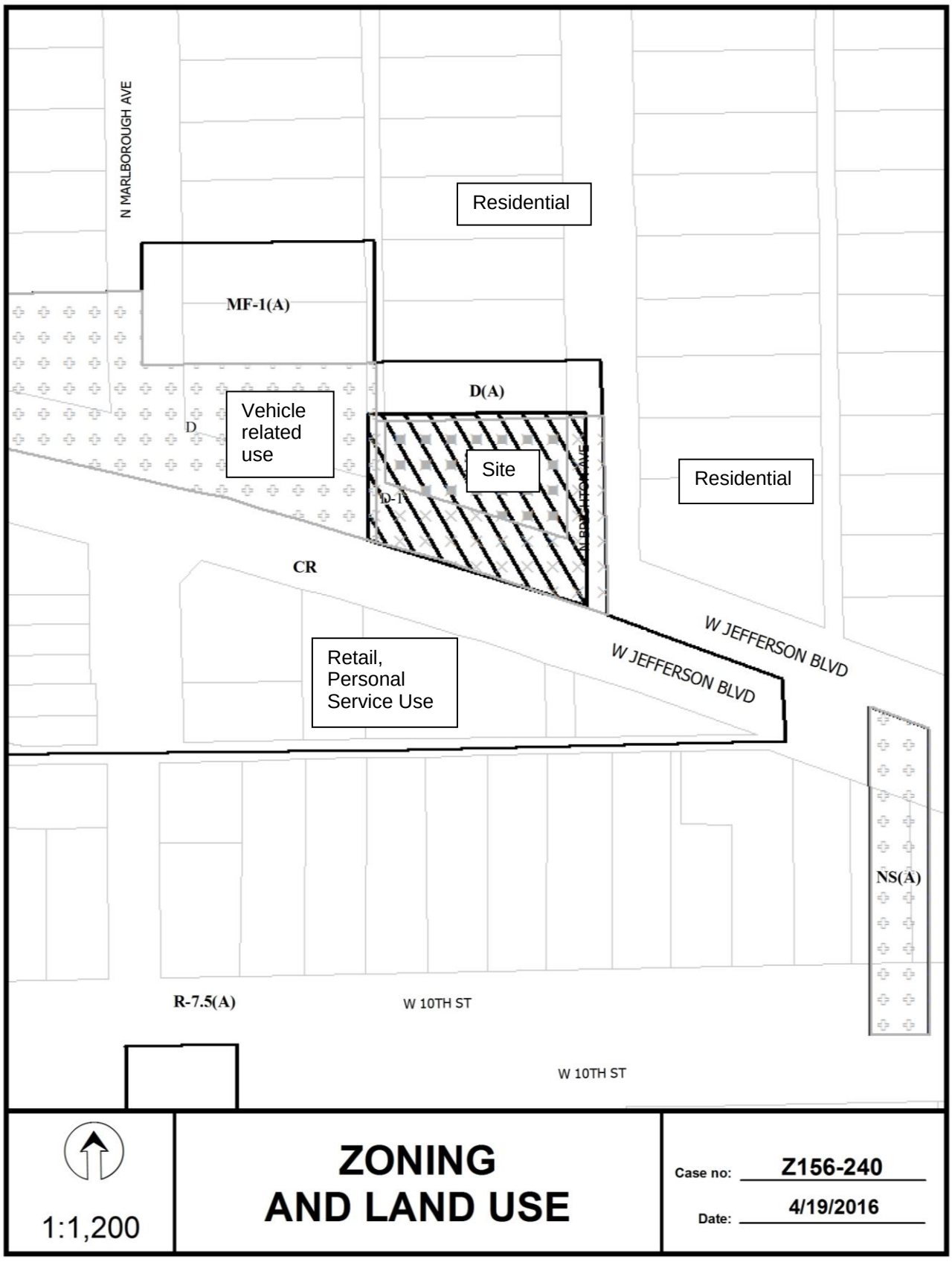
Date: 4/19/2016

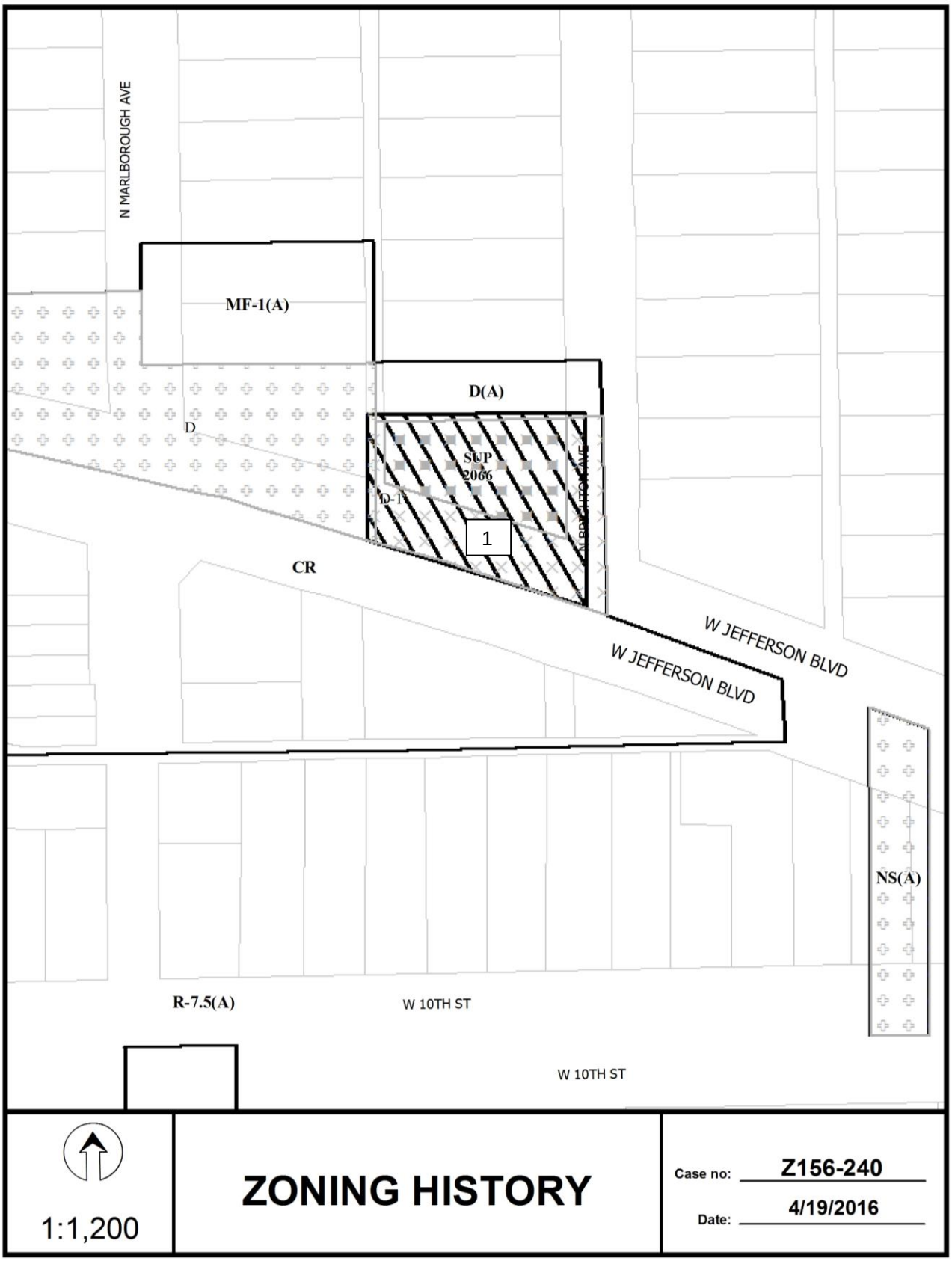
1:1,200

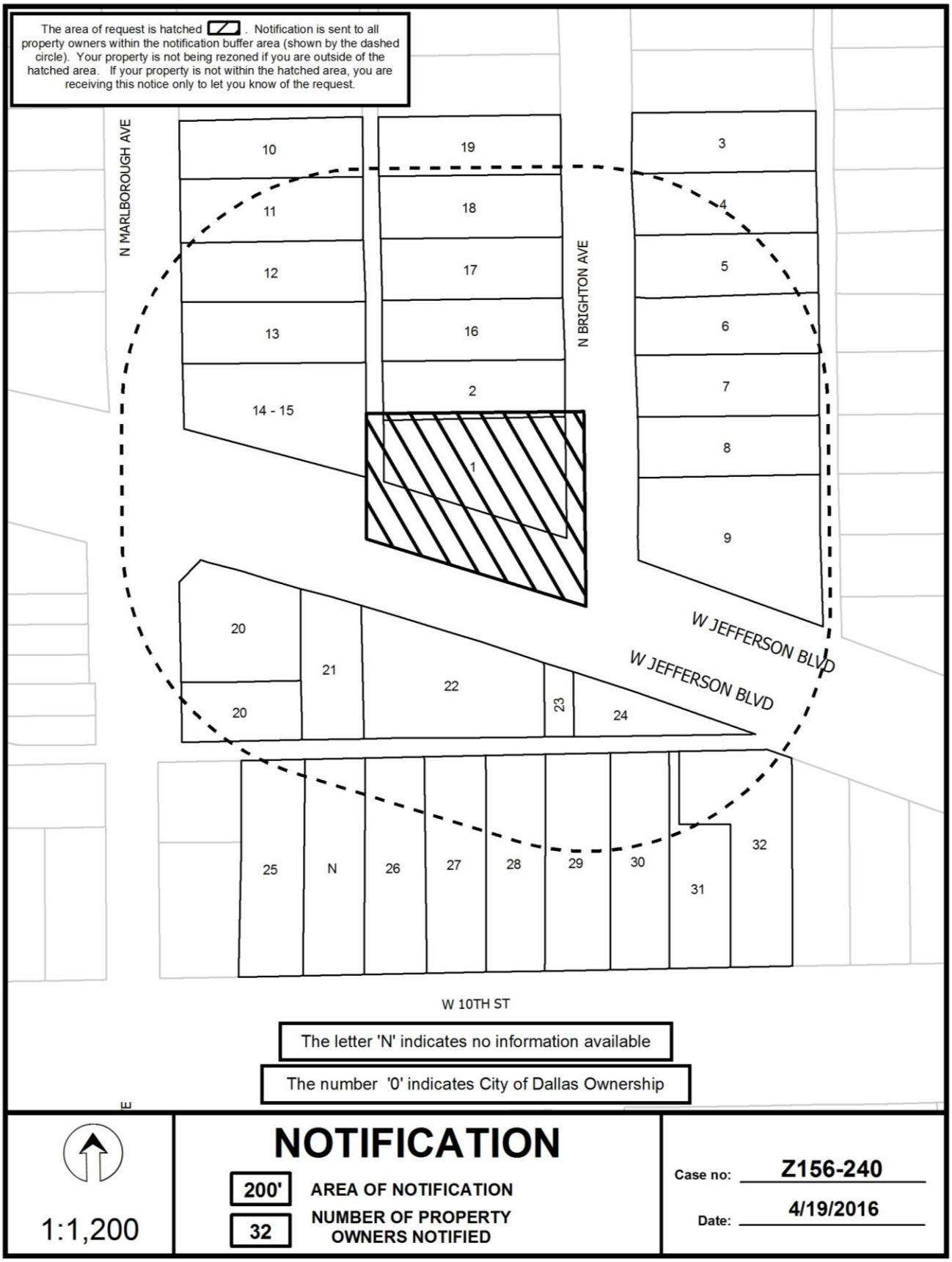
AERIAL MAP

Case no: Z156-240

Date: 4/19/2016


N MARLBOROUGH AVE
Residential
MF-1(A)
D(A)
Vehicle related use
D
Site
D-1
N BISHOP AVE
Residential
CR
W JEFFERSON BLVD
W JEFFERSON BLVD
Retail, Personal Service Use
NS(A)
R-7.5(A)
W 10TH ST
W 10TH ST
1:1,200
ZONING AND LAND USE
Case no: Z156-240
Date: 4/19/2016


N MARLBOROUGH AVE
MF-1(A)
D(A)
D
SUP 2066
D-1
1
CR
W JEFFERSON BLVD
W JEFFERSON BLVD
NS(A)
R-7.5(A)
W 10TH ST
W 10TH ST
1:1,200
ZONING HISTORY
Case no: Z156-240
Date: 4/19/2016


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
N MARLBOROUGH AVE
N BRIGHTON AVE
W JEFFERSON BLVD
W JEFFERSON BLVD
W 10TH ST
10
11
12
13
14 - 15
19
18
17
16
2
1
3
4
5
6
7
8
9
20
20
21
22
23
24
25
N
26
27
28
29
30
31
32
The letter 'N' indicates no information available
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
32
NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: Z156-240
Date: 4/19/2016

04/19/2016

Notification List of Property Owners

Z156-240

32 Property Owners Notified

Label #	*Address*		*Owner*
1	1909	W JEFFERSON BLVD	BARAKAT MOE
2	211	N BRIGHTON AVE	AVILA JAIME &
3	228	N BRIGHTON AVE	MCCOY SARA & KALLEN
4	224	N BRIGHTON AVE	COUNCIL JOHN C
5	220	N BRIGHTON AVE	ANGEL ANGELA J
6	216	N BRIGHTON AVE	BRADY ROSEANN
7	212	N BRIGHTON AVE	DOWPROCACCINI ANNA M &
8	208	N BRIGHTON AVE	TAYLOR STEPHANIE S
9	204	N BRIGHTON AVE	ALLEN DONALD LEE
10	218	N MARLBOROUGH AVE	OLGUIN JULIAN
11	216	N MARLBOROUGH AVE	LOZADA GERARDO
12	210	N MARLBOROUGH AVE	MOSITOS LLC
13	206	N MARLBOROUGH AVE	VALPARAISO HOLDINGS LLC
14	1919	W JEFFERSON BLVD	SAMUEL PETER
15	1919	W JEFFERSON BLVD	SAMUEL PETER & SUSHEILA
16	217	N BRIGHTON AVE	EQUABLE INV CORP
17	221	N BRIGHTON AVE	EDWARDS J B & MARSHA H
18	225	N BRIGHTON AVE	FERNANDEZ MAUREEN F & ANTHONY
19	229	N BRIGHTON AVE	HOUGHTON JAMIN & HILARIE
20	108	N MARLBOROUGH AVE	BALLAS VICTOR
21	1916	W JEFFERSON BLVD	BALLAS VICTOR &
22	1910	W JEFFERSON BLVD	DIAZ OCTAVIO
23	1900	W JEFFERSON BLVD	NOLAN PATRICK & ROSE ANNA
24	1836	W JEFFERSON BLVD	VA CAPITAL LLC
25	1917	W 10TH ST	GALLEGOS JESUS C ET AL
26	1913	W 10TH ST	MACIAS JOSE A JR &

04/19/2016

Label #	*Address*		*Owner*
27	1909	W 10TH ST	JIMENEZ ARNULFO JR &
28	1903	W 10TH ST	NILES KERRY W
29	1827	W 10TH ST	BETANCOURT EVA L
30	1825	W 10TH ST	PALOMO MANUEL LIFE ESTATE
31	1821	W 10TH ST	CARR BRYAN
32	1817	W 10TH ST	MELGOZA JOSE JJ &

CITY PLAN COMMISSION **THURSDAY, JUNE 16, 2016**

Planner: Warren F. Ellis

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

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

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

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

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

REPRESENTATIVE: Larry Good, Good Fulton & Farrell

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

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

STAFF RECOMMENDATION: **Denial without prejudice**

PREVIOUS ACTION: On March 17, 2016, the City Plan Commission held this case under advisement until June 16, 2016, to allow the applicant to revise Phase 1 of the development plan and to continue to meet with the stakeholders to discuss the proposed development. The applicant has met with several stakeholders to discuss the proposed development and as a result of the meetings has decided to submit a development plan for the entire site.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval the Planned Development District based upon:

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

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

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

2. *Traffic impact* – The Engineering Section of the Department of Sustainable development and Constructions has determined that the request will not have a negative impact on the street system.

3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas! Comprehensive Plan* shows that the request site in located in an Urban Mixed-Use Building and is in compliance with the Comprehensive Plan.

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

BACKGROUND INFORMATION:

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

- In 1965, the City Council approved a D Liquor Control Overlay on Planned Development District No. 9.

- The D Liquor Control Overlay that is on a portion on the request site will remain.

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

1. **Z101-265** On December 11, 2011, the City Council approved a Planned Development Subdistrict for GR General Retail Subdistrict Uses on property zoned a GR General Retail Subdistrict with a D-1 Liquor Control Overlay on a portion of the site within Planned Development District No. 193, the Oak Lawn Special Purpose District, located on the northwest line of Carlisle Street between Fairmont Street and Routh Street.

2. **Z123-125** On February 13, 2013, the City Council a Planned Development Subdistrict for multiple family uses on property zoned a GR General Retail Subdistrict in Planned Development District No. 193, the Oak Lawn Special Purpose District South corner of Carlisle Street and Routh Street.

3. **Z123-146** On February 27, 2013, the City Council approved an amendment to Zone 1 of Planned Development District No. 184 for office, retail and residential uses on the northeast corner Carlisle Street and Cedar Springs Road.

4. **Z134-353** On January 13, 2016, the City Council approved a Planned Development Subdistrict for GR General Retail Subdistrict and an outdoor dining area use on property zoned a GR General Retail Subdistrict within Planned

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

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

Thoroughfares/Streets:

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

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

Surrounding Land Uses:

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

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

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

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

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

STAFF ANALYSIS:

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

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

Development Standards:

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

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

LIST OF OFFICERS

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

PROPOSED PD CONDITIONS

SEC. P-___.101. LEGISLATIVE HISTORY.

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

SEC.P-___.102. PROPERTY LOCATION AND SIZE.

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

SEC. P-___.103 DEFINITIONS AND INTERPRETATIONS.

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

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

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

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

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

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

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

(6) BROADCASTING OR RECORDING STUDIO means:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SEC. P-___.104 EXHIBITS.

The following exhibit is incorporated into this division: Exhibit ___A: conceptual plan.

SEC. P-___.105. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit ___A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls.

SEC. P-___.106. DEVELOPMENT PLAN

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

SEC. P-___.107. MAIN USES PERMITTED.

The following uses are the only main uses permitted:

(1) Agricultural uses.

None permitted.

(2) Commercial and business service uses.

-- Medical or scientific laboratory.

(3) Industrial uses.

None permitted.

(4) Institutional and community service uses.

-- Child-care facility.
-- Church.
-- Convent or monastery.
-- Establishment of religious, charitable, or philanthropic nature.
-- Library, art gallery, or museum.
-- Rectory.

(5) Lodging uses.

-- Hotel or motel. *[120 room minimum. No outside entry to guest rooms.]*

(6) Miscellaneous uses.

-- Temporary construction or sales office.

(7) Office uses.

-- Bank or savings and loan office (without drive-in windows).
-- Bank or savings and loan office (with drive-in windows).*[SUP]*
-- Medical clinic or ambulatory surgical center.
-- Office.

(8) Recreation uses.

-- Private recreation center, club, or area.
-- Public park, playground, or golf course.

(9) Residential uses.
-- Duplex.
-- Handicapped group dwelling unit. *[SUP required if the spacing component of Section 51A-4.209(b)(3.1) is not met.]*
-- Multiple-family.
-- Residence home for the aged.
-- Single family.

(10) Retail and personal service uses.

-- Alcoholic beverage establishments. *[See Section 51A-4.210(b)(4). Limited to bar, lounge, or tavern and private club-bar.]*
-- Antique shop.
-- Bakery or confectionary shop.
-- Barber and beauty shop.
-- Book and stationary store.
-- Broadcasting or recording studio.
-- Camera shop.
-- Catering service.
-- Cigar, tobacco, and candy store.
-- Clothing store.
-- Commercial wedding chapel.
-- Custom cleaning shop.
-- Drug store.
-- Florist store.
-- Furniture store.
-- Handcrafted artwork studio.

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

(11) Transportation uses.

None permitted.

(12) Utility and public service uses.

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

(13) Wholesale, distribution, and storage uses.

None permitted.

SEC. P-___.108. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(b) The following accessory uses are permitted by right:

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

SEC.P-___.109. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) Front yard.

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

Minimum front yard is:

15 feet.

(2) Howell Street. Minimum front yard is 25 feet.

(3) Urban form.

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

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

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

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

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

(d) Floor area.

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

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

(3) Floor area ratio. Maximum floor area ratio is 4:1. An additional 0.5 floor area ratio is allowed where there is a minimum 1:1 component of residential uses. For all combined uses the maximum floor area ratio is 4.5.1.

(e) Height.

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

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

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

(g) Lot size. Minimum lot size is ___ square feet.

(h) Stories.

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

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

SEC. P-___.110. OFF-STREET PARKING AND LOADING.

(a) Off-street parking requirements.

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

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

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

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

(b) Mixed use development parking reduction.

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

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

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

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

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

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

(c) Parking structures.

(1) Facades.

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

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

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

(2) Ground level activities.

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

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

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

(d) Off-street loading.

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

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

(4) Required loading spaces.

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

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

(e) Tandem parking and packed parking.

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

SEC. P-__.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC P-__.112. URBAN DESIGN REQUIREMENTS.

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

(b) Transparency requirements.

(1) Residential uses.

(A) Minimum ground level transparency is 30 percent.

(B) Minimum upper level transparency is 20 percent.

(2) Non-residential uses.

(A) Minimum ground level transparency is 50 percent.

(B) Minimum upper level transparency is 20 percent.

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

SEC. P-___.113. LANDSCAPING, STREETSCAPE, SCREENING AND FENCING STANDARDS.

(a) Designated landscape areas.

(1) In general.

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

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

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

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

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

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

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

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

(A) Landscape site area.

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

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

(B) General planting area.

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

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

(C) Special planting area.

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

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

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

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

(c) Off-street parking and screening requirements.

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

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

(B) Solid wood or masonry fence or wall.

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

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

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

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

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

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

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

(d) Sidewalks.

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

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

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

(e) Trees.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(7) The location of the required irrigation system.

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

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

(g) General maintenance.

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

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

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

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

(g) Landscape buffer on Routh Street.

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

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

(h) Open space.

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

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

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

(1) benches

(2) public art

(3) water feature

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

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

SEC. P-___.115. SIGNS.

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

SEC. P-___.116. ADDITIONAL PROVISIONS.

(a) In general.

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

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

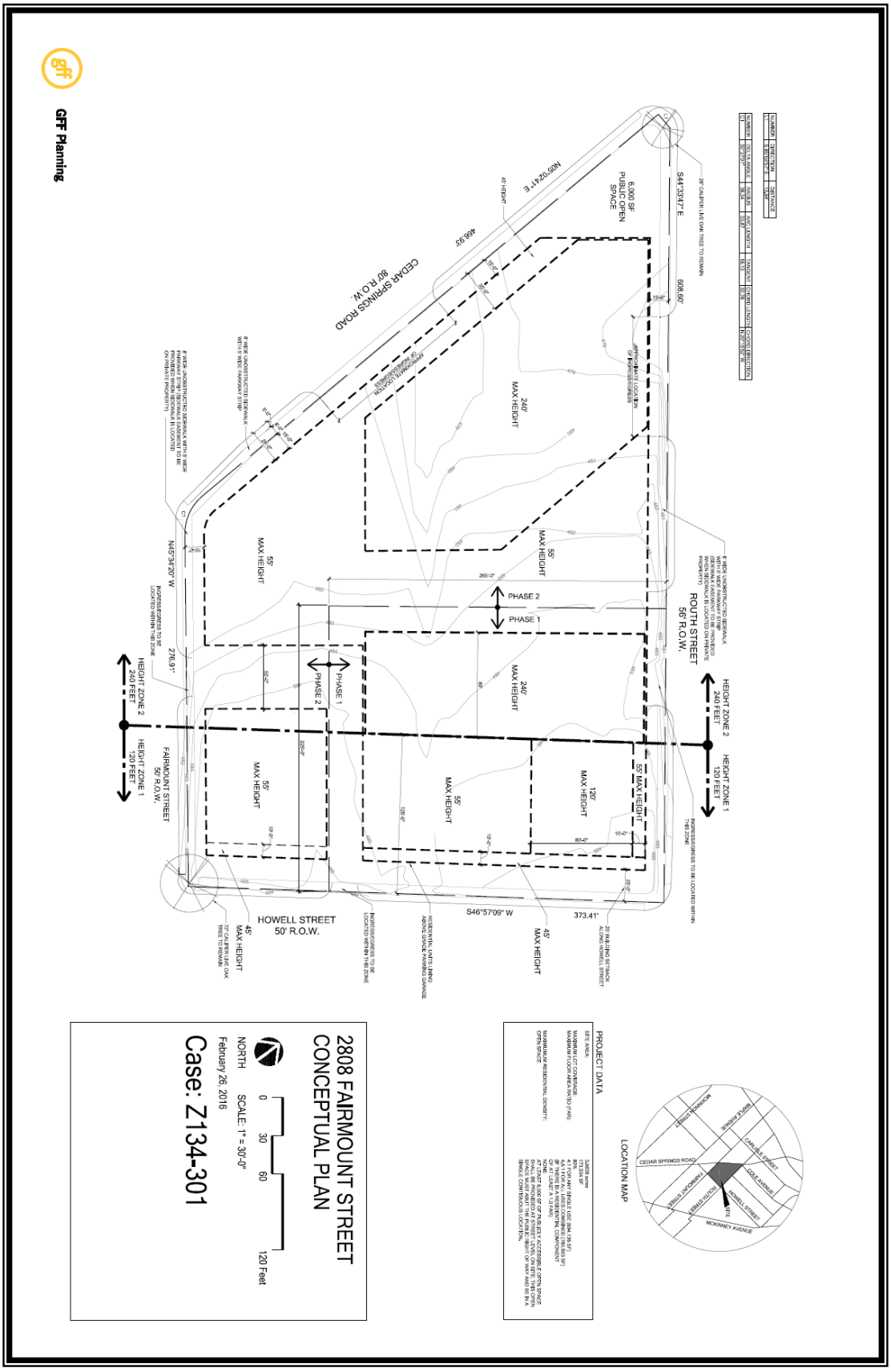
(3) Buildings located in the Phase Two area of the Conceptual Plan may continue to be operated so long as the business operations located therein are consistent with the allowed uses under Section ___.107 of this article. Compliance with the additional provisions of this planned development shall not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

SEC. P___.117. COMPLIANCE WITH CONDITIONS.

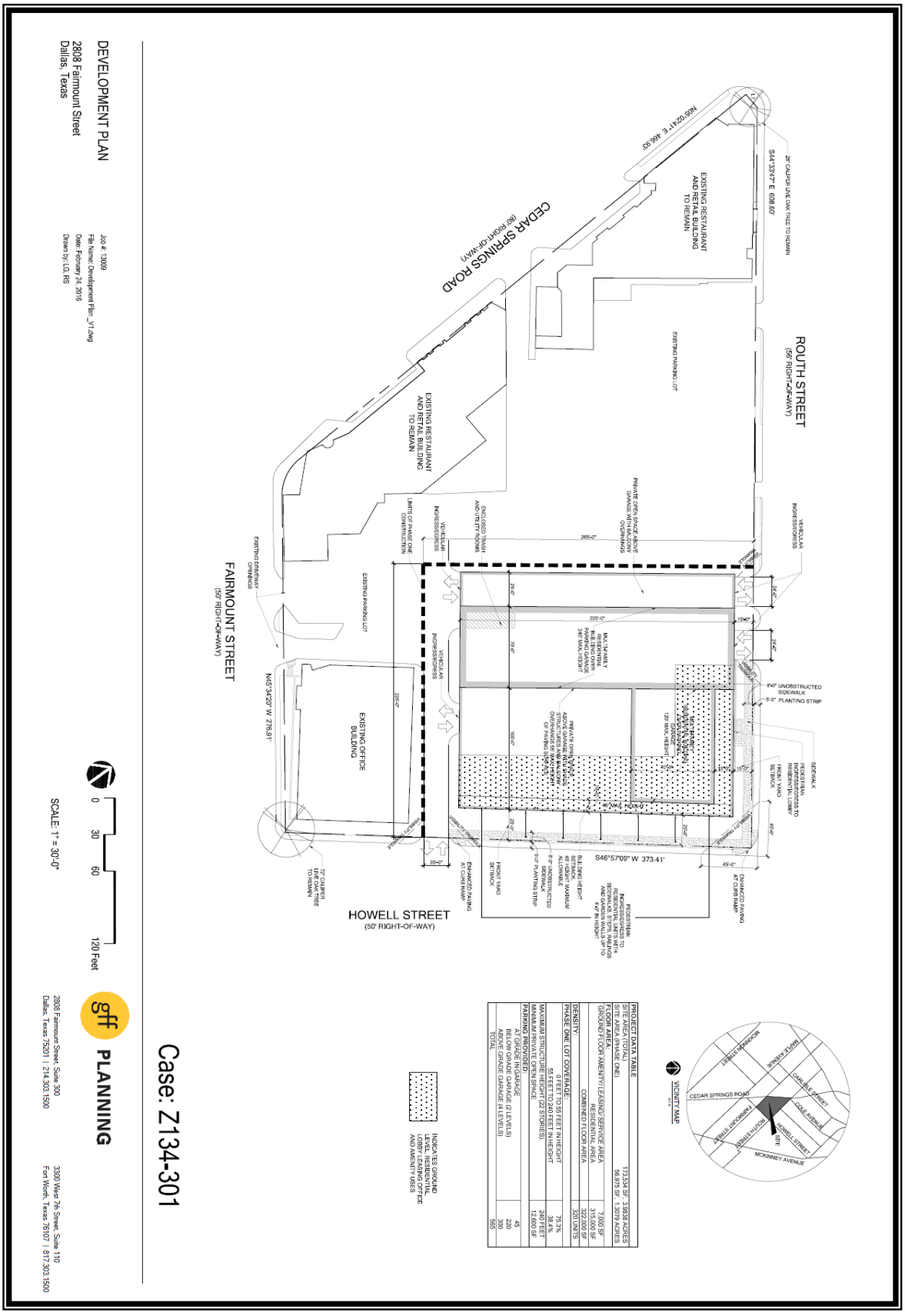
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

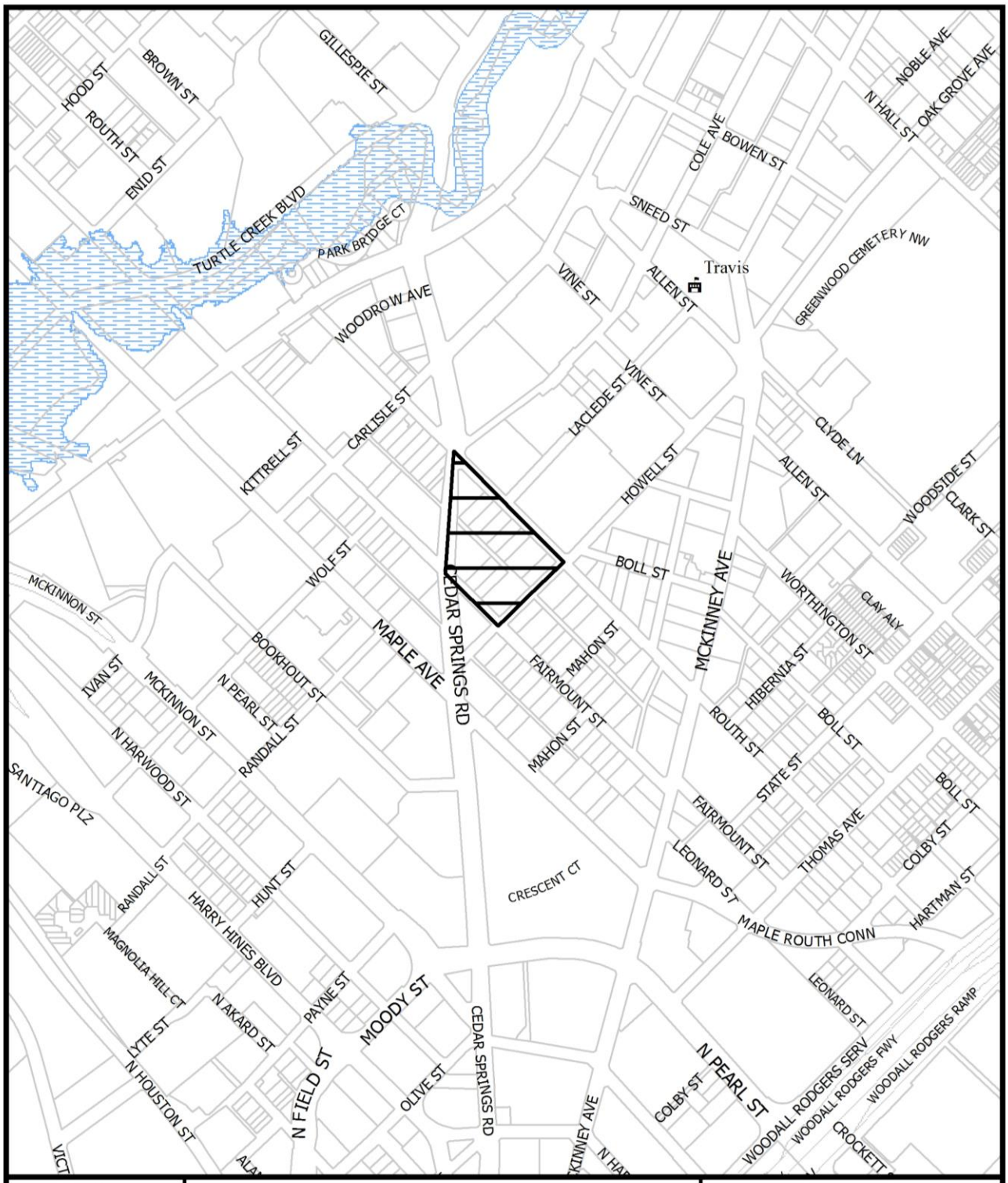
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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

PROPOSED CONCEPTUAL PLAN



PROPOSED DEVELOPMENT PLAN
for Phase I



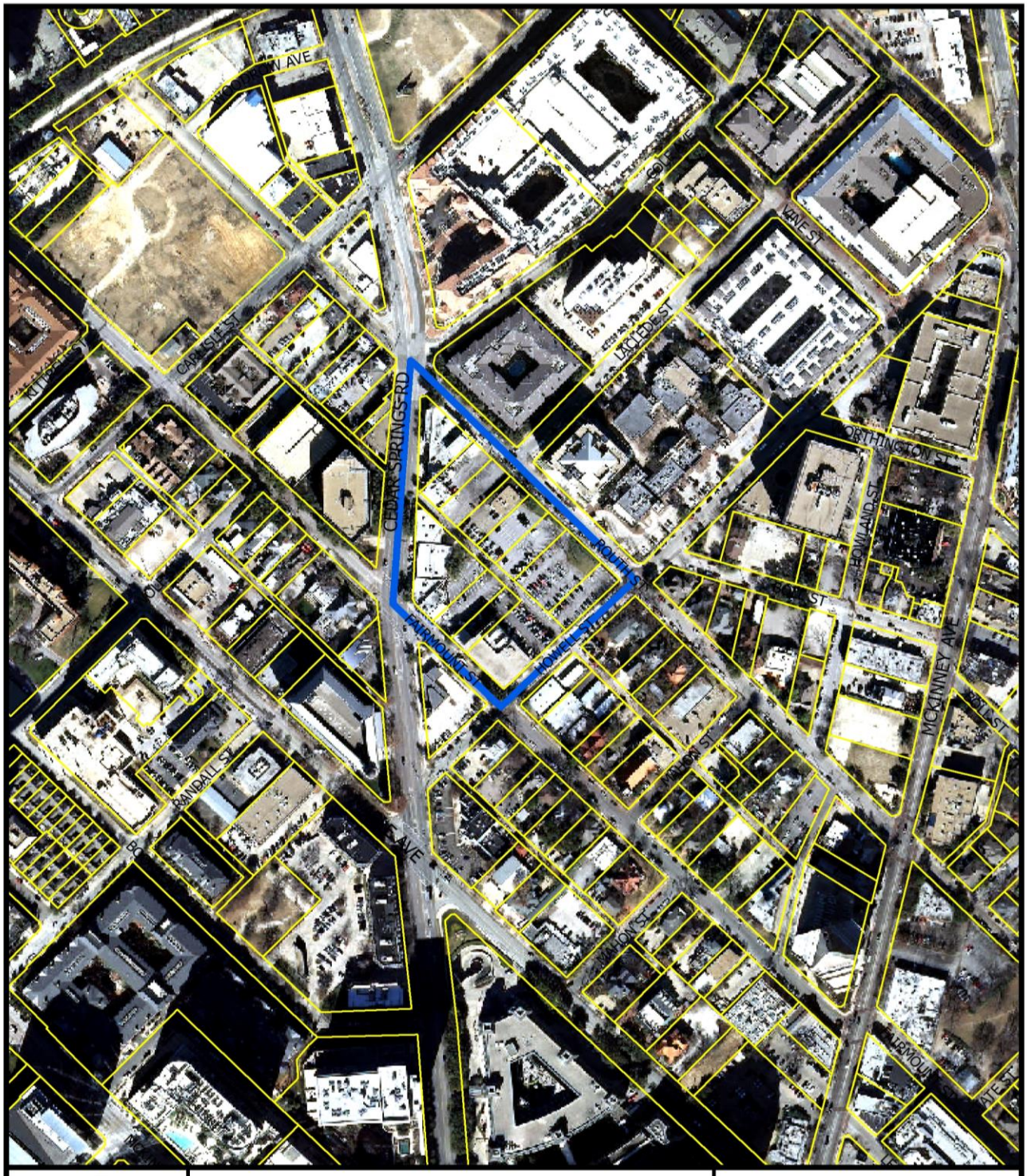


1:7,200

VICINITY MAP

Case no: Z134-301

Date: 1/20/2016

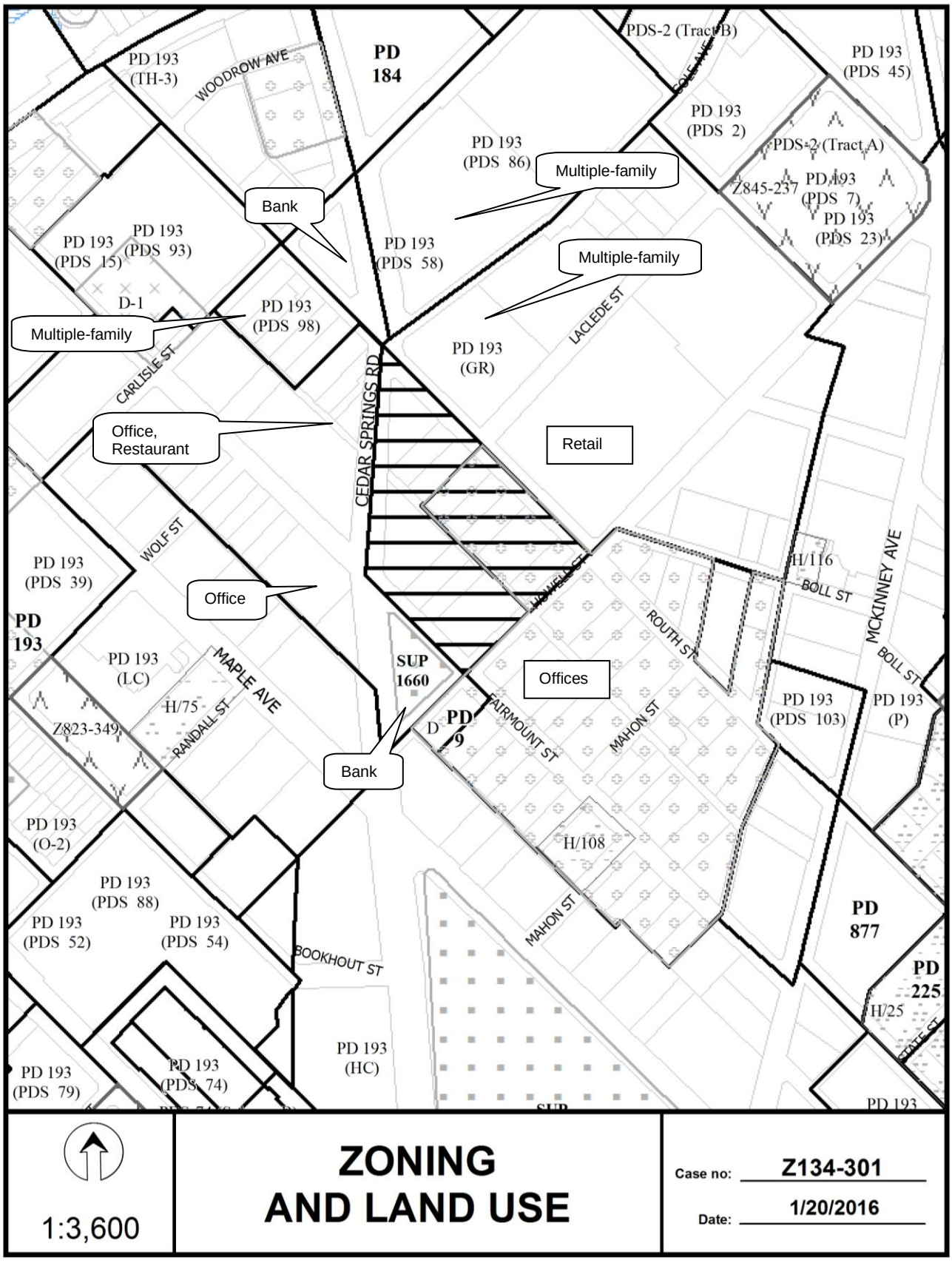


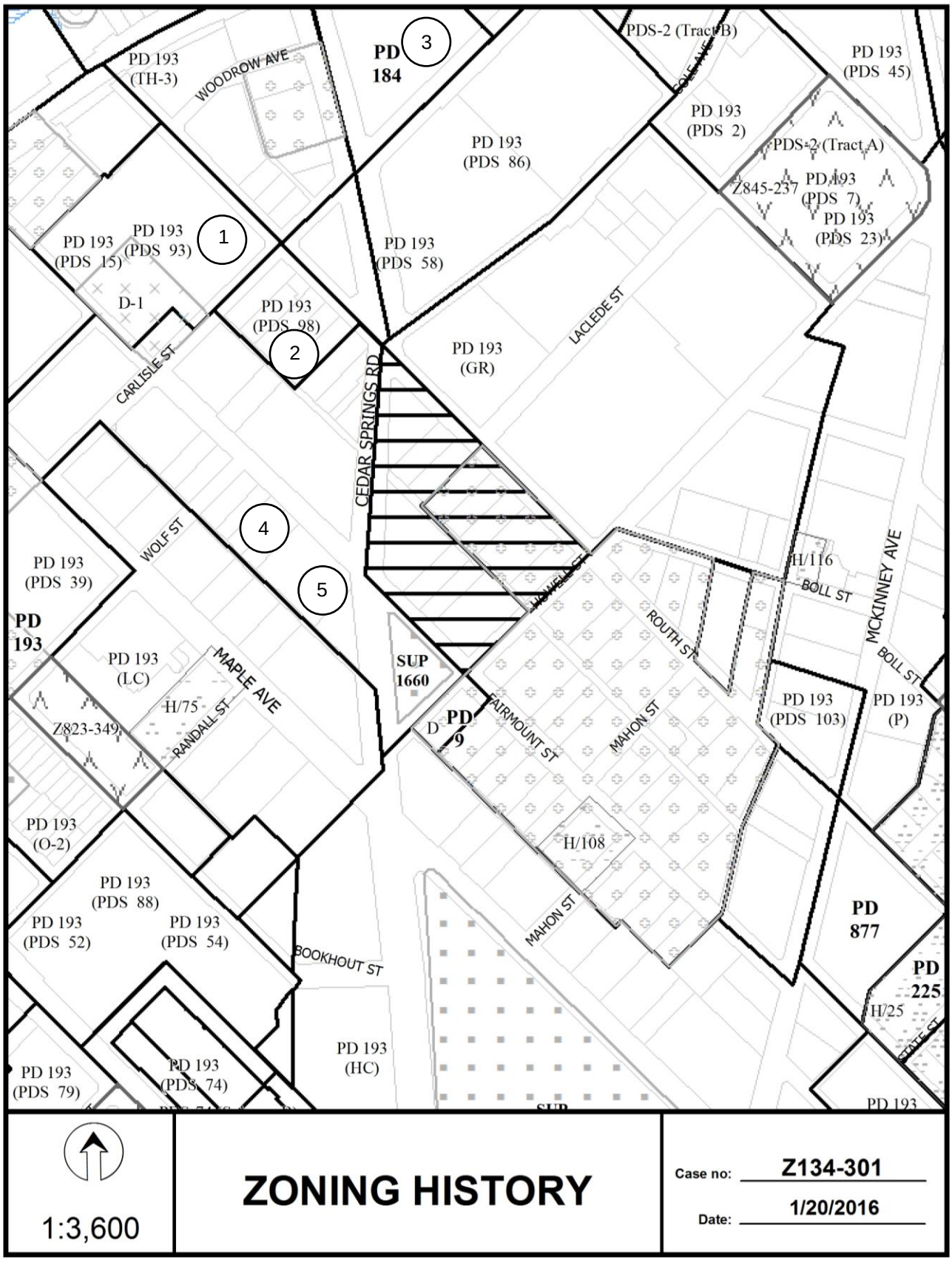
1:3,600

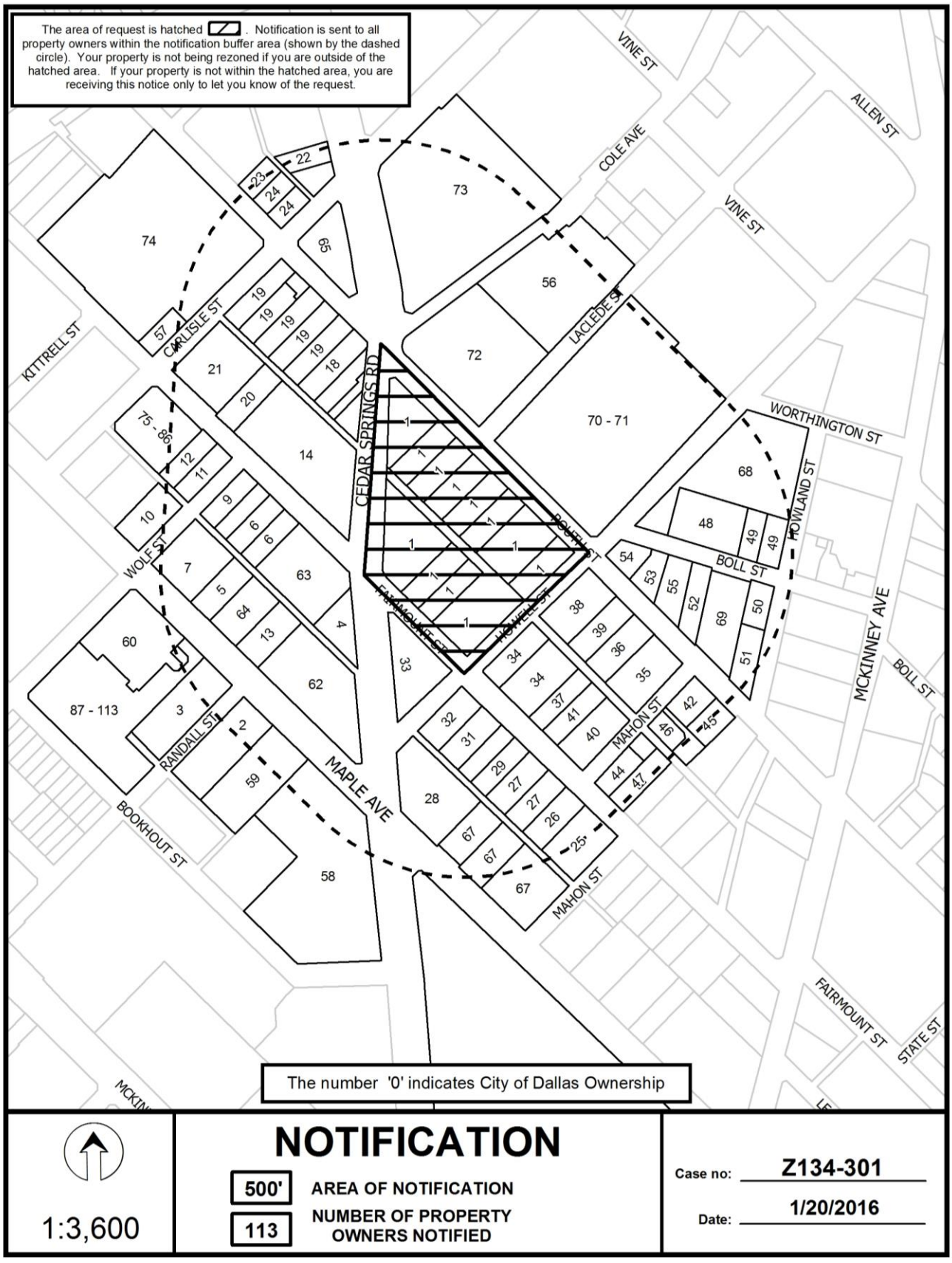
AERIAL MAP

Case no: Z134-301

Date: 1/20/2016


PD 193 (TH-3)
WOODROW AVE
PD 184
PDS-2 (Tract B)
FOLEY AVE
PD 193 (PDS 45)
PD 193 (PDS 2)
PDS-2 (Tract A)
PD 193 (PDS 86)
Multiple-family
Z845-237
PD 193 (PDS 7)
PD 193 (PDS 23)
Bank
PD 193 (PDS 15)
PD 193 (PDS 93)
PD 193 (PDS 58)
Multiple-family
D-1
PD 193 (PDS 98)
Multiple-family
LACLEDE ST
CARLISLE ST
PD 193 (GR)
CEDAR SPRINGS RD
Office, Restaurant
Retail
WOLF ST
PD 193 (PDS 39)
Office
HOWELL ST
H/116
BOLL ST
MCKINNEY AVE
PD 193
ROUTH ST
SUP 1660
Offices
BOLL ST
PD 193 (LC)
MAPLE AVE
H/75
Z823-349
RANDALL ST
D
PD 9
FAIRMOUNT ST
MAHON ST
PD 193 (PDS 103)
PD 193 (P)
Bank
PD 193 (O-2)
H/108
PD 193 (PDS 88)
PD 193 (PDS 52)
PD 193 (PDS 54)
MAHON ST
PD 877
BOOKHOUT ST
PD 225
H/25
PD 193 (HC)
PD 193 (PDS 79)
PD 193 (PDS 74)
PD 193
1:3,600
ZONING
AND LAND USE
Case no: Z134-301
Date: 1/20/2016


PD 193 (TH-3)
WOODROW AVE
PD 184
3
PDS-2 (Tract B)
FOLEY AVE
PD 193 (PDS 45)
PD 193 (PDS 2)
PD 193 (PDS 86)
PDS-2 (Tract A)
Z845-237
PD 193 (PDS 7)
PD 193 (PDS 23)
PD 193 (PDS 15)
PD 193 (PDS 93)
1
PD 193 (PDS 58)
D-1
PD 193 (PDS 98)
2
CARLISLE ST
CEDAR SPRINGS RD
PD 193 (GR)
LACLEDE ST
4
WOLF ST
PD 193 (PDS 39)
5
HOWELL ST
H/116
BOLL ST
MCKINNEY AVE
PD 193
ROUTH ST
SUP 1660
PD 193 (LC)
MAPLE AVE
H/75
Z823-349
RANDALL ST
D
PD 9
FAIRMOUNT ST
MAHON ST
PD 193 (PDS 103)
PD 193 (P)
PD 193 (O-2)
H/108
PD 193 (PDS 88)
PD 193 (PDS 52)
PD 193 (PDS 54)
BOOKHOUT ST
MAHON ST
PD 877
PD 225
H/25
PD 193 (HC)
PD 193 (PDS 79)
PD 193 (PDS 74)
PD 193
1:3,600
ZONING HISTORY
Case no: Z134-301
Date: 1/20/2016


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
VINE ST
ALLEN ST
COLE AVE
VINE ST
CARLISLE ST
KITTRELL ST
CEDAR SPRINGS RD
LACLEDE ST
WORTHINGTON ST
HOWLAND ST
BOLL ST
WOLF ST
POLETT ST
FAIRMOUNT ST
HOWELL ST
MCKINNEY AVE
BOLL ST
MAHON ST
RANDALL ST
MAPLE AVE
BOOKHOUT ST
MAHON ST
FAIRMOUNT ST
STATE ST
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
113
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z134-301
Date: 1/20/2016

Notification List of Property Owners

Z134-301

113 Property Owners Notified

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

01/20/2016

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

01/20/2016

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

01/20/2016

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

CITY PLAN COMMISSION **THURSDAY, JUNE 16, 2016**

Planner: Warren F. Ellis

FILE NUMBER: Z156-212(WE) **DATE FILED:** February 23, 2016

LOCATION: West line of Skillman Street, south of Church Road

COUNCIL DISTRICT: 10 **MAPSCO:** 27J

SIZE OF REQUEST: Approx. 1.892 acres **CENSUS TRACT:** 78.24

APPLICANT: David Weekley Homes, LLC

OWNER: LH Skillman Partners LTD

REPRESENTATIVE: Dallas Cothrum, MASTERPLAN

REQUEST: An application for an amendment to Tract 2 of Planned Development District No. 795.

SUMMARY: The request is to permit the development of 17 single family homes in a shared access development. The minimum lot size for the share access development is 3,000 square feet.

STAFF RECOMMENDATION: **Approval**, subject to a development plan and conditions.

PREVIOUS ACTION: On May 19, 2016, The City Plan Commission held this case under advisement until June 16, 2016, in order to allow staff to re-advertise the zoning case due to a notification error.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommendation of denial of the Planned Development District is based upon:

1. *Performance impacts upon surrounding property* – A single family shared access development at this location is consistent with the Comprehensive Plan and will have a positive impact on the surrounding properties. The adjacent area is developed with single family uses. However, staff has some concerns that the overall design layout of the shared access development does not allow for preservation of additional open space and a pedestrian linkage for the residences.

2. *Traffic impact* – The Engineering Section of the Department of Sustainable Development and Construction has determined that the request will not have a negative impact on the street system.

3. *Comprehensive Plan or Area Plan Conformance* – The proposed request is in compliance with the *forwardDallas! Comprehensive Plan*. The request site is located within a Residential Building Block.

4. *Justification for PD Planned Development District Zoning as opposed to a straight zoning district* – The request site is located within PDD No. 795 and the modification to Tract 2 will allow for the development of a shared access development. Tract 2 permits single family uses but the conditions that govern the development do not specify the yard, lot and space regulations for single family uses. The proposed conditions will specifically address the development regulations for the development of a residential uses in a shared access development.

BACKGROUND INFORMATION:

- On June 25, 2008, the City Council approved Planned Development District No. 795 for Retirement housing, Single Family and Office uses.

- On February 13, 2013, the City Council approved an amendment to Tract 1 and Tract 3 of PDD No. 795, a creation of a new Tract 4 within Planned Development District No. 795, a new conceptual plan and conditions for the new Tract.

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

1. Z078-119 On February 13, 2013, the City Council approved an amendment to Tract 1 and Tract 3 of PDD No. 795, a creation of a new Tract 4 within Planned Development District No. 795, a new conceptual plan and conditions for the new Tract.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Skillman Street	Principal Arterial	100 ft.	100 ft.

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

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

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

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

Area Plans: The request site is located within the boundaries of two land use studies; the Northeast Dallas Neighborhood Improvement Strategy and the District 10 Strategic Plan.

Northeast Dallas Neighborhood improvement Strategy. On November 8, 1995, the City Council adopted the report and the site is located within the Subarea 2 portion of this study. The study makes no specific recommendations as it relates to land use, however, various categories of "issues" have been identified. The general analysis revolves around neighborhood groups and property owners to address the impact of development on city services, schools, as well as suggesting a coordination of private interests and public agencies.

District 10 Strategic Plan. The Strategic Plan was adopted by the City Council on June 14, 2006. The request site is located within an area that is identified as the Skillman Street Corridor. The corridor is identified as an area for a mix of uses within an urban neighborhood. Existing infrastructure includes an existing (LBBJ/Skillman) and (Walnut Hill and Skillman) DART station. The mix of residential uses envisioned for the area (single family and multifamily) should have convenient access to retail and employment centers. Densities are encouraged to be higher than traditional residential neighborhoods. A Tax Financing District has been proposed for the corridor with the following goals:

1. Encourage redevelopment of existing properties, including older multifamily development sand underutilized retail space along Skillman and the existing LBJ/Skillman DART station to increase and enhance urban development.

2. Develop vacant land; and

3. Encourage higher density residential uses.

Land Use Compatibility:

The request site is developed with several office buildings. The applicant proposes to raze the existing office development to construct a 17-unit single family shared access development. Tract 1 of Planned Development District No. 795 is under construction with single family uses. The adjacent land uses surrounding the request site is residential uses, except of a cemetery that is located to the south of the site.

	Zoning	Land Use
Site	PDD No. 795, Tract 2	Offices
North	PDD No. 795, Tract 1	Single Family
South	R-7.5(A)	Cemetery
East	MF-1(A)	Multifamily
West	PDD No. 795, Tract 3, R-7.5(A)	Single Family

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PDD No. 795 Tract 2	15'	10'	0.5 office	36'- residential 24' - office	65%	Proximity Slope Visual Intrusion	Single Family, Office, Retirement housing, Handicapped group dwelling unit

Landscaping: Landscaping of any development will be in accordance with the landscaping requirements in Article X.

Parking: A shared access development must provide 0.25 unassigned spaces available for use by visitors and residents for each dwelling unit. Guest parking spaces must be located where they will not impede access from any other guest parking space or dwelling unit to the shared access point. The applicant is providing 6 guest parking spaces for the 17 shared access development.

LIST OF OFFICERS
LH Skillman Partners, LLC

- Jonathan Periman Sr. Founder and Chief Executive Officer
- Jonathan Periman Jr. Manager

LIST OF OFFICERS
David Weekly Homes, LLC

- David Weekley Chairman
- John Johnson CEO

PROPOSED PDD CONDITIONS

SEC. 51P-795.101. LEGISLATIVE HISTORY.

PD 795 was established by Ordinance No. 27236, passed by the Dallas City Council on June 25, 2008.

SEC. 51P-795.102. PROPERTY LOCATION AND SIZE.

PD 795 is established on property located at the southwest corner of Church Road and Skillman Street. The size of PD 795 is approximately 11.9779 acres.

SEC. 51P-795.103. DEFINITIONS AND INTERPRETATIONS.

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

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

(c) Tracts 1, 3, and 4 are considered to be a residential zoning districts.

(d) Tract 2 is considered to be a nonresidential zoning district for any portion of the tract that is developed with an office use.

(e) Tract 2 is considered to be a residential zoning district for any portion of the tract that is developed with retirement housing, handicapped group dwelling unit, or single family uses.

SEC 51P-795.104. CREATION OF TRACTS.

This district is divided into Tracts 1, 2, 3, and 4 as depicted on the conceptual plan (Exhibit 795A).

SEC. 51P-795.105. EXHIBIT.

The following exhibit is incorporated into this article:

(a) Exhibit 795A: conceptual plan.

(b) Exhibit 795B: development plan Tract 2

SEC. 51P-795.106. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit 795A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls.

SEC. 51P-795.107. DEVELOPMENT PLAN.

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 a development plan, the text of this article controls.

SEC. 51P-795.108. MAIN USES PERMITTED.

(a) Tract 1. The following uses are the only main uses permitted:

-- Financial institution without drive-in window. *[Limited use.]*
-- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209.(3.1) is not met.]*
-- Local utilities.
-- Retirement housing.
-- Single family.

(b) Tract 2. The following uses are the only main uses permitted:

-- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209.(3.1) is not met.]*
-- Local utilities.
-- Office.
-- Retirement housing.
-- Single family.

(c) Tract 3. The only main uses permitted are those main uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-7.5(A) Single Family District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the R-7.5(A) Single Family District is subject to DIR in this district; etc.

(d) Tract 4. The only main uses permitted are those main uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-7.5(A) Single Family District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the R-7.5(A) Single Family District is subject to DIR in this district; etc.

SEC. 51P-795.109. 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-795.110. 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) In general. Setbacks are not required between tracts.

(b) Perimeter buffer. A 10-foot landscape buffer, measured from the edge of right-of-way, must be provided along Church Road. Except for fences and screening walls, structures are not permitted within 15 feet of Church Road. On Tract 1, except for fences and screening walls, structures are not permitted within 15 feet of Skillman Street.

(c) Front yard.

(1) Tract 1.

(A) For handicapped group dwelling unit, single family, and local utility uses, minimum front yard is 15 feet.

(B) For all other uses, minimum front yard is 25 feet.

(2) Tract 2.

(A) For handicapped group dwelling unit and single family uses, minimum front yard is 15 feet.

(B) For local utility uses, minimum front yard is 20 feet.

(C) For all other uses, minimum front yard is 25 feet.

(3) Tract 3. Minimum front yard is 15 feet.

(4) Tract 4. Minimum front yard is 15 feet.

(d) Side yard.

(1) Tract 1.

(A) For local utility uses, minimum side yard is five feet.

(B) For retirement housing and financial institution uses, minimum side yard is 10 feet.

(C) For handicapped group dwelling unit and single family uses, no side yard is required; however, if a side yard is provided, minimum side yard is five feet.

(2) Tract 2.

(A) For local utility uses, minimum side yard is five feet.

(B) For office use on a lot abutting a residential district, minimum side yard is 20 feet. For all other office uses, minimum side yard is 10 feet.

(C) For retirement housing uses, minimum side yard is 10 feet.

(D) For handicapped group dwelling unit and single family uses, no side yard is required; however, if a side yard is provided, minimum yard is five feet.

(3) Tracts 3 and 4. The yard, lot, and space regulations for the R-7.5(A) Single Family District apply.

(e) Rear yard.

(1) Tract 1.

(A) For handicapped group dwelling unit, single family, and local utility uses, minimum rear yard is five feet.

(B) For retirement housing and financial institution uses, minimum rear yard is 20 feet.

(2) Tract 2.

(A) For handicapped group dwelling unit, single family, and local utility uses, minimum rear yard is five feet.

(B) For office uses on a lot abutting a residential district, minimum rear yard is 20 feet. For all other office uses, minimum rear yard is 10 feet.

(C) For retirement housing uses, minimum rear yard is 10 feet.

(3) Tracts 3 and 4. The yard, lot, and space regulations for the R-7.5(A) Single Family District apply.

(f) Shared access development

(1) Tract 2. Minimum yards, as defined in section 51A-4.411, are as follows:

(A) Front yard:

i. Minimum front yard is 25 feet

(B) Side yard:

ii. Minimum side yard is 5 feet

(C) Rear yard:

Iii Minimum rear yard is 5 feet

(g) Density.

(1) Tract 1.

(A) For handicapped group dwelling unit and single family uses, maximum dwelling unit density is nine units per acre.

(B) For retirement housing uses, maximum number of dwelling units or suites is 250.

(2) Tract 2.

(A) For handicapped group dwelling unit and single family uses, maximum dwelling unit density is nine units per acre.

(B) For Shared Access Development: For single family uses and handicapped group dwelling unit, a shared access development may have a maximum of 17 units.

(C)[~~B~~] (For retirement housing uses, maximum density is 20 dwelling unit or suites per acre.

(3) Tracts 3 and 4. The yard, lot, and space regulations for the R-7.5(A) Single Family District apply

(g) Floor area ratio.

(1) For office uses, maximum floor area ratio is 0.5:1.

(2) For all other uses, no maximum floor area ratio.

(h) Height.

(1) Tract 1.

(A) For handicapped group dwelling unit, single family, and local utility uses, maximum structure height is 36 feet in height or 570 feet above sea level, whichever is less.

(B) For retirement housing and financial institution uses, maximum structure height is 60 feet when measured from the lowest finished floor to the highest roof eave, or 570 feet above sea level to the highest roof eave, whichever is less. The highest ridge of the roof may not exceed 28 feet above the highest eave.

(2) Tract 2.

(A) For handicapped group dwelling unit, single family, and local utility uses, maximum structure height is 36 feet in height or 570 feet above sea level, whichever is less.

(B) For office uses, maximum structure height is 24 feet in height or 565 feet above sea level, whichever is less.

(C) For retirement housing uses, maximum structure height is 36 feet in height or 570 feet above sea level, whichever is less, in the location shown on the conceptual plan.

(3) Tract 3.

(A) Maximum height is 24 feet within 50 foot of the west property line, not to exceed 570 feet above sea level, to the highest eave.

(B) Maximum height is 36 feet beyond 50 foot from the west property line, not to exceed 575 feet above sea level to the highest eave.

(4) Track 4. Maximum structure height is 36 feet.

(i) Lot coverage.

(1) Tract 1. Maximum lot coverage is 50 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(2) Tract 2. Maximum lot coverage is 65 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not. For a shared access development the maximum lot coverage for the development is 65 percent. Maximum lot coverage for individual lots is 80 percent.

(3) Tracts 3 and 4. The yard, lot, and space regulations for the R-7.5(A) Single Family District apply.

(j) Lot size.

(1) For handicapped group dwelling unit and single family uses with no side yard, minimum lot size is 2,000 square feet.

(2) For handicapped group dwelling unit and single family uses with a minimum side yard of five feet, minimum lot size is 5,000 square feet.

(3) For retirement housing, local utility, financial institution, and office uses, no minimum lot size.

(4) For single family uses in a shared access development, minimum lot size is 3,000 square feet.

(k) Stories.

(1) For handicapped group dwelling units and single family uses in Tract 1, maximum number of stories above grade is two.

(2) For local utility uses in Tract 1, maximum number of stories above grade is one.

(3) For retirement housing uses in Tract 1, maximum number of stories above grade is five.

(4) For all other uses, no maximum number of stories.

SEC. 51P-795.111. 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 retirement housing and office uses, Tracts 1, 2, and 3 are considered one lot for off-street parking purposes.

(c) For retirement housing uses, one and one-tenth parking spaces are required for each dwelling unit or suite and must be provided in an enclosed structure.

(d) Off-street loading areas must be at least 30 feet from the perimeter Property line, must be screened by a solid masonry wall with a minimum height of 12 feet, and must be shown on the development plan.

(e) For a shared access development in Tract 2, a minimum of six visitor parking spaces are required.

SEC. 51P-795.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-795.113. LANDSCAPING.

(a) Except as provided in this section, landscaping must be provided in accordance with Article X.

(b) Section 51A-10.125(b)(5)(A) does not apply to underground or structured parking spaces.

(c) Trees with a caliper of six inches or greater located in the tree preservation zone as shown on the conceptual plan must be preserved. The qualifying trees within the preservation zone must be placed in a Tree Preservation Easement when platted. If Tract 1 is developed with handicapped group dwelling unit or single family uses, one eight-inch pecan tree may be removed from the tree preservation area if at least one pecan tree that measures a minimum of 24 inches is preserved and placed in the Tree Preservation Easement.

(d) Sidewalks must be provided along Church Road and Skillman Street with a minimum unobstructed width of six feet.

(e) Shared Access Development: Must comply with Section 51A-1.125(a)(2)(B) Mandatory Landscaping requirements for districts other than single family districts.

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

SEC. 51P-795.114. SIGNS.

(a) Tract 1.

(1) Except as provided in this subsection, signs must comply with the provisions for a non-business zoning district in Article VII.

(2) For retirement housing, handicapped group dwelling unit, and single family uses, one monument or wall sign is permitted for each street frontage.

(A) The maximum sign height is eight feet.

(B) The sign must be set back at least five feet from the Property line along Church Road. No setback is required along Skillman Street.

(C) Signs must comply with visibility obstruction regulations.

(D) The maximum effective area of a sign is 60 square feet.

(E) The location of the signs must be shown on the development plan.

(b) Tract 2.

(1) ~~[Except as provided in this subsection,]~~ S[~~s~~]igns must comply with the provisions for a non-business zoning district in Article VII.

(2) ~~For office uses, signs must comply with the provisions for a business zoning district in Article VII.~~

(3) ~~For retirement housing uses, one monument sign is permitted for each street frontage.~~

(A) ~~The maximum sign height is eight feet.~~

(B) ~~No setback is required for the sign.~~

(C) ~~Signs must comply with visibility obstruction regulations.~~

(D) ~~The maximum effective area of a sign is 60 square feet.~~

(E) ~~The location of the signs must be shown on the development plan.~~

(c) Tract 3. Signs must comply with the provisions for a non-business zoning district in Article VII.

(d) Tract 4. Signs must comply with the provisions for a non-business zoning district in Article VII.

SEC. 51P-795.115. EGRESS FROM THE EASTERN ACCESS POINT.

Egress onto Church Road at the eastern access point labeled on the conceptual plan is limited to right turn only. Signs must be posted on the Property to prohibit left turns from the eastern access point.

SEC. 51P-795.116. ADDITIONAL PROVISIONS.

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

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

(c) No delivery vehicles are permitted on the Property between 8:00 p.m. and 8:00 a.m. (the next day), Monday through Saturday, and 7:00 p.m. and 9:00 a.m. (the next day) on Sundays.

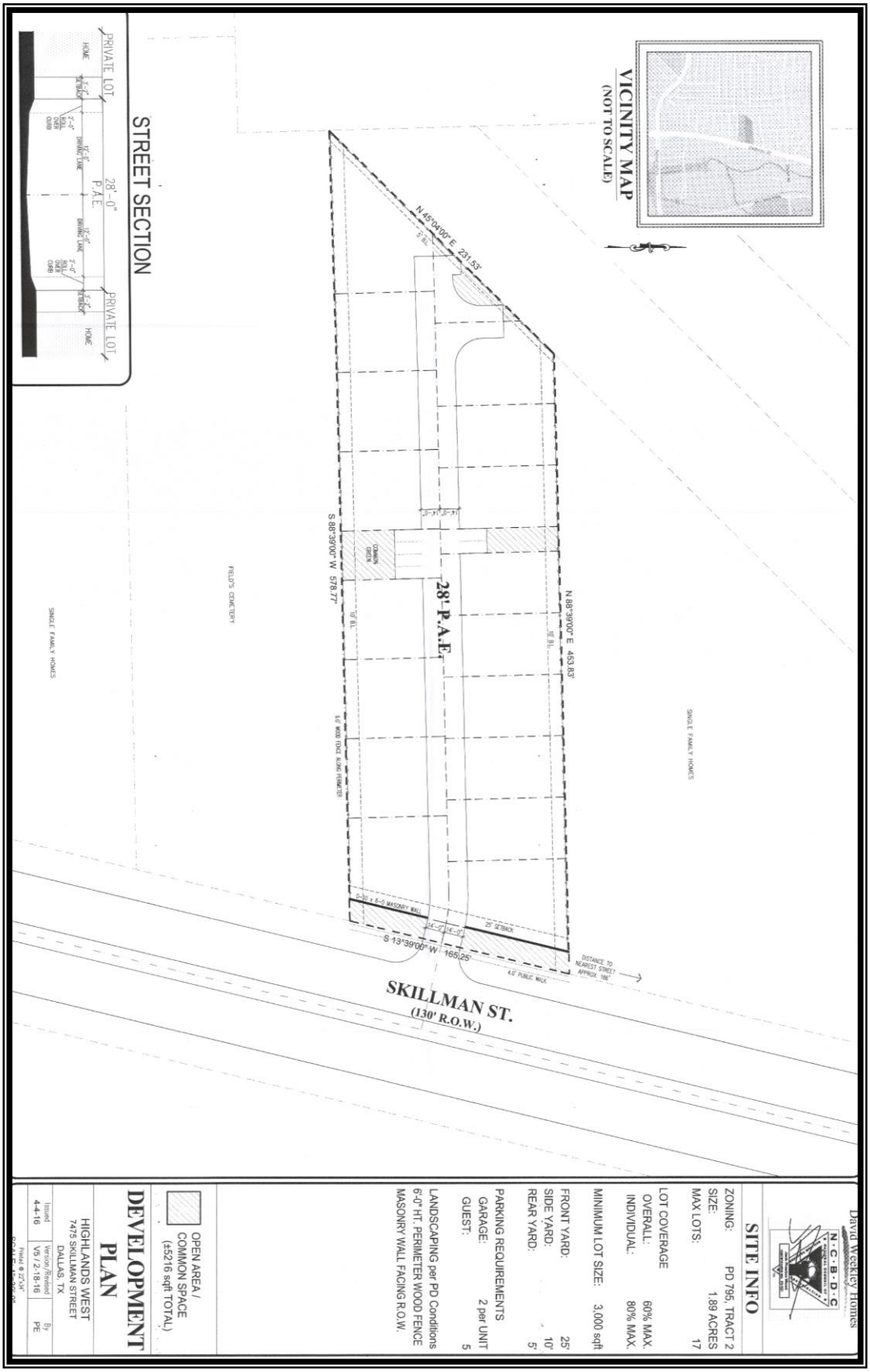
(d) Dumpsters must be at least 30 feet from the perimeter Property line, must be screened by a solid masonry wall with a minimum height of 12 feet, and must be shown on the development plan.

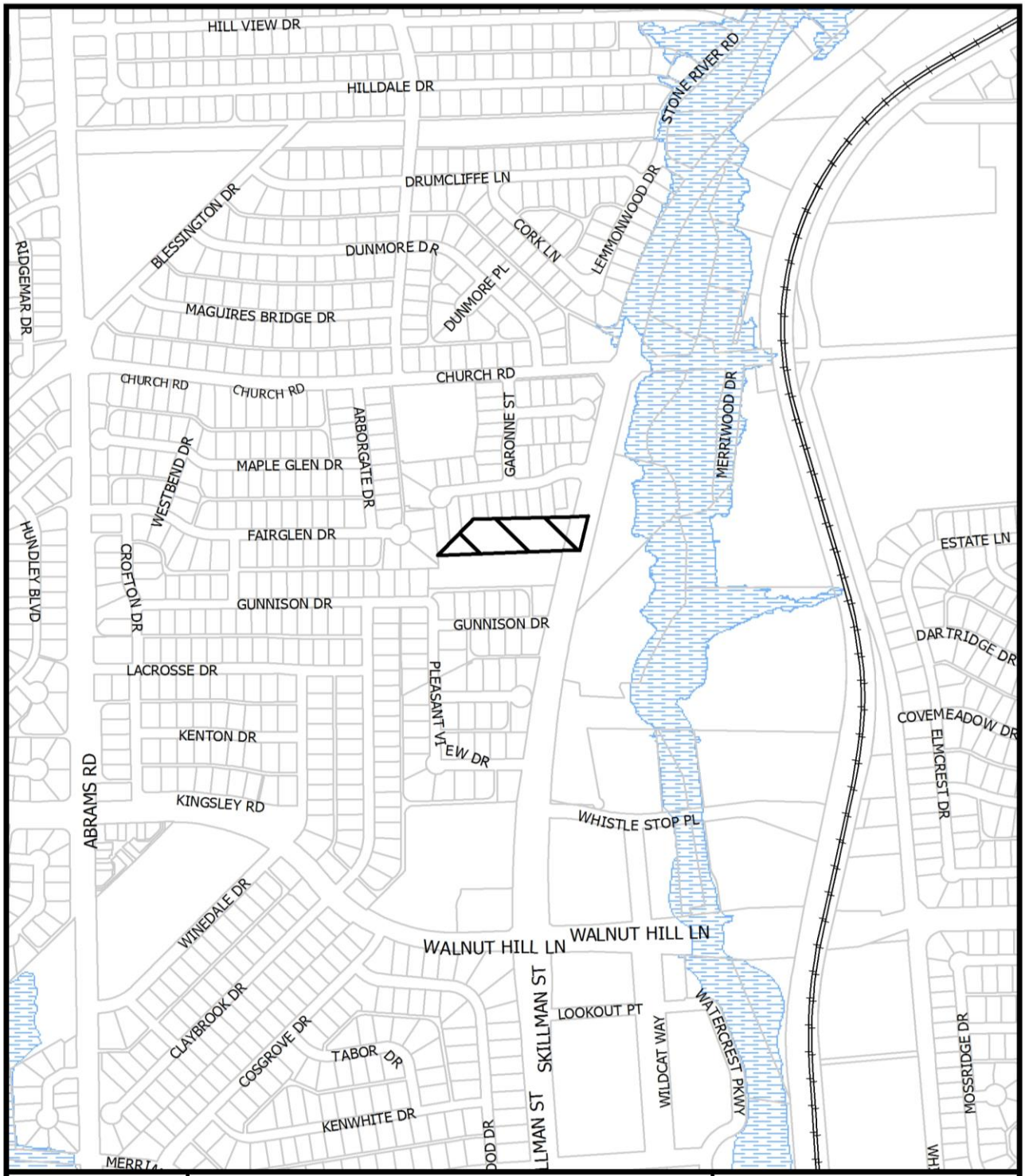
SEC. 51P-795.117. COMPLIANCE WITH CONDITIONS.

(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 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 Code, the construction codes, and all other ordinances, rules, and regulations of the city.

PROPOSED DEVELOPMENT PLAN



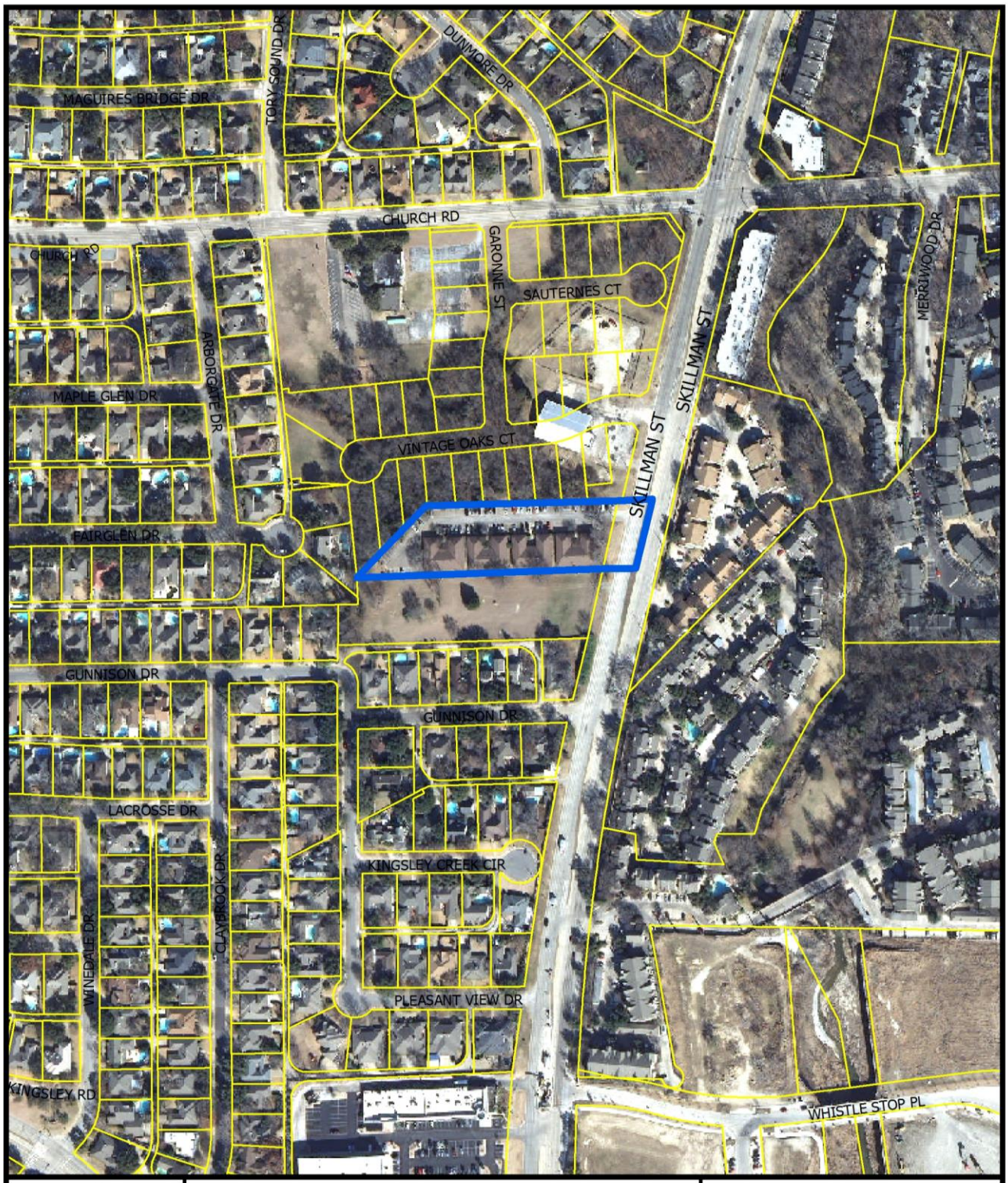


1:7,200

VICINITY MAP

Case no: Z156-212

Date: 3/23/2016

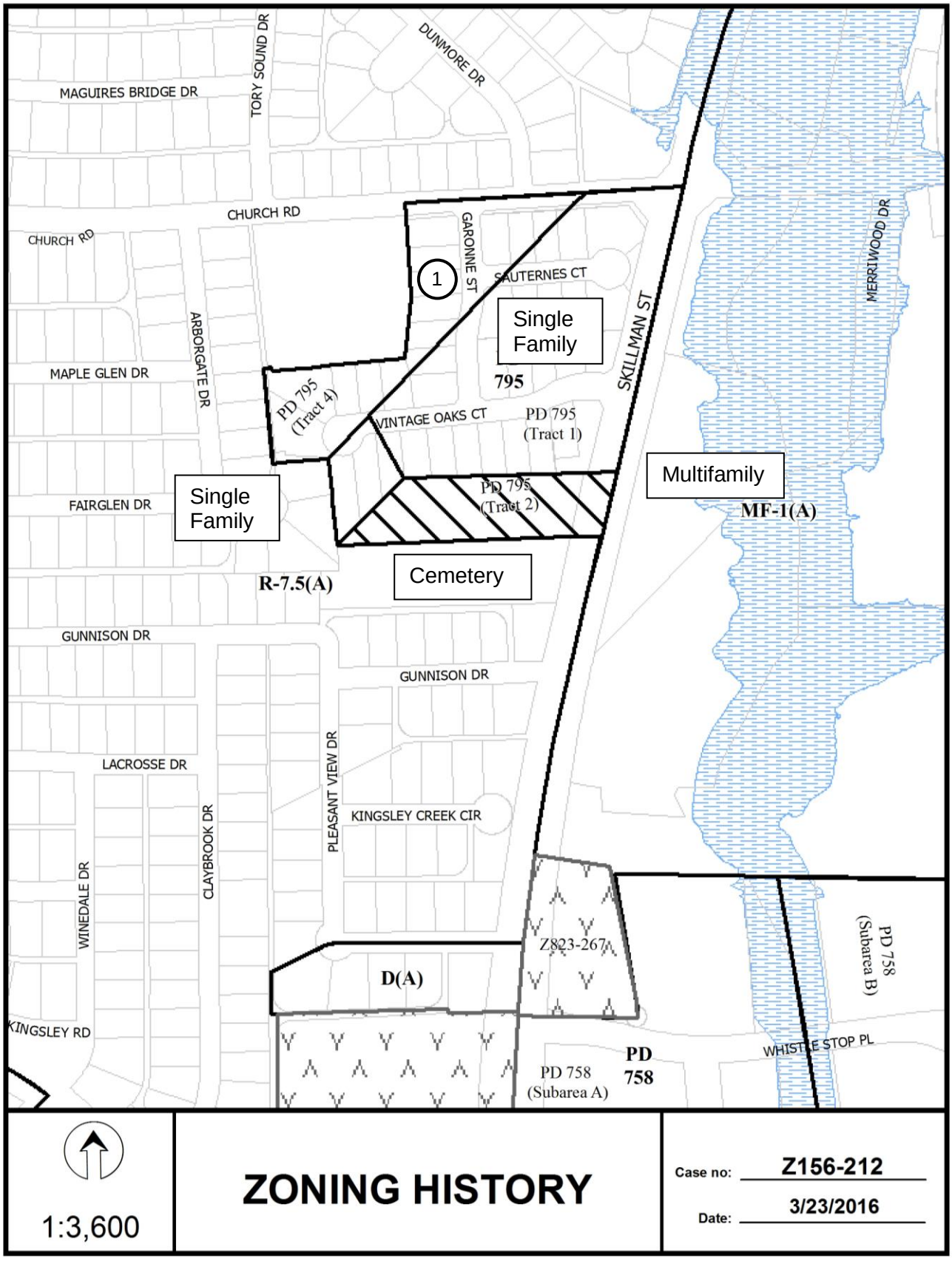


1:3,600

AERIAL MAP

Case no: Z156-212

Date: 3/23/2016


MAGUIRES BRIDGE DR
TORY SOUND DR
DUNMORE DR
CHURCH RD
CHURCH RD
GARONNE ST
SAUTERNES CT
SKILLMAN ST
MERRIWOOD DR
ARBORGATE DR
MAPLE GLEN DR
1
Single Family
795
PD 795 (Tract 4)
VINTAGE OAKS CT
PD 795 (Tract 1)
PD 795 (Tract 2)
Multifamily
MF-1(A)
FAIRGLEN DR
Single Family
R-7.5(A)
Cemetery
GUNNISON DR
GUNNISON DR
LACROSSE DR
PLEASANT VIEW DR
KINGSLEY CREEK CIR
CLAYBROOK DR
WINEDALE DR
Z823-267
D(A)
PD 758 (Subarea B)
KINGSLEY RD
WHISTLE STOP PL
PD 758 (Subarea A)
PD 758
1:3,600
ZONING HISTORY
Case no: Z156-212
Date: 3/23/2016

The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
DUNMORE DR
CHURCH RD
CHURCH RD
GARONNE ST
SAUTERNES CT
SKILLMAN ST
SKILLMAN ST
MERRIWOOD DR
MAPLE GLEN DR
ARBORGATE DR
VINTAGE OAKS CT
FAIRGLEN DR
GUNNISON DR
GUNNISON DR
LACROSSE DR
KINGSLEY CREEK CIR
CLAYBROOK DR
WINEDALE DR
PLEASANT VIEW DR
KINGSLEY RD
WHISTLE STOP PL
70
76
215 - 249
214
3
2
1
77 - 213
The number '0' indicates City of Dallas Ownership
1:3,600
NOTIFICATION
500'
AREA OF NOTIFICATION
249
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z156-212
Date: 3/23/2016

Notification List of Property Owners

Z156-212

249 Property Owners Notified

Label #	Address		Owner
1	7455	SKILLMAN ST	FIELDS CEMETERY UNINCORPATED
2	7475	SKILLMAN ST	LH SKILLMAN PARTNERS LTD
3	9236	CHURCH RD	9236 CHURCH ROAD LP
4	7302	CLAYBROOK DR	EAMES GEOFFREY E & SARAH F
5	7304	CLAYBROOK DR	GILBERT JEREMY & ANNE
6	7306	CLAYBROOK DR	WEGREN BARBARA S
7	7312	CLAYBROOK DR	FORTE DONATO C &
8	7339	PLEASANT VIEW DR	ACKERMAN JON B & JENNIFER F
9	7333	PLEASANT VIEW DR	HAMILTON EDWARD C
10	7327	PLEASANT VIEW DR	STALTER IRA A
11	7323	PLEASANT VIEW DR	SEXTON SAMUEL E & LAURIE KAY
12	9137	GUNNISON DR	BROOKS MARK
13	9131	GUNNISON DR	MACKEY MARQUES ELLIOTT
14	9125	GUNNISON DR	HANEBECK HANNS CHRISTIAN L
15	9119	GUNNISON DR	JACOBS RICHARD W &
16	9115	GUNNISON DR	FORSTMAN VALERIE M
17	9107	GUNNISON DR	DIAMOND THEODORA W & ETAL
18	9101	GUNNISON DR	HAM OLIVER T JR
19	9138	GUNNISON DR	SIMMONS ARLIE B &
20	9126	GUNNISON DR	BISHKIN JANE E &
21	9120	GUNNISON DR	RAUSCHER EUGENIA BELSKY & ERIC
22	9116	GUNNISON DR	CAPPS NORMAN &
23	7326	PLEASANT VIEW DR	ODWYER WILLIAM J &
24	7322	PLEASANT VIEW DR	WEST THOMAS A
25	9105	KINGSLEY CREEK CIR	HUMPHREYS JOHNNY LEE LIFE ESTATE &
26	9111	KINGSLEY CREEK CIR	MENDELSON JULIE

05/05/2016

Label #	*Address*		*Owner*
27	9117	KINGSLEY CREEK CIR	GERMAN DONNA J
28	9123	KINGSLEY CREEK CIR	FREDERIKSEN PATRICIA A
29	9129	KINGSLEY CREEK CIR	FOSTER JERRY & ANNE
30	7611	ARBORGATE DR	MOGK JOHN A
31	7609	ARBORGATE DR	SANTI FREDERICKA
32	7607	ARBORGATE DR	WENTZEL DAVID S & LISA
33	7605	ARBORGATE DR	LUEKEN JENNIFER S
34	7603	ARBORGATE DR	HARRISON THOMAS V TRUSTEE
35	7601	ARBORGATE DR	SEARS LARRY L & MARCIA
36	9077	FAIRGLEN DR	BRUNKENHOEFER KENNETH W &
37	9079	FAIRGLEN DR	LILLY STEVEN M & ROBYN M
38	9078	FAIRGLEN DR	WEDEBERG DAVID N & ALLISON M
39	9074	FAIRGLEN DR	TUBBS ROBERT A & SUSAN M
40	9068	FAIRGLEN DR	BEAUCHAMP WILLIAM
41	9064	FAIRGLEN DR	MATTHIESEN DAVID B &
42	9058	FAIRGLEN DR	BURDICK CHARLES & SARAH
43	9054	FAIRGLEN DR	WHITMIRE YUKI P &
44	9033	GUNNISON DR	NIEMAN PIET N
45	9039	GUNNISON DR	MESNER JOSH KYLE & SARAH A
46	9045	GUNNISON DR	BRUCE ROBERT C & AIMEE C
47	9051	GUNNISON DR	SPENCER NATHAN L & STEFANIE N
48	9057	GUNNISON DR	CUMMINGS LINDSEY C &
49	9063	GUNNISON DR	CHANEY JIMMY R
50	9069	GUNNISON DR	LANDIS JAMES & SAMANTHA
51	9064	MAPLE GLEN DR	FENDLEY BETTY & DARWIN RAY
52	9065	FAIRGLEN DR	HARGROVE GENE ALAN &
53	9059	FAIRGLEN DR	COOK CYNTHIA A
54	9040	GUNNISON DR	COMBS REGINALD D &
55	9046	GUNNISON DR	KLEIN GEORGE D & ANGELA R
56	9188	VINTAGE OAKS CT	MHI MODELS LTD
57	9180	VINTAGE OAKS CT	BORDEAUX AT LAKE HIGHLANDS LLC

05/05/2016

Label #	*Address*		*Owner*
58	9172	VINTAGE OAKS CT	CAMBRIDGE HOMES URBAN LLC FKA
59	9156	VINTAGE OAKS CT	KLIMEK GLEN M &
60	9148	VINTAGE OAKS CT	MHI PARTNERSHIP LTD
61	9124	VINTAGE OAKS CT	EDWARDS RONALD & DEBRA LEE
62	9116	VINTAGE OAKS CT	MHI PARTNERSHIP LTD
63	9115	VINTAGE OAKS CT	BISHOP DENNIS K & JENNY A
64	9123	VINTAGE OAKS CT	SHAH SUNIL RAJESH &
65	9131	VINTAGE OAKS CT	HARRISON WILLIAM M &
66	9139	VINTAGE OAKS CT	MHI PS LTD
67	7521	GARONNE ST	NEWELL JAMIE P & EVE K
68	7533	GARONNE ST	CAMBRIDGE HOMES URBAN LLC
69	7557	GARONNE ST	MHI PARTNERSHIP LTD
70	9150	CHURCH RD	FOREST MEADOW BAPTIST CHURCH
71	9000	VINTAGE OAKS CT	BRUNKENHOEFER KENNETH WANE
72	9146	SAUTERNES CT	MHI PS LTD
73	9122	SAUTERNES CT	POWELL & MOON INVESTMENTS LLC DBA
74	9110	SAUTERNES CT	HENDERSON TANYA D
75	9185	VINTAGE OAKS CT	CAMBRIDGE HOMES URBAN LLC
76	7570	SKILLMAN ST	SKILLMAN CHURCH RD
77	7340	SKILLMAN ST	LIPCHITZ MITCHELL J
78	7340	SKILLMAN ST	PRYDE TIM
79	7340	SKILLMAN ST	HERRERA JUANA
80	7340	SKILLMAN ST	GRZYWINSKI VALERIE
81	7340	SKILLMAN ST	BLANDING CATHRYN S
82	7340	SKILLMAN ST	SKILLMAN 106 SERIES
83	7340	SKILLMAN ST	RIEDEL BRENT
84	7340	SKILLMAN ST	MILLER MARY
85	7340	SKILLMAN ST	SIRMAN GARY &
86	7340	SKILLMAN ST	LUONG RONNY
87	7340	SKILLMAN ST	TAYLOR SAM
88	7340	SKILLMAN ST	GRAY JAMES DAVID

05/05/2016

Label #	*Address*		*Owner*
89	7340	SKILLMAN ST	DAVIS TAMARA
90	7340	SKILLMAN ST	CARPENTER KATHLEEN T
91	7340	SKILLMAN ST	OLIVARES SANDRA M
92	7340	SKILLMAN ST	MENSAH KOFI K
93	7340	SKILLMAN ST	LAMBERT ARETES ANN
94	7340	SKILLMAN ST	GARZA FRANCISCO
95	7340	SKILLMAN ST	DUONG THIEC AU
96	7340	SKILLMAN ST	AIKENS ESTER T
97	7340	SKILLMAN ST	SMITH JILL M
98	7340	SKILLMAN ST	
99	7340	SKILLMAN ST	SKILLMAN 401 SERIES OLIVER AVE REALTY LLC
100	7340	SKILLMAN ST	PARK SUNG MAN & DAI
101	7340	SKILLMAN ST	JUSTIZ JOANNE
102	7340	SKILLMAN ST	RODRIGUEZ ANA LAURA
103	7340	SKILLMAN ST	KYLINS I INC
104	7340	SKILLMAN ST	LINZ & ASSOC INC
105	7340	SKILLMAN ST	ARRINGTON ANGIE
106	7340	SKILLMAN ST	AGUILAR ANDREW D
107	7340	SKILLMAN ST	ZOLTON MICHAEL J &
108	7340	SKILLMAN ST	KLASSEN KAREN L
109	7340	SKILLMAN ST	TRAN JOANN
110	7340	SKILLMAN ST	SMITH LAURA A
111	7340	SKILLMAN ST	JORDAN CONDOMINIUM
112	7340	SKILLMAN ST	DUBOIS PATRICIA ANN
113	7340	SKILLMAN ST	HENSON JOSEPH C
114	7340	SKILLMAN ST	BLACKBURN JANA D
115	7340	SKILLMAN ST	OAKS 510 SERIES OLIVER AVE REALTY LLC
116	7340	SKILLMAN ST	TRAN THANH
117	7340	SKILLMAN ST	TOBIAS CORRINE
118	7340	SKILLMAN ST	MAHER STEPHEN JOSEPH
119	7340	SKILLMAN ST	SHORA SHANNON

05/05/2016

Label #	*Address*		*Owner*
120	7340	SKILLMAN ST	NGUYEN MICHAEL
121	7340	SKILLMAN ST	SPERA GREOGRY
122	7340	SKILLMAN ST	LAKEVIEW LOAN SERVICING LLC
123	7340	SKILLMAN ST	CANTU PATRICIA LORENA GOMEZ
124	7340	SKILLMAN ST	RUTLEDGE JAY
125	7340	SKILLMAN ST	ESPINAL RAFAEL A
126	7340	SKILLMAN ST	SKILLMAN 701 SERIES OLIVER AVE
127	7340	SKILLMAN ST	ATKINSON BRAD C
128	7340	SKILLMAN ST	PENDERGRASS ALLEN B
129	7340	SKILLMAN ST	YOUNG MARY PAULETTE
130	7340	SKILLMAN ST	OAKS 705 SERIES
131	7340	SKILLMAN ST	SKILLMAN 706 SERIES OF OLIVER AVENUE REALTY LLC
132	7340	SKILLMAN ST	LEGG GERALD J
133	7340	SKILLMAN ST	ZOLTON FAMILY REV LIV TRU
134	7340	SKILLMAN ST	SALSBERRY BRANDY ALLISON
135	7340	SKILLMAN ST	FENLAW RICK
136	7340	SKILLMAN ST	KYLINS LTD
137	7340	SKILLMAN ST	SIGNATURE LEASING & MGMT INC
138	7340	SKILLMAN ST	KLASSEN KYLE
139	7340	SKILLMAN ST	MORALEZ L ANTONIO
140	7340	SKILLMAN ST	GARY KIM L
141	7340	SKILLMAN ST	JORDAND MICHAEL & DIANA
142	7340	SKILLMAN ST	WHITLEY LOU A
143	7340	SKILLMAN ST	DAVIS SHIRLEY A
144	7340	SKILLMAN ST	NERUDA PPTIES LLC SERIES 808
145	7340	SKILLMAN ST	SEWELL MAUREEN E
146	7340	SKILLMAN ST	ABRAHAM SUE B
147	7340	SKILLMAN ST	WATSON JACK D JR
148	7340	SKILLMAN ST	ARRINGTON ANGIE K
149	7340	SKILLMAN ST	MOORE DENNIS
150	7340	SKILLMAN ST	FLIES LARRY G

05/05/2016

Label #	*Address*		*Owner*
151	7340	SKILLMAN ST	KELSO KAREN S
152	7340	SKILLMAN ST	SHELTON BRIAN E
153	7340	SKILLMAN ST	JORDAN MICHAEL J & DIANE T
154	7340	SKILLMAN ST	SHELTON BRIAN E
155	7340	SKILLMAN ST	FLIES LARRY G
156	7340	SKILLMAN ST	SINGER ARTURO &
157	7340	SKILLMAN ST	SHEARER MARK
158	7340	SKILLMAN ST	CANTU PATRICIA LORENA GOMEZ
159	7340	SKILLMAN ST	MORALEZ ANTONIO
160	7340	SKILLMAN ST	CHERRYHOLMES STEVEN D
161	7340	SKILLMAN ST	AYALA JUAN JOSE
162	7340	SKILLMAN ST	SKILLMAN 1008 SERIES
163	7340	SKILLMAN ST	TAYLOR CHRISTOPHER LEE
164	7340	SKILLMAN ST	BOOTS JASWINDER & DANIEL
165	7340	SKILLMAN ST	CHIU ROBERT J
166	7340	SKILLMAN ST	BEST TOLA P
167	7340	SKILLMAN ST	SKILLMAN 1014 SERIES
168	7340	SKILLMAN ST	EMFK HOLDINGS LLC SERIES A
169	7340	SKILLMAN ST	EMFK HOLDINGS LLC SERIES B
170	7340	SKILLMAN ST	SMITH REVOCABLE TRUST
171	7340	SKILLMAN ST	NOLAN PATRICK ROGER
172	7340	SKILLMAN ST	MCCOY MICHAEL L
173	7340	SKILLMAN ST	COLLINS CHARI L
174	7340	SKILLMAN ST	DORMAN HUBERT MONROE JR & JO ANN
175	7340	SKILLMAN ST	DUGGER PAUL KENNETH
176	7340	SKILLMAN ST	HINTON ROBERT C JR
177	7340	SKILLMAN ST	BARTH BRENDA NAN
178	7340	SKILLMAN ST	DELEON MARIA CARMEN
179	7340	SKILLMAN ST	HERNANDEZ ANTHONY
180	7340	SKILLMAN ST	LEHMBERG LAURIE A
181	7340	SKILLMAN ST	MELGOZA DANIEL W

05/05/2016

Label #	*Address*		*Owner*
182	7340	SKILLMAN ST	CLAWSON BEVERLY A
183	7340	SKILLMAN ST	BELL LISA E
184	7340	SKILLMAN ST	HT SOLUTIONS INC
185	7340	SKILLMAN ST	BEND HOMEOWNERS ASSOCIATON INC
186	7340	SKILLMAN ST	VICTORIO ROSA
187	7340	SKILLMAN ST	SMITH REVOCABLE TRUST
188	7340	SKILLMAN ST	AOI COMMERCCE SOLUTIONS INC
189	7340	SKILLMAN ST	BOOTH ROBERT & LINDA JANSS
190	7340	SKILLMAN ST	WILLIAMS BRUCE
191	7340	SKILLMAN ST	FIRST UNION NATIONAL BANK
192	7340	SKILLMAN ST	ISAWYER PROPERTIES LLC
193	7340	SKILLMAN ST	SKEEN CARRIE
194	7340	SKILLMAN ST	CACCIATORE DONATO
195	7340	SKILLMAN ST	GUILLORY CAROLYN
196	7340	SKILLMAN ST	DARROW LISA
197	7340	SKILLMAN ST	CHARLIE VENUS TRUST
198	7340	SKILLMAN ST	HEADLEY STEVEN & ZSALETTA
199	7340	SKILLMAN ST	MAYS JUSTIN RYAN
200	7340	SKILLMAN ST	TOBIAS CORRINE HELLMAN
201	7340	SKILLMAN ST	ZOLTON MARTY A & LINDA A
202	7340	SKILLMAN ST	HEADLEY STEVEN & ZSALETTA
203	7340	SKILLMAN ST	GLEASON GLENN H
204	7340	SKILLMAN ST	DIY USA INC
205	7340	SKILLMAN ST	HOMES OPPORTUNITY LLC
206	7340	SKILLMAN ST	QUIGLEY JOHN
207	7340	SKILLMAN ST	RODRIGUEZ RAUL LEANDRO
208	7340	SKILLMAN ST	TRAN STEVE
209	7340	SKILLMAN ST	JOHNSON ELTON &
210	7340	SKILLMAN ST	GUILLORY TRINISE
211	7340	SKILLMAN ST	DESCHLER WILLIAM
212	7340	SKILLMAN ST	WILSON SHARON

05/05/2016

Label #	*Address*		*Owner*
213	7340	SKILLMAN ST	GREER RAIVON
214	7474	SKILLMAN ST	BPI INVESTMENTS LLC
215	9222	CHURCH RD	LOZANO GILBERT JR
216	9222	CHURCH RD	MOBLEY MARK R
217	9222	CHURCH RD	JOHNSON WILLIAM M & VANESSA RAE
218	9222	CHURCH RD	PENA SOPHIA
219	9222	CHURCH RD	VERHOEF RACHEL
220	9222	CHURCH RD	MCNEELY MARTHA E
221	9222	CHURCH RD	KOK VEASNA SIM
222	9222	CHURCH RD	PATTERSON DIANE
223	9222	CHURCH RD	WHELCHEL CHRISTALDON
224	9222	CHURCH RD	LEACH ANNE S
225	9222	CHURCH RD	CARONNA JOSEPHINE A
226	9222	CHURCH RD	FORNERO SUSAN
227	9222	CHURCH RD	STORY ROSALYN
228	9222	CHURCH RD	HARVEY MARY G
229	9222	CHURCH RD	DWYER MICHAEL R
230	9222	CHURCH RD	PREISS NATALIA S
231	9222	CHURCH RD	GONZALES DELLA L
232	9222	CHURCH RD	FRITZ JANICE L
233	9222	CHURCH RD	WALKER SHEILA A
234	9222	CHURCH RD	FOWLER RAMONA L
235	9222	CHURCH RD	YOUNG WILLIAM A & MARY ANN
236	9222	CHURCH RD	LI MENGRAN
237	9222	CHURCH RD	BADIR NADER
238	9222	CHURCH RD	ROHE NANCY J
239	9222	CHURCH RD	CLARY VICTORIA
240	9222	CHURCH RD	BADRE ABOUELKHEIR
241	9222	CHURCH RD	SCHRADER JOHN M
242	9222	CHURCH RD	ABUBAKER FUAD A &
243	9222	CHURCH RD	TUCKER LINDA

05/05/2016

Label #	*Address*		*Owner*
244	9222	CHURCH RD	MEISENBACH KARL
245	9222	CHURCH RD	RITZKY SYLVIA ANITA
246	9222	CHURCH RD	GEORGE CHRISTOPHER J
247	9222	CHURCH RD	DELEON ROEL
248	9222	CHURCH RD	CRUM WILLIAM R &
249	9222	CHURCH RD	MOBLEY MARK R

CITY PLAN COMMISSION **THURSDAY, JUNE 16, 2016**

Planner: Warren F. Ellis

FILE NUMBER:	Z156-247(WE)	**DATE FILED:**	April 11, 2016
LOCATION:	Arapaho Road and Knoll Trail Drive, northeast corner		
COUNCIL DISTRICT:	11	**MAPSCO:**	4Z, 5W
SIZE OF REQUEST:	Approx. 16.1 acres	**CENSUS TRACT:**	136.20

APPLICANT / OWNER: PV Prestonwood II
Robert W. Kennedy

REPRESENTATIVE: Dallas Cothrum, MASTERPLAN

REQUEST: An application for an amendment to Planned Development District No. 878 for MU-1 Mixed District uses.

SUMMARY: The purpose of this request is to allow for an extension of the deadline for making building improvements in Subarea A.

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

GUIDING CRITERIA FOR RECOMMENDATION:

1. *Performance impacts upon surrounding property* – Extending the deadline for building improvements to Subarea A should not have an impact on the surrounding properties. Subarea A is developed with existing retail and personal service uses and the proposed exterior improvements to the structure are scheduled to be completed by the February 27, 2018. Due to a contract extension for one of the existing retail structures, the exterior improvements will not meet the established deadline that was approved in the PDD conditions. The only amendment to the PD conditions is the provision that is associated with the extension of the February 27, 2018, deadline to March 31, 2022.

2. *Traffic impact* – The Engineering Section of the Department of Sustainable Development and Construction has determined that the request will not have a negative impact on the street system.

3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas! Comprehensive Plan* shows that the request site is located in an Urban Neighborhood. The request is in compliance with the Comprehensive Plan.

4. *Justification for PD Planned Development District* – A major portion of Planned Development District No. 878 is developed with multifamily uses. The Subarea that is being impacted by the minor changes to the PDD conditions is developed with retail and personal service uses. Extending the time frame in which the exterior improvement can be made is justifiable in the Planned Development District.

BACKGROUND INFORMATION:

- In February 2013, the City Council approved Planned Development District No. 878 for MU-1 Mixed Use District uses [request site].

- A provision in the "Design Standards" of Planned Development District under materials requires the applicant to complete the exterior facade improvements before the February 27, 2018 date. The applicant is requesting to extend the deadline from February 27, 2018 to March 31, 2022.

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

1. Z123-322 On February 12, 2014, the City Council approved Planned Development District No. 903 for mixed uses on property zoned a CR Community Retail District on the northeast corner of Arapaho Road and North Dallas Tollway.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Arapaho Road	Principal Arterial	110 ft.	110 ft.
Knoll Trail	Minor Arterial	64 ft.	64 ft.

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

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

Urban Neighborhoods, including Oak Lawn, the Grand Avenue area in South Dallas, the area near Jefferson Boulevard and the Vickery Meadow area, are predominately residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Housing choices should include single-family detached dwellings, townhomes and low- to midrise condominiums or apartments. These neighborhoods will have concentrations of shops and offices along key corridors or at key intersections, providing important services and job opportunities within walking distance of residences. These areas may have mixed-use buildings with ground floor shops. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Urban Neighborhood streets will be very pedestrian friendly, providing excellent connectivity to shopping, schools and other community services. Emphasis should be placed on slowing traffic through use of on-street parking and other similar traffic calming measures. Public investments in these areas will focus on parks, pathways, transit stops, pedestrian-oriented landscaping and road improvements.

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

Area Plans

The request site is within the boundary of the Greater Far North Dallas Area Land Use and Transportation Plan (1995 Update). This area is recommended for medium density commercial/retail/office development with FARs not to exceed 2.0:1 and 24 dwelling

units per acre.

Planned Development District No. 878 allows a maximum of 775 units (or in Subarea D, 125 beds or units) on 13.97 acres. This equates to a maximum of 55 dwelling units per acre which exceeds the density recommended by the referenced land use plan. However, given the site's proximity to a potential DART Station, higher density development is not inappropriate.

STAFF ANALYSIS:

Land Use:

	Zoning	Land Use
Site	PDD No. 878	Multifamily, retail and personal services
North	RR, MU-1	DART right-of-way, Office
South	PDD No. 614	Retail, townhouses
East	PDD No.114	Multifamily
West	MU-1	Retail

Land Use Compatibility:

The ±16.1-acre site is comprised of two parcels of land: a ±14.1-acre parcel, developed with a multi-tenant shopping center which is predominantly vacant and a ±1.99-acre parcel developed with a ±16,730-square foot multi-tenant building occupied with retail and personal service uses and a motor vehicle fueling station. In addition, a portion of PDD No. 878 is developed with multifamily uses.

The applicant intends to retain the ±16,730-square foot multi-tenant building. Planned Development District No. 878 was approved with a provision in the conditions that requires the façade of the building to be made architecturally consistent with the new buildings proposed for the site but also allow for redevelopment with a maximum of 50,000 square feet of floor area. Due to a contract extension of an existing retail use, the applicant is requesting to extend the date to March 31, 2022.

The site is adjacent to DART right-of-way within the Cotton Belt Corridor, a 26-mile regional rail alignment spanning from DFW Airport to the Red Line in Richardson/Plano. This proposed project was included in the DART 2030 Transit System Plan, with a likely implementation date near year 2030. It is anticipated that a light rail station will be located within the immediate area, if not adjacent to the site.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PDD No. 878 - existing	15' (Arapaho Road and Knoll Trail)	10' (eastern property line)	Max. 350 units 650 mf units in Subareas B & C 125 beds/units 15,000 sf nonres	32 ft. Sub. A 75 ft. Sub A & C 62ft. Sub. D	70%		Multifamily; retail and personal service

Landscaping: Planned Development District No. 903 requires the landscaping must be provided in accordance with Article X, with the following exception:

(a) For the purposes of this section, this district shall be considered one lot.

(b) Article X requirements shall not be triggered by paving improvements necessary to build the mews street.

(c) Street trees count toward the minimum requirement for site trees.

(d) The minimum number of trees required on Arapaho Road and Knoll Trail Drive is determined by dividing the number of feet of street frontage, excluding visibility triangles and ingress and egress points, by 25 for each frontage. These trees may be provided in a clustered formation. Trees selected must meet the planting criteria of the Public Utility Commission and the local utility provider with regard to maturity, height, and tree canopy.

(e) Enhanced paving as shown on the development plan satisfies one of the two design standards required in Section 51A-10.126

Miscellaneous - conditions: The applicant's proposal to include a second option regarding the exterior improvements by the new date is not consistent with the original agreement. The second option will allow for the applicant to submit a development application for building improvements or re-development in Subarea A. Staff is concerned that if the applicant chooses to submit an application for building improvements, the improvements will not be consistent with the buildings in Subareas B, C, and D.

LIST OF OFFICERS

Amendment to PDD 878 Property Ownership Summary

Prestonwood Perimeter, BLK D/8222, LT 1.4; 6.424 acres and Prestonwood Perimeter, BLK D/8222 W PT LT 1; 4.737 acres

TRG Arapaho II, LLC% Brian J Tusa

3100 Monticello Avenue, #900

Dallas, TX 75205-3450

Prestonwood Perimeter, BLK D/8222 E PT LT 1; 2.810 acres

Prestonwood Tradition AL LP

5850 E Lovers Lane, Suite 100

Dallas, TX 75206-2902

Prestonwood Perimeter, BLK D/8222 LT 1.1; 1.996 acres

PV Prestonwood II LTD

16475 Dallas Parkway, Suite 800

Addison, TX 75001-6840

LIST OF OFFICERS

TRG Arapaho II, LLC

Managing Director – Brian J. Tusa

Managing Director – Gregory A. Jones

COO – Joe Barrett

Director of Asset Management – Sheri Thomas

Managing Director, North Texas and San Antonio – Adam Brown

Construction Vice President, Texas – Timothy Welsh

PV Prestonwood II, Ltd.

Managers

Robert S. Folsom

Estate of Margaret Folsom

Denny Holman

Steve Folsom

Haddon Winckler

Robert W. Kennedy

Prestonwood Tradition AL LP

Principal – Jonathan Perlman

PROPOSED PDD CONDITIONS

ARTICLE 878.

PD 878.

SEC. 51P-878.101. LEGISLATIVE HISTORY.

PD 878 was established by Ordinance No. 28924, passed by the Dallas City Council on February 27, 2013.

SEC. 51P-878.102. PROPERTY LOCATION AND SIZE.

PD 878 is established on property located on the northeast corner of Arapaho Road and Knoll Trail Drive. The size of PD 878 is approximately 16.109 acres.

SEC. 51P-878.103. DEFINITIONS AND INTERPRETATIONS.

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

(1) BAIL BOND OFFICE means an office for the issuance, brokerage, or procurement of bail bonds, whether as an accessory use or a main use.

(2) BLADE SIGN means a sign projecting perpendicularly from a main building facade, visible from both sides, and made of rigid or soft materials.

(3) MEWS STREET means a tree-lined, pedestrian-oriented private drive located between Subareas B and C.

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

(5) OPEN SPACE means an area that is unobstructed to the sky, and contains no structures except for street furniture; pedestrian amenities; city kiosks; and community kiosks.

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

(7) TATTOO OR BODY PIERCING STUDIO means a business in which tattooing or body piercing is performed. Tattooing means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment. Body piercing means the piercing of body parts, other than ears, for purposes of allowing the insertion of jewelry.

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

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

SEC. 51P-878.104. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 878A: conceptual plan.

(2) Exhibit 878B: development plan for Subareas B, C, and D.

(3) Exhibit 878C: mews street landscape plan.

SEC. 51P-878.105. CREATION OF SUBAREAS.

This district is divided into four subareas: Subarea A, Subarea B, Subarea C, and Subarea D.

SEC. 51P-878.106. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit 878A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls.

SEC. 51P-878.107. DEVELOPMENT PLAN.

(a) Development of Subareas B, C, and D must comply with the development plan for Subareas B, C, and D (Exhibit 878B). If there is a conflict between the text of this article and the development plan for Subareas B, C, and D, the text of this article controls.

(b) A development plan for Subarea A 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 for Subarea A, the text of this article controls.

SEC. 51P-878.108. MAIN USES PERMITTED.

(a) Subarea A.

(1) Except as provided in this subsection, the only main uses permitted are those main uses permitted in the MU-1 Mixed Use District, subject to the same conditions applicable in the MU-1 Mixed Use District, as set out in Chapter 51A. For example, a use permitted in the MU-1 Mixed Use District only by specific use permit (SUP) is permitted in Subarea A only by SUP; a use subject to development impact review (DIR) in the MU-1 Mixed Use District is subject to DIR in Subarea A; etc.

(2) The following uses are prohibited:

-- Alternative financial establishment.
-- Auto service center.
-- Bail bond office.
-- Commercial amusement (outside).
-- Massage establishment.
-- Mini-warehouse.
-- Nursery, garden shop, or plant sales.
-- Swap or buy shop.
-- Tattoo or body piercing studio.

(b) Subarea B. The following uses are the only main uses permitted:

-- Dry cleaning or laundry store.
-- Financial institution without drive-in window.
-- General merchandise or food store 3,500 square feet or less.
-- General merchandise or food store greater than 3,500 square feet.
-- Local utilities.
-- Multifamily.
-- Personal service uses. [Except massage establishment and tattoo or body piercing studio.]
-- Private street or alley.
-- Restaurant without drive-in or drive-through service.
-- Retirement housing.
-- Tower/antenna for cellular communication. [Must be mounted on the roof or attached to a building or parking structure.]

(c) Subarea C. The following uses are the only main uses permitted:

-- Local utilities.
-- Multifamily.
-- Private street or alley.
-- Retirement housing.
-- Tower/antenna for cellular communication. [Must be mounted on the roof or attached to a building or parking structure.]

(d) Subarea D. The following uses are the only main uses permitted:

-- Convalescent and nursing homes, hospice care, and related institutions.
-- Local utilities.
-- Multifamily.
-- Private street or alley.
-- Radio, television, or microwave tower. [Must be mounted on the roof or attached to a building or parking structure.]
-- Retirement housing.
-- Tower/antenna for cellular communication. [Must be mounted on the roof or attached to a building or parking structure.]

SEC. 51P-878.109. 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-878.110. 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) All subareas.

(1) Setbacks.

(A) The setbacks apply to the perimeter of the Property only. Setbacks are not required between subareas or lots.

(B) Except as provided in this subsection, minimum setback is:

(i) 15 feet along Arapaho Road.

(ii) 15 feet along Knoll Trail Drive.

(iii) 15 feet along the northern boundary of the Property.

(iv) 10 feet along the eastern boundary of the Property.

(C) Buildings existing as of February 27, 2013 are considered conforming with respect to building setbacks.

(2) Urban Form Setback and Tower Spacing. No urban form setback is required. No tower spacing is required.

(3) Lot Coverage. The maximum lot coverage for all subareas combined is 70 percent.

(4) Projections.

(A) For residential uses, balconies, bay windows, awnings, patios, signs, and entryways affixed to the building or part of the foundation may project up to five feet into a required setback.

(B) Stoops, retaining walls, benches, pots, raised planters, sculptures, cabanas and other decorative landscape items may be located within the required setback.

(b) Subarea A.

(1) Floor area. Maximum floor area is 50,000 square feet.

(2) Density. No maximum number of dwelling units.

(3) Height. Maximum structure height is 32 feet. Roof-mounted mechanical equipment may project up to eight feet above the maximum structure height.

(4) Lot size. No minimum lot size.

(5) Stories. No maximum number of stories.

(c) Subarea B.

(1) Density. Maximum number of dwelling units is 350. Maximum number of dwelling units for Subareas B and C combined is 650.

(2) Floor area. Maximum floor area for non-residential uses is 15,000 square feet.

(3) Height. Maximum structure height is 75 feet. Roof-mounted mechanical equipment may project up to 12 feet above the maximum structure height.

(4) Lot size. No minimum lot size.

(5) Stories. No maximum number of stories.

(d) Subarea C.

(1) Density. Maximum number of dwelling units is 350. Maximum number of dwelling units for Subareas B and C combined is 650.

(2) Floor area. No maximum floor area.

(3) Height. Maximum structure height is 75 feet. Roof-mounted mechanical equipment may project up to 12 feet above the maximum structure height.

(4) Lot size. No minimum lot size.

(5) Stories. No maximum number of stories.

(e) Subarea D.

(1) Density.

(A) For multifamily or retirement housing, maximum number of dwelling units is 125.

(B) For a convalescent and nursing homes, hospice care, or related institutions, maximum number of beds is 125.

(2) Floor area. No maximum floor area.

(3) Height. Maximum structure height is 62 feet. Roof-mounted mechanical equipment may project up to 10 feet above the maximum structure height.

(4) Lot size. No minimum lot size.

(5) Stories. No maximum number of stories.

SEC. 51P-878.111. OFF-STREET PARKING AND LOADING.

(a) Except as provided in this section, consult the use regulations contained in Division 51A- 4.200 for the specific off-street parking/loading requirements for each use.

(b) Required parking for any use in this district may be provided in any subarea.

(c) The use of tandem parking is permitted only in Subareas B and C for residential uses.

(d) If a DART station is located within 500 feet, the following parking ratios apply:

(1) Convalescence and nursing homes, hospice care, and related institutions. A minimum of 0.25 parking spaces per unit is required. No additional parking for accessory uses, including private recreation, community center, entertaining areas, dining, or similar common areas is required.

(2) Dry cleaning or laundry store. One space per 220 square feet of floor area is required.

(3) Financial institution without drive-in window. One space per 400 square feet of floor area is required.

(4) General merchandise or food store 3,500 square feet or less. One space per 220 square feet of floor area is required.

(5) General merchandise or food store greater than 3,500 square feet. One space per 220 square feet of floor area is required.

(6) Personal services uses. One space per 220 square feet of floor area is required.

(7) Retirement housing. A minimum 0.56 parking spaces per unit is required. No additional required parking for accessory uses, including private recreation, community center, entertaining areas, dining, or similar common areas is required.

SEC. 51P-878.112. DESIGN STANDARDS.

(a) Purpose. Continuous facades along pedestrian-oriented streets often have negative impacts on community aesthetics, pedestrian circulation, and the scale and rhythm of streetscapes. These design standards are intended to ensure that continuous facades that are located along well-traveled pedestrian ways are compatible with the surrounding area and mitigate the negative impact of continuous facades, while allowing creativity, flexibility, and variety in design.

(b) Facade walls. Facade walls facing a public right-of-way, including DART right-of-way, or the mews street must incorporate at least three of the following design elements. The remaining facade walls must incorporate at least two of the following design elements. The cumulative length of these design elements must extend for at least 60 percent of the facade wall's horizontal length.

(1) A repeating pattern of wall recesses and projections, such as bays, offsets, reveals, or projecting ribs, that has a relief of at least eight inches.

(2) Trim, molding, or accent elements using decorative contrasting colors on at least five percent of the area of the facade wall.

(3) At least three of the following design elements at the primary entrance, so that the primary entrance is architecturally prominent and clearly visible from the abutting street:

(A) Architectural details such as arches, friezes, tile work, murals, or moldings.

(B) Integral planters or wing walls that incorporate landscaping or seating.

(C) Enhanced exterior light fixtures such as wall sconces, light coves with concealed light sources, ground-mounted accent lights, or decorative pedestal lights.

(D) Prominent three-dimensional features, such as belfries, chimneys, clock towers, domes, spires, steeples, towers, or turrets.

(E) Awnings or lintels.

(4) A repeating pattern of pilasters projecting from the facade wall by a minimum of eight inches or architectural or decorative columns.

(5) Display windows, faux windows, or decorative windows.

(6) Arcades, awnings, canopies, covered walkways, or porticos.

(7) Any other comparable design elements approved by the building official.

(c) Facade wall changes. Facade walls must have one or more of the following:

(1) Changes of color, texture, or material, either diagonally, horizontally, or vertically, at intervals of not less than 20 feet and not more than 100 feet.

(2) Changes in plane with a depth of at least 24 inches, either diagonally, horizontally, or vertically, at intervals of not less than 20 feet and not more than 100 feet.

(d) Materials.

(1) The exterior facade walls must be comprised of at least 80 percent masonry. Masonry includes stone, brick, concrete, stucco, hollow clay tile, cementitious fiber siding, decorative concrete blocks or tile, glass block, other similar building materials, or a combination of those materials. For purposes of this provision, Exterior Finish Insulations System (EFIS) materials are not considered masonry. Textured painted tilt wall may be used on no more than 20 percent of the area of the facade walls.

(2) When adjacent to or visible from a public right-of-way, exterior parking structure facades must be constructed in a way that is similar in materials, architecture, and appearance to the facade of the main structure or the adjacent structure, except that breaks in the exterior parking structure facade not exceeding 40 feet in width are permitted at driveway and entryway locations.

(3) Except as provided in this paragraph, openings in the exterior parking structure facade may not exceed 50 percent of the total parking structure facade area. Openings in parking structure facades that are visible from an adjacent public right-of-way, excluding garage entrances and exits, may not exceed 45 percent of the total parking structure.

Staff's Recommendation

(4) By [~~February 27, 2018~~] March 31, 2022, [~~or within 12 months after issuance of a final certificate of occupancy for a use in Subarea B,~~] the exterior materials of the building elevations of the existing retail building in Subarea A must be changed to be architecturally consistent with the buildings in Subareas B, C, and D.

Applicants Proposal

(4) One of the following actions must be made b[~~B~~]y [~~February 27, 2018~~] March 31, 2022, [~~or within 12 months after issuance of a final certificate of occupancy for a use in Subarea B,~~]

(a) the exterior materials of the building elevations of the existing retail building in Subarea A must be changed to be architecturally consistent with the buildings in Subareas B, C, and D.

(b) A development plan application is submitted for building improvements or re-development in Subarea A.

(e) Roofs.

(1) Roof-mounted mechanical equipment, skylights, and solar panels must be screened or set back so they are not visible from a point 5.5 feet above grade at the property line. Screening materials must match the materials and colors used on the main building. Chain link fences may not be used as a screening material.

(2) Roofs must have at least one of the following design elements: (A) Parapets having a rhythmic pattern and detailing such as cornices, moldings, trim, or variations in brick coursing. (B) Sloping roofs with the following design elements:

(i) Slope of at least 5:12.

(ii) Two or more slope planes.

(3) Sloping roofs must be either asphalt composition shingles, metal standing seam, clay tiles, concrete tiles, or similar materials.

(4) Overhanging eaves must extend at least two feet beyond the supporting wall.

SEC. 51P-878.113. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P.878.114. LANDSCAPING.

(a) Except as provided in this section, landscaping must be provided in accordance with Article X.

(b) For the purposes of this section, this district shall be considered one lot.

(c) Article X requirements shall not be triggered by paving improvements necessary to build the mews street.

(d) Street trees count toward the minimum requirement for site trees.

(e) The minimum number of trees required on Arapaho Road and Knoll Trail Drive is determined by dividing the number of feet of street frontage, excluding visibility triangles and ingress and egress points, by 25 for each frontage. These trees may be provided in a clustered formation. Trees selected must meet the planting criteria of the Public Utility Commission and the local utility provider with regard to maturity, height, and tree canopy.

(f) Enhanced paving as shown on the development plan satisfies one of the two design standards required in Section 51A-10.126.

SEC. 51P.878.115. SIDEWALKS AND PEDESTRIAN AMENITIES.

(a) Sidewalks.

(1) A minimum eight-foot-wide sidewalk with at least four feet of unobstructed width must be provided along Arapaho Road and the mews street in the locations shown on the development plan for Subareas B, C, and D.

(2) ADA approved tree well grates may be provided in sidewalks and are not considered an obstruction.

(3) If a sidewalk is located in the front yard, the property owner must dedicate a sidewalk easement to the city to assure its availability to the public as a permanent pedestrian way.

(b) Pedestrian amenities.

(1) The following pedestrian amenities are required along the mews street:

(A) a minimum of 20 benches;

(B) a minimum of six trash receptacles; and

(C) pedestrian lighting spaced at a minimum of one per 75 feet of mews street frontage.

(2) The following pedestrian amenities are required along Arapaho Road:

(A) a minimum of six benches;

(B) a minimum of three trash receptacles; and

(C) pedestrian lighting spaced at a minimum of one per 75 feet of street frontage.

(3) The following pedestrian amenities are required along Knoll Trail Drive:

(A) a minimum of two benches;

(B) a minimum of two trash receptacles; and

(C) pedestrian lighting spaced at a minimum of one per 150 feet of frontage in Subarea A. The existing parking lot lights located along the east side of Knoll Trail Drive count toward meeting the minimum pedestrian lighting requirement. If a development plan is approved for Subarea A, the development plan must show pedestrian lighting with a maximum height of 16 feet spaced at a maximum of one per 75 feet of frontage in Subarea A.

(D) Pedestrian lighting spaced at a minimum of one per 75 feet of frontage in Subarea B.

(4) All pedestrian amenities must be maintained by the owner of the lot; if there is more than one owner, all owners are jointly and severally responsible for maintenance.

(5) Except as provided in Section 51P-878.116(b)(3)(C), pedestrian lighting may be pole, bollard style, or other structure mounted lighting, provided the maximum height of the lighting source is no more than 16 feet above the ground.

(6) A minimum of 10 percent of the Property must be designated as open space.

SEC. 51P-878.116. SIGNS.

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

(b) For multifamily uses in Subareas B and C, three blade signs are permitted, subject to the following regulations:

(1) Maximum effective area for each blade sign is 72 square feet per side.

(2) Blade signs must be attached to a main structure.

(3) Blade signs may project a maximum of 2.5 feet into required setbacks.

SEC. 51P-878.117. ADDITIONAL PROVISIONS.

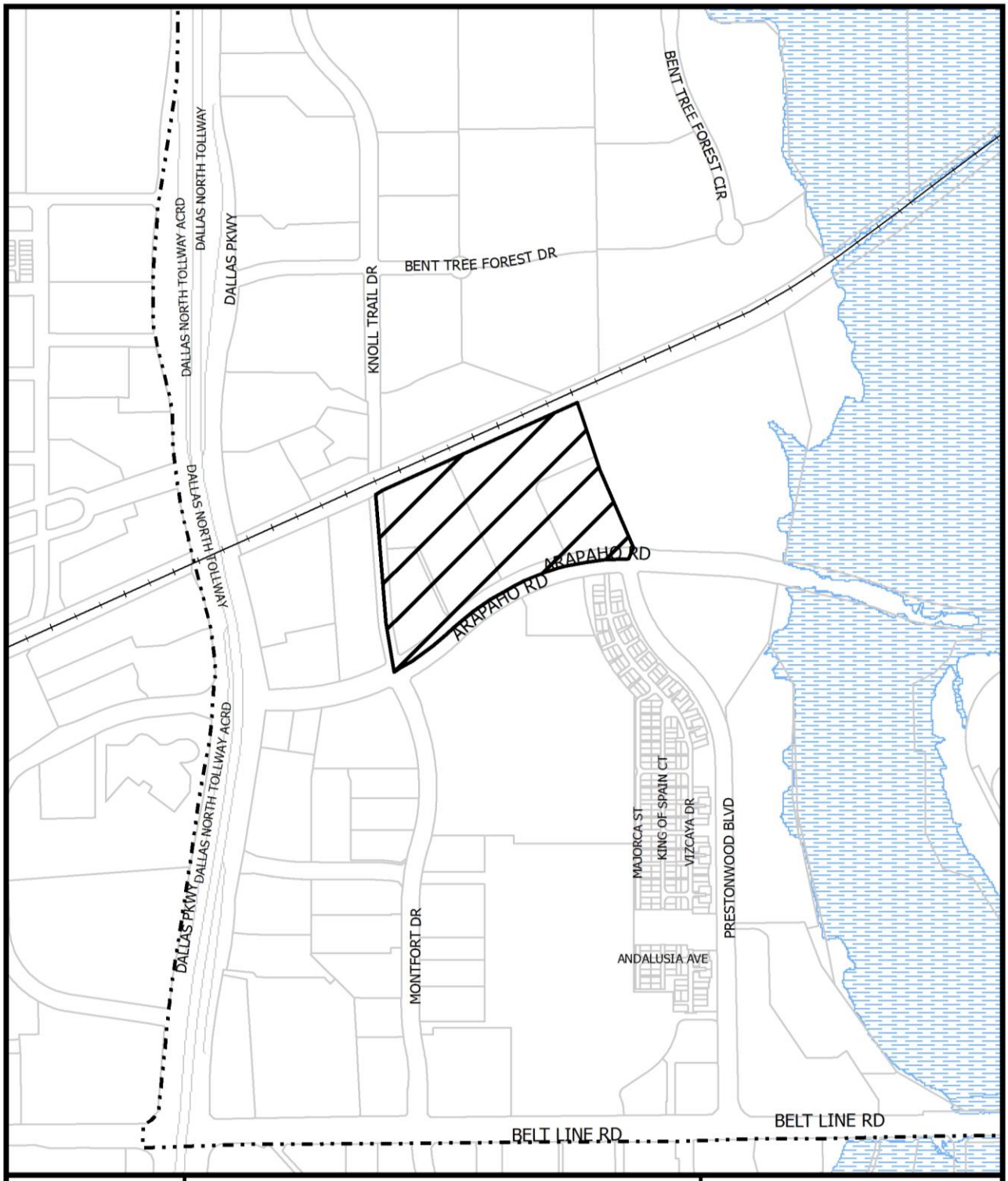
(a) One temporary leasing office may be erected for up to 180 days from the date of issuance of a building permit without the requirement of a development plan. The temporary leasing office is permitted within the building setbacks. The building official may approve additional 30-day extensions.

(b) The Property must be properly maintained in a state of good repair and neat appearance. (c) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P-878.118. 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.



1:7,200

VICINITY MAP

Case no: Z156-247

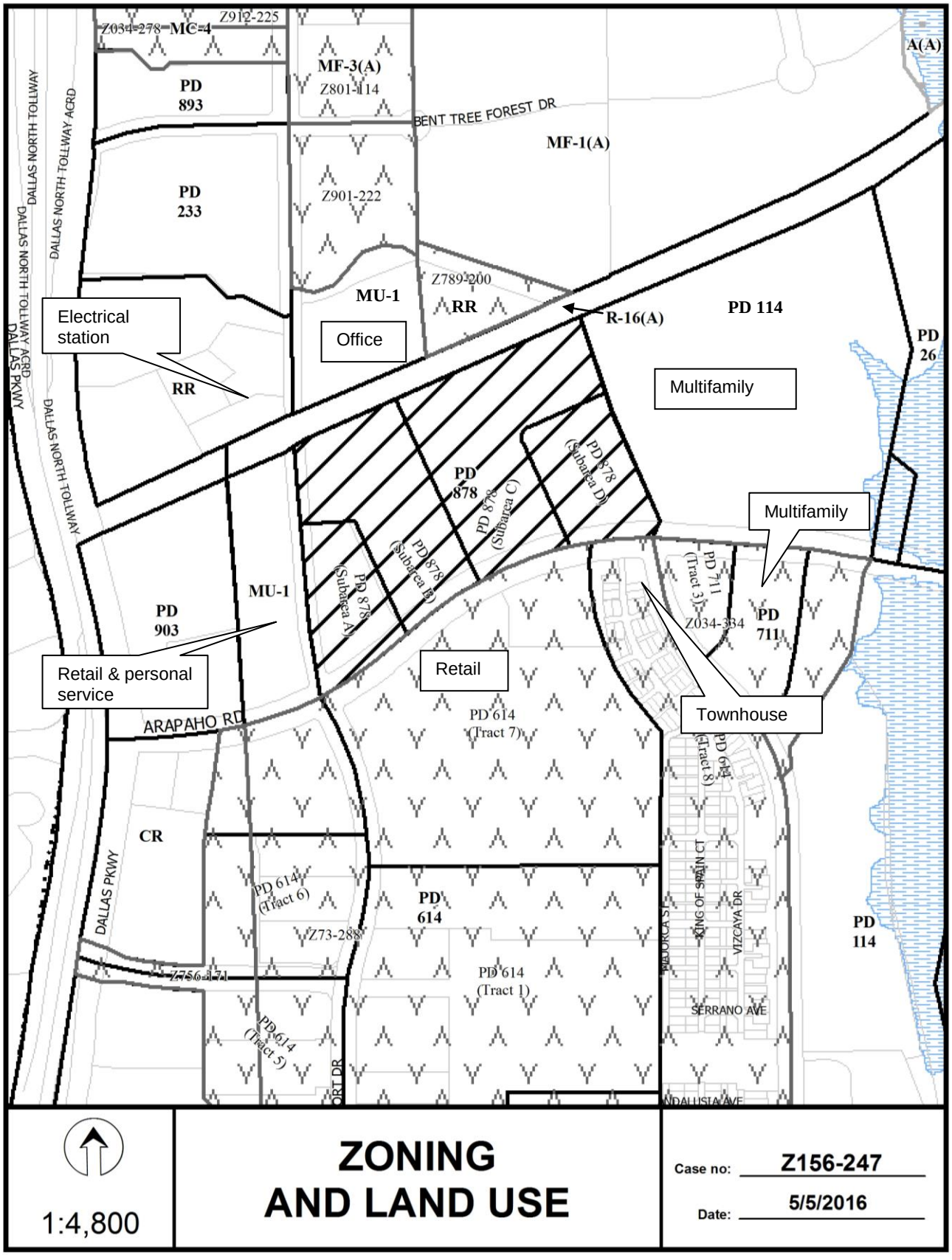
Date: 5/5/2016

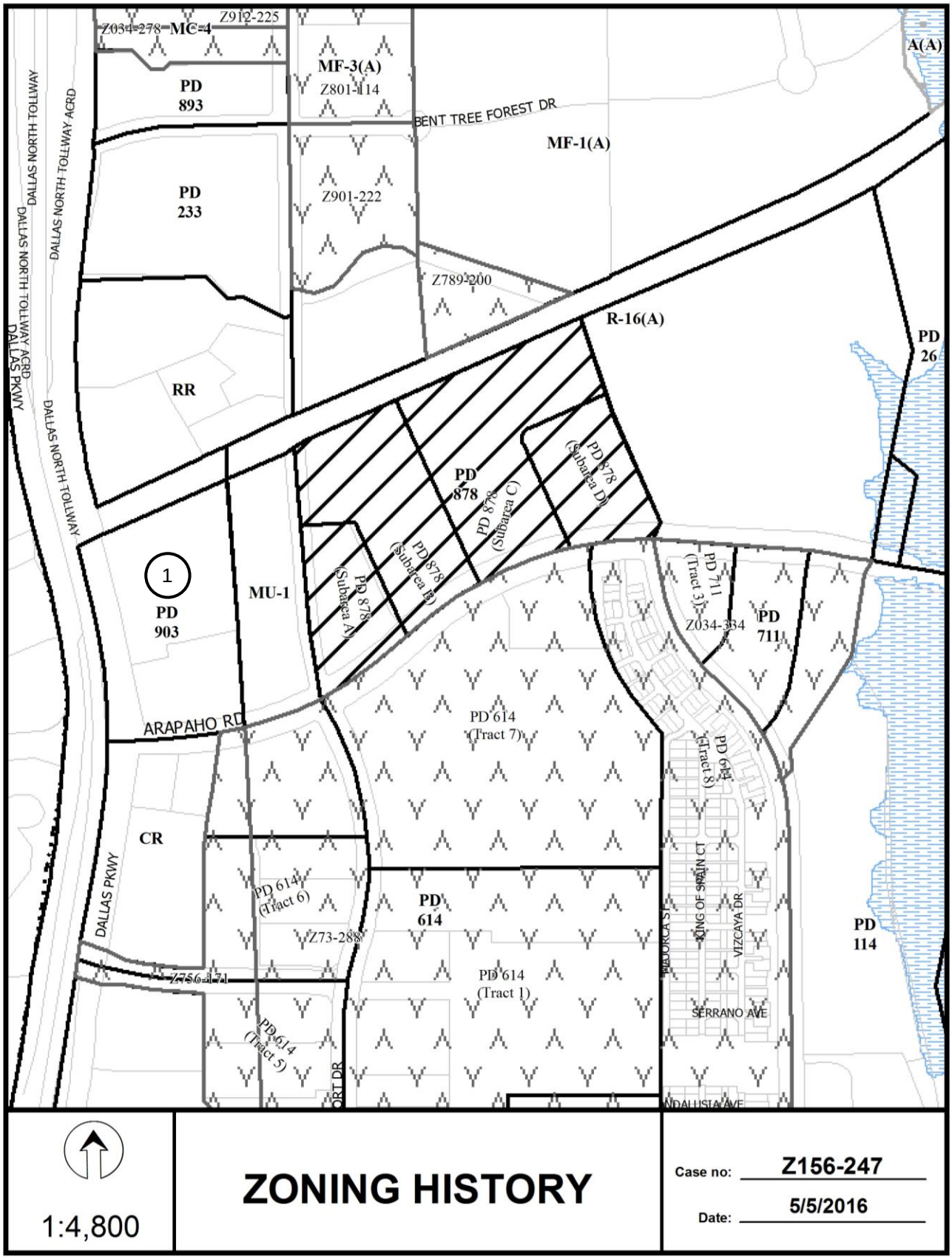
1:4,800

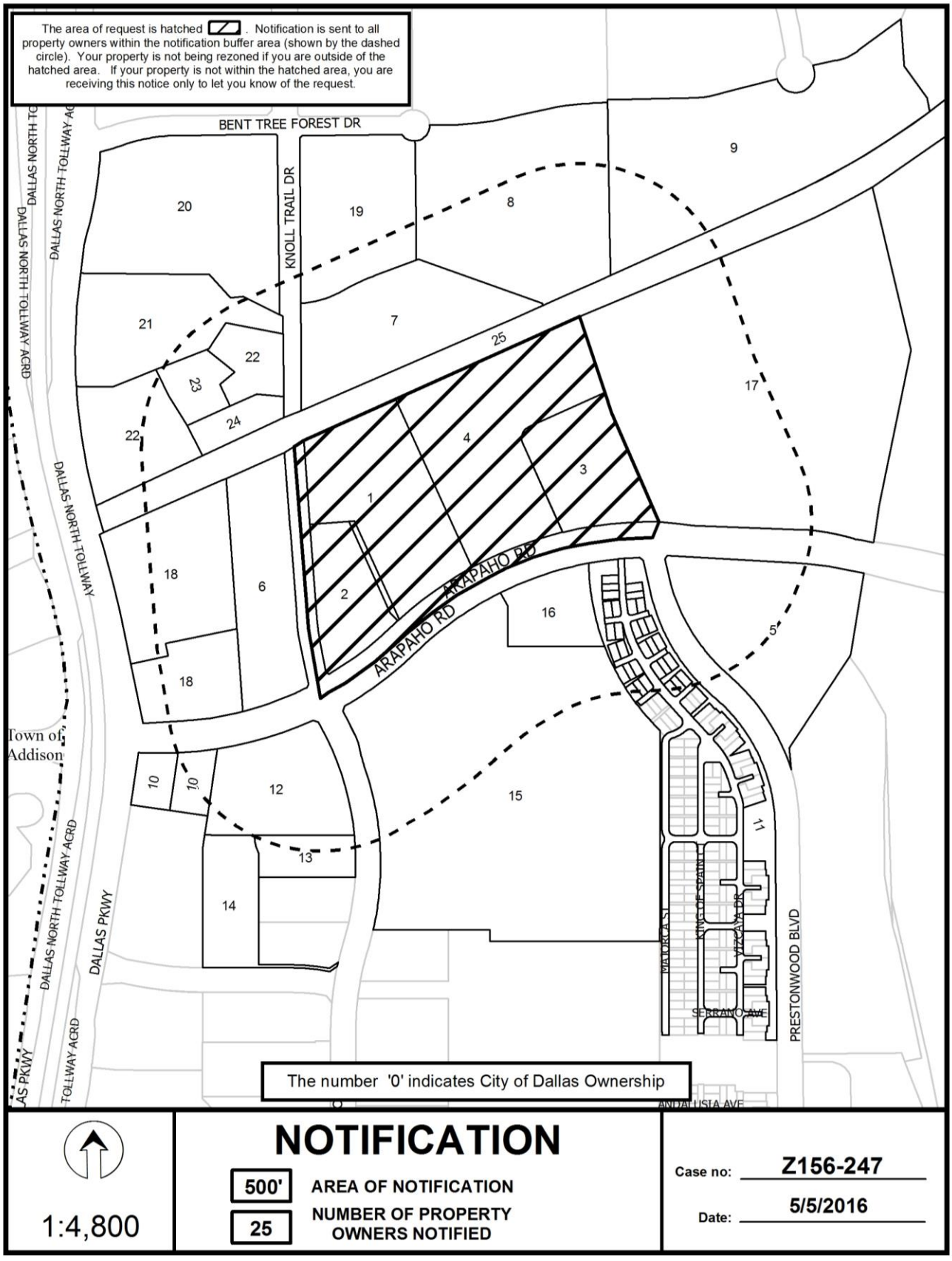
AERIAL MAP

Case no: Z156-247

Date: 5/5/2016


Z034-278
MC-4
Z912-225
MF-3(A)
Z801-114
PD 893
BENT TREE FOREST DR
MF-1(A)
A(A)
PD 233
Z901-222
DALLAS NORTH TOLLWAY
DALLAS NORTH TOLLWAY ACRD
DALLAS PKWY
Z789-200
MU-1
RR
R-16(A)
PD 114
PD 26
Electrical station
Office
Multifamily
RR
PD 878
PD 878 (Subarea C)
PD 878 (Subarea D)
PD 878 (Subarea B)
PD 878 (Subarea A)
Multifamily
MU-1
PD 711 (Tract 3)
Z034-334
PD 711
PD 903
Retail & personal service
Retail
Townhouse
ARAPAHO RD
PD 614 (Tract 7)
PD 614 (Tract 8)
CR
DALLAS PKWY
PD 614 (Tract 6)
PD 614
Z73-288
KING OF SPAIN CT
VIZCAYA DR
PD 114
MAJORCA ST
Z756-171
PD 614 (Tract 1)
SERRANO AVE
PD 614 (Tract 5)
ORT DR
ANDALUSIA AVE
1:4,800
ZONING AND LAND USE
Case no: Z156-247
Date: 5/5/2016


Z034-278
MC-4
Z912-225
MF-3(A)
Z801-114
PD 893
BENT TREE FOREST DR
MF-1(A)
A(A)
PD 233
Z901-222
Z789-200
R-16(A)
PD 26
RR
DALLAS PKWY
DALLAS NORTH TOLLWAY
DALLAS NORTH TOLLWAY ACRD
PD 878
PD 878 (Subarea A)
PD 878 (Subarea B)
PD 878 (Subarea C)
PD 878 (Subarea D)
1
PD 903
MU-1
PD 711 (Tract 3)
Z034-334
PD 711
ARAPAHO RD
PD 614 (Tract 7)
PD 614 (Tract 8)
CR
PD 614 (Tract 6)
PD 614
Z73-288
Z756-171
PD 614 (Tract 1)
PD 614 (Tract 5)
MALLORCA ST
KING OF SPAIN CT
VIZCAYA DR
SERRANO AVE
PD 114
ZONING HISTORY
1:4,800
Case no: Z156-247
Date: 5/5/2016


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
BENT TREE FOREST DR
KNOLL TRAIL DR
DALLAS NORTH TOLLWAY
DALLAS NORTH TOLLWAY ACRD
ARAPAHO RD
DALLAS PKWY
PRESTONWOOD BLVD
MALLORCA ST
KING OF SPAIN
VIZCAYA DR
SERRANO AVE
ANDALUSIA AVE
Town of Addison
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500' AREA OF NOTIFICATION
25 NUMBER OF PROPERTY OWNERS NOTIFIED
1:4,800
Case no: Z156-247
Date: 5/5/2016

Notification List of Property Owners

Z156-247

25 Property Owners Notified

Label #	Address		Owner
1	5519	ARAPAHO RD	PV PRESTONWOOD I LTD
2	5403	ARAPAHO RD	PV PRESTONWOOD II LTD
3	5555	ARAPAHO RD	PRESTONWOOD TRADITION AL LP
4	5519	ARAPAHO RD	TRG ARAPAHO LLC
5	15250	PRESTONWOOD BLVD	PRESTONWOOD TRADITION LP
6	15203	KNOLL TRAIL DR	PRESTONWOOD PARTNERS LTD
7	15400	KNOLL TRAIL DR	PRATTCO PRESTONWOOD LLC
8	5330	BENT TREE FOREST DR	SPP COVINGTON POINTE LTD
9	15905	BENT TREE FOREST DR	APTCO BENT TREE LP
10	5314	ARAPAHO RD	PRESTONWOOD CT ASSOCIATES LLC
11	200	VIZCAYA DR	BIR ESTANCIA LIMITED PS
12	15402	PRESTONWOOD BLVD	JEWISH FAMILY SERVICE OF
13	15313	MONTFORT DR	BLUE WAVE MONTFORT
14	15237	MONTFORT DR	GENIUSCHILD II LLC
15	15220	MONTFORT RD	WAL-MART REAL ESTATE BUSI
16	5540	ARAPAHO RD	HALLE PROPERTIES LLC
17	5665	ARAPAHO RD	BERKELY INDUSTRIES LTD
18	15490	DALLAS PKWY	IMT CAPITAL III PRESTONWOOD LP
19	15550	KNOLL TRAIL	HOWSEA USA INC
20	15850	DALLAS PKWY	15850 HOLDINGS LLC
21	15770	DALLAS PKWY	ONE WEST LTD
22	15660	DALLAS PKWY	GRANITE ONE WEST LTD
23	15443	KNOLL TRAIL DR	KNOLL OFFICE INVESTMENTS LLC
24	15401	KNOLL TRAIL DR	TEXAS UTILITIES ELEC CO
25	401	S BUCKNER BLVD	DART

CITY PLAN COMMISSION **THURSDAY, JUNE 16, 2016**

Planner: Jennifer Muñoz

FILE NUMBER:	Z156-242(JM)	**DATE FILED:**	March 31, 2016
LOCATION:	Southeast side of Ross Avenue, northeast of Hall Street		
COUNCIL DISTRICT:	14	**MAPSCO:**	45-H
SIZE OF REQUEST:	Approx. 12,060 sq. ft.	**CENSUS TRACT:**	16.00

APPLICANT / OWNER: Bar and Garden; BSK Schwarts, Ltd.

REPRESENTATIVE: Rob Baldwin

REQUEST: An application for a Specific Use Permit for a liquor store on property zoned Subarea 1 within Planned Development District No. 298, the Bryan Area Special Purpose District.

SUMMARY: Bar and Garden proposes to operate a liquor store use within an existing multi-tenant commercial building.

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

GUIDING CRITERIA FOR RECOMMENDATION:

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

1. *Compatibility with surrounding uses and community facilities* – The area is redeveloping. This use is compatible with the surrounding area.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The requested use will complement the redeveloping area by adding shopping choices within walking distance for new multifamily structures in the area.

3. *Not a detriment to the public health, safety, or general welfare* – The request is not foreseen to be a detriment to the public health, safety, or general welfare.

4. *Conforms in all other respects to all applicable zoning regulations and standards* – The request does not require any modifications to the applicable zoning regulations.

Zoning History:

1. Z145-272(WE) On September 22, 2015, the City Council approved a WR-5 Walkable Urban Residential District with a Height Map Overlay on property zoned Planned Development District No. 466 and an MF-2(A) Multifamily District on the north corner of North Hall Street and Roseland Avenue.

2. Z145-340(WE) On January 13, 2016, the City Council approved a WR-5 Walkable Urban Residential District with a Height Map Overlay on property zoned Planned Development District No. 466 and an MF-2(A) Multifamily District on the north corner of North Hall Street and Roseland Avenue.

3. Z156-129(SM) On April 13, 2016, the City Council denied a request for a Specific Use Permit for a vehicle or engine repair or maintenance use on property zoned Subarea 1B of Planned Development District No. 298, the Bryan Area Special Purpose District on the south corner of Ross Avenue and Villars Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Ross Avenue	Community Collector	80 ft.	Existing
Hall Street	Minor Arterial	40 ft.	Existing

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PD No. 298 Subarea 1	5' min 15' max	0' or 10' Side 5' Rear	Per plan	120'	90%	Proximity Slope Visual Intrusion	Commercial, Business Services, Institutional, Lodging, Office, Recreational, Residential, Retail, & Utility Uses

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

Comprehensive Plan:

The *forwardDallas!* Comprehensive Plan designates the area of request in the Multi-modal corridor. This Building Block should encourage the redevelopment of aging auto-oriented single family neighborhoods. These areas offer dense mixed use and then transition to multifamily and single family housing at the edge. These corridors should diminish quickly in scale, density, and intensity away from the corridor, respecting existing single family neighborhoods while maintaining a strong focus on transit-orientation and access.

This request continues to support the mixed-use redevelopment of the area, providing unique shops in walking distance for new multifamily and existing single family structures.

Area Plan: The Bryan Area Study of 1988 determined that a Planned Development District was appropriate to help organize and enhance the development potential in an area of East Dallas adjacent to and northeast of the Central Business District. Beginning in March 2004, an evaluation study was conducted to determine if development was meeting the objectives of the Bryan Area Study and to make recommendations to adjust regulations that were falling short. The original study identified eight objectives: (1) promote urban character; (2) encourage residential development; (3) encourage redevelopment and commercial activity; (4) establish the Bryan Area as a regional health care complex of Dallas; (5) enhance the physical appearance and promote urban character within the Bryan Area; (6) reinforce the multi-cultural character of the Bryan Area; (7) focus commercial/retail redevelopment opportunities to the Village Center; and (8) establish linkages to regional activity centers.

Subsequent to that study, an evaluation study was conducted and found that objectives 3 and 7 were off track. Specifically, Ross Avenue was divided into a few subdistricts of differing regulations and the predominance of auto-related uses was identified as a redevelopment inhibitor. The recommendations of the evaluation study identified changes to PD No. 298 to encourage the desired development for the Ross Avenue

corridor, namely: (1) subdistricts 1, 2, and 3 were combined along Ross Avenue to encourage uniform regulations for this gateway corridor; (2) razor wire and barbed wired fencing was prohibited and desired fencing materials listed; and (3) compliance dates for nonconforming uses along Ross Avenue were determined necessary to achieve the desired urban scale development and improve opportunity to maximize development potential.

Redevelopment is occurring on Ross Avenue and this request supports the changing uses along the gateway corridor.

Land Use Compatibility:

	Zoning	Land Use
Site	PDD No. 298 Subdistrict 1	Proposed liquor store, retail, & restaurant
Northeast	PDD No. 298 Subdistrict 1	Vacant
Southeast	PDD No. 298 Subdistrict 6	Single family residential
Southwest	PDD No. 298 Subdistrict 1	Multifamily
Northwest	PDD No. 298 Subarea 1	Multifamily

The subject site is part of a multi-tenant commercial property which has been fully renovated. It will have a variety of store fronts serving the multiple multifamily structures in walking distance to the northwest and southwest. Additionally, these shops serve as a barrier between the high intensity multifamily and the single family properties to the east, all within the Bryan Area Special Purpose District and as intended by a Multi Modal Corridor Building Block.

The approximately 2,300 square foot building is zoned Subdistrict 1 of Planned Development District No. 298, the Bryan Place Special Purpose District, and is currently redeveloped with a multi-tenant structure. The proposed liquor store will complement the variety of shops for the community.

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.

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

PARTNERS FOR BAR & GARDEN

March 21, 2016

Mr. Rob Baldwin,
The partners of Bar & Garden are:

Lisa Johnson

Lauren Johnson

Jeffery Fritz

Marissa Mandel

Please let me know if you need any additional information.

Thanks,

Lisa Johnson
214-901-2433

Z156-242

PARTNERS FOR BSK SCHWARTZ LTD.

March 2, 2016

Mr. Rob Baldwin

The owners of 3310 – 3314 Ross Avenue, Dallas , Texas are the partners of BSK Schwartz Ltd. Are:

Ben Schwartz

Steve Schwartz

Kim Smith

Schwartz Barshop Management LLC, a Texas Limited Liability company

Please let me know if you need any additional information.

Thanks,

Ben Schwartz
619-884-6987

Z156-242

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a liquor store.

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

Staff's Recommendation:

3. TIME LIMIT: This specific use permit expires on TWO YEARS.

Applicant's Request:

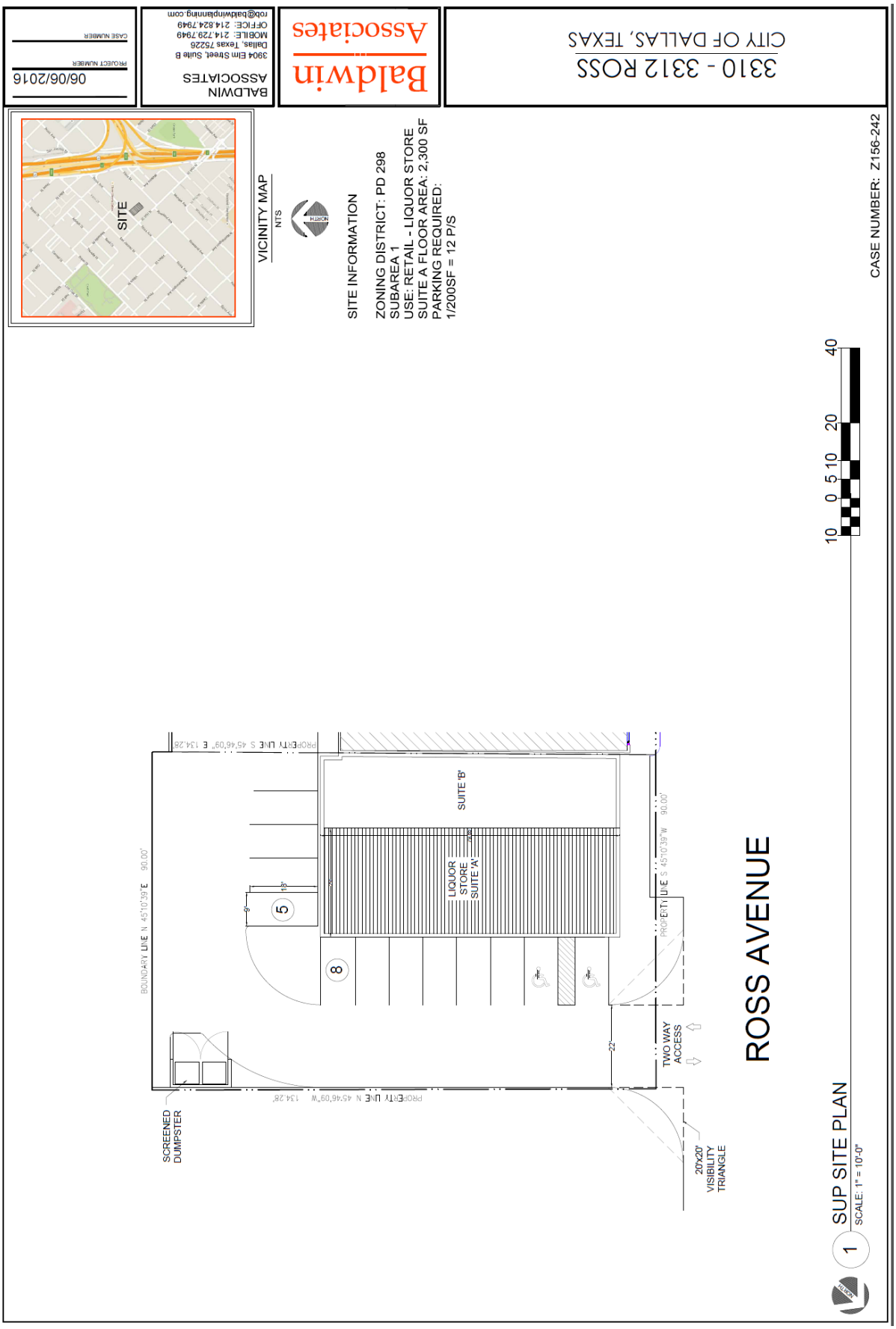
3. TIME LIMIT: This specific use permit expires on TWO YEARS, but is eligible for automatic renewal for additional FIVE-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for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

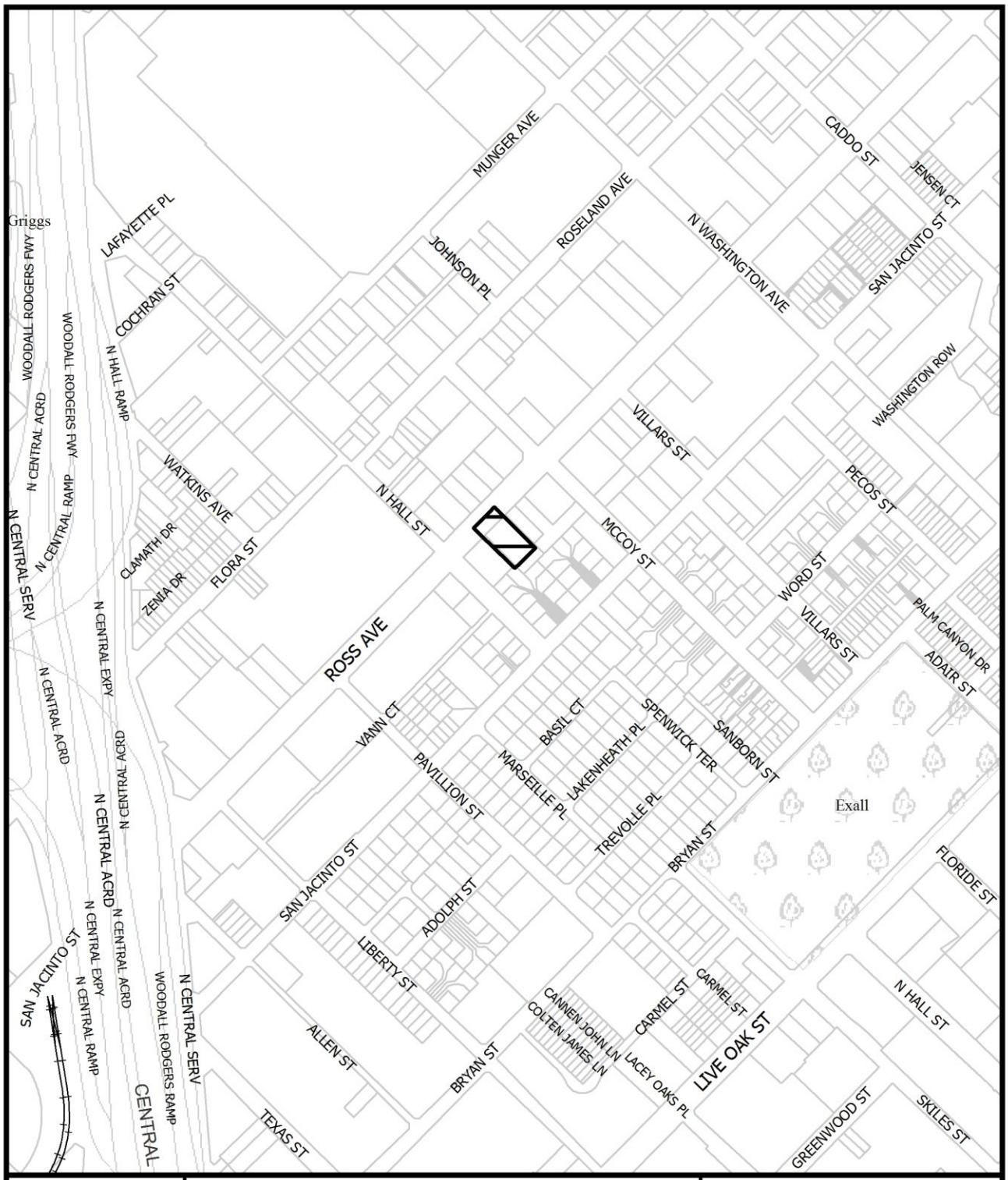
4. FLOOR AREA: The maximum floor area for a liquor store is 2,300 square feet in the location shown on the site plan.

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

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

PROPOSED SITE PLAN



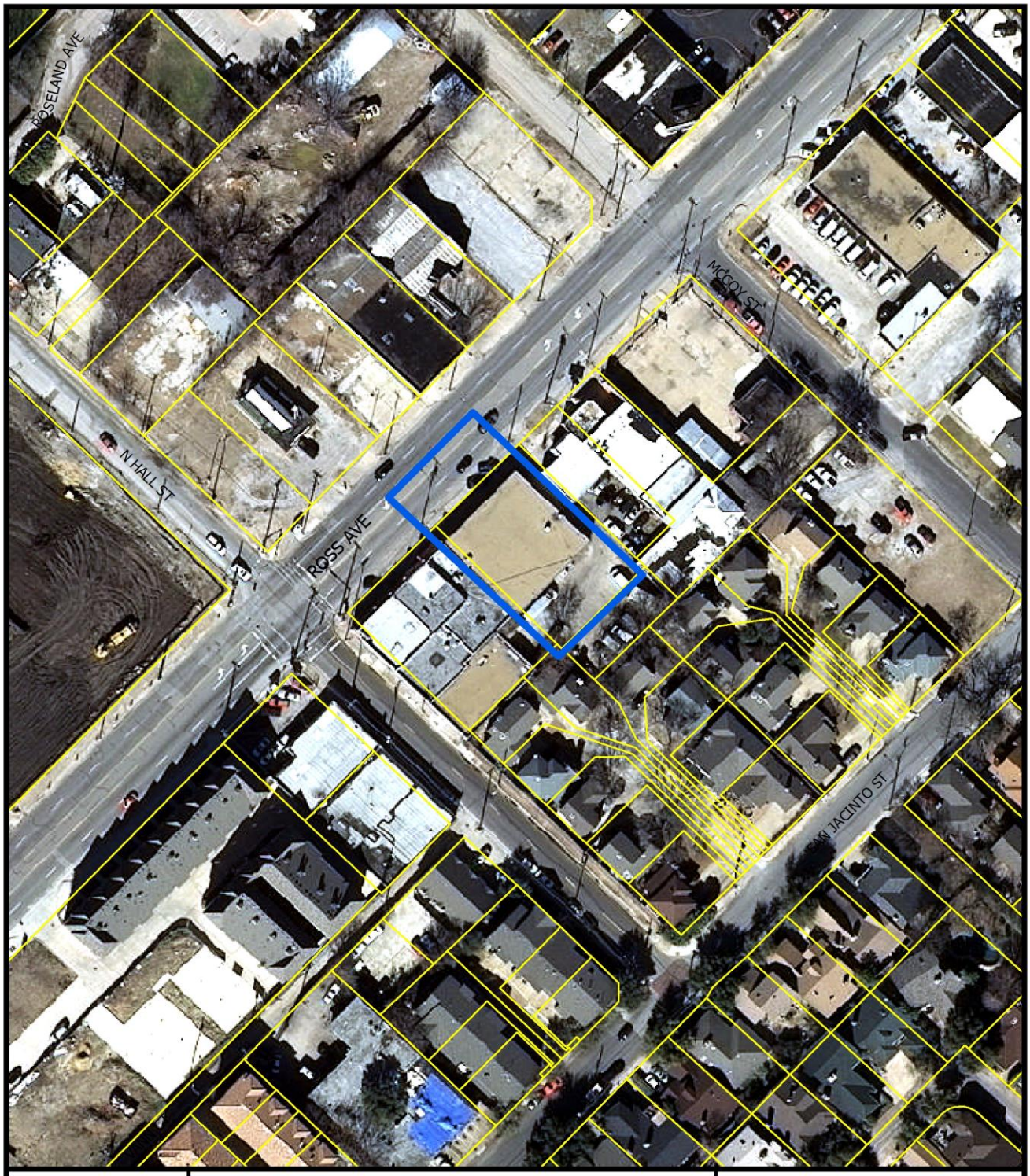


1:4,800

VICINITY MAP

Case no: Z156-242

Date: 5/27/2016

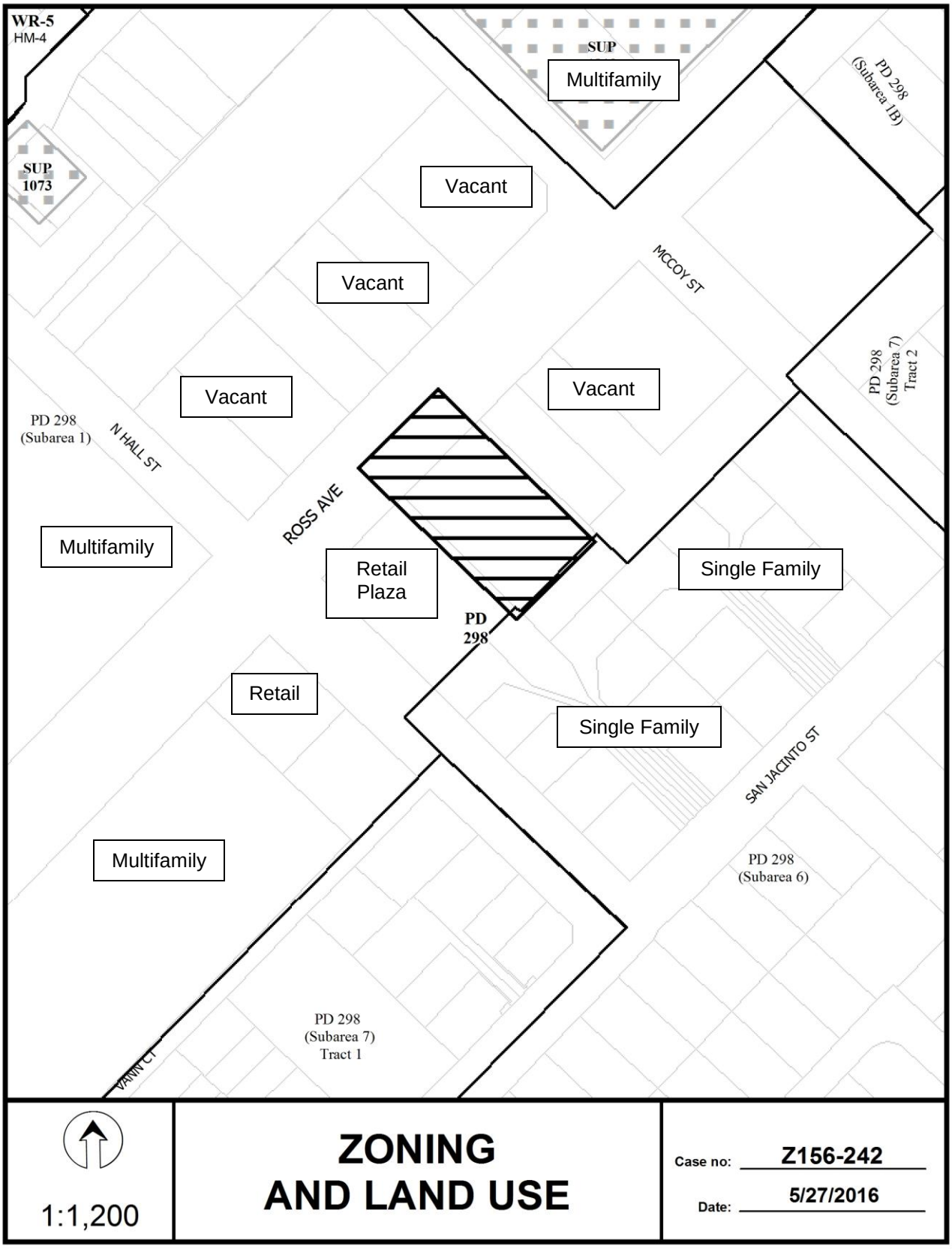


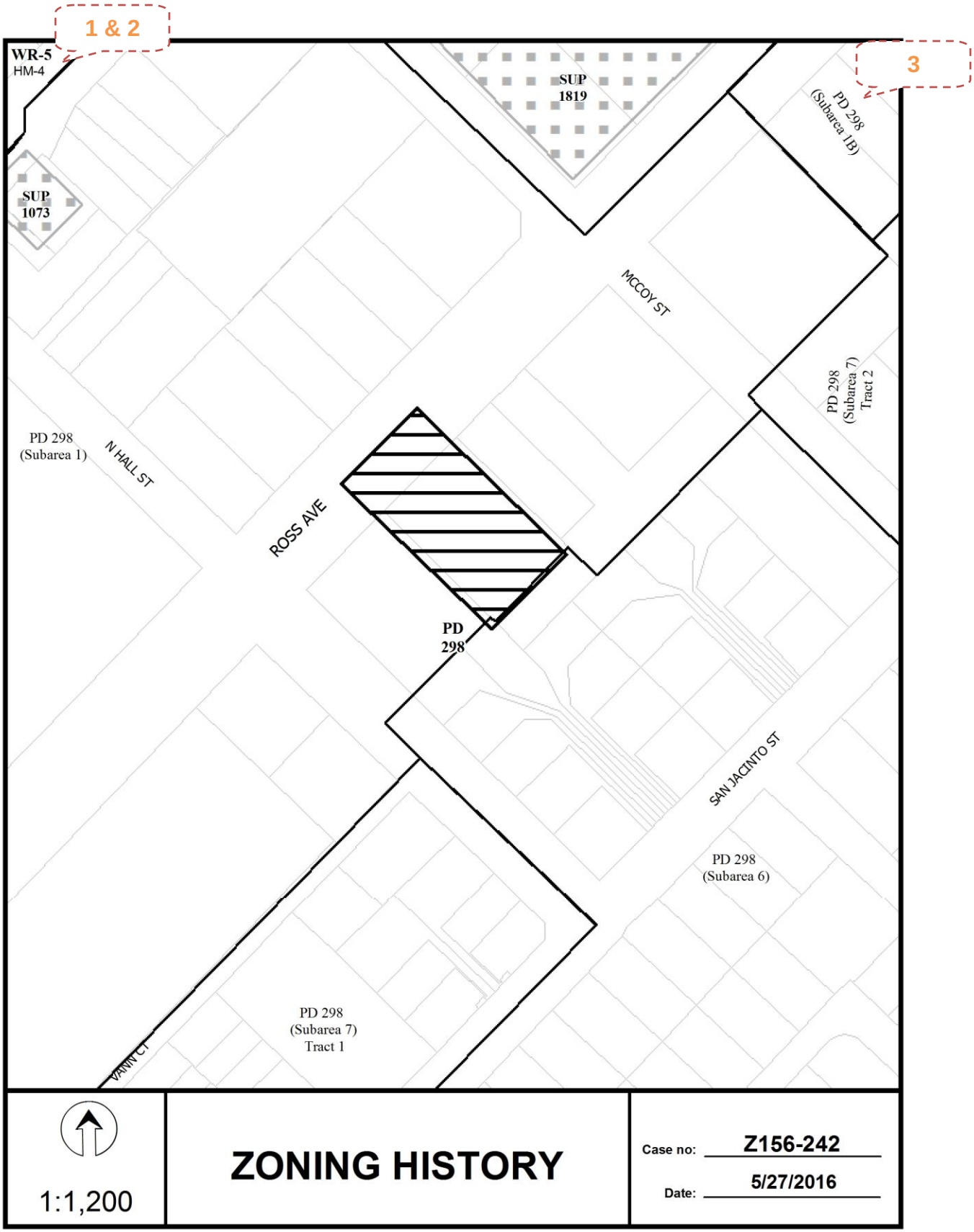
1:1,200

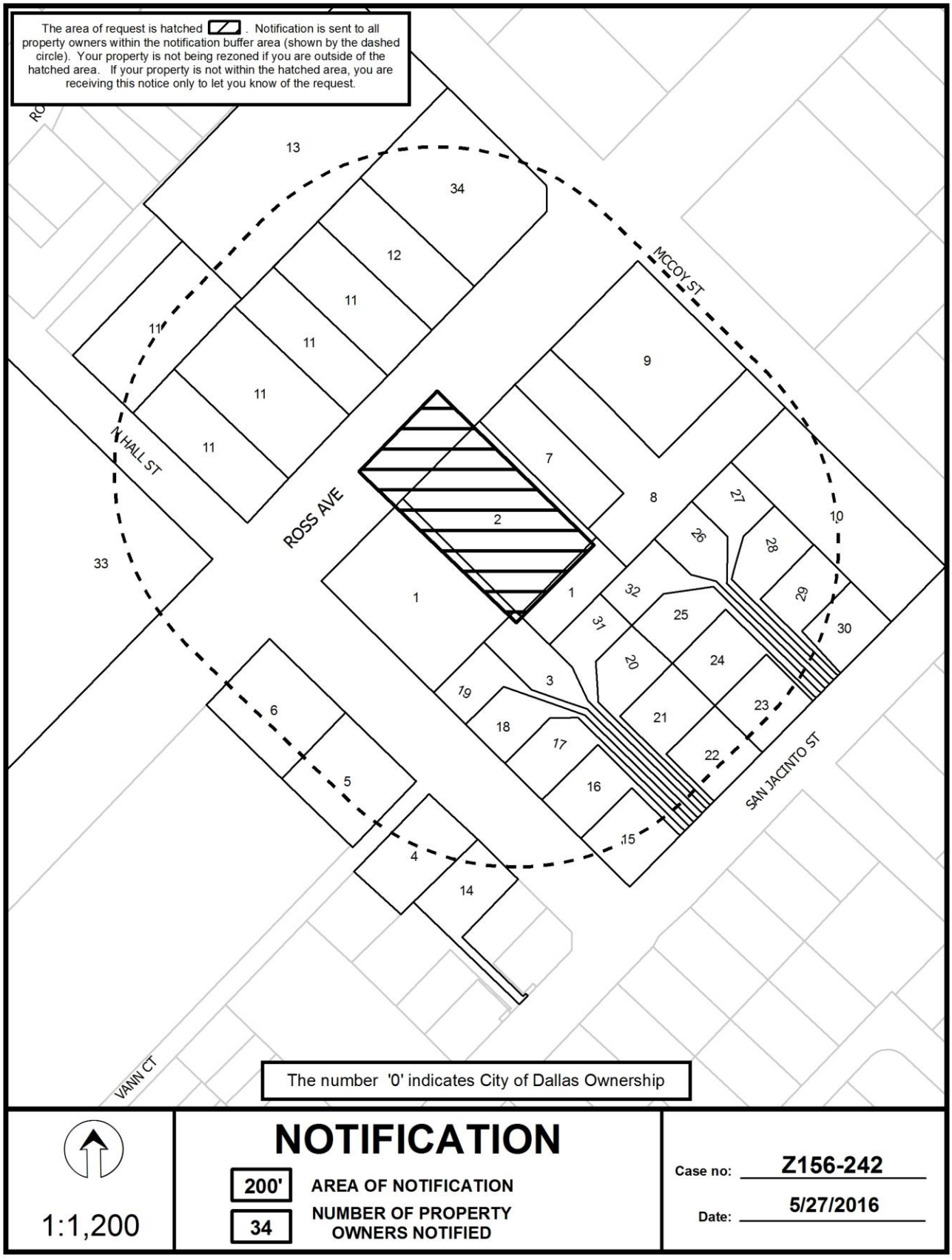
AERIAL MAP

Case no: Z156-242

Date: 5/27/2016


WR-5
HM-4
SUP
1073
SUP
Multifamily
PD 298
(Subarea 1B)
Vacant
Vacant
MCCOY ST
Vacant
Vacant
PD 298
(Subarea 7)
Tract 2
PD 298
(Subarea 1)
N HALL ST
ROSS AVE
Multifamily
Retail
Plaza
Single Family
PD
298
Retail
Single Family
SAN JACINTO ST
Multifamily
PD 298
(Subarea 6)
PD 298
(Subarea 7)
Tract 1
VANN CT
1:1,200
ZONING
AND LAND USE
Case no: Z156-242
Date: 5/27/2016


1 & 2
3
WR-5
HM-4
SUP
1819
PD 298
(Subarea 1B)
SUP
1073
MCCOY ST
PD 298
(Subarea 7)
Tract 2
PD 298
(Subarea 1)
N HALL ST
ROSS AVE
PD
298
SAN JACINTO ST
PD 298
(Subarea 6)
PD 298
(Subarea 7)
Tract 1
VANN CT
1:1,200
ZONING HISTORY
Case no: Z156-242
Date: 5/27/2016


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
MCCOY ST
N HALL ST
ROSS AVE
SAN JACINTO ST
VANN CT
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
34
NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: Z156-242
Date: 5/27/2016

05/27/2016

Notification List of Property Owners

Z156-242

34 Property Owners Notified

Label #	*Address*		*Owner*
1	3300	ROSS AVE	BSK SCHWARTZ LTD
2	3310	ROSS AVE	BSK SCHWARTZ LTD
3	3323	SAN JACINTO ST	MAZZOLA RICHARD J
4	1609	N HALL ST	MORENO JERRY C & DELIA M
5	1619	N HALL ST	ROSS HALL LLC
6	1623	N HALL ST	ROSS HALL LLC
7	3400	ROSS AVE	HERNANDEZ JULIO
8	3404	ROSS AVE	PARKS JAMES B JR
9	3410	ROSS AVE	DFW MLA OPPORUNITY FUND
10	1607	MCCOY ST	MACEDONIA BAPTIST CHURCH
11	3311	ROSS AVE	ROSEDALE APARTMENTS LLC
12	3405	ROSS AVE	1507 DRAGON STREET LLC
13	1711	MCCOY ST	GIRMA ASKE
14	3243	SAN JACINTO ST	LARKO NIX MARY E
15	3303	SAN JACINTO ST	ALLEN ALAN D
16	3307	SAN JACINTO ST	MITCHELL REBECCA
17	3311	SAN JACINTO ST	ABTAHI ROBERT
18	3315	SAN JACINTO ST	SINGER FLORIZA FLORES &
19	3319	SAN JACINTO ST	EVANS JENNIE M E
20	3331	SAN JACINTO ST	HUGGHINS GAYLA J
21	3335	SAN JACINTO ST	VAZQUEZ ZAIRA &
22	3339	SAN JACINTO ST	PURDY JUDY H
23	3343	SAN JACINTO ST	BARRON KENNETH L
24	3403	SAN JACINTO ST	MOORE TERRY L
25	3407	SAN JACINTO ST	WHITE NATHAN
26	3415	SAN JACINTO ST	FISHER ROBERT J & MELINDA M

05/27/2016

Label #	*Address*		*Owner*
27	3419	SAN JACINTO ST	TOLANDER GREGORY ALAN & KRISTEN GAIL
28	3423	SAN JACINTO ST	LUIK STEPHEN WILLIAM
29	3427	SAN JACINTO ST	AZFER ADNAN &
30	3431	SAN JACINTO ST	MONTOYA CHRISTIAN &
31	3327	SAN JACINTO ST	FRANCESCHETTI ALESSIO
32	3411	SAN JACINTO ST	SMITH J WAYNE & SHARON A
33	1707	N HALL ST	SHF I ICON LLC
34	3407	ROSS AVE	R & F INVESTMENTS II LTD

CITY PLAN COMMISSION **THURSDAY, JUNE 16, 2016**

Planner: Mark Doty

FILE NUMBER: Z156-186(MD) **DATE FILED:** September 8, 2015

LOCATION: Northwest side of Abrams Road, southwest of La Vista Drive

COUNCIL DISTRICT: 14 **MAPSCO:** 36-Y

SIZE OF REQUEST: .43 acres **CENSUS TRACT:** 0014.00

APPLICANT/OWNER: W. W. Willingham III

REPRESENTATI VE: Santos Martinez

REQUEST: A Landmark Commission Authorized Hearing to consider an Historic Overlay for Lakewood Theater on property zoned Subdistrict J in Planned Development District No. 281, the Lakewood Special Purpose District.

SUMMARY: The Lakewood Theater was constructed in 1938 by the Interstate Theater Circuit Inc., a Dallas-based company built and led by Dallasite Karl Hoblitzelle. The Art Deco theater was designed by Dallas architect H. F. Pettigrew of Pettigrew and Worley, and built by Edward T. Moore with Dines & Kraft and George P. O'Rourke Construction Company. A significant property must meet 3 of 10 designation criteria. This property has been determined to meet 8.

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

LANDMARK COMMISSION RECOMMENDATION: **Approval**, subject to preservation criteria.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval based upon the following:

1. Both the Landmark Commission and its Designation Committee have determined this complex to be historically significant under eight designation criteria. These criteria are: history, heritage and culture; significant persons; architecture; Architect or master builder; historic context; unique visual feature; national and state recognition; and historic education.

2. The proposed historic overlay will protect the primary facades facing along Abrams Road while allowing for new storefront infill and construction in build zones.

3. The overlay designation does not change the base zoning or permitted uses for the property.

4. The request complies with the Comprehensive Plan.

BACKGROUND INFORMATION:

- After Lakewood Theater was authorized by the Landmark Commission on September 8, 2015, the Designation Committee of the Landmark Commission met twice (September 23 and October 21, 2015) with the Owner and Owner's representatives to work on the landmark nomination form and preservation criteria.

- This preservation criteria also includes protection of the historic murals by interior decorator/muralist Eugene Gilboe and artist Perry Nichols located in the lobby space as well as specific parking allowances.

- The Designation Committee approved the designation report, comprised of the landmark nomination form and preservation criteria, on October 21, 2015.

- The Landmark Commission approved the designation on December 7, 2015.

STAFF ANALYSIS:

Comprehensive Plan:

The historic overlay is consistent with the Land Use, Environment and Neighborhoods Elements of the Comprehensive Plan. Historic preservation has played a key role in defining Dallas' unique character. Preservation of open spaces that are historically and environmentally significant creates a direct, visual link to the past, contributing to a "sense of place."

Goal 1.4 Coordinate Planning Activities to Balance Transportation, Land Use, Infrastructure and the Environment
Policy 1.4.3 Embrace environmental sustainability.

Goal 6.4 Identify, Protect and Restore Open Space
Policy 6.4.1 Identify and prioritize ecologically sensitive areas.
Policy 6.4.2 Protect open space.
Policy 6.4.3 Acquire natural areas.
Policy 6.4.4 Restore and manage sensitive areas.

Goal 7.2 Preservation of Historic and Cultural Assets
Policy 7.2.3 Support education and community awareness.
Policy 7.2.4 Protect historic and cultural assets.

Parking:

Historic research indicates that the theater in 1938 had 1,102 seats. When Chapter 51 was enacted in 1947, four seats required one parking space. Based on the latest Certificate of Occupancy in 2004, the seating of the theater was reduced to 924, which would have required 231 spaces. Prior to 1947, parking was not required by Code. Uses in existence before 1947 did not have to provide parking if the use continued in the same size. The required parking per the 1947 Code that were not provided were considered Delta Credits. If the size of the use decreased or the use changed that required fewer spaces, Delta Credits were lost. If the change required more parking, the use must provide the additional spaces over the Delta Credit number.

The Landmark Commission recommended parking for a theater use be reduced by 231 spaces (current Delta Credits). All other uses would be required to park to Code.

Staff's recommendation is to not require parking for any use located inside the existing theater space. A dance hall use located anywhere on the property would need to park to Code. Chapter 51A does not allow Delta Credits be used for required parking for a dance hall. Uses located within any buildings constructed after the establishment of the Historic Overlay must park to Code. Staff believes this recommendation would encourage the adaptive re-use of the existing structure while protecting the historic structure.

The Applicant's request is to not require parking for office; restaurant, food, and drink services; retail or personal service uses in any location on the site.

LANDMARK COMMISSION ACTION: (December 7, 2015)

This item appeared on the Commission's discussion agenda.
Motion: Approval, subject to preservation criteria with Section 3 to follow staff recommendation, Section 11 modified that delta credits as determined by Building Inspection be maintained for theatre use any change in use will require compliance with the Development Code.

Maker:	*Tapscott
Second:	Birch
Results:	13/0

Ayes:	Amonett, Birch, Birrer, Bowers, Flabiano, Gadberry, Jordan, Maten, Parsons,*Sherman, Tapscott, Thomas-Drake, Williams
Against:	None
Absent:	Childers, Johnson, Seale
Vacancies:	Dist. 7 and 10

Dallas Landmark Commission
Landmark Nomination Form

1. Name

historic: Lakewood Theater
and/or common:
date: 1938

2. Location

address: 1825 Abrams Road, Dallas, Texas 75214
location/neighborhood: Munger Place Heights
block: 6 ***lot:*** 1884 ½ ***land survey:*** R. Ray Survey, Abstract 1242 ***tract size:*** 10,153 SF

3. Current Zoning

current zoning: Planned Development District 281 Subdistrict J

4. Classification

Category	Ownership	Status	Present Use	
___district	___public	___occupied	___agricultural	___museum
_X_building(s)	_X_private	_X_unoccupied	_X_commercial	___park
___structure	___both	_X_work in progress	___educational	___residence
___site	**Public Acquisition**	**Accessibility**	___entertainment	___religious
___object	___in progess	_X_yes:restricted	___government	___scientific
	___being considered	___yes:unrestricted	___industrial	___transportation
		___no	___military	___other, specify
				_____

5. Ownership

Current Owner: WW Willingham Family Limited Partnership No. II, K&B La Vista Texas, Ltd., K&B Collins Texas, Ltd., K&B Josey Texas, Ltd, Garner 720, Ltd as tenants-in-common.
Contact: Craig Kinney ***Phone:*** *(214) 343-9119*
Address: 8525 Ferndale Rd, Suite 204 ***City:*** Dallas ***State:*** TX ***Zip:*** 75238

6. Form Preparation

Date: October 5, 2015

Name & Title: Nicky DeFreece Emery, Architectural Historian and Conservator on behalf of Alston Architects
Organization: Adapt/re:Adapt Preservation and Conservation, LLC
Contact: Nicky DeFreece Emery ***Phone:*** 214-417-7910

7. Representation on Existing Surveys

Alexander Survey (citywide)	*local*	*state*	*national*	*National Register*
H.P.L. Survey (CBD)	*A*	*B*	*C* *D*	*Recorded TX Historic Ldmk*
Oak Cliff				*TX Archaeological Ldmk*
Victorian Survey				

Dallas Historic Resources Survey, Phase ____ ___ high ___ medium ___ low

For Office Use Only

Date Rec'd:_____ Survey Verified: Y N by:____ Field Check by:_____ Petitions Needed: Y N
Nomination: Archaeological Site Structure(s) Structure & Site District

8. Historic Ownership

original owner: Dines and Kraft, owners; Interstate Theater Circuit, Inc. (Karl Hoblitzelle), theater lease holder

significant later owner(s):

9. Construction Dates

original: 1938

alterations/additions:

10. Architect

original construction: H. F. Pettigrew, Pettigrew and Worley

alterations/additions:

11. Site Features

natural: located in the urbanized area of Lakewood on a triangular lot, surrounded by retail development, parking, and city streets at the intersection of Abrams and La Vista

urban design: Part of Lakewood Shopping Center, a retail strip center

12. Physical Description

Condition, check one:			*Check one:*
___ *excellent*	___ *deteriorated*	___ *unaltered*	___ *original site*
_X_ *good*	___ *ruins*	___ *altered*	___ *moved(date_____)*
___ *fair*	___ *unexposed*		

Describe present and original (if known) physical appearance. Include style(s) of architecture, current condition and relationship to surrounding fabric (structures, objects, etc). Elaborate on pertinent materials used and style(s) of architectural detailing, embellishments and site details.

The Lakewood Theater[1] was designed as a free-standing building but shares a wall with a later building that currently contains the Balcony Bar and the Arcade Bar. The bulk of the L-shaped theater is set back and to the left, expressed in a large mass that is stepped down, in typical Art Deco fashion, to the stage area. The entrance features a large V-shaped projecting marquee with a 100-foot-tall red and green neon-lit tower reading "Lakewood" on the left and a smaller version of the same tower element on the right in front of where the addition now stands. The porcelain enamel front, towers, attraction board and marquee ceiling were all built and installed by Dallas's famous Texlite sign company.[2] The entrance marquee is neon-lit and made of enameled metal panels on which is printed a graphic pattern. Built into this system are movie poster displays and other theater necessities such as a ticket booth. The remainder of the building is faced in stucco sculpted to achieve its stepped effect and the base of the wall is accented with a darker maroon color.

Multiple glass doors lead to the two-story lobby decorated in red, gold, pink, and green. A dramatic staircase designed by Henry Potter of Potter Art Metal Studios, Dallas and containing aluminum and brass moldings leads to the balcony level. Whimsical murals behind the concession area and along the upper lobby walls and balcony depict Disney characters Mickey Mouse, Donald Duck, and Goofy, as well as princes, soldiers, dancers, cowboys, and international figures in traditional costume. The murals were painted by Perry Nichols, one of the famed "Dallas Nine" artists. The lobby features a grand piano-shaped mirrored ceiling of peach-colored glass manufactured by Alamo Plate Glass Company. The walls of the restrooms picture brightly colored bird figures against a backdrop of red, gold, pink, and green.[3]

Inside the auditorium, life-sized female sculptures by José Martin (a French sculptor who also executed sculptures for the 1936 Texas Centennial and other locations in Dallas), aisle lighting, neon wall fixtures adorn the room, which hold 1,000 seats. The Lakewood was one of Dallas's first air-conditioned theaters. It was also innovative in providing in-seat audio jacks for the hearing impaired. By 1956, the theater boasted Dallas's first automated paid parking lot in front of the building; at an unknown date it installed a seating area for wheelchairs.[4]

Renovations and alterations of the theater are known to have occurred in 1952, when the box office was relocated and a concession area installed; in 1953, when the screen was enlarged; and in 1969, when the a new box office was added, entrance doors relocated and replaced, and first floor restrooms remodeled. In 1983, a major renovation resulted in the restoration of several of the murals, and

---

1 Portions of this document adapted from "Lakewood Theater: Historical Significance," unpublished document prepared by Preservation Dallas, September 4, 2015, with contributions by Nicky DeFreece Emery, Nancy McCoy, and David Preziosi.
2 "Texlite Grows to National Leadership," Dallas Morning News, April 20, 1957:2.
3 The Lakewood Starwalk, Jeanette Howeth Crumpler and James H. Davis, Nortex Press, Austin, TX, 1998:9-10.
4 "Theater Installs Special Area For Patrons in Wheel Chairs," Dallas Morning News, September 11, 1956.
"Automation Comes to Parking," Dallas Morning News, September 29, 1956.

reportedly some murals were painted over with flowers, although the location and extent is unknown. The proscenium curtain, carpet, and seats were also replaced at the time. A mural over the concession area was painted over at an unknown date.

The Lakewood Theater is currently in good condition. It has been vacant for several months while awaiting a new tenant. Remediation work including removal of asbestos in the auditorium and bathroom ceilings has been undertaken. Auditorium seats were removed to facilitate the remediation.

13. Historical Significance

Statement of historical and cultural significance. Include: cultural influences, special events and important personages, influences on neighborhood, on the city, etc.

Design and Construction of the Lakewood Theater

The Lakewood Theater was constructed in 1938 by the Interstate Theater Circuit Inc., a Dallas-based company built and led by Dallasite Karl Hoblitzelle. The theater was designed by Dallas architect H. F. Pettigrew of Pettigrew and Worley,[5] and built by Edward T. Moore with Dines & Kraft and George P. O'Rourke Construction Company.[6] At the Lakewood, Pettigrew worked with interior decorator/muralist Eugene Gilboe and artist Perry Nichols. Nichols, one of the "Dallas Nine" artists prolific during the 1930s and 1940s, worked regularly with Gilboe. By 1940 they had worked together to execute 30 murals for theaters and public buildings, including the Lakewood and Inwood theaters.[7]

Karl Hoblitzelle

Karl Hoblitzelle arrived in Dallas from St. Louis in the early 1900s, founding a series of vaudeville theaters known as the Interstate Amusement Company. In 1905 he opened the Majestic Theater at St. Paul and Commerce streets, later replaced by the larger Majestic Theater on Elm Street (John Eberson and Lang & Witchell, 1921). The name of the company was changed in 1921 to the Interstate Theater Circuit when the theaters began showing films. After the Depression, Hoblitzelle sought new markets for his theaters, choosing the Lakewood neighborhood of East Dallas for expansion due to the area's growth. Lakewood developers Dines & Kraft leased land for construction of the new theater, retaining ownership of the property until 1983.[8]

Pettigrew and Worley

In addition to the design of the Lakewood Theater, Pettigrew and Worley were the architects of the Wynnewood Theater (demolished 1999), Circle Theater, and Forest theaters in Dallas, and the Ridgelea Theater in Fort Worth (1950, significantly altered).[9] Pettigrew and Worley were also associated with

---

5 The Lakewood often has been erroneously attributed to architect John Eberson, who designed the Majestic Theater for Hoblitzelle.

6 "Anniversary," Dallas Morning News, November 4, 1938:1.

7 "Eugene Gilboe" and "Perry Nichols" in *Texas Painters, Sculptors & Graphic Artists: A Biographical Dictionary of Artists in Texas Before 1942*, John E. and Deborah Powers, Woodmont Books, Austin, 2000.
"Dallas Nine," in *The Handbook of Texas Online*, Kendall Curlee, http://www.tshaonline.org/handbook/ online/articles/kjd01, accessed August 29, 2015.

8 The Lakewood Starwalk, Jeanette Howeth Crumpler and James H. Davis, Nortex Press, Austin, TX, 1998:9.

9 Lost Dallas, Mark Doty, Arcadia, Charleston, SC, 2012:108.
Interstate Theatre Collection Finding Guide, Texas/Dallas History & Archives, Dallas Public Library, Texas Archival Resources Online, http://www.lib.utexas.edu/taro/dalpub/07701/dpub-07701p3.html, accessed August 29, 2015.

Hoblitzelle's St. Andrew's Place development in University Park with LaRoche and Dahl (1940), among other residential projects.[10]

Eugene Gilboe

Eugene Gilboe was the supervisor of the interior design and murals of the Lakewood Theater, working with Pettigrew and Worley, and with mural artist Perry Nichols. Gilboe (1881-1964) was born in Oslo and studied at the Royal Academy of Arts and Decoration in Norway. He came to Texas in 1933 to work with George Dahl on the University of Texas Library and Student Union in Austin and later to serve as the colorist and reportedly to oversee the color and decorative treatments of the Texas Centennial Exposition in Dallas, including the North Texas fresco in the Hall of State, executed by Arthur Starr Niendorff with Perry Nichols assisting. Gilboe remained in Dallas until his death, and under the partnership of Franklin and Gilboe Company and later as Eugene Gilboe Decorating Company, came to specialize in theater decorationfor the Publix theater chain. Gilboe is credited with decorating at least 26 theaters in Texas, including the Forest Theater near Fair Park, the Village Theater in Highland Park, and the Granada, Capitan, and Fulton theaters in Houston, among others. He is listed in Buie Harwood's "Decorating Texas" as responsible for 35 buildings across the state, including the Adolphus and Stoneleigh hotels, the Eperson building in Houston, and several buildings at the University of Texas at Austin. Very few of his murals survive.[11]

Perry Nichols[12]

Perry Nichols executed the Lakewood Theater murals under designer Eugene Gilboe, along with two other noted Dallas artists, Harry Carnohan and Victor Lallier. Nichols lived from 1911-1992. His teachers and principal noticed Nichols' artistic abilities at Vickery Place School. He subsequently attended Bryan Street High School, where he met fellow artist William Lester, and graduated from Woodrow Wilson High School, where he served as art editor of the school's yearbook. The single most influential teacher of Nichols' career probably was Eleanor Benners at Woodrow, an accomplished artist

---

"Movie Theaters Designed by H. F. Pettigrew," Cinema Treasures, http://cinematreasures.org/architects/84, accessed August 29, 2015.

10 Interstate Theatre Collection Finding Guide, Texas/Dallas History & Archives, Dallas Public Library, Texas Archival Resources Online, http://www.lib.utexas.edu/taro/dalpub/07701/dpub-07701p3.html, accessed August 29, 2015.

11 "E. J. Gilboe Dies at 83," Dallas Morning News, November 16, 1964:4.

Decorating Texas, Buie Harwood, Texas Christian University Press, Fort Worth, 1993.

David Bush, e-mail communication, August 29, 2015.

Eugene Gilboe, Biographical Sketches: Centennial Artists, Dallas Historical Society, File A38.3.

Fair Park Deco, Jim Parsons and David Bush, TCU Press, Fort Worth, Texas, 2012.

12 This section adapted from "Perry Nichols Art Work and Papers: A Guide to the Collection," Ellen Buie Niewyk. Available at http://www.lib.utexas.edu/taro/smu/00140/smu-00140.html, presented by Dr. Sam Ratcliffe to City of Dallas Landmark Commission, September 8, 2015. Used with permission.

in her own right. Outside of school, Nichols studied under two of the Southwest's most significant 20th C. artists, Frank Reaugh and Alexandre Hogue.

By age 17, his work was being selected in local juried exhibitions. After one year's service in the Army in San Antonio, he returned to Dallas. In 1932, he exhibited with eight other Texas artists at the Dallas Public Art Gallery in the Exhibition of Young Dallas Painters (All young men under thirty years of age). It was from this exhibition that the term "The Dallas Nine" originated. During this same period, Nichols worked with local theatres in designing sets and costumes for Dallas Little Theatre, Fair Park Auditorium, and Dallas City Hall auditorium.

Nichols assisted with art projects at the Texas Centennial in 1936, including the North Texas mural in the Hall of State under Arthur Starr Niendorff, plaster bas reliefs along the Esplanade, and works at the Hall of Religion under Pierre Bourdelle. In 1938, he was one of the founding members of the Lone Star Printmakers and participated in the group's first circuit of prints. In the same year his painting, Flood Stage, received the Kiest Purchase Prize from the Dallas Museum of Fine Arts and was exhibited at the New York World's Fair in 1939.

During this time, Perry Nichols was also building a reputation as an accomplished mural painter for businesses such as the Baker Hotel and the Sears department store on Ross Avenue. And, by 1940, in cooperation with Dallas decorator Eugene Gilboe, he had executed thirty murals for theatres and public buildings in Texas, Oklahoma, Arkansas, New Mexico, and Mississippi. These included Dallas's Arcadia, Inwood, and Lakewood theatres. Nichols also executed a large mural for the Lone Star Gas Company Exhibits Building at the State Fair of Texas. But he is probably best known for the immense mural he completed in 1949, assisted by eight other artists, in the lobby of the Dallas Morning News Building.

Aside from a 3-year stint as Head of the Art Department at Hockaday in the 1940s, Nichols worked as an independent artist and teacher, exhibiting at Dallas area galleries in the 1960s and 70s. In 1985, his work was included in the inaugural exhibition at the newly-constructed Dallas Museum of Art's exhibition, Lone Star Regionalism: The Dallas Nine and Their Circle. This exhibition marked a resurgence in interest in the work of Perry Nichols, Jerry Bywaters, the Doziers, and other Texas regionalist artists. This interest has only increased in the last 30 years among art collectors and scholars as well as the general public, as evidenced by the warm reception given recently to the installation of glass works by Octavio Medellin at Love Field.

José Martin

French sculptor José Martin (1891-1985) was the son of a woodcarver, hailing from a family of craftsmen. He studied at the Ecole des Beaux-Arts, but with the onset of World War I, left school to

volunteer for the army. He was eventually wounded, earning several decorations. Following the war, he returned to the Ecole for a time, but left in 1919 to support his family as a designer in the Compagnie des Arts Français, a leader in the Art Deco style. His art was commissioned for a number of public buildings including pediments of the Opera House at Marseille with Antoine Sartorio, and exterior décor of the Palais de la Méditerranée in Nice, among other pieces. Martin came to the United States in 1927, working briefly in Milwaukee, Cleveland, and New York where he worked on the decorative ceiling of the Waldorf Astoria. In 1933, he returned to Chicago to work at the Chicago World's Fair, where he and Raoul Josset created bas reliefs at the fountain in the rotunda of the Federal Building and "American Executive Power."

At the request of Donald Nelson and Raoul Josset, Martin came to Texas in 1936 to work as a sculptor for the Texas Centennial Exposition in Fair Park. Among his works are "Pioneer Woman" (or "Founders Statue") from the design by Raoul Josset and Donald Nelson; "France," "Mexico," and the "United States" sculptures with Josset, and "Confederacy" with Lawrence Tenney Stevens at the Hall of Transportation (Centennial Building); "Fish Fountain" at the Administration Building with Josset; and "Spirit of the Centennial" from the design by Josset. He also sculpted the stylized eagle atop the Federal Building with Josset. In 1938, Martin sculpted the two female figures flanking the proscenium at the Lakewood Theater. Martin became well known in Dallas, and created numerous works of art throughout the city and state. Among his numerous works are the Baylor Medical Alumni Library bas reliefs with Pierre Bourdelle (1941), the sculpture of Christ in the pediment of the University Park United Methodist Church (1949), decorations and statue at the Highland Park Methodist Chapel, the woman and child sculptures at the Scottish Rite Hospital with Josset, and the War Dead Memorial at Restland Memorial Park (1947). He also designed the elevator doors of the Mercantile National Bank in Dallas. During World War II, Martin briefly relocated to Seattle to work as a combat aircraft designer for North American Aviation. José Martin is featured in the Census of French Sculpture in American Public Collections, a comprehensive catalog of French sculpture in the United States in public collections. [13]

Theater History

The Lakewood Theater opened on October 27, 1938, showing "Love Finds Andy Hardy" starring Mickey Rooney, Judy Garland, and Lana Turner. It was immediately successful, drawing movie-goers from throughout East Dallas. It continued operation during World War II, providing a respite during difficult times. After the war, East Dallas boomed with post-war subdivisions springing up throughout

13 Oral histories, Jose Martin, October 27, 1973 and January 27, 1984. Dallas Public Library Oral History Files.
Fair Park, Dallas, 1936, in French Sculpture Census, available online at http://frenchsculpture.org/en/home, accessed October 5, 2015.
Fair Park Deco, Jim Parsons and David Bush, TCU Press, Fort Worth, Texas, 2012.

Lakewood and in the surrounding area. The 1950s brought a decrease in movie attendance with the proliferation of television in private homes. To compete, the Lakewood undertook several alterations in 1952, including installing a concession bar in the lobby, and remodeling the front of the building to relocate the box office. The screen was enlarged in 1953, and again in the 1960s. A new box office was added, the entrance doors replaced, and first floor restrooms remodeled in 1969. In the 1970s, the theater faced more competition with the introduction of multi-screen theaters. In 1973 the theater lease was sold to Sam Chernoff (with Dines and Kraft remaining as building owners), who began showing "dollar movies" but attendance still declined, as did the rest of the Lakewood Shopping Center. Business owners and residents of the area made an attempt to provide incentives and create a historic overlay for the center, but this was not successful. The theater closed in October 1983 as the leaseholder faced renovation costs that would make it competitive with multi-screen movie theaters. The next month, B.B. Barr purchased the Lakewood Theater from Dines and Kraft and began a restoration effort.[14, 15]

The 1984 restoration included repair or replacement of the roof, floors, carpet, curtains, and the stage curtain. Barbara Young Interiors oversaw the renovations, and many East Dallas artists and craftspeople took part. The lobby murals were retouched and sealed by artist Corky Pearson, Jim Cunningham, and Raymond Hernandez. Brighter colors replaced the original subdued pinks, greens, and reds. Additional murals depicting flowers and plants were painted near the stage and screen. The ceiling decoration was enhanced, as were the walls in the auditorium. A new three-tiered concession area was designed by Dan Boucher of Design Three; the stage apron was extended to accommodate live performances. Seats were recovered, and loveseats and some standard seats were removed and donated to nearby churches. A 1927 3/8 Robert-Melton organ that originally was located in the Old Mill Theatre at 1525 Elm (later the Rialto) was donated by the American Theater Organ Society, and installed in 1985. The exterior was little changed during the restoration, but the small tower and the tower and marquee lights were repaired and computerized by Jim Ashmore. The exterior walk was repaved with granite stars carved with names of donors imbedded in red concrete. In 1988, the 50th anniversary of the theater, the Balcony Club and Arcade opened. The next year, a fountain was installed across from the theater in the "esplanade" area. The fountain was pink stucco with red tile and embedded with granite stars. For several years, the theater had a resurgence, but by 1993, attendance once again declined and the theater again closed. The Lakewood changed hands again in 1996, with Mark Miranda and Jim Christon buying the theater and

---

14 The Lakewood Starwalk, Jeanette Howeth Crumpler and James H. Davis, Nortex Press, Austin, TX, 1998:10-11.
Dallas City Permits No. 874[ill], August 7, 1952; No. 76823, March 2, 1969

15 A hot dog stand had been added to the building site at the eastern (stage) side by 1952. A permit for a "candy stand" had been filed at the City in 1941, and this may have been the same structure. A violation notice for a substandard structure was issued by the City on February 13, 1973, but the permit does not specify if the violation was for the theater or the hot dog stand, but in April, a permit to demolish the hot dog stand was filed, and granted on

adjoining shops. It was leased by Keith McKeague in 1996 for special events, meetings, parties, and movies. The Theater and portions of the retail strip were purchased by the current owners in 2007. [16, 17]

Unlike its contemporaries throughout Dallas and the state, which have been demolished or severely altered, the Lakewood Theater retains the vast majority of its original design. Its iconic round pylons, the trademark of the suburban Dallas Interstate Theater, remain. Other theaters of that era have been modified to include multiple screens, as in the Inwood Theater and Village Theater, or for new use, as in Casa Linda Theater. Changes at the Lakewood have included the front doors, the ticket booth and possibly other minor elements, but even the decorative painting of the interior is still intact. The Lakewood retains its historic integrity to an exceptional degree, representing the unique period of time when America's fascination with movies was at its height.

Lakewood Theater in Context

Lakewood, located in East Dallas, was a concept of Dr. W. F. Pearson who owned 184 acres of land north of the Lakewood Country Club to Westlake Drive. Seeing development potential of the property in the early 1920s, he sold the land to developers Albert Dines and Lee R. Kraft of Dines and Kraft. Dines and Kraft were known for their use of the existing landscape, and they did so in Lakewood, including Westlake Park (1928), Gastonwood, and Country Club Estates. The neighborhood contains a variety of architectural styles, including French Eclectic, English Tudor, Colonial Revival, and Spanish Eclectic, with numerous architect-designed houses, including several by C. D. Hutsell. Lakewood became Dallas's most sought after neighborhood in the late 1920s and 1930s, with many oilmen and prominent merchants calling it home. The neighborhood overlooks White Rock Lake (1912) and its rolling landscape remains one of the most advantageous residential locations in Dallas.[18]

The Lakewood Theater is among the complex of buildings centered at Abrams Road and Gaston Avenue that have come to be known as the Lakewood Shopping Center. Begun in 1924 with "Doc" Harrell's Drugstore at the southwest corner of Gaston and Abrams, it quickly grew. In 1924, Leo Corrigan partnered with Dines and Kraft to purchase a portion of the Lakewood Country Club's property. In 1934 Skillern's Drug Store and Wyatt Food Store, designed by J. N. McCammon, was

---

June 8 (Dallas City permits No. 1584, February 12, 1941; No. ill., June 8, 1973).
16 The Lakewood Starwalk, Jeanette Howeth Crumpler and James H. Davis, Nortex Press, Austin, TX, 1998:10-11.
"Our Robert Morton Theatre Pipe Organ at the Lakewood Theatre," North Texas Chapter of the American Theatre Organ Society Brochure, n.d., Preservation Dallas vertical file, Lakewood Theater.
17 A mural over the concession stand that depicted animal figures was painted over at an unknown date.
18 "Lakewood," in Dallasights, American Institute of Architects Dallas Chapter, 1978:130-131.
"Lakewood," in A Guide to the Older Neighborhoods of Dallas, Historic Preservation League, Inc., Dallas, TX, 1986:44.

built at the triangular intersection of Gaston and Abrams. Three years later an ice cream parlor that became the Lakewood Library opened, followed by the Lakewood Theater and Lakewood Hotel in 1938. The "retail village" was to be modeled after the Highland Park Shopping Center. Lakewood residents initially fought construction of the shopping center, and sought to have the area re-zoned to residential use, citing it would encroach upon the neighborhood. The shopping center succeeded, becoming a retail center for East Dallas.

The shopping center and surrounding neighborhoods had declined by the early 1970s, however—a product of re-zoning and "white flight," when attempts to redevelop it were considered. The shopping center itself had suffered from years of congestion and parking hazards. This led to what became known as the "Abrams By-Pass War," wherein the Lakewood neighborhood, business owners, the City, and County fought for what was best for the retail hub. The plan intended to redevelop the center with the addition of more retail space and parking; and improve vehicular and pedestrian circulation by widening Gaston, expanding Abrams creating a bypass around the shopping center to allow traffic to flow from East Dallas to Downtown. Abrams Road through the shopping center would essentially become a parking lane and pedestrian mall. The plan called for right-of-way acquisition of private land, which along with the size of the bypass, impacts to neighborhoods, and the list of potential beneficiaries of redevelopment proved to be very controversial. Ultimately, the bypass was completed in 1985, diverting Abrams one block east around the Lakewood Shopping Center. While the landscaped pedestrian mall was not realized, the center did revitalize, and continues to be a thriving retail hub for East Dallas.[19]

Statement of Significance

The Lakewood Theater represents the historical development and cultural characteristics of 1930s development of the Lakewood Neighborhood and East Dallas, the City of Dallas, and possibly the State of Texas. It is identified with Dallasite Karl Hoblitzelle, noted theater owner, civic leader, philanthropist, and founder of the Interstate Amusement Company. The theater embodies the distinguishing characteristics of the Art Deco style and is a rare example of construction methods implemented for movie house design of the 1930s and represents the rarely surviving works of architect H. F. Pettigrew of Pettigrew &Worley, interior designer Eugene Gilboe, muralist Perry Nichols, and sculptor José Martin. It also represents the work of the Dallas firms Texlite, Potter Art Metal Studios, Alamo Plate Glass Company; and builders Dines and Kraft. The Lakewood Theater is related directly to its context

19 "Dreams and Reality: Lakewood Shopping Center" Lakewood Advocate, September 25, 2015.
"Retail Village to be Erected Near Lakewood," Dallas Morning News, March 9, 1934.
"The Abrams By-Pass War," in Lakewood—Memories and Spirit, Jeanette Howeth Crumpler and James H. Davis, Nortex Press, Austin, TX, 2003:27-47.
"How the Abrams bypass threw East Dallas for a loop," Lakewood Advocate, September 23, 2015.

within the distinctive Lakewood Shopping Center, of which it is the keystone; and is the most important icon of the Lakewood neighborhood and East Dallas as a whole.

The Lakewood Theater, including its prominent lighted pylons, is believed one of the most fully intact Interstate Theaters remaining in Texas, and is therefore a unique location of a singular physical characteristic representing the established and familiar feature of the Lakewood/East Dallas neighborhoods, the City of Dallas, and the State of Texas. It is a source of pride and is culturally significant. The theater appears to be eligible for inclusion in the National Register of Historic Places at the local and state level, as a Texas State Antiquities Landmark (formerly known as State Archeological Landmark), and as a Recorded Texas Historic Landmark.

The Lakewood Theater represents an era of architectural, social, and economic history that allows an understanding of how the theater, Lakewood/East Dallas Neighborhood, and City of Dallas was used by past generations.

14. Bibliography

American Institute of Architects Dallas Chapter. *Dallasights*. Dallas, TX: AIA Dallas, 1978.

Cinema Treasures, "Movie Theaters Designed by H. F. Pettigrew," http://cinematreasures.org/architects/84, accessed August 29, 2015.

City of Dallas Building Permits. Building Inspection Department. Dallas, TX.

Curlee, Kendall. "Dallas Nine," in *The Handbook of Texas Online*, http://www.tshaonline.org/ handbook/ online/articles/kjd01, accessed August 29, 2015.

Crumpler, Jeanette Howeth. *The Lakewood Starwalk as Seen through the Eyes of D.O.T.* Austin, TX: Nortex Press.

Crumpler, Jeanette Howeth and James H. Davis, *Lakewood—Memories and Spirit*. Austin, TX: Nortex Press, 2003.

Dallas Historical Society. Centennial Artists Biographical Sketches, various.

Dallas Morning News, Dallas, TX, various.

Dallas Public Library. Interstate Theatre Collection Finding Guide, Texas/Dallas History & Archives, Dallas Public Library, Texas Archival Resources Online, http://www.lib.utexas. edu/taro/dalpub/07701/dpub-07701p3.html, accessed August 29, 2015.

Dallas Public Library. Oral History Files. Dallas, TX.

French Sculpture Census. Available online at http://frenchsculpture.org/en/home.

Doty, Mark. *Lost Dallas*. Charleston, SC: Arcadia, 2012.

Fuller, Larry Paul, ed. *The American Institute of Architects Guide to Dallas Architecture*. Dallas, TX: Dallas Chapter, American Institute of Architects, 1999.

Harwood, Buie. *Decorating Texas*. Fort Worth, TX: Texas Christian University Press, 1993.

Historic Preservation League, Inc. *A Guide to the Older Neighborhoods of Dallas*. Dallas, TX: Historic Preservation League, Inc., 1986.

Lakewood Advocate. Dallas, TX, various.

Lakewood Theater, vertical file, Preservation Dallas, Dallas, TX.

Parsons, Jim and David Bush, *Fair Park Deco*. Fort Worth, Texas: TCU Press, 2012.

Powers, John E. and Deborah. *Texas Painters, Sculptors & Graphic Artists: A Biographical Dictionary of Artists in Texas Before 1942*. Austin, TS:Woodmont Books, 2000.

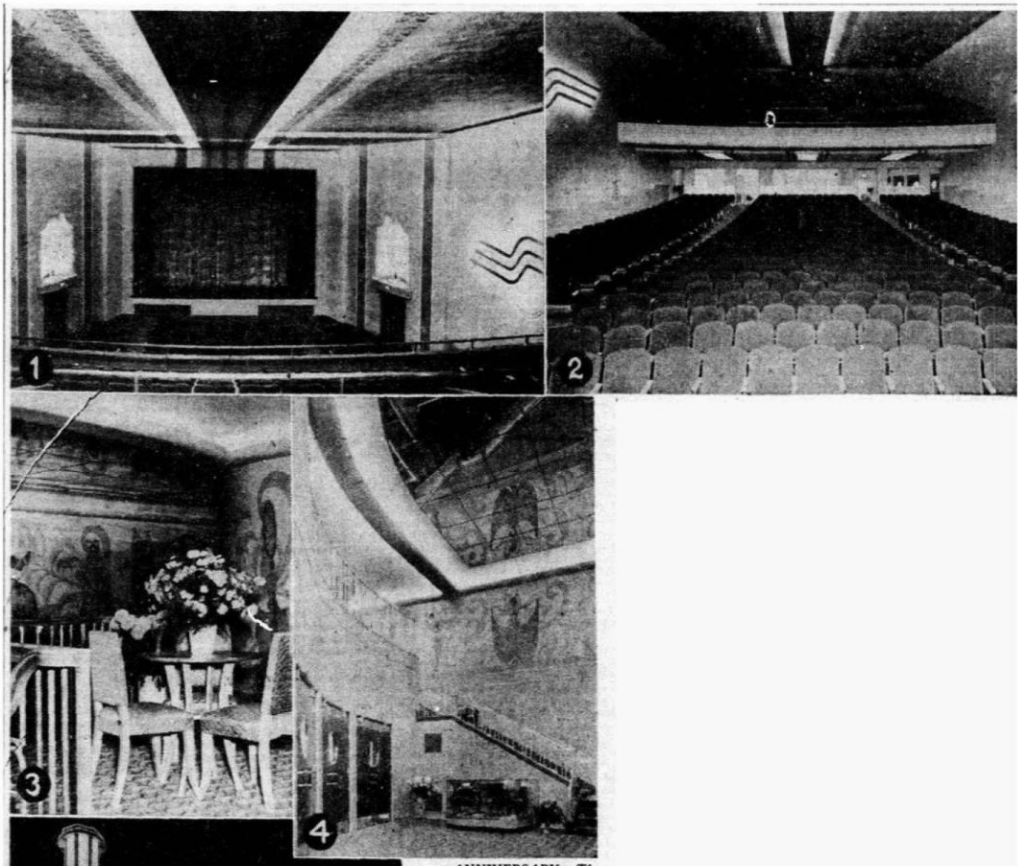
Sherrod, D. Troy. *Historic Dallas Theatres*. Charleston, SC: Arcadia, 2014.

15. Attachments	
_X__District or Site Map	*___Additional descriptive material*
Site Plan	*___Footnotes*
_X__Photos (historic & current)	*___Other:_____*

Aerial map, Lakewood Shopping Center with Lakewood Theater indicated

Rendering of Lakewood Theater, H.F. Pettigrew, 1939

Headline: Melodramatic Succor for Gable and Loy Beats Public to Razz; **Article Type:** Ne
Dallas Morning News (Dallas, Texas) • 11-04-1938 • Page One



ANNIVERSARY.—The Lakewood Theater, Dallas' newest suburban house located at Gaston and Abrams Road, has just completed its first week of operation with a good attendance record during the initial week. For the beginning of the second week the Lakewood, which is operated by Interstate, will show Walt Disney's full-length feature, Snow White and the Seven Dwarfs, on Sunday, Monday and Tuesday.

Shown above are several scenes of the theater both interior and exterior. They are: 1. Interior of the auditorium looking from the rear of the balcony toward the stage. 2. The auditorium looking from the stage to the balcony. 3. The afternoon chatting corner located on the mezzanine. 4. The outer lobby before entering the auditorium proper, with the reflection of the murals in the full-mirrored ceiling. 5. Night view of the exterior of the Lakewood showing the huge 100-foot tower and the new V-type attraction marque.

Edward T. Moore and the firm of Dines & Kraft, realtors, were the builders of the Lakewood for Interstate. George P. O'Rourke Construction Company handled the construction as they have for many new Interstate theaters in the last three years.

Lakewood Theater, ca. 1946, courtesy of Preservation Dallas, gift of Lovita Irby; note configuration of doors and location of box office at center of entrance

Lakewood Shopping Center, date unknown, From the collections of the Texas/Dallas History and Archives Division, Dallas Public Library

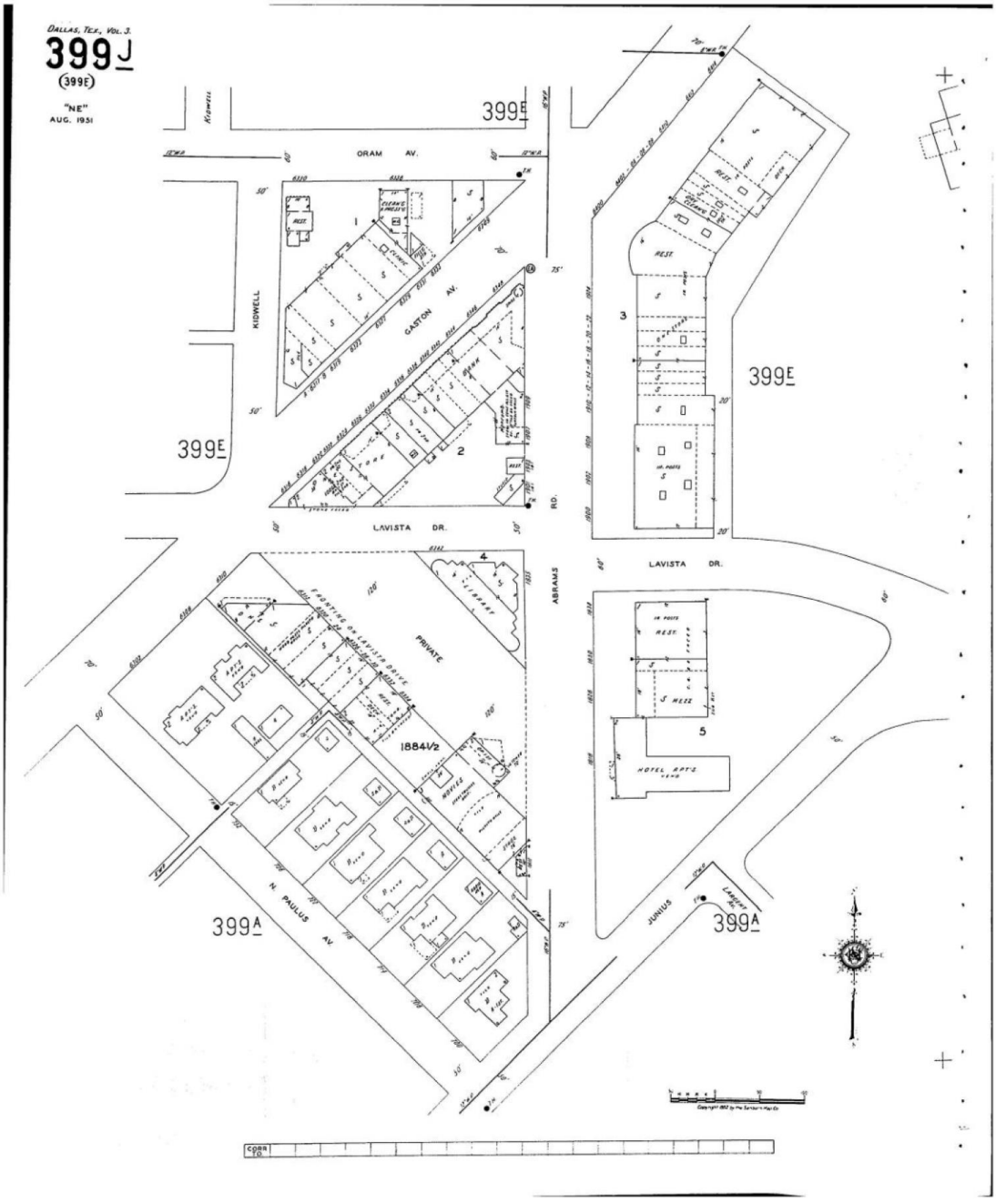
Lakewood Theater, ca. 1954, From the collections of the Texas/Dallas History and Archives Division, Dallas Public Library; note location of box office to left of entrance

21

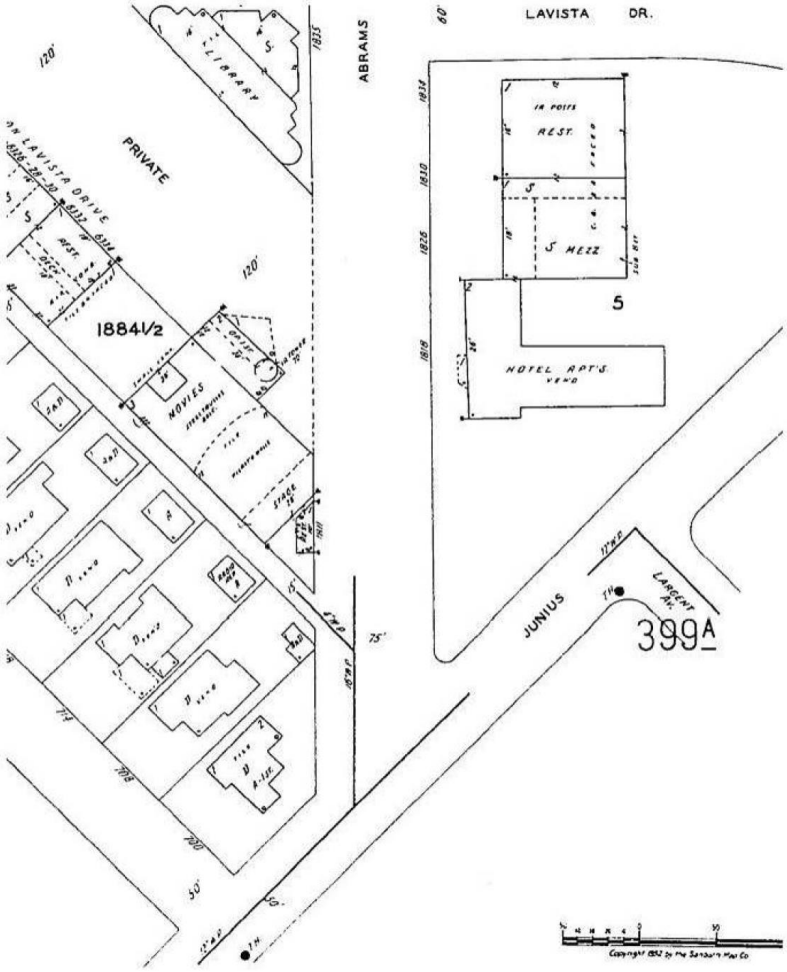
LAKEWOOD
LAKEWOOD
DOUBLE HORROR SHOW
POE'S TALES OF TERROR
EXPERIMENT IN TERROR
DOUBLE HORROR SHOW
POE'S TALES OF TERROR
EXPERIMENT IN TERROR

Lakewood Theater, ca. 1962, From the collections of the Texas/Dallas History and Archives Division, Dallas Public Library; note location of box office at left of entrance and reconfiguration of entrance doors compared to 1942 photograph

Lakewood Theater lobby ceiling, mural, and balcony handrail, date unknown, From the collections of the Texas/Dallas History and Archives Division, Dallas Public Library

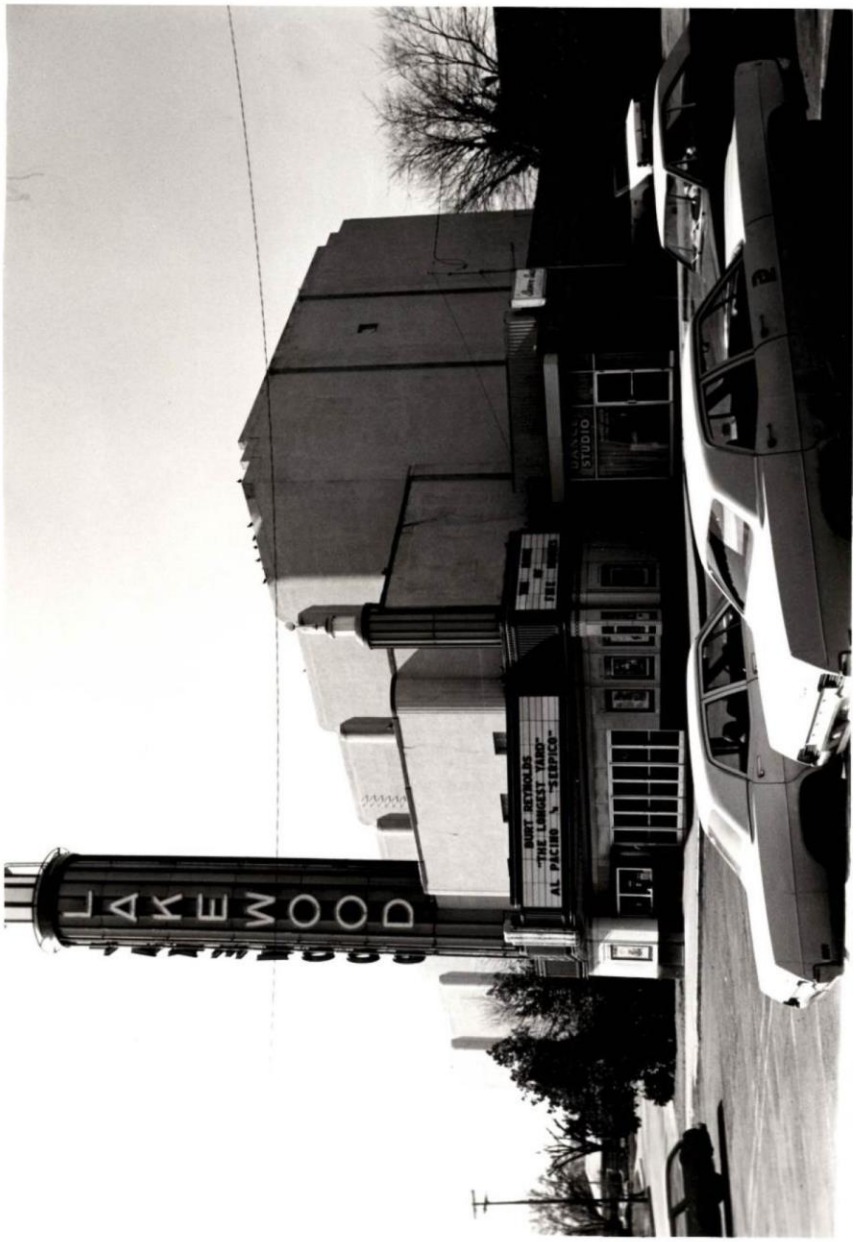


Sanborn Fire Insurance Map, 1952, p. 399j showing configuration of Lakewood Shopping Center



Detail of Sanborn Fire Insurance Map, 1952, p. 399j; note location of hot dog stand

Lakewood Theater, ca. 1974, courtesy of Preservation Dallas; note hot dog stand is no longer present at exterior stage wall; opening is present



Lakewood Theater, ca. 1974, courtesy of Preservation Dallas; note one story dance studio at current location of Balcony Club

Lakewood Theater, ca. 1985, courtesy of Preservation Dallas

Current View of Lakewood Theater, Dallas Morning News

16. Inventory of Structures-Historic District Only (Page___ of ___)

Please complete this form for each structure in a proposed historic district

a. Location and Name

b. Development History

Original owner:
Architect/builder:

Construction/alteration dates:

c. Architectural Significance

Dominant style:
Condition: ***Alterations:***

d. Category

Contributing ____ ***excellent example of an architectural style that is typical of or integral to the district; retaining essential integrity of design***	***Compatible ____*** ***supportinve of the district in age, style and massing but is not representative of the significant style, period and detailing, or area of significance typical of the district***	***Non-contributing ____*** ***intrusive; detracts form the character of the district***

e. Statement of Significance

17. Designation Criteria

__X__ History, heritage and culture: *Represents the historical development, ethnic heritage or cultural characteristics of the city, state, or country.*

____ Historic event: *Location of or association with the site of a significant historic event.*

__X__ Significant persons: *Identification with a person or persons who significantly contributed to the culture and development of the city, state, or country.*

_X___ Architecture: *Embodiment of distinguishing characteristics of an architectural style, landscape design, method of construction, exceptional craftsmanship, architectural innovation, or contains details which represent folk or ethnic art.*

_X___ Architect or master builder: *Represents the work of an architect, designer or master builder whose individual work has influenced the development of the city, state or country.*

__X__ Historic context: *Relationship to other distinctive buildings, sites, or areas which are eligible for preservation based on historic, cultural, or architectural characteristics.*

__X__ ***Unique visual feature:*** *Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city that is a source of pride or cultural significance.*

____ Archeological: *Archeological or paleontological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest.*

__X__ National and state recognition: *Eligible of or designated as a National Historic Landmark, Recorded Texas Historic Landmark, State Archeological Landmark, American Civil Engineering Landmark, or eligible for inclusion in the National Register of Historic Places.*

_X___ Historic education: *Represents as era of architectural, social, or economic*

history that allows an understanding of how the place or area was used by past generations.

Recommendation

The Designation Task Force requests the Landmark Commission to deem this nominated landmark meritorious of designation as outlined in Chapter 51 and Chapter 51A, Dallas Development Code.

Further, the Designation Task Force endorses the Preservation Criteria, policy recomendations and landmark boundary as presented by the Department of Planning and Development.

Date:

_____

Chair
Designation Task Force

_____

Chair
Designation Task Force

Historic Preservation Planner

6-9-16

ORDINANCE NO. _____

An ordinance changing the zoning classification on the following property:

[Property Description];

by establishing Historic Overlay District No. _____ (_____); providing procedures, regulations, and preservation criteria for structures and property in the district; 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 the rezoning of the Property described in this ordinance; and

WHEREAS, the city council finds that the Property is an area of historical, cultural, and architectural importance and significance to the citizens of the city; and

WHEREAS, the city council finds that it is in the public interest to establish this historic overlay district; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the zoning classification is changed by establishing Historic Overlay District No. _____ [on the property described in Exhibit A ("the Property"), which is attached to and made a part of this ordinance.] [on the following property ("the Property"):]

[Property Description]

SECTION 2. That the establishment of this historic overlay district shall not affect the existing underlying zoning classification of the Property, which shall remain subject to the regulations of the underlying zoning district. If there is a conflict, the regulations in this ordinance control over the regulations of the underlying zoning district.

SECTION 3. A person shall not alter the Property, or any portion of the exterior of a structure on the Property, or place, construct, maintain, expand, demolish, or remove any structure on the Property without first obtaining a certificate of appropriateness or certificate for demolition or removal in accordance with the Dallas Development Code, as amended, and this ordinance. All alterations to the Property must comply with the preservation criteria attached to and made a part of this ordinance as Exhibit *[A or B]*.

SECTION 4. That the building official shall not issue a building permit or a certificate of occupancy for a use 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. In addition to punishment by fine, the City may, in accordance with state law, provide civil penalties for a violation of this ordinance, and institute any appropriate action or proceedings to prevent, restrain, correct, or abate the unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance, demolition, or removal of a building, structure, or land on the Property.

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 l-4 of Chapter l 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 provisions of 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_____

PRESERVATION CRITERIA FORM

- *Preservation criteria in historic overlay district ordinances should conform to this form whenever possible. You should, however, modify this form to fit particular circumstances.*

- *The ordinance establishing the historic overlay district may permit additional uses and provide additional regulations for the historic overlay district.*

EXHIBIT *[A or B]*
PRESERVATION CRITERIA
LAKEWOOD THEATER
ADDRESS OR LOCATION

1. GENERAL.

1.1 All demolition, maintenance, new construction, public works, renovations, repairs, and site work in this district must comply with these preservation criteria.

1.2 Any alterations to property within this district must comply with the regulations in Chapter 51A of the Dallas City Code, as amended. If there is a conflict, these preservation criteria control.

1.3 Certificate of appropriateness.

a. Except as otherwise noted in these preservation criteria, a person may not alter a site within this district, or alter, place, construct, maintain, or expand any structure on the site without first obtaining a certificate of appropriateness in accordance with Section 51A-4.501 of the Dallas Development Code, as amended, and these preservation criteria.

b. The certificate of appropriateness review procedure outlined in Section 51A-4.501 of the Dallas Development Code, as amended, applies to this district.

c. After the work authorized by the certificate of appropriateness is commenced, the applicant must make continuous progress toward completion of the work, and the applicant shall not suspend or abandon the work for a period in excess of 180 days. The Director may, in writing, authorize a suspension of the work for a period greater than 180 days upon written request by the applicant showing circumstances beyond the control of the applicant.

1.4 A person may not demolish or remove any structure in this district without first obtaining a certificate for demolition or removal in accordance with Section 51A-4.501 of the Dallas Development Code, as amended.

1.5 Preservation and restoration materials and methods used must be consistent with the Secretary of the Interior's Standards for Rehabilitation and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library.

1.6 No person shall allow a structure in this district to deteriorate through demolition by neglect. Demolition by neglect is neglect in the maintenance of a structure that results in deterioration of the structure and threatens preservation of the structure. All structures in this district must be preserved against deterioration and kept free from structural defects. See Section 51A-4.501 of the Dallas Development Code, as amended, for regulations concerning demolition by neglect.

1.7 Consult Article XI, "Development Incentives," of the Dallas Development Code, as amended, for tax incentives that may be available in this district.

1.8 The period of historic significance for this district is the period from 1938 to 1965.

2. DEFINITIONS.

2.1 Unless defined in this section, the definitions in Chapter 51A of the Dallas City Code, as amended, apply.

2.2 APPROPRIATE means typical of the historic architectural style, compatible with the character of this district, and consistent with these preservation criteria.

2.3 CERTIFICATE OF APPROPRIATENESS means a certificate required by Section 51A-4.501 of the Dallas Development Code, as amended, and these preservation criteria.

2.4 CONTRIBUTING STRUCTURE means a structure that retains its essential architectural integrity of design and whose architectural style is typical of or integral to this district.

2.5 DIRECTOR means the Director of the Department of Sustainable Development and Construction or the Director's representative.

2.6 DISTRICT means Historic Overlay District No. _____, the Lakewood Theater Historic Overlay District. This district contains the property described in Section 1 of this ordinance and as shown on Exhibit B1.

2.7 ERECT means to attach, build, draw, fasten, fix, hang, maintain, paint, place, suspend, or otherwise construct.

2.8 FENCE means a structure or hedgerow that provides a physical barrier, including a fence gate.

2.9 MAIN BUILDING means the _____ building, as shown on Exhibit B1.

2.10 NO-BUILD ZONE means that part of this district in which no new construction may take place.

2.11 PROTECTED means an architectural or landscaping feature that must be retained and maintain its historic appearance, as near as practical, in all aspects.

2.12 REAL ESTATE SIGN means a sign that advertises the sale or lease of an interest in real property.

3. BUILDING SITE AND LANDSCAPING.

3.1 New construction is prohibited in the no-build zone shown on Exhibit B1.

3.2 The Main Building, shown on Exhibit B1, is protected

3.3 The 1980's Addition, shown on Exhibit B1, is not protected.

3.4 New driveways, sidewalks, steps, and walkways must be constructed of brick, brush finish concrete, stone, or other appropriate material. Artificial grass, exposed aggregate, and outdoor carpet are not permitted.

3.5 New mechanical equipment may not be placed or erected in the no-build zones shown on Exhibit B1. Mechanical equipment placed on the ground shall be screened.

3.6 Landscaping.

a. Existing trees are not protected.

b. Outdoor lighting must be appropriate and enhance the structure.

c. Landscaping must be appropriate, enhance the structure and surroundings, and not obscure significant views of protected facades.

3.7 Fences.

a. Fences are permitted, but design and placement must be appropriate and must not block significant views of the historic structure. No fences may be placed in front of Protected Facade A1 shown on Exhibit B2.

b. Fence height is limited to four feet above adjacent finished grade or at minimum height required by the Texas Alcoholic Beverage Commission.

c. Fences may be constructed of metal, masonry, wood, stucco, stone, or other material deemed appropriate. There are no transparency requirements for fences.

4. FACADES.

4.1 Protected facades.

a. The facades shown on Exhibit B2 are protected as described below.

1. Facades A1 and A2 are protected from ground level to top of parapet, including historic tower signage and movie marquee signage.

2. Protected Facade B1 is protected from the point where the parapet meets the roof to the top of the parapet.

3. Protected Facade B2 is protected from a line 16 feet above grade to the top of the parapet.

4. Facade B3 is not protected, but all work on this facade is subject to the Certificate of Appropriateness process. This facade may receive new windows, entrances, or similar openings equivalent to up to 75% of the linear footage of the facade. Additionally, up to 100 percent of this non-protected facade may attach to adjacent new construction.

5. Facades C and D are not protected, but all work on these facades is subject to the Certificate of Appropriateness process. Up to 100 percent of Facade D may attach to adjacent new construction.

6. Facades E and F are not protected and modifications to them are not subject to the Certificate of Appropriateness process.

b. Reconstruction, renovation, repair, or maintenance of protected facades must be appropriate and must employ materials similar to the historic materials in texture, color, pattern, grain, and module size.

c. Historic solid-to-void ratios of protected facades must be maintained.

4.2 Reconstruction, renovation, repair, or maintenance of nonprotected facades must be compatible with protected features.

4.3 Wood siding, trim, and detailing must be restored wherever practical.

4.4 All exposed wood must be painted, stained, or otherwise preserved.

4.5 Historic materials must be repaired if possible; they may be replaced only when necessary.

4.6 Paint must be removed in accordance with the Secretary of the Interior's Standards for Rehabilitation and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library, before refinishing.

4.7 Aluminum siding, exterior finish and insulation systems (EFIS), EFIS coatings and vinyl cladding are not permitted.

4.8 Historic color must be maintained wherever practical. Color schemes for non-masonry elements should conform to any available documentation as to historic color.

4.9 Exposing and restoring historic finish materials is recommended.

4.10 Cleaning of the exterior of a structure must be in accordance with the Secretary of the Interior's Standards for Rehabilitation and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library. Sandblasting and other mechanical abrasive cleaning processes are not permitted.

5. FENESTRATION AND OPENINGS.

5.1 Historic doors and windows must remain intact except when replacement is necessary due to damage or deterioration.

5.2 Replacement of doors and windows that have been altered and no longer match the historic appearance is recommended.

5.3 Replacement doors and windows must express profile, muntin and mullion size, light configuration, and material to match the historic.

5.4 Storm doors and windows are permitted if they are appropriate and match the existing doors and windows in profile, width, height, proportion, glazing material, and color.

5.5 Decorative ironwork and burglar bars are not permitted over doors or windows of protected facades. Interior mounted burglar bars are permitted if appropriate.

5.6 Glass and glazing must match historic materials as much as practical. Films and tinted or reflective glazings are not permitted on glass on protected facades and facade B3. Clear, low-e glazing is acceptable on all facades.

5.7 New door and window openings in protected facades are permitted only where there is evidence that historic openings have been filled or the safety of life is threatened.

5.8 The Secretary of the Interior's Standards for Rehabilitation and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library, should be referred to for acceptable techniques to improve the energy efficiency of historic fenestration.

6. ROOFS.

6.1 The historic slope, massing, configuration, and materials of the roof must be preserved and maintained.

6.2 A Certificate of Appropriateness is not required for repair of the roof.

6.3 Historic coping, parapets, and roof trim must be retained, and should be repaired with material matching in size, finish, module, and color.

6.4 Mechanical equipment, skylights, and solar panels on the roof must be set back or screened so that they are not visible to a person standing at ground level within an area that extends up to 25 feet outside of the designation boundary.

7. EMBELLISHMENTS AND DETAILING.

7.1 The following architectural elements are considered important features and are protected:

1. Large and small towers on either end of the marquee on Protected Facade A1, including historic lighting and signage.

2. Theater marquee on Protected Facade A1.

3. Box office on Protected Facade A1.

4. Movie poster display cases on Protected Facade A1.

5. Stepped parapets on Protected Facade B2.

6. Terrazzo paving.

7.2 Tower Lighting. Decorative and signage lighting on the two towers is protected in configuration, extent, and color. Lighting may be replaced and repaired with new materials that substantially mimic the historic conditions. New lighting technology, such as LED, is permitted provided it closely resembles the historic neon tube lighting in diameter, section length, configuration, and color. Variable color lighting is permitted provided the original color of each tube is established and can be achieved by the new lighting system. No animation or movement of the lighting is permitted unless documentation is provided that shows the animation or movement was available during the period of historic significance.

8. PRESERVATION CRITERIA FOR THE INTERIOR.

8.1 The historic mural paintings shown on Exhibit B3 are considered important features and are protected:

1. Historic mural paintings must be left in place and may be covered to present a different, non-historic face to the interior. This shall be done in a way that is protective of the murals and does not damage or contribute to the deterioration of the mural paintings, their support system, or substrate as determined through the Certificate of Appropriateness process. Such protective measures shall not attach to or touch the mural paintings in any way, nor shall they penetrate the mural paintings at any point. Covering the mural paintings by painting directly onto them is specifically not allowed. In addition, measures must be in place that will protect the mural paintings temporarily, as needed, from damage or deterioration during the installation of the covering system. Details of the covering system, including its components and attachment or anchorage details must be submitted for review prior to commencing the work.

2. Historic mural paintings may be removed for restoration, preservation, and reinstallation upon a finding that murals were executed on canvas or other backing material that is suitable for their removal for restoration. Assessment, planning, removal, restoration, and reinstallation must be done under the direct supervision of a qualified decorative arts conservator.

3. Restoration of the historic mural paintings may include cleaning of the murals and/or removal of non-historic paint that may have been added by someone other than the original artists. Such cleaning and paint removal shall be conducted under the direct supervision of a qualified decorative arts conservator.

8.2 Except as provided in 8.1, all other interior features and components are not protected and not subject to these criteria or the Certificate of Appropriateness process.

9. NEW CONSTRUCTION AND ADDITIONS.

9.1 Stand-alone new construction is not permitted in the no-build zones shown on Exhibit B1.

9.2 Vertical additions to the main building are not permitted except for the installation of an elevator penthouse or similar accessory construction, provided the construction is set back or screened so that it is not visible to a person standing at ground level within an area that extends up to 25 feet outside of the designation boundary.

9.3 Horizontal additions to the main building are permitted at locations shown on Exhibit B1 and are limited in height as indicated on Exhibit B1.

9.4. The color, details, form, materials, and general appearance of new construction and additions must be compatible with the existing historic structure.

9.5. New construction and additions must have appropriate color, detailing, massing, and materials.

9.6. The height of new construction and additions must not exceed the height of the historic structure and are otherwise limited as specified in these criteria.

9.7. Aluminum siding, exterior finish and insulation system (EFIS), and vinyl cladding are not permitted.

9.8 New construction and additions must be designed so that connections between new construction or additions and the historic structure are clearly discernible as suggested by the Secretary of the Interior in Preservation Brief No. 14. A clear definition of the transition between new construction or additions and the historic structure must be established and maintained. Historic details in the coping, eaves, and parapet of the historic structure must be preserved and maintained at the point where the historic structure abuts new construction or additions.

10. SIGNS.

10.1 Existing tower signs and marquee are historic architectural features and are not counted against the maximum allowable signage allowed by the Dallas City Code.

10.2 New signage on Protected Facade A1 is only allowed for tenants occupying the space immediately behind the marquee. Such new signage is restricted to the area of the existing marquee signage where interchangeable letters could be hung. This new signage must be static and may be internally illuminated.

10.3 New signage on Protected Facade B1 is only permitted if a single tenant occupies the entire leaseable area of the main building.

10.4 Signage on Protected Facade B2 is permitted.

10.5 New signage on non-protected facades is permitted.

10.6 All signs must comply with the provisions of the Dallas City Code, as amended.

10.7 Temporary political campaign signs and temporary real estate signs may be erected without a certificate of appropriateness.

11. OFF-STREET PARKING REDUCTION FOR THEATER USE.

Landmark Commission recommendation:

11.1 For a theater use, required off-street parking is reduced by 231 parking spaces.

Staff recommendation:

No parking is required for any use operating within the existing theater space.

Applicant request:

11.1 No parking is required for office, restaurant, food, and drink services, retail, or personal service uses, or some combination of these four uses in the Main Building shown on Exhibit B.

11.2 No parking is required for office, restaurant, food, and drink services, retail, or personal service uses, or some combination of these four uses in the Addition shown on Exhibit B.

11.3 No parking is required for office, restaurant, food, and drink services, retail, or personal service uses, or some combination of these four uses in any new floor area constructed in those areas shown on Exhibit B.

12. ENFORCEMENT.

12.1 A person who violates these preservation criteria is guilty of a separate offense for each day or portion of a day during which the violation is continued, from the first day the unlawful act was committed until either a certificate of appropriateness is obtained or the property is restored to the condition it was in immediately prior to the violation.

12.2 A person is criminally responsible for a violation of these preservation criteria if:

a. the person knowingly commits the violation or assists in the commission of the violation;

b. the person owns part or all of the property and knowingly allows the violation to exist;

c. the person is the agent of the property owner or is an individual employed by the agent or property owner; is in control of the property; knowingly allows the violation to exist; and fails to provide the property owner's name, street address, and telephone number to code enforcement officials; or

d. the person is the agent of the property owner or is an individual employed by the agent or property owner, knowingly allows the violation to exist, and the citation relates to the construction or development of the property.

12.3 Any person who adversely affects or demolishes a structure in this district in violation of these preservation criteria is liable pursuant to Section 315.006 of the Texas Local Government Code for damages to restore or replicate, using as many of the original materials as possible, the structure to its appearance and setting prior to the violation. No certificates of appropriateness or building permits will be issued for construction on the site except to restore or replicate the structure. When these restrictions become applicable to a site, the Director shall cause to be filed a verified notice in the county deed records and these restrictions shall be binding on future owners of the property. These restrictions are in addition to any fines imposed.

12.4 Prosecution in municipal court for a violation of these preservation criteria does not prevent the use of other enforcement remedies or procedures provided by other city ordinances or state or federal laws applicable to the person charged with or the conduct involved in the offense.

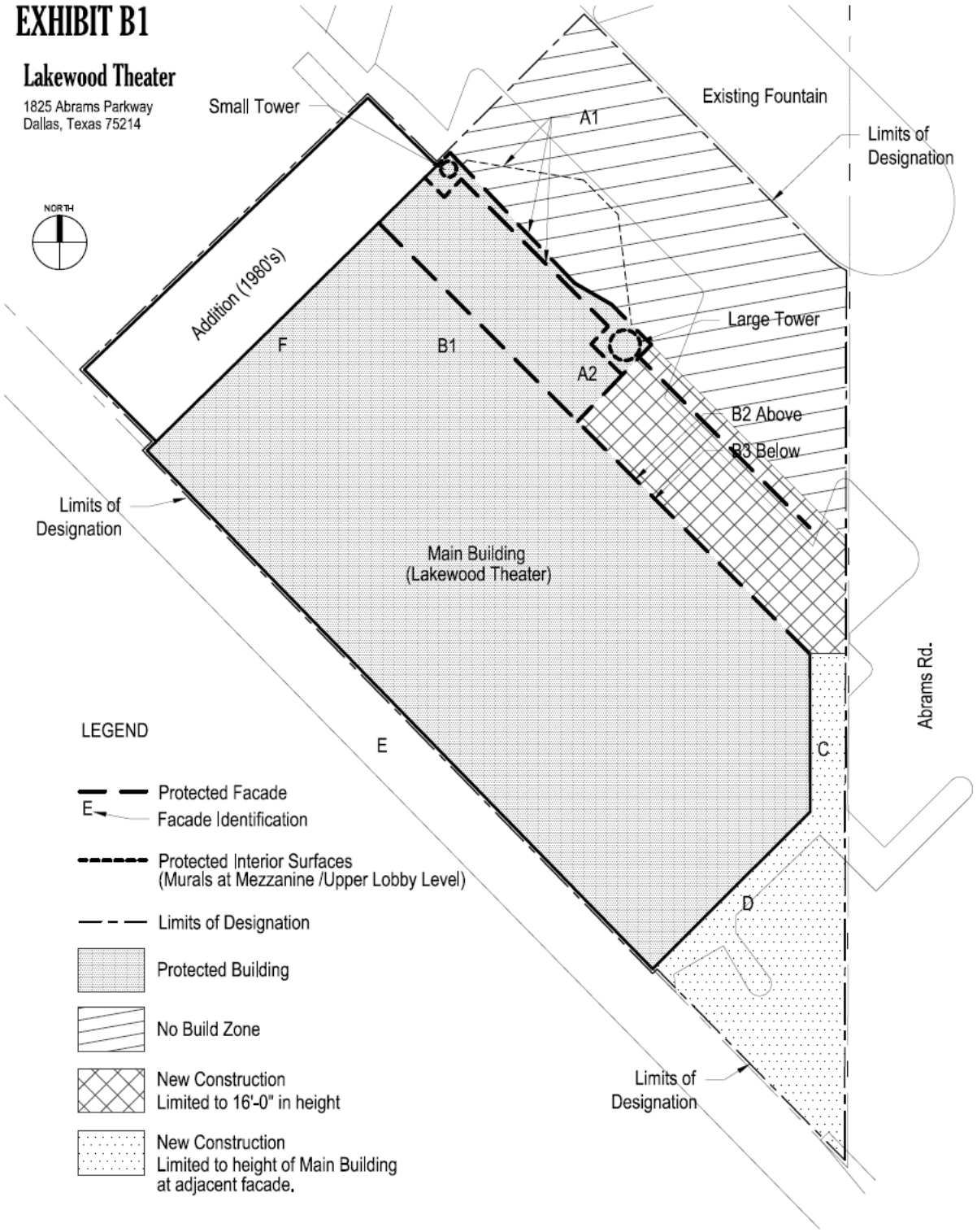
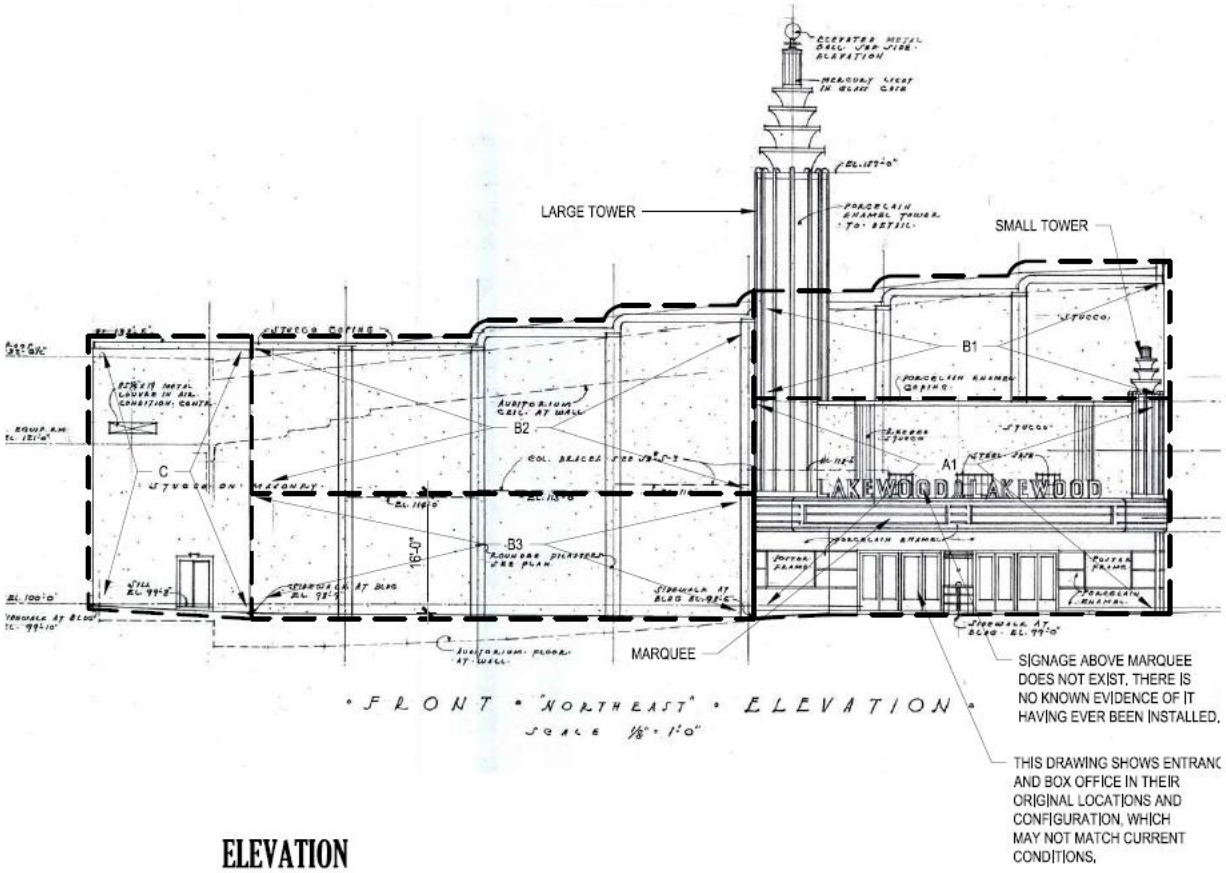


EXHIBIT B1
Lakewood Theater
1825 Abrams Parkway
Dallas, Texas 75214
NORTH
Small Tower
Existing Fountain
A1
Limits of Designation
Addition (1980's)
F
B1
A2
Large Tower
B2 Above
B3 Below
Limits of Designation
Main Building
(Lakewood Theater)
Abrams Rd.
E
C
D
Limits of Designation
LEGEND
Protected Facade
E
Facade Identification
Protected Interior Surfaces
(Murals at Mezzanine /Upper Lobby Level)
Limits of Designation
Protected Building
No Build Zone
New Construction
Limited to 16'-0" in height
New Construction
Limited to height of Main Building
at adjacent facade.

EXHIBIT B2

Lakewood Theater

1825 Abrams Parkway
Dallas, Texas 75214



"FRONT" "NORTHEAST" ELEVATION
SCALE 1/8" = 1'-0"

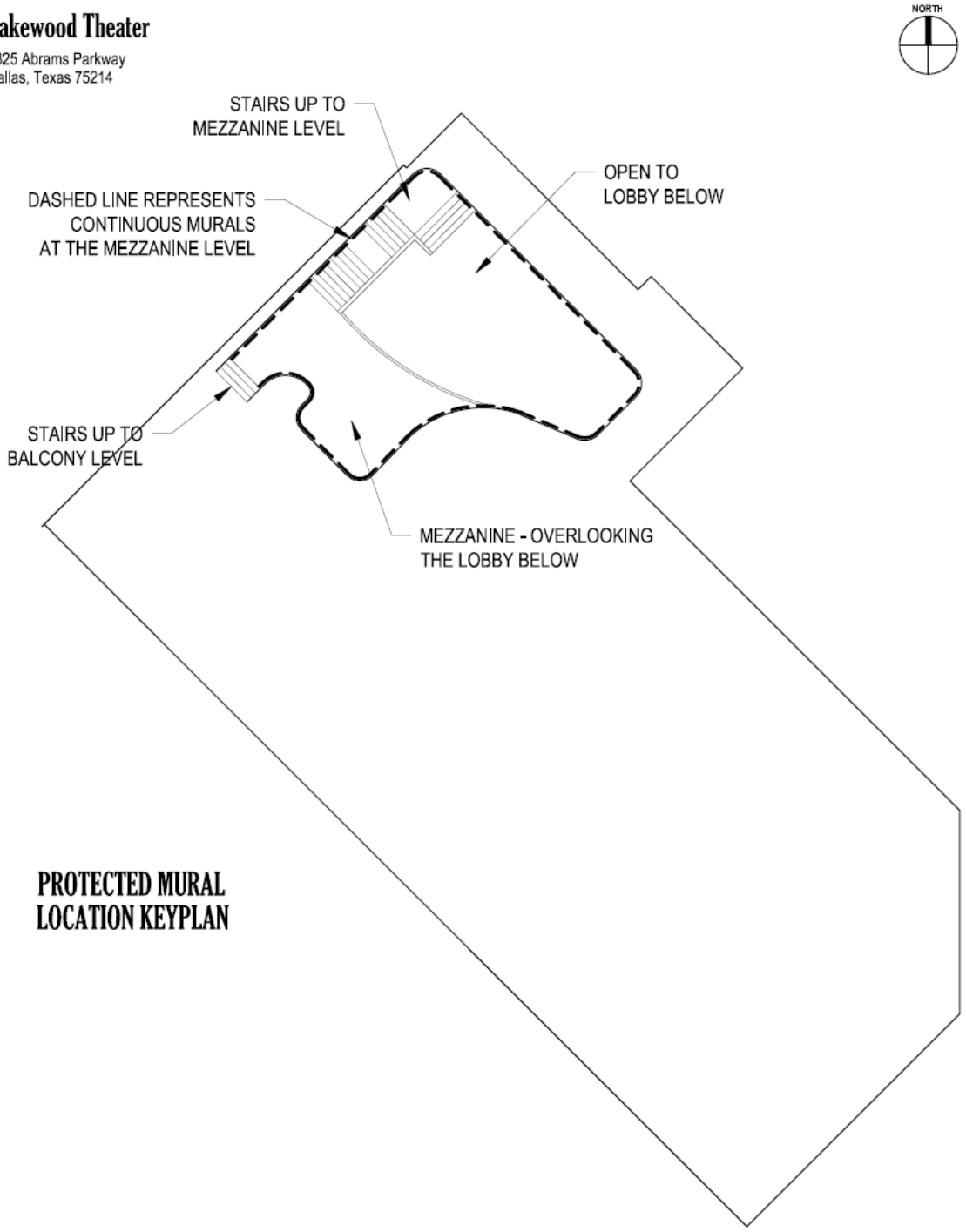
ELEVATION

This exhibit uses an elevation from the original 1938 construction drawings. Some details and conditions have changed since that time. Field verify all existing conditions before proceeding.

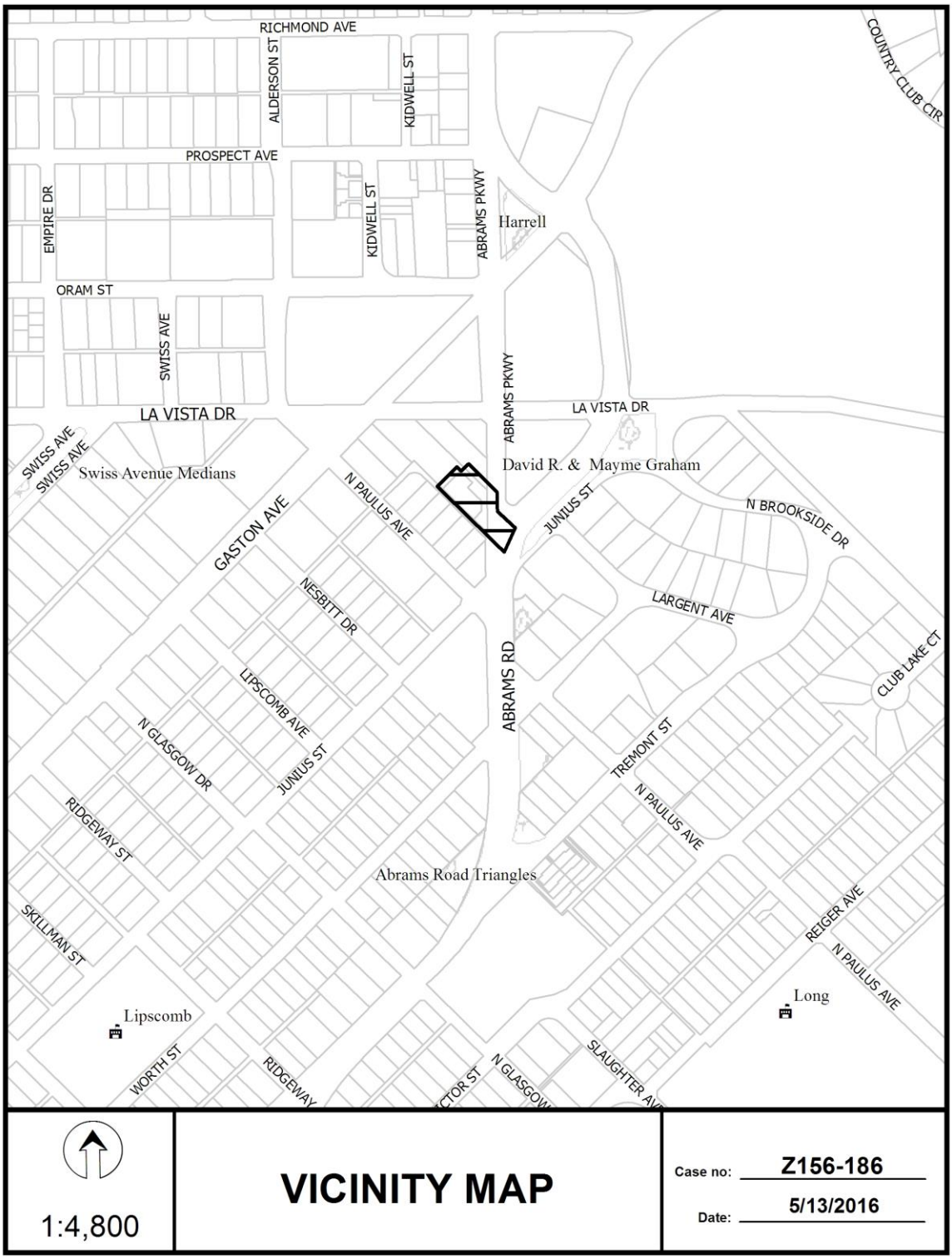
EXHIBIT B3

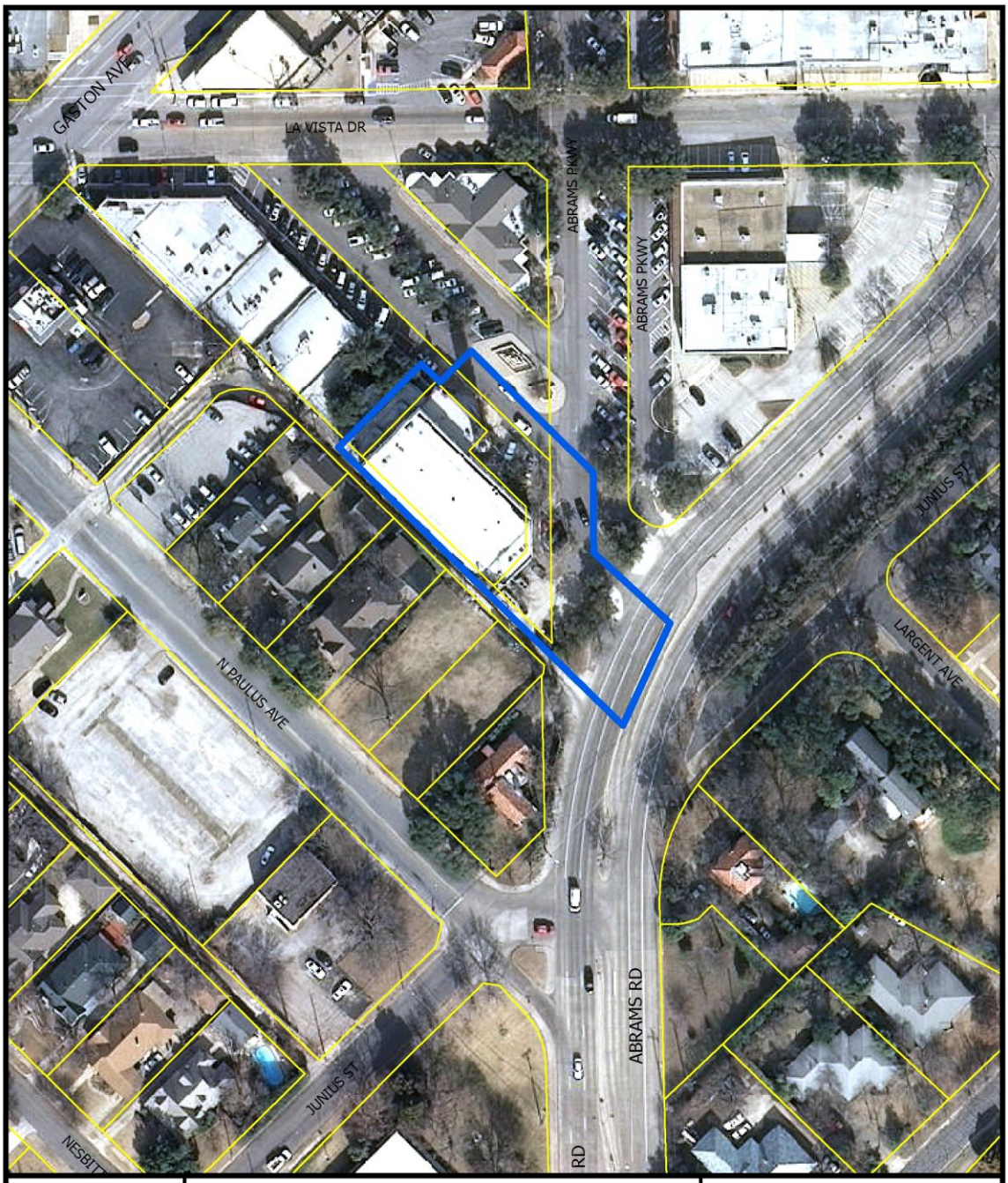
Lakewood Theater

1825 Abrams Parkway
Dallas, Texas 75214



PROTECTED MURAL LOCATION KEYPLAN


RICHMOND AVE
ALDERSON ST
KIDWELL ST
COUNTRY CLUB CIR
PROSPECT AVE
EMPIRE DR
KIDWELL ST
ABRAMS PKWY
Harrell
ORAM ST
SWISS AVE
ABRAMS PKWY
LA VISTA DR
LA VISTA DR
SWISS AVE
SWISS AVE
Swiss Avenue Medians
David R. & Mayme Graham
GASTON AVE
N PAULUS AVE
JUNIUS ST
N BROOKSIDE DR
NESBITT DR
LARGENT AVE
ABRAMS RD
CLUB LAKE CT
LIPSCOMB AVE
N GLASGOW DR
JUNIUS ST
TREMONT ST
N PAULUS AVE
RIDGEWAY ST
Abrams Road Triangles
SKILLMAN ST
REIGER AVE
N PAULUS AVE
Lipscomb
Long
WORTH ST
RIDGEWAY
N GLASGOW
SLAUGHTER AVE
1:4,800
VICINITY MAP
Case no: Z156-186
Date: 5/13/2016

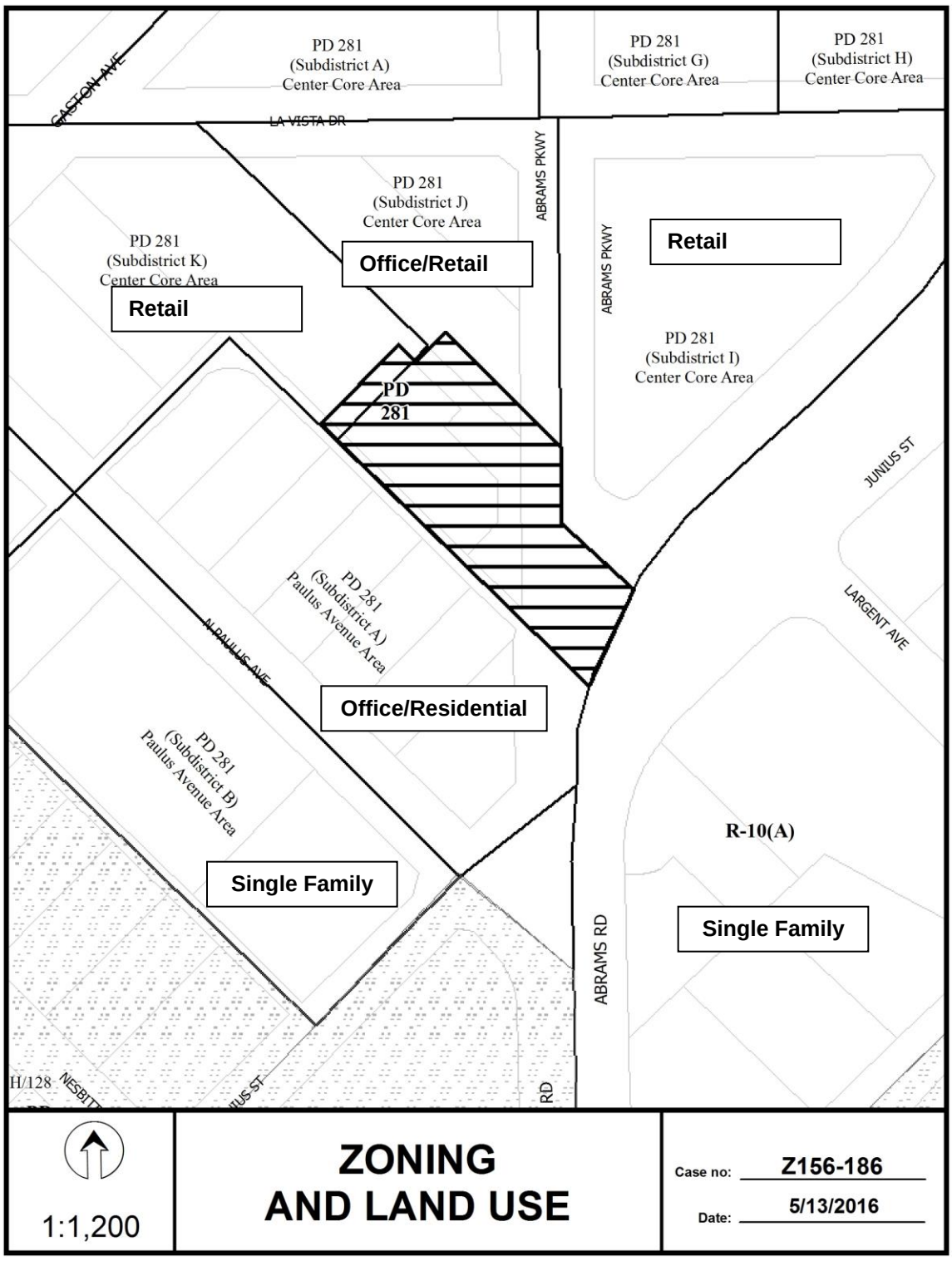


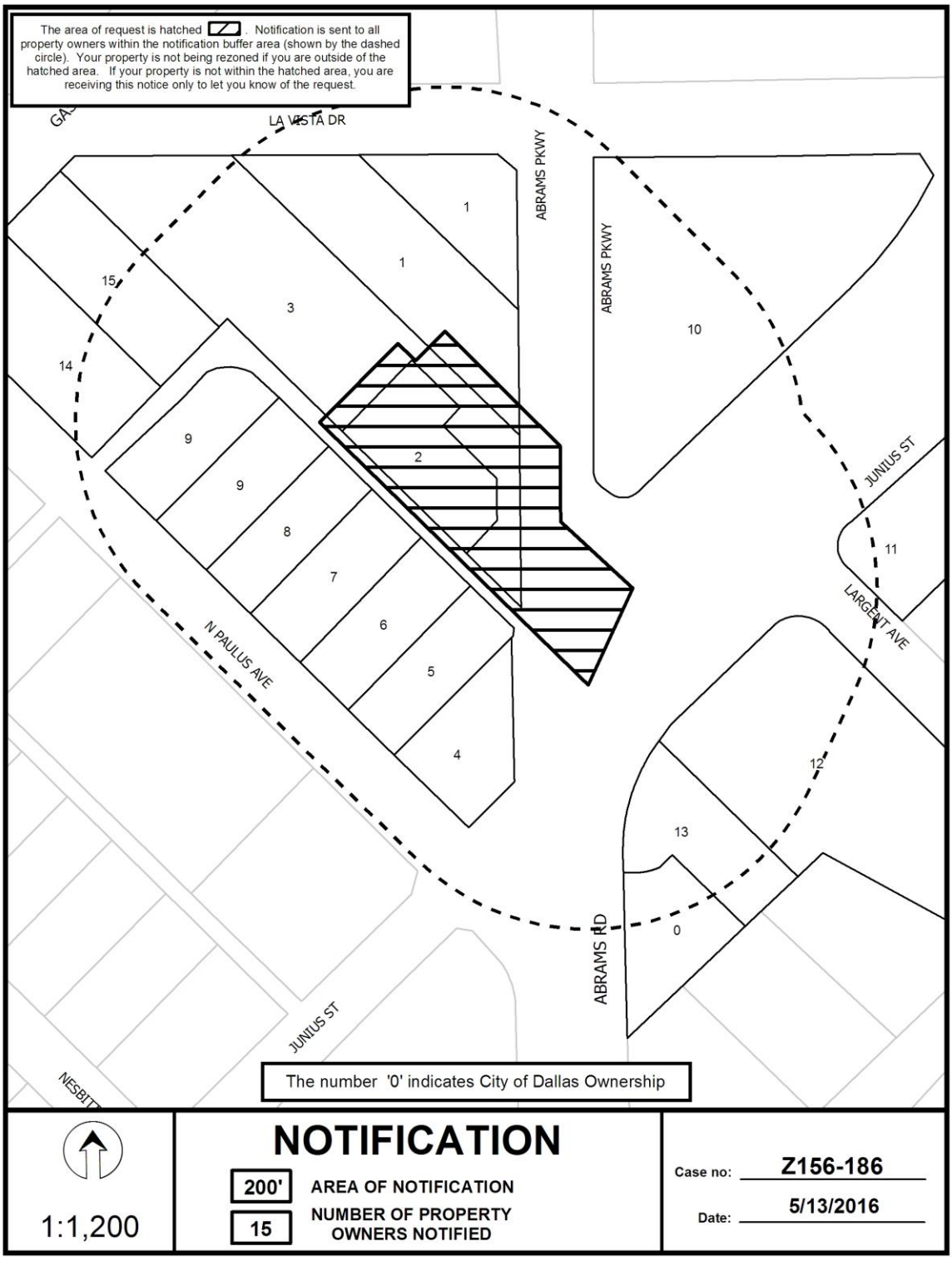
1:1,200

AERIAL MAP

Case no: Z156-186

Date: 5/13/2016


PD 281
(Subdistrict A)
Center Core Area
PD 281
(Subdistrict G)
Center Core Area
PD 281
(Subdistrict H)
Center Core Area
GASTON AVE
LA VISTA DR
ABRAMS PKWY
PD 281
(Subdistrict J)
Center Core Area
PD 281
(Subdistrict K)
Center Core Area
Office/Retail
Retail
ABRAMS PKWY
Retail
PD 281
(Subdistrict I)
Center Core Area
PD
281
JUNIUS ST
PD 281
(Subdistrict A)
Paulus Avenue Area
N DAULUS AVE
LARGENT AVE
Office/Residential
PD 281
(Subdistrict B)
Paulus Avenue Area
R-10(A)
Single Family
Single Family
ABRAMS RD
H/128
NESBIT
RD
1:1,200
ZONING
AND LAND USE
Case no: Z156-186
Date: 5/13/2016


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
LA VISTA DR
ABRAMS PKWY
ABRAMS PKWY
JUNIUS ST
LARGENT AVE
N PAULUS AVE
ABRAMS RD
JUNIUS ST
NESBIT
1
1
3
15
14
9
9
8
7
6
5
4
2
10
11
12
13
0
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
15
NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: Z156-186
Date: 5/13/2016

05/13/2016

Notification List of Property Owners

Z156-186

15 Property Owners Notified

Label #	*Address*		*Owner*
1	6342	LA VISTA DR	DIENERMILLS LLC
2	1825	ABRAMS RD	LAKEWOOD INTERESTS LLC
3	6312	LA VISTA DR	WILLINGHAM W W III ET AL
4	700	PAULUS AVE	SLOCUM WILLIAM C III
5	708	PAULUS AVE	WILLINGHAM WW 3 TRUSTEE &
6	714	PAULUS AVE	WILLINGHAM W W III TR &
7	718	PAULUS AVE	MCBEE DAVID
8	722	PAULUS AVE	ASMAR JASON
9	726	PAULUS AVE	CAMPAGNA ANTHONY J
10	1824	ABRAMS RD	1924 ABRAMS LTD
11	626	LARGENT AVE	STROH DENA DENOOYER &
12	611	LARGENT AVE	A & A RESIDENTIAL DESIGN LLC
13	6216	JUNIUS ST	LAKE DONNA M
14	6308	GASTON AVE	JACK IN THE BOX
15	6308	GASTON AVE	PROBERT WILLETTA