CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, July 20, 2017
AGENDA

BRIEFINGS:	5ES	10:00 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, Assistant Director of Current Planning

EXECUTIVE SESSIONS:

East Village Association v. City of Dallas, et al., Cause No. DC-14-07239-I
Chris Caso, Managing City Attorney
Kristen Monkhouse, Assistant City Attorney

City of Dallas v. Hinga Mbogo, Hinga Automotive, et al. v. Mayor Rawlings, et al., Cause No. DC-16-07983
Chris Caso, Managing City Attorney
Kristen Monkhouse, Assistant City Attorney

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket — Planner: Paul Nelson

Consent Items:

(1) **S167-210**
(CC District 7)

An application to replat a 15.620-acre tract of land containing all of Lot 1 in City Block 7357 and all of Lot 2B in City Block A/7357 and a tract of land in City Block 7357 to create one 5.056-acre lot and one 10.564-acre lot on property located on La Prada Drive, south of Blyth Drive.
Applicant/Owner: Nexus Incorporated and Central American Mission
Surveyor: Raymond L. Goodson Jr., Inc.
Application Filed: June 23, 2017
Zoning: PD 166
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(2) **S167-211**
(CC District 8)

An application to create 6 lots ranging in size from 1.720-acre to 2.378-acre from an 11.87-acre tract of land in City Block 8006 on property located on South Central Expressway, North of Youngblood Road.
Owners: DESEV Investment Group, LLC
Surveyor: Peiser & Mankin Surveying, LLC
Application Filed: June 21, 2017
Zoning: IM
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(3) **S167-213**
(CC District 8)

An application to create one 3.354-acre lot from a tract of land in City Block 8012 on property located at 4814 Simpson Stewart Road, southwest of South Central Expressway.
Applicant/Owner: Walter Huerta
Surveyor: Peiser & Mankin Surveying, LLC
Application Filed: June 21, 2017
Zoning: A(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(4) **S167-215**
(CC District 8)

An application to create 3 lots ranging in size from 0.763-acre to 4.223-acre from a 6.414-acre tract of land on property located on Oakwood Drive and Haymarket Road, northwest corner.
Applicant/Owner: Pedro Fernando Alvarez, Gerald A. Baker, Jr., and Ruibal Farms, LP.
Surveyor: CBG Surveying, Inc.
Application Filed: June 21, 2017
Zoning: R-7.5(A), CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(5) **S167-218**
(CC District 3)

An application to replat an 8.7841-acre tract of land containing all of Lots 2 and 3 in City Block 10/8604 and a tract of land in City Block 8604 to create one 5.0092-acre lot and one 3.7749-acre lot on property located on Wheatland Road, west of Clark Road.
Applicant/Owner: Harold Russel, TA Properties II LTD, Russell's Telecom Solutions, Inc., Joni L. Thurmond and Virgil B. Thurmond.
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: June 21, 2017
Zoning: CR, NS(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(6) **S167-219**
(CC District 14)

An application to replat a 2.252-acre tract of land containing part of Lots 2 and 6, all of Lots 3, 4A, 5A, 7, 8, 9, 10, 11, 12, 13, 14, 15, and a portion of an alley to be abandoned in City Block M/1537 to create one lot on property located on Knox Street at Travis Street.
Applicant/Owner: Travis Block Holding Company, LLC
Surveyor: Stantec Consulting Services, Inc.
Application Filed: June 21, 2017
Zoning: PD 193 (LC)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(7) **S167-220**
(CC District 2)

An application to replat a 0.389-acre tract of land containing part of Lots 22 and 23 in City Block A/1989 to create one lot on property located at 2222 Moser Avenue, south of Capital Avenue.
Applicant/Owner: Mitton Development Inc.
Surveyor: Gonzalez and Schneeberg Engineers and Surveyors, Inc.
Application Filed: June 22, 2017
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(8) **S167-221**
(CC District 2)

An application to replat 1.373-acre tract of land containing part of Lots 1 through 5 in City Block F/900 to create 3 lots ranging in size from 0.192-acre to 0.948-acre on property bounded by Corinth Street, Gould Street, Savanah Street, and Browder Street.
Applicant/Owner: Punjabi Enterprises Inc.
Surveyor: Gonzalez and Schneeberg Engineers and Surveyors, Inc.
Application Filed: June 22, 2017
Zoning: PD 317, Sub-District 2
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(9) **S167-222**
(CC District 2)

An application to create one 4.887-acre lot from a tract of land in City Block 5723 on property located on Hawes Avenue at Maple Avenue, north corner.
Applicant/Owner: Jones-Blair Company, LLC
Surveyor: Coombs Land Surveying, Inc.
Application Filed: June 22, 2017
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(10) **S167-223**
(CC District 6)

An application to replat 11.636-acre tract of land containing all of Lot 1A in City Block E/6499 and a tract of land in City Block E/6499 to create one 6.918-acre lot and one 4.717-acre lot on property located on Technology Boulevard East between Connector Drive and Technology Boulevard West, west corner.
Applicant/Owner: Ambe Hotels Dallas, LLC
Surveyor: CBG Surveying, Inc.
Application Filed: June 22, 2017
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(11) **S167-224**
(CC District 2)

An application to replat a 0.473-acre tract of land containing all of Lots 12, 13, and 14 in City Block B/458 and portions of two abandoned alleys to create one lot on property located on Park Avenue at Lear Street, west corner.
Applicant/Owner: Gano 15, LLC
Surveyor: CBG Surveying, Inc.
Application Filed: June 23, 2017
Zoning: PD 317 Sub-District 1-Tract 1
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(12) **S167-225**
(CC District 9)

An application to create one 1.821-acre lot from a tract of land in City Block 4400 on property located on Wendy Lane, south of Lawther Drive.
Applicant/Owner: Judson and Julie Pankey
Surveyor: CBG Surveying, Inc.
Application Filed: June 23, 2017
Zoning: R-1ac(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(13) **S167-227**
(CC District 6)

An application to create one 12.104-acre lot from a tract of land in City Block 6158 on property located at the terminus of Lone Star Drive, west of Hampton Road.
Applicant/Owner: Lone Star Industries, Inc. and Lone Star Properties, Inc.
Surveyor: Gorrondona and Associates, Inc.
Application Filed: June 26, 2017
Zoning: IM
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Building Line Removal:

(14) **S167-217**
(CC District 14)

An application to replat a 0.748-acre tract of land containing all of Lots 6A and 4 in City Block 9/944 to create one lot, and to remove the platted 9-foot building line on the south side of the property, remove the platted 10-foot building line on Carlisle Street, remove the platted 15-foot building line on Fairmount Street, and to remove the platted 10-foot building line east of the southwest line of Lot 4 on property located on Fairmount Street at Carlisle Street, south corner.
Applicant/Owner: Alamo Manhattan Hotel I, LLC
Surveyor: Spiars Engineering, Inc.
Application Filed: June 21, 2017
Zoning: PD 193 (PDS 131)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

(15) **S156-263R**
(CC District 6)

An application to replat a 0.254-acre tract of land containing all of Lot 15 and part of Lot 16 in City Block 13/7265 to create three 0.085-acre lots on property located at 2615 Crossman Avenue.
Applicant/Owner: KH Solutions, Inc.
Surveyor: Gonzalez and Schneeberg Engineers and Surveyors, Inc.
Application Filed: June 22, 2017
Zoning: TH-3(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(16) **S167-212**
(CC District 8)

An application to replat a 0.442-acre tract of land containing all of Lot 8 in City Block D/7587; to create two 0.221-acre lots on property fronting on Beckley View Avenue and Winterset Avenue, north of Daniel Dale Road.
Applicant/Owner: Walter Huerta
Surveyor: Peiser and Mankin Surveying , Inc.
Application Filed: June 21, 2017
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(17) **S167-214**
(CC District 6)

An application to replat a 0.46-acre tract of land containing part of Lot 10, and all of Lots 11 and 12 in City Block 2/7130 to create four 0.115-acre lots on property located at 4013, 4019, and 4023 Ivanhoe Lane.
Applicant/Owner: Rivers Edge Investment, LLC
Surveyor: Bison Creek Land Services, LLC
Application Filed: June 21, 2017
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(18) **S167-226**
(CC District 13)

An application to replat a 0.5808-acre tract of land containing part of Lots 11 and 12, and all of Lot 13A in City Block 14/4950 to create one lot on property located at 5310 and 5314 Nakoma Drive.
Applicant/Owner: Gerald L. and Karen P. Faulconer
Surveyor: Raymond L. Goodson Jr., Inc.
Application Filed: June 23, 2017
Zoning: CD-10
Staff Recommendation: **Denial**

Miscellaneous Items:

W167-008
Neva Dean
(CC District 2)

An application for a waiver of the two-year waiting period to submit an application for a zoning change on property zoned Planned Development District No. 970 for MF-2(A) Multifamily District uses on the northwest line of Capitol Avenue, southwest of North Henderson Avenue.
Staff Recommendation: **Denial**
Applicant: Rob Baldwin

D167-004
Andrew Ruegg
(CC District 3)

An application for a development plan for a multifamily use on property zoned Subdistrict S-2a within Planned Development District No. 521, on the north side of the intersection of West Camp Wisdom Road and Eagle Ford Drive.
Staff Recommendation: **Approval**
Applicant: H198, LLC
Representative: Karl Crawley, Masterplan

D167-005
Andrew Ruegg
(CC District 3)

An application for a development plan for a multifamily use on property zoned Subdistrict S-2a within Planned Development District No. 521, on the north side of the intersection of West Camp Wisdom Road and Eagle Ford Drive.
Staff Recommendation: **Approval**
Applicant: H198, LLC
Representative: Karl Crawley, Masterplan

D167-006
Andrew Ruegg
(CC District 3)

An application for a development plan for a multifamily use on property zoned Subdistrict S-2a within Planned Development District No. 521, on the north side of the intersection of West Camp Wisdom Road and Eagle Ford Drive.
Staff Recommendation: **Approval**
Applicant: H198, LLC
Representative: Karl Crawley, Masterplan

D167-021
Andrew Ruegg
(CC District 9)

An application for a development plan for retail uses on property zoned Planned Development District No. 985, on the north corner of East Northwest Highway and Abrams Road.
Staff Recommendation: **Approval**
Applicant: Ainbinder Northwest Hwy, LLC
Representative: Robert Baldwin

D167-022
Andrew Ruegg
(CC District 10)

An application for a development plan and landscape plans for a restaurant and retail use on property zoned Subarea C within Planned Development District No. 758, on the southeast corner of Lookout Point and Skillman Street.
Staff Recommendation: **Approval**
Applicant: LHTC Retail, LP
Representative: TCDFW Retail Development, Inc.

D167-024
Sharon Hurd
(CC District 14)

An application for a development plan for a surface parking lot on property zoned Subarea 3 within Planned Development District No. 847, south of SMU Boulevard, east of North Central Expressway.
Staff Recommendation: **Approval**
Applicant: Southern Methodist University
Representative: Laura Hoffman and Kirk Williams with Winstead PC

Certificates of Appropriateness for Signs:

1703130004
Sharon Hurd
(CC District 14)

An application for a Certificate of Appropriateness by Daniel Rodriguez of NW Sign Industries, Inc. for a 103-square-foot upper level attached sign at 800 Main Street (north elevation).
Staff Recommendation: **Approval**
Special Sign District Advisory Committee: **Approval**, subject to conditions.
Applicant: Daniel Rodriguez

1703130005
Sharon Hurd
(CC District 14)

An application for a Certificate of Appropriateness by Daniel Rodriguez of NW Sign Industries, Inc. for a 9-square-foot lower projecting attached sign at 800 Main Street (north elevation).
Staff Recommendation: **Approval**
Special Sign District Advisory Committee: **Approval**
Applicant: Daniel Rodriguez

1703210021
Sharon Hurd
(CC District 14)

An application for a Certificate of Appropriateness by Daniel Rodriguez of NW Sign Industries, Inc. for a 103-square-foot upper level attached sign at 800 Main Street (east elevation).
Staff Recommendation: **Approval**
Special Sign District Advisory Committee: **Approval**, subject to conditions.
Applicant: Daniel Rodriguez

1703210022
Sharon Hurd
(CC District 14)

An application for a Certificate of Appropriateness by Daniel Rodriguez of NW Sign Industries, Inc. for a 103-square-foot upper level attached sign at 800 Main Street (west elevation).
Staff Recommendation: **Approval**
Special Sign District Advisory Committee: **Approval**, subject to conditions
Applicant: Daniel Rodriguez

1703210026
Sharon Hurd
(CC District 14)

An application for a Certificate of Appropriateness by Daniel Rodriguez of NW Sign Industries, Inc. for a 9-square-foot lower projecting attached sign at 800 Main Street (east elevation).
Staff Recommendation: **Approval**
Special Sign District Advisory Committee: **Approval**
Applicant: Daniel Rodriguez

1703210027
Sharon Hurd
(CC District 14)

An application for a Certificate of Appropriateness by Daniel Rodriguez of NW Sign Industries, Inc. for a 9-square-foot lower projecting attached sign at 800 Main Street (south elevation).
Staff Recommendation: **Approval**
Special Sign District Advisory Committee: **Approval**
Applicant: Daniel Rodriguez

1705150026
Sharon Hurd
(CC District 2)

An application for a Certificate of Appropriateness for a 700-square-foot upper level attached sign at 400 S. Record Street (east elevation).
Staff Recommendation: **Approval**
Special Sign District Advisory Committee: **Approval**
Applicant: Environmental Signage Solutions, Inc.

Special Provision Sign District Amendment:

SPSD 167-001(SH)
Sharon Hurd
(CC District 14)

An application for a new subdistrict within the West End Special Provision Sign District (SPSD) to allow an attached sign/supergraphic on an historic structure at the southeast corner of North Austin Street and Pacific Avenue.
Staff Recommendation: **Approval**, subject to conditions
Special Sign District Sign Advisory Committee Recommendation: **Denial**
Applicant: Mark Brand
Representative: Robert Fiedler

Zoning Cases – Consent:

1. **Z167-304(PD)**
Pamela Daniel
(CC District 2)

An application for an MF-2(A) Multifamily District on property zoned an IR Industrial Research District, on the northwest line of Kimsey Drive, northeast of Maple Avenue.
Staff Recommendation: **Approval**
Applicant: Ruben Bravo
Representative: Peter Kavanagh, Zone Systems, Inc.

2. **Z167-305(PD)** Pamela Daniel (CC District 2)
An application for an MF-2(A) Multifamily District on property zoned an IR Industrial Research District, on the northwest line of Kimsey Drive, northeast of Maple Avenue.
Staff Recommendation: **Approval**
Applicant: Ruben Bravo
Representative: Peter Kavanagh, Zone Systems, Inc.

3. **Z167-243(KK)** Kiesha Kay (CC District 8)
An application for a CS Commercial Services District on property zoned an A(A) Agricultural District, south of Telephone Road, east of Travis Trail.
Staff Recommendation: **Approval**
Applicant: Quincy Roberts/Q. Roberts Trucking Inc.
Representative: Land Use Planning & Zoning Services, Elsie Thurman

4. **Z167-300(KK)** Kiesha Kay (CC District 1)
An application for a new subdistrict on property zoned Subdistrict C, WMU-3 Walkable Urban Mixed Use within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, on the southwest corner of North Zang Boulevard and West Neely Street.
Staff Recommendation: **Approval**, subject to a development plan, elevation plan and revised conditions.
Applicant: Jim Lake Jr./Bishop 1910 Partners, Ltd.
Representative: Mark Owen, Lake-Slagel Partners, LLC

5. **Z167-301(KK)** Kiesha Kay (CC District 14)
An application to amend Tract 1 within Planned Development District No. 740, on the southeast corner of North Central Expressway and East Mockingbird Lane.
Staff Recommendation: **Approval**, subject to revised development plan and revised conditions.
Applicant: THI VI Dallas Mockingbird, LLC
Representative: Jonathan Vinson, Jackson Walker L.L.P.

6. **Z167-295(JM)** Jennifer Muñoz (CC District 4)
An application for a Planned Development District for R-7.5(A) Single Family District uses and a public school other than an open-enrollment charter school use, on property zoned an R-7.5(A) Single Family District and a CR Community Retail District, an area bounded by Paducah Avenue to the north, Lancaster Road to the east, Ann Arbor Avenue to the south, and Denley Drive to the west.
Staff Recommendation: **Approval**, subject to a development plan, traffic management plan and conditions.
Applicant: Dallas Independent School District
Representative: Karl A. Crawley, Masterplan

7. **Z167-302(JM)**
Jennifer Muñoz
(CC District 7)

An application to renew Specific Use Permit No. 1691 for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the south side of Exposition Avenue, east of Ash Lane.
Staff Recommendation: **Approval** for a three-year period, subject to conditions.
Applicant/Representative: Timothy L. Austin

8. **Z167-137(WE)**
Warren Ellis
(CC District 3)

An application for an IR Industrial Research District and a Specific Use Permit for a commercial motor vehicle parking on property zoned an MF-2(A) Multifamily District on the south line of West Ledbetter Drive, east of the intersection of Ledbetter Drive and Whispering Cedar Drive.
Staff Recommendation: **Approval** for an IR Industrial Research District and **approval** of a Specific Use Permit for a commercial motor vehicle parking for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.
Applicant: Hagwood Transportation
Representative: James Hagwood

9. **Z167-269(WE)**
Warren Ellis
(CC District 3)

An application for a Specific Use Permit for a commercial motor vehicle parking on property zoned an IR Industrial Research District on the south line of West Ledbetter Drive, east of the intersection of Ledbetter Drive and Whispering Cedar Drive.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.
Applicant: Hagwood Transportation
Representative: James Hagwood

10. **Z167-136(SM)**
Sarah May
(CC District 6)

An application for an IM Industrial Manufacturing District and a Specific Use Permit for an industrial (inside) potentially incompatible use limited to the manufacture, blending, and packaging of chemicals on property zoned an IR Industrial Research District on the southwest corner of Grissom Lane and Rodney Lane.
Staff Recommendation: **Approval** of an IM Industrial Manufacturing District and **approval** of a Specific Use Permit for an industrial (inside) potentially incompatible use for the manufacture, blending, and packaging of chemicals for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: Arrow-Magnolia International, Inc.
Representative: Curtis Shaw, Arrow-Magnolia International, Inc.

Zoning Cases – Under Advisement:

11. **Z167-240(JM)** Jennifer Muñoz (CC District 2)

An application to 1) amend Tract 1a within Planned Development District No. 486, on the southwest corner of Parry Avenue and Bank Street; and 2) amend and expand Tract 1b on property zoned Tract 1b within Planned Development District No. 486, and a D(A) Duplex District on the northeast corner of Gurley Avenue and Bank Street.
Staff Recommendation: **Approval**, subject to a revised conceptual plan, revised Tract 1a development plan, revised Tract 1b development plan, and conditions.
Applicant: Jubilee Park Community Center Corporation, Owner
Representative: Eric Seeley % Graham Associates, Inc.
U/A From: June 22, 2017

12. **Z167-248(OTH)** Jennifer Muñoz (CC District 6)

An application for an IM Industrial Manufacturing District and a Specific Use Permit for a metal salvage facility on property zoned an IR Industrial Research District, on the east side of Luna Road, north of Ryan Road.
Staff Recommendation: **Approval** of an IM Industrial Manufacturing District and **approval** of a Specific Use Permit for a metal salvage facility use for a three-year period, subject to a site plan and staff's recommended conditions.
Applicant: Venture Metals
Representative: Robert Baldwin
U/A From: June 8, 2017

13. **Z156-344(OTH)** Neva Dean (CC District 8)

An application for (1) a TH-2(A) Townhouse District on property zoned Planned Development District No. 624 and an R-7.5(A) Single Family District; (2) an MF-2(A) Multifamily District on property zoned Planned Development District No. 624; (3) a CR Community Retail District on property zoned Planned Development District No. 624 and an R-7.5(A) Single Family District; (4) an MF-3(A) Multifamily District on property zoned Planned Development District No. 624, an R-7.5(A) Single Family District, and a CR Community Retail District; (5) a CR Community Retail District on property zoned an NS(A) Neighborhood Service District; (6) an MF-3(A) Multifamily District on property zoned an R-7.5(A) Single Family District; (7) an MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District and a TH-2(A) Townhouse District; (8) an MU-2 Mixed Use District on property zoned an R-7.5(A) Single Family District; (9) a UC-2 Urban Corridor District on property zoned an R-7.5(A) Single Family District, an MF-2(A) Multifamily District, and an LO-1 Limited Office District; (10) a CR Community Retail District on property zoned an LO-1 Limited Office District; (11) a CR Community Retail District on property zoned an R-7.5(A) Single Family District, a TH-2(A) Townhouse District, and an MF-2(A) Multifamily District; (12) a CR Community Retail District on property zoned an R-7.5(A) Single Family District and an MF-2(A) Multifamily District; (13) an MU-2 Mixed Use District on property zoned

an MF-2(A) Multifamily District and an LO-1 Limited Office District; (14) an MU-2 Mixed Use District on property zoned an R-7.5(A) Single Family District; (15) a CR Community Retail District on property zoned an NS(A) Neighborhood Service District; (16) a revised conceptual plan for the remainder of Planned Development District No. 624; and (17) termination of deed restrictions on property located west of Lancaster Road, north of Interstate I-20, and on both sides of Wheatland Road.
Staff Recommendation: **Approval**, subject to a revised conceptual plan for the remainder of Planned Development District No. 624.
Applicant: Centurion American
Representative: BGE Kerry, Gilbert & Associates; Brett Mann
U/A From: June 22, 2017

14. **Z167-190(SM)** Sarah May (CC District 14)

An application for a Planned Development Subdistrict for MF-3 Multiple Family and tower/antenna for cellular communication uses on property zoned an MF-3 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, with a D Liquor Control Overlay on the south corner of Welborn Street and Congress Avenue.
Staff Recommendation: **Approval**, subject to a development plan and staff's recommended conditions.
Applicant: Toll Brothers, Inc.
Representative: Dallas Cothrum, Masterplan Consultants
U/A From: June 22, 2017

15. **Z167-239(WE)** Warren Ellis (CC District 6)

An application to renew Specific Use Permit No. 1624 for an Industrial (outside) not potentially incompatible use for a concrete batch plant on property zoned an IR Industrial Research District, on the northwest corner of Commerce Street and Manila Road.
Staff Recommendation: **Approval** for a three-year period, subject to staff's recommended conditions.
Applicant: Samuel Ramos
Representative: Peter Kavanagh, Zone Systems
U/A From: June 22, 2017

Zoning Cases – Individual:

16. **Z167-250(KK)** Kiesha Kay (CC District 6)

An application for a new subdistrict for mixed uses on property zoned Subdistrict 1A within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, on the south side of West Commerce Street, between May Street and Sulphur Street.
Staff Recommendation: **Denial**
Applicant: Vertical Construction Mgmt./Residential Property Inventory, LLC
Representative: Audra Buckley, Permitted Development

17. **Z167-315(JM)** Jennifer Muñoz (CC District 6)
An application for 1) a new subdistrict for mixed uses and 2) a Specific Use Permit for an alcoholic beverage manufacturing use on property zoned Subdistrict 1A within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, on the southwest corner of Powell Street and Sulphur Street, and the southeast corner of Powell Street and Haslett Street.
Staff Recommendation: **Denial**
Applicant: Karl Sanford

18. **Z156-308(WE)** Warren Ellis (CC District 4)
An application for an MU-1 Mixed Use District with deed restrictions volunteered by the applicant on property zoned a CR Community Retail District, on the south corner of South Lancaster Road and Garza Avenue.
Staff Recommendation: **Denial**
Applicant/Representative: Solonya McKinney

19. **Z167-201(WE)** Warren Ellis (CC District 9)
An application for a Planned Development District for MU-1 Mixed Use District uses on property zoned an MU-1 Mixed Use District, a CR-D Community Retail District with a D Liquor Control Overlay, and a LO-1-D Limited Office District with a D Liquor Control Overlay, on the northwest line of Garland Road, southwest of North Buckner Boulevard.
Staff Recommendation: **Approval**, subject to a development plan/height zone map, cross section plan, and conditions.
Applicant: Lennar Multifamily Communities, LLC
Representative: Dallas Cothrum, MASTERPLAN

Other Matters:

Minutes: June 22, 2017

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, July 20, 2017

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, July 20, 2017, City Hall, 1500 Marilla Street, in Room 5ES, at 8:30 a.m., to consider **DCA 156-008** – Consideration of amending the Dallas Development Code to create regulations for voluntary inclusionary zoning.

SUBDIVISION REVIEW COMMITTEE MEETING - Thursday, July 20, 2017, City Hall, 1500 Marilla Street, in the Council Chamber, at 9:00 a.m., to brief proposed park land dedication ordinance overview.

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

EXECUTIVE SESSION NOTICE

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

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

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

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

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

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

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

CITY PLAN COMMISSION **THURSDAY, JULY 20, 2017**

FILE NUMBER: S167-210 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: La Prada Drive, south of Blyth Drive.

DATE FILED: June 23, 2017 **ZONING:** PD 166

CITY COUNCIL DISTRICT: 7 **SIZE OF REQUEST:** 15.620-Acres **MAPSCO:** 39W

APPLICANT/OWNER: Nexus Incorporated and Central American Mission

REQUEST: An application to replat a 15.620-acre tract of land containing all of Lot 1 in City Block 7357 and all of Lot 2B in City Block A/7357 and a tract of land in City Block 7357 to create one 5.056-acre lot and one 10.564-acre lot on property located on La Prada Drive, south of Blyth Drive.

SUBDIVISION HISTORY:

1. S167-176 was a request southwest of the present request to create one 3.32-acre lot, and one 0.92-acre lot from a 4.24-acre tract of land in City Block 7360 on property located on John West Road at La Prada Drive, Northwest corner. The request was approved June 8, 2017 and has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 166 zoning district; therefore, staff recommends approval subject to compliance with the following conditions:

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

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

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

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

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

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

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

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

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

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

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

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

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

14. On the final plat dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of La Prada Drive & the alley to the north and south of the property. Section 51A-8.602(e)

15. On the final plat dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Shiloh Road & the alley on the north line of the property. Section 51A-8.602(e)

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

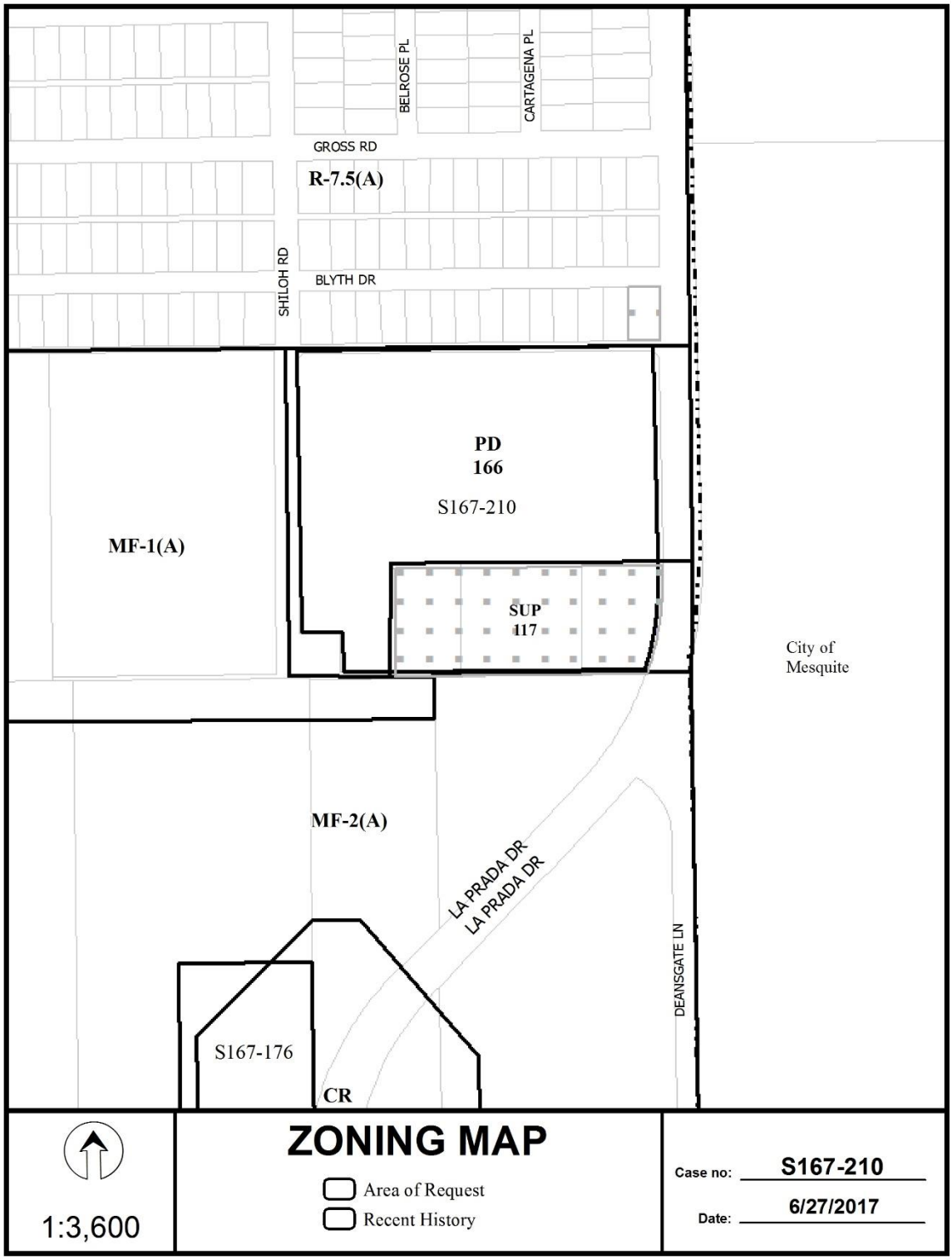
17. On the final plat, recording information on all existing easements within 150 feet of the property. Platting Guidelines

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

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

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

21. On the final plat identify the property as Lots 1A and 2C in City Block A/7357. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


BELROSE PL
CARTAGENA PL
GROSS RD
R-7.5(A)
SHILOH RD
BLYTH DR
PD
166
S167-210
MF-1(A)
SUP
117
City of
Mesquite
MF-2(A)
LA PRADA DR
LA PRADA DR
DEANSGATE LN
S167-176
CR
ZONING MAP
Area of Request
Recent History
1:3,600
Case no: S167-210
Date: 6/27/2017

1:3,600

AERIAL MAP

Area of Request

Recent History

Case no: S167-210

Date: 6/27/2017

SHILOH ROAD
(60' RIGHT-OF-WAY)
LA PRADA DRIVE
(A VARIABLE WIDTH RIGHT-OF-WAY)
BLOCK A/7357
NEX ADDITION
680,413 SQ.FT.
15.620 ACRES
LOT 1A
220,229 SQ.FT.
5.056 ACRES
LOT 2C
451,544 SQ.FT.
10.464 ACRES
(SEE NOTE # 5)
POB
BLYTH DRIVE
S00°31'00"E 577.06'
N89°46'00"E 874.62'
N00°31'00"W 891.88'
S89°52'06"W 625.71'
N89°35'37"W 100.00'
N00°31'00"W 97.50'
N89°35'37"W 113.08'
N00°21'01"W 1.27'
S89°52'06"W 512.63'
L=291.01'
L=225.26'
R=168.21'
CB=S38°54'37"W
CD=218.90'
R=219.89'
LOT 1, BLOCK A
EASTFIELD COLLEGE ADDITION
INST. NO. 200600190411
O.P.R.D.C.T.
1071.49
577.06
874.62
LOT 2C
LOT 14
LOT 9
LOT 12
LOT 11
LOT 10
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26
LOT 27
LOT 28
LOT 29
LOT 30
LOT 31
LOT 32
LOT 33
LOT 34
LOT

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS Nexus Incorporated and The Central American Mission are the owners of a tract of land situated in the Jacob W. Halford Survey, Abstract No. 600, City Block 7357 and A/7357, City of Dallas, Dallas County, Texas, being all of Lot 2B, Block A/7357, Nexus Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201503273860, Official Public Records, Dallas County, Texas, and being all of Lot 1, Block A/7357, Nexus Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 97160, Page 4552, Deed Records, Dallas County, Texas, and being all of Lot 1, Block A/7357, Mission Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 598, Page 211, Deed Records, Dallas County, Texas, and being more particularly described as follows: Beginning at the intersection of the common line between said Lot 2B and Lot 1, Block A/7357, Mission Addition and the north line of Lot 2, Block A/7357, Mission Addition, according to the plat recorded in Volume 598, Page 211, Deed Records, Dallas County, Texas, and the south right-of-way line of Shiloh Road (a 60' right-of-way), said point being the most easterly northeast corner of said Lot 2B, and being the most northerly corner of said Lot 2, Block A/7357, Mission Addition, said point being the most northerly corner of a tract of land conveyed to The Central American Mission by General Warranty Deed recorded in Volume 2043, Page 2179 (Tract 4), Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 60D nail found (Instrument No. 201503273860) at the intersection of the east line of Shiloh Road (a called 60' right-of-way) and the south line of a called 15' alley (as created by Casa Terrace Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 2, Page 69, Map Records, Dallas County, Texas), from which a found 5/8" iron rod bears North 12° 51' 58" West a distance of 0.21 feet, said point being the most northerly corner of said Lot 2B;

THENCE North 89° 46' 00" East, along the common line between said alley and said Lot 2B, a distance of 674.63 feet to a point for corner at the intersection of said alley (being 12.5' wide at this point) and the west right-of-way line of La Prada Drive (a variable width right-of-way as created by use & dedication, Casa Terrace Addition, an addition to the City of Dallas, Dallas County, Texas, and Volume 598, Page 2133, Volume 69140, Page 2133, and Volume 98251, Page 4355, Deed Records, Dallas County, Texas), from which a found Mag Nail (Instrument No. 201503273860) bears North 12° 51' 58" West a distance of 0.21 feet;

THENCE South 01° 31' 00" East, along the common line between said Lot 2B and said La Prada Drive, passing at a distance of 50.52 feet a found 1/2" iron rod with yellow plastic cap stamped "KAZ" and continuing for a total distance of 227.06 feet to a 1/2" iron rod set for corner at the beginning of a tangent curve to the right;

THENCE in a southeasterly direction, continuing along the common line between said La Prada Drive and said Lot 2B, and along said curve to the right, whose central angle is 90° 00' 00", a radius of 668.23 feet, a central angle of 90° 00' 00", a chord bearing and distance of South 46° 31' West a distance of 216.90 feet, having a radius of 668.23 feet, a central angle of 18° 00' 00", a chord bearing and distance of South 37° 31' West a distance of 209.36 feet, and an arc length of 210.00 feet to a 1/2" iron rod set for corner at the intersection of the west line of said La Prada Drive and the north line of a called 15' variable width alley (being 10 feet wide at this point) (as created by Casa Terrace Addition, an addition to the City of Dallas, Dallas County, Texas), and also being the southeast corner of said Lot 2B;

THENCE South 89° 46' 00" West, along the common line between said alley and said Lot 2B, passing at a distance of 624.71 feet to a found 1/2" aluminum disk stamped "NEXUS ADDITION" (Instrument No. 201503273860) at an angle point in said Lot 2B, and continuing for a total distance of 625.71 feet to a 1/2" aluminum disk stamped "NEXUS ADDITION" (Instrument No. 201503273860) at an angle point in said Lot 2B, said point being the most southerly southeast corner of said Lot 2B;

THENCE North 01° 31' 00" West, continuing along the common line between said Lot 2B and said Shiloh Road, a distance of 227.06 feet to a found 1/2" aluminum disk stamped "NEXUS ADDITION" (Instrument No. 201503273860) at the intersection of the north line of said right-of-way dedication and the most southerly southeast corner of said Lot 2A;

THENCE North 89° 31' 57" West, continuing along the common line between said Lot 2A and said Shiloh Road a distance of 691.86 feet to a found 1/2" iron rod with yellow plastic cap stamped "NEXUS ADDITION" (Instrument No. 201503273860) at the most southerly southwest corner of said Lot 2A;

THENCE North 00° 31' 00" West, continuing along the common line between said Lot 2A and said right-of-way dedication, a distance of 150.00 feet to a found 1/2" aluminum disk stamped "NEXUS ADDITION" (Instrument No. 201503273860) at an angle point in said Lot 2A, said point being the most northerly northwest corner of said Lot 2A;

THENCE North 89° 31' 57" West, continuing along the common line between said Lot 2A and said right-of-way dedication, a distance of 150.00 feet to a found 1/2" aluminum disk stamped "NEXUS ADDITION" (Instrument No. 201503273860) at an angle point in said Lot 2A, said point being the most southerly southwest corner of said Lot 2A;

THENCE North 00° 31' 00" West, continuing along the common line between said Lot 2A and said Shiloh Road a distance of 691.86 feet to the **POINT OF BEGINNING** and containing 885,410 square feet or 15.620 acres, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **NEXUS INCORPORATED** acting by and through its duly authorized agent, **Ann Rebecca Crowell** and **THE CENTRAL AMERICAN MISSION**, acting by and through its duly authorized agent, **Ann Rebecca Crowell** do hereby adopt this plan designating the herein described property as **NEX**, 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 and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plan. No buildings shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of Dallas. The maintenance of paving on designated easements is the responsibility of the property owner. No bridges or culverts shall be constructed across any creek or drainage easement that will impound water unless adequate provisions are made to prevent the backwater from damming upon the property of others. All public utilities 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 their respective systems on any of these easements; and all public utilities shall at all times have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of their respective systems without the necessity at any time of procuring the permission of anyone. No public utility will be responsible for replacing any special paving or improvements damaged in the process of reconstructing or maintaining its respective system on any of these easements. The owner agrees to provide property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility.

Water main and wastewater easements shall also include additional area of easement area to also consider for installation and maintenance of manholes, main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

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

WITNESS my hand at Dallas, Texas, this the _____ day of _____, 2017.

Signature: _____

Name: Ann Rebecca Crowell

Title: CEO & Executive Director

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared **Ann Rebecca Crowell**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the statements in the foregoing instrument are true and correct. She executed the same for the purposes and consideration therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2017.

Notary Public in and for the State of Texas

My commission expires:

WITNESS my hand at Dallas, Texas, this the _____ day of _____, 2017.

Signature: _____

Name: Philip O'Day

Title: COO & Executive Vice President

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Philip O'Day, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the statements in the foregoing instrument are true and correct. He executed the same for the purposes and consideration therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2017.

Notary Public in and for the State of Texas

My commission expires:

SURVEYOR'S STATEMENT

I, Jacob W. Halford, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision from recorded documentation, evidence collected on the ground during a field survey performed on the ground, and that this plat is substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, Texas Occupations Code, Chapter 1071, as amended, and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in accordance with the subdivision ordinance of the City of Dallas, Texas, and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2017.

Preliminary, this document not to be recorded for any purpose and shall not be used or viewed upon as a final survey document.

Jacob W. Halford
Texas Registered Professional Land Surveyor No. 4762

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority on this day personally appeared Jake W. Halford, 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 considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the _____ day of _____, 2017.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
NOT FOR RECORDATION, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

PRELIMINARY PLAT
OF
NEX
LOTS 1A & 2C, BLOCK A/7357
OF
REPLAT
NEXUS ADDITION & REVISED BEACH ADDITION
BLOCK A/7357
JACOB W. HALFORD SURVEY ABSTRACT NO. 600
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S167-210
ENGINEERING NO. 311T-____

SCALE: 1" = 50' DATE: 05/16/2017

OWNER:
NEXUS INCORPORATED
8733 LA PRADA DRIVE
DALLAS, TX 75228
214-321-8706
C/O REBECCA CROWELL

OWNER:
CENTRAL AMERICAN MISSION
8733 LA PRADA DRIVE
DALLAS, TX 75228
214-327-8706
C/O PHILIP O'DAY

SURVEYOR:
HAYWOOD I. COMPSION JR. INC.
1202 E. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX 75241
214-739-4100
TX FIRM REG #F-489
TBPLS REG #10024-00

RECORDED	SHT #	–	JOB NO.	1701.043	G-FILE	1701.043.dwg	DWG. NO.	2E.DWG	SHEET 2 OF 2

CITY PLAN COMMISSION **THURSDAY, JULY 20, 2017**

FILE NUMBER: S167-211 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: South Central Expressway, North of Youngblood Road.

DATE FILED: June 21, 2017 **ZONING:** IM

CITY COUNCIL DISTRICT: 8 **SIZE OF REQUEST:** 11.87-Acres **MAPSCO:** 65K

APPLICANT/OWNER: DESEV Investment Group, LLC

REQUEST: An application to create 6 lots ranging in size from 1.720-acre to 2.378-acre from a 11.87-acre tract of land in City Block 8006 on property located on South Central Expressway, North of Youngblood Road.

SUBDIVISION HISTORY:

1. S134-212 was a request east of the present request to replat a 2,061.616-acre tract of land containing Lot 1 in City Block A/8003 and all of City Block 8003 and portion of City Block8002 into one lot on property located at 5555 Youngblood Road. The request was approved August 21, 2014 and has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the IM Industrial Manufacturing District; therefore, staff recommends approval subject to compliance with the following conditions:

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

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

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

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

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

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

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

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

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

10. The number of lots permitted by this plat is six.

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

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

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

14. On the final plat add note: "TXDOT approval may be required for any driveway modification or new access point(s)." No citation.

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. 51A-5.105(g)

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

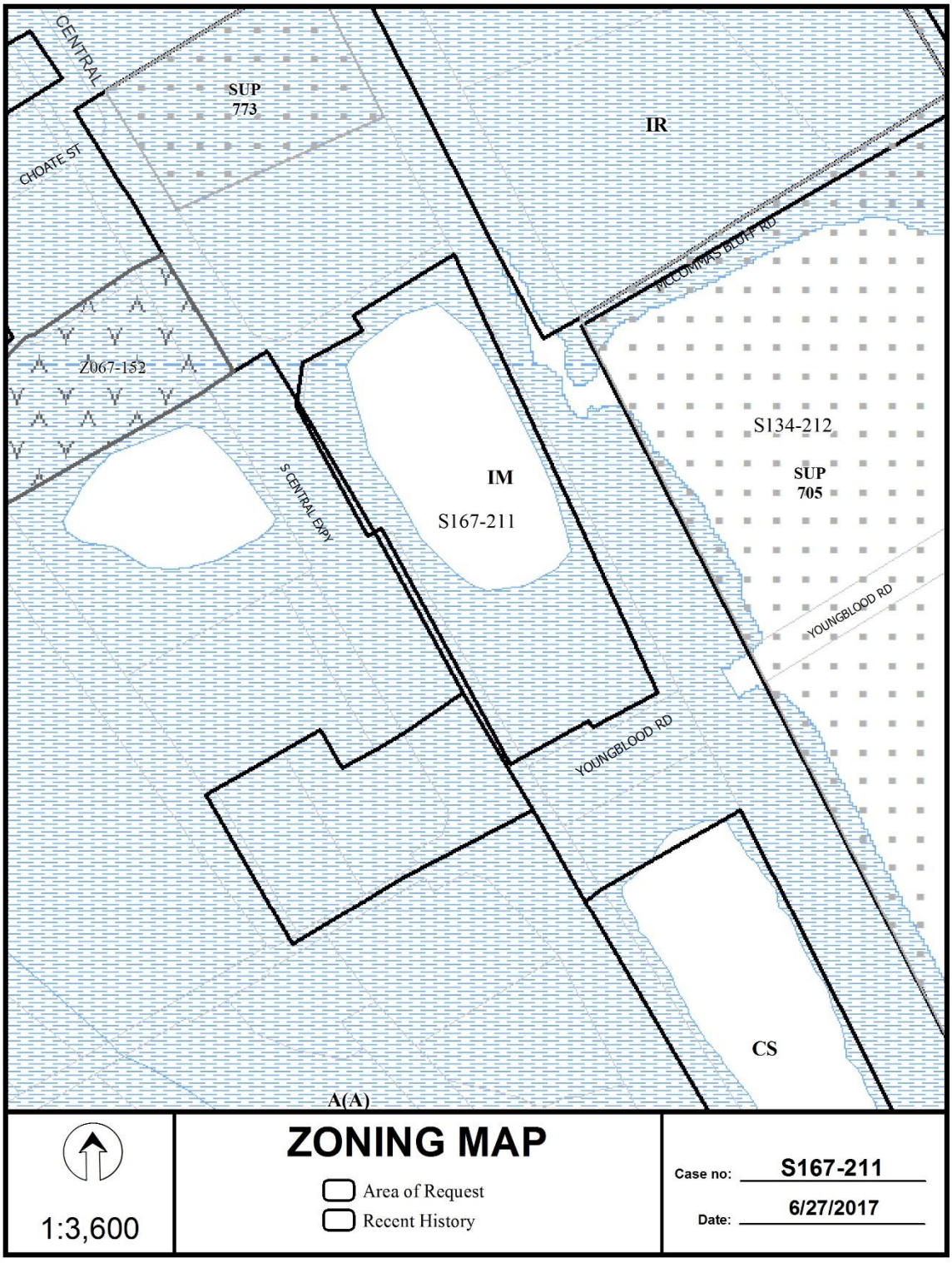
23. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering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

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

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. On the final plat change “McCommas Bluff” to “McCommas Bluff Road”. Section 51A-8.403(a)(1)(A)(xii).

27. On the final plat identify the property as Lots 1 through 6 in City Block A/8007. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


CENTRAL
SUP
773
IR
CHOATE ST
PLEASANT VALLEY RD
Z067-152
S134-212
SUP
705
IM
S167-211
S CENTRAL EXPY
YOUNGBLOOD RD
YOUNGBLOOD RD
CS
A(A)
ZONING MAP
Area of Request
Recent History
1:3,600
Case no: S167-211
Date: 6/27/2017

AERIAL MAP

1:3,600

Area of Request
Recent History

Case no: S167-211
Date: 6/27/2017

PRELIMINARY PLAT
McCOMMAS BLUFF ADDITION
LOTS 1-6, BLOCK A/8006
PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com
OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS
LOT 1, BLOCK A/8006
103,577 SQ. FT. OR 2.378 AC.
LOT 2, BLOCK A/8006
88,571 SQ. FT. OR 2.042 AC.
LOT 3, BLOCK A/8006
83,587 SQ. FT. OR 1.977 AC.
LOT 4, BLOCK A/8006
77,806 SQ. FT. OR 1.786 AC.
McCOMMAS BLUFF
(A VARIABLE WIDTH RIGHT-OF-WAY)
CENTRAL EXPRESSWAY
(U.S. HIGHWAY NO. 75)
(A VARIABLE WIDTH RIGHT-OF-WAY)
SOUTHERN PACIFIC RAILROAD
(A 100' WIDE RIGHT-OF-WAY)
(FORMERLY KNOWN AS THE
TEXAS & PACIFIC RAILWAY CO.)
(VOL. P, PG. 259 D.R.D.C.T.)
VICINITY MAP
N.T.S.
SITE
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
OWNER:
DESEY INVESTMENT GROUP, LLC
310 OAKFORD DRIVE
DALLAS, TX 75080
ENGINEER:
PEISER & MANKIN SURVEYING, LLC
SHEILA MORTENSON, P.E.
PH.D., P.E., P.H.--CW
222 S. HARWOOD STREET, SUITE 2500
DALLAS, TX 75201
214-941-9412
NOTES:
1. IRF - iron Rod Found
2. IRS - Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
3. DMS - 3" Aluminum Disk Monument Set stamped "McCommas Bluff Addition, RPLS 6122"
4. D.R.D.C.T. - Deed Records Dallas County Texas
5. O.P.R.D.C.T. - Official Public Records Dallas County Texas
6. Bearing system for this survey is based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 (2011), on Grid Coordinate.
7. Coordinates shown are State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011), on Grid Coordinate.
8. No structures on site at the time of field work performed.
9. No structures on site at the time of field work performed.
LEGEND
IRF IRON ROD FOUND
IRS IRON ROD SET
DMS DISK MONUMENT SET
D.R.D.C.T. DEED RECORDS DALLAS COUNTY TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCING
SIGN
LIGHT POLE
TYPICAL FENCE
BOLLARD
COVERED AREA
HANDICAP SPACE
TRAFFIC SIGNAL POLE
TELEPHONE MANHOLE
GAS MANHOLE
STORM SEWER MANHOLE
FIRE HYDRANT
WATER METER
FUEL PORT LID
TRANSFORMER PAD
GUY WIRE
UTILITY POLE
IRR. CONTROL VALVE
TELEPHONE PEDESTAL
DOWN GUY
ELECTRIC BOX
UTILITY VAULT
LINETYPE TABLE
BOUNDARY LINE
ADJOINER LINE
RIGHT-OF-WAY
OVERHEAD SERVICE LINE
WATER LINE
STORM SEWER LINE
SANITARY SEWER LINE
UNDERGROUND ELEC. LINE
EASEMENT LINE
STREET CENTERLINE
PEISER & MANKIN SURVEYING, LLC
222 S. HARWOOD STREET, SUITE 2500
DALLAS, TEXAS 75201
PH. 214-941-9412
FIRM No. 100999-00
SURVEYOR
ENGINEER
OWNER
DEVELOPER
SHEET
1
OF
2
JOB NO. 131-0001
DATE 6/6/2017
FIELD DATE 5/31/2017
SCALE 1" = 40'
DRAWN BY JW
CHECKED SM
DESCRIPTION
BEING A TRACT OF LAND SITUATED IN THE LEVI DIXON SURVEY, ABSTRACT NO. 380, CITY OF DALLAS, DALLAS COUNTY, TEXAS
WHEREAS, DESEY INVESTMENT GROUP, LLC is the owner of that certain tract of land conveyed as Tract I to Desey Investment Group, LLC, by Special Warranty Deed with Vendor's Lien recorded under Instrument Number 20150201914S5, Official Public Records, Dallas County, Texas, and being more particularly described as follows:
BEGINNING at a nail found for the Northeast corner of said Desey tract, same being the Southeast corner of McCommas Bluff (a variable width right-of-way) (Volume G, Page 382 & Volume P, Page 259, Deed Records, Dallas County, Texas), Central Railroad (A 100' wide right-of-way) (Volume G, Page 382 & Volume P, Page 259, Deed Records, Dallas County, Texas), and being in the intersection of said Southern Pacific Railroad and Youngblood Road (a variable width right-of-way) (Volume 75156, Page 577, said Deed Records);
THENCE along the common line of said Desey tract and said Youngblood Road as follows:
South 59 deg 49 min. 00 sec. West, a distance of 179.67 feet to a disk monument set for corner;
North 30 deg 11 min. 00 sec. West, a distance of 20.00 feet to a disk monument set for corner;
South 59 deg 49 min. 00 sec. West, a distance of 223.20 feet to a disk monument set for the Southwest corner of said Desey tract, same being in the intersection of said Youngblood Road and Central Expressway (U.S. Highway No. 75) (a variable width right-of-way) (Volume 2334, Page 244, aforesaid Deed Records);
THENCE along the common line of said Desey tract and said Central Expressway as follows:
North 30 deg 09 min. 43 sec. West, a distance of 697.56 feet to a ½ inch iron rod found for corner;
South 59 deg 29 min. 27 sec. West, a distance of 38.47 feet to a ½ inch iron rod found for corner;
North 30 deg 05 min. 08 sec. West, a distance of 363.25 feet to a wood highway monument found from which a ½ inch iron rod found bears South 71 deg 31 min. 10 sec. East, 0.97 feet, said monument being in the intersection of said Central Expressway and aforesaid McCommas Bluff;
THENCE North 06 deg 35 min. 07 sec. East, along the common line of said Desey tract and said corner clip, a distance of 107.15 feet to a disk monument set for the most Northerly Northeast corner of said Desey tract, same being the North end of said corner clip;
THENCE along the common line of said Desey tract and said McCommas Bluff as follows:
North 59 deg 39 min. 51 sec. East, a distance of 166.62 feet to a disk monument set for corner;
North 32 deg 22 min. 15 sec. West, a distance of 42.31 feet to a disk monument set for corner;
North 59 deg 56 min. 58 sec. East, a distance of 288.55 feet to the POINT OF BEGINNING and containing 577,121 square feet or 11.87 acres of computed land more or less.
PLAT OF THAT CERTAIN TRACT OF LAND CONVEYED TO DESEY INVESTMENT GROUP, LLC
BEING SITUATED IN THE LEVI DIXON SURVEY, ABSTRACT NO. 380
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-211
THIS PLAT FILED IN INSTRUMENT NO. _____

PRELIMINARY PLAT
McCOMMAS BLUFF ADDITION
LOTS 1–6, BLOCK A/8006
PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com
OWNER:
DESV INVESTMENT GROUP, LLC
ENGINEER:
OAK ENGINEERING, INC.
SURVEYOR:
PEISER & MANKIN SURVEYING, LLC
GRAPHIC SCALE
LEGEND
LINETYPE TABLE
OWNER'S DEDICATION
SURVEYOR'S STATEMENT
NOTARY PUBLIC IN AND FOR DALLAS COUNTY
NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS
THIS PLAT FILED IN INSTRUMENT NO. _____
LOT 4, BLOCK A/8006
77,808 SQ. FT. OR 1.786 AC.
LOT 5, BLOCK A/8006
88,325 SQ. FT. OR 2.028 AC.
LOT 6, BLOCK A/8006
74,619 SQ. FT. OR 1.720 AC.
MAYGRANE
MAYCHANE
CENTRAL EXPRESSWAY
(VARIABLE WIDTH R.O.W.)
SOUTHERN PACIFIC RAILROAD
(A 200' R.O.W. AS DEEDED)
TOWNSEND ROAD
(A 50' R.O.W. AS DEEDED)
TRACT 4
DESOTO INVESTMENT GROUP, LLC
INST. NO. 20160359705
O.P.R.D.C.T.
TRACT 3
DESOTO INVESTMENT GROUP, LLC
INST. NO. 20160359705
O.P.R.D.C.T.
NO STRUCTURES ON SITE
DESOTO INVESTMENT GROUP, LLC
INST. NO. 20160219405
O.P.R.D.C.T.
N89°20'29"E 427.42'
N89°20'29"E 413.95'
S89°48'04"W 221.50'
S89°48'04"W 178.50'
N00°11'56"W 210.00'
N89°20'29"E 179.58'
N89°20'29"E 427.42'
210.27'
189.54'
179.58'
150.41'
67.40'
200.0'
50.0'
PRF
PRF
PRF

CITY PLAN COMMISSION **THURSDAY, JULY 20, 2017**

FILE NUMBER: S167-213 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: 4814 Simpson Stewart Road, southwest of South Central Expressway.

DATE FILED: June 21, 2017 **ZONING:** A(A)

CITY COUNCIL DISTRICT: 8 **SIZE OF REQUEST:** 3.354-Acres **MAPSCO:** 67J

APPLICANT/OWNER: Walter Huerta

REQUEST: An application to create one 3.354-acre lot from a tract of land in City Block 8012 on property located at 4814 Simpson Stewart Road, southwest of South Central Expressway.

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

STAFF RECOMMENDATION: The request complies with the requirements of the A(A) Agricultural District; therefore, staff recommends approval subject to compliance with the following conditions:

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

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

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

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

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

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

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

8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman’s signature the monuments must

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

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

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

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

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

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

14. On the final plat dedicate 53.5-feet ROW /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Simpson Stewart Road. *51A 8.602(c)*

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.

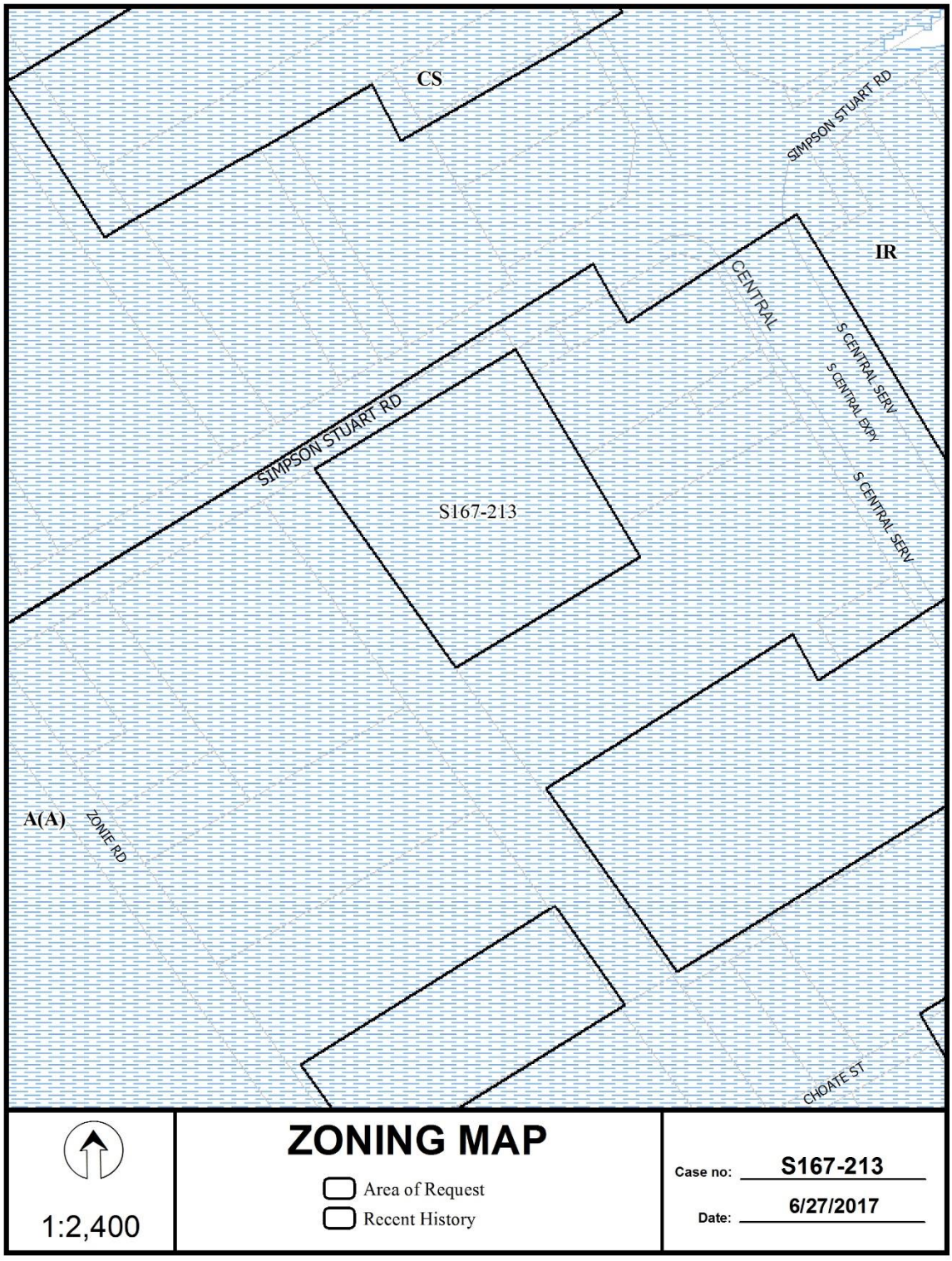
20. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set. Section 51A-8.617(d)(1),(2), (3), and (4).

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. 51A-5.105(g)

22. On the final plat chose a new or different addition name. Platting Guidelines

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

24. On the final plat identify the property as Lot 1 in City Block A/8012. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


CS
SIMPSON STUART RD
IR
CENTRAL
S CENTRAL SERV
S CENTRAL EXPY
SIMPSON STUART RD
S167-213
S CENTRAL SERV
A(A)
ZONNIE RD
CHOATE ST
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S167-213
Date: 6/27/2017

1:2,400

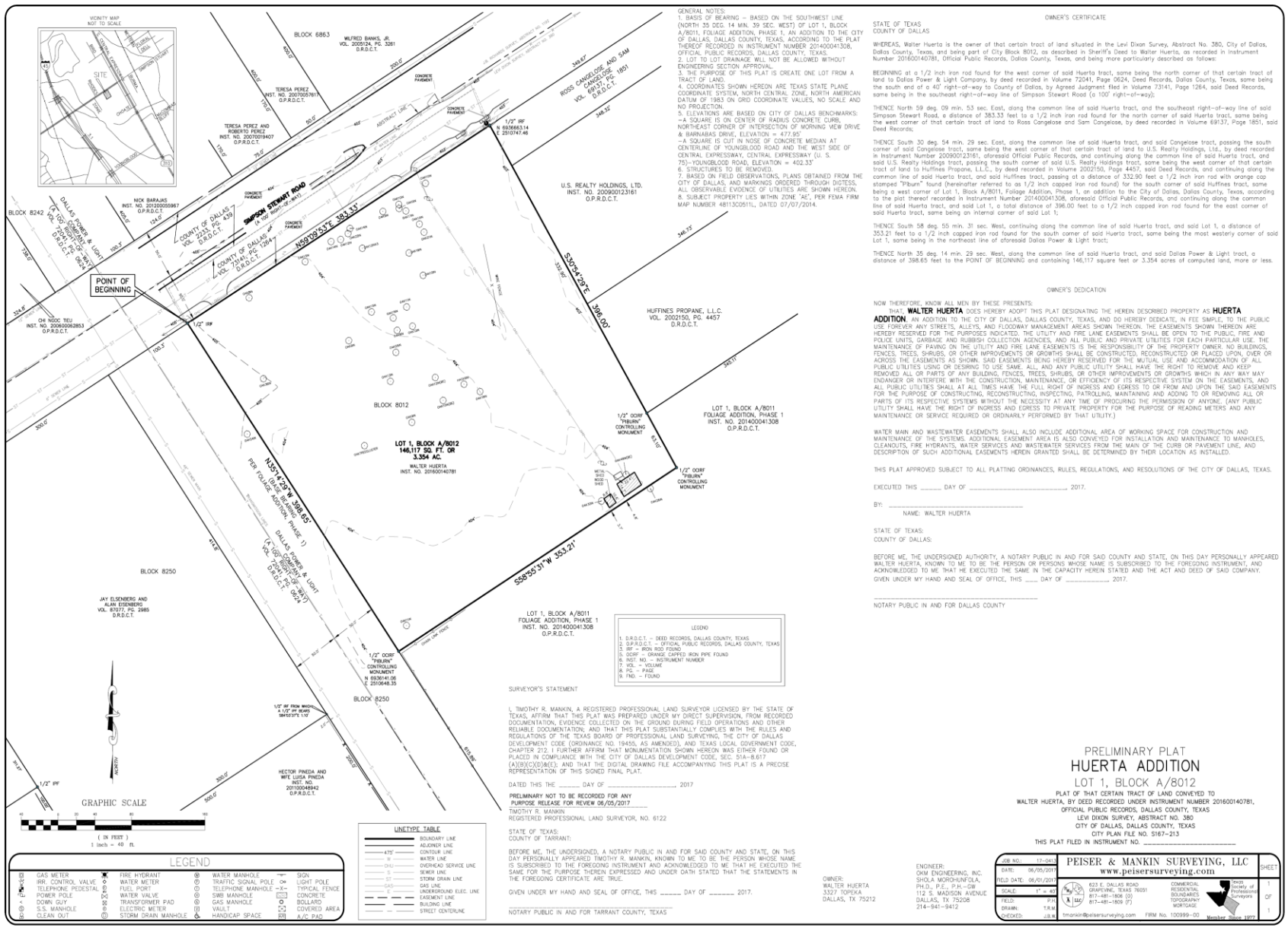
AERIAL MAP

Area of Request

Recent History

Case no: S167-213

Date: 6/27/2017



S167-213

3(f)

City Plan Commission Date: 7/20/2017
7/13/2017 11:37:59 AM

CITY PLAN COMMISSION **THURSDAY, JULY 20, 2017**

FILE NUMBER: S167-215 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Oakwood Drive at Haymarket Road, northwest corner.

DATE FILED: June 21, 2017 **ZONING:** R-7.5(A), CR

CITY COUNCIL DISTRICT: 8 **SIZE OF REQUEST:** 6.414-Acres **MAPSCO:** 69M

APPLICANT/OWNER: Pedro Fernando Alvarez, Gerald A. Baker, Jr., and Ruibal Farms, LP.

REQUEST: An application to create 3 lots ranging in size from 0.763-acre to 4.223-acre from a 6.414-acre tract of land on property located on Oakwood Drive and Haymarket Road, northwest corner.

SUBDIVISION HISTORY:

1. S167-067 was a request east of the present request to create one 3.000-acre lot and one 95.714-acre lot from a tract of land in City Block 8790 on property located on Haymarket Road, south of Hazelcrest Drive. The request was approved January 19, 2017 and has not been recorded.

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

Proposed Lot 13B is within the R-7.5(A) Single Family District and is Approximately 22,932 square feet in size and is larger than the contiguous residential lot to the north. The R-7.5(A) lots along the south line of Oakwood Drive were created by deeds, not by replatting. The remainder of the property lies within the CR District and it has no minimum lot size. Therefore, staff has determined that the request complies with the provisions of Section 51A-8.503, and the R-7.5(A) requirements, as well as the requirements of the CR District, and we recommend approval of the request subject to compliance with the following conditions:

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

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

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

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

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

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

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

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

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

10. The number of lots permitted by this plat is three.

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

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

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

14. On the final plat dedicate a 15-foot by 15-foot corner clip at the intersection of Haymarket Road and Oakwood Drive. 51A 8.602(d)(1)

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

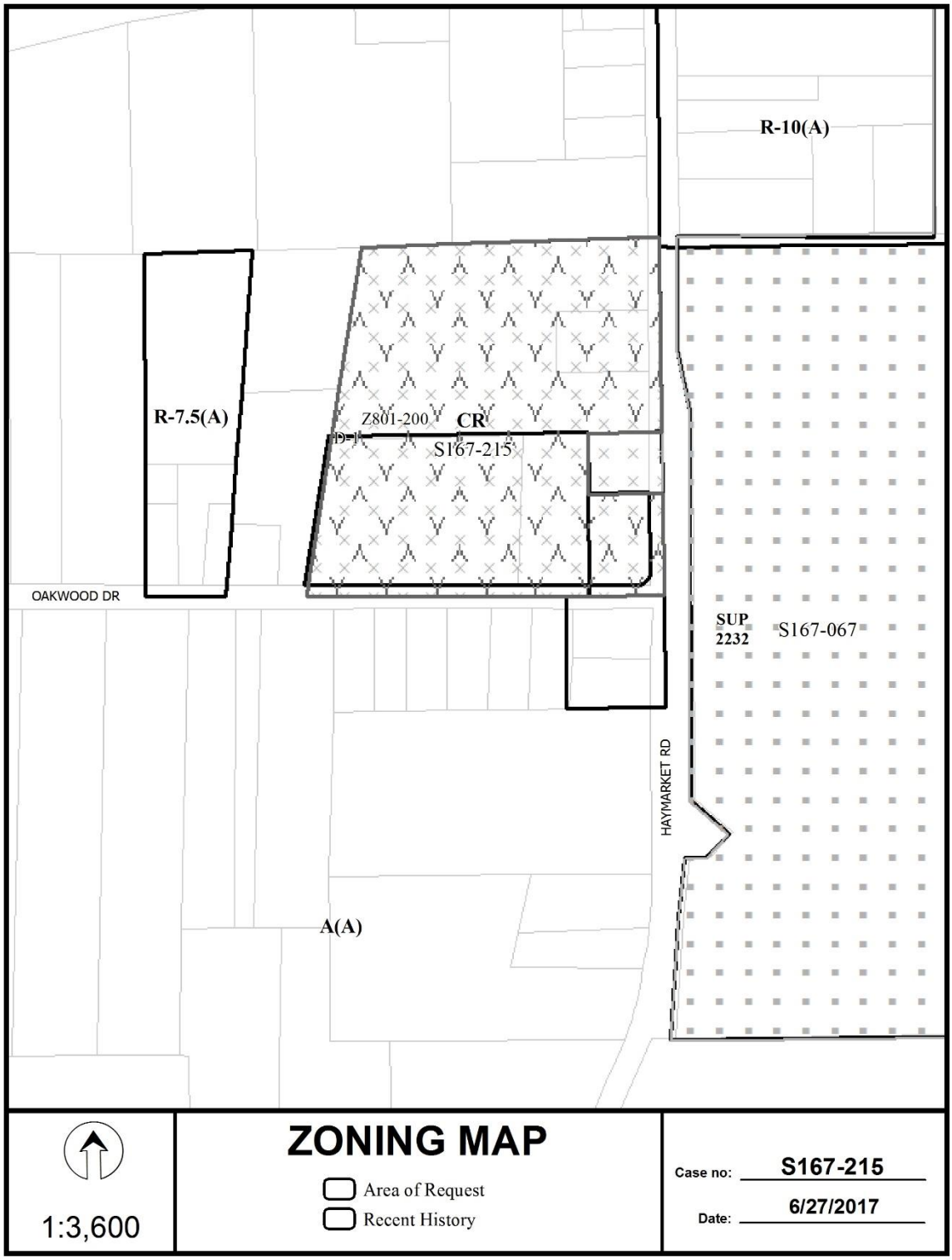
16. On the final plat, show the recording information on all existing easements within 150 feet of the property. Platting Guidelines

17. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering

plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.

18. On the final plat change “Hay-Market Road” to “Haymarket Road” per thoroughfare plan. Section 51A-8.403(a)(1)(A)(xii).

19. On the final plat identify the property as Lots 13B, 13C, and 13D in City Block 8772. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


R-10(A)
R-7.5(A)
Z801-200
D=1
CR
S167-215
OAKWOOD DR
SUP
2232
S167-067
HAYMARKET RD
A(A)
ZONING MAP
Area of Request
Recent History
1:3,600
Case no: S167-215
Date: 6/27/2017

1:3,600

AERIAL MAP

Area of Request
Recent History

Case no: S167-215
Date: 6/27/2017

LEGEND
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
APPROX. = APPROXIMATE LOCATION OF
R.P.L.S. = REGISTERED PROFESSIONAL LAND SURVEYOR
DCA = DOUG CONNALLY AND ASSOCIATES
RPLS = REGISTERED PROFESSIONAL LAND SURVEYOR
5/8" = 5/8 INCH IRON FOUND
1/2 IRF = 1/2 INCH IRON ROD FOUND
A.C.S. = SET "CBG SURVEYING" DISK AND RPLS 5513" SET OVER A 1/2 INCH IRON ROD SET
GENERAL NOTES
1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATED SYSTEM, TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
2) THE PURPOSE OF THIS PLAT IS TO CREATE 3 LOTS.
3) DUTY TO OBTAIN MARKER PRODUCT ENGINEERING SECTION APPROVAL.
4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
6) ACCORDING TO THE F.I.R.M. NO. 48113C0590K, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
RELEASED FOR REVIEW 06/21/2017 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.
OWNER: PEDRO FERNANDO ALVEREZ
2811 HASKELL AVENUE
SUITE 110
DALLAS, TX 75204
214-724-0833
OWNER: GERALD A. BAKER, JR.
10331 CHERRYDALE DRIVE
DALLAS, TX 75238
OWNER: RUBAL FARMS, L.P.
901 SOUTH FM548 ROAD
MESQUITE, TX 75150
PRELIMINARY PLAT
OAKWOOD ADDITION
LOT 13A, 13C, AND 13D, BLOCK 8772
BEING A REPLAT OF THE REMAINDER OF
TRACT 13, BLOCK 8772, HAY-MARKET ACRES
SWING AND LAMB'S SURVEY, ABSTRACT NO. 1402
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CBG SURVEYING INC
PLANNING & SURVEYING
Mailing Address: 2100 Ross Ave, Ste 220
Dallas, TX 75201
214.699.6085
Firm No. 10108800
SCALE: 1"=50' / DATE: 04/17/17 / JOB NO. 161881 / DRAWN BY: MTH / PG. 1 OF 2
VICINITY MAP
NOT TO SCALE
BRIARWOOD
TEMPEST
FRATER
TREWITT
SEAGAREN
OAKWOOD
SEWELL
HAYMARKET
CREST
GREENLAWN
SITE
SCALE 1" = 50'
50' 25' 0 50' 100'
TRACT 24
HAY-MARKET ACRES
VOL. 8, PG. 469
D.R.D.C.T.
TRACT 25
TRACT 26
TRACT 11
TRACT 12
HAY-MARKET ACRES
VOL. 8, PG. 469
D.R.D.C.T.
REMAINDER OF TRACT 13
HAY-MARKET ACRES
VOL. 8, PG. 469
D.R.D.C.T.
BLOCK 8772
OAKWOOD ADDITION
279,393 SQ. FT.
6.414 ACRES
LOT 13D
181,889 SQ. FT.
4.223 ACRES
LOT 13C
62,128 SQ. FT.
1.426 ACRES
LOT 13B
35,376 SQ. FT.
0.812 ACRES
LOT 13A, BLOCK 8772
JOSE HUGO SOSA
ADDITION
VOL. 2001200, PG. 88
M.R.D.C.T.
LOT 25-A
HAY-MARKET ACRES
ADDITION
VOL. 81251, PG. 1801
D.R.D.C.T.
N 09°16'00" E 368.32'
N 89°08'01" E 639.98'
N 89°56'45" W 617.65'
N 01°49'59" E 371.42'
S 00°46'21" E 149.92'
N 89°07'53" E 149.30'
S 00°20'17" E 196.14'
OAKWOOD DRIVE
HAY-MARKET ROAD
60' R.O.W.
VOL. 8, PG. 469
D.R.D.C.T.
POINT OF BEGINNING
STATE PLANE COORDINATES
N: 6,935,733,678
E: 2,540,673,253
STATE PLANE COORDINATES
N: 6,935,703,657
E: 2,540,523,854
R=30.00'
D=90°18'44"
CH=42.54'
N 44°54'25" W
L1 S 45°00'00" E 42.38'
BLOCK 8772

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Pedro Fernando Alvarez, Gerald A. Baker, Jr., and Rubal Farms, LP, are the sole owners of a tract of land situated in the Abstract No. 1402, City of Dallas, Dallas County, Texas, being that tract of land conveyed to Pedro Fernando Alvarez, by deed recorded in Volume 99156, Page 3954, Official Public Records, Dallas County, Texas, and that tract of land conveyed to Rubal Farms, LP, by deed recorded in Instrument No. 201000223766, Official Public Records, Dallas County, Texas, and that tract of land conveyed to Rubal Farms, LP, by deed recorded in Instrument No. 201000223767, Official Public Records, Dallas County, Texas, and that tract of land conveyed to Rubal Farms, LP, by deed recorded in Instrument No. 201000223765, Official Public Records, Dallas County, Texas, and being Lots 13, 14, 15, and 16, Block 8772, Haymarket Acres, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume B, Page 489, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with a plastic cap stamped "Doug Connolly and Associates" found for corner, said corner being in the West right-of-way line of Oakwood Drive (60 foot Right-of-Way), said corner being the Northeast corner of said Lot 13, having a radius of 30.00 feet, a delta of 90 degrees 17 minutes 41 seconds, and a chord bearing and distance of South 44 degrees 53 minutes 53 seconds West, 42.54 feet;

THENCE, along said curve to the right and the West line of said Haymarket Road, an arc length of 47.28 feet to a 3 inch aluminum disk stamped "DAL and RPLS 5513" set over a right-of-way line of said Hay-Market Road, and the North right-of-way line of Oakwood Drive (60 foot Right-of-Way);

THENCE North 89 degrees 56 minutes 45 seconds West, along the North right-of-way line of said Oakwood Drive, passing a 1/2 inch iron rod found with red cap stamped "RPLS 4889" at a distance of 117.40, and also passing a 1/2 inch iron rod found with red cap stamped "RPLS 4889" at a distance of 817.65 feet to a 3 inch aluminum disk stamped "DAL and RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the Southeast corner of that tract of land conveyed to Evelyn Russell and Allen Russell, by deed recorded in Instrument No. 201000223765, Official Public Records, Dallas County, Texas;

THENCE North 00 degrees 08 minutes 01 seconds East, along the East line of said Russell tract, a distance of 588.32 feet to a 3 inch aluminum disk stamped "DAL and RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the Southwest corner of Tract 12, of said Hay-Market Acres;

THENCE, North 89 degrees 08 minutes 01 seconds East, along the South line of said Tract 12, and the South line of said Lot 13, a distance of 1,320.00 feet to a 3 inch aluminum disk stamped "DAL and RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the Northwest corner of Lot 134, Block 8772, of Jose Hago Sosa Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 2004002, Page 88, Map Records, Dallas County, Texas;

THENCE South 00 degrees 46 minutes 21 seconds East, along the West line of said Lot 134, a distance of 150.00 feet to a 3 inch aluminum disk stamped "DAL and RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the Southwest corner of said Lot 134;

THENCE North 89 degrees 07 minutes 53 seconds East, along the South line of said Lot 134, a distance of 660.00 feet to a 3 inch aluminum disk stamped "DAL and RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the Southeast corner of said Lot 134, and being in the West right-of-way line of said Hay-Market Road;

THENCE South 00 degrees 20 minutes 17 seconds East, along the West right-of-way line of said Hay-Market Road, a distance of 196.14 feet to the POINT OF BEGINNING, and containing 279,283 square feet or 6.414 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT OAKWOOD ADDITION, LTD., acting by and through its duly authorized officer, does hereby adopt this plat, designating the hereinabove described property as OAKWOOD ADDITION, an addition to the City of Dallas, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection operators, and all public utilities, for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subject to the ordinances of the City of Dallas. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of Dallas. In addition, utility easements may also be used for the mutual use and accommodation of any and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other growths or improvements 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 right of ingress and egress to, 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. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility.

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems, additional easement width required for adjacent cuts or fills, and additional easement width required to install services across the lot to the main in the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

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

WITNESS, my hand of Dallas, Texas, this the _____ day of _____, 2017.

BY: _____
Pedro Fernando Alvarez

STATE OF TEXAS
COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2017.

Notary Public in and for Dallas County, Texas

WITNESS, my hand of Dallas, Texas, this the _____ day of _____, 2017.

BY: _____
Gerald A. Baker, Jr.

STATE OF TEXAS
COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2017.

Notary Public in and for Dallas County, Texas

WITNESS, my hand of Dallas, Texas, this the _____ day of _____, 2017.

Rubal Farms, LP
a Texas limited partnership

BY: _____
(Representative)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Rubal Farms, LP, acting by and through its duly authorized officer, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2017.

Notary Public in and for Dallas County, Texas

SURVEYOR'S STATEMENT:

I, Doug Connolly, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation, and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance no. 19455, as amended), and Texas Local Government Code, Sec. 212.0065. Dated this the 5th day of July, 2017. This document is released for review only and should not be used or viewed or relied upon as a final survey document.

Dated this the _____ day of _____, 2017.
RELEASED FOR REVIEW 06/22/2017. 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.

Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2017.

Notary Public in and for the State of Texas

GENERAL NOTES

1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATED SYSTEM, TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
2) THE PURPOSE OF THIS PLAT IS TO CREATE 3 LOTS.
3) LOT STRUCTURE MAY NOT BE ALTERED WITHOUT ENGINEERING DESIGN APPROVAL.
4) ALL STRUCTURE AND LOT LINES ARE ACCESS VIEW PROPERTY LINES.
5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES. NO SCALE AND NO PROJECTION.
6) ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48113C0563K, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

OWNER: PEDRO FERNANDO ALVEREZ
3811 NORTH DRIVE
DALLAS, TX 75237
214-724-3883

OWNER: GERALD A. BAKER, JR.
10331 OAKWOOD DRIVE
BALCH SPRINGS, TX 75180

OWNER: RUBAL FARMS, LP
4611 SOUTH PEARL EXPRESSWAY
DALLAS, TX 75201

PRELIMINARY PLAT
OAKWOOD ADDITION
LOT 13B, 13C, AND 13D, BLOCK 8772
2.756 ACRES OF LAND
BEING A REPLAT OF THE REMAINDER OF
TRACT 13, BLOCK 8772, HAY-MARKET ACRES
AN ADDITION TO THE CITY OF DALLAS
JAMES GRAHAM AND LAMB SURVEY, ABSTRACT NO. 1402
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-215

CBG SURVEYING INC
TBPLS FIRM NO. 10194382
2925 Walnut Hill Lane, Suite 119
Dallas, Texas 75229
Main Office
214-724-0055
Fax 214-349-0485
Firm No. 10194382

SURVEYOR: DOUG CONNOLLY
2925 WALNUT HILL LANE, SUITE 119
DALLAS, TEXAS 75229
214-724-0055
FAX 214-349-0485
FIRM NO. 10194382

SCALE 1"=30' / DATE: 04/17/17 / JOB NO. 161881 / DRAWN BY: MW / PG. 1 OF 2

CITY PLAN COMMISSION **THURSDAY, JULY 20, 2017**

FILE NUMBER: S167-218 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Wheatland Road, west of Clark Road.

DATE FILED: June 21, 2017 **ZONING:** NS(A), CR

CITY COUNCIL DISTRICT: 3 **SIZE OF REQUEST:** 8.7841-Acres **MAPSCO:** 71b-C, B

APPLICANT/OWNER: Harold Russel, TA Properties II LTD, Russell's Telecom Solutions, Inc., Joni L. Thurmond and Virgil B. Thurmond.

REQUEST: An application to replat an 8.7841-acre tract of land containing all of Lots 2 and 3 in City Block 10/8604 and a tract of land in City Block 8604 to create one 5.0092-acre lot and one 3.7749-acre lot on property located on Wheatland Road, west of Clark Road.

SUBDIVISION HISTORY:

1. S145-200 was a request southwest of the present request to replat a 47.779-acre tract of land containing all of Lot 3A and an unplatted tract of land in City Block 8721 into one lot and to remove the existing 10-foot platted building line along a portion of the eastern lot line of Lot 3A, on property located at 7101 West Wheatland Road. The request was approved June 18, 2015 and has not been recoeded.

2. S112-209 was an application to create a 1.043-acre lot and an 18.358-acre lot from a 19.401-acre tract of land in City Block 8721 located in the vicinity of the northwest corner of Wheatland Road and Clark Road. The request was approved on October 18, 2012, and the final plat was recorded on January 8, 2015.

STAFF RECOMMENDATION: The request complies with the requirements of the NS(A) Neighborhood Service District, and the CR Community Retail District; therefore, staff recommends approval subject to compliance with the following conditions:

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

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

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

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

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

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

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

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

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

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

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

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

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

14. On the final plat dedicate a 40-foot radius at the alley to alley intersection.

15. Show how all adjoining right-of-way was created.

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

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

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

19. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed

water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.

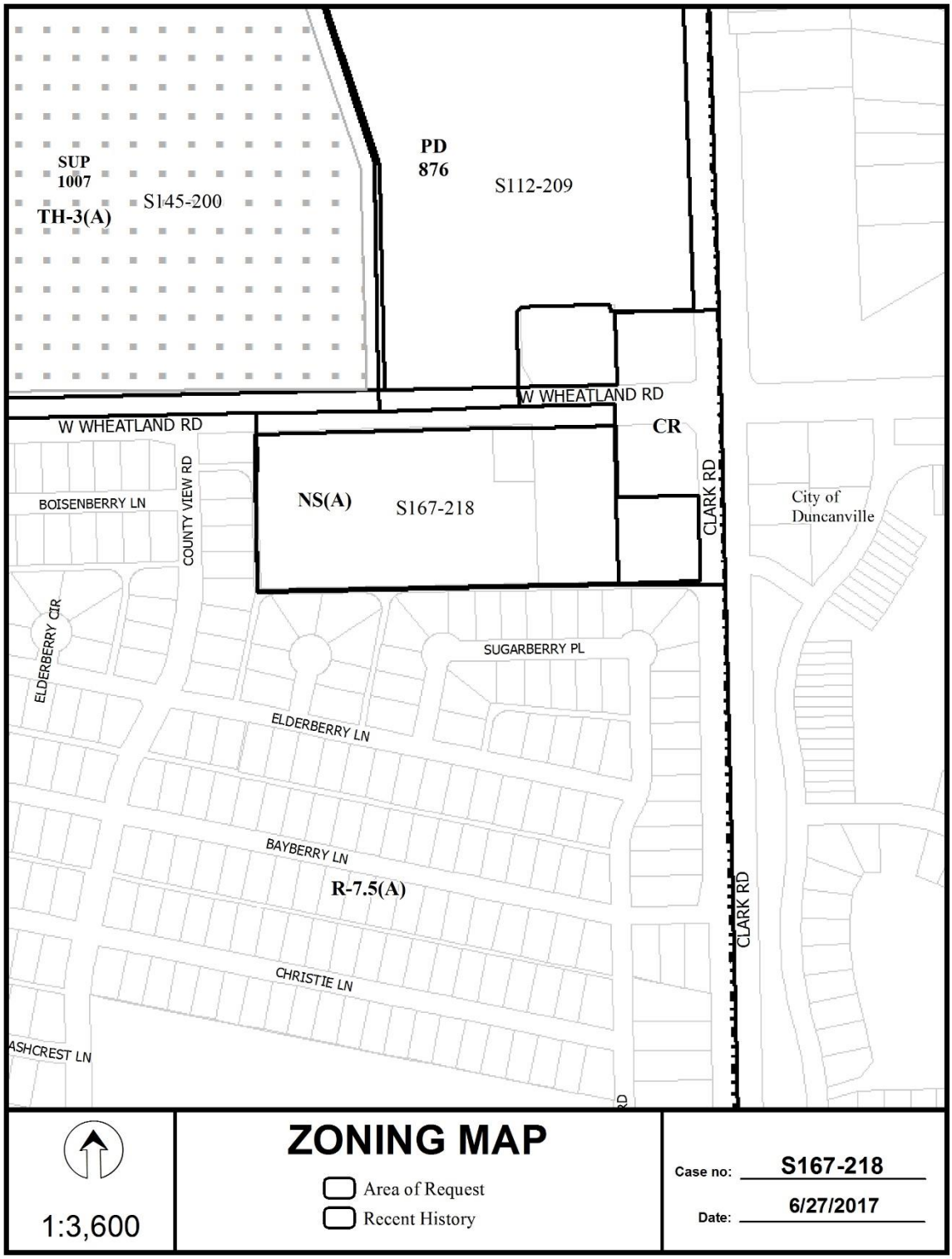
20. Water and Wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.

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

22. On the final plat change "Country View Road" to "County View Road". Section 51A-8.403(a)(1)(A)(xii).

23. On the final plat label Elderberry Court.

24. On the final plat identify the property as Lots 2A and 4 in City Block 10/8604. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


SUP
1007
TH-3(A)
S145-200
PD
876
S112-209
W WHEATLAND RD
W WHEATLAND RD
CR
NS(A)
S167-218
CLARK RD
City of
Duncanville
BOISENBERRY LN
COUNTY VIEW RD
ELDERBERRY CIR
SUGARBERRY PL
ELDERBERRY LN
BAYBERRY LN
R-7.5(A)
CLARK RD
CHRISTIE LN
ASHCREST LN
1:3,600
ZONING MAP
Area of Request
Recent History
Case no: S167-218
Date: 6/27/2017

S145-200
S112-209
S167-218
W WHEATLAND RD
W WHEATLAND RD
BOISENBERRY LN
COUNTY VIEW RD
ELDERBERRY DR
SUGARBERRY LN
ELDERBERRY LN
BAYBERRY LN
CHRISTIE LN
ASHCREST LN
CLARK RD
CLARK RD
City of Duncanville
1:3,600
AERIAL MAP
Area of Request
Recent History
Case no: S167-218
Date: 6/27/2017

LEGEND

P.O.B. = POINT OF BEGINNING
XF" X "Y" CUT IN CONCRETE FOUND
IRF = IRON ROD W/ CAP FOUND
IRS = IRON ROD W/ CAP SET
R.O.W. = RIGHT-OF-WAY
M.R.D.C.T. = MAP RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
VOL. = VOLUME
PG. = PAGE
INST. NO. = INSTRUMENT NUMBER

VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE IN FEET
1 inch = 60 ft.

LINE TYPE LEGEND

LEGEND

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS FROM EXISTING PLATTED LOTS AND DEDICATE EASEMENTS
2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL
3. THE BASIS OF BEARINGS IS BASED ON GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983
4. ALL STRUCTURES ARE TO BE REMOVED

OWNER
HAROLD RUSSELL
VICKY RUSSELL
4838 CEDAR SPRINGS ROAD
DALLAS TX. 75196
PHONE 972-780-4110

OWNER
TA PROPERTIES II, LTD.
7080 W WHEATLAND ROAD
DALLAS TX. 75116
PHONE 214-467-8136
ATTN: TOM TA A DON TA

OWNER
RUSSELLS TELECOM SOLUTIONS INC
4838 CEDAR SPRINGS ROAD
DALLAS TX 75196
CONTACT: VICKY B RUSSELL
PHONE 972-780-4110

OWNER
JOHN L. THURMOND AND
VIRGIL B. THURMOND
7080 W WHEATLAND ROAD
DALLAS TX. 75116
PHONE: 469-359-8838

ENGINEER
KIMLEY-HORN AND ASSOC. INC.
12750 MERIT DRIVE, SUITE 1000
DALLAS TX 75251
CONTACT: SARAH BETH WHITE, P.E.
PHONE 972-770-1300

PRELIMINARY PLAT
SWC WHEATLAND
AND CLARK ADDITION
BEING A REPLAT OF
LOT 3, BLOCK 10/8604
NITSCHE ADDITION AND
LOT 2, BLOCK 10/8604
H.R. & V.R. ADDITION
AND BEING 8.7841 ACRES OUT OF THE
PHILLIP KIMMELL SURVEY ABSTRACT NO 723
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-218

Kimley»Horn

Scale	Date	Project No.	Sheet No.
1" = 60'	JUNE 2017	064507001	1 OF 2

DWN	CHK	DES
DMP	DAB	

12750 Merit Drive, Suite 1000
Dallas, Texas 75251
Fax No. (972) 239-3820
Tel No. (972) 770-1300
Firm # 10115500

DWG NAME: K:\DAL_SURVEY\064507001-WHEATLAND AND CLARK\DWG\064507001-WHEATLAND AND CLARK_PP.DWG PLOTTED BY: PATRICK, DAVID 6/21/2017 4:14 PM LAST SAVED: 6/21/2017 1:40 PM

CITY PLAN COMMISSION **THURSDAY, JULY 20, 2017**

FILE NUMBER: S167-219 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Knox Street at Travis Street

DATE FILED: June 21, 2017 **ZONING:** PD 193 (LC)

CITY COUNCIL DISTRICT: 14 **SIZE OF REQUEST:** 2.252-Acres **MAPSCO:** 35U

APPLICANT/OWNER: Travis Block Holding Company, LLC

REQUEST: An application to replat a 2.252-acre tract of land containing part of Lots 2 and 6, all of Lots 3, 4A, 5A, 7, 8, 9, 10, 11, 12, 13, 14, 15, and a portion of an alley to be abandoned in City Block M/1537 to create one lot on property located on Knox Street at Travis Street.

SUBDIVISION HISTORY:

1. S123-039 is a request southeast of the present request to replat a 2.066-acre lot containing all of Lots 1, 2, 3A and Lot 7A in City Block L/1536 into one lot on property located on Cole Avenue between Armstrong Avenue and Knox Street. The request was approved December 20, 2012 and recorded February 12, 2015.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

14. On the final plat dedicate a 15-feet by 15-feet corner clip at the intersection of Travis Street and Knox Street. 51A 8.602(d)(1)

15. On the final plat dedicate adequate right-of-way to comply with Modified alley turnout detail for 251D-1 Standard Construction Detail.

16. On the final plat, show distances/width cross all adjoining right-of-way. Platting Guidelines

17. 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.

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)

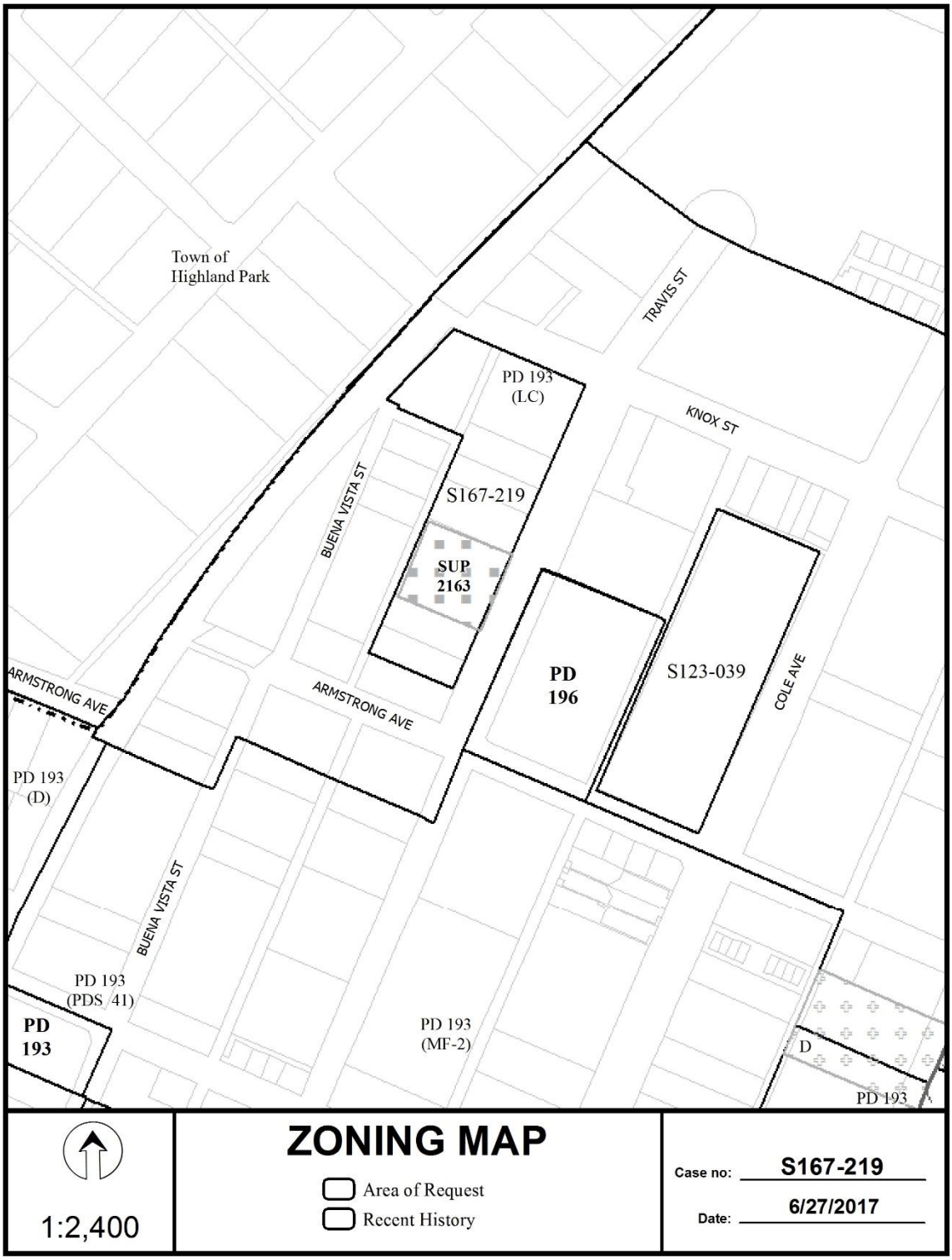
19. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering

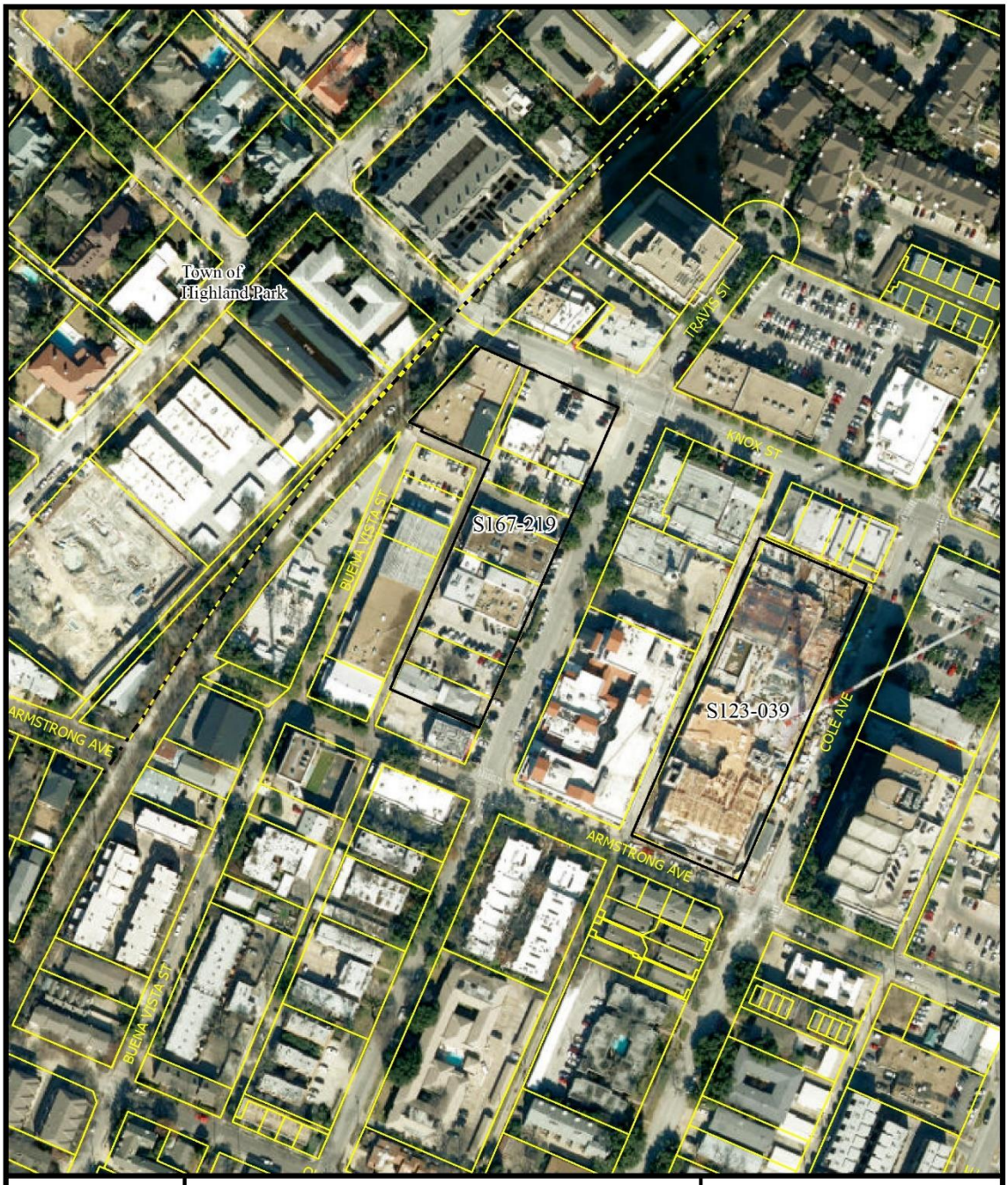
plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.

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

21. On the final plat label abandonment as “abandonment authorized by Ordinance No._____ and recorded as Instrument No._____.

22. On the final plat identify the property as Lot 2A in City Block M/1537. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


Town of
Highland Park
TRAVIS ST
PD 193
(LC)
KNOX ST
BUENA VISTA ST
S167-219
SUP
2163
PD
196
S123-039
COLE AVE
ARMSTRONG AVE
ARMSTRONG AVE
PD 193
(D)
BUENA VISTA ST
PD 193
(PDS 41)
PD
193
PD 193
(MF-2)
D
PD 193
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S167-219
Date: 6/27/2017



1:2,400

AERIAL MAP

Area of Request
Recent History

Case no: S167-219
Date: 6/27/2017

PRELIMINARY PLAT
TRAVIS-KNOX ADDITION
LOT 2A, BLOCK M/1537
2.252 ACRES
JUNE 19, 2017
CITY OF DALLAS PLAN FILE NO. S167-219
CITY OF DALLAS ENGINEERING PLAN NO. 311T
OWNER:
SURVEYOR:
Stantec
Preliminary
For Review Purposes Only
KNOX STREET
TRAVIS STREET
ARMSTRONG AVENUE
BUENA VISTA STREET
KATY TRAIL
JOHN COLE SURVEY, ABSTRACT No. 259
LEGEND
NOTES
VICINITY MAP
SITE
SCALE 1" = 30'
S 66°28'11" E 232.46'
N 66°28'11" W 150.00'
S 23°26'00" W 540.00'
N 23°26'00" E 364.80'
N 66°28'11" W 115.00'
N 23°26'00" E 5.00'
N 66°28'11" W 82.46'
N 23°26'00" E 175.80'
POB

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, **TRAVIS BLOCK HOLDING COMPANY LLC** IS THE OWNER OF A 2.252 ACRE TRACT OF LAND SITUATED IN THE JOHN COLE SURVEY, ABSTRACT NO. 368, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF LOTS 2 AND 6 AND ALL OF LOTS 3, 7, 8, 9, 10, 11, 12, 13, 14 AND 15, BLOCK M/1537 OF COCKRELL'S FAIRLAND ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 142, PAGE 382 DEED RECORDS DALLAS COUNTY TEXAS (D.R.D.C.T), AND BEING ALL OF LOTS 4A AND 5A OF LOT 4A AND 5A OF THE COCKRELL'S FAIRLAND ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 81140, PAGE 1003, D.R.D.C.T, AND ALSO BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED TO TRAVIS BLOCK HOLDING COMPANY LLC RECORDED IN INSTRUMENT 201600271586, OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS (O.P.R.D.C.T.) AND ALSO BEING ALL OF THAT CALLED 1.239 ACRE TRACT OF LAND DESIGNATED AS TRACT 1 AND ALL OF THAT CALLED 0.339 ACRE TRACT OF LAND DESIGNATED AS TRACT 2 IN THE SPECIAL WARRANTY DEED TO TRAVIS BLOCK HOLDING COMPANY LLC RECORDED IN INSTRUMENT NUMBER 201600269091, O.P.R.D.C.T., AND ALSO BEING ALL OF THAT CALLED 0.4476 ACRE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED TO TRAVIS BLOCK HOLDING COMPANY LLC RECORDED IN INSTRUMENT NUMBER 201600271585, O.P.R.D.C.T., AND ALSO BEING ALL OF THAT CALLED 0.0534 ACRE PORTION OF A 15-FOOT WIDE ALLEY ABANDONED BY CITY OF DALLAS ORDINANCE NO. XXXX APPROVED BY THE DALLAS CITY COUNCIL ON XXX XX, XXXX AND BEING DESCRIBED IN XXX DEED TO XXX RECORDED INSTRUMENT NUMBER XXXX, O.P.R.D.C.T., SAID 2.252 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PK NAIL FOUND FOR THE EAST CORNER OF SAID LOT 11, BLOCK M/1537, ALSO BEING THE EAST CORNER OF SAID 0.4476 ACRE TRACT OF LAND AND ALSO BEING THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF TRAVIS STREET (80-FOOT WIDE PUBLIC RIGHT-OF-WAY, FORMERLY KNOWN AS PRESTON AVENUE) RECORDED IN VOLUME 142, PAGE 382, D.R.D.C.T. AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF KNOX STREET (60-FOOT WIDE PUBLIC RIGHT-OF-WAY) RECORDED IN VOLUME 142, PAGE 382, D.R.D.C.T;

THENCE SOUTH 23° 28' 00" WEST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID TRAVIS STREET, A DISTANCE OF 540.00 FEET TO THE SOUTH CORNER OF SAID 1.239 ACRE TRACT OF LAND, SAID POINT BEING IN THE NORTHWESTERLY LINE OF A 0.21 ACRE TRACT OF LAND DESCRIBED TO CAFE MADRID REAL ESTATE HOLDINGS, INC. IN INSTRUMENT NO. 201300379537 O.P.R.D.C.T., FROM WHICH A 1/2-INCH IRON PIPE FOUND BEARS SOUTH 57EAST A DISTANCE OF 0.3 FEET;

THENCE NORTH 66° 28' 11" WEST ALONG THE COMMON LINE OF SAID 1.239 ACRE TRACT OF LAND AND SAID 0.21 ACRE TRACT OF LAND, OVER AND ACROSS SAID LOT 2, BLOCK M/1537, A DISTANCE OF 150.00 FEET TO A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SURVEYING ASSOCIATES"FOUND FOR CORNER, ALSO BEING IN THE SOUTHEASTERLY LINE OF A 15-FOOT WIDE PUBLIC ALLEY AND ALSO BEING THE WEST CORNER OF SAID 1.239 ACRE TRACT OF LAND DESCRIBED;

THENCE NORTH 23° 28' 00" EAST ALONG THE SOUTHEASTERLY LINE OF SAID ALLEY, A DISTANCE OF 384.99 FEET TO A CUT "X" FOUND FOR THE EAST CORNER OF SAID 0.0534 ACRE TRACT OF LAND;

THENCE NORTH 66° 28' 11" WEST DEPARTING THE SOUTHEASTERLY LINE OF SAID ALLEY, ALONG THE SOUTHWESTERLY LINE OF SAID 0.0534 ACRE TRACT OF LAND, PASSING AT A DISTANCE OF 15.00 FEET A CUT "X" FOUND FOR A CORNER COMMON TO SAID 0.339 ACRE TRACT OF LAND AND THE REMAINDER OF LOT 16, BLOCK M/1537 OF SAID COCKRELL'S FAIRLAND ADDITION DESCRIBED IN QUIT CLAIM DEED TO THE CITY OF DALLAS RECORDED IN VOLUME 2352, PAGE 592, D.R.D.C.T., CONTINUING ALONG THE COMMON LINE OF THAT 0.013 ACRE TRACT OF LAND ABANDONED BY CITY OF DALLAS ORDINANCE NO. 24545 APPROVED BY THE DALLAS CITY COUNCIL ON MARCH 28, 2001 AND BEING DESCRIBED IN QUITCLAIM DEED TO KNOX STREET VILLAGE, INC. RECORDED INSTRUMENT NUMBER 2001090-6033, O.P.R.D.C.T. AND SAID 0.339 ACRE TRACT OF LAND FOR TOTAL DISTANCE OF 115.00 FEET TO A CUT "X" FOUND FOR CORNER;

THENCE NORTH 23° 28' 00" EAST, A DISTANCE OF 5.00 FEET TO A CUT "X" FOUND FOR THE WEST CORNER OF SAID LOT 15, BLOCK M/1537, ALSO BEING THE EAST CORNER OF BUENA VISTA STREET (FORMERLY KNOWN AS TUTTLE AVENUE, A 30 FOOT WIDE PUBLIC RIGHT-OF-WAY) RECORDED IN VOLUME 142, PAGE 382, D.R.D.C.T;

THENCE NORTH 66° 28' 11" WEST ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID BUENA VISTA STREET, A DISTANCE OF 22.96 FEET TO A CUT "X"FOUND AT THE INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF KATY TRAIL (A 60-FOOT WIDE PUBLIC RECREATIONAL TRAIL, FORMERLY KNOWN AS MISSOURI, KANSAS AND TEXAS RAILROAD) DESCRIBED IN DONATIVE DEED WITHOUT WARRANTY TO THE CITY OF DALLAS RECORDED IN VOLUME 93242, PAGE 7360, D.R.D.C.T.;

THENCE NORTH 43° 46' 41" EAST ALONG THE COMMON LINE OF SAID KATY TRAIL AND SAID 0.339 ACRE TRACT OF LAND, A DISTANCE OF 159.89 FEET TO A CUT "X"FOUND FOR THE NORTH CORNER OF SAID LOT 12, BLOCK M/1537, SAME BEING IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID KNOX STREET;

THENCE SOUTH 66° 28' 11" EAST ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE SAID KNOX STREET, A DISTANCE OF 232.46 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 98,109 SQUARE FEET OR 2.252 ACRES OF LAND.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **TRAVIS BLOCK HOLDING COMPANY LLC,** ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **TRAVIS-KNOX ADDITION,** AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER ANY STREETS, ALLEYS AND FLOODWAY MANAGEMENT AREAS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES INDICATED. THE UTILITY AND FIRE LANE EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE UTILITY AND FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE SAME, ALL AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS; AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. (ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE OR SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY.)

WATER MAIN AND WASTEWATER EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE SYSTEMS. ADDITIONAL EASEMENT AREA IS ALSO CONVEYED FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES, AND WASTEWATER SERVICES FROM THE MAIN TO THE CURB OR PAVEMENT LINE, AND DESCRIPTION OF SUCH ADDITIONAL EASEMENTS HEREIN GRANTED SHALL BE DETERMINED BY THEIR LOCATION AS INSTALLED.

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

WITNESS, MY HAND THIS THE _____ DAY OF_____, 2017.

TRAVIS BLOCK HOLDING COMPANY LLC

BY: _____

NAME:

TITLE:

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 2017.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S STATEMENT:

THAT I, JAMES M. WHITKANACK, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND FROM OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, THE CITY OF DALLAS DEVELOPMENT CODE (ORDINANCE NO. 19455, AS AMENDED) AND THE TEXAS LOCAL GOVERNMENT CODE, SECTION 212. I FURTHER AFFIRM THAT THE MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED IN COMPLIANCE WITH THE CITY OF DALLAS DEVELOPMENT CODE, SEC. 51A-8.617 (a) (b) (c) (d) & (e); AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

DATED THIS THE _____ DAY OF _____, 2017.

Preliminary
This document shall not be recorded for any purpose.
For Review Purposes Only
James M. Whitkanack, R.P.L.S.
Registration No. 6134
June 19, 2017

_____
JAMES M. WHITKANACK R.P.L.S.
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6134

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 JAMES M. WHITKANACK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE THEREIN EXPRESSED EXPRESSED AND UNDER OATH STATED THE THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS_____, DAY OF_____, 2017.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRELIMINARY PLAT

TRAVIS-KNOX ADDITION
LOT 2A, BLOCK M/1537

A PORTION OF LOTS 2 & 6 AND ALL OF LOTS 3, 7, 8, 9, 10, 11, 12, 13, 14 & 15 OF COCKRELL FAIRLAND ADDITION
RECORDED IN VOLUME 142, PAGE 382
DEED RECORDS DALLAS COUNTY, TEXAS
AND ALL OF LOTS 4A & 5A OF COCKRELL FAIRLAND ADDITION
VOLUME 81140, PAGE 1003
DEED RECORDS DALLAS COUNTY, TEXAS
AND ALL OF THAT CERTAIN
15-FOOT ALLEY ABANDONED
BY CITY ORDINANCE NO. _____
JOHN COLE SURVEY, ABSTRACT NO. 368
CITY OF DALLAS, DALLAS COUNTY, TEXAS

2.252 ACRES
JUNE 19, 2017

CITY OF DALLAS PLAN FILE NO. S167-219
CITY OF DALLAS ENGINEERING PLAN NO. 311T_____

OWNER:
TRAVIS BLOCK HOLDING COMPANY LLC
8115 PRESTON ROAD, SUITE 400
DALLAS, TEXAS, 75225
PH: (214) 692-4234
CONTACT: BROOK BAREFOOT

SURVEYOR:
STANTEC CONSULTING SERVICES INC.
12222 MERIT DRIVE, SUITE 400
DALLAS, TEXAS 75251
PH: (972) 991-0011
CONTACT: JAMES M. WHITKANACK, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10194229

Stantec
12222 Merit Drive, Suite 400
Dallas, Texas 75251
Tel: (972) 991-0011
TBPE # F-6324 TBPLS # 10194229
Copyright © 2017

STANTEC PROJECT NO. 222210561

V:\2222\active\222210561\survey\10561v_pp.dwg modified by mwhitkanack on Jun 22, 17 11:20 AM

S167-219

6(g)

City Plan Commission Date: 7/20/2017
7/13/2017 11:39:37 AM

CITY PLAN COMMISSION **THURSDAY, JULY 20, 2017**

FILE NUMBER: S167-220 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: 2222 Moser Avenue, south of Capital Avenue.

DATE FILED: June 22, 2017 **ZONING:** MF-2(A)

CITY COUNCIL DISTRICT: 2 **SIZE OF REQUEST:** 0.389-Acres **MAPSCO:** 36W

APPLICANT/OWNER: Mitton Development Inc.

REQUEST: An application to replat a 0.389-acre tract of land containing part of Lots 22 and 23 in City Block A/1989 to create one lot on property located at 2222 Moser Avenue, south of Capital Avenue.

SUBDIVISION HISTORY:

1. S167-149 was a request southwest of the present request to replat a 0.399-acre tract of land containing all of Lots 11 and 12 in City Block 9/696 to create one lot on property located on Garrett Avenue northwest of Fuqua Street. The request was approved April 17, 2017 and has not been recorded.
2. S167-099 was a request southwest of the present request to replat a 0.797-acre tract of land containing all of Lot 24 in City Block C/1990 and all of Lots 4 through 6 in City Block 9/696 to create one lot on property located on Bennett Avenue, northwest of Fuqua. The request was approved March 2, 2017 but has not been recorded.
3. S167-054 was a request south of the present request to replat a 0.390-acre tract of land containing all of Lots 4 and 5 in City Block B/1989 into one lot on property located on Moser Avenue, northwest of Fuqua Street. The request was approved January 5, 2017 but has not been recorded.
4. S167-017 was a request southeast of the present request to replat a 0.390-acre tract of land containing all of Lot 6 in City Block E/1941 and all of Lot 28 in City Block A/1989 into one lot on property located on Moser Avenue between Capital Avenue and Fuqua Street. The request was approved November 14, 2016 and has not been recorded.
5. S156-249 was a request northwest of the present request to replat a 0.356-acre tract of land containing all of Lots 15 and 16 in City Block A/1989 into one lot on property located at 2322 Moser Avenue, at Capital Avenue, northeast corner. The request was approved August 18, 2016 and has not been approved.
6. S156-121 was a request south of the present request to replat a 0.195-acre tract of land containing all of Lot 25 in City Block A/1989 into a five-lot Shared Access Development with lots ranging in size from 1,463 square feet to 2,228 square feet on property located at 2214 Moser Avenue. The request was approved March 17, 2016 and was recorded March 7, 2017.
7. S156-032 was a request northwest of present request to replat a 0.685-acre tract of land containing all of Lot 14 and part of Lot 15 in City Block C/1993 into one lot

on property located on Capitol Avenue, southwest of Henderson Avenue. The request was approved December 3, 2015 but has not been recorded.

8. S156-027 was a request southeast of the present request to replat a 0.249-acre tract of land containing all of Lot 1 in City Block B/2008 into four lots ranging in size between 2,064 square feet and 3,656 square feet on property located on Deere Street, between Prairie Avenue and Fitzhugh Avenue. The request was approved on January 21, 2016, but has not been recorded.

9. S156-004 was a request northwest of the present request to replat a 0.7819-acre tract of land containing all of Lots 17, 18, 19, and 20 in City Block A/1989 into one lot on property located on Moser Avenue southeast of Capitol Avenue. The request was approved November 5, 2015 but has not been recorded

10. S145-201 was a request southeast of the present request to replat a 0.975-acre tract of land containing all of Lots 1-5 in City Block E/1491 into one lot on Moser Avenue at Fuqua Street, north corner. The request was approved June 18, 2015 and was recorded April 7, 2017.

11. S145-181 was a request southeast of the present request to replat a 0.976-acre tract of land containing all of Lots 1, 2, 3, 4 and 5 in City Block F/1491 on property located on Moser Avenue at Fuqua Street, west corner. The request was approved on June 4, 2015, but was recorded April 7, 2017.

12. S145-059 was a request north of the present request to replat a 0.665-acre tract of land containing all of Lots 11, 12, 13, and 14 in City Block 1/1975 into one lot on property located on Henderson Avenue at Capitol Avenue. The request was approved on January 8, 2015; a request for an Early Release Building Permit was applied for January 29, 2015 but has not been issued and was recorded April 16, 2017.

13. S134-136 was a request southeast of the present request replat a 4.039-acre tract of land containing all of Lots 1 through 12, 15 through 21 in City Block D/1491 and a 0.161-acre Alley Abandonment into one lot on property located on Garrett Avenue between Fuqua Street and Monarch Street. The request was approved on May 8, 2014, and has not been recorded.

14. S134-053R was a request southwest of the present request to revise the previously approved preliminary plat to replat a 0.413-acre lot containing all of Lots 1 and 2 in City Block D/1990 into a 12 lot shared access development with lots ranging in size from 1,045 square feet to 1,080 square feet on property located at 2207 Bennett Avenue. The request was approved on January 23, 2014, and the final plat was recorded on January 8, 2015.

15. S134-035 was a request southwest of the present request to t replat a 0.975-acre tract of land containing all of Lots 21, 22, 23, 24, and 25 in City Block B/1989; to create a 24 lot Shared Access Development with lots ranging in size from 1,494 square feet to 1,682 square feet on property located on Garrett Avenue between Fuqua Street and Capitol Avenue. The request was approved on December 5, 2013, and the final plat was recorded March 11, 2015.

16. S134-031 was a request northeast of the present request to replat a 0.17-acre tract of land containing all of Lot 30 in City Block 30/1949 into one 3,653 square foot lot and one 3,956 square foot lot on property located at the northeast corner of Melrose Avenue and Glencoe Street. The request was denied on December 5, 2013.

17. S112-103 was a request southwest of the present request to combine 21 lots into one 4.45-acre lot in City Block C/1990. The request was approved on April 12, 2012, and final plat was recorded April 21, 2014.

18. S112-077 was a request northwest of the present request to create an 18 lot shared access development subdivision from a 0.822-acre tract of land containing part of Lot 11 and all of Lot 12 in City Block C/1993 located at 5119, 5125, and 5129 Capital Avenue. The request was approved on March 22, 2012 and recorded on November 15, 2013.

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

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

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

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

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

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

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

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

8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman’s signature the monuments must

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

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

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

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

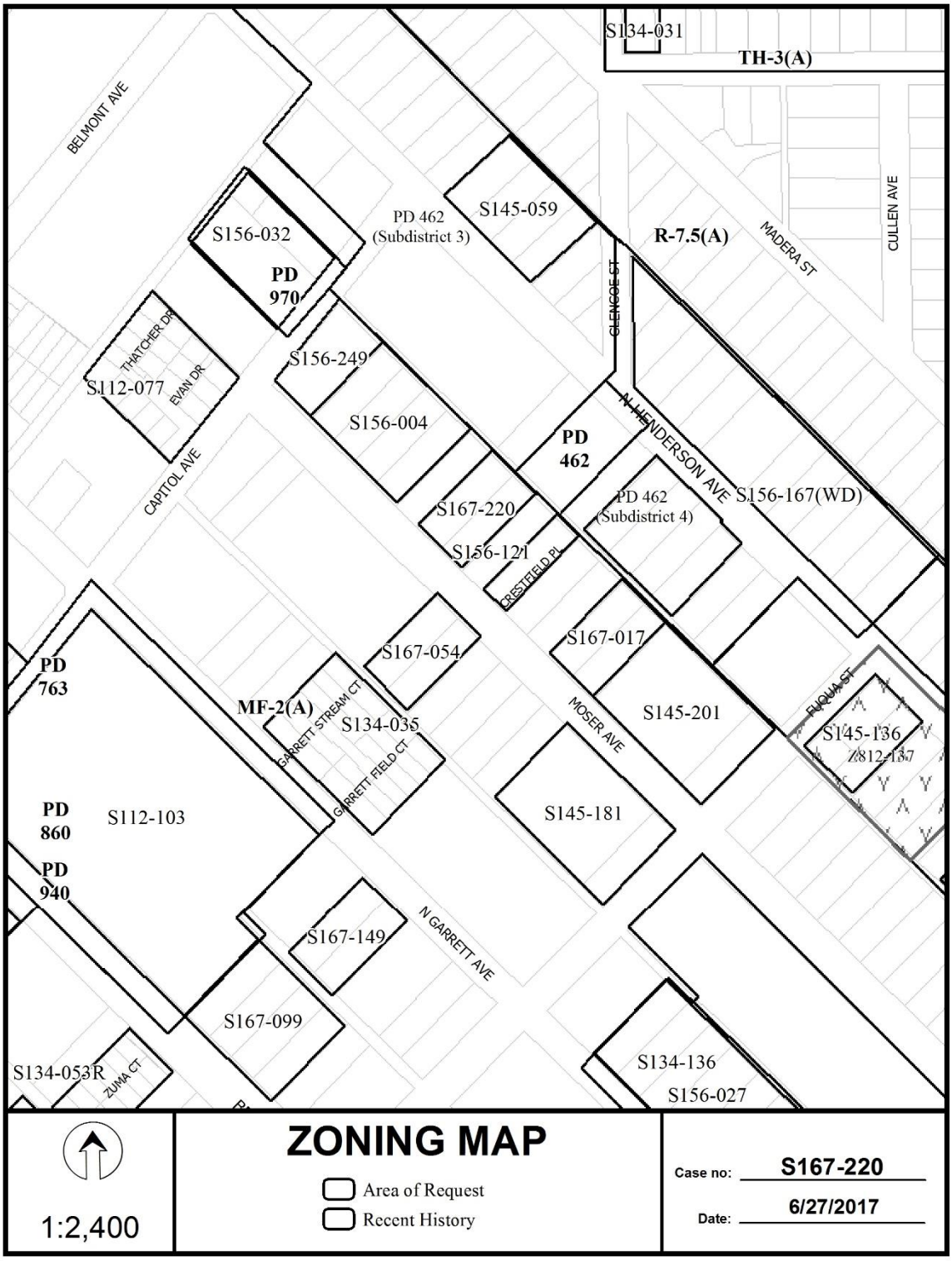
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)

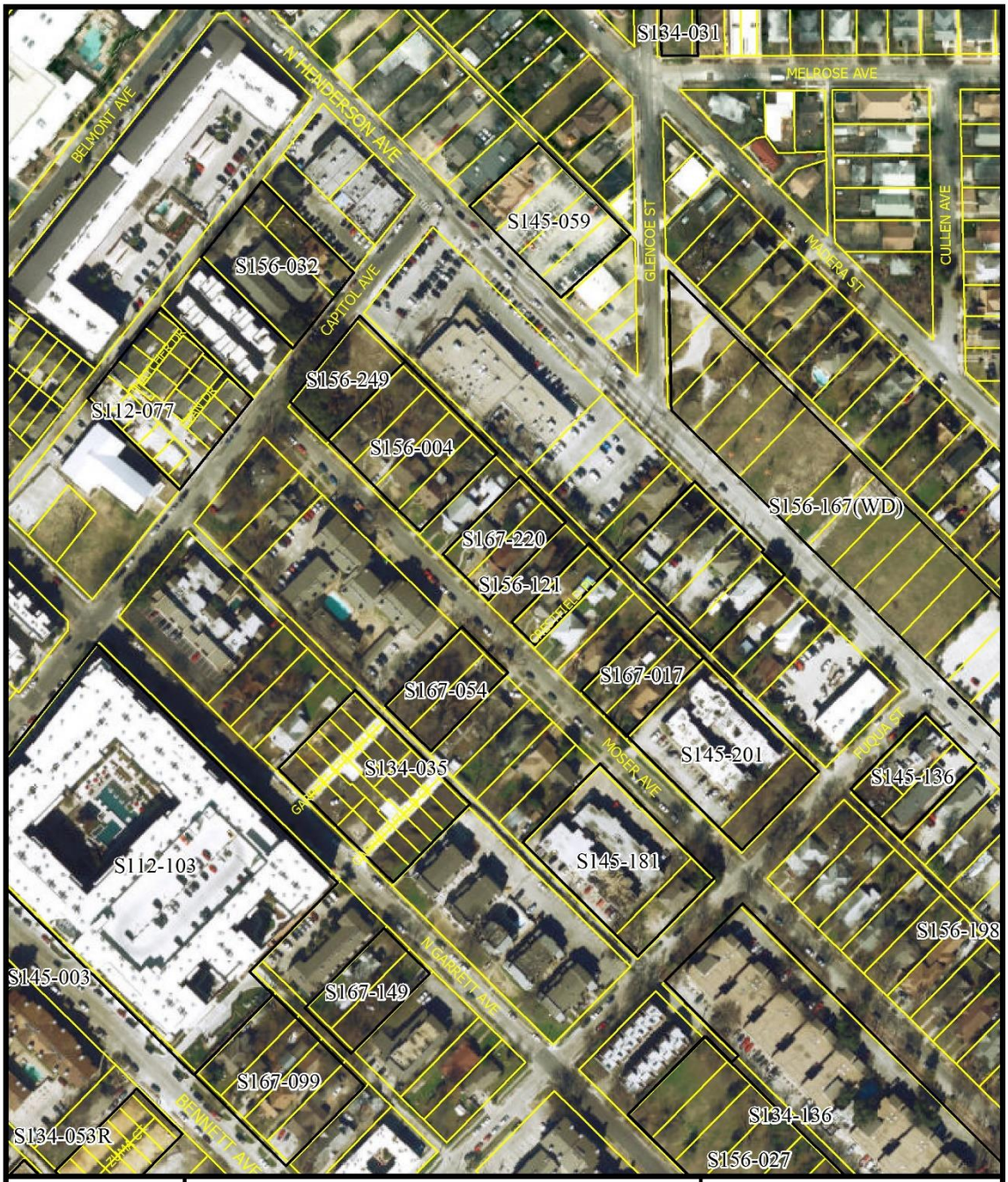
13. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)

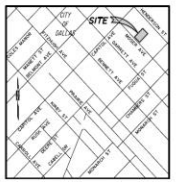
14. Comply with Mill Creek drainage requirement. Finish floor elevation must be 3 feet above nearest inlet, top of curb. Section 51A-8.611(d), C.9 of Mill Creek, Master Drainage Plan Study

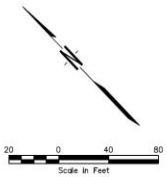
15. On the final plat show recording information on all existing easements within 150-feet of the property. Platting Guidelines

16. On the final plat identify the property as Lot 22A in City Block A/1989. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


S134-031
TH-3(A)
BELMONT AVE
S156-032
PD 970
PD 462 (Subdistrict 3)
S145-059
R-7.5(A)
MADERA ST
CULLEN AVE
GLENCOE CT
THATCHER DR
EVAN DR
S112-077
S156-249
S156-004
CAPITOL AVE
PD 462
N HENDERSON AVE
S156-167(WD)
PD 462 (Subdistrict 4)
S167-220
S156-121
CRESTFIELD PL
S167-017
S167-054
PD 763
MF-2(A)
GARRETT STREAM CT
S134-035
GARRETT FIELD CT
MOSER AVE
S145-201
FUQUA ST
S145-136
Z812-137
PD 860
S112-103
PD 940
S145-181
S167-149
N GARRETT AVE
S167-099
S134-053R
ZUMA CT
S134-136
S156-027
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S167-220
Date: 6/27/2017


S134-031
MELROSE AVE
N HENDERSON AVE
BELMONT AVE
S145-059
GLENCOE ST
NADERA ST
CULLEN AVE
S156-032
CAPITOL AVE
S156-249
S112-077
S156-004
S156-167(WD)
S167-220
S156-121
S167-017
S167-054
S145-201
TUXUS ST
S134-035
MOSER AVE
S145-136
S112-103
S145-181
S156-198
S145-003
S167-149
N GARRETT AVE
S167-099
BENNETT AVE
S134-053R
S134-136
S156-027
AERIAL MAP
Area of Request
Recent History
1:2,400
Case no: S167-220
Date: 6/27/2017





LEGEND

	PROPERTY LINE
	ADJOINER PROPERTY LINE
	EASEMENT LINE
	CENTERLINE
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. No.	INSTRUMENT NUMBER
V.	VOLUME
P.	PAGE
CM	CONTROLLING MONUMENT
AMS	3-1/4" ALUMINUM DISC STAMPED "MOSER AVENUE TOWNHOMES, GSES, INC., TX RPLS 4804"
sq.ft.	SQUARE FEET

OWNER:
MITTON DEVELOPMENT INC.
& ZAFER CELIKAS
13601 PRESTON RD.
SUITE 788
DALLAS, TEXAS 75240

ENGINEER – SURVEYOR:
Robert Schneeberg, P.E., R.P.L.S.
robert.schneeberg@gse-engineers.com
GONZALEZ & SCHNEEBERG,
ENGINEERS & SURVEYORS, INC.
2100 Lakeside Boulevard, Suite 200
Richardson, Texas 75082
Phone: 972-516-8855
Fax: 972-516-8901

FILED IN INSTRUMENT NO. _____

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Mitton Development Inc. and Zafer Celiktas are the owners of a 0.389 acre tract of land situated in the John Grigsby Survey, Abstract No. 495, Dallas County, Texas and being all of Lots 22 and 23, Block A/1989, V. S. Bowles Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 2, Page 247, Map Records, Dallas County, Texas; said 0.389 acre tract also being all of that tract of land conveyed to Mitton Development Inc. and Zafer Celiktas by General Warranty Deed recorded in Clerk's Instrument No. 20170010288 and Warranty Deed recorded in Clerk's Instrument No. 20170007227, Official Public Records, Dallas County, Texas; said 0.389 acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2-inch iron rod found at the west corner of said Lot 22, Block A/1989; said point also being the south corner of Lot 21, Block A/1989 of said V. S. Bowles Addition; said point also being on the northeast right-of-way line of Moser Avenue (60 feet wide);

THENCE, North 44 degrees 51 minutes 13 seconds East, leaving said northeast right-of-way line and with the common line of said Lots 21 and 22, Block A/1989, a distance of 170.00 feet to a 3-1/4-inch aluminum disk stamped "MOSER AVENUE TOWNHOMES, GSES, INC., RPLS 4804" set on a 5/8-inch iron rod at the north corner of said Lot 22, Block A/1989; said point also being the east corner of said Lot 21, Block A/1989; said point also being on the southwest right-of-way line of a 15-foot alley;

THENCE, South 45 degrees 00 minutes 00 seconds East, with said southwest right-of-way line, passing at a distance of 49.25 feet, a 1/2-inch iron rod found at the east corner of said Lot 22, Block A/1989; said point also being the north corner of said Lot 23, Block A/1989; continuing, in all, a total distance of 99.50 feet to a 2-inch iron pipe found at the east corner of said Lot 23, Block A/1989; said point also being the north corner of Lot 24, Block A/1989 of said V. S. Bowles Addition;

THENCE, South 44 degrees 41 minutes 03 seconds West, leaving said southwest right-of-way line and with the common line of said Lots 23 and 24, Block A/1989, a distance of 170.00 feet to a 1/2-inch iron rod found at the south corner of said Lot 23, Block A/1989; said point also being the west corner of said Lot 24, Block A/1989; said point also being on the said northeast right-of-way line of Moser Avenue;

THENCE, North 45 degrees 00 minutes 00 seconds West, with said northeast right-of-way line, a distance of 100.00 feet to the POINT OF BEGINNING;

CONTAINING, 16,957 square feet or 0.389 acres of land, more or less.

SURVEYOR'S STATEMENT

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

Dated this the _____ day of _____, 2017.

RELEASED 06/21/2017 - FOR REVIEW ONLY
NOT TO BE RECORDED

Robert W. Schneeberg
Texas Registered Professional Land Surveyor No. 4804

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Robert W. Schneeberg, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2017.

_____
Notary Public in and for the State of Texas

SURVEYOR'S NOTES

1. Bearing system for this survey are based upon the northeast right-of-way line of Moser Avenue, assumed bearing North 45 degrees 00 minutes 00 seconds West, as according from the plat of V. S. Bowles Addition, Map Records, Dallas County, Texas.
2. Lot-to-lot drainage will not be allowed without Engineering Section approval.
3. Purpose of this Plat: To create one lot out two lots.
4. Coordinates shown are based upon Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
5. Buildings on property to be removed.

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, MITTON DEVELOPMENT INC. & ZAFER CELIKAS, acting by and through it's duly authorized agent, does hereby adopt this plat, designating the herein described property as **MOSER HOMES 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 thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No building, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over, or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility.

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

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

WITNESS, my hand at Dallas, Texas this the_____day of_____, 2017.

_____ _____
MITTON DEVELOPMENT INC Title: ZAFER CELIKTAS Title:

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared _____ of _____ known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the_____day of_____, 2017.

_____
Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared _____ of _____ known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the_____day of_____, 2017.

_____
Notary Public in and for the State of Texas

SHEET 1 OF 1

PRELIMINARY PLAT
MOSER HOMES ADDITION
LOT 22A, BLOCK A/1989

BEING A REPLAT OF ALL OF
LOTS 22 & 23, BLOCK A/1989
V. S. BOWLES ADDITION
V. 2, P. 247, M.R.D.C.T.

AN ADDITION TO THE CITY OF DALLAS
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-220
CITY ENGINEERING PLAN FILE NO. 311T-XXXX

Gonzalez & Schneeberg
engineers ▪ surveyors
2100 Lakeside Boulevard
Suite 200, Richardson, Texas 75082
(972) 516-8855 Fax:(972) 516-8901
TX ENGINEERING FIRM REG. NO. F-1376 TX SURVEYING FIRM REG. NO. 100752-00

SCALE	DATE	PROJ. NO.	DWG. NO.
1" = 20'	JUNE, 2017	6632-17-05-04	6632pre-plat

S167-220

7(g)

City Plan Commission Date: 7/20/2017
7/13/2017 11:40:29 AM

CITY PLAN COMMISSION **THURSDAY, JULY 20, 2017**

FILE NUMBER: S167-221 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Corinth Street, Gould Street, Savanah Street, and Browder Street

DATE FILED: June 22,2017 **ZONING:** PD 317 Subdistrict 2

CITY COUNCIL DISTRICT: 2 **SIZE OF REQUEST:** 1.373-Acres **MAPSCO:** 45V

APPLICANT/OWNER: Punjabi Enterprises Inc.

REQUEST: An application to replat 1.373-acre tract of land containing part of Lots 1 through 5 in City Block F/900 to create 3 lots ranging in size from 0.192-acre to 0.948-acre on property bounded by Corinth Street, Gould Street, Savanah Street, and Browder Street.

SUBDIVISION HISTORY:

1. S167-123 was a request northwest of the present request to replat a 0.597-acre tract of land containing part of Lots 2 and 3 in City Block H/912 to create one lot on property located on McKee Street at Browder Street, southeast corner. The request was approved March 16, 2017 and has not been recorded.

2. S167-071 was a request northeast of the present request to replat a 1.335-acre tract of land containing all of Lots 19 through 25, and part of Lot 26 in City Block 917 to create a 36 lot Shared Access Development with lots ranging in size from 0.029-acre to 0.050-acre on property located on Ervay Street and Lear Street, northeast corner. The request was approved January 19, 2016 and has not been recorded.

3. S167-037R was a request north of the present request to revise a previously approved plat (S167-037) containing the remainder of Lot 5 and all of Lot 6 to create one 0.018-acre lot, and one 0.226-acre lot in City Block B/914 on property located on South Ervay Street at Hickory Street. The request was withdrawn prior to the Plan Commission Hearing.

4. S156-053 was a request southwest of the present request to replat a 1.716-acre tract of land containing all of Lots 1, 2, 3, 4, and part of Lot 5 in City Block A/904 into one lot on property fronting on Akard Street between Beaumont Street and Savannah Street. The request was approved September 1, 2016 and was recorded December 15, 2016.

5. S145-225 was a request northwest of the present request replat a 0.279-acre tract of land containing all of Lot 4 and part of Lot 3 in City Block G/906 into one lot on property located on Seegar Street, between Gould Street and Browder Street. The request was approved July 7, 2015 and has not been recorded.

6. S123-106 was a request southeast of the present request to replat a 16.953 acre tract of land containing all of Lots 1 through 10 in City Block B/892, all of Lots 1 through 9 in City Block D/891, all of Lots 1 and 2 in City Block F/890, all of Lots 6 and 12 in City Block F/897, part of Lots 5 and 11 in City Block E/897, part of City

Block 887 1/2, Lot 1 in City Block A/893, and parts of abandoned Holmes Street, Browder Street, Gould Street, Bartlett Street, and abandoned alleys within City Blocks B/892, D/891, F/890, E/897, 897 ½ and A/893 on property located at Ervay Street and 1400 Parker Street, south corner. The request was approved April 4, 2013 and was recorded September 3 2014.

7.

STAFF RECOMMENDATION: The request complies with the requirements of PD 317 Subdistrict 2; therefore, staff recommends approval subject to compliance with the following conditions:

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

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

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

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

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

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

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

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

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

10. The number of lots permitted by this plat is three.

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

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

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

14. On the final plat dedicate 28-feet ROW /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Browder Street. 51A 8.602(c)

15. On the final plat dedicate 28-feet ROW /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Gould Street. *51A 8.602(c)*

16. On the final plat dedicate 28-feet ROW /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Savanah Street. *51A 8.602(c)*

17. On the final plat dedicate a 10-feet by 10-feet corner clip at the intersection of Gould Street and Savanah Street. 51A 8.602(d)(1)

18. On the final plat dedicate a 10-feet by 10-feet corner clip at the intersection of Browder Street and Savanah Street. 51A 8.602(d)(1)

19. On the final plat dedicate a 15-feet by 15-feet corner clip at the intersection of Corinth Street and Browder Street. 51A 8.602(d)(1)

20. On the final plat dedicate a 15-feet by 15-feet corner clip at the intersection of Corinth Street and Gould Street. 51A 8.602(d)(1)

21. On the final plat, show the correct recording information for the subject property. Platting Guideline

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

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

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

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

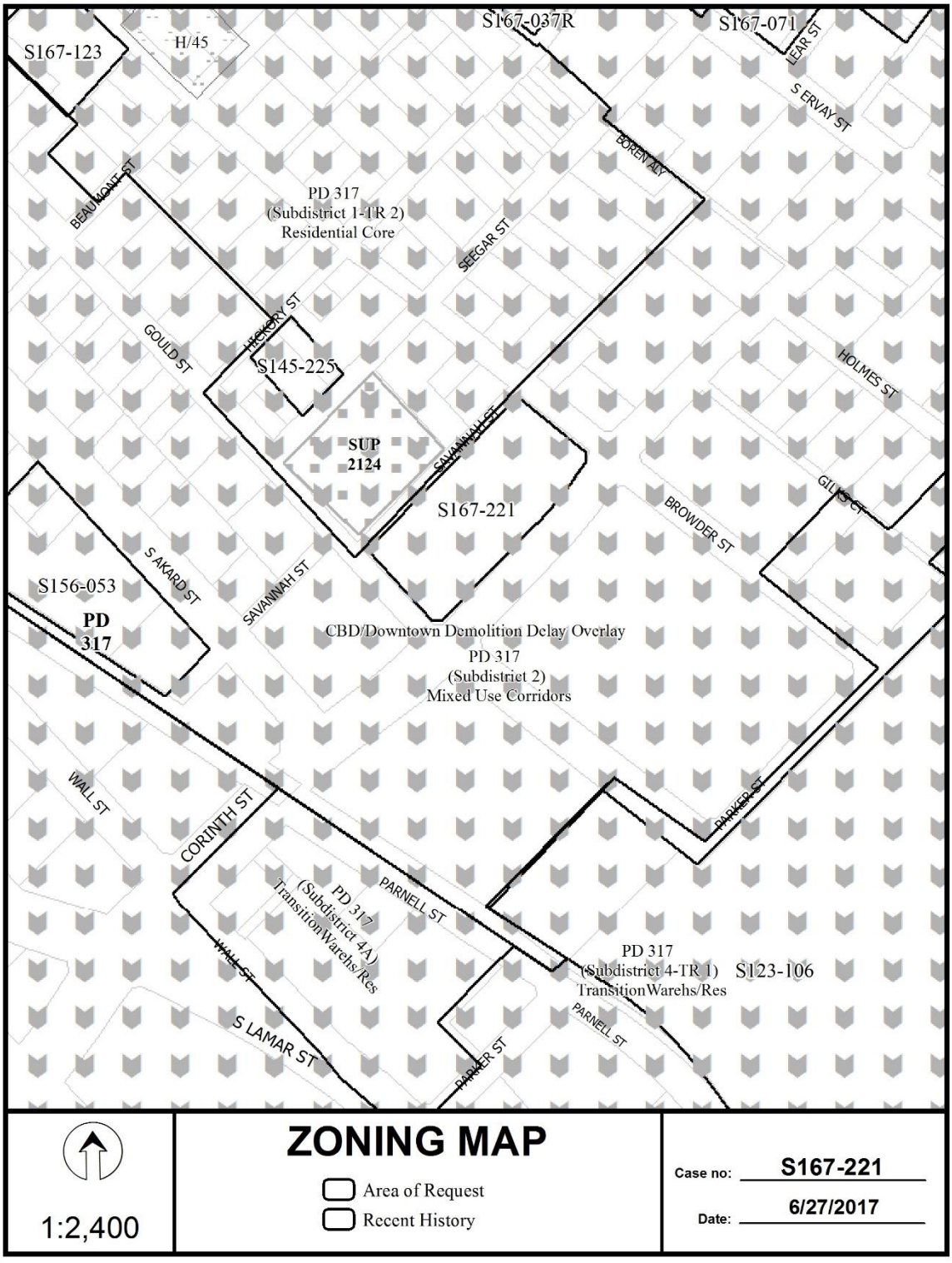
26. Capacity of existing wastewater system is questionable. Submit proposed wastewater discharge (gpm) of development for further assessment. Sections 49-60(b)(2)(d) and 49-60(d).

27. On the final plat change “Seegar Street” to “Savanah Street”, west of Gould Street. Section 51A-8.403(a)(1)(A)(xii).

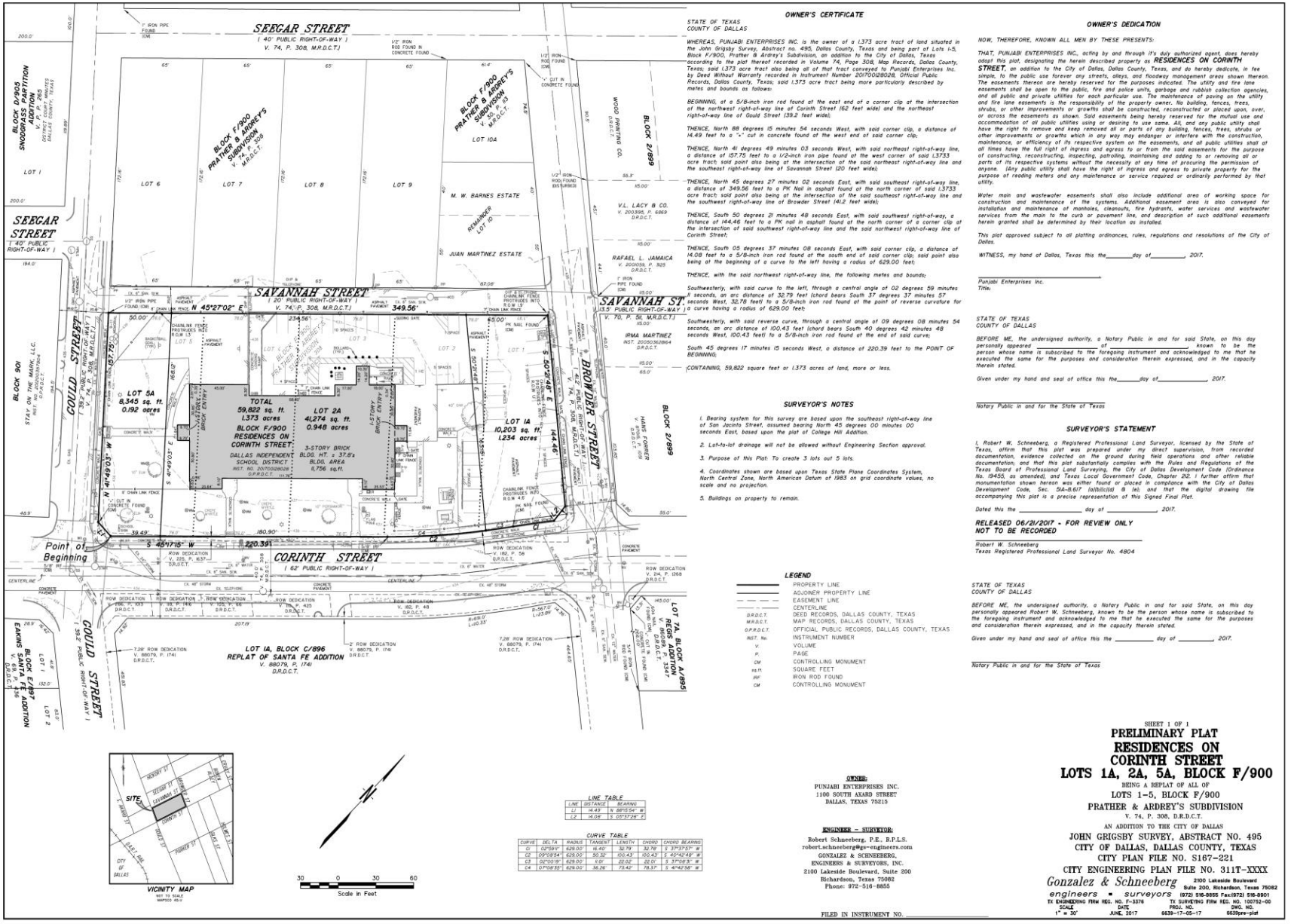
28. Prior to final plat, demonstrate compliance with provisions of Dallas Building Code, Table 602 for exterior walls and Table 705.8 for opening on the west side wall of existing building adjoining the property line of Lot 5A. Building permit and final inspections are required prior to Chair signing of the final plat.

29. Prior to final plat, chain-link fence must be removed from right-of-way.

30. On the final plat identify the property as Lot 1A, 2A, and 5A in City Block F/900. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


S167-037R
S167-071
S167-123
H/45
LEAR ST
S ERVAY ST
BOREN ALY
BEAUMONT ST
PD 317
(Subdistrict 1-1R 2)
Residential Core
SEEGAR ST
HICKORY ST
GOULD ST
S145-225
HOLMES ST
SUP
2124
SAVANNAH ST
S167-221
BROWDER ST
GILLIS CT
S AKARD ST
S156-053
PD
317
SAVANNAH ST
CBD/Downtown Demolition Delay Overlay
PD 317
(Subdistrict 2)
Mixed Use Corridors
WALL ST
CORINTH ST
PARKER ST
PARNELL ST
PD 317
(Subdistrict 4A)
TransitionWarehs/Res
WALL ST
PD 317
(Subdistrict 4-TR 1)
TransitionWarehs/Res
S123-106
PARNELL ST
S LAMAR ST
PARKER ST
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S167-221
Date: 6/27/2017

S167-037R
S167-071
S167-123
S145-225
S167-221
S156-053
S123-106
BEAUMONT ST
HICKORY ST
GOULD ST
BOLIVAR ST
S ERVAY ST
HOLMES ST
GILLESPIE
BROWDER ST
PARKER ST
S AKARD ST
CAVENDISH ST
CORINTH ST
WALL ST
PARNELL ST
S LAMAR ST
1:2,400
AERIAL MAP
Area of Request
Recent History
Case no: S167-221
Date: 6/27/2017


SEEGAR STREET
(40' PUBLIC RIGHT-OF-WAY)
V. 74, P. 308, M.R.D.C.T.)
SAVANNAH STREET
(20' PUBLIC RIGHT-OF-WAY)
V. 74, P. 308, M.R.D.C.T.)
SAVANNAH ST.
(13.5' PUBLIC RIGHT-OF-WAY)
V. 70, P. 56, M.R.D.C.T.)
CORINTH STREET
(62' PUBLIC RIGHT-OF-WAY)
GOULD STREET
(39.2' PUBLIC RIGHT-OF-WAY)
BROWDER STREET
(40' PUBLIC RIGHT-OF-WAY)
BLOCK F/900
PRATHER & ARDREY'S
SUBDIVISION
V. 74, P. 308
M.R.D.C.T.
LOT 1A
8,345 sq. ft.
0.192 acres
LOT 2A
41,274 sq. ft.
0.948 acres
LOT 1A
10,203 sq. ft.
1.234 acres
TOTAL
59,822 sq. ft.
1.373 acres
BLOCK F/900
RESIDENCES ON
CORINTH STREET
DALLAS INDEPENDENT
SCHOOL DISTRICT
INST. NO. 20170029028
O.P.R.D.C.T.
3-STORY BRICK
BLDG. HT. = 37.6'±
BLDG. AREA
11,756 sq.ft.
Point of
Beginning
LOT 1A, BLOCK C/896
REPLAT OF SANTA FE ADDITION
V. 88079, P. 174)
D.R.D.C.T.
LOT 7A, BLOCK A/895
REGIS ADDITION
V. 88079, P. 174)
D.R.D.C.T.
EAKINS ADDITION
V. 318, P. 136
D.R.D.C.T.
BLOCK D/905
SNODGRASS PARTITION
V. 318, P. 136
D.R.D.C.T.
BLOCK 2/899
BLOCK 2/899
BLOCK 90I
STAY ON THE MARK, LLC.
INST. NO. 20100357964
O.P.R.D.C.T.
WOOD PRINTING CO.
D.R.D.C.T.
M. W. BARNES ESTATE
REMAINDER
LOT 10
JUAN MARTINEZ ESTATE
V.L. LACY & CO.
V. 2003395, P. 6869
D.R.D.C.T.
RAFAEL L. JAMAICA
V. 2000058, P. 3123
D.R.D.C.T.
IRMA MARTINEZ
INST. 20050362864
D.R.D.C.T.
HAMS FORK
V. 87108, P. 4939
D.R.D.C.T.
N 45°27'02" E
349.56'
S 45°27'02" W
220.39'
N 44°49'03" W
207.19'
S 44°49'03" E
207.19'
S 50°32'34" E
234.56'
N 50°32'34" W
234.56'
180.90'
39.49'
50.00'
45.00'
14.46'
LOT 10A
LOT 6
LOT 7
LOT 8
LOT 9
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26
LOT 27
LOT 28
LOT 29
LOT

CITY PLAN COMMISSION **THURSDAY, JULY 20, 2017**

FILE NUMBER: S167-222 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Hawes Avenue at Maple Avenue, north corner.

DATE FILED: June 22, 2017 **ZONING:** IR

CITY COUNCIL DISTRICT: 2 **SIZE OF REQUEST:** 4.887-Acres **MAPSCO:** 34N

APPLICANT/OWNER: Jones-Blair Company, LLC

REQUEST: An application to create one 4.887-acre lot from a tract of land in City Block 5723 on property located on Hawes Avenue at Maple Avenue, north corner.

SUBDIVISION HISTORY:

1. S167-097 was a request southwest of the present request replat 37.1-acre tract of land containing all of Lots 2 through 5 and common area A and B in City Block E/2367 into 11 lots ranging in size from 0.313-acre to 2.656-acre on property located on Mockingbird Lane at Maple Avenue, southwest corner. The request was approved March 2, 2017and has not been recorded.

2. S156-285 was a request southeast of the present request to replat a 2.230-acre tract of land containing all of Lots 1 and 2 in City Block 2570 to create one 1.008-acre lot and one 1.221-acre lot on property located on Maple Avenue at Mockingbird Lane, north corner. The request was approved October 06, 2016 and has not been recorded.

3. S123-213 was a request southwest of the present request to replat a 37.103- acre tract of land containing part of Lots 1, 2, 7, and 8 in City Block B/2368 and all of Lots1-A and 2A in City Block B/2368 into nine lots ranging in size from 1.143 acres to 5.861 acre bounded by Mockingbird Lane, Maple Avenue, Forest Park Road and Empire Central. The request was approved August 8, 2013. Phase 1 is 3.145-acres and was recorded December 15, 2016. Phase B is 11.114 acres but has not been recorded; future phases are still under review.

4. S123-182 was a request southeast of the present request to create one lot from a 1.147-acre tract of land in City Block 2570 located on Mockingbird Lane, north of Maple Avenue. The request was approved July 11, 2013 and was expired September 16, 2016

STAFF RECOMMENDATION: The request complies with the requirements of the IR Industrial Research District; therefore, staff recommends approval subject to compliance with the following conditions:

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

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

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

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

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

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

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

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

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

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

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

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

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

14. On the final plat dedicate 28-feet of ROW /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Hawes Avenue. 51A 8.602(c)

15. On the final plat dedicate a 10-feet by 10-feet corner clip at the intersection of Maple Avenue and Hawes Avenue. 51A 8.602(d)(1)

16. On the final plat, include a note that the site is within the 70 Ldn contour of Love Field airport and this noise level may require special construction standards for certain uses per the building code. Dallas Building Code, Section 425.

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

18. 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

19. 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

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

21. 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.

22. 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).

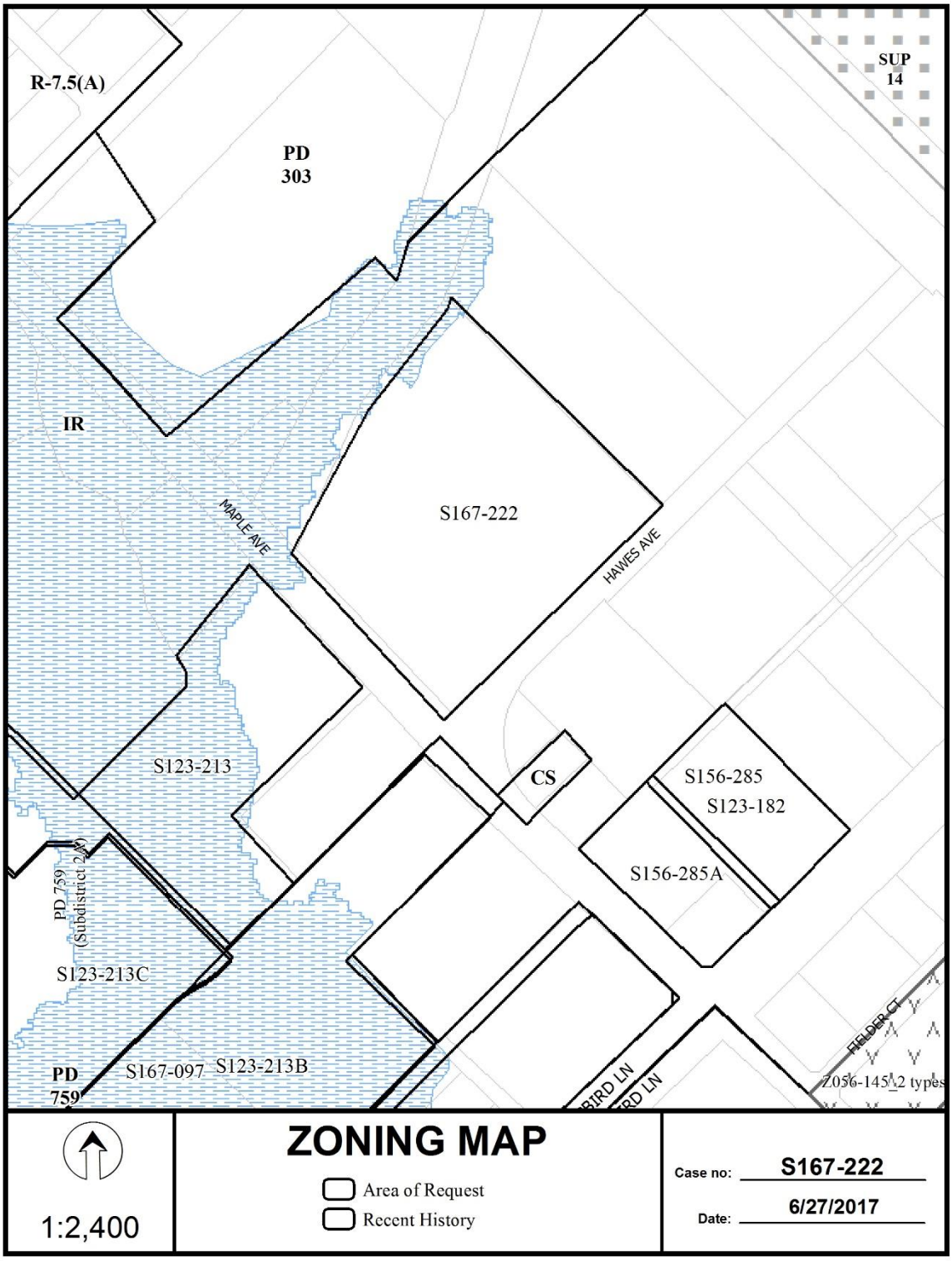
23. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g)

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

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

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

27. On the final plat identify the property as Lot 1 in City Block A/5723. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


R-7.5(A)
PD 303
SUP 14
IR
S167-222
MAPLE AVE
HAWES AVE
S123-213
CS
S156-285
S123-182
S156-285A
PD 759 (Subdistrict 2A)
S123-213C
PD 759
S167-097
S123-213B
FIELDER CT
Z056-145_2 types
1:2,400
ZONING MAP
Area of Request
Recent History
Case no: S167-222
Date: 6/27/2017

1:2,400

AERIAL MAP

Area of Request
Recent History

Case no: S167-222
Date: 6/27/2017

CLS JOB No. 17-0073
GRAPHIC SCALE
SCALE: 1" = 40'
VICINITY MAP
NOT TO SCALE
* GENERAL NOTES *
1. "DOT TO DOT" DIMENSION IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
2. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD83). ALL DISTANCE VALUES SHOWN HEREON ARE SURFACE DISTANCES. UNLESS OTHERWISE NOTED, ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.
3. THE PURPOSE OF THIS PLAT IS TO CREATE A LEGAL LOT OF THE OWNER'S PROPERTY.
4. ALL SUBJECT PROPERTY BEARINGS AND DISTANCES ARE DEED AND ACTUAL UNLESS NOTED OTHERWISE HEREON.
5. BASIS OF BEARINGS: SOUTHWEST RIGHT-OF-WAY LINE OF MAPLE AVENUE (VARIABLE WIDTH RIGHT-OF-WAY) PER DEED RECORDED IN INSTRUMENT NO. 20160034855, O.P.R.D.C.T. BEARING IS NOTED AS S 43° 05' 13" E.
6. ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF DALLAS BENCHMARK No. 34-14-1 LOCATED AT THE INTERSECTION OF EMPIRE CENTRAL AND MAPLE AVENUE, 0.5' SOUTHWEST OF CONCRETE CURB IN FRONT OF FIRE HYDRANT. ELEV. = 461.12
* LEGEND *
OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS
OWNER'S DEDICATION
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF MONTGOMERY
STATE OF TEXAS
COUNTY OF TARRANT
SURVEYOR'S STATEMENT
STATE OF TEXAS
COUNTY OF TARRANT
NOTARY PUBLIC
STATE OF TEXAS
"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE"
PRELIMINARY PLAT
AUTOMATION MAPLE ADDITION
LOT 1, BLOCK A/5723
PART OF CITY BLOCK No. 5723
BEING 4.887 ACRES OF LAND LOCATED IN THE
MILES BENNETT SURVEY, ABSTRACT No. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SURVEYOR:
COOMBES LAND SURVEYING, INC.
2851 WEST 7TH STREET
FORT WORTH, TEXAS 76107
(817) 920-7800
ENGINEER:
MACATECH
SUITE 400
CONROE, TEXAS 77303
(936) 522-6000
OWNER/DEVELOPER:
JONES-BLAIR COMPANY, LLC
6060 DALLAS PARKWAY, SUITE 300
PLANO, TEXAS 75093
(972) 931-1616
JUNE 20, 2017
City Plan File No. S167-222

CITY PLAN COMMISSION **THURSDAY, JULY 20, 2017**

FILE NUMBER: S167-223 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Technology Boulevard East between Connector Drive and Technology Boulevard West, west corner

DATE FILED: June 22, 2017 **ZONING:** IR

CITY COUNCIL DISTRICT: 6 **SIZE OF REQUEST:** 11.636-Acres **MAPSCO:** 22Z

APPLICANT/OWNER: Ambe Hotels Dallas, LLC

REQUEST: An application to replat 11.636-acre tract of land containing all of Lot 1A in City Block E/6499 and a tract of land in City Block E/6499 to create one 6.918-acre lot and one 4.717-acre lot on property located on Technology Boulevard East between Connector Drive and Technology Boulevard West, west corner.

SUBDIVISION HISTORY:

1. S123-138 was a request west of the present request to replat an 18.458-acre tract of land containing all of Lot 1 in City Block E/6499 into one 15.029-acre lot and one 3.456-acre lot on property located on Technology Boulevard and Connector Drive, south of Northwest Highway. The request was approved May 16, 2013 and was recorded July 16, 2013.

STAFF RECOMMENDATION: The request complies with the requirements of the IR Industrial Research District; therefore, staff recommends approval subject to compliance with the following conditions:

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

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

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

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

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

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

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

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

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

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

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

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

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

14. On the final plat dedicate 28-feet ROW /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Technology Boulevard East. 51A 8.602(c)

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. 51A-5.105(g)

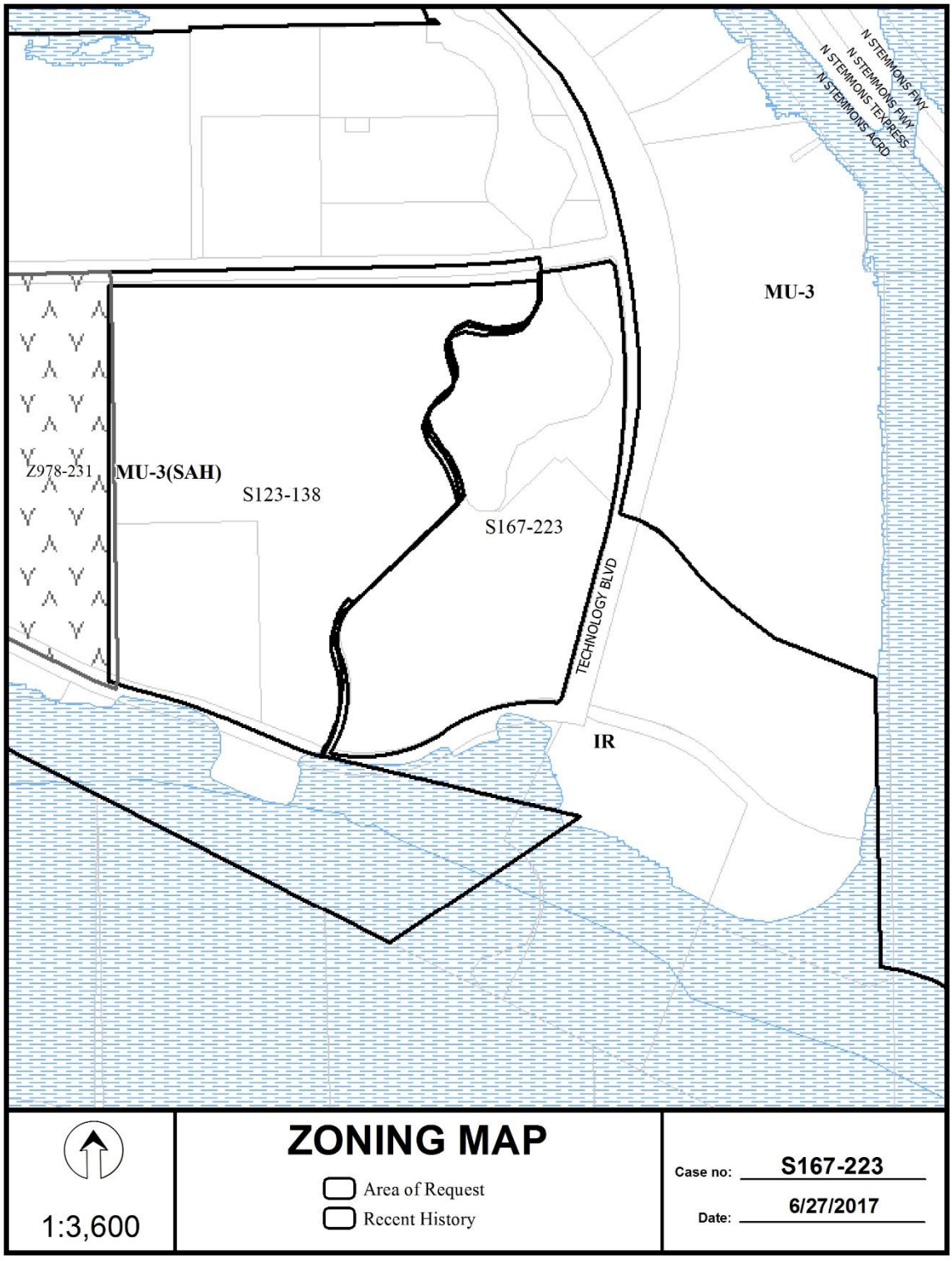
22. On the final plat, show recording information on all existing easements within 150 feet of property.

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

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

25. Prior to final plat, demonstrate compliance with provisions of Dallas Building Code, Table 602 for exterior walls and Table 705.8 for opening on the west side wall of existing building adjoining the property line of Lot 2A. Building permit and final inspections are required prior to Chairman's signing of the final plat.

26. On the final plat identify the property as Lots 1D, and 1E in City Block E/6499. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


N STEMMONS FWY
N STEMMONS FWY
N STEMMONS TEXPRESS
N STEMMONS ACRD
MU-3
Z978-231
MU-3(SAH)
S123-138
S167-223
TECHNOLOGY BLVD
IR
ZONING MAP
Area of Request
Recent History
1:3,600
Case no: S167-223
Date: 6/27/2017

1:3,600

AERIAL MAP

Area of Request

Recent History

Case no: S167-223

Date: 6/27/2017

VICINITY MAP
NOT TO SCALE
WALKER
GARDNER
BLVD
CONNECTOR DRIVE
SITE
TECHNOLOGY
BLVD. E
SNOWDRIFT
SHADY
LEGEND
GENERAL NOTES
TECHNOLOGY CONNECTOR ADDITION
LOT 2A, BLOCK E/6499
301,564 SQ. FT.
6.918 ACRES
TECHNOLOGY CONNECTOR ADDITION
LOT 2A, BLOCK E/6499
258,459 SQ. FT.
5.933 ACRES
TECHNOLOGY BOULEVARD WEST
TECHNOLOGY BOULEVARD EAST
CONNECTOR DRIVE
POINT OF BEGINNING
PEIL MINARY PLAT
TECHNOLOGY CONNECTOR ADDITION
506,429 SQ. FT. / 11.626 ACRES
BEING A REPLAT OF ALL OF LOT 1A, BLOCK L/6499,
AND ADD ADDITIONAL TECHNOLOGY CENTER BLOCK E/6499
BENJAMIN MARRELL SURVEY, ABSTRACT NO. 932
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-223
OWNER: AMRE HOTELS DALLAS, LLC
A TEXAS LIMITED LIABILITY COMPANY
1750 KILLEN DRIVE
LEWISVILLE, TEXAS 75067
214-533-1485
E-MAIL: Dhoral@hpihotels.com
CBG
SURVEYING INC
PLANNING & SURVEYING
Dallas Office
12222 Merit Drive, Suite 1660
Dallas, TX 75251
P 214.349.9485
Fort Worth Office
P 214.349.9485
Firm No. 10010800
www.cbgtexas.com
SCALE 1"=60' / DATE: 03/22/17 / JOB NO. 170066-1 / DRAWN BY: CC / SHEET 1 OF 2

VICINITY MAP
NOT TO SCALE

LEGEND

D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS..
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
5/8" IRF = 5/8 INCH IRON ROD FOUND
1/2" IPF = 1/2 INCH IRON PIPE FOUND
1/2 IRF = 1/2 INCH IRON ROD FOUND
PFC = FENCE POST FOR CORNER
PKS = PK NAIL SET
C.O.C = CERTIFICATE OF CORRECTION
INST. NO. = INSTRUMENT NUMBER
A.C.S. = 3" ALUMINUM DISK STAMPED "TC AND RPLS 5513" SET OVER A 1/2 INCH IRON ROD SET
⊕ =3" ALUMINUM DISK STAMPED D AND D

GENERAL NOTES

1) STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983,
2) THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOT.
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
5) ACCORDING TO THE F.I.R.M. IN MAP NO. 48113C0310J, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Ambe Hotels Dallas, L.P., a Texas Limited Company, a Texas limited partnership, is the sole owner of a tract of land situated in the Benjamin Harrell Survey, Abstract No. 932, Dallas County, Texas, said tract being all of Lot 1A, Block E/6499, of ADVO Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof, recorded in Volume 93131, Page 8417, Map Records, Dallas County, Texas, and a tract of land located in the City Block E/6499, and being a part of Dallas Technology Center, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recoded in Volume 85199, Page 5322, Deed Records, Dallas County, Texas, same being that tract of land conveyed to Ambe Hotels Dallas, LLC., by deed recorded in Document No. 201700116273, Deed Records, Dallas County, Texas, and being 99 10155, L.P., a Texas Limited Partnership, by deed recorded in Volume 2003001, Page 14732, 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 with a yellow cap stamped "KOCH" for corner, said corner being the most Southerly Northeast corner of said ADVO Addition and being in the West Right-of-Way line of Technology Boulevard East (variable width right-of-way) and also being the beginning of a curve to the right, with a radius of 1575.51 feet, a delta angle of 25 degrees 31 minutes 25 seconds, a chord bearing of South 02 degrees 18 minutes 28 seconds West, and a chord length of 696.06 feet;

THENCE along said curve to the right, along the West Right-of-Way line of said Technology Boulevard East, an arc length of 701.85 feet to a 3" aluminum disk stamped "TC and RPLS 5513", set over a 1/2 inch iron rod set, said corner being in the West line of said Technology Boulevard East;

THENCE South 15 degrees 04 minutes 11 seconds West, continuing along the West Right-of-Way line of said Technology Boulevard East, a distance of 385.67 feet to a 1/2 inch iron rod found for corner, said corner being at a corner clip in the West Right-of-Way line of said Technology Boulevard East;

THENCE South 55 degrees 21 minutes 06 seconds West, along said corner clip, a distance of 15.26 feet to a 3" aluminum disk stamped "TC and RPLS 5513", set over a 1/2 inch iron rod set, said corner being in the North Right-of-Way line of Technology Boulevard West (52 foot Right-of-Way) and being the beginning of a non-tangent curve to the left, with a radius of 428.00 feet, a delta angle of 38 degrees 21 minutes 01 seconds, a chord bearing of South 75 degrees 45 minutes 34 seconds West, and a chord length of 281.16 feet;

THENCE along said curve to the left, along the North line of said Technology Boulevard West, an arc length of 286.48 feet to a 3" aluminum disk stamped "TC and RPLS 5513", set over a 1/2 inch iron rod set, said corner being the beginning of a tangent curve to the right, with a radius of 372.00 feet, a delta angle of 45 degrees 37 minutes 59 seconds, a chord bearing of South 79 degrees 24 minutes 03 seconds West, and a chord length of 288.31 feet;

THENCE along said curve to the right, along the North line of said Technology Boulevard West, an arc length of 296.28 feet to a 3 inch aluminum disk found for corner, said corner being in the Southeast corner of Lot 1B, Block E/6499, Glamour Addition, No. 2, Lot 1B & 1C, Block E/6499, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Document No. 201300236019, Deed Records, Dallas County, Texas, and being the beginning of a non-tangent curve to the left, with a radius of 270.00 feet, a delta angle of 52 degrees 42 minutes 33 seconds, a chord bearing of North 08 degrees 04 minutes 10 seconds East, and a chord length of 239.72 feet;

THENCE along said curve to the left, along the East line of said Glamour Addition No. 2 , an arc length of 248.39 feet to a 3" aluminum disk stamped "TC and RPLS 5513", set over a 1/2 inch iron rod set, said corner being the beginning of a tangent curve to the right, with a radius of 115.00 feet, a delta angle of 66 degrees 16 minutes 52 seconds, a chord bearing of North 12 degrees 51 minutes 18 seconds East, and a chord length of 125.74 feet;

THENCE along said curve to the right, along the East line of said Glamour Addition No. 2, an arc length of 133.03 feet to a 3 inch aluminum disk found for corner;

THENCE North 45 degrees 59 minutes 45 seconds East, continuing along the Southeasterly line of said Glamour Addition No. 2, a distance of 376.17 feet to a 3" aluminum disk stamped "TC and RPLS 5513", set over a 1/2 inch iron rod set;

THENCE along the Easterly line of said Glamour Addition, No. 2, Addition the following courses and distances:

North 25 degrees 25 minutes 15 seconds West, a distance of 10.54 feet to a 3" aluminum disk stamped "TC and RPLS 5513", set over a 1/2 inch iron rod set;

North 14 degrees 08 minutes 40 seconds West, a distance of 26.30 feet to a 3" aluminum disk stamped "TC and RPLS 5513", set over a 1/2 inch iron rod set;

North 17 degrees 00 minutes 22 seconds West, a distance of 26.51 feet to a 3" aluminum disk stamped "TC and RPLS 5513", set over a 1/2 inch iron rod set;

North 26 degrees 08 minutes 28 seconds West, a distance of 29.07 feet to a 1/2 inch iron rod with a yellow cap stamped "KOCH" found for corner;

North 31 degrees 13 minutes 16 seconds West, a distance of 24.92 feet to a 3" aluminum disk stamped "TC and RPLS 5513", set over a 1/2 inch iron rod set;

North 38 degrees 22 minutes 16 seconds West, a distance of 18.25 feet to a 3" aluminum disk stamped "TC and RPLS 5513", set over a 1/2 inch iron rod set;

North 36 degrees 46 minutes 58 seconds West, a distance of 28.14 feet to a 3" aluminum disk stamped "TC and RPLS 5513", set over a 1/2 inch iron rod set;

North 30 degrees 54 minutes 26 seconds West, a distance of 17.01 feet to a rivet found for corner;

North 19 degrees 13 minutes 18 seconds West, a distance of 31.62 feet to a 3" aluminum disk stamped "TC and RPLS 5513", set over a 1/2 inch iron rod set;

North 17 degrees 45 minutes 58 seconds East, a distance of 31.43 feet to a 3" aluminum disk stamped "TC and RPLS 5513", set over a 1/2 inch iron rod set;

North 39 degrees 00 minutes 02 seconds East, a distance of 25.60 feet to a 3" aluminum disk stamped "TC and RPLS 5513", set over a 1/2 inch iron rod set;

North 51 degrees 09 minutes 54 seconds East, a distance of 45.90 feet to a rivet found for corner;

North 27 degrees 09 minutes 51 seconds East, a distance of 26.42 feet to a 1/2 inch iron rod found for corner;

North 02 degrees 04 minutes 29 seconds East, a distance of 22.86 feet to a rivet found for corner;

North 20 degrees 17 minutes 38 seconds West, a distance of 27.46 feet to a 3" aluminum disk stamped "TC and RPLS 5513", set over a 1/2 inch iron rod set;

North 17 degrees 30 minutes 29 seconds West, a distance of 26.88 feet to a 3" aluminum disk stamped "TC and RPLS 5513", set over a 1/2 inch iron rod set;

North 02 degrees 02 minutes 26 seconds West, a distance of 24.58 feet to a 3" aluminum disk stamped "TC and RPLS 5513", set over a 1/2 inch iron rod set;

North 31 degrees 20 minutes 12 seconds East, a distance of 24.89 feet to a 1/2 inch iron rod found for corner;

North 65 degrees 55 minutes 40 seconds East, a distance of 36.54 feet to a 1/2 inch iron rod found with a plastic yellow cap stamped "KOCH" for corner;

South 76 degrees 28 minutes 40 seconds East, a distance of 44.55 feet to a 1/2 inch iron rod found for corner;

South 82 degrees 54 minutes 41 seconds East, a distance of 26.55 feet to a 1/2 inch iron rod with a plastic yellow cap stamped "KOCH" found for corner;

North 87 degrees 46 minutes 34 seconds East, a distance of 24.32 feet to a 1/2 inch iron rod found with a yellow cap stamped "KOCH" for corner;

North 78 degrees 38 minutes 13 seconds East, a distance of 24.52 feet to a 3" aluminum disk stamped "TC and RPLS 5513", set over a 1/2 inch iron rod set;

North 72 degrees 14 minutes 33 seconds East, a distance of 19.21 feet to a rivet found for corner;

North 49 degrees 54 minutes 59 seconds East, a distance of 14.52 feet to a rivet found for corner;

North 33 degrees 08 minutes 36 seconds East, a distance of 30.62 feet to a 1/2 inch iron rod found for corner;

North 30 degrees 21 minutes 25 seconds East, a distance of 23.91 feet to a 3" aluminum disk stamped "TC and RPLS 5513", set over a 1/2 inch iron rod set;

North 04 degrees 39 minutes 26 seconds East, a distance of 23.13 feet to a 3" aluminum disk stamped "TC and RPLS 5513", set over a 1/2 inch iron rod set;

North 02 degrees 04 minutes 10 seconds West, a distance of 52.22 feet to a 3 inch aluminum disk found for corner, said corner being the Northeast corner of said Lot 1B, Block E/6499, and being in the South line of said Connector Drive;

THENCE North 82 degrees 14 minutes 07 seconds East, along the South line of said Connector Drive, a distance of 39.22 feet to a 3" aluminum disk stamped "TC and RPLS 5513", set over a 1/2 inch iron rod set, said corner being in the South line of said Connector Drive, and being the beginning of a tangent curve to the left, with a radius of 2280.09 feet, a delta angle of 03 degrees 30 minutes 00 seconds, a chord bearing of North 79 degrees 57 minutes 58 seconds East, and a chord length of 138.04 feet;

THENCE along said curve to the left and along the South line of said Connector Drive, an arc length of 138.07 feet to a 1/2 inch iron rod with a plastic yellow cap stamped "KOCH" found for corner, said corner being the most Northerly Northeast corner of said ADVO Addition, and being the beginning of a corner clip of the South line of said Connector Drive;

THENCE South 56 degrees 17 minutes 22 seconds East, along the said corner clip, and the West line of said Technology Boulevard, a distance of 14.00 feet to the POINT OF BEGINNING and containing 506,856 square feet or 11.636 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2017.

Ambe Hotels Dallas, LLC., A Texas Limited Liability Company

BY: _____
Amit Patel, Owner

STATE OF TEXAS
COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2017.

_____
Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

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

Dated this the_____ day of _____ 2017.

RELEASED FOR REVIEW 06/21/2017 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.

Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2017.

_____
Notary Public in and for the State of Texas

PRELIMINARY PLAT
TECHNOLOGY-CONNECTOR ADDITION
LOT 2A & 2B, BLOCK E/6499
506,429 SQ.FT. / 11.626 ACRES
BEING A REPLAT OF ALL OF LOT 1A, BLOCK E/6499, ADVO ADDITION, AND PART OF CITY BLOCK E/6499
DALLAS TECHNOLOGY CENTER
BENJAMIN MARRELL SURVEY, ABSTRACT NO. 932
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-223

OWNER: AMBE HOTELS DALLAS, LLC
A TEXAS LIMITED LIABILITY COMPANY
2750 HILLVIEW DRIVE
LEWISVILLE, TX. 75067
214-552-8495
E-MAIL: Shood79@yahoo.com

CBG SURVEYING INC
PROFESSIONAL LAND SURVEYING
PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgincts.com

SCALE: 1"=60' / DATE: 03/22/17 / JOB NO. 1700862-1 / DRAWN BY: CC / SHEET 2 OF 2

S167-223

10(g)

City Plan Commission Date: 7/20/2017
7/13/2017 11:42:54 AM

CITY PLAN COMMISSION **THURSDAY, JULY 20, 2017**

FILE NUMBER: S167-224 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Park Avenue at Lear Street, west corner.

DATE FILED: June 23, 2017 **ZONING:** PD 317 Subdistrict 1, Tract 1

CITY COUNCIL DISTRICT: 2 **SIZE OF REQUEST:** 0.473-Acres **MAPSCO:** 45V

APPLICANT/OWNER: Gano 15, LLC

REQUEST: An application to replat a 0.473-acre tract of land containing all of Lots 12, 13, and 14 in City Block B/458 and portions of two abandoned alleys to create one lot on property located on Park Avenue at Lear Street, west corner.

SUBDIVISION HISTORY:

1. S167-071 was a request southwest of the present request to replat a 1.335-acre tract of land containing all of Lots 19 through 25, and part of Lot 26 in City Block 917 to create a 36 lot Shared Access Development with lots ranging in size from 0.029-acre to 0.050-acre on property located on Ervay Street and Lear Street, northeast corner. The request was approved January 16, 2017 and has not been recorded.
2. S156-290 was a request southwest of the present request to replat a 0.874-acre tract of land containing part of Lot 7, and all of Lots 8, 9, 10, and 11 in City Block 466 to create one lot on property located on Harwood Street at Corinth Street, north corner. The request was approved October 06, 2016 and has not been recorded.

STAFF RECOMMENDATION: request complies with the requirements of the PD 317 Subdistrict 1, Tract 1 District; therefore, staff recommends approval subject to compliance with the following conditions: of the request subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)

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

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

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

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

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

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

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 28-feet ROW /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Park Avenue 51A 8.602(c)

14. On the final plat dedicate 7.5-feet of right-of-way from the established centerline of the alley. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e)

15. On the final plat provide alley turnarounds per 251-D, alley paving standards approved alternative.

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

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

18. On the final plat, chose a new or different addition name. Platting Guidelines

19. Prior to final plat, provide signed and sealed detail of building, and alley abandonment.

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

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

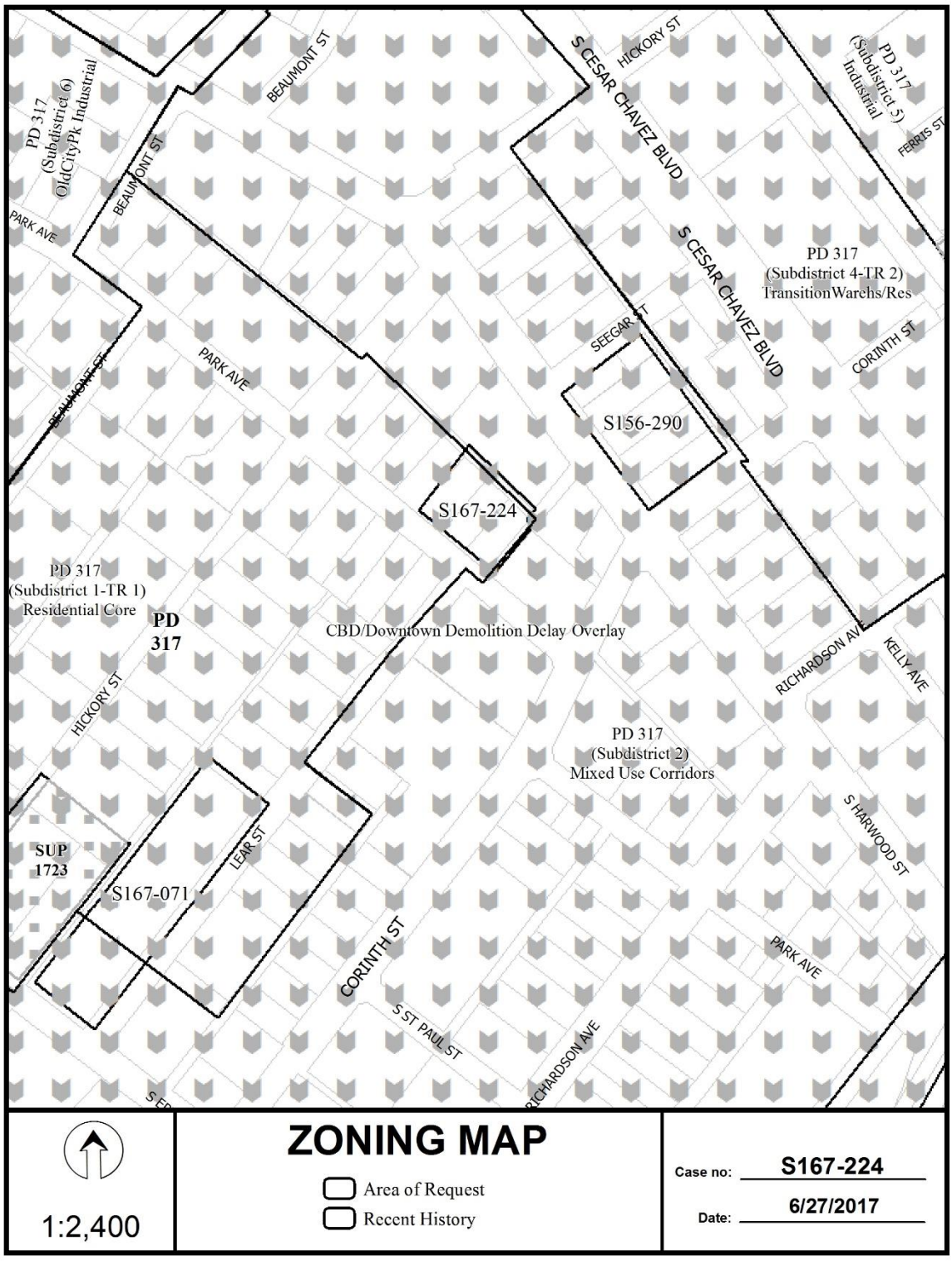
22. Water and Wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.

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

24. On the final plat, show and label "Corinth Street". Section. 51A-8.403. (a) (1) (A) (xii)

25. On the final plat, apply following label "abandonment authorized by Ordinance No._____ and recorded as Instrument No._____".

26.


PD 317
(Subdistrict 6)
OldCityPk Industrial
BEAUMONT ST
PARK AVE
S CESAR CHAVEZ BLVD
HICKORY ST
PD 317
(Subdistrict 5)
Industrial
FERRIS ST
PD 317
(Subdistrict 4-TR 2)
TransitionWarehs/Res
SEEGAR ST
CORINTH ST
S156-290
S167-224
PD 317
(Subdistrict 1-TR 1)
Residential Core
PD
317
CBD/Downtown Demolition Delay Overlay
RICHARDSON AVE
KELLY AVE
PD 317
(Subdistrict 2)
Mixed Use Corridors
S HARWOOD ST
SUP
1723
S167-071
LEAR ST
S ST PAUL ST
1:2,400
ZONING MAP
Area of Request
Recent History
Case no: S167-224
Date: 6/27/2017

1:2,400

AERIAL MAP

Area of Request

Recent History

Case no: S167-224

Date: 6/27/2017

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, GANO15, LLC., acting by and through its duly authorized officer, Steve Jennings, does hereby adopt this plat designating the hereinabove described property as PRELIMINARY PLAT, GANO ADDITION, LOT 12A, BLOCK B/458, an addition to the City of Dallas, 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 maintenance of paving on the streets and alleys is the responsibility of the property owner, unless otherwise specifically accepted by the City of Dallas. No buildings, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easements shall be placed on, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any 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 any of these easements; and all public utilities shall at all times have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. However, it is understood that the City of Dallas in maintaining and operating said floodway management areas will only be responsible for the improvements specifically constructed or placed thereon by the City of Dallas, and then only to the extent of the maintenance or service required or ordinarily performed by that utility.

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of electrical transformers and pedestals. Additional easements may be required by the City of Dallas. The minimum width and location of such additional easements herein granted shall be determined by their location as installed.

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

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2017.

GANO15, LLC.
a Texas Limited Liability Company

BY: _____
Steve Jennings

STATE OF TEXAS
COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2017.

Notary Public in and for Dallas County, Texas.

LIEN HOLDERS SUBORDINATION AGREEMENT

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.

Guaranty Bank

BY: _____
Wayne Reynolds

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on _____ by Wayne Reynolds, of Guaranty Bank.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance no. 19455, as amended), and the Texas Local Government Code. Dimensions and bearings shown on this plat are based on an actual ground survey and are true and correct to the best of my knowledge. Exceptions to the monumentation requirements of Section 51A-8.617(b)(c)(d) & (g), if any, are noted hereon and this plat is a precise representation of this platted property. Dated this the _____ day of PRELIMINARY, 2017.

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

RELEASED FOR REVIEW ON 7/7/17

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2017.

Notary Public in and for the State of Texas

CBG SURVEYING INC.
3309 RIDGE STREET, SUITE 536
DALLAS, TEXAS 75226
469-402-2007

OWNER: GANO15, LLC
3309 RIDGE STREET, SUITE 536
DALLAS, TEXAS 75226

PRELIMINARY PLAT
GANO ADDITION
LOT 12A, BLOCK B/458
20,620 SQ.FT. / 0.473 ACRES
BEING A REPLAT OF
LOTS 12, 13, AND 14, BLOCK B/458
GULD'S PARK AVENUE ADDITION
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-224

PLANNING & SURVEYING
12005 Ford Road, Ste. 550
Dallas, TX 75234
P 214.349.9485
F 214.349.2216
cbgsurvey@sbcglobal.net
www.cbgsurvey.com

SCALE: 1"=30' / DATE: 06/20/17 / JOB NO. 161603-2 / DRAWN BY: WTH

CITY PLAN COMMISSION **THURSDAY, JULY 20, 2017**

FILE NUMBER: S167-225 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Wendy Lane, south of Lawther Drive.

DATE FILED: June 23, 2017 **ZONING:** R-1ac(A)

CITY COUNCIL DISTRICT: 9 **SIZE OF REQUEST:** 1.821-Acres **MAPSCO:** 37P

APPLICANT/OWNER: Judson and Julie Pankey

REQUEST: An application to create one 1.821-acre lot from a tract of land in City Block 4400 on property located on Wendy Lane, south of Lawther Drive.

SUBDIVISION HISTORY:

1. S123-063 was a request south of the present request to create a 2.13-acre lot from a tract of land in City Block 4401 on property located at 3207 Wendy Lane. The request was approved February 7, 2013 and has not been recorded.

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

Lots to the west side of the Wendy Lane range in width from 125.29-feet to 258-feet and have a depth of 263.68-feet to 402.32-feet. The proposed lot has a width of 255.31-feet with a depth of 296.19-feet to the south line of the property and a depth of 263.33 to the north line of the property. As a result, staff finds that there is no established lot pattern along this portion of Wendy Lane. The proposed lot is 1.821-acres which is larger than the minimum lot size required by R-1ac(A) Single Family District.

Staff has determined that the request complies with the requirements of the R-1ac(A) Single Family District, and with the provisions of Section 51A-8.503; therefore, staff recommends approval subject to compliance with the following conditions:

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

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

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

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

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

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

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

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

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

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

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

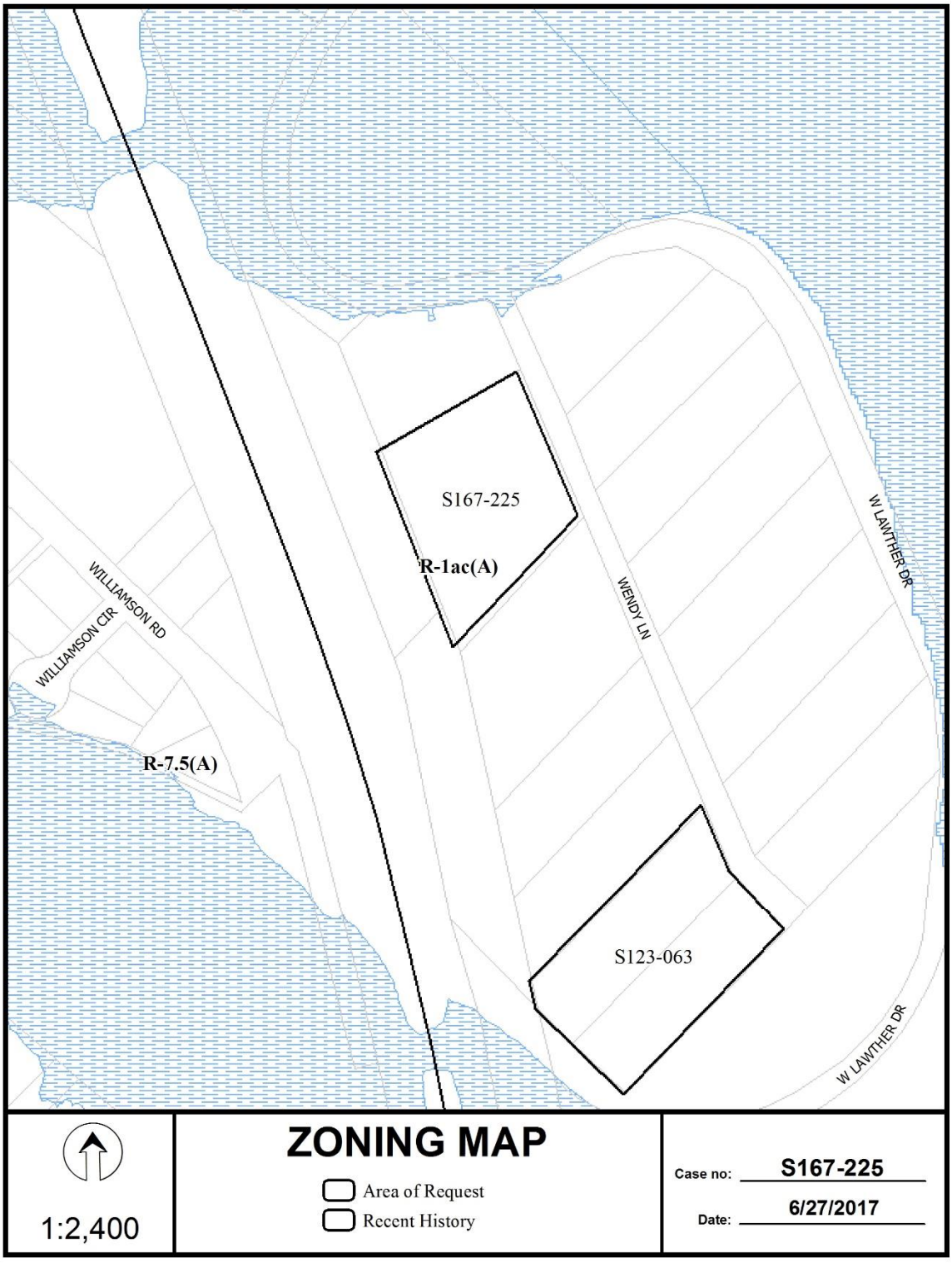
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)

13. On the final plat dedicate 26.5-feet ROW /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Wendy Lane. 51A 8.602(c)

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

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

16. On the final plat identify the property as Lot 2 in City Block B/4400. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


S167-225
R-1ac(A)
WILLIAMSON RD
WILLIAMSON CIR
R-7.5(A)
WENDY LN
W LAWTHER DR
S123-063
W LAWTHER DR
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S167-225
Date: 6/27/2017

1:2,400

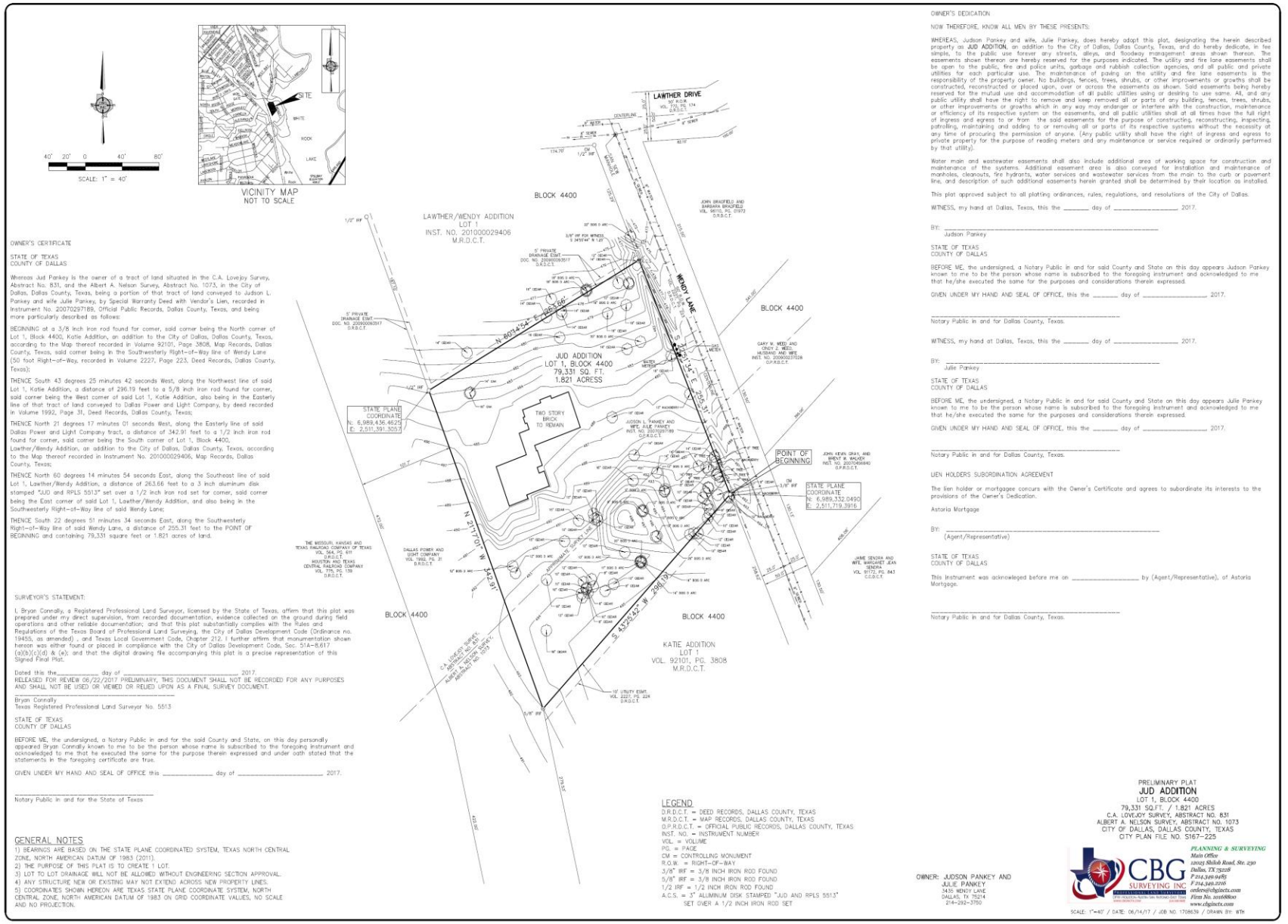
AERIAL MAP

Area of Request

Recent History

Case no: S167-225

Date: 6/27/2017



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas Jud Pankey is the owner of a tract of land situated in the C.A. Lovejoy Survey, Abstract No. 831, and the Albert A. Nelson Survey, Abstract No. 1073, in the City of Dallas, Dallas County, Texas, being a portion of that tract of land conveyed to Judson L. Pankey and wife Julie Pankey, by Special Warranty Deed with Vendor's Lien, recorded in Instrument No. 20070297189, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod found for corner, said corner being the North corner of Lot 1, Block 4400, Katie Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 92101, Page 3808, Map Records, Dallas County, Texas, said corner being in the Southwesterly Right-of-Way line of Wendy Lane (50 foot Right-of-Way, recorded in Volume 2227, Page 223, Deed Records, Dallas County, Texas);

THENCE South 43 degrees 25 minutes 42 seconds West, along the Northwest line of said Lot 1, Katie Addition, a distance of 296.19 feet to a 5/8 inch iron rod found for corner, said corner being the West corner of said Lot 1, Katie Addition, also being in the Easterly line of that tract of land conveyed to Dallas Power and Light Company, by deed recorded in Volume 1992, Page 31, Deed Records, Dallas County, Texas;

THENCE North 21 degrees 17 minutes 01 seconds West, along the Easterly line of said Dallas Power and Light Company tract, a distance of 342.91 feet to a 1/2 inch iron rod found for corner, said corner being the South corner of Lot 1, Block 4400, Lawther/Wendy Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Instrument No. 201000029406, Map Records, Dallas County, Texas;

THENCE North 80 degrees 14 minutes 54 seconds East, along the Southeast line of said Lot 1, Lawther/Wendy Addition, a distance of 263.66 feet to a 3 inch aluminum disk stamped "JUD and RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the East corner of said Lot 1, Lawther/Wendy Addition, and also being in the Southwesterly Right-of-Way line of said Wendy Lane;

THENCE South 22 degrees 51 minutes 34 seconds East, along the Southwesterly Right-of-Way line of said Wendy Lane, a distance of 255.31 feet to the POINT OF BEGINNING and containing 79,331 square feet or 1.821 acres of land.

SURVEYOR'S STATEMENT:

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

Dated this the_____ day of _____ 2017.
RELEASED FOR REVIEW 06/22/2017 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.

_____
Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2017.

_____
Notary Public in and for the State of Texas

GENERAL NOTES

1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATED SYSTEM, TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

WITNESS, my hand at Dallas, Texas, this the _____ day of _____ 2017.

BY: _____
Judson Pankey

STATE OF TEXAS
COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____ 2017.

_____
Notary Public in and for Dallas County, Texas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____ 2017.

BY: _____
Julie Pankey

STATE OF TEXAS
COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____ 2017.

_____
Notary Public in and for Dallas County, Texas.

LIEN HOLDERS SUBORDINATION AGREEMENT

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.

Astoria Mortgage

BY: _____
(Agent/Representative)

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on _____ by (Agent/Representative), of Astoria Mortgage.

_____
Notary Public in and for Dallas County, Texas.

LEGEND

D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
3/8" IRF = 3/8 INCH IRON ROD FOUND
5/8" IRF = 3/8 INCH IRON ROD FOUND
1/2 IRF = 1/2 INCH IRON ROD FOUND
A.C.S. = 3" ALUMINUM DISK STAMPED "JUD AND RPLS 5513" SET OVER A 1/2 INCH IRON ROD SET

OWNER: JUDSON PANKEY AND
JULIE PANKEY
3435 WENDY LANE
DALLAS, TX 75214
214-292-3750

PRELIMINARY PLAT
JUD ADDITION
LOT 1, BLOCK 4400
79,331 SQ.FT. / 1.821 ACRES
C.A. LOVEJOY SURVEY, ABSTRACT NO. 831
ALBERT A. NELSON SURVEY, ABSTRACT NO. 1073
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-225

CBG SURVEYING INC
PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2196
orders@cbgincts.com
Firm No. 10168800
www.cbgincts.com

SCALE: 1"=40' / DATE: 06/14/17 / JOB NO. 1708639 / DRAWN BY: WTH

S167-225

12(e)

City Plan Commission Date: 7/20/2017
7/13/2017 11:43:56 AM

CITY PLAN COMMISSION **THURSDAY, JULY 20, 2017**

FILE NUMBER: S167-227 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Lone Star Drive, west of Hampton Road

DATE FILED: June 26, 2017 **ZONING:** IM

CITY COUNCIL DISTRICT: 6 **SIZE OF REQUEST:** 12.104-Acres **MAPSCO:** 43R

APPLICANT/OWNER: Lone Star Industries, Inc. and Lone Star Properties, Inc.

REQUEST: An application to create one 12.104-acre lot from a tract of land in City Block 6158 on property located at the terminus of Lone Star Drive, west of Hampton Road.

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

STAFF RECOMMENDATION: request complies with the requirements of the IM Industrial Manufacturing District; therefore, staff recommends approval subject to compliance with the following conditions:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

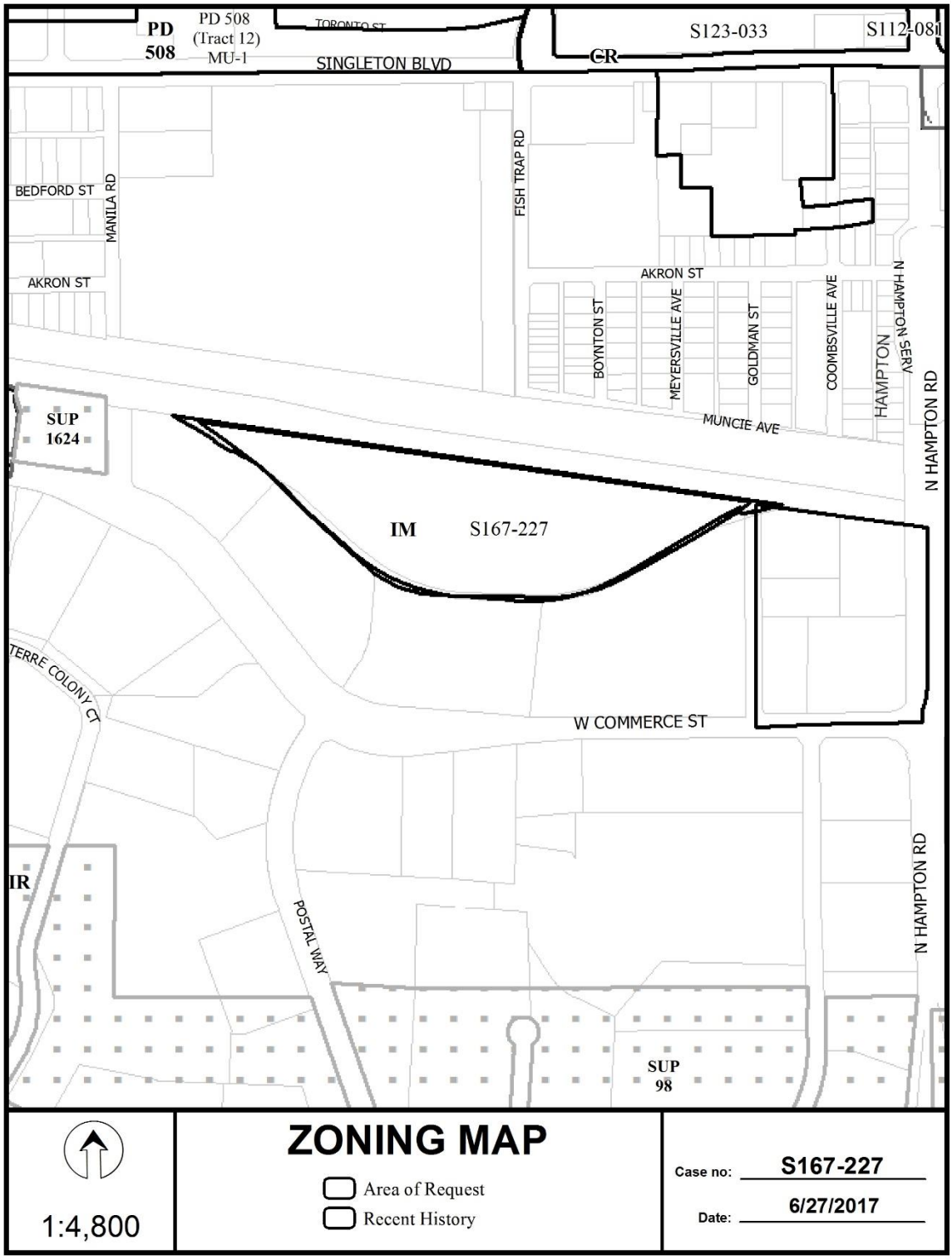
18. Water and Wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.

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

20. On the final plat change "Munice Avenue" to "Muncie Avenue". Section 51A-8.403(a)(1)(A)(xii).

21. On the final plat change "Commerce Street" to "West Commerce Street". Section 51A-8.403(a)(1)(A)(xii).

22. On the final plat identify the property as Lot 1 in City Block A/6158. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


PD 508
PD 508 (Tract 12) MU-1
TORONTO ST
SINGLETON BLVD
S123-033
S112-081
GR
BEDFORD ST
MANILA RD
FISH TRAP RD
AKRON ST
AKRON ST
BOYNTON ST
MEYERSVILLE AVE
GOLDMAN ST
COOMBSVILLE AVE
HAMPTON
N HAMPTON SERV
N HAMPTON RD
SUP 1624
MUNCIE AVE
IM
S167-227
TERRE COLONY CT
W COMMERCE ST
IR
POSTAL WAY
N HAMPTON RD
SUP 98
ZONING MAP
Area of Request
Recent History
1:4,800
Case no: S167-227
Date: 6/27/2017

1:4,800

AERIAL MAP

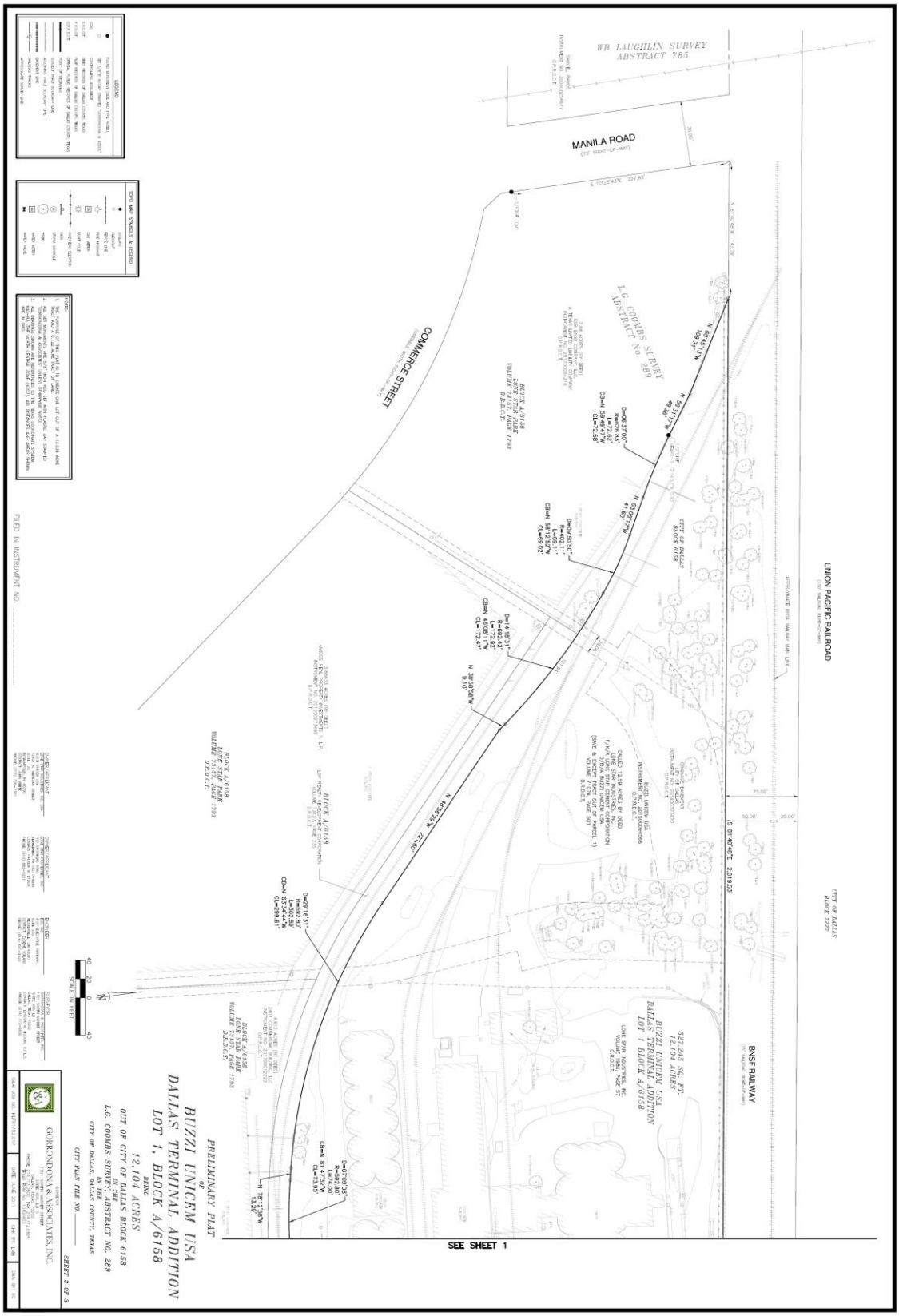
Area of Request

Recent History

Case no: S167-227

Date: 6/27/2017

SEE SHEET 2
VICINITY MAP
(NOT TO SCALE)
MUNICE AVENUE
UNION PACIFIC RAILROAD
BNSF RAILWAY
LONE STAR DRIVE
BUZZI UNICEM USA
DALLAS TERMINAL ADDITION
LOT 1 BLOCK A/6158
12.104 ACRES
527,445 SQ. FT.
L.G. COOMBS SURVEY
ABSTRACT NO. 289
CITY OF DALLAS
BLOCK 6158
BLOCK A/6158
LONE STAR PARK
VOLUME 84215, PAGE 1793
D.R.D.C.T.
LOT 1
BLOCK 6158
LONE STAR PARK PHASE I
VOLUME 84215, PAGE 269
P.R.D.C.T.
LOT 2
BLOCK 6158
LONE STAR PARK PHASE I
VOLUME 84215, PAGE 269
P.R.D.C.T.
CALLED 0.152 ACRES BY DEED
LONE STAR PROPERTIES, INC
VOLUME 2127, PAGE 574
D.R.D.C.T.
CALLED 0.1343 ACRES BY DEED
LONE STAR CEMENT CORPORATION
(SAVE & EXCEPT TRACT OUT OF PARCEL 1)
VOLUME 2127, PAGE 501
D.R.D.C.T.
BUZZI UNICEM USA
INSTRUMENT NO. 20120259568
O.P.R.D.C.T.
CALLED 7.3426 ACRES BY DEED
LONE STAR PROPERTIES, INC
VOLUME 2127, PAGE 574
D.R.D.C.T.
7.3426 ACRES (BY DEED)
LONE STAR PROPERTIES, INC
VOLUME 2127, PAGE 574
D.R.D.C.T.
7.5434


PRELIMINARY PLAT
OF
BUZZI UNICEM USA
DALLAS TERMINAL ADDITION
LOT 1, BLOCK A/6158
12.104 ACRES
BEING
OUT OF CITY OF DALLAS BLOCK 6158
L.G. COOMBS SURVEY, ABSTRACT NO. 289
IN THE
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. ———
SHEET 2 OF 3
GORRONDONA & ASSOCIATES, INC.
SCALE IN FEET
SEE SHEET 1
MANILA ROAD
COMMERCE STREET
UNION PACIFIC RAILROAD
BNSF RAILWAY
WB LAUGHLIN SURVEY
ABSTRACT 785
L.G. COOMBS SURVEY
ABSTRACT No. 289
BUZZI UNICEM USA
DALLAS TERMINAL ADDITION
LOT 1 BLOCK A/6158
527,245 SQ. FT.
12.104 ACRES
CITY OF DALLAS
BLOCK 6158
CITY OF DALLAS
BLOCK 7327
BLOCK A/6158
LONE STAR FIBER
VOLUME 71017, PAGE 1793
D.R.D.C.T.
FILED IN INSTRUMENT NO. ———

OWNER'S CERTIFICATE

DEDICATION STATEMENT

CERTIFICATE OF SURVEYOR

PRELIMINARY PLAT
OF
BUZZI UNICEM USA
DALLAS TERMINAL ADDITION
LOT 1, BLOCK A/6158
BEING
12.104 ACRES
OUT OF CITY OF DALLAS BLOCK 6158
L.G. COOMBS SURVEY, ABSTRACT NO. 288
IN THE
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. _____

CORWIN ENGINEERING & ASSOCIATES, INC.

SHEET 3 OF 3

FILED IN INSTRUMENT NO. _____

CITY PLAN COMMISSION **THURSDAY, JULY 20, 2017**

FILE NUMBER: S167-217 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Fairmount Street at Carlisle Street, south corner

DATE FILED: June 21, 2017 **ZONING:** PD 193 (PDS 131)

CITY COUNCIL DISTRICT: 14 **SIZE OF REQUEST:** 0.748-Acres **MAPSCO:** 45B

APPLICANT/OWNER: Alamo Manhattan Hotel I, LLC

REQUEST: An application to replat a 0.748-acre tract of land containing all of Lots 6A and 4 in City Block 9/944 to create one lot, and to remove the platted 9-foot building line on the south side of the property, remove the platted 10-foot building line on Carlisle Street, remove the platted 15-foot building line on Fairmount Street, and to remove the platted 10-foot building line east of the southwest line of Lot 4 on property located on Fairmount Street at Carlisle Street, south corner.

SUBDIVISION HISTORY:

1. S167-068 was a request north of the present request to create one 0.555-acre lot from a tract of land in City Block 1005 on property located on Routh Street and Katy Trail, southwest corner. The request was approved January 19, 2017 and has not been recorded.

2. S156-107 was a request southwest of the present request to replat a 0.9433-acre lot from a tract of land containing all of Lots 1A, 3A, 9, and part of Lot 7 in City Block 9/994 to create one lot on property located on Maple Avenue between Carlisle Street and Wolf Street. The request was approved April 4 2017 and has not been recorded.

3. S145-283 was a request southwest of the present request to replat a 2.391-acre tract of land containing all of Lots 3C and 3D in City Block 8/943 into two lots on property located on Bookhout Street, between Wolf Street, Maple Avenue, and Randall Street. the request was withdrawn October 6, 2015.

4. S123-109 was a request northeast of the present request to replat a 1.135-acre tract of land containing all of Lots 15, 17, 19, 21 and 23 in City Block 11/946 into one lot on property located on Routh Street at Carlisle Street, south corner. The request was approved April 4, 2013 and was recorded May 20, 2016.

5. S112-178 was a request northeast of the present request to replat a 2.309-acre tract of land containing all of Lot 1E in City Block 13/958 into one lot on property at Cedar Springs Road and Carlisle Street, north corner and to remove the existing platted 10’ building line along Katy Trail and the platted building line between Lots 1E and 1D that state the property line is the building line. The request was approved August 16, 2012 and was recorded January 27, 2016

BUILDING LINE REMOVAL: 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"

(ii) The building lines are a 9-foot building line on the south side of the property, a 10-foot building line on Carlisle Street, a 15 building line on Fairmount Street, and a 10-foot building line east of the southwest line of Lot 4. These building Lines were created by the recording of the "Three Thousand Fairmount" plat addition which was recorded October 30, 1979. The front yard setback for PD 193 (PDS 131) District requires a minimum front yard setback of 10 feet.

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

- Notices were not sent because the district is not considered a single family district.

(iv) "adversely affect neighboring properties; and"

- Notices were not sent because the district is not considered a single family district.

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

- The removal of the 9-foot,10-foot, 15-foot, and 10-foot building line will allow the property to be developed in accordance with the regulations of PD 193 (PDS 131).

STAFF RECOMMENDATION OF BUILDING LINE REMOVAL: The removal of the building lines will allow the property to be developed in accordance with the regulations of PD 193 (PDS 131) therefore, staff recommends approval of the removal of the building line.

STAFF RECOMMENDATION OF PLAT: The request is to create one lot to allow a unified development; staff finds that the request complies with the requirements PD 193 (PDS 131), and with Section 51A-8.505 of the Dallas Development Code; therefore, staff recommends approval subject to compliance with the following conditions:

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

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

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

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

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

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

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

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

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

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

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

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 the intersection of Carlisle Street and Fairmount Street. 51A 8.602(d)(1)

14. On the final plat dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Carlisle Street & the alley. Section 51A-8.602(e),

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

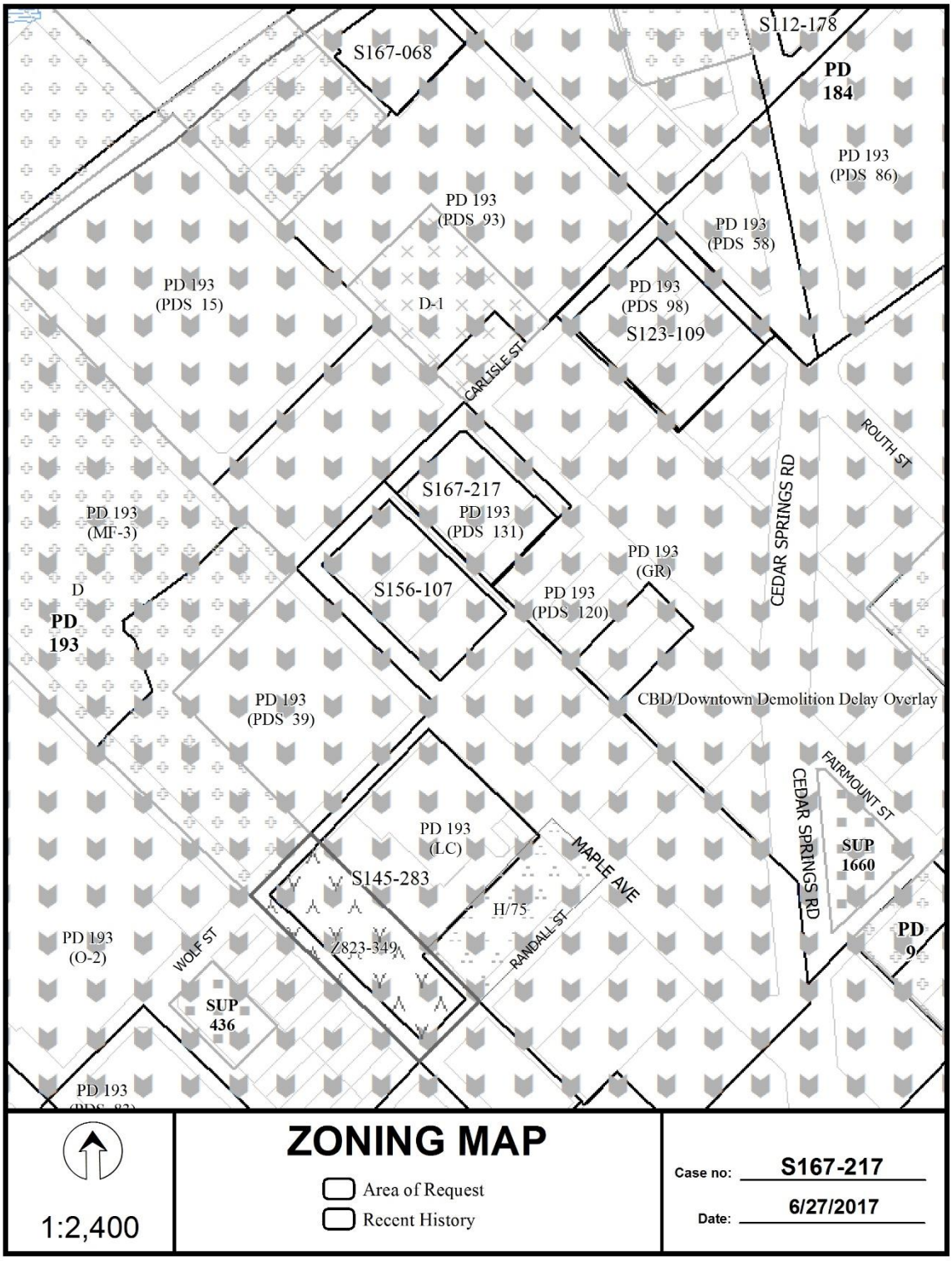
16. On the final plat, show distances/width cross all adjoining right-of-way. Platting Guidelines

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

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

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

20. On the final plat identify the property as Lot 4A in City Block 9/944. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


S112-178
S167-068
PD 184
PD 193 (PDS 86)
PD 193 (PDS 93)
PD 193 (PDS 58)
PD 193 (PDS 15)
D-1
PD 193 (PDS 98)
S123-109
CARLISLE ST
ROUTH ST
CEDAR SPRINGS RD
S167-217
PD 193 (PDS 131)
PD 193 (MF-3)
PD 193 (GR)
S156-107
PD 193 (PDS 120)
D
PD 193
PD 193 (PDS 39)
CBD/Downtown Demolition Delay Overlay
FAIRMOUNT ST
CEDAR SPRINGS RD
PD 193 (LC)
SUP 1660
MAPLE AVE
S145-283
H/75
PD 193 (O-2)
WOLF ST
Z823-349
RANDALL ST
SUP 436
PD 9
PD 193
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S167-217
Date: 6/27/2017

AERIAL MAP

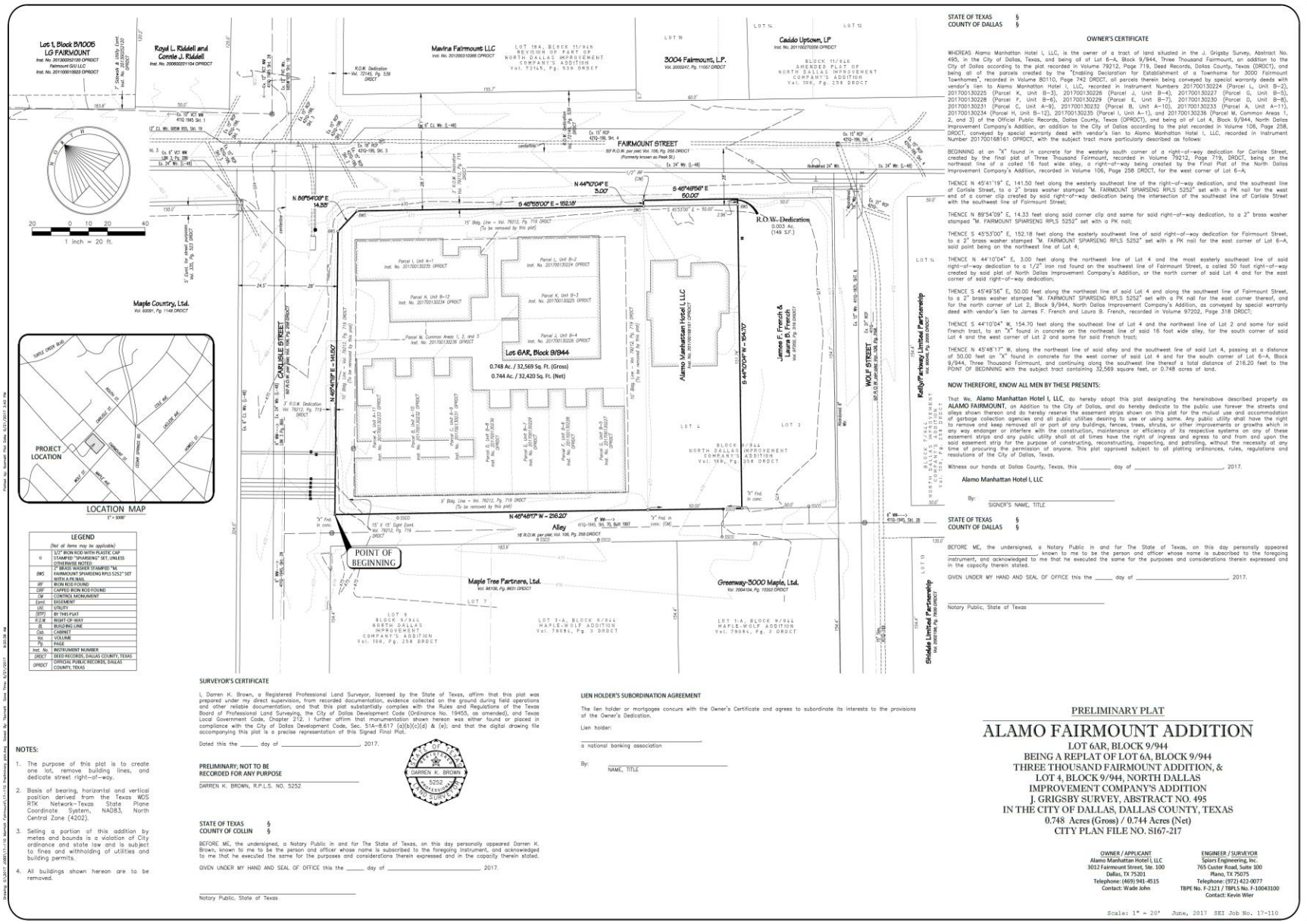
1:2,400

Area of Request

Recent History

Case no: S167-217

Date: 6/27/2017



LEGEND	
(Not all items may be applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSENG" SET, UNLESS OTHERWISE NOTED
BWS	2" BRASS WASHER STAMPED "M. FAIRMOUNT SPARSENG RPLS 5252" SET WITH A PK NAIL
IRF	IRON ROD FOUND
CMF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
U/G	UTILITY
(EPP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
BL	BUILDING LINE
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
Inst. No.	INSTRUMENT NUMBER
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

NOTES:

1. The purpose of this plat is to create one lot, remove building lines, and dedicate street right-of-way.
2. Basis of bearing, horizontal and vertical position derived from the Texas WOS RTK Network—Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
3. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
4. All buildings shown hereon are to be removed.

SURVEYOR'S CERTIFICATE

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

Dated this the _____ day of _____, 2017.

PRELIMINARY; NOT TO BE RECORDED FOR ANY PURPOSE

DARREN K. BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2017.

_____
Notary Public, State of Texas

LIEN HOLDER'S SUBORDINATION AGREEMENT

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.

Lien holder:

_____
a national banking association

By: _____
NAME, TITLE

STATE OF TEXAS §
COUNTY OF DALLAS §

OWNER'S CERTIFICATE

WHEREAS Alamo Manhattan Hotel I, LLC, is the owner of a tract of land situated in the J. Grigsby Survey, Abstract No. 495, in the City of Dallas, Texas, and being all of Lot 6–A, Block 9/944, Three Thousand Fairmount, an addition to the City of Dallas according to the plat recorded in Volume 79212, Page 719, Deed Records, Dallas County, Texas (DRDCT), and being all of the parcels created by the "Enabling Declaration for Establishment of a Townhome for 3000 Fairmount Townhomes", recorded in Volume 80110, Page 742 DRDCT, all parcels therein being conveyed by special warranty deeds with vendor's lien to Alamo Manhattan Hotel I, LLC, recorded in Instrument Numbers 201700130224 (Parcel L, Unit B–2), 201700130225 (Parcel K, Unit B–3), 201700130226 (Parcel J, Unit B–4), 201700130227 (Parcel G, Unit B–5), 201700130228 (Parcel F, Unit B–6), 201700130229 (Parcel E, Unit B–7), 201700130230 (Parcel D, Unit B–8), 201700130231 (Parcel C, Unit A–9), 201700130232 (Parcel B, Unit A–10), 201700130233 (Parcel A, Unit A–11), 201700130234 (Parcel H, Unit B–12), 201700130235 (Parcel I, Unit A–1), and 201700130236 (Parcel M, Common Areas 1, 2, and 3) of the Official Public Records, Dallas County, Texas (OPRDCT), and being all of Lot 4, Block 9/944, North Dallas Improvement Company's Addition, an addition to the City of Dallas according to the plat recorded in Volume 106, Page 258, DRDCT, conveyed by special warranty deed with vendor's lien to Alamo Manhattan Hotel I, LLC, recorded in Instrument Number 20170168161 OPRDCT, with the subject tract more particularly described as follows:

BEGINNING at an "X" found in concrete for the westerly south corner of a right–of–way dedication for Carlisle Street, created by the final plat of Three Thousand Fairmount, recorded in Volume 79212, Page 719, DRDCT, being on the northeast line of a called 16 foot wide alley, a right–of–way being created by the Final Plat of the North Dallas Improvement Company's Addition, recorded in Volume 106, Page 258 DRDCT, for the west corner of Lot 6–A;

THENCE N 45°41'19" E, 141.50 feet along the westerly southeast line of the right–of–way dedication, and the southeast line of Carlisle Street, to a 2" brass washer stamped "M. FAIRMOUNT SPARSENG RPLS 5252" set with a PK nail for the west end of a corner clip created by said right–of–way dedication being the intersection of the southeast line of Carlisle Street with the southwest line of Fairmount Street;

THENCE N 89°54'09" E, 14.33 feet along said corner clip and same for said right–of–way dedication, to a 2" brass washer stamped "M. FAIRMOUNT SPARSENG RPLS 5252" set with a PK nail;

THENCE S 45°53'00" E, 152.18 feet along the easterly southwest line of said right–of–way dedication for Fairmount Street, to a 2" brass washer stamped "M. FAIRMOUNT SPARSENG RPLS 5252" set with a PK nail for the east corner of Lot 6–A, said point being on the northwest line of Lot 4;

THENCE N 44°10'04" E, 3.00 feet along the northwest line of Lot 4 and the most easterly southeast line of said right–of–way dedication to a 1/2" iron rod found on the southwest line of Fairmount Street, a called 50 foot right–of–way created by said plat of North Dallas Improvement Company's Addition, at the north corner of said Lot 4 and for the east corner of said right–of–way dedication;

THENCE S 45°49'56" E, 50.00 feet along the northeast line of said Lot 4 and along the southwest line of Fairmount Street, to a 2" brass washer stamped "M. FAIRMOUNT SPARSENG RPLS 5252" set with a PK nail for the east corner thereof, and for the north corner of Lot 2, Block 9/944, North Dallas Improvement Company's Addition, as conveyed by special warranty deed with vendor's lien to James F. French and Laura B. French, recorded in Volume 97202, Page 318 DRDCT;

THENCE S 44°10'04" W, 154.70 feet along the southeast line of Lot 4 and the northwest line of Lot 2 and same for said French tract, to an "X" found in concrete on the northeast line of said 16 foot wide alley, for the south corner of said Lot 4 and the west corner of Lot 2 and same for said French tract;

THENCE N 45°48'17" W, along the northeast line of said alley and the southwest line of said Lot 4, passing at a distance of 50.00 feet an "X" found in concrete for the west corner of said Lot 4 and for the south corner of Lot 6–A, Block 9/944, Three Thousand Fairmount, and continuing along the southwest line thereof a total distance of 218.20 feet to the POINT OF BEGINNING with the subject tract containing 32,569 square feet, or 0.748 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, **Alamo Manhattan Hotel I, LLC**, do hereby adopt this plat designating the hereinabove described property as **ALAMO FAIRMOUNT**, an Addition to the City of Dallas, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part 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 systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

Witness our hands at Dallas County, Texas, this _____ day of _____, 2017.

Alamo Manhattan Hotel I, LLC

By: _____
SIGNER'S NAME, TITLE

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2017.

_____
Notary Public, State of Texas

PRELIMINARY PLAT

ALAMO FAIRMOUNT ADDITION

LOT 6AR, BLOCK 9/944
BEING A REPLAT OF LOT 6A, BLOCK 9/944
THREE THOUSAND FAIRMOUNT ADDITION, &
LOT 4, BLOCK 9/944, NORTH DALLAS
IMPROVEMENT COMPANY'S ADDITION
J. GRIGSBY SURVEY, ABSTRACT NO. 495
IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS
0.748 Acres (Gross) / 0.744 Acres (Net)
CITY PLAN FILE NO. S167-217

OWNER / APPLICANT
Alamo Manhattan Hotel I, LLC
3012 Fairmount Street, Ste. 100
Dallas, TX 75201
Telephone: (469) 941-4515
Contact: Wade John

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-3121 / TBPLS No. F-10043100
Contact: Kevin Wier

Scale: 1" = 20' June, 2017 SEI Job No. 17-110

S167-217

14(g)

City Plan Commission Date: 07/20/2017
7/13/2017 11:45:57 AM

CITY PLAN COMMISSION **THURSDAY, JULY 20, 2017**

FILE NUMBER: S156-263R **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: 2615 Crossman Avenue

DATE FILED: June 22, 2017 **ZONING:** TH-3(A)

CITY COUNCIL DISTRICT: 6 **SIZE OF REQUEST:** 0.254-Acres **MAPSCO:** 44P

APPLICANT/OWNER: KH Solutions, Inc.

REQUEST: An application to replat a 0.254-acre tract of land containing all of Lot 15 and part of Lot 16 in City Block 13/7265 to create three 0.085-acre lots on property located at 2615 Crossman Avenue.

SUBDIVISION HISTORY:

1. S145-262 was a request adjacent on the west of the present request to create a Shared Access Development with 229 single family lots and 28 common areas from a 15.342-acre tract of land in City Block 7259 and a portion of abandoned Borger Street on property located on Borger Street between Duluth Street and Andy Street. The request was approved September 17, 2015 and has not been recorded.

2. S145-109 was a request northeast of the present request to create a 100-lot Shared Access Area Development with residential lots ranging in size from 1,430 square feet to 2,858 square feet, from a 4.508-acre tract of land containing part of City Block 7257 on property located on Duluth Street between Borger Street and Obenchain Street. The request was approved March 19, 2015 and has not been recorded. Phase A of the development for this plat and was submitted January 13, 2016 and has not been recorded.

3. S145-087 was a request north and east of the present request to replat a 19.756-acre tract of land containing part of the Cement City Addition and part of an unplatted tract of land in City Block 7257 into five lots on property located at the southeast corner of Borger Street and Singleton Boulevard. The request was approved February 19, 2015 and has not been recorded. The plat was divided into 2 phases. Phase A was submitted for review January 8, 2016; and Phase B was submitted for review August 8, 2016.

NOTICES: 18 notices were sent to property owners within 200 feet of the property on June 30, 2016.

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

The property west of this request is being developed as a 229 lot Shared Access Area Development with lots ranging in size from 1,938 square feet to 3,720 square feet with lot widths of 22 to 23 feet. The proposed lots are each 3,690-square feet in area with a lot

width of 41-feet and are consistent with development in the area. The property to the east and southeast is zoned TH-3(A); the majority of the lots are 50 feet wide and 5,000-square feet in area. This district does not require a minimum lot width but does require a minimum lot area of 2,000 square feet.

Staff concludes that the proposed lots are consistent with the established lot pattern along Crossman Avenue and complies with Section 51A-8.503, and the TH-3(A) requirements; therefore, staff recommends **approval** of the request subject to compliance with the following conditions:

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

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

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

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

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

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

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

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

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

10. The number of lots permitted by this plat is three.

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

13. On the final plat dedicate 25-feet ROW /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Crossman Avenue. 51A 8.602(c)

14. On the final plat dedicate 25-feet ROW /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Duluth Street. 51A 8.602(c)

15. On the final plat dedicate a 10-feet by 10-feet corner clip at the intersection of Crossman Avenue and Duluth Street. 51A 8.602(d)(1)

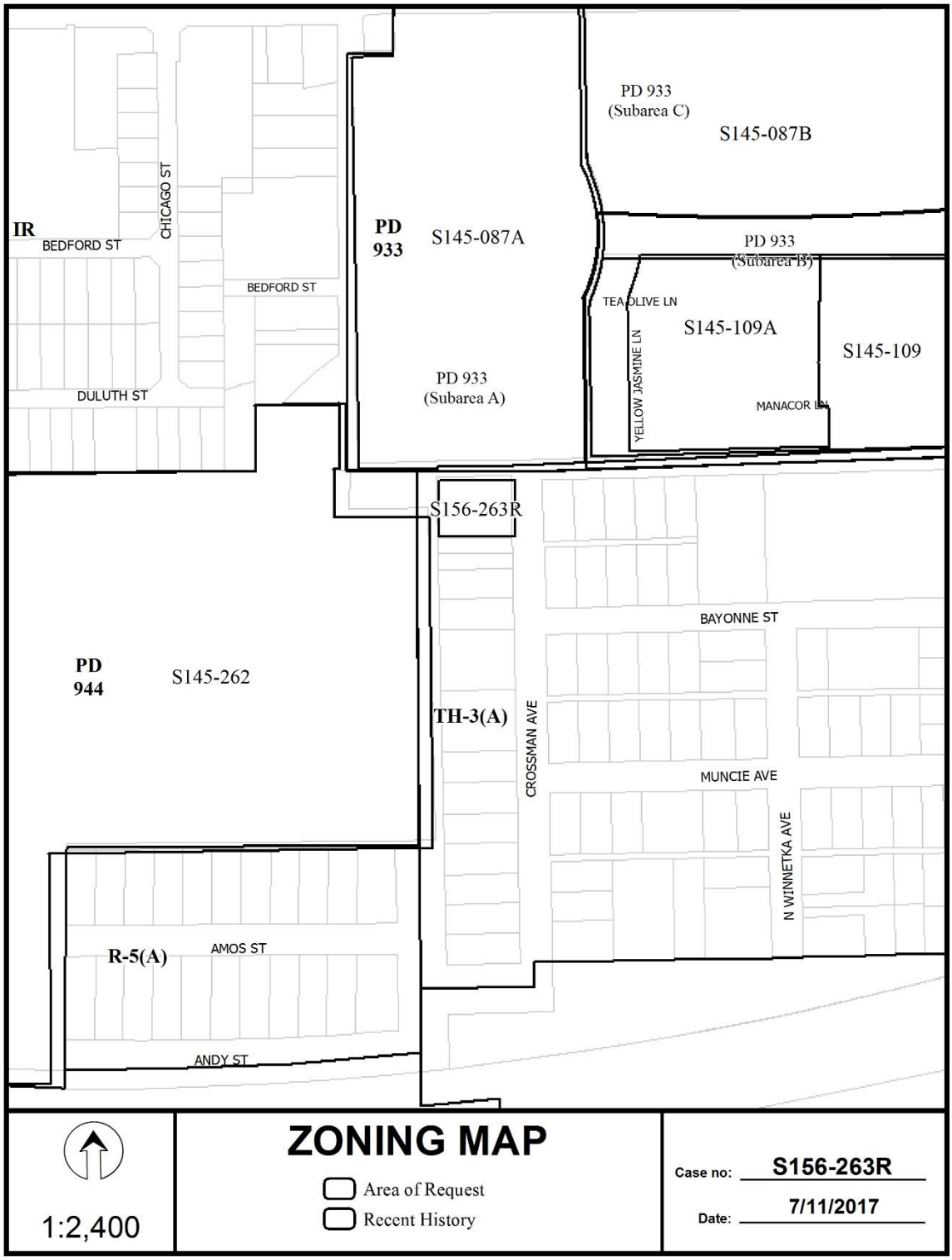
16. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)

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

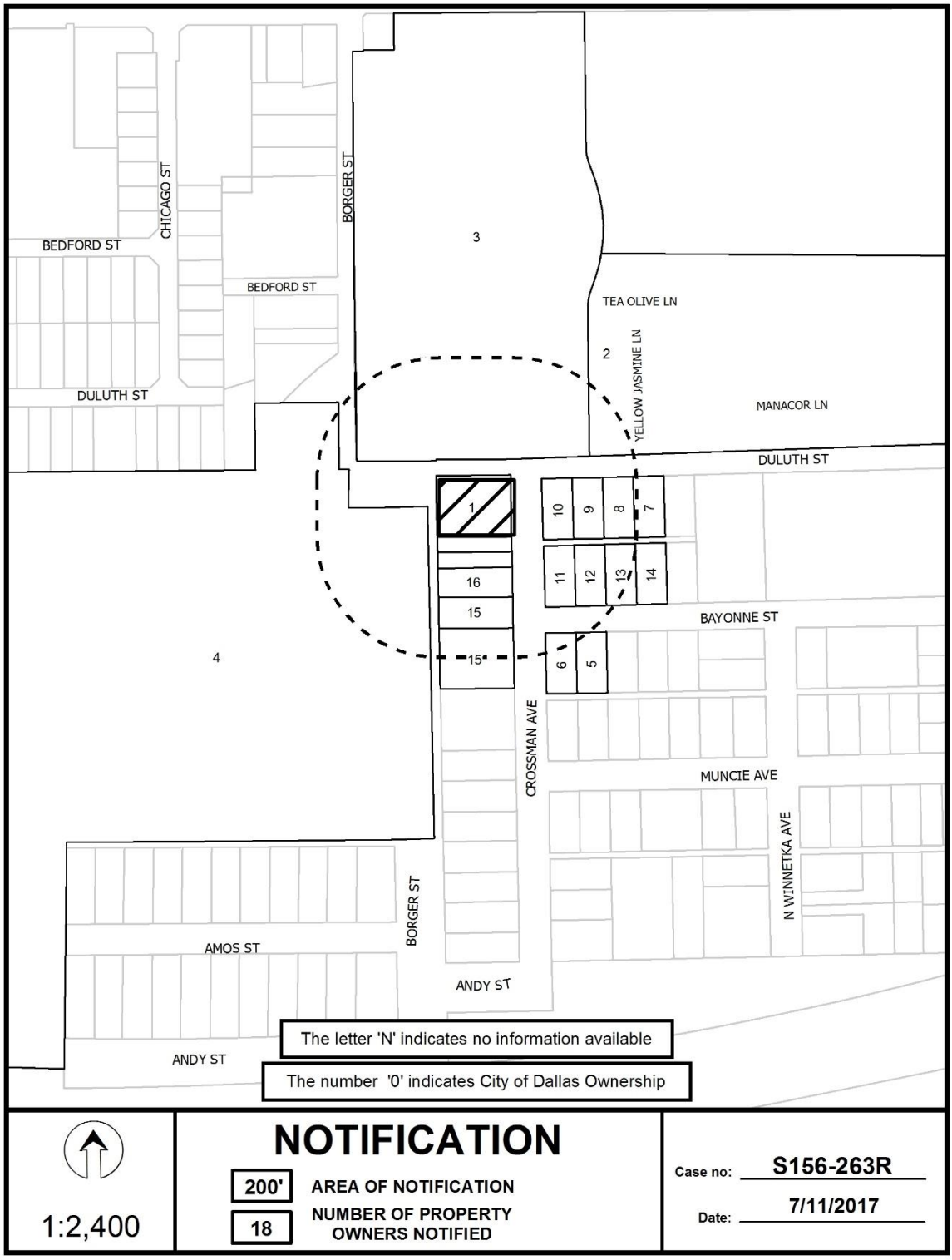
18. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)

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

20. On the final plat identify the property as Lots 15A, 15B, and 15C in City Block 13/7265. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


PD 933
(Subarea C)
S145-087B
IR
BEDFORD ST
CHICAGO ST
PD
933
S145-087A
PD 933
(Subarea B)
BEDFORD ST
TEA OLIVE LN
S145-109A
S145-109
YELLOW JASMINE LN
PD 933
(Subarea A)
DULUTH ST
MANACOR LN
S156-263R
BAYONNE ST
PD
944
S145-262
TH-3(A)
CROSSMAN AVE
MUNCIE AVE
N WINNETKA AVE
R-5(A)
AMOS ST
ANDY ST
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S156-263R
Date: 7/11/2017

S145-087B
S145-087A
S145-109A
S145-109
S156-263R
S145-262
CHICAGO ST
BORGER ST
BEDFORD ST
DULUTH ST
TEAK OLIVE LN
YELLOW WOOD LN
MANACOR LN
BAYONNE ST
CROSSMAN AVE
MUNCIE AVE
NEWTON AVE
ANDY ST
1:2,400
AERIAL MAP
Area of Request
Recent History
Case no: S156-263R
Date: 7/11/2017


BEDFORD ST
CHICAGO ST
BORGER ST
BEDFORD ST
3
TEA OLIVE LN
2
YELLOW JASMINE LN
MANACOR LN
DULUTH ST
DULUTH ST
1
10
9
8
7
16
11
12
13
14
15
BAYONNE ST
4
15
6
5
CROSSMAN AVE
MUNCIE AVE
N WINNETKA AVE
BORGER ST
AMOS ST
ANDY ST
ANDY ST
The letter 'N' indicates no information available
The number '0' indicates City of Dallas Ownership
1:2,400
NOTIFICATION
200'
AREA OF NOTIFICATION
18
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: S156-263R
Date: 7/11/2017

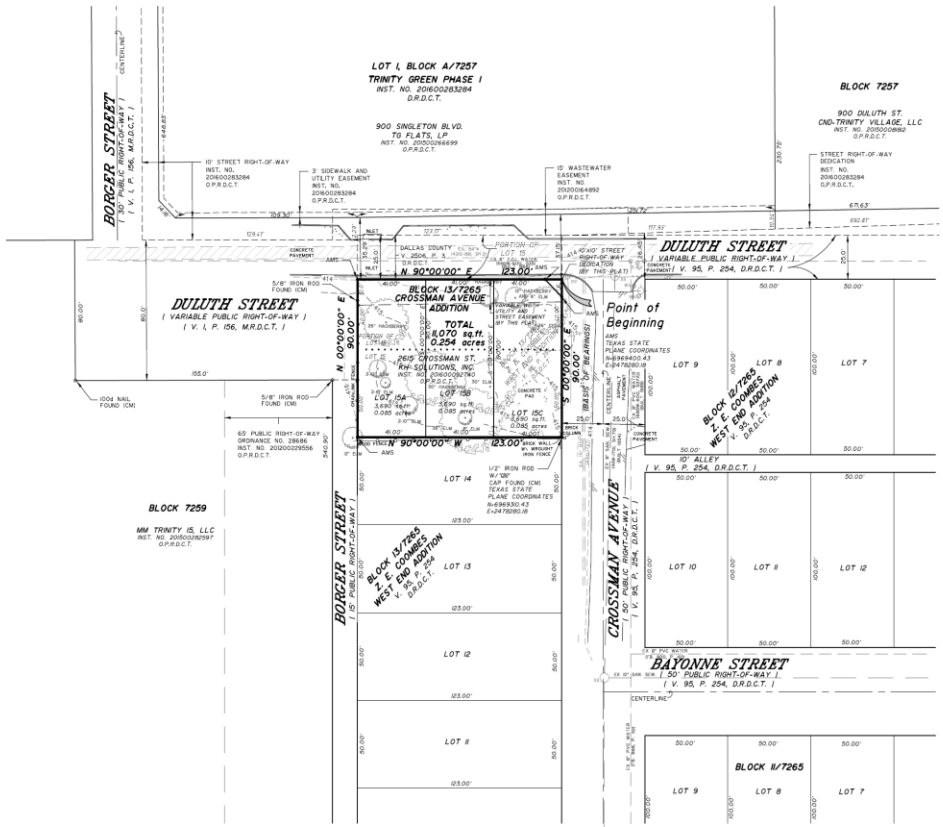
06/27/2017

Notification List of Property Owners

S156-263R

18 Property Owners Notified

Label #	Address		Owner
1	2615	CROSSMAN AVE	KH SOLUTIONS INC
2	900	DULUTH BLVD	CND-TRINITY VILLAGE LLC
3	900	SINGLETON BLVD	TG FLATS LP
4	1300	DULUTH ST	MM TRINITY 15 LLC
5	1120	BAYONNE ST	RODRIGUEZ MONICA
6	1124	BAYONNE ST	VASQUEZ ERICK
7	1114	DULUTH ST	TOPLETZ DENNIS D
8	1118	DULUTH ST	RODRIGUEZ EVERARDO
9	1122	DULUTH ST	RODRIGUEZ ARTURO P &
10	1126	DULUTH ST	COVARRUBIAS RAPHAEL
11	1123	BAYONNE ST	ALVARADO RUBEN &
12	1121	BAYONNE ST	JONES CHIQUITA ETAL
13	1119	BAYONNE ST	RAMIREZ VICTORIA G
14	1115	BAYONNE ST	SUSANTIO RUDY
15	2515	CROSSMAN AVE	HMK LTD
16	2603	CROSSMAN AVE	MITCHELL A C MRS
17	2607	CROSSMAN AVE	MENDOZA MIGUEL S
18	2607	CROSSMAN AVE	MENDOZA MIGUEL S &



VICINITY MAP
NOT TO SCALE
MAPSCO 44-P

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, KH Solutions, Inc. is the owner of a 0.254 acre tract of land situated in the Wm. Coombs Survey, Abstract No. 290, City of Dallas, Dallas County, Texas and being all of Lot 15 and a portion of Lot 16, Block 13/7265 Z. E. Coombs West End Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 95, Page 254, Deed Records, Dallas County, Texas; said 0.254 acre tract also being all of that tract conveyed to KH Solutions, Inc. by deed recorded in County Clerk's Instrument No. 20160009274O, Official Public Records, Dallas County, Texas; said 0.254 acre tract being more particularly described by metes and bounds as follows;

BEGINNING, at a 3-1/4-inch aluminum disk stamped "CROSSMAN AVENUE ADDITION, GONZALEZ & SCHNEEBERG, TX RPLS 4804" on a 5/8-inch iron rod set at the northeast corner of said 0.254 acre tract; said point also being at the intersection of the south right-of-way line of Duluth Street (variable width) and the west right-of-way line of Crossman Avenue (50 feet wide);

THENCE, South 00 degrees 00 minutes 00 seconds East, with said west right-of-way line, a distance of 90.00 feet to a 1/2-inch iron rod with yellow plastic cap stamped "CBG" found at the southeast corner of said Lot 15, Block 13/7265; said point also being at the northeast corner of Lot 14, Block 13/7265 of said Z. E. Coombs West End Addition;

THENCE, South 90 degrees 00 minutes 00 seconds West, leaving said west right-of-way line and with the common line of said Lots 14 and 15, Block 13/7265, a distance of 123.00 feet to a 3-1/4-inch aluminum disk stamped "CROSSMAN AVENUE ADDITION, GONZALEZ & SCHNEEBERG, TX RPLS 4804" on a 5/8-inch iron rod set at the southwest corner of said Lot 15, Block 13/7265; said point also being at the northwest corner of said Lot 14, Block 13/7265; said point also being on the east line of a Borger Street a 15-foot Public Right-of-Way;

THENCE, North 00 degrees 00 minutes 00 seconds West, with said east right-of-way line, a distance of 90.00 feet to a 3-1/4-inch aluminum disk stamped "CROSSMAN AVENUE ADDITION, GONZALEZ & SCHNEEBERG, TX RPLS 4804" on a 5/8-inch iron rod set at the northwest corner of said 0.254 acre tract; said point also being on the said south right-of-way line of Duluth Street;

THENCE, North 90 degrees 00 minutes 00 seconds East, with said south right-of-way line, a distance of 123.00 feet to the POINT OF BEGINNING;

CONTAINING, 11,070 square feet or 0.254 acres of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, **KH SOLUTIONS, INC.,** acting by and through it's duly authorized agent, Reid Beucler, does hereby adopt this plat, designating the herein described property as **CROSSMAN AVENUE 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 thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No building, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over, or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility.

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

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

WITNESS, my hand at Dallas, Texas this the_____day of_____, 2017.

Nick Curry
KH Solutions, Inc.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Nick Curry, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the_____day of_____, 2017.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

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

Dated this the _____day of_____, 2017.

RELEASED 6/21/2017 - FOR REVIEW ONLY
NOT TO BE RECORDED

Robert W. Schneeberg
Texas Registered Professional Land Surveyor No. 4804

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Robert W. Schneeberg, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the_____day of_____, 2017.

Notary Public in and for the State of Texas

SURVEYOR'S NOTES

1. Bearing system for this survey are based upon the west right-of-way line of Crossman Avenue, assumed bearing South 00 degrees 00 minutes 00 seconds East, according to the plat of Z. E. Coombs West End Addition recorded in Volume 95, Page 254, Deed Records, Dallas County, Texas.
2. Lot-to-lot drainage will not be allowed without Engineering Section approval.
3. Purpose of this Plat: To create three lots out two lots.
4. Coordinates shown are based upon Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
5. No buildings exist on property.

LEGEND

———	PROPERTY LINE
— — —	ADJOINER PROPERTY LINE
— — —	EASEMENT LINE
———	CENTERLINE
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. No.	INSTRUMENT NUMBER
V.	VOLUME
P.	PAGE
CM	CONTROLLING MONUMENT
AMS	3-1/4" ALUMINUM DISC STAMPED "CROSSMAN AVENUE ADDITION, GONZALEZ & SCHNEEBERG, TX RPLS 4804" SET ON A 5/8" IRON ROD
SQ.FT.	SQUARE FEET

ENGINEER - SURVEYOR:
Robert Schneeberg, P.E., R.P.L.S.
robert.schneeberg@gs-engineers.com
GONZALEZ & SCHNEEBERG,
ENGINEERS & SURVEYORS, INC.
2100 Lakeside Boulevard, Suite 200
Richardson, Texas 75082
Phone: 972-516-8855

OWNER:
KH SOLUTIONS, INC.
Attention: Nicholas Curry
currynl@hotmail.com
4 Narrow Creek Ct.
Trophy Club, Texas
76262
Phone: 602-369-8825

PRELIMINARY PLAT
CROSSMAN AVENUE ADDITION
LOTS 15A-15C
BLOCK 13/7265

ALL OF LOT 15 & PORTION OF LOT 16
BLOCK 13/7265
Z.E. COOMBS WEST END ADDITION
VOLUME 95, PAGE 254, D.R.D.C.T.
WM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-263R

Gonzalez & Schneeberg
engineers ▪ surveyors
2100 Lakeside Boulevard
Suite 200, Richardson, Texas 75082
(972) 516-8855
TX ENGINEERING FIRM REG. NO. F-3376
TX SURVEYING FIRM REG. NO. 100752-00

SCALE	DATE	PROJ. NO.	DWG. NO.
1" = 30'	JUNE, 2017	6518-16-05-23	6518plat.dwg

SHEET 1 OF 1

S156-263R

15(h)

City Plan Commission Date: 07/20/2017
7/13/2017 11:35:53 AM

CITY PLAN COMMISSION **THURSDAY, JULY 20, 2017**

FILE NUMBER: S167-212 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Beckley View Avenue and Winterset Avenue, north of Daniel Dale Road.

DATE FILED: June 21, 2017 **ZONING:** R-7.5(A)

CITY COUNCIL DISTRICT: 8 **SIZE OF REQUEST:** 0.442-Acres **MAPSCO:** 74L

APPLICANT/OWNER: Walter Huerta

REQUEST: An application to replat a 0.442-acre tract of land containing all of Lot 8 in City Block D/7587; to create two 0.221-acre lots on property fronting on Beckley View Avenue and Winterset Avenue, north of Daniel Dale Road.

SUBDIVISION HISTORY:

1. S167-167 was a request southwest of the present request to replat a 0.4132-acre tract of land containing all of Lot 5 in City Block E/7588 to create one 9,900-square foot lot and one 8,100-square foot lot on property located on W. Daniel Dale Road, west of Beckley View Avenue. The request was approved May 18, 2017 and has not been recorded.

NOTICES: 27 notices were sent to property owners within 200 feet of the property on June 30, 2016.

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

Lots on Beckley View Avenue range in width from 94-feet to 100-feet, with depth ranging from 100-feet to 106-feet on properties south of Beckley View Avenue. The proposed lots are 94-feet in width and 102.5-feet in depth and are similar in configuration to many of the other lots in the area as well as lots immediately adjacent to the request. The proposed lots are larger in lot area than the minimum 7,500 square feet lot size required by the R-7.5(A) zoning district. The R-7.5(A) zoning district does not contain any lot width minimum requirements.

Staff concludes that the request is in compliance with Section 51A-8.503 and meets the requirements of the R-7.5(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 General Rules and Regulations of the Texas Board of Land Surveying

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

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

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

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

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

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

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

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

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

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

13. On the final plat dedicate 28-feet ROW /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Winterset Avenue. 51A 8.602(c)

14. On the final plat dedicate 28-feet ROW /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Beckley View Avenue. 51A 8.602(c)

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

16. On the final plat, show distances/width cross all adjoining right-of-way of. Platting Guidelines

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

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

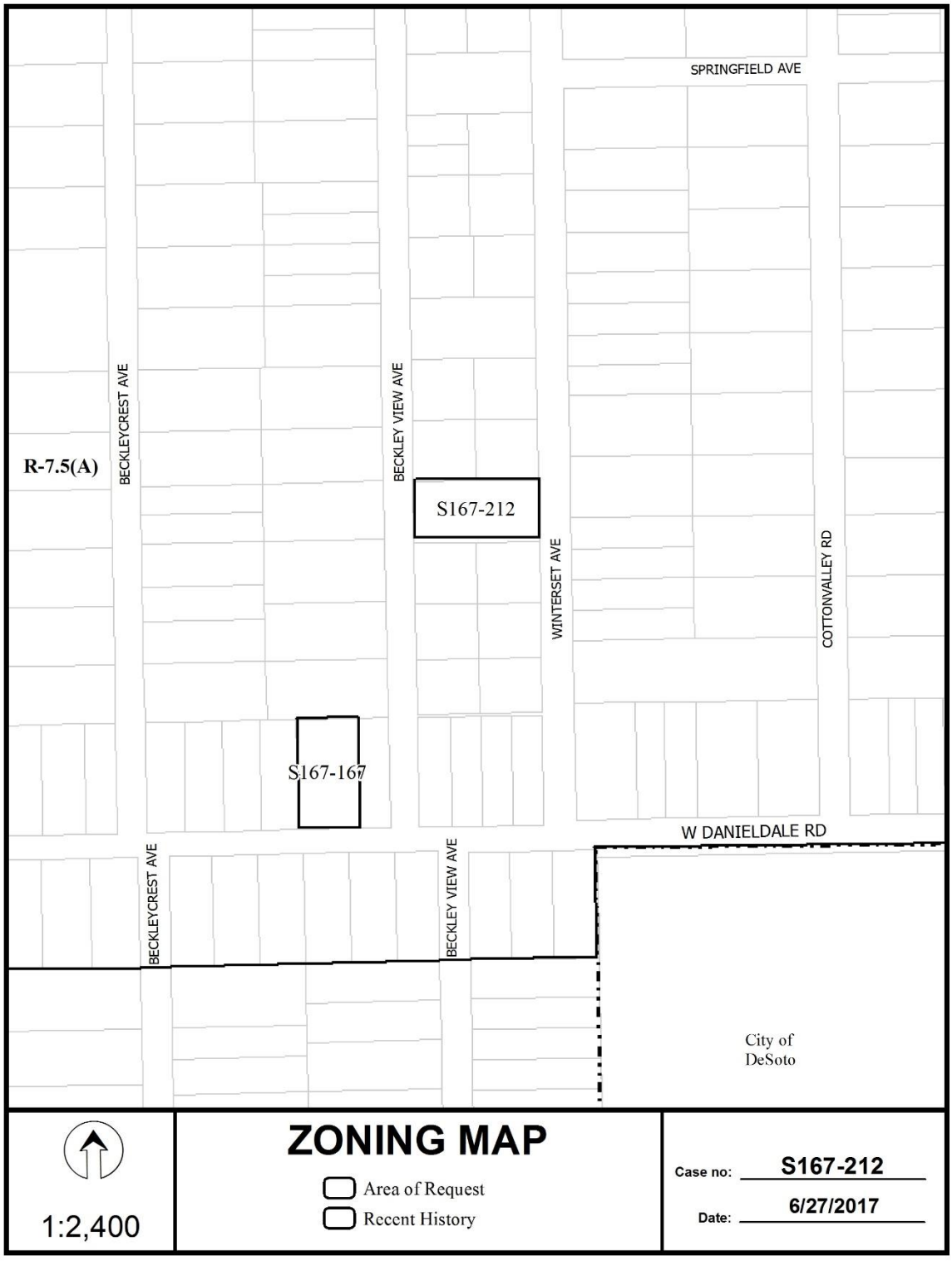
19. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)

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

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

22. A fire hydrant will be required for proposed Lot 8A.

23. On the final plat identify the property as Lots 8A and 8B in City Block D/7587. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


SPRINGFIELD AVE
BECKLEYCREST AVE
BECKLEY VIEW AVE
R-7.5(A)
S167-212
WINTERSET AVE
COTTONVALLEY RD
S167-167
W DANIELDALE RD
BECKLEYCREST AVE
BECKLEY VIEW AVE
City of DeSoto
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S167-212
Date: 6/27/2017

1:2,400

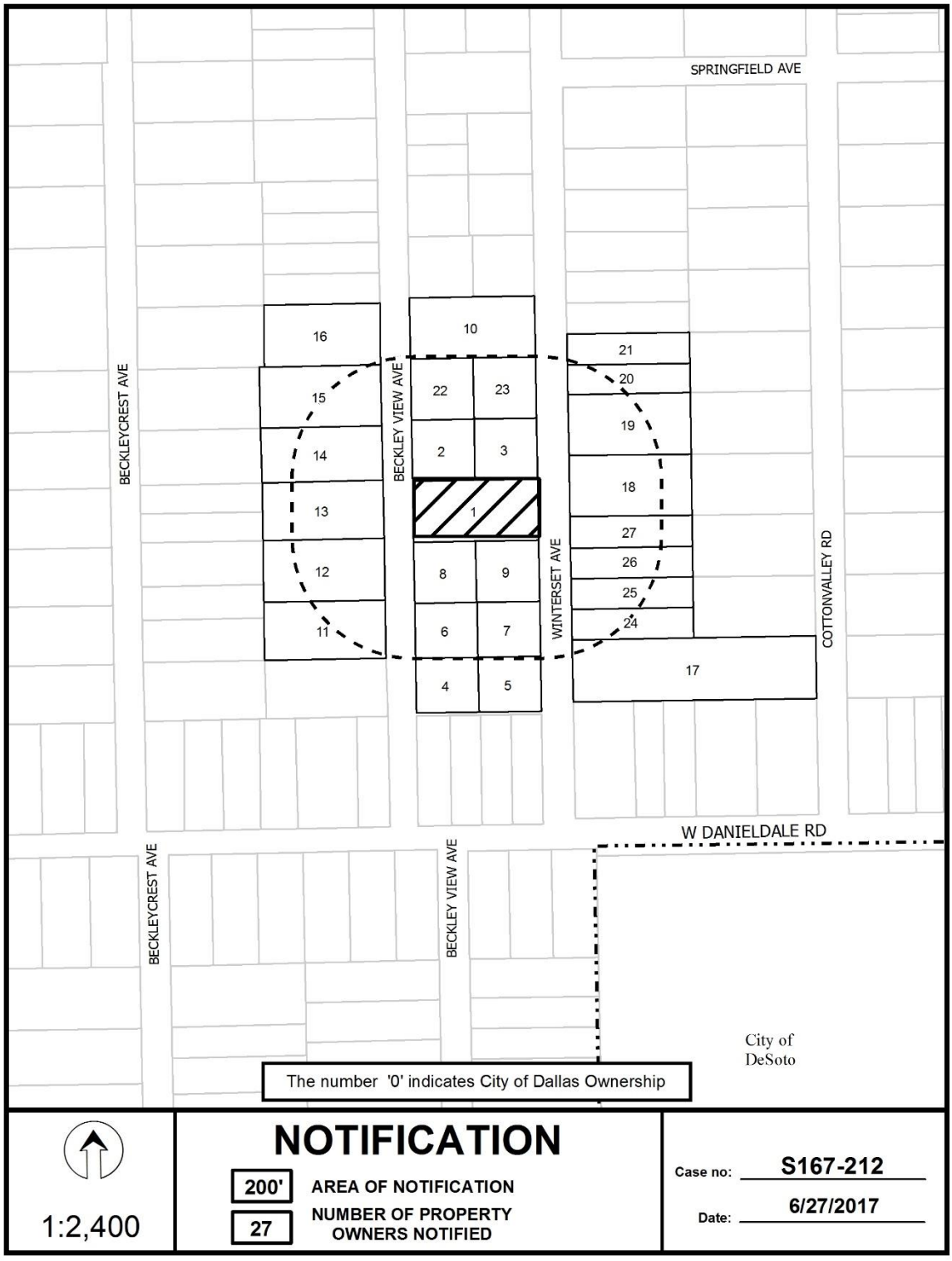
AERIAL MAP

Area of Request

Recent History

Case no: S167-212

Date: 6/27/2017


SPRINGFIELD AVE
BECKLEYCREST AVE
BECKLEY VIEW AVE
WINTERSET AVE
COTTONVALLEY RD
W DANIELDALE RD
BECKLEYCREST AVE
BECKLEY VIEW AVE
16
10
21
15
22
23
20
19
14
2
3
18
13
1
27
12
8
9
26
25
11
6
7
24
17
4
5
City of DeSoto
The number '0' indicates City of Dallas Ownership
1:2,400
NOTIFICATION
200'
AREA OF NOTIFICATION
27
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: S167-212
Date: 6/27/2017

06/27/2017

Notification List of Property Owners

S167-212

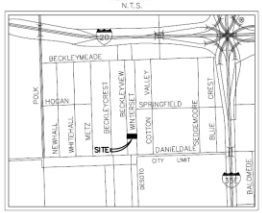
27 Property Owners Notified

Label #	*Address*		*Owner*
1	9320	BECKLEYVIEW AVE	HUERTA WALTER
2	9312	BECKLEYVIEW AVE	ESCALANTE CESAR A &
3	9421	WINTERSET AVE	ALVARADO ABEL
4	9414	BECKLEYVIEW AVE	MCSWEEN EMANUEL
5	9453	WINTERSET AVE	ALNA PROPERTIES LLC
6	9410	BECKLEYVIEW AVE	HERNANDEZ ELODIA
7	9447	WINTERSET AVE	PALOMO JOSE
8	9322	BECKLEYVIEW AVE	RIPPEY WANDA
9	9441	WINTERSET AVE	HARRISON CAROLYN
10	9333	WINTERSET AVE	RODRIGUEZ CHIRLO FLORES
11	9409	BECKLEYVIEW AVE	MALAGON ALFREDO & LOURDES
12	9337	BECKLEYVIEW AVE	RAMIREZ JORGE &
13	9329	BECKLEYVIEW AVE	PRESIDIO ALTO LLC
14	9319	BECKLEYVIEW AVE	RAMIREZ VERONICA
15	9309	BECKLEYVIEW AVE	SOLIS MANUEL DEJESUS
16	9303	BECKLEYVIEW AVE	MENDOZA MIGUEL
17	9439	COTTONVALLEY RD	RICHARDS EDWIN R &
18	9430	WINTERSET AVE	STEPHENS DANNY A
19	9420	WINTERSET AVE	CASTILLO MARIO &
20	9410	WINTERSET AVE	SHEARIN WILLIAM
21	9406	WINTERSET AVE	MONTOYA ALVAREZ HERMILO & MARIA AURORA ALVAREZ
22	9306	BECKLEYVIEW AVE	MARTINEZ LUIS R
23	9411	WINTERSET AVE	MARTINEZ VERONICA &
24	9446	WINTERSET AVE	RODRIGUEZ TOMAS &
25	9442	WINTERSET AVE	GALLAGHER THOMAS B JR LIVING TR
26	9438	WINTERSET AVE	CARMONA ANGELICA &

06/27/2017

Label #	*Address*		*Owner*
27	9434	WINTERSET AVE	TOBIAS JOSE R

VICINITY MAP
N.T.S.



NOTES:

1. IRF – Iron Rod Found
2. IRS – Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
3. DMS – 3" Aluminum Disk Monument Set stamped "Huerta Addition, RPLS 6122"
4. M.R.D.C.T. – Map Records Dallas County Texas
5. Basis of Bearing – Based on the West line (North 00 deg. 00 min. 00 sec. East) of Lot 8, Block D/7587, Beckley View Addition, an addition to the City of Dallas, recorded in Volume 12, Page 65, Map Records, Dallas County, Texas.
6. Purpose of Plat – To create two lots out of one lot.
7. Lot-to-lot drainage is not permitted without Engineering Section approval.
8. Coordinates shown are State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011), on Grid Coordinate

LEGEND

GAS METER		FIRE HYDRANT		WATER MANHOLE	SIGN
IRR. CONTROL VALVE		WATER METER		TRAFFIC SIGNAL POLE	LIGHT POLE
TELEPHONE PEDESTAL		FUEL PORT		TELEPHONE MANHOLE	TYPICAL FENCE
POWER POLE		WATER VALVE		SWB MANHOLE	CONCRETE
DOWN GUY		TRANSFORMER PAD		GAS MANHOLE	BOLLARD
S.S. MANHOLE		ELECTRIC METER		VAULT	COVERED AREA
CLEAN OUT		STORM DRAIN MANHOLE		HANDICAP SPACE	A/C PAD

LINETYPE TABLE

	BOUNDARY LINE
	ADJOINER LINE
670'	CONTOUR LINE
W	WATER LINE
OHU	OVERHEAD SERVICE LINE
S	SEWER LINE
ST	STORM DRAIN LINE
GAS	GAS LINE
E	UNDERGROUND ELEC. LINE
	EASEMENT LINE
	BUILDING LINE
	STREET CENTERLINE

NORTH

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

OWNER:
WALTER HUETRTA
1520 N. BECKLEY, # 1112
DALLAS, TX 75208

ENGINEER:
OKM ENGINEERING, INC.
SHOLA MOROHUNFOLA, PH.D., P.E., P.M.-GW
112 S. MADISON AVENUE
DALLAS, TX 75208
214-941-9412

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, **WALTER HUERTA** IS THE OWNER OF THAT CERTAIN LOT SITUATED IN THE JOHN S. TUCKER SURVEY, ABSTRACT NO. 1469, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING ALL OF LOT 8, BLOCK D/7587, OF BECKLEY VIEW ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 12, PAGE 65, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND BEING ALL THAT CERTAIN LAND TO WALTER HUERTA, BY QUITCLAIM DEED RECORDED IN INSTRUMENT NO. 201600055586, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 8, SAME BEING THE SOUTHEAST CORNER OF LOT 9, SAID BLOCK D/7587, BECKLEY VIEW ADDITION, SAME BEING IN THE WEST RIGHT-OF-WAY LINE OF WINTERSET AVENUE (50' RIGHT-OF-WAY);

THENCE SOUTH 00 DEG. 00 MIN. 00 SEC. WEST, ALONG THE COMMON LINE OF SAID LOT 8 AND SAID WINTERSET AVENUE, A DISTANCE OF 94.00 FEET TO A POWER POLE AT THE SOUTHEAST CORNER OF SAID LOT 8, SAME BEING THE NORTHEAST CORNER OF LOT 7, SAID BLOCK D/7587, BECKLEY VIEW ADDITION;

THENCE SOUTH 90 DEG. 00 MIN. 00 SEC. WEST, ALONG THE COMMON LINE OF SAID LOT 8 AND SAID LOT 7, A DISTANCE OF 205.00 FEET TO A 3 1/2 INCH ALUMINUM DISK SET STAMPED "HUERTA ADDITION RPLS 6122" FOR THE SOUTHWEST CORNER OF SAID LOT 8, SAME BEING THE NORTHWEST CORNER OF SAID LOT 7, SAME BEING IN THE EAST RIGHT-OF-WAY LINE OF BECKLEY VIEW AVENUE (50' RIGHT-OF-WAY);

THENCE NORTH 00 DEG. 00 MIN. 00 SEC. EAST, ALONG THE COMMON LINE OF SAID LOT 8 AND SAID BECKLEY VIEW AVENUE, A DISTANCE OF 94.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 8, SAME BEING THE SOUTHWEST CORNER OF AFORESAID LOT 9;

THENCE NORTH 90 DEG. 00 MIN. 00 SEC. EAST, ALONG THE COMMON LINE OF SAID LOT 8 AND SAID LOT 9, A DISTANCE OF 205.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 19,270 SQUARE FEET OR 0.442 ACRE OF COMPUTED LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **WALTER HUERTA** ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, BARRY BREWER, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **HUERTA AT BECKLEYVIEW ADDITION**, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER ANY STREETS, ALLEYS, AND FLOODWAY MANAGEMENT AREAS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES INDICATED. THE UTILITY AND FIRE LANE EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE UTILITY AND FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE SAME, ALL AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM 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. (ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE OR SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY.)

WATER MAIN AND WASTEWATER EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE SYSTEMS. ADDITIONAL EASEMENT AREA IS ALSO CONVEYED FOR INSTALLATION AND MAINTENANCE TO MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES AND WASTEWATER SERVICES FROM THE MAIN OF THE CURB OR PAVEMENT LINE, AND DESCRIPTION OF SUCH ADDITIONAL EASEMENTS HEREIN GRANTED SHALL BE DETERMINED BY THEIR LOCATION AS INSTALLED.

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

EXECUTED THIS _____ DAY OF _____, 2017.

BY: _____
NAME: WALTER HUERTA

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED BARRY BREWER, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2017.

_____
NOTARY PUBLIC IN AND FOR DALLAS COUNTY

SURVEYOR'S STATEMENT

I, TIMOTHY R. MANKIN, A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, THE CITY OF DALLAS DEVELOPMENT CODE (ORDINANCE NO. 19455, AS AMENDED), AND TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212. I FURTHER AFFIRM THAT MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED IN COMPLIANCE WITH THE CITY OF DALLAS DEVELOPMENT CODE, SEC. 51A-8.617 (A)(3)(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 _____, 2017

PRELIMINARY NOT TO BE RECORDED FOR ANY PURPOSE RELEASE FOR REVIEW 05/03/2017

TIMOTHY R. MANKIN
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6122

STATE OF TEXAS:
COUNTY OF TARRANT:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TIMOTHY R. MANKIN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE THEREIN EXPRESSED AND UNDER OATH STATED THAT THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 2017.

_____
NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

PRELIMINARY PLAT
HUERTA AT BECKLEYVIEW ADDITION
LOTS 8A & 8B, BLOCK D/7587

REPLAT OF LOT 8, BLOCK D/7587 OF
BECKLEY VIEW ADDITION
JOHN S. TUCKER SURVEY, ABSTRACT NO. 1469
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-212
THIS PLAT FILED IN INSTRUMENT NO. _____

JOB NO.:	17-020
DATE:	05/03/2017
FIELD DATE:	03/23/2017
SCALE:	1" = 30'
FIELD:	J.W.
DRAWN:	A.M.S.
CHECKED:	T.R.M.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com
623 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051
817-481-1806 (O)
817-481-1809 (F)
tmankin@peisersurveying.com
COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE
Texas Society of Professional Surveyors
Member Since 1977
FIRM No. 100999-00

SHEET 1 OF 1

S167-212

16(i)

City Plan Commission Date: 07/20/2017
7/13/2017 11:47:04 AM

CITY PLAN COMMISSION **THURSDAY, JULY 20, 2017**

FILE NUMBER: S167-214 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: 4013, 4019, and 4023 Ivanhoe Lane

DATE FILED: June 21, 2017 **ZONING:** R-5(A)

CITY COUNCIL DISTRICT: 6 **SIZE OF REQUEST:** 0.46-Acres **MAPSCO:** 43H

APPLICANT/OWNER: Rivers Edge Investment, LLC

REQUEST: An application to replat a 0.46-acre tract of land containing part of Lot 10, and all of Lots 11 and 12 in City Block 2/7130 to create four, 0.115-acre lots on property located at 4013, 4019, and 4023 Ivanhoe Lane.

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

NOTICES: 30 notices were sent to property owners within 200 feet of the property on June 30, 2016.

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

Lots within the immediate vicinity of proposed lots range in width from 30-feet to 63.55-feet and depth of 115-feet. The proposed lots range in width from 44.34-feet to 47.39-feet and range 103.14-feet to 113.14-feet in depth. The proposed lots are 5,016 square feet which is slightly larger than lot size required by the R-5(A) zoning district. The R-5(A) zoning district does not contain any lot width minimum requirements.

Staff concludes that the request is in compliance with Section 51A-8.503 and meets the requirements of the R-5(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 General Rules and Regulations of the Texas Board of Land Surveying

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

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

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

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

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

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

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

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

10. The number of lots permitted by this plat is four.

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

13. On the final plat dedicate 26.5-feet ROW /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Ivanhoe Lane. 51A 8.602(c)

14. Location is in the Pavaho Sump (WSE 405.5). All construction for any proposed development must be above the WSE. Any improvement proposed in the areas where the existing elevation is below the WSE requires a fill permit to be applied for and approved by the Public Works and Transportation Department. A Minimum Finish Floor elevation for those areas will have to be established during the process and placed on the face of the final plat. Section 51A-8.611(a)(1) through (8)

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 distances/width cross all adjoining right-of-way. Platting Guidelines

17. On the final plat, chose a new or different addition name. Platting Guidelines

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

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

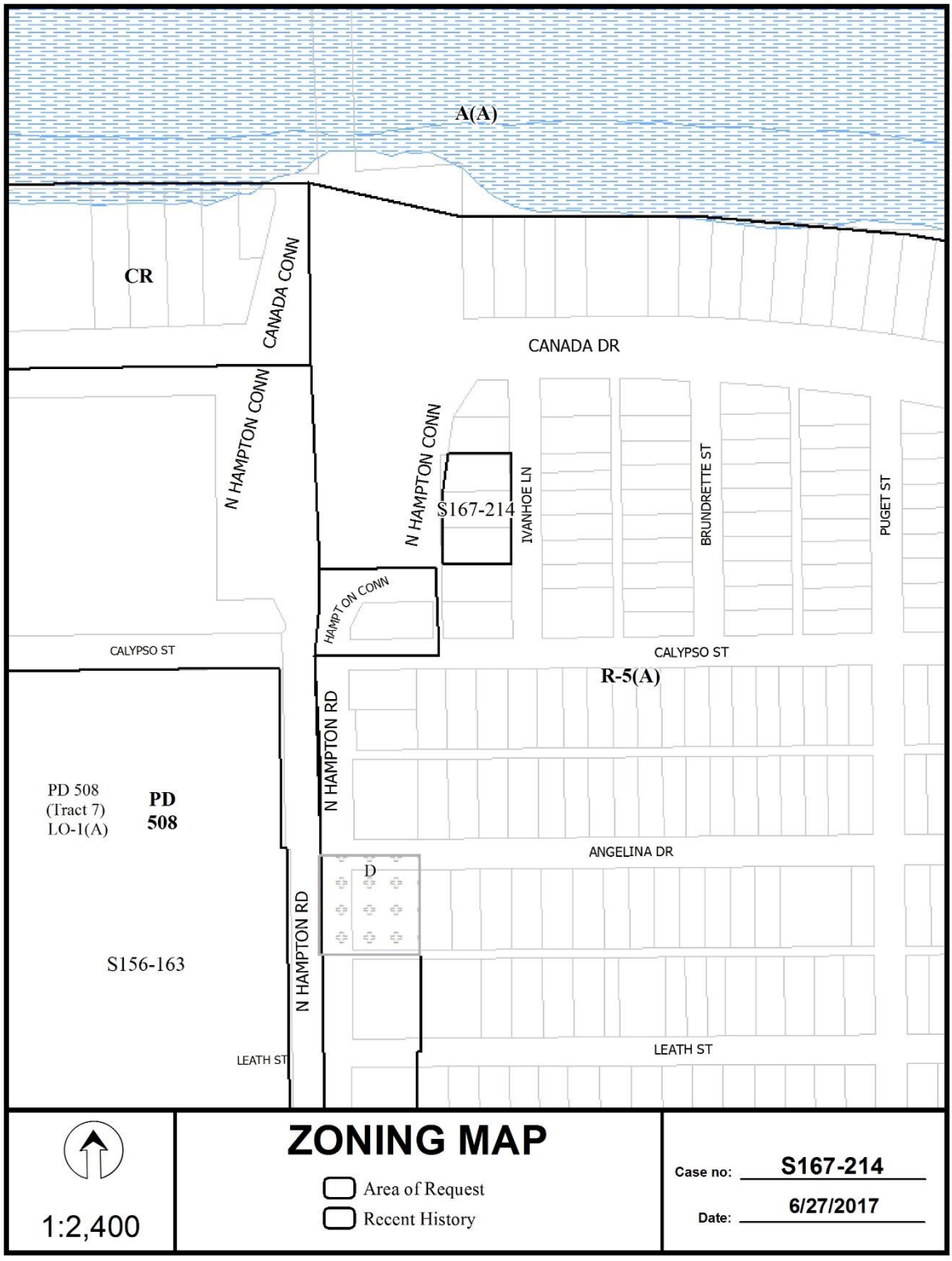
20. Water and Wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.

21. On the final plat change “A.K.A. Ledbetter Drive” to “F.K.A. Ledbetter Drive”. Section 51A-8.403(a)(1)(A)(xii).

22. On the final plat change “A.K.A. Wiesenberger Drive” to “F.K.A. Wiesenberger Drive”. Section 51A-8.403(a)(1)(A)(xii).

23. On the final plat, provide Traffic Barrier on west side of the proposed Lots 10A and 10B to be constructed according to standard of Section 51A-8.618(a).

24. On the final plat identify the property as Lots 10A, 10B, 11A, and 12A in City Block 2/7130. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


A(A)
CR
CANADA CONN
CANADA DR
N HAMPTON CONN
N HAMPTON CONN
S167-214
IVANHOE LN
BRUNDRETTE ST
PUGET ST
HAMPTON CONN
CALYPSO ST
CALYPSO ST
R-5(A)
N HAMPTON RD
PD 508
(Tract 7)
LO-1(A)
PD
508
ANGELINA DR
D
N HAMPTON RD
S156-163
LEATH ST
LEATH ST
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S167-214
Date: 6/27/2017

1:2,400

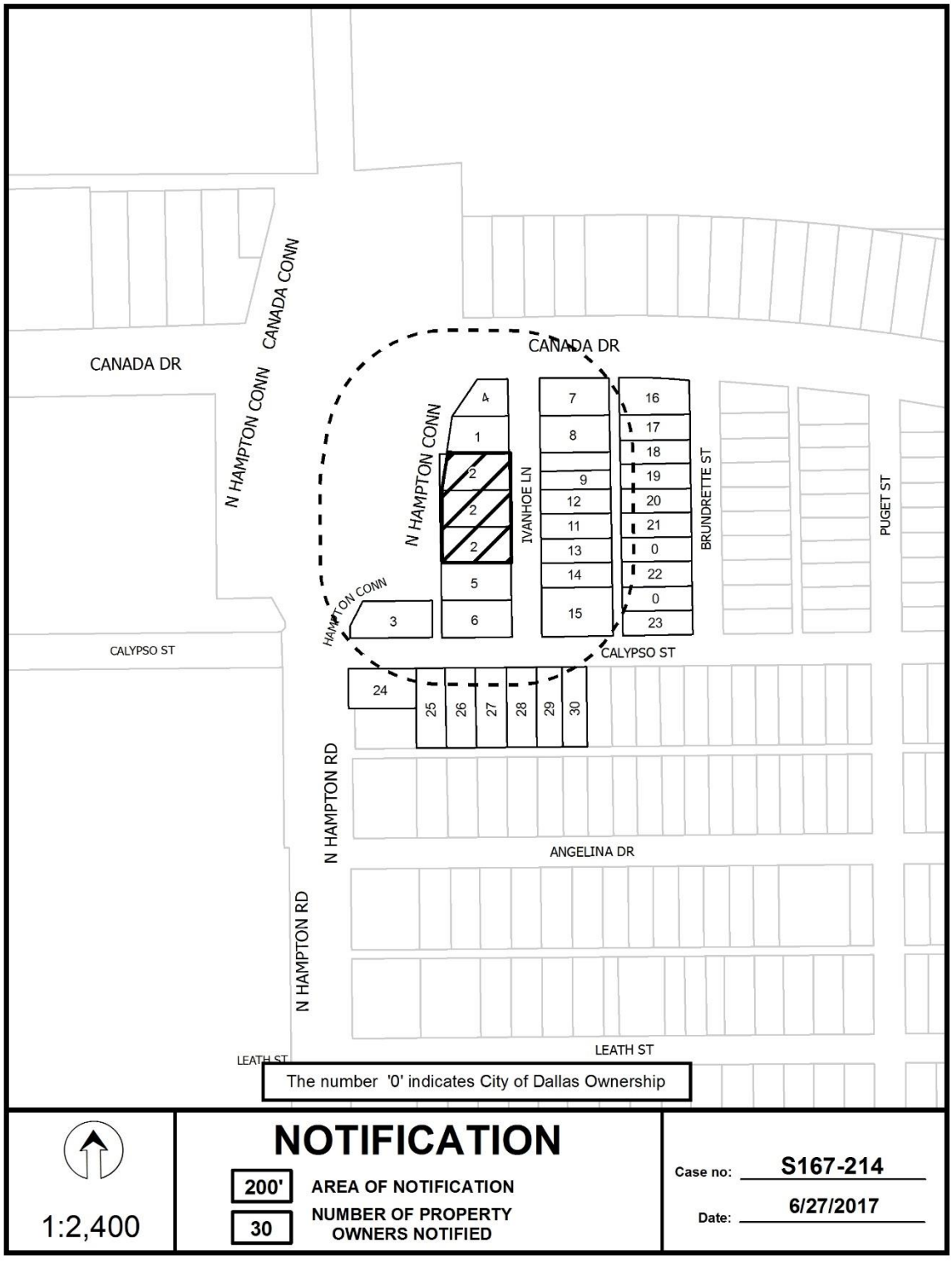
AERIAL MAP

Area of Request

Recent History

Case no: S167-214

Date: 6/27/2017


CANADA DR
CANADA CONN
N HAMPTON CONN
CANADA DR
N HAMPTON CONN
IVANHOE LN
BRUNDRETTE ST
PUGET ST
HAMPTON CONN
CALYPSO ST
CALYPSO ST
N HAMPTON RD
ANGELINA DR
N HAMPTON RD
LEATH ST
LEATH ST
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
30
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: S167-214
Date: 6/27/2017

06/27/2017

Notification List of Property Owners

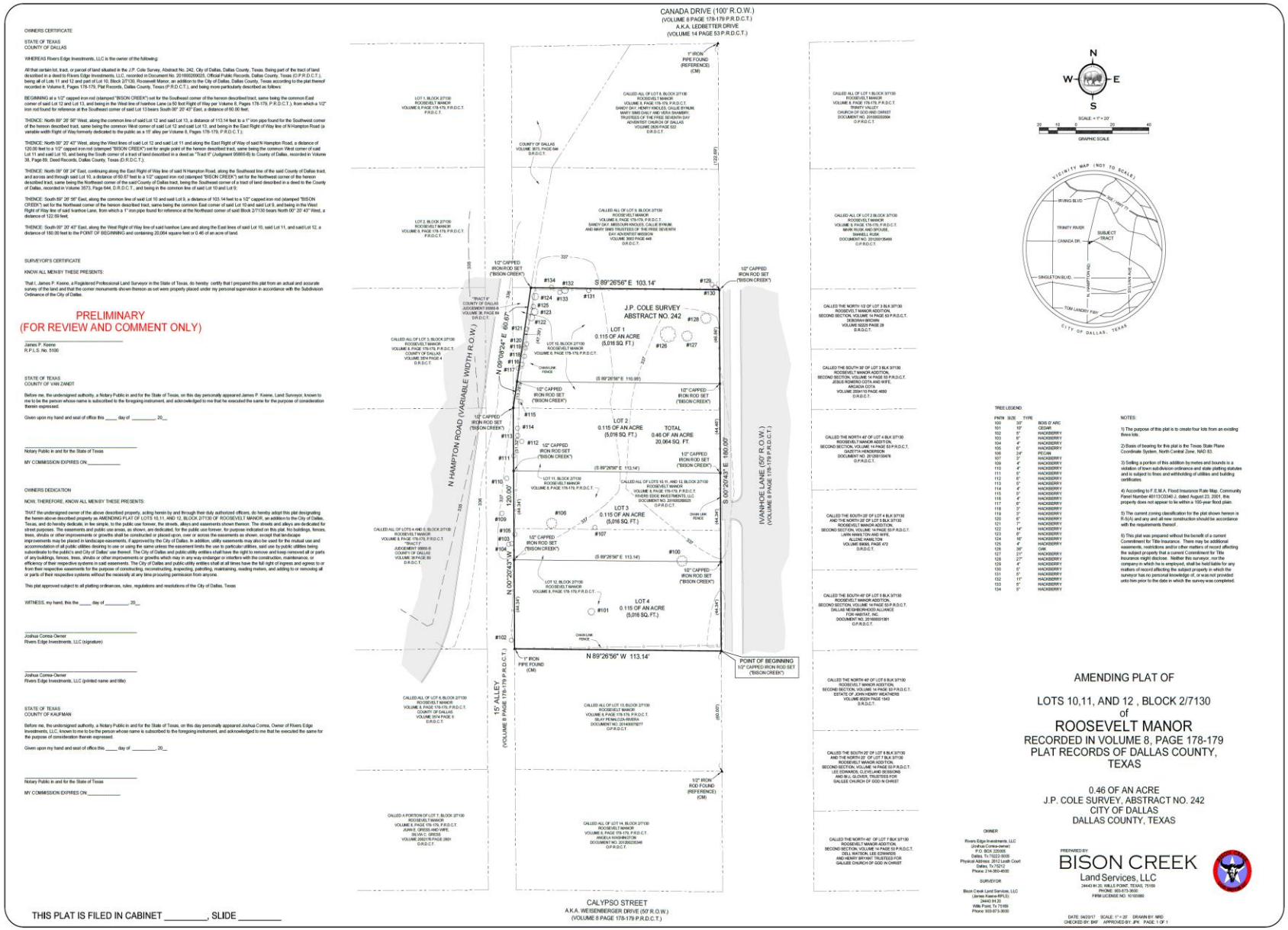
S167-214

30 Property Owners Notified

Label #	Address		Owner
1	4027	IVANHOE LN	FREE SEVENTH DAY
2	4023	IVANHOE LN	SMITH GEORGE E & ALICE
3	4002	N HAMPTON RD	GRESS JUAN E & SILVIA C
4	4033	IVANHOE LN	FREE SEVENTH DAY
5	4009	IVANHOE LN	PENALOZARIVERA SILAY
6	4003	IVANHOE LN	WASHINGTON ANGELA
7	2034	CANADA DR	TRINITY VALLEY CHURCH OF GOD & CHRIST
8	4026	IVANHOE LN	RUSK MARK & SHANELL
9	4020	IVANHOE LN	COTA JESUS ROMERO &
10	4022	IVANHOE LN	BROWN DEBORAH
11	4014	IVANHOE LN	HAMILTON LARN
12	4018	IVANHOE LN	HENDERSON GAZETTA
13	4010	IVANHOE LN	DALLAS NEIGHBORHOOD ALLIANCE FOR
14	4008	IVANHOE LN	WEATHERS JOHN H ESTATE OF
15	4004	IVANHOE LN	GALILEE CH OF GOD IN
16	4039	BRUNDRETTE ST	MARRUFO JOSE & LORENA
17	4035	BRUNDRETTE ST	LONG THERESA A
18	4031	BRUNDRETTE ST	ALLEN BEVERLY A
19	4027	BRUNDRETTE ST	JACKSON EDWINA
20	4023	BRUNDRETTE ST	AGUILAR JUAN CARLOS &
21	4019	BRUNDRETTE ST	JONES DENNIS FLORENCE
22	4011	BRUNDRETTE ST	SMITH GEORGIA
23	4001	BRUNDRETTE ST	RODRIGUEZ LUVINA T
24	3944	N HAMPTON RD	DTOWN PROPERTIES INC
25	2058	CALYPSO ST	WASHINGTON VIOLA
26	2054	CALYPSO ST	CORRO ALVIS

06/27/2017

Label #	*Address*		*Owner*
27	2050	CALYPSO ST	STEWARD SHARON
28	2046	CALYPSO ST	PRIDE EDWARD C & LINDA K
29	2042	CALYPSO ST	HUNTER R REV
30	2038	CALYPSO ST	GALIHEE CH GOD CHRIST



S167-214

17(i)

City Plan Commission Date: 07/20/2017
7/13/2017 11:47:34 AM

CITY PLAN COMMISSION **THURSDAY, JULY 20, 2017**

FILE NUMBER: S167-226 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: 5310 and 5314 Nakoma Drive

DATE FILED: June 23, 2017 **ZONING:** CD-10

CITY COUNCIL DISTRICT: 13 **SIZE OF REQUEST:** 0.5808-Acres **MAPSCO:** 34M

APPLICANT/OWNER: Gerald L. and Karen P. Faulconer

REQUEST: An application to replat a 0.5808-acre tract of land containing part of Lots 11 and 12, and all of Lot 13A in City Block 14/4950 to create one lot on property located at 5310 and 5314 Nakoma Drive.

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

NOTICES: 21 notices were sent to property owners within 200 feet of the property on June 30, 2017.

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

Lots fronting on Nakoma Drive range in width from 70-feet to 106-feet, the proposed lot will have a width of 153.55-feet which is twice the width of the majority of the lots fronting on Nakoma Drive.

The request does not comply with CD-10's purpose statement which indicates that "members of the neighborhood have realized the value of their neighborhood's built environment, and that new construction did not fit as structures were being built to maximize permitted size. Demolitions and over-sized new construction were changing the look of the neighborhood. The purpose of the district was…" to incorporate the homeowner's association's standards and characteristics of the built environment…" "…to ensure that new construction in the neighborhood is compatible…". Staff concludes that the request does not comply with Section 51A-8.503 because the lot is at least two times larger than other lots in the area and the request also does not comply with the intent of CD 10 therefore staff recommends denial of the request. However, should the commission approve the request we recommend that the approval be subject to compliance with the following conditions:

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

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

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

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

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

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

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

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

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

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

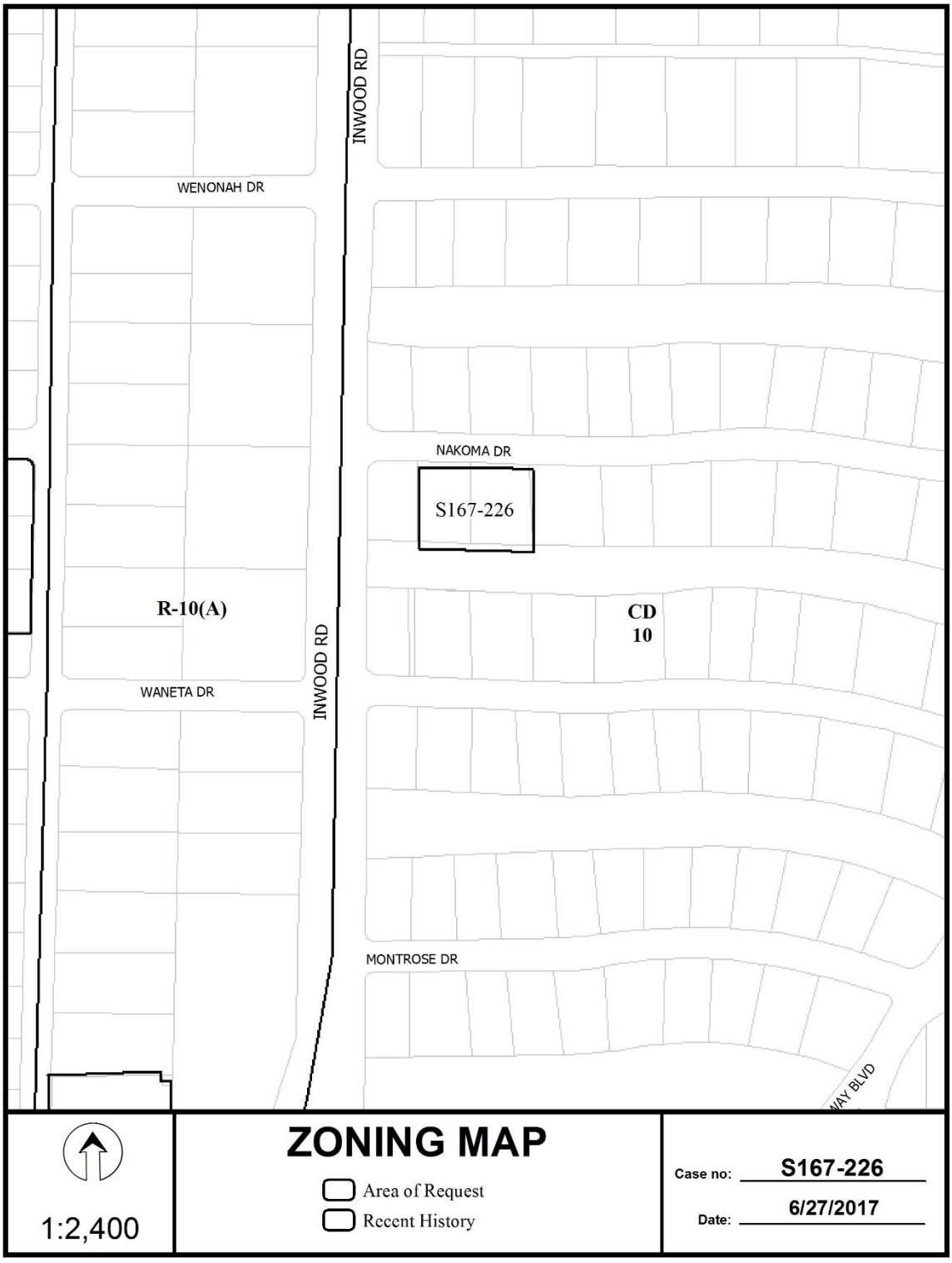
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts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

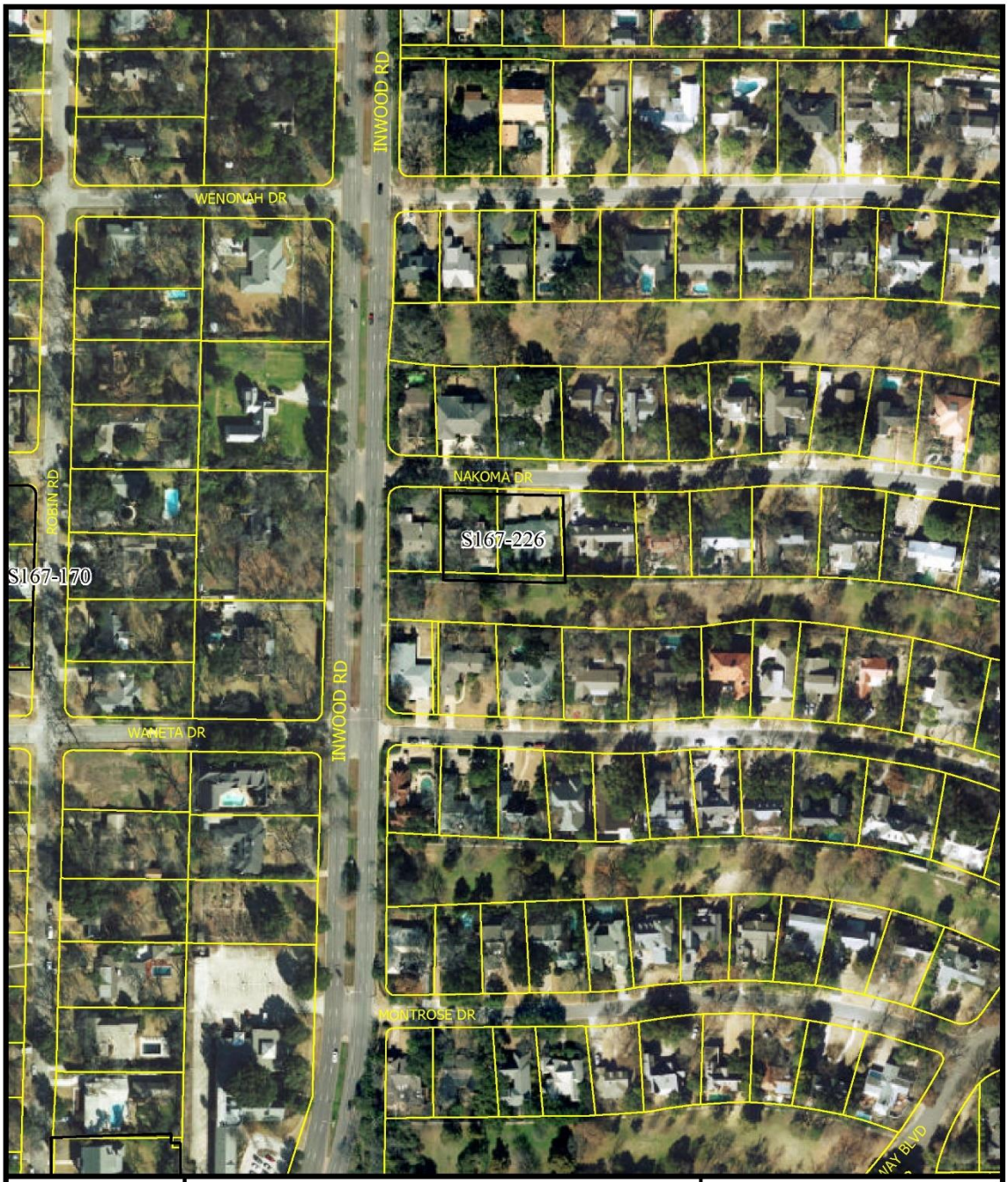
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)

13. On the final plat dedicate 28-feet ROW /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Nakoma Drive. 51A 8.602(c)

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

15. On the final plat identify the property as Lot 11A in City Block 14/4950. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872)


INWOOD RD
WENONAH DR
NAKOMA DR
S167-226
R-10(A)
CD
10
INWOOD RD
WANETA DR
MONTROSE DR
WAY BLVD
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S167-226
Date: 6/27/2017



1:2,400

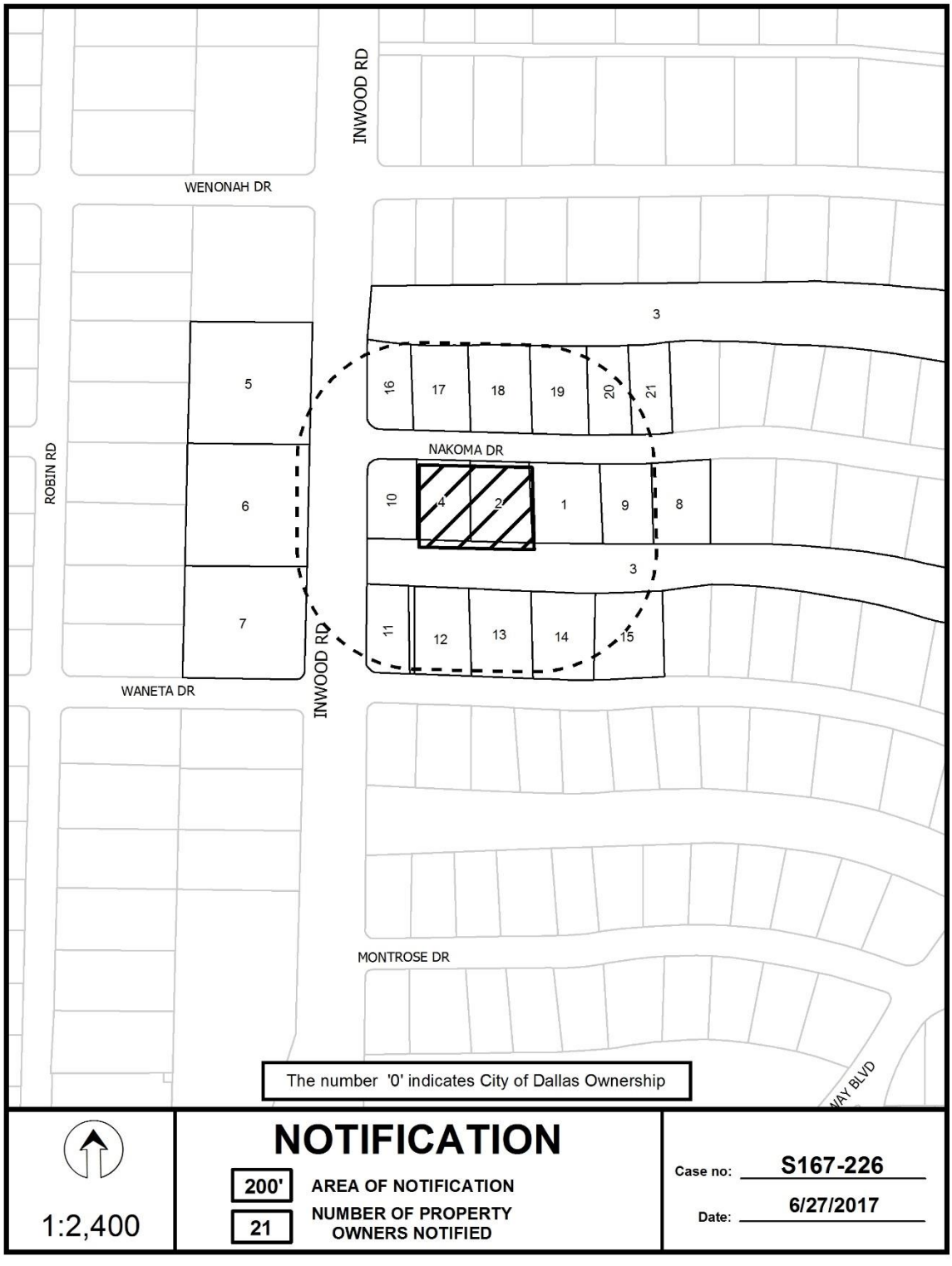
AERIAL MAP

Area of Request

Recent History

Case no: S167-226

Date: 6/27/2017


INWOOD RD
WENONAH DR
ROBIN RD
NAKOMA DR
WANETA DR
INWOOD RD
MONTROSE DR
3
5
6
7
16
17
18
19
20
21
10
4
2
1
9
8
3
11
12
13
14
15
The number '0' indicates City of Dallas Ownership
1:2,400
NOTIFICATION
200'
AREA OF NOTIFICATION
21
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: S167-226
Date: 6/27/2017

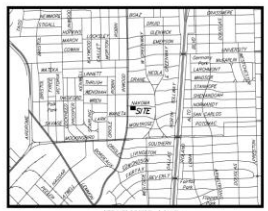
06/27/2017

Notification List of Property Owners

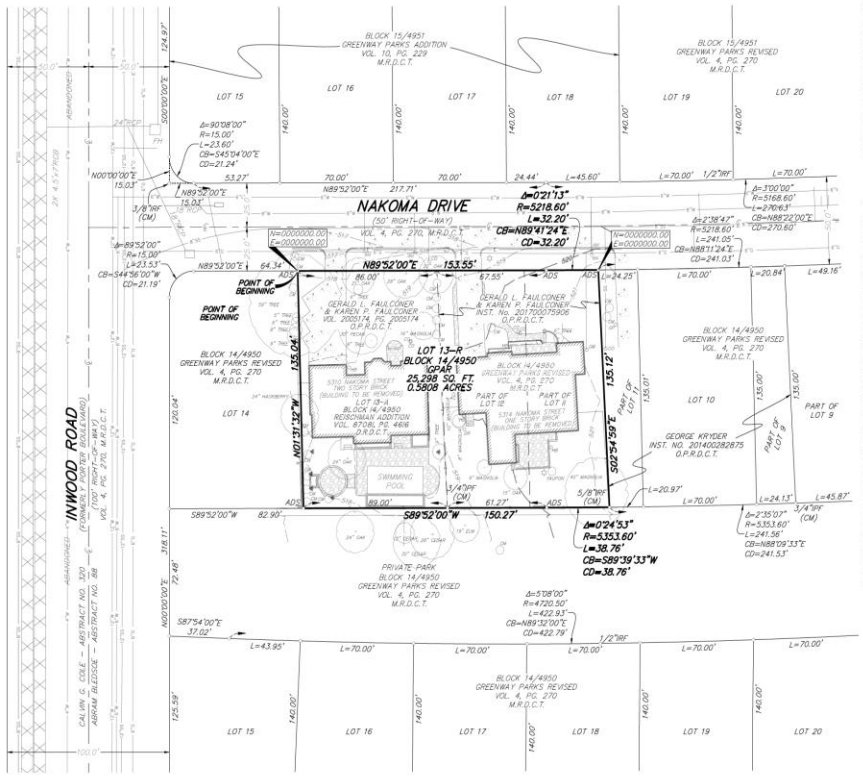
S167-226

21 Property Owners Notified

Label #	*Address*		*Owner*
1	5326	NAKOMA DR	KRYDER GEORGE
2	5314	NAKOMA DR	BASS RAGUET
3	29	GREENWAY BLVD	GREENWAY PARKS
4	5310	NAKOMA DR	FAULCONER GERALD L &
5	6811	INWOOD RD	GETCHELL JOHN V
6	6721	INWOOD RD	MARTINDALE WILLIAM P &
7	6701	INWOOD RD	WAGGONER JOHN JR & LUCRECIA T
8	5344	NAKOMA DR	KARPIDAS PANOS
9	5334	NAKOMA DR	KASSANOFF DOROTHY JANE
10	5304	NAKOMA DR	SMITH DAVID T &
11	5303	WANETA DR	WOOLDRIDGE PETER LASCH &
12	5311	WANETA DR	LEMASTER CHARLES R III & KIRSTEN M LEMASTER
13	5315	WANETA DR	MACDONALD DIANA D
14	5325	WANETA DR	VAUGHN JACK C JR & ANNETTE K
15	5335	WANETA DR	FAGADAU THOMAS H
16	5305	NAKOMA DR	SHARIFI SHIDEH
17	5311	NAKOMA DR	RATHOD VEERAL & PRIYA
18	5319	NAKOMA DR	CATHEY ROBERT N & ASHLEY A
19	5329	NAKOMA DR	RANDALL LORENE MEAD
20	5333	NAKOMA DR	ATHA TYLER P TRUST &
21	5339	NAKOMA DR	HOLLOWAY GARRETT A



VICINITY MAP
NOT TO SCALE



SURVEYOR'S STATEMENT

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

Dated this the _____ day of_____, 2017.

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.

_____
Gregory J. Cavataio
Texas Registered Professional Land Surveyor No. 6389

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Gregory J. Cavataio, 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 considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the _____ day of _____, 2017

_____
Notary Public in and for the State of Texas

NOTES:

1. BASIS OF BEARINGS: THE SOUTH LINE OF NAKOMA DRIVE (N89°52'00"E) AS SHOWN ON PLAT RECORDED IN VOLUME 87081, PAGE 4616, DEED RECORDS, DALLAS COUNTY, TEXAS.
2. CONTROLLING MONUMENTS: AS SHOWN.
3. LOT–TO–LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4. EXISTING BUILDINGS TO BE REMOVED.
5. COORDINATES BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
6. THE PURPOSE OF THIS PLAT IS TO COMBINE ONE FULL LOT AND TWO PARTIAL LOTS INTO ONE LOT.

LEGEND

PROPERTY LINE
EASEMENT LINE
BUILDING
CONCRETE
FENCE LINE
LIGHT STANDARD
WATER METER
SIGN/TRAFFIC SIGNAL POST
POST OR PIER
MAIL BOX
IRRIGATION BOX
AREA DRAIN
POWER POLE
POWER POLE
UNDER WATER
TREE
OVERHEAD POWER
EXISTING CONTOUR LINE
1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "KLS INC" SET
IRF ..... IRON ROD FOUND
IPF ..... IRON PIPE FOUND
ADS ..... 3–1/4" ALUMINUM DISK STAMPED "RLS INC" or "GPAR" ON A 1/2" IRON ROD SET
(CM) ..... CONTROLLING MONUMENT
M.R.D.C.T. ..... MAP RECORDS, DALLAS COUNTY, TX
D.R.D.C.T. ..... DEED RECORDS, DALLAS COUNTY, TX
O.P.R.D.C.T. ..... OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
INST. NO. ..... INSTRUMENT NUMBER
VOL. ..... VOLUME
PG. ..... PAGE

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

Whereas, Gerald L. Faulconer and Karen P. Faulconer, are the sole owners of a 0.5808 acre tract of land situated in the Abram Bledsoe Survey, Abstract No. 88, City of Dallas, Dallas County, Texas, being conveyed by General Warranty Deed with Vendor's Lien in Favor of Third Party recorded in Volume 2005174, Page 7614, Official Public Records, Dallas County, Texas and conveyed by General Warranty Deed recorded in Instrument No. 201700075906, Official Public Records, Dallas County, Texas, and being all of Lot 13–A, Block 14/4950, Reischman Addition, an addition to the City of Dallas according to the plat recorded in Volume 87081, Page 4616, Deed Records, Dallas County, Texas, and being part of Lot 11 and part of Lot 12, Block 14/4950, Greenway Parks Revised, an addition to the City of Dallas according to the plat recorded in Volume 4, Page 270, Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 3–1/4" aluminum disk stamped "RAYMOND L. GOODSON JR., INC" and "GPAR" on a 1/2" iron rod set for the north common corner of said Lot 13–A and Lot 14, Block 14/4950, of said Greenway Parks Revised on the south right–of–way line of Nakoma Drive (50 foot Right–of–way as created by Volume 4, Page 270, Map Records, Dallas County, Texas);

THENCE North 89° 52' 00" East along the south right–of–way line of said Nakoma Drive and the north line of said Lot 13–A, passing at a distance of 86.00 feet the northeast corner of said Lot 13–A and the northwest corner of said Faulconer tract (Instrument No. 201700075906), continuing along the south right–of–way line of said Nakoma Drive and the north line of said Faulconer tract (Instrument No. 201700075906) a total distance of 153.55 feet to a 3–1/4" aluminum disk stamped "RAYMOND L. GOODSON JR., INC" and "GPAR" on a 1/2" iron rod set at the beginning of a tangent curve to the left;

THENCE in a northeasterly direction along the south right–of–way line of said Nakoma Drive, the north line of said Faulconer tract (Instrument No. 201700075906) and said tangent curve to the left whose chord bears North 89° 41' 24" East a distance of 32.20 feet, having a radius of 5218.60 feet, a central angle of 00° 21' 13" and an arc length of 32.20 feet to a 3–1/4" aluminum disk stamped "RAYMOND L. GOODSON JR., INC" and "GPAR" on a 1/2" iron rod set for the northeast corner of said Faulconer tract (Instrument No. 201700075906) and the northwest corner of a tract of land conveyed to George Kryder by Warranty Deed with Vendor's Lien recorded in Instrument No. 20140028275, Official Public Records, Dallas County, Texas;

THENCE South 02° 54' 59" East, departing the south right–of–way line of said Nakoma Drive, along the east line of said Faulconer tract (Instrument No. 201700075906) and the west line of said Kryder tract a distance of 135.12 feet to a 5/8" iron rod found for the southeast corner of said Faulconer tract (Instrument No. 201700075906) and the southwest corner of said Kryder tract on the north line of a Private Park shown on said Greenway Parks Addition Revised plat, said rod being in a non–tangent curve to the right;

THENCE in a southwesterly direction along the south line of said Faulconer tract (Instrument No. 201700075906), the north line of said Private Park and said non–tangent curve to the right whose chord bears South 89° 39' 33" West a distance of 38.76 feet, having a radius of 5,353.60 feet, a central angle of 00° 24' 53" and an arc length of 38.76 feet to a 3–1/4" aluminum disk stamped "RAYMOND L. GOODSON JR., INC" and "GPAR" on a 1/2" iron rod set at the end of said non–tangent curve to the right;

THENCE South 89° 52' 00" West along the south line of said Faulconer tract (Instrument No. 201700075906) and the north line of said Private Park, passing at a distance of 61.27 feet a 3/4" iron pipe found at the southwest corner of said Faulconer tract (Instrument No. 201700075906) and the southeast corner of said Lot 13–A, continuing along the south line of said Lot 13–A and the north line of said Private Park a total distance of 150.27 feet to a 3–1/4" aluminum disk stamped "RAYMOND L. GOODSON JR., INC" and "GPAR" on a 1/2" iron rod set for the southwest corner of said Lot 13–A and the southeast corner of said Lot 14;

THENCE North 01° 31' 32" West along the west line of said Lot 13–A and the east line of said Lot 14 a distance of 135.04 feet to the **POINT OF BEGINNING** and containing 25,298 square feet or 0.5808 acres, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

WITNESS my hand at Dallas, Texas, this the _____ day of _____, 2017.

Signature: _____
Name: Gerald L. Faulconer
Title: Owner

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the _____ day of _____, 2017.

_____
Notary Public in and for the State of Texas

WITNESS my hand at Dallas, Texas, this the _____ day of _____, 2017.

Signature: _____
Name: Karen P. Faulconer
Title: Owner

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the _____ day of _____, 2017.

_____
Notary Public in and for the State of Texas

PRELIMINARY PLAT
GPAR
LOT 13–R, BLOCK 14/4950
REPLAT
OF
GREENWAY PARKS REVISED
PART OF LOTS 11 & 12, BLOCK 14/4950
&
REISCHMAN ADDITION
LOT 13–A, BLOCK 14/4950
ABRAM BLEDSOE SURVEY, ABSTRACT NO. 88
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167–226
ENGINEERING NO. 311T–____

SCALE: 1" = 30' DATE: MAY 10, 2017

OWNER:
GERALD L. FAULCONER
KAREN P. FAULCONER
5310 NAKOMA DRIVE
DALLAS, TX 75209–5620

SURVEYOR:
RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX 75243
214–739–8100
rlg@rlginc.com
TX PE REG #F–493
TBPLS REG #100341–00

RECORDED	INST#	JOB NO.	1711.036	E–FILE	1711.036pp	DWG NO.	SHEET 1 OF 1

S167-226

18(g)

City Plan Commission Date: 07/20/2017
7/13/2017 11:48:04 AM

CITY PLAN COMMISSION **THURSDAY, JULY 20, 2017**

Planner: Neva Dean

FILE NUMBER: W167-008 **DATE FILED:** June 15, 2017

LOCATION: Northwest line of Capitol Avenue, southwest of North Henderson Avenue

COUNCIL DISTRICT: 2 **MAPSCO:** 36 S, W

SIZE OF REQUEST: Approx. 0.685 acres **CENSUS TRACT:** 9.00

MISCELLANEOUS DOCKET ITEM:

APPLICANT: Rob Baldwin

OWNER: Larkspur Capitol Avenue, LP and Larkspur Cap Ave II, LLC

REQUEST: An application for a waiver of the two-year waiting period to submit an application for a zoning change on property zoned Planned Development District No. 970 for MF-2(A) Multifamily District uses.

SUMMARY:
On August 24, 2016, the City Council created Planned Development District No. 970 for MF-2(A) Multifamily District uses on property zoned an MF-2(A) Multifamily District.

The applicant is requesting a waiver of the two-year waiting period in order to submit an application to change the zoning. The applicant indicates the reason for the request is "the owner has decided not to redevelop the existing apartment building portion of the site and wants to sell it. Therefore, the owner would like to rezone it back to MF-2 so that the zoning becomes legal conforming for the existing use. The owner plans to redevelop the remainder of the property with townhomes, which is not allowed under the PD."

According to Section 51A-4.701(d) of the Dallas Development Code, a new application on this property cannot be filed prior to August 24, 2018, without a waiver of the two-year waiting period. According to the Dallas Development Code, "the commission may waive the time limitation if there are changed circumstances regarding the property sufficient to warrant a new hearing." Staff believes circumstances have not changed to warrant a new hearing.

Staff Recommendation: Denial

W167-008

APPLICATION FOR WAIVER OF TWO-YEAR WAITING PERIOD

Zoning File No. Z156-202

Location Northwest side of Capitol Ave, between Henderson Ave & Moser St

Date of last CPC or CC Action 8/24/2016

Applicant's Name, Address & Phone Number Rob Baldwin, Baldwin Associates

3904 Elm Street, Suite B, Dallas TX 75226. 214-824-7949. rob@baldwinplanning.com

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

Larkspur Capitol Avenue LP, 8111 Preston Rd Suite 610, Dallas, TX 75225

Larkspur Cap Ave II LLC, 8111 Preston Rd Suite 610, Dallas, TX 75225

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

The owner has decided not to redevelop the existing apartment building portion of the site and wants to sell it. Therefore, the owner would like to rezone it back to MF-2 so that the zoning becomes legal conforming for the existing use. The owner plans to redevelop the remainder of the property with townhomes, which is not allowed under the PD.

Applicant's Signature

Larkspur Capitol Avenue LP &
Larkspur Cap Ave II LLC

By: Carl Anderson, Co-President

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

RECEIVED BY
JUN 15 2017
Date Received
Fee: **$300.00**

Larkspur

Larkspur Capital Partners LLC
8111 Preston Road, Suite 610
Dallas, Texas 75225
TEL 214.443.1920 FAX 214.443.1919

November 20, 2015

Neva Dean
Assistant Director of Planning
City of Dallas
City Hall
1500 Marilla Street, Room 5BN
Dallas, TX 75201-6390

Re: Letter of Authorization

Dear Ms. Dean:

I am the owner of the property located at 5209 CAPITOL AVE and 5219 N HENDERSON AVE. As the owner of this property, please accept this letter as my authorization for Robert Baldwin with the firm of Baldwin Associates to represent me in requesting a zoning change for this property.

Thank you for your assistance with this matter.

Best regards,

Larkspur Capitol Avenue LP, a Texas limited partnership

By: Larkspur Capitol Avenue GP LLC, a Texas limited liability company, its general partner

By: _____
Name: Carl B. Anderson, IV
Its: Co-President

List of Officers

Larkspur Capitol Avenue LP

General Partner: Larkspur Capitol Avenue GP LLC

Officers of General Partner: Carl B. Anderson IV, Co-President and Christopher E. Anderson, Co-President

Larkspur

Larkspur Capital Partners LLC
8111 Preston Road, Suite 610
Dallas, Texas 75225
TEL 214.443.1920 FAX 214.443.1919

November 20, 2015

Neva Dean
Assistant Director of Planning
City of Dallas
City Hall
1500 Marilla Street, Room 5BN
Dallas, TX 75201-6390

Re: Letter of Authorization

Dear Ms. Dean:

I am the owner of the property located at 5219 CAPITOL AVE. As the owner of this property, please accept this letter as my authorization for Robert Baldwin with the firm of Baldwin Associates to represent me in requesting a zoning change for this property.

Thank you for your assistance with this matter.

Best regards,

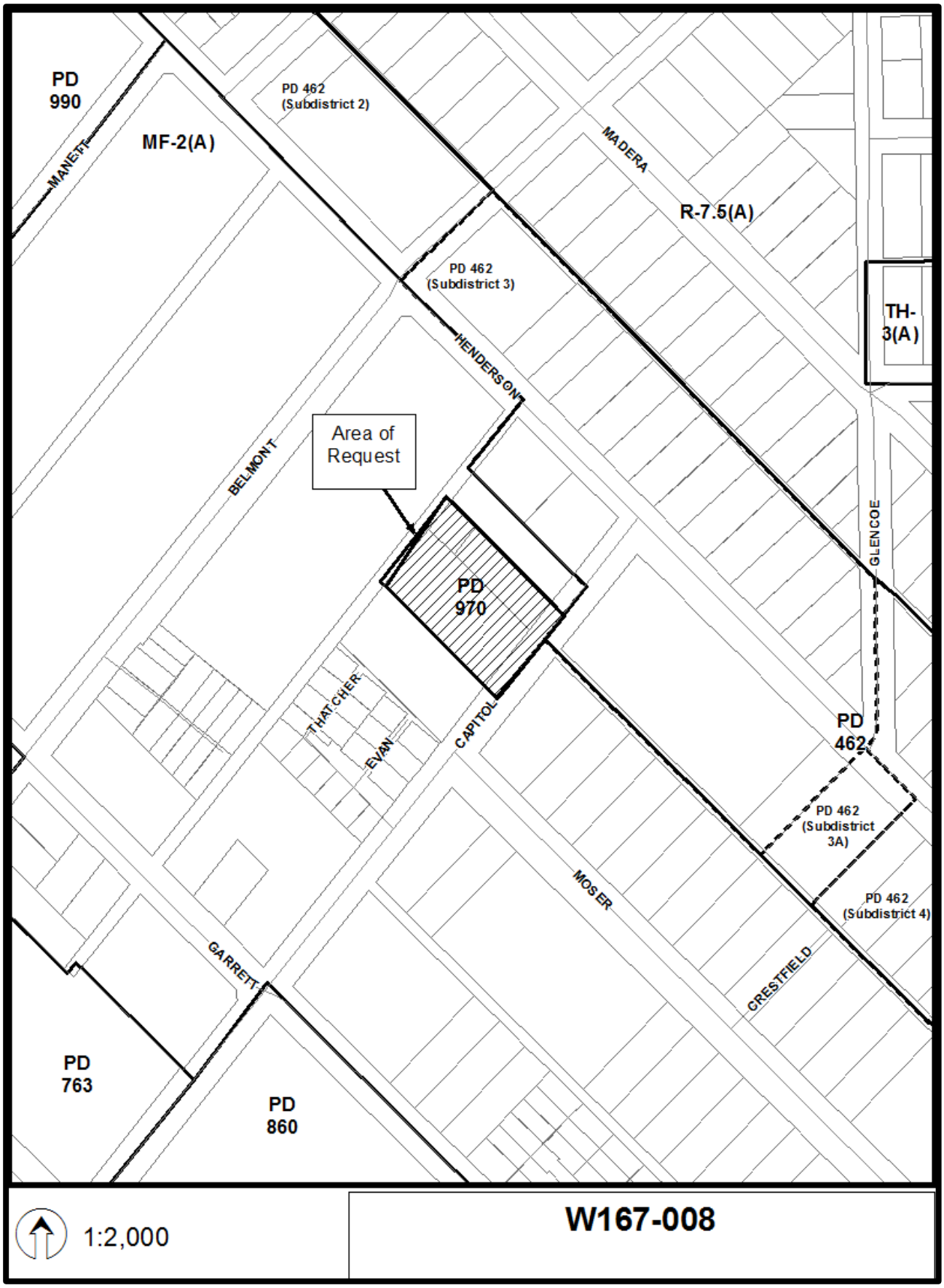
Larkspur Cap Ave II LLC, a Texas limited liability company

By:_____
Name: Carl B. Anderson, IV
Its: Co-President

List of Officers

Larkspur Cap Ave II LLC

Officers: Carl B. Anderson IV, Co-President and Christopher E. Anderson, Co-President


PD 990
MF-2(A)
MANETT
PD 462 (Subdistrict 2)
MADERA
R-7.5(A)
PD 462 (Subdistrict 3)
TH-3(A)
HENDERSON
Area of Request
BELMONT
PD 970
GLENCOE
THATCHER
EVAN
CAPITOL
PD 462
PD 462 (Subdistrict 3A)
PD 462 (Subdistrict 4)
MOSER
CRESTFIELD
GARRETT
PD 763
PD 860
1:2,000
W167-008

CITY PLAN COMMISSION **THURSDAY, JULY 20, 2017**

Planner: Andrew Ruegg

FILE NUMBER: D167-004 **DATE FILED:** November 4, 2016

LOCATION: North side of the intersection of West Camp Wisdom Road and Eagle Ford Drive

COUNCIL DISTRICT: 3 **MAPSCO:** 61A-V

SIZE OF REQUEST: ±2.23 acres **CENSUS TRACT:** 165.21

MISCELLANEOUS DOCKET ITEM

OWNER/APPLICANT: H198, LLC

REPRESENTATIVE: Karl Crawley, Masterplan

REQUEST: An application for a development plan for a multifamily use on property zoned Subdistrict S-2a within Planned Development District No. 521.

SUMMARY: On November 11, 1998, the Dallas City Council established Planned Development District No. 521 by Ordinance No. 23711. The size of the PD is approximately 2,924.4699 acres.

The zoning was granted as a conceptual planned development district and requires City Plan Commission approval of a development plan prior to the issuance of a building permit for each phase of the development. The plan provides for 20 multifamily units and surface parking for Phase II of the Eagle Crossing development.

In conjunction with the above requirement, the attached development plan is submitted for the City Plan Commission's consideration. Staff has reviewed the proposed development plan and determined the plan complies with the requirements of the ordinance for PD No. 521.

The requested development plan was reviewed under public notice procedure as outlined in SEC. 51P-521.118(c).

The most up to date PD ordinance may be viewed at the following link: http://www.dallascityattorney.com/51P/Articles%20Supp%2047/ARTICLE%20521.pdf

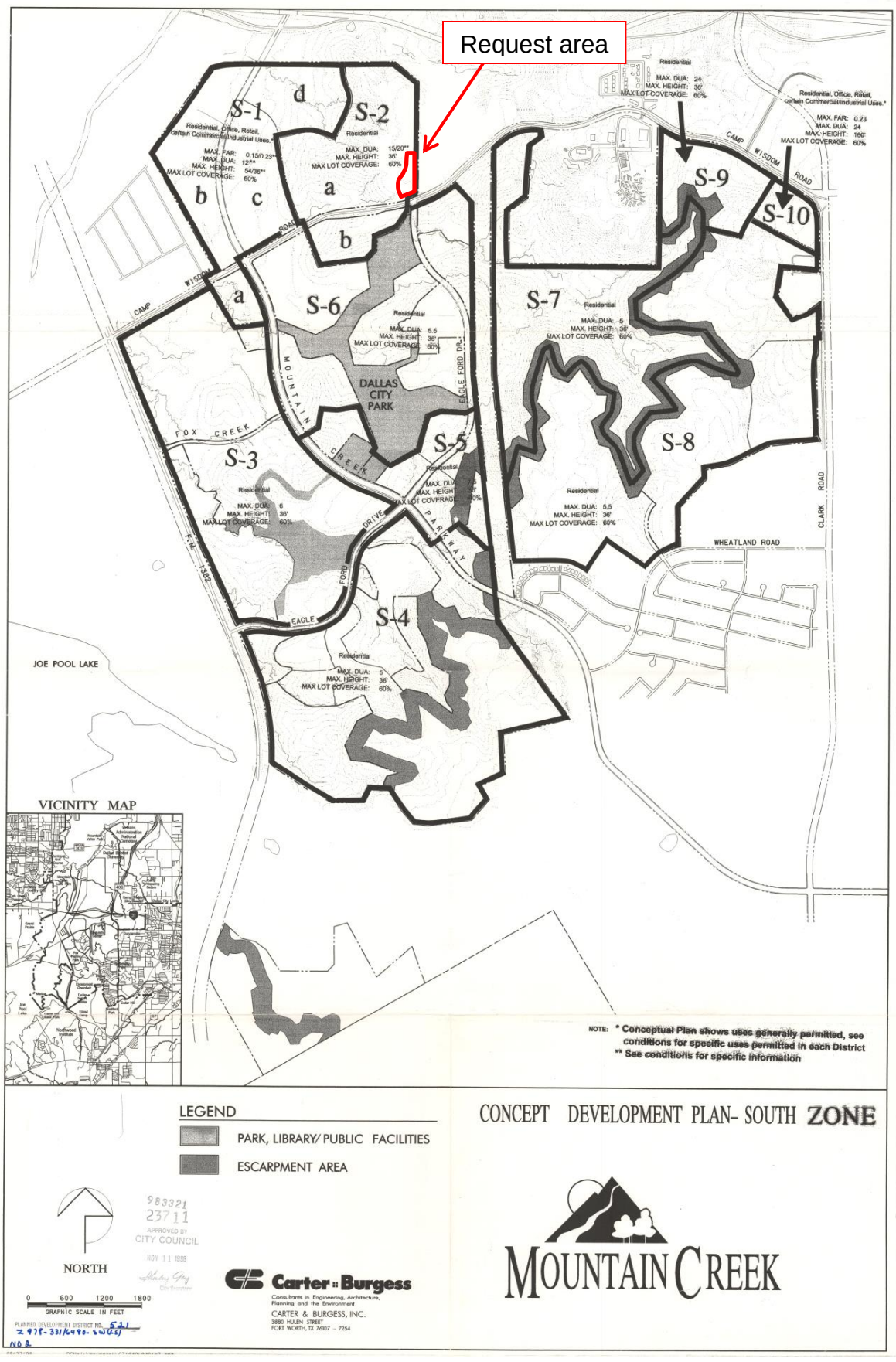
STAFF RECOMMENDATION: Approval

List of Partners/Principals/Officers

H198, LLC

Bradford A Phillips
Louis J Corna
Steven A Shelley

Existing Conceptual Plan



Proposed Development Plan

PROJECT #
D167-004
ZONING
PD 521 DISTRICT S-2A

EAGLE CROSSING PHASE II SITE DATA	
DEVELOPABLE AREA	2.23 ACRES
NUMBER OF UNITS	33
MAX. HEIGHT	36'-0"
NUMBER OF STORIES	3
LOT COVERAGE	13.28%
BICYCLE PARKING (1 PER 25 REQ. PARK)	4 SPACES PROVIDED

EAGLE CROSSING PHASE II PARKING BREAKDOWN		
UNIT TYPES:		REQUIREMENT
1-BEDROOM (# OF UNITS = 24)	1 SPACE PER UNIT = 24	
2-BEDROOM (# OF UNITS = 9)	2 SPACES PER UNIT = 18	
GUEST PARKING (# OF UNITS = 33)	1/4 SPACE PER UNIT = 9	
PARKING REQUIRED		51 SPACES
PARKING PROVIDED		53 SPACES

LOT COVERAGE BREAKDOWN PHASE II (BUILDING FOOTPRINT)	
BUILDING 1	12,900 SF.
TOTAL LOT COVERAGE	12,900 SF.

NOT A PART OF PHASE II

1 PHASE II DEVELOPMENT PLAN

VICINITY MAP

COPYRIGHT © Beeler Guest Owens Architects ALL RIGHTS RESERVED

BGO architects
4232 Beltway Drive
Addison, TX 75001
214.520.0878
bgoarchitects.com

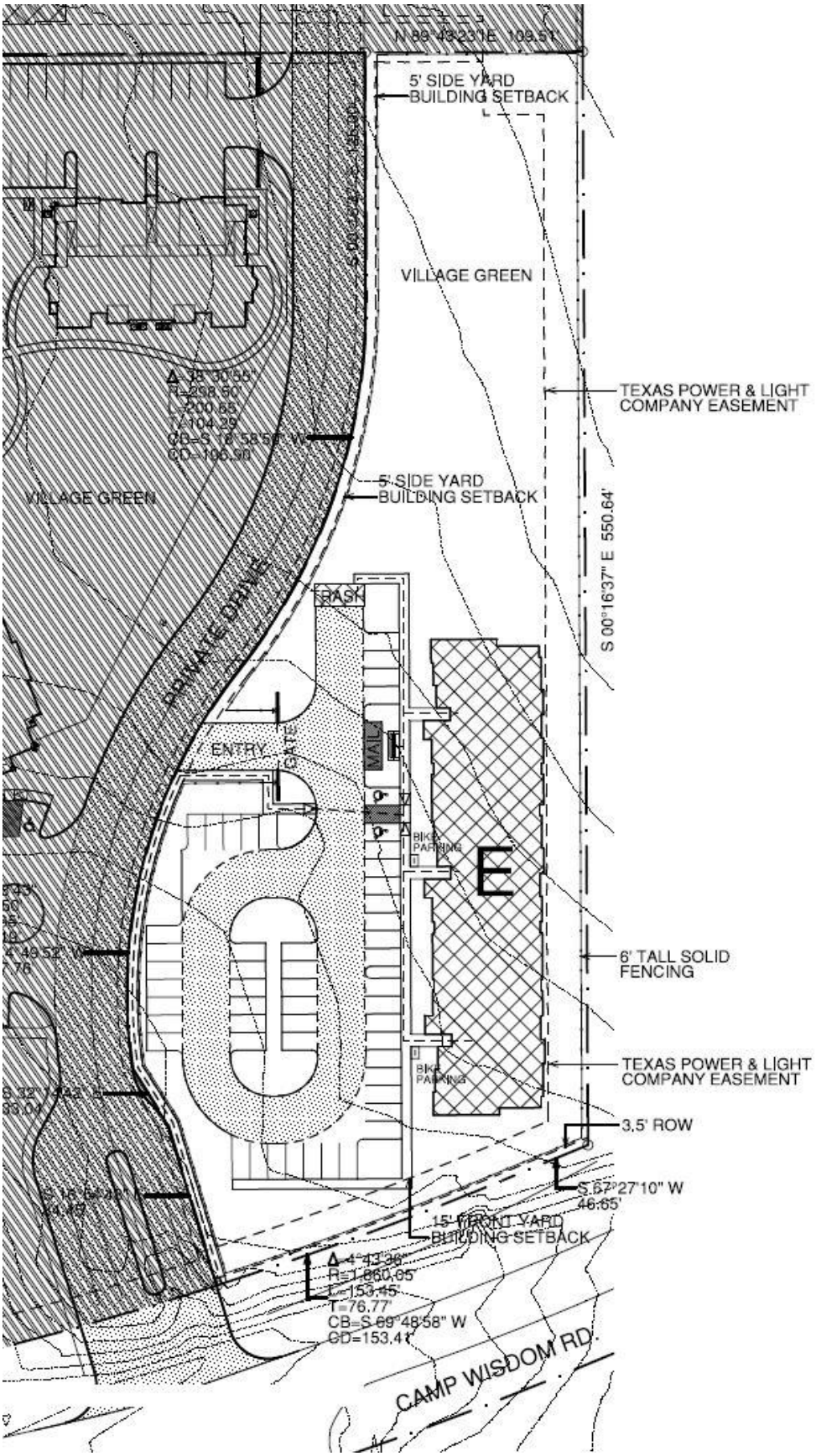
DEVELOPMENT PLANS
04.11.17

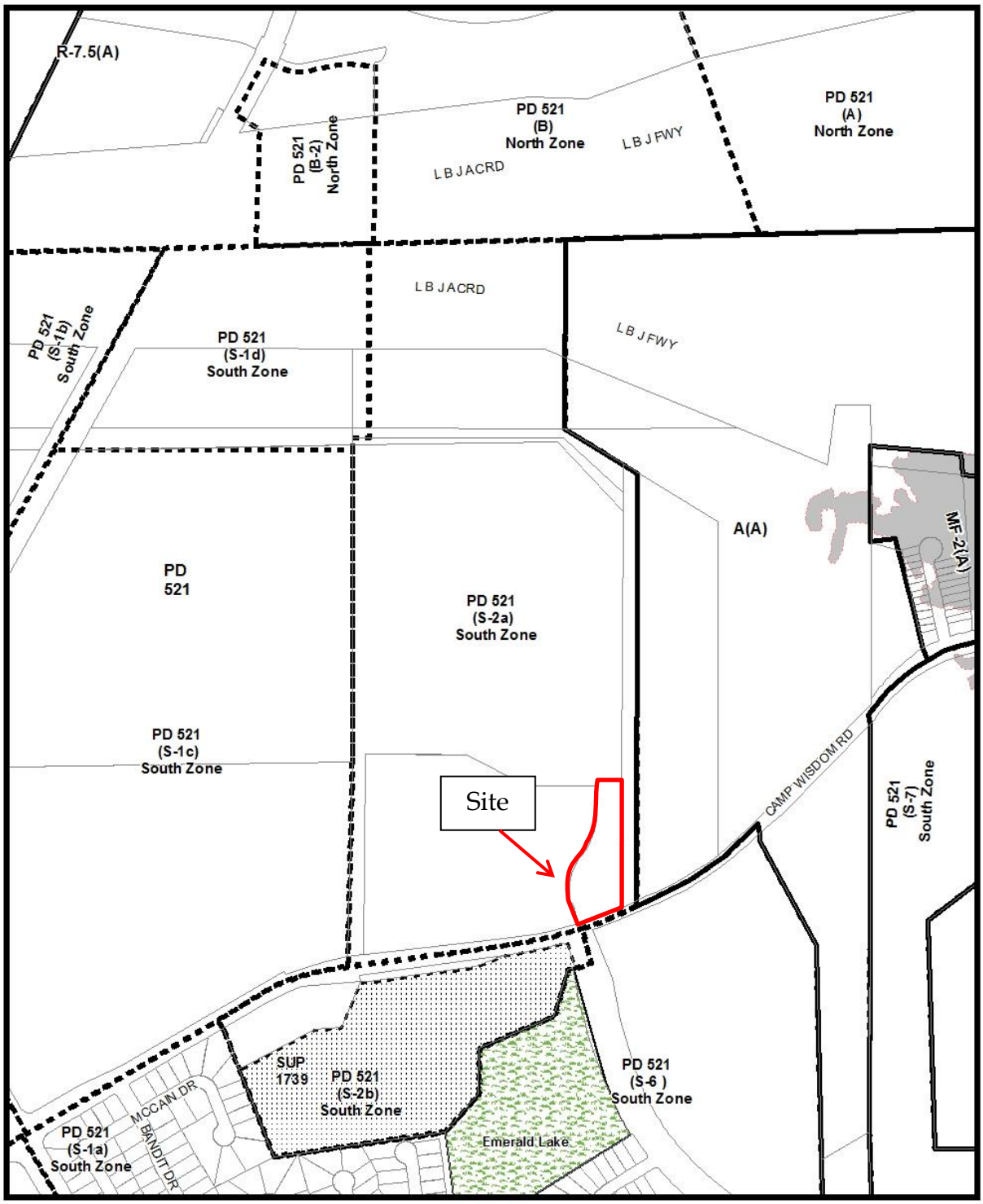
EAGLE CROSSING APTS.
662 Total Apartments in DALLAS, TX for
OAKWOOD DEVELOPMENT AND CONSULTING, LLC

REVISIONS

DATE 04-11-17
PROJECT 16181
SHEET NUMBER DP-2
PHASE II DEVELOPMENT PLAN

Enlarged Proposed Development Plan





1:6,500

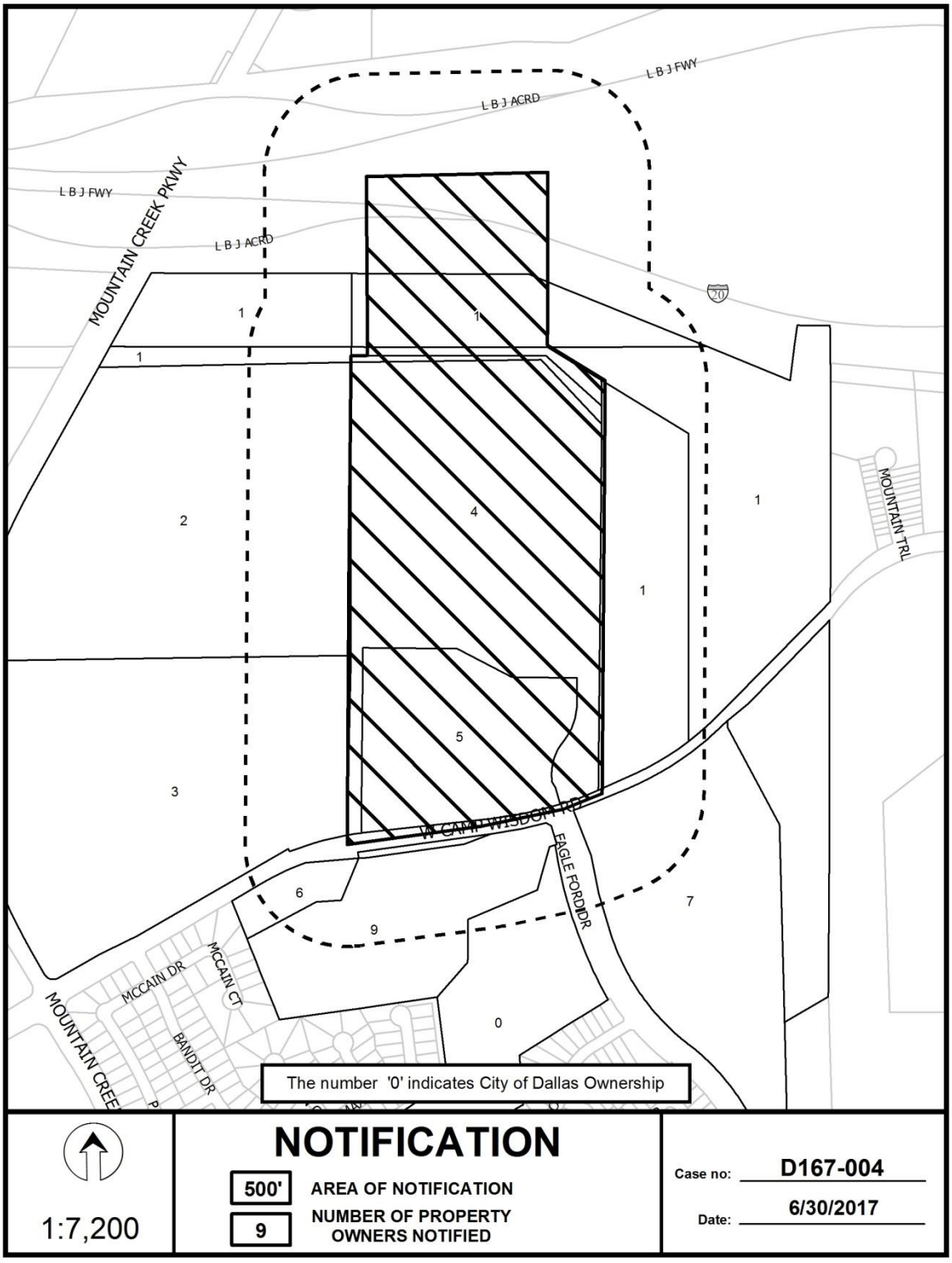
Zoning Map

Printed Date: 7/5/2017

1:6,500

Aerial Map

Printed Date: 7/5/2017


L B J FWY
L B J ACRD
L B J FWY
L B J ACRD
MOUNTAIN CREEK PKWY
MOUNTAIN TRL
W CAMP WISDOM RD
FAGLE FORD DR
MCCAIN DR
MCCAIN CT
BANDIT DR
MOUNTAIN CREE
The number '0' indicates City of Dallas Ownership
1:7,200
NOTIFICATION
500'
AREA OF NOTIFICATION
9
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: D167-004
Date: 6/30/2017

06/30/2017

Notification List of Property Owners

D167-004

9 Property Owners Notified

Label #	*Address*		*Owner*
1	5000	MOUNTAIN CREEK PKWY	TEXAS UTILITIES ELEC CO
2	5100	MOUNTAIN CREEK PKWY	FIRST INDUSTRIAL LP
3	8101	CAMP WISDOM RD	FIRST INDUSTRIAL LP
4	7901	CAMP WISDOM RD	H198 LLC
5	7901	CAMP WISDOM RD	EAGLE CROSSING APARTMENTS LP
6	8120	W CAMP WISDOM RD	COSMOS FOUNDATION INC
7	7800	W CAMP WISDOM RD	165 HOWE LP
8	8120	W CAMP WISDOM RD	HARMONY PUBLIC SCHOOLS
9	8120	CAMP WISDOM RD	COSMOS FOUNDATION INC

CITY PLAN COMMISSION **THURSDAY, JULY 20, 2017**

Planner: Andrew Ruegg

FILE NUMBER: D167-005 **DATE FILED:** November 4, 2016

LOCATION: North side of the intersection of West Camp Wisdom Road and Eagle Ford Drive

COUNCIL DISTRICT: 3 **MAPSCO:** 61A-V

SIZE OF REQUEST: ±14.05 acres **CENSUS TRACT:** 165.21

MISCELLANEOUS DOCKET ITEM

OWNER/APPLICANT: H198, LLC

REPRESENTATIVE: Karl Crawley, Masterplan

REQUEST: An application for a development plan for a multifamily use on property zoned Subdistrict S-2a within Planned Development District No. 521.

SUMMARY: On November 11, 1998, the Dallas City Council established Planned Development District No. 521 by Ordinance No. 23711. The size of the PD is approximately 2,924.4699 acres.

The zoning was granted as a conceptual planned development district and requires City Plan Commission approval of a development plan prior to the issuance of a building permit for each phase of the development. The plan provides for 210 multifamily units configured in 10 two- and three-story buildings, a 5,000 square-foot clubhouse and surface parking for Phase III of the Eagle Crossing development.

In conjunction with the above requirement, the attached development plan is submitted for the City Plan Commission's consideration. Staff has reviewed the proposed development plan and determined the plan complies with the requirements of the ordinance for PD No. 521.

The requested development plan was reviewed under public notice procedure as outlined in SEC. 51P-521.118(c).

The most up to date PD ordinance may be viewed at the following link: http://www.dallascityattorney.com/51P/Articles%20Supp%2047/ARTICLE%20521.pdf

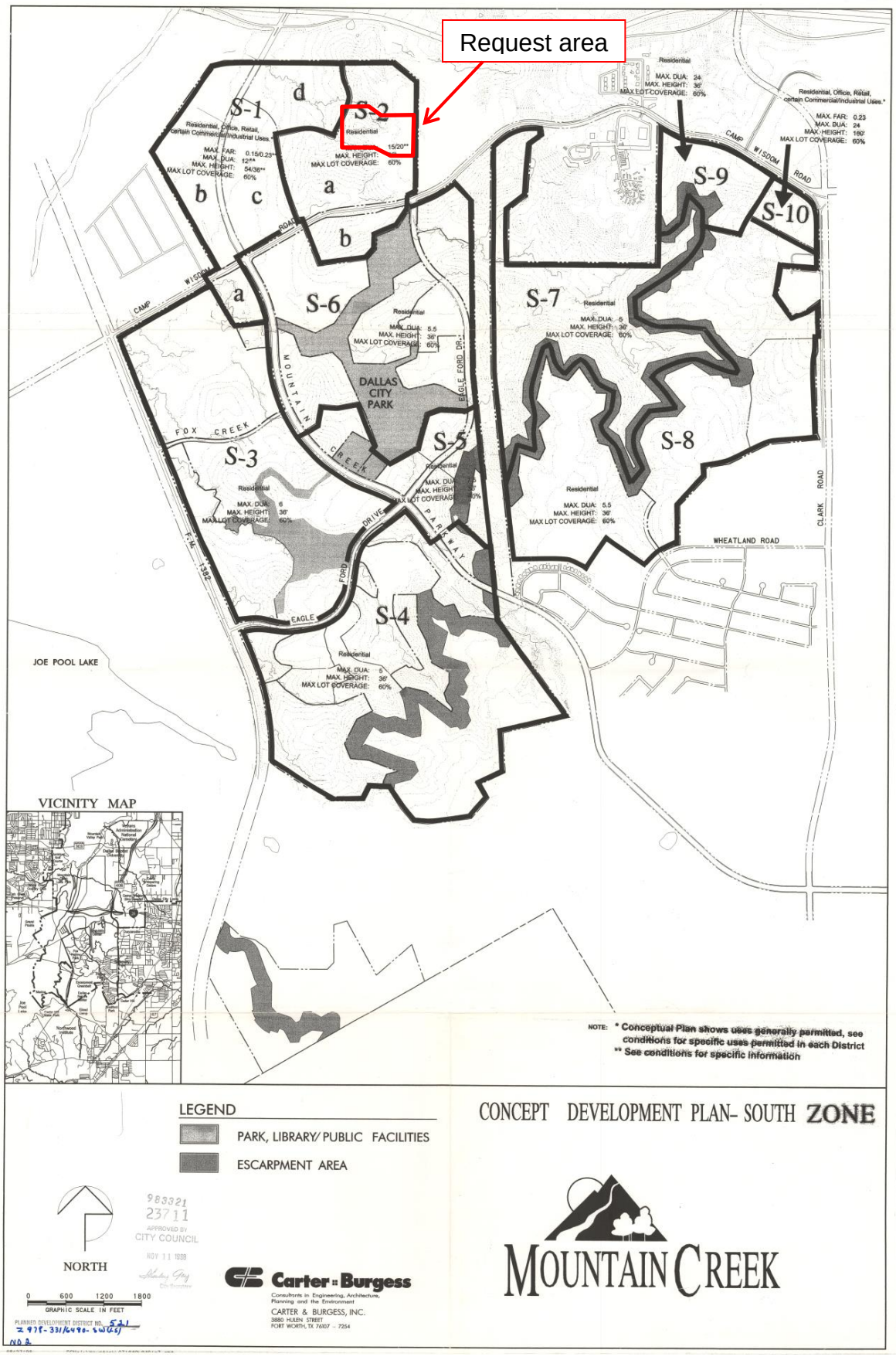
STAFF RECOMMENDATION: Approval

List of Partners/Principals/Officers

H198, LLC

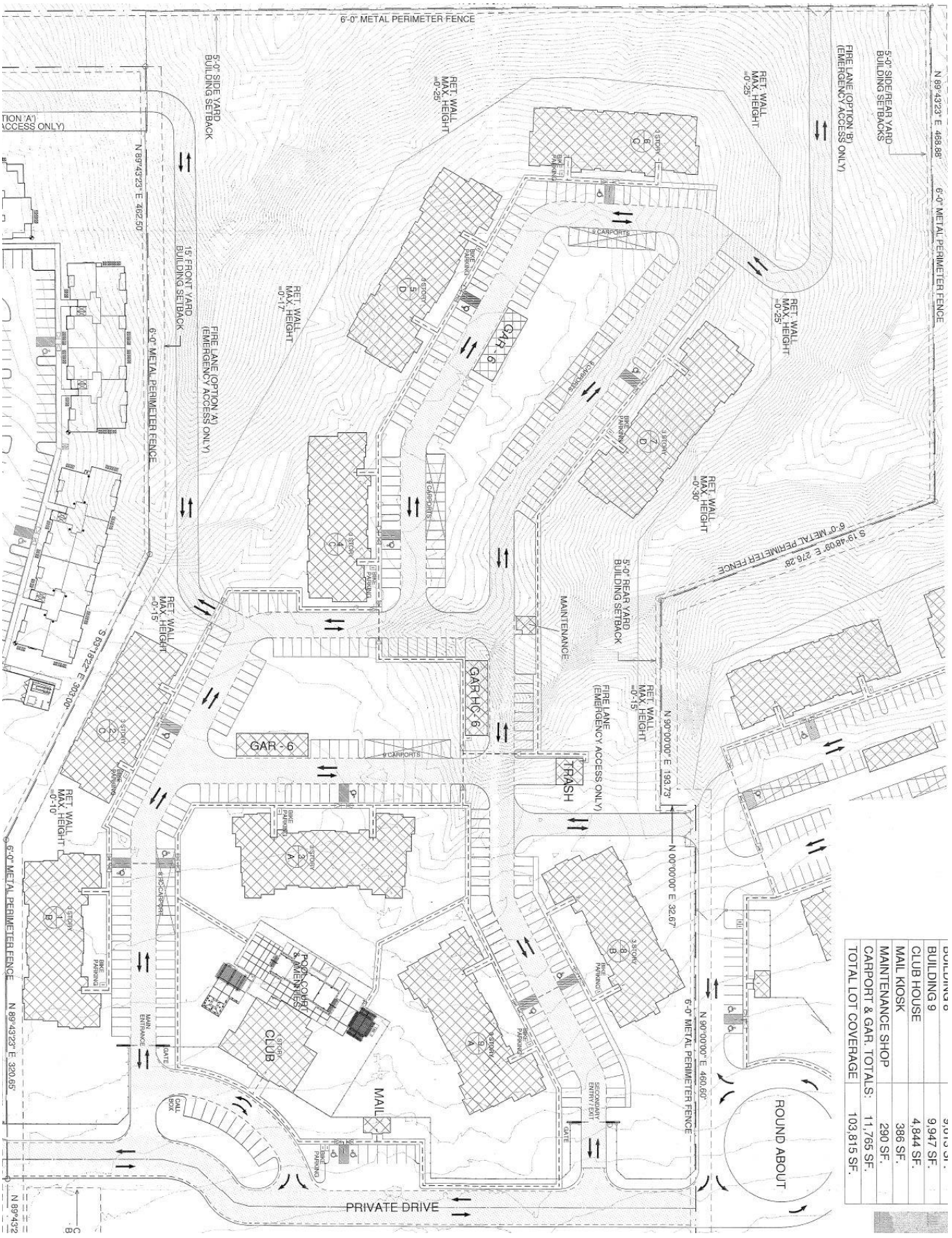
Bradford A Phillips
Louis J Corna
Steven A Shelley

Existing Conceptual Plan

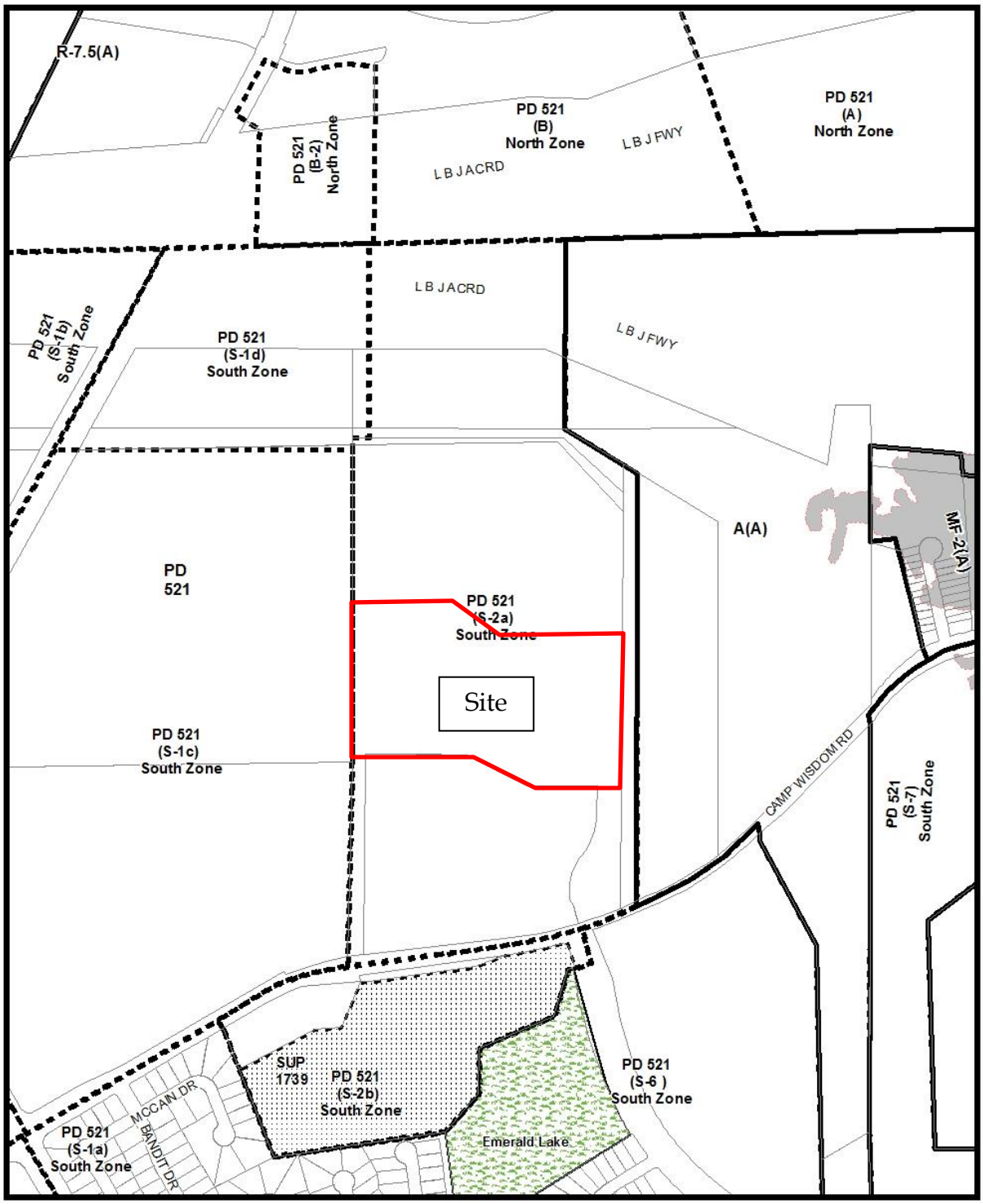


Proposed Development Plan

Enlarged Proposed Development Plan



BUILDING 8	9,915 SF.
BUILDING 9	9,947 SF.
CLUB HOUSE	4,844 SF.
MAIL KIOSK	386 SF.
MAINTENANCE SHOP	290 SF.
CARPORT & GAR. TOTALS:	11,765 SF.
TOTAL LOT COVERAGE	103,815 SF.



1:6,500

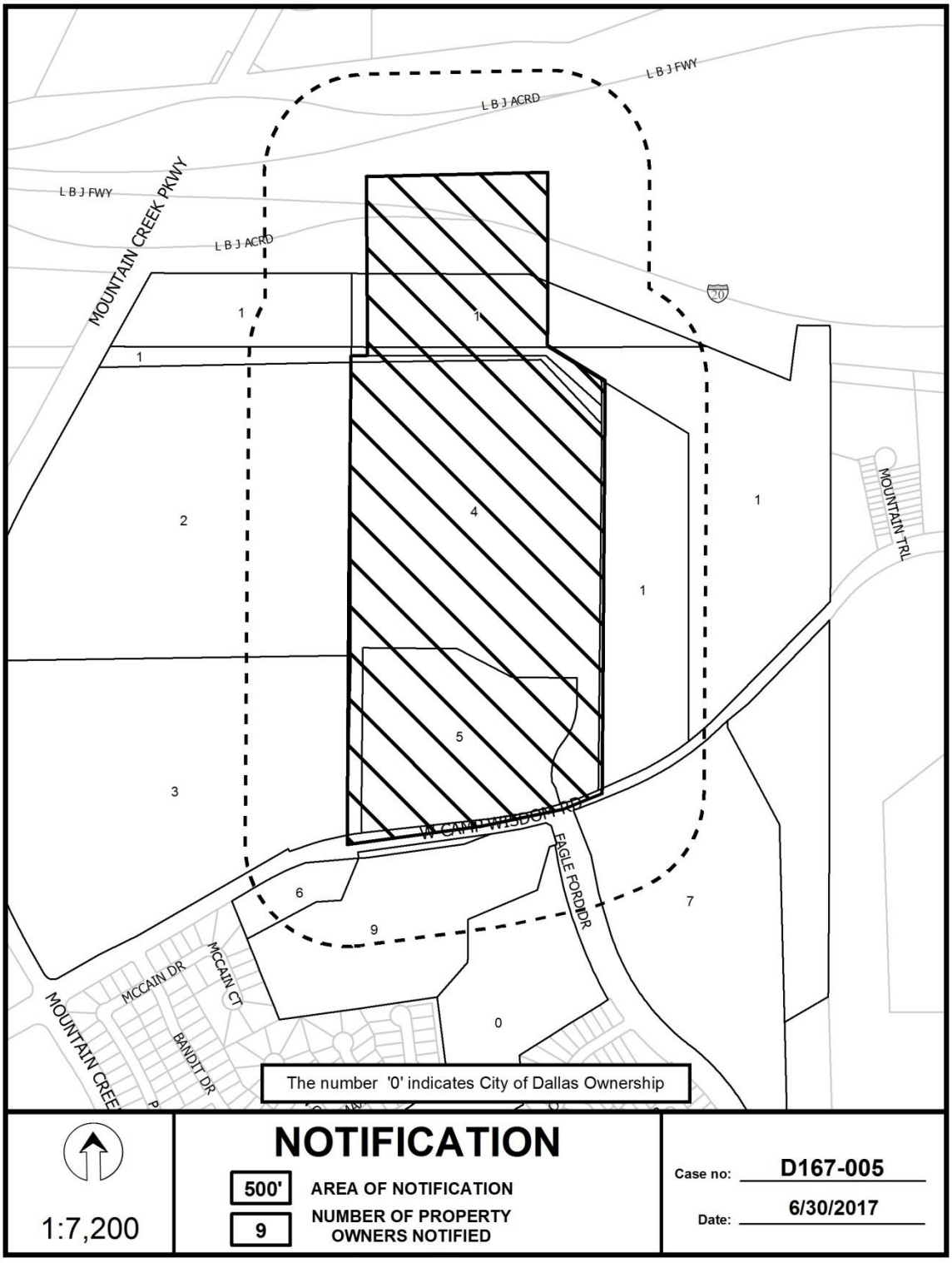
Zoning Map

Printed Date: 7/5/2017

1:6,500

Aerial Map

Printed Date: 7/5/2017


L B J FWY
L B J ACRD
L B J FWY
L B J ACRD
MOUNTAIN CREEK PKWY
MOUNTAIN TRL
W CAMP WISDOM RD
FAGLE FORD DR
MCCAIN DR
MCCAIN CT
BANDIT DR
MOUNTAIN CREE
1
2
3
4
5
6
7
9
0
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
9
NUMBER OF PROPERTY OWNERS NOTIFIED
1:7,200
Case no: D167-005
Date: 6/30/2017

06/30/2017

Notification List of Property Owners

D167-005

9 Property Owners Notified

Label #	*Address*		*Owner*
1	5000	MOUNTAIN CREEK PKWY	TEXAS UTILITIES ELEC CO
2	5100	MOUNTAIN CREEK PKWY	FIRST INDUSTRIAL LP
3	8101	CAMP WISDOM RD	FIRST INDUSTRIAL LP
4	7901	CAMP WISDOM RD	H198 LLC
5	7901	CAMP WISDOM RD	EAGLE CROSSING APARTMENTS LP
6	8120	W CAMP WISDOM RD	COSMOS FOUNDATION INC
7	7800	W CAMP WISDOM RD	165 HOWE LP
8	8120	W CAMP WISDOM RD	HARMONY PUBLIC SCHOOLS
9	8120	CAMP WISDOM RD	COSMOS FOUNDATION INC

CITY PLAN COMMISSION **THURSDAY, JULY 20, 2017**

Planner: Andrew Ruegg

FILE NUMBER: D167-006 **DATE FILED:** November 4, 2016

LOCATION: North side of the intersection of West Camp Wisdom Road and Eagle Ford Drive

COUNCIL DISTRICT: 3 **MAPSCO:** 61A-V

SIZE OF REQUEST: ±18.30 acres **CENSUS TRACT:** 165.21

MISCELLANEOUS DOCKET ITEM

OWNER/APPLICANT: H198, LLC

REPRESENTATIVE: Karl Crawley, Masterplan

REQUEST: An application for a development plan for a multifamily use on property zoned Subdistrict S-2a within Planned Development District No. 521.

SUMMARY: On November 11, 1998, the Dallas City Council established Planned Development District No. 521 by Ordinance No. 23711. The size of the PD is approximately 2,924.4699 acres.

The zoning was granted as a conceptual planned development district and requires City Plan Commission approval of a development plan prior to the issuance of a building permit for each phase of the development. The plan provides for 234 multifamily units configured in 11 two- and three-story buildings, a 5,000 square-foot clubhouse and surface parking for Phase IV of the Eagle Crossing development.

In conjunction with the above requirement, the attached development plan is submitted for the City Plan Commission's consideration. Staff has reviewed the proposed development plan and determined the plan complies with the requirements of the ordinance for PD No. 521.

The requested development plan was reviewed under public notice procedure as outlined in SEC. 51P-521.118(c).

The most up to date PD ordinance may be viewed at the following link: http://www.dallascityattorney.com/51P/Articles%20Supp%2047/ARTICLE%20521.pdf

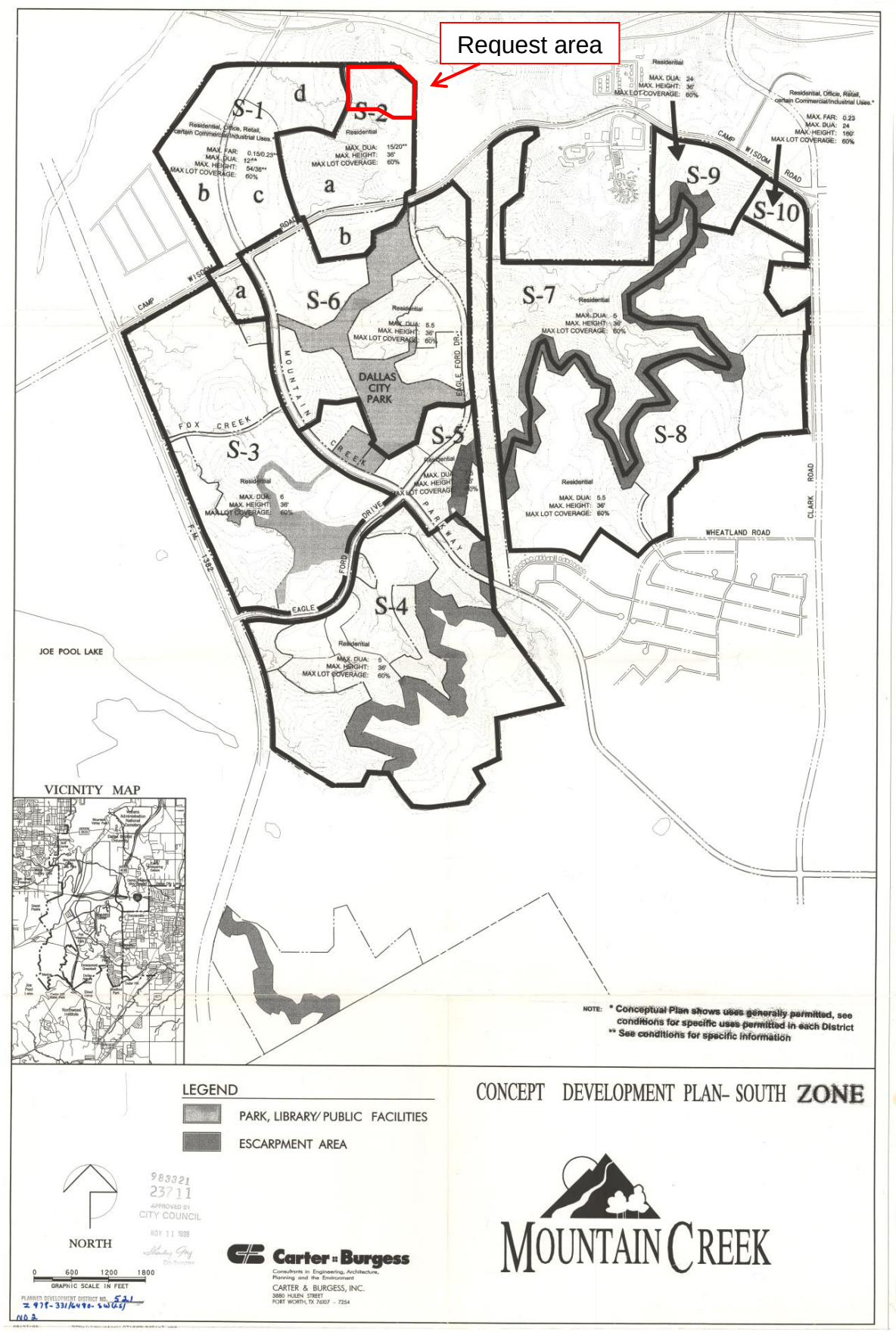
STAFF RECOMMENDATION: Approval

List of Partners/Principals/Officers

H198, LLC

Bradford A Phillips
Louis J Corna
Steven A Shelley

Existing Conceptual Plan

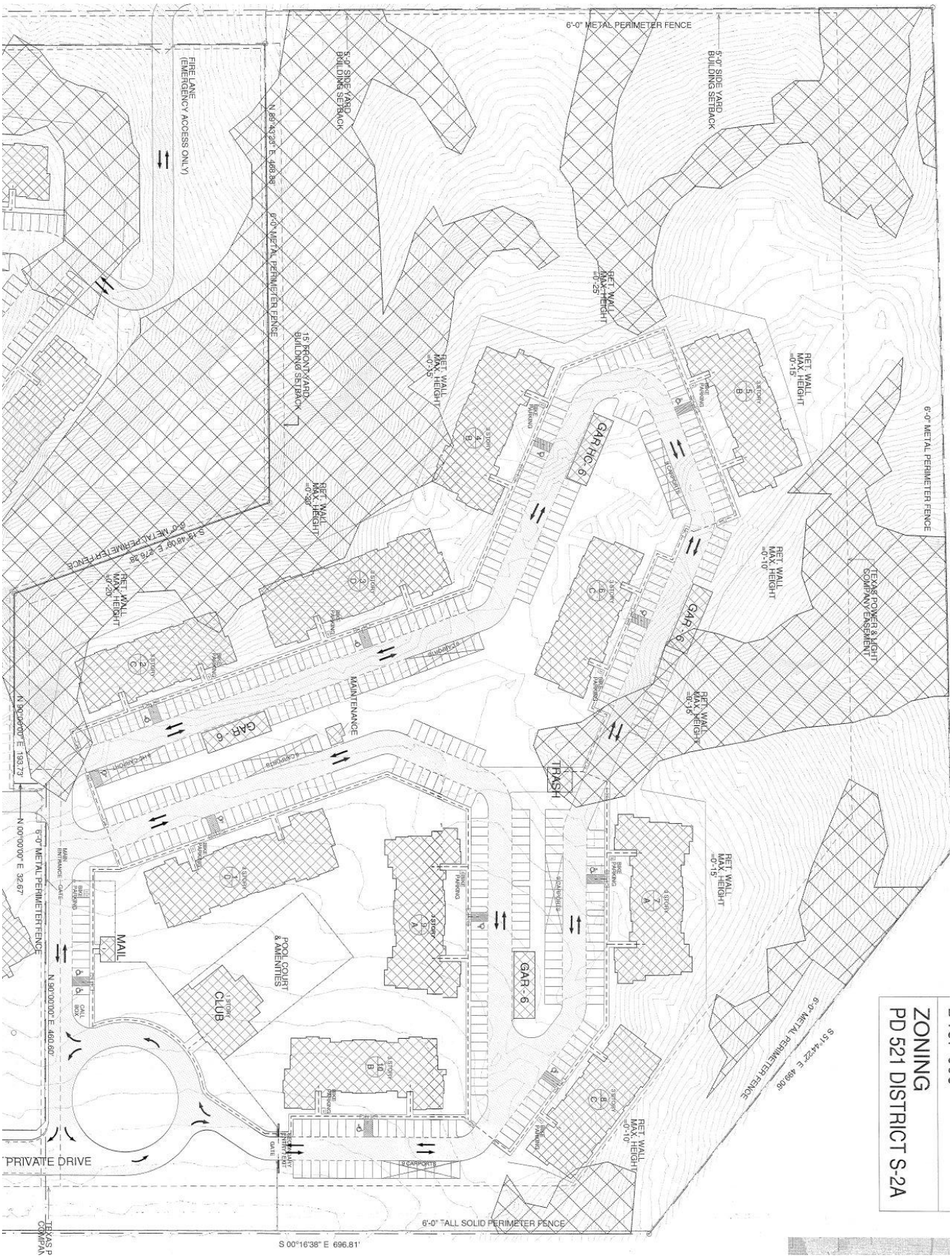


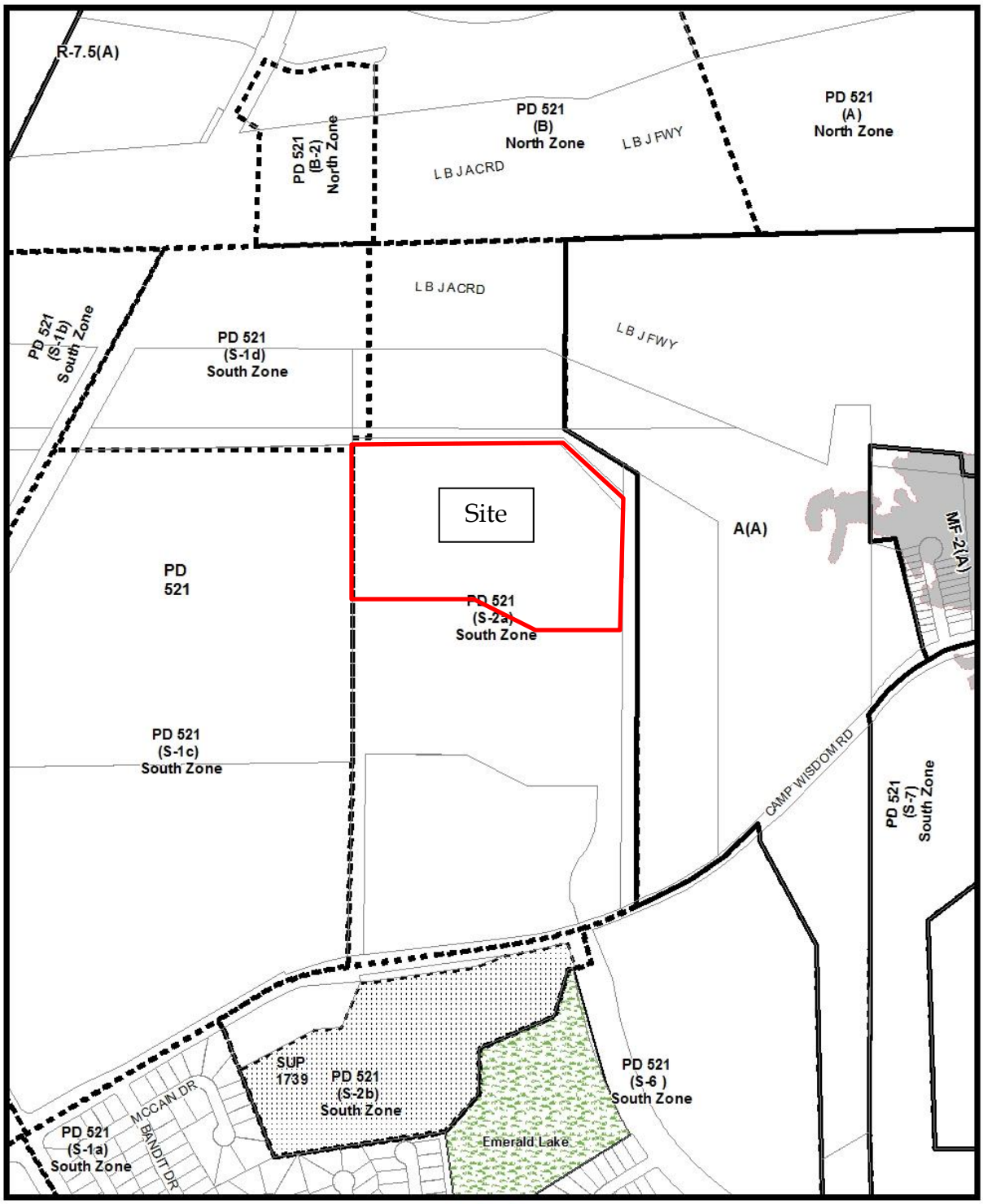
Proposed Development Plan

COPYRIGHT © Beeler Guest Owens Architects ALL RIGHTS RESERVED

PHASE IV DEVELOPMENT PLAN	BGO architects	DEVELOPMENT PLANS 04.11.17	EAGLE CROSSING APTS. 662 Total Apartments in DALLAS, TX for OAKWOOD DEVELOPMENT AND CONSULTING, LLC	REVISIONS	
SHEET NUMBER DP-4	PROJECT 16181	DATE 04-11-17	4232 Beltway Drive Dallas, TX 75001 972.701.9104 bgoarchitects.com		

Enlarged Proposed Development Plan

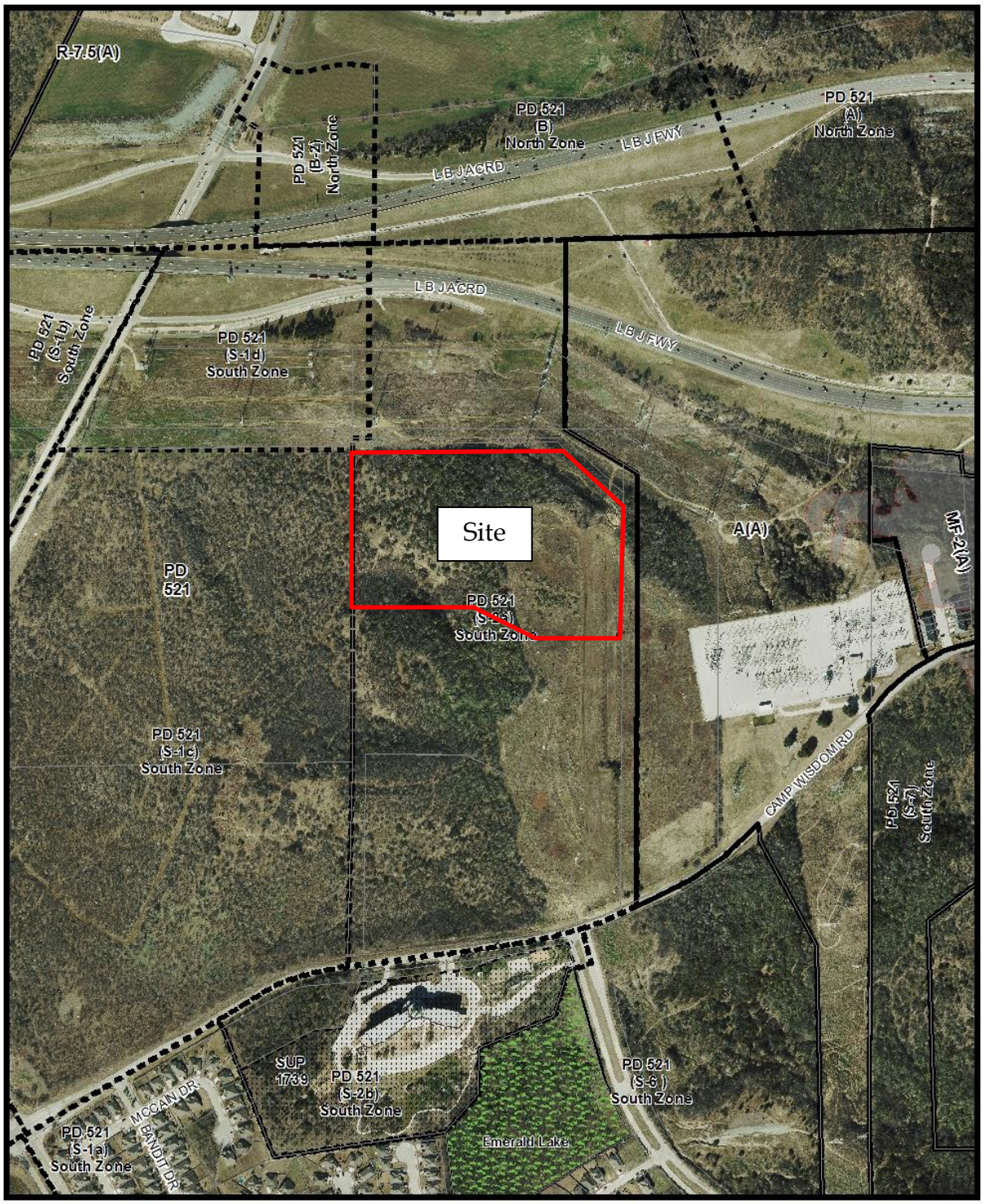




1:6,500

Zoning Map

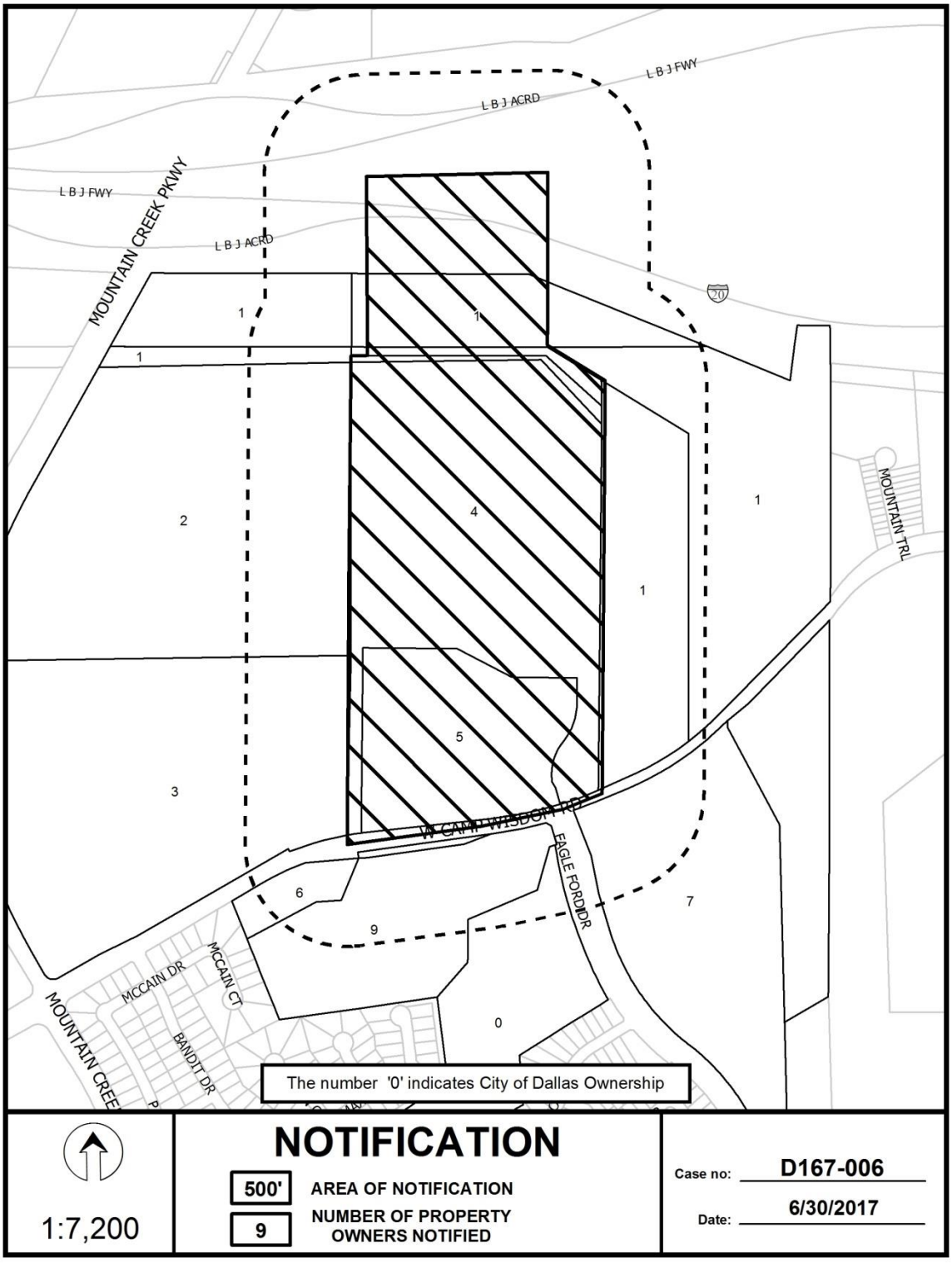
Printed Date: 7/5/2017



1:6,500

Aerial Map

Printed Date: 7/5/2017


L B J FWY
L B J ACRD
L B J FWY
L B J ACRD
MOUNTAIN CREEK PKWY
MOUNTAIN TRL
W CAMP WISDOM RD
FAGLE FORD DR
MCCAIN DR
MCCAIN CT
BANDIT DR
MOUNTAIN CREE
1
2
3
4
5
6
7
9
0
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
9
NUMBER OF PROPERTY OWNERS NOTIFIED
1:7,200
Case no: D167-006
Date: 6/30/2017

06/30/2017

Notification List of Property Owners

D167-006

9 Property Owners Notified

Label #	*Address*		*Owner*
1	5000	MOUNTAIN CREEK PKWY	TEXAS UTILITIES ELEC CO
2	5100	MOUNTAIN CREEK PKWY	FIRST INDUSTRIAL LP
3	8101	CAMP WISDOM RD	FIRST INDUSTRIAL LP
4	7901	CAMP WISDOM RD	H198 LLC
5	7901	CAMP WISDOM RD	EAGLE CROSSING APARTMENTS LP
6	8120	W CAMP WISDOM RD	COSMOS FOUNDATION INC
7	7800	W CAMP WISDOM RD	165 HOWE LP
8	8120	W CAMP WISDOM RD	HARMONY PUBLIC SCHOOLS
9	8120	CAMP WISDOM RD	COSMOS FOUNDATION INC

CITY PLAN COMMISSION **THURSDAY, JULY 20, 2017**

Planner: Andrew Ruegg

FILE NUMBER: D167-021 **DATE FILED:** May 3, 2017

LOCATION: North corner of E Northwest Highway and Abrams Road

COUNCIL DISTRICT: 9 **MAPSCO:** 26-Z

SIZE OF REQUEST: ±14.552 acres **CENSUS TRACT:** 78.09

MISCELLANEOUS DOCKET ITEM

OWNER/APPLICANT: Ainbinder Northwest Hwy, LLC

REPRESENTATIVE: Robert Baldwin

REQUEST: An application for a development plan for retail uses on property zoned Planned Development District No. 985.

SUMMARY: On April 12, 2017, the Dallas City Council established Planned Development District No. 985 by Ordinance No. 30425. The size of the PD is approximately 14.552 acres.

The zoning was granted as a conceptual planned development district and requires City Plan Commission approval of a development plan prior to the issuance of a building permit for each phase of the development. The plan provides for four structures containing non-residential uses and surface parking.

In conjunction with the above requirement, the attached development plan is submitted for the City Plan Commission's consideration. Staff has reviewed the proposed development plan and determined the plan complies with the requirements of the ordinance for PD No. 985.

The most up to date PD ordinance may be viewed at the following link: http://www.dallascityattorney.com/51P/TOC-800-999.html

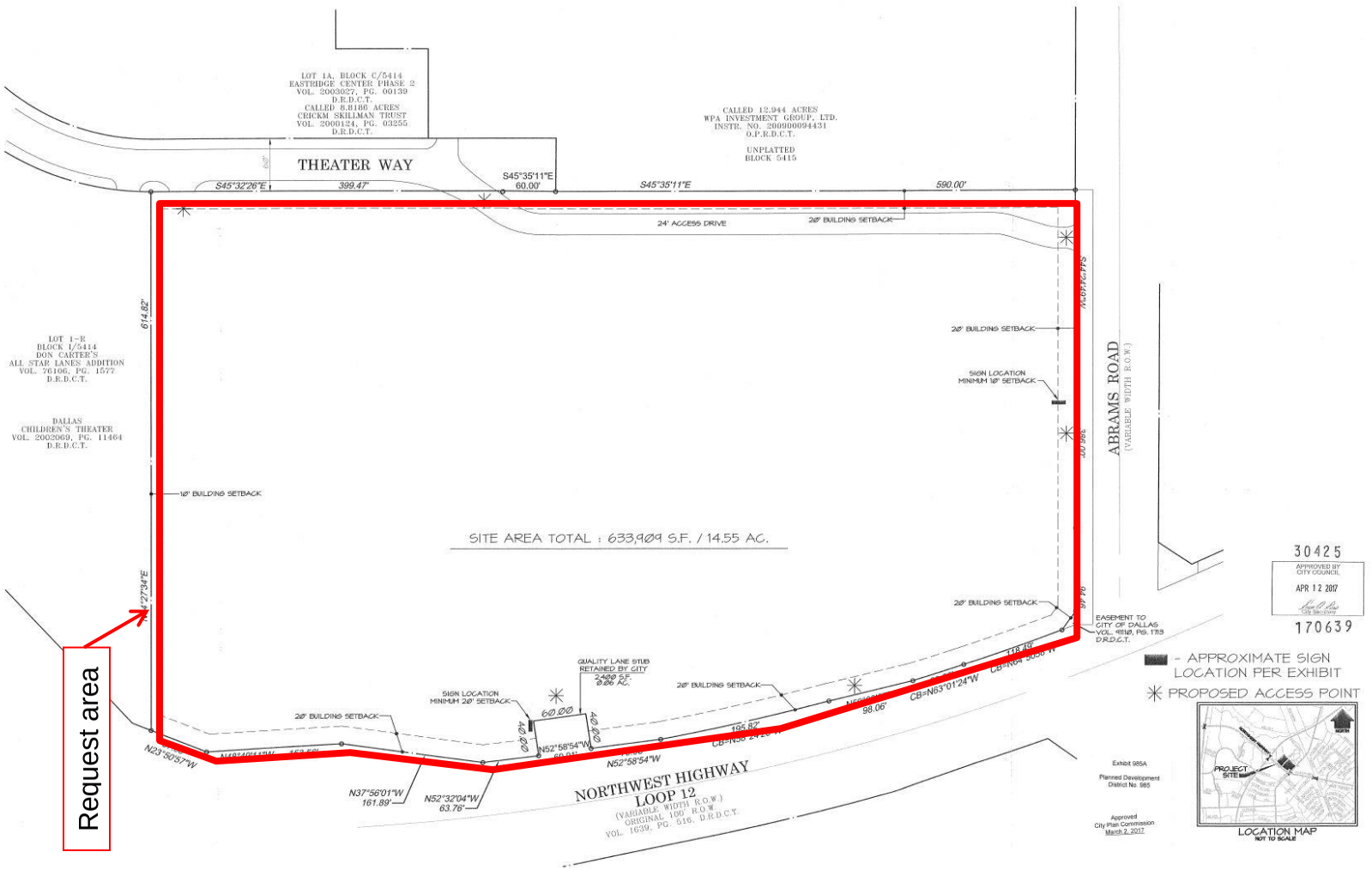
STAFF RECOMMENDATION: Approval

List of Partners/Principals/Officers

Ainbinder Northwest Highway, LLC

Michael C. Ainbinder, Principal
Barton L. Duckworth, Principal
Dennis R. Swoboda, Senior Vice President
Audrey J. Garner, Vice President

Existing Conceptual Plan



PD CONCEPTUAL PLAN

Z156-155

HIGH POINT CROSSING

DALLAS, TEXAS

CP-01
02/27/17

0 50 100

The Ainbinder Company

INCOMPLETE DRAWING-DO NOT USE FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION

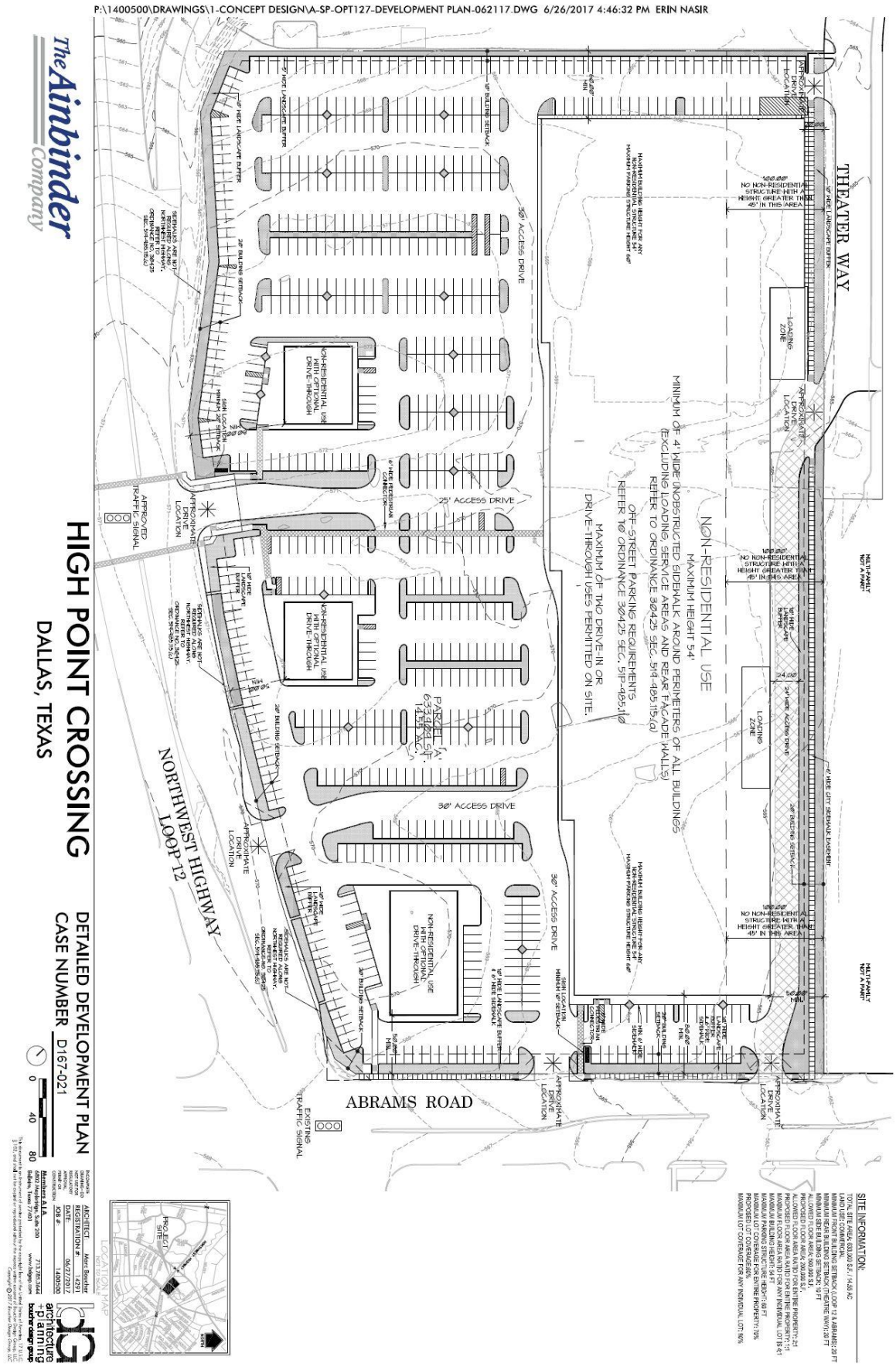
ARCHITECT: Marc Boucher
REGISTRATION #: 14291
DATE: 02/27/2017
JOB #: 1400500

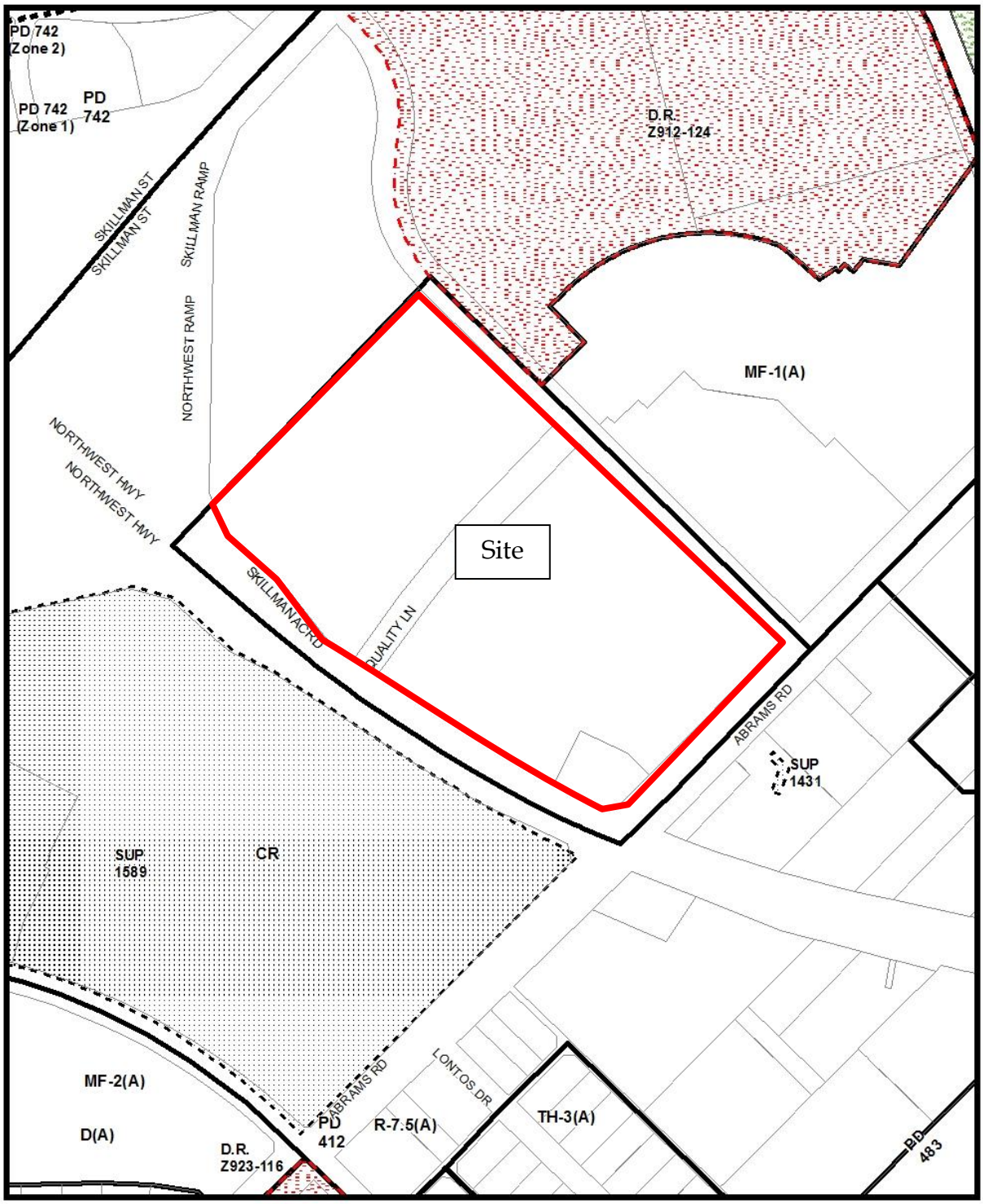
Members A.I.A.
6802 Mapleridge, Suite 200
Bellaire, Texas 77401
713.785.3644
www.bdgap.com

bdG architecture +planning boucher design group

This document is an instrument of service protected by the copyright law of the United States of America, 17 U.S.C. § 102, and shall not be copied or reproduced without the express written consent of Boucher Design Group, B.C.
Copyright © 2017 Boucher Design Group, LLC

Proposed Development Plan





1:3,000

Zoning Map

Printed Date: 7/5/2017

1:3,000

Aerial Map

Printed Date: 7/5/2017

CITY PLAN COMMISSION **THURSDAY, JULY 20, 2017**

Planner: Andrew Ruegg

FILE NUMBER: D167-022 **DATE FILED:** May 5, 2017

LOCATION: Southeast corner of Lookout Point and Skillman Street

COUNCIL DISTRICT: 10 **MAPSCO:** 27 N, P, S, T

SIZE OF REQUEST: ±5.80 acres **CENSUS TRACT:** 78.14

MISCELLANEOUS DOCKET ITEM

OWNER/APPLICANT: LHTC Retail, LP

REPRESENTATIVE: TCDFW Retail Development, Inc.

REQUEST: An application for a development plan and landscape plans for a restaurant and retail use on property zoned Subarea C within Planned Development District No. 758.

SUMMARY: On June 13, 2007, the City Council passed Ordinance No. 26786 which established Planned Development District No. 758 for Mixed Uses. The PDD is approximately 69.27 acres in size and is divided into Subareas, A, B, C, and D.

The zoning was granted as a conceptual planned development district and requires City Plan Commission approval of a development plan prior to the issuance of a building permit for each phase of the development. The plan provides for one building for a restaurant and retail use and surface parking.

In conjunction with the above requirement, the attached development plan is submitted for the City Plan Commission's consideration. Staff has reviewed the proposed development plan and determined the plan complies with the requirements of the ordinance for PD No. 758.

The most up to date PD ordinance may be viewed at the following link: http://www.dallascityattorney.com/51P/Articles%20Supp%2044/ARTICLE%20758.pdf

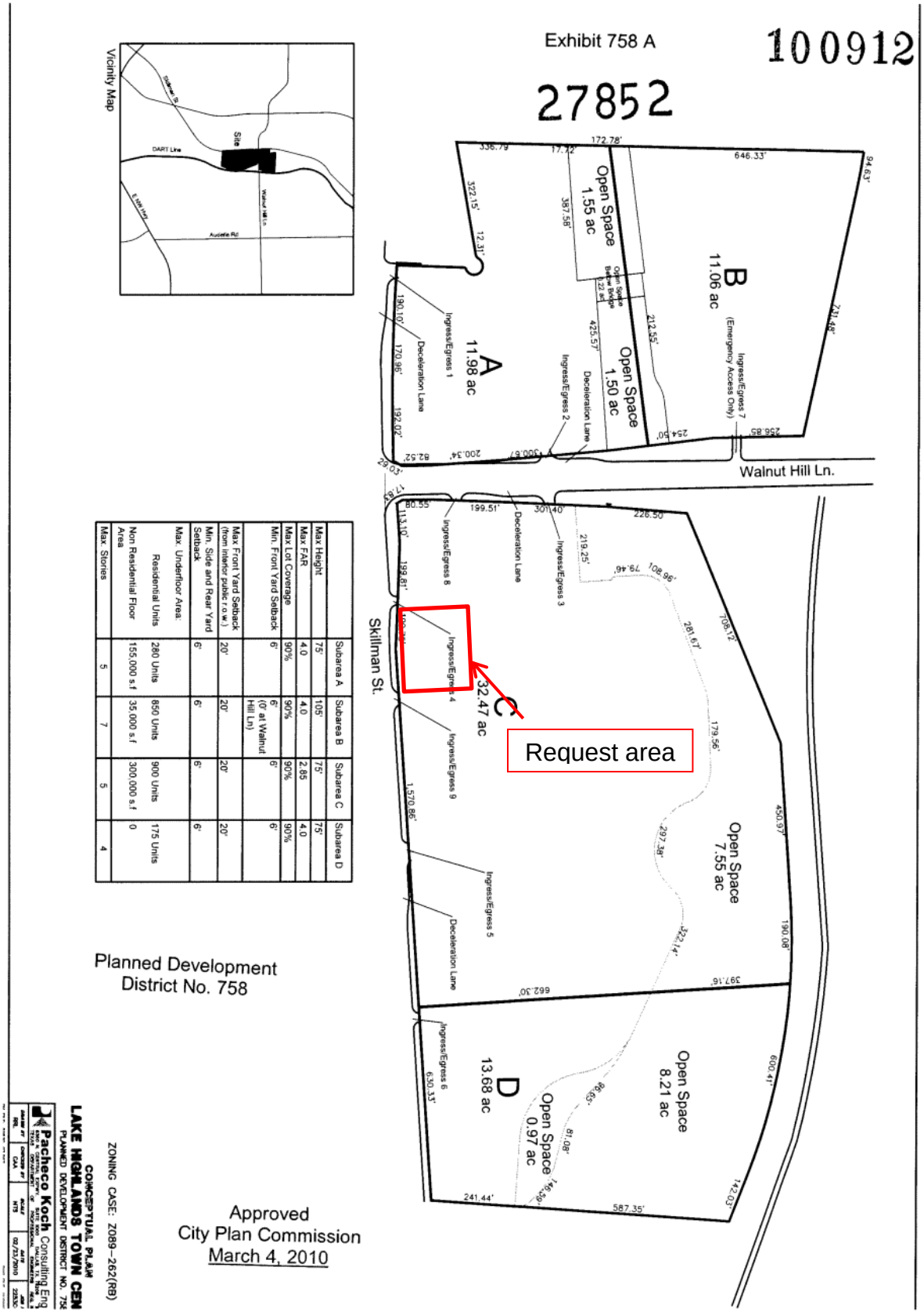
STAFF RECOMMENDATION: Approval

List of Partners/Principals/Officers

LHTC Retail, LP

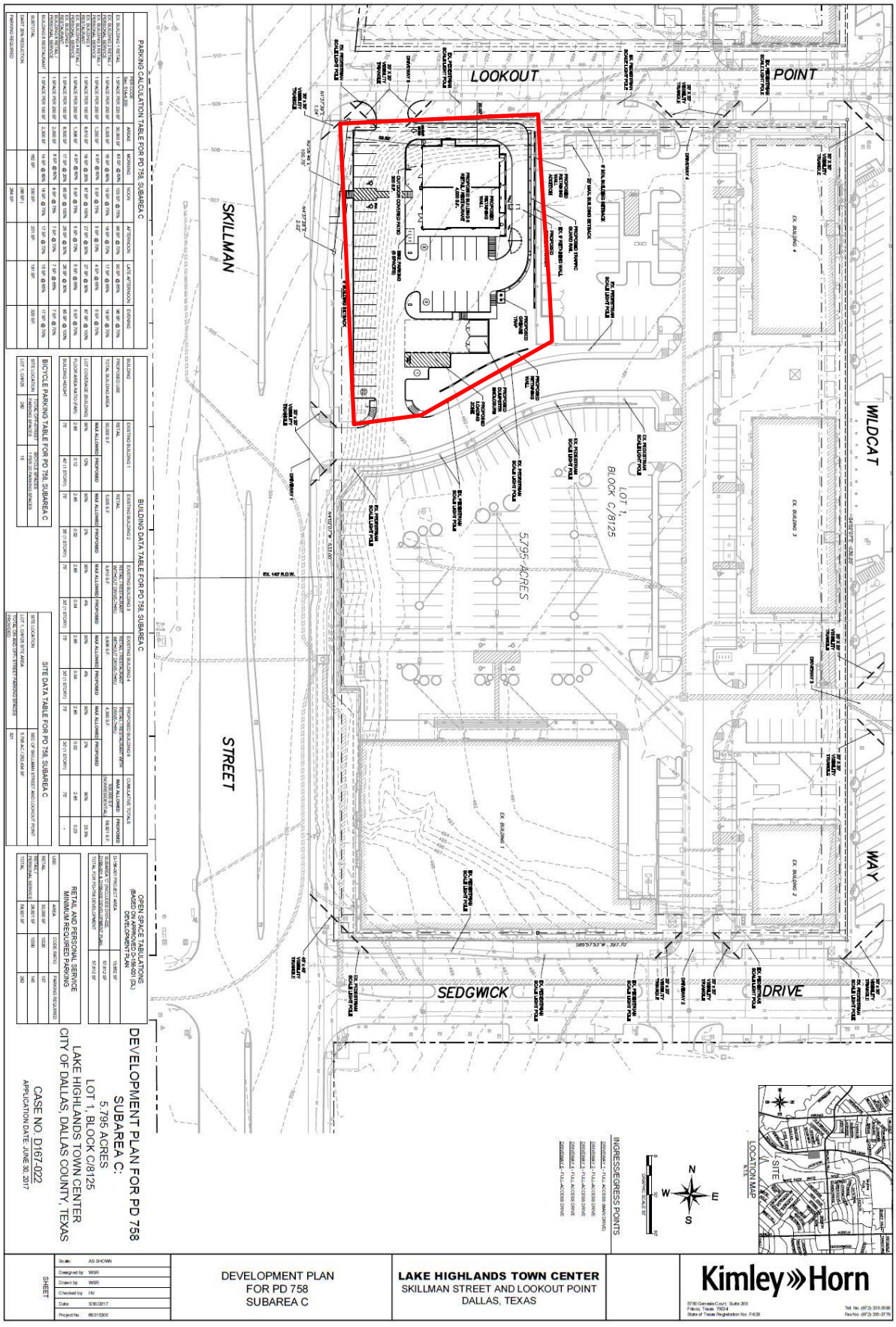
Stephen T Clark, Chairman
M. Timothy Clark, President
Brent D. Heath, Vice President, Treasury, Secretary

Existing Conceptual Plan

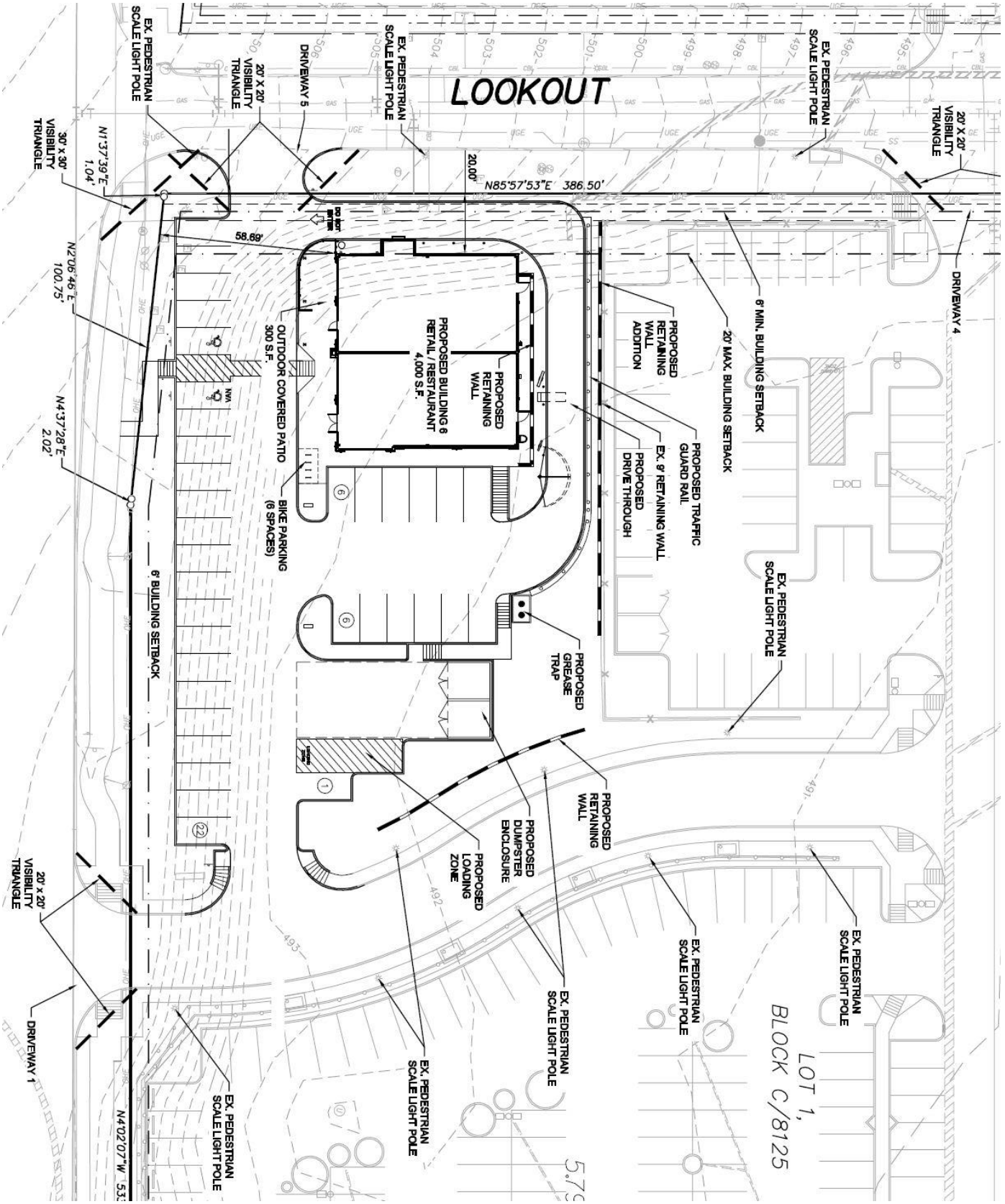


	Subarea A	Subarea B	Subarea C	Subarea D
Max Height	75'	75'	75'	75'
Max FAR	4.0	4.0	2.85	4.0
Max Lot Coverage	90%	90%	90%	90%
Min. Front Yard Setback	6'	6' (0' at Walnut Hill Ln)	6'	6'
Max Front Yard Setback (from interior public r.o.w.)	20'	20'	20'	20'
Min. Side and Rear Yard Setback	6'	6'	6'	6'
Max. Underfloor Area:				
Residential Units	280 Units	850 Units	900 Units	175 Units
Non Residential Floor Area	155,000 s.f	35,000 s.f	300,000 s.f	0
Max. Stories	5	7	5	4

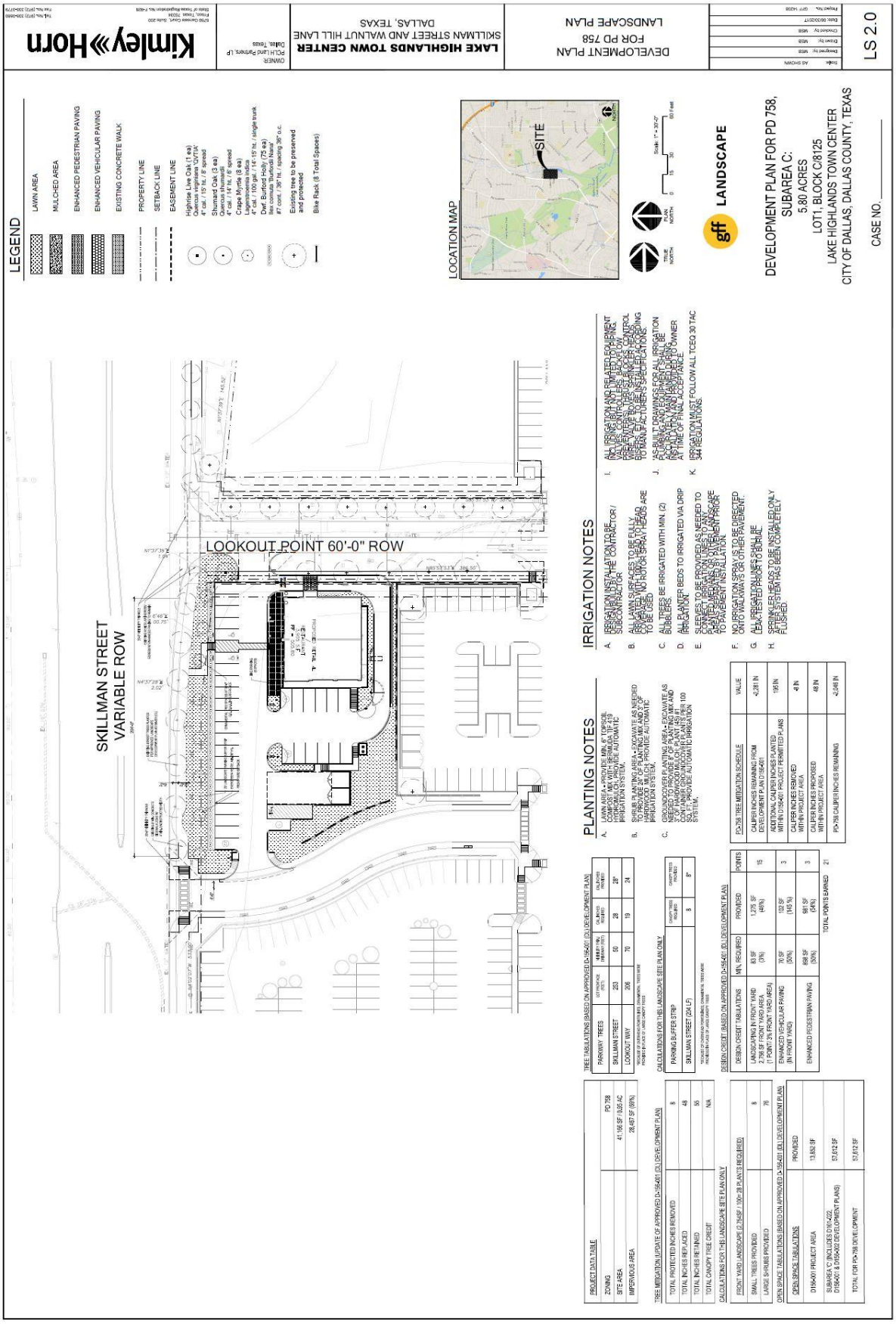
Proposed Development Plan


LOOKOUT POINT
SKILLMAN STREET
WILDCAT WAY
SEDGWICK DRIVE
LOT 1, BLOCK C/8125
5.795 ACRES
PROPOSED BUILDING 4
PROPOSED BUILDING 5
PROPOSED BUILDING 6
EX. BUILDING 1
EX. BUILDING 2
EX. BUILDING 3
EX. BUILDING 4
EX. 140' R.O.W.
S85°57'53"W 397.70'
N 77°23'53" E 132.70'
N 12°36'07" W 150.75'
S 77°23'53" W 132.70'
PARKING SETBACK
20' MAX BUILDING SETBACK
PROPOSED TRAFFIC SIGNAL
PROPOSED RETAINING WALL
PROPOSED OUTDOOR DINING AREA
PROPOSED OUTDOOR COVERED PATIO
EX. PEDESTRIAN SCALE LIGHT POLE
EX. 30' BUFFALO TRANSMISSION EASEMENT
EX. 30' ATMOS ENERGY EASEMENT
EX. 30' ATMOS ENERGY EASEMENT
EX. 30' ATMOS ENERGY

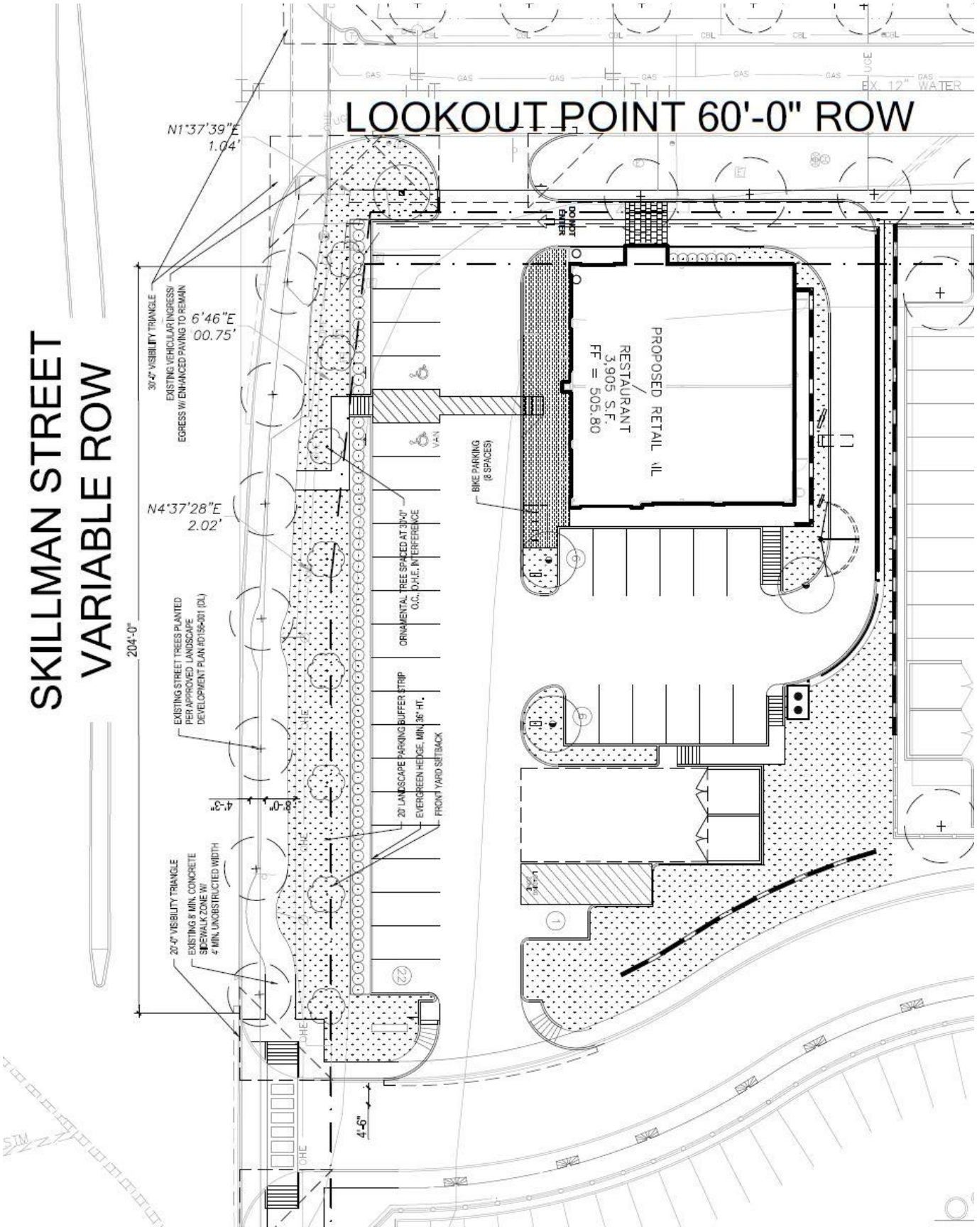
Enlarged Proposed Development Plan



Proposed Landscape Plan



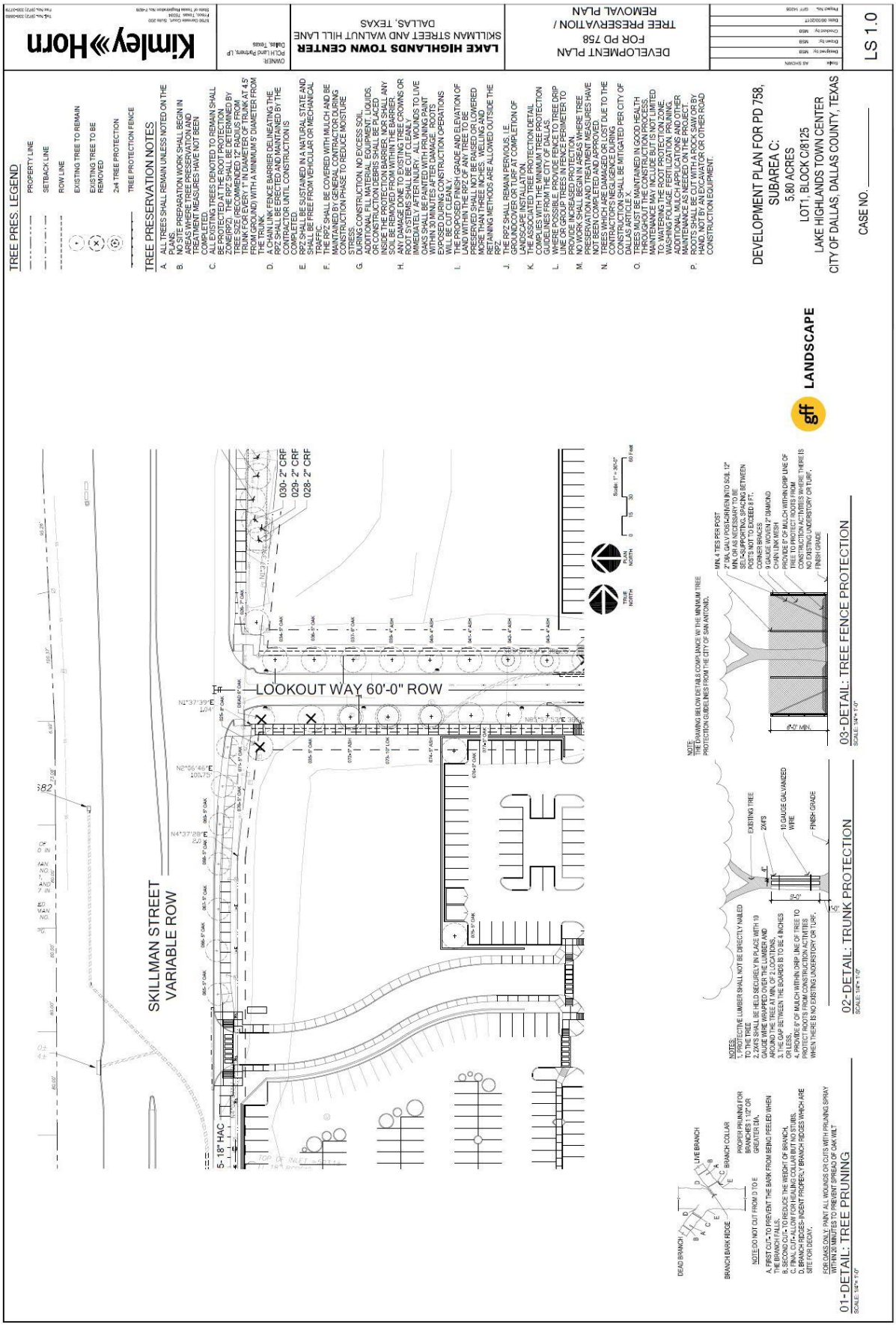
Enlarged Proposed Landscape Plan



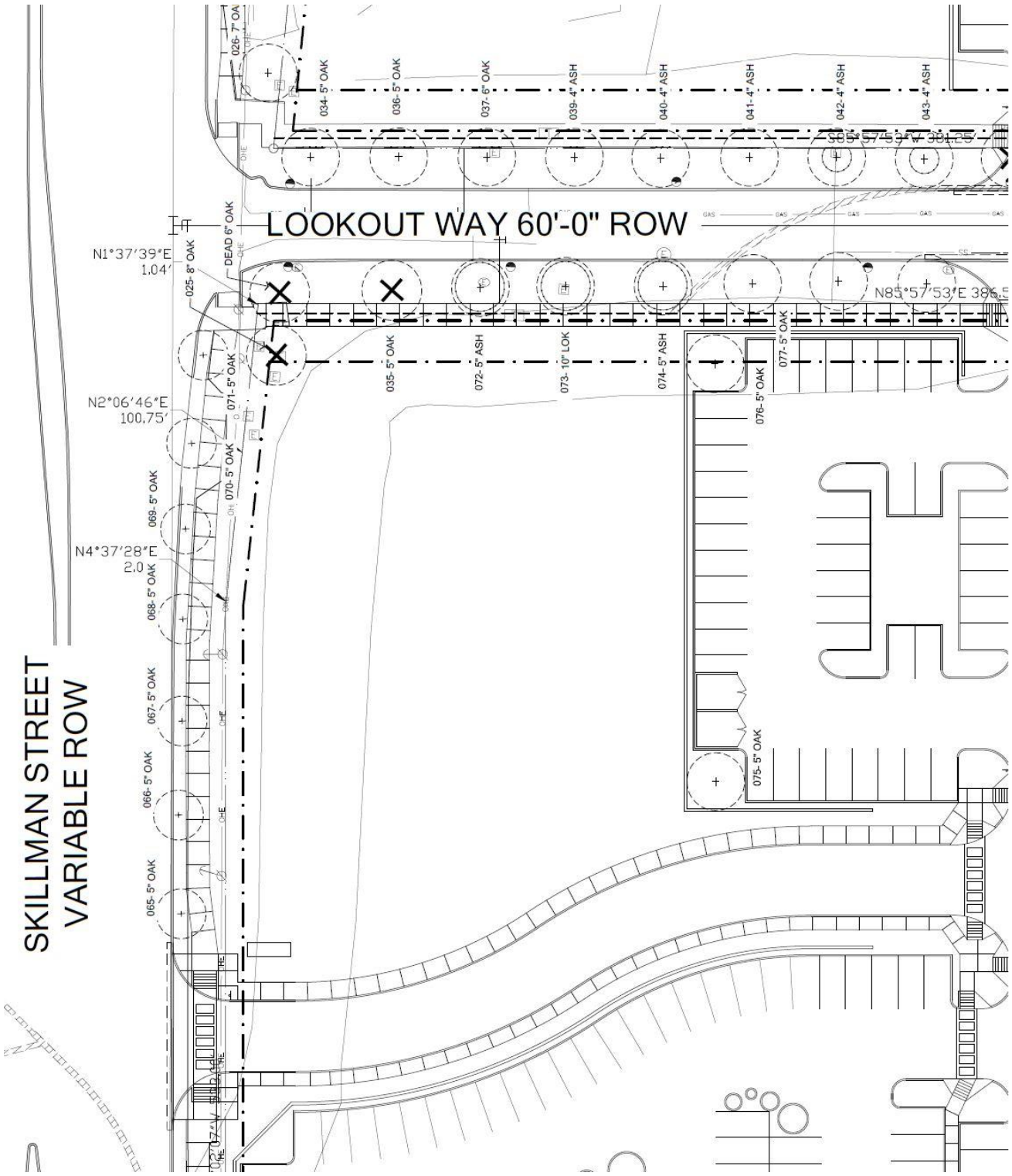
Proposed Landscape Plan Details

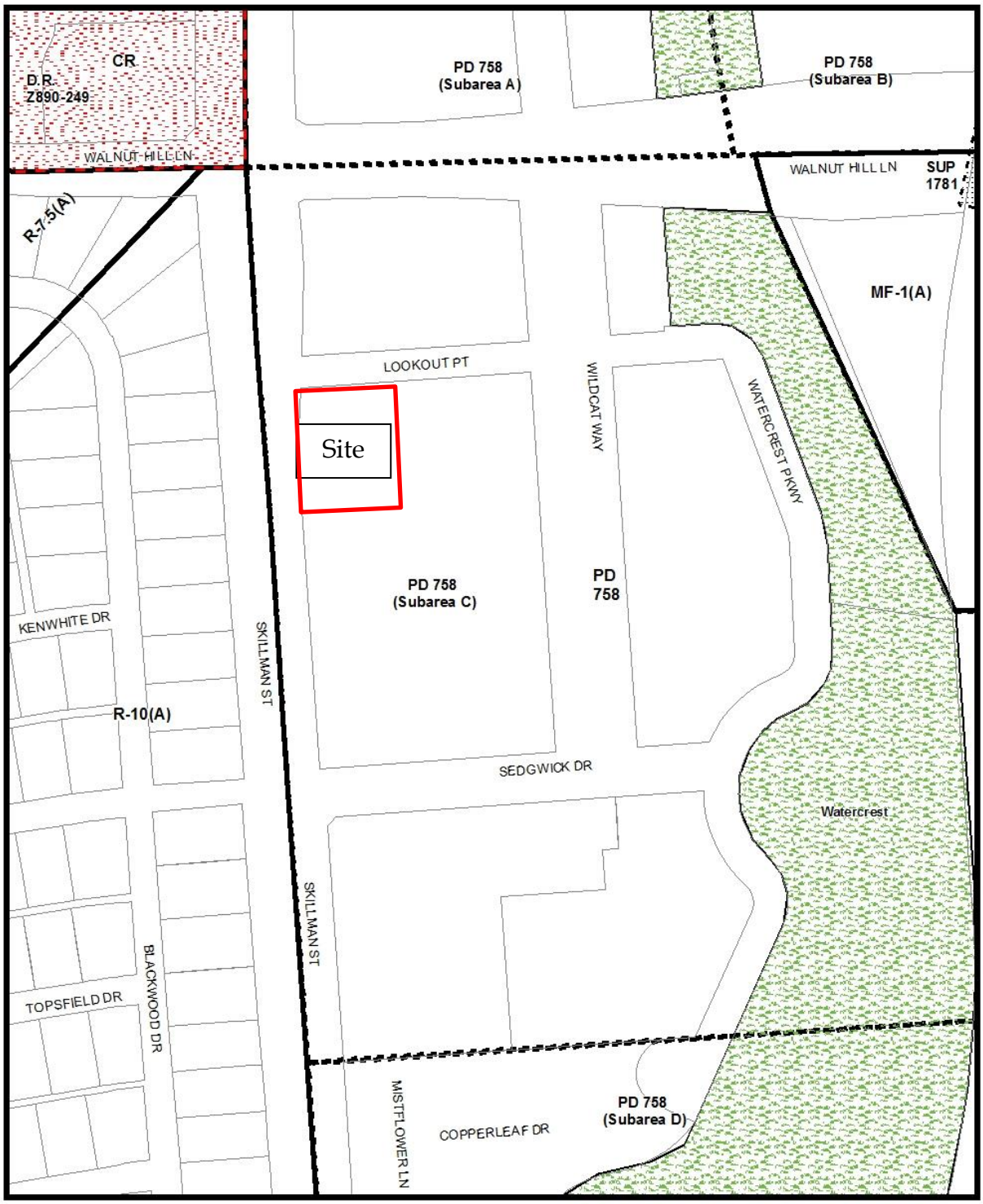
Enlarged Proposed Landscape Plan Details

Proposed Tree Preservation/Removal Plan



Enlarged Proposed Tree Preservation/Removal Plan





1:2,400

Zoning Map

Printed Date: 7/5/2017

1:2,400

Aerial Map

Printed Date: 7/5/2017

CITY PLAN COMMISSION **THURSDAY, JULY 20, 2017**

Planner: Sharon Hurd, AICP

FILE NUMBER: D167-024 **DATE FILED:** April 18, 2017

LOCATION: South of SMU Boulevard, east of North Central Expressway

COUNCIL DISTRICT: 14 **MAPSCO:** 36-E

SIZE OF REQUEST: Approx. 0.9 acres **CENSUS TRACT:** 0079.14

OWNER/APPLICANT: Southern Methodist University

REPRESENTATIVE: Laura Hoffman and Kirk Williams with Winstead PC

REQUEST: An application for a development plan for a surface parking lot on property zoned Subarea 3 within Planned Development District No. 847.

SUMMARY: On April 27, 2011, the City Council passed Ordinance No. 28186 which established Planned Development District No. 847 for certain mixed uses. The zoning was granted with a conceptual plan for three subareas, Subarea 1 development plan, and Subarea 2 development plan.

On October 28, 2015, the City Council passed Ordinance No. 29910, which subsequently amended PDD No. 847. The PD amendment was granted subject to a new development plan for both Subarea 1 and Subarea 2.

The proposed Subarea 3 development plan provides for the removal of the existing carports over the middle and northernmost parking rows and the installation of new covered parking structures over the middle and southernmost parking rows. In addition to the new covered parking, the property owner intends to reconfigure the parking layout and restripe the parking spaces which will result in an increase from 71 to 98 spaces within Subarea 3.

Staff has reviewed the proposed development plan and determined that the plan complies with the requirements of the ordinance for PDD No. 847.

In conjunction with the above requirement, the attached development plan is submitted for the City Planning Commission's consideration.

The most up to date PD ordinance may be viewed at the following link:
http://www.dallascityattorney.com/51P/Articles%20Supp%2042/ARTICLE%20847.pdf

STAFF RECOMMENDATION: Approval

List of Partners, Principals, and Officers

BOARD OFFICERS
OF THE BOARD OF TRUSTEES
OF
SOUTHERN METHODIST UNIVERSITY
FOR FY 2016-2017

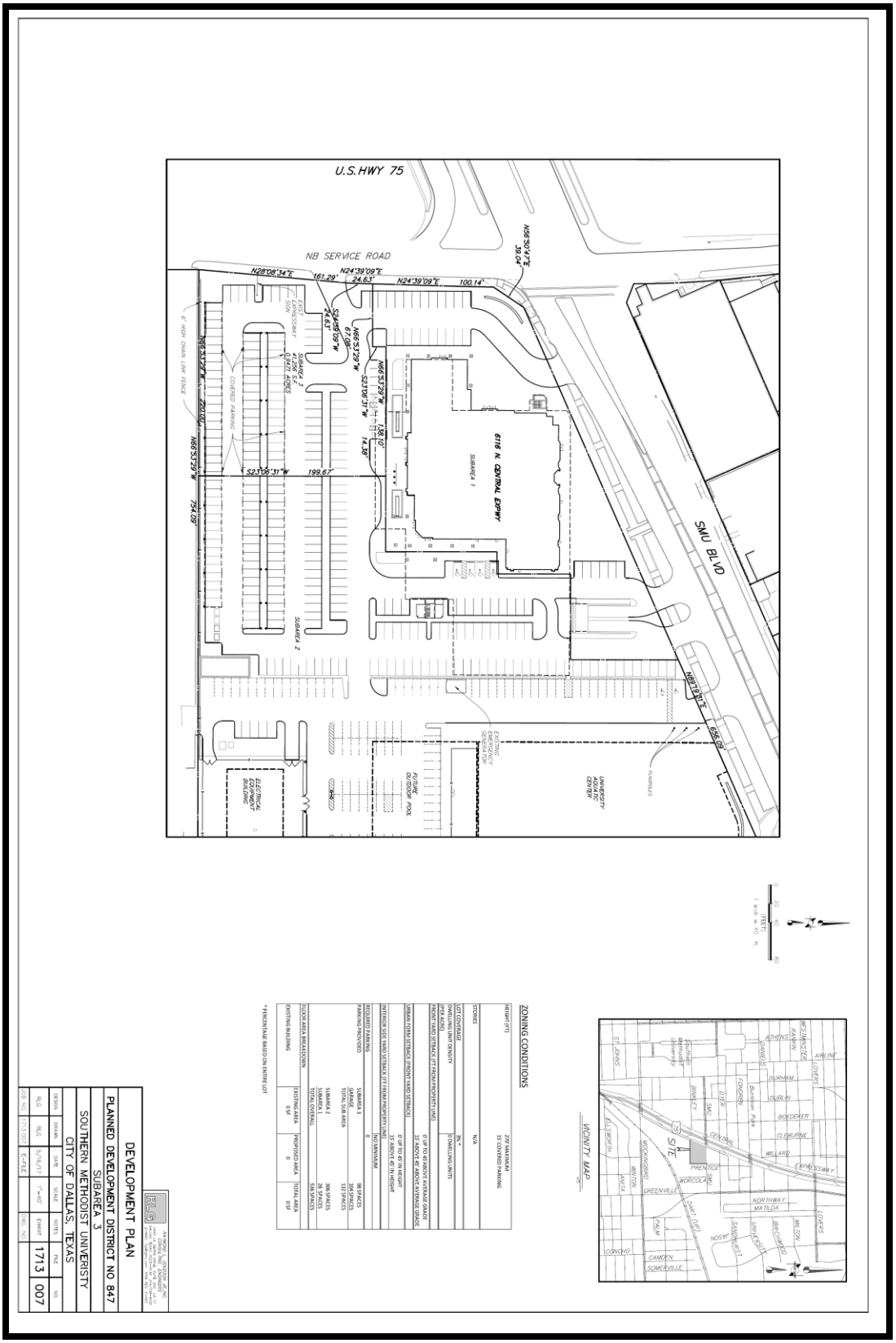
Mr. Michael M. Boone	Chair
Mr. David B. Miller	Vice Chair
Mr. Robert H. Dedman, Jr.	Secretary

List of Partners, Principals, and Officers

Office of the Secretary
SOUTHERN METHODIST UNIVERSITY
2016-2017 BOARD OF TRUSTEES

Mr. Gerald B. Alley
Mrs. Ruth S. Altshuler
Mr. William D. Armstrong
Mr. Michael M. Boone
Mr. Tucker S. Bridwell
Mrs. Laura Welch Bush
Pastor Richie L. Butler
Ms. Kelly H. Compton
Mrs. Jeanne Tower Cox
Mrs. Katherine Crow
Mr. Gary T. Crum
Mr. Robert H. Dedman, Jr.
Mr. Antoine L. V. Dijkstra
Mr. Gerald J. Ford
The Honorable Antonio O. Garza, Jr. (ret.)
Mr. Juan Antonio González Moreno
Bishop Cynthia Fierro Harvey
Dr. Frederick B. Hegi, Jr.
Mr. Clark K. Hunt
Mr. Ray L. Hunt
Mr. David S. Huntley
Bishop Scott J. Jones
Mr. Scott McLean
Mrs. Sarah F. Perot
The Honorable Jeanne L. Phillips
Ms. Caren H. Prothro
Rev. Paul L. Rasmussen
Mr. Carl Sewell
Dr. Jeanne M. Stevenson-Moessner
Mr. Richard K. Templeton
Mr. Stephen Jake Torres
Dr. R. Gerald Turner, President
Mr. Richard Ware
Mr. Royce E. (Ed) Wilson, Sr.

Proposed Development Plan



ZONING CONDITIONS

HEIGHT (FT)		270' MAXIMUM 15' COVERED PARKING
STORIES		N/A
LOT COVERAGE		36% *
DWELLING UNIT DENSITY (PER ACRE)		0 DWELLING UNITS
FRONT YARD SETBACK (FT FROM PROPERTY LINE)		0' UP TO 45' ABOVE 1 BUILDING GRADE 15' ABOVE 45' ABOVE AVERAGE GRADE
URBAN CORRIDOR SETBACK (FRONT YARD SETBACK)		0' UP TO 45' ABOVE 1 BUILDING GRADE 15' ABOVE 45' ABOVE AVERAGE GRADE
INTERIOR SIDE YARD SETBACK (FT FROM PROPERTY LINE)		0' UP TO 45' HEIGHT 15' ABOVE 45' HEIGHT
REQUIRED PARKING		NO MINIMUM
PARKING PROVIDED	SUBAREA 3 GARAGE TOTAL SUB AREA	98 SPACES 194 SPACES 112 SPACES
	SUBAREA 2 SUBAREA 1 TOTAL OVERALL	306 SPACES 338 SPACES 338 SPACES
FLOOR AREA BREAKDOWN		
EXISTING BUILDING	EXISTING AREA 619'	PROPOSED AREA 0
		TOTAL AREA 619'

* PERCENTAGE BASED ON ENTIRE LOT

DEVELOPMENT PLAN

PLANNED DEVELOPMENT DISTRICT NO 847

SUBAREA 3

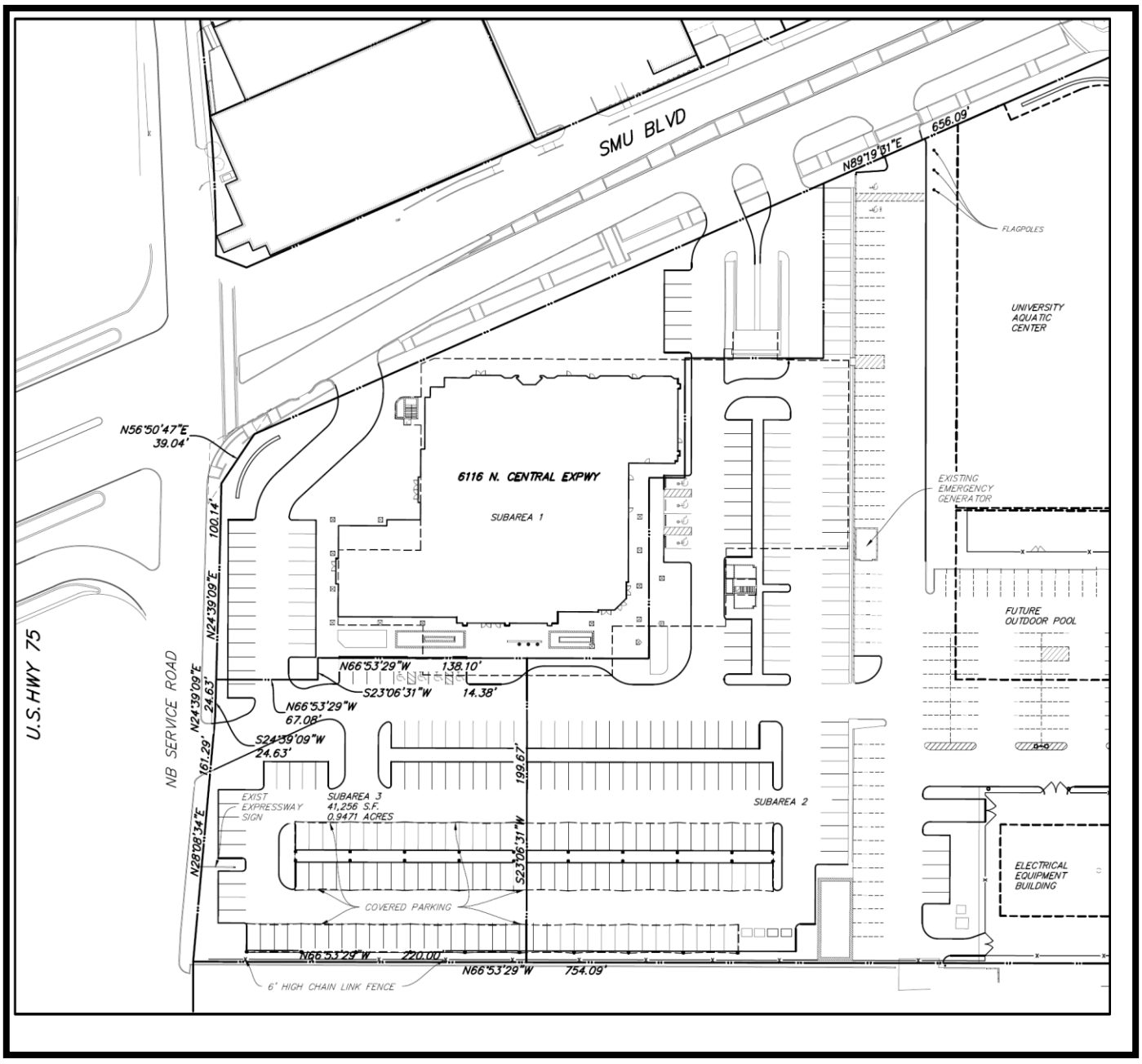
SOUTHERN METHODIST UNIVERSITY

CITY OF DALLAS, TEXAS

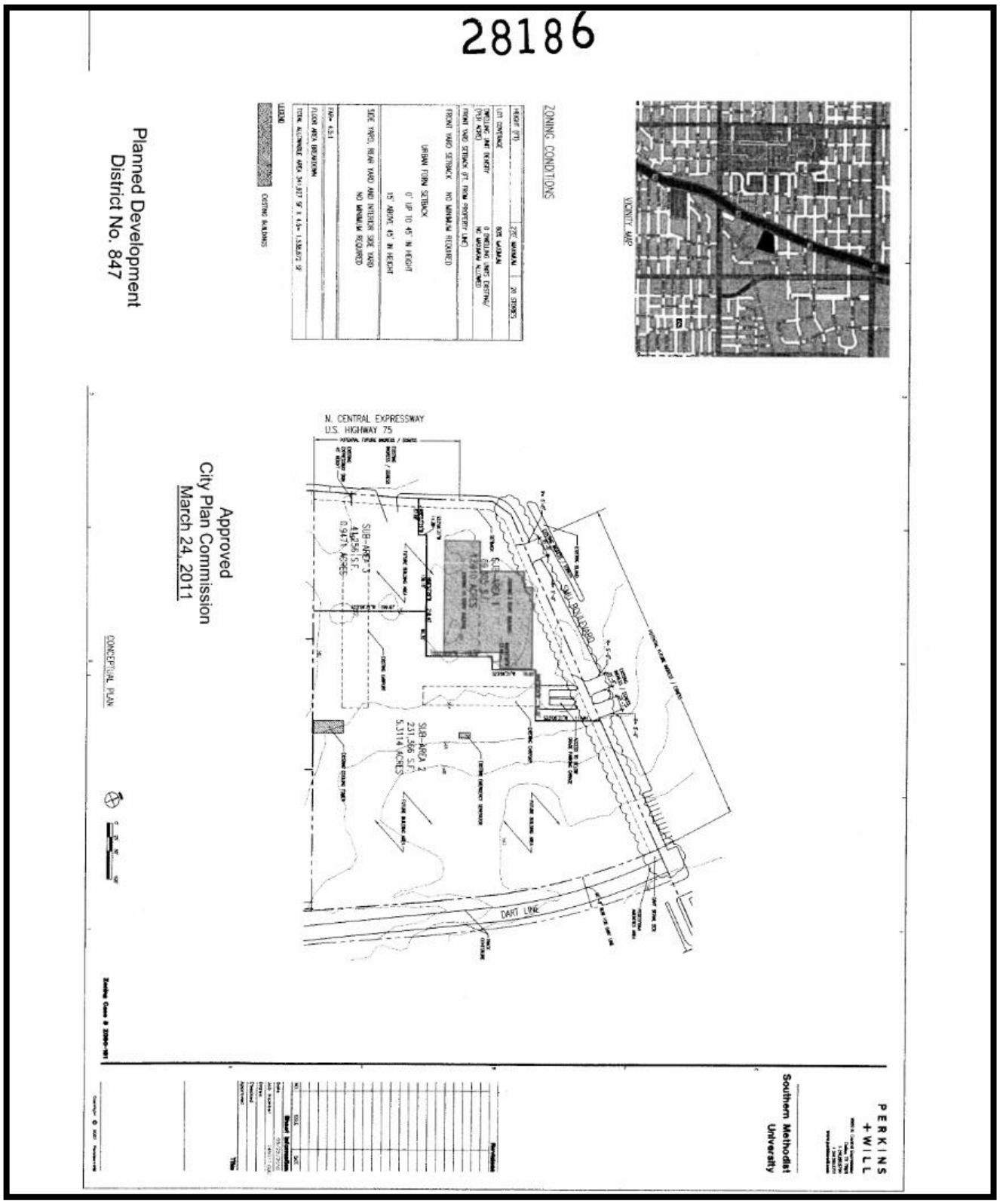
DESIGN	DRAWN	DATE	SCALE	SHEET	FILE NO.
RLG	RLG	5/15/17	1"=40'	EXHIBIT	1713 007
JOB NO.	1713.00		E-142	SPEC NO.	

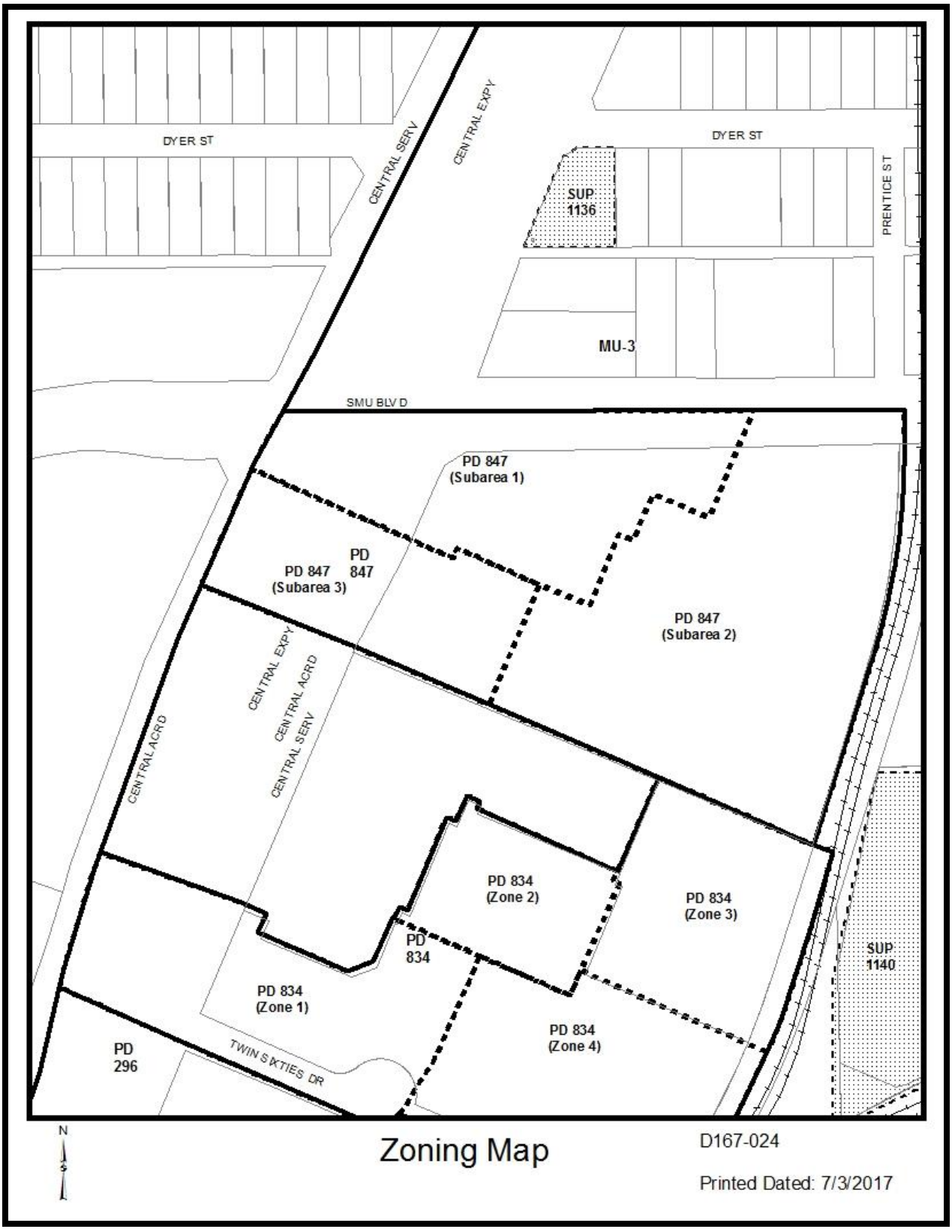
RLG
RANDALL L. GERVAIS, JR. AIA
2323 N. BISHOP AVE., STE. 201
DALLAS, TEXAS 75208
214.941.1386
www.rlgervais.com

Enlarged Development Plan



Existing Conceptual Plan




DYER ST
CENTRAL SERV
CENTRAL EXPY
DYER ST
SUP 1136
PRENTICE ST
MU-3
SMU BLVD
PD 847 (Subarea 1)
PD 847 (Subarea 3)
PD 847
PD 847 (Subarea 2)
CENTRAL EXPY
CENTRAL ACRD
CENTRAL ACRD
CENTRAL SERV
PD 834 (Zone 2)
PD 834 (Zone 3)
PD 834
SUP 1140
PD 834 (Zone 1)
PD 834 (Zone 4)
PD 296
TWIN SIXTIES DR
N
Zoning Map
D167-024
Printed Dated: 7/3/2017

Aerial Map

D167-024

Printed Dated: 7/3/2017

CITY PLAN COMMISSION **THURSDAY, JULY 20, 2017**

Planner: Sharon Hurd, AICP

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

DOWNTOWN (RETAIL A)

CASE NUMBER: 1703130004 **DATE FILED:** May 15, 2017

LOCATION: 800 Main Street (north elevation) **SIZE OF REQUEST:** 103 square feet

COUNCIL DISTRICT: 14 **ZONING:** CA-1(A) **MAPSCO:** 45-P

APPLICANT: Daniel Rodriguez

CONTRACTOR: NW Sign Industries, Inc.

OWNER/TENANT: Bank of America Plaza Parking

REQUEST: An application for a Certificate of Appropriateness by Daniel Rodriguez of NW Sign Industries, Inc. for a 103-square-foot upper level attached sign at 800 Main Street (north elevation).

SUMMARY: The applicant will construct an upper level flat attached sign of the Bank of America Plaza Parking logo.

STAFF RECOMMENDATION: **Approval**

SSDAC RECOMMENDATION: **Approval**, subject to conditions

BACKGROUND:

- The subject site is located in the Downtown (Retail A) SPSD.

- The request is for an *upper level sign*, which is an attached sign wholly situated within the upper level sign area. The *upper level sign area* is the portion of a facade more than 36 feet above grade and within the top 12 feet of a facade on buildings 18 stories or less, or within the top 36 feet of a facade on buildings more than 18 stories.

- The total effective area of an upper level sign may not exceed 30% of the upper level sign area, per Section 51A-7.911 Attached Premise Signs.

- The upper level sign area is approximately 14,700 sq. ft. X 30% = 882 square feet. The proposed sign is 103 square feet. It will be located on the north elevation, approximately 245 feet above grade. Signage will be constructed of aluminum with applied perforated silver vinyl on an acrylic face.

- Construction of the upper level attached sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per SEC. 51A-7.911(e)(3)

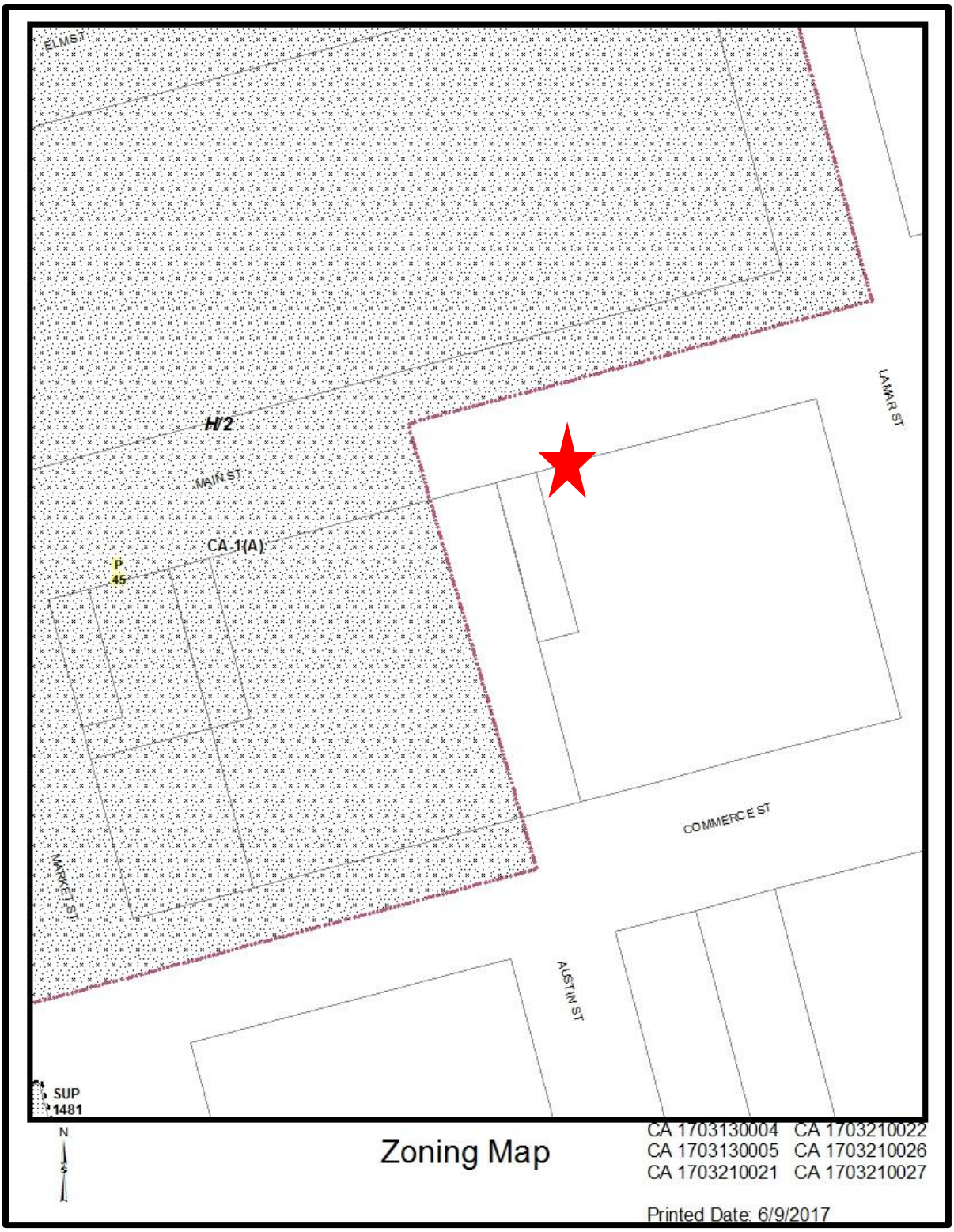
    (3) Upper level flat attached signs.

        (A) Each upper level flat attached sign may have a maximum of eight words that contain any character of a height equal to or exceeding four inches. [The sign contains no words]

        (B) Upper level flat attached signs must be wholly located within the upper level sign area. [The sign is wholly in the upper level sign area]

- On June 13, 2017, SSDAC recommended approval of the upper level flat attached sign subject to the condition that the sign be located at least 12 inches below the coping. The attached exhibits are in compliance with this condition.

Case Number: 1703130004



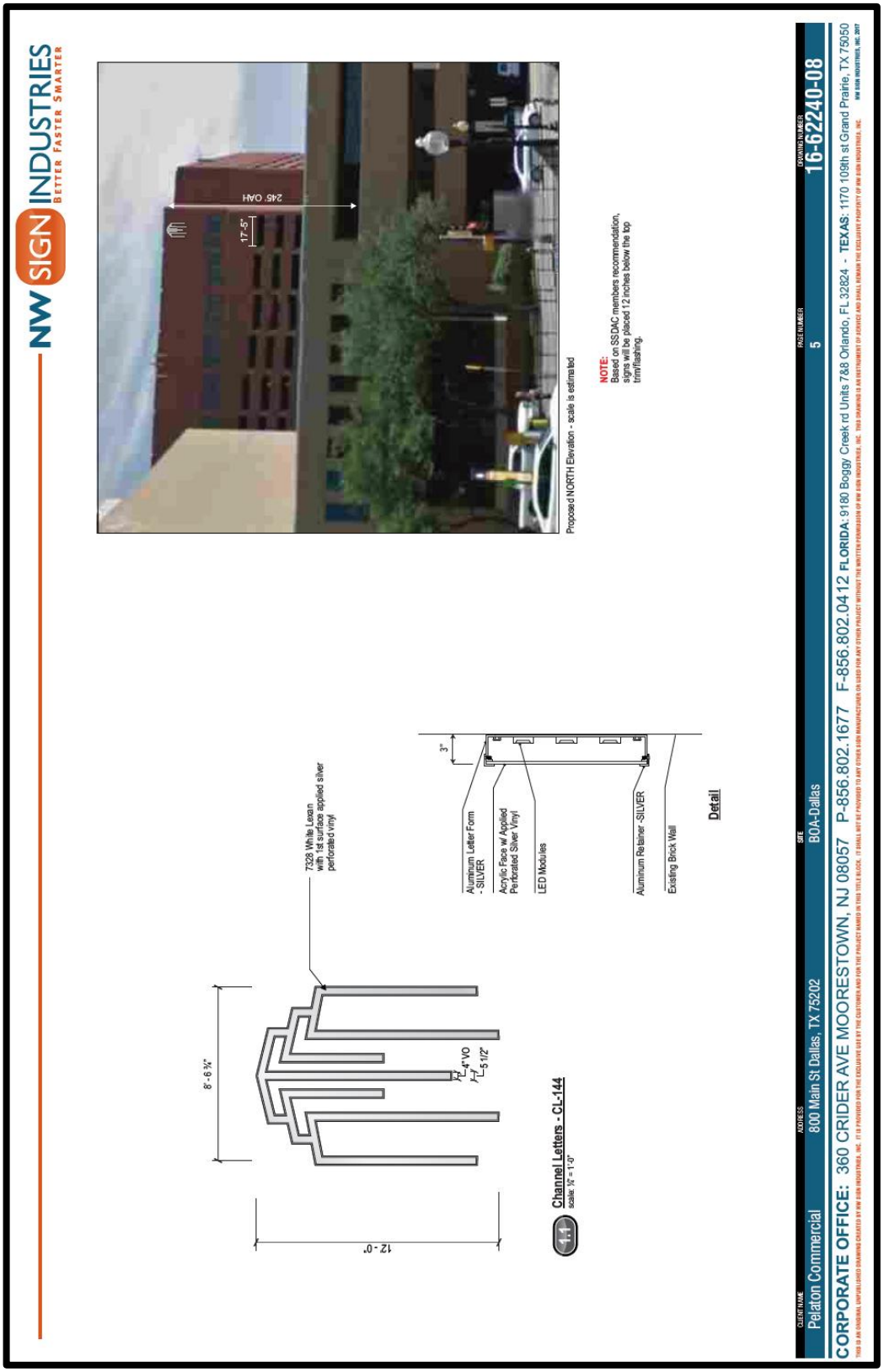
Case Number: 1703130004

Case Number: 1703130004

Overall Signage Layout

Case Number: 1703130004

North Elevation 1.1



CITY PLAN COMMISSION **THURSDAY, JULY 20, 2017**

Planner: Sharon Hurd, AICP

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

DOWNTOWN (RETAIL A)

CASE NUMBER: 1703130005 **DATE FILED:** May 16, 2017

LOCATION: 800 Main Street (north elevation) **SIZE OF REQUEST:** 9 square feet

COUNCIL DISTRICT: 14 **ZONING:** CA-1(A) **MAPSCO:** 45-P

APPLICANT: Daniel Rodriguez

CONTRACTOR: NW Sign Industries, Inc.

OWNER/TENANT: Bank of America Plaza Parking

REQUEST: An application for a Certificate of Appropriateness by Daniel Rodriguez of NW Sign Industries, Inc. for a 9-square-foot lower projecting attached sign at 800 Main Street (north elevation).

SUMMARY: The applicant will construct a projecting attached sign with a parking logo.

STAFF RECOMMENDATION: **Approval**

SSDAC RECOMMENDATION: **Approval**

BACKGROUND:

- The subject site is located in the Downtown SPSD (Retail A).

- The request is for a lower projecting attached sign, which is defined as an attached sign projecting more than 18 inches from a building.

- The proposed sign is 9 square feet. It will be located on the north elevation, approximately 20 feet above grade. Signage will be constructed of fabricated aluminum with acrylic faces and LED illumination.

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

(1) Lower projecting attached signs.

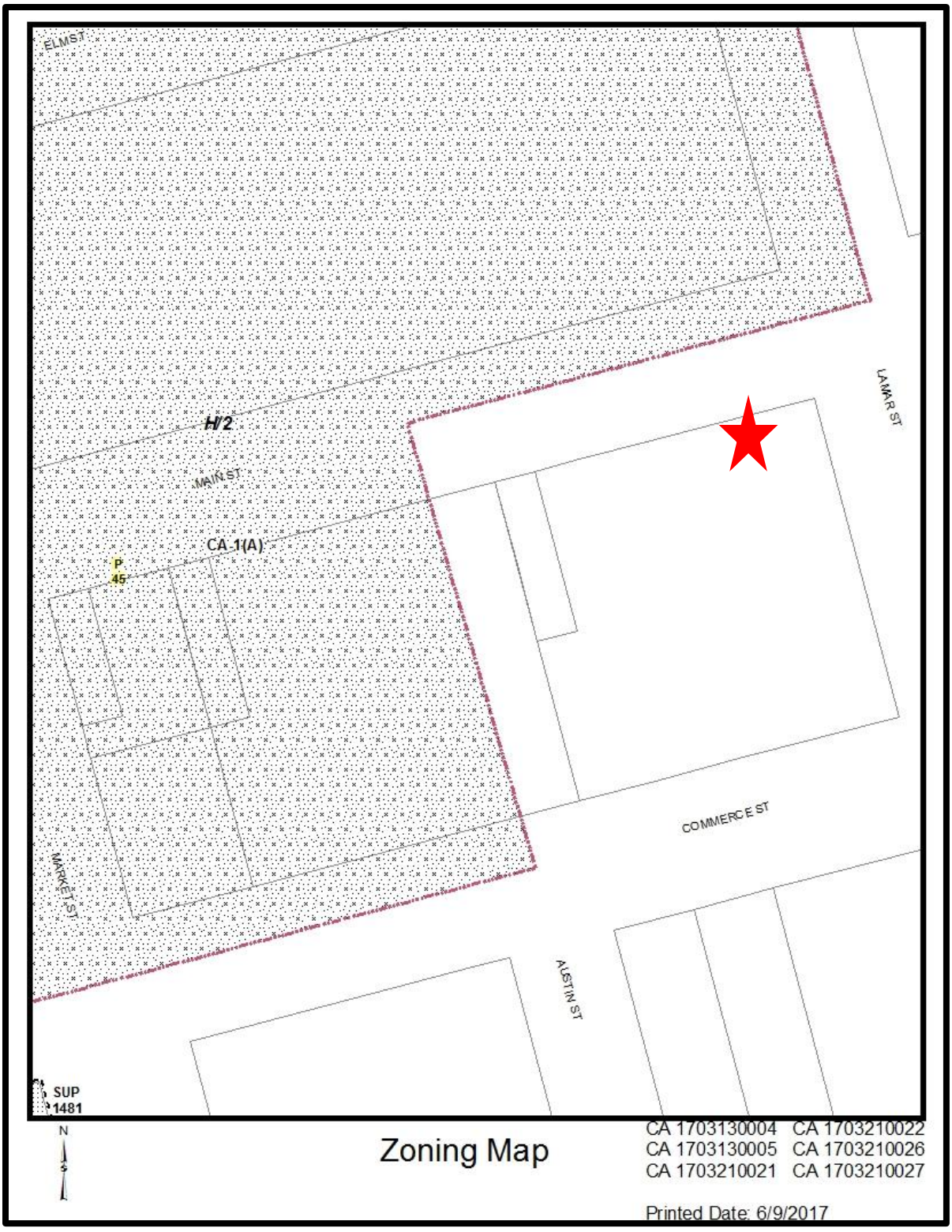
(A) No premise may have more than one lower projecting attached sign per pedestrian entrance. [there is no more than one lower projecting attached sign per pedestrian entrance]

(B) No lower projecting attached sign may exceed 15 square feet in effective area in the General CBD and Convention Center Subdistricts, or 30 square feet in effective area in the Retail and Main Street Subdistricts. [sign is located in the Retail Subdistrict and is 9 square feet]

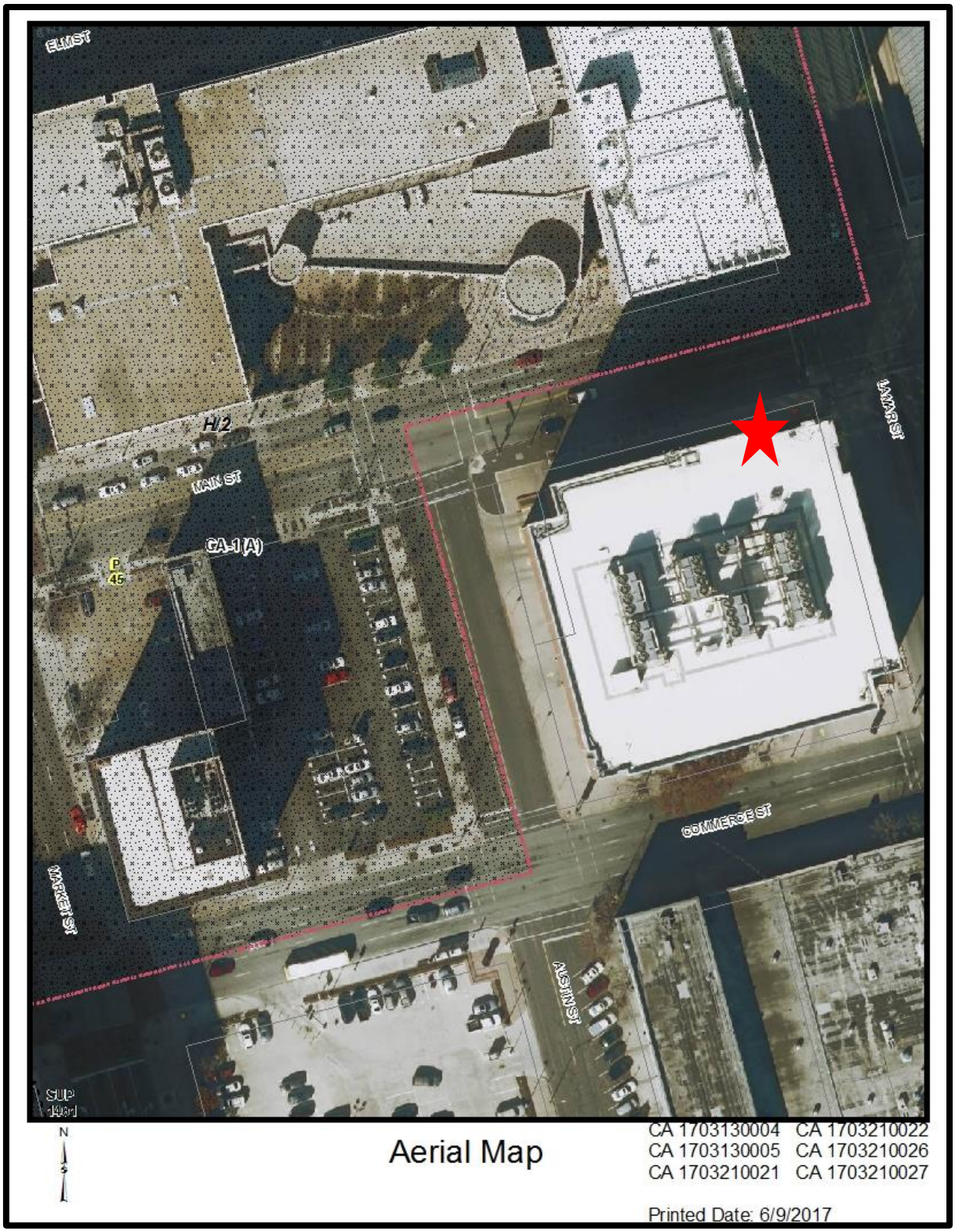
(C) No lower projecting attached sign may be lower than 10 feet above grade, or project vertically above the roof of a building, or 25 feet above grade, whichever is lower. [sign is approximately 20 feet above grade]

(D) No lower projecting attached sign may project more than five feet into the public right-of-way. [sign is not projecting into the public right-of-way]

Case Number: 1703130005



Case Number: 1703130005

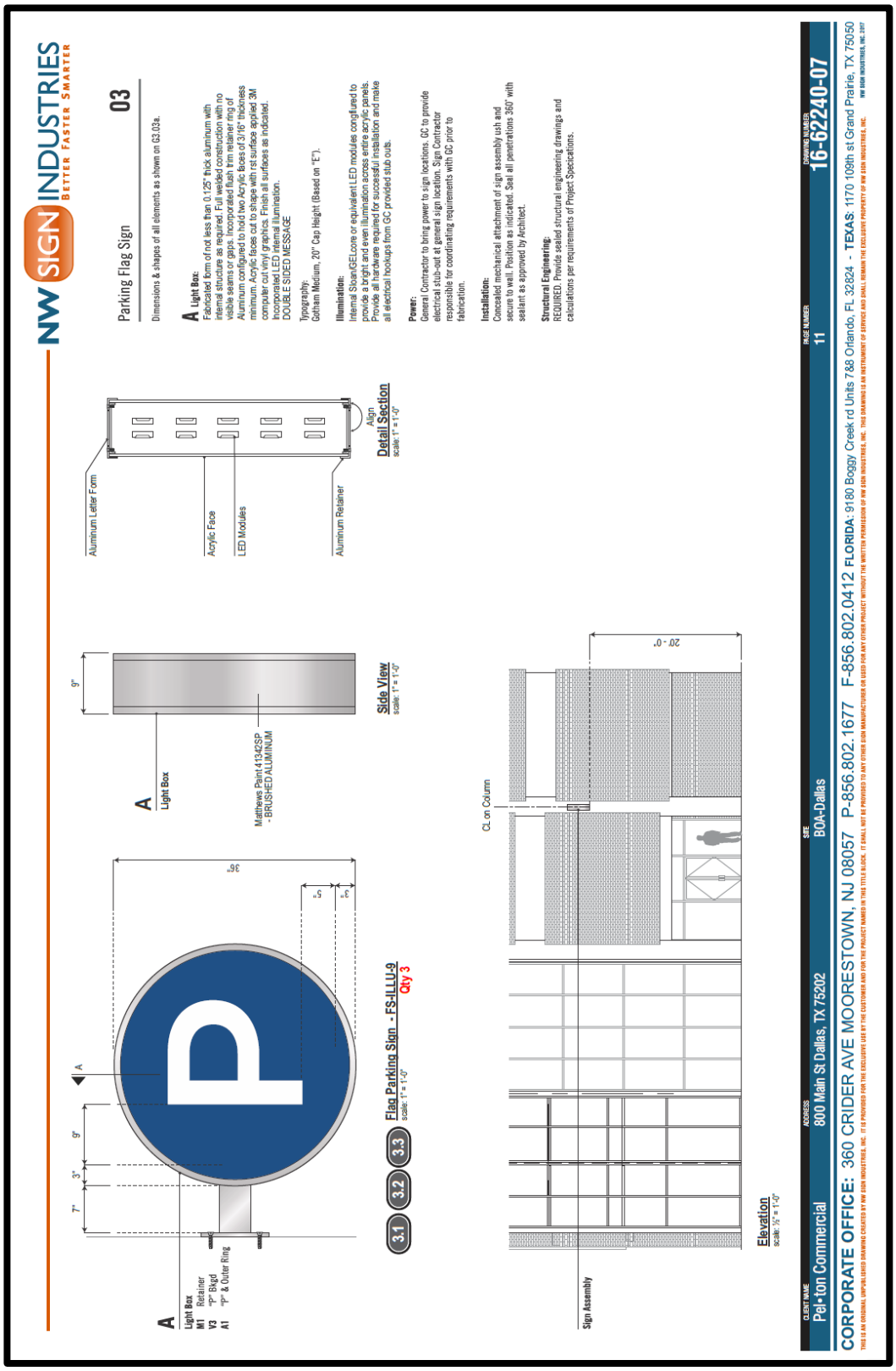


Case Number: 1703130005

Overall Signage Layout

Case Number: 1703130005

North Elevation 3.1



CITY PLAN COMMISSION **THURSDAY, JULY 20, 2017**

Planner: Sharon Hurd, AICP

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

DOWNTOWN (RETAIL A)

CASE NUMBER: 1703210021 **DATE FILED:** May 16, 2017

LOCATION: 800 Main Street (east elevation) **SIZE OF REQUEST:** 103 square feet

COUNCIL DISTRICT: 14 **ZONING:** CA-1(A) **MAPSCO:** 45-P

APPLICANT: Daniel Rodriguez

CONTRACTOR: NW Sign Industries, Inc.

OWNER/TENANT: Bank of America Plaza Parking

REQUEST: An application for a Certificate of Appropriateness by Daniel Rodriguez of NW Sign Industries, Inc. for a 103-square-foot upper level attached sign at 800 Main Street (east elevation).

SUMMARY: The applicant will construct an upper level flat attached sign of the Bank of America Plaza Parking logo.

STAFF RECOMMENDATION: **Approval**

SSDAC RECOMMENDATION: **Approval**, subject to conditions.

BACKGROUND:

- The subject site is located in the Downtown (Retail A) SPSD.

- The request is for an *upper level sign*, which is an attached sign wholly situated within the upper level sign area. The *upper level sign area* is the portion of a facade more than 36 feet above grade and within the top 12 feet of a facade on buildings 18 stories or less, or within the top 36 feet of a facade on buildings more than 18 stories.

- The total effective area of an upper level sign may not exceed 30% of the upper level sign area, per Section 51A-7.911 Attached Premise Signs.

- The upper level sign area is approximately 14,700 sq. ft. X 30% = 882 square feet. The proposed sign is 103 square feet. It will be located on the east elevation, approximately 245 feet above grade. Signage will be internally illuminated with LED modules and constructed of aluminum with applied perforated silver vinyl on an acrylic face.

- Construction of the upper level attached sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per SEC. 51A-7.911(e)(3)

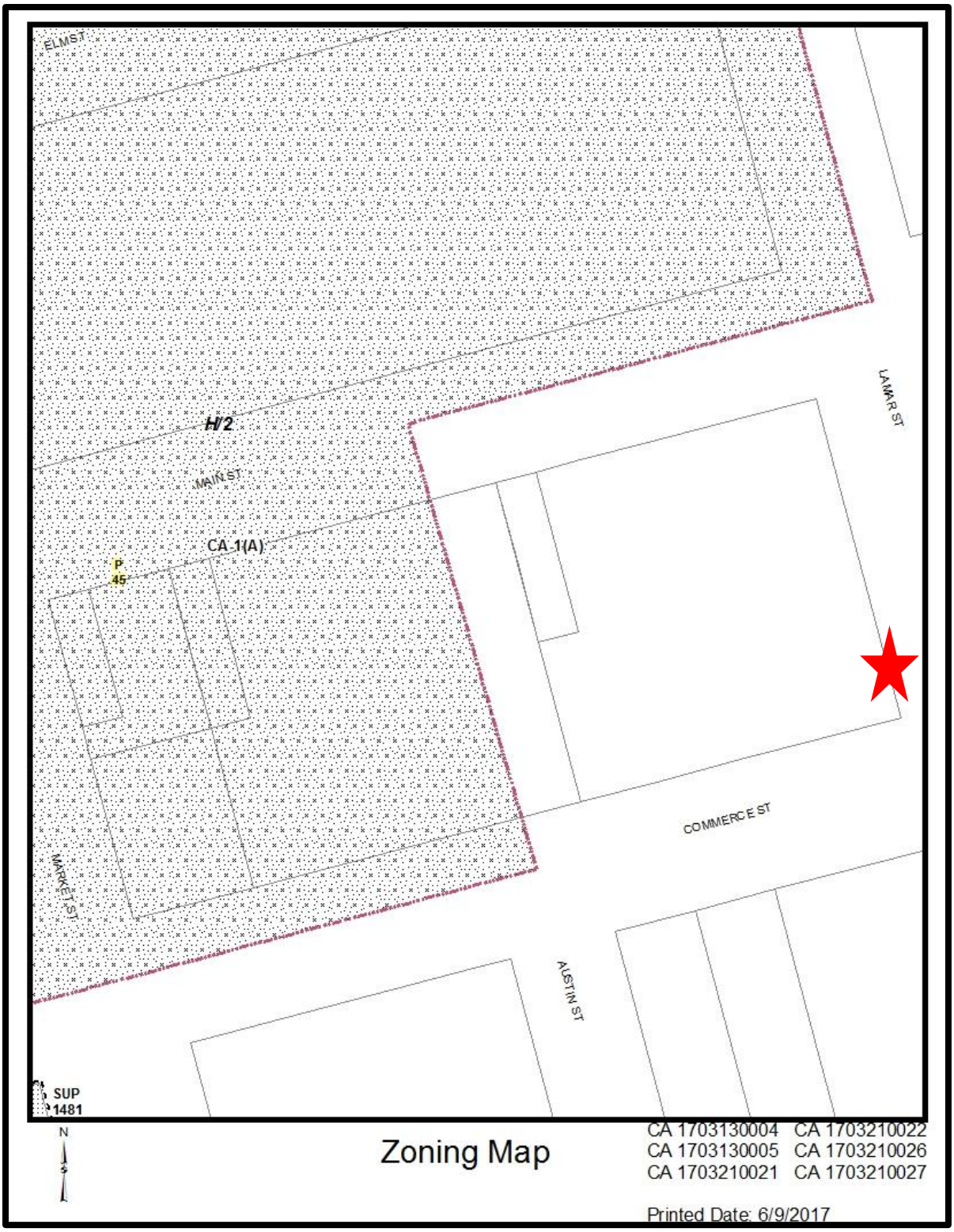
    (3) Upper level flat attached signs.

        (A) Each upper level flat attached sign may have a maximum of eight words that contain any character of a height equal to or exceeding four inches. [The sign contains no words]

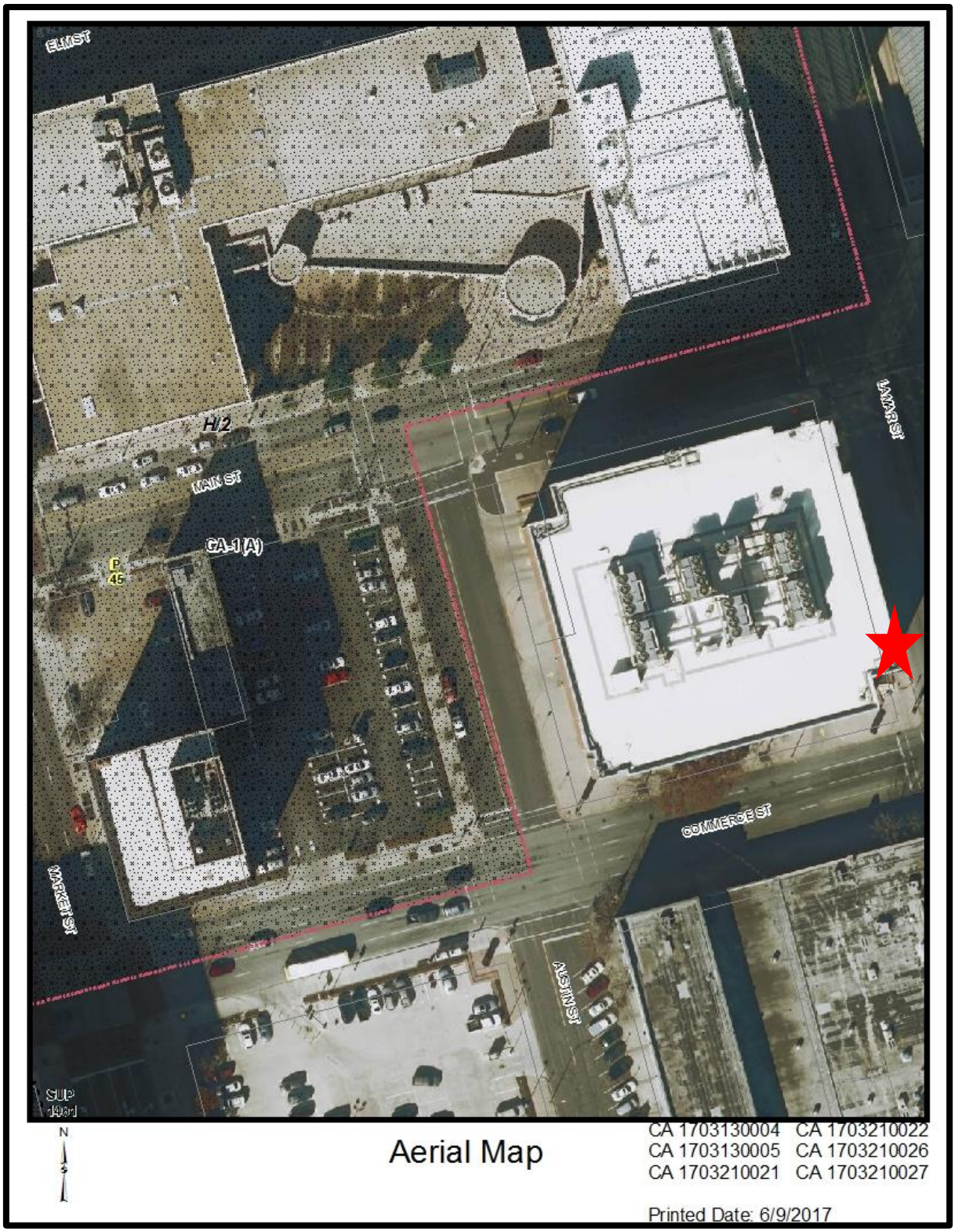
        (B) Upper level flat attached signs must be wholly located within the upper level sign area. [The sign is wholly in the upper level sign area]

- On June 13, 2017, SSDAC recommended approval of the upper level flat attached sign subject to the condition that the sign be located at least 12 inches below the coping. The attached exhibits are in compliance with this condition.

Case Number: 1703210021



Case Number: 1703210021



Aerial Map

CA 1703130004 CA 1703210022
CA 1703130005 CA 1703210026
CA 1703210021 CA 1703210027

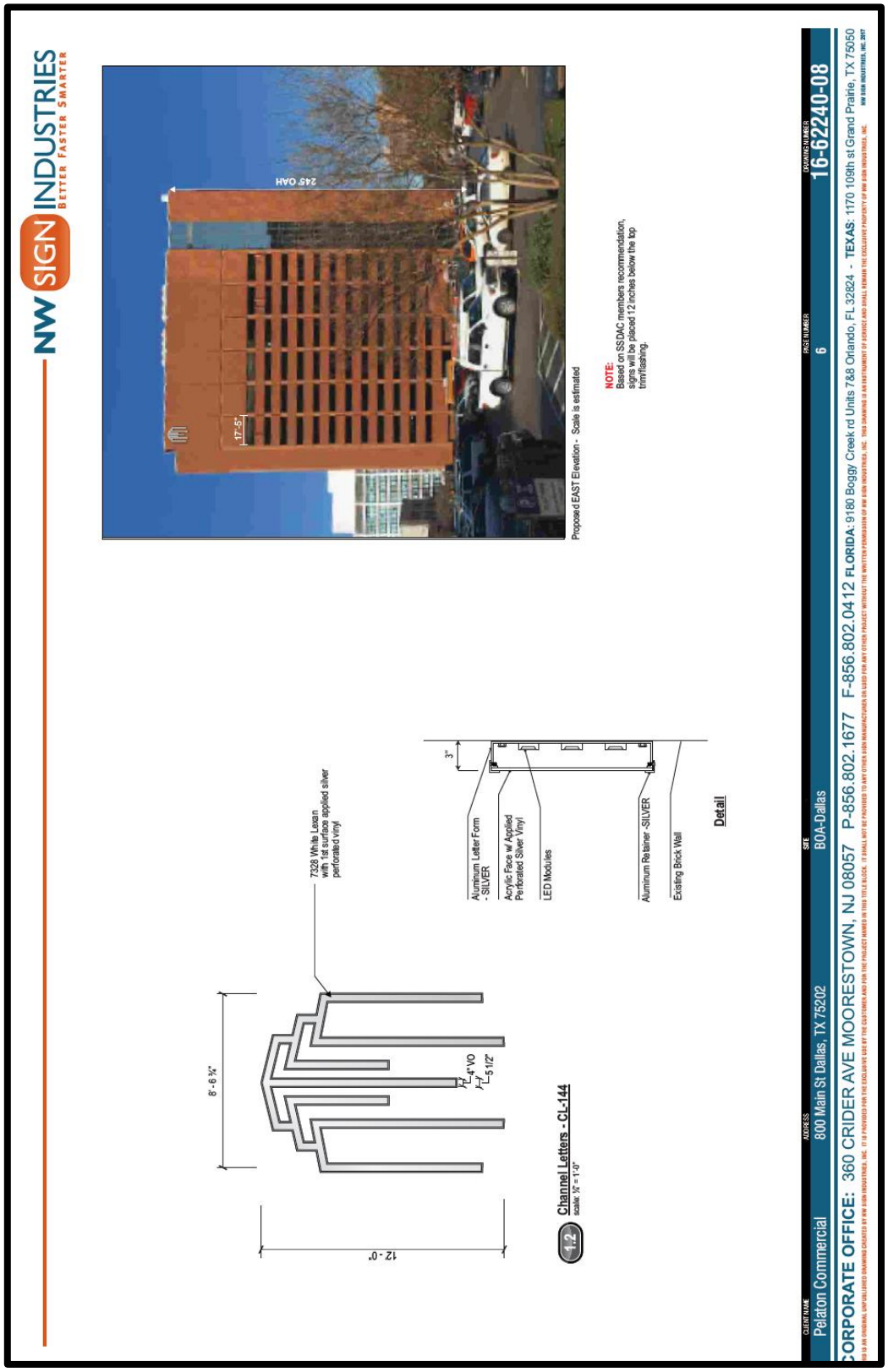
Printed Date: 6/9/2017

Case Number: 1703210021

Overall Signage Layout

Case Number: 1703210021

East Elevation 1.2



CITY PLAN COMMISSION **THURSDAY, JULY 20, 2017**

Planner: Sharon Hurd, AICP

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

DOWNTOWN (RETAIL A)

CASE NUMBER: 1703210022 **DATE FILED:** May 16, 2017

LOCATION: 800 Main Street (west elevation) **SIZE OF REQUEST:** 103 square feet

COUNCIL DISTRICT: 14 **ZONING:** CA-1(A) **MAPSCO:** 45-P

APPLICANT: Daniel Rodriguez

CONTRACTOR: NW Sign Industries, Inc.

OWNER/TENANT: Bank of America Plaza Parking

REQUEST: An application for a Certificate of Appropriateness by Daniel Rodriguez of NW Sign Industries, Inc. for a 103-square-foot upper level attached sign at 800 Main Street (west elevation).

SUMMARY: The applicant will construct an upper level flat attached sign of the Bank of America Plaza Parking logo.

STAFF RECOMMENDATION: **Approval**

SSDAC RECOMMENDATION: **Approval**, subject to conditions.

BACKGROUND:

- The subject site is located in the Downtown (Retail A) SPSD.

- The request is for an *upper level sign*, which is an attached sign wholly situated within the upper level sign area. The *upper level sign area* is the portion of a facade more than 36 feet above grade and within the top 12 feet of a facade on buildings 18 stories or less, or within the top 36 feet of a facade on buildings more than 18 stories.

- The total effective area of an upper level sign may not exceed 30% of the upper level sign area, per Section 51A-7.911 Attached Premise Signs.

- The upper level sign area is approximately 14,700 sq. ft. X 30% = 882 square feet. The proposed sign is 103 square feet. It will be located on the west elevation, approximately 245 feet above grade. Signage will be internally illuminated with LED modules and constructed of aluminum with applied perforated silver vinyl on an acrylic face.

- Construction of the upper level attached sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per SEC. 51A-7.911(e)(3)

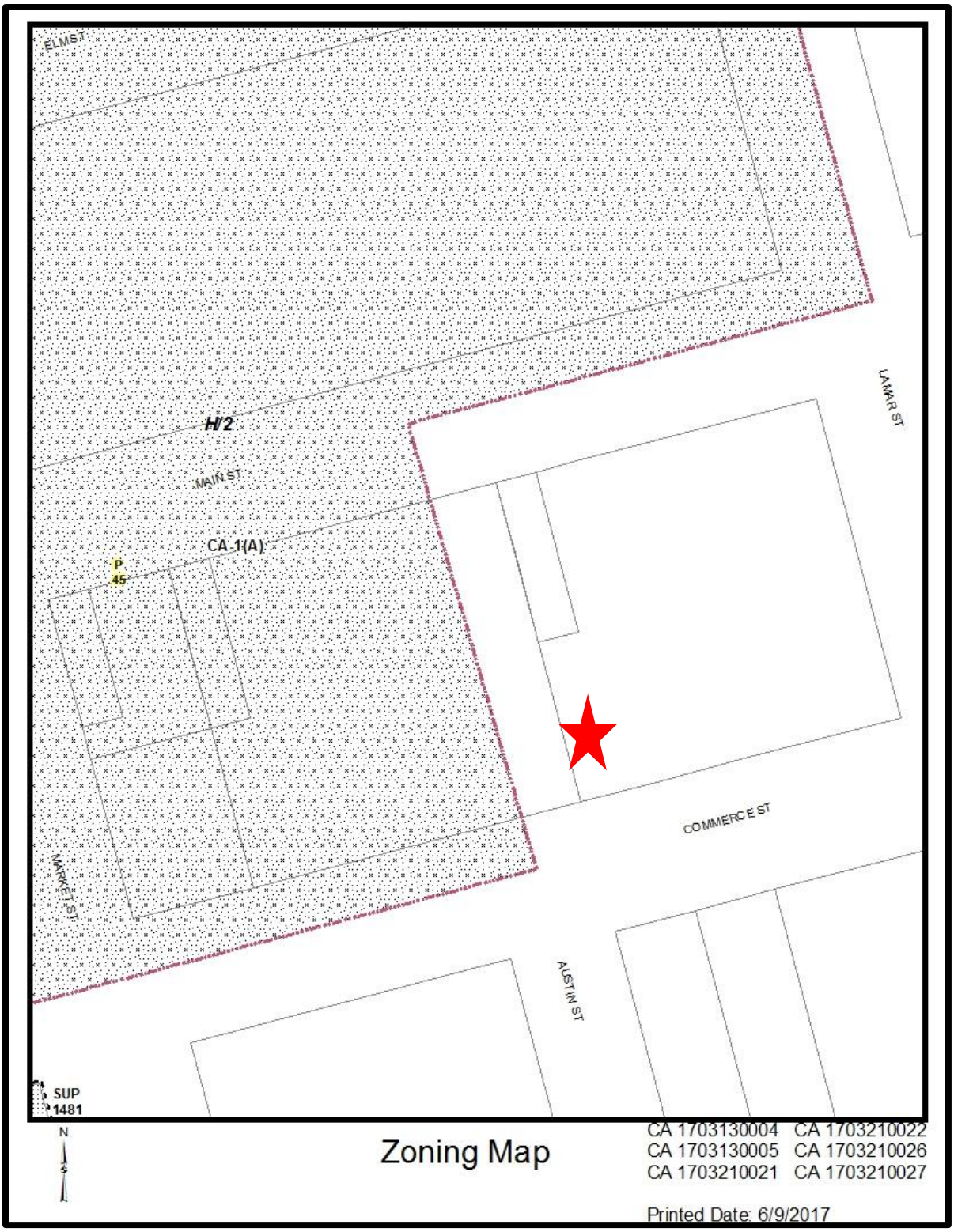
    (3) Upper level flat attached signs.

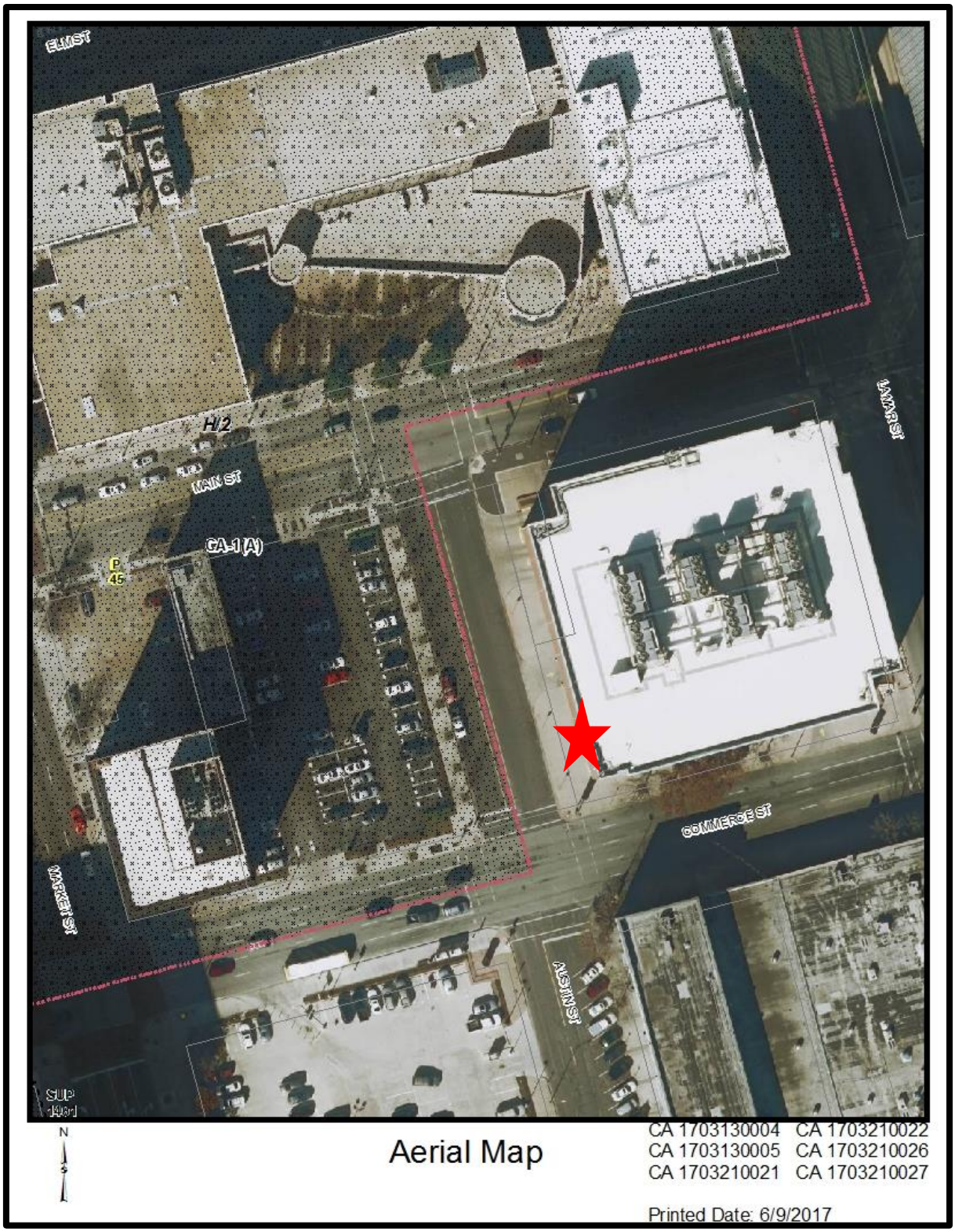
        (A) Each upper level flat attached sign may have a maximum of eight words that contain any character of a height equal to or exceeding four inches. [The sign contains no words]

        (B) Upper level flat attached signs must be wholly located within the upper level sign area. [The sign is wholly in the upper level sign area]

- On June 13, 2017, SSDAC recommended approval of the upper level flat attached sign subject to the condition that the sign be located at least 12 inches below the coping. The attached exhibits are in compliance with this condition.

Case Number: 1703210022



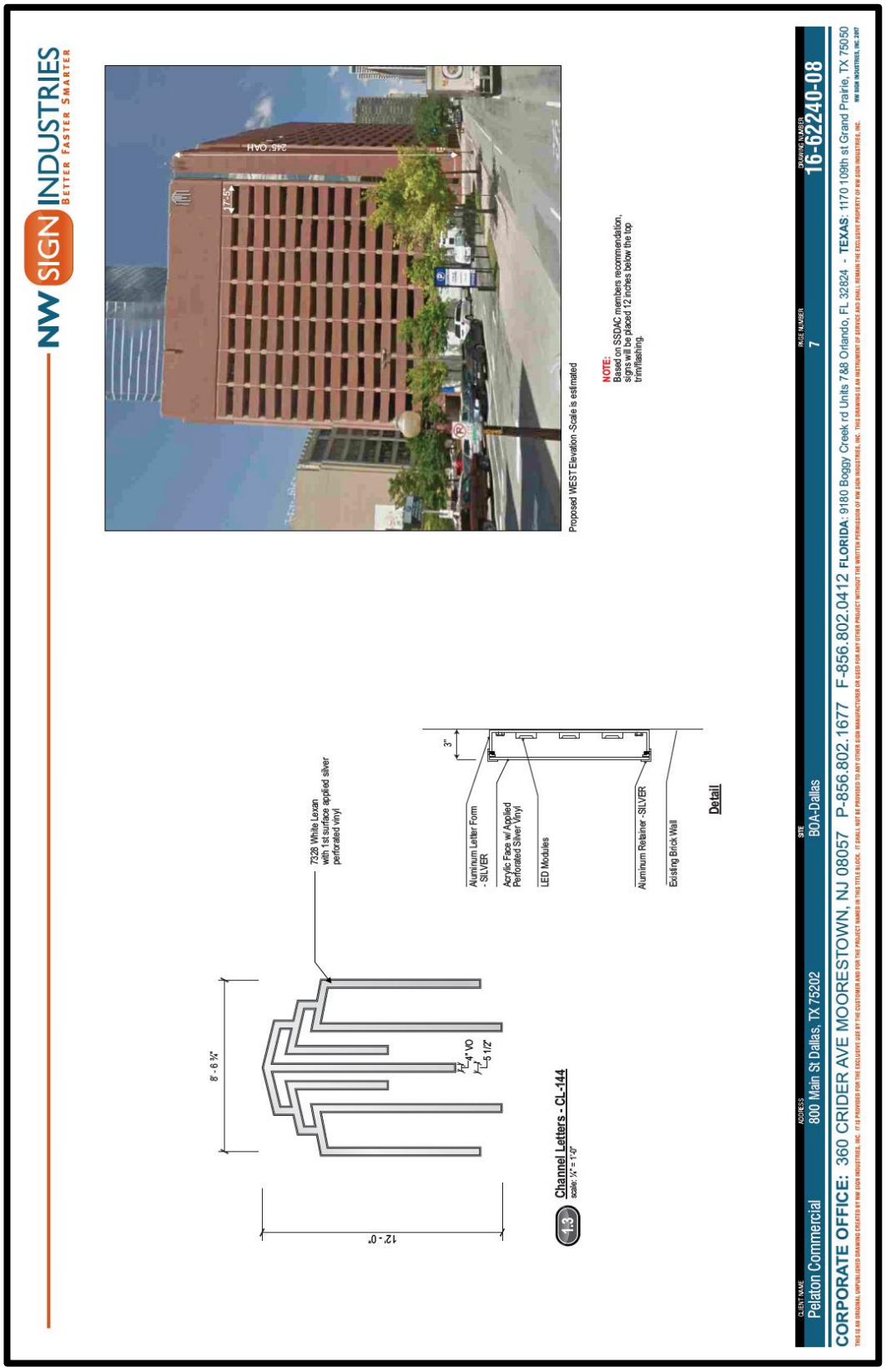

ELM ST
H/2
MAIN ST
GA-1 (A)
P
45
MAIN ST
COMMERCE ST
MARKET ST
AUSTIN ST
SUP
N
S
Aerial Map
CA 1703130004 CA 1703210022
CA 1703130005 CA 1703210026
CA 1703210021 CA 1703210027
Printed Date: 6/9/2017

Case Number: 1703210022

Overall Signage Layout

Case Number: 1703210022

West Elevation 1.3



CITY PLAN COMMISSION **THURSDAY, JULY 20, 2017**

Planner: Sharon Hurd, AICP

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

DOWNTOWN (RETAIL A)

CASE NUMBER: 1703210026 **DATE FILED:** May 16, 2017

LOCATION: 800 Main Street (east elevation) **SIZE OF REQUEST:** 9 square feet

COUNCIL DISTRICT: 14 **ZONING:** CA-1(A) **MAPSCO:** 45-P

APPLICANT: Daniel Rodriguez

CONTRACTOR: NW Sign Industries, Inc.

OWNER/TENANT: Bank of America Plaza Parking

REQUEST: An application for a Certificate of Appropriateness by Daniel Rodriguez of NW Sign Industries, Inc. for a 9-square-foot lower projecting attached sign at 800 Main Street (east elevation).

SUMMARY: The applicant will construct a projecting attached sign with a parking logo.

STAFF RECOMMENDATION: **Approval**

SSDAC RECOMMENDATION: **Approval**

BACKGROUND:

- The subject site is located in the Downtown SPSD (Retail A).

- The request is for a lower projecting attached sign, which is defined as an attached sign projecting more than 18 inches from a building.

- The proposed sign is 9 square feet. It will be located on the east elevation, approximately 20 feet above grade. Signage will be constructed of fabricated aluminum with acrylic faces and LED illumination.

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

(1) Lower projecting attached signs.

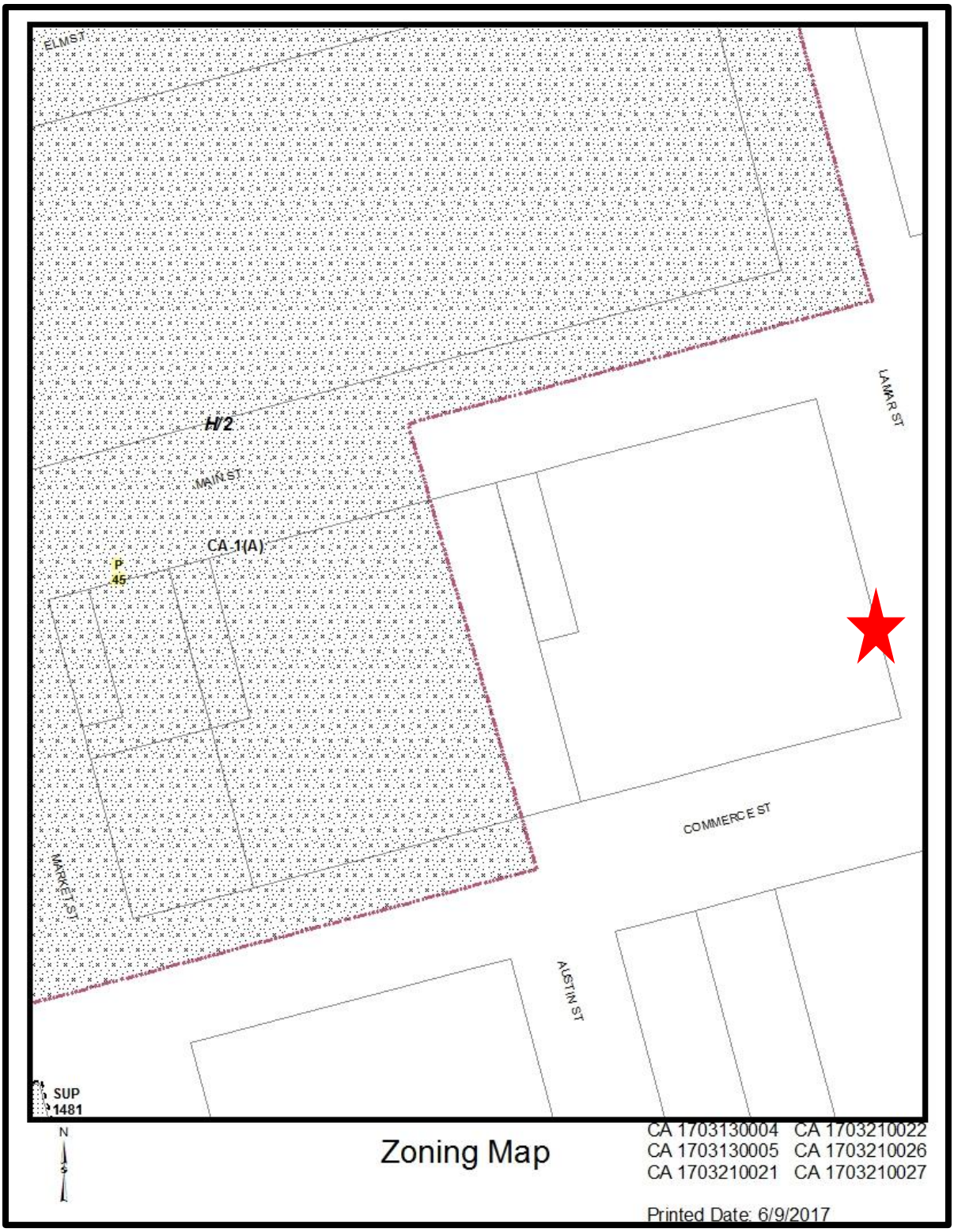
(A) No premise may have more than one lower projecting attached sign per pedestrian entrance. [there is no more than one lower projecting attached sign per pedestrian entrance]

(B) No lower projecting attached sign may exceed 15 square feet in effective area in the General CBD and Convention Center Subdistricts, or 30 square feet in effective area in the Retail and Main Street Subdistricts. [sign is located in the Retail Subdistrict and is 9 square feet]

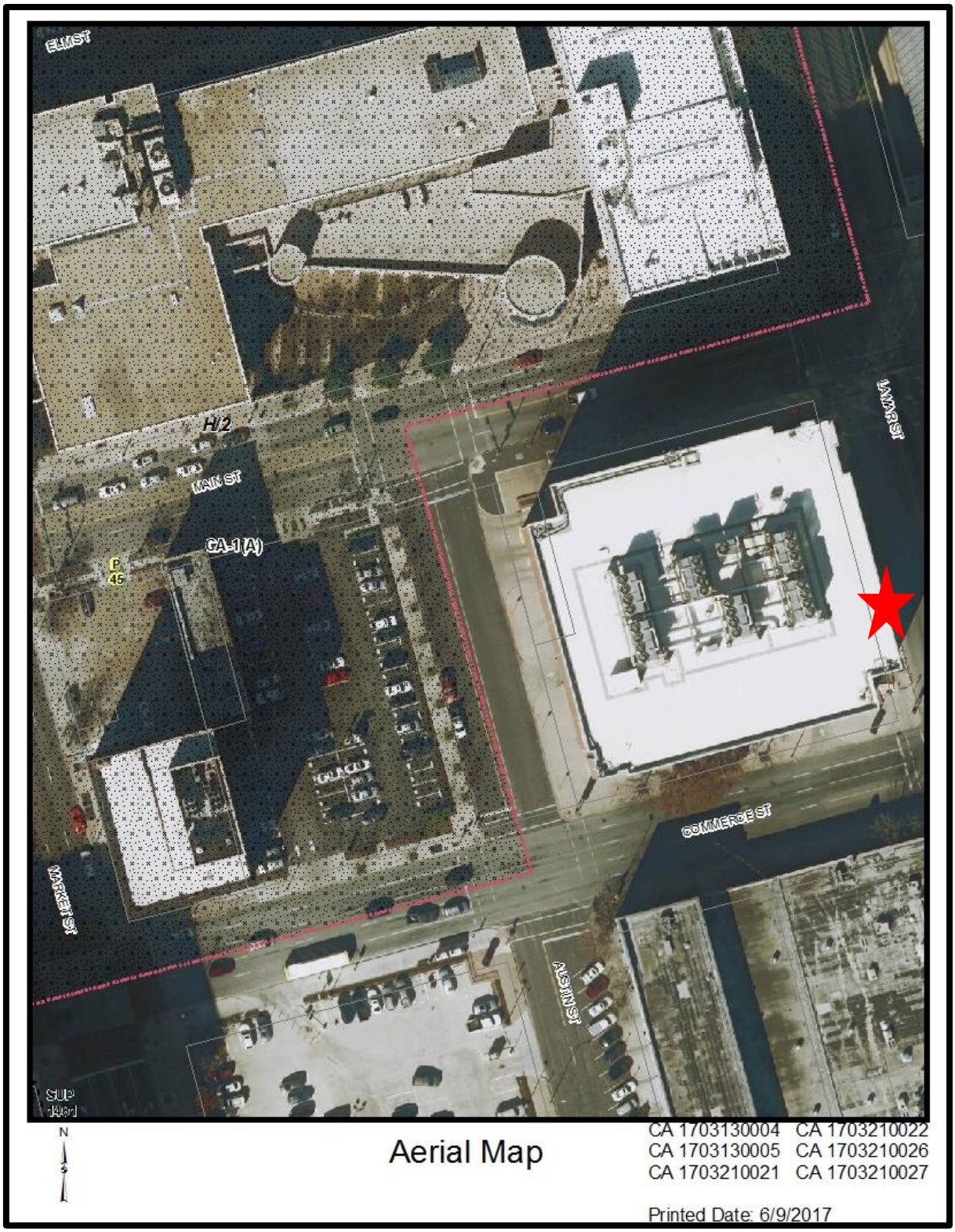
(C) No lower projecting attached sign may be lower than 10 feet above grade, or project vertically above the roof of a building, or 25 feet above grade, whichever is lower. [sign is approximately 20 feet above grade]

(D) No lower projecting attached sign may project more than five feet into the public right-of-way. [sign is projecting less than five feet (3’-4”) into the public right-of-way]

Case Number: 1703210026

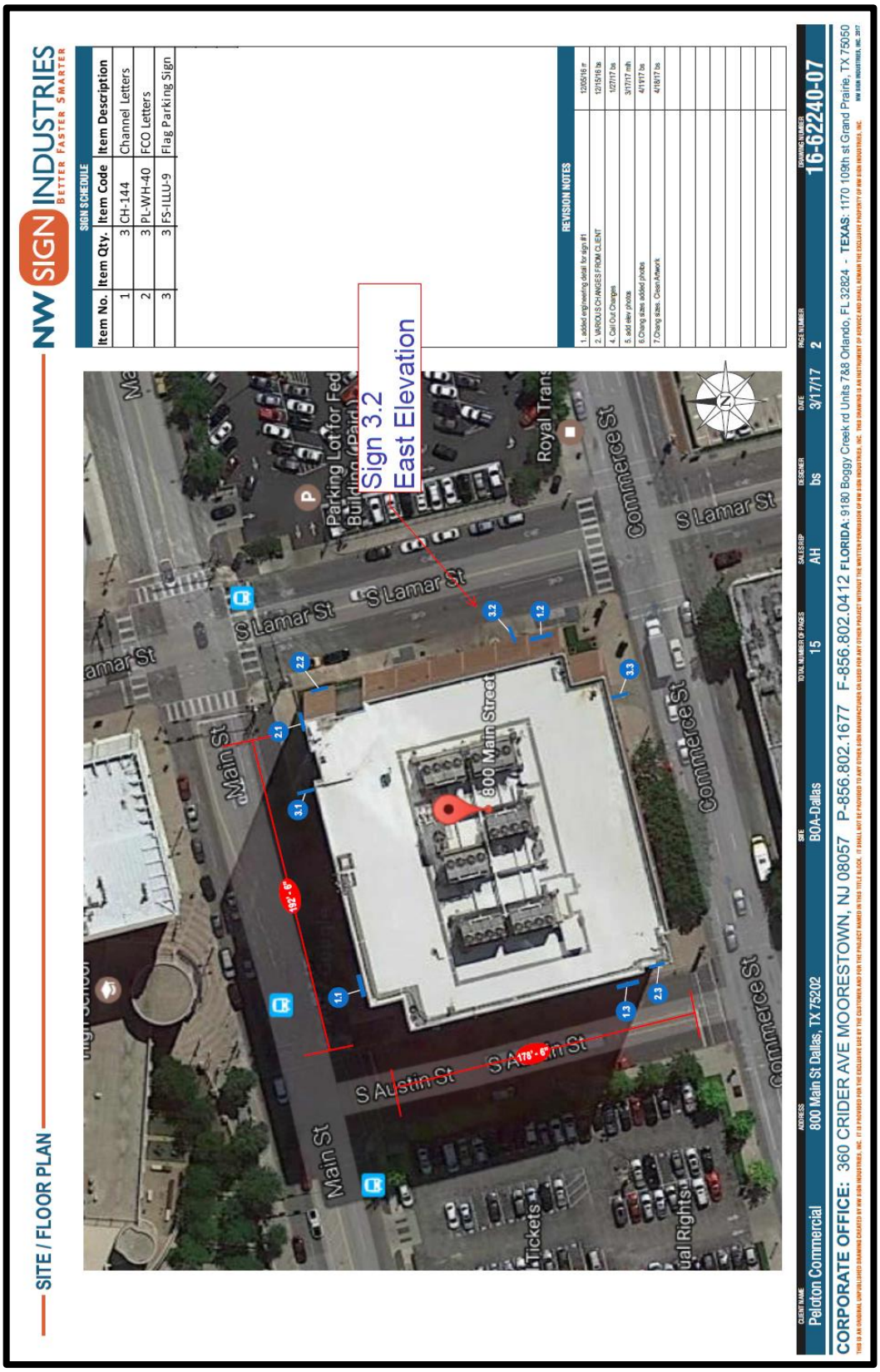


Case Number: 1703210026



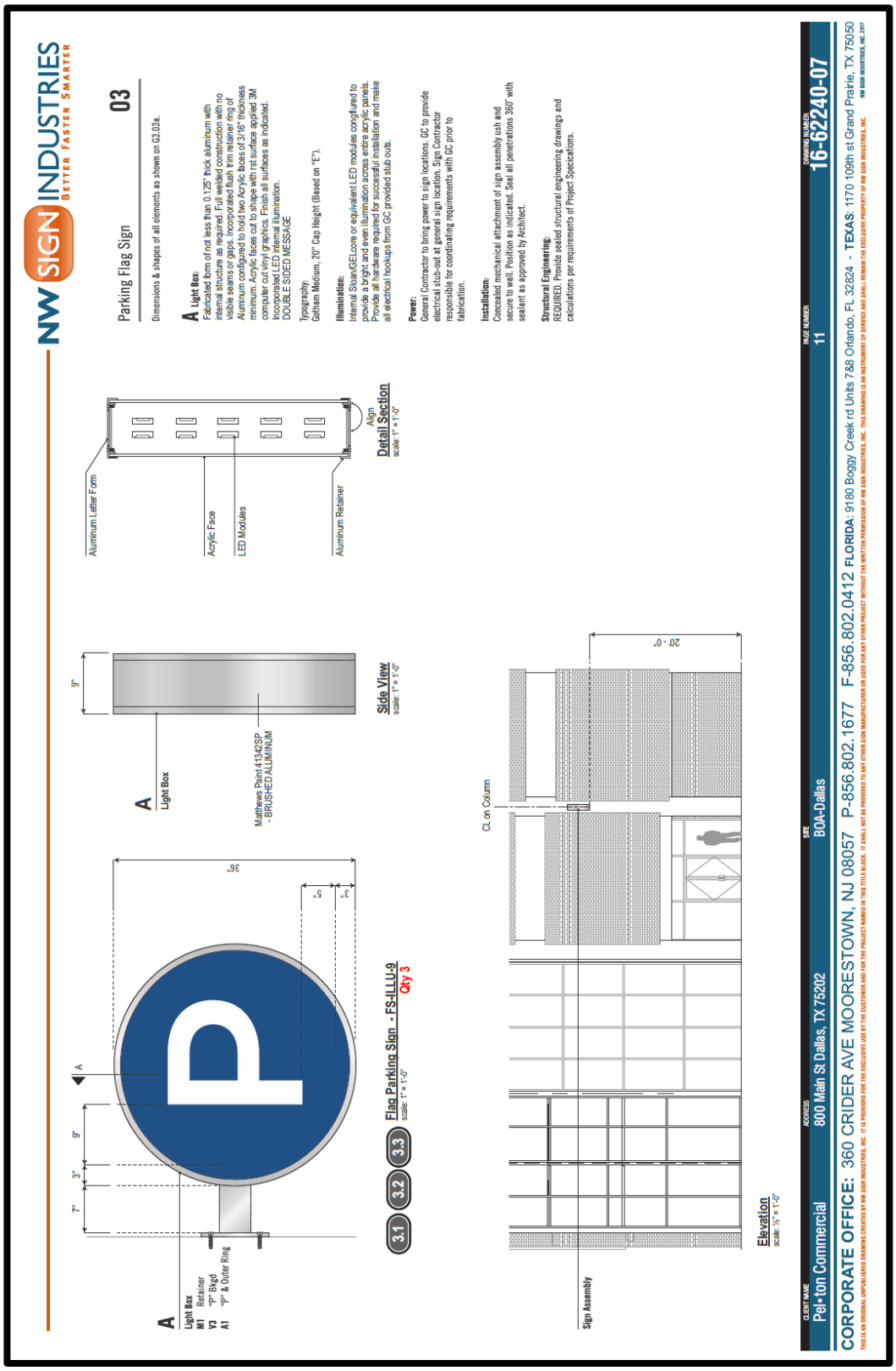
Case Number: 1703210026

Overall Signage Layout



Case Number: 1703210026

East Elevation 3.2



CITY PLAN COMMISSION **THURSDAY, JULY 20, 2017**

Planner: Sharon Hurd, AICP

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

DOWNTOWN (RETAIL A)

CASE NUMBER: 1703210027 **DATE FILED:** May 16, 2017

LOCATION: 800 Main Street (south elevation) **SIZE OF REQUEST:** 9 square feet

COUNCIL DISTRICT: 14 **ZONING:** CA-1(A) **MAPSCO:** 45-P

APPLICANT: Daniel Rodriguez

CONTRACTOR: NW Sign Industries, Inc.

OWNER/TENANT: Bank of America Plaza Parking

REQUEST: An application for a Certificate of Appropriateness by Daniel Rodriguez of NW Sign Industries, Inc. for a 9-square-foot lower projecting attached sign at 800 Main Street (south elevation).

SUMMARY: The applicant will construct a projecting attached sign with a parking logo.

STAFF RECOMMENDATION: **Approval**

SSDAC RECOMMENDATION: **Approval**

BACKGROUND:

- The subject site is located in the Downtown SPSD (Retail A).

- The request is for a lower projecting attached sign, which is defined as an attached sign projecting more than 18 inches from a building.

- The proposed sign is 9 square feet. It will be located on the south elevation, approximately 20 feet above grade. Signage will be constructed of fabricated aluminum with acrylic faces and LED illumination.

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

(1) Lower projecting attached signs.

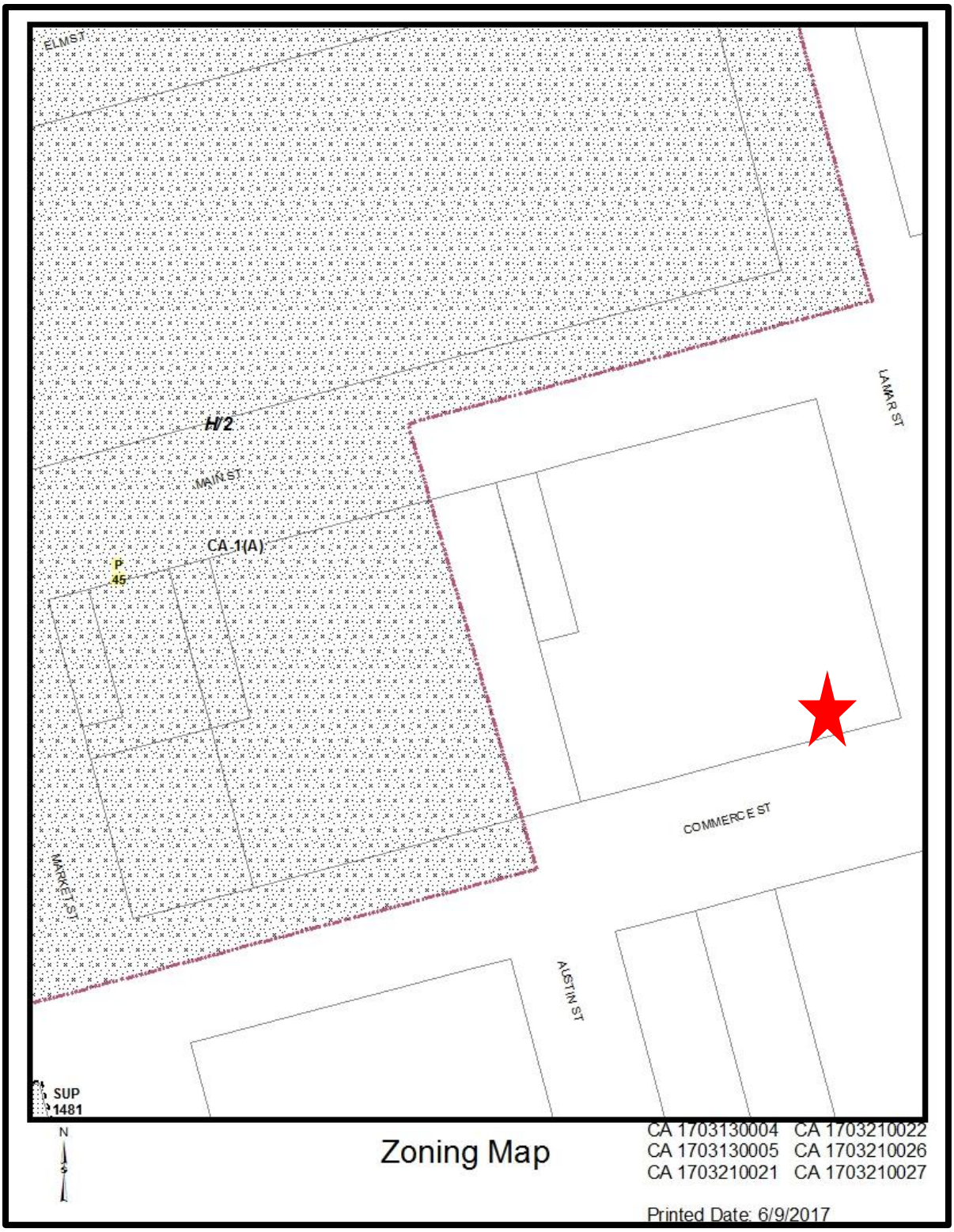
(A) No premise may have more than one lower projecting attached sign per pedestrian entrance. [there is no more than one lower projecting attached sign per pedestrian entrance]

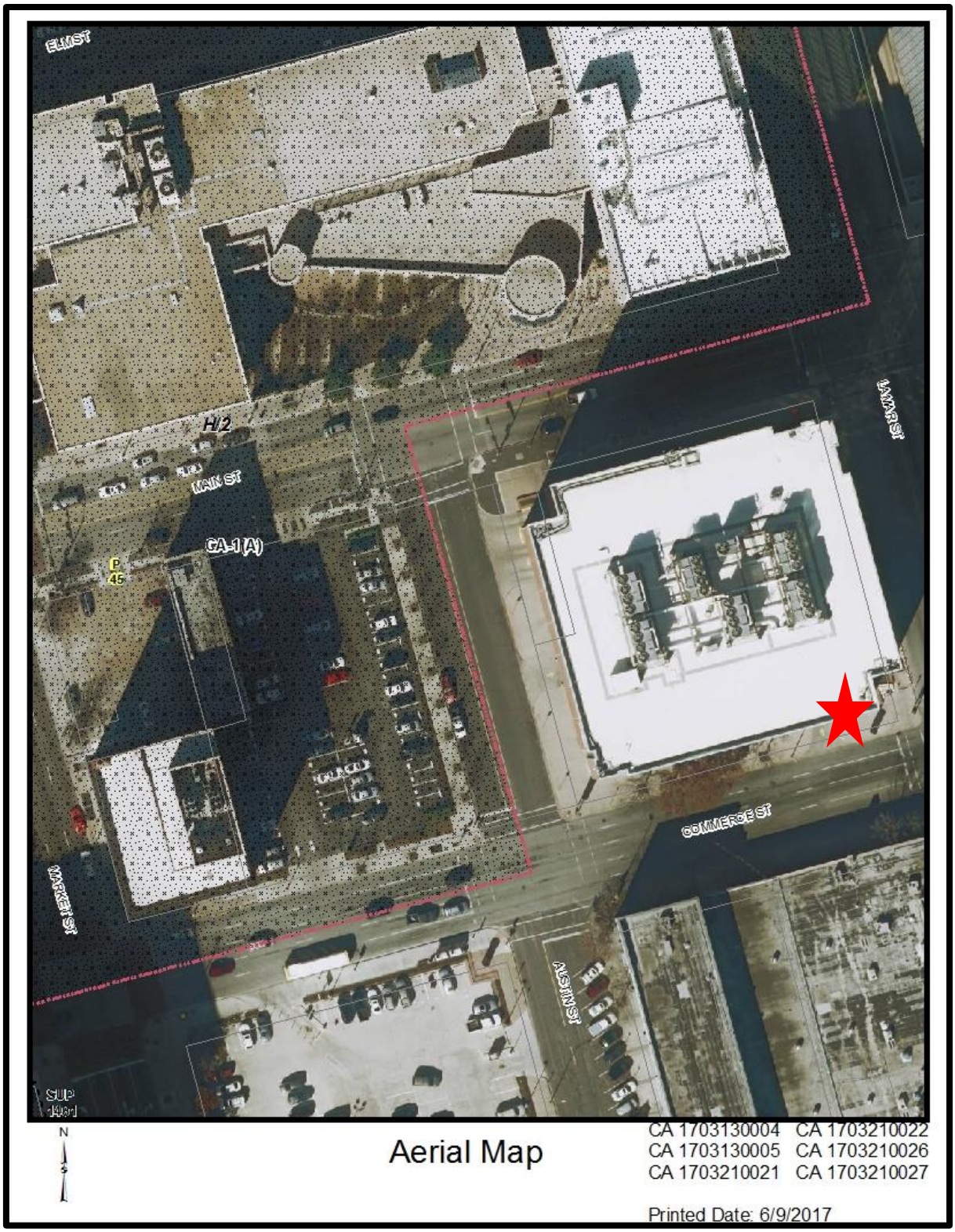
(B) No lower projecting attached sign may exceed 15 square feet in effective area in the General CBD and Convention Center Subdistricts, or 30 square feet in effective area in the Retail and Main Street Subdistricts. [sign is located in the Retail Subdistrict and is 9 square feet]

(C) No lower projecting attached sign may be lower than 10 feet above grade, or project vertically above the roof of a building, or 25 feet above grade, whichever is lower. [sign is approximately 20 feet above grade]

(D) No lower projecting attached sign may project more than five feet into the public right-of-way. [sign is not projecting into the public right-of-way]

Case Number: 1703210027





Aerial Map

CA 1703130004 CA 1703210022
CA 1703130005 CA 1703210026
CA 1703210021 CA 1703210027

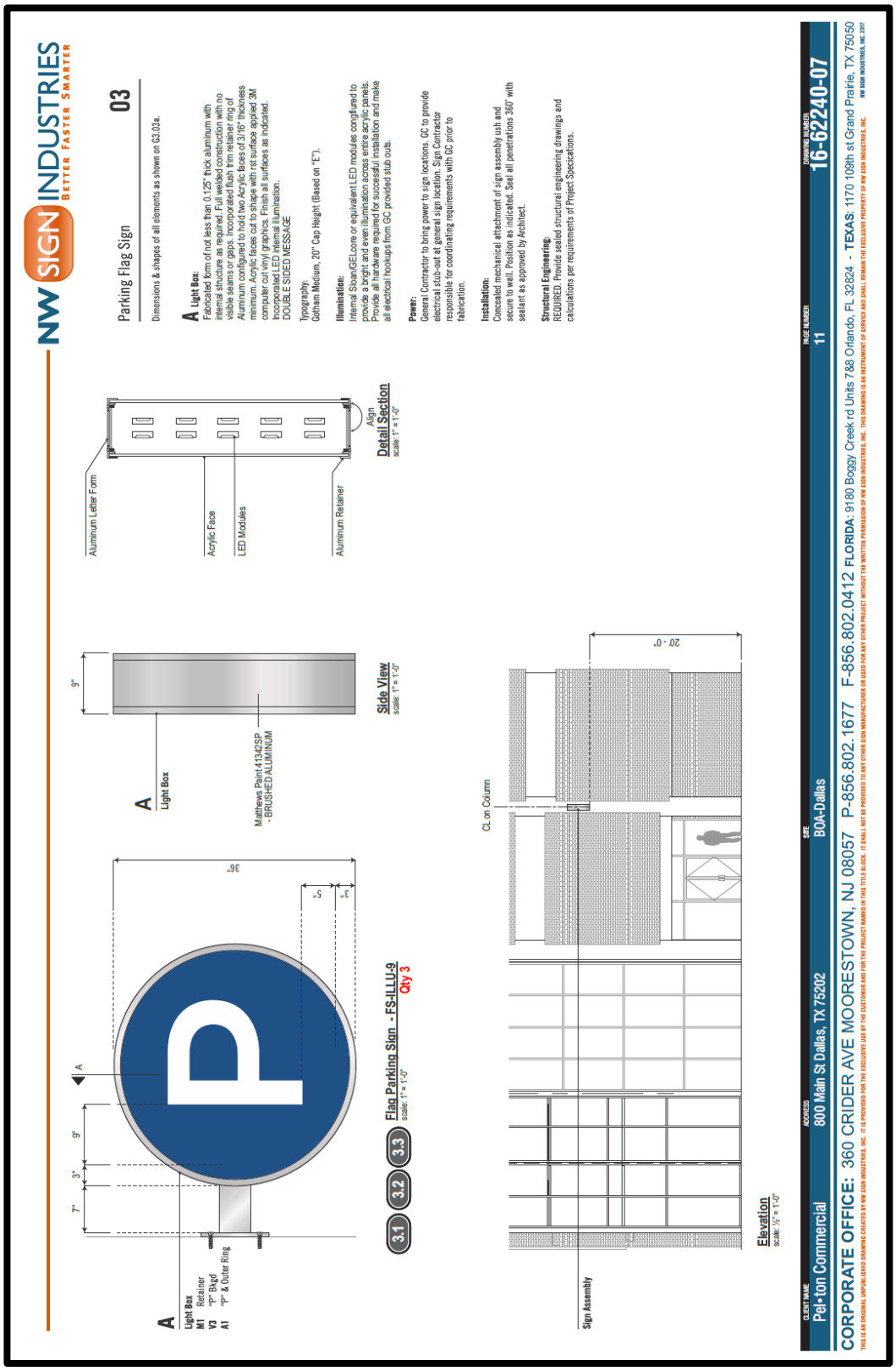
Printed Date: 6/9/2017

Case Number: 1703210027

Overall Signage Layout

Case Number: 1703210027

South Elevation 3.3



CITY PLAN COMMISSION **THURSDAY, JULY 20, 2017**

Planner: Sharon Hurd, AICP

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

DOWNTOWN (GENERAL CBD)

CASE NUMBER: 1705150026 **DATE FILED:** May 15, 2017

LOCATION: 400 S. Record Street (east elevation) **SIZE OF REQUEST:** 700 square feet

COUNCIL DISTRICT: 2 **ZONING:** CA-1(A) **MAPSCO:** 45-P

APPLICANT: Environmental Signage Solutions, Inc.

CONTRACTOR: Gary McMillen

OWNER/TENANT: CES Holdings, Inc./City Electric Supply

REQUEST: An application for a Certificate of Appropriateness by Gary McMillen of Environmental Signage Solutions, Inc. for a 700-square-foot upper level attached sign at 400 S. Record Street (east elevation).

SUMMARY: The applicant will construct an upper level flat attached sign that will read “CES City Electric Supply” with the company logo.

STAFF RECOMMENDATION: **Approval**

SSDAC RECOMMENDATION: **Approval**

BACKGROUND:

- The subject site is located in the Downtown (General CBD) SPSD.

- The request is for an *upper level sign*, which is an attached sign wholly situated within the upper level sign area. The *upper level sign area* is the portion of a facade more than 36 feet above grade and within the top 12 feet of a facade on buildings 18 stories or less, or within the top 36 feet of a facade on buildings more than 18 stories.

- The total effective area of an upper level sign may not exceed 30% of the upper level sign area, per Section 51A-7.911 Attached Premise Signs.

- The upper level sign area is approximately 4,320 sq. ft. X 30% = 1,296 square feet. The proposed sign is 700 square feet. It will be located on the east elevation, approximately 234 feet above grade. Signage will be internally illuminated and will be constructed of fabricated aluminum.

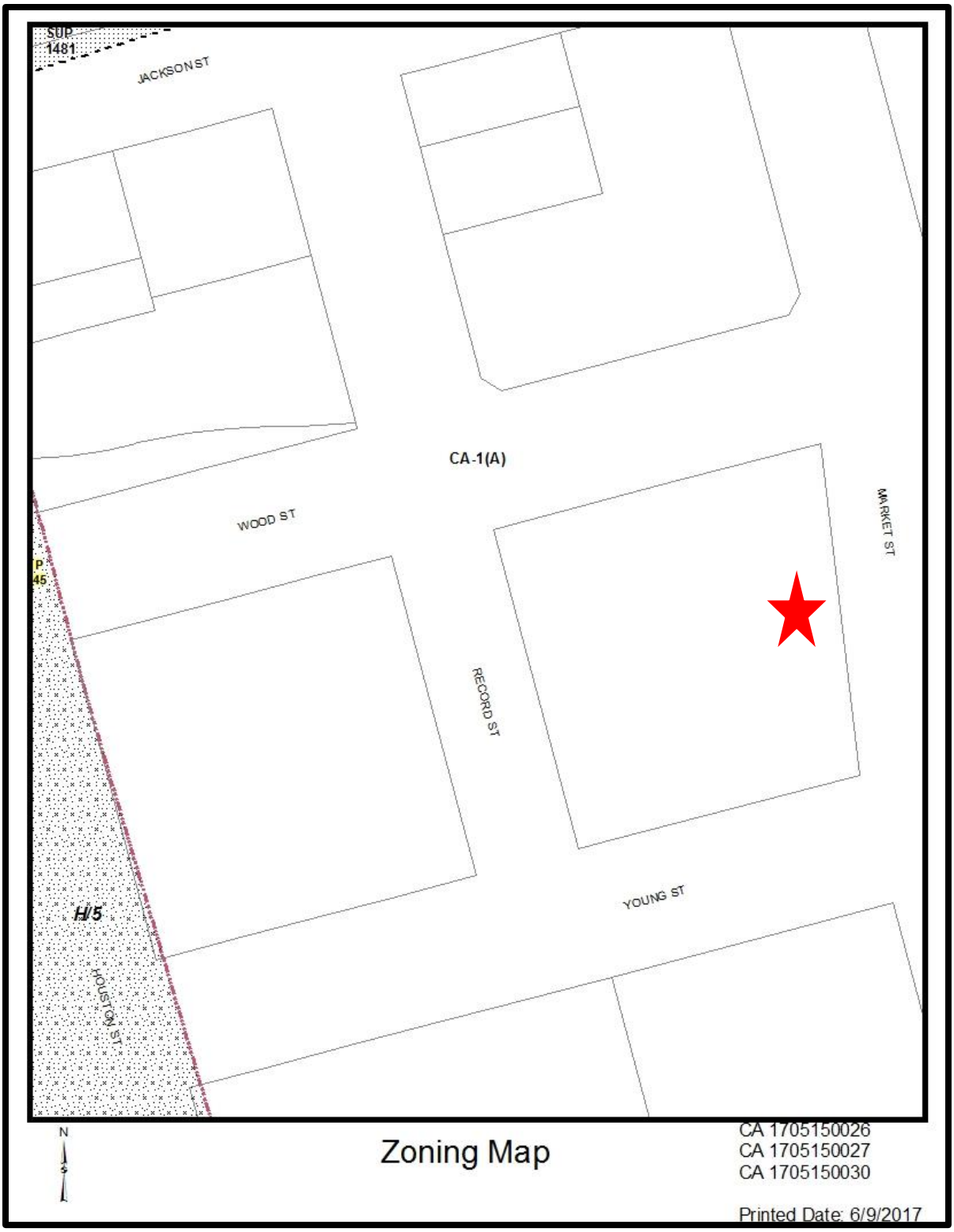
- Construction of the upper level attached sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per SEC. 51A-7.911(e)(3)

    (3) Upper level flat attached signs.

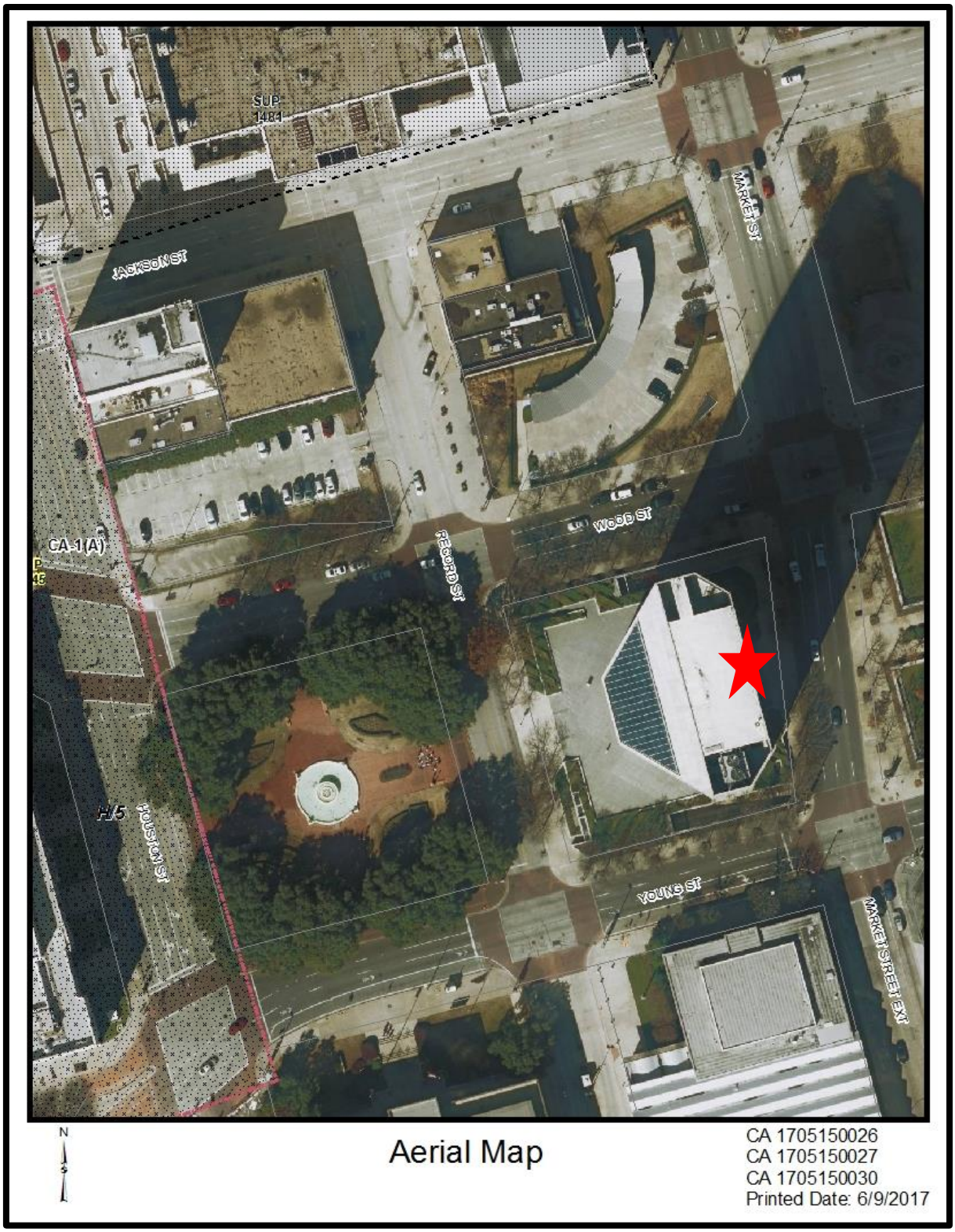
    (A) Each upper level flat attached sign may have a maximum of eight words that contain any character of a height equal to or exceeding four inches. [The sign contains three words, three individual channel letters and a logo graphic]

    (B) Upper level flat attached signs must be wholly located within the upper level sign area. [The sign is wholly in the upper level sign area]

Case Number: 1705150026

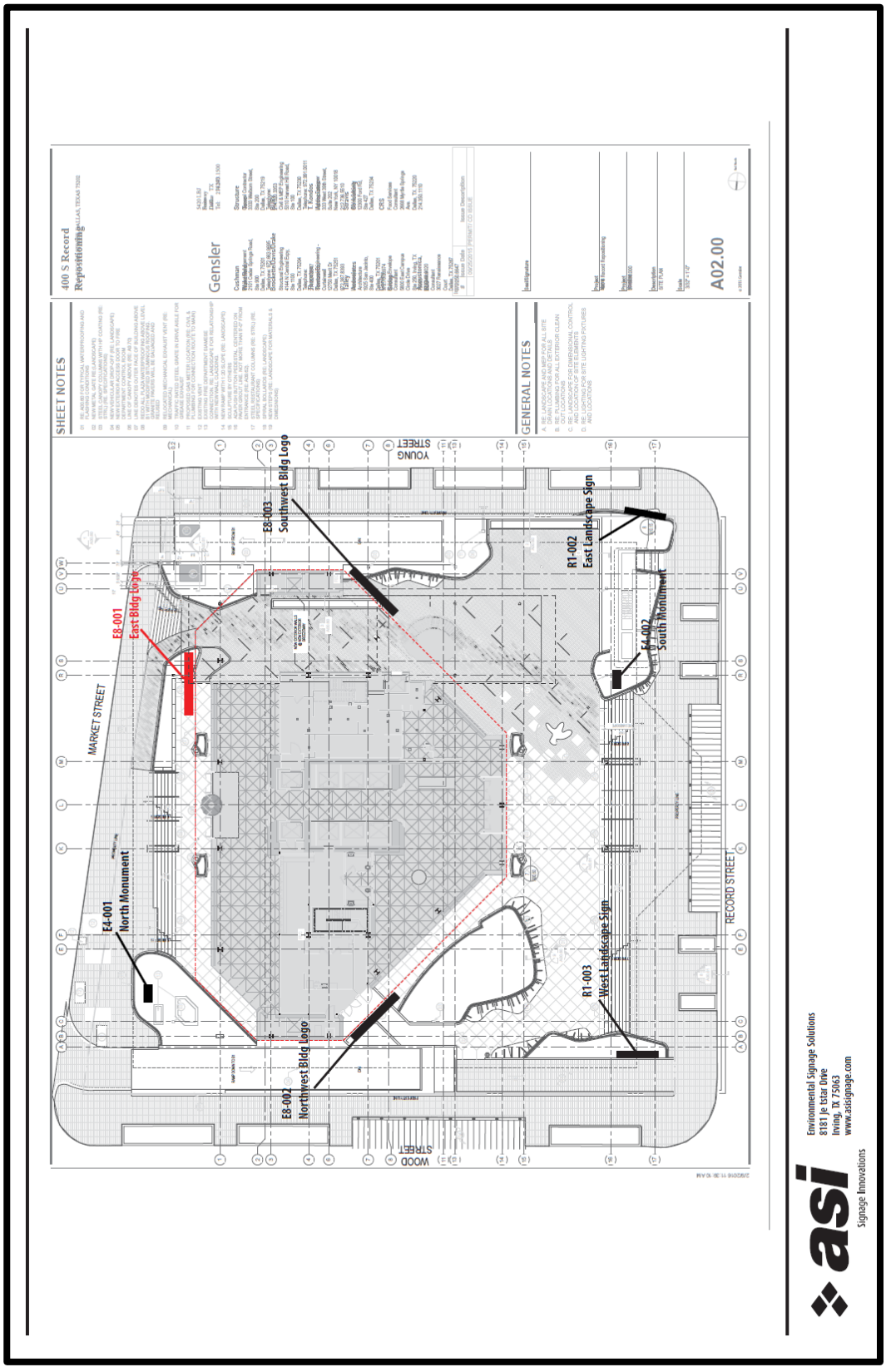


Case Number: 1705150026



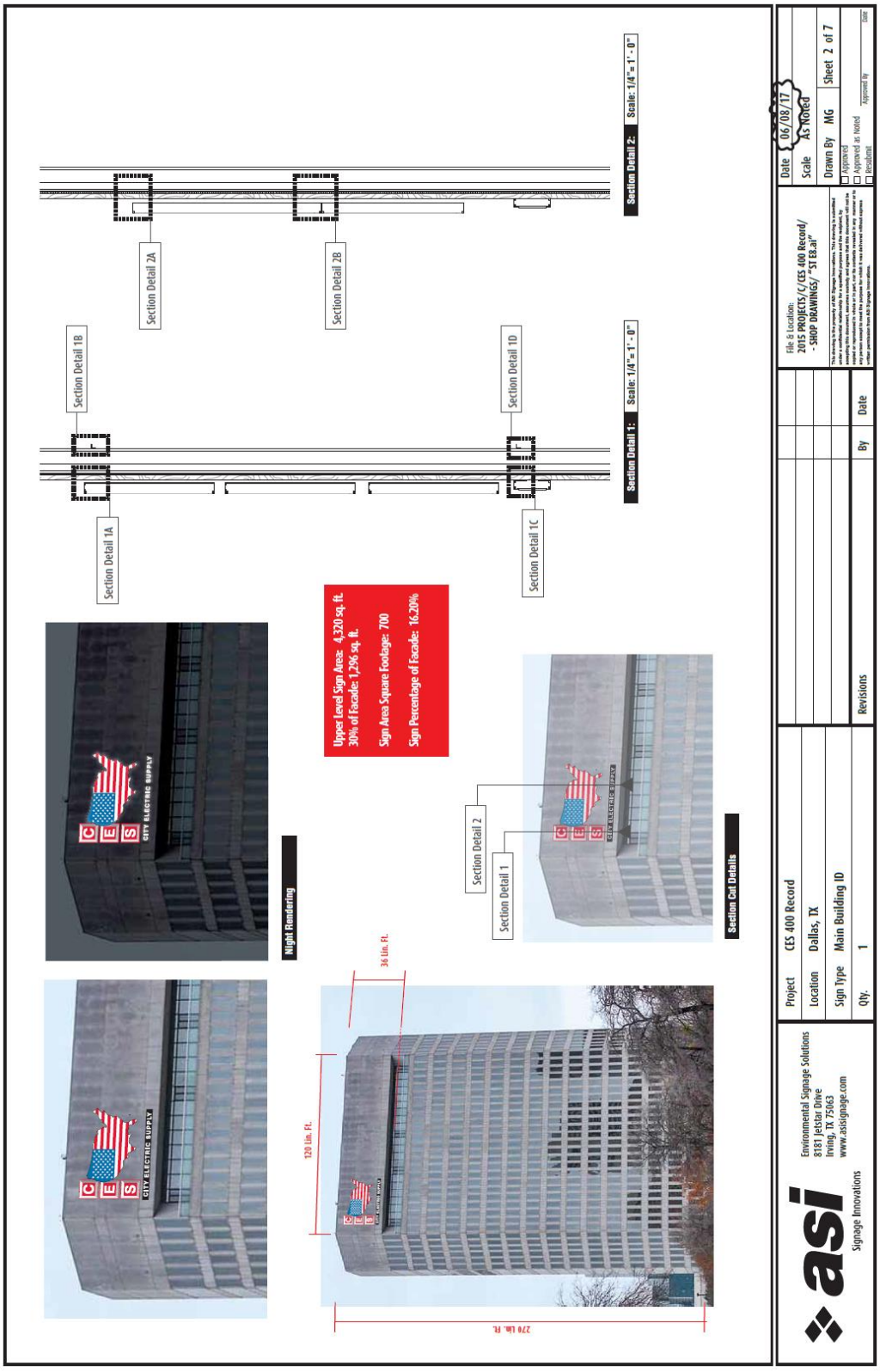
Case Number: 1705150026

Overall Signage Layout



Case Number: 1705150026

East Elevation E8-001



CITY PLAN COMMISSION **THURSDAY, JULY 20, 2017**

Planner: Sharon Hurd, AICP

FILE NUMBER: SPSD167-001 **DATE INITIATED:** March 28, 2017

LOCATION: Southeast corner of Pacific Avenue and North Austin Street (804 Pacific Avenue)

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

SIZE OF REQUEST: Approx. 26 acres **CENSUS TRACT:** 31.01

APPLICANT: Mark Brand

OWNER: Antioch Church

REPRESENTATIVE: Robert Fiedler

REQUEST: An application for a new subdistrict within the West End Special Provision Sign District (SPSD) to allow an attached sign/supergraphic on an historic structure.

SUMMARY: The purpose of this request is to allow a maximum 6,000 square foot sign (supergraphic) on the Antioch Church building. The proposal is for a sign that is compatible with the West End Historic District that will be erected upon the east side of the building, facing Lamar Street.

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

SSDAC RECOMMENDATION: **Denial**

BACKGROUND INFORMATION:

- The West End SPSD does not allow supergraphics.

- Currently, the West End SPSD allows up to a 30 square foot effective area if the building is not more than six stories tall and be at least 36 feet above grade.

- On June 22, 2016, City Council approved an application for a new subdistrict within the West End Special Provision Sign District (SPSD) to allow an attached sign/supergraphic on an historic structure at the northeast corner of Elm Street and Record Street (Purse Building).

- The proposed amendment is for a new subdistrict within the West End Special Provision Sign District (SPSD) to allow an attached sign/supergraphic on an historic structure at the southeast corner of Pacific Avenue and N. Austin Street (Antioch Church).

- The Special Sign District Advisory Committee (SSDAC) met on May 12, 2017 to review the application. The SSDAC recommended denial.

STAFF ANALYSIS:

The request site is developed with a 100 plus year old building which is home to Antioch Church. The lot is on the perimeter of the West End SPSD and is bounded by surface parking to the east, south, and west, with the West End Station rail line immediately adjoining the site to the north.

The applicant's proposal is for a 60-foot by 82-foot (4,920 square feet) sign attached to the building. The proposed supergraphic will be erected on the east elevation of the building, facing Lamar Street, and will cover more than half of the existing 7,600 square foot blank wall facade.

Antioch Church has been partially restored and the applicant has indicated that the revenue that is generated from the supergraphic will "be used to pay for the remaining restoration of this historic West End building".

Staff is proposing conditions that are consistent with the supergraphic sign regulations that were recently adopted for the Purse Building Subdistrict (SPSD156-002).

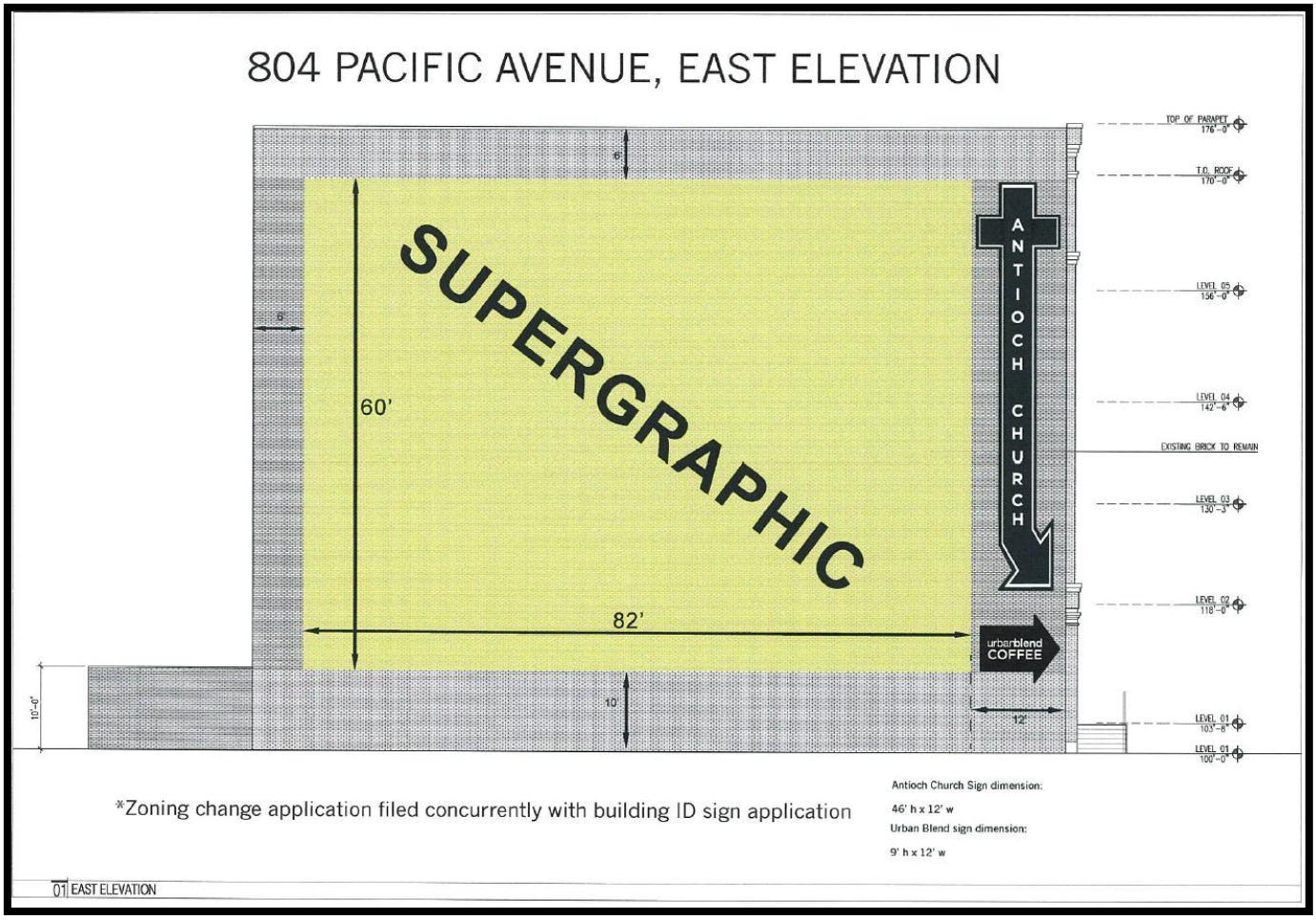
List of Officers

ANTIOCH CHURCH DALLAS

Officers:

Mark Brand, President
Darrell Fletcher, Vice President
John Salas, Secretary/Treasurer

Proposed Sign



East Facade

Proposed Amendments

Division 51A-7.1000 West End Historic Sign District

New Section (numbering to be determined later) for the Antioch Church Subdistrict

Except as otherwise provided in this section, the requirements of the West End Historic Sign District apply in this subdistrict.

(a) A supergraphic sign means a large attached premise or non-premise sign on a mesh or fabric surface, or a projection of a light image onto a wall face without the use of lasers

(b) A wall face means an uninterrupted blank plane of a wall, from vertical edge to vertical edge, from its highest edge to its lowest edge. Edges can be established by a distinct change in materials or off-set which runs across (transects) the entire wall in a straight line.

(c) A maximum of one supergraphic sign is permitted.

(d) The supergraphic sign must have one large visual display with a minimum of 80 percent non-textual graphic content (no more than 20 percent text).

(e) Multiple displays giving an appearance of multiple signs are prohibited.

(f) The effective area of text is the sum of the areas within minimum imaginary rectangles of vertical and horizontal lines, each of which fully contains a word.

(g) The supergraphic sign is intended to be creative and artful and not strictly a representation of an advertised product. It is the intent of this provision to:

- Encourage the use of illustrative images or other non-repetitive design elements.
- Encourage visually interesting, vibrant, and colorful designs.
- Discourage use of solid colors or repetitive design elements.
- Discourage an image of a single product or logo without other graphic elements.

(h) The supergraphic sign may be internally or externally illuminated. If internally illuminated, a supergraphic sign may consist of translucent materials, but not transparent materials.

(i) The supergraphic sign may not extend beyond the edge of the face of the building to which it is attached.

(j) The minimum permitted effective area is 2,500 square feet and the maximum permitted effective area is 6,500 square feet.

(k) The supergraphic sign may not be lower than 10 feet above grade level.

(l) The supergraphic sign may only be located on the east façade of the building.

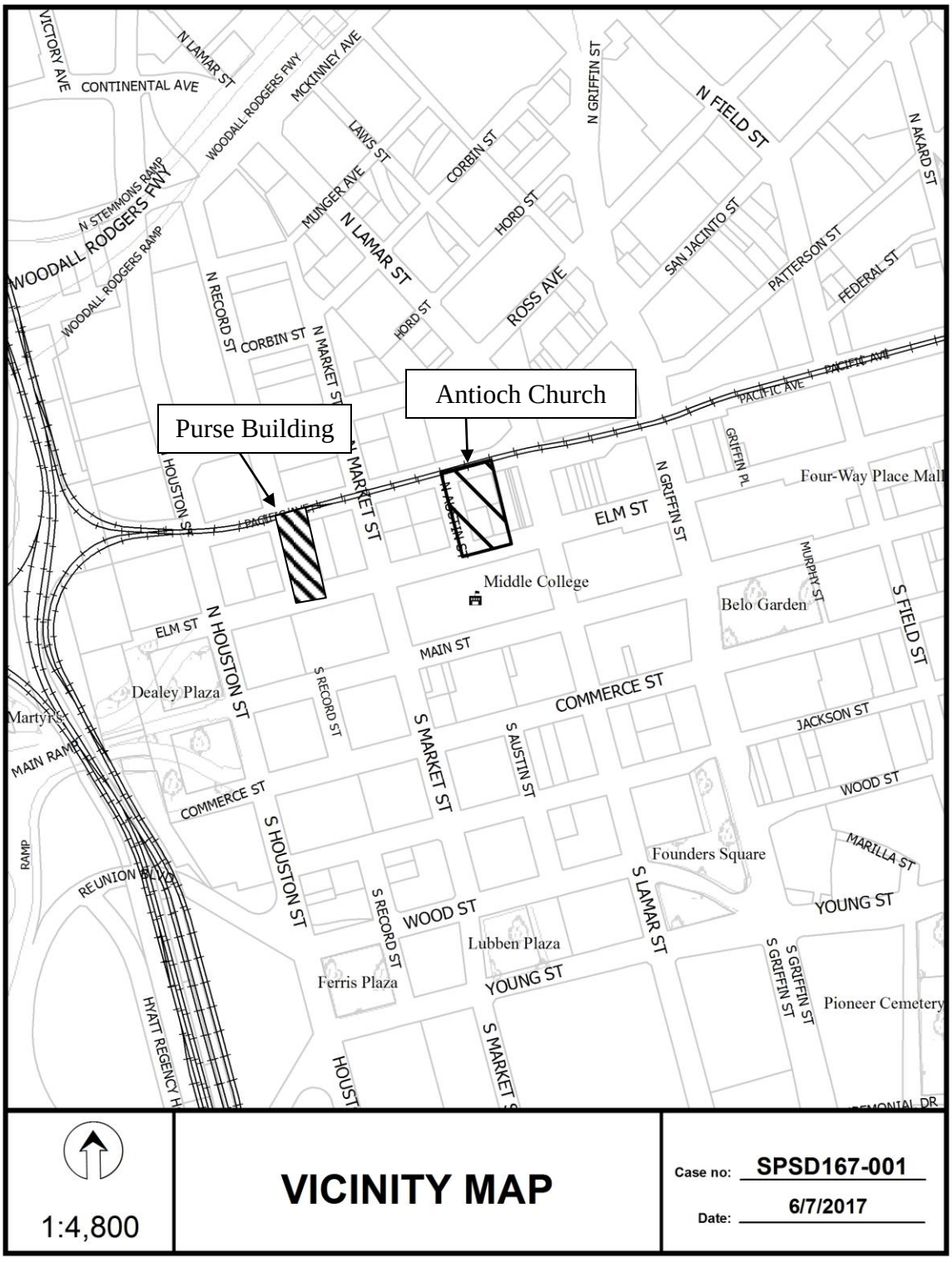
(m) The supergraphic sign is intended to be compatible with the West End Historic District as determined by the Landmark Commission.

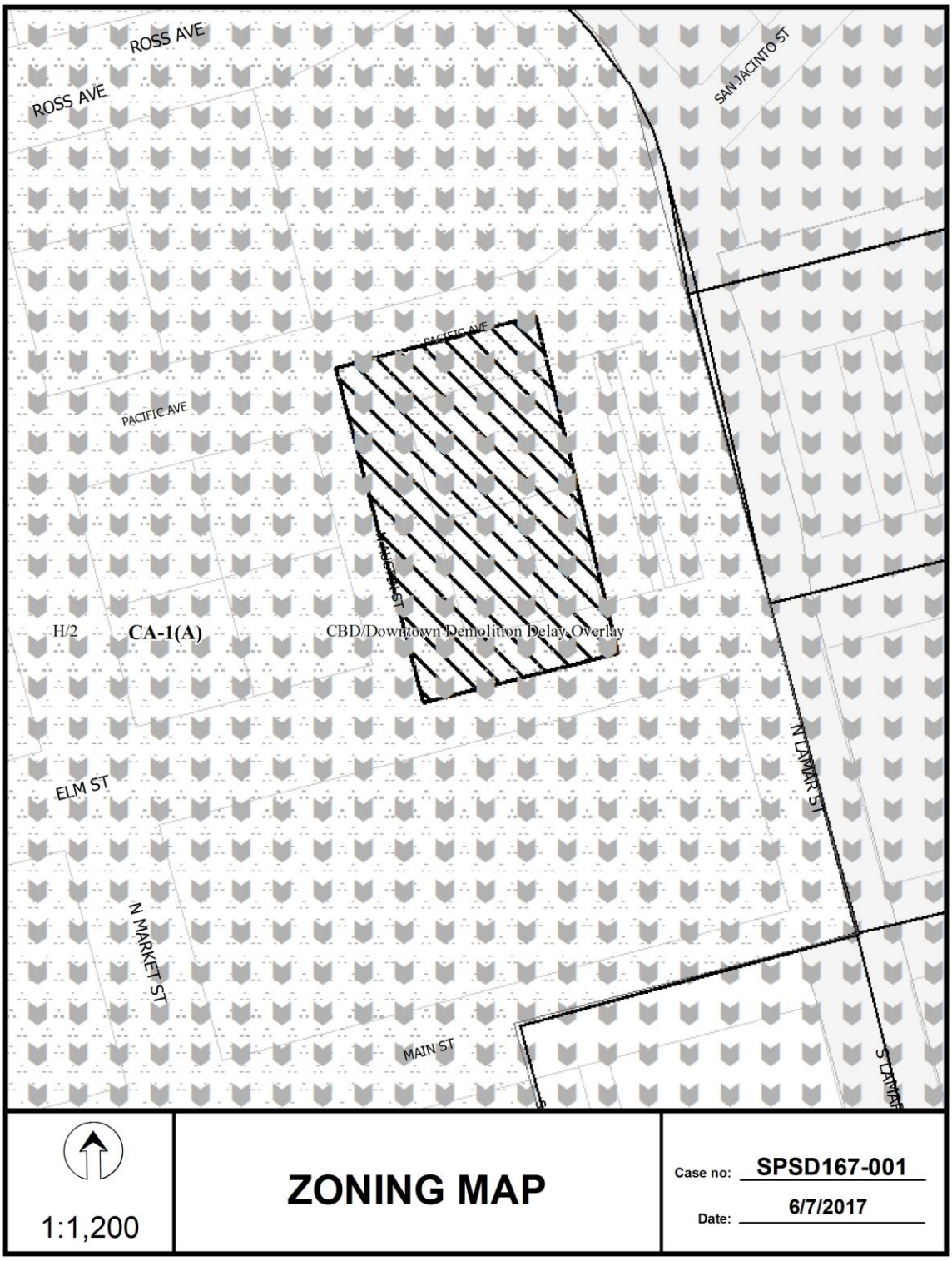
(n) All hardware fasteners for the supergraphic sign must comply with the Dallas Building Code and all other ordinances, rules, and regulations of the City of Dallas.

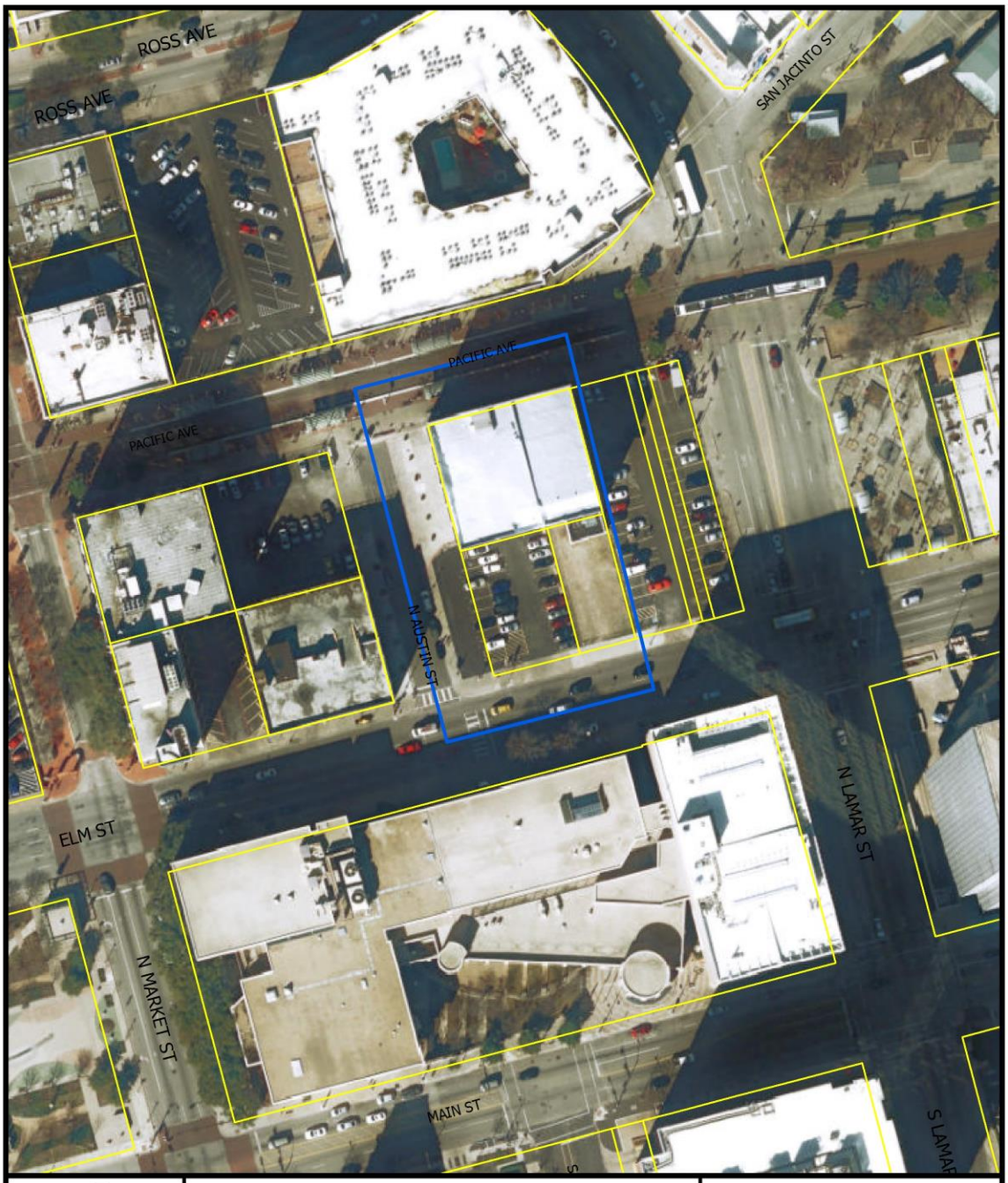
(o) The supergraphic sign may not be a Highway Beautification Act (HBA) sign as defined in Section 51A-7.102.

(p) The supergraphic sign must be removed on or before (ten years from passage of ordinance). This section does not confer a nonconforming or vested right to maintain a supergraphic sign after (ten years from passage of ordinance) and all permits authorizing supergraphic sign shall automatically expire on that date.

(q) This section expires on (ten years from passage of ordinance) unless re-enacted with amendment before that date. The city plan commission and city council shall review this section before its expiration date.


Purse Building
Antioch Church
VICTORY AVE
CONTINENTAL AVE
N LAMAR ST
WOODALL RODGERS FWY
MCKINNEY AVE
LAWS ST
CORBIN ST
N GRIFFIN ST
N FIELD ST
N AKARD ST
N STEMMONS RAMP
WOODALL RODGERS RAMP
MUNGER AVE
HORD ST
SAN JACINTO ST
PATTERSON ST
FEDERAL ST
N RECORD ST
ROSS AVE
PACIFIC AVE
HOUSTON ST
N MARKET ST
GRIFFIN PL
Four-Way Place Mall
ELM ST
N GRIFFIN ST
Middle College
Belo Garden
MURPHY ST
S FIELD ST
MAIN ST
Dealey Plaza
Martyrs
S RECORD ST
COMMERCE ST
JACKSON ST
S MARKET ST
S AUSTIN ST
WOOD ST
MARILLA ST
Founders Square
YOUNG ST
S LAMAR ST
Lubben Plaza
Ferris Plaza
S GRIFFIN ST
Pioneer Cemetery
HYATT REGENCY
1:4,800
VICINITY MAP
Case no: SPSD167-001
Date: 6/7/2017


ROSS AVE
ROSS AVE
SAN JACINTO ST
PACIFIC AVE
PACIFIC AVE
H/2
CA-1(A)
CBD/Downtown Demolition Delay Overlay
ELM ST
N LAMAR ST
N MARKET ST
MAIN ST
1:1,200
ZONING MAP
Case no: SPSD167-001
Date: 6/7/2017

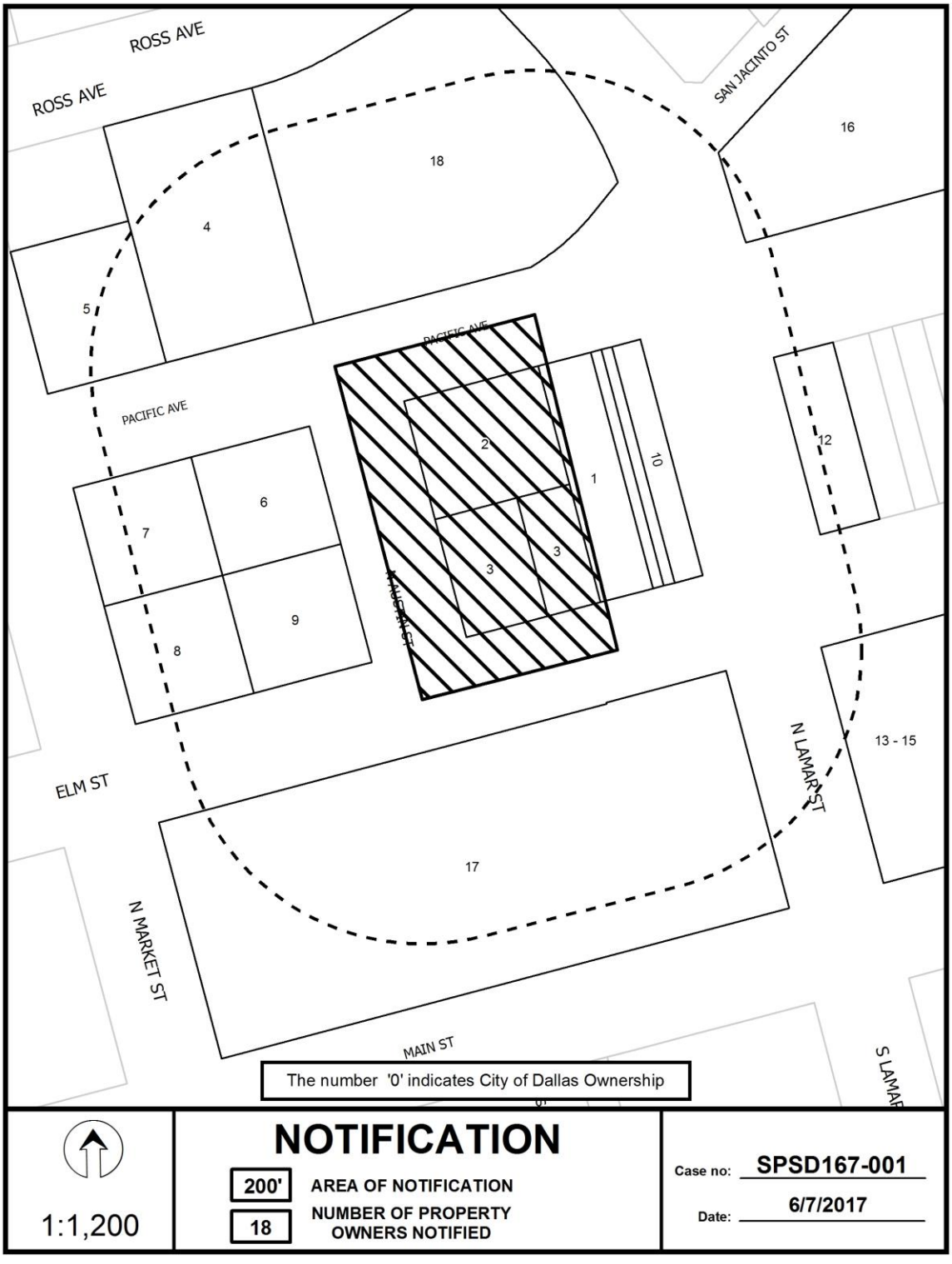


1:1,200

AERIAL MAP

Case no: SPSD167-001

Date: 6/7/2017


ROSS AVE
ROSS AVE
SAN JACINTO ST
16
18
4
5
PACIFIC AVE
PACIFIC AVE
2
1
10
12
7
6
3
3
8
9
N LAMAR ST
13 - 15
ELM ST
17
N LAMAR ST
N MARKET ST
MAIN ST
The number '0' indicates City of Dallas Ownership
1:1,200
NOTIFICATION
200'
AREA OF NOTIFICATION
18
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: SPSD167-001
Date: 6/7/2017

06/07/2017

Notification List of Property Owners

SPSD167-001

18 Property Owners Notified

Label #	*Address*		*Owner*
1	811	ELM ST	ANTIOCH CHURCH
2	804	PACIFIC AVE	ANTIOCH CHURCH
3	801	ELM ST	ANTIOCH CHURCH
4	710	ROSS AVE	ROSS OWNER LP
5	302	N MARKET ST	PRESTON CENTER LLC
6	211	N AUSTIN ST	AUSTIN OWNER LP
7	208	N MARKET ST	208 N MARKET OWNER LP
8	701	ELM ST	DALLAS COUNTY COMMUNITY
9	711	ELM ST	E711 HOLDINGS LLC
10	815	ELM ST	ANTIOCH CHURCH
11	813	ELM ST	ANTIOCH CHURCH
12	901	ELM ST	DART
13	901	MAIN ST	DALLAS MAIN LP
14	100	N LAMAR ST	INTERFIRST BANK DALLAS
15	901	MAIN ST	INTERFIRST BANK DALLAS
16	202	N LAMAR ST	DALLAS AREA RAPID TRANSIT
17	705	MAIN ST	DALLAS COUNTY COMMUNITY
18	800	ROSS AVE	CWS WEND CREEKSIDE LLC &

CITY PLAN COMMISSION **THURSDAY, JULY 20, 2017**

Planner: Pamela Daniel

FILE NUMBER: Z167-304(PD) **DATE FILED:** May 19, 2017

LOCATION: Northwest line of Kimsey Drive, northeast of Maple Avenue

COUNCIL DISTRICT: 2 **MAPSCO:** 34-P

SIZE OF REQUEST: ±7,500sq. ft. **CENSUS TRACT:** 4.06

REPRESENTATIVE: Peter Kavanagh, Zone Systems, Inc.

OWNERS: D. Pecina and Sandra Pecina

APPLICANT: Ruben Bravo

REQUEST: An application for an MF-2(A) Multifamily District on property zoned an IR Industrial Research District.

SUMMARY: The applicant proposes to construct a 4-unit multifamily building.

STAFF RECOMMENDATION: **Approval**

BACKGROUND INFORMATION:

- The request site is developed with a single-family structure at 2711 Kimsey Drive.
- The applicant's request for an MF-2(A) Multifamily District will allow for the construction of one 4-unit multifamily structure.
- The surrounding land uses primarily consist of single family uses to the south and east of the site, with a warehouse use to the north. The property immediately adjacent to the west of the site is zoned MF-2(A) and is undeveloped.
- A companion case referenced below is also being requested to allow for an MF-2(A) zoning on property zoned an IR Industrial Research District at 2627 Kimsey Drive.

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

1. **Z167-305** On July 20, 2017, the City Plan Commission will consider a request for an MF-2(A) Multifamily on property zoned an IR Industrial Research District.

2. **Z167-223** On June 28, 2017, the City Council approved an MF-2(A) Multifamily District in lieu of the requested Planned Development District on property zoned an IR Industrial Research District.

3. **Z145-208** On June 10, 2015, the City Council approved a Planned Form District and to repeal Shopfront Overlay No. 2 on property zoned a WMU-8 Walkable Mixed Use District.

4. **Z145-172** On October 28, 2015, the City Council approved an MF-2(A) Multifamily District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District.

5. **Z123-339** On March 26, 2014, City Council approved a Planned Development District for MF-2(A) Multifamily District uses on property zoned an IR Industrial Research District.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Kimsey Drive	Local	50 ft.

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

Land Use:

	Zoning	Land Use
Site	IR	Single Family
North	IR	Warehouse
South	IR	Single Family
East	IR	Single Family
West	MF-2(A)	Undeveloped

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

The request site is located within a part of the city where the development pattern has transitioned from a mix of light and heavy industrial (inside) uses with scattered single-family uses to primarily multifamily uses, with pockets of medical related office uses. Although Kimsey Drive is zoned an IR Industrial Research District several multifamily uses exist. Therefore, extending the MF-2(A) District by one parcel should not create a negative impact on the adjacent properties.

The proposed zoning request meets the following goals and objectives of the comprehensive plan.

Land Use Element

Goal 1.1 Align land use strategies with economic development priorities

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

Economic Element

Goal 2.1 Promote balanced growth

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

Urban Design

Goal 5.1 Promote a sense of place, safety and walkability

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Neighborhood Plus

Policy 4.3 Enhance neighborhood desirability by improving infrastructure, housing stock, recreation and safety

Policy 5.1 Encourage a wider range of well-designed and affordable housing types as a response to emerging homeownership preferences.

Stemmons Corridor - Southwestern Medical District Area Plan:
The request site is within the Stemmons Corridor - Southwestern Medical District Area Plan and primarily complies with the intent of this plan, adopted June 2010. The Plan identifies the request site as being in the Medical Campus Development Block. The Plan recommends this development block be predominantly medical related offices and facilities; however, it is also envisioned to be home to a highly walkable mix of residential and mixed-use developments accommodating medical district employees. Guidance from the plan for the Medical Campus Development Block on residential developments include they "…should enable residents to easily access work, shopping, and leisure activities by transit and pedestrian-oriented streets as well as by driving." (pg. 38) The plan envisions structures in this area to range from 2 to 7 stories, although some medical facilities may include downtown-scale towers.

The request is consistent with the Stemmons Corridor - Southwestern Medical District Area Plan as the applicant proposes multifamily units within proximity to the DART Rail station and UT Southwestern Medical campus; thus, providing a highly walkable development easily accessible to work, shop and leisure activities.

STAFF ANALYSIS:

Land Use Compatibility:
The 7,500-square foot site is currently developed with a single-family dwelling. The applicant's request for an MF-2(A) Multifamily District will allow for the construction of one 4-unit structure consisting of two bedrooms per unit with attached two-car garages. Per the representative, the proposed structure will reflect a townhouse-style design like

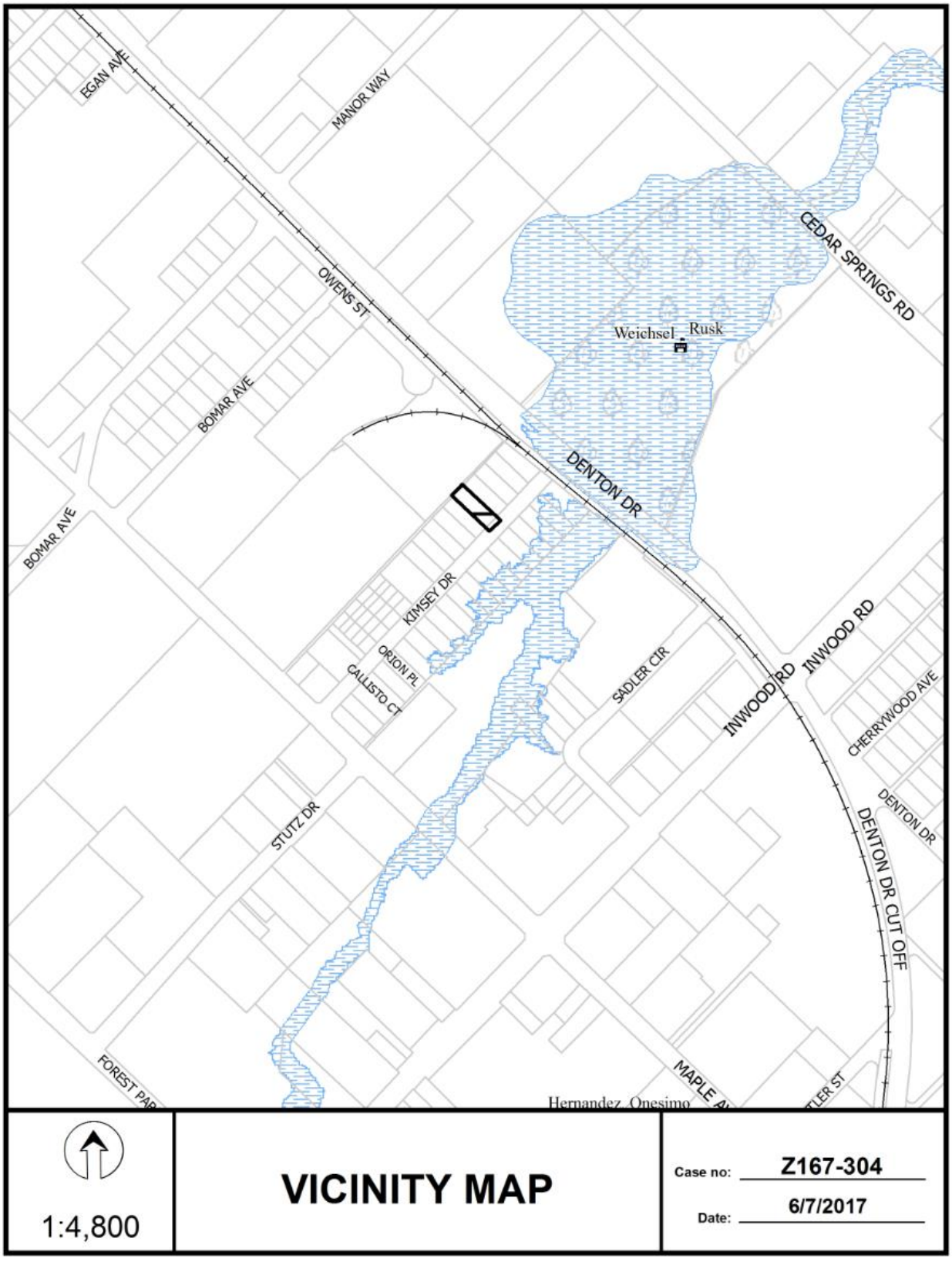
the new construction on the corner of Maple Avenue and Kimsey Drive. An MF-2(A) zoning limits the lot coverage to 60% with a maximum height of 36-feet as opposed to the 80% lot coverage allowed by the IR Industrial Research District with 200-foot maximum height. Kimsey Drive is developed with a mix of light industrial/office uses, single family uses, and newly constructed multifamily uses. The area further northwest and southwest of the request site along Maple Avenue between Bomar Avenue and Stutz Drive, have been predominately redeveloped with multifamily uses. Developments of light and heavy industrial (inside) uses with scattered single-family uses had been predominate prior to 2003. The site is within a half-mile walking distance of the Inwood DART rail station. Thus, the need for these multifamily developments as additional housing options arise due in part to the proximity of the DART rail station and the UT Southwestern Medical campus.

Upon review of the recommendations in the area plan and the existing development pattern of the surrounding properties, staff recognizes the positive benefits of an MF-2(A) Multifamily District. Therefore, staff recommends approval of an MF-2(A) Multifamily District.

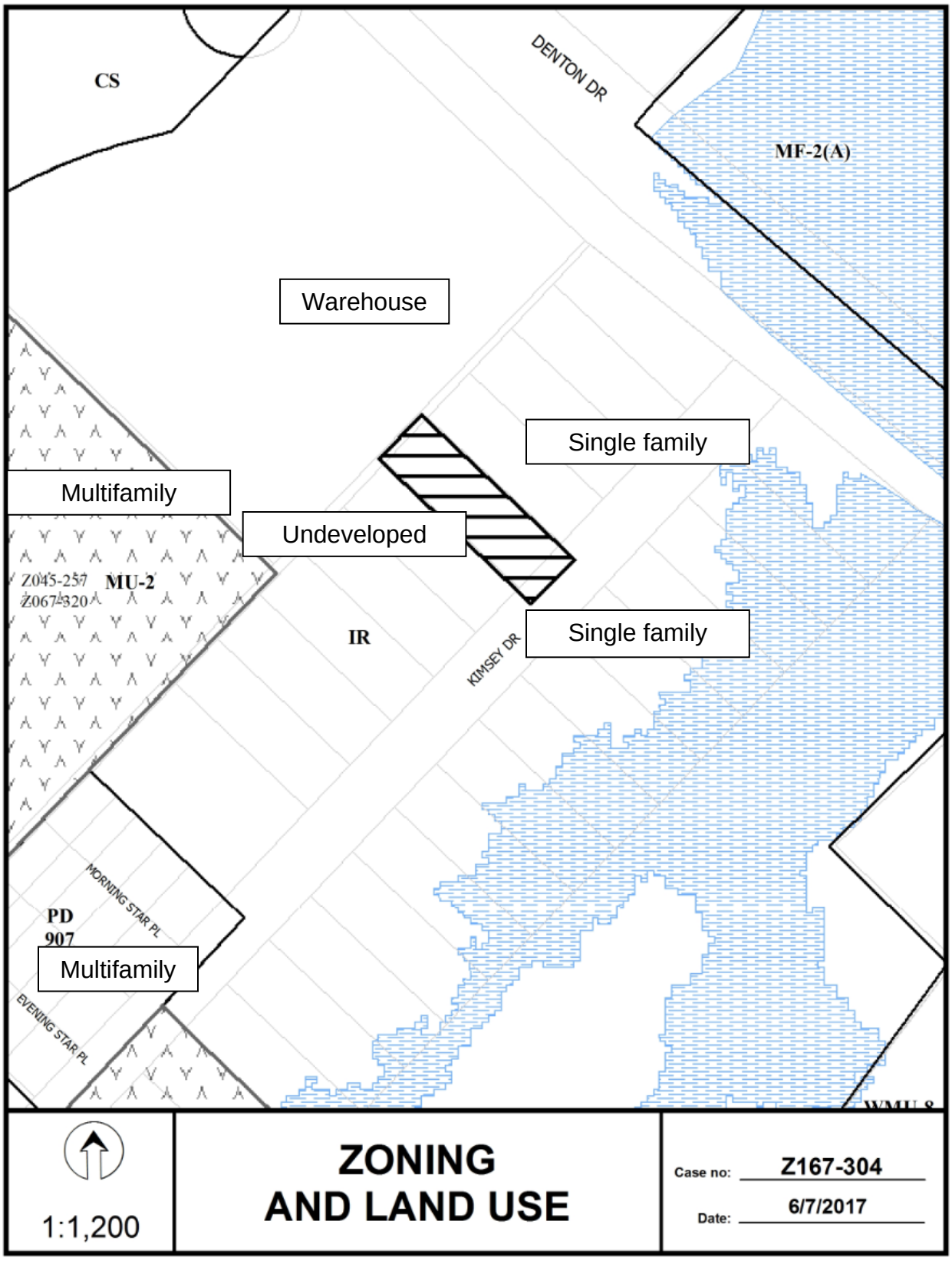
Development Standards:

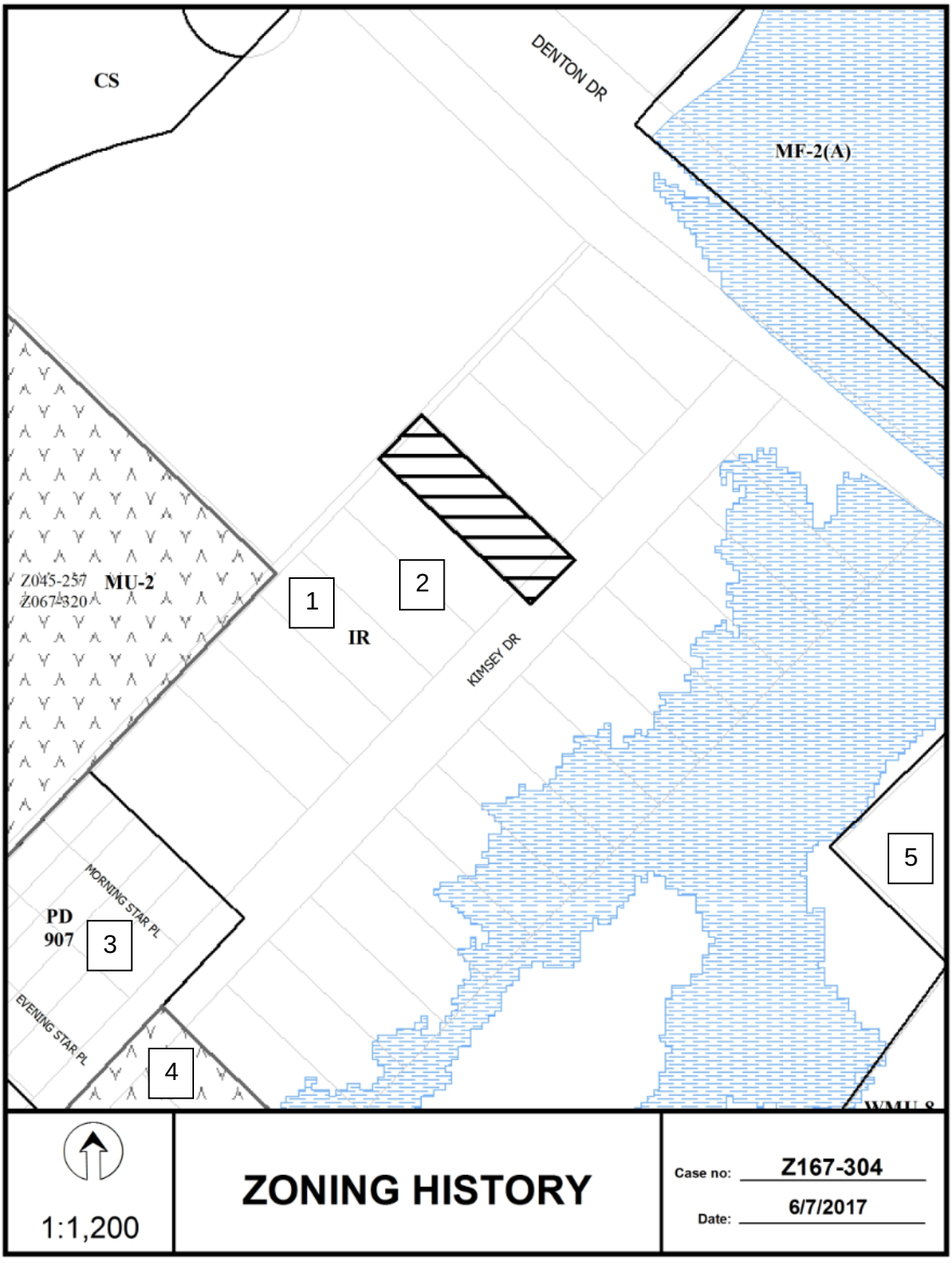
DISTRICT	SETBACKS Front	SETBACKS Side/Rear	Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
Proposed							
MF-2(A) Multifamily	15’	15’	Min lot 1,000 sq. ft. 800 sq ft – E 1,000 sq. ft – 1 BR 1,200 sq ft – 2 BR +150 sq ft each add BR	36’	60%	Proximity Slope	Multifamily, duplex, single family
Existing							
IR Industrial research	15’	30’ adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	200’ 15 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail

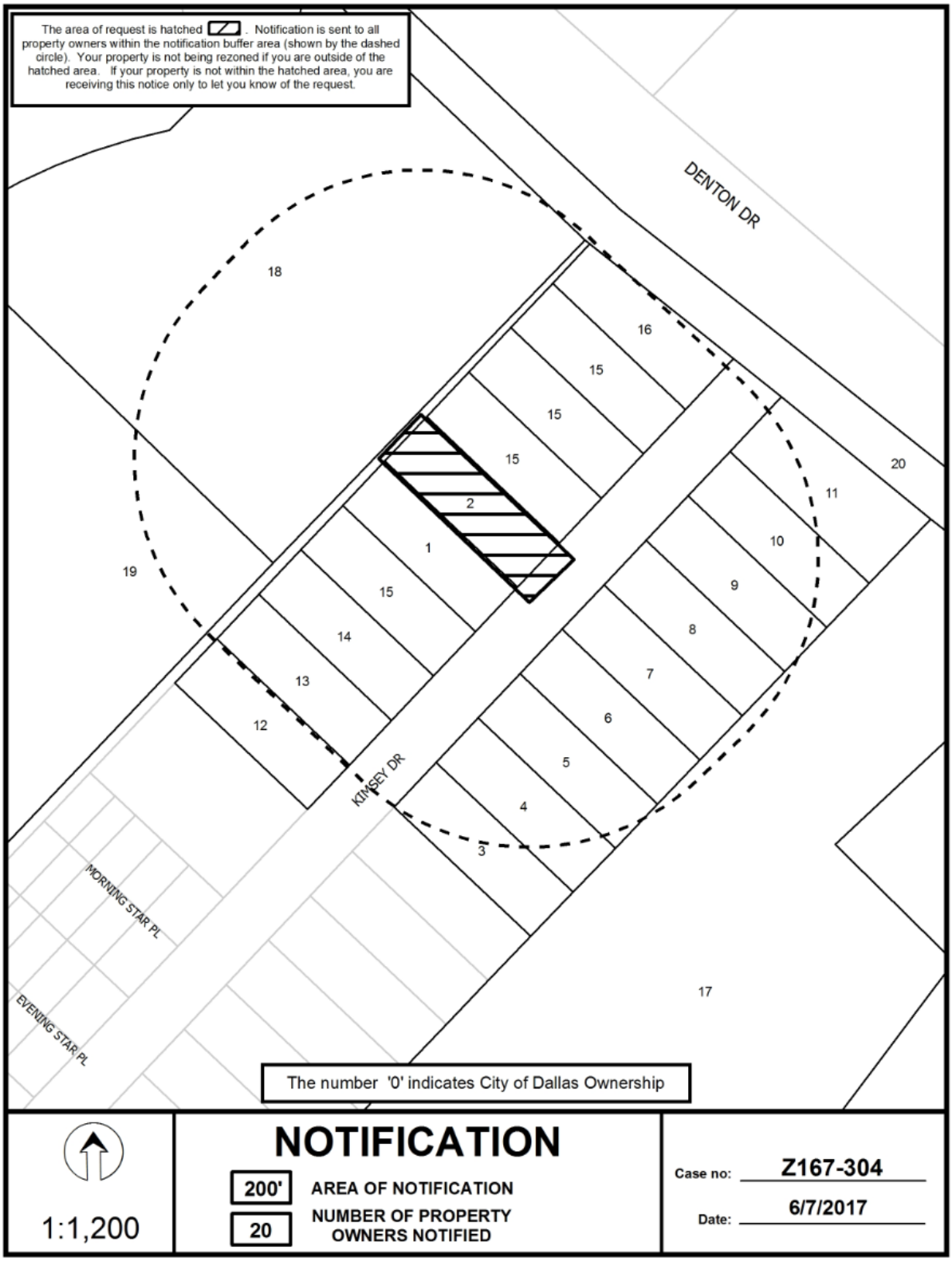
Landscaping:
Landscaping is required in accordance with Article X of the Dallas Development Code.


EGAN AVE
MANOR WAY
OWENS ST
CEDAR SPRINGS RD
Weichsel
Rusk
BOMAR AVE
DENTON DR
BOMAR AVE
KIMSEY DR
ORION PL
CALLISTO CT
SADLER CIR
INWOOD RD
INWOOD RD
CHERRYWOOD AVE
DENTON DR
DENTON DR CUT OFF
STUTZ DR
FOREST PAR
MAPLE A
Hernandez, Onesimo
1:4,800
VICINITY MAP
Case no: Z167-304
Date: 6/7/2017

DENTON DR
KIMSEY DR
MORNING STAR PL
EVENING STAR PL
1:1,200
AERIAL MAP
Case no: Z167-304
Date: 6/7/2017


CS
DENTON DR
MF-2(A)
Warehouse
Single family
Multifamily
Undeveloped
Z045-257
Z067-320
MU-2
IR
KIMSEY DR
Single family
MORNING STAR PL
PD
907
Multifamily
EVENING STAR PL
1:1,200
ZONING
AND LAND USE
Case no: Z167-304
Date: 6/7/2017


CS
DENTON DR
MF-2(A)
Z045-257
Z067-320
MU-2
1
IR
2
KIMSEY DR
5
PD
907
3
MORNING STAR PL
EVENING STAR PL
4
1:1,200
ZONING HISTORY
Case no: Z167-304
Date: 6/7/2017


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.
DENTON DR
KINSEY DR
MORNING STAR PL
EVENING STAR PL
18
19
20
17
16
15
15
15
2
1
15
14
13
12
11
10
9
8
7
6
5
4
3
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
20
NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: Z167-304
Date: 6/7/2017

06/07/2017

Notification List of Property Owners

Z167-304

20 Property Owners Notified

Label #	*Address*		*Owner*
1	2707	KIMSEY DR	MADISON KIMSEY LTD
2	2711	KIMSEY DR	PECINA DAGOBERTO &
3	2622	KIMSEY DR	MARTINEZ ALEXANDER C &
4	2626	KIMSEY DR	MACMAHON PAUL
5	2702	KIMSEY DR	PATTERSON DAVID C ETAL
6	2706	KIMSEY DR	PORTILLO SOCORRO H LIFE ESTATE
7	2710	KIMSEY DR	CORONADO JOSE & ANA M
8	2714	KIMSEY DR	PECINA DAGOBERTO R &
9	2718	KIMSEY DR	SOTO GERARDO
10	2722	KIMSEY DR	WHITE ORCHID HOLDING CO
11	2724	KIMSEY DR	WHITE ORCHID HOLDING CO
12	2619	KIMSEY DR	RUBIN CANDACE &
13	2623	KIMSEY DR	VASQUEZ ALICIA GLAFIRA
14	2627	KIMSEY DR	ALDAPE GABRIELA
15	2703	KIMSEY DR	MADISON KIMSEY LTD
16	2727	KIMSEY DR	DALLAS AREA RAPID TRANSIT
17	5760	MAPLE AVE	ADLER PROPERTY CO LLP
18	6025	OWENS ST	CALVARY BEN
19	6008	MAPLE AVE	AMLI 6008 MAPLE AVENUE LLC
20	555	2ND AVE	DART

CITY PLAN COMMISSION **THURSDAY, JULY 20, 2017**

Planner: Pamela Daniel

FILE NUMBER: Z167-305(PD) **DATE FILED:** May 19, 2017

LOCATION: Northwest line of Kimsey Drive, northeast of Maple Avenue

COUNCIL DISTRICT: 2 **MAPSCO:** 34-P

SIZE OF REQUEST: ±7,500sq. ft. **CENSUS TRACT:** 4.06

REPRESENTATIVE: Peter Kavanagh, Zone Systems, Inc.

OWNER: Gabriela Aldape

APPLICANT: Ruben Bravo

REQUEST: An application for an MF-2(A) Multifamily District on property zoned an IR Industrial Research District.

SUMMARY: The applicant proposes to construct a 4-unit multifamily building.

STAFF RECOMMENDATION: **Approval**

BACKGROUND INFORMATION:

- The request site is developed with a single-family structure at 2627 Kimsey Drive.
- The applicant's request for an MF-2(A) Multifamily District will allow for the construction of one 4-unit multifamily structure.
- The surrounding land uses primarily consist of single family uses to the south and west of the site, with a warehouse use to the north. The property immediately adjacent to the east of the site is zoned MF-2(A) and undeveloped.
- A companion case referenced below is also being requested to allow for an MF-2(A) zoning on property zoned an IR Industrial Research District at 2711 Kimsey Drive.

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

1. **Z167-304** On July 20, 2017, the City Plan Commission will hear a request for an MF-2(A) Multifamily District on property zoned an IR Industrial Research District.

2. **Z167-223** On June 28, 2017, the City Council approved an MF-2(A) Multifamily District in lieu of the requested Planned Development District on property zoned an IR Industrial Research District.

3. **Z145-208** On June 10, 2015, the City Council approved a Planned Form District and to repeal Shopfront Overlay No. 2 on property zoned a WMU-8 Walkable Mixed Use District.

4. **Z145-172** On October 28, 2015, the City Council approved an MF-2(A) Multifamily District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District.

5. **Z123-339** On March 26, 2014, City Council approved a Planned Development District for MF-2(A) Multifamily District uses on property zoned an IR Industrial Research District.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Kimsey Drive	Local	50 ft.

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

Land Use:

	Zoning	Land Use
Site	IR	Single Family
North	IR	Warehouse
South	IR	Single Family
East	MF-2(A)	Undeveloped
West	IR	Single Family

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

The request site is located within a part of the city where the development pattern has transitioned from a mix of light and heavy industrial (inside) uses with scattered single-family uses to primarily multifamily uses, with pockets of medical related office uses. Although Kimsey Drive is zoned an IR Industrial Research District several multifamily uses exist. Therefore, extending the MF-2(A) District by one parcel should not create a negative impact on the adjacent properties.

The proposed zoning request meets the following goals and objectives of the comprehensive plan.

Land Use Element

Goal 1.1 Align land use strategies with economic development priorities

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

Economic Element

Goal 2.1 Promote balanced growth

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

Urban Design

Goal 5.1 Promote a sense of place, safety and walkability

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Neighborhood Plus

Policy 4.3 Enhance neighborhood desirability by improving infrastructure, housing stock, recreation and safety

Policy 5.1 Encourage a wider range of well-designed and affordable housing types as a response to emerging homeownership preferences.

Stemmons Corridor - Southwestern Medical District Area Plan:
The request site is within the Stemmons Corridor - Southwestern Medical District Area Plan and primarily complies with the intent of this plan, adopted June 2010. The Plan identifies the request site as being in the Medical Campus Development Block. The Plan recommends this development block be predominantly medical related offices and facilities; however, it is also envisioned to be home to a highly walkable mix of residential and mixed-use developments accommodating medical district employees. Guidance from the plan for the Medical Campus Development Block on residential developments include they "…should enable residents to easily access work, shopping, and leisure activities by transit and pedestrian-oriented streets as well as by driving." (pg. 38) The plan envisions structures in this area to range from 2 to 7 stories, although some medical facilities may include downtown-scale towers.

The request is consistent with the area plan as the applicant proposes multifamily units within proximity to the DART Rail station and UT Southwestern campus. Thus, providing a highly walkable development easily accessible to work, shop and leisure activities.

STAFF ANALYSIS:

Land Use Compatibility:
The 7,500-square foot site is currently developed with a single-family dwelling. The applicant's request for an MF-2(A) Multifamily District will allow for the construction of one 4-unit structure consisting of two bedrooms per unit with attached two-car garages. The proposed structure will reflect a townhouse-style design. An MF-2(A) zoning limits the lot coverage to 60% with a maximum height of 36-feet as opposed to the 80% lot

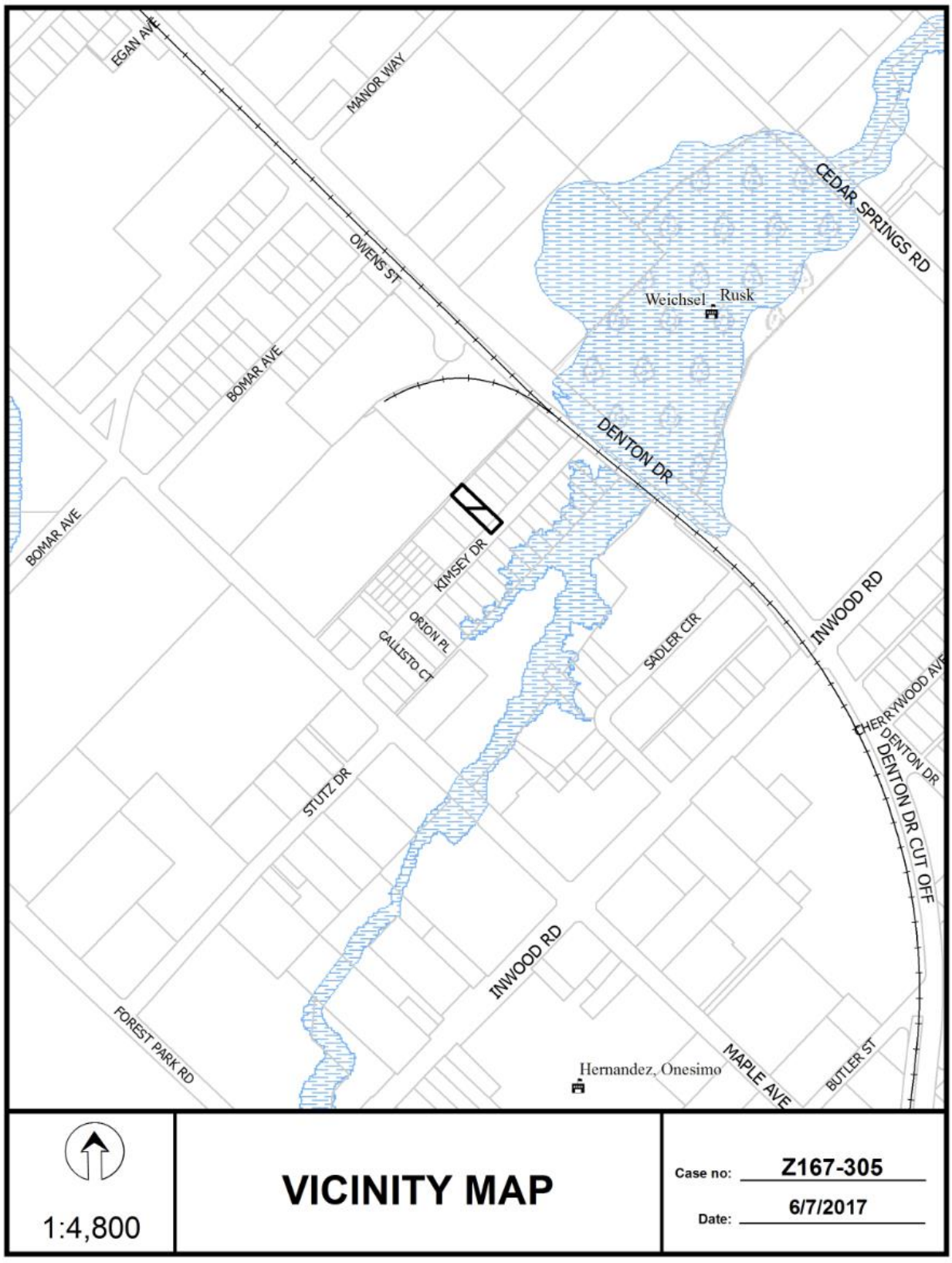
coverage allowed by the IR Industrial Research District with 200-foot maximum height. Kimsey Drive is developed with a mix of light industrial/office uses, single family uses, and newly constructed multifamily uses. The area further northwest and southwest of the request site along Maple Avenue between Bomar Avenue and Stutz Drive, have been predominately redeveloped with multifamily uses. Developments of light and heavy industrial (inside) uses with scattered single-family uses had been predominate prior to 2003. The site is within a half-mile walking distance of the Inwood DART rail station. Thus, the need for these multifamily developments as additional housing options arise due in part to the proximity of the DART rail station and the UT Southwestern Medical campus.

Upon review of the recommendations in the area plan and the existing development pattern of the surrounding properties, staff recognizes the positive benefits of an MF-2(A) Multifamily District. Therefore, staff recommends approval of an MF-2(A) Multifamily District.

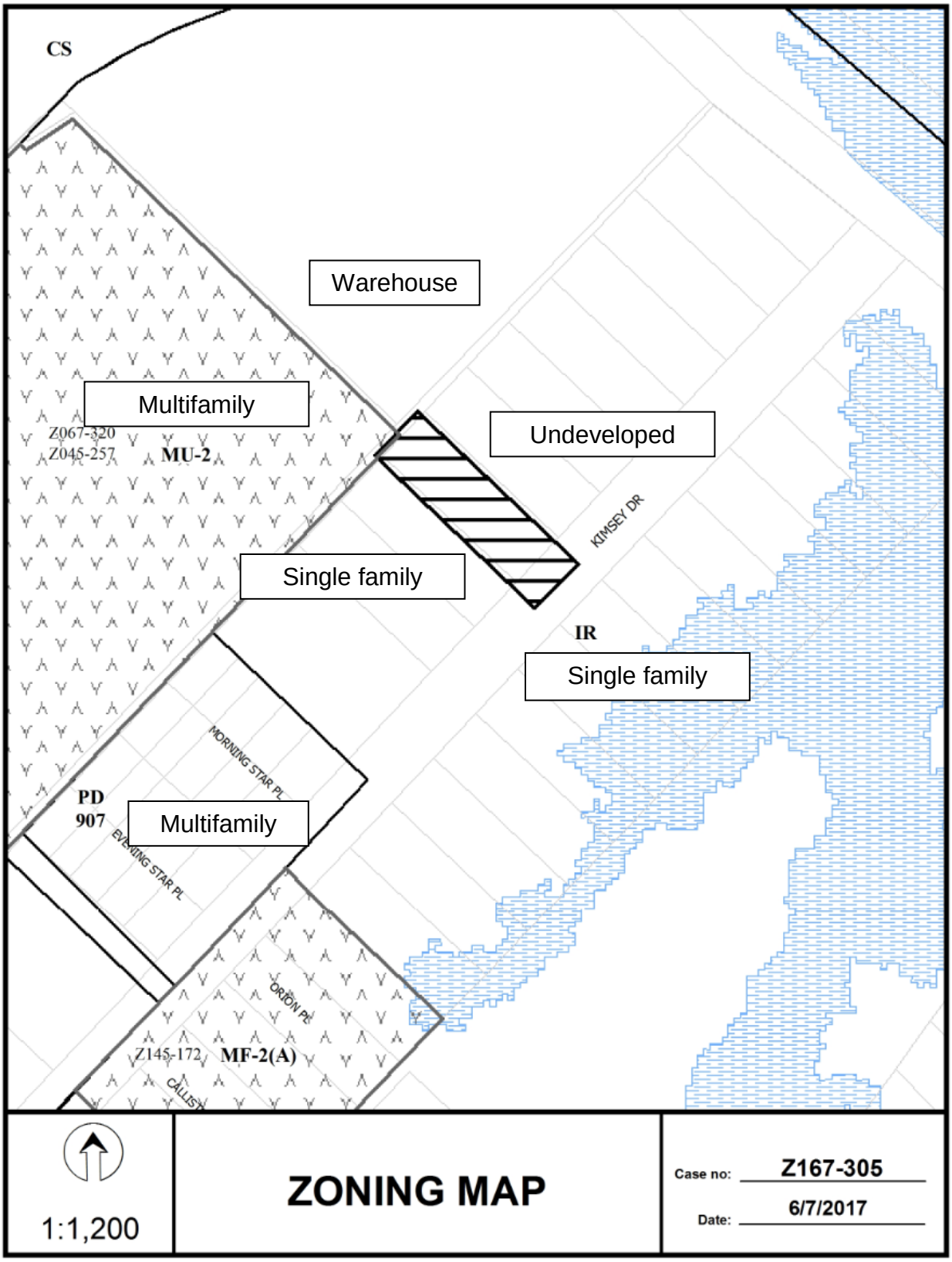
Development Standards:

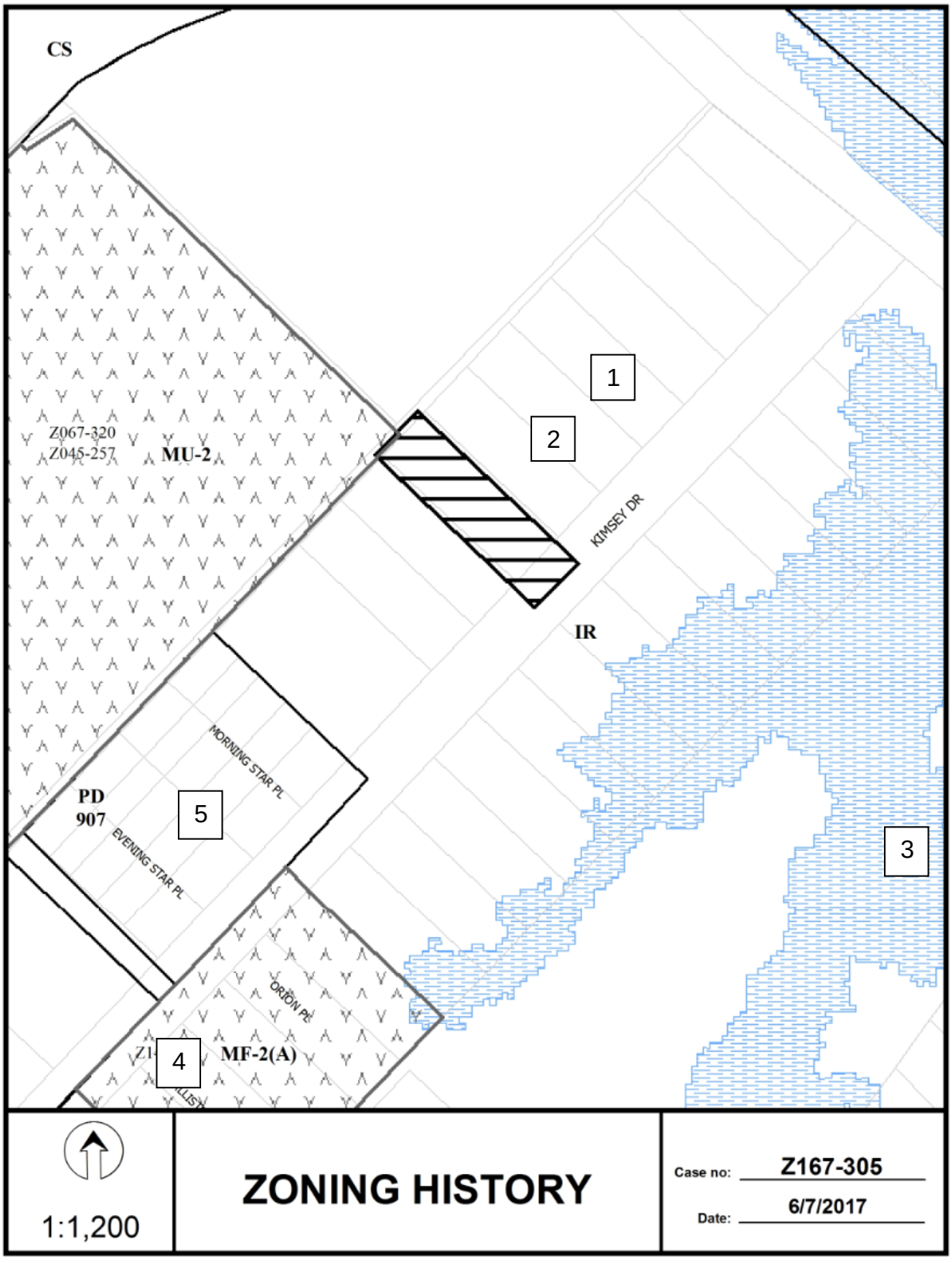
DISTRICT	SETBACKS Front	SETBACKS Side/Rear	Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
Proposed							
MF-2(A) Multifamily	15'	15'	Min lot 1,000 sq. ft. 800 sq ft – E 1,000 sq. ft – 1 BR 1,200 sq ft – 2 BR +150 sq ft each add BR	36'	60%	Proximity Slope	Multifamily, duplex, single family
Existing							
IR Industrial research	15'	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	200' 15 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail

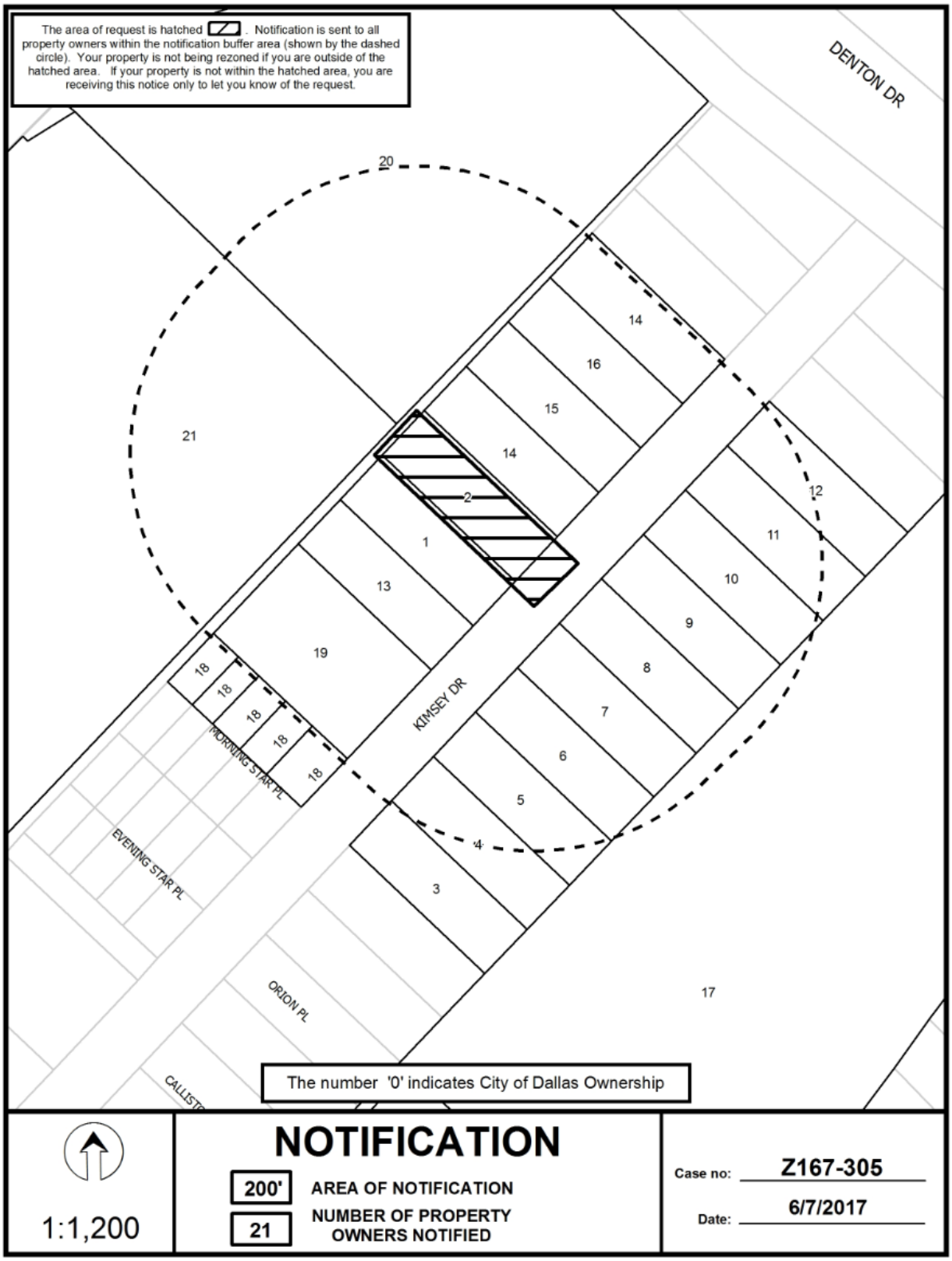
Landscaping:
Landscaping is required in accordance with Article X of the Dallas Development Code.


EGAN AVE
MANOR WAY
OWENS ST
CEDAR SPRINGS RD
Weichsel
Rusk
BOMAR AVE
DENTON DR
BOMAR AVE
KIMSEY DR
ORION PL
CALLISTO CT
SADLER CIR
INWOOD RD
CHERRYWOOD AVE
DENTON DR
DENTON DR CUT OFF
STUTZ DR
INWOOD RD
FOREST PARK RD
Hernandez, Onesimo
MAPLE AVE
BUTLER ST
1:4,800
VICINITY MAP
Case no: Z167-305
Date: 6/7/2017

DENTON DR
KIMSEY DR
MORNING STAR PL
EVENING STAR PL
ORION PL
1:1,200
AERIAL MAP
Case no: Z167-305
Date: 6/7/2017


CS
Warehouse
Multifamily
Z067-320
Z045-257
MU-2
Undeveloped
KIMSEY DR
Single family
IR
Single family
MORNING STAR PL
PD
907
Multifamily
EVENING STAR PL
ORION PL
Z145-172
MF-2(A)
CALLISTO
1:1,200
ZONING MAP
Case no: Z167-305
Date: 6/7/2017


CS
Z067-320
Z045-257
MU-2
1
2
KIMSEY DR
IR
MORNING STAR PL
PD
907
5
EVENING STAR PL
3
ORION PL
4
MF-2(A)
1:1,200
ZONING HISTORY
Case no: Z167-305
Date: 6/7/2017


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.
DENTON DR
KIMSEY DR
MORNING STAR PL
EVENING STAR PL
ORION PL
20
21
14
16
15
14
2
1
13
19
18
18
18
18
18
12
11
10
9
8
7
6
5
4
3
17
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
21
NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: Z167-305
Date: 6/7/2017

06/07/2017

Notification List of Property Owners

Z167-305

21 Property Owners Notified

Label #	*Address*		*Owner*
1	2623	KIMSEY DR	VASQUEZ ALICIA GLAFIRA
2	2627	KIMSEY DR	ALDAPE GABRIELA
3	2606	KIMSEY DR	COPELAND D K
4	2610	KIMSEY DR	MADISON KIMSEY TLD
5	2614	KIMSEY DR	SOLIS MARTHA M
6	2618	KIMSEY DR	HEED CYNTHIA LOUISE
7	2622	KIMSEY DR	MARTINEZ ALEXANDER C &
8	2626	KIMSEY DR	MACMAHON PAUL
9	2702	KIMSEY DR	PATTERSON DAVID C ETAL
10	2706	KIMSEY DR	PORTILLO SOCORRO H LIFE ESTATE
11	2710	KIMSEY DR	CORONADO JOSE & ANA M
12	2714	KIMSEY DR	PECINA DAGOBERTO R &
13	2619	KIMSEY DR	RUBIN CANDACE &
14	2703	KIMSEY DR	MADISON KIMSEY LTD
15	2707	KIMSEY DR	MADISON KIMSEY LTD
16	2711	KIMSEY DR	PECINA DAGOBERTO &
17	5760	MAPLE AVE	ADLER PROPERTY CO LLP
18	5916	MORNING STAR PL	WEEKLEY HOMES LLC
19	2611	KIMSEY DR	WINE MAISON LLC
20	6025	OWENS ST	CALVARY BEN
21	6008	MAPLE AVE	AMLI 6008 MAPLE AVENUE LLC

CITY PLAN COMMISSION **THURSDAY, JULY 20, 2017**

Planner: Kiesha Kay

FILE NUMBER: Z167-243(KK) **DATE FILED:** March 8, 2017

LOCATION: South of Telephone Road, east of Travis Trail

COUNCIL DISTRICT: 8 **MAPSCO:** 76-L

SIZE OF REQUEST: Approx. 13.39 acres **CENSUS TRACT:** 167.03

APPLICANT/ OWNER: Quincy Roberts/Q. Roberts Trucking Inc.

REPRESENTATIVE: Land Use Planning & Zoning Services, Elsie Thurman

REQUEST: An application for a CS Commercial Services District on property zoned an A(A) Agricultural District.

SUMMARY: The applicant proposes to operate a contractor's maintenance yard on a portion of the area of request. The remainder of the site will remain undeveloped.

STAFF RECOMMENDATION: **Approval**

PREVIOUS ACTION: On May 4, 2017, the City Plan Commission held this case under advisement to May 18, 2017.

On June 28, 2017, the City Council remanded this case to the City Plan Commission so the case could be notified for the corrected area of request.

BACKGROUND INFORMATION:

- The request site is currently zoned an A(A) Agricultural District and is generally located at Telephone Road and Travis Trail, north of Wintergreen Road, east of Bonnie View Road, and west of Van Horn Drive.

- The reason for this request is the applicant proposes to legalize the current operation of a contractor's maintenance yard. The applicant has been operating on this site since 2014 without a Certificate of Occupancy.

- The land use of contractor's maintenance yard is defined as a wholesale, distribution, and storage use in the Dallas Development code. This land use is allowed by right in the CS Commercial Services District.

- A contractor's maintenance yard is defined as a facility for the storage and maintenance of contractor's supplies and operational equipment.

- The proposed CS Commercial Services District would add a multitude of new uses, most notably including office, lodging, and retail and personal service uses.

Zoning History:

1. Z167-253: On June 28, 2017, the City Council approved an IM Industrial Manufacturing District and an SUP for a commercial motor vehicle parking lot on property zoned an A(A) Agricultural District. This application is pending City Plan Commission hearing.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Telephone Road	Substandard	40 ft.
Travis Trail	Substandard	40 ft.

Traffic:

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

Surrounding Land Uses:

	Zoning	Land Use
Site	A(A)	Commercial Motor Vehicle Parking
North	A(A)	Undeveloped and Single Family
South	PDD No. 761 (LI)	Undeveloped
East	A(A)	Undeveloped and Illegal Commercial Use
West	A(A)	Single Family and Undeveloped

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.

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

1.2.1.1 Use the Vision Illustration and Building Blocks as a general guide to shape zoning and land use concepts, while also considering site specific and area specific issues. Site specific zoning cases must consider relevant policy statements contained within the Policy Plan, such as environmentally sensitive land, the site's proximity to the edge of a Building Block and appropriate transitions between Building Blocks.

The Vision identifies the area as an Industrial Building Block. Industrial Areas, which offer important employment opportunities, occupy large areas of land and usually are near major roads and heavy rail lines. This request is characteristic of the building block in that it will provide a service to the mix of low- and medium-density industrial buildings and industrial yards supporting the Southport and the Agile Port, parts of West Dallas along I-30, and the Stemmons industrial area.

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

> Policy 2.1.4 Support efforts to expand targeted business and industry development within the Southern Sector.
>
> Policy 2.2.4 Focus on logistics-related jobs for the expansion of employment opportunities, particularly in the Southern Sector.

Dallas' future development opportunities and much of the projected growth capacity lie in the Southern Sector, offering a great opportunity to guide development and direct economic activity. The vast majority of vacant land in the city is located in the Southern Sector. As such, developments similar to this are necessary in order to promote and encourage efforts for continued investment in these underutilized areas of the city.

Land Use Compatibility:

The applicant's request to change the zoning is to legalize the current operation of a contractor's maintenance yard. The applicant stated that this use has been operating on this site beginning in 2014 without a Certificate of Occupancy.

The area of request is currently zoned an A(A) Agricultural District. This purpose of this district as defined in the Dallas Development Code, Section 51A-4.111(1), states that there exists in certain fringe areas of the city, land which is presently used for agricultural purposes and to which urban services are not yet available. These lands should appropriately continue to be used for agricultural purposes until needed for urban purposes in conformity with the orderly growth of the city. It is anticipated that all of the A(A) district area will be changed to other urban zoning categories as the area within the corporate limits of Dallas becomes fully developed.

The proposed CS Commercial Services District is described as being for the development of commercial and business serving uses that may involve outside storage, service, or display. This district is not intended to be located in areas of low and medium density residential development

The proposed CS Commercial Service District would allow by right the land use of commercial motor vehicle parking. This land use is defined in the Dallas Development Code, Section 51A-4.210(8.1), as a facility for the temporary, daily, or overnight parking of commercial motor vehicles as defined in the use regulations for a truck stop, and/or motor vehicle with two or more rear axles such as trucks, truck tractors, and similar vehicles, for no charge or for a fee, regardless of whether that fee is charge independently of any other use on the lot, if the parking is not accessory to a main use on the lot. This land use is allowed by right in CS, LI, IR, and IM districts.

The proposed CS Commercial Service District is complimentary to the existing LI Light Industrial District to the northwest and the light industrial planned development to the south, PDD No. 761 (LI), The Dallas Logistics Port Special Purpose District. The property to the east of the area of request has applied for a general zoning change for the same land use. The Building Inspection Division of Sustainable Development and Construction is currently reviewing plans and permits for a 700,000 square foot warehouse complex located in PDD No. 761 (LI), The Dallas Logistics Port Special Purpose District. The surrounding zoning changes, established zoning districts, current land uses, and proposed development would all be agreeable to the CS Commercial Services District and the current illegal land use.

The surrounding land uses consist of a single family dwelling to the north, undeveloped land and an illegal commercial use to the east, undeveloped land to the south, single family dwellings, undeveloped land, and another illegal commercial use to the west. The area of request is fully surrounded by A(A) Agricultural District with LI Light Industrial District to the northwest, and PDD No. 761 (LI), The Dallas Logistics Port Special Purpose District, to the south.

Development Standards:

DISTRICT	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
A(A) Agricultural	50'	20' SY 50' RY for Single Family 10' RY for Other	N/A	24'	10% for res structure; 25% for non-res	N/A	Residential, Agricultural, Utility and Public Service
Proposed							
CS Commercial Service	15' where adj to expressway or thorughfare	No Min.; adj to res 20'	0.5 for office, lodging, retail; 0.75 for all uses combined	45' RPS	80%	Residential Proximity Slope	Institutional, Lodging, Office, Retail, Wholesale uses

Parking:

Pursuant to the Dallas Development Code, off-street parking must be provided in accordance with Division 51A-4.200. The required off-street parking ratio for a contractor's maintenance yard is 1 space per 2,000 square feet of site area exclusive of parking area; a minimum of four spaces is required. Any accessory or other main uses established on the site will have to meet the requirements for those specific land uses per the Dallas Development Code.

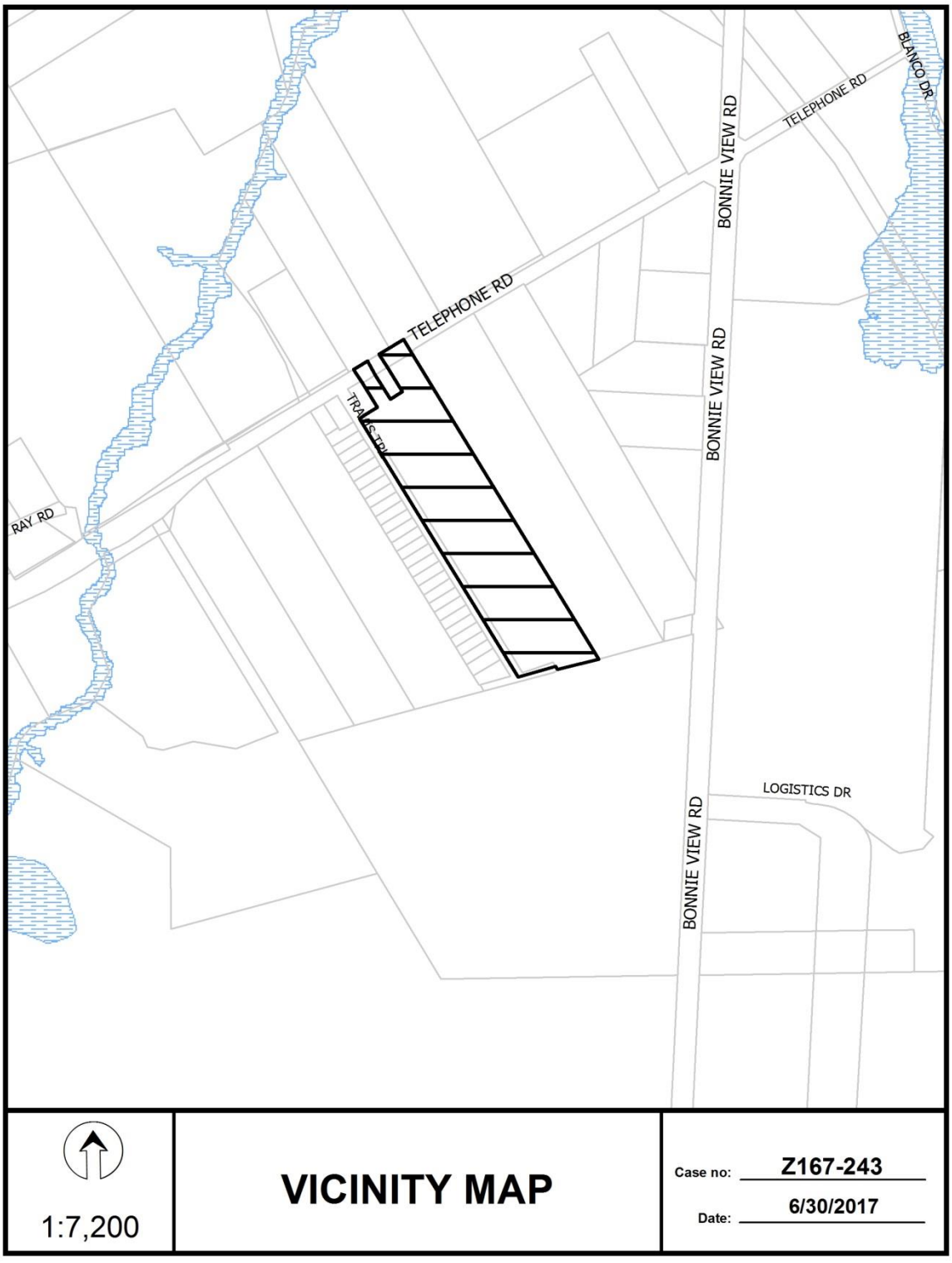
Landscaping:

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

List of Partners/Principals/Officers

Officer/Owner:

Q. Roberts Trucking Incorporated
Quincy Roberts

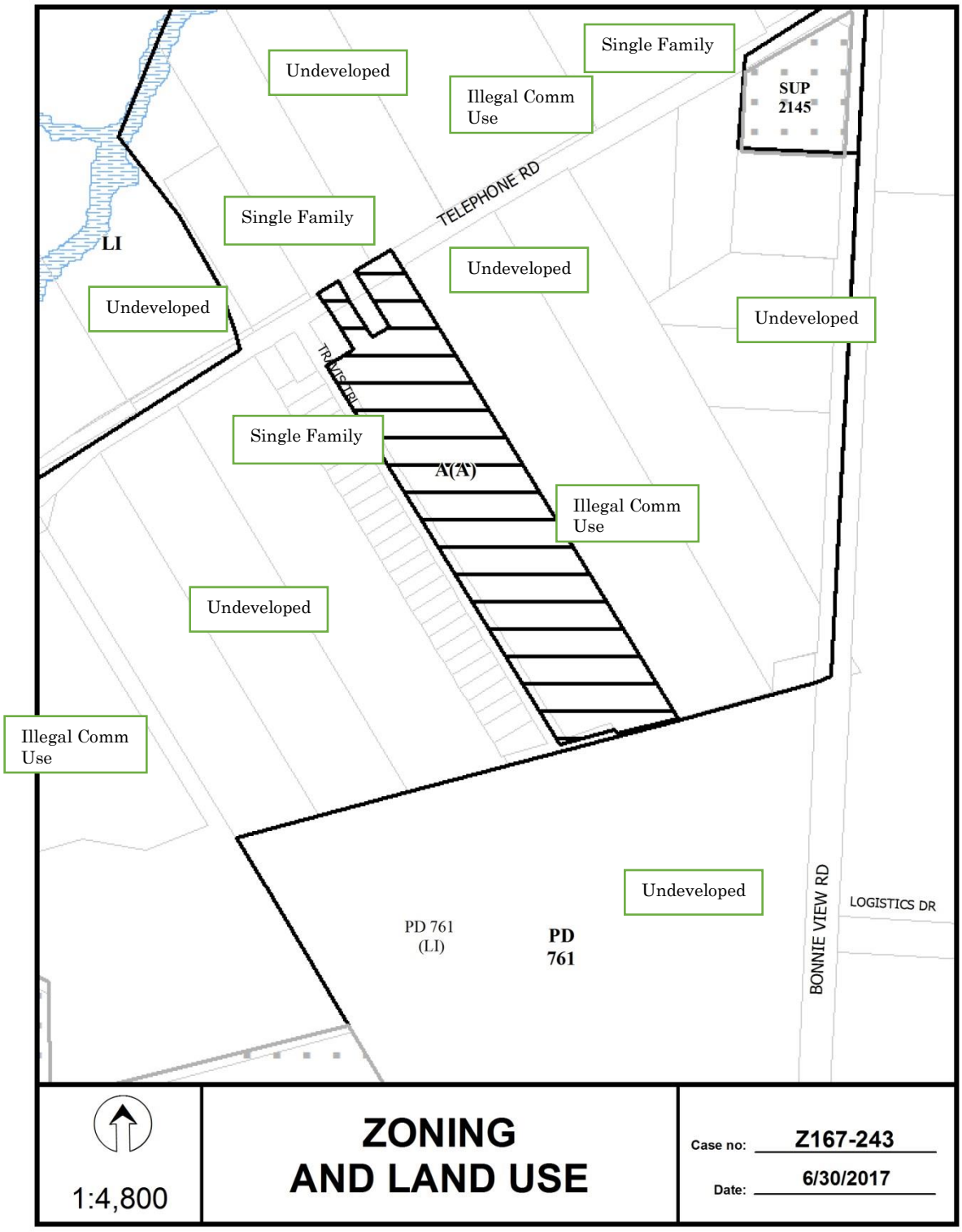

TELEPHONE RD
BONNIE VIEW RD
BONNIE VIEW RD
TELEPHONE RD
BLANCO DR
LOGISTICS DR
BONNIE VIEW RD
RAY RD
1:7,200
VICINITY MAP
Case no: Z167-243
Date: 6/30/2017

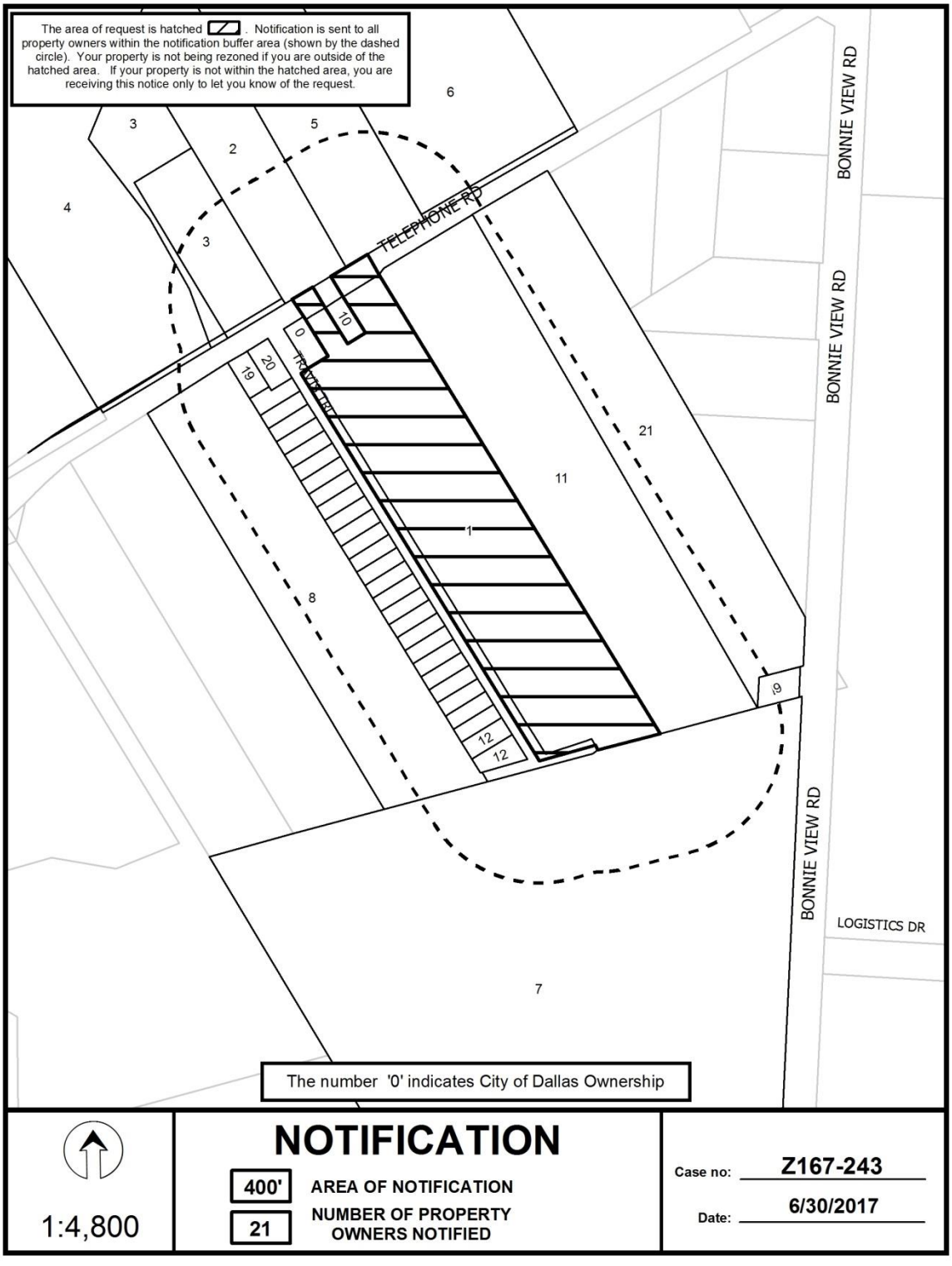
1:4,800

AERIAL MAP

Case no: Z167-243

Date: 6/30/2017


Undeveloped
Single Family
Illegal Comm Use
SUP 2145
TELEPHONE RD
Single Family
LI
Undeveloped
Undeveloped
Undeveloped
TRANSTRL
Single Family
A(A)
Illegal Comm Use
Undeveloped
Illegal Comm Use
Undeveloped
PD 761 (LI)
PD 761
BONNIE VIEW RD
LOGISTICS DR
1:4,800
ZONING AND LAND USE
Case no: Z167-243
Date: 6/30/2017


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.
TELEPHONE RD
BONNIE VIEW RD
BONNIE VIEW RD
BONNIE VIEW RD
LOGISTICS DR
TROUT TRL
The number '0' indicates City of Dallas Ownership
NOTIFICATION
400' AREA OF NOTIFICATION
21 NUMBER OF PROPERTY OWNERS NOTIFIED
1:4,800
Case no: Z167-243
Date: 6/30/2017

06/30/2017

Notification List of Property Owners

Z167-243

21 Property Owners Notified

Label #	*Address*		*Owner*
1	9600	TRAVIS TRL	ROBERTS QUINCY
2	3925	TELEPHONE RD	FONSECA GUILLERMO & ELVA J TORRES
3	3901	TELEPHONE RD	CURRIE JULIAN & GLORIA
4	3845	TELEPHONE RD	TEJAS INVESTORS
5	3935	TELEPHONE RD	GIDDENS DONNIE L
6	4041	TELEPHONE RD	ADAMS JOHN H
7	9901	BONNIE VIEW RD	DLH MASTER LAND HOLDING LLC
8	3800	TELEPHONE RD	ARCHIBALD GARY &
9	9867	BONNIE VIEW RD	CLEMONS JOHN R
10	3918	TELEPHONE RD	HENDERSON MARGAREE EST OF
11	4100	TELEPHONE RD	FENNER PAT &
12	9927	TRAVIS TRL	MARTINEZ FERNANDO &
13	9811	TRAVIS TRL	JOHNSON DON JR
14	9727	TRAVIS TRL	CUNNINGHAM SALLY A
15	9707	TRAVIS TRL	QUINTANILLA LETICIA
16	9703	TRAVIS TRL	LOPEZ GAUDENCIO
17	9635	TRAVIS TRL	MARTINEZ MARIA DE JESUS &
18	9623	TRAVIS TRL	RODRIGUEZ BLANCA H &
19	3830	TELEPHONE RD	CASTILOW LENA
20	3838	TELEPHONE RD	RODRIGUEZ ISRAEL PAZ &
21	4050	TELEPHONE RD	FENNER PAT

CITY PLAN COMMISSION **THURSDAY, JULY 20, 2017**

Planner: Kiesha Kay

FILE NUMBER: Z167-300(KK) **DATE FILED:** May 15, 2017

LOCATION: Southwest corner of North Zang Boulevard and West Neely Street

COUNCIL DISTRICT: 1 **MAPSCO:** 54-D

SIZE OF REQUEST: Approx. 0.36 acres **CENSUS TRACT:** 42.01

APPLICANT/ OWNER: Jim Lake Jr./Bishop 1910 Partners, Ltd.

REPRESENTATIVE: Mark Owen, Lake-Slagel Partners, LLC

REQUEST: An application for a new subdistrict on property zoned Subdistrict C, WMU-3 Walkable Urban Mixed Use within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District.

SUMMARY: The purpose of this request is to create a new subdistrict within the planned development district to obtain a parking reduction and allow for the remodel of and addition to the existing structure [Mayor's House] to allow for the conversion to a restaurant land use.

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

BACKGROUND INFORMATION:

- On March 12, 1997, PDD No. 468 was approved by City Council.

- The existing single family structure was constructed in 1910 by Mayor George Sergeant, a former Chief Justice of Dallas' 5th Court of Appeals.

- The purpose of this request is to create a new subdistrict within the planned development district to obtain a parking reduction and allow for the remodel of and addition to the existing building [Mayor's House] to be converted to a restaurant land use.

Zoning History: There have been two recent zoning change requests in the area.

1. **Z145-341** On October 28, 2015, the City Council approved an Oak Cliff Demolition Overlay District.

2. **Z156-222** On September 9, 2016, the City Council approved Subdistrict K, the reduction of Shopfront Overlay No. 7 on properties zoned Subdistrict E, WMU-8 within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
North Zang Boulevard	Minor Arterial	4 lanes divided, 100' ROW, 72' pavement
West Neely Street	Local	50 ft.

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and stated that they cannot support the request in regards to the requested parking reduction and proposal of one on-street parking space. This denial is based on the existing congestion of Neely Street, and the concern that by allowing a parking reduction would only increase the congestion and worsen the problem. While staff is understanding and sensitive to this, we do feel that in order to revitalize the building and allow for the creation of a high density business a parking reduction can be the tradeoff for preserving and updating a structure that is important to the history of the City of Dallas. Parking reductions are detailed in the parking section of this report.

Surrounding Land Uses:

	Zoning	Land Use
Site	PDD No. 468 Sub. C, WMU-3	Single family
North	PDD No. 468 Sub. B, WR-3	Multifamily, Single family
East	PDD No. 468 Sub. K, WMU-8	Multifamily
South	PDD No. 830	Multifamily, Retail
West	PDD No. 468 Sub. A, RTN	Shared Access Development (Single family)

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.

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

The request site lies within an area considered Urban Mixed Use. The request is characteristic of an Urban Mixed-Use Building Block because it compromises a vibrant mix of office and retail uses to support adjacent and surround residential uses. The request site will provide an additional dining option within a closely defined area. People on foot or bike can enjoy interesting storefronts and building facades at ground level with wide sidewalks. This aids in creating an appealing streetscape. By encouraging better design quality and convenience in retail centers, business parks and industrial parks, the city takes on a more notable look.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTRE BALANCED GROWTH

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

TRANSPORTATION ELEMENT

GOAL 4.2 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS

Policy 4.2.2 Promote a network of on-street and off-street walking and biking paths.

Implementation Measure 4.2.2.3 Use "Context Sensitive Design" standards for public street improvements to ensure safe and convenient bike and pedestrian movement.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Designing pedestrian-friendly streetscapes and encouraging new developments to provide pedestrian-oriented amenities and enhancements would encourage people to walk.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.4 Enhance retail, industrial and business operations.

Land Use Compatibility:

PDD No. 468 was approved by the City Council on March 12, 1997, and encompasses approximately 842 acres, generally bounded by Interstate 30, the Levee on the east side of the Trinity River, Interstate 35E (South R. L. Thornton Freeway), Marsalis Avenue, Eighth Street, Elsbeth Avenue, Neches Street, Bishop Avenue, Colorado Boulevard, and Beckley Avenue. Recent developments in the immediate area, both north and south of the Zang Avenue alignment through this part of the planned development district, have begun to transition the area by providing residential options, both multifamily and single family dwellings. As the demand for services increases, so does the need to accommodate for anticipated residential activity, and various retail and entertainment options both established or proposed to be developed along this thoroughfare.

In creating the vision and purpose of PDD No. 468, various subdistricts were created to establish a basis for the balance of development and the co-existence with the built environment along the gateway. The intent of this article is to provide standards specifically tailored to meet the needs of the Oak Cliff Gateway area of the city. This area is an area of historical, cultural, and architectural importance and significance to the city. The Mayor William Sergeant Home, area of request, is currently listed in the planned development district as one of the significance areas to preserve and enhance

in aspects of historical, architectural, and cultural significance concerning historical designation.

The home, located at 635 North Zang Boulevard, was constructed in 1910 by George Sergeant. George Sergeant was a Fifth Circuit Court Justice and former Dallas Mayor (1935-1937) who was instrumental in helping bring the 1936 Texas Centennial Exposition to Fair Park. The two-and-a-half story Craftsman structure includes a large front porch with a second story balcony along with a prominent centered dormer featuring leaded glass windows. The house perches on a slight rise and is surrounded by a large front and side yard that slopes down to North Zang Boulevard and West Neely Street.

Given the importance of this structure, staff feels that it is very important to protect and revitalize the structure to continue the history that this parcel of land gives to the city of Dallas. The applicant is proposing to convert the single family dwelling into a restaurant by remodeling the structure's exterior and interior. A proposed component of this remodel is an addition that is proposed to the rear of the existing structure, as well as a raised porch adjacent to West Neely Street to mimic the existing porch adjacent to North Zang Boulevard. The total floor area detailed on the development plan, including the addition, is 3,725 square feet; this does not include the exterior covered porch area surrounding the structure.

The proposed revised conditions will require the approval of a development plan and elevation plan by the City Plan Commission. The creation of a new subdistrict is proposed to allow for suggested parking reductions. These parking reductions are discussed in more detail in the parking section of this report.

The development plan has gone through multiple revisions as a result of staff's comments and concerns regarding the proposed development. Originally both drive approaches were proposed to enter and exit off of Neely Street. In an effort to try to prevent an influx of traffic into the neighborhood, staff recommended moving the ingress drive approach to North Zang Boulevard and make the egress onto Neely Street a mandatory right hand turn only exit. By relocating the drive approach to North Zang Boulevard this also allowed the applicant to maintain the rolling lawn that is common to preserve in historic districts. It also prohibits the stacking of vehicles in front of the structure fronting on North Zang Boulevard. The stacking of vehicles will now stack along the southern property line keeping the main façade open to the street. The valet stand was originally proposed to be located in front of the structure; however, after discussions with staff, the applicant has agreed to relocate the valet stand to the rear of the property at the southwest corner of the building.

Staff is also recommending the following conditions be applied to a restaurant and bar land use that is proposing outdoor dining. This is in an effort to be sensitive to the residential homes in close proximity to this use and try to mitigate late hours noise issues. Staff is recommending the following:

(1) Additional provisions for restaurant and bar land use.
(A) All outdoor speakers are prohibited.
(B) The hours of use for the outdoor patio and porch area are as follows:
- *The use of the outdoor patio and porch area must cease at 10pm on weeknights and 11pm on weekend nights.*

This proposed subdistrict will still be required to comply with the WMU-3 Walkable Urban Mixed Use development regulations detailed in Article XIII.

The site is currently surrounded by development projects under construction. A mix of uses, heavily influenced by retail, and residential development is being constructed along the Zang Boulevard alignment through this area. Multifamily uses are developed to the north, east, across North Zang Boulevard, and south. A shared access development is under construction to the west of the area of request. Traveling west along Neely Street is an established single family neighborhood.

Parking:

The applicant is proposing a parking ratio reduction from 1 parking space per 125 square feet of restaurant floor area to 1 parking space per 175 square feet with the following additional parking reductions:

- Allow the site to use the 5% trolley reduction detailed in Article XIII, Sec.51A-13.403(c)(2), but amend the condition within PDD No. 468 concerning residential adjacency. The parking reduction in Article XIII states that this reduction cannot be used by a restaurant use if the property is located within a 600-foot radius of a property in a single-family district. There is an RTN (Residential Transition) District directly to the west of the area of request that is considered a single-family district. Staff is supportive of this condition due to the close proximity of the site to the trolley station even though it does have direct residential adjacency. In an effort to create an urban living community, staff is supportive of giving a reduction to encourage the use of public transportation.

- Staff is also supportive of the legacy building reduction because this is a way to preserve this historical structure. In PDD No. 468 legacy buildings are able to obtain a parking reduction. The existing structure does not meet the requirements of a legacy building because not all original street-facing facades remain. The proposed condition will allow this structure to be considered a legacy building for purposes of a parking reduction only. For this building to be considered a legacy building they must comply with the proposed elevation plan. This plan was reviewed by historic preservation staff and they were supportive of the exterior remodel and preservation of the structure.

Reference the chart below for the different parking options discussed.

	Parking Ratio	Parking Req.	Proposed Trolley Reduction	Proposed Legacy Bldg Reduction	Total Required
Staff's Recommendation	1/175	21	5% = (-1)	25% = (-5)	15
Existing Ord.	1/125	30	---	---	30
					Parking Provided = 15

The total number of parking spaces provided on site is 15. Staff has not included the on-street spaces due to the denial of this proposal by the Engineering Division of Sustainable Development and Construction. Staff is aware of the existing congestion and parking issues in the Oak Cliff Gateway. Given the proposed reductions the applicant would be able to occupy the space as a restaurant, allowing the site to have an active use.

The parking reductions shown on the development plan referring to outdoor covered patio area and the total of outdoor covered and uncovered patio area is a reduction currently established in the ordinance. Sec.51P-468.106(c)(7)(A) and (B) states the following:

(7) Outdoor covered patios.

(A) For restaurant or bar uses, the outdoor covered patio area is not included in parking requirement calculations for up to 25 percent of the size of the indoor floor area.

(B) For a restaurant use, the combined area of covered and uncovered outdoor dining area that is not included in parking requirement calculations may not exceed 50 percent of the indoor dining area. Any portion of the outdoor dining patio area in excess of the 50 percent of the indoor dining area must be parked in accordance with the Subdistricts B-G required parking chart (Exhibit 468C).

Twenty-five percent of the total floor area of 3,725 square feet is 931 square feet. The outdoor covered patio area cannot exceed 931 square feet. The applicant is proposing 930 square feet of covered patio area. The total covered and uncovered patio area cannot exceed 50 percent of the total floor area without triggering a parking requirement. This equates to 1,863 square feet, while the applicant is proposing 1,860 square feet of covered and uncovered patio square footage.

While this is a low parking requirement for a restaurant use, staff believes that given the uniqueness of the site and the desire to promote preservation of a historical building this parking reduction is justifiable.

Landscaping:

Landscaping must be installed per Article XIII regulations. The same triggers apply to the Article XIII landscaping requirements as do Article X. The minor streets and streetscapes do not apply to this development because staff does not consider this proposal to be new construction. The applicant is proposing an addition to the existing structure. The intent of the streets and streetscapes section is to be applied to ground-up new construction projects.

List of Partners/Principals/Officers

Lake – Slagel Partners, LLC

Jim Lake Jr. – Managing Member

PROPOSED CONDITIONS

ARTICLE 468.

PD 468.

Oak Cliff Gateway Special Purpose District

SEC.51P-468.101. LEGISLATIVE HISTORY.

PD 468 was PD 468 was established by Ordinance No. 23057, passed by the Dallas City Council on March 12, 1997. Ordinance No. 23057 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Ordinance No. 23057 was amended by Ordinance No. 23868, passed by the Dallas City Council on April 28, 1999, and Ordinance No. 25866, passed by the Dallas City Council on January 26, 2005. (Ord. Nos. 19455; 23057; 23868; 25866; 26042;29743)

SEC.51P-468.103. PURPOSE.
Omitted for brevity.

SEC.51P-468.104. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions in Chapter 51A apply to this article.
(b)
(c) Unless the context clearly indicates otherwise, in this article:
Omitted for brevity.

(13) LEGACY BUILDING means:

(A) a building constructed before 1957 that has:

(i) all original street-facing facades remaining;

(ii) a primary street-facing façade located within 15 feet of a right-of-way line;

(iii) a main entrance that faces Colorado Boulevard, Zang Boulevard, Beckley Avenue, Marsalis Avenue, Jefferson Boulevard, Eight Street, Tenth Street, Lancaster Avenue, Ewing Avenue, or the southbound Interstate 35E service road;

(iv) window and door openings that total at least 20 percent of the street-facing facades; and

(v) off-street parking located 100 percent outside of the required front yard; or

(B) the Grace Presbyterian Church sanctuary building located on Zang Boulevard between Fifth Street and Sixth Street.; or

(C) the Mayor William Sergeant Home located on the southwest corner of North Zang Boulevard and West Neely Street for purposes of obtaining the legacy building parking reduction only.

Omitted for brevity.

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

(d) The following rules apply in interpreting the use regulations in this article:

(1) The absence of a symbol appearing after a listed use means that the use is permitted by right.

(2) The symbol *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only.

(3) The symbol *[DIR]* appearing after a listed use means that a site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803. ("DIR" means "development impact review." For more information regarding development impact review generally, see Division 51A-4.800.)

(4) The symbol *[RAR]* appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, a site plan must be submitted and approved in accordance with the requirements of that section. ("RAR" means "residential adjacency review." For more information regarding residential adjacency review generally, see Division 51A-4.800.)

(e) Unless the context indicates otherwise, for purposes of interpreting Chapter 51A, the subdistricts are considered to be residential or nonresidential as indicated:

(1) Subdistrict A: residential.

(2) Subistrict B: residential.

(3) Subdistrict C: nonresidential.

(4) Subdistrict D: nonresidential.

(5) Subdistrict E: nonresidential.

(6) Subdistrict F: nonresidential.

(7) Subdistrict G: nonresidential
(8) Subdistrict H: nonresidential.

(9) Subdistrict I: nonresidential.

(10) Subdistrict J: nonresidential.

(11) Subdistrict K: nonresidential. (Ord. Nos. 23057; 25866; 26042; 26149; 26190; 28880; 29200; 29280; 29743; 30190)

(12) Subdistrict *: nonresidential.

SEC.51P-468.104.1. EXHIBITS

The following exhibits are incorporated into this article:

(1) Exhibit 468A: Subdistrict map.

(2) Exhibit 468B: Medical use overlay street hierarchy plan.

(3) Exhibit 468C: Subdistrict B-G required parking chart.

(4) Exhibit 468D: Subdistrict H master parking and floor area plan supplement.

(5) Exhibit 468E: Subdistrict H mixed use development parking chart.

(6) Exhibit 468F: Subdistrict H site plan development table.

(7) Exhibit 468G: Subdistrict K development plan. (Ord. Nos. 28880; 29200; 29743; 30190)

(8) Exhibit 468H: Subdistrict * development plan and elevation plan.

SEC.51P-468.105. CREATION OF SUBDISTRICTS.

(a) This district is known as the Oak Cliff Gateway Special Purpose District, and is divided into the following 11 subdistricts, as described in Exhibit B of Ordinance No. 29743, as amended, and as shown on the map labelled Exhibit 468A:

(1) Subdistrict A – Residential Transition (RTN).

(2) Subdistrict B – Walkable Urban Residential 3 (WR-3).

(3) Subdistrict C – Walkable Urban Mixed Use 3 (WMU-3).

(4) Subdistrict D – Walkable Urban Mixed Use 5 (WMU-5).

(5) Subdistrict E – Walkable Urban Mixed Use 8 (WMU-8)

(6) Subdistrict F – Walkable Urban Mixed Use 12.

(7) Subdistrict G – Walkable Urban Mixed Use 20.

(8) Subdistrict H.

(9) Subdistrict I.

(10) Subdistrict J.

(11) Subdistrict K – Walkable Urban Mixed Use 8 (WMU-8).

(12) Subdistrict * – Walkable Urban Mixed Use (WMU-3).

(b) If there is a conflict between Exhibit A of Ordinance No. 23057, as amended, and Exhibit 468A, Exhibit A, as amended, controls.

(c) Use regulations and development standards for each subdistrict are set out below. (Ord. Nos. 23057; 23868; 25866; 26042; 26149; 26190; 27391; 28880; 29200; 29280; 29743; 30190)

SEC.51P-468.106. SUBDISTRICTS A, B, C, D, E, F, G, ~~AND~~ K, AND *.

(a) General provisions. Except as provided in this subsection, Division 51A-13.100, "General Provisions," applies.

(1) Nonconforming structures. See Sections 51A-4.704 and 51A-13.102(4)(S) for details on nonconforming structures. In this district, the only work that causes a structure to become more nonconforming is a major renovation. For purposes of this provision, MAJOR RENOVATION means a building permit or series of building permits for the reconstruction, alteration, or modification of a building that increases the floor area that existed on May 13, 2015 by 50 percent or more.

(A) Additions of up to 50 percent of permitted square footage.

Additional floor area, building height, and any new construction must comply with the regulations defined by each development type. The additional floor area, building height, and new construction are not required to fill the buildable envelope, but must be contained wholly within the buildable envelope. BUILDING ENVELOPE means the tree dimensional form within which the horizontal and vertical elements of a structure must be built to comply with the use and placement requirements and with the height and elements requirements in Section 51A-13.304 for each development type.

(B) Additions of more than 50 percent of permitted square footage. The site must come into compliance with Article XIII regulations.

(2) Amortization of nonconforming uses. Uses that become nonconforming on May 13, 2015 may not be brought before the board of adjustment for amortization.

(3) Development plan for Subdistrict K. Development and use of the Property in Subdistrict K must comply with the Subdistrict K development plan (Exhibit 468G). If there is a conflict between the text of this article and the Subdistrict K development plan, the text of this article controls.

(4) Development plan for Subdistrict *. Development and use of the Property is Subdistrict * must comply with the Subdistrict * development plan and elevation plan (Exhibit 468H). If there is a conflict between the text of this article and the Subdistrict * development plan, the text of this article controls.

(b) District regulations. Except as provided in this section, Division 51A-13.300, "District Regulations," applies.

(1) Subdistrict A. Except as provided in this section, Subdistrict A must comply with the RTN regulations and development standards in Article XIII.

(2) Subdistrict B. Except as provided in this section, Subdistrict B must comply with the WR-3 regulations and development standards in Article XIII.

(3) Subdistrict C and *. Except as provided in this section, Subdistricts C and * must comply with the WMU-3 regulations and development standards in Article XIII.

(4) Subdistrict D. Except as provided in this section, Subdistrict D must comply with the WMU-5 regulations and development standards in Article XIII.

(5) Subdistricts E and K. Except as provided in this section and Section 51P-468.901.1, Subdistricts E and K must comply with the WMU-8 regulations and development standards in Article XIII.

(6) Subdistrict F. Except as provided in this section, Subdistrict F must comply with the WMU-12 regulations and development standards in Article XIII.

(7) Subdistrict G. Except as provided in this section, Subdistrict G must comply with the WMU-20 regulations and development standards in Article XIII.

(8) Accessory dwelling units. In Subdistrict A south of Colorado Boulevard, east of Beckley Avenue, and west of Marsalis Avenue, accessory dwelling units are allowed on a lot containing a single-family use. Single-family garages are not required to have vehicular access from an alley.

(9) Detention center, jail, or prison. Detention center, jail, or prison is prohibited as a main use.

(10) Fences and walls. In a door yard, a fence may not exceed four feet in height. In all other required yards, no fence or wall may exceed six feet in height.

(11) Height. The following structures may project a maximum of 12 feet above the maximum structure height specified in a subdistrict:

(A) Amateur communications tower.

(B) Cooling tower.

(C) Clerestory.

(D) Chimney and vent stack.

(E) Elevator penthouse or bulkhead.

(F) Flagpoles.

(G) Mechanical equipment room.

(H) Ornamental cupola or dome.

(I) Parapet wall, limited to a height of four feet.

(J) Stairway access to roof.

(K) Roof top deck

(L) Skylights

(M) Spires and belfries.

(N) Solar panels.

(O) Tank designed to hold liquids.

(P) Visual screens surround roof-mounted mechanical equipment.

(Q) Wind turbines and other integrated renewable energy systems.

(12) Medical and office uses. Medical and office uses are allowed as additional permitted uses in the following areas:

(A) Subdistrict A, Tract 3.

(B) Subdistrict A, Tract 4.

(13) Residential proximity slope. The residential proximity slope defined in Section 51A-4.412 governs development in Subdistricts A-G.

(14) Retail uses over 50,000 square feet. A specific use permit is required for retail uses over 50,000 square feet in floor area.

(c) Parking regulations. Except as otherwise provided in this subsection, Division 51A-13.400, "Parking Regulations," applies.

(1) In general. The "Required Parking in WMU and WR Districts Chart" in Section 51A-13.402(a)(2) is replaced by the Subdistricts B-G required parking chart (Exhibit 468C).

(2) Bicycle parking. Consult Division 51A-4.330, "Bicycle Parking Regulations," for bicycle parking requirements.

(3) Delta credits. The maximum parking reduction authorized by this section and Article XIII is the total reduction minus the number of parking spaces currently not provided due to delta credits, as defined in Section 51A-4.704(b)(4)(B). If delta credits exceed the total reduction, delta credits will be used, and no reduction will apply.

(4) Legacy building parking reduction. If the director finds that a building meets the definition of a legacy building, the director may grant the following off-street parking reductions:

(A) For residential uses within a legacy building, required off-street parking may be reduced by up to 25 percent.

(B) For office uses within a legacy building, required off-street parking may be reduced by up to 100 percent.

(C) For retail uses other than restaurant uses within a legacy building, required off-street parking may be reduced by up to 100 percent.

(D) For restaurant uses within a legacy building, required off-street parking may be reduced by up to 25 percent.

(5) Mechanized parking. Consult Division 51A-4.340, "Mechanized Parking," for mechanized parking regulations.

(6) On-street parking.

(A) Except as provided in this subsection, any on-street parking spaces may be counted as a reduction of the parking requirement of the use adjacent to the on-street parking space.

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

(ii) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of a parking space (8÷24 = one-third). The total of the limited-availability parking spaces will be counted to the nearest whole number, with one half counted as an additional space.

(B) All on-street parking must be approved as to design and construction by the director of public works. On-street parking must be striped in accordance with standard city specifications.

(7) Outdoor covered patios.

(A) For restaurant or bar uses, the outdoor covered patio area is not included in parking requirement calculations for up to 25 percent of the size of the indoor floor area.

(B) For a restaurant use, the combined area of covered and uncovered outdoor dining area that is not included in parking requirement calculations may not exceed 50 percent of the indoor dining area. Any portion of the outdoor dining patio area in excess of the 50 percent of the indoor dining area must be parked in accordance with the Subdistricts B-G required parking chart (Exhibit 468C).

(8) Remote parking.

(A) Remote parking for uses in these subdistricts may not be located outside the boundaries of the district.

(B) Remote parking must be located within a walking distance of 500 feet from the use served by the remote parking unless an extension of walking distance is approved by the building official.

(C) The building official shall extend the walking distance for remote parking to no more than 1,000 feet for up to 50 percent of the required off-street parking unless the extension would:

(i) significantly discourage patrons of the use form using the remote parking;

(ii) unreasonable endanger the safety of persons or property; or

(iii) not otherwise be in the public interest.

(D) A license is required to authorize the extension of walking distance for remote parking beyond 1,000 feet. The building official must require that either a shuttle or an attendant be provided by the applicant as a condition of approval of an extension of the walking distance for remote parking beyond 1,000 feet.

(E) Remote parking may be based on a lease for the remote parking space in lieu of the remote parking agreement required in Section 51A-4.328. The lease must:

(i) be in writing on a form obtained from the building official;

(ii) contain legal descriptions of the properties affected;

(iii) specify the special parking being provided and the hours of operation of any use involved;

(iv) be governed by the laws of the state of Texas;

(v) be signed by all lien holders, other than taxing entities, that have an interest in or an improvement on the properties;

(vi) be for a minimum of three years; and

(vii) provide that both the owner of the lot occupied by the use and the owner of the remote parking lot shall notify the building official in writing if any provision of the lease is breached or if the lease is modified or terminated.

(9) Parking reductions for Subdistrict *. Bus or trolley transit. The building official may approve a five percent reduction in the number of required parking spaces for uses with a main entrance within a 600-foot walking distance of an improved bus or trolley transit stop providing both shade and seating.

(d) Minor streets and streetscapes.

(1) Except as provided in this subsection, Division 51A-13.500, "Minor Streets and Streetscapes," applies. This subsection applies only to new construction.

(2) The block lengths and perimeters requirements in Section 51A-13.502(a) may be broken by ungated private streets.

(3) In lieu of compliance with Section 51A-13.503, "Existing Streets," the following street sections must be completed as follows:

(A) West side of Beckley Avenue between Interstate 30 and Colorado Boulevard. The 14-foot parkway in the right-of-way must include a four-foot planting zone adjacent to the vehicular lanes and a 10-foot sidewalk.

(B) East side of Beckley Avenue between Interstate 30 and Colorado Boulevard. The 14-foot parkway in the right-of-way must include a two-foot planting zone adjacent to the vehicular lanes, an eight-foot, two-way cycle track, and a four-foot sidewalk. An additional six-foot sidewalk is required adjacent to the right-of-way.

(C) West side of Beckley Avenue between Colorado Boulevard and Zang Boulevard. The eight-foot parkway in the right-of-way must include a three-foot planting zone next to the vehicular lanes and a five-foot sidewalk. An additional five-foot sidewalk is required adjacent to the right-of-way.

(D) East side of Beckley Avenue between Colorado Boulevard to Zang Boulevard. The 16-foot parkway in the right-of-way must include a three-foot planting zone next to the vehicular lanes, an eight-foot two-way cycle track, and a five-foot sidewalk. An additional five-foot sidewalk is required adjacent to the right-of-way.

(E) Zang Boulevard between the Jefferson/Houston Viaduct and Colorado Boulevard. The 10-foot parkway in the right-of-way must include a six-foot planting zone adjacent to the vehicular lanes and a four-foot sidewalk. An additional two-foot sidewalk is required adjacent to the right-of-way.

(F) West side of Zang Boulevard between Beckley Avenue and Davis Street. The 14-foot parkway in the right-of-way must include a six-foot planting zone adjacent to the vehicular lanes and an eight-foot sidewalk.

(G) East side of Zang Boulevard between Beckley Avenue and Davis Street. The 12-foot indented parking lane and the 14-foot parkway must include a six-foot planting zone adjacent to the vehicular lanes and an eight-foot sidewalk.

(e) Site development regulations. Division 51A-13.600, "Site Development Regulations," applies.

(f) Administration. Division 51A-13.700, "Administration," applies. (Ord. Nos. 25866; 26042; 26149; 26328; 26395; 26750; 27391; 28880; 29200; 29743; 30190)

Staff's Recommendation:

(g) Additional provisions for Subdistrict *.

(1) Additional provisions for restaurant or bar land use.

(A) All outdoor speakers are prohibited.

(B) The hours of use for the outdoor patio and porch area are as follows:

- The use of the outdoor patio and porch area must cease at 10pm on weeknights and 11pm on weekend nights.

(C) Restaurant and bar land use parking ratio is 1 parking space per 175 square feet of floor area.

SEC.51P-468.107. SUBDISTRICT H.
Omitted for brevity.

SEC.51P-468.108. SUBDISTRICT I.
Omitted for brevity.

SEC.51P-468.109. SUBDISTRICT J.
Omitted for brevity.

SEC.51P-468.109.1. SUBDISTRICT K.
Omitted for brevity.

SEC.51P-468.110. MEDICAL USE OVERLAY.
Omitted for brevity.

SEC.51P-468.111. TRANSITIONAL USES.
Omitted for brevity.

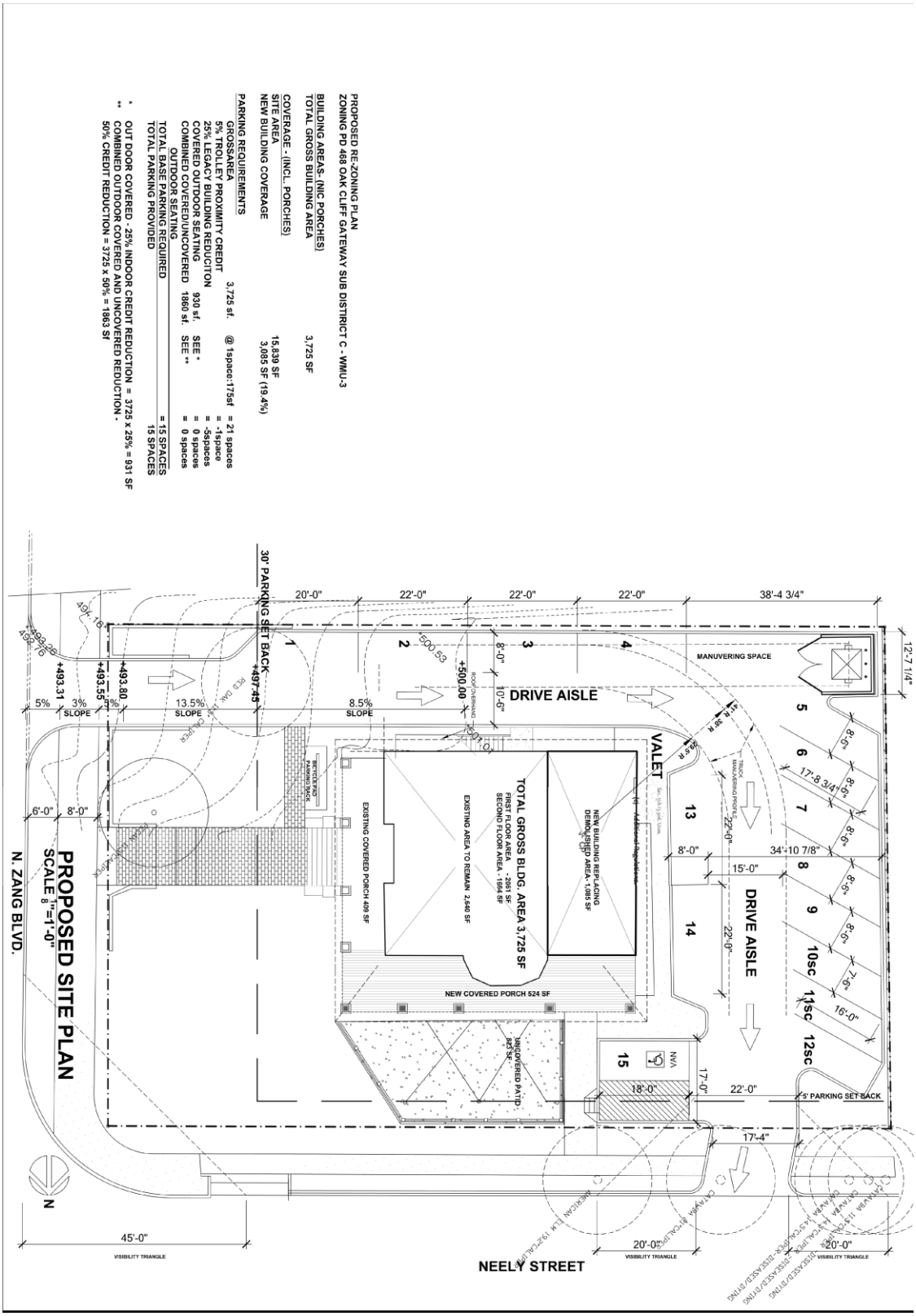
SEC.51P-468.112. HIGH-RISE TOWER CONFIGURATION AND ORIENTATION REQUIREMENTS.
Omitted for brevity.

SEC.51P-468.113. ENVIRONMENTAL PERFORMANCE STANDARDS.
Omitted for brevity.

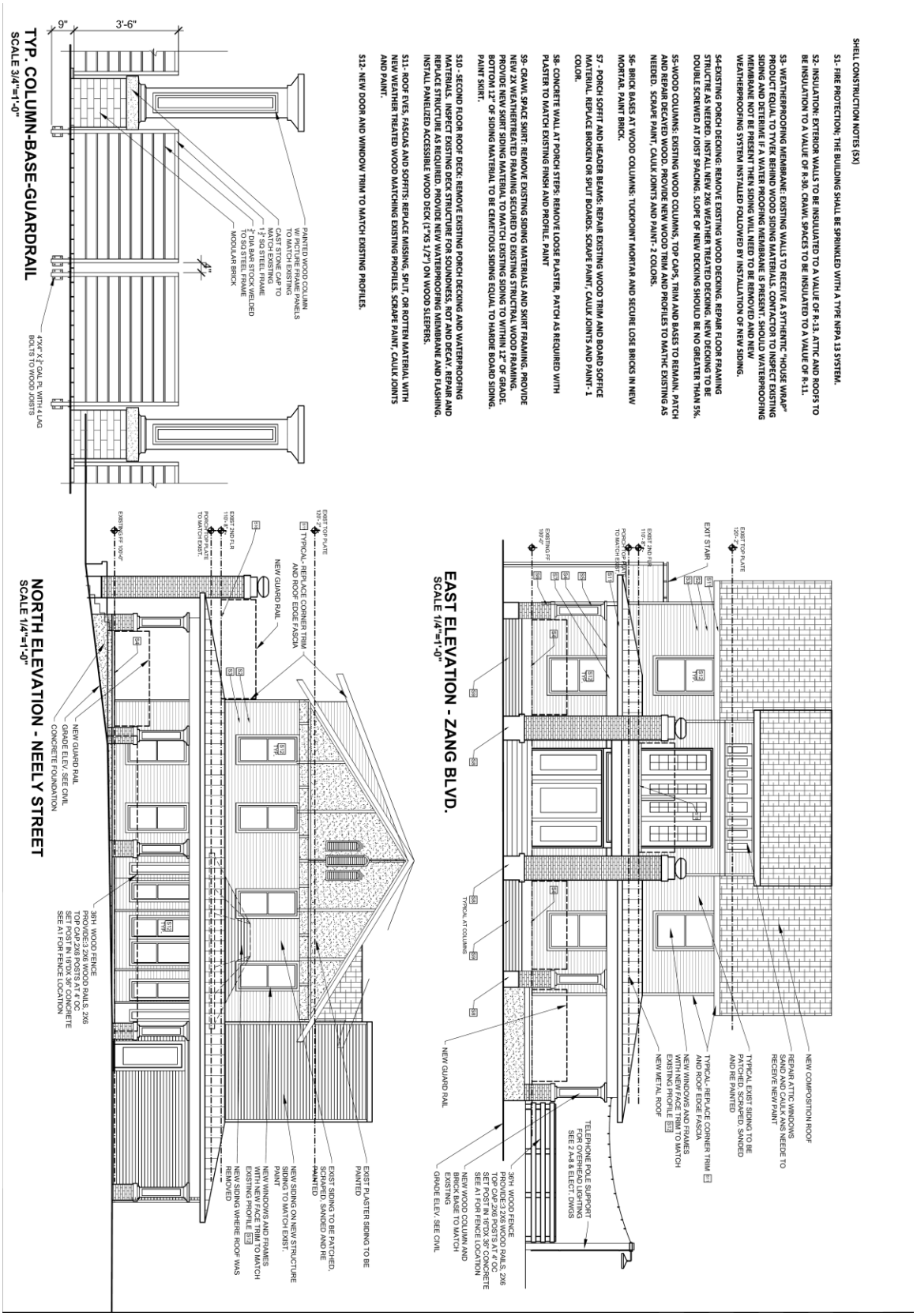
SEC.51P-468.114. ADDITIONAL PROVISIONS.
Omitted for brevity.

SEC.51P-468.115. COMPLIANCE WITH CONDITIONS.
Omitted for brevity.

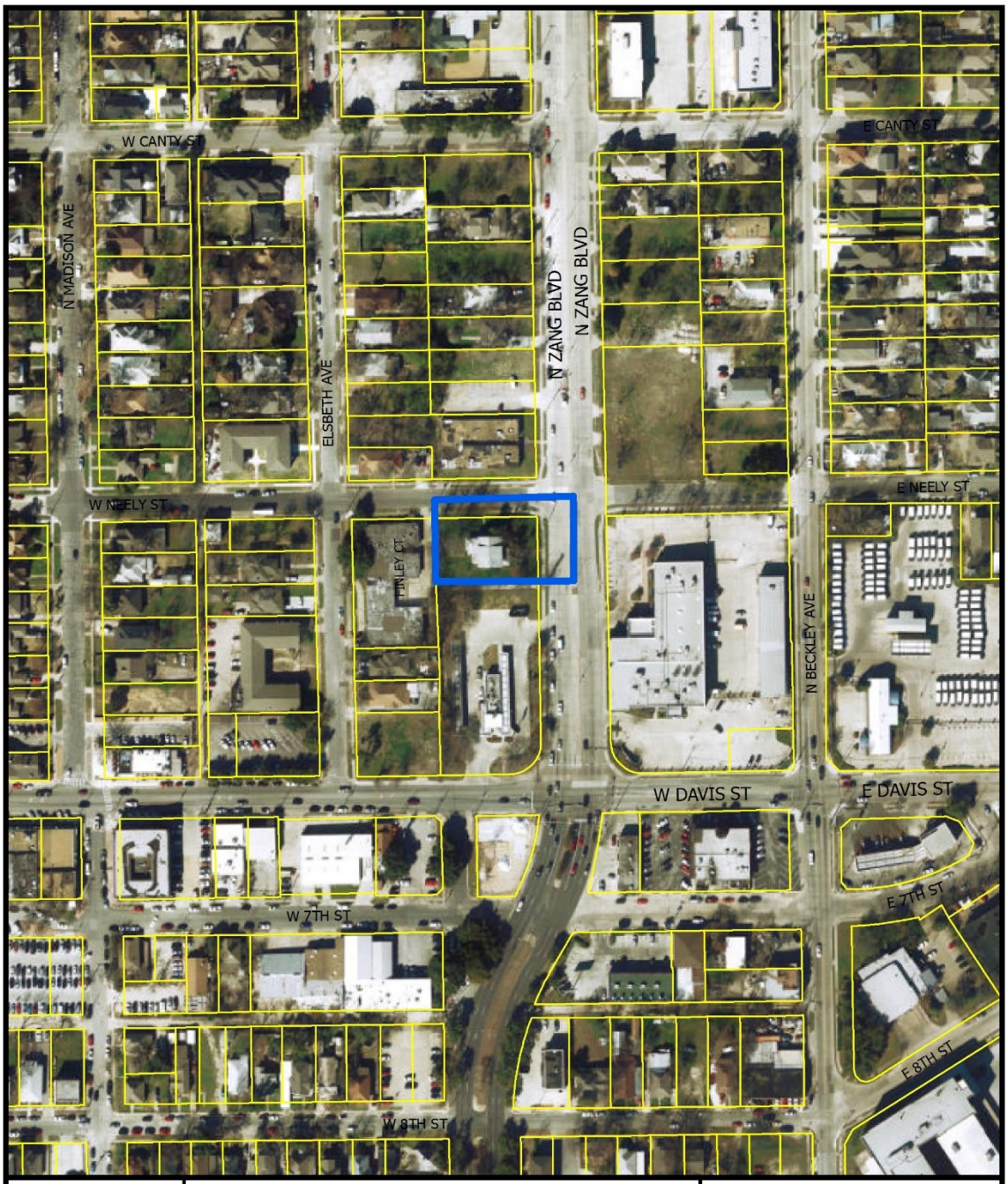
PROPOSED DEVELOPMENT PLAN



PROPOSED ELEVATION PLAN



NECHES ST
ELDORADO AVE
Lake Cliff
E 5TH ST
W 5TH ST
W 6TH ST
E 6TH ST
N BECKLEY AVE
E 7TH ST
N PATTON AVE
N DENVER ST
LAKE CLIFF DR
WOODLAWN AVE
HAINES AVE
N BISHOP AVE
W CANTY ST
N ZANG BLVD
E CANTY ST
N CRAWFORD ST
STEINMAN AVE
ELSBETH AVE
FINLEY CT
W NEELY ST
E NEELY ST
E 8TH ST
W DAVIS ST
E DAVIS ST
Eighth & Davis Triangle
E 7TH ST
W 7TH ST
E 8TH ST
N CRAWFORD ST
E 9TH ST
W 8TH ST
Adamson
N BISHOP AVE
N MADISON AVE
MELBA ST
E 10TH ST
N ADAMS AVE
N STOREY ST
S CRAWFORD ST
W 9TH ST
S STOREY ST
W 10TH ST
E 10TH ST
E JEFFERSON BLVD
SUNSET AVE
1:6,000
VICINITY MAP
Case no: Z167-300
Date: 5/31/2017

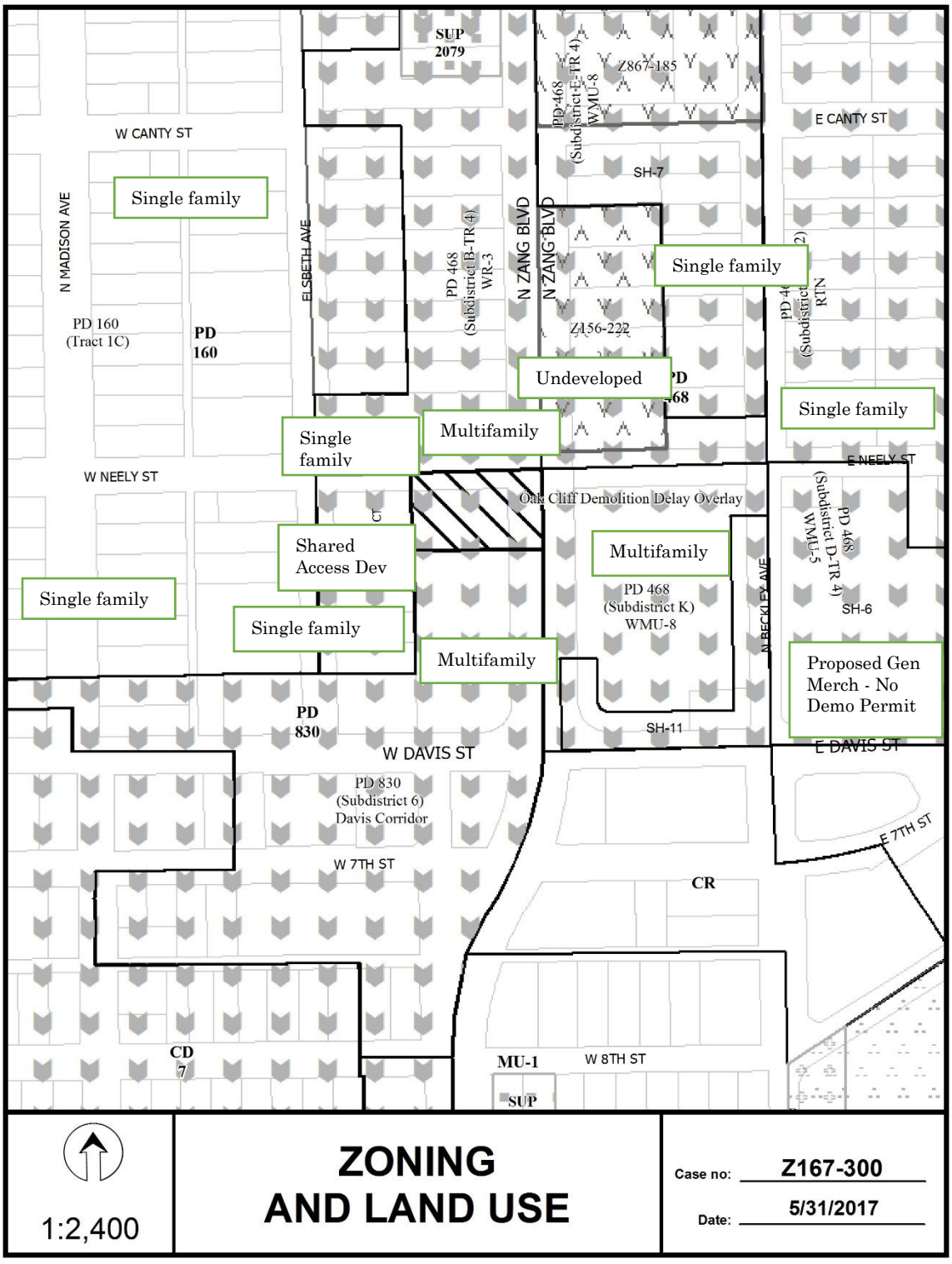


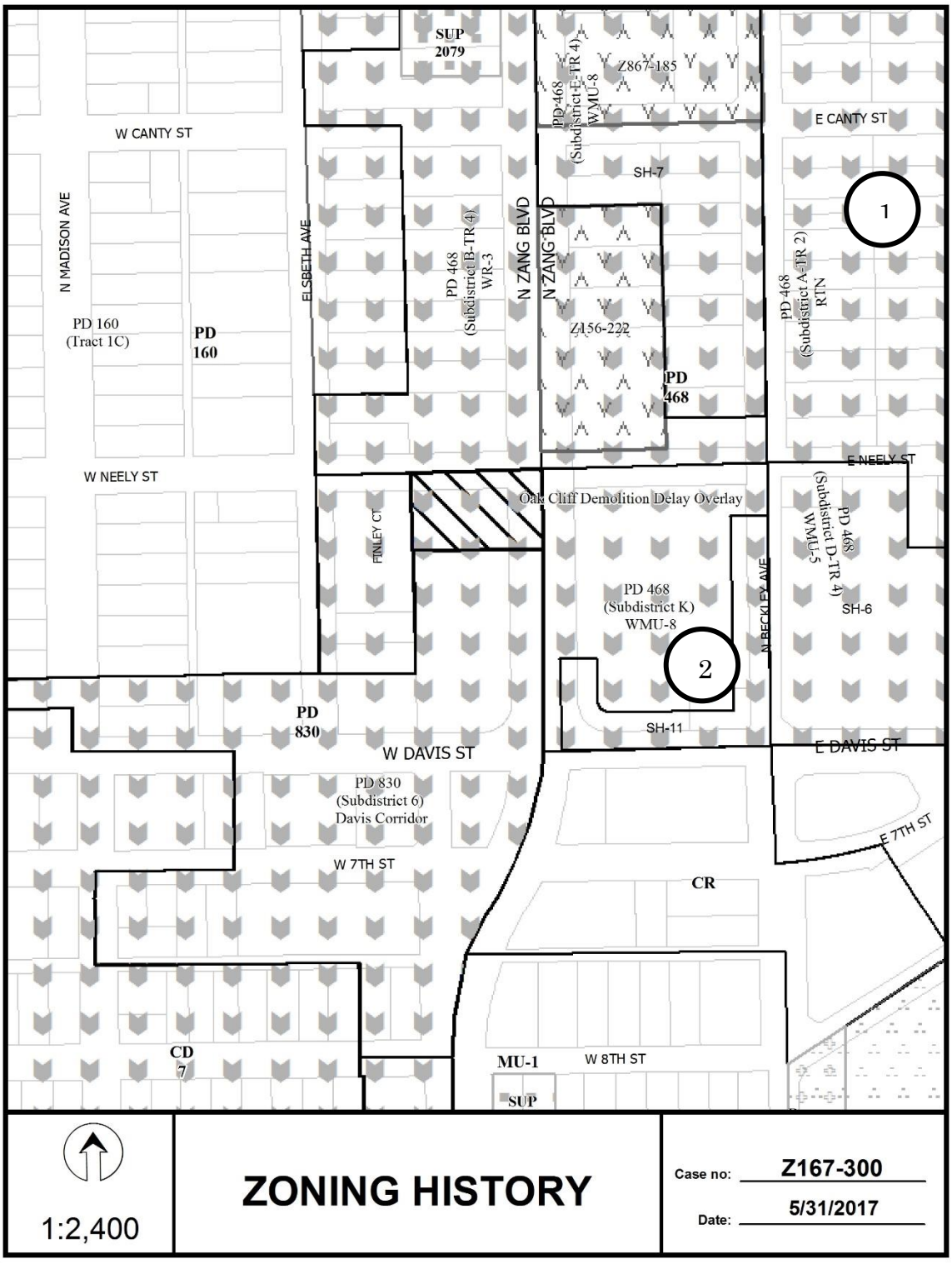
1:2,400

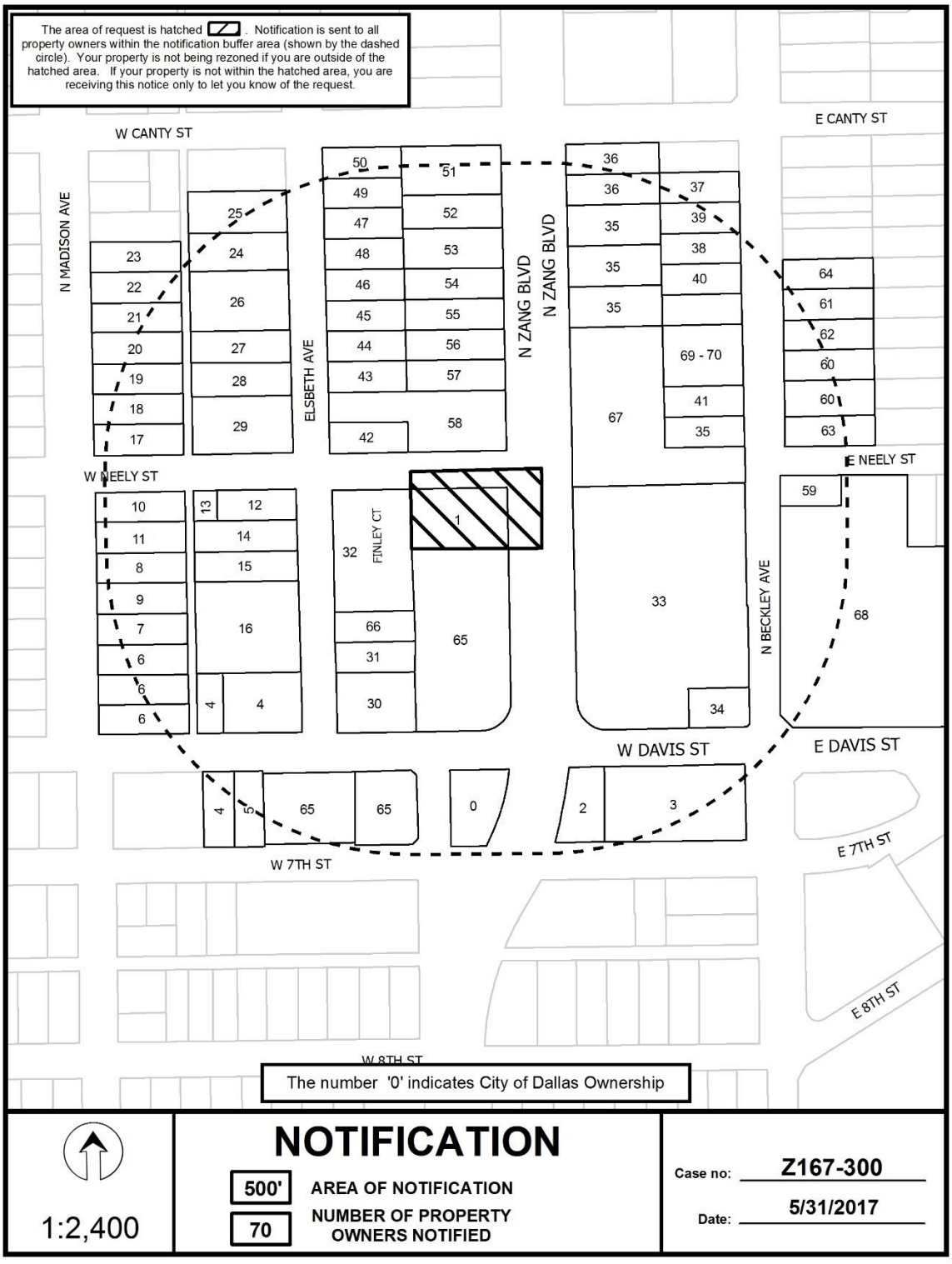
AERIAL MAP

Case no: Z167-300

Date: 5/31/2017


SUP 2079
Z867-185
PD 468 (Subdistrict E-TR 4) WMU-8
W CANTY ST
E CANTY ST
SH-7
Single family
N MADISON AVE
ELSBETH AVE
PD 468 (Subdistrict B-TR 4) WR-3
N ZANG BLVD
N ZANG BLVD
Single family
PD 160 (Tract 1C)
PD 160
Z156-222
Undeveloped
Single family
Multifamily
Single family
W NEELY ST
E NEELY ST
Oak Cliff Demolition Delay Overlay
PD 468 (Subdistrict D-TR 4) WMU-5
Shared Access Dev
Multifamily
Single family
PD 468 (Subdistrict K) WMU-8
SH-6
Single family
Multifamily
Proposed Gen Merch - No Demo Permit
PD 830
SH-11
W DAVIS ST
E DAVIS ST
PD 830 (Subdistrict 6) Davis Corridor
E 7TH ST
W 7TH ST
CR
CD 7
MU-1
W 8TH ST
SUP
1:2,400
ZONING AND LAND USE
Case no: Z167-300
Date: 5/31/2017


SUP 2079
Z867-185
PD 468 (Subdistrict E-TR 4) WMU-8
W CANTY ST
E CANTY ST
SH-7
N MADISON AVE
ELSBETH AVE
PD 468 (Subdistrict B-TR 4) WR-3
N ZANG BLVD
N ZANG BLVD
PD 468 (Subdistrict A-TR 2) RTN
1
PD 160 (Tract 1C)
PD 160
Z156-222
PD 468
W NEELY ST
E NEELY ST
Oak Cliff Demolition Delay Overlay
FINLEY CT
PD 468 (Subdistrict D-TR 4) WMU-5
PD 468 (Subdistrict K) WMU-8
N BECKLEY AVE
SH-6
2
PD 830
SH-11
W DAVIS ST
E DAVIS ST
PD 830 (Subdistrict 6) Davis Corridor
E 7TH ST
W 7TH ST
CR
CD 7
MU-1
W 8TH ST
SUP
1:2,400
ZONING HISTORY
Case no: Z167-300
Date: 5/31/2017


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
W CANTY ST
E CANTY ST
N MADISON AVE
ELSBETH AVE
N ZANG BLVD
N ZANG BLVD
W NEELY ST
E NEELY ST
FINLEY CT
N BECKLEY AVE
W DAVIS ST
E DAVIS ST
W 7TH ST
E 7TH ST
E 8TH ST
W 8TH ST
The number '0' indicates City of Dallas Ownership
1:2,400
NOTIFICATION
500'
AREA OF NOTIFICATION
70
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z167-300
Date: 5/31/2017

05/31/2017

Notification List of Property Owners

Z167-300

70 Property Owners Notified

Label #	*Address*		*Owner*
1	635	ZANG PL	BISHOP 1910 PARTNERS LTD
2	510	N ZANG BLVD	BANJO VENTURES LTD
3	108	W DAVIS ST	LA ESTRELLA DE CUELLAR INC
4	228	W DAVIS ST	WEST DAVIS INVESTMENTS LLC
5	218	W DAVIS ST	ENGLISH FAMILY LTD PS
6	606	N MADISON AVE	TONY3CARS LLC
7	612	N MADISON AVE	JASSO JACQUELINE NAVA
8	620	N MADISON AVE	PONCE FILEMON I
9	616	N MADISON AVE	MARTINEZ MARTIN
10	628	N MADISON AVE	MARTINEZ JUAN
11	624	N MADISON AVE	RODRIQUEZ TORIBIA C
12	629	ELSBETH ST	629 ELSBETH ST LLC
13	212	W NEELY ST	1122 HOLDINGS LLC
14	627	ELSBETH ST	ACQUISTO MICHAEL F
15	621	ELSBETH ST	MENAECHEGARY JACQUELINE
16	615	ELSBETH ST	MATRIX PARTNERS LP
17	702	N MADISON AVE	DAVIDSON VINSON N &
18	704	N MADISON AVE	WONG DIXON
19	710	N MADISON AVE	SIERRA LEOPOLDO
20	714	N MADISON AVE	VILLARREAL JOAQUIN G JR
21	716	N MADISON AVE	MANJREKAR ASHISH T
22	720	N MADISON AVE	ALVAREZ BENJAMIN &
23	726	N MADISON AVE	PEREZ SALVADOR
24	727	ELSBETH ST	MARTINEZ JOSE SANTOS &
25	733	ELSBETH ST	MACIAS EDGAR A
26	719	ELSBETH ST	ACQUISTO AMY F

05/31/2017

Label #	*Address*		*Owner*
27	713	ELSBETH ST	FLORES DORA
28	709	ELSBETH ST	CANALES ROBERTO M &
29	701	ELSBETH ST	701 ELSBETH LLC &
30	600	ELSBETH ST	ALIGN LP
31	610	ELSBETH ST	FLORES JUAN &
32	630	ELSBETH ST	LARKSPUR ELSBETH LLC
33	612	N ZANG BLVD	DALLAS COUNTY SCHOOL
34	601	N BECKLEY AVE	DALLAS COUNTY SCHOOL TRUS
35	718	N ZANG BLVD	DALLAS COUNTY SCHOOLS
36	732	N ZANG BLVD	FAZ ISMAEL
37	735	N BECKLEY AVE	ADVANCED INVESTMENT INC
38	727	N BECKLEY AVE	LOPEZ ISRAEL
39	733	N BECKLEY AVE	LOPEZ ISRAEL
40	723	N BECKLEY AVE	TORRESRICO ROGELIO &
41	707	N BECKLEY AVE	GOMEZ RAY
42	700	ELSBETH ST	BROOKS NICHOLES
43	708	ELSBETH ST	3M 707 ZANG LLC
44	712	ELSBETH ST	3M 707 ZANG LLC
45	716	ELSBETH ST	LEE MARIE E
46	720	ELSBETH ST	AFA DEVELOPMENT LLC
47	732	ELSBETH ST	PENA JESUS H &
48	726	ELSBETH ST	GAUCIN ROGER
49	734	ELSBETH ST	CASTILLO GERARDO
50	736	ELSBETH ST	BISHOP AVE PROPERTIES LLC
51	737	N ZANG BLVD	FIELDS OF FAITH MINISTRIES INTL
52	733	N ZANG BLVD	PENA IRMA
53	727	N ZANG BLVD	CARRION CROW HOLDINGS LLC SERIES D
54	723	N ZANG BLVD	EQUITY TRUST CO &
55	719	N ZANG BLVD	BANCO POPULAR NORTH AMERICA
56	715	N ZANG BLVD	3M 707 ZANG LLC
57	707	N ZANG BLVD	HERSH KAPLAN RAY

05/31/2017

Label #	*Address*		*Owner*
58	707	N ZANG BLVD	HERSH BERNARD J ETAL
59	632	N BECKLEY AVE	PEREZ MAXIMO JR & PETRA
60	710	N BECKLEY AVE	MARTINEZ SILVERIO SR
61	716	N BECKLEY AVE	CALDERON JORGE A
62	714	N BECKLEY AVE	YBARRA MAGDALENA
63	702	N BECKLEY AVE	MARTINEZ BENJAMIN
64	720	N BECKLEY AVE	ORTIZ JESUS & MARIA
65	204	W DAVIS ST	ALAMO MANHATTAN BAD LLC
66	612	ELSBETH ST	BRIONES MARIA & ADOLFO
67	710	N ZANG BLVD	DALLAS COUNTY SCHOOLS
68	111	E DAVIS ST	DALLAS COUNTY SCHOOL
69	711	N BECKLEY AVE	BECKLEY LLC
70	711	N BECKLEY AVE	ROBINSON DARIN A

CITY PLAN COMMISSION **THURSDAY, JULY 20, 2017**

Planner: Kiesha Kay

FILE NUMBER: Z167-301(KK) **DATE FILED:** May 23, 2017

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

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

SIZE OF REQUEST: Approx. 5.33 acres **CENSUS TRACT:** 0003.00

APPLICANT/ OWNER: THI VI Dallas Mockingbird, LLC

REPRESENTATIVE: Jonathan Vinson, Jackson Walker L.L.P.

REQUEST: An application to amend Tract 1 within Planned Development District No. 740.

SUMMARY: The purpose of this request is to amend Tract 1 of the planned development district to allow for the increase of the maximum allowable floor area of hotel meeting area from 8,610 square feet to 13,500 square feet. The applicant is not proposing any new structures of floor area to the site. This increase would happen internal to the existing structure by reducing the existing number of hotel guest rooms.

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

BACKGROUND INFORMATION:

- Historical aerial photography shows the site was developed between 1958 and 1968.

- PDD 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. Permits were issued to renovate, construct additions, and demolish the structure located on Tract 2 of this planned development district. Other complementary uses also occupied the tenant suites around this time period.

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

- The purpose of this request is to amend Tract 1 of the planned development district to allow for up to nine guest rooms, a maximum of 4,890 square feet, to be converted to meeting space for the hotel. The maximum total number of hotel guest rooms in not proposed to change.

Zoning History: There have been two recent zoning change requests 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. **Z156-176** On August 10, 2016, the City Council approved an application for the amendment to Planned Development District No. 740.

Thoroughfares/Streets:

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

Traffic:

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

traffic impact analysis that states that a traffic impact analysis is not required because the proposal generates fewer than 1,000 trips per day, and is not a school.

Surrounding Land Uses:

	Zoning	Land Use
Site	PDD No. 740 (Tract 1)	Hotel, Multifamily, Retail
North	MU-3	Retail, Lodging, Mockingbird Dart Station
East	MU-3, SUP No. 1227, PDD No. 445	Mini-warehouse
South	PDD No. 740 (Tract 2)	Undeveloped land
West	MU-3	SMU Tennis Complex

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.

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.4 Enhance retail, industrial and business operations.

The request is characteristic of an Urban Mixed-Use Building Block because it compromises a vibrant mix of office and retail uses to support adjacent and surround residential uses. The request site will provide additional uses for residents to work, shop, and play within a closely defined area. People on foot or bike can enjoy interesting storefronts and building facades at ground level with wide sidewalks. This aids in creating an appealing streetscape. By encouraging better design quality and convenience in retail centers, business parks and industrial parks, the city takes on a more notable look. The request is consistent with this building block.

Land Use Compatibility:

The site is approximately 5.339 acres and located along a principal arterial, East Mockingbird Lane, to the north and a highway, Central Expressway, to the west. The area of request contains a mixture of hotel, residential, restaurant, office, and personal service uses. The adjacent property to the north, across Mockingbird Lane, is developed with the Mockingbird Station mixed-use development. To the east and southeast of the site is a self-storage facility and a retail center. This area is zoned MU-3 Mixed Use District, SUP No. 1227, and PDD No. 445. This development separates the request site from the residential properties in the nearby vicinity. Directly south of the area of request is an undeveloped tract of land located in PDD No. 740 Tract 2 zoning district. To the northwest and west, across Central Expressway, is the Southern Methodist University Tennis Complex and other various university facilities that are operated by Southern Methodist University, and a retail center. The properties that are located within the city of Dallas are zoned MU-2 and MU-3 Mixed Use District. The other SMU facilities reference are located in the city of University Park. The site has housed mixed uses for decades; therefore, the modest amendments of this request are seen as compatible with surrounding land uses.

The applicant proposes the following amendments with this request:

(1) Increase the maximum allowable floor area of hotel meeting area from 8,610 square feet to 13,500 square feet. This is an increase of 4,890 square feet. The applicant is not proposing any new structures or floor area with this zoning request. The floor area will be obtained by converting existing hotel guest rooms. The existing maximum number of hotel guest rooms is 208 units, this is not proposed to change. As the floor area of hotel meeting area increases, not to exceed 13,500 square feet in totality, the hotel guest rooms will decrease. The increase in hotel meeting area is proposed as a reduction in hotel guest rooms as no new floor area is proposed.

(2) Amend the development plan site data table to reflect this floor area increase for hotel meeting area. The only change to both of these plans is the site data table. No new floor area or structures are being proposed with this zoning request.

The requested amendments to the existing planned development district are generally modest in scale, increasing the maximum allowable floor area of the hotel meeting area by 57 percent while also reducing the number of hotel guest rooms provided in order to accommodate this remodel.

Parking:

The parking detailed in the current planned development is not proposed to change. The hotel meeting area is considered accessory to the land use of a hotel development. Therefore, it does not trigger any additional parking. Because the hotel guest rooms cannot exceed the maximum of 208 dwelling units, the minimum required parking of 500 off-street spaces per the PD ordinance remains unchanged.

Landscaping:

No landscaping amendments are proposed with this zoning request. No new floor area of structures are proposed as part of this request; therefore, no landscaping will be triggered by this scope of work.

List of Partners/Principals/Officers

THI VI Dallas Mockingbird, LLC

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 CONDITIONS

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. DEFINTIONS AND INTERPRETATIONS.
Omitted for brevity.

SEC.51P-740.103.1 EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 740A: Tract 1 development/Tract 2 conceptual plan.

(2) Exhibit 740B: Tract 1 landscape plan.

(3) Exhibit 740C: Mockingbird Lane sidewalk plan. (Ord. 30148)

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.
Omitted for brevity.

SEC.51P-740.107. ACCESSORY USES.
Omitted for brevity.

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 read 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, 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~~ 13,500 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 8- 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; 30148)

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 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 façade that is similar in materials and appearance to the façade 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 Trail, all openings in the aboveground parking structure façade 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; 30148)

SEC.51P-740.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 26268)

SEC.51P-740.111. INGRESS/EGRESS.
Omitted for brevity.

SEC.51P-740.112. LANDSCAPING.
Omitted for brevity.

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

SEC.51P-740.114. SIGNS.
Omitted for brevity.

SEC.51P-740.115. ROADWAY IMPROVEMENTS.
Omitted for brevity.

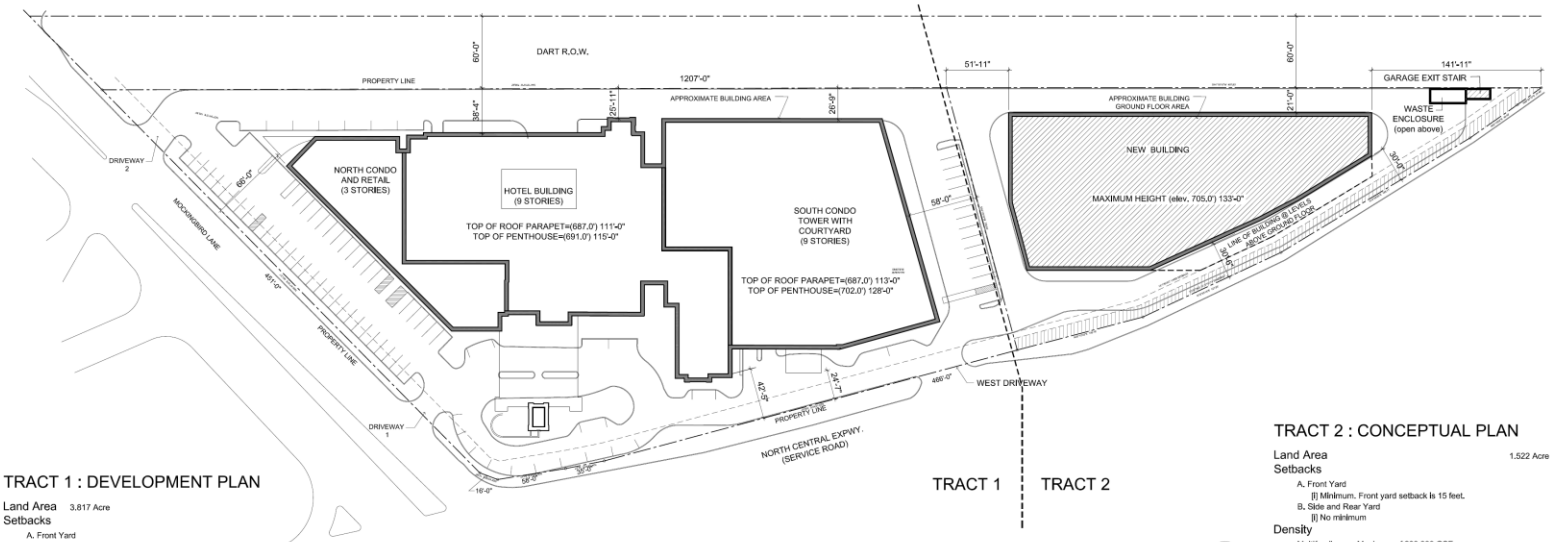
SEC.51P-740.116. SIDEWALKS.
Omitted for brevity.

SEC.51P-740.117. ADDITIONAL PROVISIONS.
Omitted for brevity.

SEC.51P-740.118. COMPLIANCE WITH CONDITIONS.
Omitted for brevity.

SEC.51P-740.119. ZONING MAP.
Omitted for brevity.

PROPOSED DEVELOPMENT PLAN



Tract 1 Development / Tract 2 Conceptual Plan
Scale: 1" = 40'-0"

TRUE NORTH

TRACT 1 : DEVELOPMENT PLAN

Land Area 3.817 Acre

Setbacks
- A. Front Yard
  - [i] Minimum. Front yard setback is 15 feet.

Density
- A. Multifamily use: Maximum of 77 dwelling units
- B. Hotel use: Maximum of 208 guest rooms

Floor Area
- A. Meeting area for a Hotel: 13,500 square feet
- B. Restaurant without drive-in or drive through service as a main use: 8,300 square feet
- C. Restaurant without drive-in or drive through service as an accessory use to a hotel: 7,500 square feet
- D. Spa: 9,300 square feet
- E. All other retail and personal service uses: 9,000 square feet

Height

A. Existing Hotel Building	
[i] Top of Roof Parapet (Near East Property Line)	(687.0') 111'-0"
[ii] Top of Penthouse Roof	(691.0') 115'-0"
B. New South Condo Tower	
[i] Top of Roof Parapet (Near East property Line)	(687.0') 113'-0"
[ii] Top of Penthouse Roof	(702.0') 128'-0"
C. New North Condo and Retail	(619.0') 43'-0"

Stories

A. New North Condo and Retail	No Maximum
B. Existing Hotel Building	No Maximum
C. New South CondoTower	No Maximum

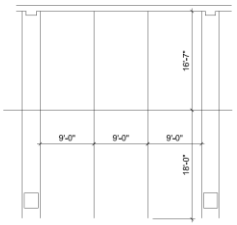
Lot Coverage 80%

Off Street Parking

Required:	500 Spaces
Provided:	501 Spaces

VICINITY MAP
Not To Scale

TRUE NORTH



TYPICAL PACKED PARKING
Scale: 1/8" = 1'-0"

TRACT 2 : CONCEPTUAL PLAN

Land Area 1.522 Acre

Setbacks
- A. Front Yard
  - [i] Minimum. Front yard setback is 15 feet.
- B. Side and Rear Yard
  - [i] No minimum

Density
- Multifamily use: Maximum of 200,000 GSF
- Office use: Maximum of 200,000 GSF

Floor Area
- Residential & Non-residential uses: Maximum of 200,000 square feet.

Height
- A. New Office or Condominium Tower
  - [ii] Maximum Structure Height (705.0') 133'-0"

Stories
- Maximum 2 stories of parking above grade. No maximum for building.

Lot Coverage 90%

Off Street Parking
- Per uses per Dallas Development Code

ENLARGED DATA TABLE

TRACT 1 : DEVELOPMENT PLAN

Land Area 3.817 Acre

Setbacks

A. Front Yard

[i] Minimum. Front yard setback is 15 feet.

Density

A. Multifamily use: Maximum of 77 dwelling units

B. Hotel use: Maximum of 208 guest rooms

Floor Area

A. Meeting area for a Hotel: 13,500 square feet

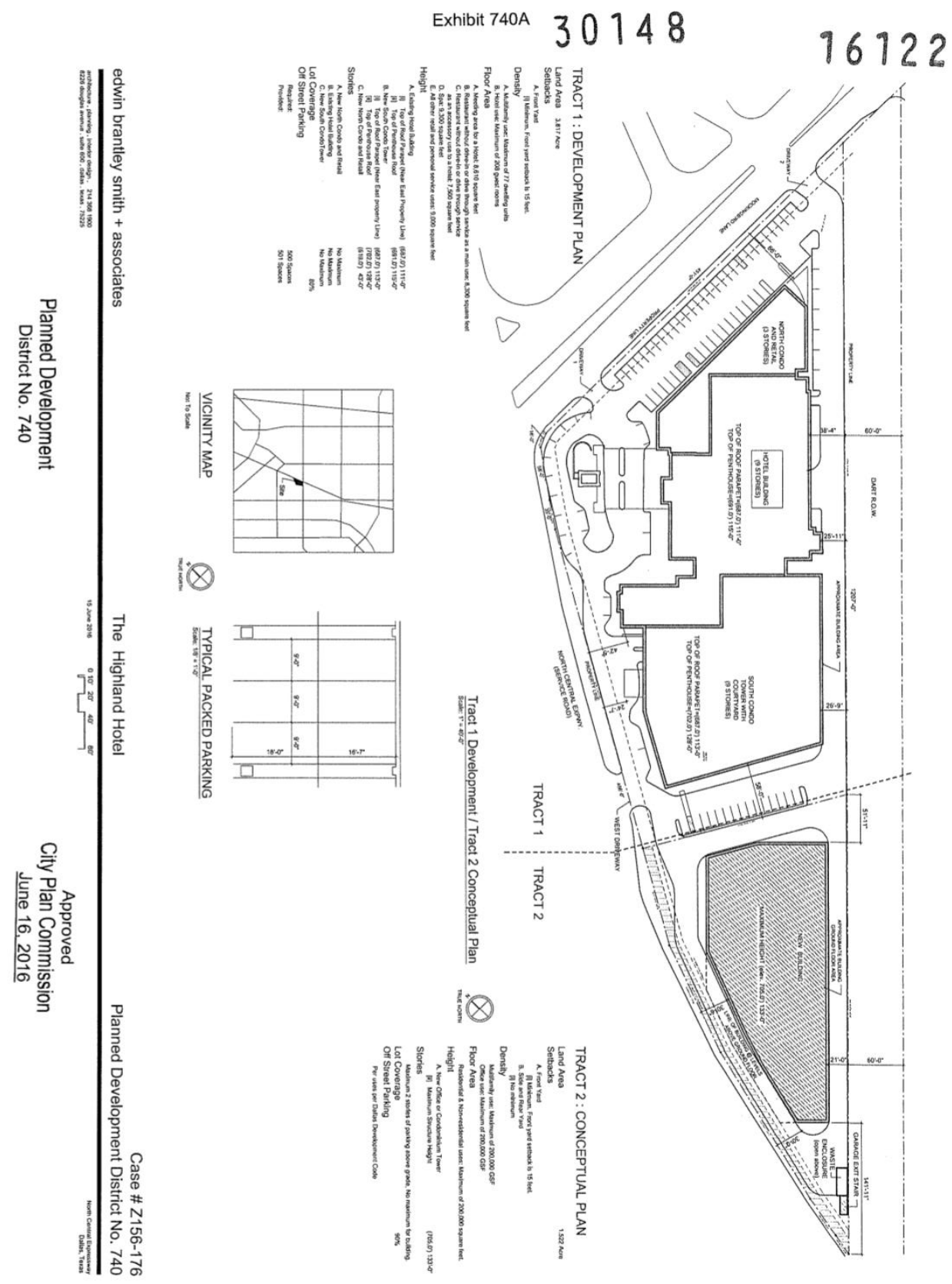
B. Restaurant without drive-in or drive through service as a main use: 8,300 square feet

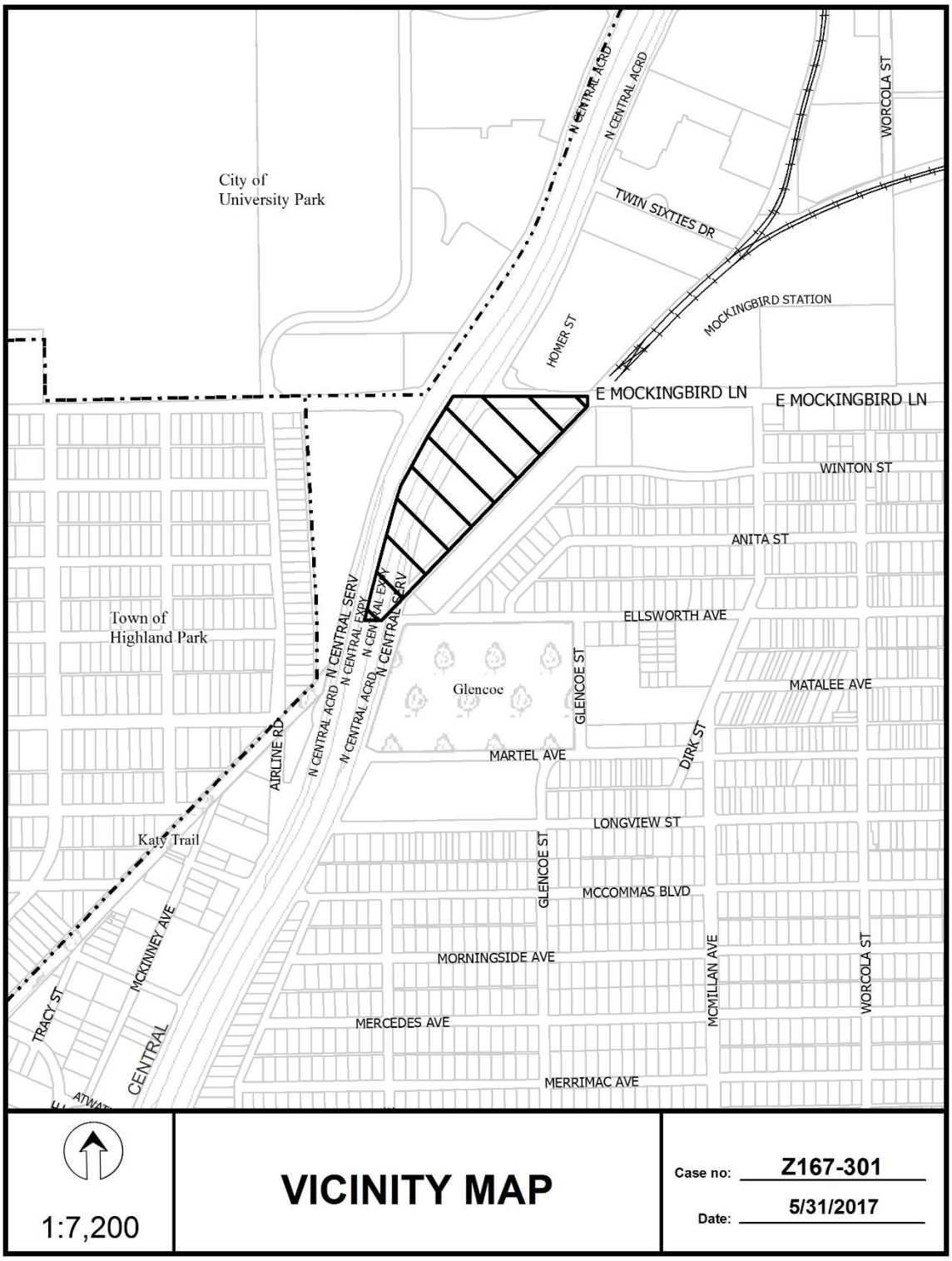
C. Restaurant without drive-in or drive through service as an accessory use to a hotel: 7,500 square feet

D. Spa: 9,300 square feet

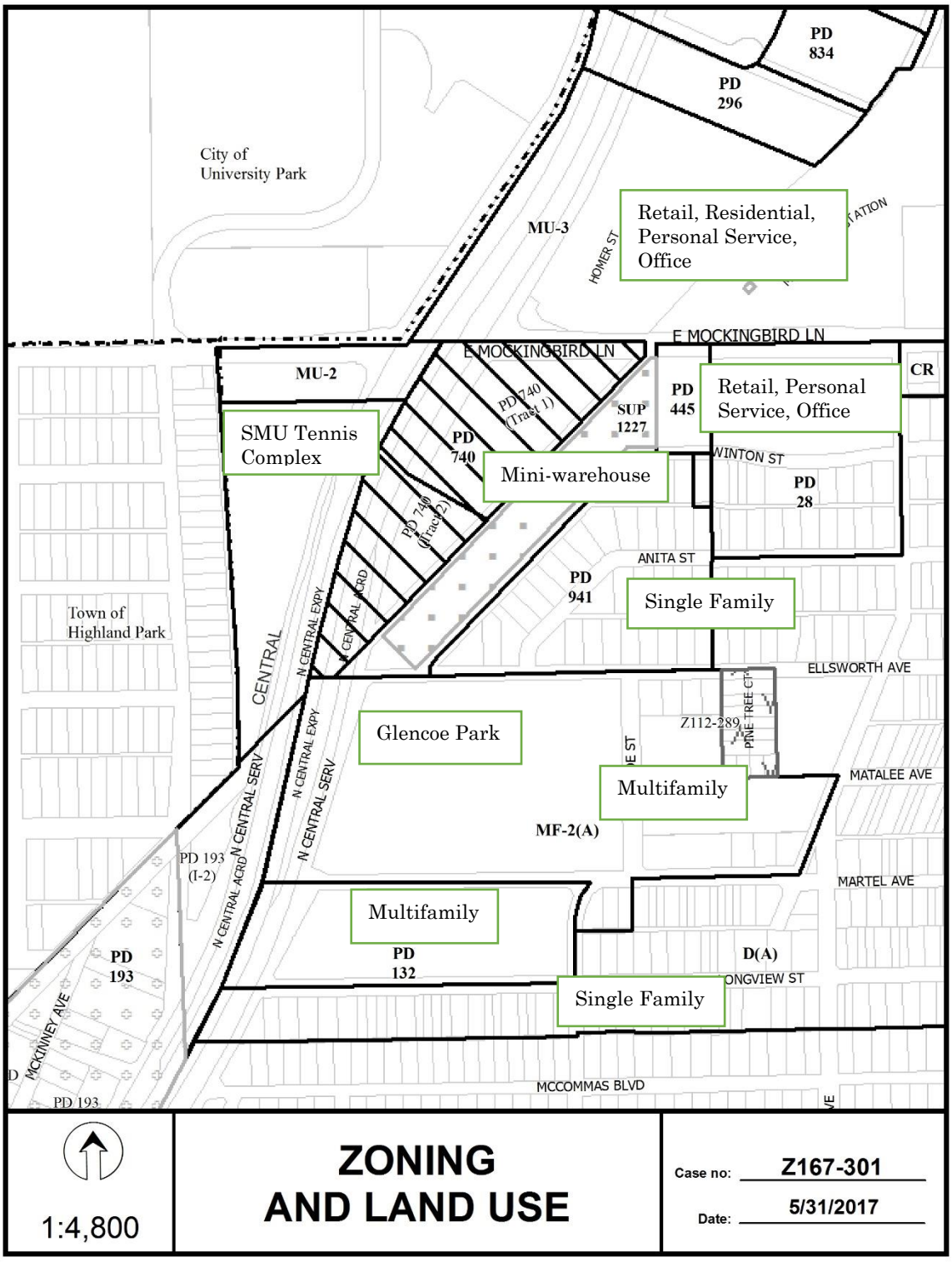
E. All other retail and personal service uses: 9,000 square feet

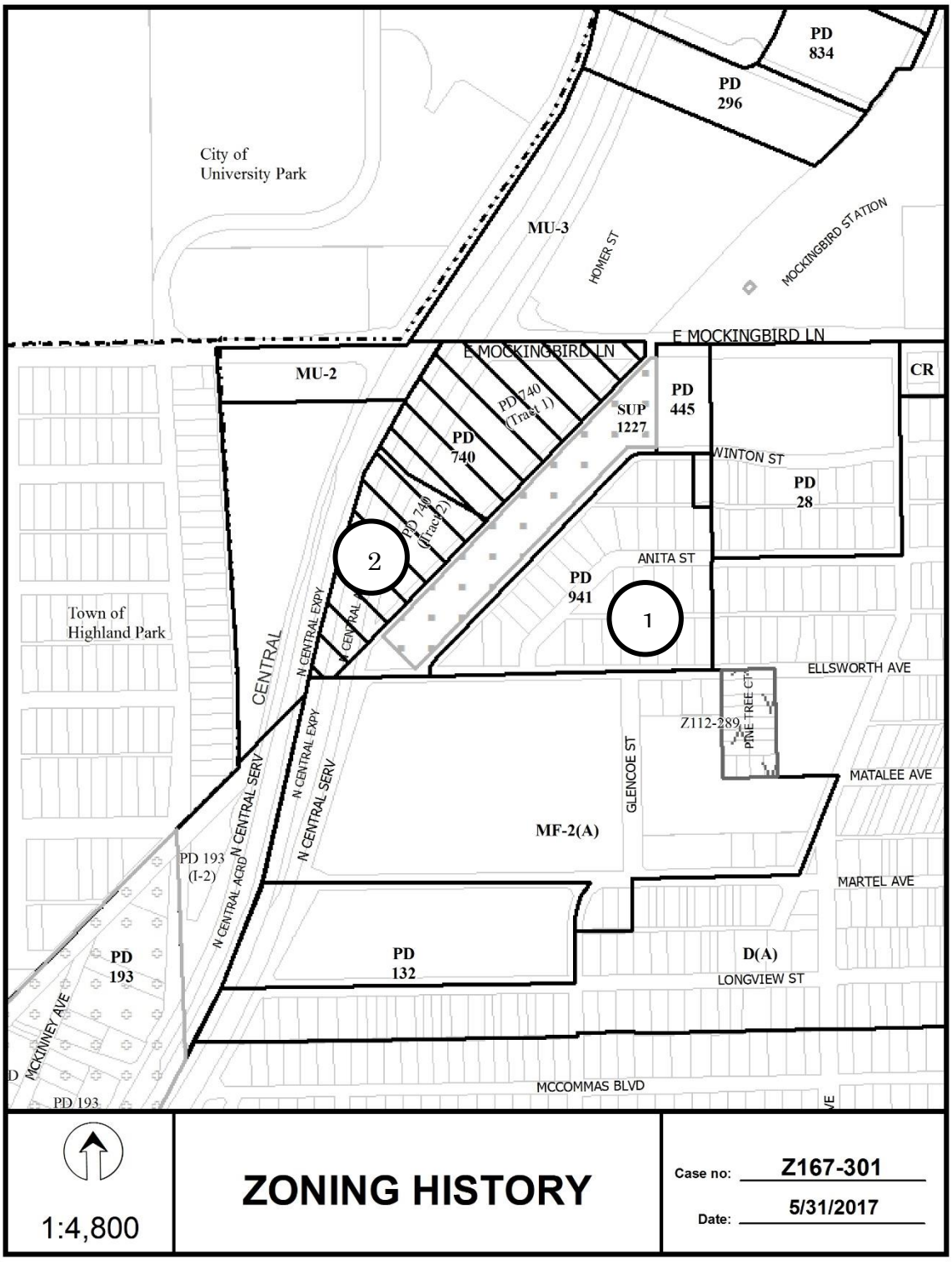
EXISTING DEVLEOPMENT PLAN

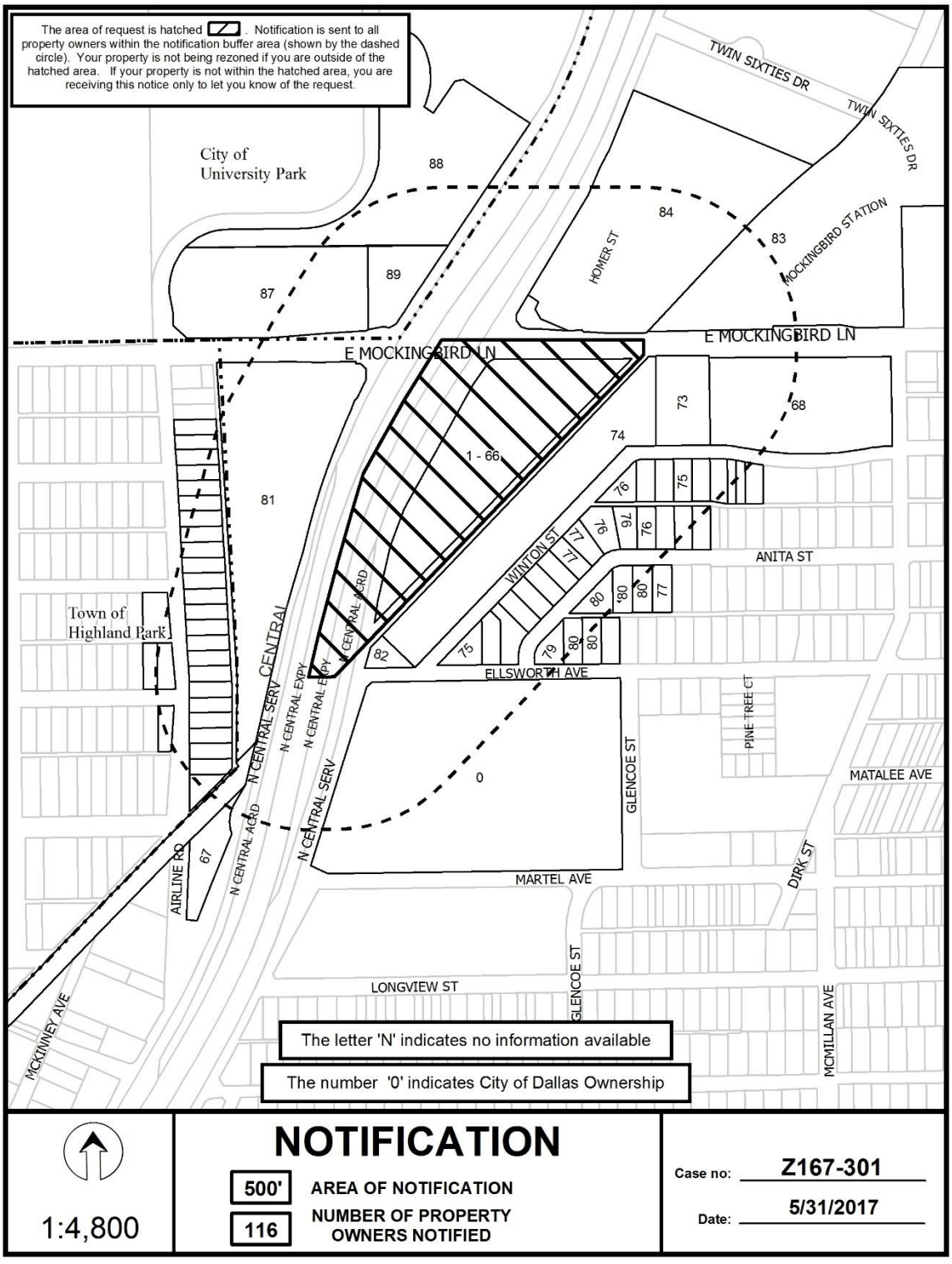



City of
University Park
Town of
Highland Park
Glencoe
Katy Trail
N CENTRAL ACRD
N CENTRAL EXPY
N CENTRAL SERV
E MOCKINGBIRD LN
TWIN SIXTIES DR
MOCKINGBIRD STATION
HOMER ST
WORCOLA ST
WINTON ST
ANITA ST
ELLSWORTH AVE
MATALEE AVE
GLENCOE ST
DIRK ST
MARTEL AVE
LONGVIEW ST
MCCOMMAS BLVD
MORNINGSIDE AVE
MERCEDES AVE
MERRIMAC AVE
MCMILLAN AVE
AIRLINE RD
MCKINNEY AVE
TRACY ST
CENTRAL
1:7,200
VICINITY MAP
Case no: Z167-301
Date: 5/31/2017

City of University Park
Town of Highland Park
E MOCKINGBIRD LN
E MOCKINGBIRD LN
TWIN SIXTES DR
TWIN SIXTES DR
MOCKINGBIRD STATION
HOWER ST
WINTON ST
ANITA ST
ELLSWORTH AVE
N CENTRAL SERV
N CENTRAL EXPY
N CENTRAL EXPY
N CENTRAL SERV
N CENTRAL ACRD
N CENTRAL ACRD
CENTRAL
AIRLINE RD
MCKINNEY AVE
MARTEL AVE
LONGVIEW ST
MCCOMMAS BLVD
GLENCOE ST
GLENCOE ST
PINE TREE CT
MATALEE AVE
DIRK ST
MCMILLAN AVE
1:4,800
AERIAL MAP
Case no: Z167-301
Date: 5/31/2017


PD 834
PD 296
City of University Park
MU-3
Retail, Residential, Personal Service, Office
HOMER ST
E MOCKINGBIRD LN
MU-2
SMU Tennis Complex
PD 740 (Tract 1)
PD 740
SUP 1227
PD 445
Retail, Personal Service, Office
CR
WINTON ST
Mini-warehouse
PD 740 (Tract 2)
PD 28
ANITA ST
PD 941
Single Family
Town of Highland Park
N CENTRAL EXPY
CENTRAL ACRD
CENTRAL
ELLSWORTH AVE
PINE TREE CT
Z112-289
Glencoe Park
N CENTRAL SERV
MATALEE AVE
Multifamily
MF-2(A)
PD 193 (I-2)
MARTEL AVE
Multifamily
PD 132
D(A)
PD 193
ONGVIEW ST
Single Family
MCKINNEY AVE
MCCOMMAS BLVD
PD 193
1:4,800
ZONING AND LAND USE
Case no: Z167-301
Date: 5/31/2017


PD 834
PD 296
City of University Park
MU-3
HOMER ST
MOCKINGBIRD STATION
E MOCKINGBIRD LN
MU-2
PD 740 (Tract 1)
SUP 1227
PD 445
CR
PD 740
WINTON ST
PD 28
PD 740 (Tract 2)
2
ANITA ST
PD 941
1
Town of Highland Park
N CENTRAL EXPY
CENTRAL
ELLSWORTH AVE
Z112-289
PINE TREE CT
GLENCOE ST
MATALEE AVE
N CENTRAL SERV
MF-2(A)
PD 193 (I-2)
N CENTRAL ACRD
MARTEL AVE
PD 193
PD 132
D(A)
LONGVIEW ST
MCKINNEY AVE
MCCOMMAS BLVD
1:4,800
ZONING HISTORY
Case no: Z167-301
Date: 5/31/2017


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
CENTRAL
N CENTRAL SERV
N CENTRAL EXPY
N CENTRAL ACRD
AIRLINE RD
GLENCOE ST
PINE TREE CT
MATALEE AVE
DIRK ST
MARTEL AVE
LONGVIEW ST
MCKINNEY AVE
MCMILLAN AVE
1 - 66
0
The letter 'N' indicates no information available
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
116
NUMBER OF PROPERTY OWNERS NOTIFIED
1:4,800
Case no: Z167-301
Date: 5/31/2017

05/31/2017

Notification List of Property Owners

Z167-301

116 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 &

05/31/2017

Label #	*Address*		*Owner*
27	5656	N CENTRAL EXPY	YAMINI SALLY
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 HARRY H JR &
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	5656	N CENTRAL EXPY	HARRISON FIELD
54	5320	E MOCKINGBIRD LN	NEE EUGENE P
55	5320	E MOCKINGBIRD LN	OTRADOVEC PETER J & SHIRLEY WALTER
56	5320	E MOCKINGBIRD LN	MOORE KEVIN BRENT
57	5320	E MOCKINGBIRD LN	CURTIS THOMAS D &

05/31/2017

Label #	*Address*		*Owner*
58	5320	E MOCKINGBIRD LN	SKINNER DAVID L & SUSAN S
59	5320	E MOCKINGBIRD LN	HIRSCH LINDA M FAMILY TRUST
60	5320	E MOCKINGBIRD LN	MURPHY SUSAN W
61	5320	E MOCKINGBIRD LN	MURPHY SUSAN W
62	5320	E MOCKINGBIRD LN	TOMLIN FRANCIS G JR
63	5320	E MOCKINGBIRD LN	BEHRINGER BRADLEY
64	5320	E MOCKINGBIRD LN	5320 E MOCKINGBIRD LN L304 LLC
65	5320	E MOCKINGBIRD LN	MAWK THOMAS
66	5300	N CENTRAL EXPY	THI VI DALLAS MOCKINGBIRD LLC
67	5401	N CENTRAL EXPY	5401 N CENTRAL EXPWY LP
68	5400	E MOCKINGBIRD LN	MOCKINGBIRD CENTRAL PLAZA
69	5420	WINTON ST	MCMILLIN KIMBERLY ANNE &
70	5426	WINTON ST	POLLOCK BRIAN
71	5424	WINTON ST	POLLOCK KEVIN
72	5428	WINTON ST	MCFALLS GEOFFREY A & ELENA A
73	5342	E MOCKINGBIRD LN	PS TEXAS HOLDINGS LTD
74	5340	E MOCKINGBIRD LN	SHURGARD TEXAS LTD PS
75	5309	ELLSWORTH AVE	GLENCOE LAND LP
76	5311	ANITA ST	PSW URBAN HOMES LP
77	5315	ANITA ST	ELLSWORTH RENTALS LLC
78	5416	WINTON ST	MCCRACKEN THOMAS W JR
79	5327	ELLSWORTH AVE	GLENCOE LAND LP
80	5335	ELLSWORTH AVE	PSW URBAN HOMES LP
81	5555	N CENTRAL EXPY	SOUTHERN METHODIST
82	5301	ELLSWORTH AVE	WESTDALE PROPERTIES AMERICA I LTD
83	5465	E MOCKINGBIRD LN	DALLAS AREA RAPID TRANSIT
84	5307	E MOCKINGBIRD LN	CPUS MOCKINGBIRD LP
85	5307	E MOCKINGBIRD LN	CPUS MOCKINGBIRD LP
86	401	S BUCKNER BLVD	DART
87	3072	MOCKINGBIRD LN	PERUNA HOLDINGS CORP
88	5900	BUSH AVE	SOUTHERN METHODIST UNIVERSITY

05/31/2017

Label #	*Address*		*Owner*
89	2900	MOCKINGBIRD LN	SOUTHERN METHODIST UNIVERSITY
90	3101	ST JOHNS DR	PRATT M SHANNAN & DIANNE E
91	3102	CORNELL AVE	DUNLEAVY KEVIN & CANDISE
92	3100	CORNELL AVE	HOLLIFIELD JAMES F &
93	3101	CORNELL AVE	ALEXANDER A NICHOLAS &
94	5048	AIRLINE RD	BOURY FADI C
95	5046	AIRLINE RD	CHEN SI &
96	5044	AIRLINE RD	SINCLAIR DAVID &
97	5040	AIRLINE RD	SESTAK MICHAEL &
98	5038	AIRLINE RD	GOLDEN MATTHEW &
99	5036	AIRLINE RD	COHEN JEFFREY
100	5034	AIRLINE RD	SMITH JOHN K & SHIRLEY C TR
101	5032	AIRLINE RD	MENEGAZZO ERICK R
102	5030	AIRLINE RD	ALEXANDER DAVID & LORI
103	5028	AIRLINE RD	ESTRADA EDUARDO C &
104	5026	AIRLINE RD	BELL JASON RANDALL & ALYSON M
105	5024	AIRLINE RD	RESTREPO ALLAN & KATHY
106	5022	AIRLINE RD	SNYDER ROBERT F
107	5020	AIRLINE RD	JACKSON PARTNERS PROPERTIES LTD
108	5018	AIRLINE RD	WU WEILI &
109	5016	AIRLINE RD	DAVIS JORDAN &
110	5014	AIRLINE RD	ZARUBIAK DARCY C Z & ROCIO I
111	5012	AIRLINE RD	BURNS RUSSELL J & DEBRA S
112	5010	AIRLINE RD	KEARNY HENRY JOSEPH & D DEE C
113	5008	AIRLINE RD	TREVINO ALBERTO GALVAN
114	5006	AIRLINE RD	ROEHM DAVID O
115	5004	AIRLINE RD	WATERS LINDSLEY III
116	5000	AIRLINE RD	WARFIELD RICHARD & ANGELA

CITY PLAN COMMISSION **THURSDAY, JULY 20, 2017**

Planner: Jennifer Muñoz

FILE NUMBER: Z167-295(JM) **DATE FILED:** May 9, 2017

LOCATION: Area bounded by Paducah Avenue to the north, Lancaster Road to the east, Ann Arbor Avenue to the south, and Denley Drive to the west.

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

SIZE OF REQUEST: ±7.758 acres **CENSUS TRACT:** 57.00

APPLICANT/OWNER: Dallas Independent School District

REPRESENTATIVE: Karl A. Crawley, Masterplan

REQUEST: An application for a Planned Development District for R-7.5(A) Single Family District uses and a public school other than an open-enrollment charter school use, on property zoned an R-7.5(A) Single Family District and a CR Community Retail District.

SUMMARY: The applicant proposes to construct an addition including two classrooms, a playground shade structure, and additional parking. A planned development district is requested to allow a public school use [H.I. Holland Elementary School at Lisbon] by right, to allow structures for a public school other than an open enrollment charter school a maximum height of 40 feet, to allow parking in the required front yards, to allow baseball backstops up to 10-feet in height to encroach into the required setback, to not require screening of parking and loading spaces, and to allow up to six-feet in height fencing in the required front yards and within the required visibility triangles.

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

BACKGROUND INFORMATION:

- According to DISD staff, the original Lisbon Elementary School was constructed in 1938. The school was renamed H.I. Holland Elementary School at Lisbon in 2011. The existing enrollment is 352 students with 28 classrooms.

- The applicant would like to construct an addition including two classrooms, a playground shade structure, and an expansion of an existing parking lot to add three parking spaces (to meet parking required for the classroom addition). The existing zoning of the site is split. The portion zoned an R-7.5(A) Single Family District requires a specific use permit to operate a public school other than an open-enrollment charter school use, while the portion zoned a CR Community District allows the use by right, with an RAR Residential Adjacency Review.

- In lieu of complying with the split zoning requirements, a new PD is requested to allow a public school other than an open-enrollment charter school use by right, rather than by SUP, with the following provisions:
    - To allow structures for a public school other than an open enrollment charter school a maximum height of 40 feet;
    - To allow parking in the required front yards;
    - To allow baseball backstops up to 10-feet in height to encroach into the required setback;
    - To not require screening of parking and loading spaces; and,
    - To allow up to six-feet in height fencing in the required front yards and within the required visibility triangles.
- For any other allowable uses, the proposed PD would refer to the R-7.5(A) Single Family District for all provisions.

Zoning History:

There have been no zoning cases in the area within the last five years.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Lancaster Road	Principal Arterial	Variable
Ann Arbor Avenue	Collector	Variable
Denley Drive	Local	50 feet
Paducah Avenue	Local	Variable

Land Use:

Area	Zoning	Land Use
Site	R-7.5(A) & CR Community Retail	Public School
North	R-7.5(A) & CR Community Retail	Single Family, Church, and Retail & Personal Service
East	CR Community Retail	Laundromat, Auto-related, Flower Shop, & Retail
South	R-7.5(A) & CR Community Retail w/SUP 173	Church, Undeveloped, Retail, Vacant, and Veteran's Hospital
West	R-7.5(A) & TH-3(A) Townhouse w/ SUP No. 930	Single Family & Child Care Center

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed zoning and traffic management plan. The plan has been approved. The City Engineer determined the zone change will not have a negative impact on the existing street system.

The TMP provided the following for Traffic Queue Operations:
As shown on Exhibit 1 (the TMP), parents picking up students in Pre-K through 3rd grade should immediately proceed to form a double queue upon arriving at the school during the afternoon pick-up period. The north end lot provides 729 linear feet of on-site queuing—enough capacity for a double queue for more than 31 vehicles. Parents for grades 4 and 5 should proceed to form a double queue in the staff lot on S Lancaster Road in a clockwise direction.

Finally, a provision allowing the existing perimeter fence exemption from the visual obstruction regulations (visibility triangles) was reviewed by the Engineering Division and found not to be a traffic safety issue.

Comprehensive Plan:

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

The proposed zoning request meets the following goals and objectives of the comprehensive plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

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

Land Use Compatibility:

Surrounding land uses consist of single family, institutional, and retail & personal service to the north, retail & personal service and auto-related uses to the east, a church, undeveloped land, a hospital, and retail to the south, and a child-care facility, and single family uses to the west. The school has been serving the community for nearly 80 years. The use continues to be compatible with surrounding mix of uses in the area.

While the classroom total will increase from 28 to 30, there is not an expected increase in enrollment from the total of 352 students. The classroom addition serves to separate Pre-K students previously sharing a classroom with kindergarteners.

Proposed provisions amend conditions for a public school other than an open-enrollment charter school use, but not for other allowable uses. This protects the neighborhood in the event of a possible replat or change of use in the property.

Development Standards:

District	Setbacks		Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear				
Existing: R-7.5(A)	25'	5' single family 10' others 5' single family 15' others	30'	45% res. 25% nonres.	RPS	Single Family
Existing: CR	15'	0'	54'	60%	RPS	Retail & Personal Service, Office
Proposed: PDD	25'	5' single family 10' others 5' single family 15' others	40'	45% res. 25% nonres.	41,000 sq. ft. Max. Floor Area for public school.	Public school & R-7.5(A) uses

The proposed PD would amend conditions to allow structures for a public school other than an open enrollment charter school a maximum height of 40 feet, to allow parking in the required front yards, to allow baseball backstops up to 10-feet in height to encroach into the required setback, to not require screening of parking and loading spaces, and to allow up to six-feet in height fencing in the required front yards and within the

required visibility triangles. An existing chain-link perimeter fence, up to six-feet tall in some areas, obstructs the visibility triangles. The obstruction was deemed not to cause a traffic safety concern. Future fences would have to comply with the visual obstruction and visibility triangle regulations. The proposed conditions would make the existing school compliant, while adding the provision for parking in the front yard to provide new parking for the proposed addition. The existing school is 39 feet, 8 inches in height, per the development plan submitted. The floor area is being restricted to the existing and the proposed addition for a total of 41,000 square feet. Any future expansions of the school would require an amended development plan AND conditions to increase the maximum floor area. A minor amendment to add-on square footage wouldn't be allowed due to the maximum floor area placed on the site for this use.

The only other allowable uses are those found within the R-7.5(A) Single Family District and would be subject to the provisions of that district.

Finally, the applicant has provided an additional provision where for a public school other than an open-enrollment charter school, at each intersection of driveway and sidewalk, sidewalks must be constructed of a material that differs in color from that of vehicular ingress and egress driveways.

Parking:

No modifications to the minimum off-street parking requirements of the Dallas Development Code are requested with this application. A public school other than an open-enrolment charter school use is required to provide one and one-half parking spaces for each elementary school classroom. The school has 28 classrooms and has proposed a two-classroom addition; therefore, 45 parking spaces are required. The proposed development plan indicates that the site will provide 46 parking spaces.

Landscaping:

Landscaping must be provided in accordance with Article X.

List of Officers/Board Members

DALLAS INDEPENDENT SCHOOL DISTRICT

BOARD OF TRUSTEES

District 1	Edwin Flores, 1st Vice President
District 2	Dustin Marshall
District 3	Dan Micciche, President
District 4	Jaime Resendez, Board Secretary
District 5	Lew Blackburn, Ph.D.
District 6	Joyce Foreman
District 7	Audrey Pinkerton, 2nd Vice President
District 8	Miguel Solis
District 9	Bernadette Nutall

Proposed PD Conditions

ARTICLE _____

SEC. 51P-_____.101. LEGISLATIVE HISTORY.

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

SEC. 51P-_____.102. PROPERTY LOCATION AND SIZE.

PD _____ is established on property generally located in an Area bounded by Paducah Avenue to the north, Lancaster Road to the east, Ann Arbor Avenue to the south, and Denley Drive to the west. The size of PD _____ is approximately 7.758 acres.

SEC. 51P-_____.103. DEFINITIONS AND INTERPRETATIONS.

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

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

(c) This district is considered to be a residential zoning district. (Ord. 27296)

SEC. 51P-_____.104. EXHIBITS.

The following exhibit is incorporated into this article:

(1) Exhibit _____A: development plan.

SEC. 51P-_____.105. DEVELOPMENT PLAN.

(a) For a public school other than an open-enrollment charter school development and use of the Property must comply with the development plan (Exhibits _____A). If there is a conflict between the text of this article and the development plans, the text of this article controls.

(b) For all other uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

SEC. 51P-_____.106. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-7.5(A) Single Family District only by specific use permit (SUP) is permitted in this district only by SUP. A use subject to development impact review (DIR) in the R-7.5(A) Single Family District is subject to DIR in this district, etc.

(b) A public school, other than an open-enrollment charter school, is allowed by right.

SEC. 51P-_____.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

SEC. 51P-_____.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A4.400, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the R-7.5(A) Single Family District apply.

(b) .Floor area: Maximum floor area for a public school other than an open-enrollment charter school use is 41,000 square feet.

(c) Height: Maximum height for a public school other than an open-enrollment charter school is 40 feet.

SEC. 51P-_____.109. OFF STREET PARKING AND LOADING.

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

(b) Parking for a public school other than an open-enrollment charter school is allowed in the required front yard.

(c) Screening of parking lots and loading area is not required for a public school other than an open-enrollment charter school use.

SEC. 51P-_____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-_____.111. LANDSCAPING.

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

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

SEC. 51P-_____.112. SIGNS.

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

SEC. 51P-_____.113. ADDITIONAL PROVISIONS.

(a) For a public school other than open-enrollment charter school, at each intersection of driveway and sidewalk, sidewalks must be constructed of a material that differs in color from that of vehicular ingress and egress driveways.

(b) Fencing for a public school other than an open-enrollment charter school.

(1) Fences up to six feet in height are allowed within the required front yard.

(2) Baseball backstops up to 10 feet in height are allowed within the required front yard.

(3) Existing fences shown on Exhibit _____A are allowed within the visibility triangle.

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

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

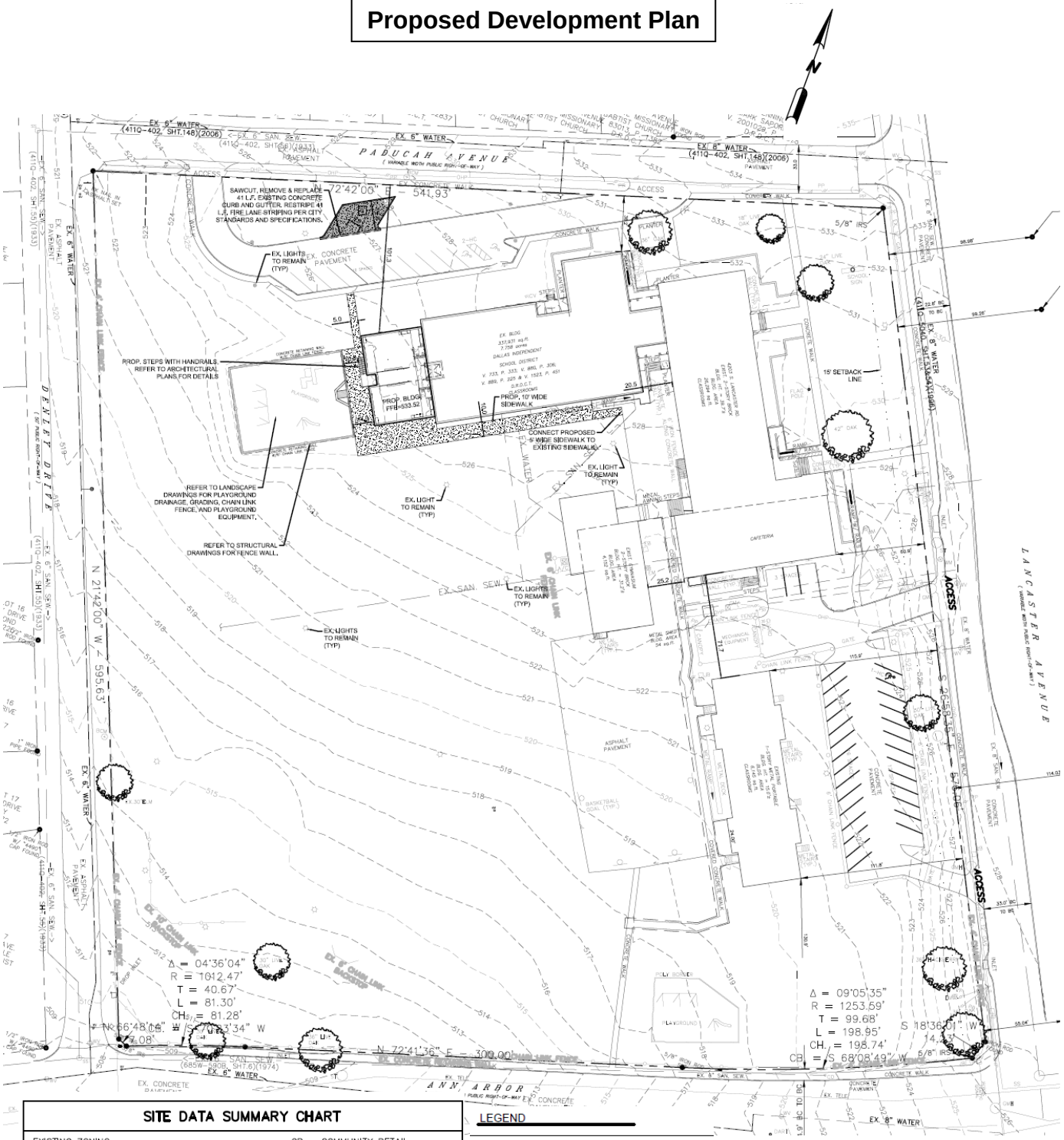
SEC. 51P-_____.1154 COMPLIANCE WITH CONDITIONS.

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

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance

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

Proposed Development Plan



SITE DATA SUMMARY CHART

EXISTING ZONING:	CR – COMMUNITY RETAIL R7.5 – SINGLE FAMILY
PROPOSED LAND USE:	PUBLIC SCHOOL
SITE ACREAGE:	7.758 ACRES (337,931 SQ FT)
TOTAL BUILDING AREA:	
EXISTING – 1ST FLOOR	26,158 SQ FT
EXISTING – 2ND FLOOR	11,794 SQ FT
PROPOSED	2,617 SQ FT
OPEN SPACE:	225,923 / 337,931 : 68%
TOTAL IMPERVIOUS AREA:	79,125 / 337,931 : 23%
BUILDING HEIGHT:	2 STORY, (39'–8" HEIGHT)
PARKING REQUIRED (1.5 SPACES PER CLASSROOM):	45 SPACES
PARKING PROVIDED TOTAL (3 + EXISTING 43):	46 SPACES
PARKING PROVIDED (ACCESSIBLE):	3 SPACES

LEGEND

- EXISTING ASPHALT
- PROPOSED CURB
- 9 — PARKING SPACES IN A ROW
- PROPOSED 6" REINFORCED, MEDIUM DUTY CONCRETE PAVEMENT PER DETAIL, THIS SHEET
- PROPOSED SIDEWALK PAVEMENT

Traffic Management Plan

DeShazo Group

Traffic. Transportation Planning. Parking. Design.

Technical Memorandum

To: Karl Crawley — Masterplan Consultants

From: David Nevarez, PE, PTOE — DeShazo Group, Inc.

Date: April 19, 2017

Re: Traffic Management Plan for H. I. Holland Elementary School at Lisbon in Dallas, Texas
DeShazo Project Number 17046

INTRODUCTION

DeShazo Group, Inc. (DeShazo) is an engineering consulting firm providing professional services in traffic engineering, transportation planning and related fields. Masterplan Consultants retained the services of DeShazo on behalf of the Dallas Independent School District (DISD) to provide a requisite Traffic Management Plan (TMP) for H. I. Holland Elementary School at Lisbon. The school is located at 4203 S Lancaster Road in Dallas, Texas.

At the time of this study, the school had an enrollment of 352 students in Pre-K through 5th grade. The school is undergoing renovations mainly attributed to additional classroom space with no change to student capacity. A proposed site plan showing proposed building modifications is attached as reference.

The school site is zoned Commercial Retail (CR) and Single Family Residential [R-7.5(A)]. In order to gain entitlements for the proposed improvements, the school administration is seeking approval of a change to the development plan. As part of the approval process, the City of Dallas requires a TMP as a record of the preferred traffic control strategies and to ensure overall traffic safety and efficient operations. The plan is intended to assess anticipated traffic conditions during the morning drop-off and afternoon pick-up activities on the basis of satisfying these objectives. By consent of the TMP submittal, the school agrees to the strategies presented herein. In addition, the school is held self-accountable to enforce the plan until and unless the City of Dallas deems further mitigation measures are necessary.

TRAFFIC MANAGEMENT PLAN

A school TMP is important to safely achieve an optimum level of traffic flow and circulation during peak traffic periods associated with student drop-off and pick-up. By properly managing vehicular traffic generated during the critical periods, the safety and efficiency of other modes of travel — including walking — will also inherently improve while the operational impact on the public street system is minimized. **The TMP is a tool a tool to facilitate a safer and more efficient environment; it should not be considered a comprehensive set of instructions to ensure adequate safety.**

The analysis summarized below utilizes the existing school site plan to evaluate aspects such parking and vehicle queuing (i.e., stacking) that occur at the school in order to accommodate the observed peak demands. A concerted effort and full participation by the school administration, staff, students, and parents are essential to maintain safe and efficient traffic operations.

School Operational Characteristics

Table 1 provides a summary of the known operational characteristics for the school.

Table 1. School Operational Characteristics

Enrollment:	Pre-K: 44 students Kindergarten: 47 students 1st Grade: 63 students 2nd Grade: 58 students 3rd Grade: 53 students 4th Grade: 48 students 5th Grade: 39 students *Total: 352 students*
Daily Start/End Schedule	>Start: 7:55 AM >End: 2:55 PM
Approximate Percentage of Students Travelling by Mode Other Than Drop-off/Pick-up:	By Daycare/Van: ≅ 5% (~19 Students) By Walking: ≅ 5% (Observed)

NOTE #1: To the highest degree practical, the accounts of existing conditions presented in this report were based upon actual on-site observations conducted by DeShazo during typical school conditions and from personal interviews of school representatives.

Existing Site Access and Circulation

The school provides parking lots for faculty and staff only on S Lancaster Road and Paducah Avenue. During afternoon peak hours, a third parking lot located at the east corner of the school provides parking for parents. Traffic operations concentrate in the perimeter of the school with a significant number of vehicles parked on both sides of Paducah Avenue. The majority of parents arrive from the south of the school traveling northbound on S Denley Drive and turning left on Paducah Avenue, a one-way (eastbound) street during school arrival and dismissal periods. Once the parents park, they either cross the street to pick up students or wait for students to be dismissed. A school van parks eastbound on Paducah Avenue without a designated loading area.

Passenger Unloading/Loading and Vehicle Queuing

DeShazo conducted field observations during typical school-day conditions on Wednesday, April 12, 2017. The peak number of parent-vehicles on site was quantified during the afternoon pick-up period. The total maximum vehicular accumulation peaked with 55 vehicles around the school.

The school provides enough on-site capacity for a maximum accumulation of 46 vehicles as depicted in **Exhibit 1**. The designated areas for queuing operations is considered adequate upon enforcement of an active traffic management plan based on studies of other schools with similar enrollment characteristics.

Recommendations to Facilitate Queueing Operations

The school administration should immediately implement an active management of student loading to expedite queueing operations and reduce the maximum accumulation of traffic. Queue pick-up participation is a challenge that schools in our community face constantly. Full cooperation of all school staff members, students and parents is crucial for the success of the systematic queue. Proper training of school staff is recommended. Sufficient communications at the beginning of each school term (and otherwise, as needed) with students and parents on their duties and expectations is recommended.

The following recommendations are provided to school administration for the management of vehicular traffic generated by the school during peak traffic conditions. Generally, traffic delays and congestion that occurs during pick-up periods is notably greater than the traffic generated during the morning drop-off period due to timing and traffic concentration. In most instances, achieving efficiencies during the afternoon period is most critical, while the morning traffic operations require nominal active management.

Traffic Queue Operations

- As shown on **Exhibit 1**, parents picking up students in Pre-K through 3rd grade should immediately proceed to form a double queue upon arriving at the school during the afternoon pick-up period. The north end lot provides 729 linear feet of on-site queuing—enough capacity for a double queue for more than 31 vehicles. Parents for grades 4 and 5 should proceed to form a double queue in the staff lot on S Lancaster Road in a clockwise direction.

Student Safety

- Student safety should remain paramount at all times. School administration should remind students, parents and staff of their expectations relative to this traffic management plan continuously throughout the school year.

- School administration should review traffic operations and address any problems concerning this traffic management plan and identify solutions in the interest of student safety.

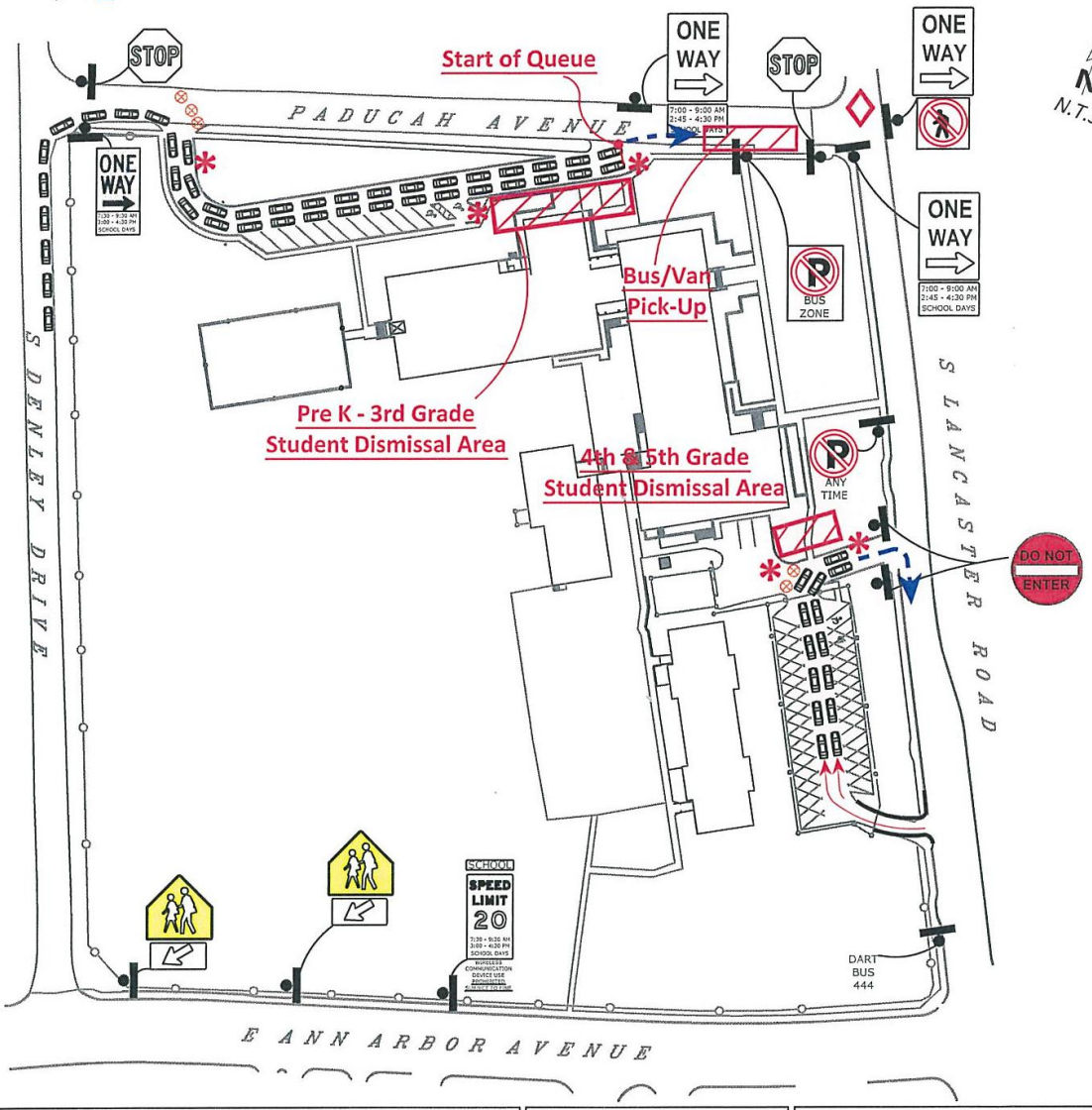
- There is no evidence of any students walking home after school. School administration should investigate *A Safe Routes to School* program for students to walk home or ride bikes safely.

- In accordance with the Transportation Code, Section 545.4252, State law prohibits the use of wireless communication devices while operating a motor vehicle during the time a school zone is in effect. Restrictions do not apply to stopped vehicles or the use of handheld free devices.

School Bus/Daycare Vans Operations

- All school and daycare bus/van pick-up activities should be designated at the loading zone located at the northeast corner of the school site as shown in **Exhibit 1**.

DeShazo Group



Queuing Summary

Student Group	Student Enrollment	Dismissal Time	Vehicular Traffic Demand	
				Queue
Pre K- 3rd	265 Students 0% Bus 0% Walk	2:55 PM	Provided*	729 LF (31 cars)
			Projected	964 LF (41 cars)
			On-Street	235 LF (10 cars)
4th- 5th	87 Students 5% Bus 5% Walk	2:55 PM	Provided*	376 LF (16 cars)
			Projected	329 LF (14 cars)
			Surplus	47 LF (2 cars)

** Calculated upon enforcement of managed traffic operations*
Vehicular queue calculated at 23.5 feet/passenger car based on field observations.

Legend

- School Staff
- Student Pick - Up
- School Crossing Guard
- -Traffic Signs (Existing)
- -Outbound Queue
- -Inbound Queue
- -Traffic Cones

The purpose of this Traffic Management Plan (TMP) is to evaluate traffic operations that promote safety and efficient vehicle circulation. The school administration should adhere to this TMP. Any deficiency due to spillover of queuing into undesignated areas of the city rights-of-way, including roadway travel lanes, should be corrected by the school immediately.

I, David Nevarez, P.E. #106200, certify that site constraints preclude the school's ability to accommodate vehicular queue on-site. While it may not be feasible to eliminate queuing in public rights-of-way, establishing a designated school route will lessen impact to neighborhood as well as background traffic on the main roads. This option is subject to approval by the City of Dallas Mobility and Street Services Department.

EXHIBIT 1

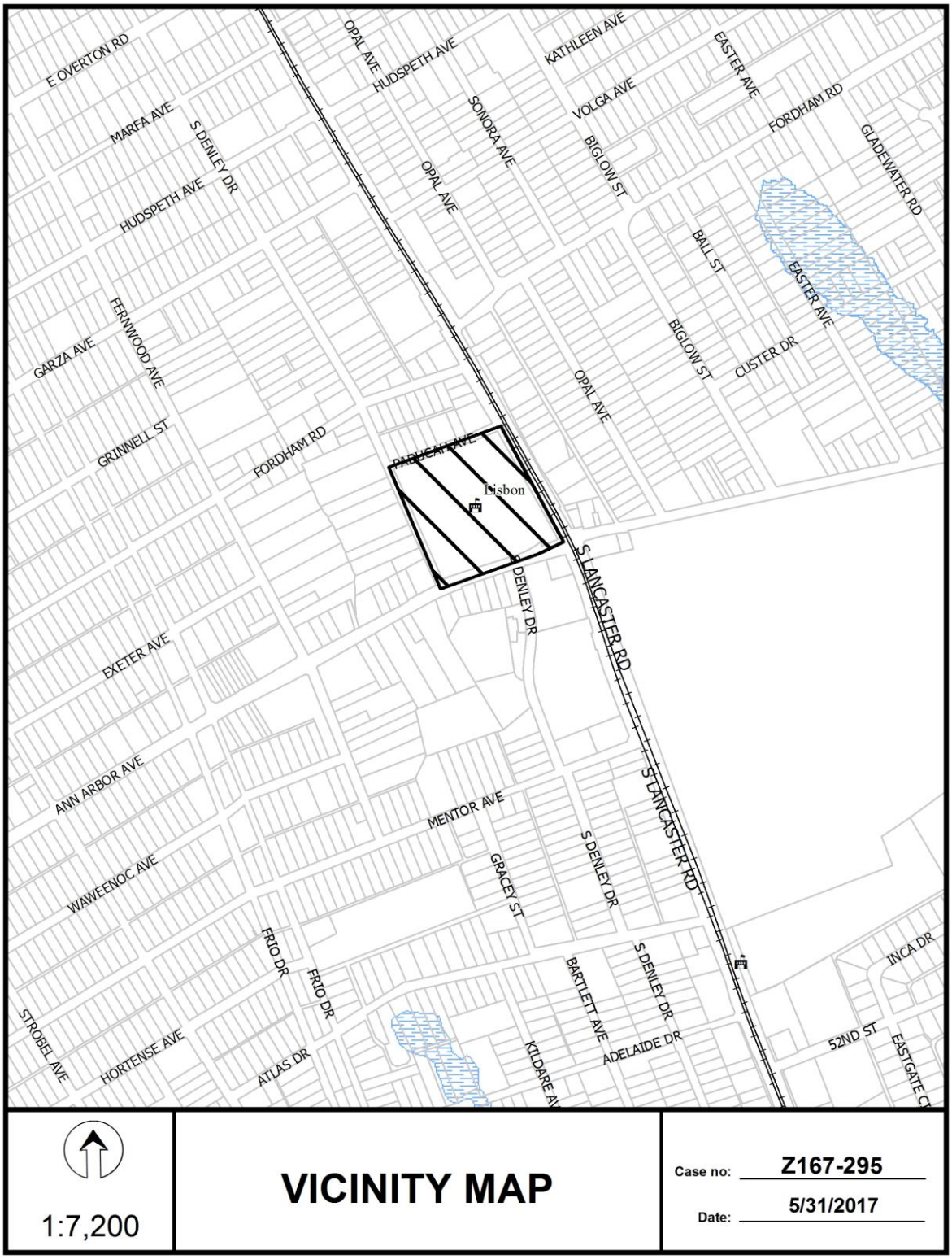
Traffic Management Plan

DISD H. I. Holland Elementary School at Lisbon
4203 S Lancaster Road, Dallas, TX 75216

DeShazo Group, Inc.
Texas Registered Engineering Firm F-3199
400 S. Houston St. Suite 330
Dallas, Texas 75202
(214) 748.6740

DeShazo Group, Inc. Job No. 17046 Exhibit Created on 04-19-2017

Z167-295



1:7,200

VICINITY MAP

Case no: Z167-295

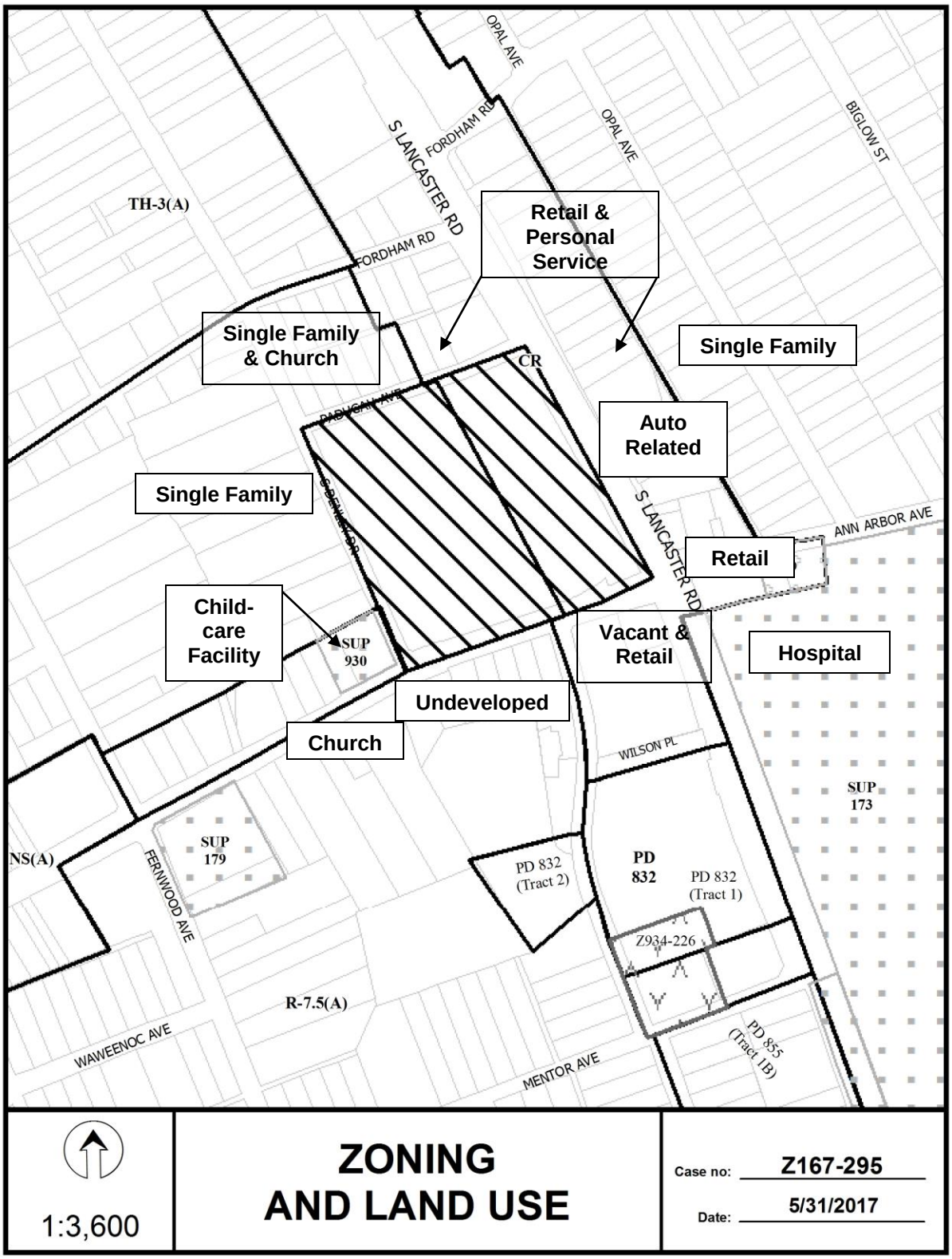
Date: 5/31/2017

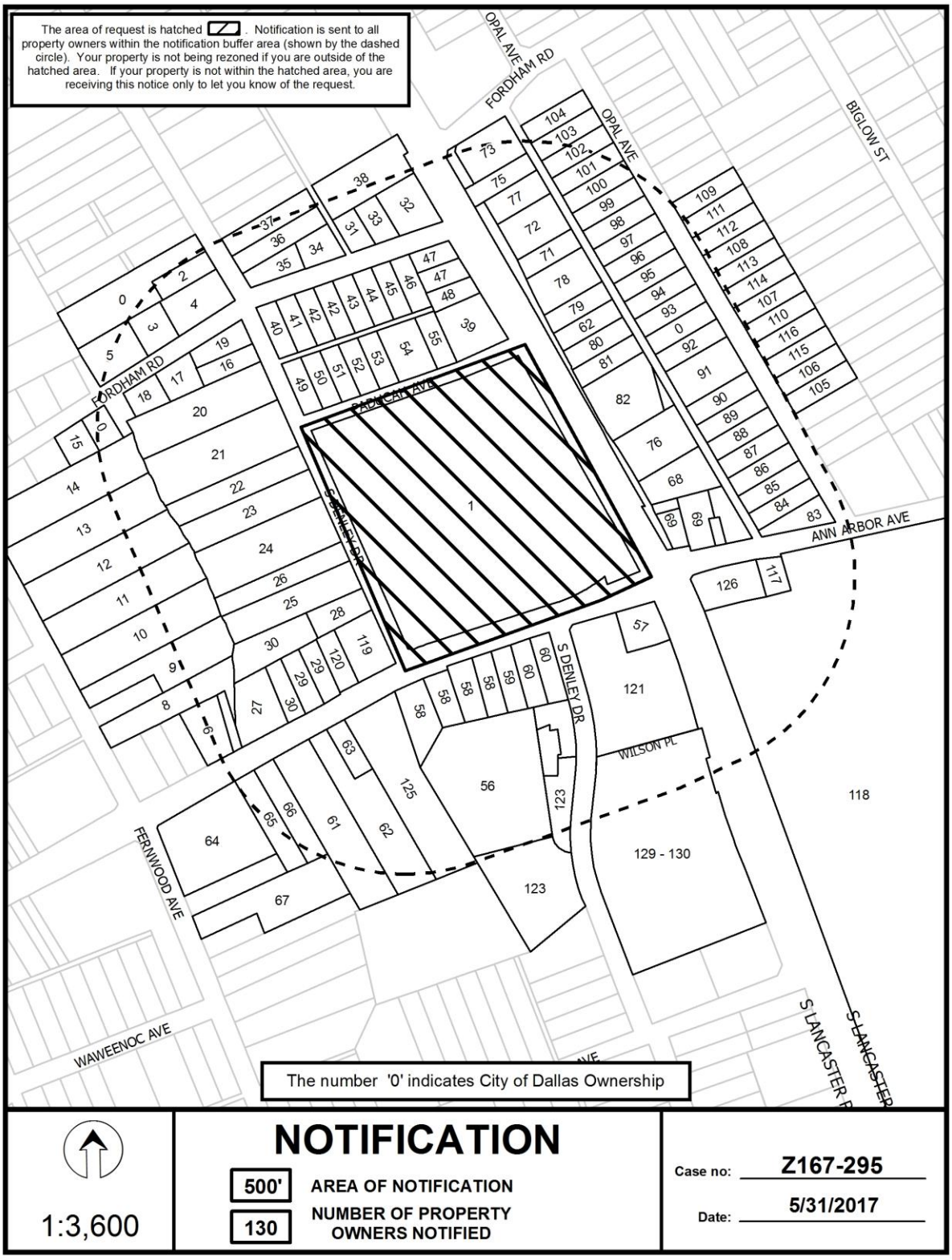
1:3,600

AERIAL MAP

Case no: Z167-295

Date: 5/31/2017


OPAL AVE
S LANCASTER RD
FORDHAM RD
OPAL AVE
BIGLOW ST
TH-3(A)
Retail & Personal Service
Single Family & Church
Single Family
CR
Auto Related
Single Family
S LANCASTER RD
ANN ARBOR AVE
Retail
Child-care Facility
SUP 930
Vacant & Retail
Hospital
Undeveloped
Church
WILSON PL
SUP 173
NS(A)
SUP 179
FERNWOOD AVE
PD 832 (Tract 2)
PD 832
PD 832 (Tract 1)
Z934-226
R-7.5(A)
WAWEENOC AVE
MENTOR AVE
PD 855 (Tract 1B)
1:3,600
ZONING AND LAND USE
Case no: Z167-295
Date: 5/31/2017


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.
OPAL AVE
FORDHAM RD
BIGLOW ST
RADICAL AVE
S DENLEY DR
ANN ARBOR AVE
WILSON PL
FERNWOOD AVE
WAWEENOC AVE
S LANCASTER
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
130
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z167-295
Date: 5/31/2017

05/31/2017

Notification List of Property Owners

Z167-295

130 Property Owners Notified

Label #	*Address*		*Owner*
1	4203	S LANCASTER RD	Dallas ISD
2	4021	S DENLEY DR	CONEY ELMO & CLARA
3	1747	FORDHAM RD	BETTS BETHEL L
4	4031	S DENLEY DR	JACKSON PATRICIA A
5	1739	FORDHAM RD	CASTELAN ENRIQUE
6	1717	E ANN ARBOR AVE	ALBARRAN EFRAIN MONDRAGON &
7	1719	E ANN ARBOR AVE	HAWKINS DAVID R II
8	4214	FERNWOOD AVE	MARTINEZ JOSE LOPEZ
9	4210	FERNWOOD AVE	POWELL CHRISTINE
10	4202	FERNWOOD AVE	REYES BYRON
11	4130	FERNWOOD AVE	NEXTLOTS NOW LLC
12	4122	FERNWOOD AVE	TUCK MACKEROY TR
13	4114	FERNWOOD AVE	WHITLEY ALICE PARHAM
14	4120	FERNWOOD AVE	PERKINS MAXINE
15	1722	FORDHAM RD	JACKSON MATTIE
16	4107	S DENLEY DR	CRAWFORD CURTIS
17	1746	FORDHAM RD	HARRISON CORA L
18	1738	FORDHAM RD	UNION HOPE INSTITUTIONAL
19	4101	S DENLEY DR	BEECHUM ORANGE J
20	4113	S DENLEY DR	SPURLOCK MARY JANET
21	4119	S DENLEY DR	MORNING STAR PRIMITIVE
22	4129	S DENLEY DR	MORNING STAR PRIMITIVE BAPTIST CH & TRUSTEE
23	4135	S DENLEY DR	MAGAHIDA BLANCA
24	4207	S DENLEY DR	ALEXANDER LENA M &
25	4215	S DENLEY DR	LANG SAMUEL
26	4211	S DENLEY DR	HAMMOND RONNIE

05/31/2017

Label #	*Address*		*Owner*
27	1731	E ANN ARBOR AVE	MASON YVONNE M
28	4223	S DENLEY DR	CONWAY DWIGHT
29	1739	E ANN ARBOR AVE	HENDERSON CLARENCE
30	1733	E ANN ARBOR AVE	CUEVAS ELADIO JR
31	1823	FORDHAM RD	SAAHIR VENITA L
32	4033	S LANCASTER RD	ROUSAN INVESTMENTS INC
33	1827	FORDHAM RD	NPOT PTNRS I LP
34	1815	FORDHAM RD	MCELROY E W
35	4030	S DENLEY DR	TURNER NORA L & HENREY
36	4022	S DENLEY DR	ORTIZ MARIA E VALVERDE
37	4020	S DENLEY DR	HAYNES LILY FAY
38	4023	S LANCASTER RD	FOCUS MATTERS MOSELEY LLC
39	4123	S LANCASTER RD	PENNINGTON ROBERT &
40	1802	FORDHAM RD	PRESTON MICHELLE ROBB
41	1806	FORDHAM RD	LIFE LIGHT DELIVERANCE
42	1810	FORDHAM RD	LIFE LIGHT DELIVERANCE CH
43	1818	FORDHAM RD	JENNINGS GLADYS M LF EST
44	1822	FORDHAM RD	YOUNG WANDA JEAN
45	1826	FORDHAM RD	CLAYBORNE OTIS B
46	1830	FORDHAM RD	JACKSON RONALD EARL &
47	4103	S LANCASTER RD	MOODY KATHY & CLINTON
48	4111	S LANCASTER RD	MOODY CLINTON
49	1803	PADUCAH AVE	AGUILAR ELIZABETH
50	1807	PADUCAH AVE	MOORE DAVID
51	1811	PADUCAH AVE	CAMERON LEE F EST OF
52	1815	PADUCAH AVE	F & S PROPERTIES LLC
53	1819	PADUCAH AVE	RILEY GEORGE & CYNTHIA
54	1823	PADUCAH AVE	MT GROVE MISSIONARY BAPT
55	1831	PADUCAH AVE	MT GROVE MISSIONARY
56	4325	S DENLEY DR	LISBON CEMETERY
57	4303	S LANCASTER RD	URBAN LEAGUE OF GREATER DALLAS AND NORTH CENTRAL

05/31/2017

Label #	*Address*		*Owner*
58	1802	E ANN ARBOR AVE	TRUE GOSPEL MISSIONARY
59	1816	E ANN ARBOR AVE	URBGAN LEAGUE OF GREATER DALLAS &
60	1820	E ANN ARBOR AVE	URBAN LEAGUE OF GREATER DALLAS & NORTH CENTRAL
61	1722	E ANN ARBOR AVE	MOODY CLINTON J & KATHY
62	1728	E ANN ARBOR AVE	MOODY CLINTON JR
63	1730	E ANN ARBOR AVE	TRUTEES OF GODS GOSPEL
64	4300	FERNWOOD AVE	BETHEL A M E CHURCH
65	1712	E ANN ARBOR AVE	CHORA CIRILO MORALES
66	1718	E ANN ARBOR AVE	MALDONALDO GILBERT &
67	4318	FERNWOOD AVE	HERNANDEZ RAMIRO &
68	4240	S LANCASTER RD	RLE PPTIES LLC
69	4244	S LANCASTER RD	ALBUSTAMI SABRI & LIASARI R GUPANA
70	1913	E ANN ARBOR AVE	JOHNSON LOIS
71	4130	S LANCASTER RD	MOODY CLINTON J ETAL
72	4122	S LANCASTER RD	JEM ENTERPRISES LLC
73	4102	S LANCASTER RD	BRIAN FAMKAR I LLC
74	1917	E ANN ARBOR AVE	COLER TERRENCE T
75	4110	S LANCASTER RD	DALLAS AREA RAPID TRANSIT
76	4228	S LANCASTER RD	JEANETTE INV IV LTD
77	4114	S LANCASTER RD	MITCHELL JAMES SR
78	4138	S LANCASTER RD	MOODY CLINTON J
79	4202	S LANCASTER RD	MOODY CLINTON JUNIOR
80	4208	S LANCASTER RD	MOODY CLINTON JR &
81	4214	S LANCASTER RD	HARRAL ARTHUR JR &
82	4220	S LANCASTER RD	KAMY REAL PPTY TRUST
83	4251	OPAL AVE	WILSON REDELL
84	4247	OPAL AVE	RIOS ESTELLA DELTORO
85	4243	OPAL AVE	SCHNEIDER MARIA
86	4239	OPAL AVE	AVILA JOSE A
87	4235	OPAL AVE	WILLIAMS SYLVESTER
88	4231	OPAL AVE	HUAPEO FRANCISCO & RAQUEL

05/31/2017

Label #	*Address*		*Owner*
89	4227	OPAL AVE	SMITH PATRICIA
90	4223	OPAL AVE	AMF CONNECTIONS INC
91	4215	OPAL AVE	TURNER AUBRA
92	4211	OPAL AVE	TURNER AUBRA O
93	4203	OPAL AVE	IGLESIA MISION LA ROCA &
94	4151	OPAL AVE	FIRST HOME GROUP LLC
95	4147	OPAL AVE	TAULTON LEWIS JR
96	4143	OPAL AVE	SIGALA GUADALUPE
97	4139	OPAL AVE	ROCKWELL BETTY L
98	4135	OPAL AVE	RANSOM TONI
99	4131	OPAL AVE	LEARY CURTIS ETAL
100	4127	OPAL AVE	FAGAN LEONARD L SR
101	4123	OPAL AVE	HERNANDEZ ANASTACIO &
102	4117	OPAL AVE	HERNANDEZ ANASTACIO
103	4113	OPAL AVE	WATSON IMA J
104	4111	OPAL AVE	GUTIERREZ EVELYN
105	4230	OPAL AVE	VILLANUEVA LETICIA
106	4226	OPAL AVE	CHAMPAGNE IRA H JR
107	4210	OPAL AVE	BROWN ARMADA THOMPSON
108	4150	OPAL AVE	BOOKER ALFRED J EST OF
109	4138	OPAL AVE	HERNANDEZ MIGUEL &
110	4214	OPAL AVE	CHAFFIN PORTER
111	4142	OPAL AVE	ADVANCED INVESTMENT INC
112	4146	OPAL AVE	KANTERING LLC
113	4202	OPAL AVE	MORALES JESUS & JULIETA
114	4206	OPAL AVE	CHILDERS ROY & LINDA
115	4222	OPAL AVE	PERRY SEKIETHIA
116	4218	OPAL AVE	MALDONADO CLAUDIA &
117	1916	E ANN ARBOR AVE	UNITED STATES DEPARTMENT OF VETERANS
118	4500	S LANCASTER RD	U S VETERANS HOSPITAL
119	1755	E ANN ARBOR AVE	CHRISTIAN HOLY TEMPLE

05/31/2017

Label #	*Address*		*Owner*
120	1747	E ANN ARBOR AVE	COMMUNITY ACADEMY DAYCARE
121	4315	S LANCASTER RD	DALLAS URBAN LEAGUE
122	4345	S DENLEY DR	CITY WIDE COMMUNITY DEVELOPMENT CORPORATION
123	4345	S DENLEY DR	LANCASTER URBAN VILLAGE COMMERCIAL LLC
124	4345	S DENLEY DR	URBAN LEAGUE OF GREATER DALLAS &
125	1734	E ANN ARBOR AVE	TRUE GOSPEL MISSIONARY BAPTIST CHURCH
126	4302	S LANCASTER RD	COSMO W & D INC
127	403	REUNION BLVD	DALLAS AREA RAPID TRANSIT
128	403	REUNION BLVD	DALLAS AREA RAPID TRANSIT
129	4417	S LANCASTER RD	LANCASTER URBAN VILLAGE RESIDENTIAL
130	4417	S LANCASTER RD	LANCASTER URBAN VILLAGE COMMERCIAL LLC

CITY PLAN COMMISSION **THURSDAY, JULY 20, 2017**

Planner: Jennifer Muñoz

FILE NUMBER: Z167-302(JM) **DATE FILED:** May 16, 2017

LOCATION: South side of Exposition Avenue, east of Ash Lane

COUNCIL DISTRICT: 7 **MAPSCO:** 46-K

SIZE OF REQUEST: ±6,500 square feet **CENSUS TRACT:** 203.00

APPLICANT/REPRESENTATIVE: Timothy L. Austin

OWNER: John S. Roberts

REQUEST: An application to renew Specific Use Permit No. 1691 for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.

SUMMARY: The applicant proposes to continue the use of the property as an alcoholic beverage establishment limited to a bar, lounge, or tavern [Sandaga 813]. The existing conditions and site plan will not be changed.

STAFF RECOMMENDATION: **Approval** for a three-year period, subject to conditions.

BACKGROUND INFORMATION:

- The request site is an existing one-story bar with 3,550 square feet of floor area and a 2,959-square-foot uncovered patio.

- SUP No. 1691 was originally granted by City Council on December 12, 2007 for a bar, lounge or tavern use. The SUP expires on September 10, 2017.

- The current request is to renew the SUP for a five-year period. No changes are requested on the site plan or conditions.

Zoning History:

1. **Z167-218** On June 14, 2017, City Council approved renewal of Specific Use Permit No. 1692 for an alcoholic beverage establishment limited to a bar, lounge, or tavern, on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District located on the southwest side of Exposition Avenue, west of Parry Avenue, and containing approximately 6,500 square feet of land.

2. **Z134-189** On June 11, 2014, City Council approved renewal of Specific Use Permit No. 1692 for an alcoholic beverage establishment limited to a bar, lounge, or tavern, on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District located on the southwest side of Exposition Avenue, west of Parry Avenue, and containing approximately 6,500 square feet of land.

3. **Z123-267** On May 28, 2014, City Council approved a City Council authorized hearing to determine proper zoning on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side District, with consideration given to amending certain use regulations and development standards in an area generally bounded by the T. & P. Railroad right-of-way on the north, Parry Avenue on the east, R.L. Thornton Freeway on the south, and North Central Expressway on the west.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Exposition Avenue	Collector	80 feet

Land Use:

	Zoning	Land Use
Site	PD No. 269, Tract A	Bar, lounge or tavern
North	PD No. 269, Tract A	Mixed use (office and residential)
East	PD No. 269, Tract A	Retail and personal service
South	PD No. 269, Tract A	Surface parking
West	PD No. 269, Tract A	Surface parking

Traffic:

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

Comprehensive Plan:

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

The proposed zoning request meets the following goals and objectives of the comprehensive plan:

Land Use Element

GOAL 1.1 Align Land Use Strategies with Economic Development Priorities

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

Economic Element

GOAL 2.5 Foster a City of Great Neighborhoods

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

Land Use Compatibility:

The request site consists of a one-story structure and an uncovered patio. The applicant is requesting renewal of SUP No. 1691 to continue operation of an existing bar, lounge, or tavern use.

The site is surrounded by a mix of office, retail, and bar, lounge, or tavern uses served by various surface parking lots and metered spaces along Exposition Avenue. In

addition to these uses, residential lofts are developed on property to the north/northwest along Exposition Avenue.

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

The applicant's request, subject to conditions, is compatible to the surrounding mix of uses. The continuation of a bar in Deep Ellum enhances the entertainment character of the area. The short time frame allows for staff and CPC to evaluate whether the use is a detriment to the area over time.

Parking:

PD No. 269 does not require off-street parking for the first 2,500 square feet of floor area for a bar, lounge or tavern located within an original building. Otherwise, one space for each 100 square feet of floor area is required. Since the 3,550-square foot bar is in an original building, the applicant is only required to provide parking for 1,050 square feet of floor area, which equates to 11 spaces.

It is noted that a significant number of metered on-street parking spaces and surface parking lots are located immediately adjacent to and south of the subject site.

A parking agreement at 712 2nd Avenue is in place to provide the 11 required off-street parking spaces.

Landscaping:

There are no landscaping requirements triggered by the request.

Dallas Police Department: A copy of the police report of the offenses is provided below for the SUP permit period of May 25, 2014 to June 16, 2017 (date report was run).

Crime Part 1, January 1 2016-June 14 2017

IncidentNum	ServYr	Date1	Time1	Address	UCR_Offense	ZipCode
171231-2016	2016	7/15/2016	21:30	813 EXPOSITION AVE	UUMV	75226

Crime Part 2, January 1 2016 - June 14 2017

IncidentNum	ServYr	Date1	Time1	Address	UCR_Offense	ZipCode
276656-2016	2016	11/19/2016	0:36	813 EXPOSITION AVE	ASSAULT	75226

Crime Part 2 , June 1 2014 - December 31 2014

IncidentNum	ServYr	Date1	Time1	Address	UCR_Offense	ZipCode
134615-2014	2014	6/3/2014	22:15	813 EXPOSITION AVE	CRIMINAL MISCHIEF/VANDALI	75226

Calls, June 1 2014 - June 14 2017

Master_Incident_Number	Response_Date	Response_Time	Problem	Priority_Number	Priority_Description	Address	ZipCode
17-1049965	6/3/2017	1:40	20 - Robbery	2	2 - Urgent	813 Exposition Ave	75226
17-0908116	5/14/2017	1:34	31 - Criminal Mischief	4	4 - Non Critical	813 Exposition Ave	75226
17-0804087	4/29/2017	1:30	6X - Major Dist (Violence)	2	2 - Urgent	813 Exposition Ave	75226
16-2298468	11/19/2016	0:33	6X - Major Dist (Violence)	2	2 - Urgent	813 Exposition Ave	75226
16-2112810	10/23/2016	2:02	6X - Major Dist (Violence)	2	2 - Urgent	813 Exposition Ave	75226
16-1957117	10/1/2016	8:57	40/01 - Other	2	2 - Urgent	813 Exposition Ave	75226
16-1401328	7/16/2016	7:14	09V - UUMV	4	4 - Non Critical	813 Exposition Ave	75226
16-0766540	4/22/2016	21:47	6X - Major Dist (Violence)	2	2 - Urgent	813 Exposition Ave	75226
16-0058850	1/10/2016	0:25	40 - Other	3	3 - General Service	813 Exposition Ave	75226
15-2208533	11/1/2015	0:10	6X - Major Dist (Violence)	2	2 - Urgent	813 Exposition Ave	75226
15-2016618	10/4/2015	2:48	08 - Intoxicated Person	3	3 - General Service	813 Exposition Ave	75226
15-1750125	8/28/2015	23:31	6X - Major Dist (Violence)	2	2 - Urgent	813 Exposition Ave	75226
15-1497426	7/26/2015	16:58	40/01 - Other	2	2 - Urgent	813 Exposition Ave	75226
15-1442914	7/19/2015	16:25	11B/01 - Burg of Bus	2	2 - Urgent	813 Exposition Ave	75226
14-2051905	10/19/2014	22:28	31 - Criminal Mischief	4	4 - Non Critical	813 Exposition Ave	75226
14-1383709	7/18/2014	10:17	32 - Suspicious Person	2	2 - Urgent	813 Exposition Ave	75226
14-1060178	6/3/2014	23:53	07 - Minor Accident	3	3 - General Service	813 Exposition Ave	75226

Arrests, June 1 2014 - June 14 2017

IncidentNum	ArrestYr	ArrestNumID	ArArrestDate	ArArrestTime	ArLAddress	ChargeDesc
276657-2016	2016	0049009-2016	11/19/2016	1:05	813 EXPOSITION AVE	Public Intoxication

Existing SUP No. 1691 Conditions

1. USE: The only use authorized by this specific use permit a bar, lounge, or tavern.

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

3. TIME PERIOD: This specific use permit automatically terminates on (three-years from passage of the ordinance).

4. FLOOR AREA:

   A. The maximum floor area is 3,550 square feet in the location shown on the attached site plan.

   B. The maximum area for the uncovered patio is 2,950 square feet in the location shown on the attached site plan.

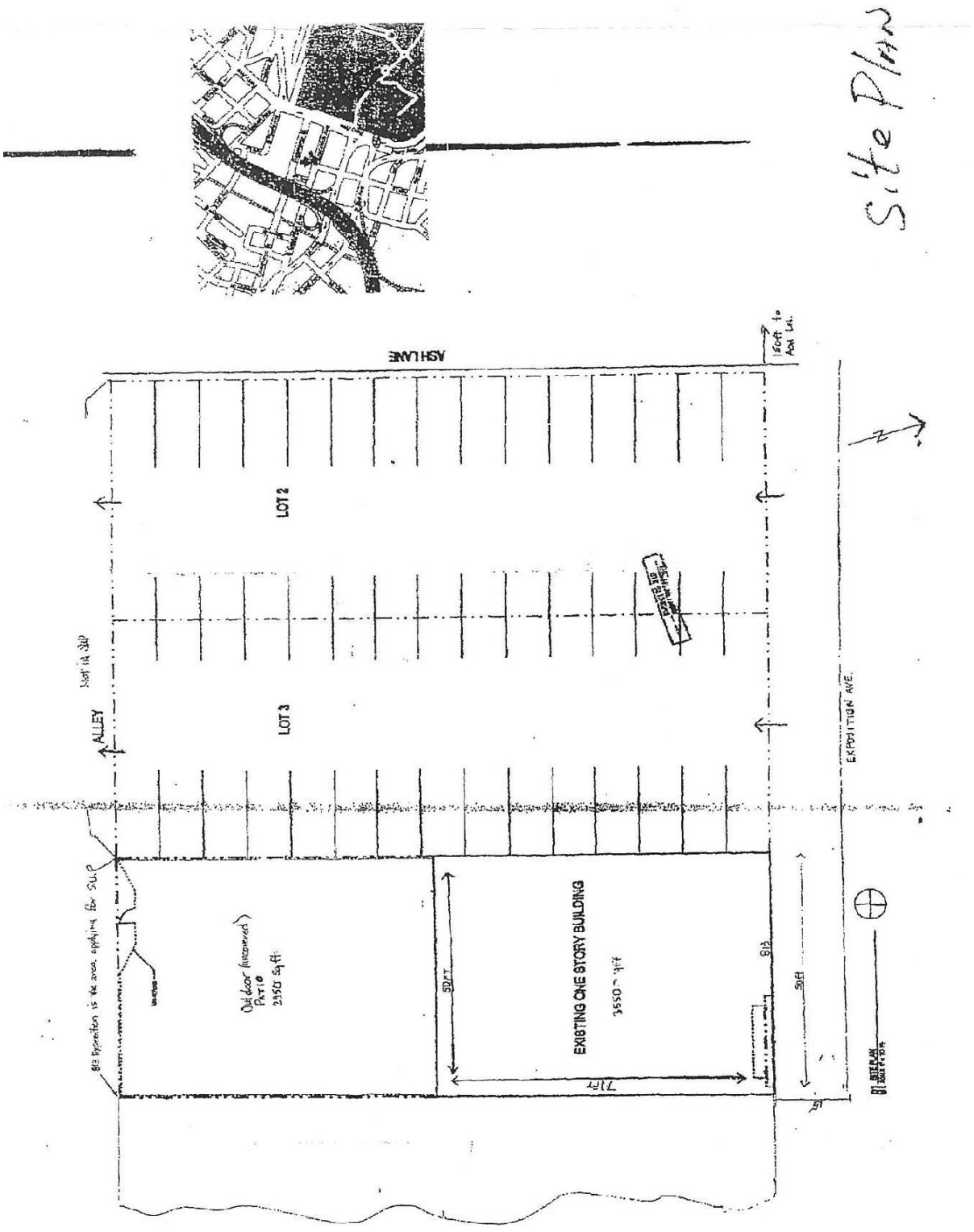
5. HOURS OF OPERATION: The bar, lounge or tavern may only operate between 12:00 p.m. (noon) and 1:00 a.m. (the next day), Monday through Wednesday and between 8:00 p.m. and 2:00 a.m. (the next day), Thursday through Sunday.

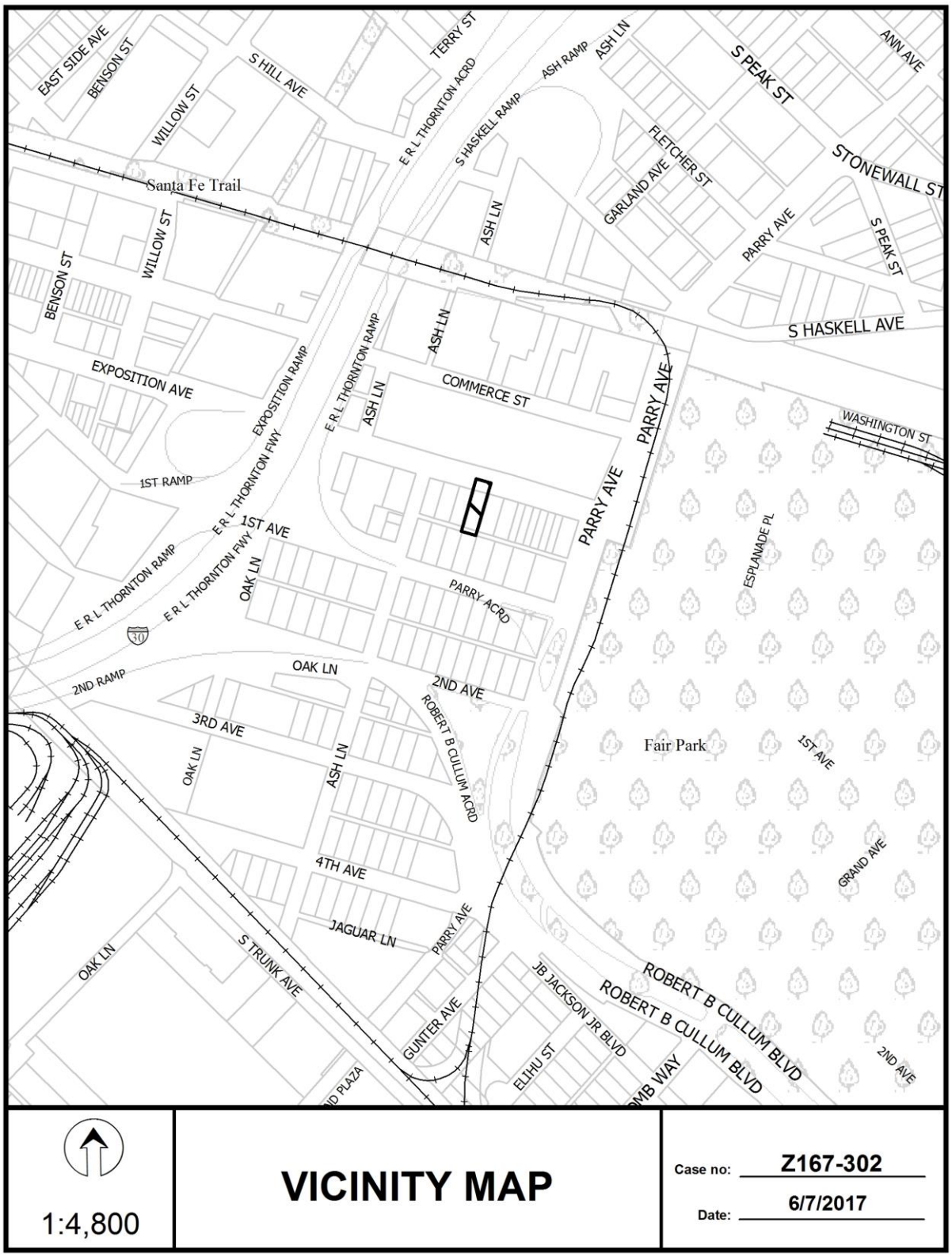
6. OFF-STREET PARKING: Parking must be provided in accordance with the remote and special parking requirements of Planned Development District No. 269 (the Deep Ellum/Near East Side District). Delta credits, as defined in Section 51A-4.704(b)(4), may not be used to meet the off-street parking requirement.

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

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

Existing Site Plan



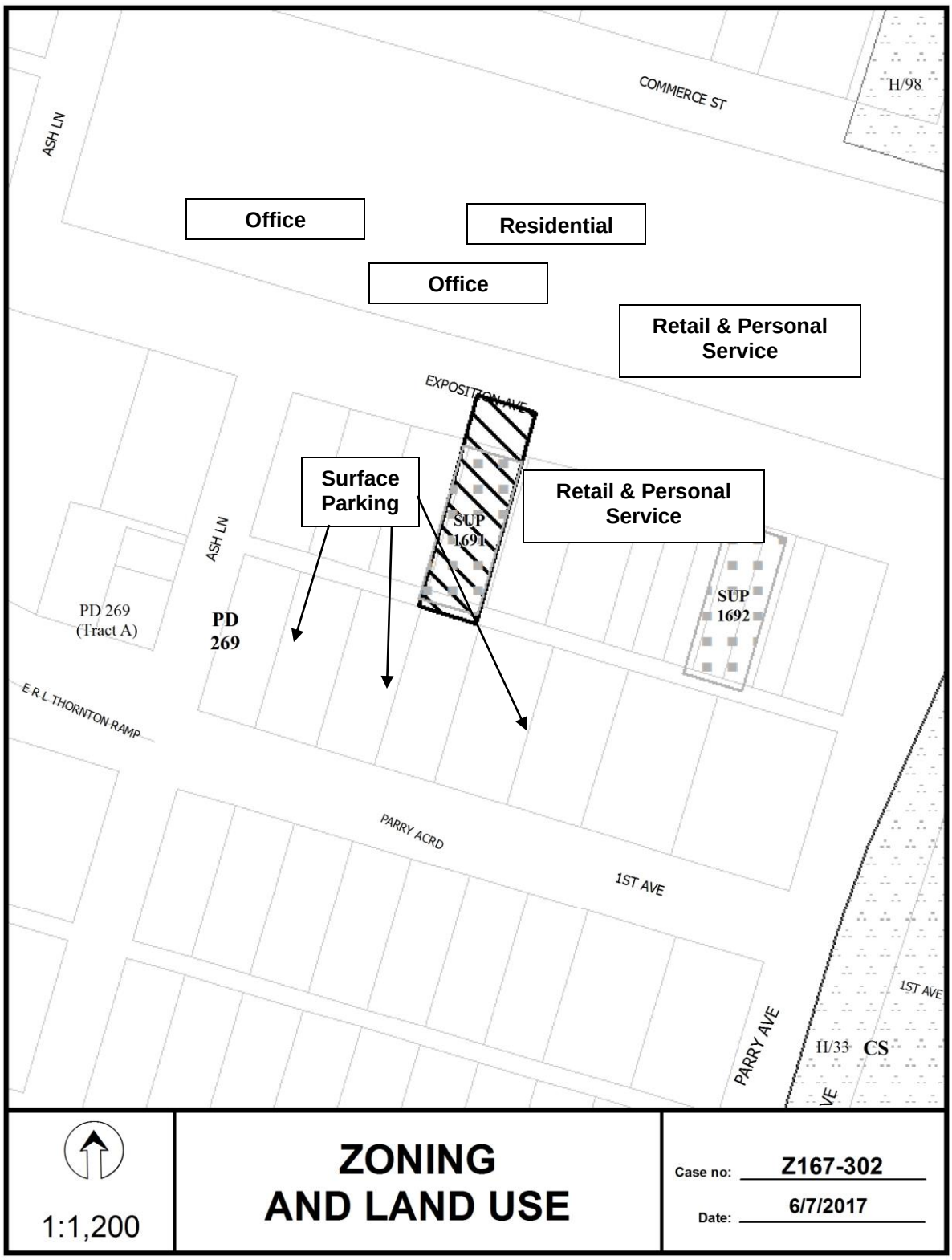

EAST SIDE AVE
BENSON ST
WILLOW ST
S HILL AVE
TERRY ST
E R L THORNTON ACRD
S HASKELL RAMP
ASH RAMP
ASH LN
S PEAK ST
ANN AVE
STONEWALL ST
FLETCHER ST
GARLAND AVE
PARRY AVE
S PEAK ST
Santa Fe Trail
S HASKELL AVE
EXPOSITION AVE
EXPOSITION RAMP
E R L THORNTON RAMP
COMMERCE ST
WASHINGTON ST
1ST RAMP
E R L THORNTON FWY
1ST AVE
PARRY ACRD
ESPLANADE PL
OAK LN
2ND RAMP
2ND AVE
3RD AVE
ROBERT B CULLUM ACRD
Fair Park
4TH AVE
GRAND AVE
JAGUAR LN
S TRUNK AVE
GUNTER AVE
JB JACKSON JR BLVD
ROBERT B CULLUM BLVD
ELIHU ST
1:4,800
VICINITY MAP
Case no: Z167-302
Date: 6/7/2017

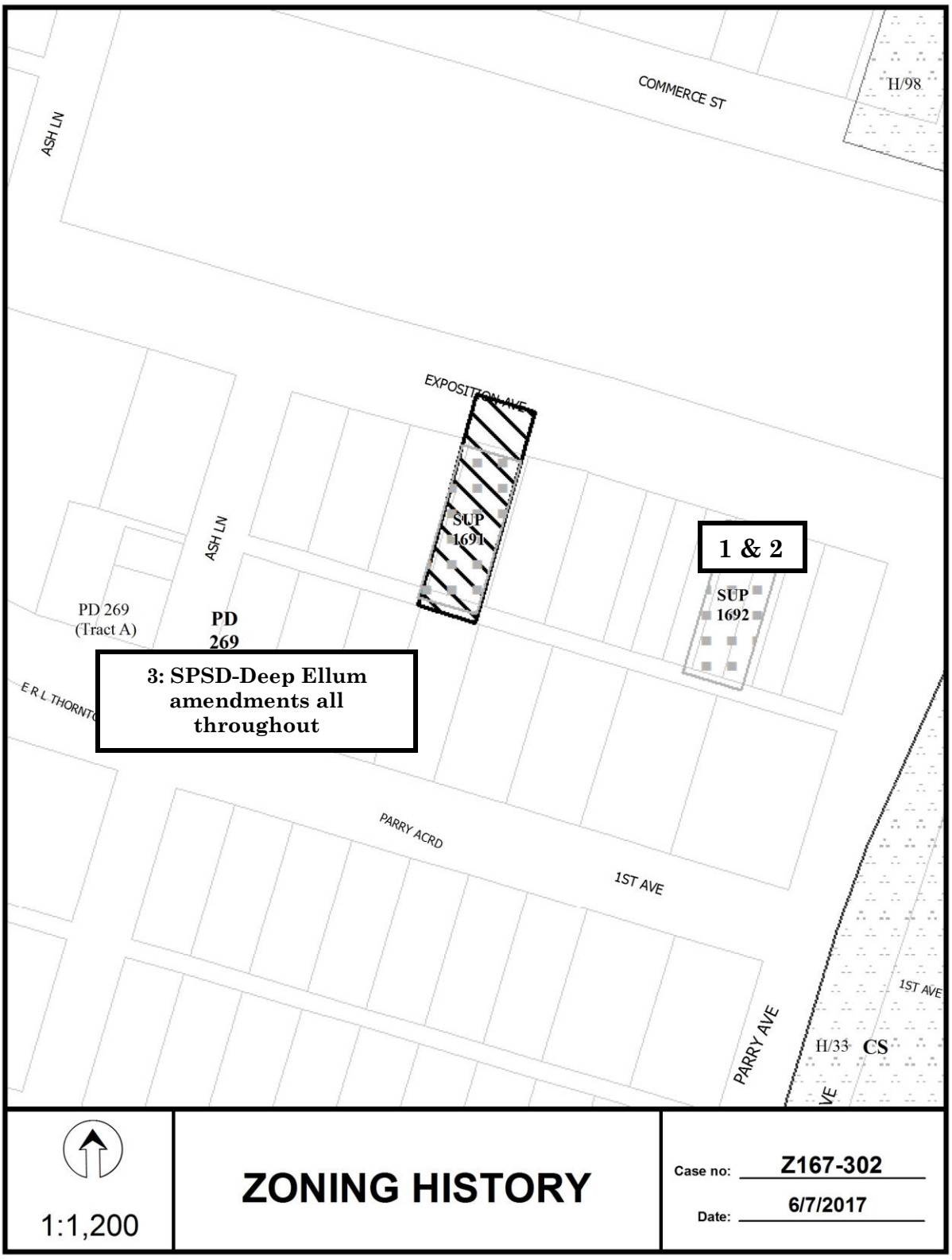
1:1,200

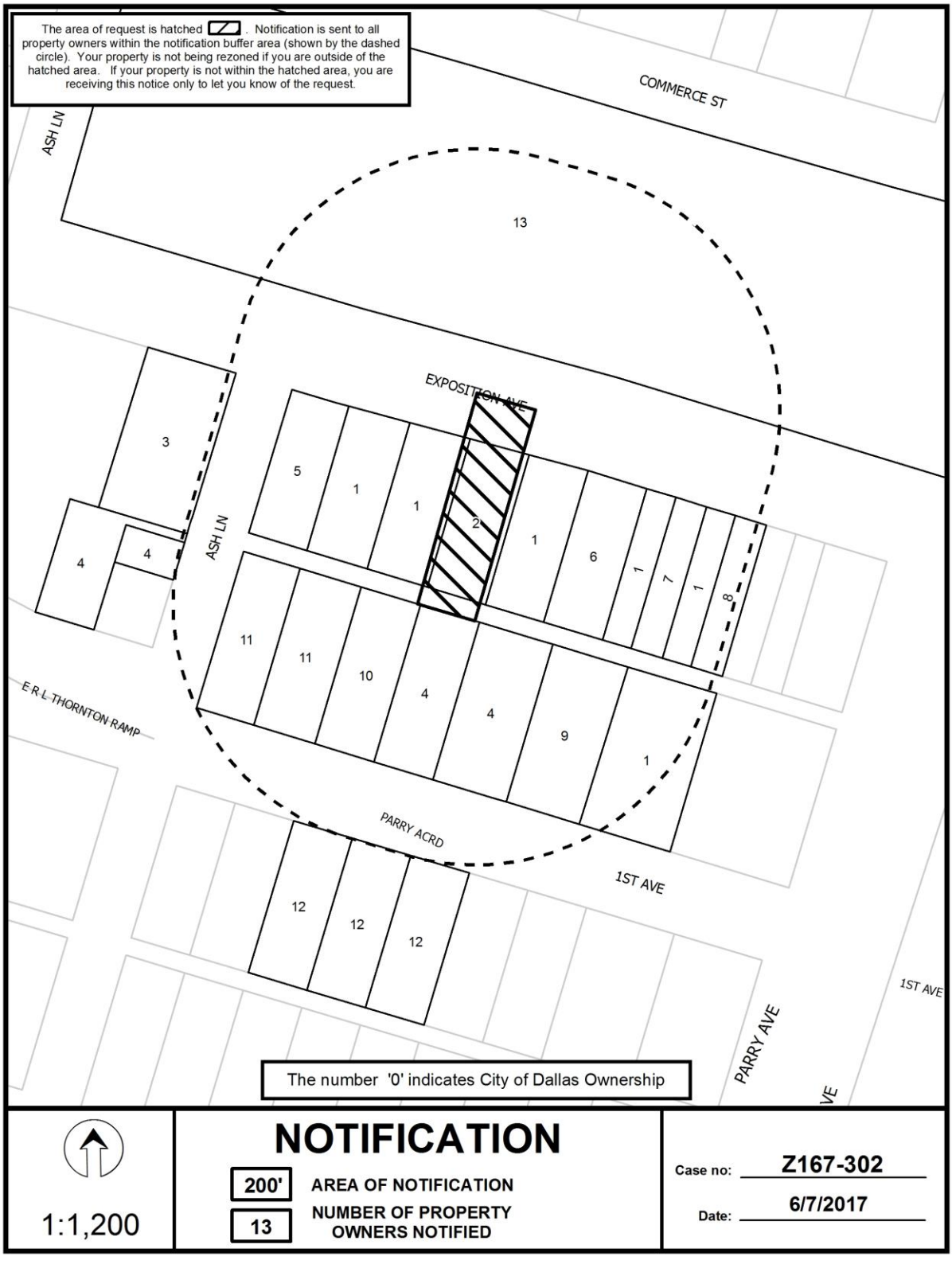
AERIAL MAP

Case no: Z167-302

Date: 6/7/2017


COMMERCE ST
H/98
ASH LN
Office
Residential
Office
Retail & Personal Service
EXPOSITION AVE
Surface Parking
SUP 1691
Retail & Personal Service
SUP 1692
ASH LN
PD 269 (Tract A)
PD 269
E R L THORNTON RAMP
PARRY ACRD
1ST AVE
PARRY AVE
1ST AVE
H/33
CS
1:1,200
ZONING AND LAND USE
Case no: Z167-302
Date: 6/7/2017


COMMERCE ST
H/98
ASH LN
EXPOSITION AVE
SUP 1691
ASH LN
1 & 2
SUP 1692
PD 269 (Tract A)
PD 269
3: SPSD-Deep Ellum amendments all throughout
E R L THORNTO
PARRY ACRD
1ST AVE
1ST AVE
PARRY AVE
H/33
CS
1:1,200
ZONING HISTORY
Case no: Z167-302
Date: 6/7/2017


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.
COMMERCE ST
ASH LN
13
EXPOSITION AVE
3
5
1
1
2
1
6
1
7
1
8
4
4
ASH LN
11
11
10
4
4
9
1
E R L THORNTON RAMP
PARRY ACRD
1ST AVE
12
12
12
1ST AVE
PARRY AVE
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
13
NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: Z167-302
Date: 6/7/2017

06/07/2017

Notification List of Property Owners

Z167-302

13 Property Owners Notified

Label #	*Address*		*Owner*
1	805	EXPOSITION AVE	EXPO PARK PARTNERS LTD
2	811	EXPOSITION AVE	ROBERTS JOHN STEVEN
3	729	EXPOSITION AVE	BERT CONCESSIONS INC
4	3609	ASH LN	BELCLAIRE REALTY LTD
5	801	EXPOSITION AVE	GIBSON DAVID H
6	821	EXPOSITION AVE	MCNEILL ROBERT K
7	827	EXPOSITION AVE	GREENE PATRICK
8	829	EXPOSITION AVE	EXPO TRUST NO 1
9	820	1ST AVE	FOREMOST PREOPERTY HOLDINGS LLC
10	808	1ST AVE	MOXIE INVESTMENTS LTD
11	804	1ST AVE	PARK LINK LTD
12	809	1ST AVE	TEXAS STATE OF
13	4115	COMMERCE ST	BLOCK 811 LTD

CITY PLAN COMMISSION **THURSDAY, JULY 20, 2017**

Planner: Warren F. Ellis

FILE NUMBER: Z167-137(WE) **DATE FILED:** November 18, 2016

LOCATION: South line of West Ledbetter Drive, east of the intersection of Ledbetter Drive and Whispering Cedar Drive

COUNCIL DISTRICT: 3 **MAPSCO:** 62-E

SIZE OF REQUEST: Approx. 5 acres **CENSUS TRACT:** 165.20

APPLICANT / OWNER: Hagwood Transportation

REPRESENTATIVE: James Hagwood

REQUEST: An application for an IR Industrial Research District and a Specific Use Permit for a commercial motor vehicle parking on property zoned an MF-2(A) Multifamily District.

SUMMARY: The property owner owns and operates a transportation service company on the adjacent lot [east side of the request site]. The purpose of the request is to expand the existing transportation service operation [companion case Z167-269].

STAFF RECOMMENDATION: **Approval** for an IR Industrial Research District and **approval** of a Specific Use Permit for a commercial motor vehicle parking for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The request site is developed with a single family dwelling that is being used as an office. The office use will be razed and will be relocated on the adjacent property.

- The applicant's request for an IR Industrial Research District and an SUP for a commercial motor vehicle parking use will allow for an expansion of their transportation service company. The request site will be used as a parking area for the semi-trucks and semi-trailers. The MF-2(A) Multifamily District does not permit the operation of a commercial motor vehicle parking use.

- The applicant has been operating at this location for approximately 24 years.

- The surrounding land uses consist primarily of undeveloped land to the south and west of the site, and a single family use to the north, across West Ledbetter Drive. The single family dwelling is located within a CR Community Retail District. Properties east of the site consist of several transportation service companies.

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

1. Z167-269 On July 20, 2017, the City Plan Commission will consider a Specific Use Permit for a commercial motor vehicle parking on property zoned an IR Industrial Research District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
West Ledbetter Drive	Principal Arterial	100 ft.	107 ft.

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

Land Use:

	Zoning	Land Use
Site	MF-2(A)	Single Family
North	CR	Single Family
South	TH-3(A)	Undeveloped
East	IR	commercial motor vehicle parking
West	MF-2(A)	Undeveloped

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 request site is located within a part of the city where the development pattern in the immediately vicinity is comprised of a mix of land uses including industrial uses, undeveloped tracts of land, and a single family dwelling. There are several transportation service companies that are located on the south side of West Ledbetter Drive. Extending the IR District by one parcel should not create a negative impact on the adjacent properties. The applicant is in the process of expanding their commercial motor vehicle parking use.

TRANSPORTATION ELEMENT

GOAL 4.2 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS

Policy 4.2.4 Promote the safe and efficient movement of goods.

STAFF ANALYSIS:

Land Use Compatibility: The 5-acre site is developed with a single family dwelling that is being used as an office. The applicant's request for an IR Industrial Research District will allow the operation and expansion of a commercial motor vehicle parking use for their transportation service company. The applicant has been operating a transportation service company on the adjacent property for approximately 24 years. The zoning change, with a Specific Use Permit, will allow the site to be used as a parking area for the semi-trucks and semi-trailers.

In December 1968, the request site was annexed into the City and was zoned an Agricultural District. During the pre-transitional phase of Chapter 51, the property was zoned an MF-2 District. The zoning district carried over during the transition period of Chapter 51A in 1989 to an MF-2(A) District. The portion of the site that is zoned an MF-2(A) Multifamily District will be changed to an IR District to allow for commercial motor vehicle parking, by a Specific Use Permit. The Development Code defines a commercial motor vehicle facility as a facility for the temporary, daily, or overnight

parking of commercial motor vehicles as defined regulations for a truck stop, and /or motor vehicles with two or more rear axles such as trucks, truck tractors, and similar vehicles, for no charge or for a fee, regardless of other use on the lot. The proposed use is permitted by right in a CS, LI, IR and IM district, except by SUP if located within 500 feet of a residential district, measured in a straight line. The request site abuts a TH-3(A) Townhouse District, which is south of the property's boundary.

The surrounding land uses consist primarily of undeveloped land to the south and west of the site, and a single family use to the north, across West Ledbetter Dr. The single family dwelling is located within a CR Community Retail District. Properties east of the site consist of several transportation service companies.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
MF-2(A) - existing Multifamily	15'	15'	Min lot 1,000 sq. ft. 800 sq ft – E 1,000 sq. ft – 1 BR 1,200 sq ft – 2 BR +150 sq ft each add BR	36'	60%	Proximity Slope	Multifamily, duplex, single family
IR - proposed Industrial research	15'	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	200' 15 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail

Landscaping: Landscaping must be in accordance with the landscaping in Article X, as amended.

Parking: There is no requirement for off-street parking and loading for a commercial motor vehicle parking use.

Screening/Buffer: When a non-residential use is adjacent to a residential district, a 10-foot landscape buffer strip will need to be provided along the entire portion of the property that is adjacent to a residential district.

Site Plan: There is a single family structure that is shown on the site plan that is currently being used as an office. The applicant will raze the structure in the near future and relocate the office on the adjacent property.

PROPOSED SPECIFIC USE PERMIT CONDITIONS

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

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

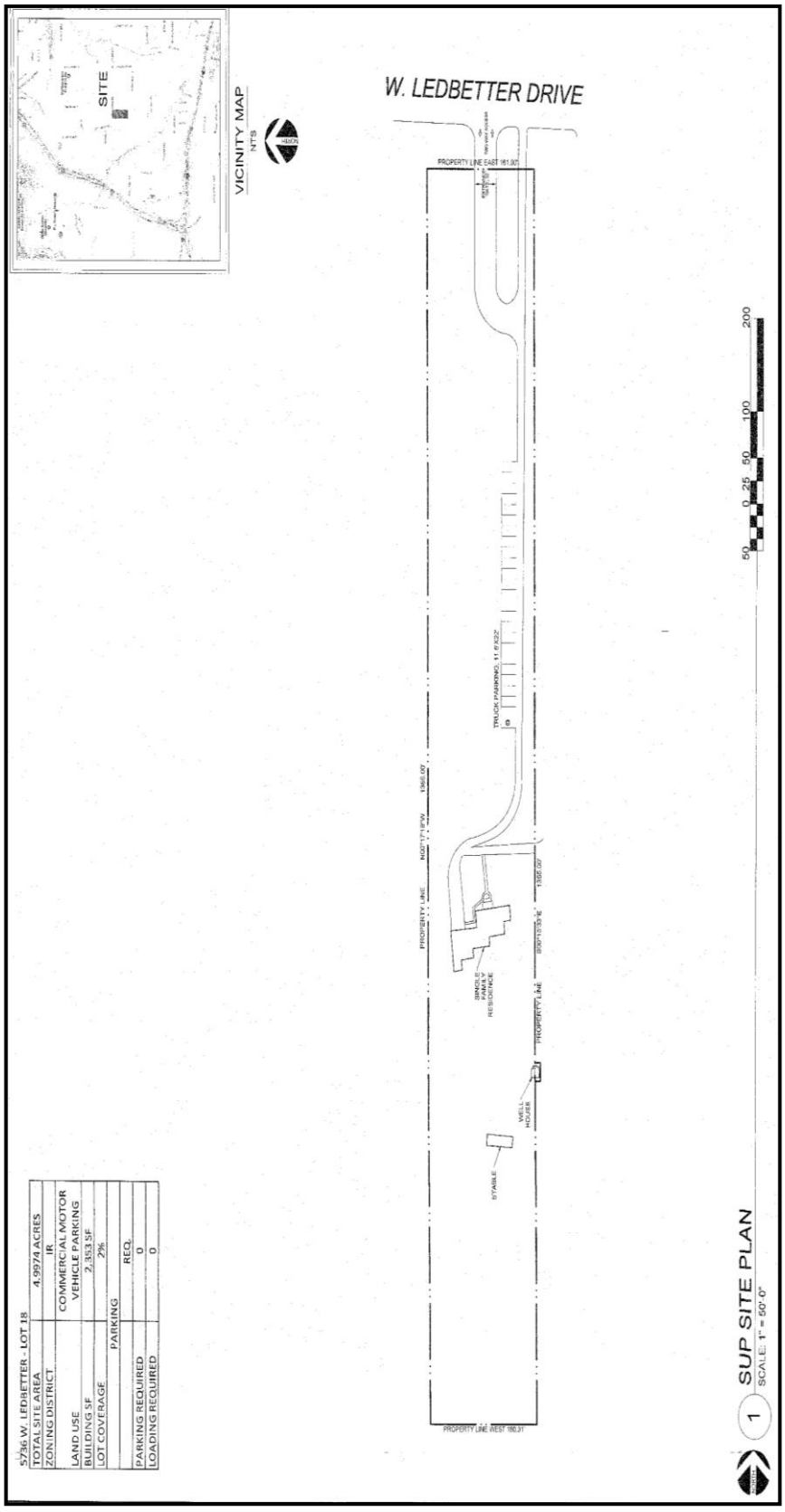
3. TIME LIMIT: This specific use permit expires on (ten years from the passage of the ordinance), but is eligible for automatic renewal for additional ten-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property must file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

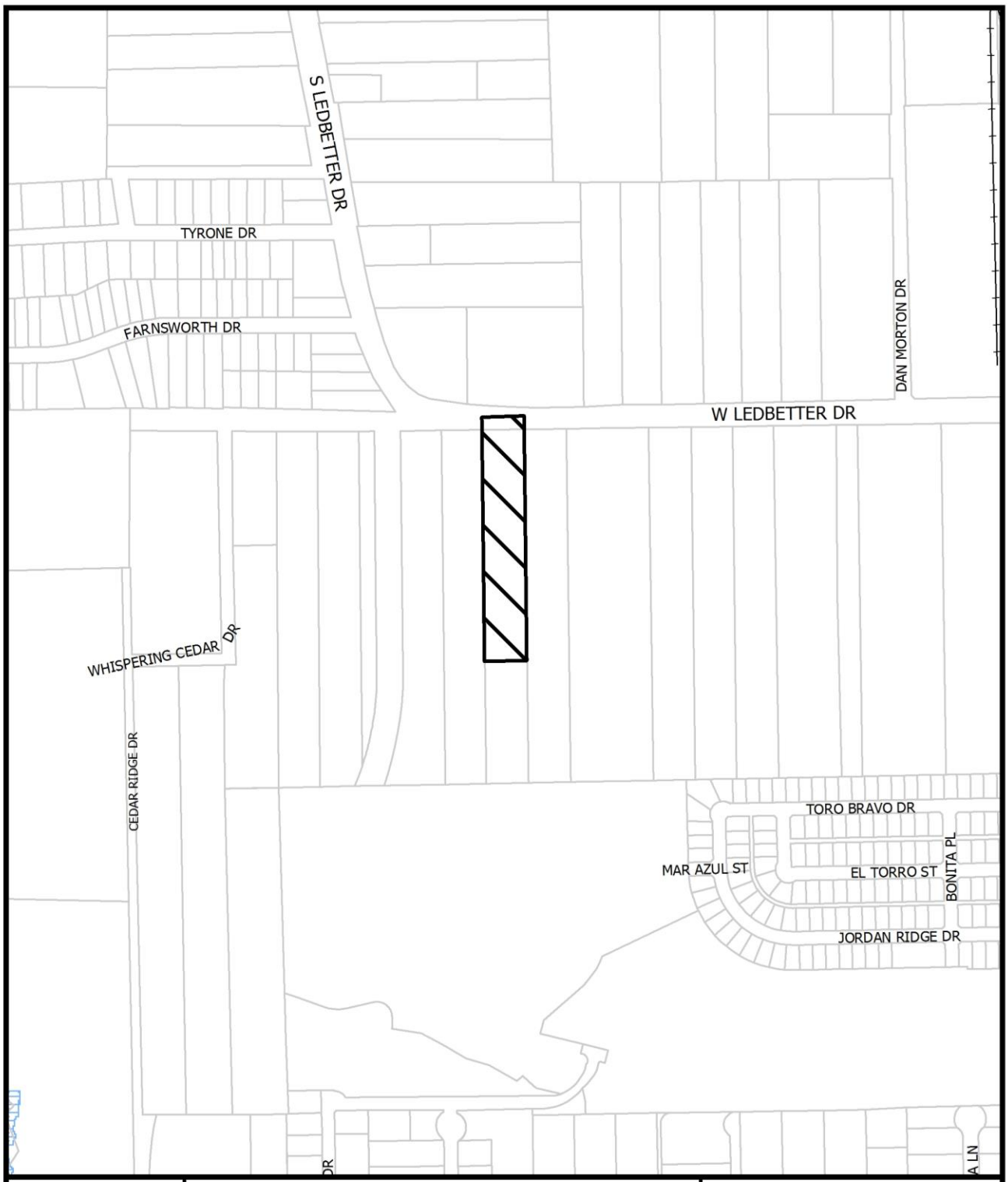
5. FENCE: A minimum 6-foot high chain link fence is required along the Property line adjacent to Ledbetter Drive in the location shown on the attached site plan.

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



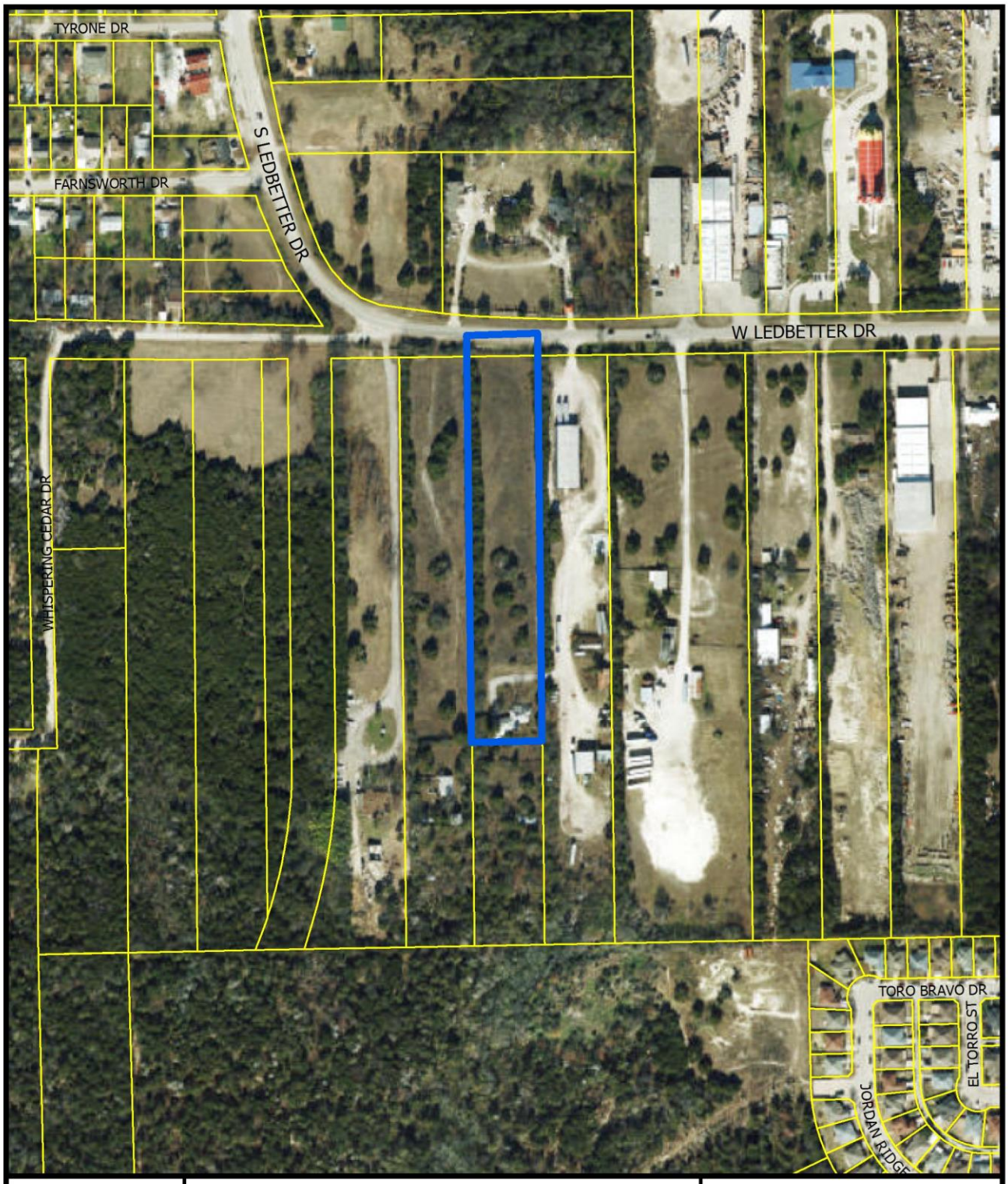


1:6,000

VICINITY MAP

Case no: Z167-137

Date: 1/18/2017

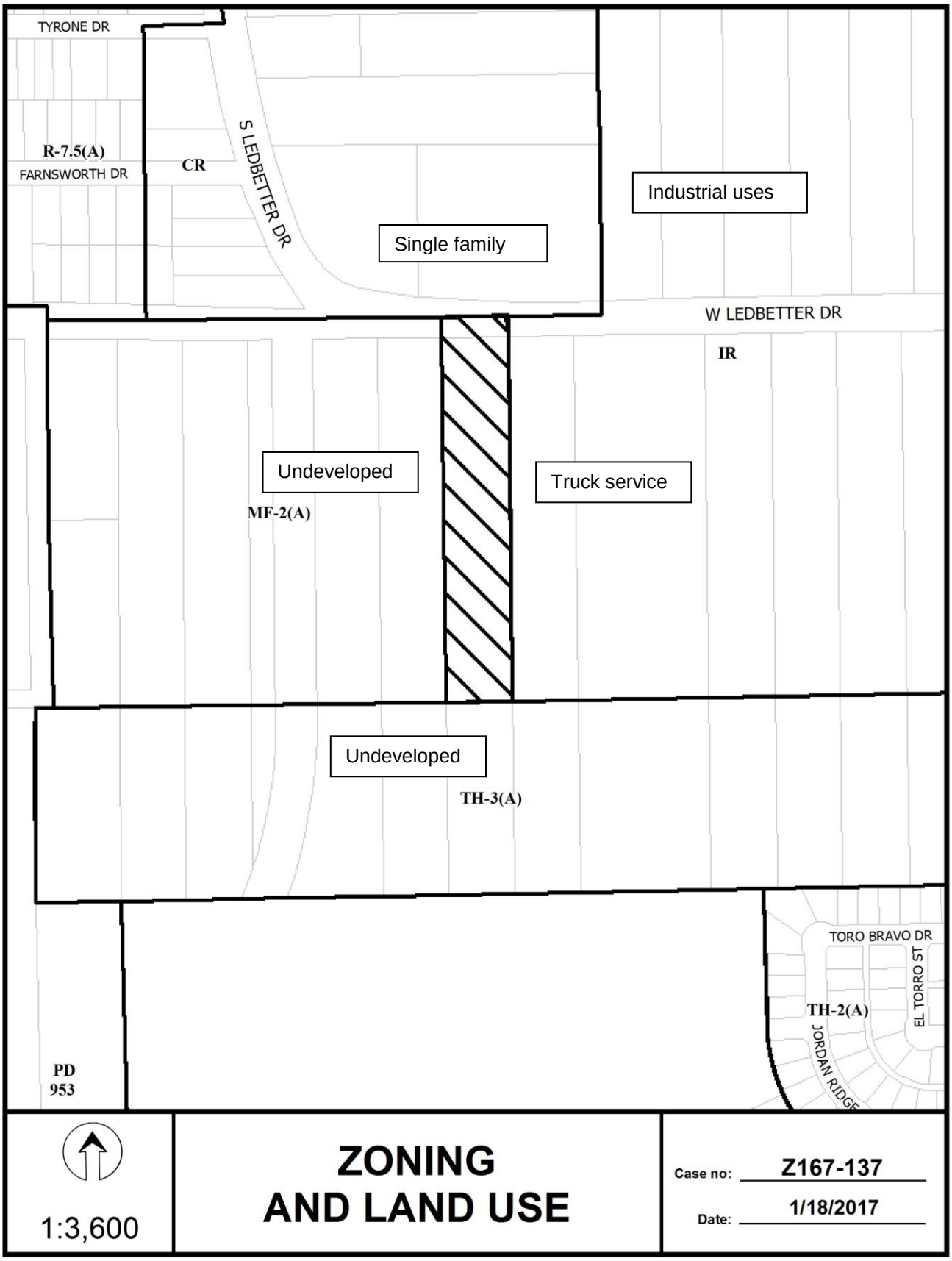


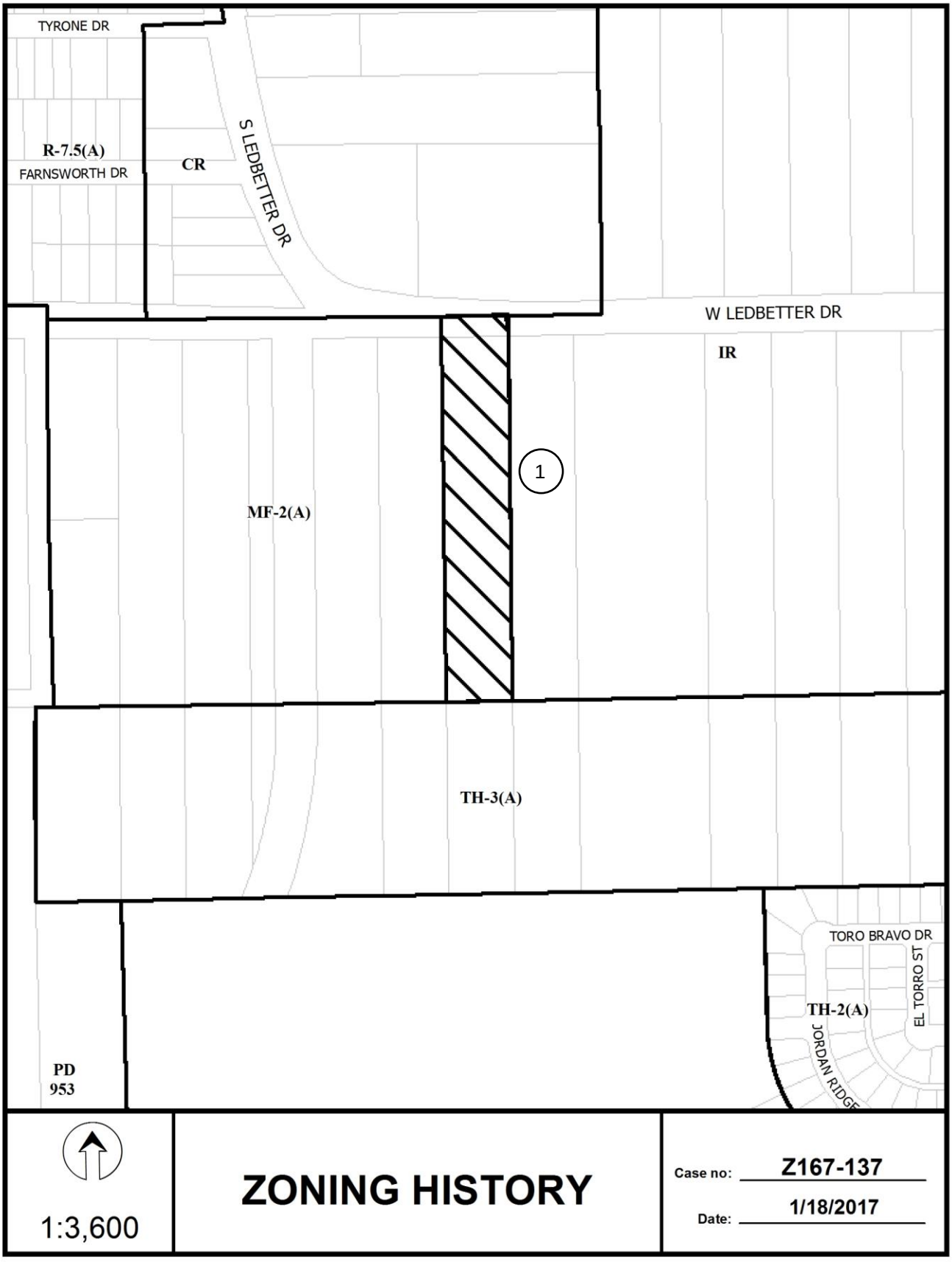
1:3,600

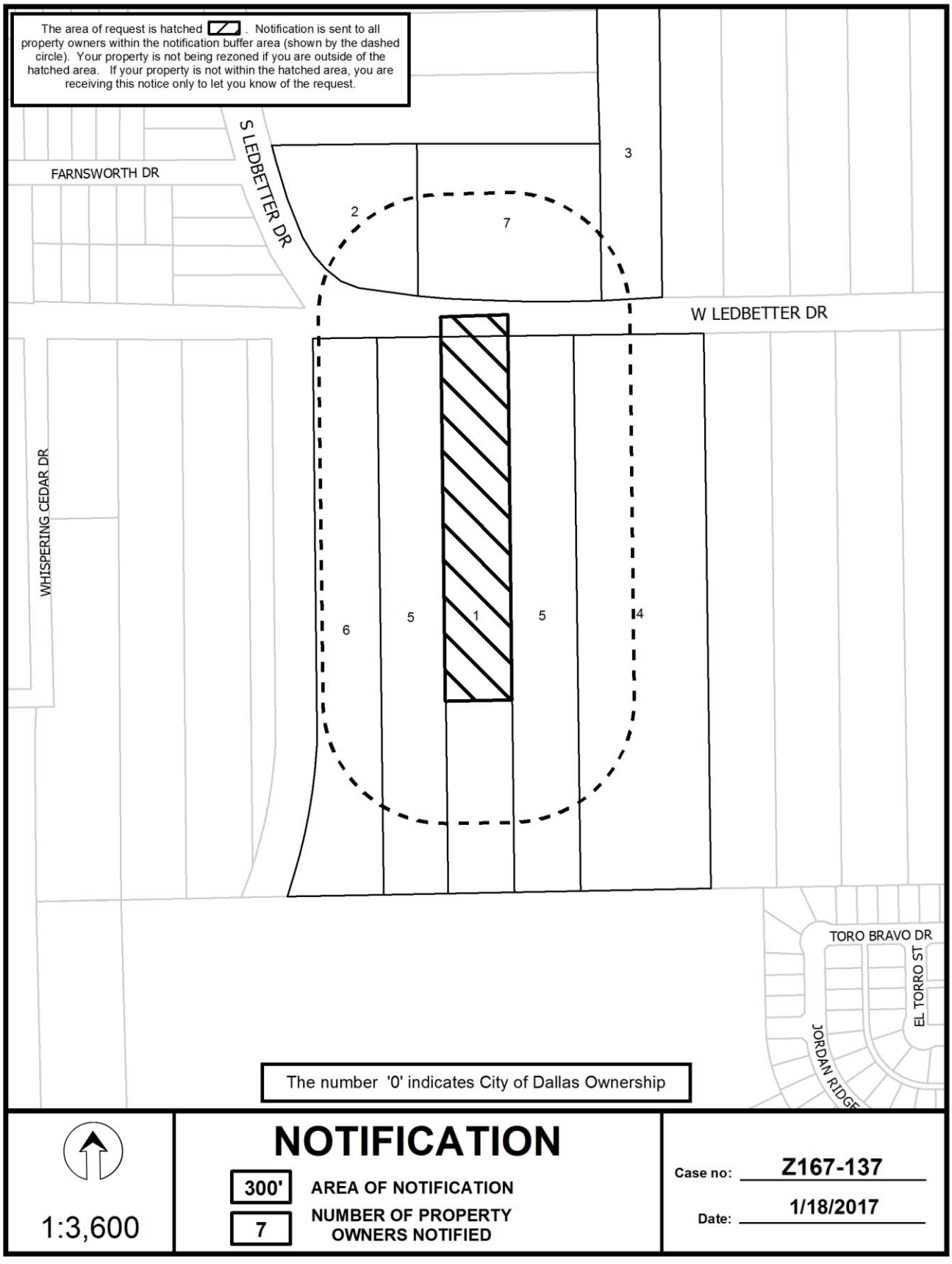
AERIAL MAP

Case no: Z167-137

Date: 1/18/2017


TYRONE DR
R-7.5(A)
FARNSWORTH DR
CR
S LEDBETTER DR
Industrial uses
Single family
W LEDBETTER DR
IR
Undeveloped
MF-2(A)
Truck service
Undeveloped
TH-3(A)
TORO BRAVO DR
EL TORRO ST
TH-2(A)
JORDAN RIDGE
PD
953
1:3,600
ZONING
AND LAND USE
Case no: Z167-137
Date: 1/18/2017


TYRONE DR
R-7.5(A)
FARNSWORTH DR
CR
S LEDBETTER DR
W LEDBETTER DR
IR
1
MF-2(A)
TH-3(A)
TORO BRAVO DR
EL TORRO ST
TH-2(A)
JORDAN RIDGE
PD
953
1:3,600
ZONING HISTORY
Case no: Z167-137
Date: 1/18/2017


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.
FARNSWORTH DR
S LEDBETTER DR
W LEDBETTER DR
WHISPERING CEDAR DR
TORO BRAVO DR
EL TORRO ST
JORDAN RIDGE
3
2
7
6
5
1
5
4
The number '0' indicates City of Dallas Ownership
1:3,600
NOTIFICATION
300'
AREA OF NOTIFICATION
7
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z167-137
Date: 1/18/2017

Notification List of Property Owners

Z167-137

7 Property Owners Notified

Label #	*Address*		*Owner*
1	5736	W LEDBETTER DR	HAGWOOD TRANSPORTATION
2	4100	S LEDBETTER DR	SENESOURY BOUNSEEUM ET AL
3	5711	W LEDBETTER DR	M & H METAL SPECIALTIES
4	5712	W LEDBETTER DR	ATS UTAH PPTIES LLC
5	5724	W LEDBETTER DR	HAGWOOD TRANSPORTATION
6	5812	WHISPERING CEDAR DR	DIAZ ELFEGO VALDEZ &
7	5747	W LEDBETTER DR	MENDOZA EFREN

CITY PLAN COMMISSION **THURSDAY, JULY 20, 2017**

Planner: Warren F. Ellis

FILE NUMBER: Z167-269(WE) **DATE FILED:** April 12, 2017

LOCATION: South line of West Ledbetter Drive, east of the intersection of Ledbetter Drive and Whispering Cedar Drive

COUNCIL DISTRICT: 3 **MAPSCO:** 62E

SIZE OF REQUEST: Approx. 5 acres **CENSUS TRACT:** 165.20

APPLICANT / OWNER: Hagwood Transportation

REPRESENTATIVE: James Hagwood

REQUEST: An application for a Specific Use Permit for a commercial motor vehicle parking on property zoned an IR Industrial Research District.

SUMMARY: The property owner owns and operates a transportation service company on the adjacent lot [west side of the request site]. The purpose of the request is to continue to use the property for a commercial motor vehicle parking use for their existing transportation service company [companion case Z167-137].

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

BACKGROUND INFORMATION:

- The request site is developed with a vacant 7,000 square foot structure.

- The applicant's request for a Specific Use Permit will allow for the continued operation of a commercial motor vehicle parking use. The request site is being used as a parking area for the semi-trucks and semi-trailers.

- The applicant has been operating at this location for approximately 24 years.

- The surrounding land uses consist primarily of undeveloped land to the south and west of the site, and a single family use to the north, across West Ledbetter Dr. The single family dwelling is located within a CR Community Retail District. Properties east of the site consist of several transportation service companies.

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

1. Z167-137 On July 20, 2017, the City Plan Commission will consider an IR Industrial Research District and a Specific Use Permit for a commercial motor vehicle parking on property zoned an MF-2(A) Multifamily District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
West Ledbetter Drive	Principal Arterial	100 ft.	107 ft.

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

Land Use:

	Zoning	Land Use
Site	MF-2(A)	Undeveloped
North	CR	Single Family
South	TH-3(A)	Undeveloped
East	IR	Commercial motor vehicle parking
West	MF-2(A)	Undeveloped

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 request site is located within a part of the city where the development pattern in the immediately vicinity is comprised of a mixed of industrial uses, undeveloped tracts of land, and a single family dwelling. There are several transportation service companies that are located on the south side of West Ledbetter Drive. Extending the IR District by one parcel should not create a negative impact on the adjacent properties. The applicant is in the process of expanding their commercial motor vehicle parking use.

TRANSPORTATION ELEMENT

GOAL 4.2 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS

Policy 4.2.4 Promote the safe and efficient movement of goods.

STAFF ANALYSIS:

Land Use Compatibility: The 3.3-acre site is developed with a 7,000 square foot structure and several smaller structures on site. The applicant's request for a Specific Use Permit will allow for the continued operation of a commercial motor vehicle parking. The SUP will permit semi-trucks and semi-trailers to be parked on site. The applicant has been operating a transportation service company on the Property for approximately 24 years.

In December 1968, the request site was annexed into the City and was zoned an Agricultural District. During the pre-transitional phase of Chapter 51, the property was zoned an I-1 Industrial District. The zoning district carried over during the transition period of Chapter 51A in 1989 to an IR District. The Development Code defines a commercial motor vehicle facility as a facility for the temporary, daily, or overnight parking of commercial motor vehicles as defined regulations for a truck stop, and /or motor vehicles with two or more rear axles such as trucks, truck tractors, and similar vehicles, for no charge or for a fee, regardless of other use on the lot. The proposed use is permitted by right in a CS, LI, IR and IM district, except by SUP if located within 500 feet of a residential district, measured in a straight line. The request site abuts a TH-3(A) Townhouse District, which is south of the property's boundary.

The surrounding land uses consist primarily of undeveloped land to the south and west of the site, and a single family use to the north, across West Ledbetter Drive. The single family dwelling is located within a CR Community Retail District and is a legal non-conforming use. Properties east of the site consist of several transportation service companies.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
IR Industrial research	15'	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	200' 15 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail

Landscaping: Landscaping must be in accordance with the landscaping in Article X, as amended.

Parking: There is no off-street requirement for off-street parking and loading for a commercial motor parking.

Screening/Buffer: When a non-residential use is adjacent to a residential district, a 10-foot landscape buffer strip will need to be provided along the entire portion of the property that is adjacent to a residential district.

PROPOSED SUP CONDITIONS

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

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

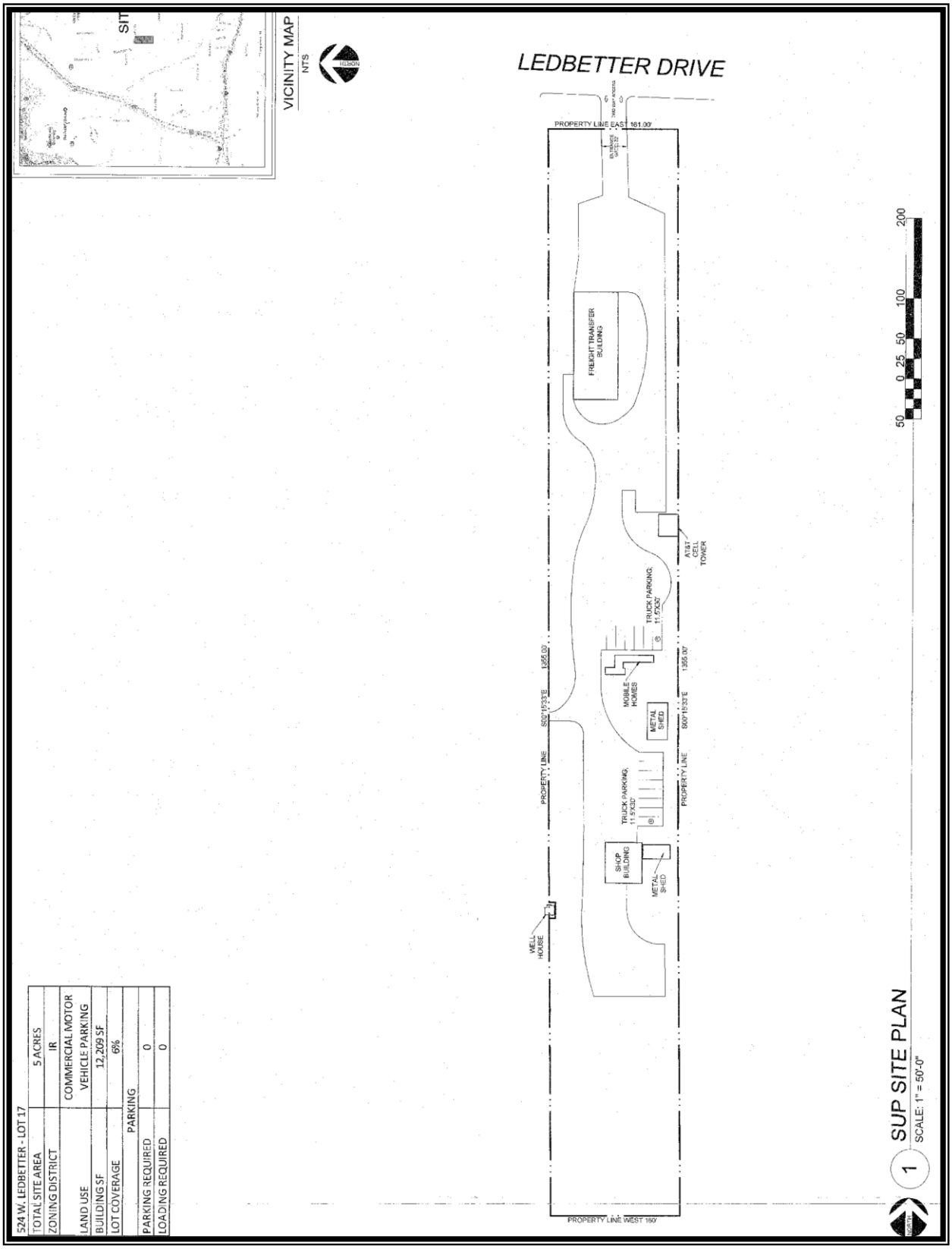
3. TIME LIMIT: This specific use permit expires on (ten years from the passage of the ordinance), but is eligible for automatic renewal for additional ten-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property must file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

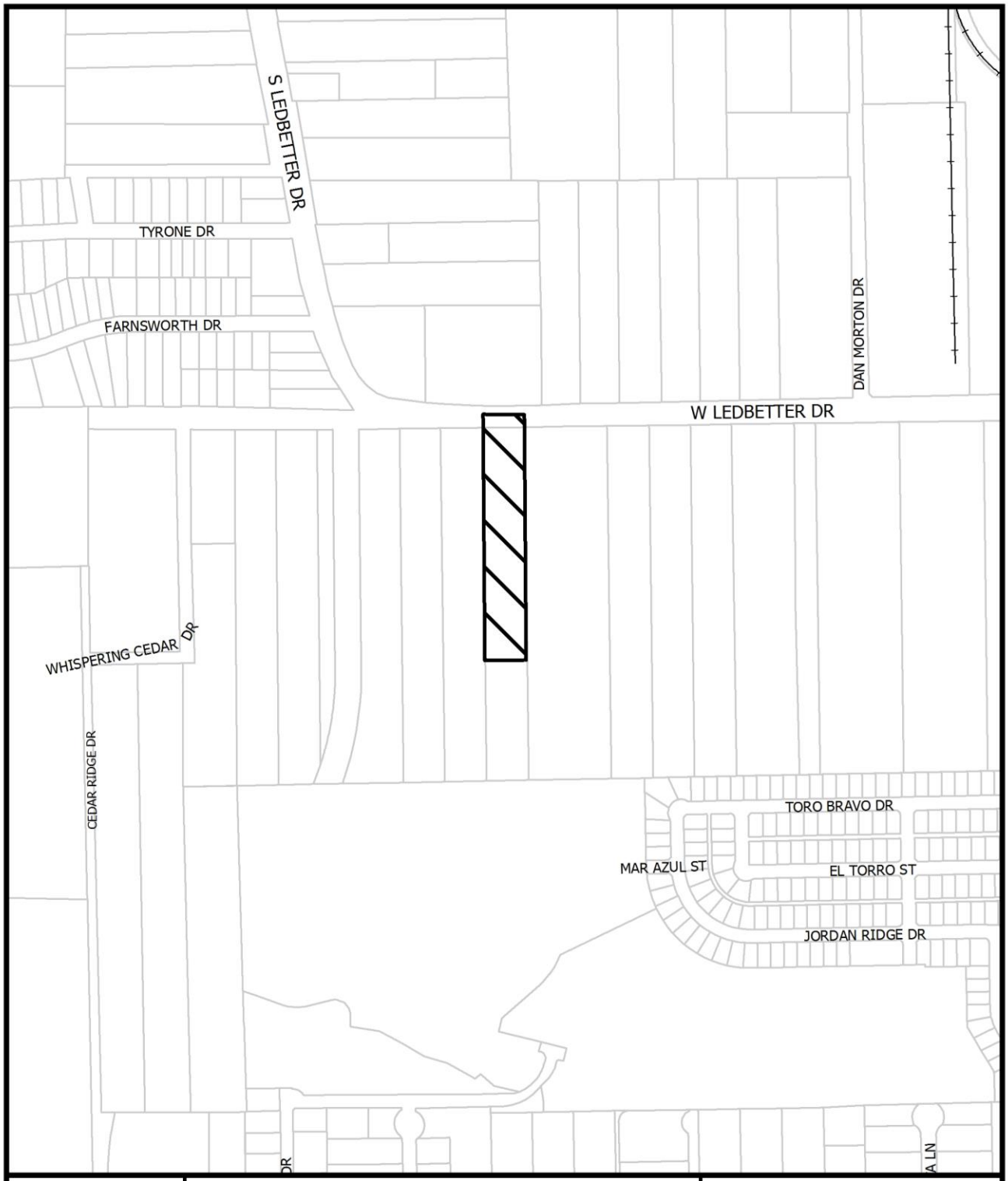
5. FENCE: A minimum 6-foot high chain link fence is required along the Property line adjacent to Ledbetter Drive in the location shown on the attached site plan.

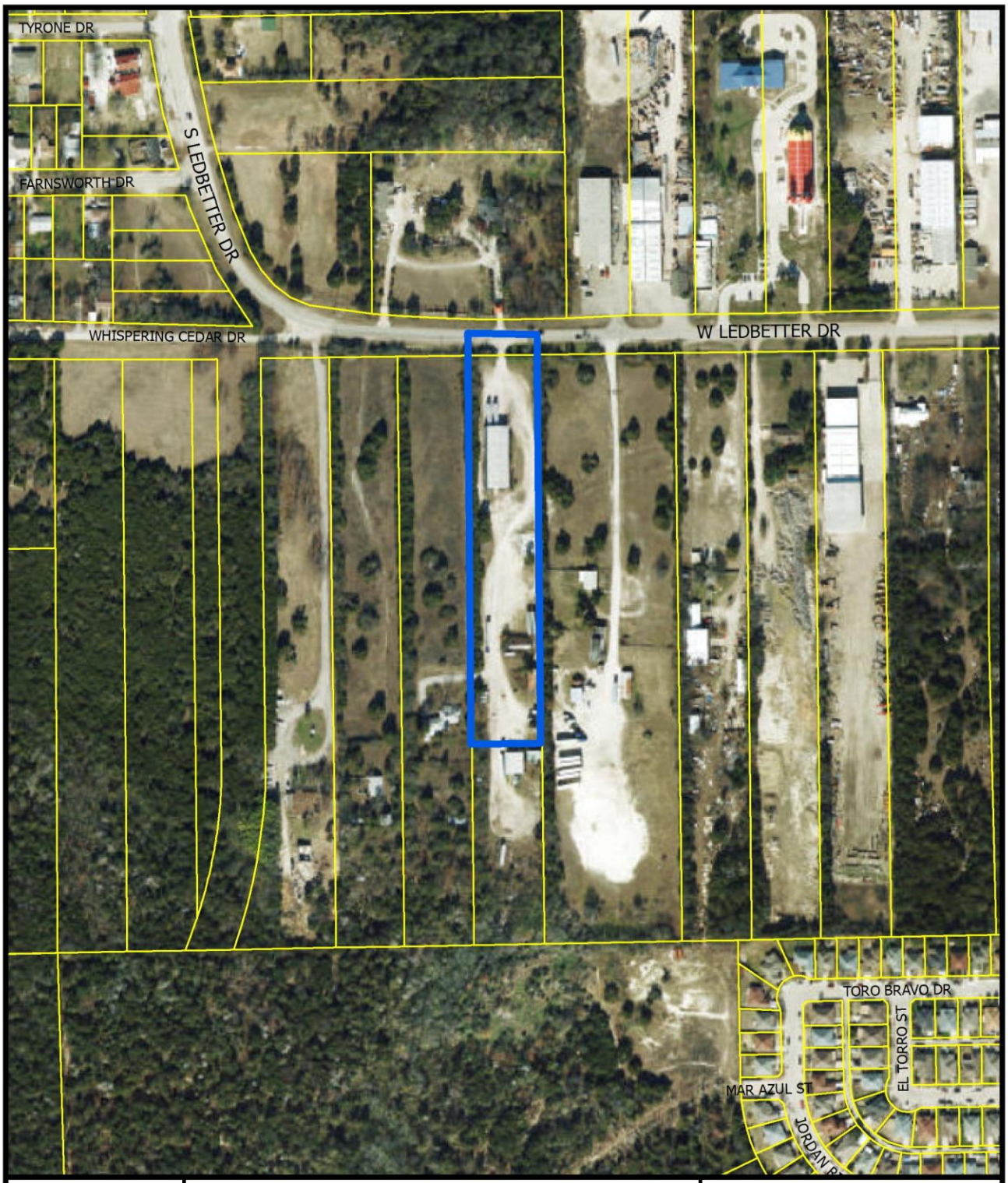
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

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




S LEDBETTER DR
TYRONE DR
FARNSWORTH DR
DAN MORTON DR
W LEDBETTER DR
WHISPERING CEDAR DR
CEDAR RIDGE DR
TORO BRAVO DR
MAR AZUL ST
EL TORRO ST
JORDAN RIDGE DR
1:6,000
VICINITY MAP
Case no: Z167-269
Date: 5/10/2017

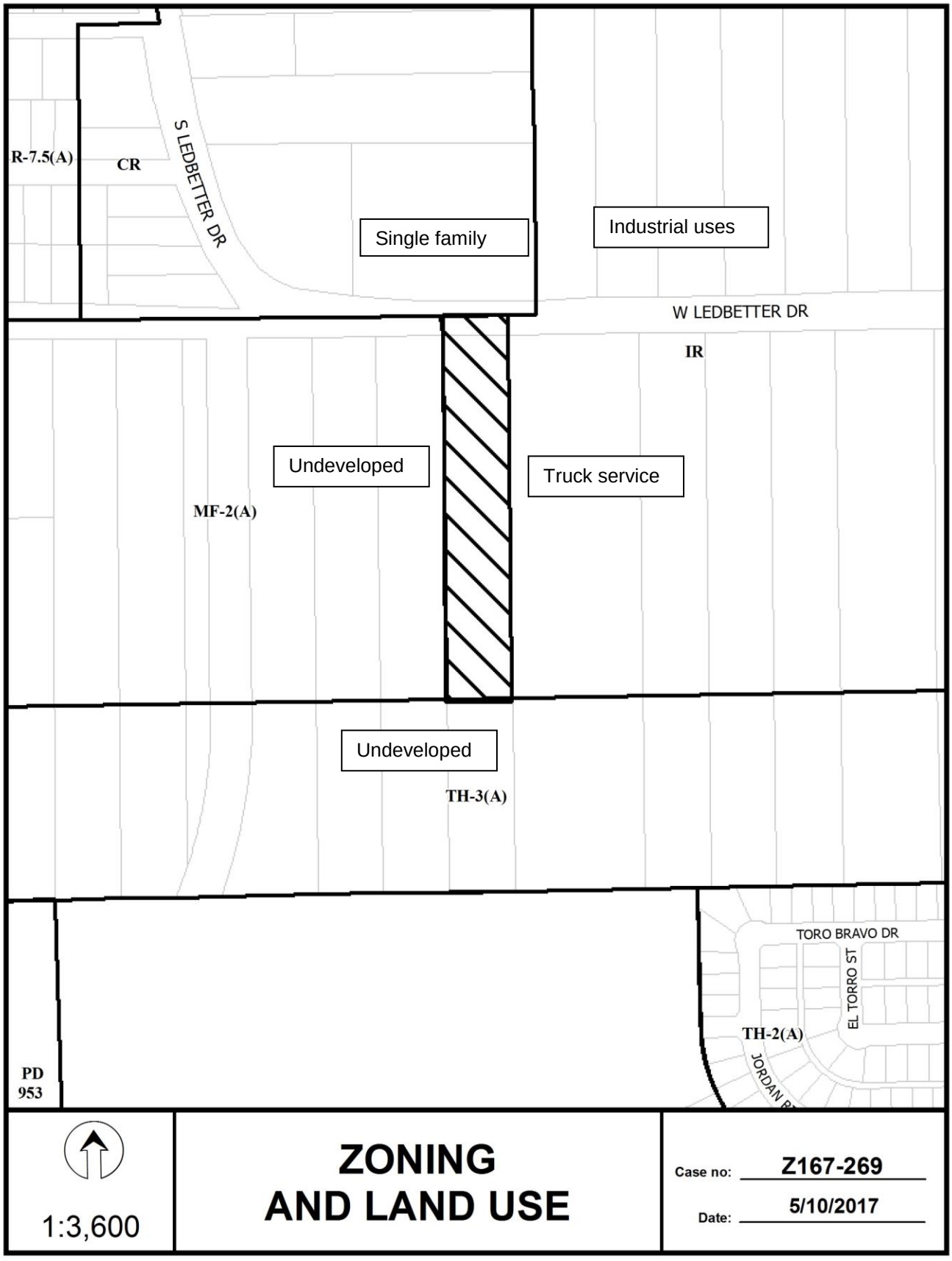


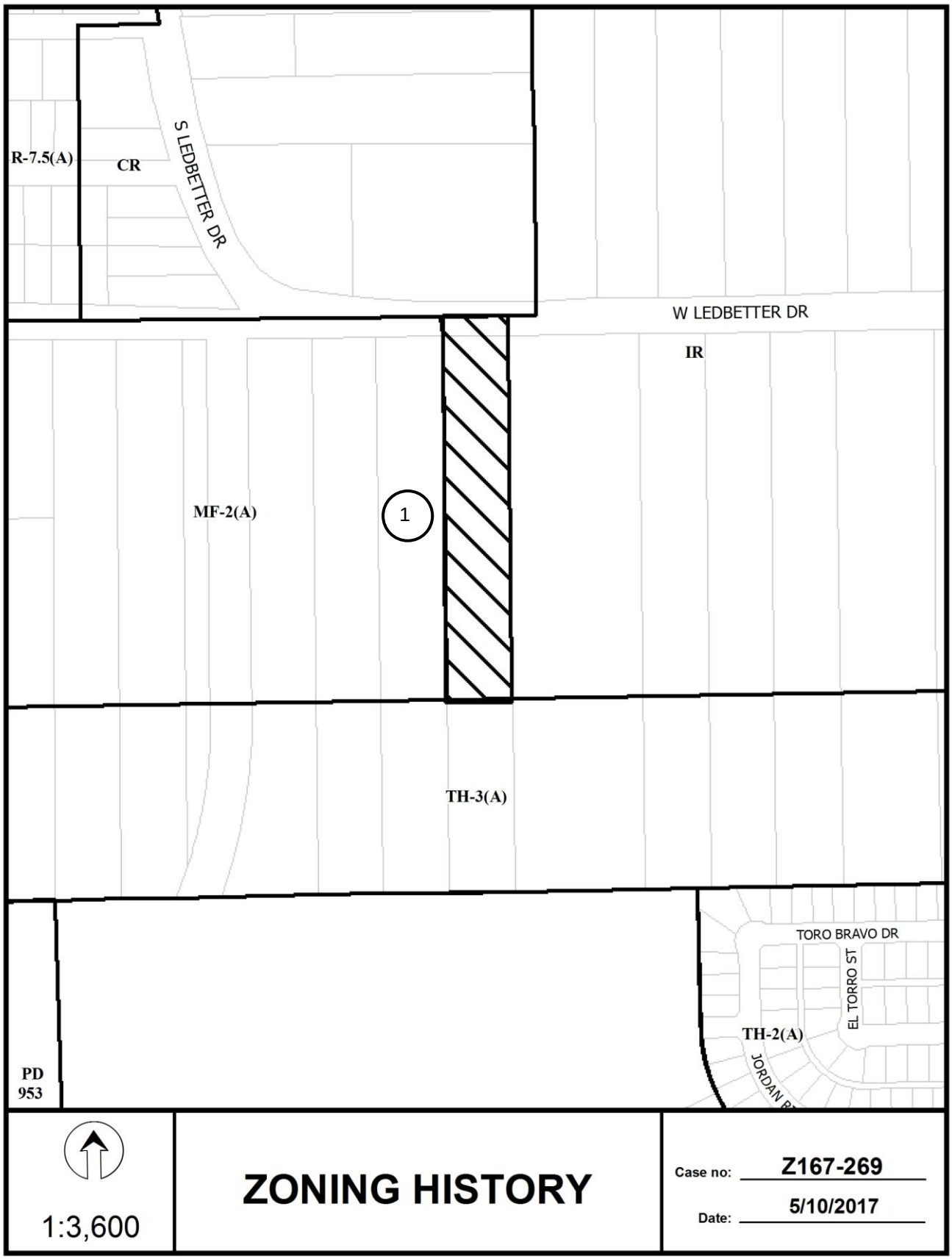
1:3,600

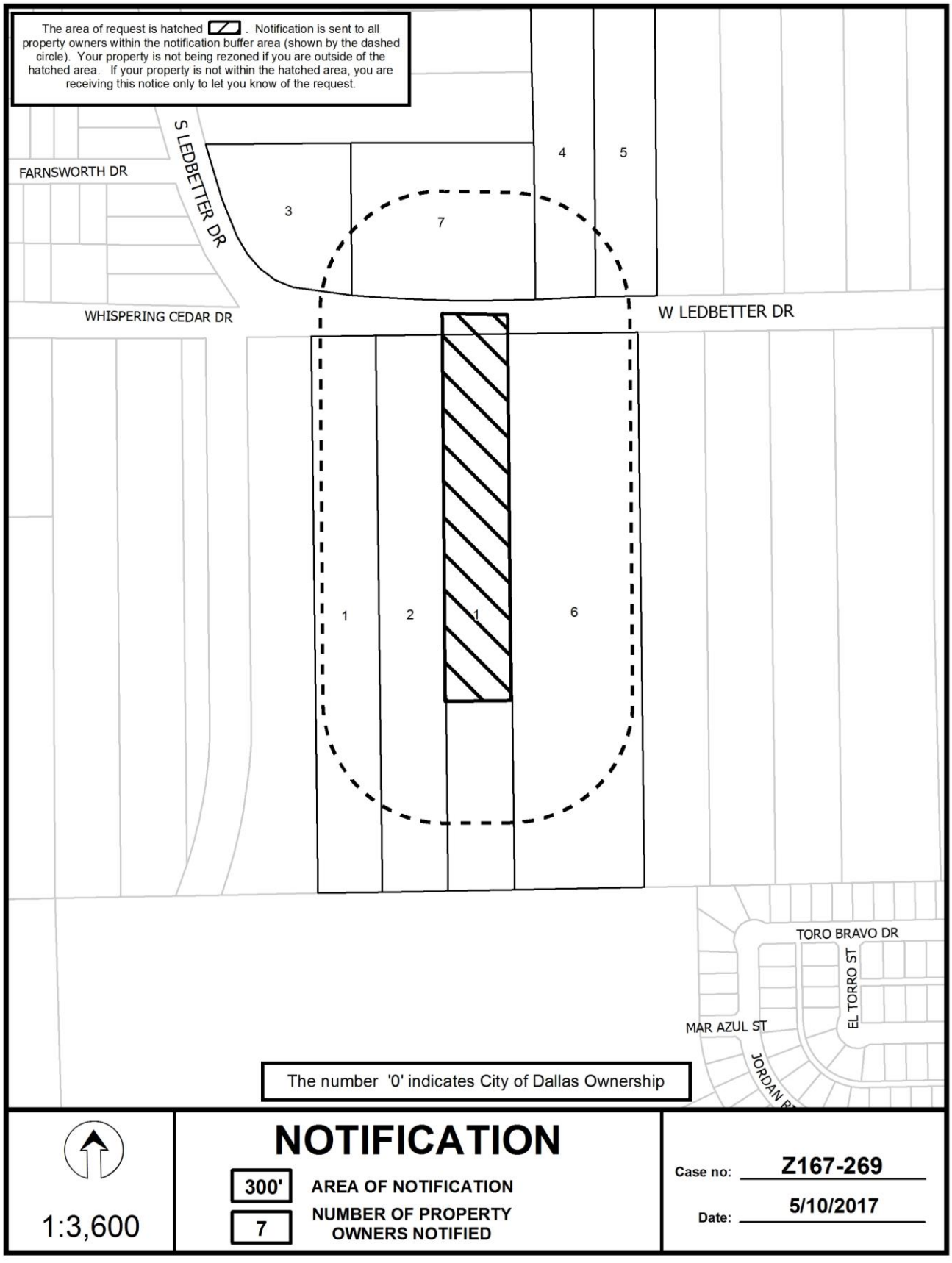
AERIAL MAP

Case no: Z167-269

Date: 5/10/2017


R-7.5(A)
CR
S LEDBETTER DR
Single family
Industrial uses
W LEDBETTER DR
IR
Undeveloped
Truck service
MF-2(A)
Undeveloped
TH-3(A)
TORO BRAVO DR
EL TORRO ST
TH-2(A)
JORDAN
PD
953
1:3,600
ZONING
AND LAND USE
Case no: Z167-269
Date: 5/10/2017


R-7.5(A)
CR
S LEDBETTER DR
W LEDBETTER DR
IR
MF-2(A)
1
TH-3(A)
TORO BRAVO DR
EL TORRO ST
TH-2(A)
JORDAN
PD
953
1:3,600
ZONING HISTORY
Case no: Z167-269
Date: 5/10/2017


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
S LEDBETTER DR
FARNSWORTH DR
WHISPERING CEDAR DR
W LEDBETTER DR
TORO BRAVO DR
EL TORRO ST
MAR AZUL ST
JORDAN
1
2
1
6
3
7
4
5
The number '0' indicates City of Dallas Ownership
NOTIFICATION
300'
AREA OF NOTIFICATION
7
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z167-269
Date: 5/10/2017

Notification List of Property Owners

Z167-269

7 Property Owners Notified

Label #	*Address*		*Owner*
1	5724	W LEDBETTER DR	HAGWOOD TRANSPORTATION
2	5736	W LEDBETTER DR	HAGWOOD TRANSPORTATION
3	4100	S LEDBETTER DR	SENESOURY BOUNSEEUM ET AL
4	5711	W LEDBETTER DR	M & H METAL SPECIALTIES
5	5623	W LEDBETTER DR	GWINN ROBERT D
6	5712	W LEDBETTER DR	ATS UTAH PPTIES LLC
7	5747	W LEDBETTER DR	MENDOZA EFREN

CITY PLAN COMMISSION **THURSDAY, JULY 20, 2017**

Planner: Sarah May

FILE NUMBER: Z167-136(SM) **DATE FILED:** November 17, 2016

LOCATION: Southwest corner of Grissom Lane and Rodney Lane

COUNCIL DISTRICT: 6 **MAPSCO:** 23-A

SIZE OF REQUEST: Approx. 2.6 acres **CENSUS TRACT:** 96.10

APPLICANT/OWNER: Arrow-Magnolia International, Inc.

REPRESENTATIVE: Curtis Shaw, Arrow-Magnolia International, Inc.

REQUEST: An application for an IM Industrial Manufacturing District and a Specific Use Permit for an industrial (inside) potentially incompatible use limited to the manufacture, blending, and packaging of chemicals on property zoned an IR Industrial Research District.

SUMMARY: The applicant [Arrow-Magnolia International, Inc.] requests to continue the operation of blending, manufacturing, and distributing chemicals for cleaning and maintenance of buildings and equipment in the existing 68,560 square foot building and the existing storage tank areas that are located outside.

STAFF RECOMMENDATION: **Approval** of an IM Industrial Manufacturing District and **approval** of a Specific Use Permit for an industrial (inside) potentially incompatible use for the manufacture, blending, and packaging of chemicals for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- On August 26, 1964, a certificate of occupancy was issued to Magnolia Chemical Company for a "manufacture and storage of cleaning compounds" use in the original 40,300 square-foot building.

- On May 16, 2001, a certificate of occupancy was issued to Magnolia Chemical Company for a warehouse use for the construction of a 28,361 square-foot warehouse addition.

- On June 21, 2017, the Board of Adjustment approved a parking reduction special exception (BDA167-066) to reduce the required parking for the site by 45 parking spaces.

Zoning History: There have been three zoning changes requested in the vicinity within the past five years.

1. **Z123-238**: On December 11, 2013, City Council approved a Planned Development District for MU-2 Mixed Use District uses and a Specific Use Permit for outside sales on property zoned an IR Industrial Research District and Planned Development District No. 498, the Harry Hines Corridor Special Purpose District, on a portion.

2. **Z134-146**: On June 11, 2014, City Council approved a new tract within Planned Development District No. 498, the Harry Hines Corridor Special Purpose District to allow a contractor's maintenance yard use.

3. **Z167-199**: On May 10, 2017, City Council approved a new subarea within Planned Development District No. 899 for RaceTrac.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Grissom Lane	Local	60 feet
Rodney Lane	Local	60 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not negatively impact 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 request complies with the following 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.

The Plan identifies the request site as being within an Industrial Area Building Block. The proposed zoning change and SUP to allow for the continued operation of an existing industrial use is characteristic of the Industrial Area Building Block because it allows for industrial operations in an industrially developed area.

ECONOMIC ELEMENT

GOAL 2.1 Promote Balanced Growth

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

Surrounding Land Uses:

	Zoning	Land Use
North	IR	Office/showroom/warehouse
East	IR	Office/showroom/warehouse
South	IR	Office/showroom/warehouse
West	IR	Office/showroom/warehouse
Northwest	IM and SUP No. 1320	Office/showroom/warehouse and Industrial (inside) potentially incompatible use

Land Use Compatibility: The request site consists of an approximately 70,000 square-foot commercial building that has been blending and manufacturing chemicals since at least 1964. The site is also located adjacent to a 30-foot wide drainage easement to the south. The site was in the City's Municipal Setting Designation (MSD) Program, however a previous release of chemicals have been addressed through the

Texas Commission on Environmental Quality. Since, the Office of Environmental Quality (OEQ) has researched the applicant on the federal and state databases, and no violations have been found regarding the storage and manufacturing of chemicals. OEQ also participated in a site visit to the facility in 2008 and found the facility to be in good standing with best management practices that are in place to prevent or minimize future chemical releases. OEQ has reviewed the request and has no objections.

The predominant land use in the immediate area consists of office/showroom/warehouse and commercial/inside industrial uses. A woodworking mill and cabinetry warehouse is located to the northwest of the site. An office use is located to the south, across from the 30-foot wide drainage easement. The majority of structures provide for at-grade and dock level doors for the industrial/distribution component of the respective operations.

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

Staff supports the applicant's request for an IM District and of the requested SUP, subject to the attached site plan and conditions because it is consistent with surrounding land uses and allows the site to continue operations.

Landscaping: The request does not trigger Article X landscaping of the property.

Parking: An industrial (inside) use is required to provide parking at a ratio of one space for every 500 square feet in floor area. Since the facility has 68,560 square feet of floor area, 114 spaces would be required. However, the Board of Adjustments granted an appeal to reduce the parking requirements for the site by 45 spaces and therefore, the parking requirement is reduced to 69 spaces. The site plan shows that 69 spaces are provided on site.

List of Partners

ARROW-MAGNOLIA
INTERNATIONAL, INC.
2646 Rodney Lane, Dallas, Tx 75229
800.527.2101
www.arrowmagnolia.com

List of Owners & Officers

Owners
Tanya Shaw
Curtis Shaw
Dave Tippeconnic
Lynda Tippeconnic
Marylyn Tippeconnic

Board
Tanya Shaw, Chairman
Dave Tippeconnic, Vice Chair
Lynda Tippeconnic

Officers
Curtis Shaw, Chief Executive Officer
Jim Purcell, Vice President of Sales

Proposed SUP Conditions

1. USE: The only use authorized by this specific use permit is an industrial (inside) potentially incompatible use limited to the manufacture, blending, and packaging of chemicals.

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

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

4. CHEMICALS: The manufacture, blending, and packaging of chemicals allowed by this specific use permit are limited to hydrochloric and sulphuric acids, denatured alcohol, caustic potash (potassium hydroxide) 45% (liquid), caustic soda (sodium hydroxide) 50% (liquid), bleach 10.5%, soaps and detergents, insecticides, fungicides, disinfectants, or related industrial or household chemical compounds.

5. FLOOR AREA: The maximum floor area for the industrial (inside) potentially incompatible use is 5,952 square feet. The maximum floor area of all combined uses on site is 68,560 square feet.

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

UNIFORM BUILDING CODE 1991

B 2- OCCUPANCY
F.R. OF EXTERIOR WALLS - 1HR LESS THAN 20'
OPENING IN EXTERIOR NOT PERMITTED LESS THAN 5'. PROTECTED LESS THAN 10'.
TABLE - 5A

TYPE IIN
ALLOWABLE AREA - 12,000SF.
TABLE - 5C

NO GENERAL REQUIREMENTS FOR FRAMING
TABLE - 17A

ALLOWABLE FLOOR AREA. 2HR SEPARATION WALLS REQUIRED. OPENINGS IN WALL SHALL NOT EXCEED 25% OF THE WALL. SECTION 505.
TERMINATING WALLS SHALL EXTEND 30" ABOVE ROOF OR CAN TERMINATE BELOW IF FRAMING IS AT LEAST FIVE FEET AWAY.

IR- ZONING

PARKING TABULATIONS

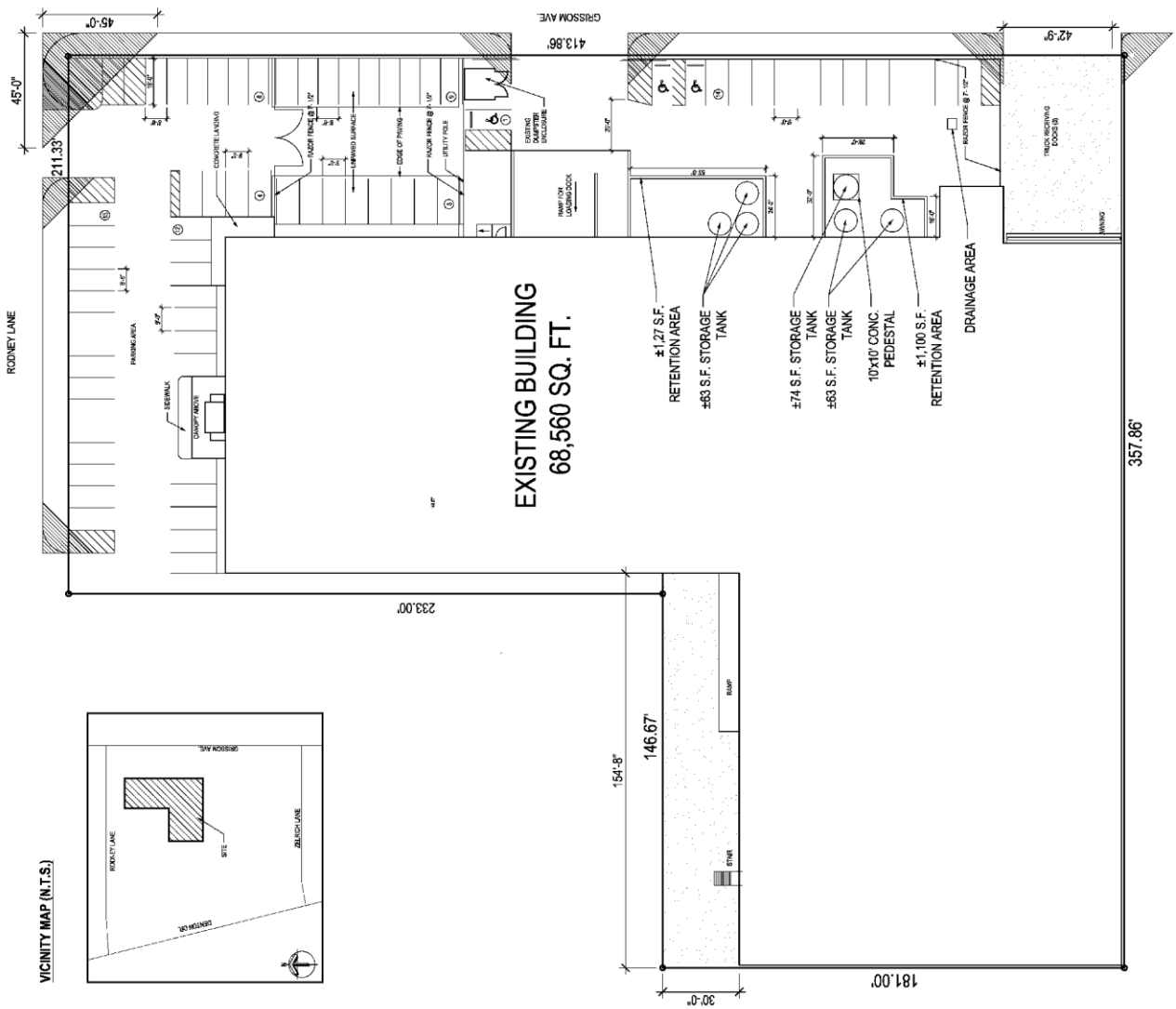
TOTAL MANUFACTURING GROSS AREA	68,560 SQ.FT.
5,952 SQ.FT. INDUSTRIAL	
51,228 SQ.FT WAREHOUSE	
11,380 SQ.FT OFFICE	
MANUFACTURING CARS REQUIRED 1/600	**114 CARS**
CARS PROVIDED ON SITE	**69 CARS**
BDA167-066 FOR A PARKING SPECIAL EXCEPTION WAS APPROVED ON JUNE 21, 2017	**45 CARS**
TOTAL PARKING SPACES PROVIDED	**114 CARS**

BUILDING HEIGHT: 27' - 6"
EXISTING STORIES: 1

LOT COVERAGE: 68,982 SF / 113,950 SF = 60.5%

LOT SIZE: 113,950 SF

01 SITE PLAN

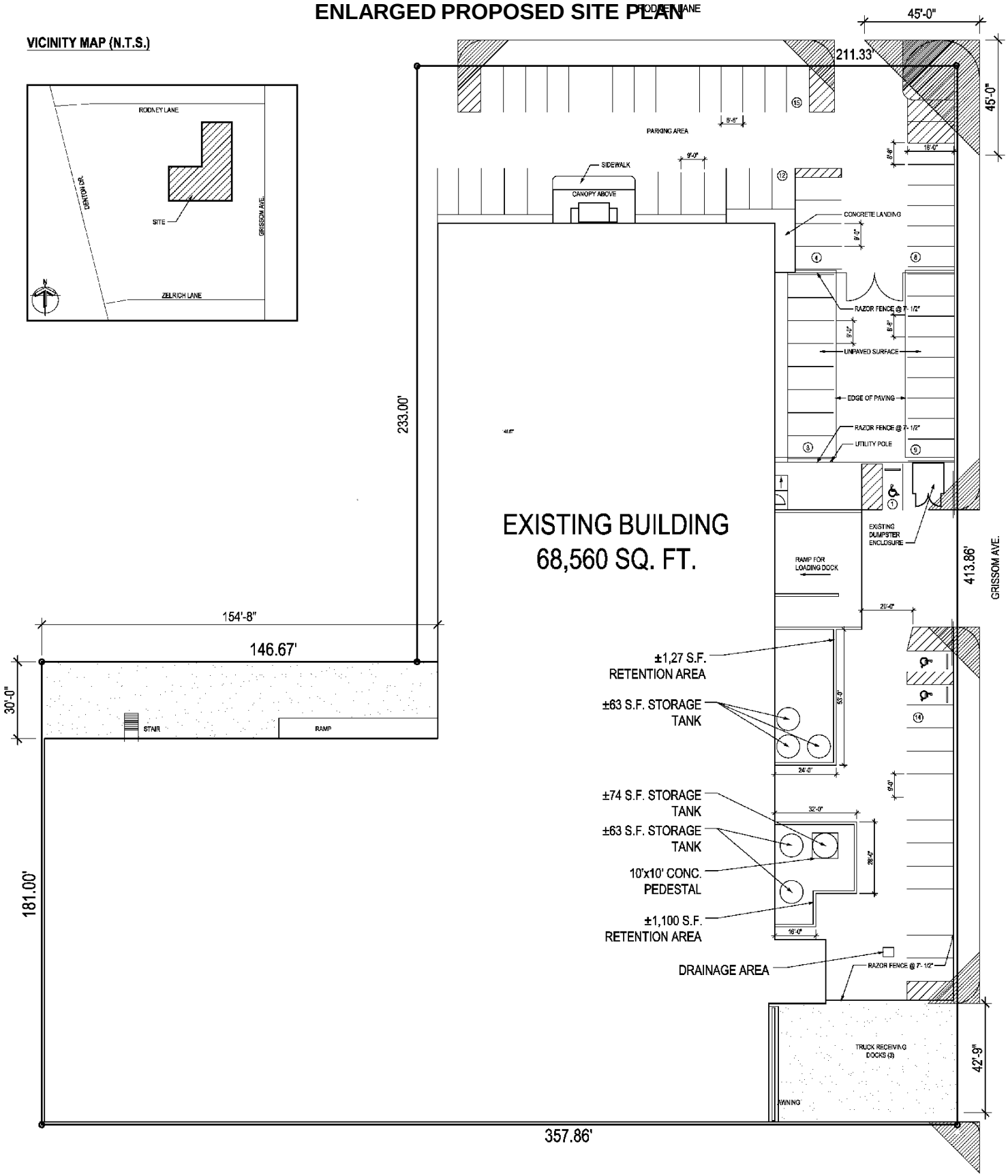


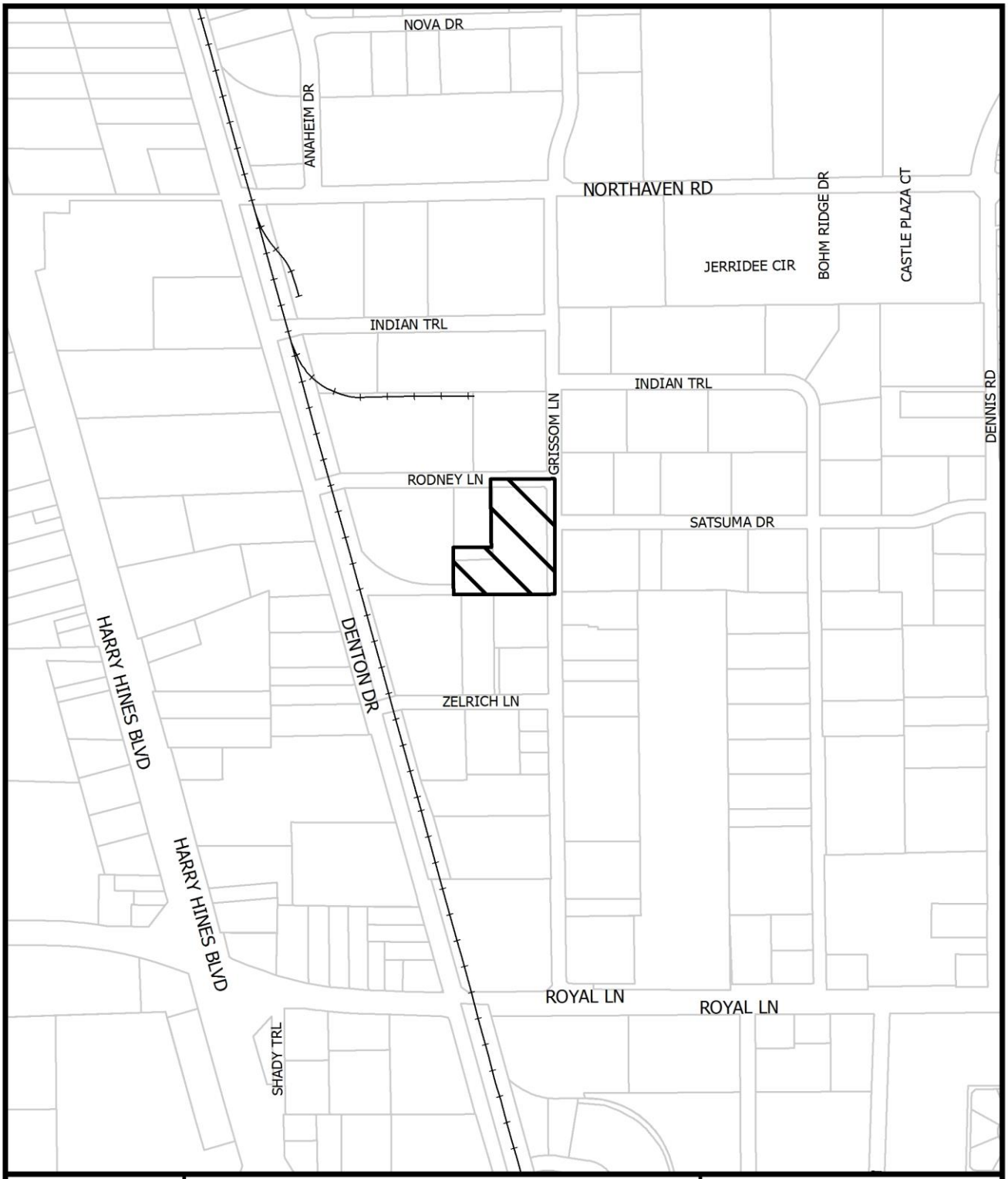
VICINITY MAP (N.T.S.)

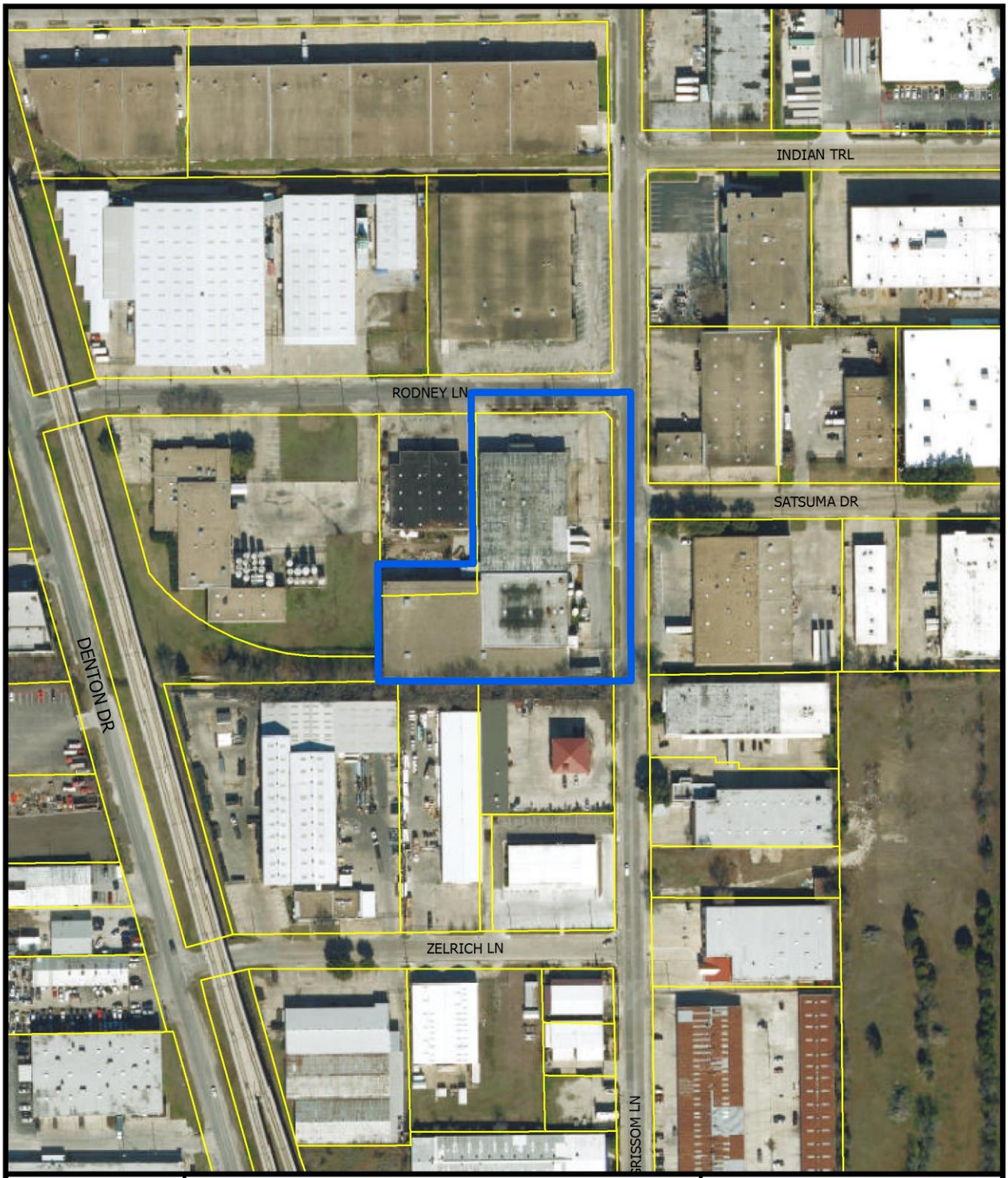
Z167-136(SM)

ENLARGED PROPOSED SITE PLAN

VICINITY MAP (N.T.S.)




NOVA DR
ANAHEIM DR
NORTHAVEN RD
BOHM RIDGE DR
CASTLE PLAZA CT
JERRIDEE CIR
INDIAN TRL
INDIAN TRL
GRISSOM LN
DENNIS RD
RODNEY LN
SATSUMA DR
HARRY HINES BLVD
DENTON DR
ZELRICH LN
HARRY HINES BLVD
ROYAL LN
ROYAL LN
SHADY TRL
1:6,000
VICINITY MAP
Case no: Z167-136
Date: 12/22/2016

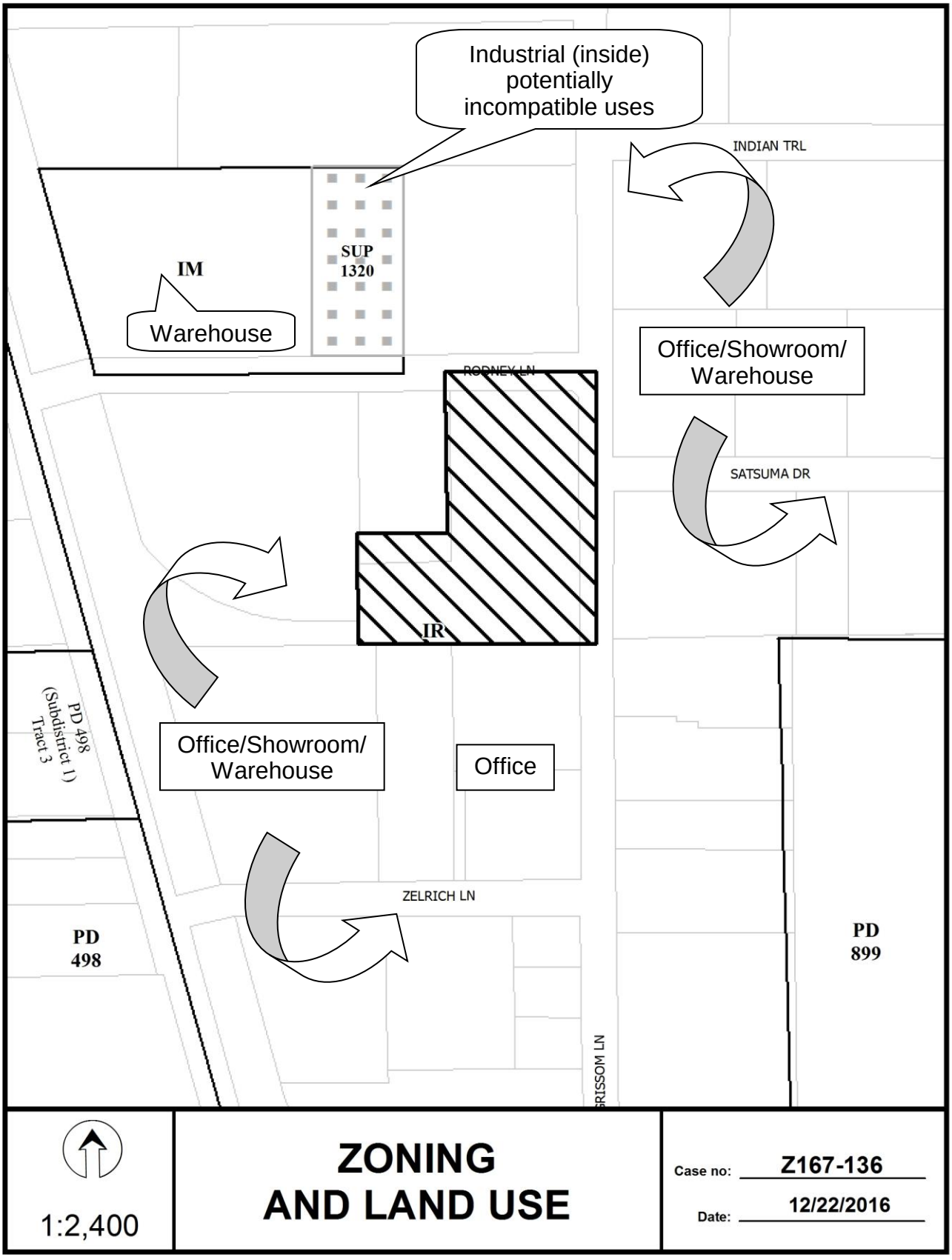


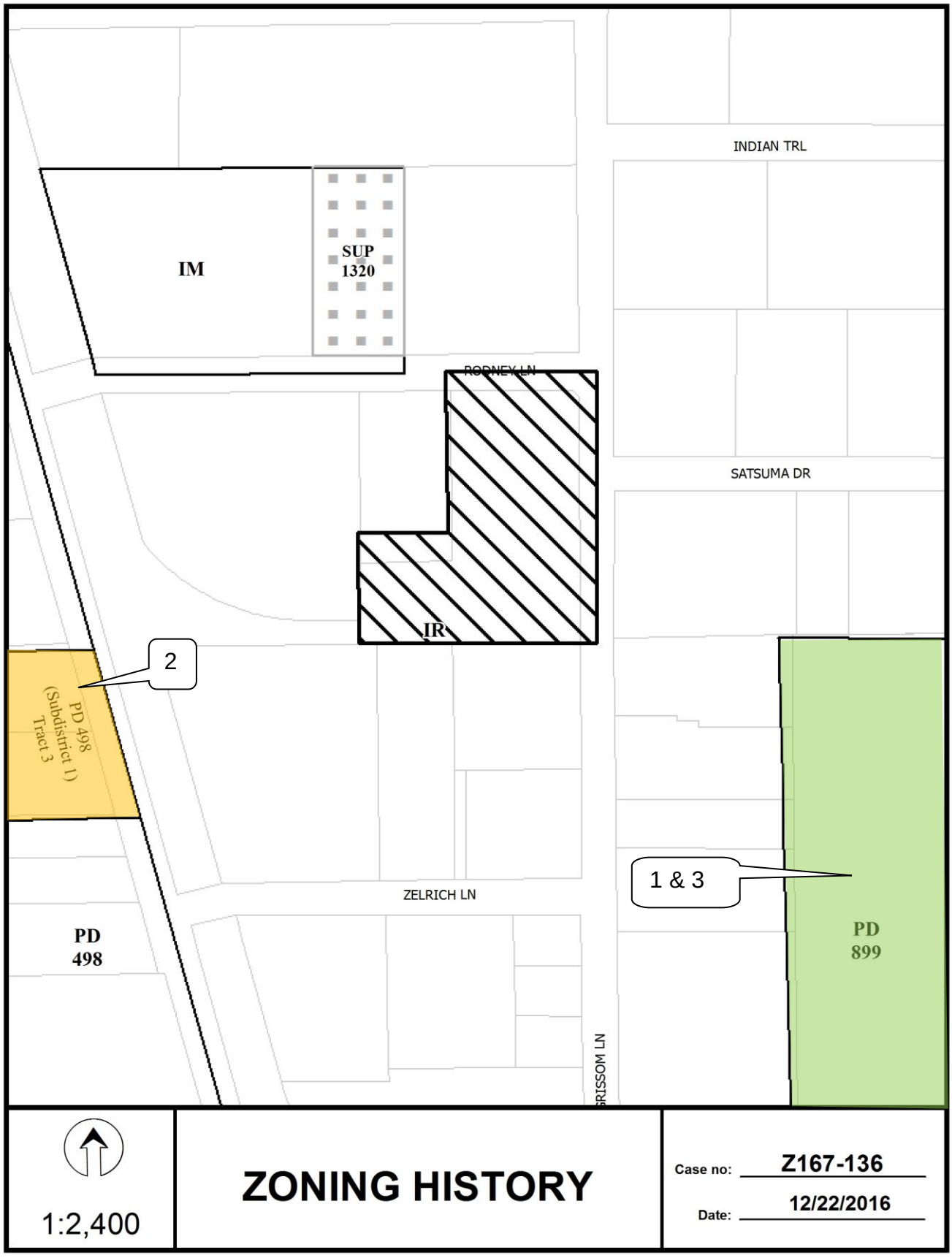
1:2,400

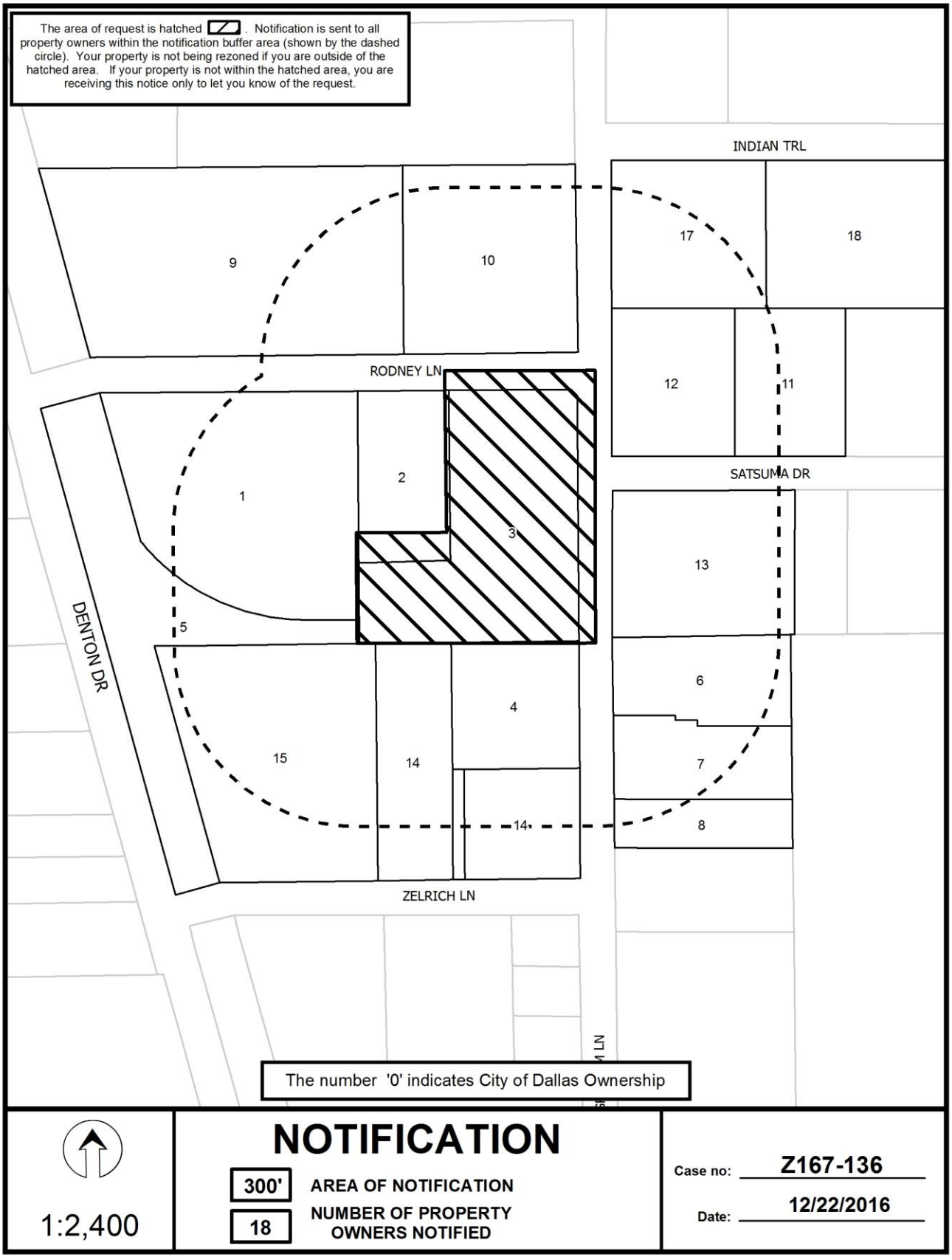
AERIAL MAP

Case no: Z167-136

Date: 12/22/2016


Industrial (inside) potentially incompatible uses
INDIAN TRL
SUP 1320
IM
Warehouse
Office/Showroom/ Warehouse
RODNEY LN
SATSUMA DR
IR
PD 498 (Subdistrict 1) Tract 3
Office/Showroom/ Warehouse
Office
ZELRICH LN
PD 498
PD 899
PRISSOM LN
1:2,400
ZONING AND LAND USE
Case no: Z167-136
Date: 12/22/2016


INDIAN TRL
IM
SUP
1320
RODNEY LN
SATSUMA DR
IR
2
PD 498
(Subdistrict 1)
Tract 3
1 & 3
ZELRICH LN
PD
498
PD
899
RISSOM LN
1:2,400
ZONING HISTORY
Case no: Z167-136
Date: 12/22/2016


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.
INDIAN TRL
RODNEY LN
SATSUMA DR
DENTON DR
ZELRICH LN
9
10
17
18
12
11
1
2
3
13
5
6
4
15
14
7
8
The number '0' indicates City of Dallas Ownership
1:2,400
NOTIFICATION
300'
AREA OF NOTIFICATION
18
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z167-136
Date: 12/22/2016

12/22/2016

Notification List of Property Owners

Z167-136

18 Property Owners Notified

Label #	*Address*		*Owner*
1	11444	DENTON DR	BRIN JOHN M
2	2624	RODNEY LN	KEANE MAURICE & JOAN
3	2646	RODNEY LN	MAGNOLIA CHEMICAL CO
4	11031	GRISSOM LN	MCGRAY GROUP II LLC
5	401	S BUCKNER BLVD	DART
6	11036	GRISSOM LN	VAN NEST KEVIN H &
7	11034	GRISSOM LN	TENNINGTON INV LLC
8	11018	GRISSOM LN	SOHN STEVEN
9	2605	RODNEY LN	VICEROY RODNEY LP
10	2643	RODNEY LN	SHAW VAN L
11	2717	SATSUMA DR	P & H INVESTMENTS
12	2707	SATSUMA DR	SATSUMA PROPERTIES LLC
13	11048	GRISSOM LN	TJC PROPERTIES
14	2625	ZELRICH LN	E INVESTMENTS
15	11430	DENTON DR	JAMES JEROME
16	2627	ZELRICH LN	County of Dallas
17	11281	INDIAN TRAIL	NORTHAVEN ENTERPRISES LLC
18	11261	INDIAN TRAIL	CROSS DEVELOPMENT CC DALLAS

CITY PLAN COMMISSION **THURSDAY, JULY 20, 2017**

Planner: Jennifer Muñoz

FILE NUMBER: Z167-240(JM) **DATE FILED:** March 6, 2017

LOCATION: On the northeast corner of Gurley Avenue and Bank Street and located on the southwest corner of Parry Avenue and Bank Street.

COUNCIL DISTRICT: 2 **MAPSCO:** 46-L

SIZE OF REQUEST: ± 3.41 acres **CENSUS TRACT:** 25.00

APPLICANT/OWNER: Jubilee Park Community Center Corporation, Owner

REPRESENTATIVE: Eric Seeley % Graham Associates, Inc.

REQUEST: An application to 1) amend Tract 1a within Planned Development District No. 486; and, 2) amend and expand Tract 1b on property zoned Tract 1b within Planned Development District No. 486 and a D(A) Duplex District

SUMMARY: The applicant is purposing to add 7,469 square feet (one lot) to Tract 1b to provide additional parking for the existing Jubilee Park and Community Center. An amendment to Tract 1a shows the entire tract including a proposed community garden. The conceptual plan will match all tracts accordingly.

STAFF RECOMMENDATION: **Approval**, subject to a revised conceptual plan, revised Tract 1a development plan, revised Tract 1b development plan, and conditions.

PRIOR CPC ACTION: On June 22, 2017, the City Plan Commission held this item under advisement to allow for a community meeting. No updates have been provided.

BACKGROUND INFORMATION:

- The request site is developed with a community service center (Tract 1a) and a church (Tract 1b). The remainder of the PD has a police substation, retirement housing uses, and undeveloped land. The community service center extends across Tract 1 and Tract 1a with various outside activity areas.

- PD No. 486 was approved by the City Council on September 24, 1997 along with subsequent amendments, most recently on June 27, 2012, which provided for an expansion of Tract 1b to add parking, and Tract 1 to allow a child care facility.

- The applicant proposes to expand the boundary of the Tract 1b by adding one parcel on the north line of Gurley Avenue (approx. 7,469 square feet). Additionally, a revised development plan for Tract 1a has been provided, indicating a proposed 12-foot by 20-foot tool shed for an existing community garden that is part of the community service center. Finally, a correction is being made to the conceptual plan to indicate the proper tract boundaries for Tract 1 and Tract 1a. While the zoning map and ordinance matched the tract boundaries, the conceptual plan indicated that Tract 1 extended further into Tract 1a.

Zoning History:

There has been one zoning c **PRIOR CPC ACTION:** On June 8 2017, the City Plan Commission held this item under advisement and instructed staff to re-advertise and re-notice for an Industrial Manufacturing District and a Specific Use Permit for a metal salvage facility use rather than the originally requested PD for IR Industrial Research uses and metal salvage facility use by right.

Case within the vicinity of the area of request in the last five years.

1. **Z145-330**: On November 10, 2015, City Council approved an MF-1(A) Multifamily District on property zoned an NS(A) Neighborhood Service District, located on the west corner of South Carroll Avenue and Bute Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Right-of-Way
Bank Street	Local	40 feet
Gurley Avenue	Local	25 feet
Parry Avenue	Collector	60 feet

Land Use:

	Zoning	Land Use
Site	PD No. 486 Tracts 1a & 1b & D(A)	Community Rec Center & Surface Parking
North	CH & D(A)	Single Family & Undeveloped
East	D(A)	Single Family & Multifamily
South	PD No. 486 Tract 1c, PD No. 601 & D(A)	Retirement Housing, Child-Care Facility, Single Family, & Duplex
West	PD No. 486 Tracts 1 , 1d, & 2, MF-1(A) & NS(A)	Church, Single Family, Police Substation & Community Rec Center, Barber Shop, & Undeveloped

Traffic:

The Engineering Division of the Sustainable Development and Construction Department 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 request complies with the following land use goals and policies of the Comprehensive Plan:

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

Land Use Compatibility:

The applicant is requesting an amendment to and expansion of PD No. 486 to: 1) add one parcel to the site boundary to provide additional parking; 2) revise the development plan for Tract 1a for a proposed tool shed to support the community garden; and, 3) to correct the conceptual plan to identify proper Tract 1 and Tract 1a boundaries.

For purposes of clarification, PD No. 486 is divided into six tracts (see attached Tract Map) as delineated on the proposed conceptual plan, and developed accordingly:

Tract 1-Outside activity areas and child-care facility

Tract 1a-Community service center

Tract 1b-Community service center (Church) and parking

Tract 1c-Retirement housing

Tract 1d-Undeveloped

Tract 2-Police substation, Community service center

The predominate land use in the area north of Carroll Avenue consists of low density single family/duplex residential uses. There does exist a two-story multifamily development along the east line of Gurley Avenue. The balance of the land use south and west of the site consists of institutional (church), community servicing retail, and a scattering of undeveloped parcels. PD No. 601, utilized as a child-care facility, is wrapped by the site's southeastern quadrant.

Parking:

Section 51P-486.108 requires one parking space for each 450 square feet of community service center floor area. The community service center extends across Tracts 1a and 1b. Parking is allowed in required yards. Additionally, the entire PD is seen as one lot for parking purposes. The existing community service center has approximately 12,627 square feet of floor area and provides 23 parking spaces. A new tool shed on Tract 1a will add 240 square feet of floor area for a total of 12,867 square feet. The proposed expansion of Tract 1b will add 17 parking spaces. The total required parking is 37 spaces. The total provided with this amendment will be 40 parking spaces.

Landscaping:

The requested expansion of Tract 1b for parking purposes will require compliance with Article X. This includes providing a 10-foot perimeter landscape buffer due to residential adjacency surrounding the proposed parking lot in Tract 1b, and screening of off-street parking from the public right-of-way (Gurley Avenue).

List of Officers

Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS

February 13, 2017

City of Dallas
Department of Development Services
1500 Marilla Street, Room 5B North
Dallas, Texas 75201

RE: List of Partners/Principles/Officers

To Whom It May Concern,

The following is a list of Officers for the Jubilee Park Community Center Corporation:

Ms. Jeff Rice
Board Chair

Mr. Allen Lassiter
Vice President & Treasurer

Mr. James Skochdopole
Vice President & Secretary

Mr. Benjamin Leal
Chief Executive Officer

Sincerely,

Eric M. Seeley, P.E.
Project Manager

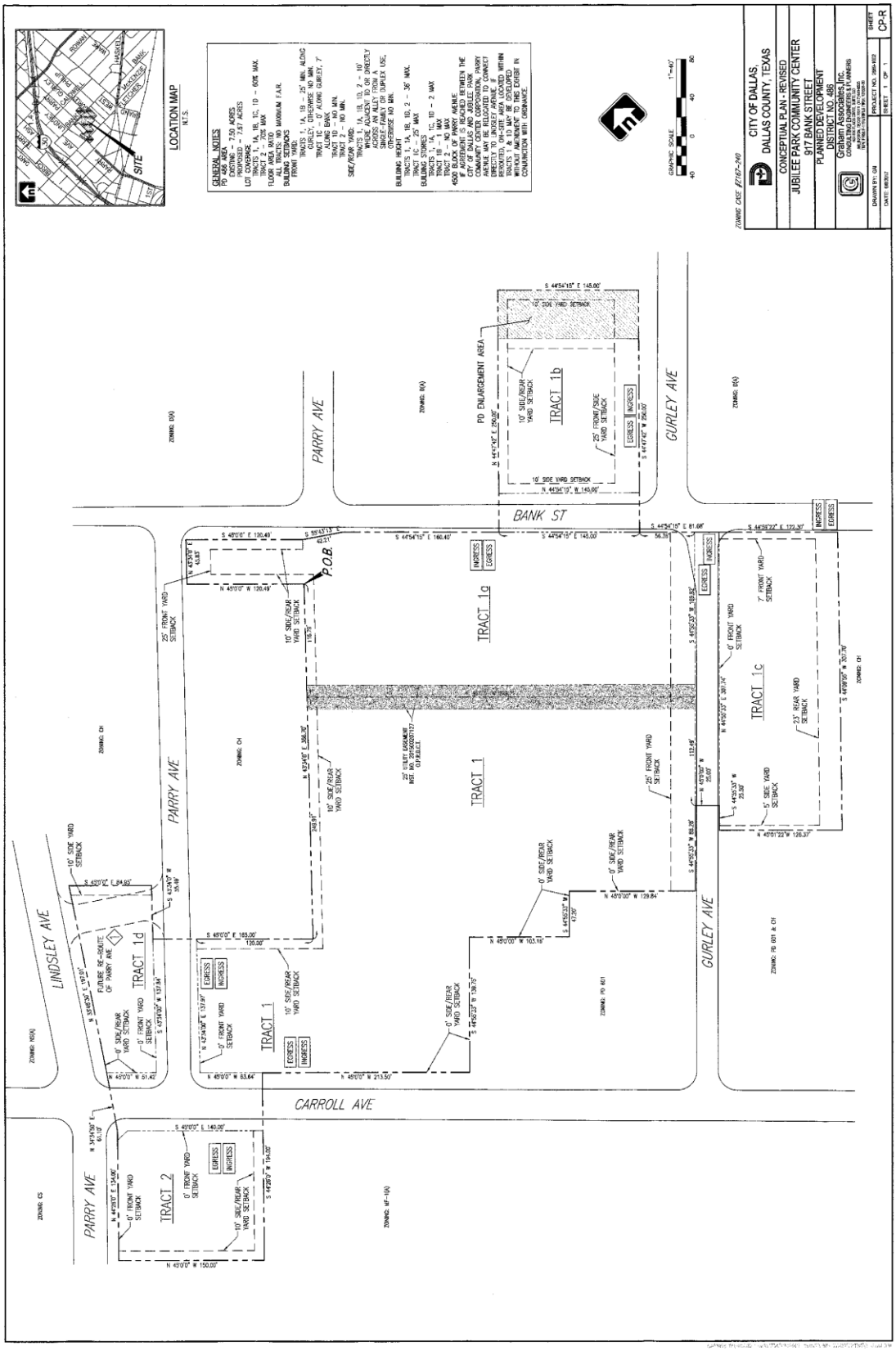
Fort Worth
1300 Summit Avenue, Suite 419
Fort Worth, Texas 76102
817.332.5756
Fax 817.336.6909

Arlington
600 Six Flags Drive, Suite 500
Arlington, Texas 76011
817.640.8535
Fax 817.633.5240

Frisco
10880 John W. Elliot, Suite 200
Frisco, Texas 75033
214.618.3114

Z167-240

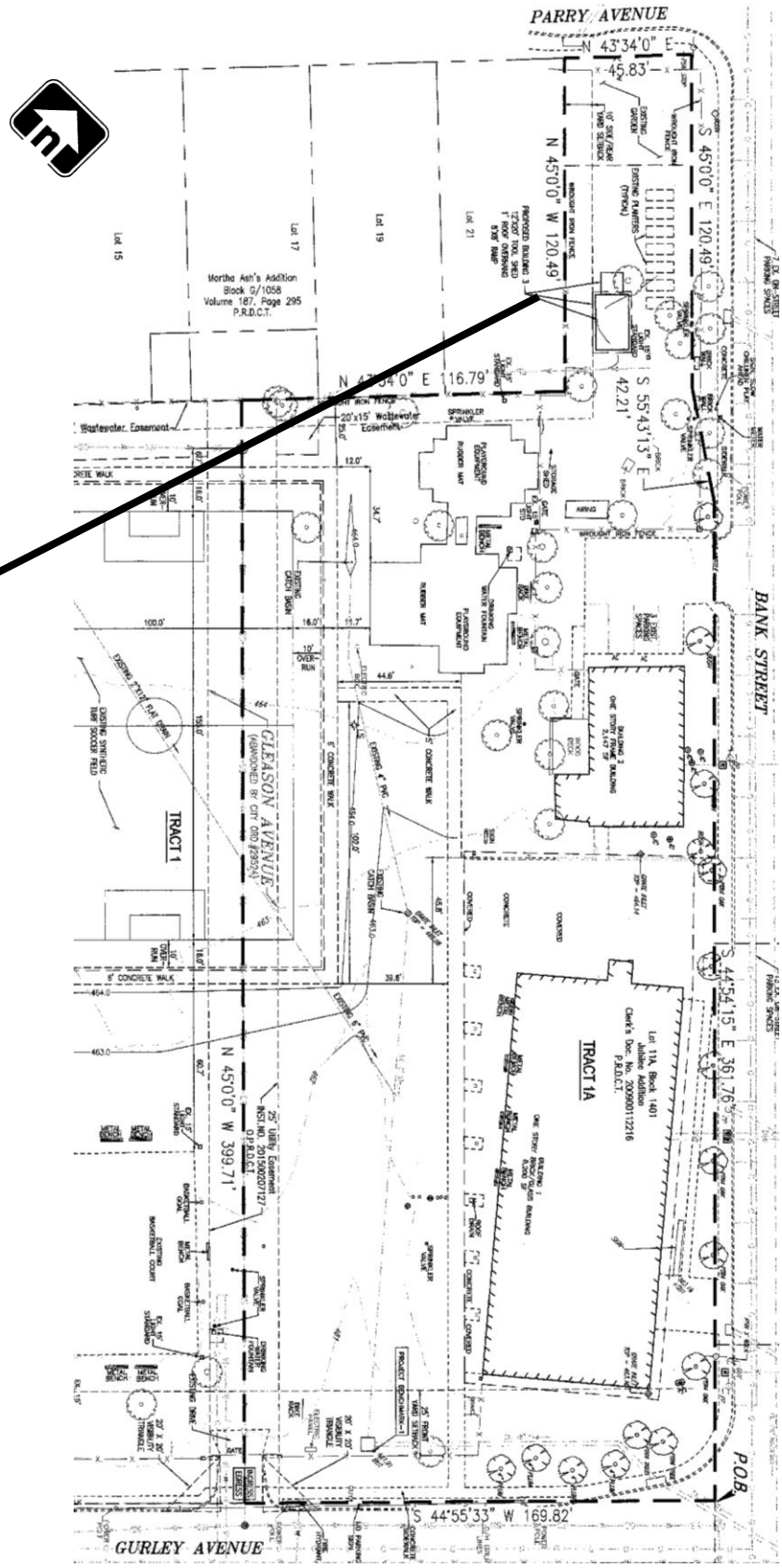
Proposed Conceptual Plan



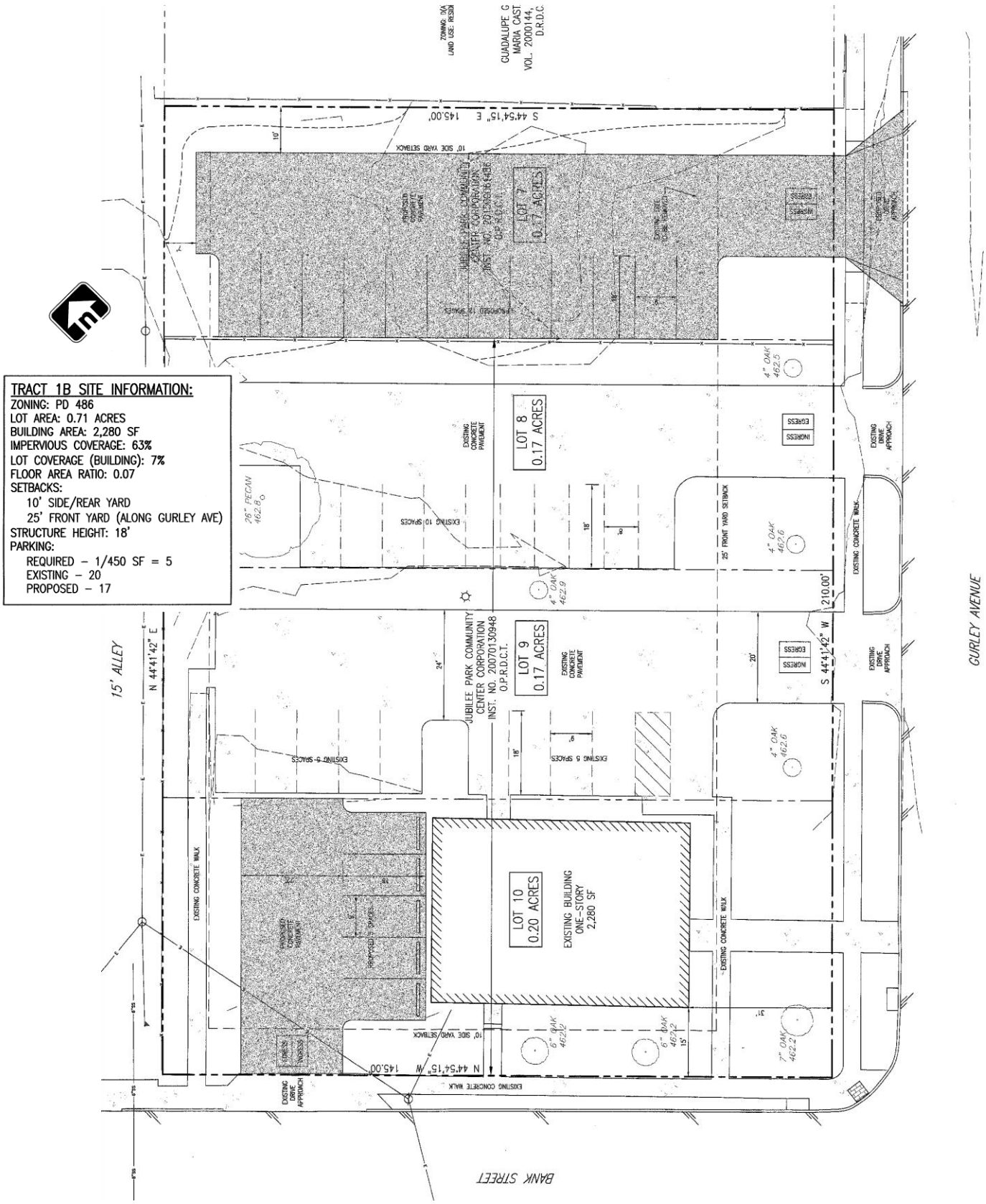
Proposed Tract 1a Development Plan

TRACT 1 SITE INFORMATION
ZONING: PD 486
LOT AREA: 1.58 ACRES
BUILDING AREA: 10,587 SF
BUILDING 1: 8,200 SF
BUILDING 2: 2,147 SF
BUILDING 3: 240 SF
IMPERVIOUS COVERAGE: 36%
LOT COVERAGE (BUILDING): 15%
FLOOR AREA RATIO: 0.15
SETBACKS:
10' SIDE/REAR YARD ALONG RESIDENTIAL
25' FRONT YARD ALONG GURLEY AVE
STRUCTURE HEIGHT:
BUILDING 1: 20'–8"
BUILDING 2: 15'–3"
BUILDING 3: 10'–9"
PARKING REQUIRED: 1/450 SF = 23
PARKING PROVIDED: 23*
*ADD'L 20 EX. SPACES LOCATED ON TRACT 1B

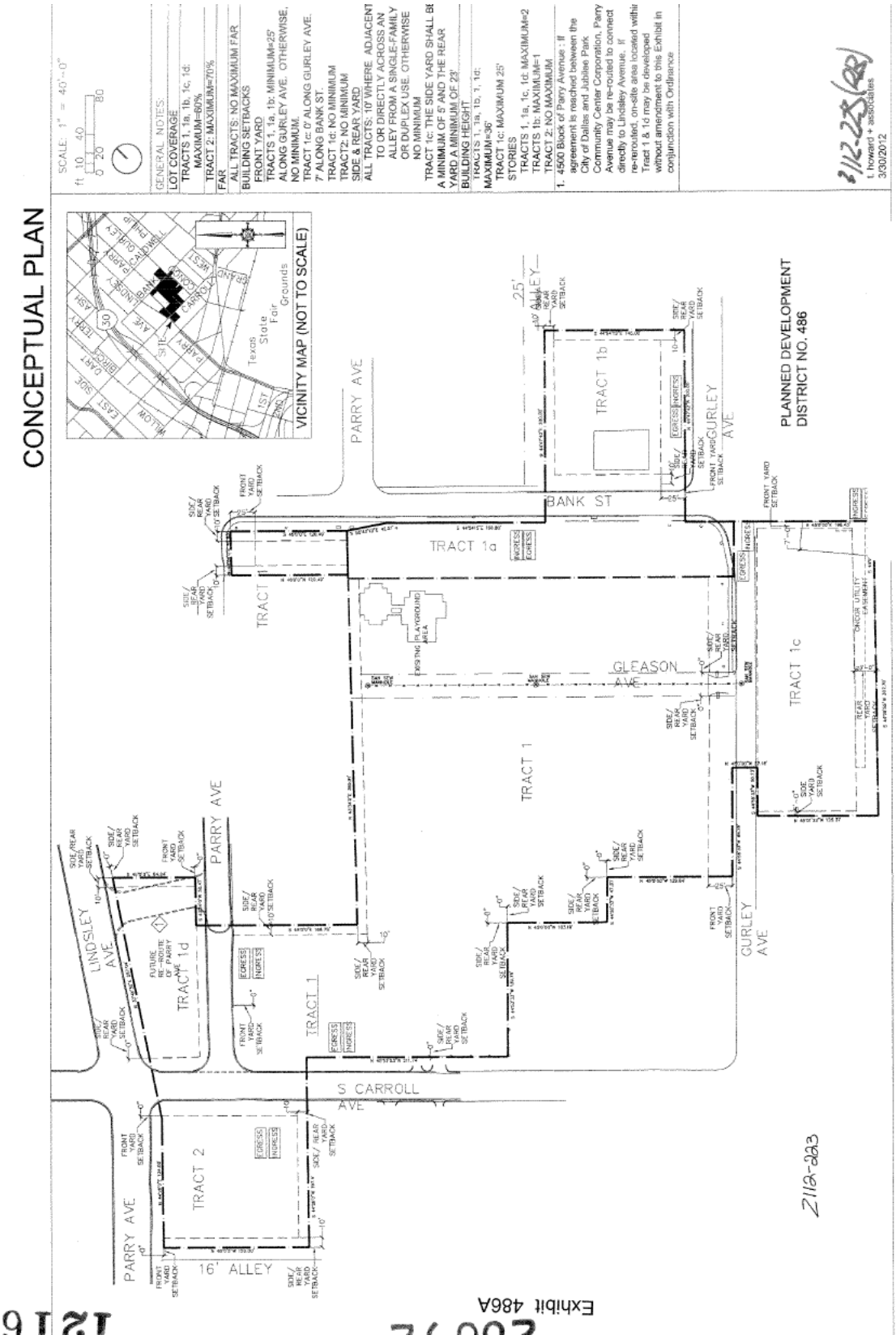
Amendment for new 12' by 20' tool shed.



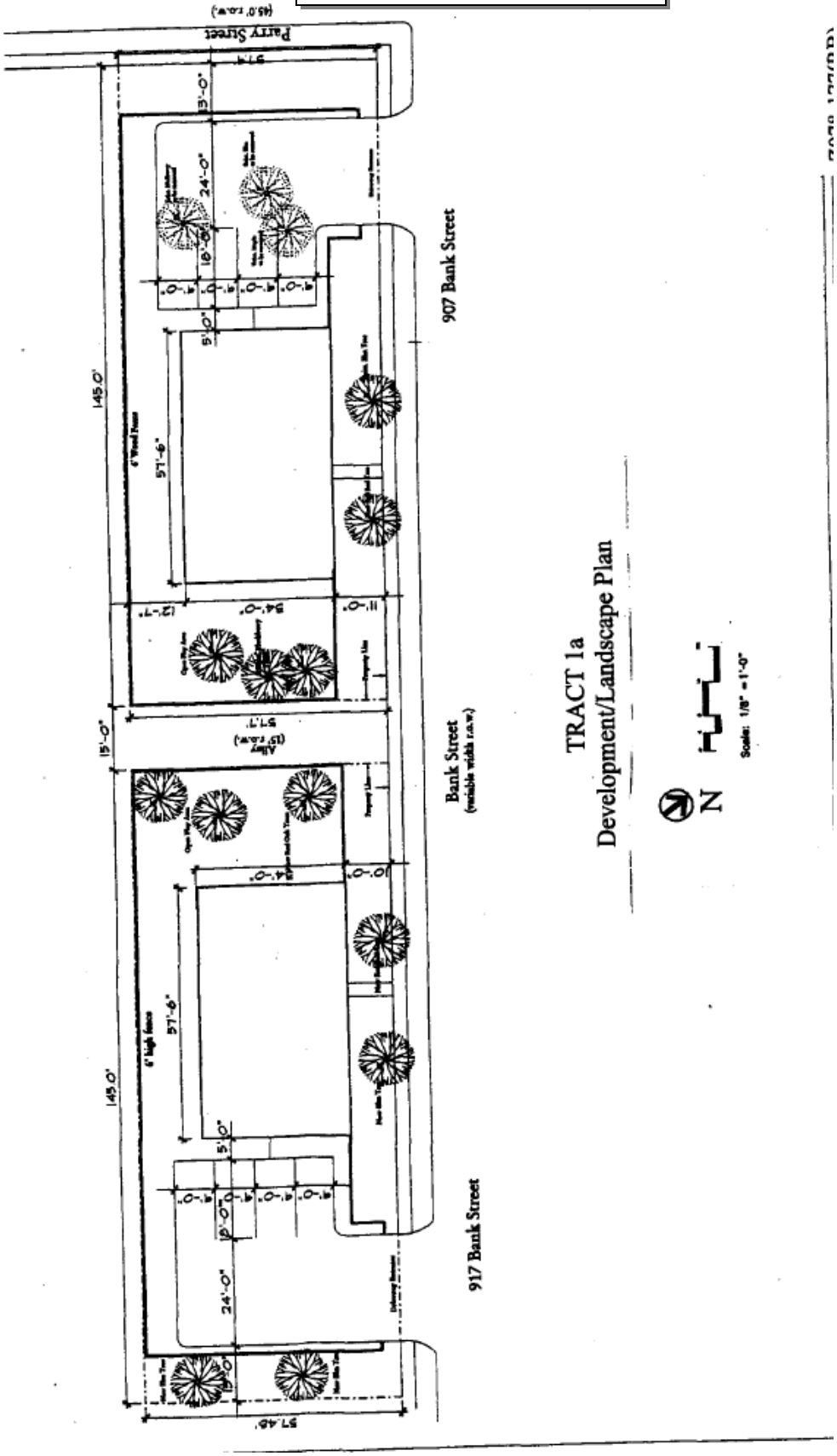
Proposed Tract 1b
Development Plan



Existing Conceptual Plan

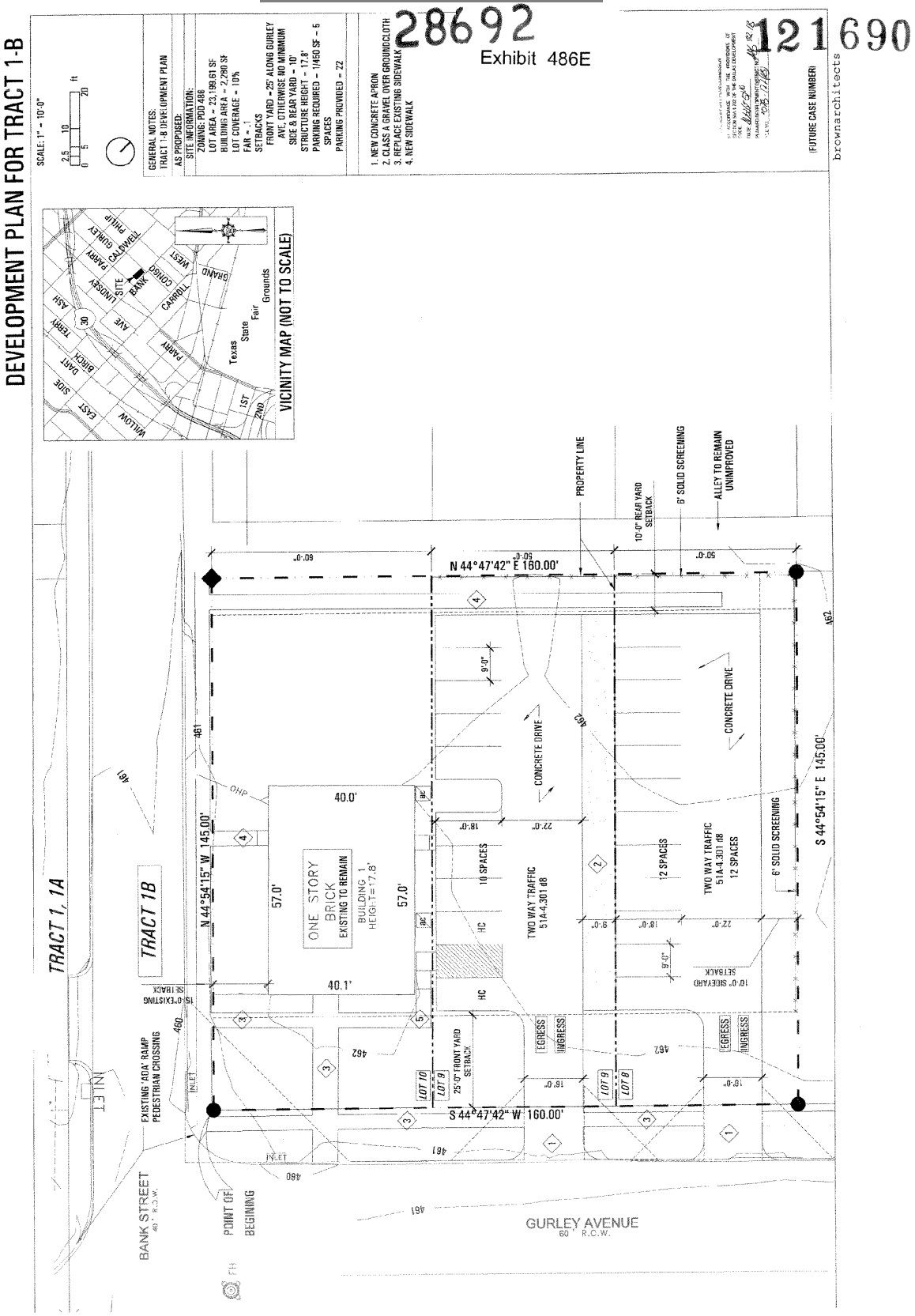


Existing Tract 1a Development Plan

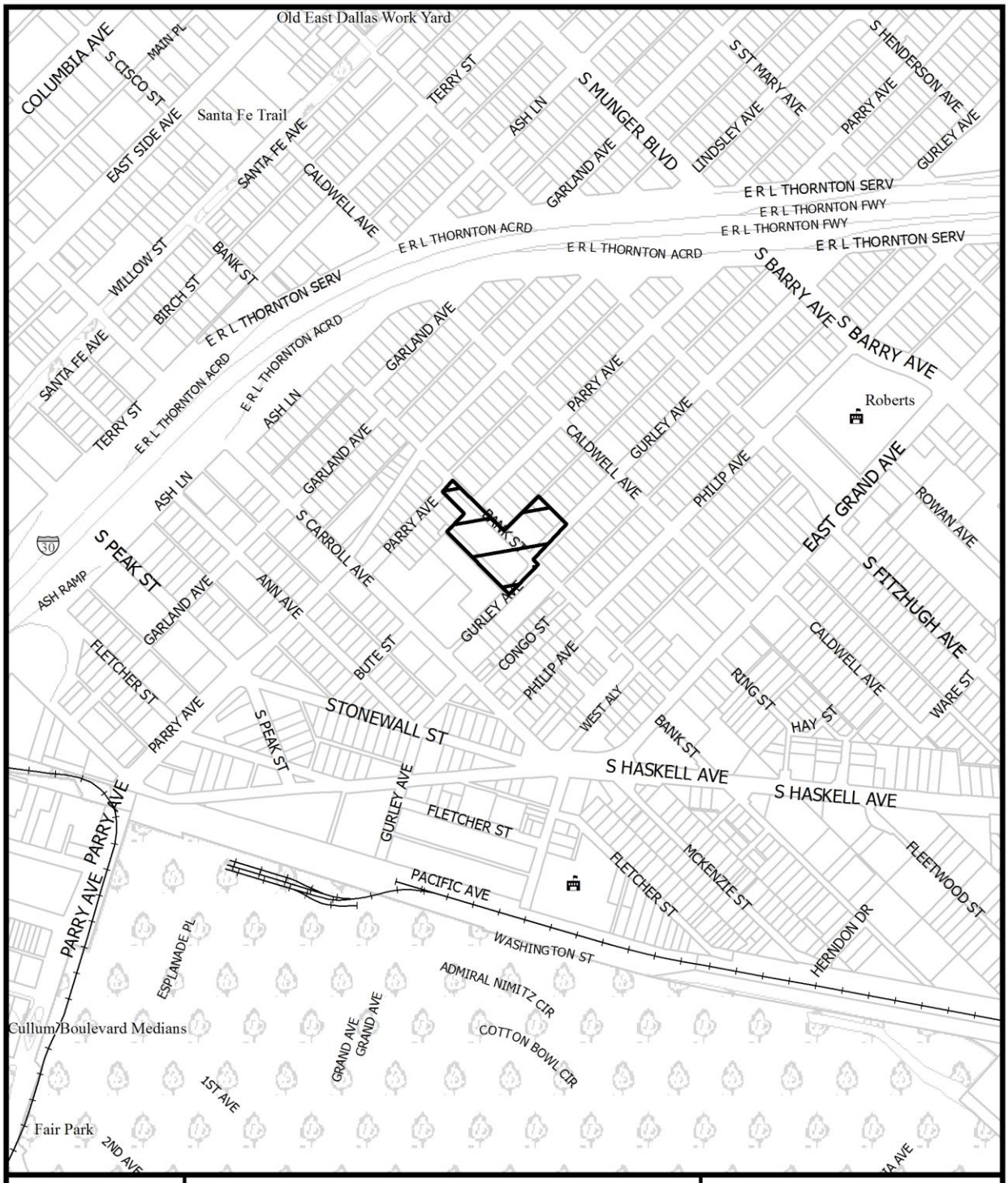


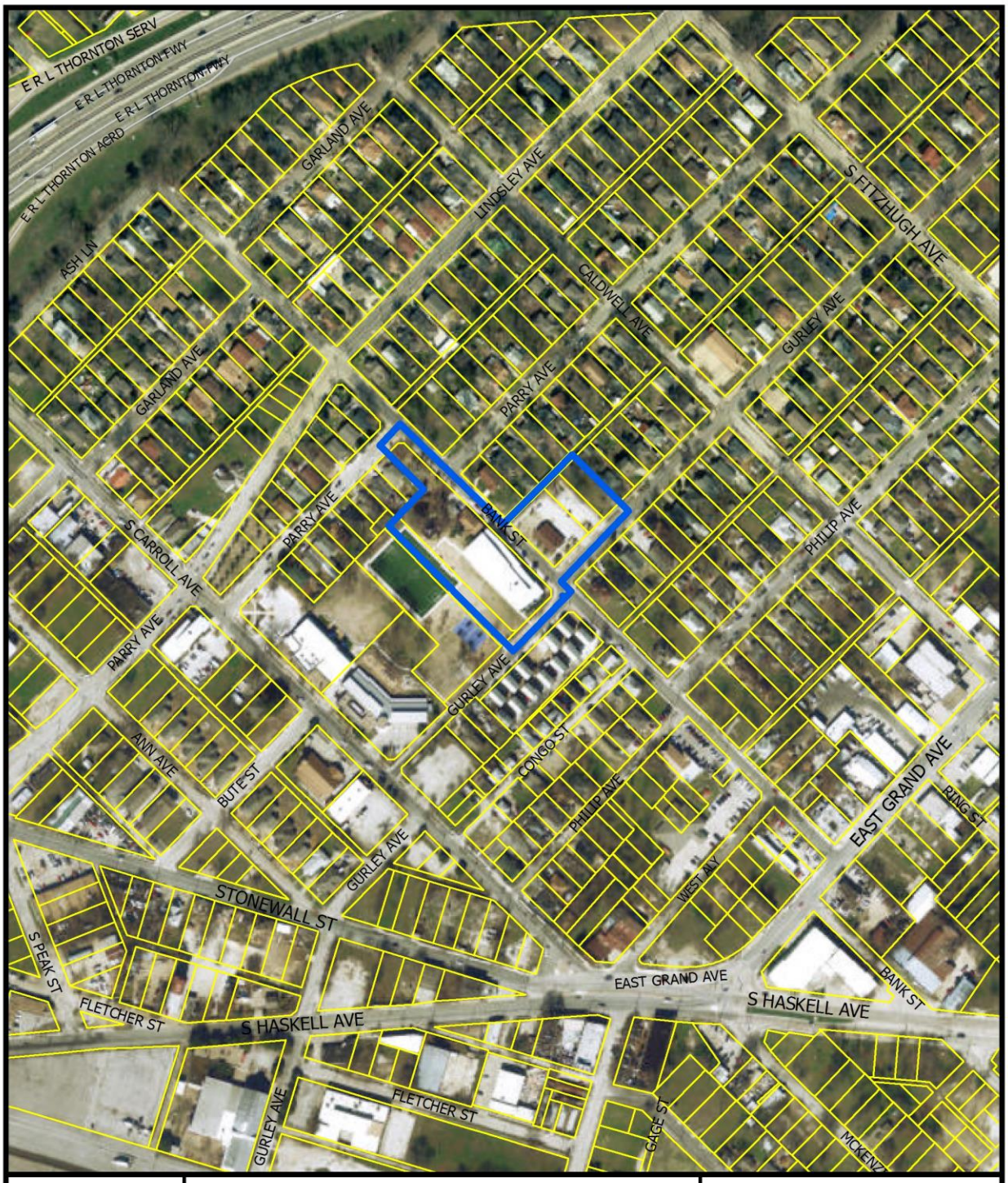
Existing Tract 1b Development Plan

28692
Exhibit 486E
121690



Planned Development
District No. 486


Old East Dallas Work Yard
COLUMBIA AVE
S CISCO ST
MAIN PL
EAST SIDE AVE
Santa Fe Trail
SANTA FE AVE
CALDWELL AVE
TERRY ST
ASH LN
S MUNGER BLVD
GARLAND AVE
S ST MARY AVE
LINDSLEY AVE
PARRY AVE
S HENDERSON AVE
GURLEY AVE
E R L THORNTON SERV
E R L THORNTON FWY
E R L THORNTON FWY
E R L THORNTON ACRD
E R L THORNTON ACRD
E R L THORNTON SERV
WILLOW ST
BIRCH ST
BANK ST
S BARRY AVE
S BARRY AVE
Roberts
EAST GRAND AVE
ROWAN AVE
PHILIP AVE
CALDWELL AVE
GURLEY AVE
PARRY AVE
S CARROLL AVE
S PEAK ST
ASH RAMP
ANN AVE
BUTE ST
CONGO ST
S FITZHUGH AVE
RING ST
HAY ST
WARE ST
WEST ALY
FLETCHER ST
STONEWALL ST
S HASKELL AVE
S HASKELL AVE
FLETCHER ST
MCKENZIE ST
FLEETWOOD ST
PACIFIC AVE
WASHINGTON ST
HERNDON DR
ESPLANADE PL
ADMIRAL NIMITZ CIR
Cullum Boulevard Medians
GRAND AVE
GRAND AVE
COTTON BOWL CIR
1ST AVE
Fair Park
2ND AVE
1:7,200
VICINITY MAP
Case no: Z167-240
Date: 6/9/2017

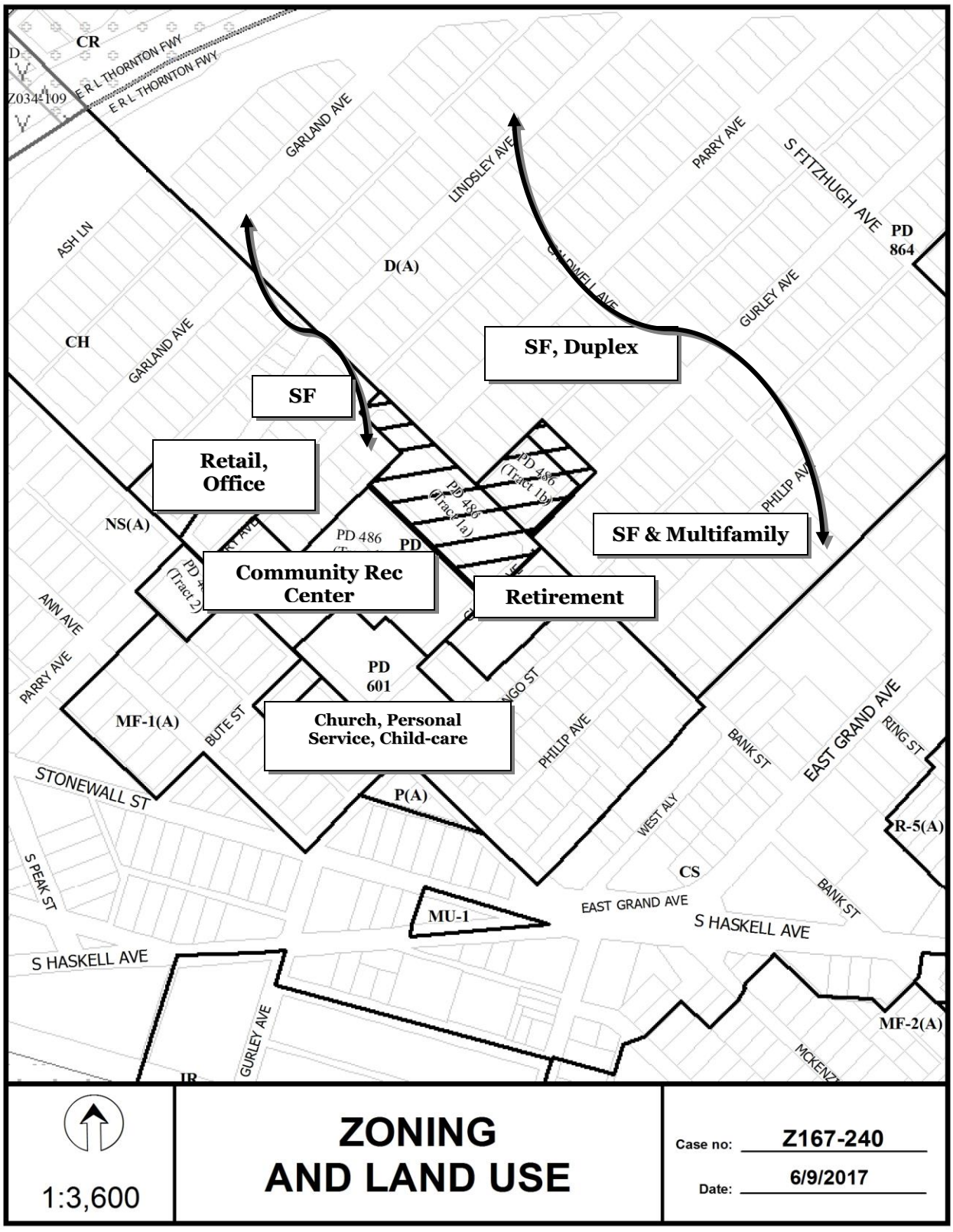


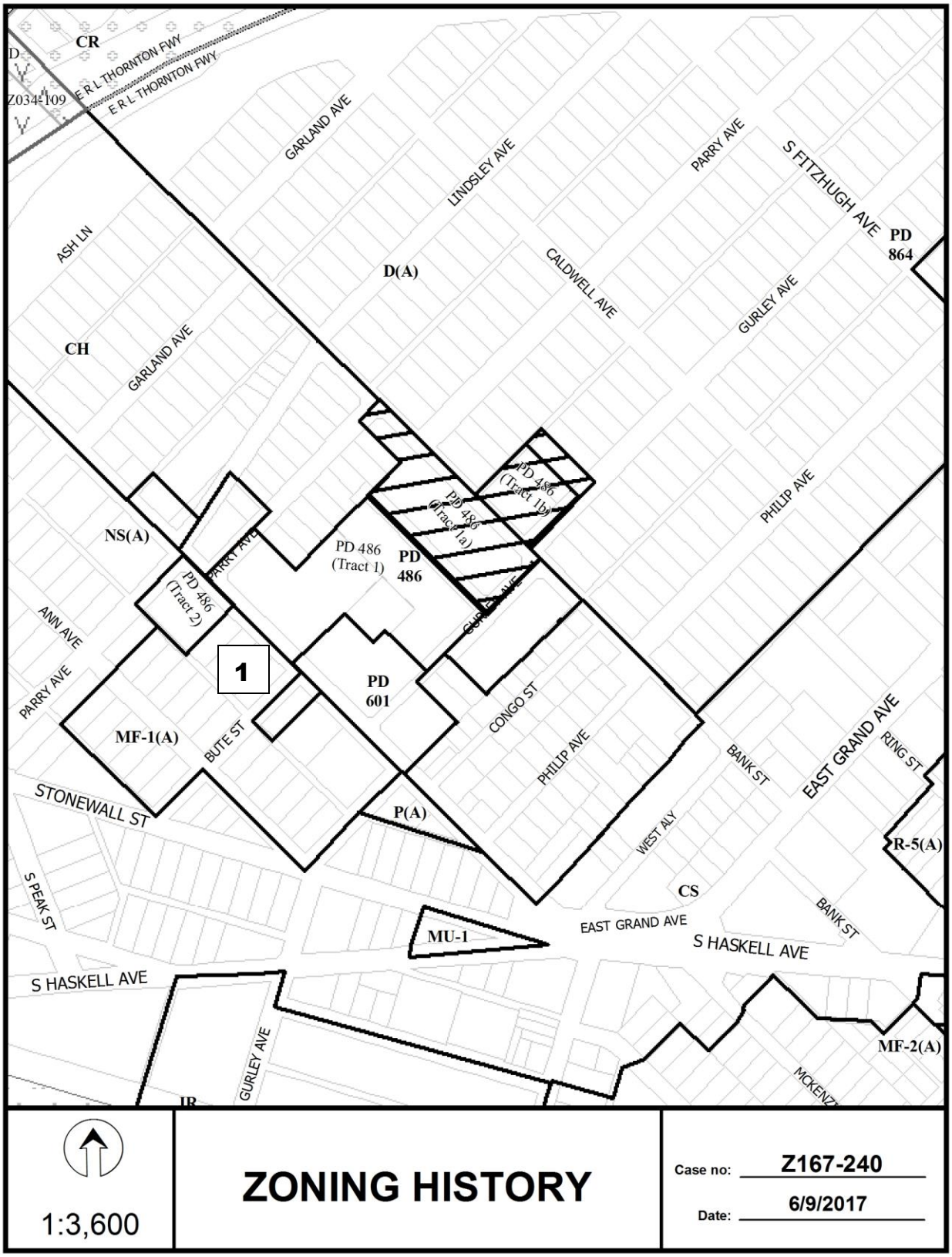
1:3,600

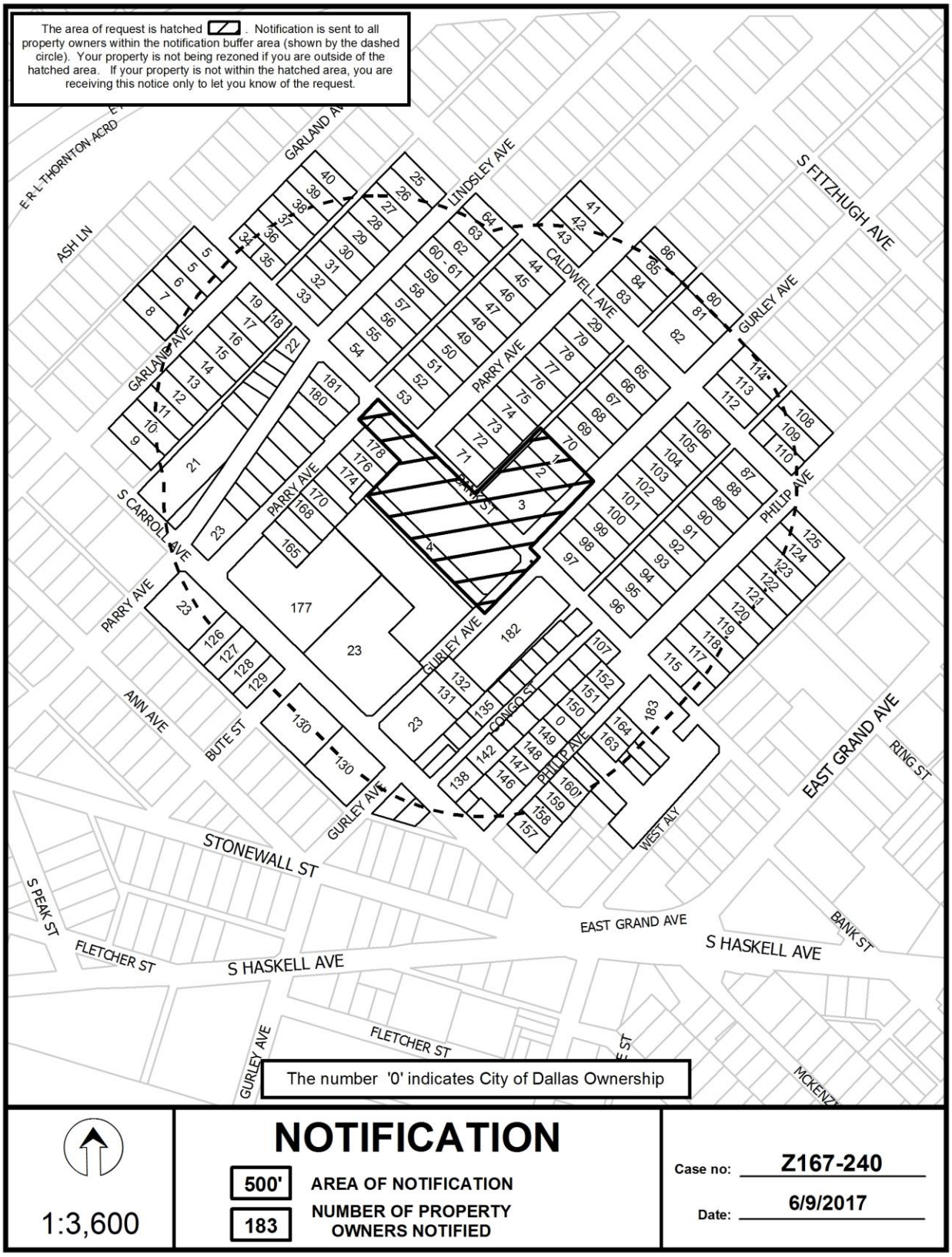
AERIAL MAP

Case no: Z167-240

Date: 6/9/2017


CR
E R L THORNTON FWY
E R L THORNTON FWY
Z034-109
GARLAND AVE
LINDSLEY AVE
PARRY AVE
S FITZHUGH AVE
PD 864
ASH LN
D(A)
SALDWELL AVE
GURLEY AVE
CH
GARLAND AVE
SF, Duplex
SF
Retail, Office
PD 486 (Tract 1b)
PD 486 (Tract 1a)
PHILIP AVE
NS(A)
PD 486
PD
SF & Multifamily
Community Rec Center
Retirement
PD 486 (Tract 2)
ANN AVE
PARRY AVE
PD 601
MF-1(A)
BUTE ST
Church, Personal Service, Child-care
NGO ST
PHILIP AVE
BANK ST
EAST GRAND AVE
RING ST
STONEWALL ST
P(A)
WEST ALY
R-5(A)
S PEAK ST
CS
BANK ST
MU-1
EAST GRAND AVE
S HASKELL AVE
S HASKELL AVE
GURLEY AVE
MF-2(A)
MCKENZ
1:3,600
ZONING AND LAND USE
Case no: Z167-240
Date: 6/9/2017


CR
E R L THORNTON FWY
E R L THORNTON FWY
Z034-109
GARLAND AVE
LINDSLEY AVE
PARRY AVE
S FITZHUGH AVE
PD 864
ASH LN
D(A)
CALDWELL AVE
GURLEY AVE
CH
GARLAND AVE
PD 486 (Tract 1b)
PD 486 (Tract 1a)
PHILIP AVE
NS(A)
PD 486 (Tract 1)
PD 486
PD 486 (Tract 2)
PARRY AVE
ANN AVE
1
PD 601
PARRY AVE
MF-1(A)
BUTE ST
CONGO ST
PHILIP AVE
BANK ST
EAST GRAND AVE
RING ST
STONEWALL ST
P(A)
WEST ALY
R-5(A)
S PEAK ST
CS
BANK ST
MU-1
EAST GRAND AVE
S HASKELL AVE
S HASKELL AVE
GURLEY AVE
MF-2(A)
MCKENZ
IR
1:3,600
ZONING HISTORY
Case no: Z167-240
Date: 6/9/2017


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
E R L THORNTON ACRD
ASH LN
GARLAND AVE
LINDSLEY AVE
CALDWELL AVE
S FITZHUGH AVE
GURLEY AVE
PARRY AVE
S CARROLL AVE
PHILIP AVE
CONGO ST
WEST ALY
EAST GRAND AVE
RING ST
ANN AVE
BUTE ST
STONEWALL ST
S PEAK ST
FLETCHER ST
S HASKELL AVE
BANK ST
MCKENZ
The number '0' indicates City of Dallas Ownership
1:3,600
NOTIFICATION
500'
AREA OF NOTIFICATION
183
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z167-240
Date: 6/9/2017

06/09/2017

Notification List of Property Owners

Z167-240

183 Property Owners Notified

Label #	*Address*		*Owner*
1	4615	GURLEY AVE	JUBILEE PARK & COMMUNITY CENTER
2	4611	GURLEY AVE	JUBILEE PARK & CNT CORP
3	4603	GURLEY AVE	JUBILEE PARK & CENTER COR
4	917	BANK ST	JUBILEE PARK & COMMUNITY
5	4541	GARLAND AVE	MY HOUSE OF PRAYER
6	4531	GARLAND AVE	SOKSOVANN SOVANNSAMNANG &
7	4529	GARLAND AVE	GARRARD STEVEN & BOUAPHET
8	4525	GARLAND AVE	FLORES LUIS R &
9	4504	GARLAND AVE	LUNA ALONSO & MARIA
10	4512	GARLAND AVE	BERNAL SANDRA
11	4514	GARLAND AVE	SMITH NIGEL
12	4516	GARLAND AVE	BARRERA MIRIAM
13	4520	GARLAND AVE	CALDERON RENE
14	4524	GARLAND AVE	MENDOZA AMALIA O
15	4528	GARLAND AVE	SANTANA JOSE LUIS &
16	4532	GARLAND AVE	CASTILLO JOSE & MERCEDES
17	4536	GARLAND AVE	MANCIA ROSE
18	700	BANK ST	MAGANA ANTONIO &
19	4540	GARLAND AVE	GUINEA RAQUEL
20	4523	LINDSLEY AVE	MCGILL WALTER E
21	820	S CARROLL AVE	INTERRANTE SALVADORE
22	741	BANK ST	JUBILEE PARK & COMMUNITY CENTER CORP
23	4509	PARRY AVE	JUBILEE PARK & COMMUNITY
24	4528	PARRY AVE	BIBLE DOVIE T C ET AL
25	4713	LINDSLEY AVE	ORELLANA FRANCISCO G &
26	4709	LINDSLEY AVE	PRIDE ERVIN &

06/09/2017

Label #	*Address*		*Owner*
27	4707	LINDSLEY AVE	PRIDE ERVIN L
28	4703	LINDSLEY AVE	CALVA QUIROZ JUAN CARLOS
29	4617	LINDSLEY AVE	MOXIE INVESTMENTS LTD
30	4615	LINDSLEY AVE	ALVAREZ JULIANA
31	4607	LINDSLEY AVE	JERONIMO ANA E &
32	4605	LINDSLEY AVE	JERONIMO JOAQUIN ETAL
33	4601	LINDSLEY AVE	SEGURA ELOY P & IRMA
34	4600	GARLAND AVE	BEAL MARGARET E
35	710	BANK ST	CUMMINGS GAYLE A
36	4604	GARLAND AVE	JUAREZ JOSE JR
37	4608	GARLAND AVE	JAMAICA ROBERT & EVA
38	4612	GARLAND AVE	ALVAREZ MARIA
39	4618	GARLAND AVE	REYES JOSE C & LUCILA H
40	4700	GARLAND AVE	NAPOLEON DONALD
41	4809	PARRY AVE	AYALA JOSE A
42	4807	PARRY AVE	COBBS CLYDE B ESTATE
43	4803	PARRY AVE	HOUSE OLLIE LEE JR &
44	4719	PARRY AVE	RAMIREZ CESAR
45	4715	PARRY AVE	GUERRERO ROGELIO & J JESUS
46	4711	PARRY AVE	PEREZ FAUSTINO &
47	4707	PARRY AVE	CALLADO DELFINO
48	4703	PARRY AVE	GRAHAM LARRY JR
49	4617	PARRY AVE	TORRES MARY ANN
50	4615	PARRY AVE	TREJO EMILIANO O
51	4611	PARRY AVE	GUERRERO MANUAL J
52	4607	PARRY AVE	RODRIQUEZ GREGORIO &
53	4605	PARRY AVE	NDLS GROUP LLC
54	4602	LINDSLEY AVE	BELTRAN SEGISMUNDO &
55	4606	LINDSLEY AVE	HODGE WILLIE
56	4610	LINDSLEY AVE	ZAMORA MANUEL ALVAREZ &
57	4614	LINDSLEY AVE	JERONIMO ANA E &

06/09/2017

Label #	*Address*		*Owner*
58	4618	LINDSLEY AVE	VILLASENOR BRENDA
59	4702	LINDSLEY AVE	JERONIMO JOAQUIN & ANA
60	4706	LINDSLEY AVE	WRIGHT MARY
61	4704	LINDSLEY AVE	WRIGHT MARY
62	4710	LINDSLEY AVE	INTERRANTE SALVADORE &
63	4714	LINDSLEY AVE	ALCORTA RAMON JR
64	4718	LINDSLEY AVE	GILMORE CURTIS
65	4719	GURLEY AVE	VILLARREAL ESMERALDA N &
66	4715	GURLEY AVE	MORENO JANIE G
67	4711	GURLEY AVE	FLORES PASTOR GUZMAN &
68	4707	GURLEY AVE	SOTO MIGUEL & FRANCISCA
69	4703	GURLEY AVE	MEJIA MARTHA
70	4619	GURLEY AVE	GARCIA GUADALUPE F &
71	910	BANK ST	LASTER YVETTE
72	4606	PARRY AVE	ALONZO MARIA
73	4610	PARRY AVE	MURGUIA EUFRONCIA
74	4612	PARRY AVE	AVILEZ RAFAEL
75	4616	PARRY AVE	TORRES J CARMEN
76	4702	PARRY AVE	MALONE OSCAR D
77	4706	PARRY AVE	RIDGE THURMAN A &
78	4708	PARRY AVE	SANCHEZ EMILIO
79	4714	PARRY AVE	APOLINAR LIDIA B
80	4815	GURLEY AVE	LOPEZ GUADALUPE &
81	4811	GURLEY AVE	BANDA JESUS A
82	4801	GURLEY AVE	ROES CHAPEL BAPTIST CHURCH
83	4800	PARRY AVE	RODDY SHUSHERON
84	4806	PARRY AVE	PIZANO AUGUSTIN
85	4810	PARRY AVE	GUERRERO OLGA & REGLIO
86	4814	PARRY AVE	TIMMINS CURTIS D
87	4717	PHILIP AVE	CASTILLO BLANCA A
88	4715	PHILIP AVE	MARTINEZ VENANCIO G

06/09/2017

Label #	*Address*		*Owner*
89	4711	PHILIP AVE	PEREZ RAFAELA
90	4707	PHILIP AVE	LOZANO NELSON & SOFIA
91	4703	PHILIP AVE	ALVARADO AARON &
92	4619	PHILIP AVE	MARTINEZ RICARDO
93	4615	PHILIP AVE	GUTIERREZ JOSE ARTURO &
94	4611	PHILIP AVE	CAMP IDELL B EST OF
95	4605	PHILIP AVE	WONDERLANDS HOMES LLC
96	4603	PHILIP AVE	PEREZ ELSIE
97	4600	GURLEY AVE	HOLLINS JAMES R EST OF
98	4604	GURLEY AVE	DUARTE MARISELA
99	4608	GURLEY AVE	RODRIGUEZ MAURICIO
100	4614	GURLEY AVE	ROMERO YINESSA YOSELIN
101	4618	GURLEY AVE	SCROGGINS KATHRYN &
102	4702	GURLEY AVE	JONES ELMER
103	4704	GURLEY AVE	MENDEZ PAULA V
104	4708	GURLEY AVE	BARNES GUSSIE &
105	4712	GURLEY AVE	ALBARRAN VENDIOSED
106	4718	GURLEY AVE	ROBINSON GEORGIA EST OF
107	4540	CONGO ST	PEREZ CYNTHIA &
108	4809	PHILIP AVE	ANGEL CRESPIN & SOFIA
109	4805	PHILIP AVE	JAIMES ROQUE &
110	4801	PHILIP AVE	CONTRERAS FRANCISCA &
111	1012	CALDWELL AVE	LOERA GLORIA P
112	4802	GURLEY AVE	DELAROSA JUAN H
113	4804	GURLEY AVE	VARGAS MIGUEL &
114	4808	GURLEY AVE	RUSSELL IDA BESSIE M
115	4602	PHILIP AVE	MARTINEZ ANA MARIA
116	1114	BANK ST	MARTINEZ EDGAR
117	4606	PHILIP AVE	MEDRANO FRANCISCO & TERESA
118	4610	PHILIP AVE	PEREZ SIRA
119	4614	PHILIP AVE	AREVALO MARIA M

06/09/2017

Label #	*Address*		*Owner*
120	4618	PHILIP AVE	PEREZ JOSE R &
121	4702	PHILIP AVE	GUERRO FIDENCIO R
122	4706	PHILIP AVE	MERCADO JOSE A &
123	4710	PHILIP AVE	VALDEZ ELDA
124	4714	PHILIP AVE	LOERA GLORIA & ERASMO
125	4718	PHILIP AVE	WILLIAM ROBERT LEE
126	913	S CARROLL AVE	WEBB DEBRA JOYCE
127	917	S CARROLL AVE	ANGLIN KENNETH & BERNICE
128	921	S CARROLL AVE	KNOX WILLIAM T
129	925	S CARROLL AVE	JUBILEE PARK &
130	1001	S CARROLL AVE	EAST DALLAS CHURCH OF CHRIST
131	4512	GURLEY AVE	EDWARDS SHANNON L
132	4516	GURLEY AVE	JONES LULA FAY
133	1020	S CARROLL AVE	MARTINEZ EDUARDO
134	4511	CONGO ST	MARTINEZ EDUARDO
135	4517	CONGO ST	WORKS GEORGE W
136	4523	CONGO ST	GARRETT VERNESSIA R
137	4525	CONGO ST	GARRETT EARNEST LAMAR &
138	4537	CONGO ST	BUILDING COMMUNITY WORKSHOP
139	4529	CONGO ST	GARRETT ANNIE PEARL EST
140	4533	CONGO ST	GARRETT ELLA MAE
141	4539	CONGO ST	BOWIE FRED DOUGLAS
142	4512	CONGO ST	TOPLETZ INVESTMENTS
143	1036	S CARROLL AVE	FAIR PARK CHURCH
144	1032	S CARROLL AVE	FAIR PARK CHURCH OF GOD
145	4507	PHILIP AVE	FAIR PARK CHURCH OF
146	4509	PHILIP AVE	RABAGO ALONZO &
147	4511	PHILIP AVE	MARTINEZ EDUARDO &
148	4515	PHILIP AVE	JEFFREY A M JR
149	4519	PHILIP AVE	PEREZ DANIEL C
150	4531	PHILIP AVE	ADAMS ARTEMUS

06/09/2017

Label #	*Address*		*Owner*
151	4533	PHILIP AVE	JAIMEZ SALVADOR BAUTISTA &
152	4535	PHILIP AVE	RUIZ JESUS
153	4536	CONGO ST	JUBILEE PARK & COMMUNITY CTR CORP
154	4522	CONGO ST	EAST DALLAS COMMUNITY ORGANIZATION
155	4540	PHILIP AVE	ST MARK MISSIONARY
156	4538	PHILIP AVE	ST MARK BAPTIST CH TR
157	4504	PHILIP AVE	AMADOR JOSE A & MARIA J
158	4508	PHILIP AVE	EAST DALLAS COMMUNITY ORGANIZATION
159	4512	PHILIP AVE	ACEVEDOAVILA CUAUTEMOC
160	4516	PHILIP AVE	BLAIR DONALD &
161	4520	PHILIP AVE	LYONS EZELL
162	4524	PHILIP AVE	DALLAS HOUSING ACQUISITION & DEV CORP
163	4530	PHILIP AVE	WILDER SCHUYLER JAMES
164	4534	PHILIP AVE	ST MARK MISSIONARY
165	4512	PARRY AVE	ARREAGA ELVIA
166	4514	PARRY AVE	RICO JUAN &
167	4513	PARRY AVE	RICO ANGELINA
168	4516	PARRY AVE	JIMENEZ RAUL & ROSA M
169	4515	PARRY AVE	DENMARK DEVERICK ELAINE
170	4522	PARRY AVE	GRANGER ROBERT & YVONNE
171	4523	PARRY AVE	AYALA JOSE & MANUELA
172	4526	PARRY AVE	CALDERON LIA T & RIGOBERTO
173	4525	PARRY AVE	GALLAMORE JEFF &
174	4530	PARRY AVE	RICHARDSON LASHAWNDA
175	4533	PARRY AVE	BLANCO JUANITA
176	4534	PARRY AVE	SOTO ROGELIO &
177	938	S CARROLL AVE	JUBILEE PARK & COMMUNITY
178	4536	PARRY AVE	RODRIGUEZ JESUS &
179	4535	PARRY AVE	CARMONA MARIA ALVAREZ
180	4537	PARRY AVE	LOPEZ J CARMELO & BERTHA
181	4539	PARRY AVE	RUIZ JOSE A & MARIA

06/09/2017

Label #	*Address*		*Owner*
182	4538	GURLEY AVE	CITY OF DALLAS HOUSING FINANCE CORP
183	4536	PHILIP AVE	ST MARK MISSIONARY

CITY PLAN COMMISSION **THURSDAY, JULY 20, 2017**

Planner: Jennifer Muñoz

FILE NUMBER: Z167- 248(OTH) **DATE FILED:** March 17, 2017

LOCATION: On the east side of Luna Road, north of Ryan Road.

COUNCIL DISTRICT: 6 **MAPSCO:** 22 P, N

SIZE OF REQUEST: Approx. 18.407 acres **CENSUS TRACT:** 99.00

OWNER: West Shield Partners, LLC

APPLICANT: Venture Metals

REPRESENTATIVE: Robert Baldwin

REQUEST: An application for an IM Industrial Manufacturing District and a Specific Use Permit for a metal salvage facility on property zoned an IR Industrial Research District.

SUMMARY: The applicant is proposing to utilize the property for a metal salvage facility.

STAFF RECOMMENDATION: **Approval** of an IM Industrial Manufacturing District and **approval** of a Specific Use Permit for a metal salvage facility use for a three-year period, subject to a site plan and staff's recommended conditions.

PRIOR CPC ACTION: On June 8, 2017, the City Plan Commission held this item under advisement and instructed staff to re-advertise and re-notice for an Industrial Manufacturing District and a Specific Use Permit for a metal salvage facility use rather than the originally requested PD for IR Industrial Research uses and metal salvage facility use by right.

BACKGROUND:

- The site is currently developed with two structures and has been used for a steel fabricating plant since 1963. The property changed ownership last year and the applicant proposes to use it for a metal salvage facility.

- There are two existing structures on the property. A 202,232 square-foot building on the northern portion of the property, and a 14,117 square-foot building to the south of the larger one.

- The applicant proposes to use 50 percent of the existing combined floor area for the operations of the metal salvage facility and the remainder of the existing structures will be used for storage.

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

1. Z145-236 On August 12, 2015, the City Council approved an IM Industrial Manufacturing District with deed restrictions volunteered by the applicant, and Specific Use Permit No. 2096 for a metal salvage facility, on property located on the south side of Ryan Road, east of Luna Road.

2. Z145-122 On March 25, 2015, City Council approved an amendment to Specific Use Permit No. 2003 for an industrial (outside) not potentially incompatible use limited to a concrete batch plant located on the northeast corner of Luna Road and Ryan Road.

3. Z123-305 On September 22, 2015, the City Council approved a CS Commercial Service District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District on property located on the southeast corner of Cullum Lane and Harry Hines Boulevard.

4. Z123-210 On May 28, 2014, the City Council approved an ordinance granting an IM Industrial Manufacturing District and a Specific Use Permit for a potentially incompatible industrial (outside) use for concrete crushing on property zoned an IR Industrial Research District on the east line of Luna Road, north of Ryan Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Luna Road	Principal Arterial	60 feet
Ryan Road	Local	50 feet

Traffic:

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

STAFF ANALYSIS:

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

Land Use Element

GOAL 1.2 Promote Desired Development

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

This area is identified in the comprehensive plan as an Industrial Area Building Block. The request is characteristic of the building block because the use is located near main roads. Industrial areas are developed with low density buildings, industrial yards, and surface parking for trucks and cars. Residential uses are not compatible with this building block. The subject site is entirely surrounded by industrial uses and zoning consistent with the Industrial Area Building Block.

Surrounding Land Uses:

	Zoning	Land Use
Site	IR	Vacant
North	IM, SUP No. 2078	Concrete or asphalt crushing
East	IR, IM	Industrial, warehouse
West	IR and SUP No. 2003	Concrete plant, undeveloped
South	IR, IM, SUP No. 2096	Metal salvage facility, industrial, outside storage

Land Use Compatibility:

The site is currently developed with two structures which the applicant proposes to use for a metal salvage facility and warehouse. The properties can be accessed on Ryan Road on the south and on Luna Road to the west. Staff could not find a CO for the current use of the property.

The surrounding uses are industrial, with a concrete or asphalt crushing plant to the north; industrial and warehouse to the east; metal salvage facility, industrial and outside storage to the south, industrial and outside storage to the south, and undeveloped and a concrete plant to the west.

The applicant had originally requested the approval of a PD so the property could be used for a metal salvage facility by right, a use allowed by SUP only in an Industrial Manufacturing District.

Staff recommended an IM Industrial Manufacturing District with an SUP for a metal salvage facility for a three-year period to the applicant. Uses that are not permitted in an IR District are allowed in an IM District by SUP or subject to residential adjacency review. Staff's opinion was that the applicant had not provided special circumstances that warranted the use by right in a PD. Due to the intensity of the use, staff suggested alternative rezoning and an SUP to provide periodic review of the use.

The property south of the proposed site obtained a zoning change from an IR District to an IM District with deed restrictions volunteered by the applicant and an SUP for a metal salvage facility.

At City Plan Commission on June 8, 2017, this case was held under advisement and staff was directed to re-advertise and re-notice for an Industrial Manufacturing District and a Specific Use Permit for a metal salvage facility use rather than the originally requested PD for IR Industrial Research uses and metal salvage facility use by right.

The following requirements established by Code for a metal salvage facility must be met:

1. This use must have a visual screen of at least nine feet in height which consists of a solid masonry, concrete, or corrugated sheet metal wall, or a chain link fence with metal strips through all links.

2. The owner of a metal salvage facility shall not stack objects higher than eight feet within 40 feet of the visual screen. The owner of a metal salvage facility may stack objects one foot higher than eight feet for each five feet of setback from the 40-foot point.

3. If an inoperable or wrecked motor vehicle remains outside on the premises for more than 24 hours, the premises is an outside salvage or reclamation use. However, a premise is not an outside salvage or reclamation use if the premise stores not more than four inoperable or wrecked motor vehicles each of which having a valid state registration, current safety inspection certificate, and documentary record of pending repairs or other disposition, and if the premise has a current certificate of occupancy for a motor vehicle related use.

4. A minimum distance of 500 feet is required between a metal salvage facility and an R, R(A), D, D(A), TH, TH(A), CH, MF, MF(A), MH, or MH(A) district.

The proposed SUP conditions are consistent with the requirements outlined in Chapter 51A. A revised site plan notes the required screening, as well.

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.

Development Standards:

District	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
Existing							
	Front	**Side/Rear**					
IR Industrial research	15’	30’ adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	200’ 15 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail
Proposed							
IM Industrial manufacturing	15’ 0’ on minor	30’ adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	110’ 8 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail

Parking:

Pursuant to the Dallas Development Code, off-street and loading required parking must be provided in accordance with Division 51A-4.200 for the specific off-street parking and loading requirements for each use. The Development Code allows parking for a metal salvage facility use to be established in the SUP, otherwise, a minimum of five parking spaces must be provided. The applicant is proposing 35 parking spaces as shown in the proposed site plan. The SUP conditions note the 35 parking spaces, but tie the use to the five required spaces.

Landscaping:

The applicant is not proposing any new construction on the site; therefore, the request does not trigger any landscaping.

List of Partners

Applicant:

Venture Metals

Michael Uhrick, CEO

Mark Chazanow, President

Preston Dargan, Vice President

Owner:

West Shield Partners, LLC

Michael Uhrick, CEO

Mark Chazanow, President

Preston Dargan, Vice President

Proposed SUP Conditions

1. USE: The only use authorized by this specific use permit is a metal salvage facility.

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 (three years).

Applicant's Proposal

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

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

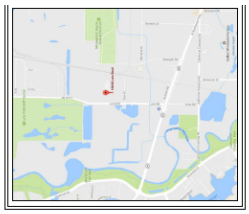
5. PARKING: A minimum of five off-street parking spaces are required.

6. SCREENING: A minimum 9-foot-high solid screening fence must be maintained along the boundary of the Property, as shown on the attached site plan.

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

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

Proposed Site Plan

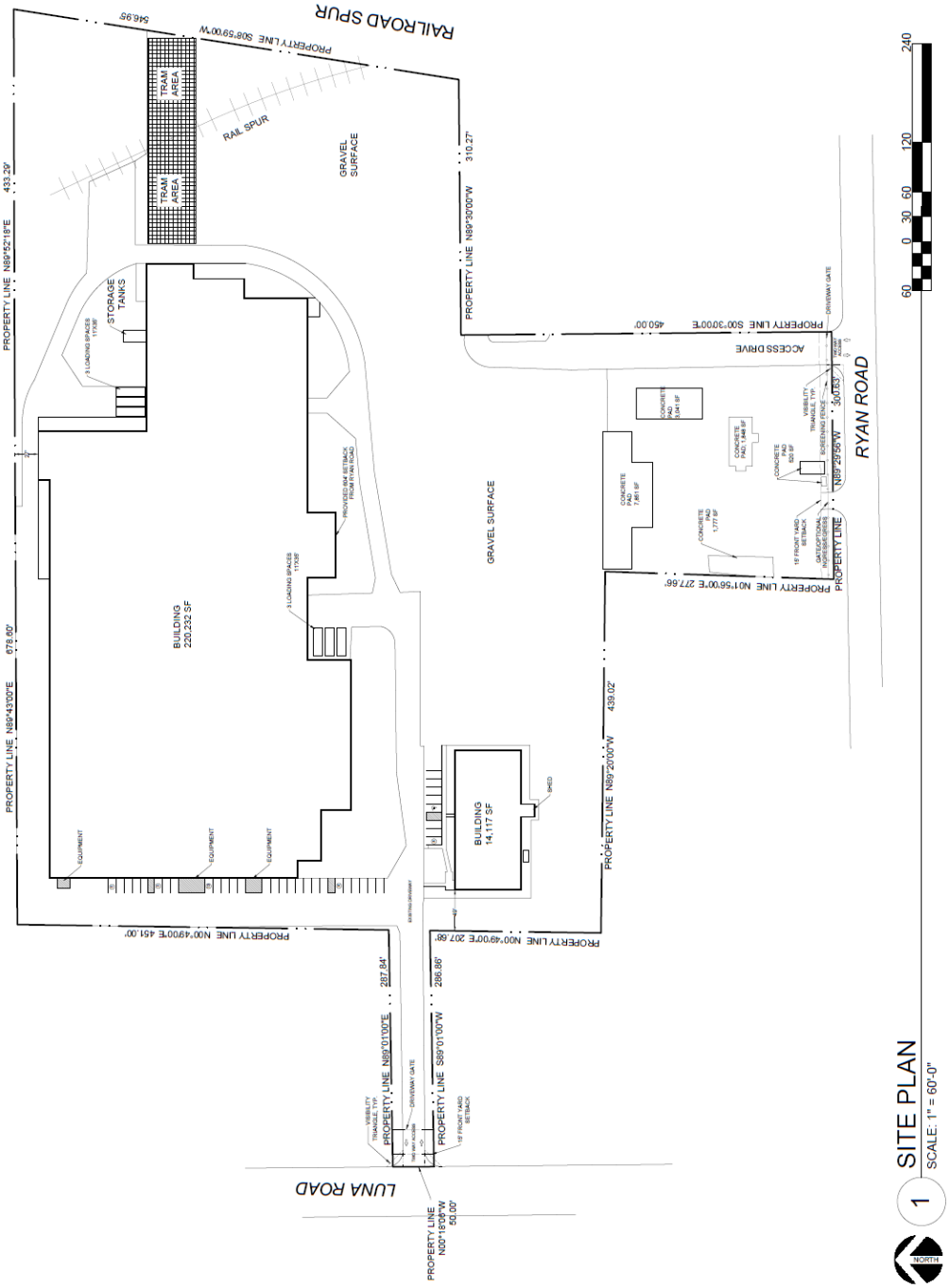


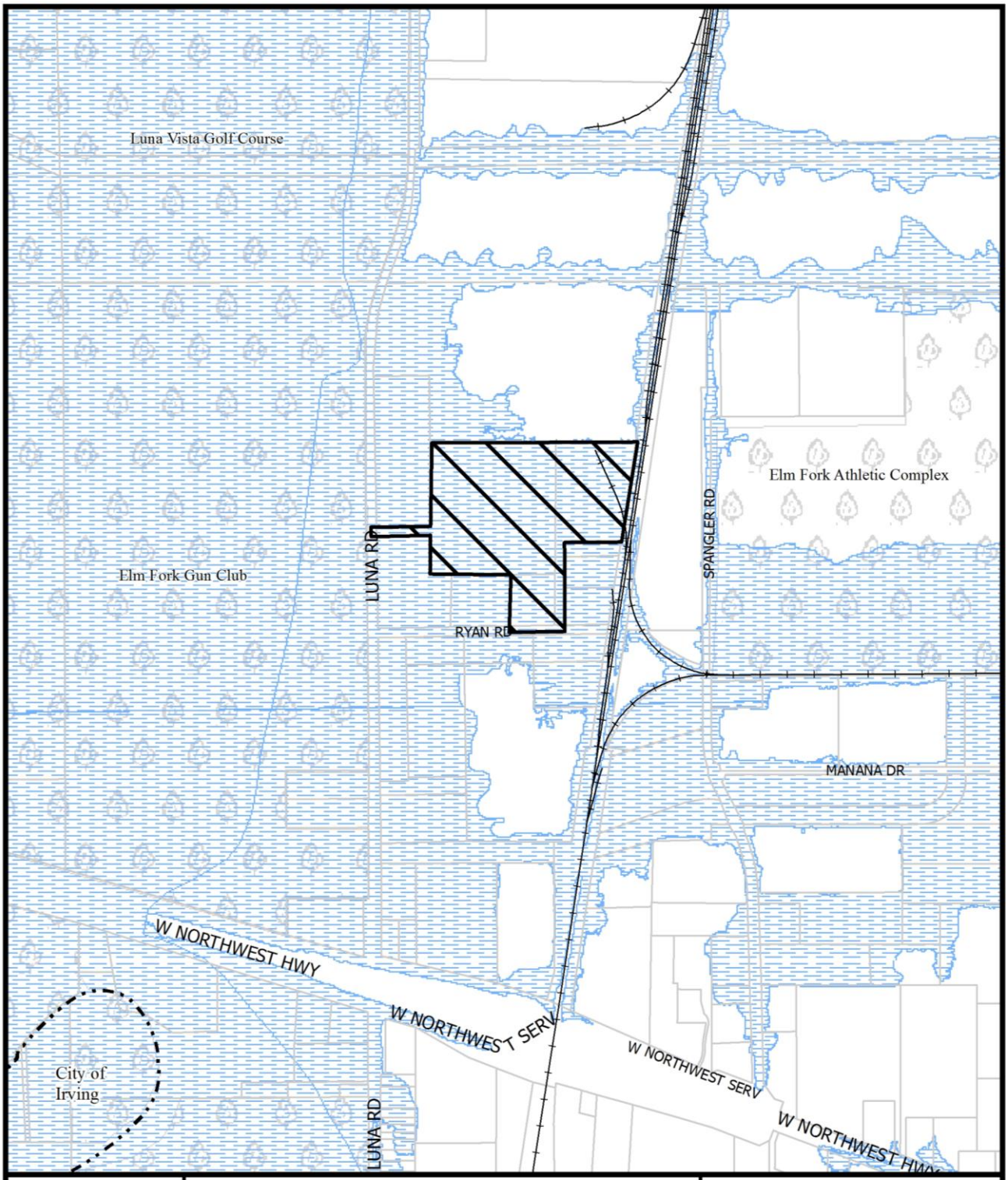
VICINITY MAP
NTS

SITE DATA TABLE
10848 LUNA ROAD
SUP FOR METAL SALVAGE FACILITY
IM INDUSTRIAL MANUFACTURING DISTRICT

TOTAL SITE AREA	18.407 AC	
LAND USE	METAL SALVAGE FACILITY	
TOTAL FLOOR AREA	234,349 SF	
YARD, LOT, SPACE		
	REQUIRED	PROVIDED
FRONT SETBACK	0 FT	604 FT FROM RYAN ROAD
SIDE SETBACK	0 FT	27 FT
SIDE SETBACK	0 FT	49 FT
REAR SETBACK	0 FT	0 FT
	MAX.	PROVIDED
FLOOR AREA RATIO	2:1	0.3:1
BUIDING HEIGHT	110 FT	50 FT
BUILDING STORIES	8	2
LOT COVERAGE	80%	30%
PARKING		
MINIMUM REQUIRED		5
PARKING PROVIDED		35

NOTE: OUTSIDE STORAGE AREAS AND OUTSIDE ACTIVITY AREAS MUST BE SCREENED IN ACCORDANCE WITH SEC. 51A-4.203(3). SUBJECT TO FLOODPLAIN APPROVAL. OUTSIDE STORAGE AREAS MUST COMPLY WITH THE HEIGHT RESTRICTIONS WITHIN 40 FT OF A REQUIRED SCREENING FENCE.





1:8,400

VICINITY MAP

Case no: Z167-248

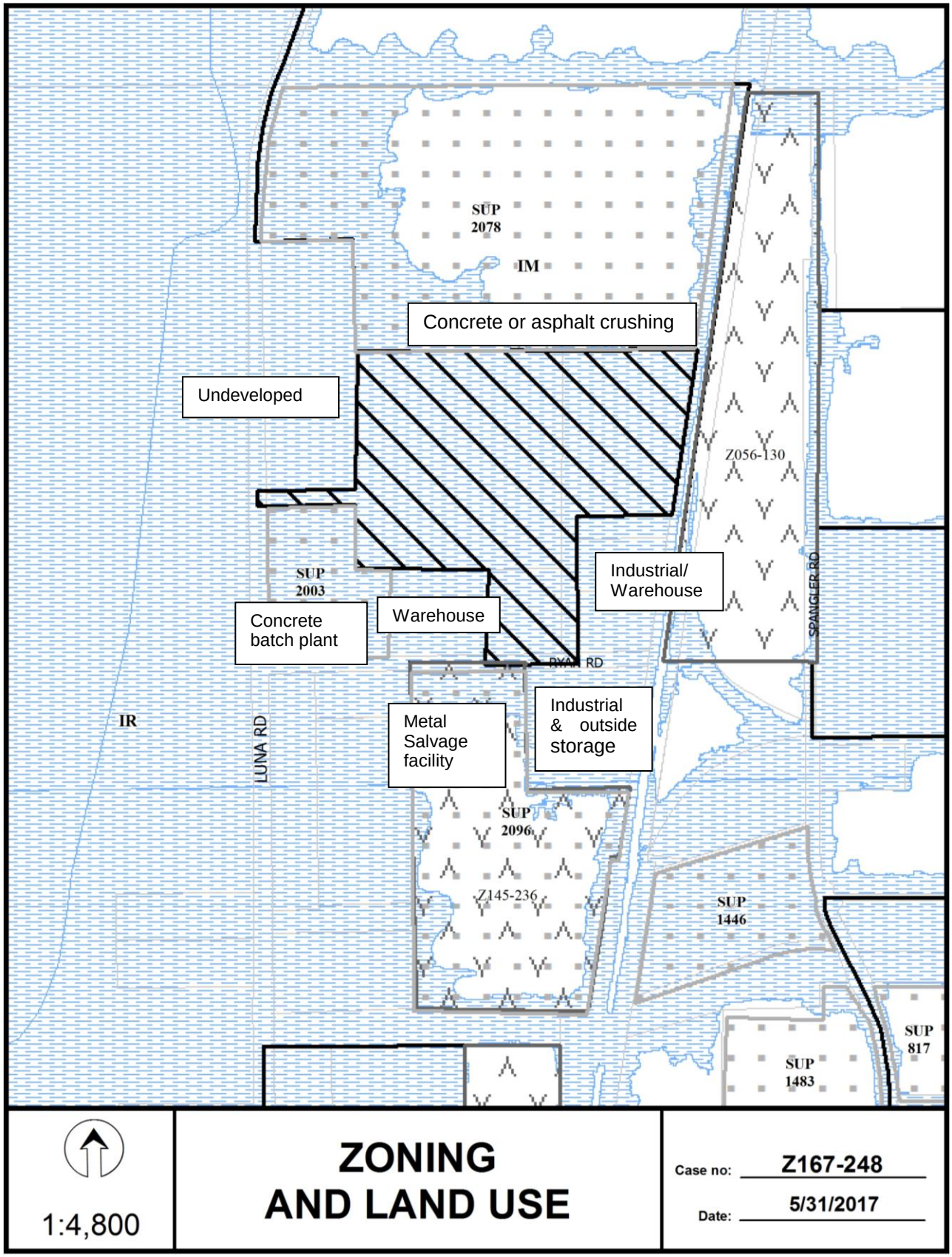
Date: 5/31/2017

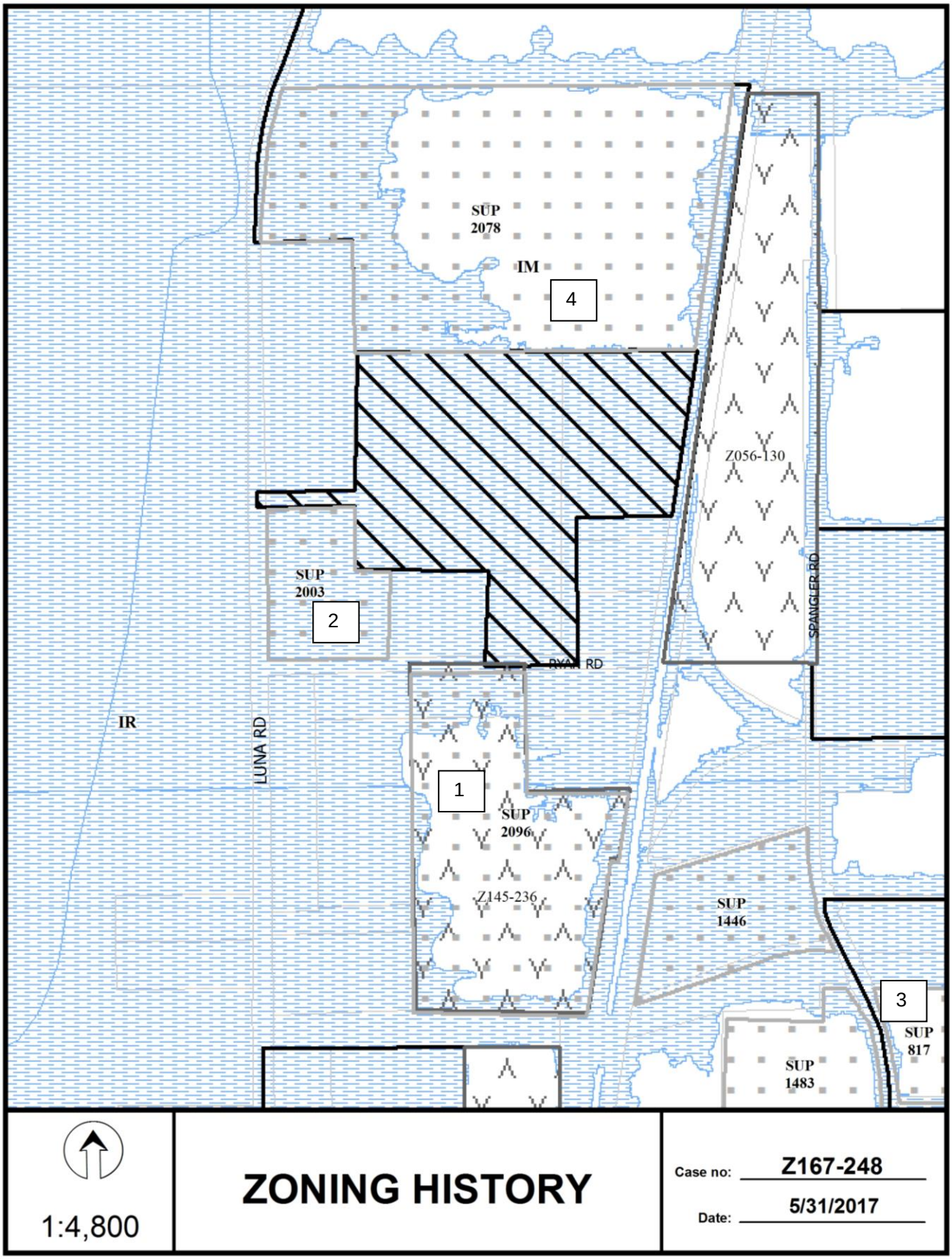
1:4,800

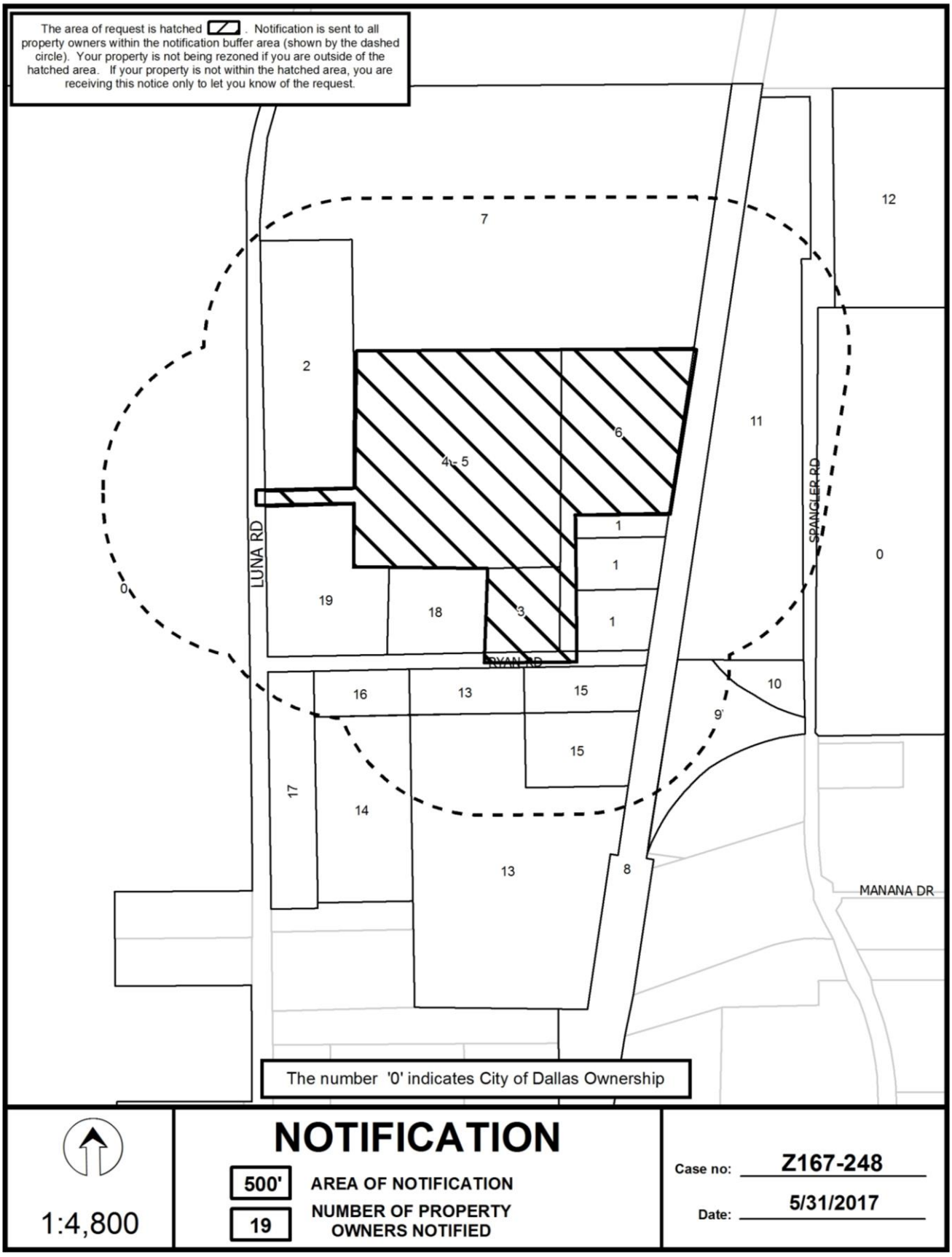
AERIAL MAP

Case no: Z167-248

Date: 5/31/2017


SUP 2078
IM
Concrete or asphalt crushing
Undeveloped
Z056-130
SUP 2003
Concrete batch plant
Warehouse
Industrial/ Warehouse
SPANGLER RD
RYAN RD
IR
LUNA RD
Metal Salvage facility
Industrial & outside storage
SUP 2096
Z145-236
SUP 1446
SUP 817
SUP 1483
1:4,800
ZONING AND LAND USE
Case no: Z167-248
Date: 5/31/2017


SUP
2078
IM
4
Z056-130
SPANGLER RD
SUP
2003
2
RYAN RD
IR
LUNA RD
1
SUP
2096
Z145-236
SUP
1446
3
SUP
817
SUP
1483
1:4,800
ZONING HISTORY
Case no: Z167-248
Date: 5/31/2017


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.
LUNA RD
SPANGLER RD
RYAN RD
MANANA DR
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
19
NUMBER OF PROPERTY OWNERS NOTIFIED
1:4,800
Case no: Z167-248
Date: 5/31/2017

04/06/2017

Notification List of Property Owners

Z167-248

19 Property Owners Notified

Label #	*Address*		*Owner*
1	1891	RYAN RD	DALLAS TUBE LLC
2	10850	LUNA RD	LUNA VANOD B TRUST PART M
3	1865	RYAN RD	ONEAL METALS LP
4	10848	LUNA RD	ONEAL METALS LP
5	10848	LUNA RD	ONEAL STEEL BLDGS CO
6	1885	RYAN RD	ONEAL METALS LP
7	10850	LUNA RD	TCI LUNA VENTURES LLC
8	2300	AL LIPSCOMB WAY	BNSF RAILWAY
9	10737	SPANGLER RD	ANANI LLC
10	10737	SPANGLER RD	RODRIGUEZ MARIO ALBERTO
11	10801	SPANGLER RD	TX COOLEY SUB III LLC
12	10940	SPANGLER RD	TRICYCLE LANE LLC
13	1860	RYAN RD	RYAN STREET DEVELOPERS LLC
14	1840	RYAN RD	RUCKER HUGH W &
15	1880	RYAN RD	ARCADIAN PROPERTIES &
16	1840	RYAN RD	JCR TEAM LLC
17	10750	LUNA RD	RUCKER HUGH W ET AL
18	1839	RYAN RD	NILCO ENTERPRISES INC
19	10808	LUNA RD	SHMAISANI ISSAM AL

CITY PLAN COMMISSION **THURSDAY, JULY 20, 2017**

Planner: Olga Torres-Holyoak

FILE NUMBER: Z156-344(OTH) **DATE FILED:** August 23, 2016

LOCATION: West of Lancaster Road, north of Interstate I-20, and on both sides of Wheatland Road.

COUNCIL DISTRICT: 8 **MAPSCO:** 65-Y; Z & 74-C; D

SIZE OF REQUEST: Approx. 274.8 acres **CENSUS TRACT:** 113 & 167.01

APPLICANT: Centurion American

OWNER: CADG Property Holdings I, LLC

REPRESENTATIVE: BGE Kerry, Gilbert & Associates; Brett Mann

REQUEST: An application for (1) a TH-2(A) Townhouse District on property zoned Planned Development District No. 624 and an R-7.5(A) Single Family District; (2) an MF-2(A) Multifamily District on property zoned Planned Development District No. 624; (3) a CR Community Retail District on property zoned Planned Development District No. 624 and an R-7.5(A) Single Family District; (4) an MF-3(A) Multifamily District on property zoned Planned Development District No. 624, an R-7.5(A) Single Family District, and a CR Community Retail District; (5) a CR Community Retail District on property zoned an NS(A) Neighborhood Service District; (6) an MF-3(A) Multifamily District on property zoned an R-7.5(A) Single Family District; (7) an MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District and a TH-2(A) Townhouse District; (8) an MU-2 Mixed Use District on property zoned an R-7.5(A) Single Family District; (9) a UC-2 Urban Corridor District on property zoned an R-7.5(A) Single Family District, an MF-2(A) Multifamily District, and an LO-1 Limited Office District; (10) a CR Community Retail District on property zoned an LO-1 Limited Office District; (11) a CR Community Retail District on property zoned an R-7.5(A) Single Family District, a TH-2(A) Townhouse District, and an MF-2(A) Multifamily District; (12) a CR Community Retail District on property zoned an R-7.5(A) Single Family District and an MF-2(A) Multifamily District; (13) an MU-2 Mixed Use District on property zoned an MF-2(A) Multifamily District and an LO-1 Limited Office District; (14) an MU-2 Mixed Use District on property zoned an R-7.5(A) Single Family District; (15) a CR Community Retail District on property zoned an NS(A) Neighborhood Service District; (16) a revised conceptual plan for the remainder of Planned Development District No. 624; and (17) termination of deed restrictions

SUMMARY: The applicant is requesting the zoning change in order to accommodate a variety of uses that include commercial, office, retail, hotel, restaurant, entertainment uses, and medium density residential uses that will include apartments and townhomes.

STAFF RECOMMENDATION: **Approval**, subject to a revised conceptual plan for the remainder of Planned Development District No. 624.

BACKGROUND:

- The request site is strategically located to the east of the UNT campus. The applicant wishes to develop the land with uses compatible to the university area and to provide a variety of uses where people can live, work and play.

- The existing deed restrictions were established on April 11, 1986. In general, the deed restrictions establish conditions related to uses, height, density, FAR and setbacks. The original deed restrictions document is included in this report.

- On June 8, 2017, City Plan Commission recommended approval of the zoning request. Subsequent to the hearing, staff discovered several small parcels that were not identified in the request and would not be changed if the application proceeded to City Council.

- On June 22, 2017, CPC reconsidered the application and instructed staff to re-advertise for the July 20, 2017, hearing.

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

1. Z134-354 On April 22, 2015, the City Council approved a Specific Use Permit for a child-care facility on property zoned an R-7.5(A) Single Family District located on the east side of South Lancaster Road, north of Alamain Drive.

2. BDA112-111 On November 13, 2012, the Board of Adjustment approved the enlargement of a nonconforming "commercial motor vehicle parking" use, subject to a site plan.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
S. Lancaster Road	Principal Arterial	107 feet
I-20 LBJ Freeway	Freeway	Variable

STAFF ANALYSIS:

Comprehensive Plan:

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

The proposed rezoning supports the goals and policies established in the *forwardDallas! Comprehensive Plan.*

Land Use Element

GOAL 1.1 Align Land Use Strategies with Economic Development Priorities

Policy 1.1.2 Focus on Southern Sector development opportunities.

Policy 1.1.4 Capitalize on transit oriented development opportunities.

GOAL 1.3 Provide Equitable Opportunities for Dallas Residents

Policy 1.3.1 Create housing opportunities throughout Dallas.

GOAL 1.4 Coordinate Planning Activities to Balance Transportation, Land Use, Infrastructure and the Environment

Policy 1.4.1 Coordinate development and planning activities.

Economic Element

GOAL 2.1 Promote Balanced Growth

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

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

GOAL 2.2 Engage in Strategic Economic Development

Policy 2.2.2 Maximize development opportunities around DART stations.

Policy 2.2.3 Attract desired development to the UNT campus area.

Transportation Element

GOAL 4.2 Promote a Variety of Transportation Options

Policy 4.2.1 Support expansion of Dallas' public transit system.

Policy 4.2.2 Promote a network of on-street and off street walking and biking paths.

Urban Design

GOAL 5.1 Promote a sense of place, safety and walkability

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

Neighborhood Plus
The UNT-Dallas Area Plan:

The request site lies within the UNT-Dallas Area Plan near the I-20 Corridor within a ten-minute drive from downtown Dallas. The UNT-Dallas Area Plan was adopted on June 2009. The plan includes the area generally bounded by IH-35, IH-20, Ledbetter Road and Lancaster Road. The comprehensive plan identified the UNT-Dallas area as important to shape development in Dallas' southern sector.

While the applicant is requesting different zoning districts than those established by the plan, the applicant's goal is to provide an environment that is consistent with the plan. The plan points out the key opportunities in the area to move forward the progress of the plan. These are the university campus, the DART light rail service, the strategic location of the area, the undeveloped land with unique characteristics and natural features, and the well-established existing neighborhoods. The area presently has DART light rail service in at Camp Wisdom DART Station and the UNT DART Station.

The plan also lists a number of challenges that make it more difficult to make it a reality, such as infrastructure and zoning. The plan proposes that the area be developed with Urban Neighborhood Use, Urban Mixed-Use, and trails and creeks.

Urban Neighborhood Use areas are defined in the UNT-Area Plan as development that offers a variety of housing options within easy access to work, shopping, and recreation opportunities. Urban Mixed-Use areas encourage a rich mix of working, shopping, entertainment and living within easy walking, biking and transit access.

The plan does not specifically use the existing zoning districts provided in the Code. The applicant is proposing to rezone the northern portion of the request site, currently PD No. 624, to a TH-2(A), MF-2(A), MF-3(A) and CR Districts which will allow the applicant to provide those type of uses listed in the Urban Neighborhood uses. These

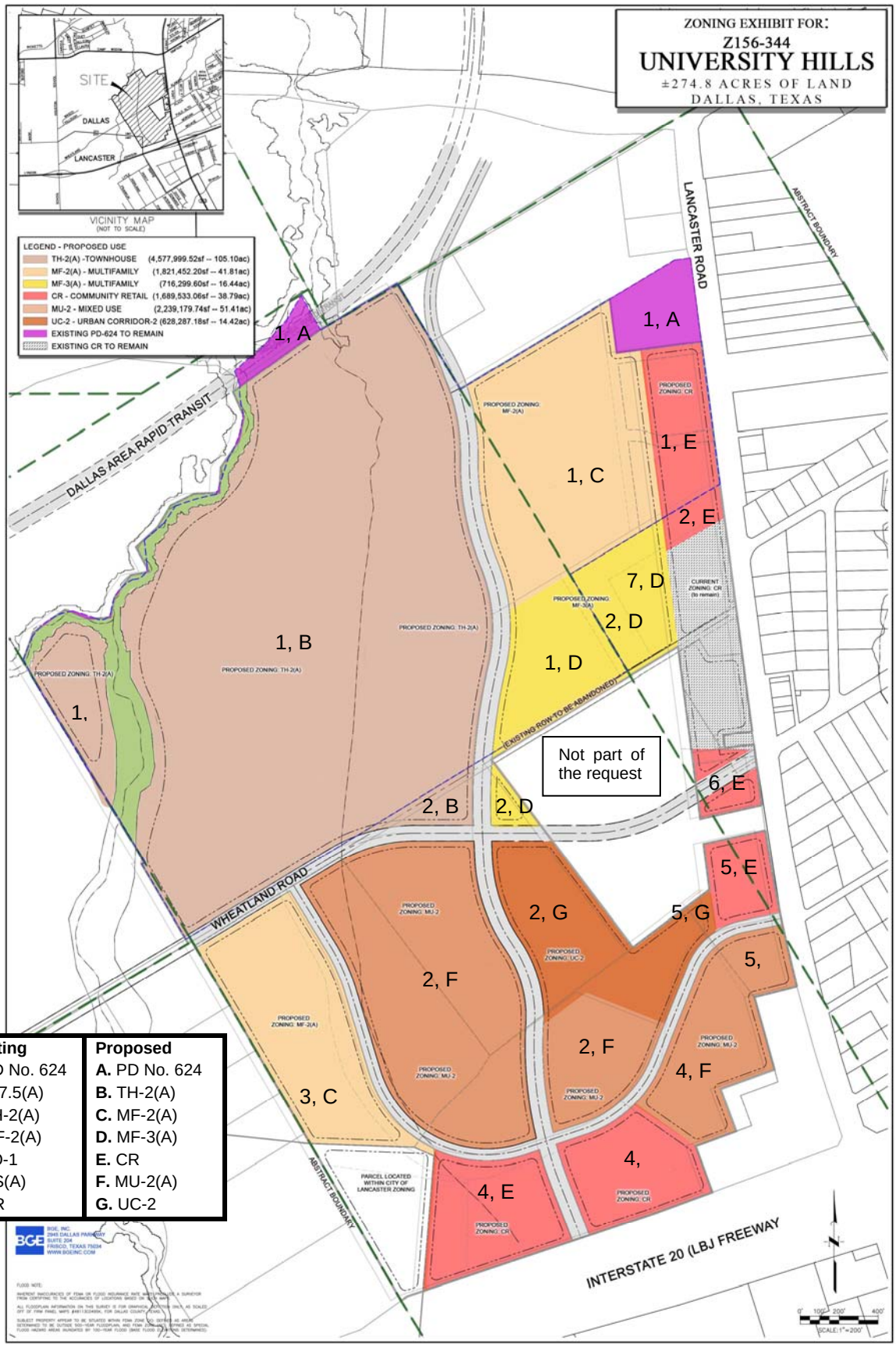
zoning districts will allow for residential variety such as single family and multifamily dwelling units.

The applicant is proposing to rezone the portion of land south of Wheatland Road from a TH-2(A) with deed restrictions to an MF-2(A) District; the R-7.5(A) located on the center of the area south of Wheatland Road to an MF-2(A), an MU-2, a UC-2, a UC-3, a TH-2(A), and an MF-3(A), these zoning districts will allow the applicant to provide a variety of uses and opportunity to develop the property to accommodate work, shopping and entertainment while encouraging design standards that invite residents to walk or bike to work or school as well as being able to use the DART Light Rail services (existing and future).

The southern (along Highway I-20) and eastern portion (along Lancaster Road) of the request site is zoned an MF-2(A) with deed restrictions. The applicant is proposing a CR district. The proposed district will allow the applicant to provide retail uses not only to the UNT campus but also to the region due to the location of the property and accessibility to and from the existing thoroughfares.

The area plan also discusses the strategic opportunities that the UNT campus provides with three DART rail stations proposed and existing. The property is within close proximity to the proposed DART rail stations. The DART rail lines divide the property currently zoned PD No. 624 which would be rezoned to a TH-2(A), MF-2(A), MF-3(A) and CR Districts. These districts will allow the applicant to provide a transit-oriented type development.

The following map provides the existing and proposed zoning districts for the area of request.


ZONING EXHIBIT FOR:
Z156-344
UNIVERSITY HILLS
±274.8 ACRES OF LAND
DALLAS, TEXAS
SITE
DALLAS
LANCASTER
VICINITY MAP
(NOT TO SCALE)
LEGEND - PROPOSED USE
TH-2(A) -TOWNHOUSE (4,577,999.52sf -- 105.10ac)
MF-2(A) - MULTIFAMILY (1,821,452.20sf -- 41.81ac)
MF-3(A) - MULTIFAMILY (716,299.60sf -- 16.44ac)
CR - COMMUNITY RETAIL (1,689,533.06sf -- 38.79ac)
MU-2 - MIXED USE (2,239,179.74sf -- 51.41ac)
UC-2 - URBAN CORRIDOR-2 (628,287.18sf -- 14.42ac)
EXISTING PD-624 TO REMAIN
EXISTING CR TO REMAIN
LANCASTER ROAD
ABSTRACT BOUNDARY
DALLAS AREA RAPID TRANSIT
WHEATLAND ROAD
(EXISTING ROW TO BE ABANDONED)
Not part of the request
PARCEL LOCATED WITHIN CITY OF LANCASTER ZONING
INTERSTATE 20 (LBJ FREEWAY
1, A
1, B
1, C
1, D
1, E
2, B
2, D
2, E
2, F
2, G
3, C
4, E
4, F
5, E
5, G
6, E
7, D
Existing
1. PD No. 624
2. R-7.5(A)
3. TH-2(A)
4. MF-2(A)
5. LO-1
6. NS(A)
7. CR
Proposed
A. PD No. 624
B. TH-2(A)
C. MF-2(A)
D. MF-3(A)
E. CR
F. MU-2(A)
G. UC-2

Surrounding Land Uses:

	Zoning	Land Use
Site	PD 624, TH-2(A) with deed restrictions, R-7.5(A), NS(A) with deed restrictions, LO-1 with deed restrictions, and MF-2(A) with deed restrictions	Undeveloped
North	CR, PD 625, R-5(A) & PD No, 624	Undeveloped, single family
East	CR and R-7.5(A)	Church, scattered single family, retail & industrial
South	IR & R-7.5(A)	Warehousing, retail & industrial
West	R-7.5(A)	Undeveloped, City of Lancaster

Land Use Compatibility:

The request site is currently undeveloped and zoned a variety of districts. The applicant is proposing to develop the property within the framework of several zoning districts in order to provide a variety of compatible uses.

The area of request is surrounded undeveloped land and single family to the north; church, scattered residential, retail and industrial uses to the east; warehousing, retail and industrial to the south; undeveloped land and the City of Lancaster to the west.

According to the applicant's land use statement, the intent of the proposal is to accommodate a range of compatible land uses on the properties. To accomplish this, the applicant is requesting different zoning districts that will allow for a mix of uses in the overall development consisting of commercial, retail, hotel, office, restaurants, medium density residential development, entertainment and service uses.

For the residential districts requested, the applicant estimates to develop approximately 1,500 to 1,600 residential units with an average density of 12.6 dwelling units per acre. The residential component will be as permitted by the district. The applicant's vision for the residential components is to have a design with architectural style that is compatible and complimentary to the other buildings within the development, with an emphasis on pedestrian access and connectivity across the site. With the straight zoning request, there are no provisions requiring specific architectural styles or connectivity.

The mix of zoning districts within the project is intended to create a “live-work-play” opportunity for the residents of the development. The pedestrian-oriented nature of the proposed development will provide access to commercial and entertainment venues as well as destination to retail and restaurants.

Parking:

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

Landscaping:

The proposed development must comply with Article X requirements.

EXISTING AND PROPOSED ZONING DISTRICTS

DISTRICT	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
PD No. 624							MF-2(A) & CR
R-7.5(A) Single Family	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%		Single family
MF-2(A) Multifamily	15'	15'	Min lot 1,000 sq. ft. 800 sq ft – E 1,000 sq. ft – 1 BR 1,200 sq ft – 2 BR +150 sq ft each add BR	36'	60%	Proximity Slope	Multifamily, duplex, single family
TH-2(A) Townhouse	0'	0'	9 Dwelling Units/ Acre	36'	60%	Min. Lot: 2,000 sq. ft	Single family
LO-1 Limited office	15'	20' adjacent to residential OTHER: No Min.	1.0 FAR	70' 5 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office – limited retail & personal service uses
NS(A) Neighborhood service	15'	20' adjacent to residential OTHER: No Min.	0.5 FAR	30' 2 stories	40%		Retail & personal service, office
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
Proposed							
TH-2(A) Townhouse	0'	0'	9 Dwelling Units/ Acre	36'	60%	Min. Lot: 2,000 sq. ft	Single family
MF-2(A) Multifamily	15'	15'	Min lot 1,000 sq. ft. 800 sq ft – E 1,000 sq. ft – 1 BR 1,200 sq ft – 2 BR +150 sq ft each add BR	36'	60%	Proximity Slope	Multifamily, duplex, single family
MF-3(A) Multifamily	15'	10' Urban Form	Min lot 6,000 sq. ft. 450 sq ft – E 500 sq. ft – 1 BR 550 sq ft – 2 BR +50 sq ft each add BR	90'	60%	Proximity Slope U-form setback Tower spacing	Multifamily
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
MU-2 Mixed use-2	15'	20' adjacent to residential OTHER: No Min.	1.6 FAR base 2.0 FAR maximum + bonus for residential	135' 10 stories 180' 14 stories with retail	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential
UC-2 Urban Corridor-2	0' Urban form	O' adjacent to CA, MU or UC; 10' adjacent to R, TH, D or CH; 5' all others	35 DU/acre 0.85 FAR base 3.6 maximum	40' – 80' w/parking bonus	80%	3 story min. 6 story max. Proximity Slope U-form setback	Office, retail & personal service, multi-family

Partners & Principles

Mehrdad Moayedi	President of Centurion American Property Holdings, LLC (dba CADG Property Holdings I, LLC)

EXISTING DEED RESTRICTIONS

Z845-250

That the undersigned Lancaster 635/Joint Venture, does hereby impress the property described in Exhibit "A" with the following Deed Restrictions applicable to those specific tracts more particularly described in Exhibit "A". For purposes of these restrictions, the terms "floor area ratio", "density" and "height" shall be interpreted as defined by the Dallas Development Code, as amended.

TRACT IA

a. The only uses permitted in Tract IA are those uses permitted in an MF-2 District as set forth in the

b. The maximum permitted height for any structure is 36 feet.

c. The maximum permitted density is 22 units per acre.

d. The required front yard, as defined in the Code is 75 feet.

e. The setback line from the north right of way line of LBJ Freeway (Interstate Highway 635) is 75 feet.

TRACT IB

a. The only uses permitted in Tract IB are those uses permitted in a TH-2 District as set forth in the Code.

b. The Maximum permitted height for any structure is 36 feet.

c. The maximum permitted density is nine units per acre.

TRACT II & III

a. The only uses permitted in Tracts II & III are those uses permitted in an R-7.5 District as set forth in the Code.

TRACT IV & V

a. The only uses permitted in Tract IV & V are those uses permitted in LO District as set forth in the Code.

b. The maximum permitted height for any structure is 30 feet.

c. The maximum permitted FAR as defined in the Code is .4:1.

TRACT VI & VII

a. The only uses permitted in Tracts VI & VII are those uses permitted in the NS District as set forth in the Code.

b. The maximum permitted height for any structure is 24 feet.

c. The maximum permitted FAR as defined in the Code is .4:1.

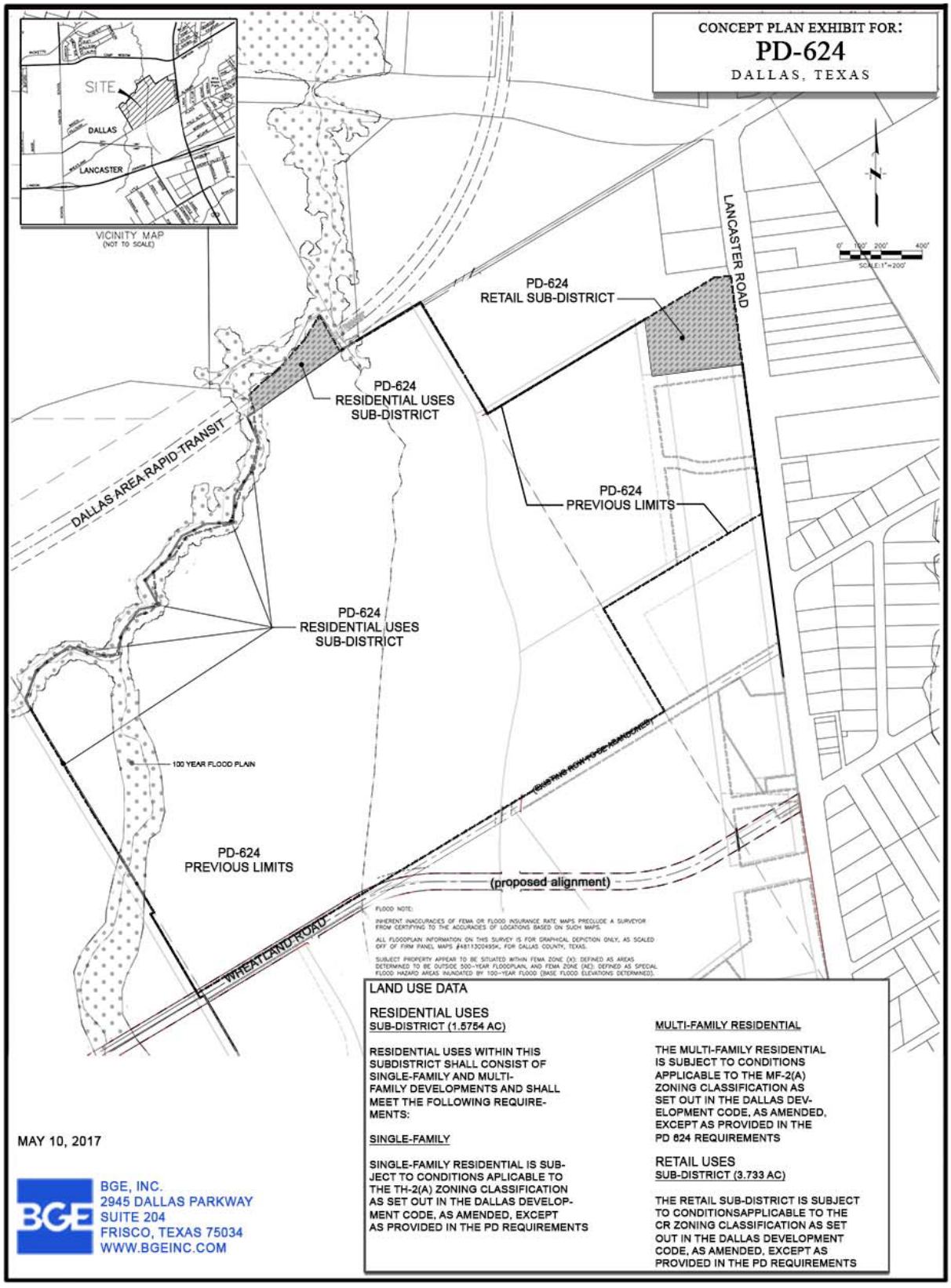
TRACT VIII & IX

a. The only uses permitted in Tracts VIII & IX are those uses permitted in a GR District as set forth in the Code.

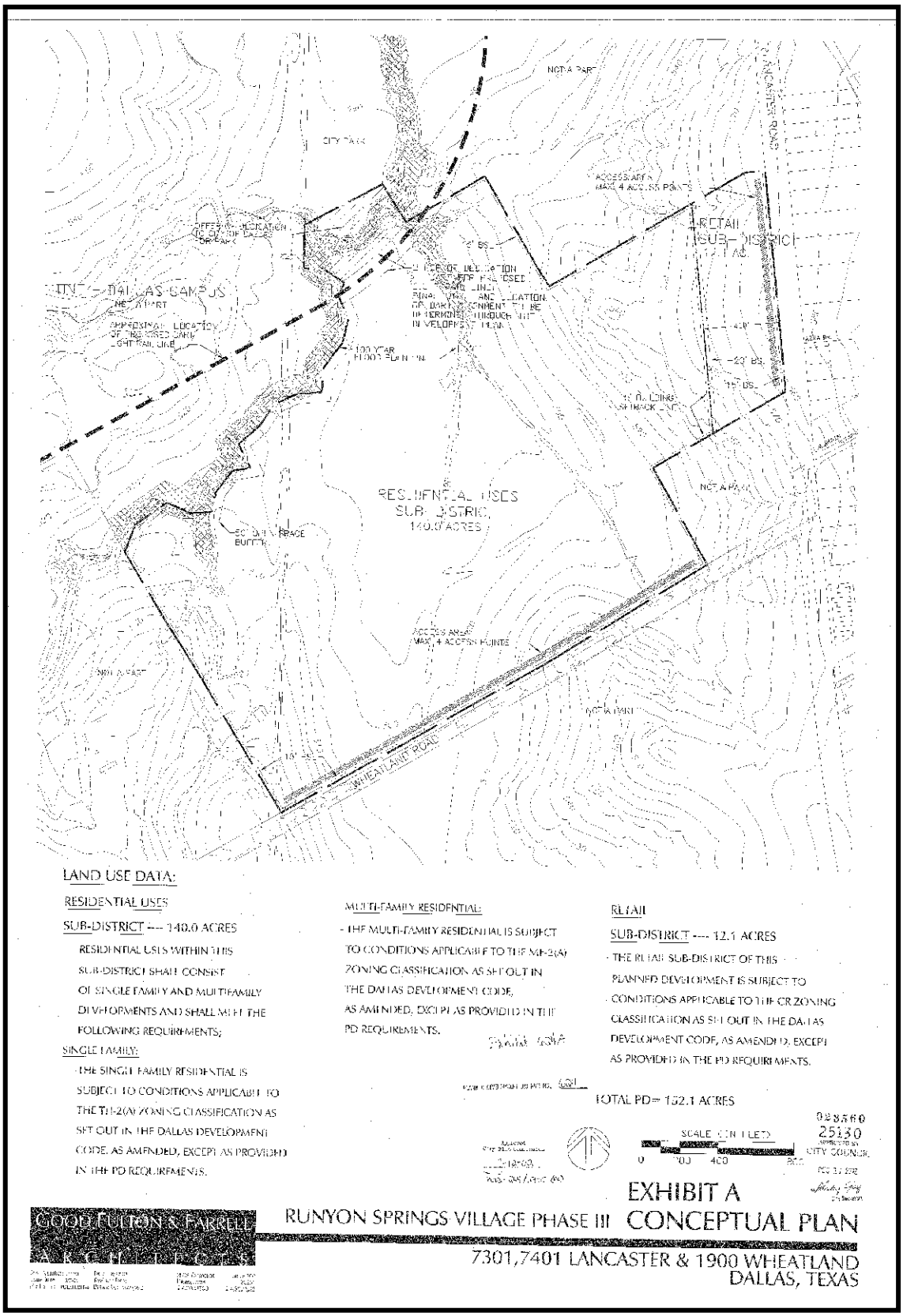
b. The maximum permitted height for any structure is 24 feet.

c. The maximum permitted FAR is .4:1 as defined by the Code, as amended.

PROPOSED CONCEPTUAL PLAN PD NO. 624



EXISTING CONCEPTUAL PLAN PLANNED DEVELOPMENT DISTRICT No. 624



LAND USE DATA:

RESIDENTIAL USES

SUB-DISTRICT --- 140.0 ACRES

RESIDENTIAL USES WITHIN THIS SUB-DISTRICT SHALL CONSIST OF SINGLE FAMILY AND MULTIFAMILY DEVELOPMENTS AND SHALL MEET THE FOLLOWING REQUIREMENTS;

SINGLE FAMILY:

- THE SINGLE FAMILY RESIDENTIAL IS SUBJECT TO CONDITIONS APPLICABLE TO THE TH-2(A) ZONING CLASSIFICATION AS SET OUT IN THE DALLAS DEVELOPMENT CODE, AS AMENDED, EXCEPT AS PROVIDED IN THE PD REQUIREMENTS.

MULTI-FAMILY RESIDENTIAL:

- THE MULTI-FAMILY RESIDENTIAL IS SUBJECT TO CONDITIONS APPLICABLE TO THE MF-2(A) ZONING CLASSIFICATION AS SET OUT IN THE DALLAS DEVELOPMENT CODE, AS AMENDED, EXCEPT AS PROVIDED IN THE PD REQUIREMENTS.

RETAIL

SUB-DISTRICT --- 12.1 ACRES

- THE RETAIL SUB-DISTRICT OF THIS PLANNED DEVELOPMENT IS SUBJECT TO CONDITIONS APPLICABLE TO THE CR ZONING CLASSIFICATION AS SET OUT IN THE DALLAS DEVELOPMENT CODE, AS AMENDED, EXCEPT AS PROVIDED IN THE PD REQUIREMENTS.

TOTAL PD= 152.1 ACRES

SCALE: 1" = 200'

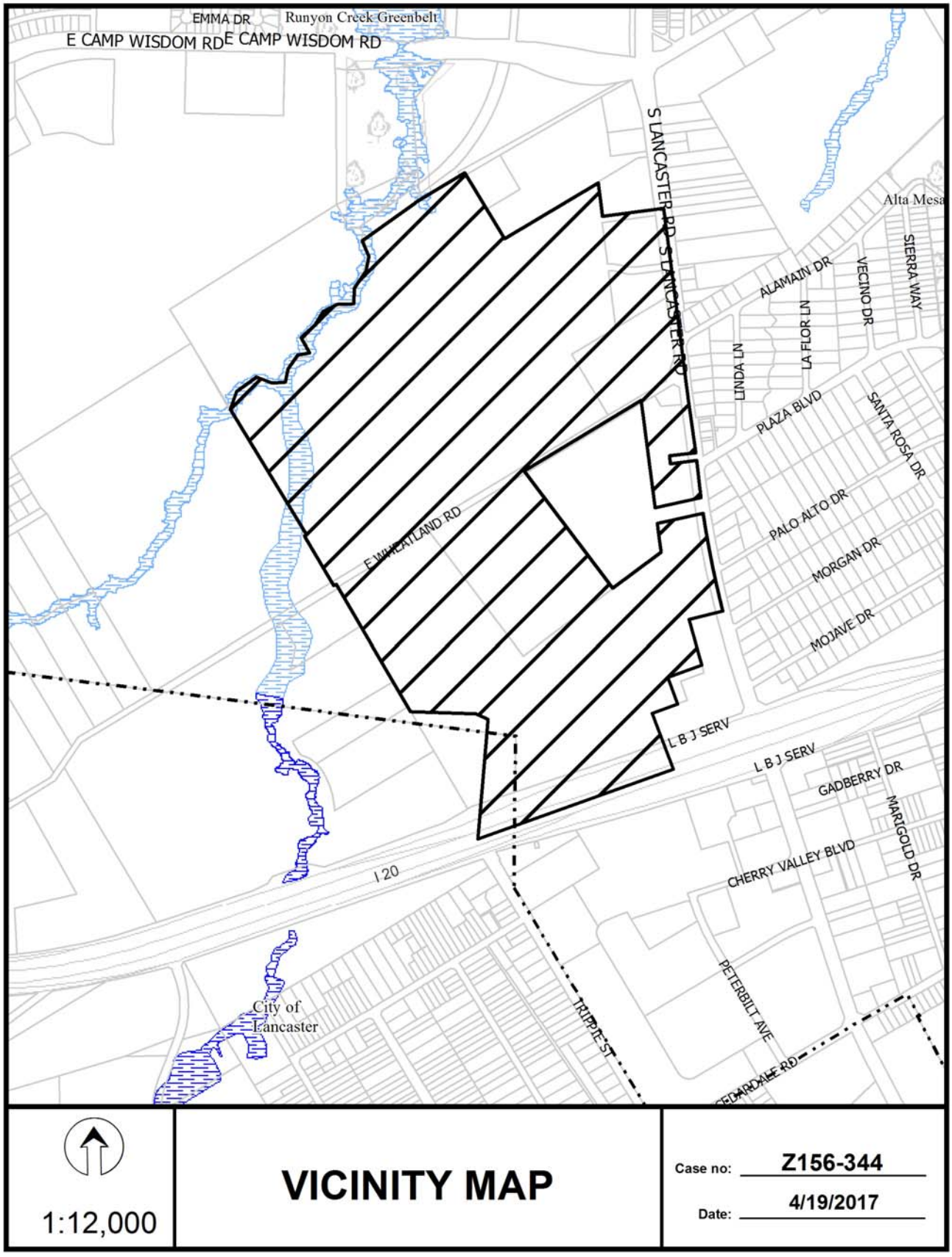
0 100 200 400

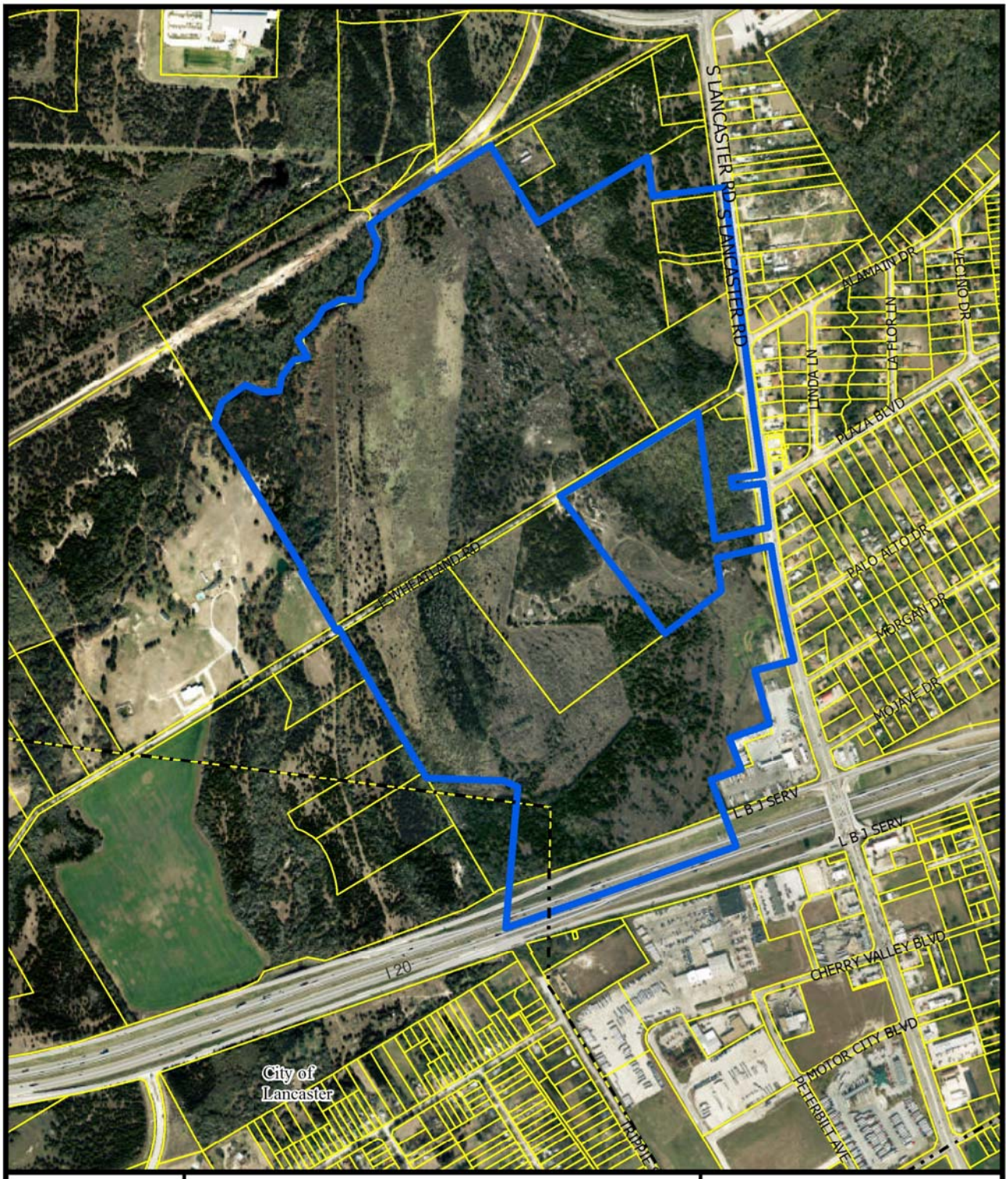
EXHIBIT A

RUNYON SPRINGS VILLAGE PHASE III CONCEPTUAL PLAN

7301,7401 LANCASTER & 1900 WHEATLAND
DALLAS, TEXAS

GOOD FULTON & FARRELL
ARCHITECTS


EMMA DR
Runyon Creek Greenbelt
E CAMP WISDOM RD
E CAMP WISDOM RD
S LANCASTER RD
S LANCASTER RD
Alta Mesa
ALAMAIN DR
VECINO DR
SIERRA WAY
LINDA LN
LA FLOR LN
PLAZA BLVD
SANTA ROSA DR
PALO ALTO DR
MORGAN DR
MOJAVE DR
E WHEATLAND RD
L B J SERV
L B J SERV
GADBERRY DR
MARIGOLD DR
CHERRY VALLEY BLVD
I 20
City of Lancaster
TRIPPE ST
PETERBILT AVE
CEDARDALE RD
1:12,000
VICINITY MAP
Case no: Z156-344
Date: 4/19/2017

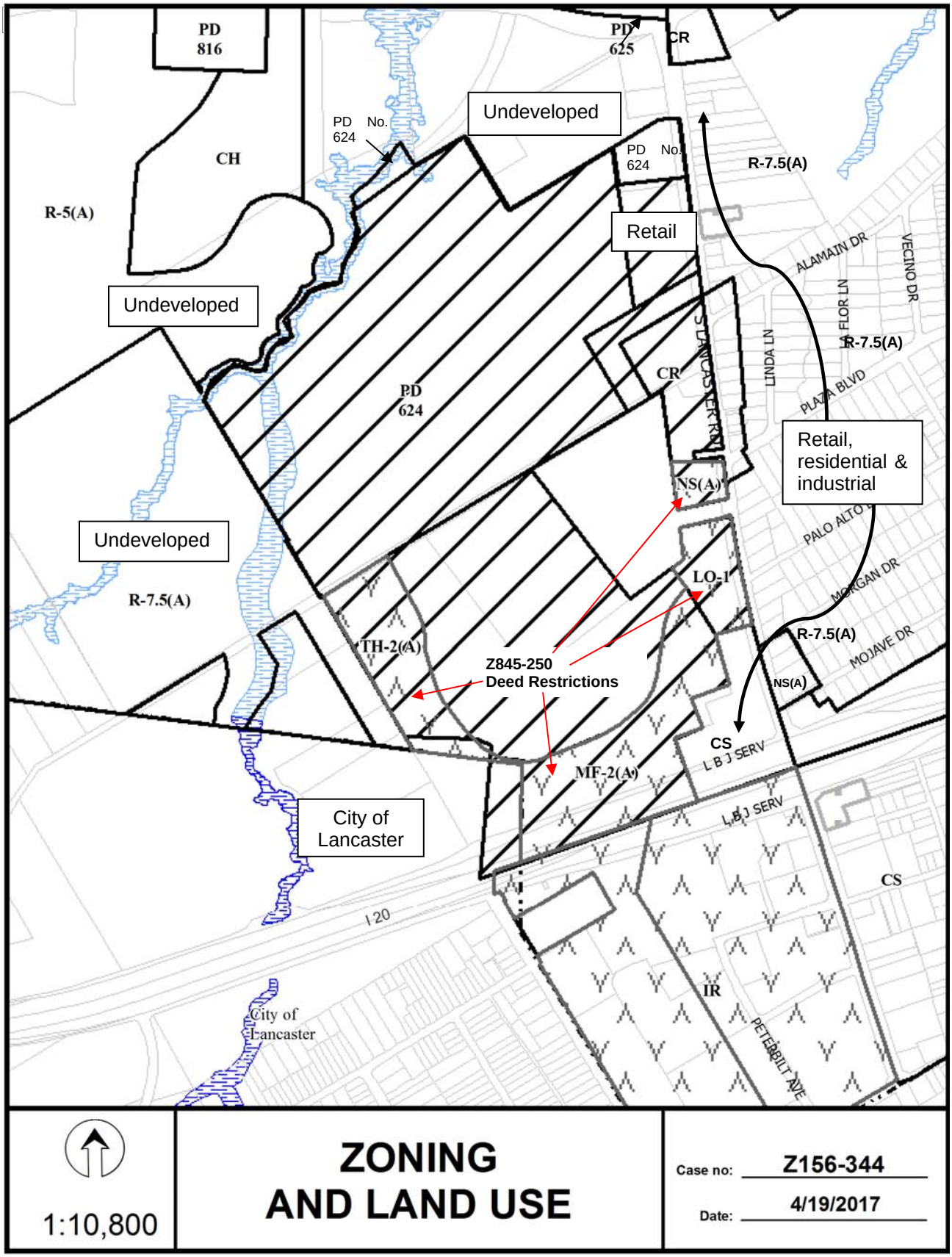


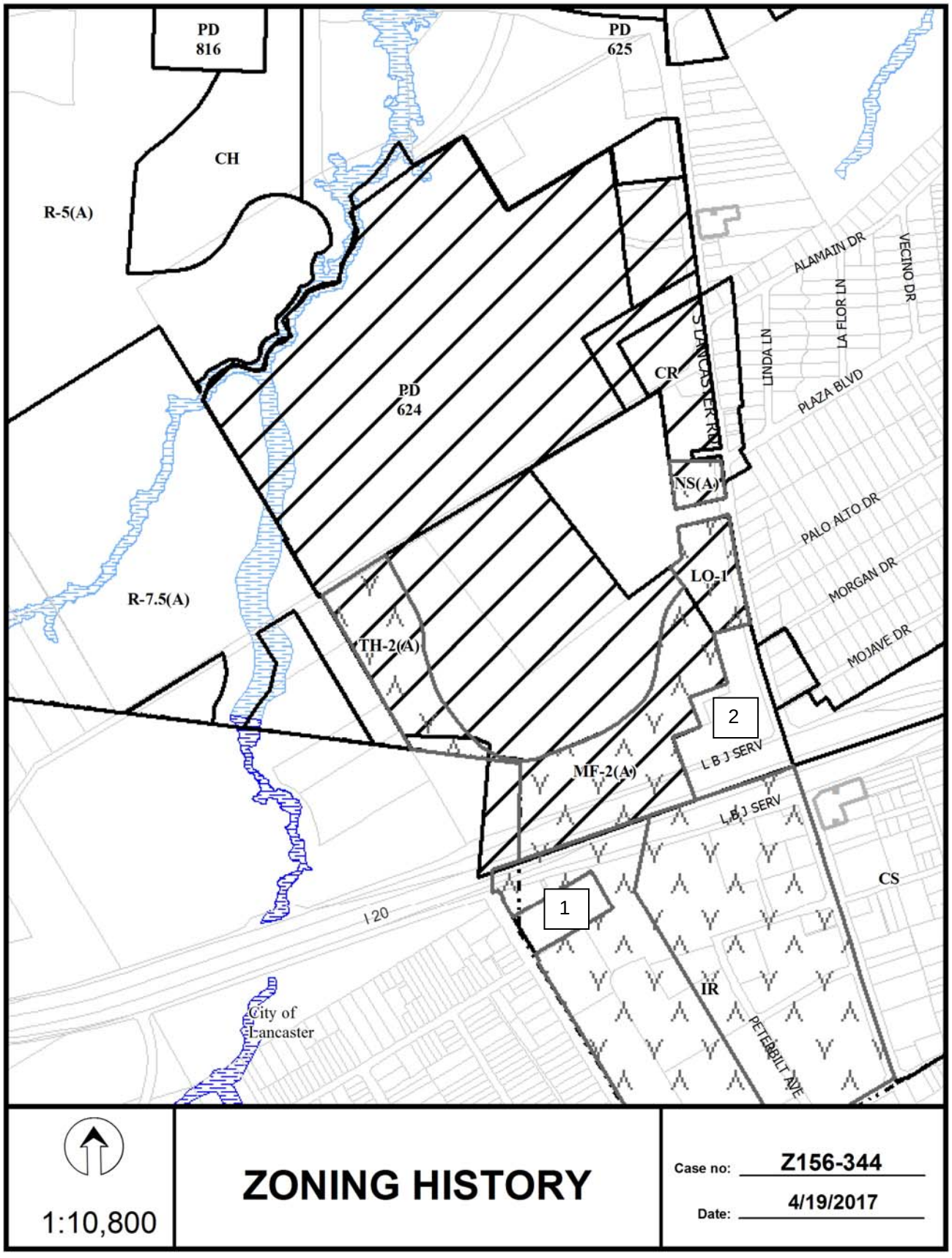
1:10,800

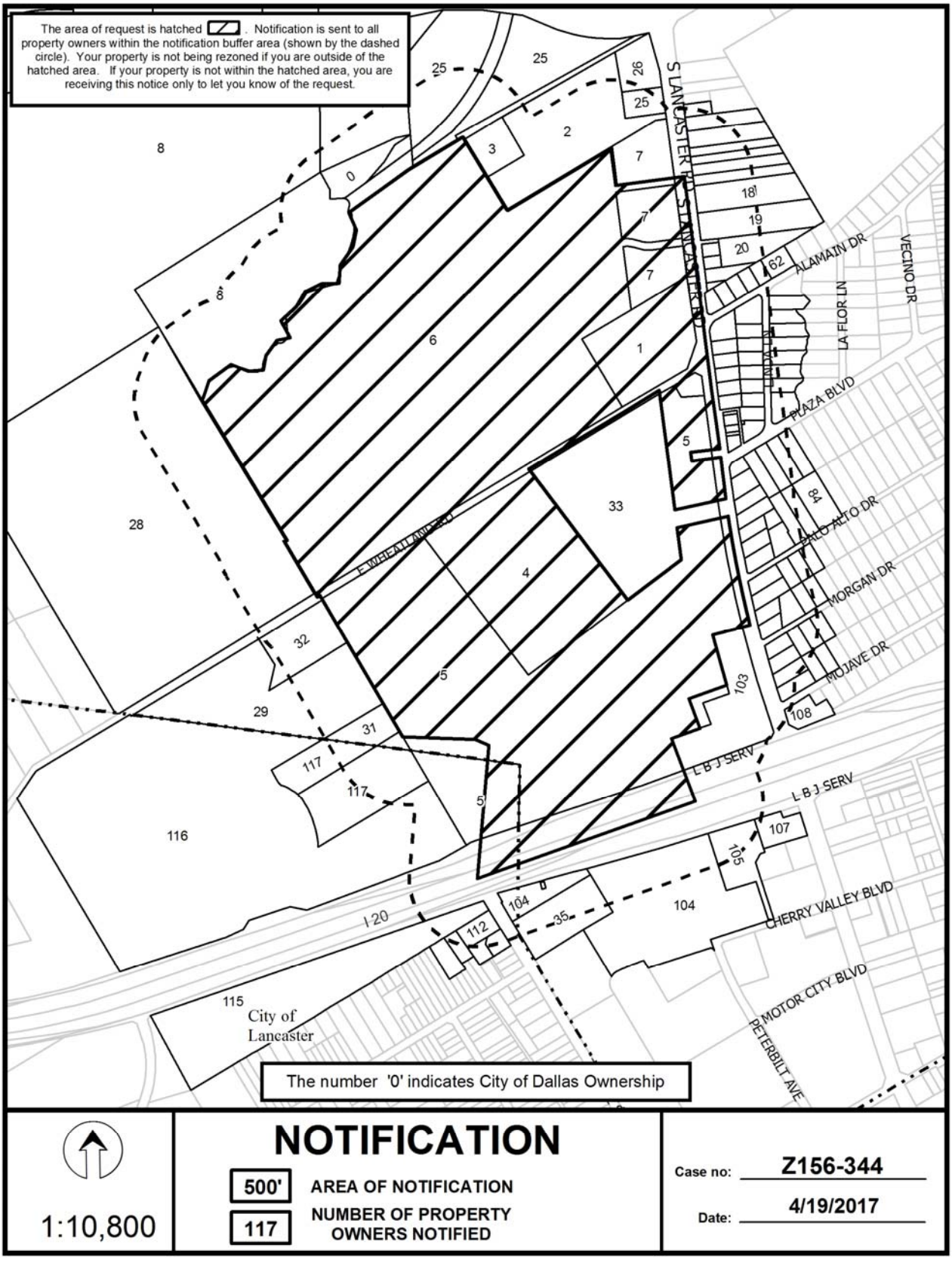
AERIAL MAP

Case no: Z156-344

Date: 4/19/2017


PD 816
CH
R-5(A)
Undeveloped
Undeveloped
R-7.5(A)
PD 624 No.
PD 624
Undeveloped
PD 625
CR
PD 624 No.
R-7.5(A)
Retail
ALAMAIN DR
VECINO DR
LA FLOR LN
R-7.5(A)
LINDA LN
PLAZA BLVD
S LANCASTER RD
CR
PD 624
Retail, residential & industrial
NS(A)
PALO ALTO
LO-1
MORGAN DR
R-7.5(A)
MOJAVE DR
TH-2(A)
Z845-250
Deed Restrictions
NS(A)
CS
L B J SERV
MF-2(A)
L B J SERV
CS
City of Lancaster
I 20
IR
City of Lancaster
PETERBILT AVE
1:10,800
ZONING AND LAND USE
Case no: Z156-344
Date: 4/19/2017


PD 816
PD 625
CH
R-5(A)
PD 624
CR
NS(A)
LO-1
R-7.5(A)
TH-2(A)
MF-2(A)
CS
IR
2
1
ALAMAIN DR
VECINO DR
LA FLOR LN
LINDA LN
PLAZA BLVD
PALO ALTO DR
MORGAN DR
MOJAVE DR
L B J SERV
I-20
City of Lancaster
PETERBILT AVE
1:10,800
ZONING HISTORY
Case no: Z156-344
Date: 4/19/2017


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
S LANCASTER RD
ALAMAIN DR
VECINO DR
LA FLOR LN
PLAZA BLVD
PALO ALTO DR
MORGAN DR
MOJAVE DR
F WHEATLAND RD
L B J SERV
I-20
CHERRY VALLEY BLVD
MOTOR CITY BLVD
PETERBILT AVE
City of Lancaster
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500' AREA OF NOTIFICATION
117 NUMBER OF PROPERTY OWNERS NOTIFIED
1:10,800
Case no: Z156-344
Date: 4/19/2017

04/19/2017

Notification List of Property Owners

Z156-344

117 Property Owners Notified

Label #	*Address*		*Owner*
1	7451	S LANCASTER RD	CADG PROPERTY HOLDINGS I LLC
2	7201	S LANCASTER RD	PROTON PROPERTIES LLC
3	7101	S LANCASTER RD	CAMPLANC INVESTMENTS
4	2000	E WHEATLAND RD	CADG PROPERTY HOLDINGS I LLC
5	7915	S LANCASTER RD	CADG PPTY HOLDINGS I LLC
6	1900	WHEATLAND RD	CADG PPTY HOLDINGS I LLC
7	1900	WHEATLAND RD	PATRIOT REAL ESTATE HOLDINGS RS10
8	7894	UNIVERSITY HILLS BLVD	TEXAS STATE OF
9	7505	S LANCASTER RD	CADG PROEPRTY HOLDINGS I LLC
10	7549	S LANCASTER RD	SIMMONS YVONNE
11	7220	S LANCASTER RD	WILLIE RAYS PRIVATE ROOM
12	7234	S LANCASTER RD	WILLIAMS DANICA C
13	7240	S LANCASTER RD	CAUDILLO JOSE JUAN
14	7310	S LANCASTER RD	VILLANUEVA MARTHA L
15	7304	S LANCASTER RD	TAYLOR DERRICK &
16	7316	S LANCASTER RD	GRAY Q JUAN D
17	7320	S LANCASTER RD	EVANS FRED
18	7324	S LANCASTER RD	2008 WHITE FAMILY REV LIV THE
19	7412	S LANCASTER RD	WILLIAMS FREDDIE MAE
20	7420	S LANCASTER RD	HOWARD MARSHALL & GRACEY
21	7430	S LANCASTER RD	JOHNSON VERNON LEE
22	7440	S LANCASTER RD	BROWN ROBERTA
23	7416	S LANCASTER RD	ST JUDES CHILDRENS
24	7422	S LANCASTER RD	KING BOBBY J EST OF
25	7101	S LANCASTER RD	154 LANCASTER LTD
26	7001	S LANCASTER RD	ROTEN STEVE & JOHN

04/19/2017

Label #	*Address*		*Owner*
27	2100	E CAMP WISDOM RD	DART
28	1801	E WHEATLAND RD	RKCJ LLC
29	1600	E WHEATLAND RD	KEY SUSAN WRIGHT
30	7608	E WHEATLAND RD	WYCLIFFE BIBLE
31	7608	E WHEATLAND RD	WYCLIFFE BIBLE
32	1800	E WHEATLAND RD	SHROPULOS GEORGE P &
33	2100	E WHEATLAND RD	RHODES KING E
34	7915	S LANCASTER RD	ALL SAINTS INC
35	8500	TRIPPIE ST	HEYDARIAN BRUCE & ASADOLLAH
36	7544	S LANCASTER RD	AKRAMAWI OTHMAN YOUSEF
37	7542	S LANCASTER RD	SMITH DAVID A
38	7540	S LANCASTER RD	FISHER ROBERT J & TINA L
39	7536	S LANCASTER RD	FISHER ROBERT & TINA
40	7530	S LANCASTER RD	WHITE CANDI
41	2435	PLAZA BLVD	UNITED STATES OF AMERICA
42	9	UNKNOWN ST	WADLINGTON INA S
43	7531	LINDA LN	EDWARDS MARY
44	7526	S LANCASTER RD	CLEMONS TRUCKING COMPANY
45	7516	S LANCASTER RD	WADE ALVIN
46	7506	S LANCASTER RD	JOHNSON JOEL E
47	7474	S LANCASTER RD	HEJ LIVING TRUST
48	7468	S LANCASTER RD	MCDOWELL CASTON J & DONNIE
49	7458	S LANCASTER RD	LOPEZ RAYES
50	7419	S LANCASTER RD	WAFER TERRY L
51	7427	LINDA LN	FOY ANTHONY
52	7435	LINDA LN	JONES MONTGOMERY CAROLYN
53	7443	LINDA LN	BARRON CRUZ LOPEZ & ALBERT
54	7507	LINDA LN	J & R CONSTRUCTION SVC LP
55	7515	LINDA LN	BUSBY RUBY F
56	7523	LINDA LN	JONES BOBBY &
57	7448	S LANCASTER RD	WILLIAMS GLORIA

04/19/2017

Label #	*Address*		*Owner*
58	2419	ALAMAIN DR	WILLIAMS GLORIA R
59	2427	ALAMAIN DR	PARKER ETTA MAE DRAYDEN
60	2435	ALAMAIN DR	GREEN LETHA MAE
61	2507	ALAMAIN DR	WARREN DOROTHY VELORIA
62	2515	ALAMAIN DR	BROWN DOROTHY
63	7534	LINDA LN	GOREE CLARICE EST OF
64	7516	LINDA LN	MATHERSON CONICE J
65	7508	LINDA LN	LORING GEVAN K
66	7444	LINDA LN	ARMSTEAD ANTHONY
67	7436	LINDA LN	JONES DOROTHY F
68	7428	LINDA LN	HERNANDEZ JAVIER C
69	7420	LINDA LN	WOFFORD WILLIE C
70	7414	LINDA LN	DEAMON KENNETH R JR &
71	2516	PLAZA BLVD	DEUTSCHE BANK NATL TR CO
72	2508	PLAZA BLVD	SPENCER SHAURETTA L
73	2426	PLAZA BLVD	LITTLEJOHN PAUL S &
74	2418	PLAZA BLVD	SPENCER RALPH
75	7608	S LANCASTER RD	BCT FAMILY TR
76	7708	S LANCASTER RD	LANKFORD DERRICK D
77	7718	S LANCASTER RD	LANKFORD WADE
78	7726	S LANCASTER RD	BRAY JOSEPH L
79	7808	S LANCASTER RD	STEPHENS WILLIAM F
80	7818	S LANCASTER RD	FRAZIER VIRGINIA
81	2533	PALO ALTO DR	LOGAN ANDREW & MARGIE R
82	2533	PALO ALTO DR	MCKNIGHT EYVONNE
83	2549	PALO ALTO DR	WASHINGTON HAYWOOD &
84	2607	PALO ALTO DR	TATUM DEMITREE LASHON
85	2542	PALO ALTO DR	JACKSON MAYA
86	2534	PALO ALTO DR	JIMENEZ SANTIAGO & VERONICA
87	2526	PALO ALTO DR	ROLENPOWELL MONICA
88	7908	S LANCASTER RD	DEJESUSPEREZ MANUEL &

04/19/2017

Label #	*Address*		*Owner*
89	7916	S LANCASTER RD	RODRIGUEZ JOEL & EVA
90	7926	S LANCASTER RD	CLEMMONS LINDA &
91	7934	S LANCASTER RD	CLEMONS BEULAH V
92	2529	MORGAN DR	F & S PROPERTIES LLC
93	2537	MORGAN DR	WATSON W L & HAZEL
94	2545	MORGAN DR	MILLER GILBERT
95	2538	MORGAN DR	SANCHEZ PROPERTY MANAGEMENT INC
96	2530	MORGAN DR	CLEMONS NARLAN
97	2522	MORGAN DR	MILLER STEPHEN
98	8008	S LANCASTER RD	WASHINGTON STANFORD L &
99	8018	S LANCASTER RD	HALLETT NO I LP
100	8108	S LANCASTER RD	MEDINA BILLY &
101	8118	S LANCASTER RD	MEDINA BILLY&
102	2539	MOJAVE DR	BLACK JOHN T EST OF
103	8181	S LANCASTER RD	DFW OIL INC
104	8701	PETERBILT AVE	GRA GAR INC
105	8701	PETERBILT AVE	WERNER ENTERPRISES INC
106	2400	LBJ FWY	PRESCOTT INTERESTS BILLBOARDS LTD
107	8333	S LANCASTER RD	MCDONALDS CORP
108	8210	S LANCASTER RD	KANJO LLC
109	403	REUNION BLVD	DALLAS AREA RAPID TRANSIT
110	1055	LYLE ST	HERNANDEZ MARY
111	1	NO NAME ST	LANCASTER LTD
112	4519	TRIPPIE ST	FIRST BAPTIST HOLY CHURCH
113	4515	TRIPPIE ST	FIRST BAPTIST HOLY CHURCH
114	4515	TRIPPIE ST	FIRST BAPTIST HOLY CHURCH
115	1100	IH 20	LANCASTER LTD
116	1520	WHEATLAND RD	KEY SUSAN WRIGHT
117	1700	WHEATLAND RD	WYCLIFFE BIBLE TRANSLATOR

CITY PLAN COMMISSION **THURSDAY, JULY 20, 2017**

Planner: Sarah May

FILE NUMBER: Z167-190(SM) **DATE FILED:** January 23, 2017

LOCATION: South corner of Welborn Street and Congress Avenue

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

SIZE OF REQUEST: Approx. 1.37 acres **CENSUS TRACT:** 5.00

OWNER: Point Two Turtle Creek Condominium

APPLICANT: Toll Brothers, Inc.

REPRESENTATIVE: Dallas Cothrum, Masterplan Consultants

REQUEST: An application for a Planned Development Subdistrict for MF-3 Multiple Family and tower/antenna for cellular communication uses on property zoned an MF-3 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, with a D Liquor Control Overlay.

SUMMARY: The applicant proposes to construct a multifamily development and requests the ability to mount cellular antennas atop the structure in the future. The purpose of the PD subdistrict is to require enhanced streetscape and architectural elements to allow relief from floor area ratio and lot coverage maximums, side yard setbacks for the portions of the building over 36 feet in height, and landscaping requirements.

STAFF RECOMMENDATION: **Approval**, subject to a development plan and staff's recommended conditions.

PRIOR CPC ACTION: On June 22, 2017, the City Plan Commission held this case under advisement. No changes were made to this report since the previous publication.

BACKGROUND INFORMATION:

- The request site is currently developed with a multifamily condominium development that was constructed in 1971 according to permit records.
- The applicant proposes to construct a 271 unit multifamily building with a maximum height of 270 feet.

Zoning History: There have been four recent zoning requests in the vicinity in the last five years.

1. **Z134-202**: On June 25, 2014, the City Council approved SUP No. 2085 for a bank or saving and loan office on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

2. **Z167-119**: On May 24, 2017 City Council approved Specific Use Permit No. 2243 for a drive-through restaurant for a five-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site/landscape plan and conditions on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

3. **Z167-224**: On May 4, 2017, the City Plan Commission recommended approval of an application for a GR General Retail Subdistrict on property zoned an O-2 Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District. City Council will consider the item on June 14, 2017.

4. **Z134-156**: On October 8, 2014, City Council denied an application for the removal of the D Liquor Control Overlay on property zoned a GR General Retail Subdistrict in Planned Development District No. 193, the Oak Lawn Special Purpose District with a D Liquor Control Overlay.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW	Planned ROW
Welborn Street	Local	40 ft.	50 ft.
Congress Street	Local	40 ft.	50 ft.

STAFF ANALYSIS:

Comprehensive Plan:

The request complies with the following land use goals and policies of the Comprehensive Plan because the proposed development will add residential units to an area of Oak Lawn designated for higher density multifamily uses and will enhance the streetscape and pedestrian environment adjacent to the building.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

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

Area Plans:

Oak Lawn. 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's request complies with items 1, 3, 4, 5, and 7 of the above listed objectives. The applicant is requesting to vary the "wedding cake setback" that is the PDD No. 193 version of an urban form setback. The proposed PD conditions enhance the streetscape and architectural elements that will improve the urban form of the proposed development. Overall, staff finds that the applicant's request is consistent with the objectives of the Oak Lawn Plan.

Land Use Compatibility:

The request site is zoned an MF-3 Multiple Family Subdistrict within PDD No. 193, the Oak Lawn Special Purpose District, and is currently developed with a multifamily use. The applicant is proposing to construct approximately 271 multifamily dwellings on the property, but is seeking relief to the development standards of the MF-3 Multiple Family Subdistrict.

The surrounding land uses are multifamily to the northeast and southeast and single family attached to the northwest and southwest.

The request site is situated in an area of MF-3 subdistrict zoning that covers approximately 35 acres or 11 blocks. The MF-3 subdistrict zoning allows for a maximum density that exceeds 200 dwelling units per acre. The applicant is requesting a maximum density of 271 dwelling units. The immediate neighborhood is generally developed with two and three-story structures. The applicant proposes a three-story podium where street-fronting, ground-level dwelling units must have individual entries that face the street and have an improved path connecting to the public sidewalk. This additional provision limits the immediate street facing development in order to maintain a compatible street-level presence along Welborn Street with the surrounding properties.

The applicant also proposes to add a mounted cellular antenna use with the request. In PDD No. 193, tower/antenna for cellular communication are categorized as radio, television, or microwave tower uses and require a specific use permit. Outside of PDD No. 193, the City of Dallas generally allows mounted cellular antenna by right as it provides a public utility service to surrounding properties and facilitates cellular service without having to erect a monopole cellular tower. Therefore, since the applicant proposes to maintain the permitted uses of the existing zoning and add a provision to allow a mounted cellular antenna, staff supports the request because it is compatible with surrounding properties.

Development Standards:

SUBDISTRICT	SETBACKS		MF Density	Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear				
MF-3 Existing	10' for first 36 ft 25' for higher	10' for first 36 ft +Half total height for higher, max 50 ft	Minimum Lot Size: 100 sq ft – E 125 sq. ft – 1 BR 150 sq ft – 2 BR +25 sq ft each add BR	Any legal height	60%	Multifamily
MF-3 Staff proposed	10' for first 36 ft 43' on Welborn 30' on Congress	10' for first 36 ft +Half total height for higher, max 50 ft	Max 271 dwelling units	Any legal height	60% 72% when urban design standards met	Multifamily
MF-3 Applicant proposed	10' for first 36 ft 43' on Welborn 30' on Congress	10' for first 36 ft 60' for higher **Adjacent to alley**: 5' for first 36 ft 22' between 36-56 ft 46' above 56 ft	Max 271 dwelling units	Any legal height	60% 72% when urban design standards met	Multifamily

The request site has two front yards: one parallel to Welborn Street and the other parallel to Congress Street. The other two bounding property lines are considered side yards because they connect to a front yard. PDD No. 193 generally has front, side, and rear yard setbacks for the first 36 feet of a building, and then an additional setback for the portion of the building that is above 36 feet. In this report, the additional setback for the portion of the building above 36 feet will be referred to as a "tower setback". The tower setback creates a two-tier effect to the overall massing of the building, intended to allow light and air flow to the street and surrounding properties by allowing a street wall that has a small front yard for the lower portion of the building, or the podium, and a greater setback for the taller portion of the building, or the tower.

Front Yard:

The MF-3 Subdistrict requires a front yard setback of 10 feet for the first 36 feet in height and 25 feet for all portions of a building above 36 feet in height. Flat roofed buildings often have parapets, sky lights, mechanical equipment, and other projections above each tiered roofline. Historically, these projections were allowed by policy within the additional setback however, the conditions propose to specify these projections are allowed within the front yard setback when located atop a building to ensure clarity and consistency.

The request proposes an increased tower setback for both front yards, 43 feet on Welborn Street and 30 feet on Congress Street, as compared to 25 feet in the MF-3 Subdistrict. Staff supports the proposed front yard setback.

Side and Rear Yards:

The MF-3 Subdistrict requires a side yard setback of 10 feet for the first 36 feet of a building and a tower setback that is equal to one-half of the total height of the building, up to 50 feet. This standard MF-3 provision creates a two-tier podium and tower massing of the building because the additional setback is based on the total height of the building, not the height each portion of the building, or a sloping setback. This setback is the same for the rear yard setback. As discussed in the front yard setback

paragraph above, historically, the projections atop a building were allowed in tower setbacks by policy but are proposed in the conditions for clarity and consistency.

The applicant has proposed an increased tower setback for the side not adjacent to the alley and a decreased overall setback for the side yard adjacent to the alley because the applicant is required to dedicate five feet to the Welborn Street and Congress Avenue rights-of-way by plat. The applicant proposes to decrease the 10-foot setback to five feet along the alley rather than decreasing the footprint of the building and because the alley separation creates additional separation. Additionally, the applicant proposes a projection of parking garage and amenity deck into the tower setback along the alley. In order to accommodate the shifting of the building five feet closer to the alley and the amenity deck, the applicant proposes a 22-foot tower setback for all portions of a structure above 36 feet in height and less than 56 feet in height and 46 feet for all portions of a structure above 56 feet in height. Staff does not support the decreased tower setbacks.

The purpose of the tower setbacks above 36 feet in PD 193 are to provide for light and air between taller buildings between adjacent lots and reduce the canyon effect along streets. The setbacks are meeting or exceeding the minimum requirements on the front and southwestern side setbacks and therefore staff supports those requests. However, staff does not support the proposed modifications to the side yard setback along the alley because the parking garage and amenity deck encroach into the standard tower setback and bring structures that could create additional noise closer to the adjacent property.

The MF-3 Subdistrict also prohibits balconies from encroaching into a side or rear yard setback. The applicant also requests to allow balconies to encroach up to five feet into the required side yard. Staff does not support the requested balcony encroachment into the side yard setback.

Floor area ratio and lot coverage:

The applicant also requests to increase floor area ratio (FAR) from 4.0:1 to 5.5:1 and lot coverage from 60 percent to 72 percent when the following conditions are met:

1. All required parking is located within a parking structure. Any excess surface parking is located a minimum 30 feet from Welborn Street, five feet from Congress Avenue, and five feet from abutting properties;
2. Minimum 30 percent transparency on the ground-story street-facing facades;
3. Minimum 20 percent transparency on the facades above the ground story facing Welborn Street; and
4. No more than 20 linear feet of blank wall on Welborn Street.

The above criteria are based on apartment development type standards of the City's Form Based Codes. The first criterion is not explicitly required in Form Based Codes, but a maximum setback normally applies. When a maximum setback applies, parking

naturally occurs behind or inside of a structure and therefore, staff considers the first criterion as an alternative to a maximum setback. The other three criteria create minimum standards for facades that prevent blank walls. Because the above criteria elicits an urban facade and because the applicant has provided increased setbacks, with the exception of the side yard adjacent to the alley, staff supports the conditional increased floor area and lot coverage.

Traffic:

The expected number of weekday trips generated by 304 dwelling units in the Traffic Impact Analysis is 1,401 trips per day according to the trip rate for the maximum number of multifamily dwelling units proposed. A Traffic Impact Study was submitted and reviewed by the Engineering Division of the Department of Sustainable Development and Construction who determined that it will not significantly impact the surrounding street system for the proposed development. Additionally, the rights-of-way of Welborn Street and Congress Avenue are controlled by the Mobility and Streets Services Department who also reviewed the applicant's Traffic Impact Study and determined that no traffic improvements are necessitated by the proposed development. Both rights-of-way contain no parking signs along the majority of the surrounding street curbs to facilitate traffic flow and prohibit on-street parking as the pavement widths are narrow.

Parking:

For a multifamily use in PDD No. 193, the parking requirement is one space per 500 square feet of floor area, with a minimum of 1.5 spaces for structures that exceed 36 feet in height. The applicant is proposing to meet this minimum requirement. Additionally, PDD No. 193 requires that parking garage facades be constructed to appear similar in appearance to the facade of the main non-parking building with a maximum of 52 percent of the total facade area contains openings. No changes to the existing parking structure facade standards of PDD No. 193 are proposed with this application.

Landscaping:

Landscaping is required in accordance with PDD No. 193 with two exceptions to facilitate a five-foot street dedication on both Welborn Street and Congress Street. Because the aboveground parking structure is proposed with a minimum five-foot landscaping buffer rather than a ten-foot landscaping buffer, trees are proposed to be replaced with evergreen shrubs in the alley and five large trees are proposed to be added to the front yard, along Welborn Street. Staff supports the requested modification as it is seen to be in kind to the spirit and intent of the landscaping requirements of PDD No. 193.

List of Partners/Principals/Officers

Toll Bros., Inc. is a subsidiary of Toll Brothers, Inc., a publicly-traded Delaware corporation. It has a slate of hundreds of officers that are responsible for different areas of operations among 20 states.

Listed below are the principal officers and those officers that oversee operations in Dallas:

Chief Executive Officer	Douglas C. Yearley, Jr.
President and Chief Operating Officer	Richard T. Hartman
Senior Vice President & Chief Financial Officer	Martin P. Connor
Senior Vice President & Treasurer	Gregg L. Ziegler
Senior Vice President & Assistant Treasurer	Joseph R. DeSanto
Senior Vice President, General Counsel and Chief Compliance Officer	John K. McDonald
Senior Vice President and Secretary	Michael I. Snyder
Senior Vice President, Chief Accounting Officer and Assistant Secretary	Joseph R. Sicree
Senior Vice President, Controller and Assistant Secretary	Kevin J. McMaster
Senior Vice Presidents	Charles Elliott John A. McCullough
Regional President	Barry A. Depew
Group President	Thomas J. Murray
Division President	Robert G. Paul
Division Vice Presidents	Ryan M. Bashaw John D. (Jay) Saunders III

Point 2 Turtle Creek Condominiums

President – Diane Linn

Brett Ormsby

Patty Ysasaga

Mark Cullen

Lucy Somes

Applicant's Proposed

PDS Conditions

Division S-_____. PD Subdistrict _____.

SEC. S-_____.101. LEGISLATIVE HISTORY.

PD Subdistrict _____ was established by Ordinance No._____, passed by the Dallas City Council on _____.

SEC. S-_____.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict _____ is established on property located at the south corner of Welborn Street and Congress Avenue. The size of PD Subdistrict _____ is 1.37 acres.

SEC. S-_____.103. 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.

(b) In this division,

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

(2) SUBDISTRICT means a subdistrict of PD 193.

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

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

SEC. S- _____.104. EXHIBIT.

The following exhibit is incorporated into this division: Exhibit ___A: development plan.

SEC. S-_____.105. DEVELOPMENT PLAN.

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

SEC. S-_____.106. 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 MF-3 Multiple Family Subdistrict, subject to the same conditions applicable in the MF-3 Multiple Family Subdistrict, as set out in Part I of this article. For example, a use permitted in the MF-3 Multiple Family 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 MF-3 Multiple Family Subdistrict is subject to DIR in this subdistrict; etc.

(b) The following additional main use is permitted by right:

-- Tower/antenna for cellular communication, limited to a mounted cellular antenna.

SEC. S-_____.107. ACCESSORY USES.

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

(b) The following accessory uses are prohibited:

-- Amateur communication tower.
-- Open storage.
-- Private stable.

SEC. S-_____.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 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 for the MF-3 Multiple Family Subdistrict apply.

(b) Multiple-family.

(1) Front yard.

(A) Welborn Street.

(i) Minimum front yard is 10 feet for the first 36 feet of structure height.

(ii) Minimum front yard is 43 feet for all portions of a structure above 36 feet in height.

(iii) Retaining walls, stoops, porches, steps, benches, landscape features, fences, and planters are permitted in the front yard when less than four feet in height.

(B) Congress Avenue.

(i) Minimum front yard is 10 feet for the first 36 feet of structure height.

(ii) Minimum front yard is 30 feet for all portions of a structure above 36 feet in height.

(iii) Retaining walls, stoops, porches, steps, benches, landscape features, fences, and planters are permitted in the front yard when less than four feet in height.

(C) Exceptions. The following structures, limited to a maximum 12 feet, are allowed within the front yard setback when located atop portions of a building that is 36 feet or less in height:

(1) Elevator penthouse or bulkhead.

(2) Mechanical equipment room.

(3) Cooling tower.

(4) Tank designed to hold liquids.

(5) Ornamental cupola or dome.

(6) Skylights.

(7) Clerestory.

(8) Visual screens which surround roof mounted mechanical equipment.

(9) Chimney and vent stacks.

(10) Amateur communications tower.

(11) Parapet wall, limited to a height of four feet.

(2) Side yard.

(A) Except as provided in this paragraph, minimum side yard is 10 feet for the first 36 feet of structure height.

(B) Except as provided in this paragraph, minimum side yard is 60 feet for all portions of a structure above 36 feet in height.

(C) Where adjacent to an alley, minimum side yard is:

(1) 5 feet for the first 36 feet of structure height,

Staff recommended:

(2) An additional setback must be provided that is equal to one-half of the total height of the building, up to a maximum setback of 50 feet, for all portions of a building above 36 feet in height.

Applicant requested:

(2) 22 feet for all portions of a structure above 36 feet in height and less than 56 feet in height.

(3) 46 feet for all portions of a structure above 56 feet in height.

Staff recommended:

Denial of subparagraph (2)(D). Balconies may not *encroach into the required side yard.*

Applicant requested:

(D) Balconies may encroach up to five feet into the required side yard.

(E) Exceptions. The following structures, limited to a maximum 12 feet, are allowed within the front yard setback when located atop portions of a building that is 36 feet or less in height:

(1) Elevator penthouse or bulkhead.

(2) Mechanical equipment room.

(3) Cooling tower.

(4) Tank designed to hold liquids.

(5) Ornamental cupola or dome.

(6) Skylights.

(7) Clerestory.

(8) Visual screens which surround roof mounted mechanical equipment.

(9) Chimney and vent stacks.

(10) Amateur communications tower.

(11) Parapet wall, limited to a height of four feet.

(3) Density. Maximum number of dwelling units is 271.

(4) Floor area ratio. Maximum floor area ratio is 4:1. An additional 1.5:1 FAR is allowed when the following criteria are met:

(A) All required parking is located within a parking structure. Any excess surface parking is located a minimum 30 feet from Welborn Street, five feet from Congress Avenue, and five feet from abutting properties;

(B) Minimum 30 percent transparency on the ground-story street-facing facades;

(C) Minimum 20 percent transparency on the facades above the ground story facing Welborn Street; and

(D) No more than 20 linear feet of blank wall on Welborn Street.

(5) Lot coverage.

(A) Except as provided in this paragraph, maximum lot coverage is 60 percent.

(B) Maximum lot coverage is 72 percent when the criteria listed in subparagraphs (4)(A) through (4)(D) of this subsection are met.

(C) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(6) Lot size. No minimum lot size.

SEC. S-_____.109. OFF-STREET PARKING AND LOADING.

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

(b) For an accessory community center (private) that is accessory to a multiple-family use and is used primarily by residents, one space per 1,000 square feet of floor area is required.

(c) No parking is required for a mounted cellular antenna.

(d) Except as provided in this paragraph, consult Section 51P-193.127 for parking structure facade standards. Aboveground parking structures must have a solid wall or panel on each level with a minimum height of 36 inches to shield vehicular headlights.

SEC. S-_____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-_____.111. LANDSCAPING.

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

(b) Aboveground parking structures facing the alley off Congress Street must have a minimum five-foot landscaping buffer on the side facing the alley. The landscape buffer must contain large evergreen shrubs planted three feet on center. Initial plantings must be capable of obtaining a solid appearance within three years.

(c) Ten large trees must be planted within the front yard along Welborn Street.

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

SEC. S-_____.112. SIGNS.

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

SEC. S-_____.113. ADDITIONAL PROVISIONS.

(a) Multiple family.

(1) Street-fronting, ground-level dwelling units must have individual entries that face the street and have an improved path connecting to the public sidewalk. Individual sidewalks may be constructed of concrete or a permeable hardscape material such as decomposed granite.

(2) Amplified sound is prohibited in the outdoor pool area.

(b) Front yard fences. A maximum three-foot-high fence is allowed in a front yard. A maximum three-foot-high handrail may be located on retaining walls in a front yard.

(c) Pedestrian crossings. At each intersection of driveway and sidewalk, sidewalks must be constructed of a material that differs in finish and color from that of vehicular ingress and egress driveways.

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

(e) Compliance.

(1) 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.

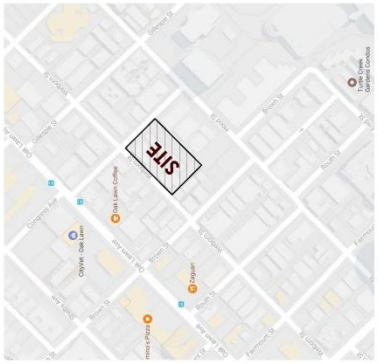
(2) Development and use of the Property must comply with Part I of this article.

SEC. S-_____.114. COMPLIANCE WITH CONDITIONS.

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

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, 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.

DEVELOPMENT PLAN



VICINITY MAP
NTS
TRUE NORTH

SITE INFORMATION

LAND AREA:
57,474 SF

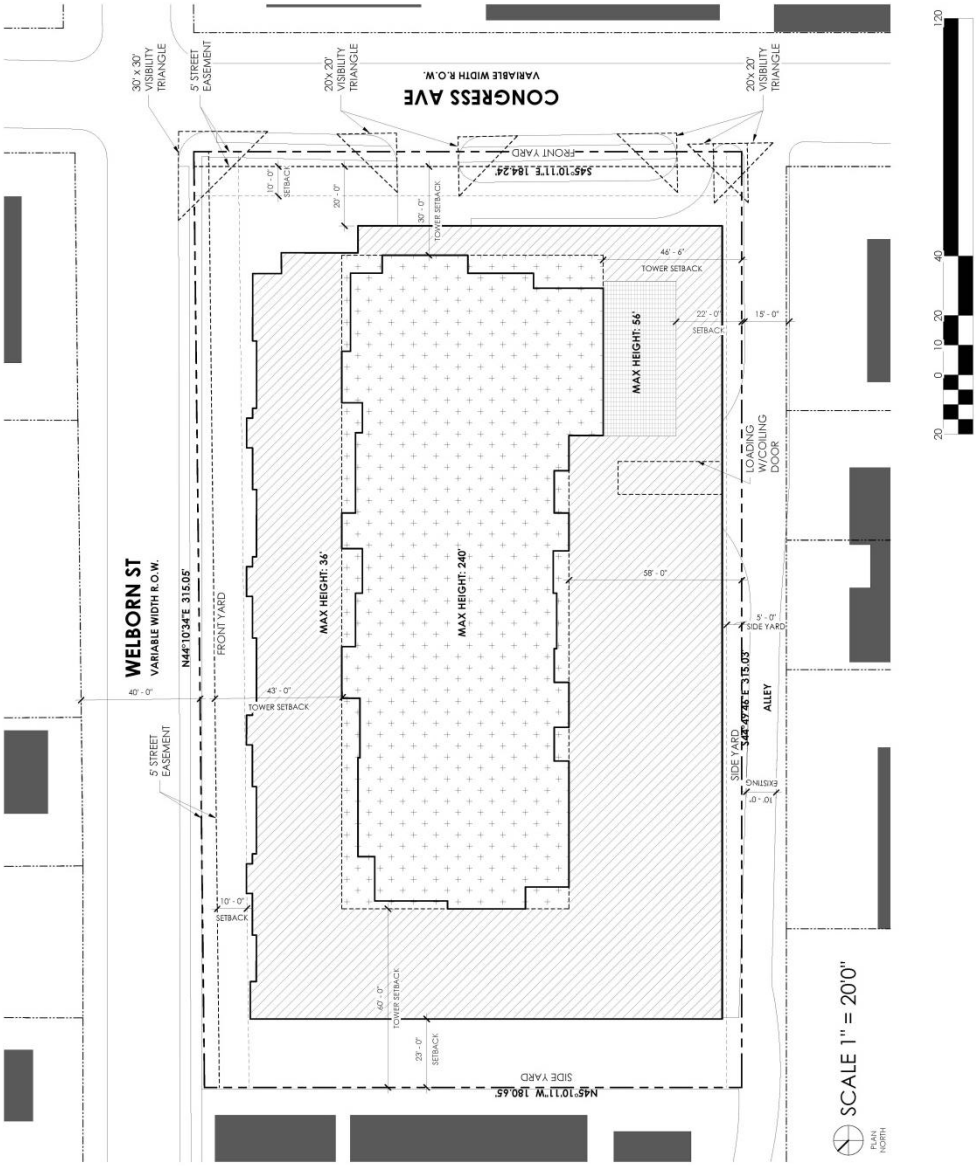
SETBACKS:
PER PLAN AND CONDITIONS

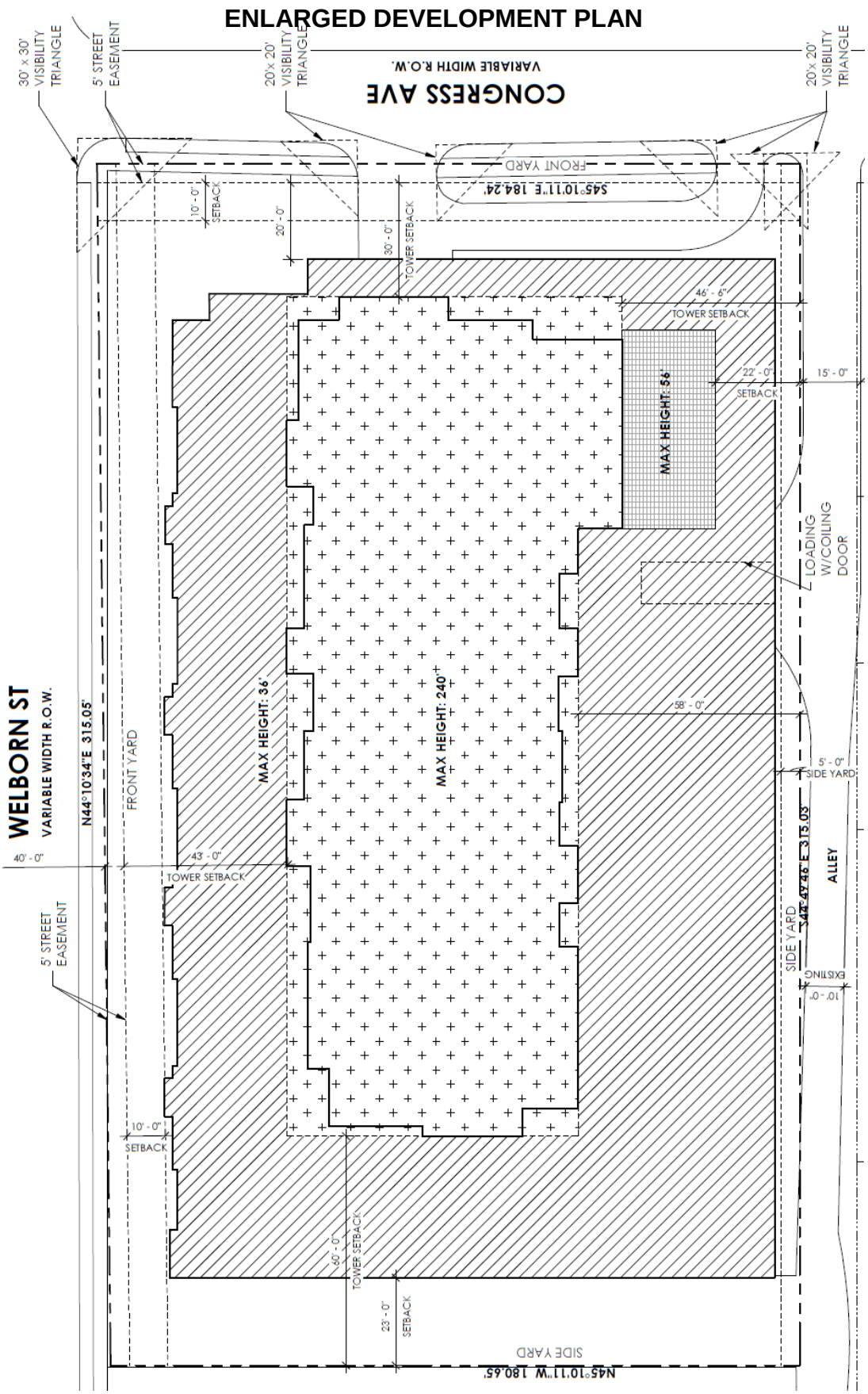
MAX. FAR:
5.51

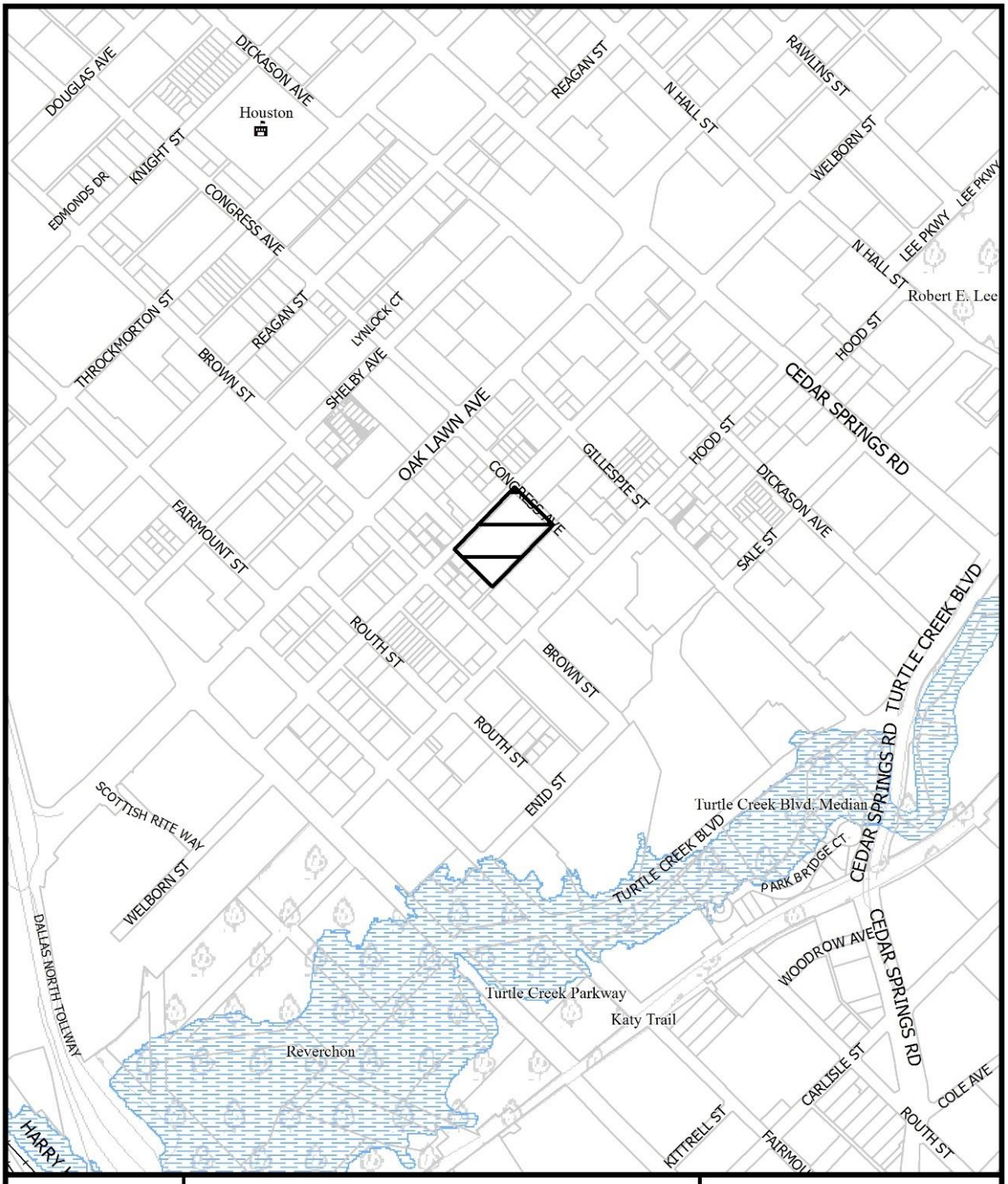
LOT COVERAGE:
MAX: 75%
TOWER: 57%
LINER UNITS: 1.5%

PARKING:
PER PD 193

NOTES:
• DUMPSTER WILL BE LOCATED INSIDE THE STRUCTURE




ENLARGED DEVELOPMENT PLAN
CONGRESS AVE
VARIABLE WIDTH R.O.W.
30' x 30' VISIBILITY TRIANGLE
5' STREET EASEMENT
20' x 20' VISIBILITY TRIANGLE
20' x 20' VISIBILITY TRIANGLE
FRONT YARD
S45°10'11"E 184.24'
10' - 0" SETBACK
20' - 0"
30' - 0" TOWER SETBACK
46' - 6" TOWER SETBACK
MAX HEIGHT: 56'
22' - 0" SETBACK
15' - 0"
LOADING W/COILING DOOR
MAX HEIGHT: 36'
MAX HEIGHT: 240'
58' - 0"
5' - 0" SIDE YARD
WELBORN ST
VARIABLE WIDTH R.O.W.
N44°10'34"E 315.05'
FRONT YARD
40' - 0"
43' - 0" TOWER SETBACK
5' STREET EASEMENT
ALLEY
S44°49'46"E 315.03'
SIDE YARD
EXISTING
10' - 0"
10' - 0" SETBACK
60' - 0" TOWER SETBACK
23' - 0" SETBACK
SIDE YARD
N45°10'11"W 180.65'

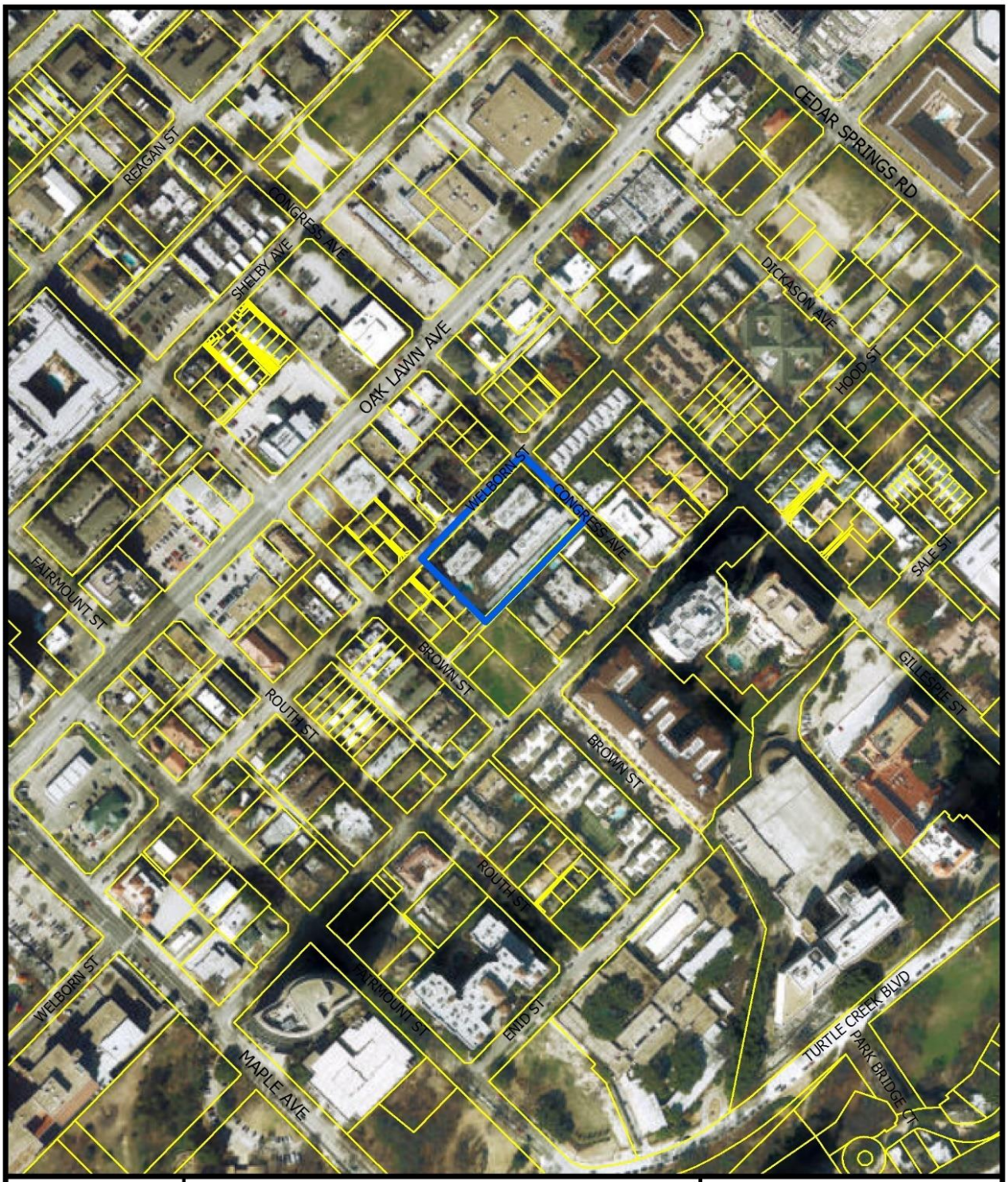


1:6,000

VICINITY MAP

Case no: Z167-190

Date: 2/15/2017

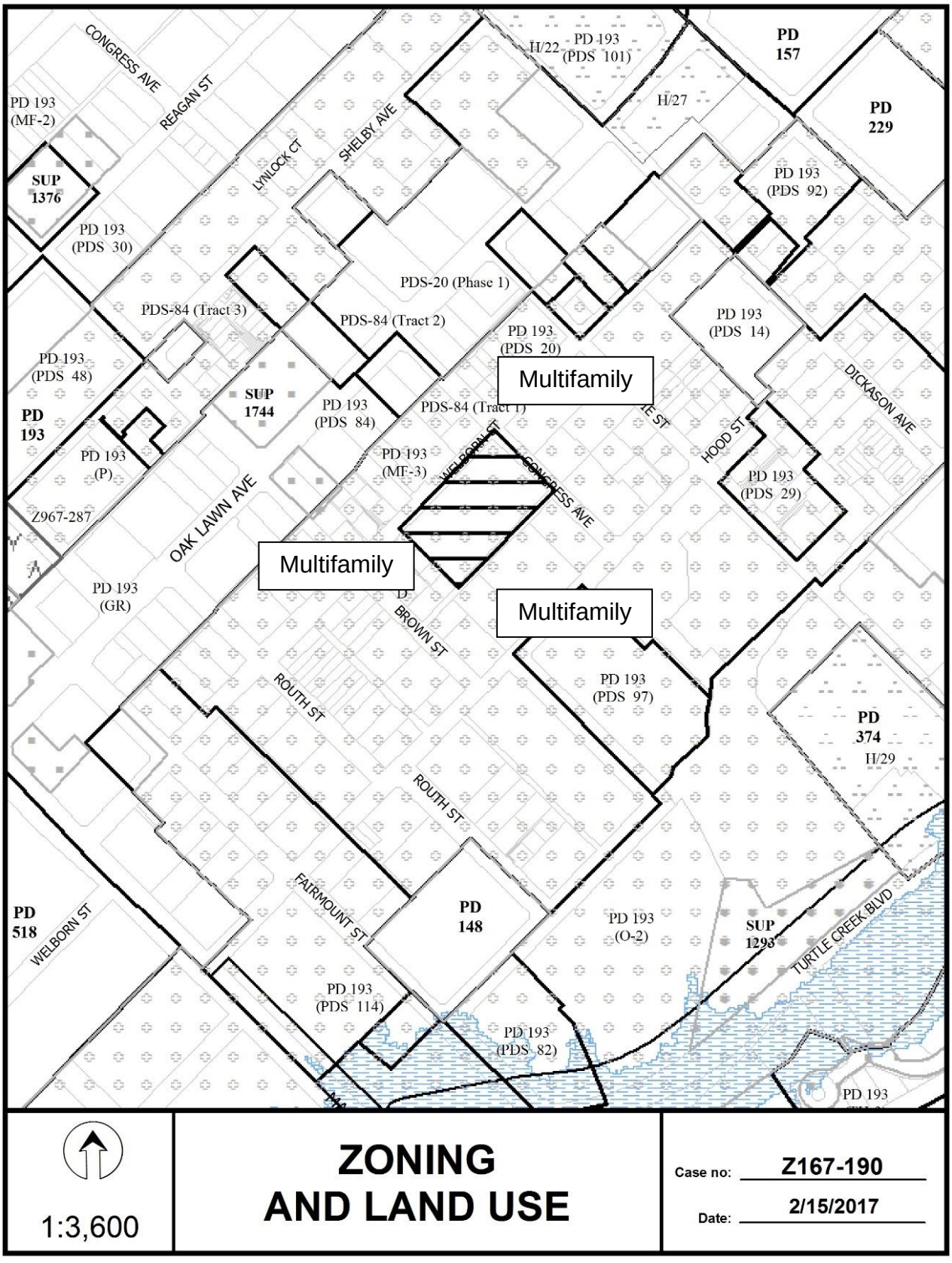


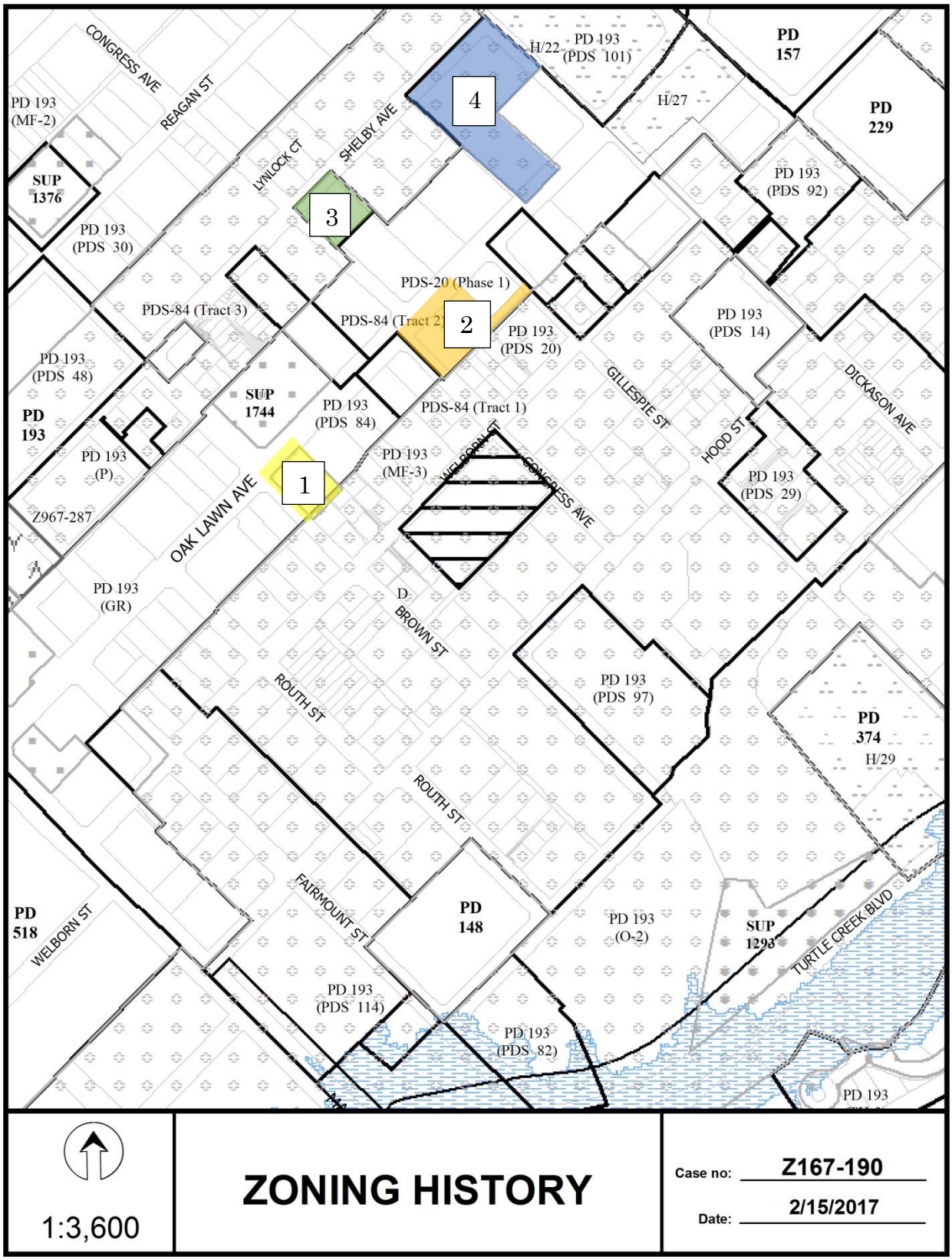
1:3,600

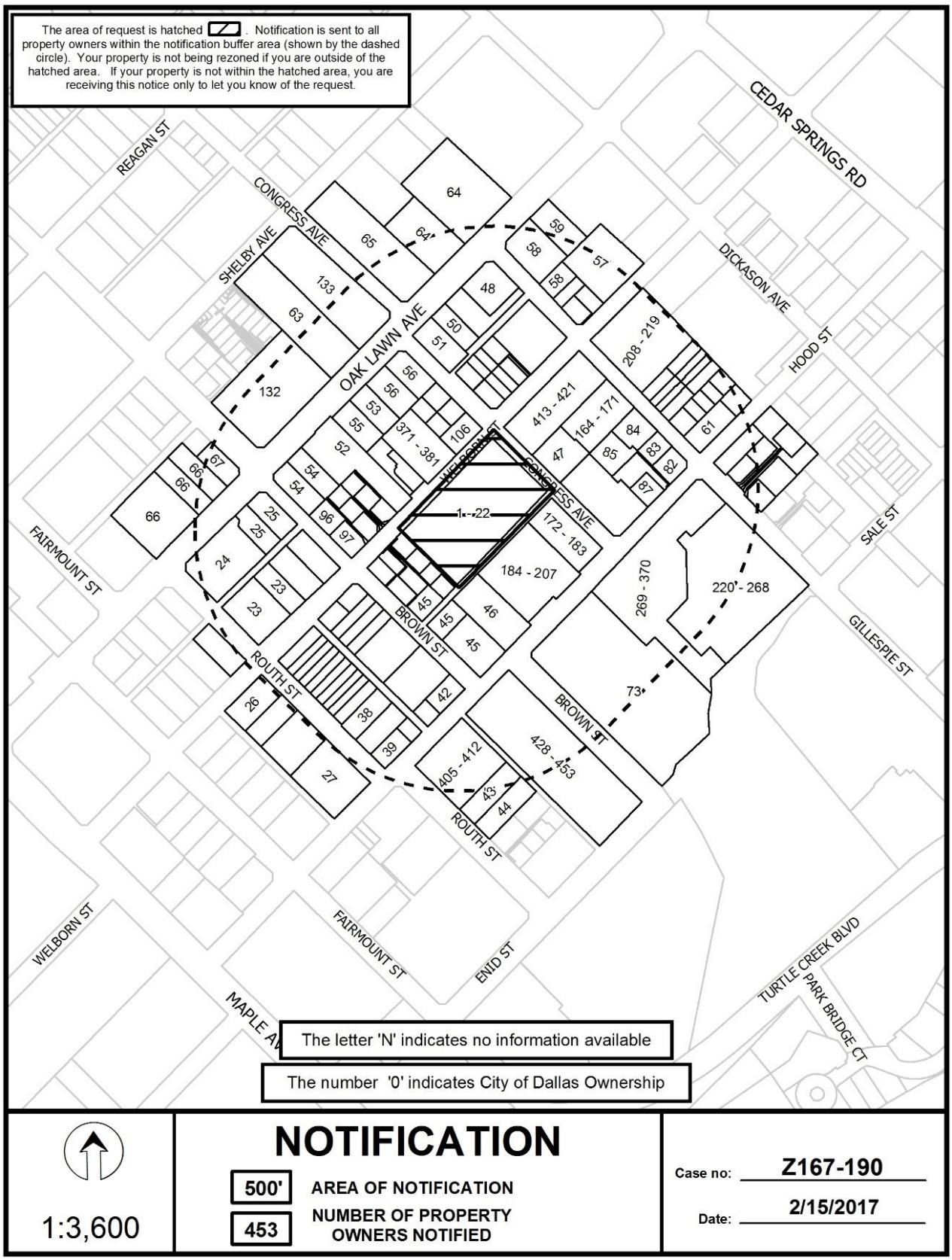
AERIAL MAP

Case no: Z167-190

Date: 2/15/2017


CONGRESS AVE
REAGAN ST
LYNLOCK CT
SHELBY AVE
H/22
PD 193 (PDS 101)
PD 157
H/27
PD 229
PD 193 (MF-2)
SUP 1376
PD 193 (PDS 30)
PD 193 (PDS 92)
PDS-20 (Phase 1)
PDS-84 (Tract 3)
PDS-84 (Tract 2)
PD 193 (PDS 14)
PD 193 (PDS 20)
PD 193 (PDS 48)
Multifamily
SUP 1744
PD 193 (PDS 84)
PDS-84 (Tract 1)
DICKASON AVE
PD 193
PD 193 (P)
PD 193 (MF-3)
HOOD ST
PD 193 (PDS 29)
Z967-287
OAK LAWN AVE
Multifamily
PD 193 (GR)
Multifamily
BROWN ST
ROUTH ST
PD 193 (PDS 97)
PD 374
H/29
ROUTH ST
FAIRMOUNT ST
PD 518
WELBORN ST
PD 148
PD 193 (O-2)
SUP 1293
TURTLE CREEK BLVD
PD 193 (PDS 114)
PD 193 (PDS 82)
PD 193
1:3,600
ZONING
AND LAND USE
Case no: Z167-190
Date: 2/15/2017


CONGRESS AVE
REAGAN ST
LYNLOCK CT
SHELBY AVE
PD 193 (MF-2)
SUP 1376
PD 193 (PDS 30)
PD 193 (PDS 101)
H/22
PD 157
H/27
PD 229
PD 193 (PDS 92)
4
3
PDS-20 (Phase 1)
PDS-84 (Tract 3)
PDS-84 (Tract 2)
2
PD 193 (PDS 20)
PD 193 (PDS 14)
PD 193 (PDS 48)
SUP 1744
PD 193 (PDS 84)
PDS-84 (Tract 1)
GILLESPIE ST
DICKASON AVE
HOOD ST
PD 193
PD 193 (P)
1
PD 193 (MF-3)
WELBORN ST
CONGRESS AVE
PD 193 (PDS 29)
Z967-287
OAK LAWN AVE
PD 193 (GR)
D
BROWN ST
ROUTH ST
PD 193 (PDS 97)
PD 374
H/29
ROUTH ST
FAIRMOUNT ST
PD 148
PD 193 (O-2)
SUP 1293
TURTLE CREEK BLVD
PD 518
WELBORN ST
PD 193 (PDS 114)
PD 193 (PDS 82)
PD 193
1:3,600
ZONING HISTORY
Case no: Z167-190
Date: 2/15/2017


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.
CEDAR SPRINGS RD
REAGAN ST
CONGRESS AVE
SHELBY AVE
OAK LAWN AVE
DICKASON AVE
HOOD ST
WELBORN ST
CONGRESS AVE
FAIRMOUNT ST
SALE ST
BROWN ST
ROUTH ST
GILLESPIE ST
BROWN ST
ROUTH ST
WELBORN ST
FAIRMOUNT ST
ENID ST
MAPLE AV
TURTLE CREEK BLVD
PARK BRIDGE CT
64
64'
65
133
63
132
48
50
51
59
58
58
57
208 - 219
61
56
56
53
55
371 - 381
106
52
54
54
96
97
66
66
67
25
25
24
23
23
1 - 22
47
413 - 421
164 - 171
84
85
83
82
87
172 - 183
184 - 207
45
45
46
45
42
38
39
26
27
405 - 412
43
44
428 - 453
269 - 370
220' - 268
73'
The letter 'N' indicates no information available
The number '0' indicates City of Dallas Ownership
1:3,600
NOTIFICATION
500'
AREA OF NOTIFICATION
453
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z167-190
Date: 2/15/2017

02/15/2017

Notification List of Property Owners

Z167-190

453 Property Owners Notified

Label #	*Address*		*Owner*
1	2728	WELBORN ST	LINN DIANE E
2	2700	WELBORN ST	SATYU PPTIES LLC
3	2728	WELBORN ST	LINN DIANE E
4	2700	WELBORN ST	ORMSBY BRETT
5	2700	WELBORN ST	BUTLER GERALD W
6	2700	WELBORN ST	DUBBELDE TODD
7	2700	WELBORN ST	WEISFELD RONALD A
8	2700	WELBORN ST	DEAN GHIAS UD & NAZI
9	2700	WELBORN ST	SOMES FAMILY TRUST
10	2700	WELBORN ST	MCFARLAIN RANDALL R
11	2700	WELBORN ST	RYAN SCOTT
12	2700	WELBORN ST	ZH PPTY LLC
13	2700	WELBORN ST	WELBORN STREET PARTNERS LLC
14	2700	WELBORN ST	HAVELKA JUDY
15	2700	WELBORN ST	ANDERSON DENISE
16	2700	WELBORN ST	VENEGAS ARTURO
17	2700	WELBORN ST	LESZINSKI SLAWOMIR
18	2700	WELBORN ST	MERTENS KATHLEEN & G
19	2728	WELBORN ST	CULLEN MARK C &
20	2700	WELBORN ST	ROMERO ESTELA ALEJANDRA
21	2700	WELBORN ST	WALKER JOHN POWELL
22	2700	WELBORN ST	YSASAGA PATRICIA MARGARET
23	2601	WELBORN ST	WINHAVIR LP
24	2604	OAK LAWN AVE	BERLIN GAIL M &
25	2612	OAK LAWN AVE	OAK LAWN RESTAURANTS LLC
26	2512	WELBORN ST	BURDIN KEN

Label #	*Address*		*Owner*
27	3601	ROUTH ST	WEISFELD HERSCHEL A
28	3630	ROUTH ST	SALZER KARMA JO
29	3628	ROUTH ST	ONDREJ PAUL A
30	3626	ROUTH ST	JAYARAM NITIN B
31	3624	ROUTH ST	AVERY CHARLENE MARIE
32	3622	ROUTH ST	ARNOLD SCOTT
33	3620	ROUTH ST	FITZPATRICK MICHAEL C
34	3618	ROUTH ST	MCKEON JAMES &
35	3616	ROUTH ST	ALMOND CAROL
36	3614	ROUTH ST	FAUST DANNY K
37	3612	ROUTH ST	ALLEN LADYE KAY
38	3610	ROUTH ST	CONDON JOHN K
39	3600	ROUTH ST	HOOD & ROUTH PARTNERS LLC
40	2607	HOOD ST	SHUBERT LLOYD J JR
41	2609	HOOD ST	MCCLAIN CAROLYN
42	3601	BROWN ST	SAMARA DAVID E
43	3520	ROUTH ST	ROUTH RESIDENTIAL PARTNERS LLC
44	3518	ROUTH ST	KOTHARI AJAY
45	2701	HOOD ST	TITAN URBAN DEVELOPMENT LLC
46	2709	HOOD ST	TITAN URBAN DEVELOPEMENT LLC
47	3610	CONGRESS AVE	RUSSELL JOHN R
48	2820	OAK LAWN AVE	RANJBARAN JAMSHID &
49	2814	OAK LAWN AVE	TEXAS LAND & CAPITAL LTD
50	2808	OAK LAWN AVE	5612 YALE HOLDINGS LP
51	2800	OAK LAWN AVE	TEXAS LAND & CAPITAL LTD
52	2710	OAK LAWN AVE	GOODSON ACURA OF DALLAS LLC
53	2722	OAK LAWN AVE	CANNON YOUNG PPTIES LP
54	2706	OAK LAWN AVE	VERITEX COMMUNITY BANK
55	2720	OAK LAWN AVE	CANNON YOUNG PPTIES LP
56	2732	OAK LAWN AVE	CANNON YOUNG PROPERTIERS LP
57	2919	WELBORN ST	ANDES CAPITAL FINANCING LLC

Label #	*Address*		*Owner*
58	2904	OAK LAWN AVE	AHNS GROUP INC
59	2912	OAK LAWN AVE	SACHDEV PRAVEEN
60	2913	HOOD ST	TABATABAIE HOSSEIN G
61	3600	GILLESPIE ST	BAKER DALE &
62	3530	GILLESPIE ST	FEARON R SCOTT
63	2727	OAK LAWN AVE	CANNON YOUNG PPTIES LP
64	2825	OAK LAWN AVE	U S POSTAL SERVICE
65	3810	CONGRESS AVE	OAK LAWN PLAZA LP
66	2615	OAK LAWN AVE	OAK LAWN PARTNERS LP
67	2629	OAK LAWN AVE	OAK LAWN RESTAURANTS LLC
68	2630	WELBORN ST	BRADFORD JAMES DOUGLAS
69	2626	WELBORN ST	HARDMAN MELANIE ELEANOR
70	3633	BROWN ST	HARRIS LAWRENCE F
71	3629	BROWN ST	WOMACK CHARLES R &
72	3625	BROWN ST	MOSS ROBERT KYLE
73	2728	HOOD ST	AERC TURTLE CREEK LLC
74	2704	WELBORN ST	HURLEY LEAH
75	2704	WELBORN ST	YORK CRAIG H &
76	2704	WELBORN ST	OZER ALI
77	2704	WELBORN ST	GIRI BALA K
78	2704	WELBORN ST	CODIANA JOHANNA D
79	2704	WELBORN ST	MALDONADO ESTHER
80	2704	WELBORN ST	EVANS WALTER P III & LAURIE A
81	2704	WELBORN ST	ALEXANDERHALL LLC
82	2845	HOOD ST	SMITH INVESTMENT TRUST THE
83	2841	HOOD ST	TRAGER MICHAEL &
84	2837	HOOD ST	LOKEY PAUL E
85	2833	HOOD ST	DOROTHY L MANAGEMENT TR I
86	2825	HOOD ST	COOKE HOWARD F TR
87	2821	HOOD ST	GANARAJ POSAVANIKE S & RATNA CO TRUSTEES
88	3780	CONGRESS AVE	GANDOLFO ANA MARIA M &

Label #	*Address*		*Owner*
89	2801	WELBORN ST	BROOKSHIER ANDREW S
90	2811	WELBORN ST	OTHMAN ANAS R
91	2813	WELBORN ST	CLARK KELSEY
92	2803	WELBORN ST	MAXWELL ELEANOR POWELL
93	2805	WELBORN ST	PESTL MARCUS G
94	2807	WELBORN ST	NEWMAN JULIE
95	2809	WELBORN ST	MARTIN ROB
96	3708	BROWN ST	MOZISEK ARNOLD R JR
97	3704	BROWN ST	BLAGG JIM C &
98	2701	WELBORN ST	WEINSTEIN TONI ELLEN
99	2703	WELBORN ST	MASTER HAROLD DAVID & FRANCINE HELEN
100	2705	WELBORN ST	ADAMS ANDREA LAUREN GST TRUST THE
101	2707	WELBORN ST	BERRONG JAMES D
102	2709	WELBORN ST	BRUNGER PHILIP &
103	2711	WELBORN ST	HICKS BILLY H & TERI R
104	2723	WELBORN ST	JANSON CHRISTOPHER & MEAGHAN KROENER
105	2719	WELBORN ST	MCFARLAIN RANDALL BRANT &
106	2729	WELBORN ST	BOUSTRIDGE MICHAEL
107	3707	CONGRESS AVE	BEACH BRIAN A & JEAN A
108	3711	CONGRESS AVE	GREEN DAVID A
109	3715	CONGRESS AVE	MORELAND NANCY
110	3703	CONGRESS AVE	FONTENOT JOEL K
111	3716	GILLESPIE ST	GINSBERG LAURIE BECKER & MAJOR
112	3722	GILLESPIE ST	MEYRAT RICHARD
113	3610	GILLESPIE ST	JONES SHANNA C & RYAN T
114	3610	GILLESPIE ST	REMICK KARL V
115	3610	GILLESPIE ST	ROSE BRYAN F &
116	3610	GILLESPIE ST	HEILMAN RONALD H &
117	3610	GILLESPIE ST	BLANDFORD WILLIAMS & DIANE
118	3610	GILLESPIE ST	MARTIN CHRISTINA B &
119	3610	GILLESPIE ST	RIDER JOSHUA S & REBECCA C

Label #	*Address*		*Owner*
120	3610	GILLESPIE ST	DORSANEO RESOURCES LP
121	3610	GILLESPIE ST	BURKLE FRANCISCO JAVIER
122	3610	GILLESPIE ST	JOHNSON WILLIAM HUDSON &
123	3610	GILLESPIE ST	STEWART JOHN R & INESSA B
124	3610	GILLESPIE ST	HAN EUGENE
125	3528	GILLESPIE ST	MEYER JOHN A JR & VICTORIA L
126	3526	GILLESPIE ST	ROBERTSON JEFFREY W & KELLEY W
127	2908	HOOD ST	WYBAR MICHAEL J &
128	3524	GILLESPIE ST	HAMM WILLIAM FEDERICK & MADELINE C
129	3522	GILLESPIE ST	STEIGERWALD ROBERT & PAMELA
130	3520	GILLESPIE ST	BOHANNON ROBERT H & JANET L
131	3518	GILLESPIE ST	BRINDELL CHARLES ROBERT JR
132	2703	OAK LAWN AVE	AMERICAN NATIONAL BANK OF TEXAS
133	2733	OAK LAWN AVE	OAK LAWN OUTDOOR LLC
134	3606	ROUTH ST	CARTER G JACK III
135	3606	ROUTH ST	LEE MEGAN FRANCES
136	3606	ROUTH ST	HARGROVE ADAM
137	3606	ROUTH ST	FLOOD JOAN M
138	3606	ROUTH ST	SHERENIAN EVA M
139	3606	ROUTH ST	GOOLSBY WILLIAM GREGORY
140	3703	BROWN ST	MIRACLE ERIC
141	3705	BROWN ST	ALCOCER FERNANDO G
142	3707	BROWN ST	NORRELL RONALD STEVE
143	3709	BROWN ST	ALCOCER FERNANDO
144	3605	BROWN ST	KNIGHT QUIN
145	3605	BROWN ST	PNM HOLDINGS LLC
146	3605	BROWN ST	FIGUEROA ABBY M
147	3605	BROWN ST	WESTBROOK DONALD E
148	3605	BROWN ST	THOMPSON WILLIAM CRAIG
149	3605	BROWN ST	MURALIRAJ VIJAY
150	3605	BROWN ST	ELMERS JENNIFER L

Label #	*Address*		*Owner*
151	3605	BROWN ST	RIVET LAUREN
152	3605	BROWN ST	HILDRETH GREGORY K
153	3605	BROWN ST	MONTGOMERY THOMAS E
154	3615	BROWN ST	DEPALMA MICHAEL
155	3615	BROWN ST	ALANIZ CESAR JR
156	3615	BROWN ST	LI XIAOXIAO
157	3615	BROWN ST	DELEON FERNANDO
158	3615	BROWN ST	MILLS MELANIE
159	3617	BROWN ST	PETERS KIM L
160	3617	BROWN ST	DELEON CLAUDIA PATRICIA
161	3617	BROWN ST	BURMASTER AIMEE
162	3617	BROWN ST	VANCE CHARLES
163	3617	BROWN ST	TANG PATRICK
164	3615	GILLESPIE ST	WOOD WILLIAM
165	3615	GILLESPIE ST	KAFKA TERRY
166	3615	GILLESPIE ST	DAVIS GREGORY T
167	3615	GILLESPIE ST	MARTINEZ JOSE A
168	3615	GILLESPIE ST	MARGO WILLIAM W
169	3615	GILLESPIE ST	BOHDAN ERIK
170	3615	GILLESPIE ST	MITCHELL KELLY D
171	3615	GILLESPIE ST	KOELSCH CHRISTOPHER S
172	2727	HOOD ST	KEITH ALLEN MARTIN
173	2727	HOOD ST	HOWE MARTHA
174	2727	HOOD ST	TET TRUST THE
175	2727	HOOD ST	SACHDEV FRAVEEN
176	2727	HOOD ST	KIEDAISCH SCOTT D
177	2727	HOOD ST	BURNETT KIRBY
178	2727	HOOD ST	VANCE CHARLES
179	2727	HOOD ST	WELLS CORY
180	2727	HOOD ST	GARRETT GARY L
181	2727	HOOD ST	BENNETT MARK L

Label #	*Address*		*Owner*
182	2727	HOOD ST	CABALLERO ELIZABETH
183	2727	HOOD ST	EVANGELISTA MARJORIE S
184	2711	HOOD ST	PANKEY SCOT A
185	2711	HOOD ST	WILSON RALPH H JR
186	2711	HOOD ST	SAMPANG BRADNELL
187	2711	HOOD ST	LORMAND LEE E
188	2711	HOOD ST	NANCE MICHAEL W
189	2711	HOOD ST	MURRELL PHILLIP A
190	2711	HOOD ST	WINNUBST ALEXANDRIA &
191	2711	HOOD ST	WHITCHER LARRY
192	2711	HOOD ST	HUDSON BERNADETTE FLORES
193	2711	HOOD ST	VANDERSLICE GEORGE RICHARD
194	2725	HOOD ST	POWELL JIMMY J JR
195	2725	HOOD ST	RICHARDSON JOSEPH L &
196	2725	HOOD ST	HOGAN WESLEE A
197	2725	HOOD ST	DYCK CARON VAN & CRAIG
198	2725	HOOD ST	GOLDSMITH JAMI L
199	2725	HOOD ST	WEGER WILLIAM BARCLAY &
200	2725	HOOD ST	CRUZ DE LOPEZ ANTONINA
201	2725	HOOD ST	MARTIN LORI ANN
202	2725	HOOD ST	ZIMMERMAN ZACHARIAS
203	2725	HOOD ST	WILLIAMS JASON M
204	2725	HOOD ST	TURBEVILLE KAREN F
205	2725	HOOD ST	HARTER JOHN CLAY & PATRICIA M YSASAGA
206	2725	HOOD ST	OSWALT MORRIS
207	2725	HOOD ST	BOHDAN ERIK M
208	3618	GILLESPIE ST	MCRAE WILLIAM H
209	3618	GILLESPIE ST	LANDRUM MARY E
210	3618	GILLESPIE ST	MENDELOW MICHAEL &
211	3618	GILLESPIE ST	FINGER ANDREW & JUDITH
212	3618	GILLESPIE ST	DREES VIKTORIJA & SCOTT

Label #	*Address*		*Owner*
213	3618	GILLESPIE ST	SIEGAL MICHAEL
214	3618	GILLESPIE ST	LANE G DAVID & CYNTHIA
215	3618	GILLESPIE ST	BURKE GENIE
216	3618	GILLESPIE ST	BAHRAMI SHOHREH
217	3618	GILLESPIE ST	BUTLER CHAD MARTIN
218	3618	GILLESPIE ST	SBEITY ALI
219	3618	GILLESPIE ST	WHITTIER ANTONIE
220	3535	GILLESPIE ST	KREISEL KAY
221	3535	GILLESPIE ST	RHODES COLLIN D
222	3535	GILLESPIE ST	HEDRICK JAMES THOMAS & GEORGIA A
223	3535	GILLESPIE ST	MURPHY SUSAN W
224	3535	GILLESPIE ST	AUGUR MARILYN
225	3535	GILLESPIE ST	HAYNES MICHAEL R &
226	3535	GILLESPIE ST	PRIDHAM WILLIAM C &
227	3535	GILLESPIE ST	MONTANA ROBERT C II &
228	3535	GILLESPIE ST	BONNE CHASSE LLC
229	3535	GILLESPIE ST	WIDNER ROBERT S LIVING TRUST
230	3535	GILLESPIE ST	YABLON ASHLEY & DONNA
231	3535	GILLESPIE ST	GREEN G GARDINER JR &
232	3535	GILLESPIE ST	2004 COWLEY RANK LIVING TR
233	3535	GILLESPIE ST	FASKEN PAULA PIERSON REV TRUST
234	3535	GILLESPIE ST	FARRAR WILLIAM D
235	3535	GILLESPIE ST	OLD AMERICAN CAPITAL CORP
236	3535	GILLESPIE ST	YOUNG JOHN WILLIAM &
237	3535	GILLESPIE ST	JFA TRUST THE
238	3535	GILLESPIE ST	ANTIOCO JOHN F
239	3535	GILLESPIE ST	ALVAREZ SERGIO R
240	3535	GILLESPIE ST	ALTERMANN MARK A
241	3535	GILLESPIE ST	FARRAR WILLIAM D & AMANDA J
242	3535	GILLESPIE ST	NAVIAS LOUIS & ARLENE
243	3535	GILLESPIE ST	NAVIAS LOUIS & ARLENE

Label #	*Address*		*Owner*
244	3535	GILLESPIE ST	ROBY FRANK M & LINDA S
245	3535	GILLESPIE ST	ELECTRO ENTERPRISES INC
246	3535	GILLESPIE ST	DUBIN ANA P
247	3535	GILLESPIE ST	SAVARIEGO VELINDA
248	3535	GILLESPIE ST	MCWILLIAMS GEORGE L & LIFE ESTATE
249	3535	GILLESPIE ST	PUTMAN MARY DELL
250	3535	GILLESPIE ST	MERROLE STEINWAY REVOCABLE TRUST
251	3535	GILLESPIE ST	LAPHAM PHYLLIS
252	3535	GILLESPIE ST	PAYNE JONATHAN III & MARGARET
253	3535	GILLESPIE ST	SANDERS GEORGE
254	3535	GILLESPIE ST	DO TUAN ANH &
255	3535	GILLESPIE ST	HERLIHY LYNN
256	3535	GILLESPIE ST	BRADLEY KATRINA D
257	3535	GILLESPIE ST	HENDERSON DAWN
258	3535	GILLESPIE ST	CROZIER LESLIE ANN
259	3535	GILLESPIE ST	COULTER JAMIE B
260	3535	GILLESPIE ST	FERNANDES GARY J & SANDRA
261	3535	GILLESPIE ST	BOWMAN BRUCE W & BEVERLY
262	3535	GILLESPIE ST	MICKEY DAWN
263	3535	GILLESPIE ST	LARSON WILLIAM D
264	3535	GILLESPIE ST	MCCLURE SHARA B & CRAIG A
265	3535	GILLESPIE ST	KIVOWITZ STACEY & DON RESIDENCE TRUST
266	3535	GILLESPIE ST	PETRYLIENE RENATA
267	3535	GILLESPIE ST	CARLILE HOLDINGS INC
268	3535	GILLESPIE ST	EC ENGERGY PARTNERS LP
269	2828	HOOD ST	PLAZA APARTMENTS PHASE II
270	2828	HOOD ST	PLAZA TURTLE CREEK IV
271	2828	HOOD ST	DEVLIN MICHAEL &
272	2828	HOOD ST	WURST MICHAEL FRANCIS &
273	2828	HOOD ST	WHITE NANCY S
274	2828	HOOD ST	YAMINI SARA M

Label #	*Address*		*Owner*
275	2828	HOOD ST	JOHNSON MILTON VANCE & LINDA A LIFE EST
276	2828	HOOD ST	RISINGER DENNIS R & MELBA
277	2828	HOOD ST	LEACH JOSEPH JR
278	2828	HOOD ST	SONNENSCHEIN INVESTMENTS LTD
279	2828	HOOD ST	CANNING MICHAEL & MINA G
280	2828	HOOD ST	MASSINGILL LYNN
281	2828	HOOD ST	HARVEY R CHRIS &
282	2828	HOOD ST	BAKER CHARLES DON
283	2828	HOOD ST	SCHWENK RON R &
284	2828	HOOD ST	PINK ELISABETH R
285	2828	HOOD ST	BASILBAY PARTICIPATION
286	2828	HOOD ST	MEXICAN & GOURMET INTL
287	2828	HOOD ST	DEININGER JOHN H & MARY ELIZABETH DEININGER
288	2828	HOOD ST	WASKOM ENTERPRISES LLC
289	2828	HOOD ST	PE GLORIA ST
290	2828	HOOD ST	CONWAY JAMES F & TARA M
291	2828	HOOD ST	KERRANE EDWARD B &
292	2828	HOOD ST	GARZA ARACELI
293	2828	HOOD ST	HAIRGROVE GERRY MEANS
294	2828	HOOD ST	ADAMO KENNETH R
295	2828	HOOD ST	SAFIR ANN GENE
296	2828	HOOD ST	BOBBY MURCER 2003 TRUST B THE
297	2828	HOOD ST	DW OPERATING LLC
298	2828	HOOD ST	HURST PAT R
299	2828	HOOD ST	STONER MARY &
300	2828	HOOD ST	TELLO RHONDA
301	2828	HOOD ST	COX BARTON R & JACQUELINE R
302	2828	HOOD ST	MINITAS COMPANY S A
303	2828	HOOD ST	GINERIS MARC A & JEAN M
304	2828	HOOD ST	MEINHARDT MICHAEL E

02/15/2017

Label #	*Address*		*Owner*
305	2828	HOOD ST	WARD DAVID PAUL & JOYCE KAY
306	2828	HOOD ST	PORTER JARVIS H & PAMELA
307	2828	HOOD ST	AUFFENBERG DANIEL P REVOCABLE TRUST
308	2828	HOOD ST	SILCOCK JAMES
309	2828	HOOD ST	OSUAGWU CHUKWUMA J
310	2828	HOOD ST	BRADFORD INVESTMENTS LLC
311	2828	HOOD ST	ATKISS ANTHONY & PENELOPE
312	2828	HOOD ST	MOBLEY DONNA K TRUST
313	2828	HOOD ST	HOPKINS RANDOLPH JOHN
314	2828	HOOD ST	LOPEZ LEONARD MR
315	2828	HOOD ST	BAUGH MARK T LIVING TRUST THE
316	2828	HOOD ST	DAVIS CARY & CATHERINE
317	2828	HOOD ST	SAHLIYEH HANNA F
318	2828	HOOD ST	SELL STEPHEN G
319	2828	HOOD ST	SILVERMAN MICHAEL RICHARD & MARY M
320	2828	HOOD ST	HAYNES NORINE C
321	2828	HOOD ST	LAM THUY &
322	2828	HOOD ST	YATES DENISE
323	2828	HOOD ST	GOURLEY JOHN D
324	2828	HOOD ST	MOORER REVOCABLE TRUST
325	2828	HOOD ST	KETTMAN JOHN R & DIANA M
326	2828	HOOD ST	MCGARRY MICHAEL J
327	2828	HOOD ST	MOORE CRAIG &
328	2828	HOOD ST	GARRETT DONNA N
329	2828	HOOD ST	REVERCHON PARTNERS II LTD
330	2828	HOOD ST	ELLIOTT MARISA
331	2828	HOOD ST	JACOBSON G & M FAMILY TR
332	2828	HOOD ST	DW OPERATING LLC
333	2828	HOOD ST	ZELAZNY CHARLES L
334	2828	HOOD ST	DIBBLE KIMBERLY &
335	2828	HOOD ST	WISMER ANN
336	2828	HOOD ST	CHOOLJIAN ANDREW M &

Label #	*Address*		*Owner*
337	2828	HOOD ST	JACOBSON G & M FAMILY TR
338	2828	HOOD ST	REICHSTADT EMIL & SHIRLEY
339	2828	HOOD ST	ST PE ROZALYN
340	2828	HOOD ST	FORD JOE T &
341	2828	HOOD ST	FAULKNER STEPHEN W &
342	2828	HOOD ST	GILLEAN JOHN A III & MYRA M
343	2828	HOOD ST	RVO TEXAS HOLDINGS LLC
344	2828	HOOD ST	BACKA LOUISE PAPARELLA
345	2828	HOOD ST	WOLIN BARTON AND JUDITH
346	2828	HOOD ST	SIEMER MARY RITA
347	2828	HOOD ST	BARTON THOMAS P & ANNIE A
348	2828	HOOD ST	LEACH JAMES E ESTATE OF
349	2828	HOOD ST	HIGHFIELD EQUITIES INC
350	2828	HOOD ST	MINITAS CO SA
351	2828	HOOD ST	HOWARD CASSIE
352	2828	HOOD ST	STREETER THOMAS C
353	2828	HOOD ST	MARSHALL DAVE B & MERRILL JEAN
354	2828	HOOD ST	WHITE ROBERT WAYNE & ANNELLE BURTON
355	2828	HOOD ST	MCBRIDE NANCY YATES
356	2828	HOOD ST	BEAUCHAMP ALAN & JACKIE
357	2828	HOOD ST	ROBINSON DAVID B & REBECCA M
358	2828	HOOD ST	HUDDLESTON CAROL LYNN
359	2828	HOOD ST	SPENCER WILLIAM B & SHERRY D
360	2828	HOOD ST	HARI CHINTA
361	2828	HOOD ST	KAUFMAN CHESTER & DELPHINE 1992 TRUST
362	2828	HOOD ST	HULSEY ROBERT A & SHARON D
363	2828	HOOD ST	HALL CRAIG & KATHRYN HALL
364	2828	HOOD ST	DALE RICHARD P JR
365	2828	HOOD ST	HOLLINGSHEAD TERRY R
366	2828	HOOD ST	DHARMAGUNARANTNE TISSA C
367	2828	HOOD ST	MINITAS COMPANY S A

Label #	*Address*		*Owner*
368	2828	HOOD ST	ESPINOSA ALCIRA HERNANDEZ DE
369	2828	HOOD ST	MINITAS COMPANY SA
370	2828	HOOD ST	LARUE JOHN
371	2727	WELBORN ST	HUMPHRIES JOHN F JR
372	2727	WELBORN ST	VDT HOLDINGS LLC
373	2727	WELBORN ST	WELBORN STREET PARTNERS
374	2727	WELBORN ST	TRUONG DUY D
375	2727	WELBORN ST	WALGAMA RUWANI M
376	2727	WELBORN ST	MEQUET DAVID
377	2727	WELBORN ST	GILBERT JR RICHARD A
378	2727	WELBORN ST	NORRELL STEVE
379	2727	WELBORN ST	NORRELL STEVE
380	2727	WELBORN ST	TRUONG DUY D &
381	2727	WELBORN ST	NORRELL STEVE
382	3623	ROUTH UNIT A ST	WEST MARK V ESTATE OF
383	3623	ROUTH UNIT B ST	SALON ESTATE LLC
384	3623	ROUTH UNIT C ST	BRUNSDALE TANNER J & WESLEY ALLEN TAFOYA
385	3623	ROUTH UNIT D ST	ZAMBRANO GERARDO
386	3623	ROUTH ST	THIRTY SIX TWENTY THREE
387	3701	ROUTH ST	HADDAD KEVIN J
388	3703	ROUTH ST	BERTHIAUME SCOTT & TONIA
389	3705	ROUTH ST	COSTLOW JERRY L
390	3707	ROUTH ST	OBRIEN STEPHEN T
391	3709	ROUTH ST	MCWHORTER KATHERINE L
392	3711	ROUTH ST	MCCORMICK DAVID M &
393	3617	ROUTH ST	ELFENBEIN JESSICA
394	3617	ROUTH ST	LONG COTY
395	3617	ROUTH ST	GATES ANDREA A
396	3617	ROUTH ST	KINKAID NICOLE
397	3617	ROUTH ST	BORTNICK BERNARD & RACHEL

02/15/2017

Label #	*Address*		*Owner*
398	3617	ROUTH ST	QUICKSALL BETTY A
399	3617	ROUTH ST	MCQUAY MICHAEL
400	3617	ROUTH ST	PRATHER HEIDI BELLE
401	3617	ROUTH ST	ELFENBEIN JESSICA & ETAL
402	3617	ROUTH ST	OCONNOR MONICA L
403	3617	ROUTH ST	WRZESNIEWSKI PIOTR &
404	3617	ROUTH ST	CAMPISI AMBER
405	2614	HOOD ST	AHMED RUBANA & MUSTAQUE
406	2612	HOOD ST	SADACCA STEPHEN
407	2610	HOOD ST	CALHOUN REBEL
408	3534	ROUTH ST	AINSWORTH GEORGE M
409	3532	ROUTH ST	MOORE JAMES K
410	3530	ROUTH ST	KRAMER PAMELA A
411	3528	ROUTH ST	MOORE JAMES K
412	3526	ROUTH ST	REVISED JOINT LVG TR OF PRICILLA ELLEN PERRY &
413	2802	WELBORN ST	SHUGHRUE CYNTHIA L
414	2804	WELBORN ST	BOUNDS JAMES T III
415	2806	WELBORN ST	FUNK JUDITH EHMAN
416	2808	WELBORN ST	BORLENGHI ELLEN S
417	2810	WELBORN ST	SCOTT LLOYD & ALVIN C TISDALE
418	2812	WELBORN ST	JEWELL ROBERT TODD
419	2814	WELBORN ST	BOLIN DENNIS L
420	2816	WELBORN ST	SEWELL REVOCABLE TRUST THE
421	2818	WELBORN ST	GUZZETTI WILLIAM L
422	2615	WELBORN ST	VU KIM
423	2615	WELBORN ST	OMEARA RAYMOND J
424	2615	WELBORN ST	PORCELLI JOSEPH
425	2615	WELBORN ST	RAMMING JULIANNE
426	2815	WELBORN ST	WAIATARUA INC
427	2815	WELBORN ST	WAIATARUA INC

Label #	*Address*		*Owner*
428	3515	BROWN ST	NOSS MICHAEL R
429	3515	BROWN ST	CORTS VICTORIA BENNISON
430	3515	BROWN ST	SULLIVAN MARC ADAM &
431	3515	BROWN ST	SHUMAKE VICKI B
432	3515	BROWN ST	ZAMBRANO GERARDO
433	3515	BROWN ST	HAILEY PEGGY
434	3515	BROWN ST	KELSO ALIC & CHRISTINA
435	3515	BROWN ST	BLACKSTONE WARREN L
436	3515	BROWN ST	NYLUND JON
437	3515	BROWN ST	JONES DEREK &
438	3515	BROWN ST	BOWERS MICHAEL R
439	3515	BROWN ST	MCGUIRE LISA E
440	3515	BROWN ST	KREITZINGER MICHAEL & MARLO
441	3515	BROWN ST	BASS CADE PARKER
442	3515	BROWN ST	ALLISON FILIO BIANCA
443	3515	BROWN ST	ALLEN A KATHLEEN
444	3515	BROWN ST	GLOVER MARK N & CONNIE M
445	3515	BROWN ST	HIGDON CHARLES A
446	3515	BROWN ST	WAYLOCK GREGORY
447	3515	BROWN ST	RINKERMAN MARK
448	3515	BROWN ST	GYLFASON HALLDOR I
449	3515	BROWN ST	WASHINGTON HOLDINGS LLC
450	3515	BROWN ST	MCNULTY JOSHUA
451	3515	BROWN ST	MUSIC JOSH & JODI STOKOL
452	3515	BROWN ST	SNAPP CHARLES W
453	3515	BROWN ST	LOEHR NANCY R & ALLEN C

CITY PLAN COMMISSION **THURSDAY, JULY 20, 2017**

Planner: Warren Ellis

FILE NUMBER: Z167-239(WE) **DATE FILED:** March 6, 2017

LOCATION: Northwest corner of Commerce Street and Manila Road

COUNCIL DISTRICT: 6 **MAPSCO:** 43-Q

SIZE OF REQUEST: Approx. 1.715 acres **CENSUS TRACT:** 205.00

REPRESENTATIVE: Peter Kavanagh, Zone Systems

APPLICANT/OWNER: Samuel Ramos

REQUEST: An application to renew Specific Use Permit No. 1624 for an Industrial (outside) not potentially incompatible use for a concrete batch plant on property zoned an IR Industrial Research District.

SUMMARY: The applicant is proposing to continue the operation of a concrete batch plant on the property.

STAFF RECOMMENDATION: **Approval** for a three-year period, subject to staff's recommended conditions.

PREVIOUS ACTION: On June 22, 2017, the City Plan Commission reconsidered a previous action that was taken on June 8, 2017, to deny the application without prejudice.

BACKGROUND INFORMATION:

- The applicant's request for a renewal of SUP No. 1624 will permit the continued operation of the concrete batch plant. There are no changes to the conditions except for the time period proposed by the applicant. The applicant is in compliance with the site plan.

- On May 24, 2006, Specific Use Permit No. 1624 was approved for a five-year period with eligibility for one additional five-year period. The City Council approved two additional renewals of SUP No. 1624 between May 2006 and June 2011. On June 11, 2014, the City Council approved a renewal of SUP No. 1624 for a three year period. SUP No. 1624 expires on June 11, 2017.

- In June 2014, staff's recommendation for a three year period was to allow for the opportunity to re-evaluate the continued compatibility of the land use with the surrounding area and compliance with the SUP conditions.

- Staff continues to recommend a defined time period to allow an opportunity to re-evaluate the continued compatibility of this land use with the surrounding general area and compliance with the SUP conditions

- The City's Office of Environmental Quality has not found any violations at the request site.

- The site/landscape plan depicts one proposed structure, a 10-foot by 10-foot batch room, material storage bins, two silos, a water pit, and parking spaces. The site abuts an existing rail corridor; however, the applicant does not anticipate utilizing it.

Zoning History: There have been two recent zoning requests in the area within the past five years.

1. Z112-267 On June 11, 2014, the City Council approved a renewal of Specific Use Permit No. 1624 for an Industrial (outside) not potentially incompatible use limited to a concrete batch plant on property zoned an IR Industrial Research District. [request site]

2. Z145-115 On June 10, 2015, the City Council approved an IM Industrial Manufacturing District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
W. Commerce Street	Local	80 ft.
Manilla Street	Local	70 ft.

Traffic: The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and has no objections.

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.

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

The existing concrete batching plant is a vital part of the industrial fabric that allows specific materials to be processed and transported to various locations throughout the City. The request site is consistent with the *forwardallas! Comprehensive Plan* because the Plan identifies the area as Industrial Area. The request site is located within an industrial area and is contiguous to several undeveloped tracts of land and industrial/warehouse uses that are in an IR zoning District.

Land Use Compatibility: The site is developed with a concrete batch plant that contains an outside manufacturing area and material storage, a batch room and a water pit. The applicant's request for a renewal of SUP No. 1624 will allow for the batch plant to continue operating on site. The SUP conditions require that all maneuvering area for trucks be paved as a dust control measure.

The area is generally developed with a mix of industrial uses with the majority of the heavy industrial uses developed on property north of the site and south of Singleton Boulevard. The balance of the area is developed with inside industrial uses, inclusive of warehouse/distribution uses. In June 2015, the City Council approved an IM Industrial Manufacturing District with deed restrictions volunteered by the applicant on the adjacent property.

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 equipment and materials are placed in the site's interior to avoid any safety issues that are associated with the operation of the facility. The SUP conditions provide measures to mitigation any adverse effects of the request site. Staff recommends a defined time period to allow an opportunity to re-evaluate the continued compatibility of this land use with the surrounding general area and compliance with the SUP conditions.

Development Standards:

DISTRICT	SETBACKS Front	SETBACKS Side/Rear	Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
Existing							
IR Industrial Research	15'	0'/30'	NA	200'	80%	Proximity Slope Does not apply	Research & development, light industrial, office

Parking: The Dallas Development Code requires off-street parking to be provided for a temporary concrete or asphalt batching plant use at two spaces. While the existing development requires two spaces, 12 spaces are provided as shown on the attached site plan.

Landscaping: Landscaping must be provided in accordance with the site plan/landscape plan.

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is an industrial (outside) not potentially incompatible use for a concrete batch plant.

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

Staff's Recommendation

3. TIME LIMIT: This specific use permit automatically terminates on [~~June 11, 2017~~] (three-years from the passage of this ordinance).

Applicant's Proposal

3. TIME LIMIT: This specific use permit expires on [~~June 11 2017~~], five years from the passage of this ordinance but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for application for automatic renewal is strictly enforced.)

4. LANDSCAPING: Landscaping must be provided as shown on the attached site/landscape plan.

5. GROUND AND DUST CONTROL:

   A. The following conditions must be met on an ongoing basis:

      i. All on-site travelways and maneuvering lanes must be paved, watered, and swept as necessary to achieve maximum control of dust emissions.

      ii. To avoid overloading, a mechanism must be installed on each cement storage silo to warn operators that the silo is full.

      iii. Spillage of materials must be cleaned up and contained or dampened within thirty minutes after the spillage so that emissions from wind erosion and vehicle traffic are minimized.

iv. During operations, all stockpiles must be sprinkled with water or chemicals to eliminate visible dust emissions.

B. Prior to the issuance of a certificate of occupancy, a written ground and dust control plan that reflects existing and proposed infrastructure needed to comply with 4(A)(i) through 4(A)(iv) must be delivered to the director of the office of environmental quality and the director of sustainable development and construction.

6. OFF-STREET PARKING: Off-street parking must be provided in the locations shown on the attached site/landscape plan.

7. OUTSIDE MATERIALS STORAGE: Outside storage of materials is permitted only in bins that are screened on three sides by solid walls with a minimum height of ten feet.

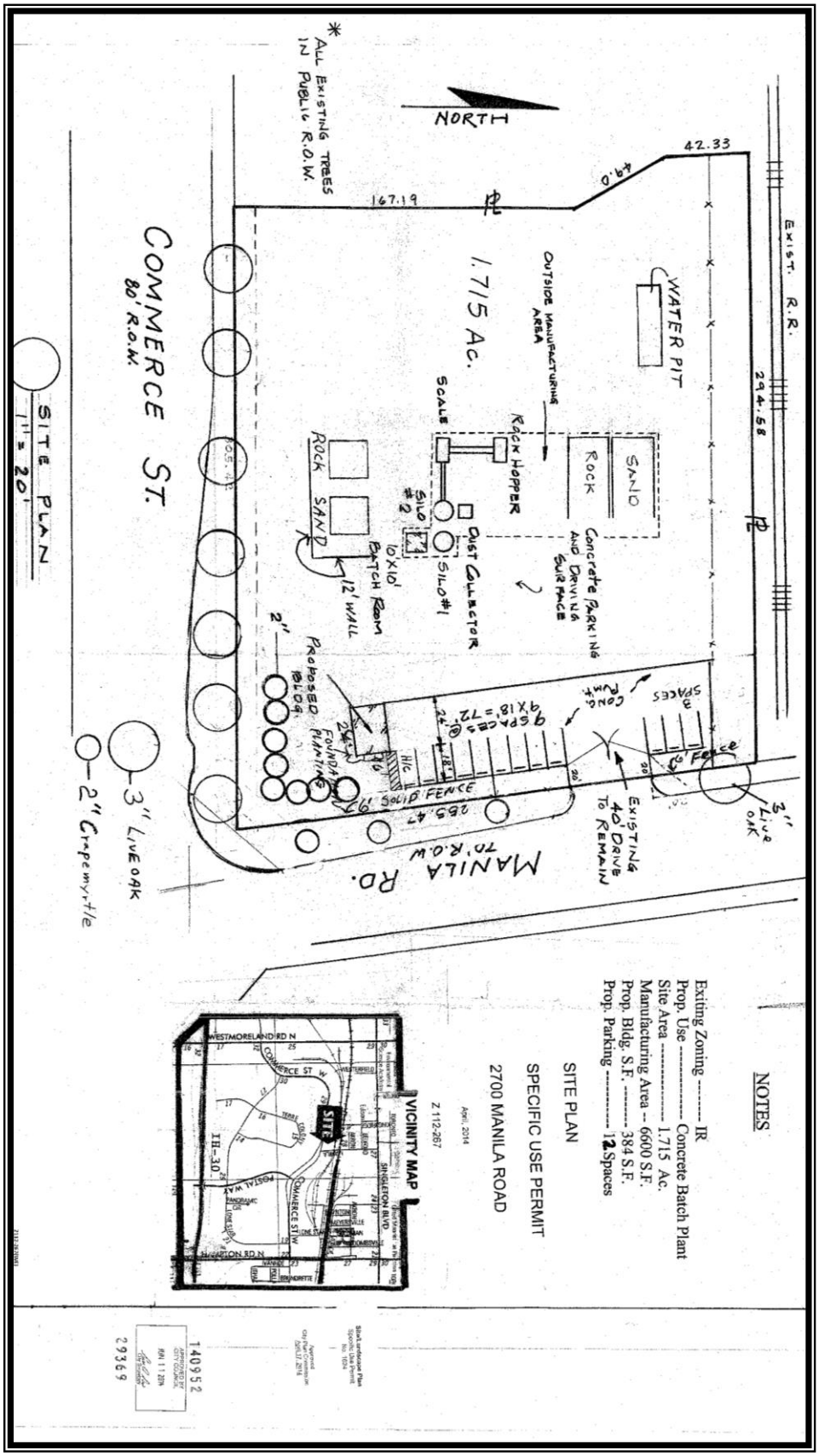
8. ROAD REPAIR: The operator, or its successor or assigns, is responsible for repairing holes or other surface damages on Manila Road caused by operation of the concrete batch plant. The road repairs must conform to City of Dallas standards as approved by the director of public works and transportation.

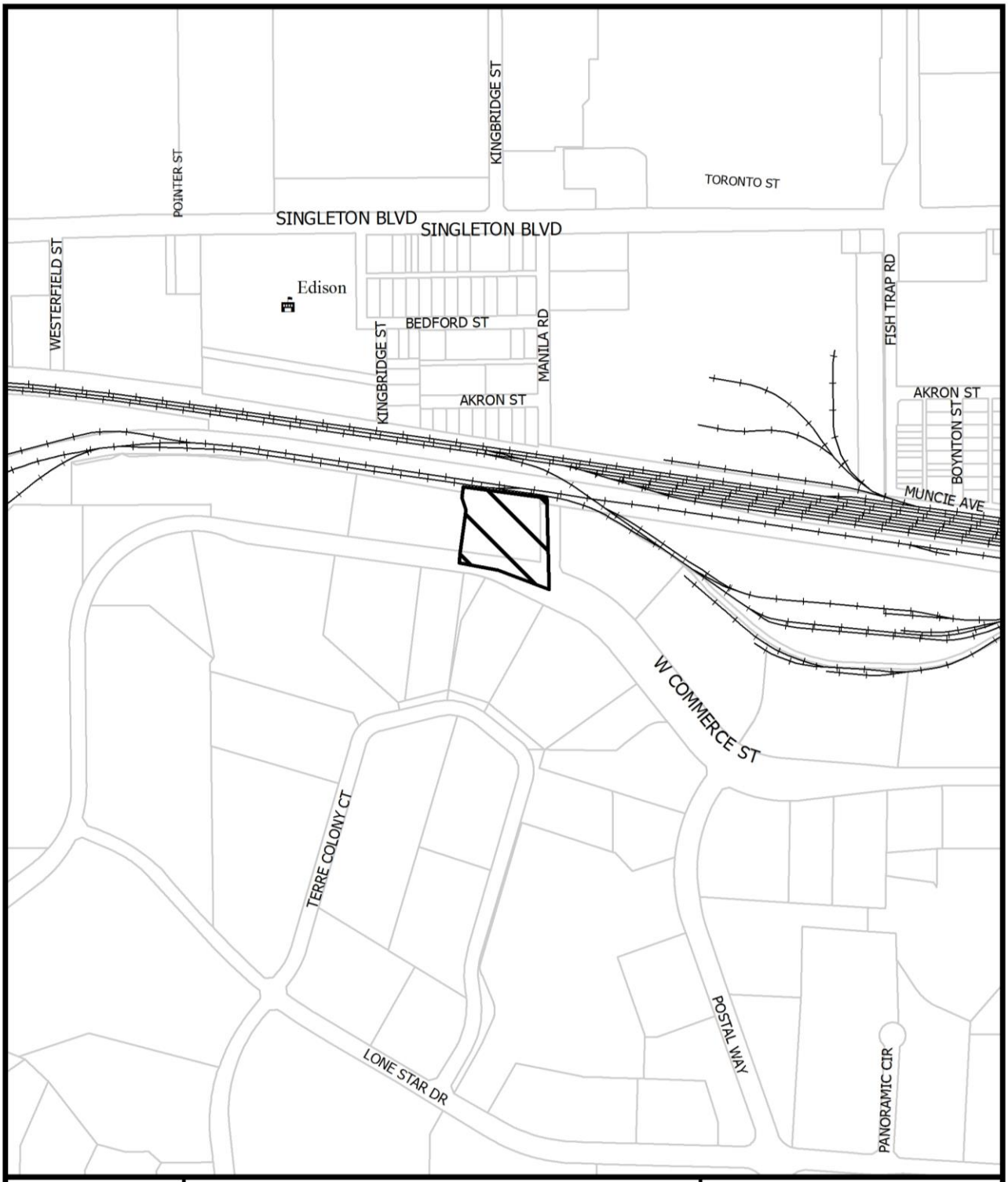
9. SCREENING: A minimum six-foot-high solid screening fence must be maintained and located as shown on the attached site/landscape plan.

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

11. 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/LANDSCAPE PLAN





1:6,000

VICINITY MAP

Case no: Z167-239

Date: 3/20/2017

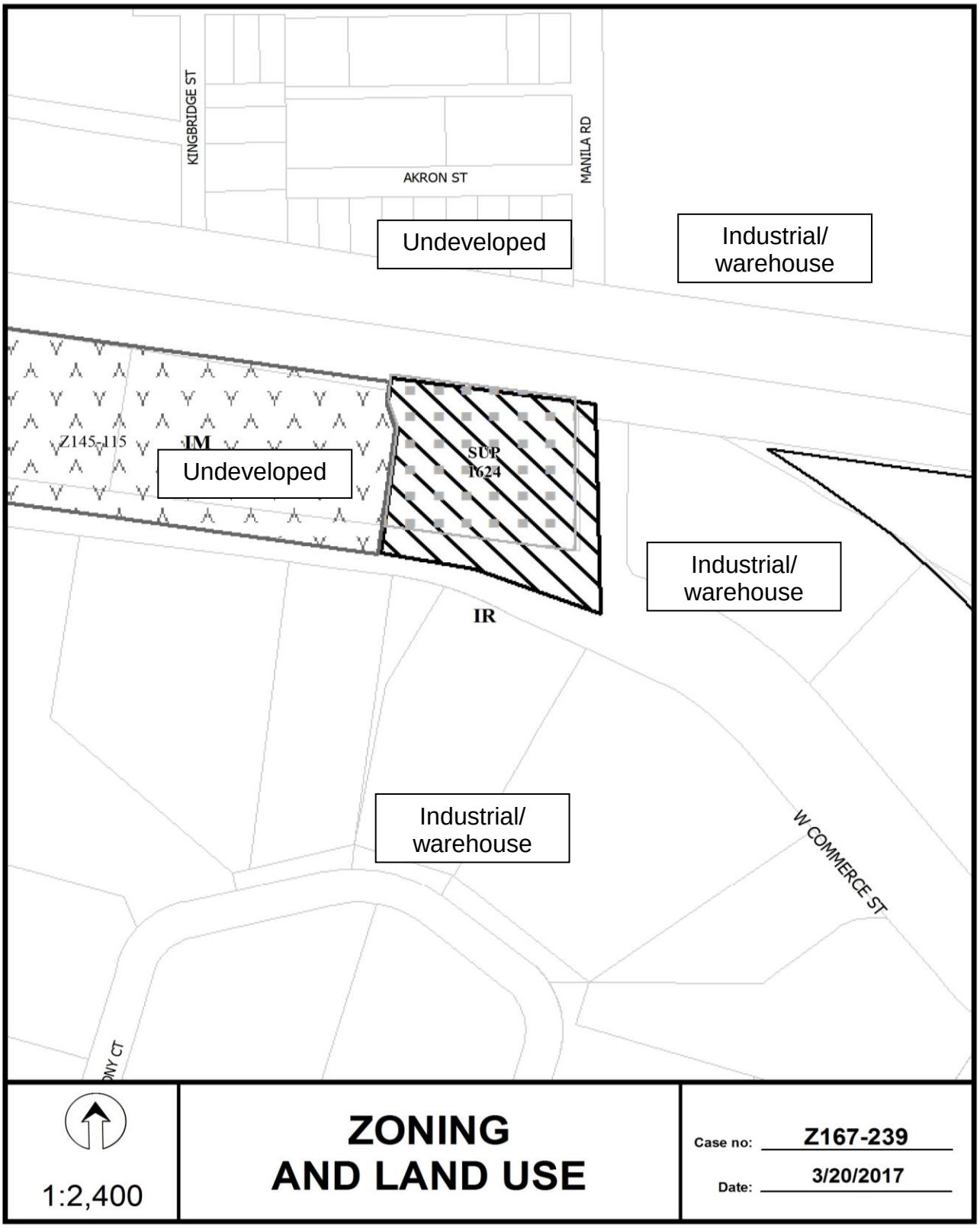
1:2,400

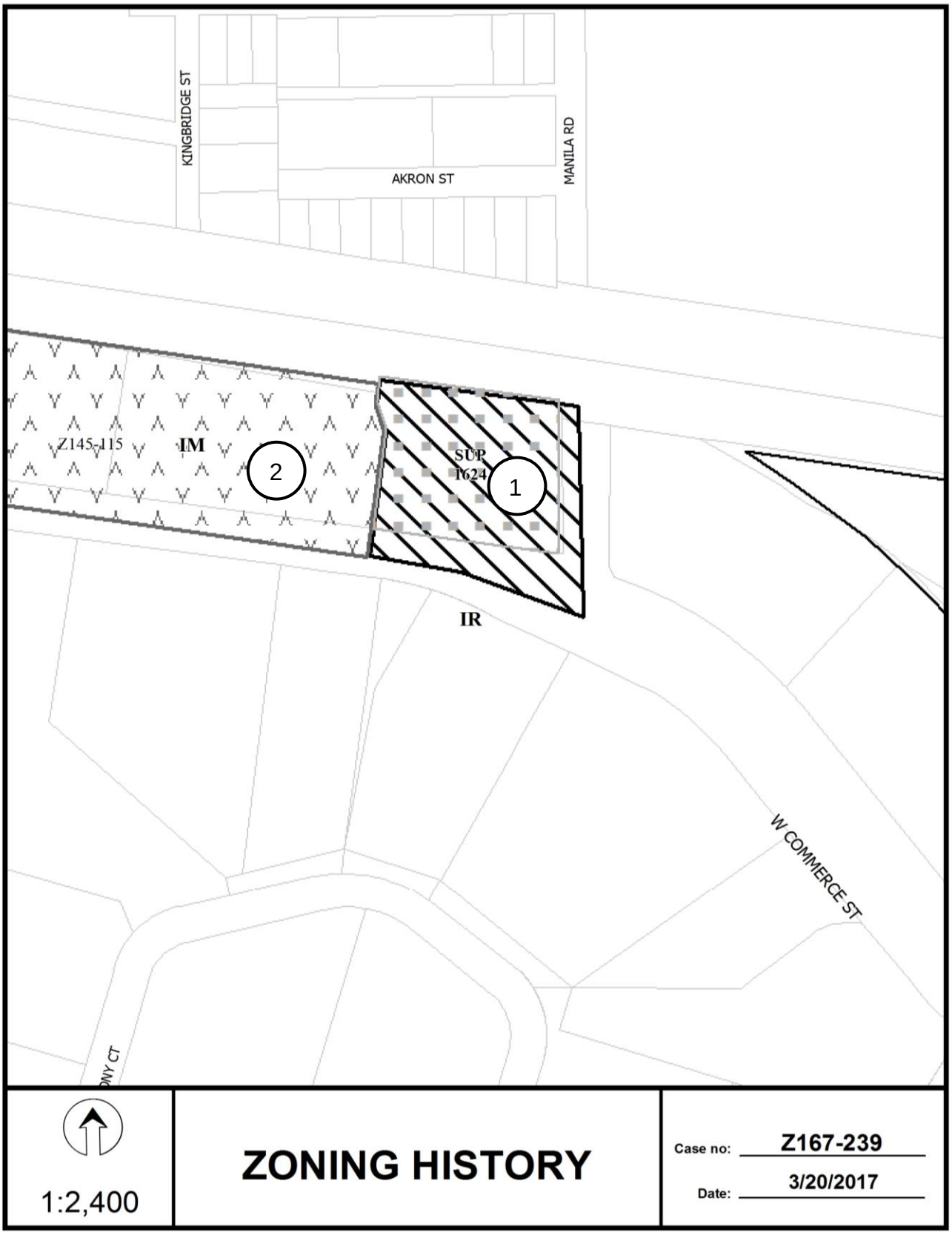
AERIAL MAP

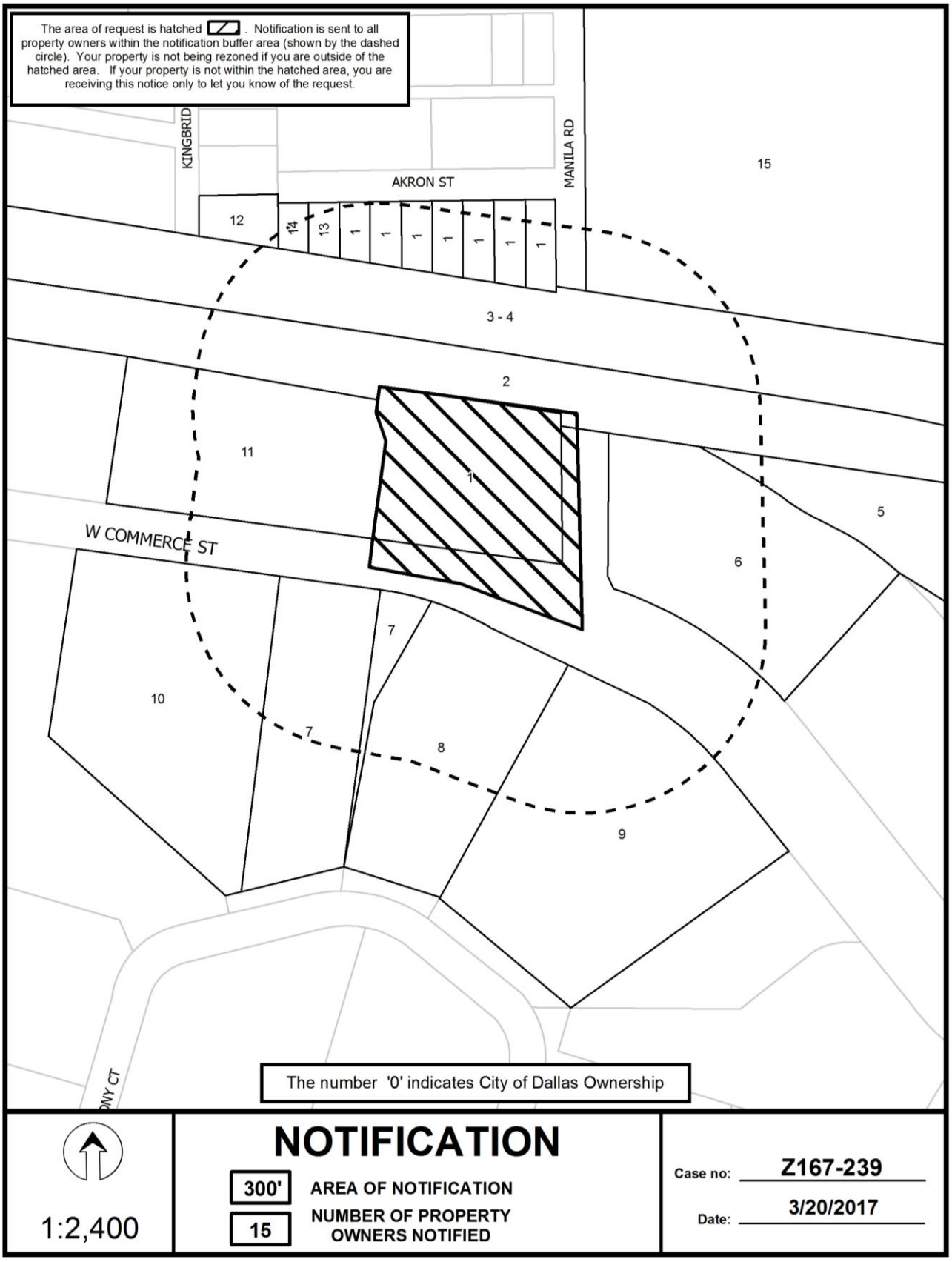
Case no: Z167-239

Date: 3/20/2017

Warehouse


KINGBRIDGE ST
AKRON ST
MANILA RD
Undeveloped
Industrial/
warehouse
Z145-115
IM
Undeveloped
SUP
1624
Industrial/
warehouse
IR
Industrial/
warehouse
W COMMERCE ST
1:2,400
ZONING
AND LAND USE
Case no: Z167-239
Date: 3/20/2017


KINGBRIDGE ST
AKRON ST
MANILA RD
Z145-115
IM
2
SUP
1624
1
IR
W COMMERCE ST
1:2,400
ZONING HISTORY
Case no: Z167-239
Date: 3/20/2017


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.
KINGBRID
AKRON ST
MANILA RD
W COMMERCE ST
12
14
13
1
15
3 - 4
2
11
1
5
6
7
10
8
9
The number '0' indicates City of Dallas Ownership
NOTIFICATION
300'
AREA OF NOTIFICATION
15
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z167-239
Date: 3/20/2017

Notification List of Property Owners

Z167-239

15 Property Owners Notified

Label #	*Address*		*Owner*
1	2802	AKRON ST	RAMOS SAMUEL
2	2300	AL LIPSCOMB WAY	BNSF RAILWAY
3	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
4	9999	NO NAME ST	UNION PACIFIC RR CO
5	1801	LONE STAR DR	LONE STAR IND INC
6	2565	W COMMERCE ST	CLEMTEX HOLDING INC
7	2700	W COMMERCE ST	ARAIZA JUAN J
8	2570	W COMMERCE ST	2570 W COMMERCE LLC
9	2556	W COMMERCE ST	REMINGTON DEV CO &
10	2772	W COMMERCE ST	4815 VICKSBURG LLC
11	2800	W COMMERCE ST	DALLAS GARLAND & NE RR
12	2706	KINGBRIDGE ST	CORTEZ CLEMENTINA
13	2830	AKRON ST	BLANK COLE
14	2834	AKRON ST	BROOKS REX
15	2600	SINGLETON BLVD	BUILDING MATERIALS CORP

CITY PLAN COMMISSION **THURSDAY, JULY 20, 2017**

Planner: Kiesha Kay

FILE NUMBER: Z167-250(KK) **DATE FILED:** March 20, 2017

LOCATION: South side of West Commerce Street, between May Street and Sulphur Street

COUNCIL DISTRICT: 6 **MAPSCO:** 44-Q

SIZE OF REQUEST: Approx. 0.82 acres **CENSUS TRACT:** 0043.00

APPLICANT/ OWNER: Vertical Construction Mgmt./Residential Property Inventory, LLC

REPRESENTATIVE: Audra Buckley, Permitted Development

REQUEST: An application for a new subdistrict for mixed uses on a property zoned Subdistrict 1A within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District.

SUMMARY: The purpose of this request is to create a new subdistrict within the planned development district to allow for the development of a motor vehicle fueling station and general merchandise store. The applicant is proposing conditions that would allow for the proposed land uses, require the approval of a development plan and landscape plan, and establish yard, lot and space regulations for the proposed development.

STAFF RECOMMENDATION: **Denial**.

BACKGROUND INFORMATION:

- On February 23, 2005, PDD No. 714 was approved by City Council.

- The existing office building was constructed in September of 1986 and the existing office/showroom/warehouse building was constructed in March of 1983, according to permit records.

- The purpose of this request is to create a new subdistrict within the planned development district to allow for the development of a motor vehicle fueling station and general merchandise store. The applicant is proposing conditions that would allow for the proposed land uses, require the approval of a development plan and landscape plan, and establish yard, lot and space regulations for the proposed development.

- Over the years, there have been multiple remodel permits issued for the office and office/showroom/warehouse buildings located on the area of request. The applicant is proposing to demolish these structures and redevelop the site.

- The applicant has proposed conditions that will address the site hardship that exists when attempting to develop a site with four street frontages.

Zoning History: There have been no recent zoning change requests in the area.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
West Commerce Street	Principal Arterial	85 ft.
Sulphur Street	Local	50 ft.
Harbin Street	Local	50 ft.
May Street	Local	50ft.

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed amendment will not have a negative impact on the surrounding street system. The applicant obtained a waiver of traffic impact analysis that states that a traffic impact analysis is not required because the proposal generates fewer than 1,000 trips per day, and is not a school.

Surrounding Land Uses:

	Zoning	Land Use
Site	PDD No. 714 (1A)	Office/Showroom/Warehouse, Office
North	PDD No. 714 (1A)	Multifamily
East	PDD No. 714 (1A)	Retail, Office
South	PDD No. 714 (1A)	Vehicle engine repair, warehouse
West	PDD No. 714 (1A)	Motor vehicle fueling station

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.

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

TRANSPORTATION ELEMENT

GOAL 4.2 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS

Policy 4.2.2 Promote a network of on-street and off-street walking and biking paths.

Implementation Measure 4.2.2.3 Use "Context Sensitive Design" standards for public street improvements to ensure safe and convenient bike and pedestrian movement.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Designing pedestrian-friendly streetscapes and encouraging new developments to provide pedestrian-oriented amenities and enhancements would encourage people to walk.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.4 Enhance retail, industrial and business operations.

The request site lies within an area considered Urban Mixed Use. The request is characteristic of an Urban Mixed-Use Building Block because it compromises a vibrant mix of office and retail uses to support adjacent and surround residential uses. The request site will provide additional uses for residents to work, shop, and play within a closely defined area. People on foot or bike can enjoy interesting storefronts and building facades at ground level with wide sidewalks. This aids in creating an appealing streetscape. By encouraging better design quality and convenience in retail centers, business parks and industrial parks, the city takes on a more notable look.

Land Use Compatibility:

PDD No. 714 was approved by the City Council on February 23, 2005 and encompasses approximately 248.9 acres (north and south lines of West Commerce Street and Fort Worth Avenue, between North Beckley Avenue and Westmoreland Road). Recent developments in the immediate area, both north and south of the Fort Worth Avenue alignment through this part of the PDD, have begun to transition the area by providing residential options, both multifamily and single family dwellings. As demand for services to accommodate the demand for anticipated residential activity increased, various retail and entertainment options have developed along this thoroughfare.

The site is surrounded by a mix of uses, heavily influenced by office, retail, and multifamily along the Fort Worth Avenue/West Commerce Street alignment through this area. Multifamily uses are developed to the north and northeast. Various auto service, vehicle engine repair, and vehicle storage uses are located to the east, southeast,

south, and south west of the site. Directly to the west of the site is an existing motor vehicle fueling station, west of that is a multifamily development.

In creating the vision for PDD No. 714, various subdistricts were created to establish a basis for the balance of development and the co-existence with the built environment along the corridor. Subdistrict 1, which the applicant is proposing to create a new subdistrict within, is a medium density mixed-use subdistrict that respects existing businesses but gives incentives for new mid-rise commercial and residential development. Development should support West Commerce Street as the gateway from downtown into the area, and strengthen the Sylvan Avenue-Fort Worth Avenue intersection as a retail anchor. Subdistrict 1 should be the most densely developed urban subdistrict due to its proximity to the Trinity River and downtown.

The intent of Subdistrict 1 and the existing subdistricts within Subdistrict 1 is that a mix of uses should be established with commercial uses being the predominant land use, while still encouraging residential development that is essential to the success of the mixed uses. Buildings should front the street with broad sidewalks. Street trees should line the street edge. On-street parking should be parallel parking along West Commerce Street and Fort Worth Avenue. Off-street parking should be provided behind buildings or in parking structures and shared between adjacent lots. This subdistrict should have an overall urban feel, but still provide pedestrian amenities.

The proposed development plan attached shows the development of a motor vehicle fueling station with a fuel canopy and a general merchandise store. The floor area of the structure is proposed to be 3,062 square feet. The proposed fuel canopy will cover an additional square footage of 2,946. The fuel canopy will front on West Commerce Street with the structure pushed to the rear of the property adjacent to the intersection of Harbin Street and May Street.

Upon reviewing the submitted conditions and the proposed development plan and landscape plan, staff cannot support the applicant's request. Subdistrict 1A currently has the most prescriptive form of standards established in PDD No. 714. The proposed conditions relieves the applicant of the majority of these requirements. Staff does not feel that the proposal of a new subdistrict supports the spirit and intent of the existing ordinance and more specifically the intent of Subdistrict 1A.

The applicant proposes the following amendments with this request:

1) To create the requirement to obtain approval from the city plan commission for a development plan prior to the issuance of any building permits to authorize work. If this case is approved, staff is in agreeance that this subdistrict should be required to submit a development plan for review.

2) To create a new subdistrict for purposes of establishing the use regulations and development standards for this zoning request. This amendment would allow for the land uses of general merchandise or food store 3,500 square feet or less and motor

vehicle fueling station by right. These land uses are also allowed by right in Subdistrict 1A. Additional land uses proposed are:

- Transit passenger shelter, by right.
- Local utilities, by right. *Communication exchange facility by SUP.*
- Tower/antenna for cellular communication. *Mounted cellular antenna only*
- Utility or government installation other than listed, by SUP only.

Staff is not in opposition to the proposed land uses as they are currently allowed by right in Subdistrict 1A.

3) To establish the yard, lot, and space regulations for the new subdistrict.

- The proposed front yard requirement is six feet for all street frontages. Subdistrict 1A's front yard setback is a minimum setback of six feet where at least 50 percent of the front façade must be at the minimum front yard setback, and a maximum front yard setback is 15 feet. The existing requirement pushing the building up towards the street frontage in an effort to create a more urban walkable development. Per the development plan, the fuel canopy and pumps are fronting West Commerce Street. The development of this site will be challenging due to the fact that the site is bound on all four sides by streets. Staff is understanding of this site hardship, but would prefer to the structure adjacent to West Commerce Street versus the fuel pumps and canopy.
- The applicant is proposing to have no limit on the floor area ratio, FAR, for the proposed development. The existing subdistrict has a FAR of 1.0 for a base, no mix-use project, for retail and personal service development.
- The proposed height for the new subdistrict is 21 feet. This is proposed because that is the max height of the proposed structure.
- The lot coverage is being reduced from 80 percent to 60 percent for the proposed subdistrict.
- The off-street parking regulations are being amended to allow for structures with omitted walls including awnings, breezeways, canopies, covered walkways, porte-cocheres, sheds, and other structures without walls to not be considered floor area for purposes of parking requirements. Subdistrict 1A refers back to the off-street parking and loading section within the planned development that in part refers back to the Dallas Development Code. The current interpretation from our Building Inspection office concerning floor area is anything with a solid roof that is used for parking is not considered floor area. Canopies that are not used primarily for pedestrian passage and/or breezeways may be considered floor area. Sheds and any other structure that has a solid roof regardless of having walls is considered floor area and must be parked per the appropriate ratio based on land use.

5) Omit the street standards from applying to Subdistrict 1D. There is not an exhibit for an 80' right-of-way in Subdistrict 1 within Exhibit 714F. Instead of proposing one for review the applicant has detailed that this condition not apply to this subdistrict. The development plan is not proposing any parallel on-street parking, therefore, the following condition is proposed to be amended as follows, Sec.51P-714.115(b)(1), "Except as provided in this section, streets must be constructed as shown in Exhibit

714F. If future right-of-way dedications are made in Subdistricts 4A and 4B, the pavement width for new streets must be in accordance with Exhibit 714F. Parallel parking must be provided as shown in Exhibit 714F. This provision does not apply in Subdistrict 1C and 1D."

6) To revise the sidewalk width. In Subdistrict 1A the required sidewalk width is fifteen feet along West Commerce Street and eleven feet along any other street. The applicant is proposing to amend this condition to state that, "In Subdistrict 1D, sidewalks must comply with Exhibit 714J." In an effort to keep the existing Oak Trees along West Commerce Street, the existing sidewalk width of four feet will remain. Along the frontages of May Street and Harbin Street the proposed sidewalk will be width of 11 feet 5 inches. Along the Sulphur Street frontage the proposed sidewalk will be a width of 11 feet. A pedestrian access easement will have to be executed by the applicant in order to make the proposed sidewalk configuration compliant.

7) Omit the requirement to screen the surface parking on the site. The applicant is proposing that Sec.51P-714.116(b)(1) does not apply to Subdistrict 1D. This condition details that surface parking lots must be screened with a low screen. Given the layout and configuration of the site, the development is not complying with this condition. The applicant is also requesting that Sec.51P-714.116(c) not apply to this subdistrict. This condition states that off-street loading spaces must be screened with a fully sight-obscuring fence or a high screen. Once again, given the layout and configuration of the proposed development, the site is not complying with this condition. The applicant stated that in order to provide a wider sidewalk, parking screening cannot also be provided.

8) Revise the architectural design standards. The architectural design standards created for PDD No. 714 are designated because this area is an area of historical, cultural, and architectural importance and significance. The architectural design standards are intended to preserve the historical, cultural, and architectural importance and significance of the West Commerce Street/Fort Worth Avenue corridor. The development patterns and architecture along the corridor reflect pioneer settlements; the Great Depression; mid-20th century Americana; and post-World War II automobile, nightclub, and restaurant culture. These architectural design standards are intended to preserve the character of the corridor while allowing compatible new construction and modifications that respect the corridor's historical, cultural, and architectural significance.

Due to the site hardship of having four street facing facades the applicant is proposing the following amendment to the building orientation condition, Sec.51P-714.118(d)(1). This condition states that the primary façade and primary entrance of new construction must be oriented to face the public right-of-way. The applicant would like to add the following to this condition, "This provision does not apply to Subdistrict 1D. Entrances must be oriented as shown on Exhibit 714J."

Parking:

The applicant is proposing to amend the planned development condition that requires parking to the rear of the main structure. Sec.51P-714.113(k)(1) is proposed to state: "In Subdistrict 1A and 1B, 100 percent of any parking for new construction located on the same building site as the main use must be to the rear of the main structure. This provision does not apply to Subdistrict 1D." Give the current layout of the site and the site hardship of having four front yards, this site cannot be developed with surface parking and comply with this condition.

Originally the applicant requested a parking reduction by providing bicycle parking. Staff recommended that the applicant provide additional bicycle parking spaces per Sec.51A-5.330 to obtain a two space off-street reduction. This is reflected on the development plan.

Landscaping:

The conditions are proposed to be amended to state: Sec.51P-714.114(j) landscaping regulations, does not apply to Subdistrict 1D. Landscaping must be provided in accordance with Exhibit 714K. The applicant stated that this condition is being suggested due to the existing landscaping conditions being difficult to comply with. There are existing utilities and large visibility triangle at each street intersection where trees are not allowed to be planted. The planned development reduces the visibility triangle from the standard 45' by 45' triangle to a 30' by 30' triangle at each street intersection.

List of Partners/Principals/Officers

Vertical Construction Management

T.K. Keen – Managing Partner
Michael Montgomery – Managing Partner
Larae Tucker – Director of Entitlement

Residential Property Inventory, LLC

Eric Hill – Managing Member/President

APPLICANT'S PROPOSED CONDITIONS

ARTICLE 714.

PD 714.

West Commerce Street/Fort Worth Avenue Special Purpose District

SEC. 51P-714.101. LEGISLATIVE HISTORY.

PD 714 was established by Ordinance No. 25898, passed by the Dallas City Council on February 23, 2005. (Ord. 25898)

SEC. 51P-714.102. PROPERTY LOCATION AND SIZE.
~~**71**~~

PD 714 is established on property located north and south of West Commerce Street and Fort Worth Avenue from North Beckley Avenue to Westmoreland Road. The size of PD 714 is approximately 248.9 acres. (Ord. Nos. 25898; 26876; 27056; 28505)

SEC. 51P-714.103. CREATION OF SUBDISTRICTS.

(a) This district is divided into the following subdistricts:

(1) Subdistrict 1. This subdistrict is for medium density mixed-use development that respects existing businesses but gives incentive for new mid-rise commercial and residential development. Development should support West Commerce Street as the gateway from downtown into the area, and strengthen the Sylvan Avenue-Fort Worth Avenue intersection as a retail anchor. New development should support future light rail along the northern edge of the subdistrict. Preserving historic buildings through adaptive re-use is a priority. This subdistrict will be the most densely developed urban subdistrict due to its proximity to the Trinity River and downtown. The mix of uses should lean more to commercial, although residential development is essential to the success of the mixed uses. Buildings should front the street with broad sidewalks. Street trees should line the street edge. On-street parking should be parallel parking along West Commerce Street and Fort Worth Avenue. Off-street parking should be provided behind buildings or in parking structures and shared between adjacent lots. This subdistrict should have an overall urban feel, but still provide pedestrian amenities. Subdistricts 1A, 1B, and 1C have maximum building heights and maximum stories that reflect the rising topography and protect the downtown view. Buildings should have minimum or no setbacks, with commercial and retail uses at the ground level and office and residential above. Pedestrian protections from traffic, such as street trees, planters, and crosswalks, are desired. Subdistricts 1A, 1B, and 1C are part of Subdistrict 1. Except as provided in this article, Subdistrict 1 regulations apply in Subdistricts 1A, 1B, and 1C, and 1D.

Omitted for brevity.

SEC. 51P-714.104. DEFINITIONS.

Omitted for brevity.

SEC. 51P-714.105. INTERPRETATIONS.

Omitted for brevity.

SEC. 51P-714.105.1. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 714A: Subdistrict boundary map.

(2) Exhibit 714B: Verbal description of the district and subdistrict boundaries.

(3) Exhibit 714C: Native and adapted xeriscape plants.

(4) Exhibit 714D: Main and accessory land use chart.

(5) Exhibit 714E: Development standards chart.

(6) Exhibit 714F: Street diagrams and landscaping.

(7) Exhibit 714G: Residential proximity slope illustration.

(8) Exhibit 714H: Residential proximity slope illustration for Subdistrict 4A.

(9) Exhibit 714I: Subdistrict 1C conceptual plan. (Ord. 28505)

(10) Exhibit 714J: Subdistrict 1D development plan.

(11) Exhibit 714K: Subdistrict 1D landscape plan.

SEC. 51P-714.106. CONCEPTUAL PLAN.

Omitted for brevity.

SEC. 51P-714.107. DEVELOPMENT PLAN.

(a) Except for Subdistrict 1C and 1D, 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) A development plan must be approved by the city plan commission before the issuance of any building permit to authorized work in Subdistrict 1C and 1D. If there is a conflict between the text of this article and the development plan, the text of this article controls.

(c) For Subdistrict 1C and 1D, each development plan must comply with the requirements for a development plan listed in Section 51A-4.702 and include a tabulation box that includes:

(1) existing, proposed, and total floor area for all Permissible Building Areas;

(2) required and provided off-street parking for all permitted uses; and

(3) detail for all special temporary retail uses, inclusive of land area for each and required off-street parking; date of issuance of certificate(s) of occupancy, any 30-day extensions (noting revised off-street parking requirement for more than one 30-day extension). In lieu of a minor amendment to a development plan to comply with paragraph, an analysis may be submitted for approval by the director that contains the information required by this paragraph. (Ord. Nos. 25898; 28505)

SEC. 51P-714.108. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT NOS. 1A AND 1B.

Omitted for brevity.

SEC. 51P-714.108.1 USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT NO. 1C.

Omitted for brevity.

SEC. 51P-714.108.2 USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT NO. 1D.

(a) Uses. The following listed uses are the only main uses permitted in this subdistrict:

(1) Retail and personal service uses.

-- General merchandise or food store 3,500 square feet or less.
-- Motor vehicle fueling station.

(2) Transportation uses.

-- Transit passenger shelter.

(3) Utility and public service uses.

-- Local utilities. *[Local utilities by right. Communication exchange facility by SUP.]*
-- Tower/antenna for cellular communication. [Mounted cellular antenna only].
-- Utility or government installation other than listed. *[SUP]*

(b) Accessory uses.

(1) As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217, "Accessory Uses." For more information regarding accessory uses, consult Section 51A-4.217.

(2) In this subdistrict, the following accessory uses are not permitted:

-- Accessory medical/infectious waste incinerator.
-- Accessory pathological waste incinerator.
-- General waste incinerator.
-- Private stable.
-- Pedestrian skybridges.

(c) Yard, lot, and space regulations.

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

(1) Front yard.

(A) Minimum front yard is six feet.

(2) Side and rear yard.

(A) No minimum side and rear yard.

(3) Density.

(A) No maximum dwelling unit density.

(4) Floor area ratio. No maximum.

(5) Height.

(A) Maximum structure height in Subdistrict 1D is 21 feet.

(6) Lot coverage.

(A) Maximum lot coverage is 60 percent.

(B) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. No minimum lot size.

(8) Stories.

(A) No maximum number of stories.

(d) Off-street parking and loading.

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

(2) Except for covered patios, structures with omitted walls including awnings, breezeways, canopies, covered walkways, porte-cocheres, sheds, and other structures without walls are not considered floor area for purposes of parking requirements. This includes any structures constructed within the open spaces, as shown on the development plan, which is used for pedestrian amenities.

(e) Pedestrian amenities. Pedestrian amenities includes bicycle racks, benches, and trash receptacles, must be provided along Commerce Street at 1:50 linear feet, exclusive of driveways and visibility triangles. These pedestrian amenities may be located within public rights-of-way.

(f) Environmental performance standards. See Article VI.

(g) Landscape regulations. Sec.51P-714.114(j) does not apply to Subdistrict 1D. Landscaping must be provided in accordance with Exhibit 714K.

SEC. 51P-714.109. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT NO. 2.

Omitted for brevity.

SEC. 51P-714.110. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT NO. 3.

Omitted for brevity.

SEC. 51P-714.111. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT NO. 4.

Omitted for brevity.

SEC. 51P-714.112. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT NO. 5.

Omitted for brevity.

SEC. 51P-714.113. OFF-STREET PARKING AND LOADING.

Omitted for brevity.

(k) Parking to the rear of the main structure.

(1) In Subdistrict 1A and 1B, 100 percent of any parking for new construction located on the same building site as the main use must be to the rear of the main structure. This provision does not apply to Subdistrict 1D.

(2) Except as provided in this subsection, in Subdistricts 2, 3, 4, and 5, only 25 percent of any parking for new construction located on the same building site as the main use, or one row of parking, whichever is fewer spaces, may be located in front of the main structure. In addition, only one drive aisle may be located in front of the main structure.

(3) In Subdistrict 4B, one row of parking is allowed in front of the main structure with no limit on the percentage of total parking.
Omitted for brevity.

SEC. 51P-714.114. LANDSCAPING.
Omitted for brevity.

SEC. 51P-714.115. STREET AND SIDEWALK STANDARDS.

(a) In general.

(1) The street and sidewalk standards of this section apply only to new construction or a major modification.

(2) Except as provided in this section, streets as shown in Exhibit 714F are required. This provision does not apply in Subdistrict 1C and 1D.

(3) Except as provided in this section, sidewalks along streets as shown in Exhibit 714F are required. This provision does not apply to Subdistrict 1D; however, sidewalks must be provided as shown on Exhibit 714J.

(b) Street standards.

(1) Except as provided in this section, streets must be constructed as shown in Exhibit 714F. If future right-of-way dedications are made in Subdistricts 4A and 4B, the pavement width for new streets must be in accordance with Exhibit 714F. Parallel parking must be provided as shown in Exhibit 714F. This provision does not apply in Subdistrict 1C and 1D.

(2) Access to and from Subdistrict 4B to Colorado Boulevard and Walter Drive is permitted only at the locations in existence on February 24, 2010.

(3) The following frontages are exempt from parallel parking requirements:

(A) The Fort Worth Avenue frontage of Block B/3926 between Neal Street at Montclair Avenue.

(B) The Fort Worth Avenue frontage of Block 6157 and Block 6156.

(C) The Fort Worth Avenue frontage of Block 3977 between Windomere Avenue and Edgefield Avenue.

(D) The Fort Worth Avenue frontage and the Sylvan Avenue frontage of Block 4015.

(E) Any location where the provision of parallel parking would require a retaining wall in excess of four feet.

(F) Street frontages in Subdistricts 4A and 4B.

(c) Sidewalk standards.

(1) In Subdistricts 1A and 1B, there must be a 15-foot-wide sidewalk along West Commerce Street and Fort Worth Avenue, and an 11-foot, six-inch-wide sidewalk along any other street. In Subdistrict 1C, there must be a minimum 15-foot-wide pedestrian zone along Fort Worth Avenue, and a minimum 11-foot, six-inch-wide pedestrian zone along Sylvan Avenue. In Subdistrict 1D, sidewalks must comply with Exhibit 714J.

(2) *Omitted for brevity.*

SEC. 51P-714.116. SCREENING REGULATIONS.

(a) In general. Except as modified in this section, the provisions of Section 51A-4.301(f), "Screening Provisions for Off-Street Parking," apply.

(b) Parking lots.

(1) Except as provided in this subsection, surface parking lots must be screened with a low screen. The screening requirement for surface parking lots applies only to new construction. This provision does not apply to Subdistrict 1D.

(2) If a structure is built in Permissible Building Area E in Subdistrict 1C before structures are built in Permissible Building Areas A, B, C, and D and surface parking exists between Permissible Building Area E and the public right-of-way, then the surface parking must be screened from the public right-of-way with a low screen until structures are built in Permissible Building Areas A, B, C, and D. In Subdistrict 1C, screening of surface parking is not required for any surface parking between Permissible Building Areas C and D.

(c) Loading spaces. Except as provided in this subsection, off-street loading spaces must be screened with a fully sight-obscuring fence or a high screen. In Subdistricts 4A and 4B, only off-street loading spaces visible from Fort Worth Avenue must be screened. This provision does not apply to Subdistrict 1D.

(d) Dumpsters and garbage storage areas.
Omitted for brevity.

SEC. 51P-714.117. SIGNS.
Omitted for brevity.

SEC. 51P-714.118. ARCHITECTURAL DESIGN STANDARDS.

(a) Purpose.

(1) The district is hereby designated as an area of historical, cultural, and architectural importance and significance. The architectural design standards of this section are intended to preserve the historical, cultural, and architectural importance and significance of the West Commerce Street/Fort Worth Avenue corridor. The corridor has historic and cultural importance as an early major east-west thoroughfare in the Dallas Motorplex. The development patterns and architecture along the corridor reflect pioneer settlements; the Great Depression; mid-20th century Americana; and post-World War II automobile, nightclub, and restaurant culture. These architectural design standards are intended to preserve the character of the corridor while allowing compatible new construction and modifications that respect the corridor's historical, cultural, and architectural significance.

(2) The purpose of these architectural design standards is to:

(A) ensure that new development enhances the character of the corridor and complement adjacent neighborhoods;

(B) ensure that increased density in established neighborhoods makes a positive contribution to the area's character;

(C) ensure the integrity of historic buildings and the compatibility of new development; and

(D) enhance the character and environment for pedestrians.

(b) Applicability. The architectural design standards of this section apply to:

(1) New construction and major modifications of buildings containing a nonresidential use.

(2) Buildings containing only residential uses.

(c) Plan review. The director shall review any plan submitted to determine whether it complies with the requirements of this section.

(d) Building orientation.

(1) Except as provided in 51A-714.118(e)(3), the primary facade and primary entrance of new construction must be oriented to face the public right-of-way. This provision does not apply to Subdistrict 1D. Entrances must be oriented as shown on Exhibit 714J.

(2) Garage doors serving eight or fewer dwelling units may not face West Commerce Street or Fort Worth Avenue. In Subdistrict 1C, this provision applies only to individual vehicular garages for residential dwelling units.

(e) Entrances.
Omitted for brevity.

(f) Facades.
Omitted for brevity.

(g) Fences and walls.
Omitted for brevity.

(h) Materials.
Omitted for brevity.

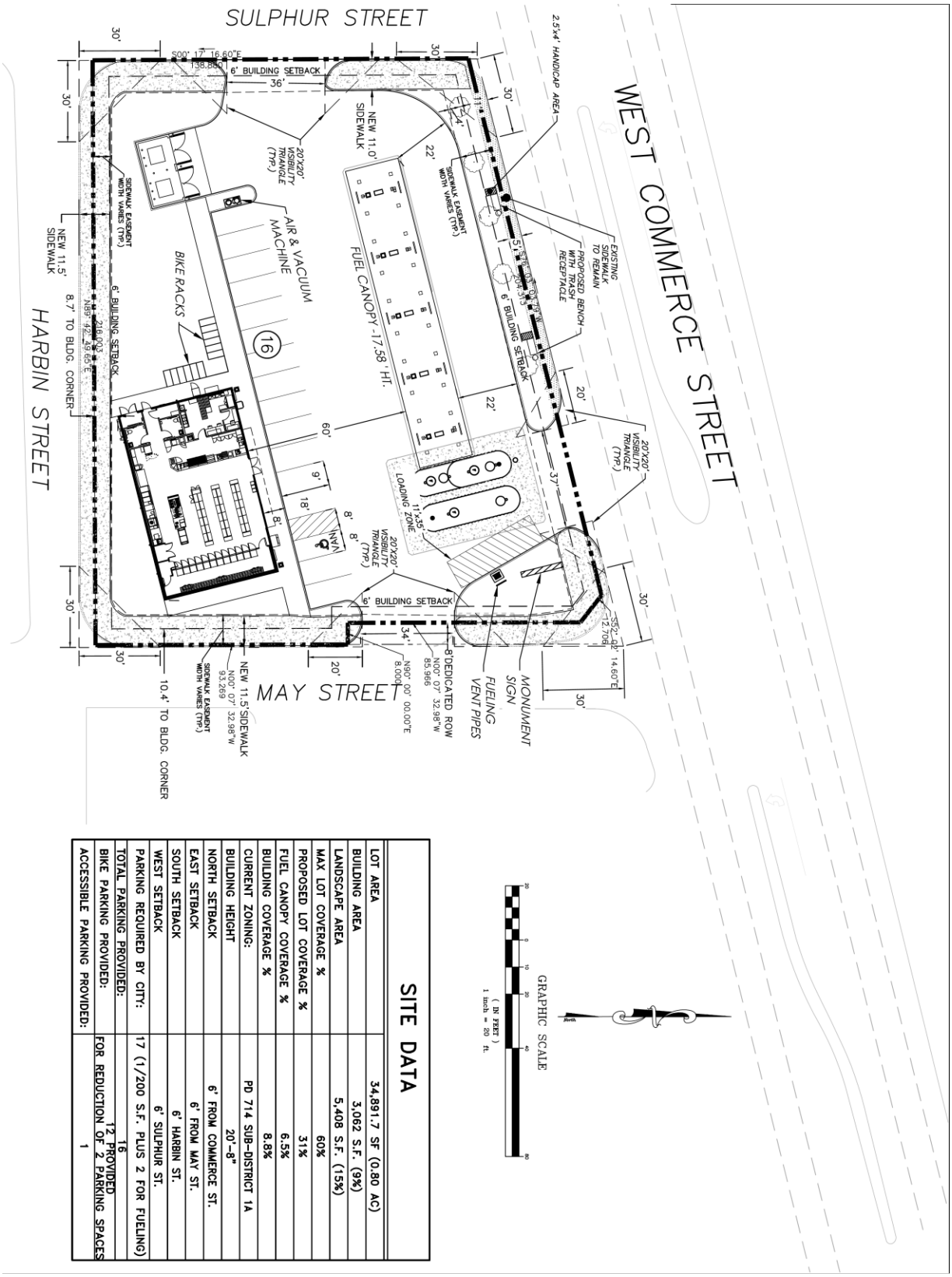
(i) Roofs.
Omitted for brevity.

(j) Story dimensions.
Omitted for brevity.

SEC. 51P-714.119. ADDITIONAL PROVISIONS.
Omitted for brevity.

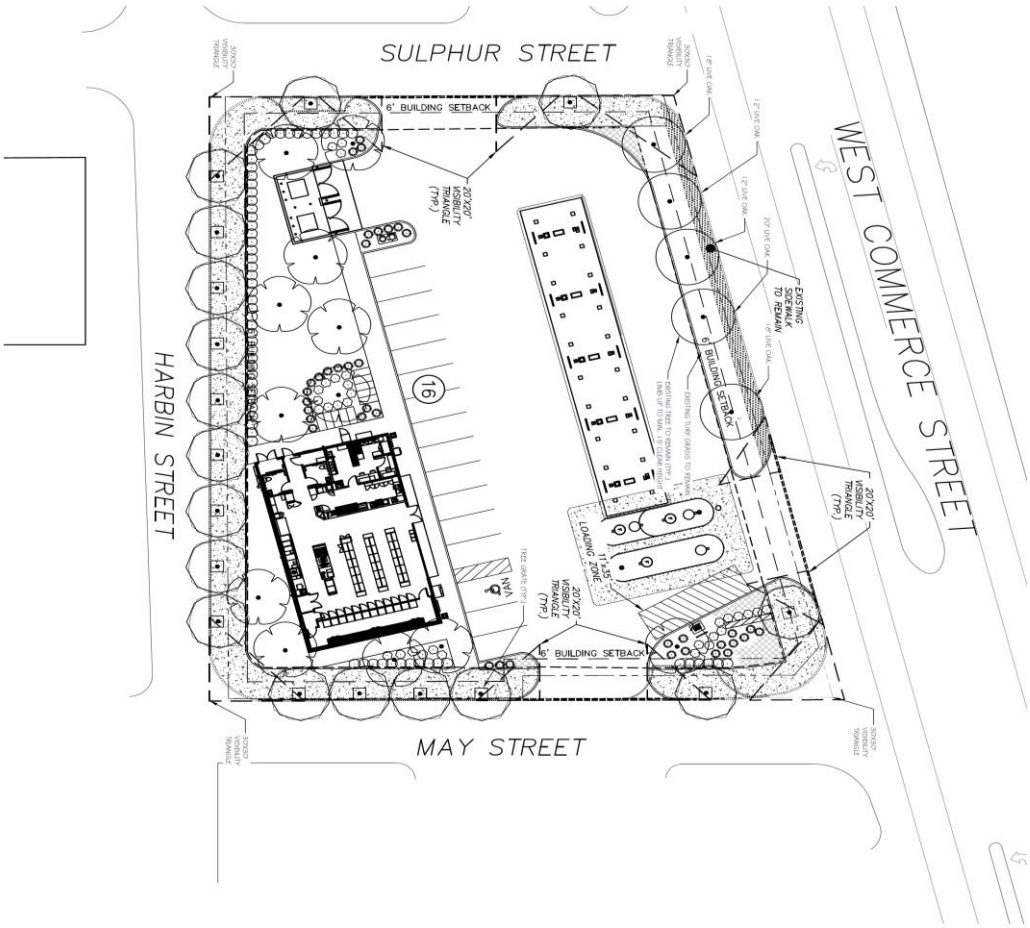
SEC. 51P-714.120. COMPLIANCE WITH CONDITIONS.
Omitted for brevity.

PROPOSED DEVELOPMENT PLAN



SITE DATA	
LOT AREA	34,891.7 SF (0.80 AC)
BUILDING AREA	3,062 S.F. (9%)
LANDSCAPE AREA	5,408 S.F. (15%)
MAX LOT COVERAGE %	60%
PROPOSED LOT COVERAGE %	31%
FUEL CANOPY COVERAGE %	6.5%
BUILDING COVERAGE %	8.8%
CURRENT ZONING:	PD 714 SUB-DISTRICT 1A
BUILDING HEIGHT	20'-8"
NORTH SETBACK	6' FROM COMMERCE ST.
EAST SETBACK	6' FROM MAY ST.
SOUTH SETBACK	6' HARBIN ST.
WEST SETBACK	6' SULPHUR ST.
PARKING REQUIRED BY CITY:	17 (1/200 S.F. PLUS 2 FOR FUELING)
TOTAL PARKING PROVIDED:	16
BIKE PARKING PROVIDED:	12 PROVIDED FOR REDUCTION OF 2 PARKING SPACES
ACCESSIBLE PARKING PROVIDED:	1

PROPOSED LANDSCAPE PLAN



CONCEPT PLANT SCHEDULE

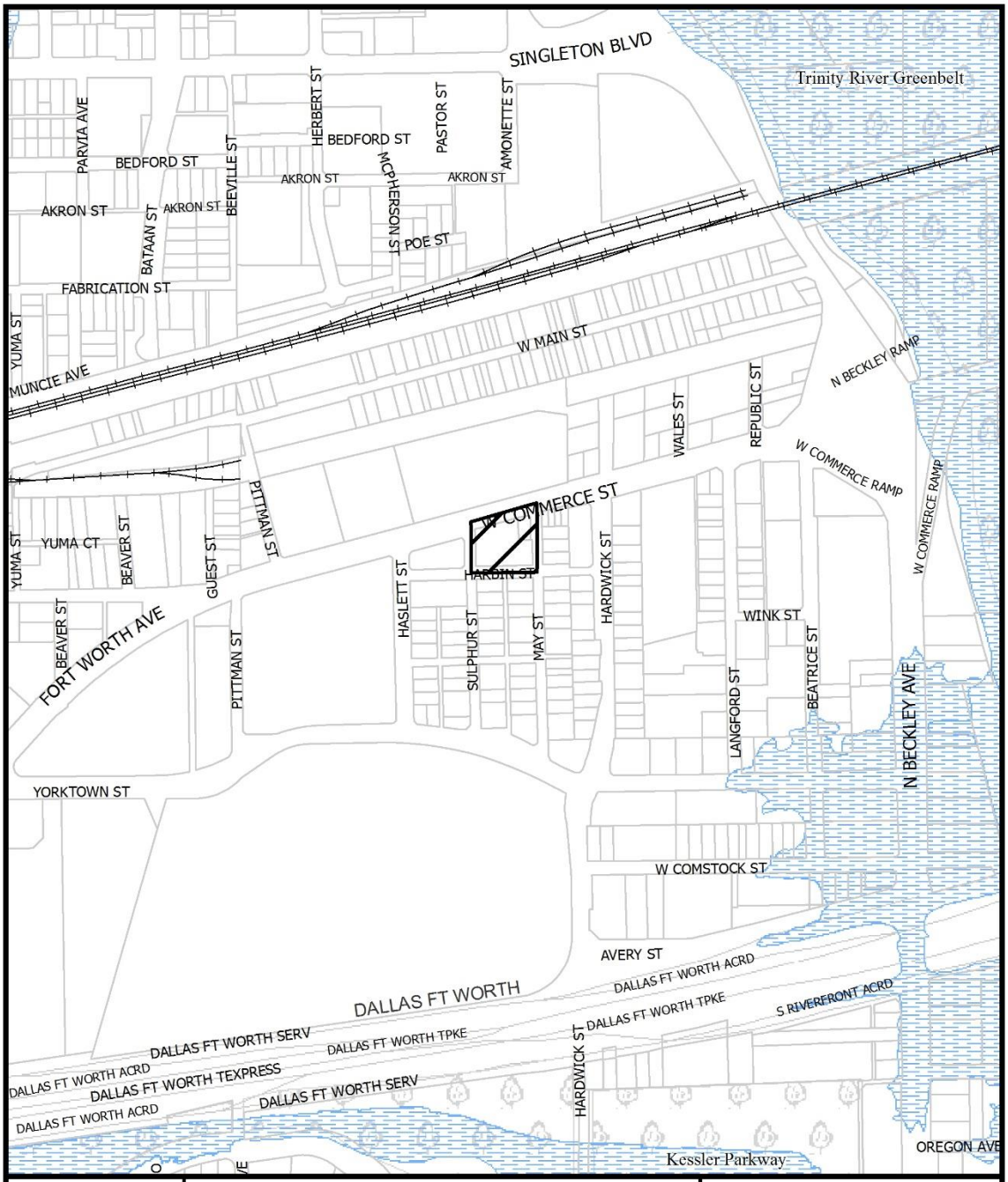
	STREET TREES	17
	EXISTING TREES TO REMAIN	5
	SITE TREES	12
	PARKING SCREENING SHRUBS	65
	ORNAMENTAL SHRUBS	31
	ORNAMENTAL GRASSES	39
	SEASONAL COLOUR	346 sf
	TURFGRASS	4,210 sf

CITY REQUIREMENTS:

		REQ.	PROV.
SITE TREES	1 X CAL. TREE PROVIDED PER 3,000SF (LOT AREA MIN. 4 TREES REQ.) 36,892SF / 3,000SF = 12 TREES	12	12
PARKING AREA LANDSCAPE	EVERY PARKING SPACE SHALL BE LOCATED WITHIN 70' OF THE TRUNK OF A LARGE CANOPY SITE TREE		PROVIDED
	PARKING AREAS SHALL BE SCREENED FROM PUBLIC ROW		-
STREET TREES	1 1" CAL. TREE PER 30 LF OF FRONTAGE AND SHALL BE PROVIDED IN TREE GRATES COMMERCE: 264LF / 30 = 7 HARBIN: 264LF / 30 = 8 MAY: 264LF / 30 = 8 SULPHUR: 140LF / 30 = 5	7 8 8 5	8 5 8 2
LANDSCAPE POINTS	75 LANDSCAPE POINTS SHALL BE OBTAINED BY PROVIDING OPTIONS BELOW: LIGHTING (30 PTS) FOUNDATION PLANTING STRIP (30 PTS) ADDITIONAL LANDSCAPING (1 PT PER 100F MAX 15 PTS AVAILABLE) NATIVE LANDSCAPING (30 PTS) SIDEWALK WIDENING (20 PTS) TOTAL POINTS PROVIDED	30 X 15 30 75	
TREE PRESERVATION	SITE TREE CREDITS PROVIDED FOR TREES PRESERVED ON SITE		
		0	

GENERAL LANDSCAPE NOTES:

1. ALL PLANTING SHALL CONFORM TO THE CITY OF DENTON LANDSCAPE AND SCREENING REQUIREMENTS.
2. TREE LANDSCAPE OR BUILDING FAÇADE LIGHTING SHALL BE PROVIDED AS NOTED IN FIGURE 4.1 1-4.
3. ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM AND SHALL BE MAINTAINED WITH HEALTHY PLANTINGS EXCEPT AT TIMES OF COLOR CHANGE AS NOTED IN FIGURE 4.1 1-4.
4. THE CITY OF DENTON STANDARD DETAILS AND REQUIREMENTS FOR TREE GRATE INSTALLATION IN PUBLIC SIDEWALKS.



1:6,000

VICINITY MAP

Case no: Z167-250

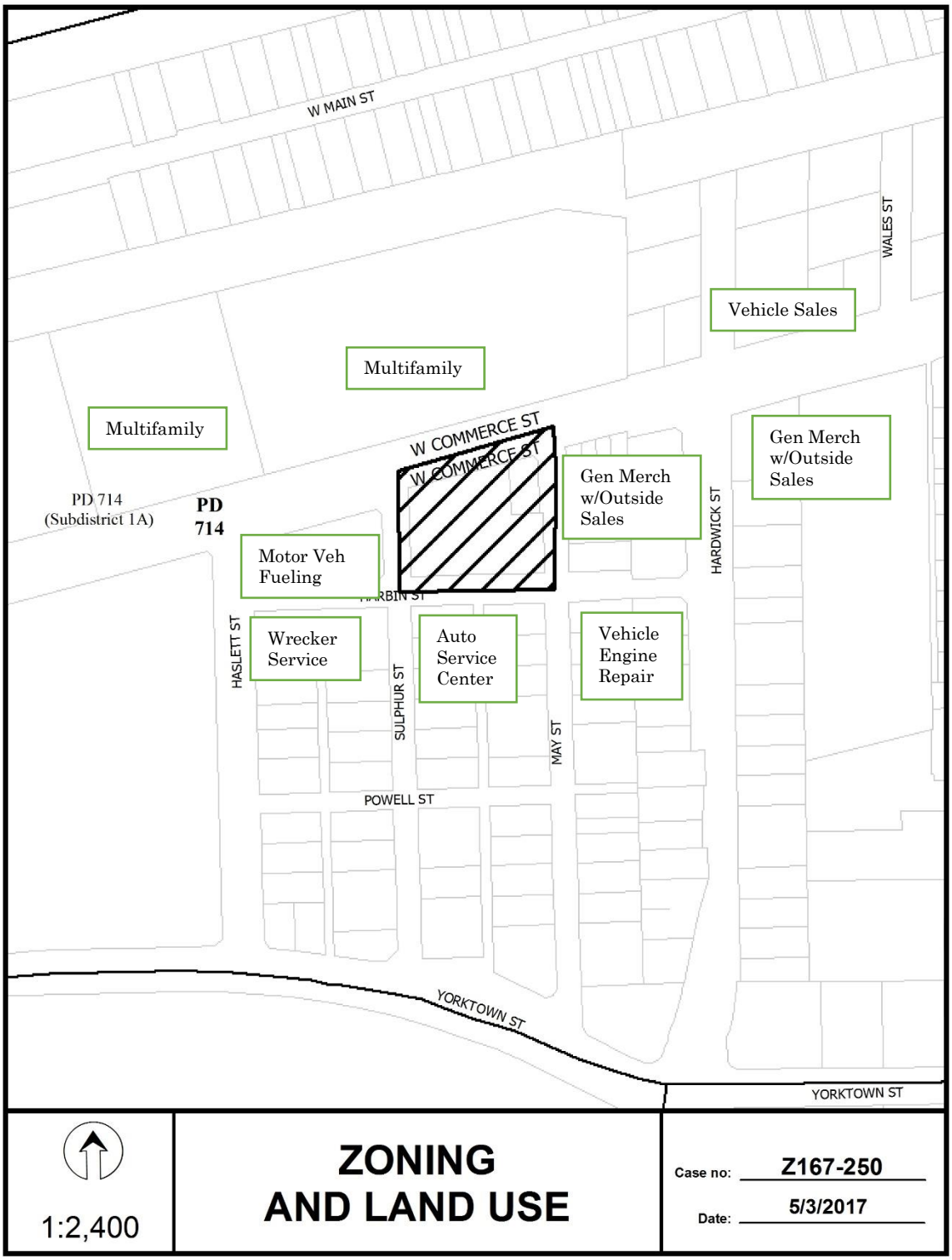
Date: 5/3/2017

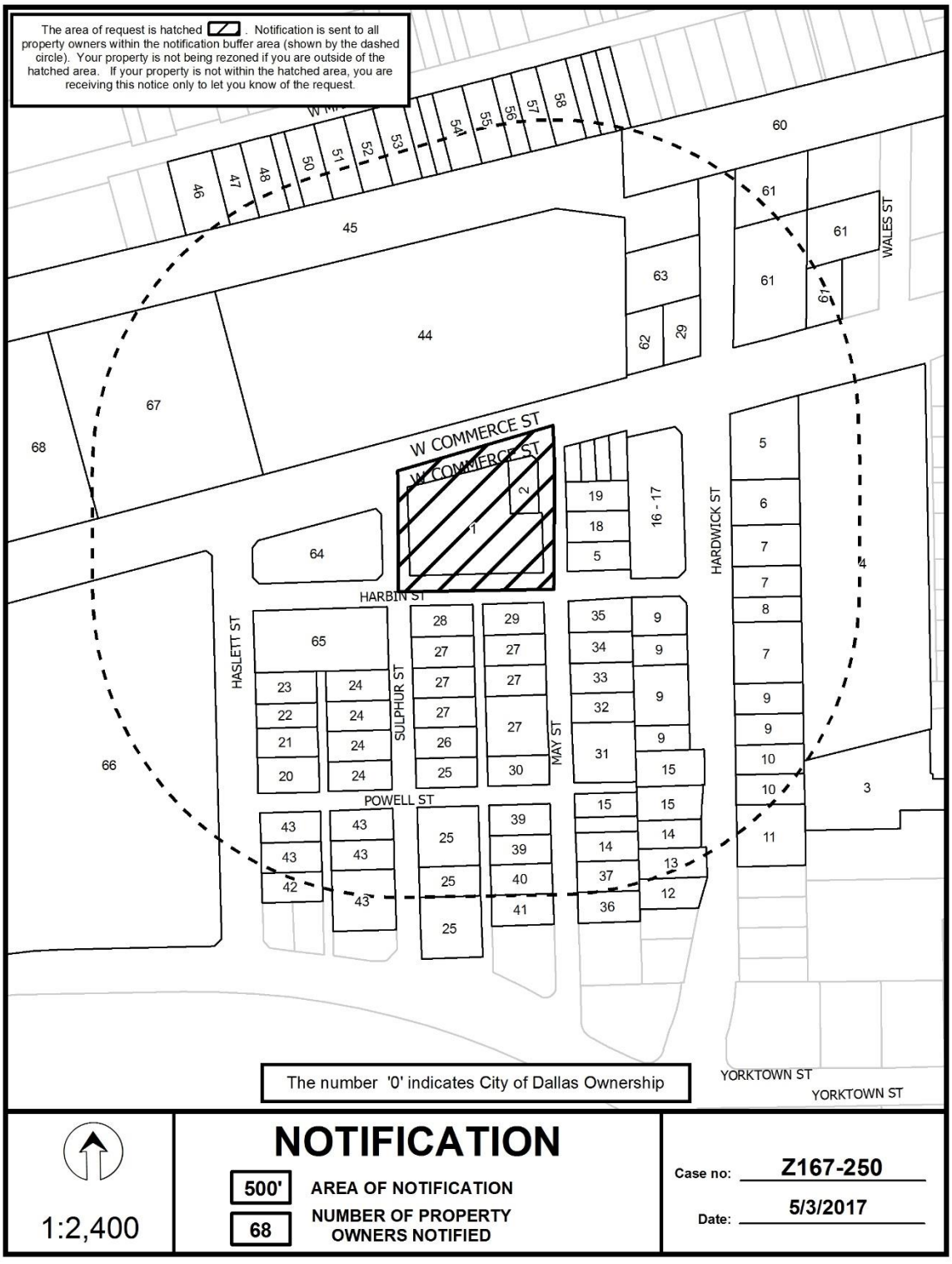
1:2,400

AERIAL MAP

Case no: Z167-250

Date: 5/3/2017


W MAIN ST
WALES ST
Vehicle Sales
Multifamily
Multifamily
W COMMERCE ST
W COMMERCE ST
Gen Merch w/Outside Sales
Gen Merch w/Outside Sales
HARDWICK ST
PD 714 (Subdistrict 1A)
PD 714
Motor Veh Fueling
HARBIN ST
HASLETT ST
Wrecker Service
SULPHUR ST
Auto Service Center
Vehicle Engine Repair
MAY ST
POWELL ST
YORKTOWN ST
YORKTOWN ST
1:2,400
ZONING AND LAND USE
Case no: Z167-250
Date: 5/3/2017


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
W COMMERCE ST
HARBIN ST
POWELL ST
YORKTOWN ST
HASLETT ST
SULPHUR ST
MAY ST
HARDWICK ST
WALES ST
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
68
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z167-250
Date: 5/3/2017

05/02/2017

Notification List of Property Owners

Z167-250

68 Property Owners Notified

Label #	*Address*		*Owner*
1	310	W COMMERCE ST	BROWN GUY III
2	302	W COMMERCE ST	RESIDENTIAL PROPERTY INVENTORY LLC
3	2341	LANGFORD ST	JC GOODMAN INVESTMENT GROUP INC
4	234	W COMMERCE ST	PENSKE TRUCK LEASING CO LP
5	250	W COMMERCE ST	COOPER DEWAYNE
6	2412	HARDWICK ST	CINQUEMANI JAMES B JR
7	2406	HARDWICK ST	BALLAS VICTOR
8	2358	HARDWICK ST	LOCHHEAD RANDY A &
9	2346	HARDWICK ST	HARDWICK YARDS LLC &
10	2338	HARDWICK ST	ALLEN GARY
11	2330	HARDWICK ST	GARZA ALBERT
12	2321	HARDWICK ST	WING CLAIRE M
13	2325	HARDWICK ST	NWAKIBU OJUKWUH S &
14	2331	HARDWICK ST	DESROCHERS MARK &
15	2333	HARDWICK ST	DESROCHERS PROPERTY
16	2407	HARDWICK ST	COOPER DEWAYNE
17	266	W COMMERCE ST	ALLIED FENCE CO
18	2406	MAY ST	COOPER SEAN
19	2410	MAY ST	COOPER L DEWAYNE
20	2302	HASLETT ST	MARTINEZ FERNANDO &
21	2306	HASLETT ST	RIOS PABLO
22	2310	HASLETT ST	MARTINEZ FERNANDO
23	2314	HASLETT ST	MARTINEZ ISIDORO G
24	2315	SULPHUR ST	VAFAEE ABDOL H
25	2300	SULPHUR ST	KUMAR AND WHITE WORLDWIDE INV LLC
26	2306	SULPHUR ST	3108 FW LLC

05/02/2017

Label #	*Address*		*Owner*
27	2310	SULPHUR ST	RAMOS SAMUEL
28	314	HARBIN ST	NINO ISMAEL
29	2323	MAY ST	D & A ALVAREZ GROUP LLC
30	2301	MAY ST	BIGA INCORPORATED
31	2306	MAY ST	CUEVAS PEDRO
32	2308	MAY ST	CUEVAS VERONICA
33	2314	MAY ST	YBARRA ELISA RODRIGUEZ
34	2318	MAY ST	YBARRA MANUEL P ET AL
35	2320	MAY ST	COOPER L DEWAYNE
36	2208	MAY ST	CASAREZ MARY &
37	2214	MAY ST	RODRIGUEZ ELIAS
38	2220	MAY ST	DESROCHERS MARK &
39	2223	MAY ST	SCOTT WILLIAM MICHAEL
40	2215	MAY ST	GAYTON GLORIA ELSA
41	2211	MAY ST	ENSINIA LECHUGA GLORIA &
42	2208	HASLETT ST	EXECUTIVE COFFEE SERV
43	2212	HASLETT ST	DJUMIC GORDANA
44	449	W COMMERCE ST	BROADSTONE TRINITY GROVES LLC
45	2500	HARDWICK ST	TEXAS OAKS HOLDINGS GROUP
46	330	W MAIN ST	LONE STAR MISSIONARY BAPTIST
47	324	W MAIN ST	SCOTT GEORGE ESTATE
48	322	W MAIN ST	SCOTT JOE
49	318	W MAIN ST	BARR JOHN H TR
50	314	W MAIN ST	BARR JOHN H TRUSTEE
51	312	W MAIN ST	JOHNSON JOE AND GRACE
52	306	W MAIN ST	COMMERCE PROPERTIES WEST LC
53	302	W MAIN ST	HAWS SCOTT R J ET AL
54	268	W MAIN ST	CHAMBERS HASKELL J &
55	266	W MAIN ST	COMMERCE PROPERTIES WEST LC
56	262	W MAIN ST	JACKSON VELNERA J
57	258	W MAIN ST	HOUSTON ESTELLA ESTATE OF

05/02/2017

Label #	*Address*		*Owner*
58	256	W MAIN ST	LEAVELL S R & DON A
59	252	W MAIN ST	LEAVELL S R &
60	250	W MAIN ST	CONTRACTORS IRON
61	223	W COMMERCE ST	I.I.M. INVESTMENTS, LTD
62	255	W COMMERCE ST	255 WEST COMMERCE LLC
63	2515	HARDWICK ST	COMMERCE PROPERTIES WEST
64	332	W COMMERCE ST	AGESHEN MALCOM
65	2322	HASLETT ST	VAFAEE ABDOL H
66	444	W COMMERCE ST	ALTA WEST COMMERCE APARTMENTS
67	425	W COMMERCE ST	STEMMONS LESLIE ELLEN TRUST &
68	411	W COMMERCE ST	SHAFER GEORGE A &

CITY PLAN COMMISSION **THURSDAY, JULY 20, 2017**

Planner: Jennifer Muñoz

FILE NUMBER: Z167-315(JM) **DATE FILED:** May 26, 2017

LOCATION: Southwest corner of Powell Street and Sulphur Street, and the southeast corner of Powell Street and Haslett Street

COUNCIL DISTRICT: 6 **MAPSCO:** 44-U; Q

SIZE OF REQUEST: Approx. 0.98 acres **CENSUS TRACT:** 43.00

OWNER: Gordana Djumic

APPLICANT: Karl Sanford

REQUEST: An application for 1) a new subdistrict for mixed uses and 2) a Specific Use Permit for an alcoholic beverage manufacturing use on property zoned Subdistrict 1A within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District.

SUMMARY: The purpose of this request is to create a new subdistrict within the planned development district to allow an alcoholic beverage manufacturing use by Specific Use Permit with amended conditions to allow structures constructed in or before 1984 the following: 1) exemption from the minimum front yard setback; 2) exemption from street trees; 3) to allow loading to occur inside of the warehouse; 4) to allow the primary entrance to be located 20 feet from a primary façade; 5) to omit façade requirements; 6) to reduce the parapet from 18 to 24 inches in height to 12 inches in height; and, 7) to allow floor-to-floor heights of 7 feet for up to 30 percent of the total floor area. The following are also proposed: to amend conditions to consider the entire subdistrict as one lot for parking, lot coverage, and landscaping purposes; to omit the requirement to provide parking to the rear of the main structure; to allow access from an alleyway; to provide new street and sidewalk standards for 30- and 40-foot rights-of-way; and, to amend façade requirements and parapet materials.

STAFF RECOMMENDATION: **Denial**

BACKGROUND INFORMATION:

- On February 23, 2005, PDD No. 714 was approved by City Council. There have been several amendments including the creation of new subdistricts. The subject site is located within Subdistrict 1A for medium density mixed-use.

- The proposed amendment would create a new subdistrict mimicking many of the existing standards within Subdistrict 1A, while amending the following to allow for the adaptive re-use of an existing structure (built in or before 1984 according to building permit records) within the area:

    - A development plan (not currently required).
    - Allowing an alcoholic beverage manufacturing use by SUP.
    - Exceptions to make the existing structure built in or before 1984 conforming including:
        - Exemption from the minimum required front yard;
        - Exemption from street tree requirements;
        - Exemption from 100% parking in rear of the main structure; and,
        - Amended architectural design elements including primary entrance; change of plane; materials; three-part-division; and minimum story height (7.5 feet proposed).
    - Additional exceptions sought include:
        - Consideration of the entire subdistrict as one lot for parking, lot coverage, and landscaping purposes;
        - To allow one small loading space within the interior of the building;
        - Exemption from parallel parking for 30-and-40-foot rights-of-way;
        - To allow a 9.5-foot sidewalk along Sulphur Street and Haslett Street;
        - To allow a 7.5-foot sidewalk along Powell Street;
        - Amended architectural design elements including counting metal roll-up doors as doors and glass roll-up doors as windows; allowing painted pre-cast concrete tilt walls; not counting roll-up metal doors in total allowable metal; and, allowing a 12-inch parapet wall of the same material along three sides of the building, not visible from the ground level of the opposite side of the right-of-way adjacent to the primary façade.

- This case was scheduled for first staff review on June 13. Several sets of revisions and changes in proposed conditions have been made. Staff has not completed review of the exhibits and conditions most recently submitted on July 7. Primarily, staff needs more time to assess the existing right-of-way and pavement widths, which are deficient form the minimum standards for commercial uses. Otherwise, amendments could likely be required at permitting. *Denial is recommended on this basis.*

Zoning History: There has been one recent zoning change request in the area.

1. **Z167-250** An application for a new subdistrict for mixed uses within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District for mixed uses, located on the south side of West Commerce, between May Street and Sulphur Street. *Pending CPC on 7/20.*

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Sulphur Street	Local	40 feet
Powell Street	Local	30 feet
Haslett Street	Local	40 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that surrounding streets are not up to minimum standards for pavement width for commercial uses due to insufficient right-of-way. The applicant will have to replat to create a legal build site. Upon replatting, additional right-of-way may be required. Conditions for the proposed subdistrict reflect the existing conditions (reduced right-of-way) with the possibility for greater right-of-way widths. The proposed Street, Sidewalk, and Landscape Cross Section has been denied by the Engineering Division, pending resubmittal.

Surrounding Land Uses:

	Zoning	Land Use
Site	PDD No. 714 (Subdistrict 1A)	Vacant & Undeveloped
North	PDD No. 714 (Subdistrict 1A)	Single Family, Auto-related, and Undeveloped
East	PDD No. 714 (Subdistrict 1A)	Office showroom/warehouse
South	PDD No. 714 (Subdistrict 1A)	Office, Distribution Center, and Storage
West	PDD No. 714 (Subdistrict 1A)	Cell Tower and Multifamily

STAFF ANALYSIS:

Comprehensive Plan:

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

The request site lies within an area designated an Urban Mixed-Use Building Block. The request is characteristic of an Urban Mixed-Use Building Block because it will create a unique opportunity to experience the manufacturing and sale of alcoholic beverages on premise. The new use will add to the existing mix of residential and employment uses to provide a more vibrant blend of opportunities to live, work, shop, and play. People on foot or bike can enjoy interesting storefronts and building facades including updated existing buildings at ground level with wide sidewalks. This aids in creating an appealing streetscape. By encouraging adaptive re-use of existing buildings combined with better design quality and convenience in retail centers, business parks and industrial parks, the city takes on a more notable look.

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

TRANSPORTATION ELEMENT

GOAL 4.2 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS

Policy 4.2.2 Promote a network of on-street and off-street walking and biking paths.

Implementation Measure 4.2.2.3 Use "Context Sensitive Design" standards for public street improvements to ensure safe and convenient bike and pedestrian movement.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Designing pedestrian-friendly streetscapes and encouraging new developments to provide pedestrian-oriented amenities and enhancements would encourage people to walk.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.4 Enhance retail, industrial and business operations.

Land Use Compatibility:

PDD No. 714 was approved by the City Council on February 23, 2005, and encompasses approximately 248 acres along the north and south lines of West Commerce Street and Fort Worth Avenue, between North Beckley Avenue and Westmoreland Road. Recent developments in the immediate area, both north and south of the Fort Worth Avenue alignment through this part of the PDD, have begun to transition the area by providing residential options, both multifamily and single family dwellings. Specifically, a multifamily development now faces the subject site across Haslett Street to the west. Due to the demand for services to accommodate the spur in residential activity, various retail and entertainment options have developed along this thoroughfare.

In creating the vision for PDD No. 714, various subdistricts were created to establish a basis for the balance of development and the co-existence with the built environment along the corridor. Subdistrict 1 is a medium density mixed-use subdistrict that respects existing businesses but gives incentive for new mid-rise commercial and residential development. Preserving historic buildings through adaptive re-use is a priority. On-street parking should be parallel parking along West Commerce Street and Fort Worth Avenue. Off-street parking should be provided behind buildings or in parking structures and shared between adjacent lots. This subdistrict should have an overall urban feel, but still provide pedestrian amenities. Buildings should have minimum or no setbacks, with commercial and retail uses at the ground level and office and residential above.

The subject site consists of six lots partitioned into three tracts (two-lot sections). The two lots to the southeast face Sulphur Street and contain a structure built in or before 1984, per building permit records. The structure operated as a warehouse as late as 2007, but is currently vacant. The two lots to the northeast contain a small trailer. No permits were found for this structure. The remaining two lots are undeveloped and face Haslett Street to the west and Powell Street to the north; separated from the two lots to the east by a 14-foot unimproved alley.

Surrounding land uses consist of a mix of uses including single family, auto-related, and undeveloped to the north; office showroom/warehouse to the east; office, distribution center, and storage to the south; and, cell tower and multifamily to the west.

Currently, Subdistrict 1A allows an industrial inside [not potentially incompatible] use by SUP. While the proposed alcoholic beverage manufacturing use is similar, they are defined as separate uses in Chapter 51A - to which this PDD refers for all uses not defined by the PD. An alcoholic beverage manufacturing use is defined as an establishment for the manufacture, blending, fermentation, processing, and packaging of alcoholic beverages with a floor area exceeding 10,000 square feet that takes place wholly inside a building. Retail sales of alcoholic beverages and related items and tastings or sampling are allowed in accordance with Texas Alcoholic Beverage Commission regulations. The applicant plans to manufacture alcohol and provide a tasting area, as allowed by TABC. Additionally, PDD No. 714 specifically defines a microbrewery use, which is similar to what is proposed, but with the added production cap of 15,000 barrels per year. The applicant does not want to limit barrel production.

The applicant has proposed amended conditions to bring the existing structure into compliance on a few requirements, as well as to make the adaptive re-use of the structure more attainable. Additional amendments are sought in consideration of the existing rights-of-way, multiple street frontages, and required parking to allow re-use of the existing structure. Staff generally supports the requests that are tied to the existing structure; however, since a right-of-way dedication could significantly alter the building site area, staff is not comfortable recommending approval of the request without the approval of the Engineering Division staff.

1. **Exceptions to make the existing structure built in or before 1984 conforming include:**

    a. Exemption from the minimum required front yard:

The existing structure at the southeast end of the request area provides up to two-feet of front yard. The existing requirement is a minimum of six-feet. An exemption for structures built in or before 1984 would allow the existing structure conformity.

    b. Exemption from street tree requirements;

The addition of a mezzanine within the existing structure would subject the site to compliance with street tree requirements. To comply, a portion of the building would have to be demolished, thereby hindering the adaptive re-use.

    c. Exemption from 100% parking in rear of the main structure:

Since the structure currently exists and the entire site has frontage along three streets, identifying the rear and redesigning the area is impossible without demolition of the existing structure.

    d. Amended architectural design elements including primary entrance; change of plane; materials; three-part-division; and minimum story height (7.5 feet proposed).

The existing building has three roll-up metal doors along the primary street-facing façade (Sulphur Street). The PD requires primary entrances to be located along the street-facing façade. The applicant has proposed for the primary entrance to business to face the interior of the lot, 20 feet from the street-facing façade. Due to the openness

of the glass roll-up door being considered a window, staff supports the modification to allow the official primary entrance 20 feet from the street-facing façade. Although, with no tie to elevations, the glass roll-up door is not a requirement and not guaranteed.

2. Additional exceptions sought include:

a. Consideration of the entire subdistrict as one lot for parking, lot coverage, and landscaping purposes:

The subject site currently contains six platted lots separated by a 14-foot unimproved alley and fronting three streets. There are several complexities associated with trying to conform to the PDD standards with an adaptive re-use of the existing structure. By considering the entire subdistrict as one lot, the applicant is offered flexibility without having to perform additional measures like parking agreements with himself (since he will be the owner of all the lots even though parking will be provided on separate lots). This is consistent with the PDD intent of providing off-street parking shared between adjacent lots, although it would not be serving more than the proposed alcoholic beverage manufacturing use.

b. To allow one small loading space within the interior of the building:

This request was reviewed by the Engineering Division and found to be sufficient.

c. Exemption from parallel parking for 30-and-40-foot rights-of-way:

This request was reviewed by the Engineering Division and found to be deficient in the minimum standards for pavement width for commercial uses. Parallel parking should only be required upon the expansion of right-of-way. The applicant has provided a Street, Sidewalk, and Landscape Design Cross Section to detail the street right-of-way, pavement width, sidewalk width, design, and landscaping at the existing 30- and 40-foot rights-of-way. This has been denied by the Engineering Division since the existing rights-of-way are considered deficient. *This is pending under review.*

d. To allow a 9.5-foot sidewalk along Sulphur Street and Haslett Street; and, to allow a 7.5-foot sidewalk along Powell Street:

The Engineering Division has agreed to the proposed sidewalk widths, inclusive of tree wells. These sidewalk widths would be required on both the existing 30- and 40-foot rights-of-way, as well as the required expanded rights-of-way.

e. Amended architectural design elements including counting metal roll-up doors as doors and glass roll-up doors as windows; allowing painted pre-cast concrete tilt walls; not counting roll-up metal doors in total allowable metal; and, allowing a 12-inch parapet wall of the same material along three sides of the building, not visible from the ground level of the opposite side of the right-of-way adjacent to the primary façade.

The proposed amendments to the architectural design standards have not been thoroughly vetted by staff. Therefore, the aforementioned conditions are currently written to provide amendment/exemption for the entire subdistrict including new construction and even if the existing structure were demolished in the future.

Changes made on July 7th:
The applicant submitted revised conditions amending screening requirements and one more architectural design feature. Staff does not support these changes.

For screening of dumpsters and storage areas, the applicant would like to use an alternative material type. The existing conditions limits the material to match the main structure. Additionally, the applicant would like to remove the screening of rear or service side of the use from residential adjacency. Finally, the applicant would like to allow painted pre-cast concrete walls throughout the proposed subdistrict with no exception tying it to the existing structure. Staff recommends allowing the existing structure, which has a brick face along Sulphur Street and pre-cast concrete walls for the other three sides, none facing a street frontage. By allowing it throughout the subdistrict, a future structure could significantly differ and possibly be considered deficient compared to the architectural design of the remainder of the properties in the vicinity, all zoned Subdistrict 1A and required to have an application over pre-cast concrete walls. The proposed subdistrict has reduced the standard to painted pre-cast concrete. Any further degradation of the standard would essentially be an elimination of the design criteria.

The applicant has requested to contain the dumpster area for the business within the existing structure. *The Engineering Division has denied this request.* The applicant had provided a development/site plan which did not comply with the mandatory requirement to provide a screened dumpster area with maneuverability outside of the public right-of-way. On July 7th, a new development/site plan was submitted which provided an exterior dumpster with screening, but the Engineering Division had not completed review of this plan at the time of this report.

The proposed development/site plan has not been approved or finalized. A mark-up of the last reviewed plan (from July 6th) identifies the deficiencies. Additionally, the request has not been cleared by the Engineering Division due to issues with insufficient pavement width for commercial uses, the need for additional right-of-way dedication upon replatting, and pending review of the final location for the dumpster. The applicant has been allowed pervious parking surface for both parking lots within the request area; however, if access is provided to the alleyway, the applicant will be responsible to pave the entirety of the alley. The applicant has requested an alternative pavement type for the alleyway, but this is still pending review by the Engineering Division.

While the proposed land use and most of the proposed PDD and SUP conditions are amenable, staff cannot support a case that has not been fully reviewed. The risk lies in that the applicant has not been provided a sufficient review and will likely have to return for an amendment to obtain building permits. The applicant is aware of these issues and has chosen to proceed with a staff recommendation of denial.

Considering the recent development in the area, the addition of this alcoholic beverage manufacturing use with the proposed retail and seating area for tasting will provide a unique new use to the neighborhood and contributing to the shift from commercial

service and industrial uses to more mixed uses as intended by the PD. The SUP conditions associated with the proposed use would limit the operating hours for the retail and seating area from 11:00 am to 12:00 am (midnight), while the manufacturing has been requested for 24-hour use. In consideration of the adjacent residential uses to the north and west, staff has recommended reduced hours of operation. The use is separated into three categories: retail and seating, manufacturing, and office uses. The SUP can specify hours of operation for the uses. Staff recommends the following: for the "taproom" retail and seating area from 11:00 am to 10:00 pm Sunday to Thursday and 11:00 am to 12:00 am (midnight) on Friday and Saturday. For the manufacturing use from 6:00 am to 10:00 pm Sunday to Thursday and 6:00 am to 12:00 am (midnight) Friday and Saturday. Limiting the hours will provide adequate hours for the operation of the business, while providing consideration of the residential nature of the neighborhood to the north and west of the site. Overall, the new business could be considered an asset in the redevelopment of the neighborhood.

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		Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/ Rear				
Existing: Subdistrict 1A, w/in PD No. 714	6' to 15' 20' if taller than 45'	0' Setback if taller than 45'	145' 11 stories	80%	--	Medium density mixed-use
Proposed: New Subdistrict w/in Subdistrict 1 of PD No. 714	6' to 15' 20' if taller than 45' Existing structure exempt (along Sulphur Street)	0' Setback if taller than 45'	145' 11 stories	80% Entire subdistrict considered one lot.	--	Medium density mixed-use; added alcoholic beverage manufacturing use by SUP.

Parking:

An alcoholic beverage manufacturing use is required to provide one parking space per: 1,000 square feet of storage floor area; 100 square feet of retail sales and seating floor area; and 600 square feet of all remaining floor area.

According to the development/site plan provided for the PD amendment and SUP request, 7,135 square feet will be used for storage - requiring seven parking spaces; 1,415 square feet will be used as a “taproom” for the retail sales and seating element of the business - requiring 14 parking spaces; and, 3,084 square feet of floor area is used to provide restrooms, an office, and manufacturing - requiring five parking spaces. Per staff calculations, the total number of required parking is 26, but this is not reflective of an interior site plan review. The applicant failed to provide an interior site plan to ensure compliance with the mix of parking requirements; therefore, compliance is not guaranteed. The applicant has provided a development/site plan indicating 31 parking spaces are required and 33 are provided.

Landscaping:

Landscaping must be installed per Sec.51P-714.114 with consideration of the current request to exempt the existing structure’s Sulphur Street frontage from street tree requirements. Additionally, for landscaping purposes, the entire PD is considered one lot. These provisions have been written in consideration of the multi-frontage site, but had not been sufficiently vetted by the City Arborist to ensure feasibility and applicability at the time of this report.

Applicant's Proposed PDD Conditions

ARTICLE 714.

PD 714.

West Commerce Street/Fort Worth Avenue Special Purpose District

SEC. 51P-714.101. LEGISLATIVE HISTORY.

PD 714 was established by Ordinance No. 25898, passed by the Dallas City Council on February 23, 2005. (Ord. 25898)

SEC. 51P-714.102. PROPERTY LOCATION AND SIZE.

PD 714 is established on property located north and south of West Commerce Street and Fort Worth Avenue from North Beckley Avenue to Westmoreland Road. The size of PD 714 is approximately 248.9 acres. (Ord. Nos. 25898; 26876; 27056; 28505)

SEC. 51P-714.103. CREATION OF SUBDISTRICTS.

Omitted for brevity.

SEC. 51P-714.104. DEFINITIONS.

Omitted for brevity.

SEC. 51P-714.105. INTERPRETATIONS.

Omitted for brevity.

SEC. 51P-714.105.1. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 714A: Subdistrict boundary map.

(2) Exhibit 714B: Verbal description of the district and subdistrict boundaries.

(3) Exhibit 714C: Native and adapted xeriscape plants.

(4) Exhibit 714D: Main and accessory land use chart.

(5) Exhibit 714E: Development standards chart.

(6) Exhibit 714F: Street diagrams and landscaping.

(7) Exhibit 714G: Residential proximity slope illustration.

(8) Exhibit 714H: Residential proximity slope illustration for Subdistrict 4A.

(9) Exhibit 714I: Subdistrict 1C conceptual plan. (Ord. 28505)

(10) Exhibit 714J: Subdistrict XX development plan.

SEC. 51P-714.106. CONCEPTUAL PLAN.

Omitted for brevity.

SEC. 51P-714.107. DEVELOPMENT PLAN.

(a) Except for Subdistricts 1C and XX, 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) A development plan must be approved by the city plan commission before the issuance of any building permit to authorized work in Subdistricts 1C and XX. If there is a conflict between the text of this article and the development plan, the text of this article controls.

(c) For Subdistrict 1C, each development plan must comply with the requirements for a development plan listed in Section 51A-4.702 and include a tabulation box that includes:

(1) existing, proposed, and total floor area for all Permissible Building Areas;

(2) required and provided off-street parking for all permitted uses; and

(3) detail for all special temporary retail uses, inclusive of land area for each and required off-street parking; date of issuance of certificate(s) of occupancy, any 30-day extensions (noting revised off-street parking requirement for more than one 30-day extension). In lieu of a minor amendment to a development plan to comply with paragraph, an analysis may be submitted for approval by the director that contains the information required by this paragraph. (Ord. Nos. 25898; 28505)

SEC. 51P-714.108. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT NOS. 1A, ~~AND~~ 1B, AND XX.

(a) Uses. The following listed uses are the only main uses permitted in this subdistrict:

(1) Agricultural uses.

-- Crop production.

(2) Commercial and business service uses.

-- Building repair or maintenance shop.
-- Catering service.
-- Custom business services.
-- Custom woodworking, furniture construction, or repair.
-- Electronics service center.
-- Job or lithographic printing.
-- Machine or welding shop.
-- Medical or scientific laboratory.
-- Tool or equipment rental. *[Limited to 3,500 square feet.]*
-- Vehicle or engine repair or maintenance. *[SUP]*

(3) Industrial uses.

-- Alcoholic Beverage Manufacturing. *[by SUP in Subdistrict XX only.]*
-- Industrial (inside) not potentially incompatible. *[SUP]*
-- Industrial (inside) for light manufacturing.
-- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(4) Institutional and community service uses.

-- Adult day care facility.
-- Cemetery or mausoleum. *[SUP]*
-- Child-care facility.
-- Church.
-- College, university, or seminary.
-- Community service center. *[SUP]*
-- Convalescent and nursing homes, hospice care, and related institutions. *[RAR]*
-- Convent or monastery.
-- Hospital. *[RAR]*
-- Library, art gallery, or museum.
-- Open-enrollment charter school. *[SUP]*
-- Private school. *[SUP]*
-- Public school. *[SUP]*

(5) Lodging uses.

-- Extended stay hotel or motel. *[SUP]*
-- Hotel or motel. *[SUP if 60 or fewer guest rooms.]*

(6) Miscellaneous uses.

-- Temporary construction or sales office.

(7) Office uses.

-- Financial institution without drive-in window.
-- Financial institution with drive-in window. *[DIR]*
-- 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.
-- Multifamily. *[Only as a component of a mixed-use project.]*
-- Retirement housing. *[RAR]*
-- Single family. *[A minimum of eight single family structures must be attached together with a minimum of 15 feet between each group of eight single family structures.]*

(10) Retail and personal service uses.

-- Animal shelter or clinic without outside runs. *[RAR]*
-- Auto service center. *[SUP]*
-- Business school.
-- Commercial amusement (inside). *[SUP] [Bingo parlor, billiard hall, class E dance hall, and motor track prohibited.]*
-- Commercial parking lot or garage. *[SUP]*
-- Dry cleaning or laundry store.
-- Furniture store.
-- General merchandise or food store 3,500 square feet or less.
-- General merchandise or food store greater than 3,500 square feet.
-- Home improvement center, lumber, brick, or building materials sales yard. *[SUP]*
-- Household equipment and appliance repair.
-- Motor vehicle fueling station.
-- Nursery, garden shop, or plant sales.
-- Personal service uses. *[Massage establishment, piercing salon, and tattoo studio prohibited.]*
-- Restaurant without drive-in or drive-through service. *[RAR]*
-- Restaurant with drive-in or drive-through service. *[DIR]*
-- Temporary retail use.

-- Theater.

(11) Transportation uses.

-- Private street or alley. *[SUP]*
-- Transit passenger shelter.
-- Transit passenger station or transfer center. *[By SUP or city council resolution. See Section 51A-4.211(10).]*

(12) Utility and public service uses.

-- Electrical substation.
-- Local utilities. *[Local utilities by right. Communication exchange facility by SUP.]*
-- Police or fire station.
-- Post office.
-- Utility or government installation other than listed. *[SUP]*

(13) Wholesale, distribution, and storage uses.

-- Office showroom/warehouse.
-- Recycling drop-off container. *[See Section 51A-4.213(11.2).]*
-- Recycling drop-off for special occasion collection. *[See Section 51A-4.213(11.3).]*
-- Trade center. *[SUP]*
-- Warehouse.
-- Wrecker service. *[Prohibited.]*

(b) Accessory uses.

(1) As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217, "Accessory Uses." For more information regarding accessory uses, consult Section 51A-4.217.

(2) In this subdistrict, the following accessory uses are permitted only by SUP:

-- Accessory helistop.

(3) In this subdistrict, the following accessory uses are not permitted:

-- Accessory medical/infectious waste incinerator.
-- Accessory pathological waste incinerator.
-- Amateur communication tower.
-- General waste incinerator.

-- Private stable.
-- Pedestrian skybridges.

(4) In this subdistrict, the following accessory use is permitted only with a fully sight-obscuring fence or a high screen on any side visible from a street:

-- Accessory outside storage.

(c) Yard, lot, and space regulations.

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

(1) Front yard.

(A) Minimum front yard is six feet. In Subdistrict XX, this provision does not apply to structures built in or before 1984. At least 50 percent of the front facade must be at the minimum front yard setback.

(B) Maximum front yard is 15 feet.

(C) An additional 20-foot front yard setback is required for that portion of a structure above 45 feet in height.

(2) Side and rear yard.

(A) Except as provided in Subparagraph (B), no minimum side and rear yard.

(B) An additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 feet in height, up to a total setback of 30 feet.

(3) Density.

(A) No maximum dwelling unit density.

(B) Minimum dwelling unit size is 450 square feet.

(4) Floor area ratio. Maximum floor area ratio (FAR) varies depending on whether the development is a mixed-use project as follows:

[Note: The first column is the base FAR, which applies when there is no mixed-use project. The second column (MUP=2/no res.) is the FAR for a mixed-use project with a mix of two use

categories when neither category is residential. The third column (MUP=2/with res.) is the FAR for a mixed-use project with a mix of residential plus one other use category. The fourth column (MUP=3/with res.) is the FAR for a mixed-use project with a mix of residential plus two or more other use categories. A mixed-use project with three use categories must include a residential use.]

Use category	Base (no MUP)	MUP=2 (no res.)	MUP=2 (with res.)	MUP=3 (with res.)
Lodging	**1.6**	**2.5**	**3.0**	**3.5**
Office	**1.6**	**2.5**	**3.0**	**3.5**
Residential	**1.6**	**--**	**3.0**	**3.5**
Retail and personal service	**1.0**	**1.1**	**1.2**	**1.3**
Total		**--**	**2.5**	**3.0**	**3.5**

(5) Height.

(A) Maximum structure height in Subdistricts 1A and XX is 145 feet.

(B) Maximum structure height in Subdistrict 1B is 40 feet.

(6) Lot coverage.

(A) Maximum lot coverage is 80 percent. For lot coverage requirements, Subdistrict XX is considered one lot.

(B) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. No minimum lot size.

(8) Stories.

(A) Maximum number of stories above grade in Subdistricts 1A and XX is 11.

(B) Maximum number of stories above grade in Subdistrict 1B is three.

(C) Parking garages are exempt from this paragraph, but must comply with the height regulations of Paragraph (5).

(d) Off-street parking and loading. See Section 51P-714.113, "Off-Street Parking and Loading."

(e) Environmental performance standards. See Article VI.

(f) Landscape regulations. Except as modified in Section 51P-714.114, "Landscaping," see Article X. (Ord. 25898)

SEC. 51P-714.108.1 USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT NO. 1C.

Omitted for brevity.

SEC. 51P-714.109. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT NO. 2.

Omitted for brevity.

SEC. 51P-714.110. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT NO. 3.

Omitted for brevity.

SEC. 51P-714.111. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT NO. 4.

Omitted for brevity.

SEC. 51P-714.112. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT NO. 5.

Omitted for brevity.

SEC. 51P-714.113. OFF-STREET PARKING AND LOADING.

(a) In general. Except as modified in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. Except as modified in this section, consult the off-street parking and loading regulations in Divisions 51A-4.300 et seq. for information regarding off-street parking and loading generally. For parking purposes, Subdistrict XX is considered one lot.

(b) Remote parking. Except as provided in this section, remote parking is allowed if it is located within 600 feet of the main use and the requirements of Division 51A-4.320, "Special Parking Regulations," are met. Except for residential uses, all of Subdistrict 4A is considered one building site for parking purposes.

(c) Residential.

(1) One space per bedroom up to a maximum of two spaces per dwelling unit.

(2) In Subdistricts 4A and 4B, for purposes of this subsection, a bedroom is defined as having at least 100 square feet of floor area and direct access to a closet.

(3) In Subdistrict 4A, at least one parking space per residential unit must be located on the same building site as the residential unit. Any additional required parking spaces must be located on a building site within Subdistrict 4A and within 200 feet of the building site containing the residential use.

(d) Restaurant.

(1) One space per 125 square feet of floor area.

(2) Except as provided in this subsection, any outdoor dining area, whether or not covered, counts as floor area for calculation of the parking requirement. For purposes of this provision, "outdoor dining area" means a rectangular area that includes all outdoor tables, chairs, and wait-stations.

(3) In Subdistricts 4A and 4B, 50 percent of an outdoor dining area, whether or not covered, is excluded for calculation of the parking requirement as long as the outdoor dining area is within 20 feet of, and has direct access to, a street, sidewalk, or publicly accessible open space. This exclusion only applies to an area up to 20 percent of the size of the indoor floor area. Any portion of an outdoor dining area in excess of 20 percent of the size of the indoor floor area must be parked in accordance with Paragraph (2).

(e) Retail and personal service in Subdistricts 4A and 4B. Except for a business school; commercial amusement (inside); furniture store; nursery, garden shop, or plant sales; and theater, one space per 250 square feet of floor area. The floor area of a sales/leasing office and amenities for residential uses that are part of a mixed use project do not count for purposes of determining parking calculations. The non-residential portion of a live/work unit is treated as an office or a retail and personal service use for parking purposes.

(f) Retirement housing in Subdistricts 4A and 4B. 0.7 spaces per dwelling unit or suite. In Subdistrict 4A, all required parking must be located on the same building site as the retirement housing use.

(g) Above-grade off-street parking. Parking is permitted on any level of a building.

(h) Bicycle parking. If an institutional and community service use, mixed-use project, or retail and personal service use has a floor area of 4,000 square feet or more, it must provide a lockable rack for a minimum of two bicycles.

(i) Mixed-use shared parking reduction.

(1) Office and residential uses within a mixed-use project must share parking. Any shared parking must be on the same building site as the mixed-use project. The number of off-street parking spaces required for the mixed-use project is 100 percent of the parking requirement for the use requiring the greater number of spaces plus 25 percent of the parking requirements for the use requiring fewer spaces. For example, if the office component would

separately require 100 spaces and the residential component would separately require 80 spaces, then the parking requirement for the mixed-use project is 120 spaces [(100 x 1.00) + (80 x .25) = 120].

(2) Retail and residential uses within a mixed-use project must share parking. Any shared parking must be on the same building site as the mixed-use project. The number of off-street parking spaces required for the mixed-use project is 100 percent of the parking requirement for the use requiring the greater number of spaces plus 75 percent of the parking requirements for the use requiring fewer spaces. For example, if the retail component would separately require 100 spaces and the residential component would separately require 80 spaces, then the parking requirement for the mixed-use project is 160 spaces [(100 x 1.00) + (80 x .75) = 160].

(3) If a mixed-use project has office, retail, and residential uses, the project must use the parking reduction that offers the greatest reduction, but may not use both. For example, if the office-residential reduction reduces the parking to 120 spaces and the retail-residential reduction reduces the parking to 160 spaces, then the office-residential reduction must be used and the retail-residential reduction may not be used.

(4) The parking reduction in this subsection may not be used in Subdistrict 1C.

(j) On-street parallel, straight, or angled head-in parking.

(1) Except as provided in this subsection, any on-street parallel parking spaces on West Commerce Street, Fort Worth Avenue or a street that intersects Fort Worth Avenue may be counted toward the parking requirement of the use adjacent to the on-street parallel parking space.

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

(B) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of a parking space (8 ÷ 24 = one-third). The total of the limited availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(2) In Subdistrict 4A, any on-street parallel, straight, or angled head-in parking space may be counted toward the total off-street parking requirement of the use adjacent to the on-street parallel, straight, or angled head-in parking space.

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

(B) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of a parking space (8 ÷ 24 = one-third). The total of the limited-availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(3) In Subdistrict 4B, parallel, straight, or angled head-in parking accessed from the alley between Subdistrict 4B and Colorado Boulevard is allowed and screening from the alley is not required.

(4) In Subdistrict 4B, on-street parallel, straight, or angled head-in parking may be counted towards the total off-street parking requirement.

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

(B) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of a parking space (8 ÷ 24 = one-third). The total of the limited-availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(k) Parking to the rear of the main structure.

(1) In Subdistrict 1A and 1B, 100 percent of any parking for new construction located on the same building site as the main use must be to the rear of the main structure. In Subdistrict XX, compliance with this provision is only required upon the demolition of the existing structure built in or before 1984.

(2) Except as provided in this subsection, in Subdistricts 2, 3, 4, and 5, only 25 percent of any parking for new construction located on the same building site as the main use, or one row of parking, whichever is fewer spaces, may be located in front of the main structure. In addition, only one drive aisle may be located in front of the main structure.

(3) In Subdistrict 4B, one row of parking is allowed in front of the main structure with no limit on the percentage of total parking.

(l) Parking structures.

(1) In Subdistrict 4A, if an aboveground parking structure is located within 200 feet of an adjacent residential district not dedicated to a public park, playground, or golf course use, the parking must be concealed in a structure with a facade similar in appearance to

the main structure's facade. At least 12 percent of the parking structure facade, including openings, must be covered with the same material predominately used on the first 24 feet in height of the main structure. Openings in the aboveground parking structure may not exceed 52 percent of the total facade.

(2) Except as provided in this subparagraph, aboveground parking structures are prohibited in Subdistrict 4A within 100 feet of a residential district not dedicated to a public park, playground, or golf course use. If an aboveground parking structure is located in that portion of Subdistrict 4A shown on Exhibit 714H, which is located within 100 feet of the boundary of the adjacent residential district, the aboveground parking structure must be aligned with the existing aboveground parking structure. If the existing aboveground parking structure in the adjacent residential district is demolished or is not used for parking prior to construction of the aboveground parking structure in Subdistrict 4A, the aboveground parking structure in Subdistrict 4A must be located more than 100 feet from the boundary line of the adjacent residential district.

(m) Loading.

(1) In Subdistricts 4A, ~~and~~ 4B, and XX a nonresidential use with a floor area greater than 10,000 square feet, but less than 20,000 square feet, per occupancy must have one small size loading space as defined in Section 51A-4.303.

(2) In Subdistricts 4A and 4B, a required loading space may be located within the public right-of-way.

(3) Structures in Subdistrict XX built in or before 1984 may provide loading within interior floor area.

(n) Parking lanes and private drives. In Subdistricts 4B and XX, parking lanes and private drives may be accessed from an alley. (Ord. Nos. 25898; 26876; 27820; 28505)

SEC. 51P-714.114. LANDSCAPING.

(a) In general.

(1) Except as modified in this section, the regulations in Article X, "Landscape and Tree Preservation Regulations," apply to this district. In the event of a conflict between this section and Article X, this section controls.

(2) Except in Subdistrict XX, ~~L~~ landscaping of streets as shown in Exhibit 714F is required.

(3) For landscaping purposes, Subdistrict XX is considered one lot.

(b) Street trees.

(0) In Subdistrict XX, this provision does not apply to the Sulphur Street frontage of the structure established in or before 1984.

(1) One street tree must be provided per 30 feet of street frontage, with a minimum of two street trees per building site. Along Fort Worth Avenue in Subdistrict 1C, small tree types, as listed in Section 51P-714.114 (c)(5) may be provided in lieu of street trees.

(2) It is recommended that, to the extent possible, street trees be spaced 30 feet apart, but, where necessary, street trees may be spaced a minimum of 20 feet apart.

(3) Street trees must have a minimum caliper of three inches and must have a minimum height of eight feet when planted.

(4) In Subdistricts 1A and 1B, street trees must be placed in a 16-foot square tree grate. In Subdistrict 1C, street trees must be planted in either a minimum 16-foot square tree grate or a minimum 4x6 foot planting area. In Subdistrict 1C, street trees must be planted within six feet of the back of curb.

(5) In Subdistrict 2, street trees must be placed in a four-foot-wide planting strip with a minimum length of six feet.

(6) In Subdistrict 3, street trees must be placed in a 16-foot square tree grate.

(7) Except as provided in this subsection, in Subdistrict 4, street trees must be placed in a four-foot-wide planting strip with a minimum length of six feet.

(8) In Subdistricts 4A and 4B, street trees must be placed in a minimum 15 square foot tree grate if placed within a sidewalk or other non-permeable area. In Subdistricts 4A and 4B, street trees not planted within a sidewalk or other non-permeable area must be placed in a minimum 15 square foot planting strip. In Subdistricts 4A and 4B, street trees may be placed anywhere within the public right-of-way.

(9) In Subdistricts 4A and 4B, credit will be given for the preservation of existing street trees in accordance with Section 51A-10.125(b)(3)(B).

(10) In Subdistricts 4A and 4B, site trees and street trees planted in the right-of-way count as replacement trees required for the mitigation of protected trees.

(11) In Subdistrict 5, street trees along Fort Worth Avenue must be placed in a 16-foot square tree grate, and street trees along all other streets must be placed in a four-foot-wide planting strip with a minimum length of six feet.

(12) Street trees at the following frontages must be placed in a 16-foot[-]square tree grate:

(A) The Fort Worth Avenue frontage of Block B/3926 between Neal Street and Montclair Avenue.

(B) The Fort Worth Avenue frontage of Block 6157 and Block 6156.

(C) The Fort Worth Avenue frontage of Block 3977 between Windomere Avenue and Edgefield Avenue.

(D) The Fort Worth Avenue frontage and the Sylvan Avenue frontage of Block 4015.

(E) Any location where the provision of parallel parking would require a retaining wall in excess of four feet.

(13) Trees must be evenly spaced over the length of a planting strip.

(14) Except for Subdistrict 1C, see Exhibit 714F for the required location of tree grates or planting strips.

(15) Except as provided in this paragraph, street trees may not be counted as site trees. In Subdistrict 4A, street trees may be counted as site trees. In Subdistrict 4B, street trees other than those directly adjacent to Fort Worth Avenue may be counted as site trees.

(16) Except as provided in this section, street trees must be provided from the following list of Texas native or adapted species:

Scientific name	**Common name**	**Tree type**
Acer barbatum var. "Caddo"	**Caddo maple**	**Large canopy**
Acer buergerianum	**Trident maple**	**Large canopy**
Acer grandidentatum	**Bigtooth maple**	**Large canopy**
Acer truncatum	**Shantung maple**	**Medium canopy**
Diospyros virginiana (male only)	**Common persimmon**	**Large canopy**
Fraxinus americana	**White ash**	**Large canopy**
Fraxinus pennsylvanica	**Urbanite ash**	**Large canopy** ***[Subdistrict 1C only]***
Gymnocladus dioicus	**Kentucky coffee tree**	**Large canopy**
Liquidambar styraciflua	**Sweetgum**	**Large canopy**
Pistachia chinensis	**Chinese pistachio**	**Large canopy**
Prosopis glandulosa	**Maverick mesquite**	**Large canopy** ***[Subdistrict 4A and 4B only]***
Quercus buckleyi	**Texas red oak**	**Large canopy**
Quercus durandii	**Durand oak**	**Large canopy**

Quercus fusiformis	**Escarpment live oak**	**Large canopy**
Quercus muhlenbergii	**Chinkapin oak**	**Large canopy**
Quercus shumardii	**Shumard oak**	**Large canopy**
Quercus virginiana	**Live oak**	**Large canopy**
Quercus virginiana "SLDN"	**Cathedral live oak**	**Large canopy** ***[Subdistrict 1C only]***
Quercus virginiana "QVTIA"	**High-rise live oak**	**Large canopy** ***[Subdistricts 1C, 4A and 4B only]***
Ulmus crassifolia	**Cedar elm**	**Large canopy**
Ulmus parvifolia	**Bosque elm**	**Large canopy** ***[Subdistricts 4A and 4B only]***
Ulmus parviflora	**Lacebark elm**	**Large canopy**

(17) Street trees required to be planted along West Commerce Street or Fort Worth Avenue must be provided from the following list of Texas native or adapted species:

Scientific name	**Common name**	**Tree type**
Acer barbatum var. "Caddo"	**Caddo maple**	**Large canopy**
Acer buergerianum	**Trident maple**	**Large canopy**
Acer grandidentatum	**Bigtooth maple**	**Large canopy**
Acer truncatum	**Shantung maple**	**Medium canopy** ***[Subdistrict 1C only]***
Fraxinus pennsylvanica	**Urbanite ash**	**Large canopy** ***[Subdistrict 1C only]***
Liquidambar styraciflua	**Sweetgum**	**Large canopy**
Pistachia chinensis	**Chinese pistachio**	**Large canopy**
Prosopis glandulosa	**Maverick mesquite**	**Large canopy** ***[Subdistrict 4A and 4B only]***
Quercus buckleyi	**Texas red oak**	**Large canopy**
Quercus durandii	**Durand oak**	**Large canopy**
Quercus fusiformis	**Escarpment live oak**	**Large canopy**
Quercus muhlenbergii	**Chinkapin oak**	**Large canopy**
Quercus shumardii	**Shumard oak**	**Large canopy**
Quercus virginiana	**Live oak**	**Large canopy**
Quercus virginiana "SLDN"	**Cathedral live oak**	**Large canopy** ***[Subdistrict 1C only]***
Quercus virginiana "QVTIA"	**High-rise live oak**	**Large canopy** ***[Subdistricts 1C, 4A and 4B only]***
Ulmus crassifolia	**Cedar elm**	**Large canopy**
Ulmus parvifolia	**Bosque elm**	**Large canopy**

		[Subdistricts 4A and 4B only]
Ulmus parviflora	**Lacebark elm**	**Large canopy**

(c) Site trees.

(1) One site tree must be provided per 3,000 square feet of lot area or fraction thereof, with a minimum of four trees provided.

(2) Site trees must have a minimum caliper of two inches.

(3) Site trees may not be counted as street trees.

(4) In Subdistricts 4A and 4B, site trees planted in the right-of-way count as replacement trees required for the mitigation or protected trees.

(5) Except as provided in this paragraph, site trees must be provided from the following list of Texas native or adapted species. In Subdistrict 1C, other species of trees may be used as street trees with approval from the building official.

Scientific name	**Common name**	**Tree type**
Acer barbatum var. "Caddo"	**Caddo maple**	**Large canopy**
Acer buergerianum	**Trident maple**	**Large canopy**
Acer grandidentatum	**Bigtooth maple**	**Large canopy**
Acer truncatum	**Shantung maple**	**Medium canopy**
Aesculus glaba v. arguta	**Texas buckeye**	**Small**
Aesculus pavia	**Red buckeye**	**Small**
Carya illinoinensis	**Pecan**	**Large canopy**
Carya texana	**Black hickory**	**Large canopy**
Cercis canadensis	**Redbud**	**Small**
Chilopsis linearis	**Desert willow**	**Small**
Diospyros texana	**Texas persimmon**	**Small**
Diospyros virginiana (male only)	**Common persimmon**	**Large canopy**
Fraxinus americana	**White ash**	**Large canopy**
Fraxinus pennsylvanica	**Urbanite ash**	**Large canopy** ***[Subdistrict 1C only]***
Gymnocladus dioicus	**Kentucky coffee tree**	**Large canopy**
Ilex decidua	**Deciduous holly or Possumhaw**	**Small**
Ilex vomitoria	**Yaupon holly**	**Small**
Juglans microcarpa	**Texas black walnut**	**Large canopy**
Juniperus ashei	**Ashe juniper**	**Small**
Juniperus virginiana	**Eastern red cedar**	**Large noncanopy**
Lagerstroemia indica	**Crepe myrtle**	**Small**
Liquidambar styraciflua	**Sweetgum**	**Large canopy**
Magnolia grandiflora	**Southern magnolia**	**Large noncanopy**

Pistachia chinensis	**Chinese pistachio**	**Large canopy**
Prosopis glandulosa	**Mesquite**	**Small**
Prosopis glandulosa	**Maverick mesquite**	**Large canopy** ***[Subdistrict 4A and 4B only]***
Prunus mexicana	**Mexican plum**	**Small**
Quercus buckleyi	**Texas red oak**	**Large canopy**
Quercus durandii	**Durand oak**	**Large canopy**
Quercus fusiformis	**Escarpment live oak**	**Large canopy**
Quercus macrocarpa	**Bur oak**	**Large canopy**
Quercus muhlenbergii	**Chinkapin oak**	**Large canopy**
Quercus shumardii	**Shumard oak**	**Large canopy**
Quercus virginiana	**Live oak**	**Large canopy**
Quercus virginiana "SLDN"	**Cathedral live oak**	**Large canopy** ***[Subdistrict 1C only]***
Quercus virginiana "QVTIA"	**High-rise live oak**	**Large canopy** ***[Subdistricts 1C,4A and 4B only]***
Rhamnus caroliniana	**Carolina buckthorn**	**Small**
Rhus lanceolata	**Flameleaf sumac**	**Small**
Rhus virens	**Evergreen sumac**	**Small**
Sophora affinis	**Eve's necklace**	**Small**
Taxodium ascandens	**Pond cypress**	**Large noncanopy**
Taxodium distichum	**Bald cypress**	**Large noncanopy**
Ulmus crassifolia	**Cedar elm**	**Large canopy**
Ulmus parvifolia	**Bosque elm**	**Large canopy** ***[Subdistricts 4A and 4B only]***
Ulmus parviflora	**Lacebark elm**	**Large canopy**
Viburnum rufidulum	**Rusty blackhaw viburnum**	**Small**

(d) Parking lot trees.

(1) Except as provided in this subsection, each required parking space must be within 75 feet of the trunk of a large canopy site tree.

(2) In Subdistricts 4A and 4B, each required parking space not within a parking structure must be within 75 feet of either a site tree or street tree.

(3) Parking lot trees must have a minimum caliper of three inches.

(4) Parking lot trees may not be planted closer than two feet from a paved surface.

(5) Parking lot trees may be counted as site trees, but may not be counted as street trees.

(e) Prohibited trees. The following trees may not be planted within this district:

Scientific name	Common name
Pyrus calleryana	**Bradford pear**
Populus deltoides	**Cottonwood**
Albizia julbrissen	**Mimosa**

(f) Open space fund.

(1) If a property owner cannot plant all of the required trees on the building site, the property owner shall make a payment into the West Commerce Street/Fort Worth Avenue Open Space Fund for no more than 50 percent of the required trees.

(2) The amount of the payment required per tree not planted is calculated by using the formula for appraising the value of a tree equal in caliper to the tree not planted, 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 the tree for two years as determined by the park and recreation department.

(3) The department shall administer a city account to be known as the West Commerce Street/Fort Worth Avenue Open Space Fund. Funds from the West Commerce Street/Fort Worth Avenue Open Space Fund must be used only for acquiring and maintaining property for parks and open space within this district and for median landscape improvement on West Commerce Street or Fort Worth Avenue. The Fort Worth Avenue Development Group, its successor or a similar organization, should be consulted on uses of the fund

(g) Landscaping in the public right-of-way.

(1) Landscaping may be located in the public right-of-way if a right-of-way landscape permit is obtained from the city.

(2) 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 district for the exclusive purpose of authorizing compliance with the landscaping requirements of this 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. 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.

(3) 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.

(4) 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.

(5) Each owner or tenant is responsible for maintaining the right-of-way 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 maintain right-of-way landscaping or make repairs. 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 landscaping in the public right-of-way.

(h) Plant requirements. Plants used to satisfy landscape requirements must comply with the following requirements:

(1) A large evergreen shrub must have the ability to grow to a minimum height of three feet within three years.

(2) Solid sod or hydro-mulch grass may be used.

(3) Artificial plant materials may not be used.

(4) Any required landscaping that dies must be replaced.

(5) Except as provided in this subsection, trees and shrubs must be planted at least 10 feet from the centerline of any water or sewer main. Landscaping over water or sewer mains must be limited to ground cover.

(6) In Subdistricts 4A and 4B, trees and shrubs must be planted at least five feet from the centerline of any water or sewer main.

(7) Trees must be trimmed to provide adequate clearance for pedestrians and vehicles so as not to create a safety hazard.

(8) Trees may not be located within 15 feet of light poles, signal lights, warning signs, or traffic control devices. This provision does not apply to existing trees in Subdistricts 4A and 4B.

(9) Trees may not be planted within 90 feet of a school crossing or a railroad crossing. This provision does not apply to existing trees in Subdistricts 4A and 4B.

(10) An adequate irrigation and drainage system must be provided for all landscaping. Drought tolerant plants must be used when an irrigation system is not provided. See Section 51A-10.106, "Irrigation Requirements."

(11) Plants other than trees within parkways must be maintained so that they do not overhang the curb.

(i) Plantings within medians.

(1) Trees within medians may not be planted adjacent to left turn lanes.

(2) Trees within medians must be located so as to provide adequate sight distance.

(3) Trees within medians may not be planted within 30 feet of the tip of the median.

(4) Trees within medians may not be planted within three feet of the back of the curb.

(5) Trees within medians must be placed in a six-foot-wide planting strip.

(6) Plants other than trees within medians must be maintained so that they do not overhang the curb.

(7) Trees within medians must have a minimum clearance of 15 feet.

(8) Drought tolerant plants must be used in medians.

(j) Landscape plan.

(1) This section becomes applicable to a building site when an application is made for a building permit for construction work that within a 24-month period:

(A) increases the number of stories in a building on the site;

(B) increases the combined floor area of all buildings on the site; or

(C) increases the nonpermeable coverage on the site by 1,000 square feet or more.

(2) Landscape plans must be reviewed by water utilities and the department of public works and transportation.

(3) A landscape plan must include a schedule for maintenance of required landscaping.

(4) A landscape plan must earn at least 75 points (out of a total of 125 possible points). The points awarded for providing each feature is provided in parentheses. Existing landscaping qualifies for points. If the landscape plan earns at least 75 points, the design standards of Section 51A-10.126, "Design Standards," are not required.

(A) Lighting. (Total possible points = 30) Ten points each are awarded for providing tree lighting, building facade lighting, or landscape area lighting. Tree lighting must provide lighting in each tree in the front yard. Building facade lighting must illuminate the entire front facade. Landscape area lighting must illuminate a landscape feature such as a planting bed, fountain, sculpture, or water feature. The lighting must be at least 1.5 foot-candles in intensity.

(B) Foundation planting strip. (Total possible points = 30) Thirty points are awarded for a three-foot-wide foundation planting strip extending along at least 50 percent of the foundation facing the street. The foundation planting strip must have evergreen shrubs planted every three feet on center.

(C) Seasonal color landscaping. (Total possible points = 15) Points may be obtained for providing a landscape area for seasonal color in planting beds, raised planters, or pots. Five points are awarded for each 10 square feet of landscape area. The plants in the landscape area must be changed at least twice per year with appropriate seasonal color plants. The landscape area must contain the appropriate seasonal landscaping at all times except when the landscaping is being changed at the beginning of a new season.

(D) Native or adapted xeriscape landscaping. (Total possible points = 30) Points may be obtained for using native plants or xeriscape plants for at least 80 percent of the landscape requirement. Native plants or adapted xeriscape plants listed in Exhibit 714C must be used.

(E) Creation of open space. (Total possible points = 20) Five points are awarded for every 200 square feet of open space if the open space is a minimum of 500 feet

from the building site but within this district. For purposes of this subparagraph, "open space" means a contiguous space containing primarily grass or vegetation and pedestrian amenities such as fountains, benches, paths, or shade structures. In Subdistricts 4A and 4B, dog parks, community gardens, and publically-accessed plazas are also open space. 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. (Ord. Nos. 25898; 26876; 27820; 28505)

SEC. 51P-714.115. STREET AND SIDEWALK STANDARDS.

(a) In general.

(1) The street and sidewalk standards of this section apply only to new construction or a major modification.

(2) Except as provided in this section, streets as shown in Exhibit 714F are required. This provision does not apply in Subdistrict 1C.

(3) Except as provided in this section, sidewalks along streets as shown in Exhibit 714F are required.

(b) Street standards.

(1) Except as provided in this section, streets must be constructed as shown in Exhibit 714F. If future right-of-way dedications are made in Subdistricts 4A and 4B, the pavement width for new streets must be in accordance with Exhibit 714F. Parallel parking must be provided as shown in Exhibit 714F. This provision does not apply in Subdistrict 1C.

(2) Access to and from Subdistrict 4B to Colorado Boulevard and Walter Drive is permitted only at the locations in existence on February 24, 2010.

(3) The following frontages are exempt from parallel parking requirements:

(A) The Fort Worth Avenue frontage of Block B/3926 between Neal Street at Montclair Avenue.

(B) The Fort Worth Avenue frontage of Block 6157 and Block 6156.

(C) The Fort Worth Avenue frontage of Block 3977 between Windomere Avenue and Edgefield Avenue.

(D) The Fort Worth Avenue frontage and the Sylvan Avenue frontage of Block 4015.

(E) Any location where the provision of parallel parking would require a retaining wall in excess of four feet.

(F) Street frontages in Subdistricts 4A and 4B.

(G) The Powell Street frontage in Subdistrict XX as it remains a 30-foot right-of-way.

(H) The Sulphur Street frontage in Subdistrict XX as it remains a 40-foot right-of-way.

(I) The Haslett Street frontage in Subdistrict XX as it remains a 40-foot right-of-way.

Staff's Recommendation:

(c) Sidewalk standards.

(1) In Subdistricts 1A, ~~and~~ 1B, and XX there must be a 15-foot-wide sidewalk along West Commerce Street and Fort Worth Avenue, and an 11-foot, six-inch-wide sidewalk along any other street. In Subdistrict 1C, there must be a minimum 15-foot-wide pedestrian zone along Fort Worth Avenue, and a minimum 11-foot, six-inch-wide pedestrian zone along Sylvan Avenue. In subdistrict XX, if the right-of-way width is 40 feet or less a minimum 9'6" sidewalk (as measured from back of curb perpendicular to property edge, exclusive of tree wells) is required adjacent to Sulphur Street and Haslett Street and a minimum of 7'6" sidewalk (as measured from back of curb perpendicular to property edge exclusive of tree wells) is required adjacent to Powell Street. Frontage adjacent to structures built in or before 1984 are exempt from this requirement.

Applicant's Request:

(c) Sidewalk standards.

(1) In Subdistricts 1A and 1B, there must be a 15-foot-wide sidewalk along West Commerce Street and Fort Worth Avenue, and an 11-foot, six-inch-wide sidewalk along any other street. In Subdistrict 1C, there must be a minimum 15-foot-wide pedestrian zone along Fort Worth Avenue, and a minimum 11-foot, six-inch-wide pedestrian zone along Sylvan Avenue. In subdistrict XX a minimum 9'6" sidewalk (as measured from back of curb perpendicular to property edge, exclusive of tree wells) is required adjacent to Sulphur Street and Haslett Street and a minimum of 7'6" sidewalk (as measured from back of curb perpendicular to property edge exclusive of tree wells) is required adjacent to Powell Street. Frontage adjacent to structures built in or before 1984 are exempt from this requirement.

(2) In Subdistrict 2, there must be a six-foot sidewalk.

(3) In Subdistrict 3, there must be a 12-foot sidewalk along Fort Worth Avenue, and an 11-foot, six-inch sidewalk along any other street.

(4) Except as provided in this subsection, in Subdistrict 4, there must be a six-foot sidewalk.

(5) In Subdistricts 4A and 4B, the minimum width of sidewalks along Fort Worth Avenue is 10 feet. At least five feet of the sidewalks along Fort Worth Avenue must be made of concrete; the remainder may be an aggregate or permeable surface. All other sidewalks along a right-of-way must be at least six-feet-wide with at least three feet of the sidewalk unobstructed and clear. ADA-approved tree grates are not a sidewalk obstruction. If a sidewalk is located in the front yard, the property owner must dedicate a sidewalk easement or access agreement to the city to assure its availability to the public as a permanent pedestrian way.

(6) In Subdistrict 5, there must be a 10-foot sidewalk.

(7) Except as provided in this paragraph, see Exhibit 714F for the required widths of sidewalks. See Paragraph (1) for the required width of sidewalks in Subdistricts 1C and XX.

(8) The street curb may not be counted as part of the sidewalk width.

(9) The following frontages must provide the sidewalks shown on page 6 of Exhibit 714F.

(A) The Fort Worth Avenue frontage of Block B/3926 between Neal Street at Montclair Avenue.

(B) The Fort Worth Avenue frontage of Block 6157 and Block 6156.

(C) The Fort Worth Avenue frontage of Block 3977 between Windomere Avenue and Edgefield Avenue.

(D) The Fort Worth Avenue frontage and the Sylvan Avenue frontage of Block 4015.

(E) Any location where the provision of parallel parking would require a retaining wall in excess of four feet.

(10) Sidewalk widths must taper or expand to match the width of existing sidewalks in front of adjacent properties at the point of convergence.

(11) Sidewalks must be located along the entire length of the street frontage.

(12) Each owner or tenant is responsible for maintaining sidewalks, and for keeping sidewalks safe and in good condition and repair, at no expense to the city, and the city is absolutely exempt from any requirements to maintain sidewalks or make repairs. (Ord. Nos. 25898; 26876; 27820; 28505)

SEC. 51P-714.116. SCREENING REGULATIONS.

(a) In general. Except as modified in this section, the provisions of Section 51A-4.301(f), "Screening Provisions for Off-Street Parking," apply.

(b) Parking lots.

(1) Except as provided in this subsection, surface parking lots must be screened with a low screen. The screening requirement for surface parking lots applies only to new construction.

(2) If a structure is built in Permissible Building Area E in Subdistrict 1C before structures are built in Permissible Building Areas A, B, C, and D and surface parking exists between Permissible Building Area E and the the public right-of-way, then the surface parking must be screened from the public right-of-way with a low screen until structures are built in Permissible Building Areas A, B, C, and D. In Subdistrict 1C, screening of surface parking is not required for any surface parking between Permissible Building Areas C and D.

(c) Loading spaces. Except as provided in this subsection, off-street loading spaces must be screened with a fully sight-obscuring fence or a high screen. In Subdistricts 4A and 4B, only off-street loading spaces visible from Fort Worth Avenue must be screened.

(d) Dumpsters and garbage storage areas.

(1) All dumpsters and garbage storage areas must be screened on all four sides with a solid fence. One side may be a gate.

Staff's Recommendation: (no change)

(2) Screening materials must match the main building. This provision does not apply to Subdistrict 1C.

Applicant's Request:

(2) Screening materials must match the main building. This provision does not apply to Subdistrict 1C and 1XX.

(3) Screening must be at least as tall as the objects being screened, but in no case less than six feet in height.

(4) Each panel of the gate must have a pin that can be inserted in a sleeved hole in the ground to allow the gate to be held open during garbage collection.

(e) Outside storage areas.

(1) Except as provided in this subsection, all outside storage areas for commercial and business services uses and industrial uses must be entirely screened on any side visible from a street with a fully sight-obscuring fence or a high screen.

(2) In Subdistrict 1C, outside storage used for temporary outside display and sales does not need to be screened.

(3) In Subdistrict 1C, accessory outside storage provided in conjunction with a special temporary retail use must be screened with a minimum four-foot solid screen. Metal panels or slats are prohibited screening materials. Accessory outside storage may not exceed five percent of the land area associated with each special temporary retail use.

Staff's Recommendation: (no change)

(f) Nonresidential buildings. The rear or service side of a nonresidential building must be screened with a partially sight-obscuring fence if the nonresidential building is exposed to a residential use.

Applicant's Request:

(f) Nonresidential buildings. The rear or service side of a nonresidential building must be screened with a partially sight-obscuring fence if the nonresidential building is exposed to a residential use. This provision does not apply to buildings in Subdistrict 1E built in or before 1984.

(g) Maintenance.

(1) Each owner or tenant is responsible for maintaining screening at no expense to the city, and the city is absolutely exempt from any requirements to maintain screening or make repairs.

(2) Screening must be properly maintained so that:

(A) the screening is not out of vertical alignment more than one foot from the vertical, measured at the top of the screening; and

(B) any rotted, fire damaged, or broken slats or support posts; any broken or bent metal posts; any torn, cut, bent, or ripped metal screening; any loose or missing bricks, stones, rocks, mortar, or similar materials; and any dead or damaged landscaping materials are repaired or replaced. (Ord. Nos. 25898; 27820; 28505)

SEC. 51P-714.117. SIGNS.

Omitted for brevity.

SEC. 51P-714.118. ARCHITECTURAL DESIGN STANDARDS.

(a) Purpose.

(1) The district is hereby designated as an area of historical, cultural, and architectural importance and significance. The architectural design standards of this section are intended to preserve the historical, cultural, and architectural importance and significance of the West Commerce Street/Fort Worth Avenue corridor. The corridor has historic and cultural importance as an early major east-west thoroughfare in the Dallas metroplex. The development patterns and architecture along the corridor reflect pioneer settlements; the Great Depression; mid-20th century Americana; and post-World War II automobile, nightclub, and restaurant culture. These architectural design standards are intended to preserve the character of the corridor while allowing compatible new construction and modifications that respect the corridor's historical, cultural, and architectural significance.

(2) The purpose of these architectural design standards is to:

(A) ensure that new development enhances the character of the corridor and complement adjacent neighborhoods;

(B) ensure that increased density in established neighborhoods makes a positive contribution to the area's character;

(C) ensure the integrity of historic buildings and the compatibility of new development; and

(D) enhance the character and environment for pedestrians.

(b) Applicability. The architectural design standards of this section apply to:

(1) New construction and major modifications of buildings containing a nonresidential use.

(2) Buildings containing only residential uses.

(c) Plan review. The director shall review any plan submitted to determine whether it complies with the requirements of this section.

(d) Building orientation.

(1) Except as provided in 51A-714.118(e)(3), the primary facade and primary entrance of new construction must be oriented to face the public right-of-way.

(2) Garage doors serving eight or fewer dwelling units may not face West Commerce Street or Fort Worth Avenue. In Subdistrict 1C, this provision applies only to individual vehicular garages for residential dwelling units.

(e) Entrances.

(1) In general. All street-facing entrances must be architecturally prominent and clearly visible from the street. This provision applies only to new construction. In Subdistrict 1C, except as provided in 51A-714.118(e)(3), all customer entrances for retail and personal service uses must have the same level of design and articulation whether street-facing or not.

(2) Primary customer entrances for retail and personal service uses in all subdistricts. Except as provided in 51A-714.118(e)(3), primary customer entrances for retail and personal service uses must face the street. For corner lots, primary customer entrances for retail and personal service uses may be oriented toward the corner. Primary customer entrances for retail and personal service uses must be clearly visible through the use of two or more of the following architectural details:

(A) Arcade.

(B) Arch.

(C) Attached tower or turret.

(D) Awning.

(E) Canopy.

(F) Decorative elements such as tile work, molding, raised banding, or projected banding.

(G) Display windows.

(H) Integral planters or wing walls that incorporate landscaped areas or places for sitting.

(I) Overhang.

(J) Peaked roof form.

(K) Patio.

(L) Porch.

(M) Portico.

(N) Projection.

(O) Raised corniced parapet.

(P) Recess.

(3) Additional regulations for customer entrances for retail and personal service uses in Subdistrict 1C. Street-facing customer entrances must be provided as follows:

(A) In Permissible Building Area A, one entrance must be oriented to Sylvan Avenue unless the facade oriented to Sylvan Avenue is 60 percent or more glazing. For purposes of calculating glazing percentage, glazing must be located a minimum of three feet above grade and a maximum of 10 feet above grade.

(B) In Permissible Building Area B, one entrance must be oriented to Sylvan Avenue.

(C) In Permissible Building Area C, two entrances must be oriented to a public street.

(D) In Permissible Building Area D, one entrance must be oriented to Ft. Worth Avenue.

(E) Four of the five entrances required in this paragraph must comply with Paragraph (2). All other entrances are not required to comply with Paragraph (2).

(4) For structures built in or before 1984 in Subdistrict XX, the primary entrance may be located on the side of a building no more than 20 feet from the street facing façade, and must require one architectural element.

(f) Facades.

(1) Street-facing facades on a single development tract must have similar architectural design.

(2) Street-facing facades exceeding 30 feet in length must have two of the following elements. Street-facing facades exceeding 100 feet in length must have four of the following elements. Structures in Subdistrict XX built in or before 1984 with facades up to 101 feet may contain metal or glass overhead roll up doors and are exempt from the requirements in the following list.

(A) Change in plane, such as an offset, reveal, recess, or projection. Changes in plane must have a width of no less than 24 inches and a depth of at least eight inches and may include columns, planters, arches, and niches.

(B) Architectural details such as raised bands and cornices.

(C) Architecturally prominent public entrance.

(D) Attached tower or turret.

(E) Awnings.

(F) Change in color.

(G) Change in material.

(H) Change in texture.

(3) Except for structures built in or before 1984 in Subdistrict XX, ~~T~~the ground floor of the primary facade of nonresidential uses or mixed-use projects with retail uses on the ground floor must have at least two of the following elements for at least 60 percent of the width of the facade:

(A) Arcades, canopies, or secondary roofs to provide shade.

(B) Display windows.

(C) Awnings associated with windows or doors.

(4) Except in Subdistricts 1C and XX, street-facing facades of all buildings other than accessory buildings must be visually divided into a base, a middle, and a top. The base must be at least two feet above grade and distinguished from the middle by a change of materials, horizontal banding, change of color, or change of plane. The top must be distinguished from the middle by cornice treatments, roof overhangs with brackets, stepped parapets, corbeling, textured materials, or differently colored materials. Color bands are not acceptable as the only treatment for the top.

(5) Accessory structures must have the same architectural detail, design elements, materials, and roof design as the primary structure.

(6) Except as provided in this paragraph, any parking structure for a residential use must be constructed of comparable materials and be of the same architectural treatment as the dwelling units. In Subdistrict 4A, this provision only applies to a facade facing a public street.

(7) Additions and alterations must have the same architectural detail, design elements, materials, and roof design as the portion of the structure that is not being altered.

(8) That portion of the ground-level floor facing the street of any multi-floor parking facility must have a use other than parking. For Permissible Building Area E in Subdistrict 1C, a minimum of 50 percent of the ground-level western facade must be a use other than parking.

(9) Except in Subdistrict 1C, at least 20 percent, but no more than 80 percent, of street-facing facades of nonresidential uses must be windows and doors. In Subdistrict XX, the entire square footage of metal overhead rollup doors are counted as door area and the entire square footage of glass overhead rollup doors are counted as window area. In Subdistrict 1C, at least 20 percent, but no more than 80 percent, of non-street level facades of nonresidential uses must be windows and doors, except for residential portions of mixed-use structures. Windows and doors on street-level facades in Subdistrict 1C must be provided as follows:

	Permissible Building Area A	Permissible Building Area B	Permissible Building Area C	Permissible Building Area D
Mimimum transparency required**	50% facing Sylvan*	50% facing Sylvan	50% facing Sylvan	60% facing Fort Worth Ave

* See SEC. 51P-714.118(e)(3) for additional requirements.

** For purposes of calculating the minimum transparency required, glazing must be located a minimum of 3 feet and a maximum of 10 feet above grade.

(10) If a building is two stories or less, 30 percent of the street-facing facade, excluding fenestration, must be masonry. If the building is more than two stories, 100 percent of the first-story street-facing facade, excluding fenestration, must be masonry. In Subdistrict 1C, metal and stucco are allowed in addition to masonry on up to 50 percent of the total area of street-facing facade per street frontage.

(11) Facades may not consist of more than 80 percent glass. For purposes of this provision, glass block is not considered as glass.

(12) Within Permissible Building Area E in Subdistrict 1C, vehicular access must be provided from west to east.

(13) Within Permissible Building Area E in Subdistrict 1C, a minimum of 50 percent of the ground floor of any parking structure oriented to and visible from the east boundary line of Subdistrict 1C must be screened by plant material.

(14) In Subdistrict 1C, facades oriented to Sylvan Avenue and Ft. Worth Avenue may have overhead garage-type doors if the doors do not open to an automotive use.

(g) Fences and walls. To prevent visual monotony, at least 20 percent of the length of any fence or wall longer than 200 feet must be alternate materials, alternate textures, gates, offsets, or openings. The alternate materials, alternate textures, gates, offsets, or openings may spread out over the length of the fence or wall.

(h) Materials. Exterior building materials should be high quality and durable.

(1) Glass.

(A) Allowed. Glass is allowed. In Subdistrict 1C, no more than 50 percent of the total area of street-facing facade per street frontage may be metal panels.

(B) Prohibited. The reflectance of glass used on the first two stories may not exceed 15 percent. The reflectance of glass used on stories above the first two stories may not exceed 27 percent. As used in this provision, "reflectance" is the percentage of available light energy reflected away from the exterior surface of the glass. The higher the reflectance percentage, the more mirror-like the surface will appear.

(2) Masonry.

(A) Allowed.

(i) Brick.

(ii) Cement-based siding or panels.

(iii) Finished concrete masonry units such as split-faced concrete masonry units.

Staff's Recommendation:

(iv) Tilt architectural pre-cast concrete with an applied masonry finish. For structures built in or before 1984 in Subdistrict XX, painted pre-cast concrete walls are allowed.

Applicant's Request:

(iv) Tilt architectural pre-cast concrete with an applied masonry finish. In Subdistrict XX painted pre-cast concrete walls are allowed.

(B) Prohibited.

(i) Painted brick.

(ii) Simulated brick.

(iii) Unfinished concrete masonry units.

(3) Metal.

(A) Allowed. No more than 20 percent of a street-facing facade may be flat or corrugated metal panels. In Subdistrict 1C, no more than 50 percent of the total area of

street-facing facade per street frontage may be metal panels. In Subdistrict XX, neither passage doors nor overhead doors count towards the calculation of flat or corrugated metal panels.

(B) Prohibited.

(i) Aluminum siding.

(ii) Reflective metal panels.

(4) Plastic.

(A) Allowed. Fiberglass.

(B) Prohibited. Plastic, including plastic siding and vinyl siding.

(5) Stone.

(A) Allowed.

(i) Cast stone.

(ii) Materials that simulate natural stone.

(iii) Natural stone.

(B) Prohibited. Painted stone.

(6) Stucco.

(A) Allowed. Stucco. In Subdistricts 4A and 4B, miscellaneous foam trim sections are permissible as base material to be covered in stucco.

(B) Prohibited. Simulated stucco. In Subdistricts 4A and 4B, exterior insulated finish systems (EIFS).

(7) Tile. Terra cotta and tile are allowed.

(8) Wood.

(A) Allowed.

(i) Natural wood.

(ii) No more than 20 percent of a street-facing facade may be shake shingles or plywood.

(B) Prohibited. Flakeboard.

(i) Roofs. Roofs must comply with the following:

(1) Sloped roofs must have a pitch of 4:12 or more, and must have overhanging eaves extending no less than 12 inches past the supporting walls.

(2) Flat roofs and roofs with a pitch of less than 4:12 must have a parapet that meets the following:

(A) Except in Subdistrict XX, ~~T~~the parapet must be articulated or detailed as an element distinct from other building facade elements.

(B) Single-story buildings must have a parapet at least 18 inches high.

(C) Multi-story buildings must have a parapet at least 24 inches high.

(D) Structures built in or before 1984 in Subdistrict XX must have a minimum 12-inch-high parapet on at least three sides.

(3) Except as allowed in Subdistricts 1C and XX, mechanical equipment, skylights, and solar panels on roofs must be set back or screened so that they are not visible to a person standing at ground level on the opposite side of any adjacent right-of-way. In Subdistrict 1C, skylights and solar panels may be part of any structure regardless of visibility." In Subdistrict XX, mechanical equipment must not be visible to a person standing at ground level on the opposite side of the right-of-way adjacent to the primary façade.

(j) Story dimensions.

(1) A minimum 10-foot floor-to-floor dimension is required for the ground floor of single-story and multi-story residential structures. Except in Subdistricts 4A and 4B, the foundation must be two feet above grade.

(2) A minimum 12-foot floor-to-floor dimension is required for the ground floor of single-story nonresidential structures and single-story mixed-use projects.

(3) Except as provided in this subsection, a minimum 14-foot floor-to-floor dimension is required for the ground floor of multi-story nonresidential structures and multi-story mixed-use projects.

(4) In Subdistrict 4A, a minimum 10-foot floor-to-floor dimension is required for the ground floor of multi-story nonresidential structures and the nonresidential portions of multi-story mixed use projects.

(5) In Subdistrict 4B, a minimum nine-foot floor-to-floor dimension is required for the ground floor of multi-story nonresidential structures and the nonresidential portions of multi-story mixed-use projects.

(5) In Subdistricts 4A and 4B, a minimum eight-foot floor-to-floor dimension is required for any residential portion of a structure. (Ord. Nos. 25898; 27820; 28505)

(7) For structures built in or before 1984 in Subdistrict XX, a building two stories or less may have floor-to-floor heights of 7 feet 6 inches for up to 30 percent of the total floor area.

SEC. 51P-714.119. ADDITIONAL PROVISIONS.

Omitted for brevity.

SEC. 51P-714.120. COMPLIANCE WITH CONDITIONS.

Omitted for brevity.

Applicant's Proposed SUP Conditions

1. USE: The only use authorized by this specific use permit is an alcoholic beverage manufacturing use.

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

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

4. FLOOR AREA:

   A. The maximum floor area is 11,634 square feet in the location shown on the attached site plan.

Staff Recommendation: (if CPC chooses to approve the request, staff recommends the following hours)

5. HOURS OF OPERATION: The alcoholic beverage manufacturing retail and seating area may only operate between 11:00 am and 10:00 pm Sunday to Thursday and 11:00 am and 12:00 am (midnight) on Friday and Saturday. The manufacturing use may only operate between 6:00 am and 10:00 pm Sunday to Thursday and 6:00 am and 12:00 am (midnight) Friday and Saturday.

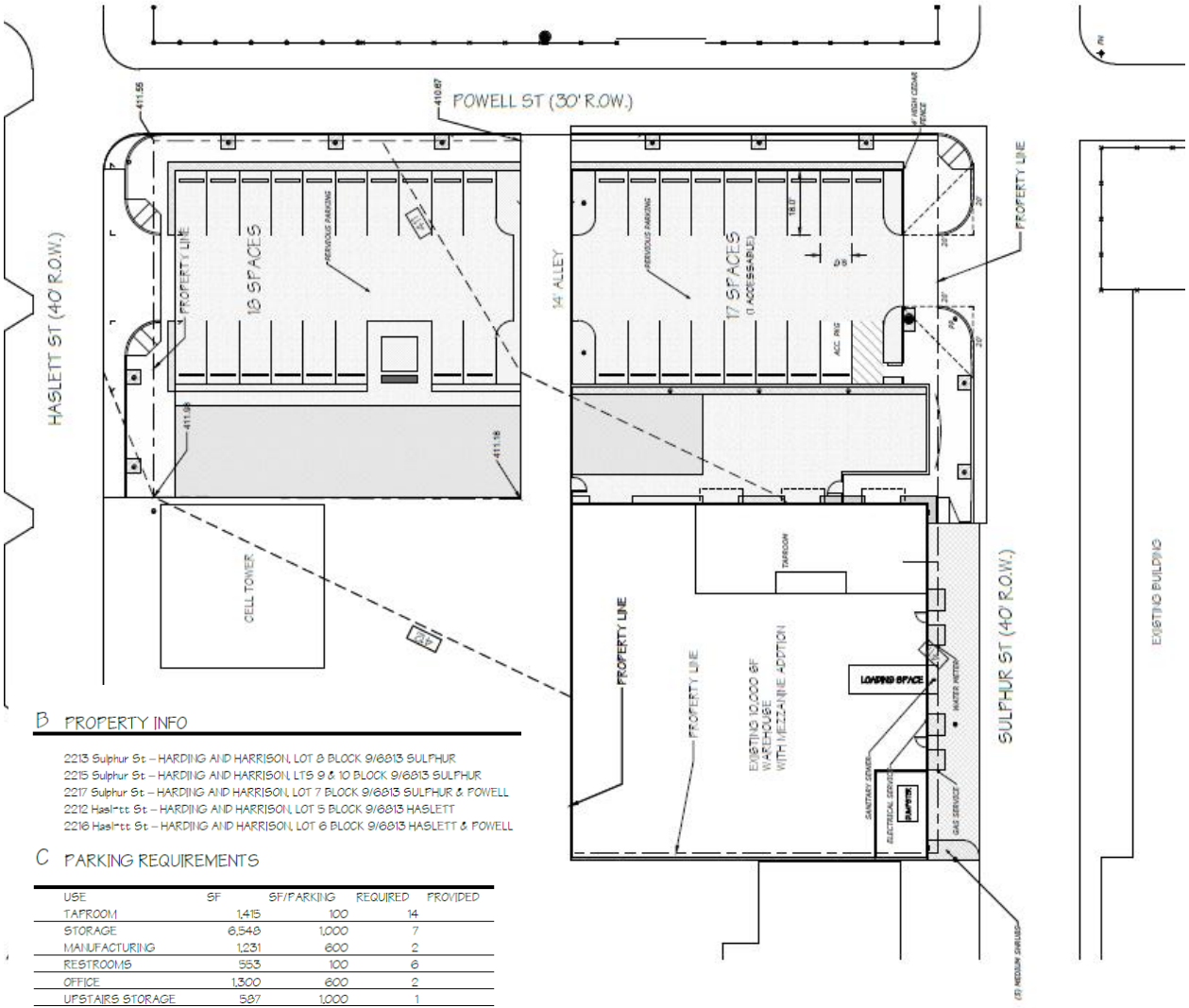
Applicant's Request:

5. HOURS OF OPERATION: The alcoholic beverage manufacturing retail and seating area may only operate between 11:00 am and 12:00 am (midnight) Sunday to Saturday. The manufacturing use may operate 24-hours a day, 7 days a week.

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 Development/Site Plan



B PROPERTY INFO

2213 Sulphur St – HARDING AND HARRISON, LOT 8 BLOCK 9/6813 SULPHUR
2215 Sulphur St – HARDING AND HARRISON, LTS 9 & 10 BLOCK 9/6813 SULPHUR
2217 Sulphur St – HARDING AND HARRISON, LOT 7 BLOCK 9/6813 SULPHUR & POWELL
2212 Haslett St – HARDING AND HARRISON, LOT 5 BLOCK 9/6813 HASLETT
2216 Haslett St – HARDING AND HARRISON, LOT 6 BLOCK 9/6813 HASLETT & POWELL

C PARKING REQUIREMENTS

USE	SF	SF/PARKING	REQUIRED	PROVIDED
TAPROOM	1,415	100	14	
STORAGE	6,548	1,000	7	
MANUFACTURING	1,231	600	2	
RESTROOMS	553	100	6	
OFFICE	1,300	600	2	
UPSTAIRS STORAGE	587	1,000	1	
OTHER	0	100	-0	
TOTAL	11,634		31	33

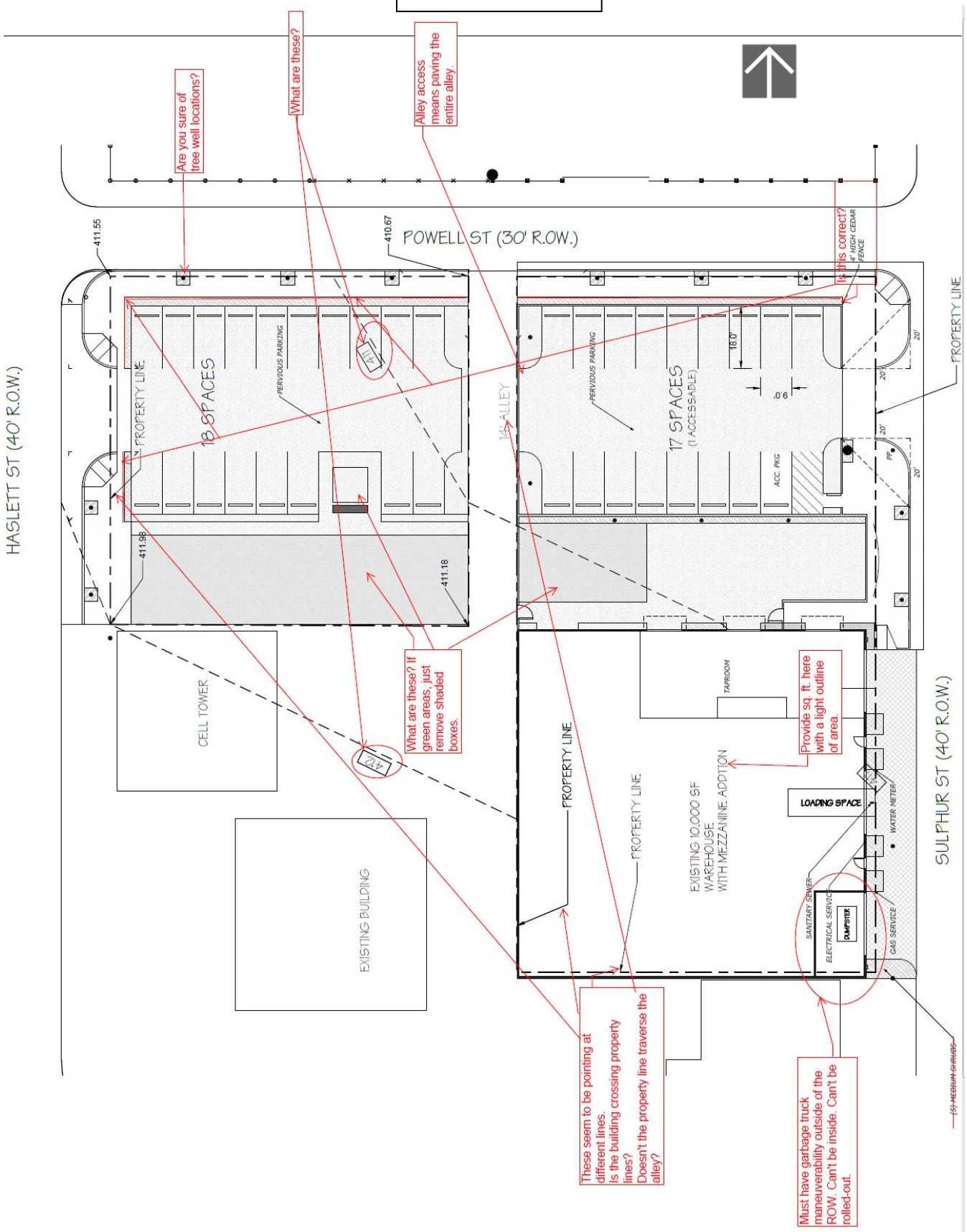
D ZONING

CURRENT ZONING	PD 714 SUBDISTRICT 1A
PROPOSED ZONING	PD 714 SUBDISTRICT 1E
MAX ALLOW HEIGHT	145'
BUILDING HEIGHT	~22'
MAX STORIES	11
STORIES	1 (WITH MEZZANINE)

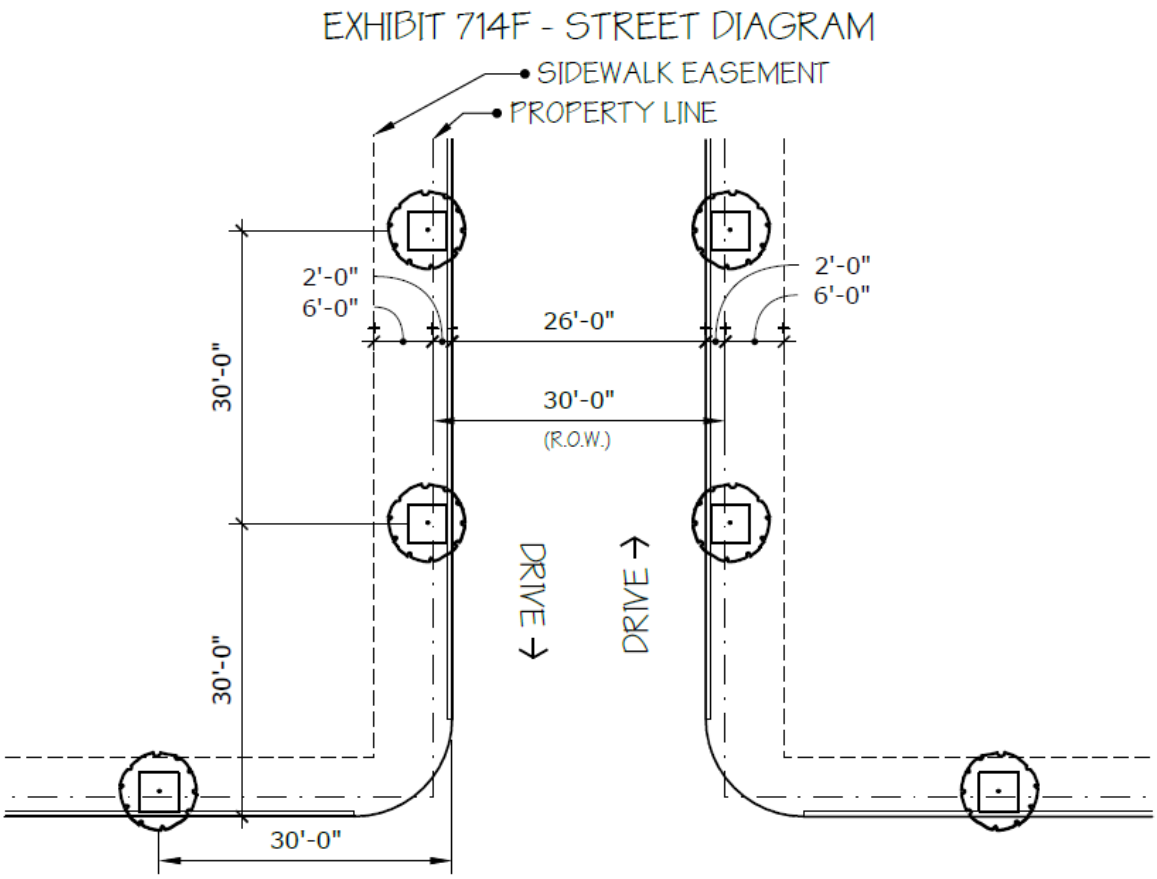
E AREA

	SF	ACRES
EXISTING BUILDING	10,000	0.23
LAND	20,900	0.48
TOTAL	30,900	0.71

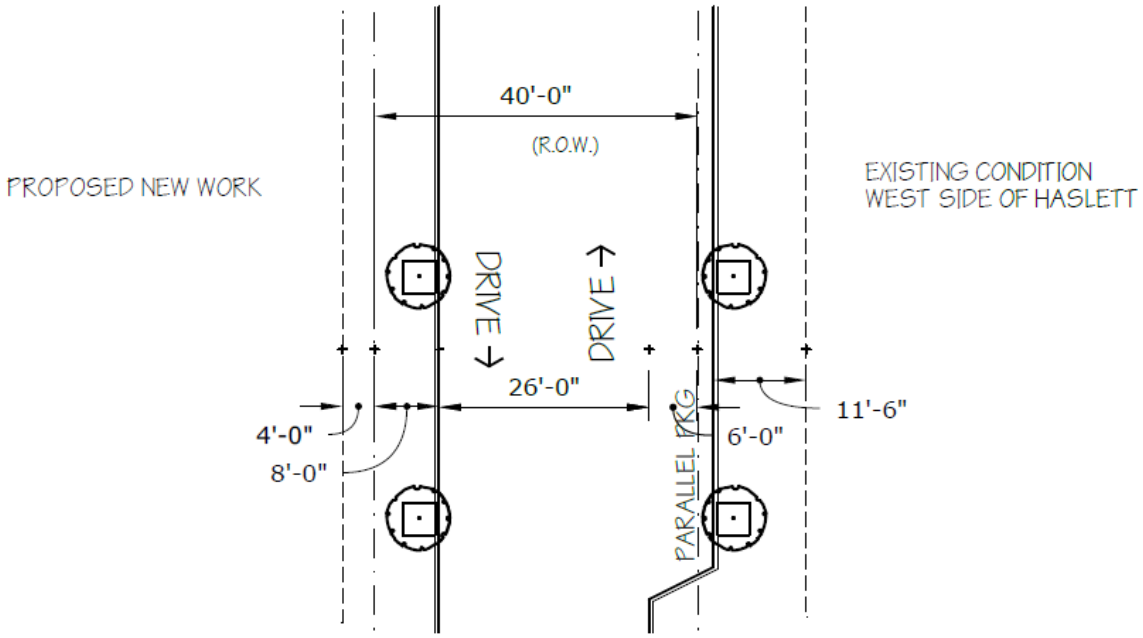
Staff Comments



Applicant's Proposed Exhibit F



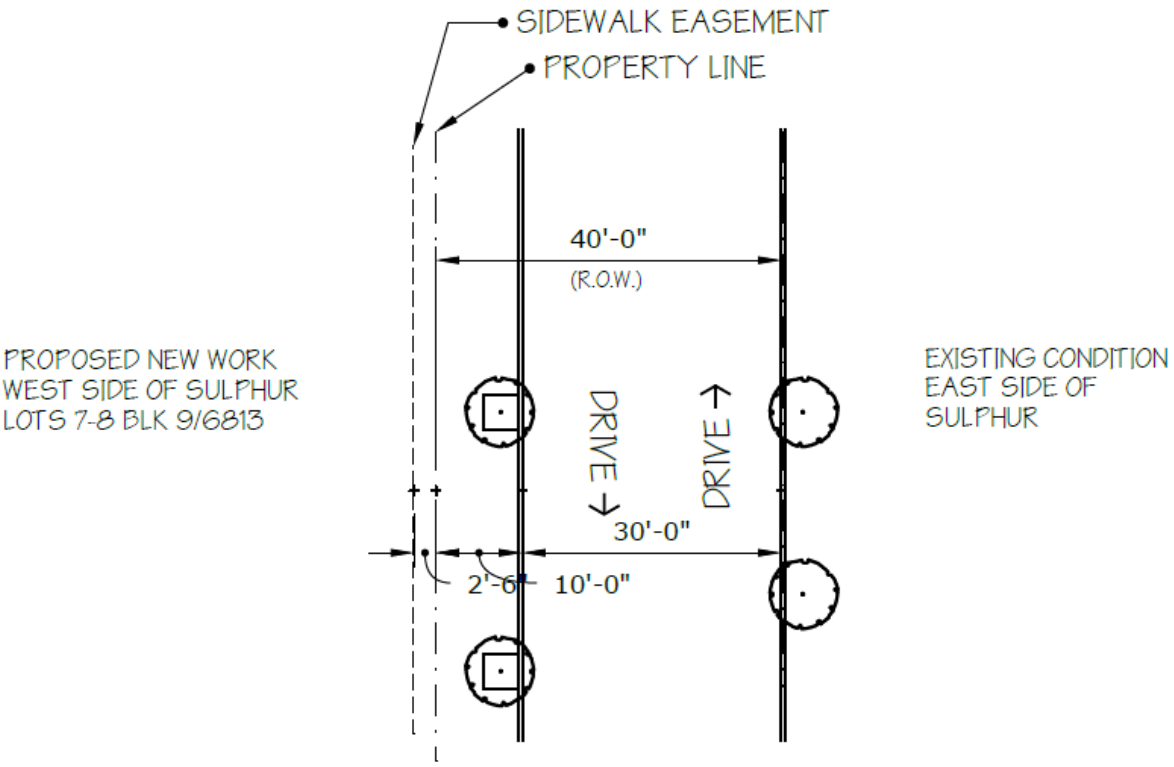
A :: 30' R.O.W. @ SUBDISTRICT 1
001 scale: N.T.S.



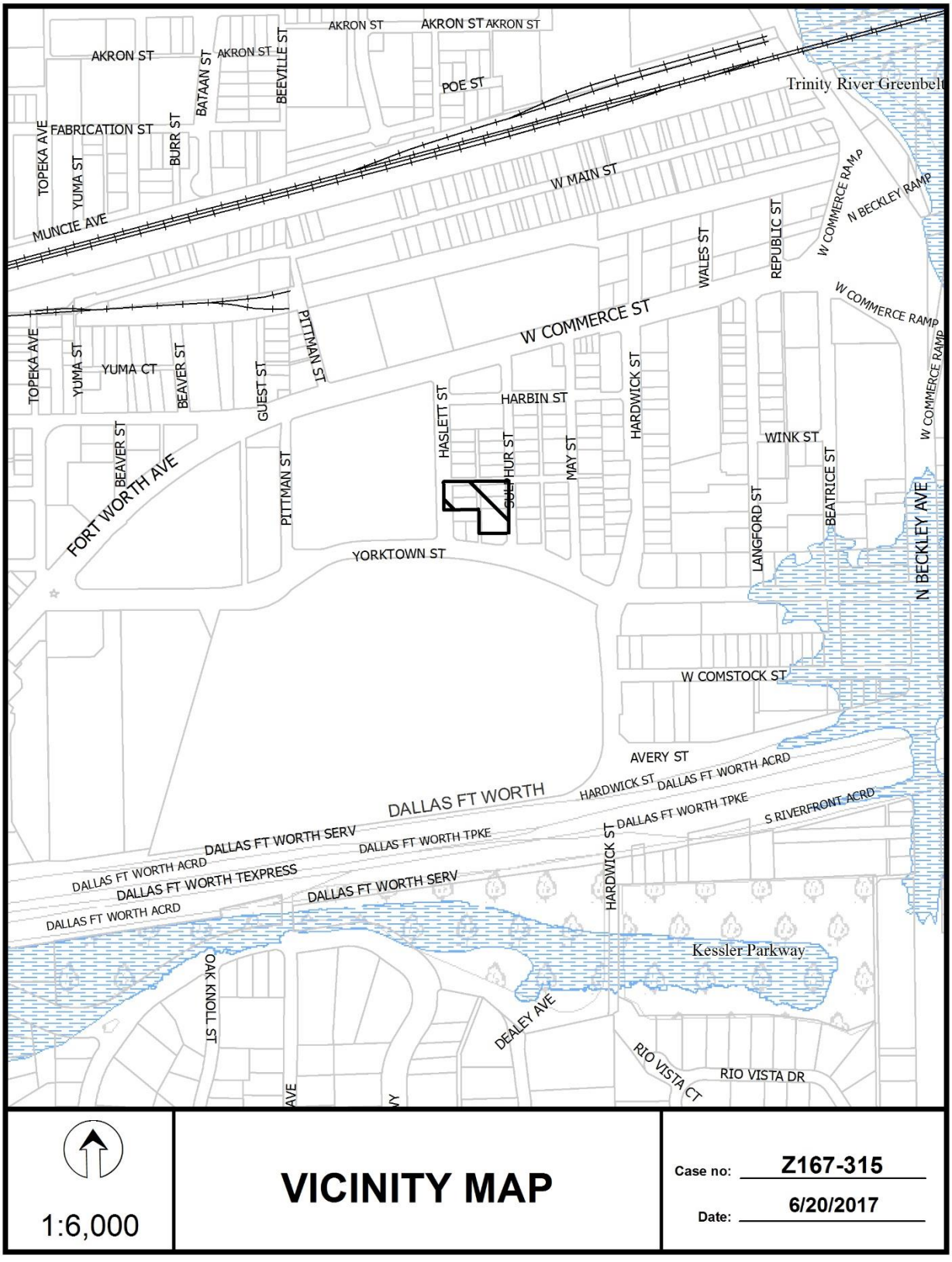
A :: 40' R.O.W. @ SUBDISTRICT 1
002 scale: N.T.S.

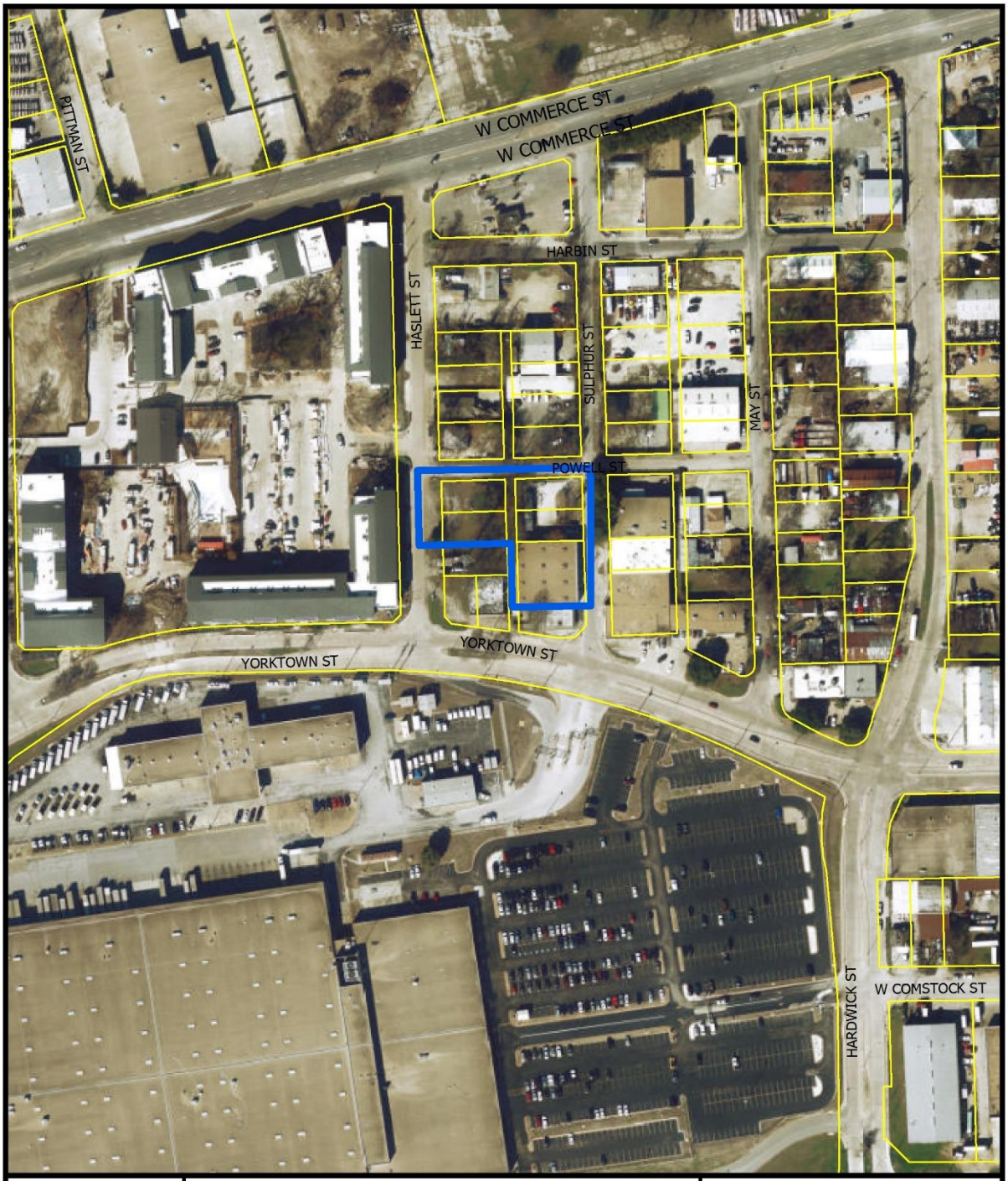
Applicant's Proposed Exhibit F

EXHIBIT 714F - STREET DIAGRAM



A	:: 40' R.O.W. @ SUBDISTRICT 1
002	scale: N.T.S.


AKRON ST
AKRON ST
AKRON ST
AKRON ST
AKRON ST
BATAAN ST
BEEVILLE ST
POE ST
Trinity River Greenbelt
FABRICATION ST
BURR ST
TOPEKA AVE
YUMA ST
MUNCIE AVE
W MAIN ST
W COMMERCE RAMP
N BECKLEY RAMP
WALES ST
REPUBLIC ST
W COMMERCE ST
W COMMERCE RAMP
W COMMERCE RAMP
TOPEKA AVE
YUMA ST
YUMA CT
BEAVER ST
GUEST ST
PITTMAN ST
HARBIN ST
HASLETT ST
SOUTHERLAND ST
MAY ST
HARDWICK ST
WINK ST
BEATRICE ST
LANGFORD ST
N BECKLEY AVE
BEAVER ST
FORT WORTH AVE
PITTMAN ST
YORKTOWN ST
W COMSTOCK ST
AVERY ST
HARDWICK ST
DALLAS FT WORTH ACRD
DALLAS FT WORTH
DALLAS FT WORTH SERV
DALLAS FT WORTH TPKE
DALLAS FT WORTH TPKE
S RIVERFRONT ACRD
DALLAS FT WORTH ACRD
DALLAS FT WORTH TEXPRESS
DALLAS FT WORTH ACRD
DALLAS FT WORTH SERV
HARDWICK ST
Kessler Parkway
OAK KNOLL ST
DEALEY AVE
RIO VISTA CT
RIO VISTA DR
1:6,000
VICINITY MAP
Case no: Z167-315
Date: 6/20/2017

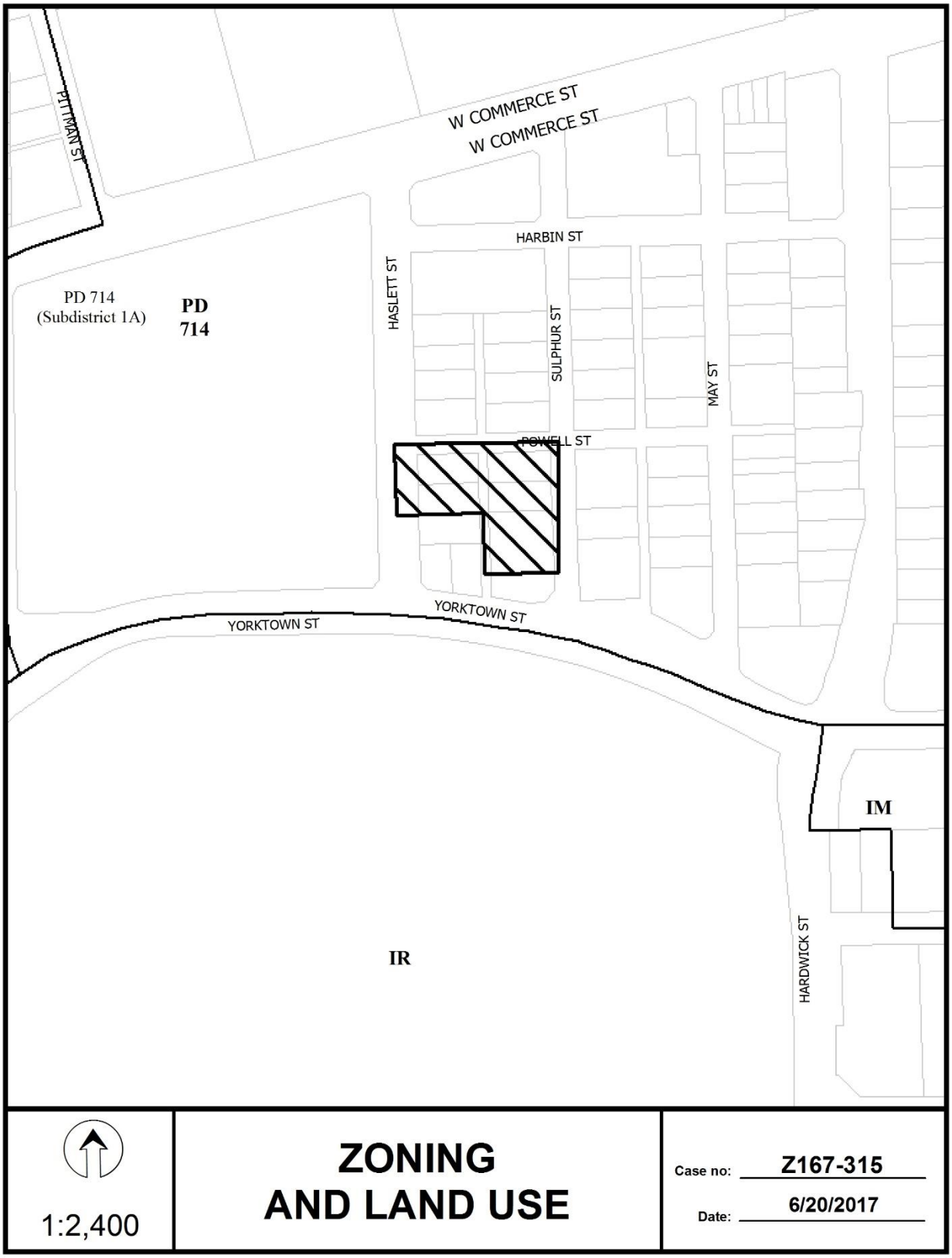


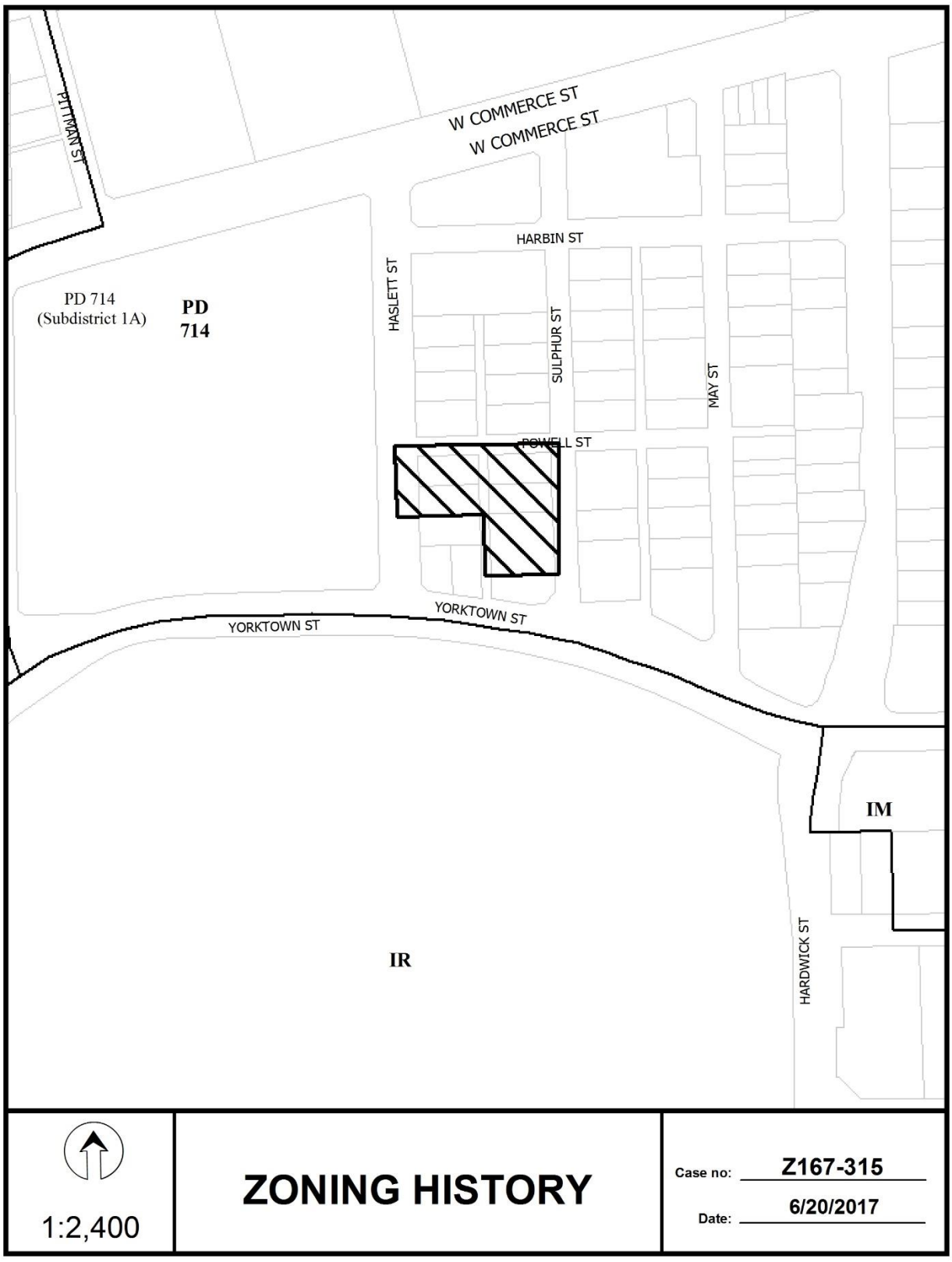
1:2,400

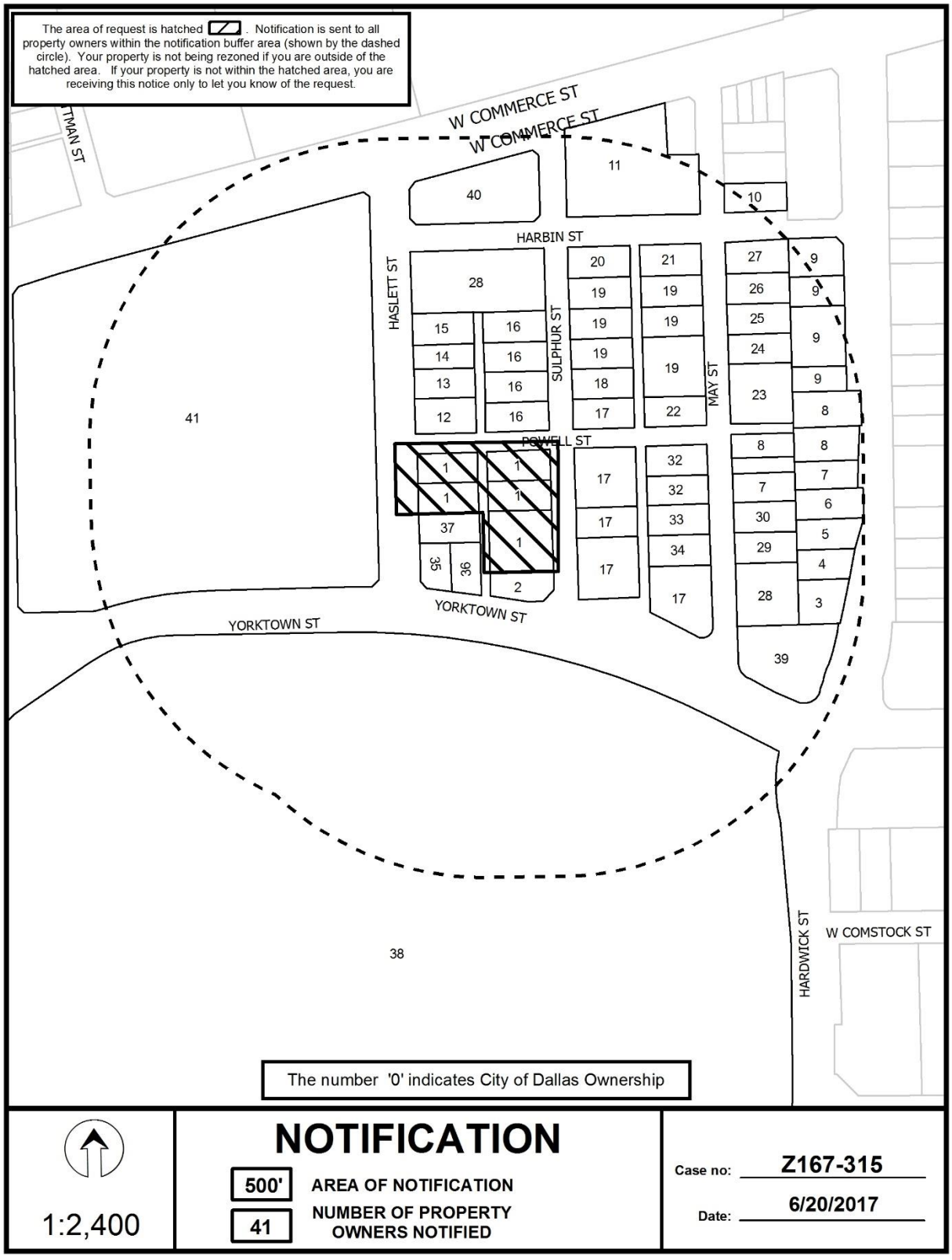
AERIAL MAP

Case no: Z167-315

Date: 6/20/2017


PITTMAN ST
W COMMERCE ST
W COMMERCE ST
HARBIN ST
HASLETT ST
SULPHUR ST
MAY ST
POWELL ST
PD 714
(Subdistrict 1A)
PD
714
YORKTOWN ST
YORKTOWN ST
IM
IR
HARDWICK ST
1:2,400
ZONING
AND LAND USE
Case no: Z167-315
Date: 6/20/2017


PITTMAN ST
W COMMERCE ST
W COMMERCE ST
HARBIN ST
HASLETT ST
SULPHUR ST
MAY ST
POWELL ST
PD 714
(Subdistrict 1A)
PD
714
YORKTOWN ST
YORKTOWN ST
IM
IR
HARDWICK ST
1:2,400
ZONING HISTORY
Case no: Z167-315
Date: 6/20/2017


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
W COMMERCE ST
HARBIN ST
HASLETT ST
SULPHUR ST
MAY ST
POWELL ST
YORKTOWN ST
HARDWICK ST
W COMSTOCK ST
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
41
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z167-315
Date: 6/20/2017

06/20/2017

Notification List of Property Owners

Z167-315

41 Property Owners Notified

Label #	*Address*		*Owner*
1	2212	HASLETT ST	DJUMIC GORDANA
2	325	YORKTOWN ST	BOLTEX HOLDINGS LTD
3	2311	HARDWICK ST	NWONUMA JEROME N
4	2317	HARDWICK ST	NWONUMA JEROME
5	2321	HARDWICK ST	WING CLAIRE M
6	2325	HARDWICK ST	NWAKIBU OJUKWUH S &
7	2331	HARDWICK ST	DESROCHERS MARK &
8	2333	HARDWICK ST	DESROCHERS PROPERTY
9	2341	HARDWICK ST	HARDWICK YARDS LLC &
10	219	HARBIN ST	COOPER DEWAYNE
11	310	W COMMERCE ST	BROWN GUY III
12	2302	HASLETT ST	MARTINEZ FERNANDO &
13	2306	HASLETT ST	RIOS PABLO
14	2310	HASLETT ST	MARTINEZ FERNANDO
15	2314	HASLETT ST	MARTINEZ ISIDORO G
16	2315	SULPHUR ST	VAFAEE ABDOL H
17	2300	SULPHUR ST	KUMAR AND WHITE WORLDWIDE INV LLC
18	2306	SULPHUR ST	3108 FW LLC
19	2310	SULPHUR ST	RAMOS SAMUEL
20	314	HARBIN ST	NINO ISMAEL
21	2323	MAY ST	D & A ALVAREZ GROUP LLC
22	2301	MAY ST	BIGA INCORPORATED
23	2306	MAY ST	CUEVAS PEDRO
24	2308	MAY ST	CUEVAS VERONICA
25	2314	MAY ST	YBARRA ELISA RODRIGUEZ
26	2318	MAY ST	YBARRA MANUEL P ET AL

06/20/2017

Label #	*Address*		*Owner*
27	2320	MAY ST	COOPER L DEWAYNE
28	2204	MAY ST	VAFAEE ABDOL H
29	2208	MAY ST	CASAREZ MARY &
30	2214	MAY ST	RODRIGUEZ ELIAS
31	2220	MAY ST	DESROCHERS MARK &
32	2223	MAY ST	SCOTT WILLIAM MICHAEL
33	2215	MAY ST	GAYTON GLORIA ELSA
34	2211	MAY ST	ENSINIA LECHUGA GLORIA &
35	339	YORKTOWN ST	USA ENVIRONMENTAL GROUP
36	335	YORKTOWN ST	YORKTOWN JOINT VENTURE
37	2208	HASLETT ST	EXECUTIVE COFFEE SERV
38	2121	HARDWICK ST	U S POSTAL SERVICE
39	233	YORKTOWN ST	REISCH JAMES M & SANDRA J
40	332	W COMMERCE ST	AGESHEN MALCOM
41	444	W COMMERCE ST	ALTA WEST COMMERCE APARTMENTS

CITY PLAN COMMISSION **THURSDAY, JULY 20, 2017**

Planner: Warren F. Ellis

FILE NUMBER:	Z156-308(WE)	**DATE FILED:**	July 18, 2016
LOCATION:	South Lancaster Road and Garza Avenue, south corner		
COUNCIL DISTRICT:	4	**MAPSCO:**	65-C
SIZE OF REQUEST:	Approx. 34,412 sq. ft.	**CENSUS TRACT:**	57.00

APPLICANT / OWNER: Solonya McKinney

REPRESENTATIVE: Solonya McKinney

REQUEST: An application for an MU-1 Mixed Use District with deed restrictions volunteered by the applicant on property zoned a CR Community Retail District.

SUMMARY: The purpose of this request is to use an existing occupied one-story structure for a group residential facility. The applicant has volunteered deed restrictions that prohibit certain uses that may have a negative impact on the surrounding single family and retail uses. The proposed deed restrictions prohibit the following uses on site: gas drilling and production; cemetery or mausoleum; general merchandise or food store 100,000 square feet or more; recycling collection center; and recycling buy-back center uses.

STAFF RECOMMENDATION: **Denial**

BACKGROUND INFORMATION:

- The request site is developed with a one-story, 6,720-square-foot structure. The permit records show that the structure was built in 1982 and received a Certificate of Occupancy (CO) for a general merchandise or food store. In 1987, the structure was converted into a multi-tenant retail space.

- The applicant's intent is to use the existing structure for a group residential facility. The proposed facility will have between 6 and 7 bedrooms and will serve individuals between 18 and 22 years of age.

- A group residential facility is permitted by right in a clustered housing, multifamily, central area, and mixed use district; otherwise, by SUP in the same districts when located at least 1,000 feet from all group residential facilities and licensed handicapped group dwelling units. There are no records of any group residential facilities and licensed handicapped group dwelling units within 1,000 feet of the request site.

- The applicant has volunteered deed restrictions to prohibit certain uses on site. The volunteered deed restrictions prohibit the following uses; gas drilling and production, cemetery or mausoleum, general merchandise of food store 100,000 square feet or more, recycling collection center and recycling buy back center uses.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Lancaster Road	Principal Arterial	107 ft.	107 ft.
Garza Avenue	Local	56 ft.	56 ft.

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

Land Use:

	Zoning	Land Use
Site	CR	Retail & personal service
Northeast	CR	Undeveloped, Restaurant, general merchandise or food store
Southeast	CR	Undeveloped, Auto related use
Northwest	CR	Single Family
Southwest	TH-3(A)	Undeveloped, Single Family

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

LAND USE

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

NEIGHBORHOOD

GOAL 7.1 PROMOTE VIBRANT AND VIABLE NEIGHBORHOODS

Policy 7.1.2 Promote neighborhood-development compatibility

The proposed MU-1 District will not strengthen the existing neighborhoods due to the type of main uses that could be developed on the site. The proposed deed restrictions volunteered by the applicant do not restrict enough uses to reduce the impact on any future development on site. Staff's recommendation for denial of the proposed MU-1 District with deed restrictions volunteered by the applicant is twofold: 1) the intensity and incompatibility of MU-1 uses to residential uses and 2) a portion of the retail corridor along Lancaster Road is developed with community-serving retail uses and the MU-1 District could negatively impact the surrounding uses. An MU-1 District is to provide for the development of moderate density retail, office, and /or multifamily residential uses in combination on single or contiguous building sites.

STAFF ANALYSIS:

Land Use Compatibility: The request site is located along a portion of a thoroughfare corridor that provides for retail-community serving type uses. The applicant's request for a MU-1 Mixed Use District will allow for a group residential home facility to operate within an existing one-story, 6,720-square-foot structure. A Group Residential Facility is defined as an interim or permanent residential facility (as opposed to a lodging or medical treatment facility) that provides room and board to a group of persons who are not a "family", whether or not the facility is operated for profit or changes for the services it offers. The use does not include: 1) facilities that negotiate sleeping arrangements on a daily basis; and 2) dwelling units occupied exclusively by families. The proposed facility will serve between 6 to 7 individuals that are between 18 and 22 years of age.

The applicant has also volunteered deed restrictions to limit the potentially negative impact the MU-1 Mixed Use District uses may have on the adjacent residential uses. The following uses are being proposed to be prohibited on site: gas drilling and production, cemetery or mausoleum, general merchandise of food store 100,000 square feet or more, recycling collection center and recycling buy back center uses.

Staff is recommending denial of the applicant's request because of the incompatibility of an MU-1 District and its adjacency to residential uses. Staff is concerned that rezoning approximately 0.789 acres to an MU-1 Mixed Use District could have a negative impact on the surrounding uses where the zoning district along a portion of Lancaster Road provides for community serving retail uses and the adjoining properties are residential. In addition the development standards that govern the MU-1 District and the type of uses that are permitted are not compatible at this location. Even though the applicant has volunteered deed restrictions to limit certain uses from being developed on the site, staff believes that the proposed deed restrictions are not restrictive enough to limit any potential developments and their impact on the adjacent residential uses.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
CR – existing 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
MU-1- proposed Mixed use-1	15'	20' adjacent to residential OTHER: No Min.	0.8 FAR base 1.0 FAR maximum + bonus for residential	90' 7 stories 120' 9 stories with retail	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential

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

Parking: The parking requirements for a group residential facility is 0.25 spaces per bed, plus one space per 200 square feet of office area; a minimum of four spaces is required. No handicapped parking is required.

PROPOSED DEED RESTRICTIONS

DEED RESTRICTIONS

THE STATE OF TEXAS)
)
COUNTY OF DALLAS)

KNOW ALL PERSONS BY THESE PRESENTS:

I.

The undersigned, Solonya McKinney, a Sole Proprietor ("the Owner"), is the owner of the following described property ("the Property"), being in particular a tract of land out of the William Foreman Survey, Abstract No. 1752, City Block 27432 , City of Dallas ("City"), County, Texas, and being that same tract of land conveyed to the Owner by Bank of Desoto, by deed dated August 7, 2015, and recorded in Volume INT201500211385, Page DD07312015 CO-DC, in the Deed Records of Dallas County, Texas, and being more particularly described as follows:

See Exhibit A

II.

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

(1) The following main uses are prohibited:

(A) Industrial uses.

-- Gas drilling and production.
-- Temporary concrete or asphalt batching plant.

(B) Institutional and community service uses.

-- Cemetery or mausoleum.

(C) Miscellaneous uses.

-- Attached non-premise sign.

(D) Retail and personal service uses.

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

(E) Wholesale, distribution, and storage uses.

-- Recycling buy-back center.
-- Recycling collection center.
-- Recycling drop-off container.
-- Recycling drop-off for special occasion collection.

(2) The following accessory use is prohibited:

-- Private stable.

III.

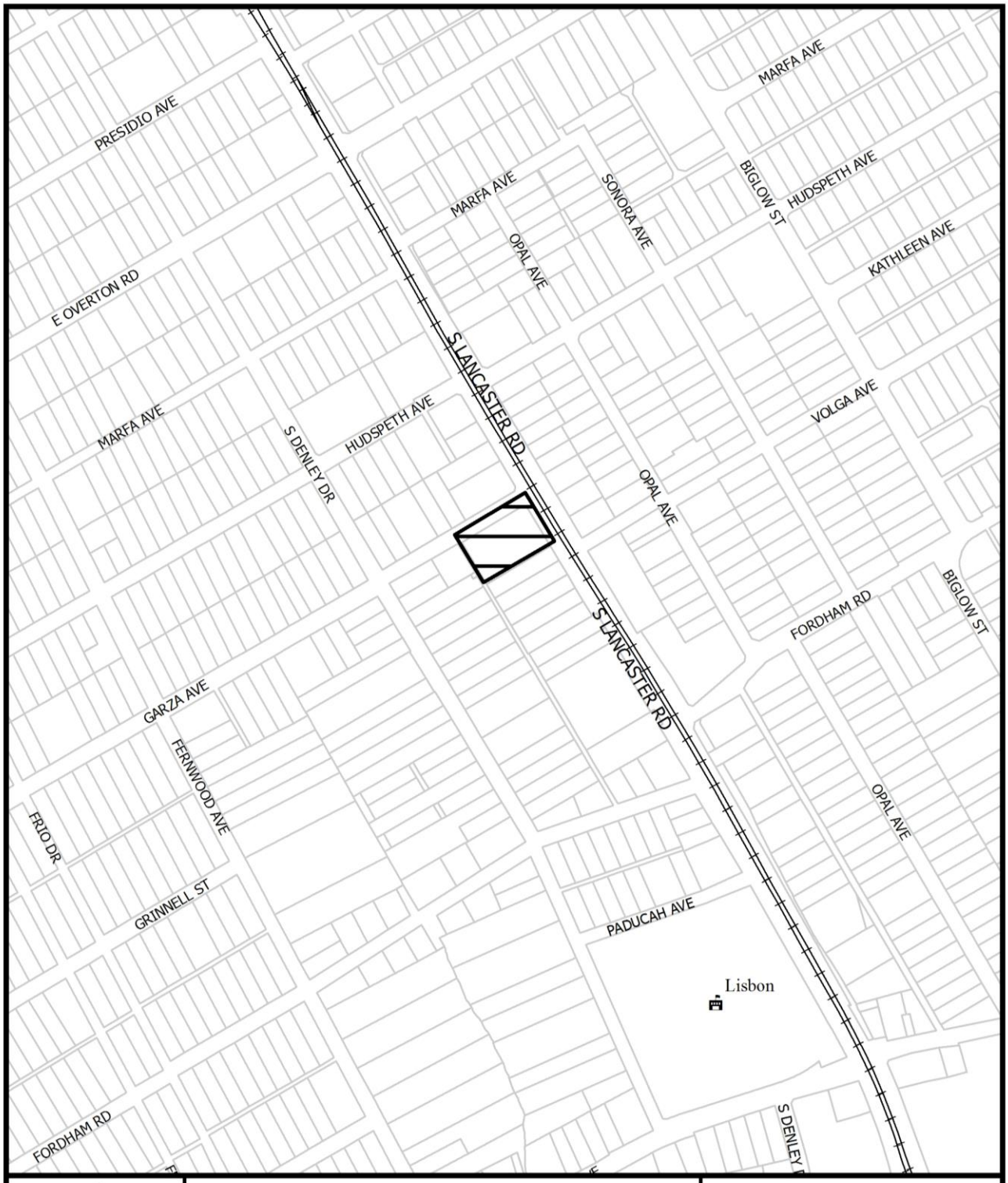
These restrictions shall continue in full force and effect for a period of 20 years from the date of execution, and shall automatically be extended for additional periods of 10 years unless amended or terminated in the manner specified in this document.

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.

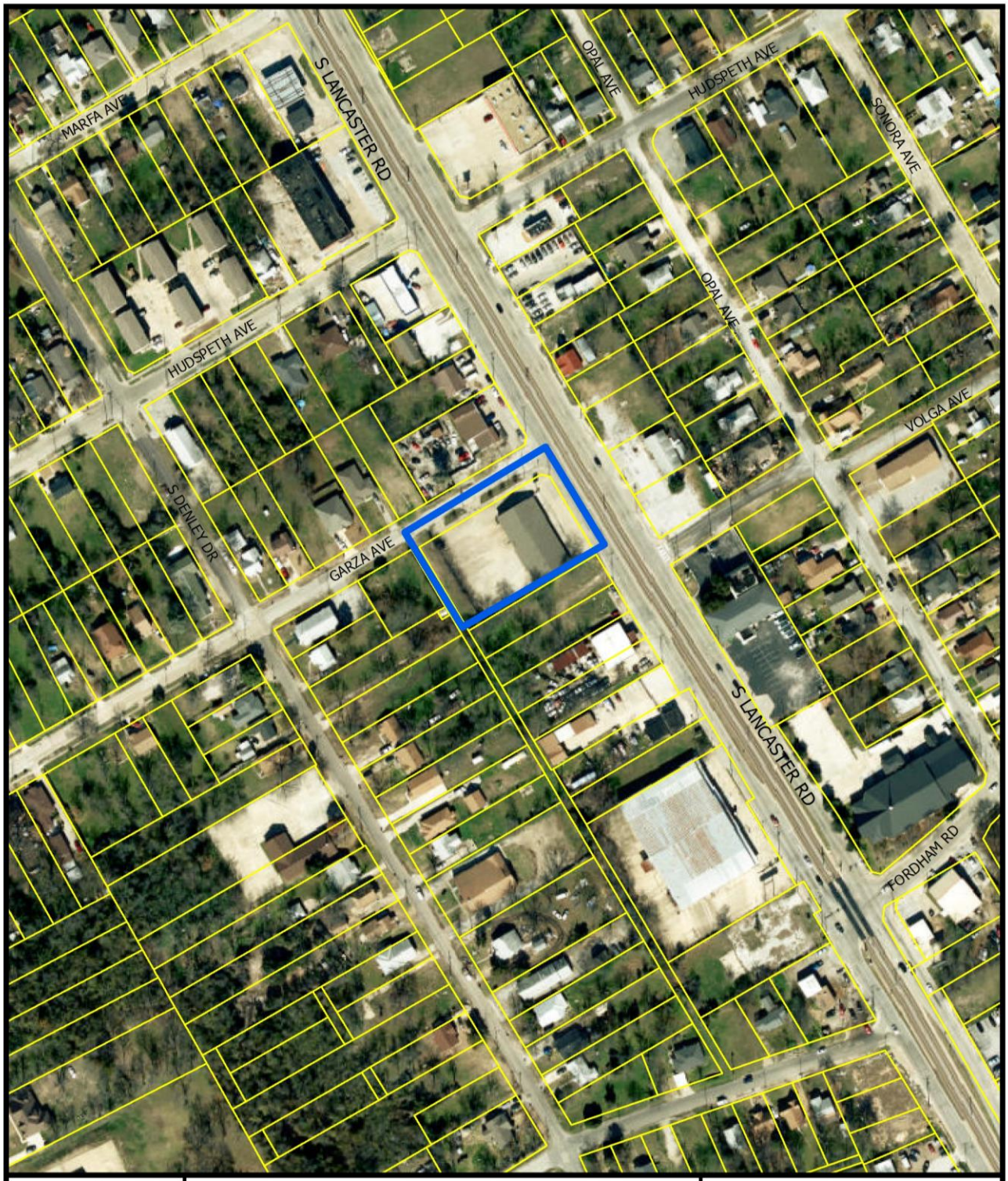


1:4,800

VICINITY MAP

Case no: Z156-308

Date: 6/30/2017

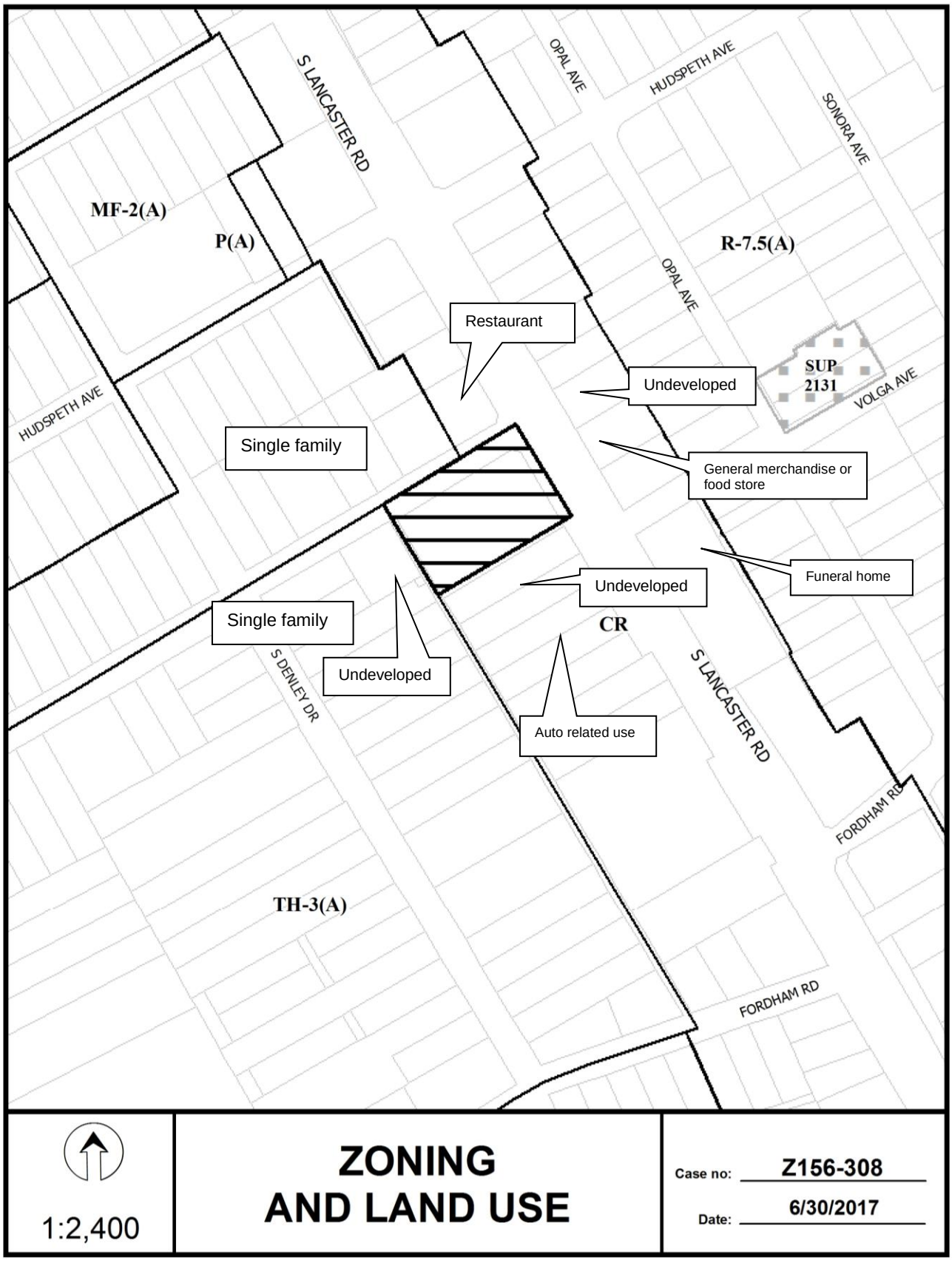


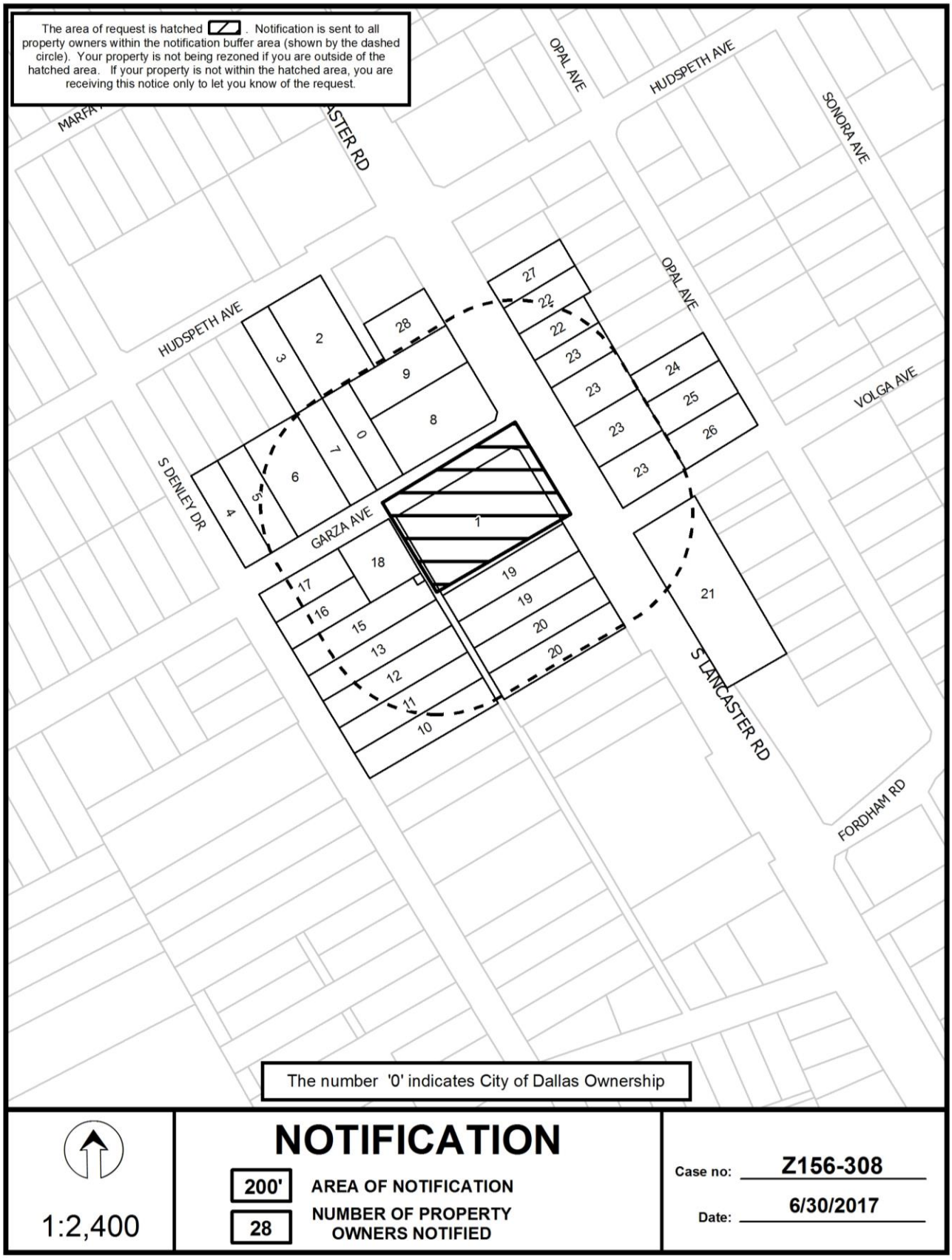
1:2,400

AERIAL MAP

Case no: Z156-308

Date: 6/30/2017


S LANCASTER RD
OPAL AVE
HUDSPETH AVE
SONORA AVE
MF-2(A)
P(A)
R-7.5(A)
OPAL AVE
Restaurant
SUP 2131
VOLGA AVE
Undeveloped
HUDSPETH AVE
Single family
General merchandise or food store
Funeral home
Undeveloped
CR
Single family
S DENLEY DR
Undeveloped
Auto related use
S LANCASTER RD
FORDHAM RD
TH-3(A)
FORDHAM RD
1:2,400
ZONING AND LAND USE
Case no: Z156-308
Date: 6/30/2017


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.
OPAL AVE
HUDSPETH AVE
SONORA AVE
HUDSPETH AVE
OPAL AVE
VOLGA AVE
S DENLEY DR
GARZA AVE
S LANCASTER RD
FORDHAM RD
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
28
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z156-308
Date: 6/30/2017

Notification List of Property

Z156-308

28 Property Owners Notified

Label #	*Address*		*Owner*
1	3911	S LANCASTER RD	MCKINNEY SOLONYA GRENEE
2	1722	HUDSPETH AVE	GUTIERREZ VIOLETA
3	1718	HUDSPETH AVE	BILLINGS FLOYD
4	1803	GARZA AVE	DUKES WILLIE LEE
5	1807	GARZA AVE	REED DOROTHY F
6	1815	GARZA AVE	SIMPSON ALEEZ
7	1819	GARZA AVE	BILLINGS FLOYD
8	3827	S LANCASTER RD	T WHEEL CO INC THE
9	3817	S LANCASTER RD	ALLAN BAILEY GROUP LLC
10	3926	S DENLEY DR	DEAMUS CHARLOTTA D
11	3922	S DENLEY DR	NICHOLAS AMILCAR
12	3918	S DENLEY DR	LEOMONS JOHN
13	3914	S DENLEY DR	SMITH ROBERT
14	3910	S DENLEY DR	ENSERCH CORP
15	3910	S DENLEY DR	RPL PROPERTIES LLC
16	3906	S DENLEY DR	TRAYLOR SHERRI
17	3902	S DENLEY DR	GREATER ST MATTHEW CHURCH
18	1818	GARZA AVE	KANTERING TONY
19	3915	S LANCASTER RD	MCKINNEY SOLONYA
20	3923	S LANCASTER RD	GARZA GUADALUPE J &
21	3906	S LANCASTER RD	WASHINGTON FRANCIS L &
22	3818	S LANCASTER RD	BELL MARY ELLA
23	3822	S LANCASTER RD	MOODY CLINTON &
24	3835	OPAL AVE	RICHARDSON BIRTHA A &
25	3839	OPAL AVE	SMITH THEO
26	3845	OPAL AVE	SALAZAR FELICITAS &

06/30/2017

Label #	*Address*		*Owner*
27	3810	S LANCASTER RD	TRUESDALE REGINALD
28	3811	S LANCASTER RD	PRESTON SANDRA

CITY PLAN COMMISSION **THURSDAY, JULY 20, 2017**

Planner: Warren F. Ellis

FILE NUMBER:	Z167-201(WE)	**DATE FILED:**	February 6, 2017
LOCATION:	Northwest line of Garland Road, southwest of North Buckner Boulevard		
COUNCIL DISTRICT:	9	**MAPSCO:**	38-J
SIZE OF REQUEST:	Approx. 4.3 acres	**CENSUS TRACT:**	81.00

APPLICANT:	Lennar Multifamily Communities, LLC
OWNERS:	Doctor Brothers, Ltd, Broomfield J.V, White Rock Community Church
REPRESENTATIVE:	Dallas Cothrum, MASTERPLAN

REQUEST: An application for a Planned Development District for MU-1 Mixed Use District uses on property zoned an MU-1 Mixed Use District, a CR-D Community Retail District with a D Liquor Control Overlay, and an LO-1-D Limited Office District with a D Liquor Control Overlay.

SUMMARY: The purpose of this request is to allow for the construction of a 395,000 square-foot, 294-unit multifamily development.

STAFF RECOMMENDATION: **Approval**, subject to a development plan / height zone map, cross section plan, and conditions.

BACKGROUND INFORMATION:

- The request site is divided into several zoning districts; CR-D Community Retail District with a Liquor Control Overlay , LO-1-D Limited Office District with a Liquor Control Overlay and an MU-1 Mixed Use District. The site is developed with a church with surface parking and a medical office.

- The proposed Planned Development District for MU-1 Mixed Use District uses will allow the site to be developed under a single zoning district for multifamily uses. The PDD will be governed by MU-1 District uses and will allow for the encroachment of balconies into the required setbacks.

- Due the grade changes towards the western portion of the property, the applicant has submitted a development plan that shows various height zones. In addition, the proposed multifamily development will have above grade parking structure that will be wrapped with the approximately 294-units. A portion of the development facing Garland Parkway will be limited to three stories.

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

1. Z156-281 On August 4, 2016, the City Plan Commission approved a Community Retail District and a D-1 Liquor Control Overlay on property zoned an LO-1-D Light Office District with a Dry Overlay District. This case is scheduled for City Council consideration on August 9, 2017.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Garland Road	Principal Arterial	100 ft.	100 ft.

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

Land Use:

	Zoning	Land Use
Site	MU-1, LO-1-D, CR-D	Church w/surface parking, Medical clinic
Northeast	PDD No. 348, CR	Retail and personal service, Hospital
Southeast	LO-1-D, D(A)	Fire Station, Single Family
Northwest	MF-1(A), MF-2(A)	Multifamily
Southwest	LO-1-D	Medical Clinic

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

LAND USE ELEMENT

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

NEIGHBORHOOD PLUS

GOAL 6 ENHANCE RENTAL HOUSING OPTIONS

Policy 6.1 Raise the quality of rental property through better design standards.

Garland Road Vision Plan:

The Garland Road Vision Plan was adopted in November 2010. The plan is intended to be a Small Area Action Plan in support of the *forwardDallas! Comprehensive Plan*. The plan's Future Land Development Vision shows the area as commercial.

The report recommends that the historic character of the existing building be retained, while some underutilized properties will be converted to community gardens.

STAFF ANALYSIS:

Land Use Compatibility: The request site is developed within multiple zoning districts and consists of a church, surface parking lot and a medical office. The zoning districts are a CR-D Community Retail District with a Liquor Control Overlay, an LO-1-D Limited Office District with a Liquor Control Overlay and an MU-1 Mixed Use District. The applicant's request for a Planned Development District for MU-1 Mixed Use District uses will allow for the construction of a multifamily development. The applicant will prohibit any retail uses within the development. The proposed development will be governed mostly by the development rights and standards of the MU-1 District; however, certain development standards will vary from the standards, such as the front yard setback. The applicant is also requesting that balconies encroach up to five feet into the minimum required front yard setback. The applicant is also requesting to eliminate the visual intrusion provision. For purposes of clarifying the visual intrusion provision, the Development Code states that, "no portion of any balcony or opening that faces an R, R(A), D, D(A), TH, TH(A), CH, MF-1(SAH), MF-1(A), MF-2, MF-2(A), or MF-2(SAH) district may penetrate or be located above a residential proximately slope which originates in that district. The term "opening" means an open and unobstructed space or a transparent panel in an exterior wall or door from which there can be visual surveillance into the yard of a residential use. In addition, there is a small tract of land that is located on the northeastern portion of the site that is zoned an R-1ac(A) Single Family District. The tract of land appears to be undevelopable and as a result of the impact of the residential adjacency, staff has included language in the PDD conditions that references that the RPS will not apply on the northeastern portion of the property.

Due to the site's topography, the applicant has submitted a development plan that will show various height zones. The proposed development will not exceed maximum allowable structure height of 65 feet from the average grade. However, there is a grade change towards the western portion of the property and as a result of the grade change, the rear portion of the proposed development will vary in height. In addition, the proposed development will have mechanical overruns that project approximately 12 feet above the proposed structure height. The proposed multifamily development will have an above grade parking structure that will be wrapped with approximately 294-units.

The surrounding land uses consist of a hospital [PDD No. 348] and various retail and personal uses to the on the northeast, a fire station and single family uses to the

southeast, across Garland Road. The properties that are located southwest and northwest of the request site are developed with medical offices and multifamily uses.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
LO-1 Limited office – 1	15'	20' adjacent to residential OTHER: No Min.	1.0 FAR	70' 5 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office – limited retail & personal service uses
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
MU-1 Mixed use-1	15'	20' adjacent to residential OTHER: No Min.	0.8 FAR base 1.0 FAR maximum + bonus for residential	90' 7 stories 120' 9 stories with retail	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential
MU-1 – Proposed PDD Mixed use-1	*15'	15' adjacent to residential OTHER: No Min.	0.8 FAR base 1.0 FAR maximum + bonus for residential	65' from avg. grade	80%	Proximity Slope U-form setback Tower spacing, *Balconies encroach up to 5 ft. in required yard	Residential

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

PDD conditions – Miscellaneous:

Staff has no objections to the variations to the MU-1 District that the applicant is requesting for the proposed multifamily development. The visual intrusion provision should not impact the surrounding uses because the proposed balconies that will encroach into the front yard setbacks are located below the (RPS) residential proximately slope.

LIST OF OFFICERS
White Rock Community Church

Douglas Shaffer - President
Laura Doscher - Chairman of the Board
Maria Smith - Director
Gerald Box - Director
Diana May - Director
Micheal Conway - Treasurer
George Hacker - Secretary

Church Officer Positions Reflect:
Laura Doscher - Chair of Church Council
Micheal Conway - Treasurer
George Hacker - Church Clerk
Lorna MacDougall - Secretary of Church Council Christopher White - Officer Norma Jean Featherston - Officer Ramona Leach - Officer Jo Gee Featherston - Officer

Church Non-Officer Positions Reflect:
Pastor Douglas Shaffer - Lead Pastor
Maria Smith - Trustee
Gerald Box - Trustee
Diana May - Trustee

LIST OF OFFICERS
Lennar Multifamily Communities, LLC

- Ed Easley
- Todd Farrell
- Tim Snook
- John Gray
- Joann Blaylock
- John Allums

LIST OF OFFICERS
Broomfield J.V

Broomfield J.V.
a Texas general partnership

General Partner — Broomfield Ltd.
a Texas limited partnership

- General Partner — West Pioneer Mgt., Inc.
  - Keith Koop - stockholder
  - Barry Warranch - stockholder
- Limited Partners — Barry Warranch; Keith Koop

General Partner — August Realty Holdings Ltd.
a Texas limited partnership

- General Partner — Bow Tie L.L.C.
  - Keith Koop – sole member
- Limited Partners — Barry Warranch; Keith Koop

LIST OF OFFICERS
Doctor Brothers, Ltd.

Doctor Brothers, Ltd.
a Texas limited partnership

General Partner: DBL General, Inc.
A Texas Close corporation..... 1%
Keith E. Koop, shareholder
Barry R. Waranch, shareholder

Limited Partners: Broomfield JV
A Texas joint venture..... 99%

PROPOSED PDD CONDITIONS

SEC. 51P-____.101. LEGISLATIVE HISTORY.

PD ____ was established by Ordinance No.____, passed by the Dallas City Council on _____.

SEC. 51P- ____.102. PROPERTY LOCATION AND SIZE.

PD _____ is established on property located along the northwest line of Garland Road, southwest of Buckner Boulevard. The size of PD __ is approximately 4.3 acres.

SEC. 51P- _____.103. DEFINITIONS AND INTERPRETATIONS.

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

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

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

SEC. 51P- _____.105. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit ___A: development plan.

SEC. 51P- _____.106. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit ___A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

SEC. 51P- _____.107. MAIN USES PERMITTED.

(a) Except as provided in this section, 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 this district only by SUP; a use subject to development impact review (DIR) in the MU-1 Mixed Use District is subject to DIR in this district; etc.

(b) Retail uses are prohibited in conjunction with a multifamily development.

SEC. 51P-____.108. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

SEC. 51P-_____.109. YARD, LOT, AND SPACE REGULATIONS.

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

(a) Front yard.

(1) Except as provided in this subsection, minimum front yard is 15 feet.

(2) Balconies may encroach up to five feet into the required front yard.

(b) Side yard. Minimum side yard is 15 feet.

(c) Floor Area: The maximum floor area is 395,000 square feet.

(d) Density. Maximum number of dwelling units is 294.

(e) Height.

(1) Except as provided in this subsection, maximum structure height is 65 feet. The maximum structure height from the average grade line as approved by the Engineering Section is:

(A) Area A: Maximum structure height is 45 feet.

(B) Area B: Maximum structure height is 65 feet.

(C) Area C: Maximum structure height is 75 feet

(D) Area D: Maximum structure height is 85 feet

(E) Area E: Maximum structure height is 95 feet

(2) The following structures may project up to 12 feet above the maximum structure height:

(A) Chimneys.

(B) Clerestories.

(C) Communication towers.

(D) Cooling towers.

(E) Elevator penthouses or bulkheads.

(F) Mechanical equipment rooms.

(G) Parapet wall limited to seven feet in height.

(H) Skylights.

(I) Vent stacks.

(J) Visual screens that surround mechanical equipment.

(K) Architectural elements

(f) Stories.

(a) For structures adjacent to Gaston Parkway, maximum number of stories above grade is three.

(g) Residential Proximately Slope: Residential Proximately Slope does not apply along the northeastern property line.

SEC. 51P- ____.111. OFF-STREET PARKING.

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

SEC. 51P- ____.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-____.113. LANDSCAPING.

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

(b) For a multifamily use, a lot with residential adjacency does not apply.

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

SEC. 51P- ____.114. SIGNS.

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

SEC. 51P- ____.115. ADDITIONAL PROVISIONS.

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

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

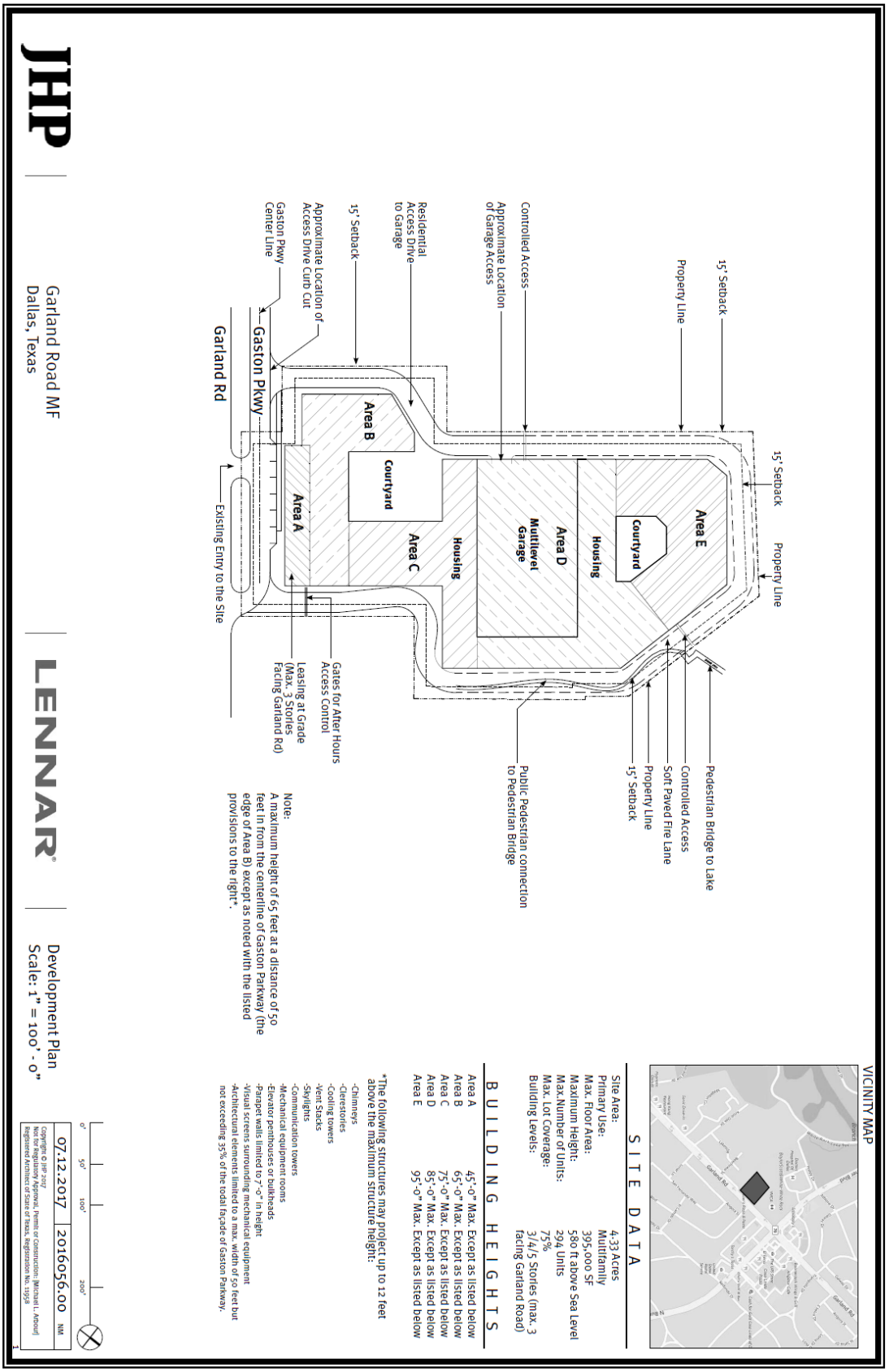
(c) Section 51A-4.125(8)(B) Visual intrusion does not apply in this district.

SEC. 51P-____.116. COMPLIANCE WITH CONDITIONS.

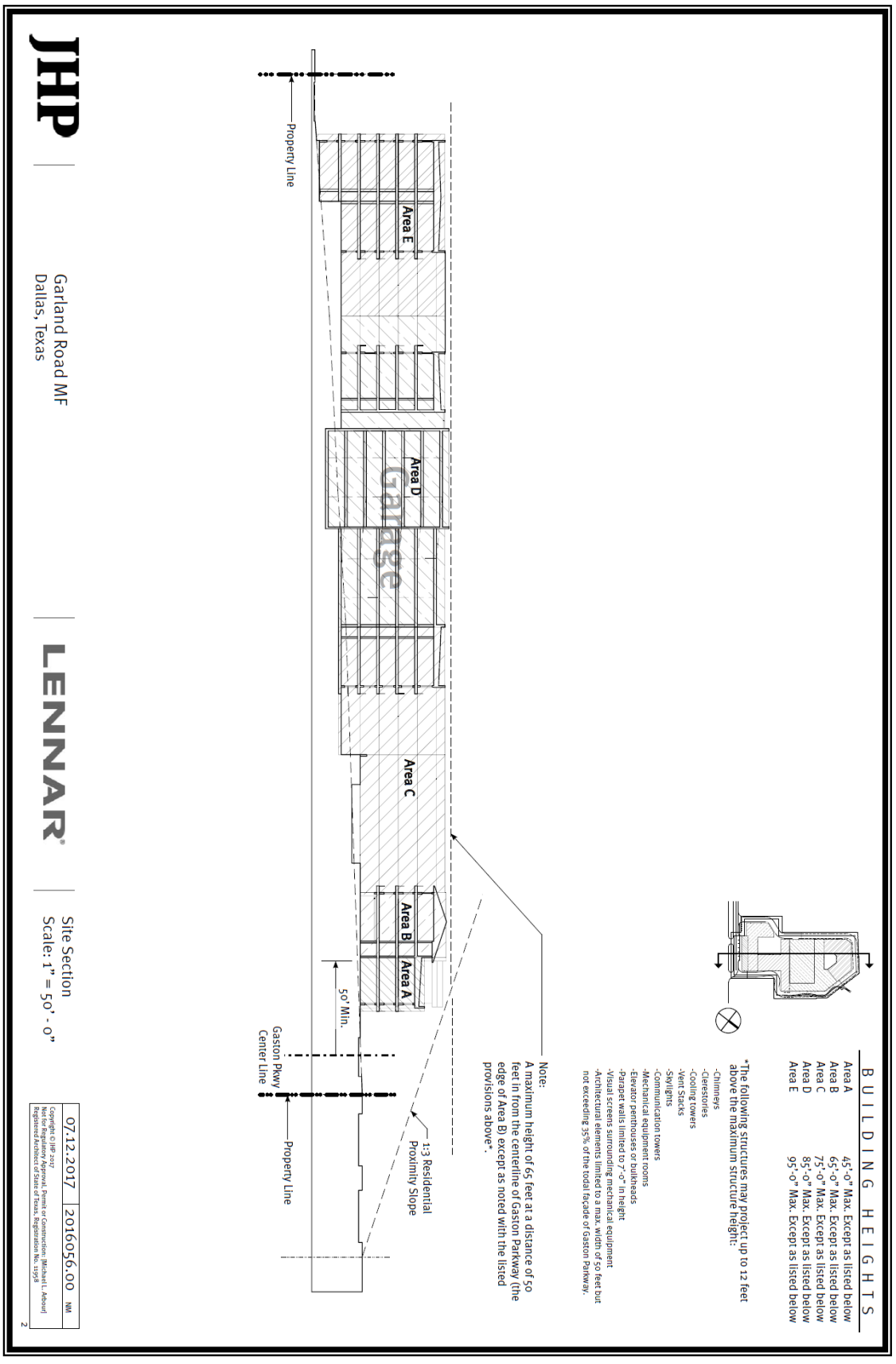
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

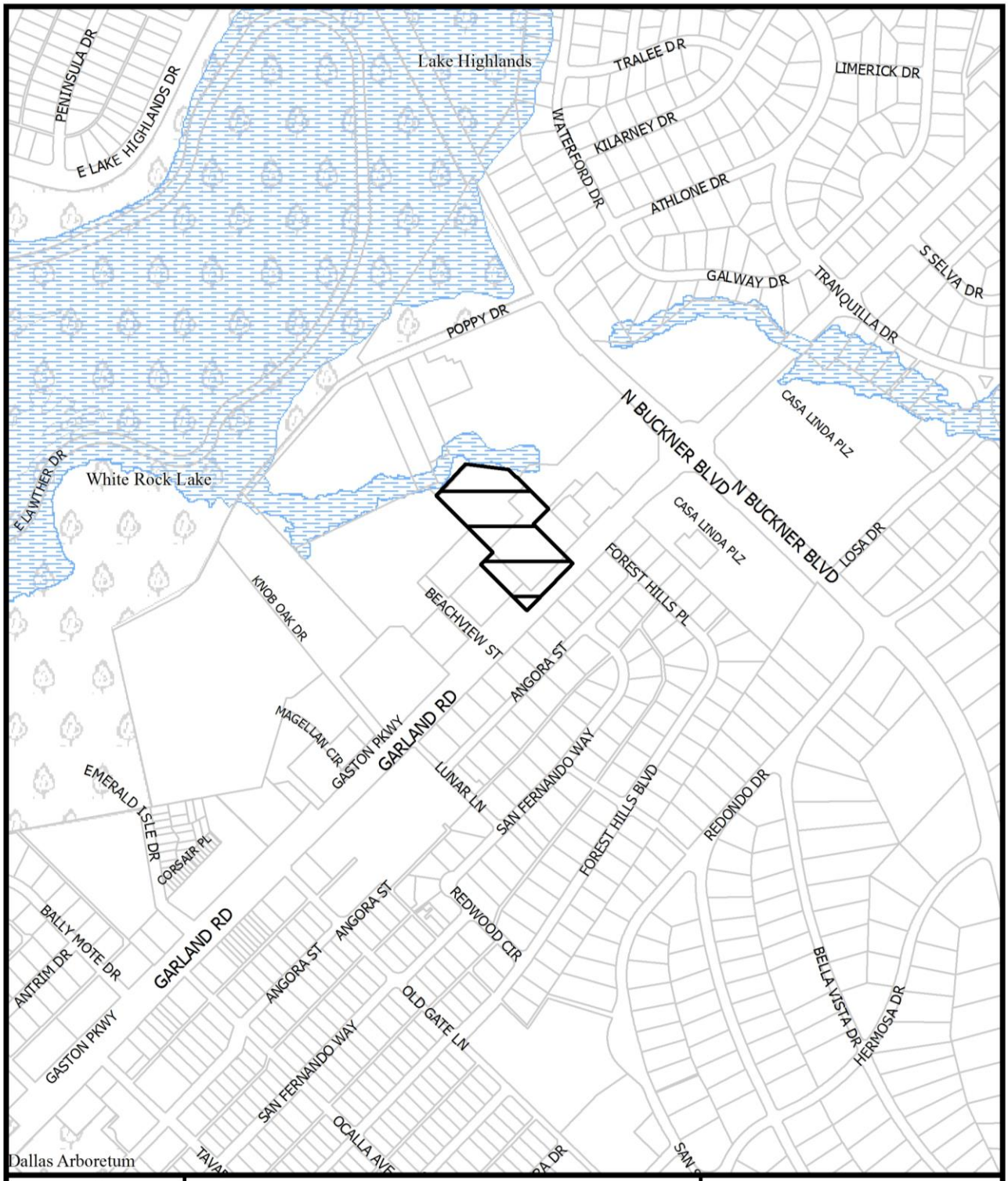
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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

PROPOSED DEVELOPMENT / HEIGHT ZONE PLAN



PROPOSED CROSS SECTION



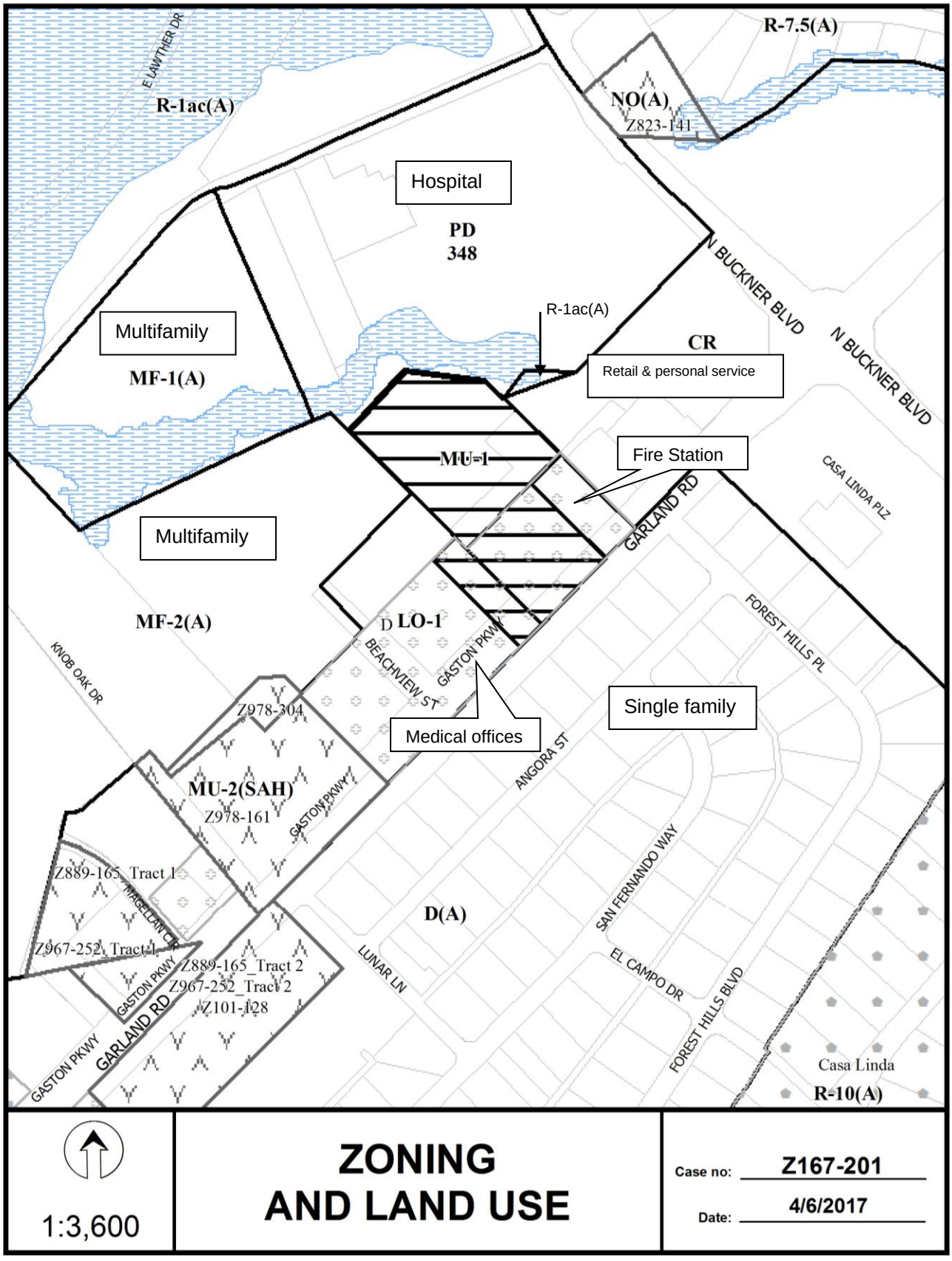

Lake Highlands
White Rock Lake
Dallas Arboretum
PENINSULA DR
E LAKE HIGHLANDS DR
TRALEE DR
LIMERICK DR
WATERFORD DR
KILARNEY DR
ATHLONE DR
GALWAY DR
TRANQUILLA DR
S SELVA DR
POPPY DR
N BUCKNER BLVD
CASA LINDA PLZ
E LAWTHER DR
KNOB OAK DR
BEACHVIEW ST
FOREST HILLS PL
LOSA DR
ANGORA ST
MAGELLAN CIR
GASTON PKWY
GARLAND RD
LUNAR LN
SAN FERNANDO WAY
FOREST HILLS BLVD
REDONDO DR
EMERALD ISLE DR
CORSAIR PL
BALLY MOTE DR
ANTRIM DR
REDWOOD CIR
OLD GATE LN
OCALLA AVE
BELLA VISTA DR
HERMOSA DR
1:7,200
VICINITY MAP
Case no: Z167-201
Date: 4/6/2017

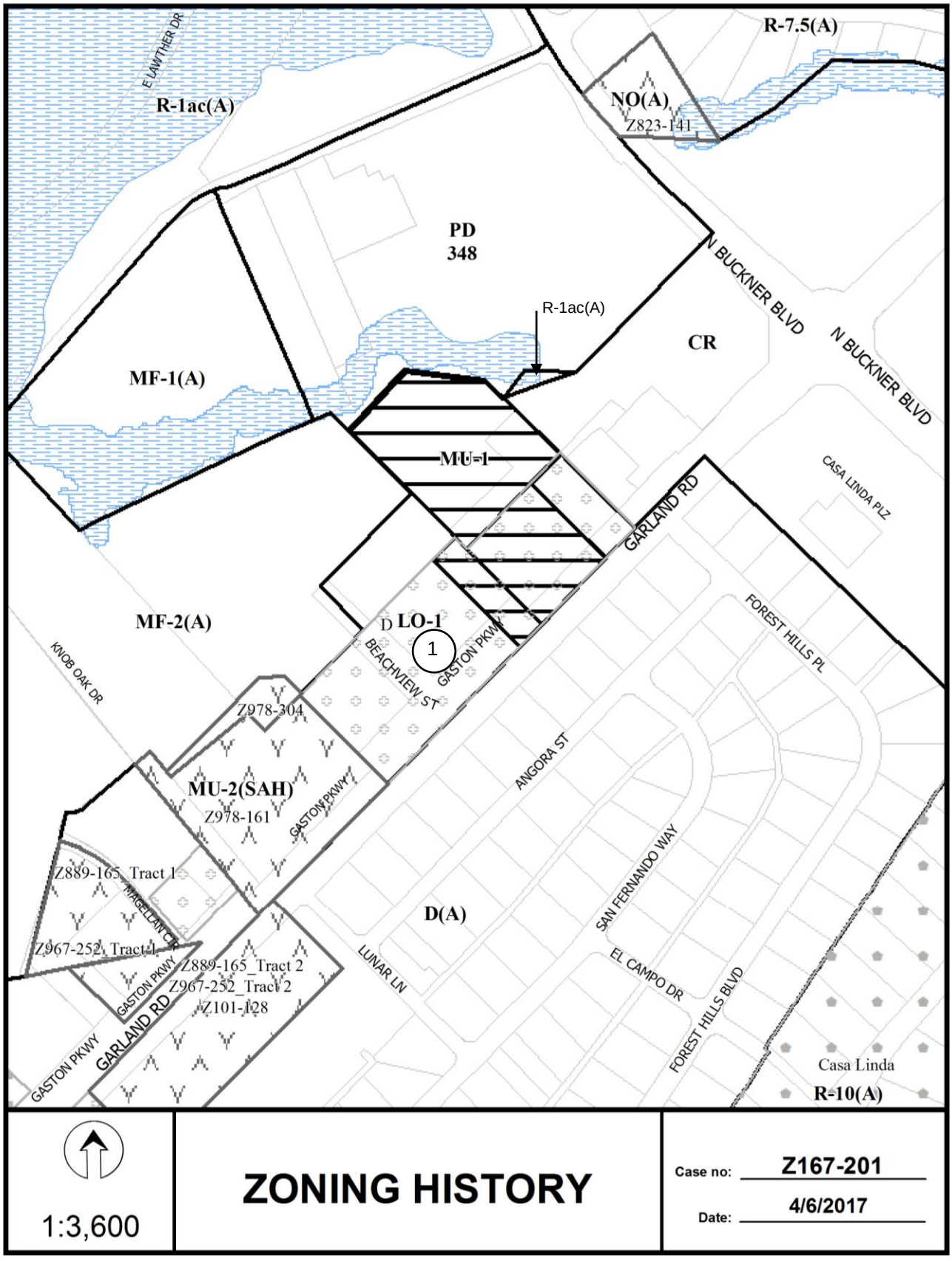
1:3,600

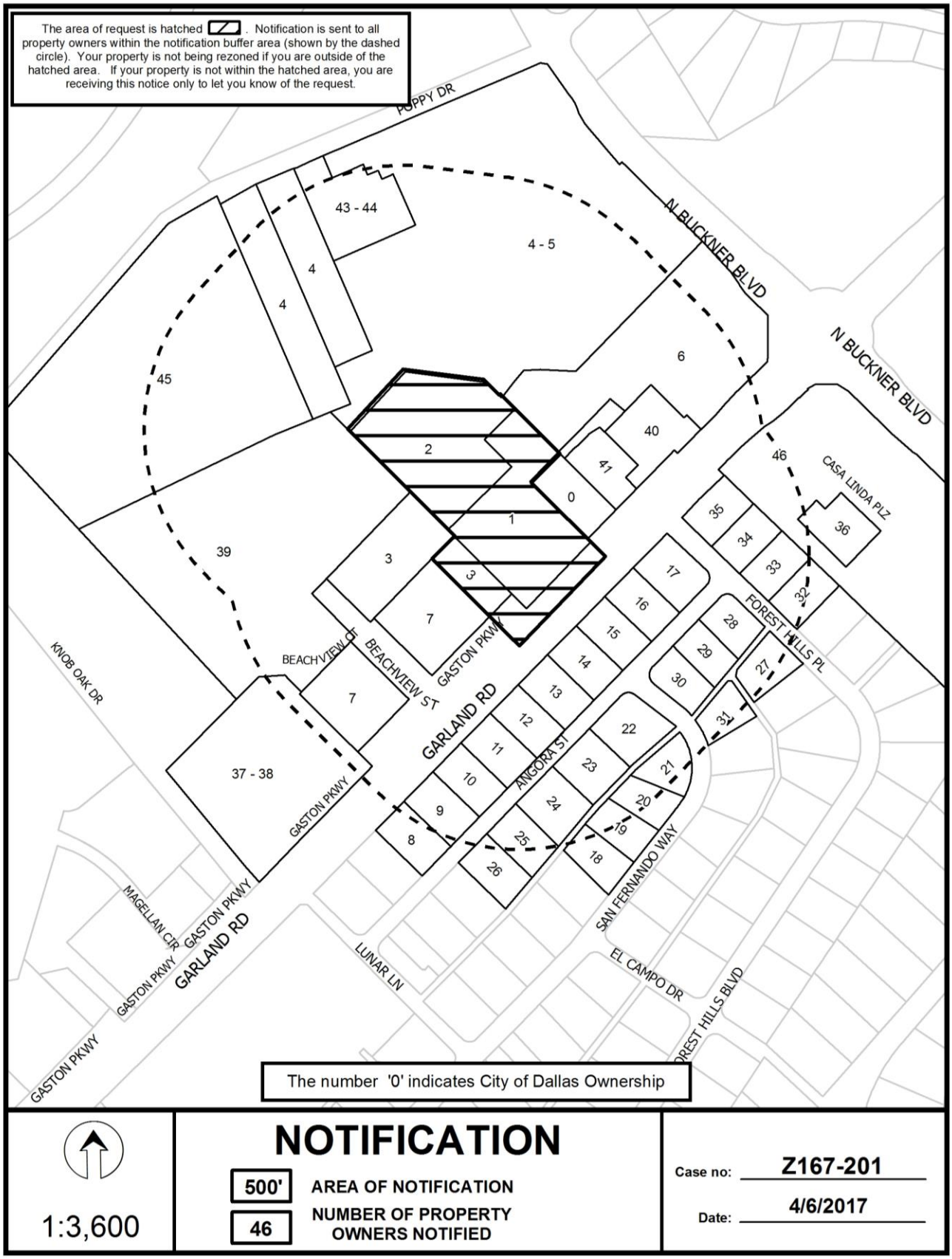
AERIAL MAP

Case no: Z167-201

Date: 4/6/2017


R-7.5(A)
E LAWTHER DR
R-1ac(A)
NO(A)
Z823-141
Hospital
PD
348
N BUCKNER BLVD
N BUCKNER BLVD
R-1ac(A)
Multifamily
MF-1(A)
CR
Retail & personal service
MU-1
Fire Station
CASA LINDA PLZ
GARLAND RD
Multifamily
MF-2(A)
D LO-1
FOREST HILLS PL
KNOB OAK DR
BEACHVIEW ST
GASTON PKWY
Z978-304
Medical offices
Single family
ANGORA ST
MU-2(SAH)
Z978-161
GASTON PKWY
Z889-165_Tract 1
MAGELLAN CIR
D(A)
SAN FERNANDO WAY
Z967-252_Tract 1
GASTON PKWY
Z889-165_Tract 2
Z967-252_Tract 2
Z101-128
LUNAR LN
EL CAMPO DR
GARLAND RD
GASTON PKWY
FOREST HILLS BLVD
Casa Linda
R-10(A)
1:3,600
ZONING
AND LAND USE
Case no: Z167-201
Date: 4/6/2017


R-7.5(A)
E LAWTHER DR
R-1ac(A)
NO(A)
Z823-141
PD
348
N BUCKNER BLVD
N BUCKNER BLVD
R-1ac(A)
CR
MF-1(A)
MU-1
CASA LINDA PLZ
GARLAND RD
MF-2(A)
D LO-1
1
FOREST HILLS PL
KNOB OAK DR
BEACHVIEW ST
GASTON PKWY
Z978-304
MU-2(SAH)
Z978-161
GASTON PKWY
ANGORA ST
Z889-165_Tract 1
MAGELLAN CIR
D(A)
SAN FERNANDO WAY
Z967-252_Tract 1
GASTON PKWY
Z889-165_Tract 2
Z967-252_Tract 2
Z101-128
LUNAR LN
EL CAMPO DR
GARLAND RD
GASTON PKWY
FOREST HILLS BLVD
Casa Linda
R-10(A)
1:3,600
ZONING HISTORY
Case no: Z167-201
Date: 4/6/2017


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.
PUPPY DR
N BUCKNER BLVD
N BUCKNER BLVD
CASA LINDA PLZ
FOREST HILLS PL
FOREST HILLS BLVD
BEACHVIEW CT
BEACHVIEW ST
GASTON PKWY
GARLAND RD
KNOB OAK DR
ANGORA ST
SAN FERNANDO WAY
EL CAMPO DR
LUNAR LN
MAGELLAN CIR
GASTON PKWY
GARLAND RD
GASTON PKWY
GASTON PKWY
43 - 44
4 - 5
4
4
45
6
2
40
41
0
1
3
3
39
7
7
37 - 38
46
35
34
33
32
36
17
16
15
14
13
12
11
10
9
8
28
29
30
27
31
22
23
24
25
26
21
20
19
18
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
46
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z167-201
Date: 4/6/2017

Notification List of Property

Z167-201

46 Property Owners Notified

Label #	*Address*		*Owner*
1	9353	GARLAND RD	WHITE ROCK COMMUNITY
2	9353	GARLAND RD	DOCTOR BROTHERS LTD
3	9335	GASTON PKWY	BROOMFIELD J V
4	1151	N BUCKNER BLVD	TENET HOSPITALS LTD
5	1151	N BUCKNER BLVD	DALLAS MEDICAL OFFICE BUILDING, LLC
6	9409	GARLAND RD	CHASE BANK OF TX NA
7	9239	GARLAND RD	TENET HOSPITALS LIMITED
8	9223	ANGORA ST	MONTOYA JESSE ANTHONY SR &
9	9231	ANGORA ST	STEWART NAOMI E
10	9309	ANGORA ST	BELTRAN RAYMOND JR
11	9315	ANGORA ST	LOUDERMILK HUBERT LEE II
12	9321	ANGORA ST	EMMETT ROSS A
13	9331	ANGORA ST	LANE GEOFFREY A
14	9337	ANGORA ST	CASEY MARY TRUSTEE
15	9347	ANGORA ST	DENTON JAMES MASON III & BRIANNE
16	9353	ANGORA ST	TUCKER RICHARD A
17	9361	ANGORA ST	HALE TROY
18	9315	SAN FERNANDO WAY	STREIFF PAULA R
19	9323	SAN FERNANDO WAY	NEAL SHARON K
20	9329	SAN FERNANDO WAY	NEAL SHARON K
21	9339	SAN FERNANDO WAY	DITTMAR KAREN R
22	9345	SAN FERNANDO WAY	BRIDGES JAMES ERVIN &
23	9326	ANGORA ST	VASEK ROBERT G & JULIE
24	9314	ANGORA ST	PAGE JOHN W JR &
25	9304	ANGORA ST	CLEVENGER BRENDA K
26	9228	ANGORA ST	TGHM PROPERTIES LP

04/06/2017

Label #	*Address*		*Owner*
27	9415	FOREST HILLS BLVD	JOHNSTON BILLYE RAMSEY
28	9358	ANGORA ST	MCBURNETT CLIFFORD &
29	9354	ANGORA ST	TYGART JOHN M & TERRI R
30	9360	SAN FERNANDO WAY	LOVE DIANNE LIFE EST
31	9348	SAN FERNANDO WAY	FARNHAM MELISSA
32	9422	FOREST HILLS BLVD	MARBLE SHIRLEY B & LESLIE C
33	9430	FOREST HILLS BLVD	BAXTER JESSICA
34	9436	FOREST HILLS BLVD	DURON PATRICK F
35	9444	FOREST HILLS BLVD	BOWLES JULIE CAROL
36	9400	GARLAND RD	CASA LINDA EDENS LLC
37	9219	GARLAND RD	UNIFIED HOUSING OF
38	9219	GARLAND RD	UNIFIED HOUSING OF
39	1111	BEACHVIEW ST	UNIFIED HOUSING OF
40	9403	GARLAND RD	SYSTEM CAPITAL REAL PPTY
41	9371	GARLAND RD	9371 GARLAND LLC
42	9371	GARLAND RD	CHASE BANK OF TX
43	9228	POPPY DR	TENET HOSPITALS LTD
44	9228	POPPY DR	TEX WEST TOWER LIMITED PS
45	9000	POPPY DR	OAKS ON SNELLING LLC &
46	9446	GARLAND RD	CASA LINDA (EDENS) LLC