



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, September 20, 2018
AGENDA

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

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

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

BRIEFINGS:

DCA 156-008 Consideration of amending the Dallas Development Code to create regulations for incentive zoning.

Pam Thompson, Senior Planner

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Mohammad Bordbar

Consent Items:

CONSENT ITEMS:

(1) **S178-297**
(CC District 14)

An application to create two lots from a 0.280-acre tract of land containing all of City Blocks 255, 260, 260 ½, and part of abandoned streets on property between Live Oak Street and Pacific Street, east of Olive Street.

Owner: City of Dallas

Surveyor: City of Dallas

Application Filed: August 22, 2018

Zoning: CA-1(A)

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

- (2) **S178-299**
(CC District 2)
- An application to replat a 0.376-acre tract of land containing all of Lots 7 and 8 in City Block 6/1597 to create one lot on property located at 4527 Cabell Drive, south of Annex Avenue.
Owners: B &G Properties, World Dallas Properties, Inc.
Surveyor: A & W Surveyors, Inc.
Application Filed: August 22, 2018
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S178-300**
(CC District 7)
- An application to create one 0.32-acre lot from a tract of land in City Block 5800 on property located at Forney Road, west of Lawnview Avenue.
Owner: Jose Mendoza
Surveyor: CBG Surveying Texas, LLC
Application Filed: August 22, 2018
Zoning: LI
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S178-301**
(CC District 4)
- An application to create one 2.431-acre lot from a tract of land in City Blocks 5878 and 5879 on property located on Kiest Boulevard at Marvin D. Love Freeway, northeast corner.
Owner: Prosperity Bank
Surveyor: Votex Surveying Company
Application Filed: August 23, 2018
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S178-304**
(CC District 14)
- An application to create an 8-lot shared access development from a 0.317-acre tract of land containing all of lots 1 and 2 in City Block N/1480 on property located on Ross Avenue at Mary Street, west of Hubert Street.
Owner: Albi, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: August 24, 2018
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (6) **S178-305**
(CC District 11)
- An application to replat a 22.514-acre tract of land containing all of Lot 2 in City Block A/7409 and part of City Block 7409 to create four lots ranging in size from 2.652-acre to 6.821-acre on property located on Interstate Highway 635 (Lyndon B. Johnson Freeway), west of Preston Road.
- Owner: Seritage SRC Finance, LLC
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: August 28, 2018
Zoning: PD 887 (Subdistrict 1A, Tract 2),(Subdistrict 1, Tract 3), (Subdistrict 2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats and Building Line Reduction:

- (7) **S178-296**
(CC District 11)
- An application to replat a 0.192-acre lot containing all of Lot 7 in City Block 44A/7460 to reduce a portion of the existing 10-foot building line and jog around a proposed swimming pool on property located at 15 Wooded Gate Drive, south of Greenwich Lane.
- Owner: William Dearman
Surveyor: Texas Heritage Surveying, LLC
Application Filed: August 22, 2018
Zoning: PD 384
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S178-298**
(CC District 13)
- An application to replat a 0.856-acre tract of land containing all of Lot 12 and part of Lot 11 in City Block E/5517 to create one lot and to reduce a portion of the existing 50-foot building line to 43.5 feet along the north line of Gaywood Road on property located at 10211 Gaywood Road, east of Hollow Way Road.
- Owners: Paul H. Devereux and Sharon Devereux
Surveyor: A & W Surveyors, Inc.
Application Filed: August 22, 2018
Zoning: R-1ac (A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- D178-016**
Carlos Talison
(CC District 13)
- An application for a development plan and landscape plan for a medical laboratory use on property zoned Subarea C within Planned Development District No. 745, on the southwest corner of Midtown Boulevard and Manderville Lane.
- Staff Recommendation: **Approval**
Applicant: Cushman & Wakefield
Representative: Maxwell J. Fisher, AICP - MASTERPLAN

D178-018

Carlos Talison
(CC District 10)

An application for a development plan and landscape plan for an office and restaurant use on property zoned Subarea C within Planned Development District No. 758, on the southeast corner of Walnut Hill Lane and Wildcat Way.

Staff Recommendation: **Approval**

Applicant: PC LH Land Partner LP

Representative: Kirk Hermansen – Hermansen Land Development

D178-019

Abraham Martinez
(CC District 3)

An application for a development plan and landscape plan for a private recreation center, club, or area on property zoned Subdistrict S-8 within the South Zone of Planned Development District No. 521, on the northwest corner of Saddleridge Drive and Isom Lane.

Staff Recommendation: **Approval**

Applicant: Mountain Creek Community Church

Representative: Robert Summers

M178-042

Abraham Martinez
(CC District 8)

An application for a minor amendment to the existing development plan for a public school other than an open-enrollment charter school [Seagoville High School] on property zoned Planned Development District No. 512, in an area generally bound by North Woody Road, Seagoville Road, and East Stark Road.

Staff Recommendation: **Approval**

Applicant: Dallas Independent School District

Representative: Karl A. Crawley, Masterplan

M178-044

Carlos Talison
(CC District 6)

An application for a minor amendment to the existing development plan on property zoned as Subdistrict 2 within Planned Development District No. 732, on the east line of Wickmere Mews at Malone Cliff View.

Staff Recommendation: **Approval**

Applicant: Don Nedler

Representative: Audra Buckley – Permitted Development

M178-045

Abraham Martinez
(CC District 5)

An application for a minor amendment to the existing development plan for a public school other than an open-enrollment charter school [John Ireland Elementary School] on property zoned Planned Development District No. 661, in an area generally bound by Gillette Street, Seco Boulevard, and North Jim Miller Road.

Staff Recommendation: **Approval**

Applicant: Dallas Independent School District

Representative: Karl A. Crawley, Masterplan

Miscellaneous Items – Under Advisement:

D178-004

Carlos Talison
(CC District 2)

An application for a development plan for an office and retail/personal service use with parking garage on property zoned the North Subdistrict within Planned Development District No. 582, Victory Planned Development District, on the east line of Victory Avenue at All Star Way.

Staff Recommendation: **Approval**

Applicant: Anland North Commercial, L.P.

Representative: Hillwood Urban Services, L.P.

U/A From: April 5, 2018, June 7, 2018, July 19, 2018, August 2, 2018 and August 16, 2018

Zoning Cases – Consent:

1. **Z178-221(MB)**

Mohammad Bordbar
(CC District 13)

An application for an amendment to Planned Development District No. 734 for a public school other than an open-enrollment charter school on property zoned Planned Development District No. 734, on the southeast corner of Nuestra Drive and Wozencraft Drive.

Staff Recommendation: **Approval**, subject to a revised development plan and conditions.

Applicant: Dallas Independent School District

Representative: Rob Baldwin, Baldwin and Associates

2. **Z178-304(PD)**

Pamela Daniel
(CC District 14)

An application for the renewal of Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842, with a MD-1 Modified Delta Overlay for CR Community Retail District uses, on the east line of Greenville Avenue, between Prospect Avenue and Oram Street.

Staff Recommendation: **Approval** for a two-year period, subject to conditions.

Applicant: Lavo Properties, LLC

Representative: Rob Baldwin, Baldwin and Associates

3. **Z178-312(PD)**

Pamela Daniel
(CC District 6)

An application for the renewal of Specific Use Permit No. 1853 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an RR-D-1 Regional Retail District, with a D-1 Liquor Control Overlay, on the northeast corner of Royal Lane and North Stemmons Freeway.

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

Applicant: Anwer Ali

4. **Z178-305(SM)**
Sarah May
(CC District 5)
- An application for the renewal of Specific Use Permit No. 2219 for the sale of alcoholic beverages in conjunction with a restaurant without drive-in service on property zoned Subarea 6 within Planned Development District No. 366-D-1, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay, on the east side of South Buckner Boulevard, between Scyene Road and Bearden Lane.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: Mariana Roman
5. **Z178-267(SM)**
Sarah May
(CC District 13)
- An application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, on the east line of Abrams Road and the northwest line of Skillman Street.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant
Applicant: RPI Creekside II, Ltd.
Representative: Roger Albright
6. **Z178-288(JM)**
Jennifer Muñoz
(CC District 8)
- An application for an LI Light Industrial District on property zoned an A(A) Agricultural District, at the northwest corner of Telephone Road and Bonnie View Road.
Staff Recommendation: **Approval**
Applicant: RPG Acquisitions, LLC
Representative: Rob Baldwin, Baldwin and Associates

Zoning Cases – Under Advisement:

7. **Z178-235(JM)**
Jennifer Muñoz
(CC District 1)
- An application for a Planned Development District for Multifamily District uses on property zoned an R-7.5(A) Single Family District, on the southwest corner of North Tennant Street and West Davis Street.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: 517 Tennant, LLC
Representative: Rob Baldwin, Baldwin and Associates
U/A From: August 16, 2018

8. **Z156-305(SM)**
Sarah May
(CC District 5)

An application for the renewal of Specific Use Permit No. 2160 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less, on property zoned Subarea 7 within Planned Development District No. 366–D-1, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay, on the northwest corner of South Buckner Boulevard and Scyene Road.

Staff Recommendation: **Approval** for a three-year period, subject to staff's recommended conditions.

Applicant: East Bengal Corporation

U/A From: August 2, 2018 and September 6, 2018

9. **Z178-190(SM)**
Sarah May
(CC District 1)

An application to amend Planned Development District No. 282 for mixed uses on property zoned Planned Development District No. 282, on the northwest corner of West Colorado Boulevard and North Beckley Avenue.

Staff Recommendation: **Approval**, subject to a revised development plan and staff's recommended conditions.

Applicant: Methodist Hospitals of Dallas

Representative: Angela Hunt

U/A From: April 19, 2018, May 17, 2018 June 7, 2018, June 21, 2018, July 19, 2018 and August 16, 2018.

Other Matters:

Minutes: September 6, 2018

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, September 20, 2018

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, September 20, 2018, City Hall, 1500 Marilla Street, in Room 5ES, at 9:00 a.m., to consider (1) **DCA 156-008** - Consideration of amending the Dallas Development Code to create regulations for incentive zoning and (2) **DCA 178-012** - Consideration of amending the Dallas Development Code to create regulations for a new overlay called a Neighborhood Forest Overlay.

CPC THOROUGHFARE COMMITTEE MEETING - Thursday, September 20, 2018, City Hall, 1500 Marilla Street, in Council Chambers, at 9:45 a.m., to consider (1) **Wood Street Central Business District Streets and Vehicular Circulation Plan Amendment** - An amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to delete Wood Street from Harwood Street to Pearl Expressway and (2) **Jackson Street Central Business District Streets and Vehicular Circulation Plan Amendment** - An amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change the operational characteristics of Jackson Street between Pearl Expressway and Cesar Chavez Boulevard from a three-lane eastbound roadway in 36 feet of pavement and 70 feet of right-of-way to a one-lane westbound roadway with on-street parking and bicycle facilities in 46 feet of pavement and 70 feet of right-of-way.

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

EXECUTIVE SESSION NOTICE

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

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the Commission/Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex. Govt. Code §551.086]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex. Govt. Code §551.089]

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 20, 2018****FILE NUMBER:** S178-297**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Live Oak Street and Pacific Street, east of Olive Street**DATE FILED:** August 22, 2018**ZONING:** CA-1(A)**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 0.280 acre**MAPSCO:** 45L**APPLICANT/OWNER:** City of Dallas

REQUEST: An application to create two lots from a 0.280-acre tract of land containing all of City Blocks 255, 260, 260 ½, and part of abandoned streets on property between Live Oak Street and Pacific Street, east of Olive Street.

SUBDIVISION HISTORY:

1. S167-188 was a request west of the present request to replat a 3.181-acre tract of land containing Part of Lots 4 through 6 in City Block A/478, part of City Block A/478, all of City Block 250, and a closed and vacated portion of Live Oak Street to create one lot on property located on Pacific Avenue between St. Paul Street and Harwood Street. The request was approved June 8, 2017 and has not been recorded.
2. S167-003 was a request east of the present request to create one 1.244-acre lot, and one 3.485-acre lot from a 4.729-acre tract of land containing part of abandoned portions of Hawkins Street, and a variable width alley in City Blocks 270½, 280 and G3/280 on property located at 2505 Elm Street and fronting on Pacific Avenue, Good-Latimer Expressway, Elm Street, and Hawkins Street. The request was approved November 10, 2016 and has not been recorded.
3. S156-300 was a request east of the present request to replat a 0.538-acre tract of land containing part of Lot 11, and all of Lots 7, 8, 9, and 10 in City Block 279 1/2 to create one lot on property located on Good-Latimer Expressway between Swiss Avenue and Miranda Street. The request was approved October 20, 2016 and has not been recorded.
4. S145-159 was a request southeast of the present request to replat a 2.361-acre tract of land containing part of Lots 4, 5, 6, 7, and 8 in City Block 8/152; part of Lots 1, 2, 3, and 4, in City Block 9/151; and part of City Blocks 151 and 152 and abandoned Hawkins Street, and an abandoned portion of Young Street into one lot on property located on Canton Street at Farmers Market Way. The request was approved May 7, 2015 and has not been recorded.
5. S145-144 was a request northeast of the present request to create a 3.904-acre lot from a tract of land containing all of City Block M/720 of the "Subdivision of Block G & M of the Good Homestead"; and part of City Block M/271 excluding a portion of Lots 1 and 2, all in "Good's Homestead Addition, an unrecorded plat" and a portion of Florence Street to be abandoned to create three lots on property bounded by Good-Latimer Expressway, Live Oak Street, Cantegral Street, and

Lodge Street. The request was approved May 7, 2015 and was recorded November 23, 2016.

6. S145-006 was a request north of the present request to replat a 7.062-acre tract of land containing all of Lots 9B and 9C in City Block 2/262 into six lots, and to replat a 3.632-acre tract of land containing all of Lot 2A in City Block A/261 into three lots on property bounded by Ross Avenue, Routh Street, Bryan Street, and Leonard Street and bisected by San Jacinto Street. The request was approved November 6, 2014 and was recorded October 30, 2016.
7. S123-201 was a request northeast of the present request to create a 0.376-acre tract of land containing part of City Block 317, Florence Street, and Hawkins Street. The request was approved July 25, 2013 but has not been recorded.
8. S123-111 was a request north of the present request to create a 5.4519-acre lot from a tract of land containing part of City Blocks 259, 264, and A/312 on property located at 2218 Bryan Street. The request was approved April 4, 2013 and has not been recorded.
9. S123-054A was a request northeast of the present request to create one 2.103-acre lot from a tract of land in City Block 283 and one 3.898-acre lot from all of City Block A/276 on property located on the east side of North Central Expressway at Bryan Street, north and south corners. The request was approved on January 10, 2013 and was recorded August 9, 2016.

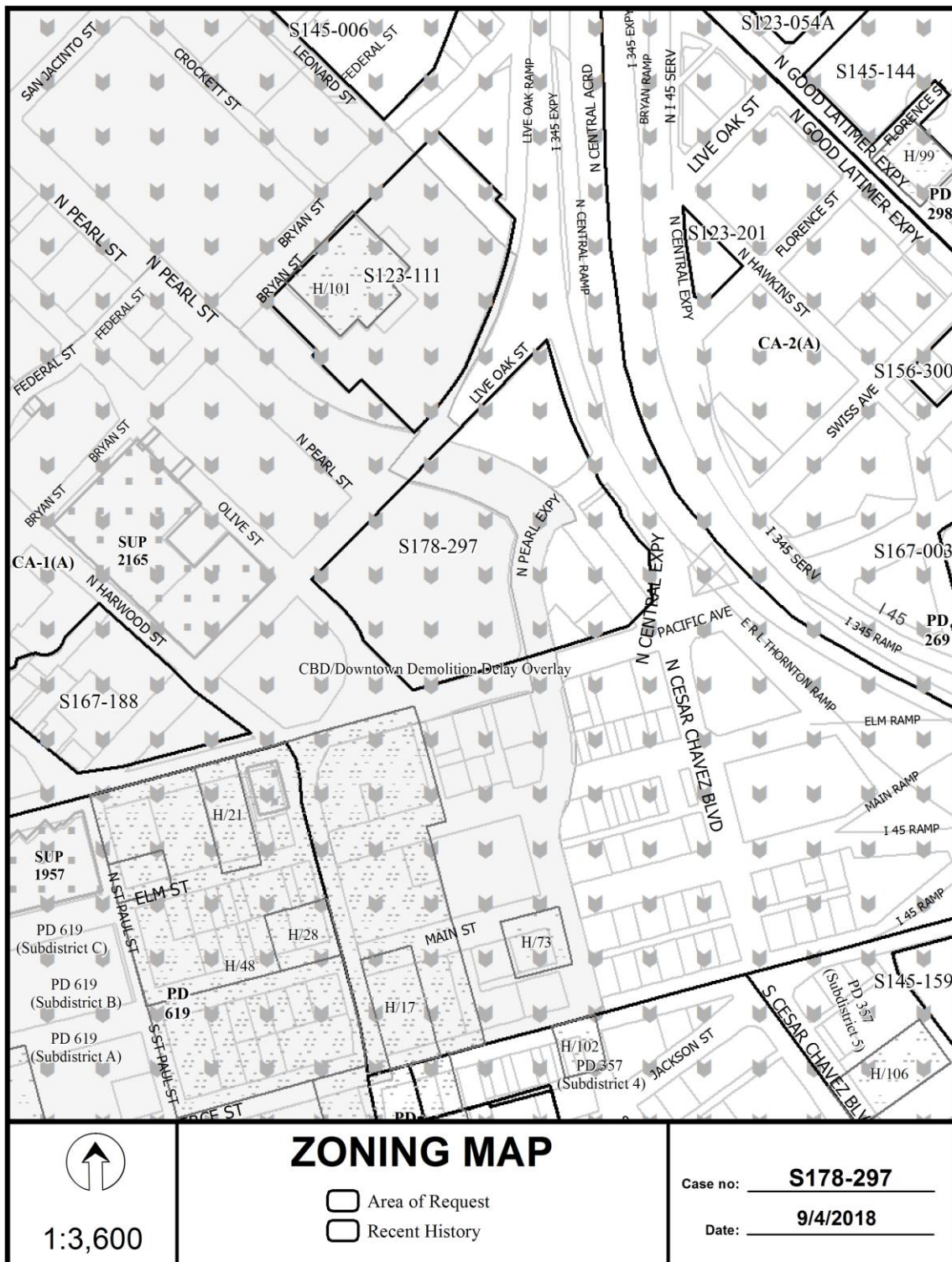
STAFF RECOMMENDATION: The request complies with the requirements of CA-1(A) Central Area District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

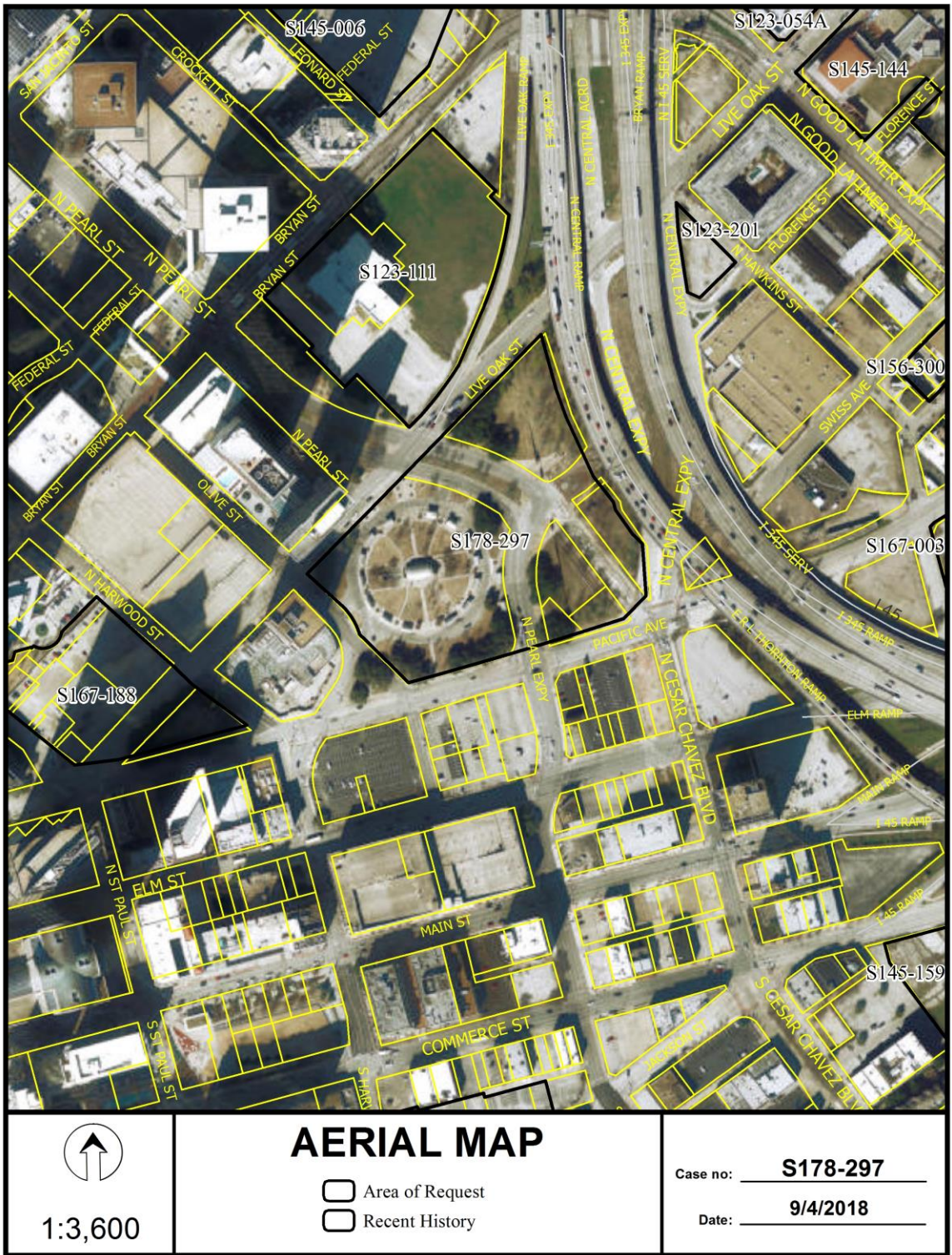
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

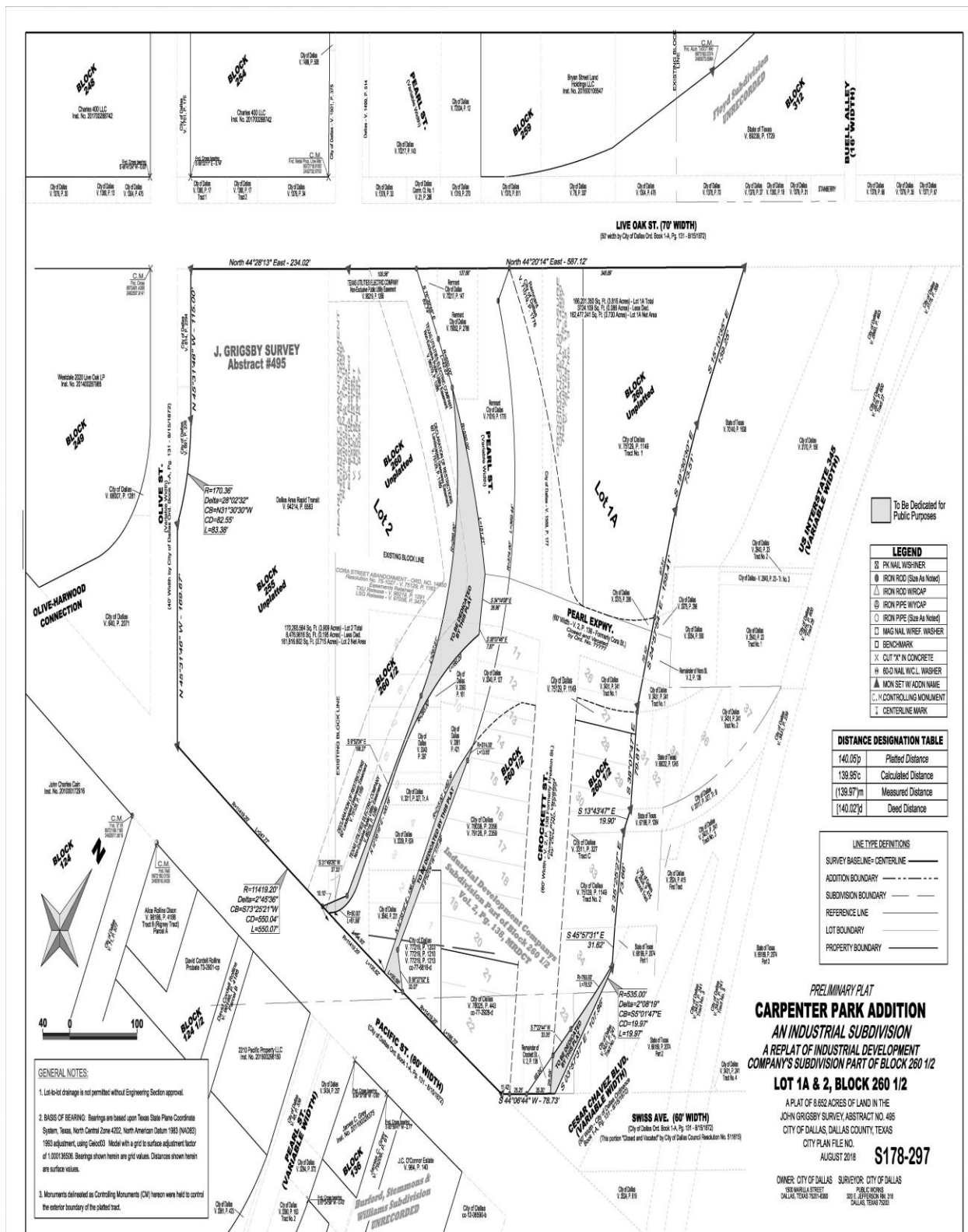
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal after City Plan Commission Approval.
10. The number of lots permitted by this plat is two.
11. Submit a full set of Civil Engineering plans prepared per City Standards by a licensed (TX) Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center (i.e. 311T). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
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 stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval." (note must be on plat). Section 51A-8.611(e).
14. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)." No citation.
15. On the final plat, dedicate required right-of-way (via fee simple) from the established center line of all streets according to Central Business District (CBD)/Thoroughfare standards. Section 51A 8.602(c).
16. On the final plat, dedicate a 20-foot by 20-foot corner clip (via fee simple or street easement) at all street intersections. Section 51A 8.602(d) (1).
17. 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.
18. On the final plat, show vicinity map, topography/planimetric.
19. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g) (1) and (2) and 49-62(b), (c), and (f).

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. Capacity of existing wastewater system is questionable. Submit proposed wastewater discharge (gpm) of development for further assessment.
23. Per the City of Dallas Central Business District Streets and Vehicular Circulation Plan, Pearl Street requires 85 feet of right-of-way, Olive Street requires 64 feet of right-of-way, Pacific Avenue requires 80 feet of right-of-way, and Live Oak Street requires 70 feet of right-of-way.
24. On the final plat, provide the ordinances and recorded instruments for the Pearl Street abandonment, Cora Street abandonment, and two (2) Crockett Street closures noted on plat and label on the plat as “Abandonment authorized by Ordinance No. _____ and recorded as Instrument No._____.”
25. On the final plat, include fee simple dedication language in Owner’s Dedication.
26. Prior to final plat recordation, real estate release is required.
27. On the final plat, change “Pearl St.” south of Pacific Avenue, to “Pearl Expressway”, per Ordinance 5285. Section 51A-8.403(a)(1)(A)(xii)
28. On the final plat, change “Pearl St.”, between Pacific Avenue and Live Oak Street, to “Pearl Expressway”, per Ordinance 5285 and 30308, and make it clear that all the new and existing right-of-way for that street, between Pacific Avenue and Live Oak Street, is named “Pearl Expressway”. Section 51A-8.403(a)(1)(A)(xii)
29. On the final plat, change “Pacific St.” to “Pacific Avenue”, per City of Dallas Ordinance book 1A, Page 131 (book page 133). Section 51A-8.403(a)(1)(A)(xii)
30. On the final plat, change “Cesar Chavez Blvd.”, north of Pacific Avenue, to “Central Expressway”, per Ordinance 5285. Section 51A-8.403(a)(1)(A)(xii)
31. On the final plat, label “Cesar Chavez Boulevard”, south of Pacific Avenue (use a label with arrow if necessary), per Ordinance 27811. Section 51A-8.403(a)(1)(A)(xii)
32. On the final plat, change “US Interstate 345” to “Interstate Highway No. 345”, per TxDOT Highway Designation Files. Section 51A-8.403(a)(1)(A)(xii)

33. On the final plat, delete the label "Olive-Harwood Connection". Section 51A-8.403(a)(1)(A)(xii)
34. On the final plat, change all street types from abbreviated to spelled out. Section 51A-8.403(a)(1)(A)(xii)
35. On the final plat, identify the property as Lots 1 and 2 in City Block A/255. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).







CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 20, 2018****FILE NUMBER:** S178-299**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** 4527 Cabell Drive, south of Annex Avenue**DATE FILED:** August 22, 2018**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 0.376 acre**MAPSCO:** 35Z**OWNERS:** B &G Properties, World Dallas Properties, Inc.

REQUEST: An application to replat a 0.376-acre tract of land containing all of Lots 7 and 8 in City Block 6/1597 to create one lot on property located at 4527 Cabell Drive, south of Annex Avenue.

SUBDIVISION HISTORY:

1. S178-147 was a request north of the present request to replat a 0.197-acre tract of land containing part of Lot 3 and Lot 4 in City Block E/2011 to create one lot on property located at 2319 Kirby Avenue (A.K.A. "Kirby Street"), west of Deere Street. The request was approved April 5, 2018 and has not been recorded.
2. S178-079 was a request north of the present request to replat part of Lot 6 in City Block C/7488 to create one 9.194-acre lot on property located at 2307 Kirby Street. The request was approved February 15, 2018, 2016 but has not been recorded.
3. S178-033 was a request south of the present request to replat a 1.923-acre tract of land containing Lots 1 through 4, and Lots 7 through 12 and part of two alleys in City Block I/660 to create one lot on property bounded by Cabell Drive, Carroll Avenue, Lafayette Street, and Ashby Street. The request was approved November 30, 2017 but has not been recorded.
4. S167-057 was a request south of the present request to replat a 0.516-acre tract of land containing all of Lots 10, 11, and 12 in City Block I/660 to create one lot on property located on Ashby Street at Cabell Drive, east corner. The request was approved January 5, 2017 and was withdrawn November 2, 2017.
5. S167-055 was a request south of the present request to replat a 0.516-acre tract of land containing all of Lots 7, 8, and 9 in City Block I/660 into one lot on property located on Lafayette Street at Ashby Street, north corner. The request was approved January 5, 2017 and was withdrawn November 2, 2017.
6. S167-053 was a request southwest of the present request to replat a 0.344-acre tract of land containing all of Lots 7 and 8 in City Block J/660 into one lot on property located on Cabell Drive, northeast of Ashby Street. The request was approved January 5, 2017 and has not been recorded.
7. S167-052 was a request south of the present request to replat a 0.730-acre tract of land containing all of Lots 1 through 4 in City Block I/660 into one lot on property located on Cabell Drive at Carroll Avenue, south corner. The request

has been approved administratively on December 27, 2016 and was withdrawn November 2, 2017.

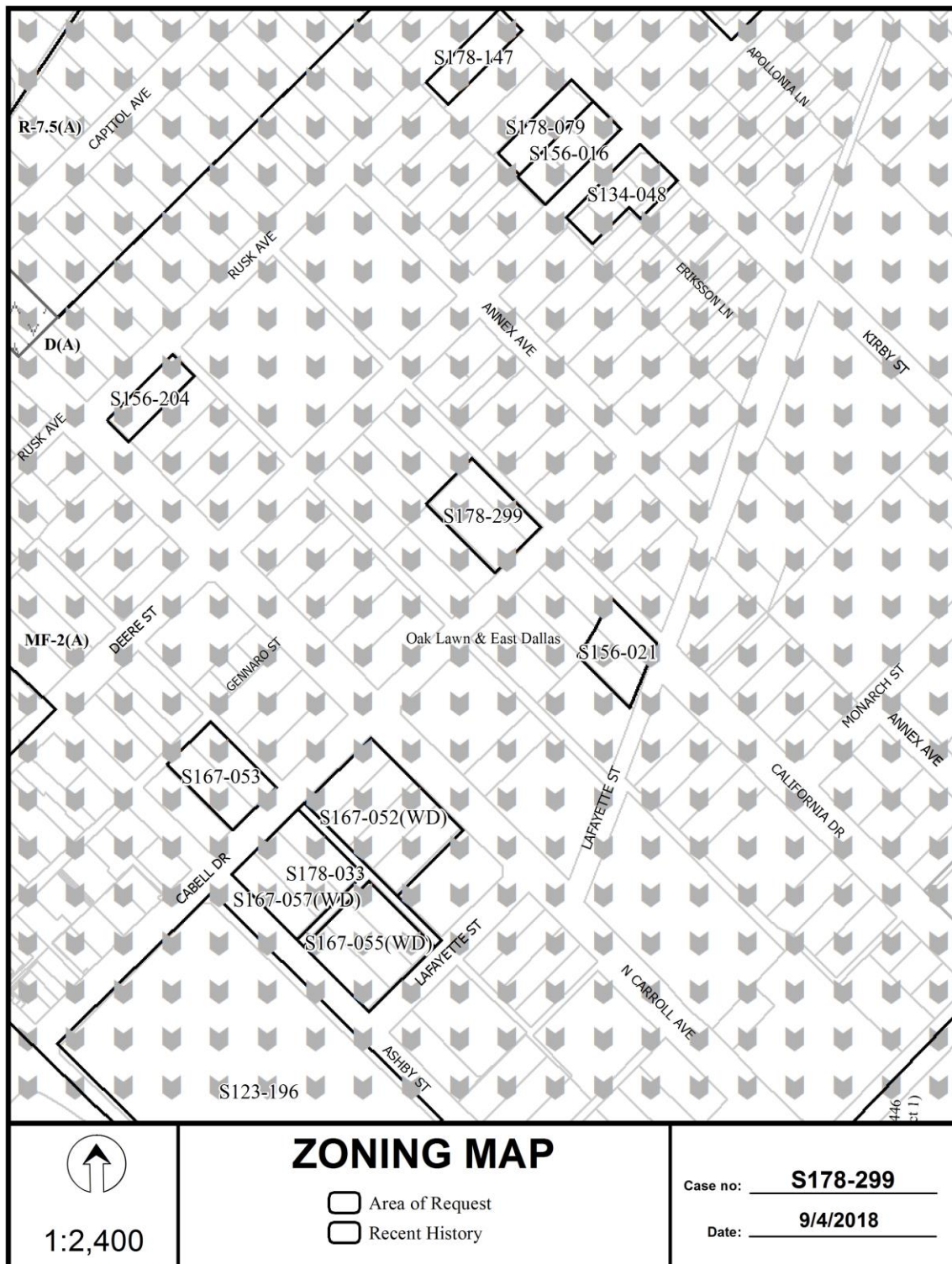
8. S156-204 was a request northwest of the present request to replat 0.172-acre tract of land containing all of Lot 1, City Block 1/1539 to create five, 1,300-square foot lots, and one 753-square foot common area on property located on 2318 Carroll Avenue at Rusk Avenue. The request was approved on January 5, 2016 and was recorded March 23, 2018.
9. S156-021 was a request south of the present request to replat a 0.266-acre tract of land containing all of Lots 7 and 8 in City Block 10/1598 into four lots ranging between 2,818 and 3,033 square feet on property located on Lafayette Street and California Avenue, west corner. The request was approved November 19, 2015 and has not been recorded.
10. S156-016 was a request north of the present request to replat a 0.254-acre tract of land containing all of Lot 7 in City Block E/2011 into one 0.165-acre lot and one 0.089-acre lot on property located on Kirby Street at Deere Street, west corner. The request was approved November 19, 2015 and was recorded August 11, 2016.
11. S134-048 was a request north of the present request to replat a 0.28-acre tract of land containing all of Lots 1 and 2A in City Block F/2012 into five lots ranging in size from 0.05-acre to 0.07-acre located at 2223 and 2225 Kirby Street. The request was approved on January 9, 2013 and was recorded September 22, 2014.
12. S123-196 was request southwest of the present request to create a 4.610-acre lot from a tract of land containing all of Lots 1 through 7 in City Block D/660, Lots 1 through 14 in City Block E/660, part of Lots 8 through 14 in City Block 10/658, all of Lafayette Street to be abandoned between Peak Street and Ashby Street, and all of 15-foot wide alley in City Block E/660 located between Peak Street and Ashby Street. The request was approved on July 25, 2013 and was recorded April 12, 2016.

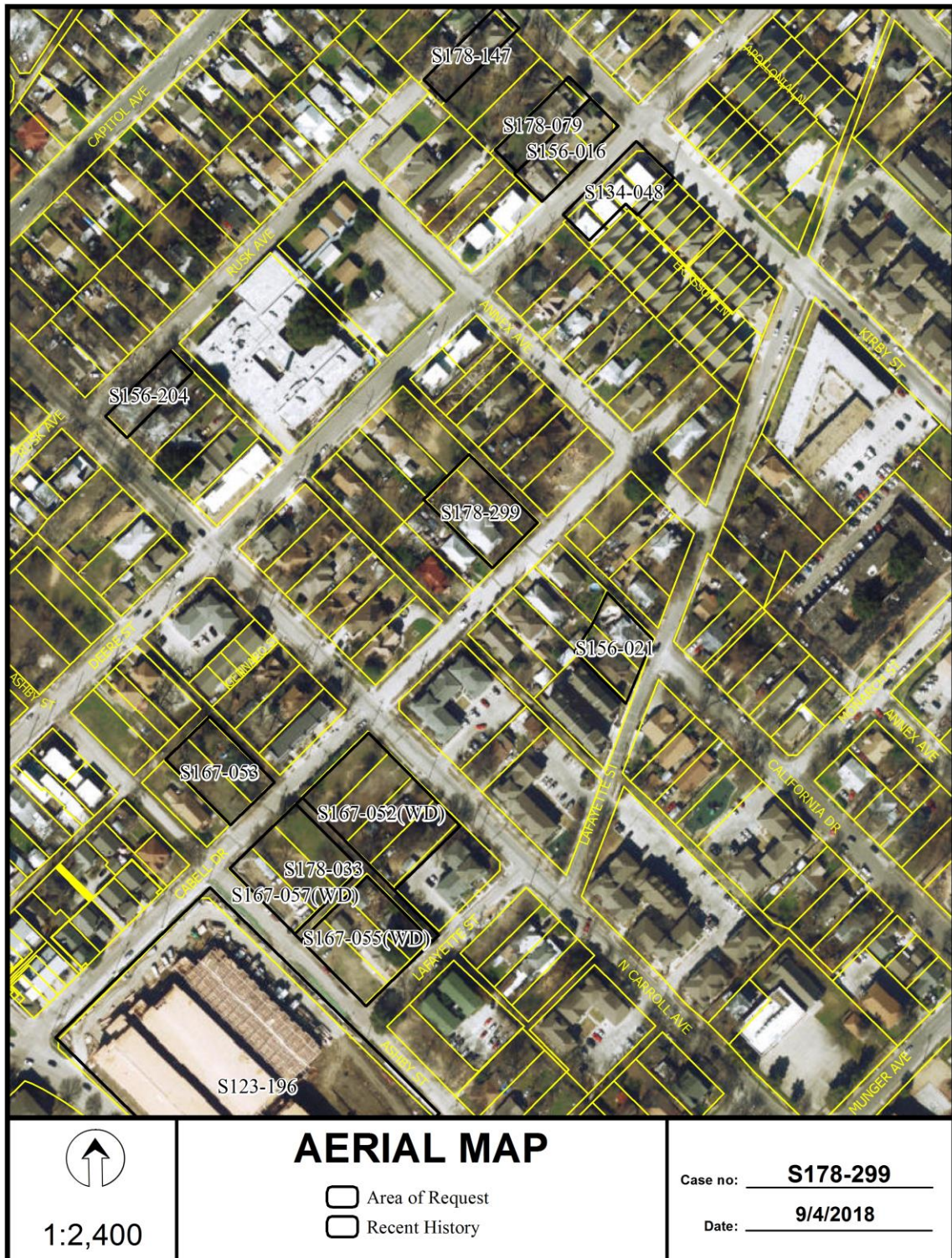
STAFF RECOMMENDATION: The request complies with the requirements of MF-2(A) Multifamily District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

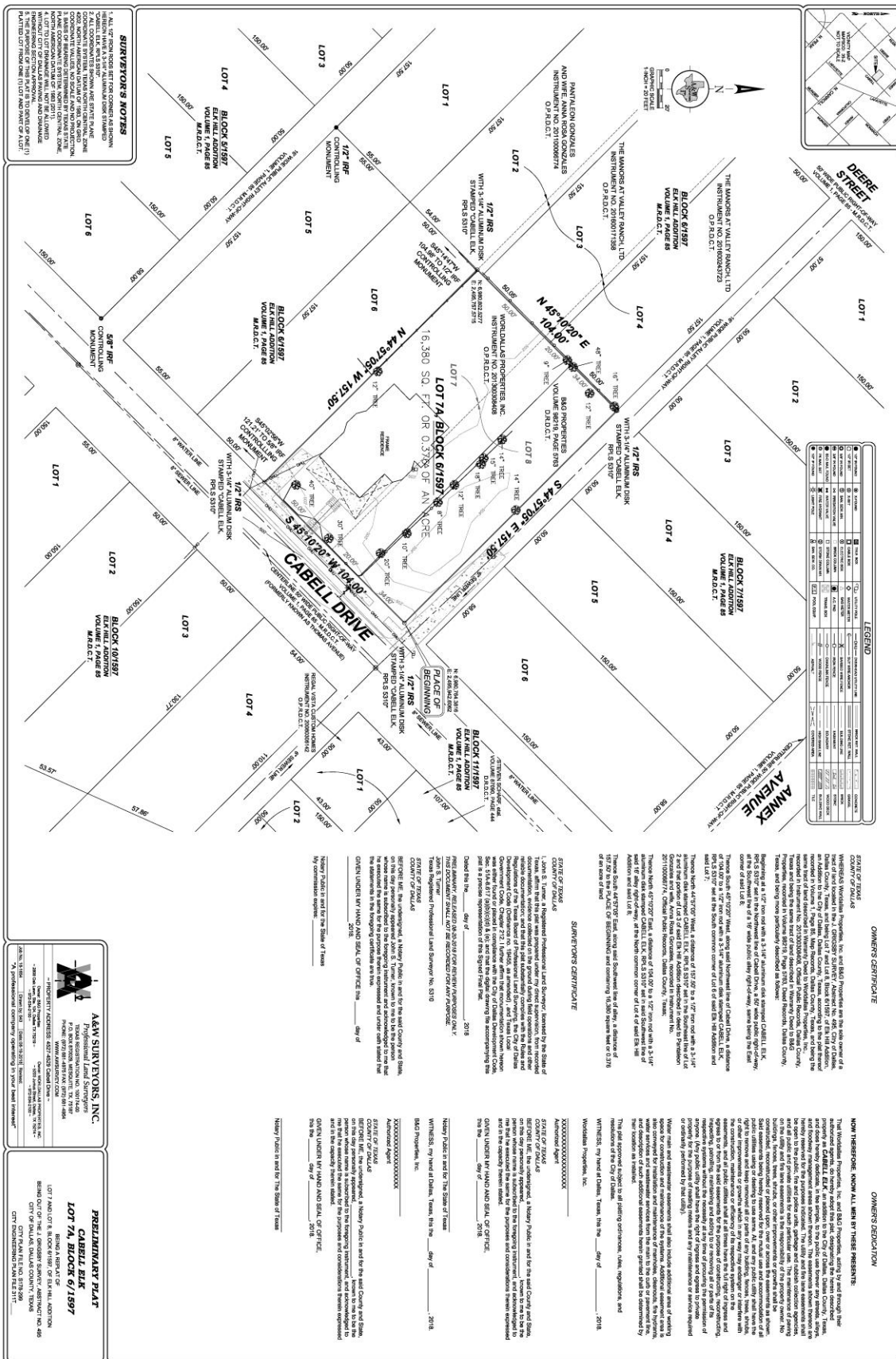
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division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

4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. The number of lots permitted by this plat is one.
11. Submit a full set of Civil Engineering plans prepared per City Standards by a licensed (TX) Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center (i.e. 311T). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
12. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval." (note must be on plat). Section 51A-8.611(e).
13. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Cabell Drive. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
14. On the final plat, dedicate a 15-foot by 15-foot alley sight easement at the intersection of Cabell Drive & the alley. Section 51A-8.602(e)
15. 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.

16. On the final plat, show the correct recording information for the subject property. Platting Guidelines.
17. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
18. On the final plat, show recording information on all existing easements within 150 feet of the property.
19. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
20. 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. Wastewater main improvement may be required by private development contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.
22. On the final plat, remove step encroachment in Cabell Drive and provide documentation to Real Estate Department or contact Real Estate Department to discuss license.
23. Prior to recordation of final plat, Real Estate release is required.
24. On the final plat, identify the property as Lot 7A in City Block 6/1597. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).







CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 20, 2018****FILE NUMBER:** S178-300**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Forney Road, west of Lawnview Avenue**DATE FILED:** August 22, 2018**ZONING:** LI**CITY COUNCIL DISTRICT:** 7 **SIZE OF REQUEST:** 0.32 acre**MAPSCO:** 47K**APPLICANT/OWNER:** Jose Mendoza

REQUEST: An application to create one 0.32-acre lot from a tract of land in City Block 5800 on property located at Forney Road, west of Lawnview Avenue.

SUBDIVISION HISTORY:

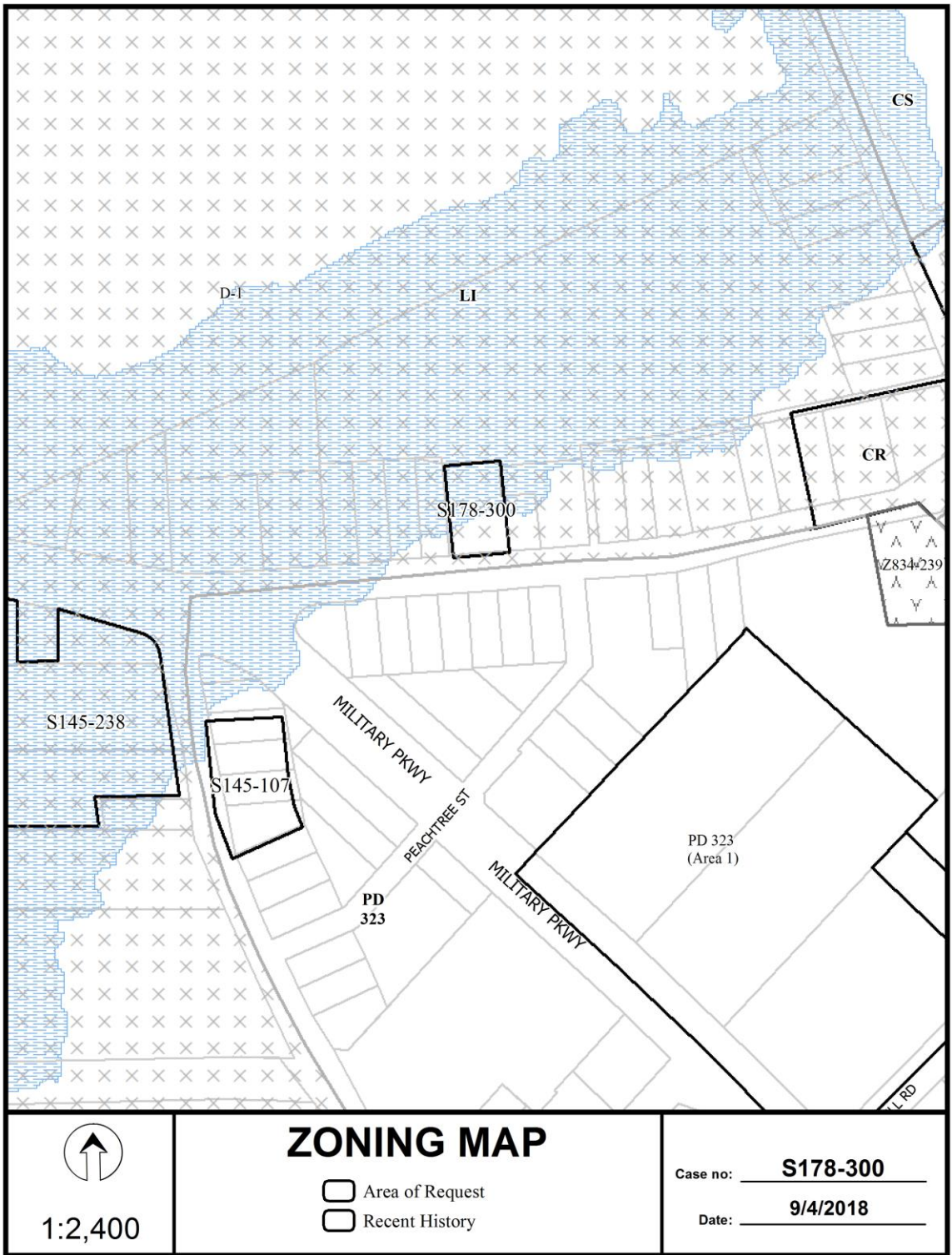
1. S145-238 was a request southwest of the present request to create one 2.911-acre lot from a tract of land in City Block 5800 on property located at 5212 Military Parkway and Parkdale Drive, southwest corner. The request was approved August 20, 2015 and has not been recorded.
2. S145-107 was a request southwest of the present request to replat 4 existing lots to create 2 new lots on property located west of the present request at 5415 Parkdale Drive. The request was approved on March 9, 2015 and was recorded June 27, 2017.

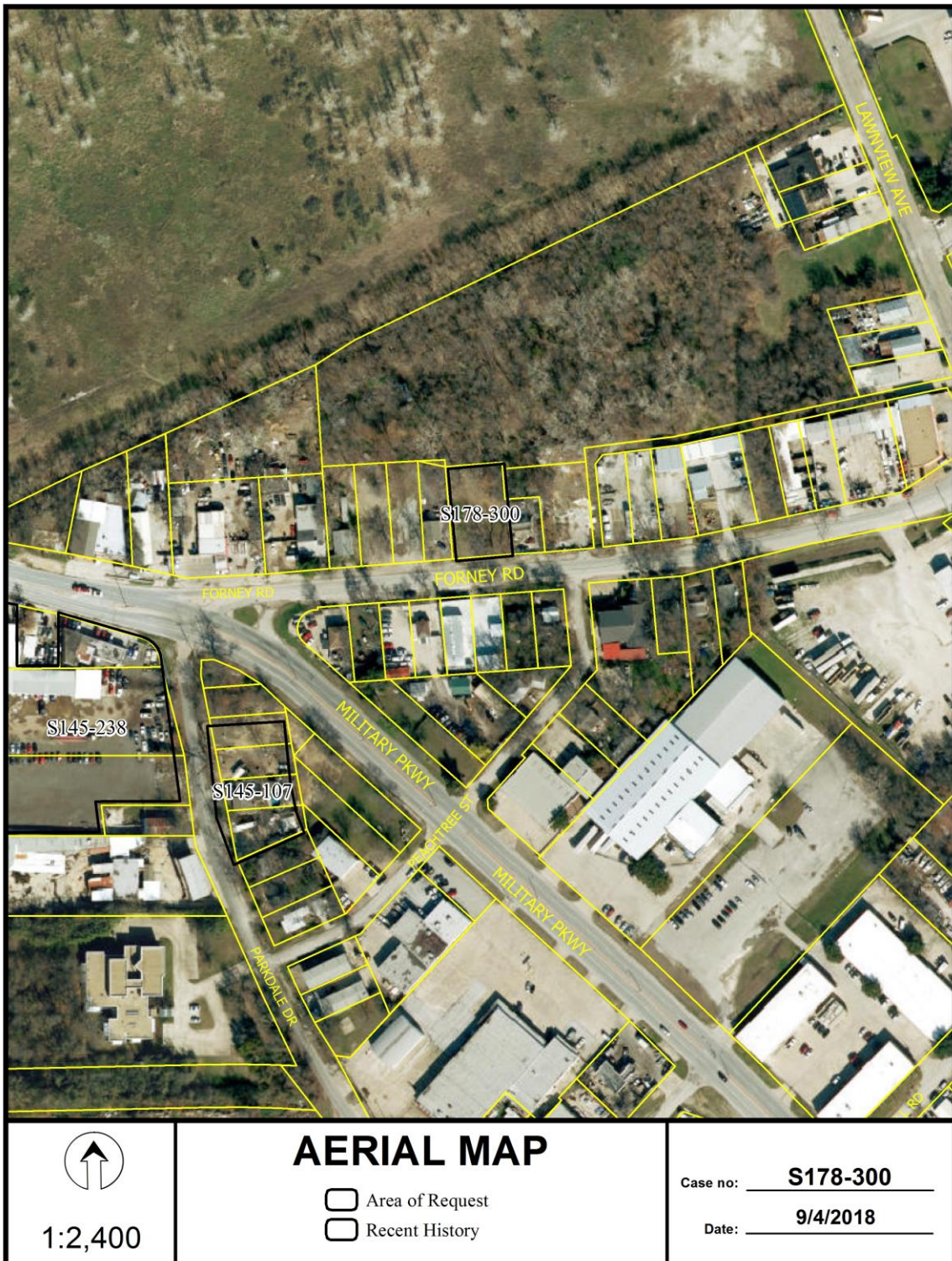
STAFF RECOMMENDATION: The request complies with the requirements of LI Light Industrial District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. The number of lots permitted by this plat is one.
11. Submit a full set of Civil Engineering plans prepared per City Standards by a licensed (TX) Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center (i.e. 311T). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
12. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval." (note must be on plat). Section 51A-8.611(e).
13. On the final plat, determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management.
14. On the final plat, dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V.
15. On the final plat, include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), Trinity Watershed Management; Drainage Manual, Article V.
16. On the final plat, specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), Trinity Watershed Management.
17. On the final plat, show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), Trinity Watershed Management.
18. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. Section 51A-8.617(d) (1), (2), (3), and (4).

19. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g).
20. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a) (1) (A) (xxii).
21. On the final plat, show recording information on all existing easements within 150 feet of the property.
22. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
23. Wastewater main improvement may be required by private development contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.
24. On the final plat, change “Peachtree” to “Peach Tree Street”. Section 51A-8.403(a) (1) (A) (xii).
25. On the final plat, identify the property as Lot 4 in City Block B/5800. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).





CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 20, 2018****FILE NUMBER:** S178-301**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Kiest Boulevard at Marvin D. Love Freeway, northeast corner**DATE FILED:** August 23, 2018**ZONING:** RR**CITY COUNCIL DISTRICT:** 4 **SIZE OF REQUEST:** 2.431 acre**MAPSCO:** 54Y**OWNER:** Prosperity Bank

REQUEST: An application to create one 2.431-acre lot from a tract of land in City Blocks 5878 and 5879 on property located on Kiest Boulevard at Marvin D. Love Freeway, northeast corner.

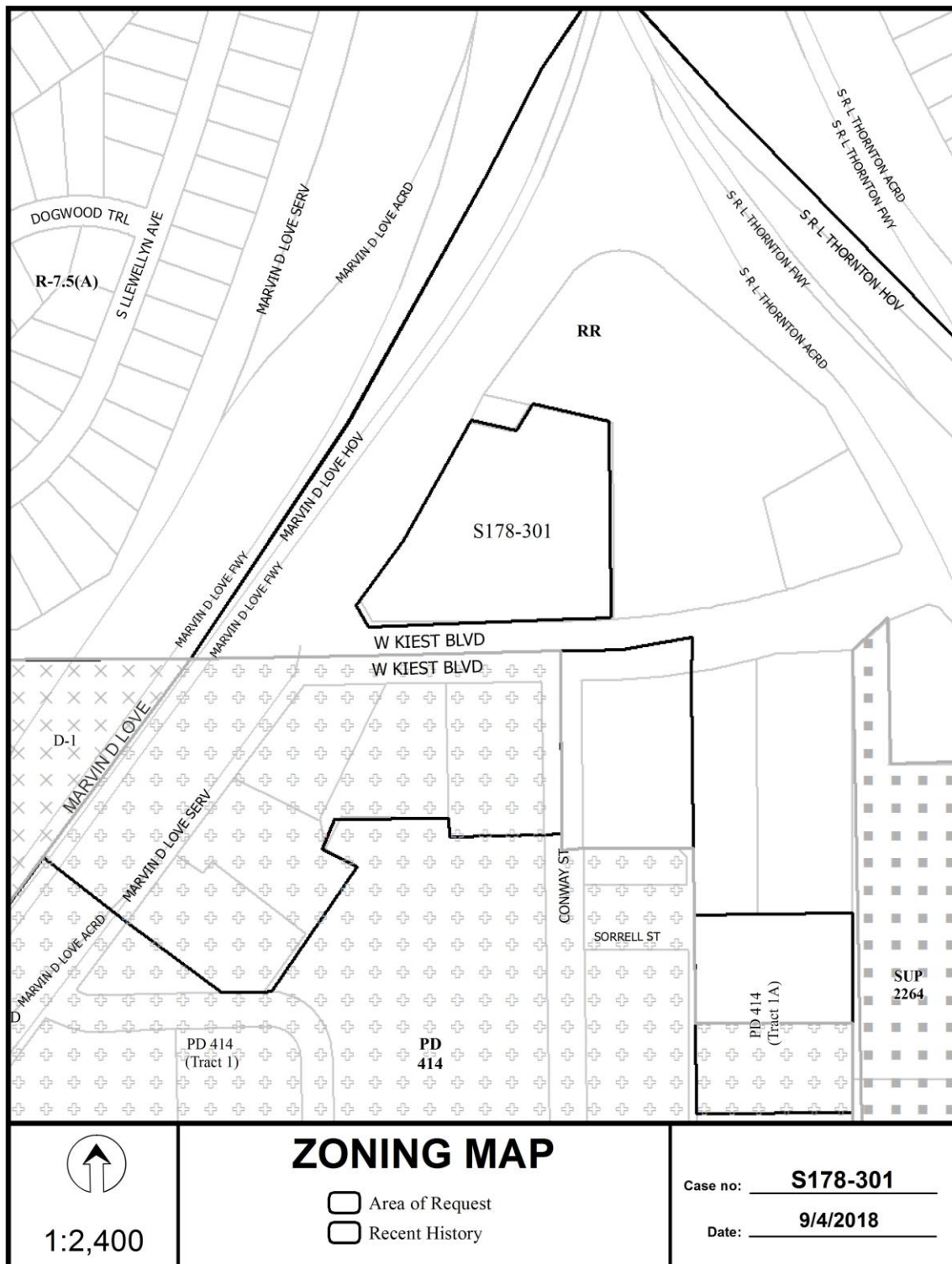
SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

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

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

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. The number of lots permitted by this plat is one.
11. Submit a full set of Civil Engineering plans prepared per City Standards by a licensed (TX) Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center (i.e. 311T). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
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 stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval." (note must be on plat). Section 51A-8.611(e).
14. On the final plat, dedicate 50 feet of right-of-way from the established centerline of Kiest Boulevard. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
15. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)." No citation.
16. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a) (1) (A) (xxii).
17. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
18. On the final plat, show recording information on all existing easements within 150 feet of the property.
19. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
20. 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, change "West Kiest Blvd." to "Kiest Boulevard". Section 51A-8.403(a) (1) (A) (xii).

22. On the final plat, change “(State Highway No.67)” to “(US Highway No. 67)”. Section 51A-8.403(a) (1) (A) (xii).
23. On the final plat, identify the property as Lot 2 in City Block A/5979. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).





WOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE 800 DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@wotexsurveying.com
PROJECT NO. 2018-037

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 20, 2018****FILE NUMBER:** S178-304**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Ross Avenue at Mary Street, west of Hubert Street**DATE FILED:** August 24, 2018**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 0.317 acre**MAPSCO:** 36X**APPLICANT/OWNER:** Albi, LLC

REQUEST: An application to create an 8-lot shared access development from a 0.317-acre tract of land containing all of lots 1 and 2 in City Block N/1480 on property located on Ross Avenue at Mary Street, west of Hubert Street.

SUBDIVISION HISTORY:

1. S178-242 was a request southwest of the present request to replat a 0.330-acre tract of land containing all of Lots 1 and 2 in City Block B/665 to create one lot on property located on Matilda Street at Lindell Boulevard, northeast corner. The request was approved July 19, 2014 and has not been recorded.
2. S178-117 was a request northeast of the present request to replat a 0.286-acre tract of land containing all of Lots 7, 8, and 9 to create one lot on property located on Hubert Street, between La Vista Court and La Vista Drive. The request was approved March 22, 2018 and has not been recorded.
3. S178-084 was a request east of the present request to replat a 0.209-acre tract of land containing part of Lot 8 in City Block 20/1874 to create one 0.209-acre lot on property located at 5930 Ross Avenue. The request was approved February 15, 2018 and has not been recorded.
4. S167-302 was a request north of the present request to replat a 0.138-acre tract of land containing part of Lot 3 in City Block 1/1476 to create one lot, on property located on at 5810 Lewis Street, east of Mary Street. The request was approved October 19, 2017 and has not been recorded.
5. S167-039 was a request north of the present request to replat a 0.14-acre tract of land containing part of Lot 1 in City Block I/1476 to create four lots ranging in size from 1291-Square Feet to 2082-Square feet on property located on 5800 Lewis Street at Mary Street, southwest corner. The request was approved January 5, 2017 and was recorded April 16, 2018.
6. S156-298 was a request south of the present request to replat a 0.165-acre tract of land containing all of Lot 10 in City Block E/666 to create four lots ranging in size from 1,542-square feet to 2,308-square feet on property located at 1415 Hubert Street at Bryan Parkway, northwest corner. The request was approved October 20, 2016 and has not been recorded.
7. S156-115 was a request northeast of the present request to replat a 0.192-acre tract of land containing part of Lots 8, and 9 and an abandoned portion of La

Vista Drive (formerly Elliott Street) in City Block 1909 to create four lots 2,075 square feet in size (0.048-acre) on property located between La Vista Court and La Vista Drive (Elliott Street) east of Hubert Street. The request was approved March 3, 2016 and has not been recorded.

8. S156-077 was a request west of the present request to replat a 1.529-acre tract of land containing all of City Block L/1478 to create one lot on property located on Ross Avenue, Matilda Street, Hudson Street, and Hope Street. The request was approved February 4, 2016 and has not been recorded.
9. S145-252 was a request east of the present request to S145-252 was a request north of the present request to create one 0.3139-acre lot from a tract of land in City Block 1877 on property located at 5943 and 5947 Ross Avenue east of Hubert Street. The request was approved September 3, 2015 and was recorded February 21, 2017.
10. S145-245 was a request east of the present request to replat a 0.658-acre tract of land containing all of Lot 2 and part of Lot 8 in City Block 20/1877 into one 0.209-acre lot, one 0.214-acre lot; and to create a Shared Access Development with 5 single family lots ranging in size from 0.036 acres to 0.069 acres, on property located at 5930 Ross Avenue between Ross Avenue and Hudson Street, east of Hubert Street. The request was approved August 20, 2015 but has not been recorded. Phase I of this request was recorded October 20, 2016.
11. S145-111 was a request northwest of the present request to replat a 0.666-acre tract of land containing all of Lots 1-4 in City Block A/1473 into one lot on property located at 1800 Greenville Avenue. The request was approved March 19, 2015 and has not been recorded.
12. S145-110 was a request south of the present request to replat a 0.224-acre tract of land containing all of Lot 5 in City Block N/1480 into three lots on property located at 1612 Mary Street. The request was approved March 19, 2015 and was recorded September 28, 2016.
13. S123-217 was a request east of the present request to replat a 0.317-acre lot containing all of Lots 3 and 4 into one lot located at 5908 and 5914 Ross Avenue. The request was approved August 8, 2013 and was recorded August 24, 2015.
14. S123-142 was a request northwest of the present request to replat a 1.047-acre tract of land containing part of Lots 4, 5, 6, and 7 in City Block 1908 and a tract of land containing part of Lot 21 and all of Lots 20 and 22 in City Block 1907 into one lot at Matilda Street between La Vista Drive and Oram Avenue. The request was approved May 16, 2013 and recorded February 6, 2015.

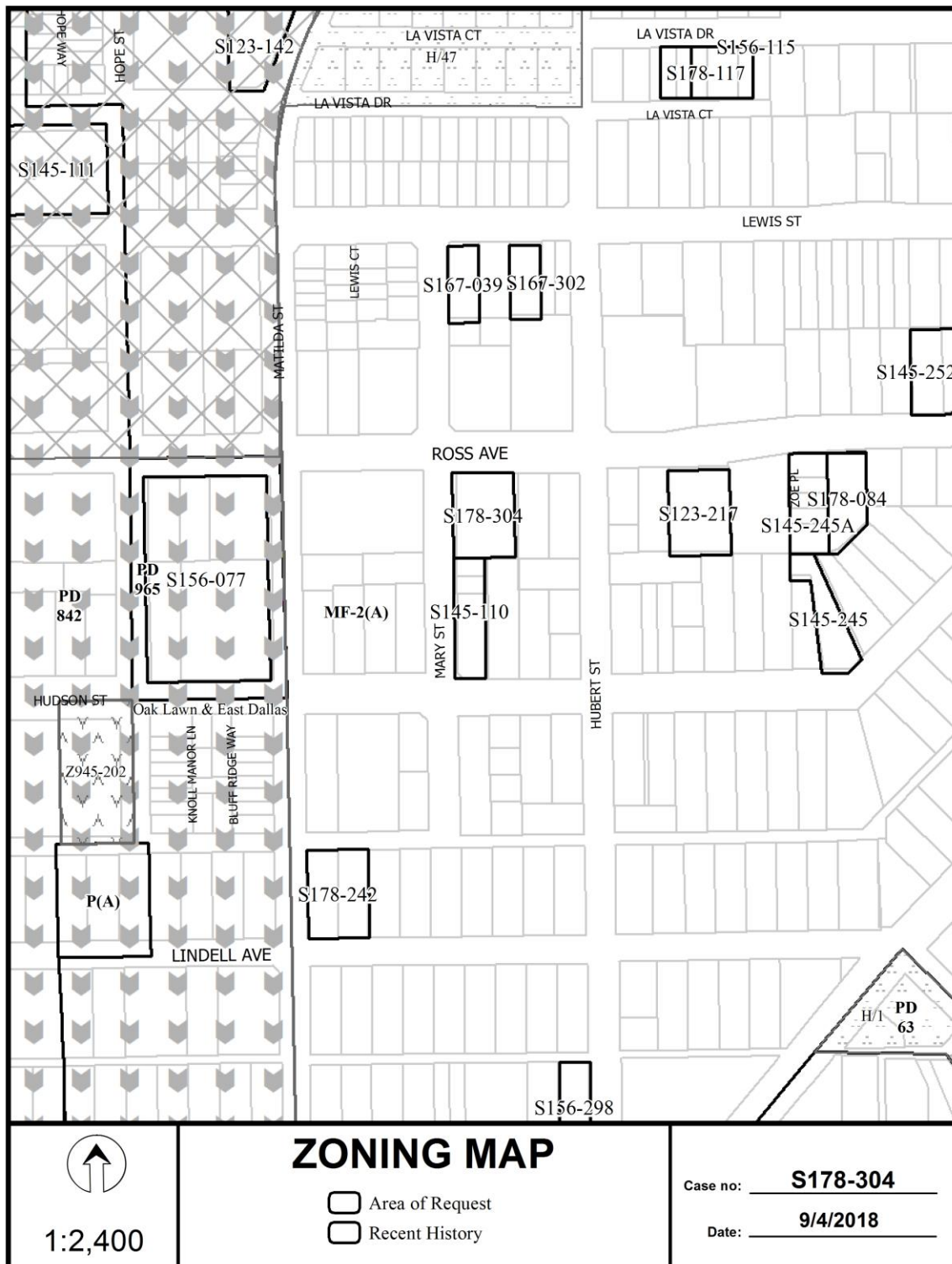
STAFF RECOMMENDATION: The request complies with the requirements of MF-2(A) Multifamily District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

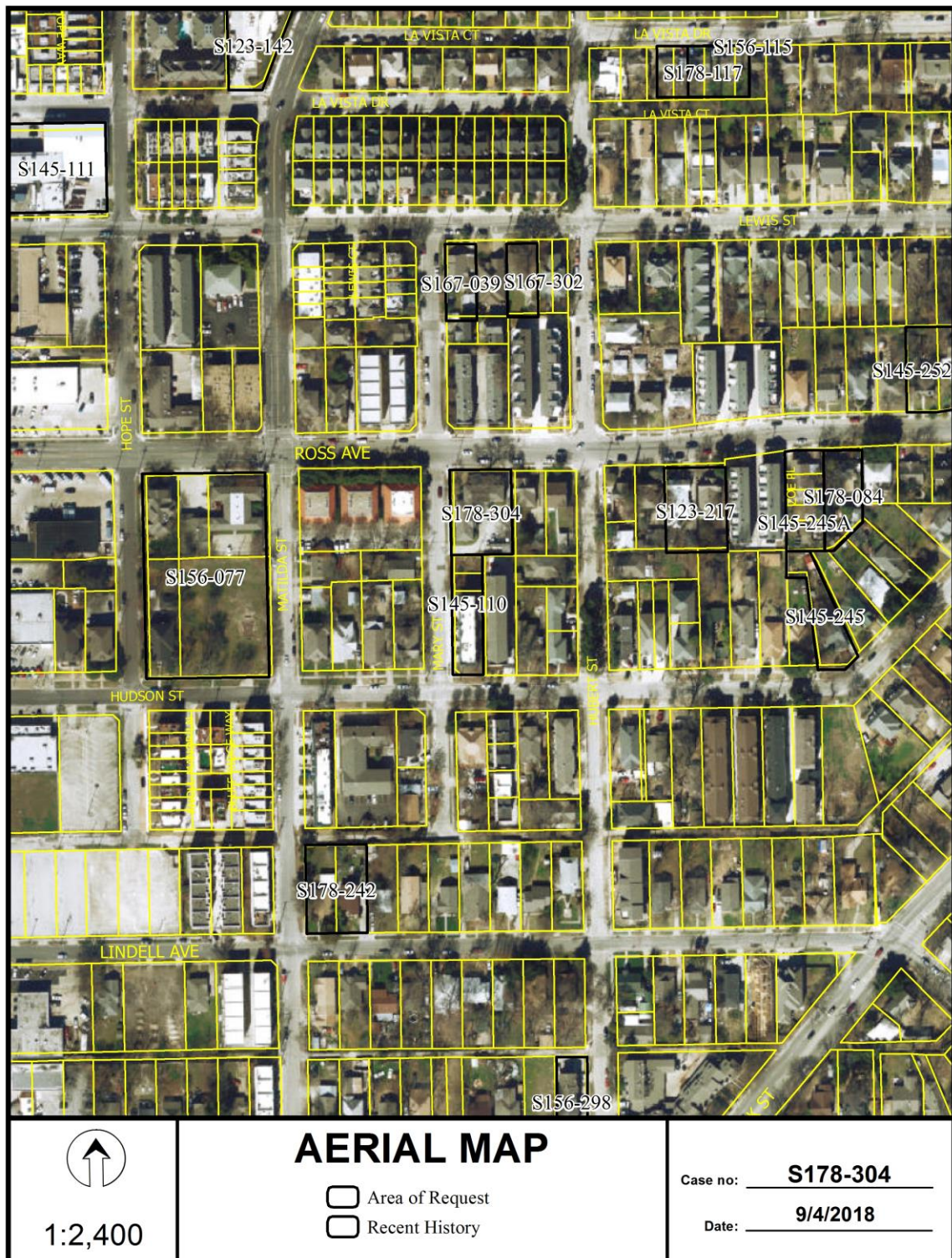
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. The number of lots permitted by this plat is eight.
11. Submit a full set of Civil Engineering plans prepared per City Standards by a licensed (TX) Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center (i.e. 311T). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).

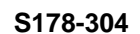
13. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval." (note must be on plat). Section 51A-8.611(e).
14. On the final plat, dedicate 30 feet right-of-way (via fee simple or street easement) from the established center line of Ross Avenue. Section 51A 8.602(c).
15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Mary Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
16. On the final plat, dedicate a 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Ross Avenue & Mary Street. Section 51A 8.602(d) (1).
17. Comply with Peaks Branch drainage requirement. Finish floor elevation must be 3 feet above nearest inlet, top of curb. Trinity Watershed Management.
18. On the final plat, provide a minimum 22 feet for shared access area easement.
19. The Shared Access Development must provide 0.25 guest parking spaces per lot. Section 51A-4.411(g).
20. There must be no more than two access area points, each limited to serve no more than 18 dwelling units. Section 51A-4.411(d) (10)
21. The Shared Access Area Easement must be a minimum of 20 feet wide and contain a minimum paving width of 16 feet. Section 51A-411(d) (7).
22. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater below grade must be provided within the Shared Access Area easement & labeled on the plat. Section 51A-4.411(d) (2) and Sections 49-60(d), 49-61(c) (5) (B), and Development Design Procedure and Policy Manual Section 6.2.
23. No building permit may be issued to authorize work in the shared access area development until the final plat and the Shared Access Area Agreement have been recorded in the real property records of Dallas County, and the recording information has been placed on the face of the plat, and all other requirements of the shared access area have been met. Section 51A-4.411(c) (3).
24. Prior to submittal of the final plat, the Shared Access Development must meet all of the requirements of Section 51A-4.411. Section 51A-4.411(c).
25. The recording information of the "Shared Access Area Agreement" must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature. The Shared Access Area Agreement shall include a metes and bounds description of the shared access area as part of an attachment to the document. Section 51A-4.411(e).

26. For frontage purposes and determining building setback lines only, all of the property in this shared access development is considered to be one lot. Section 51A-4.411(f) (2).
27. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the right-of-way line of a street or alley if the parking space for the lot(s) is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley. Section 51A-4.411(f) (2).
28. Include the words “Shared Access Development” in the title block of the final plat. Platting Guidelines.
29. Place a note on the final plat stating: “No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved private street.” Section 51A-4.411(d) (3), and 51A-4.411(d) (10).
30. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d) (8).
31. The Shared Access Area Easement must be terminated a minimum of three feet from the adjacent property or right-of-way. Section 51A-8.618(b).
32. Shared Access Area Developments must comply with DWU standards for water and wastewater construction and design and be accepted by the City of Dallas prior to submittal of the final plat for the Chairperson’s signature. Section 49-61(c) (5) (B) and the Development Design Procedures and Policy Manual, Section 2.
33. On the final plat, show recording information on all existing easements within 150 feet of the property.
34. Prior to final plat, verify if there is need of easements for overhead electrical line and sanitary sewer running along south line of preliminary plat boundary.
35. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g) (1) and (2) and 49-62(b), (c), and (f).
36. 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.

37. 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**.
38. 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 feet for one utility and 25 feet for both water and sewer. Larger diameter or deeper mains may require additional width.
39. On the final plat, provide a City of Dallas approved street name for the Shared Access Area Easement. Contact the Street Name Coordinator to obtain an approved street name. Sections 51A-8.403(a) (1) (A) (xiv) and 51A-8.506(e).
40. On the final plat, identify the property as Lots 1A, 1B, 1C, 1D, 2A, 2B, 2C, and 2D in City Block N/1480. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).







CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 20, 2018****FILE NUMBER:** S178-305**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Interstate Highway 635 (Lyndon B. Johnson Freeway), west of Preston Road/State Highway No. 289**DATE FILED:** August 28, 2018**ZONING:** PD 887 (Subdistrict 1A, Tract 2),

(Subdistrict 1, Tract 3), (Subdistrict 2)

PD LINK: <http://www.dallascityattorney.com/51P/Articles%20Supp%2050/ARTICLE%20887.pdf>**CITY COUNCIL DISTRICT:** 11 **SIZE OF REQUEST:** 22.514 acres **MAPSCO:** 15P**APPLICANT/OWNER:** Seritage SRC Finance, LLC

REQUEST: An application to replat a 22.514-acre tract of land containing all of Lot 2 in City Block A/7409 and part of City Block 7409 to create four lots ranging in size from 2.652-acre to 6.821-acre on property located on Interstate Highway 635 (Lyndon B. Johnson Freeway), west of Preston Road/State Highway No. 289.

SUBDIVISION HISTORY:

1. S178-040 was a request on the present request to replat a 22.514-acre tract of land containing part of Lot 2 in City Block A/7409 to create four lots ranging in size from 2.707-acre to 6.821-acre on property located on Interstate Highway 635 (Lyndon B. Johnson Freeway), west of Preston Road. The request was withdrawn December 4, 2017.
2. S167-271 was a request southeast of the present request to create one 0.593-acre lot from a tract of land in City Block 7408 on property located on Lyndon B. Johnson Freeway/Interstate Highway 635 and Preston Road, southwest corner. The request was approved September 28, 2017 but has not been recorded.
3. S156-256 was a request west of the present request to replat a 6.120-acre tract of land containing part of Lot 3 in City Block A/7409 in to 3 lots ranging in size from 0.178-acre to 2.998-acre on property located on Lyndon B. Johnson Freeway/Interstate Highway 635, between Preston Road and Montfort Drive. The request was approved August 18, 2016 but has not been recorded.
4. S156-251 was a request replat a 2.930-acre tract of land containing part of Lot 3 in City Block A/7409 to create one lot on property located on Preston Road, south of Alpha Road. The request was approved August 13, 2016 but has not been recorded.
5. S145-236 was an application to replat a 53.176-acre tract of land containing part of an unplatted tract of land in City Block 7014; part of City Block 7409; part of Lot 3 and all of Lots 1A, 7A and 8 in City Block A/7409, to create a multi-phase, mixed-use development on property generally bounded by Alpha Road on the north, Preston Road on the east, Montfort Drive on the west and Interstate

Highway 635 on the south. The request was approved on July 23, 2015 and has not been recorded.

6. S134-041 was an application to create one 0.457-acre lot, and one 4.008-acre lot from a 4.465-acre tract of land in City Block 7438 on property located at 13302 Preston Road at Dilbeck Lane, southwest corner. The request was approved on December 19, 2013, and the final plat was recorded on October 24, 2014.

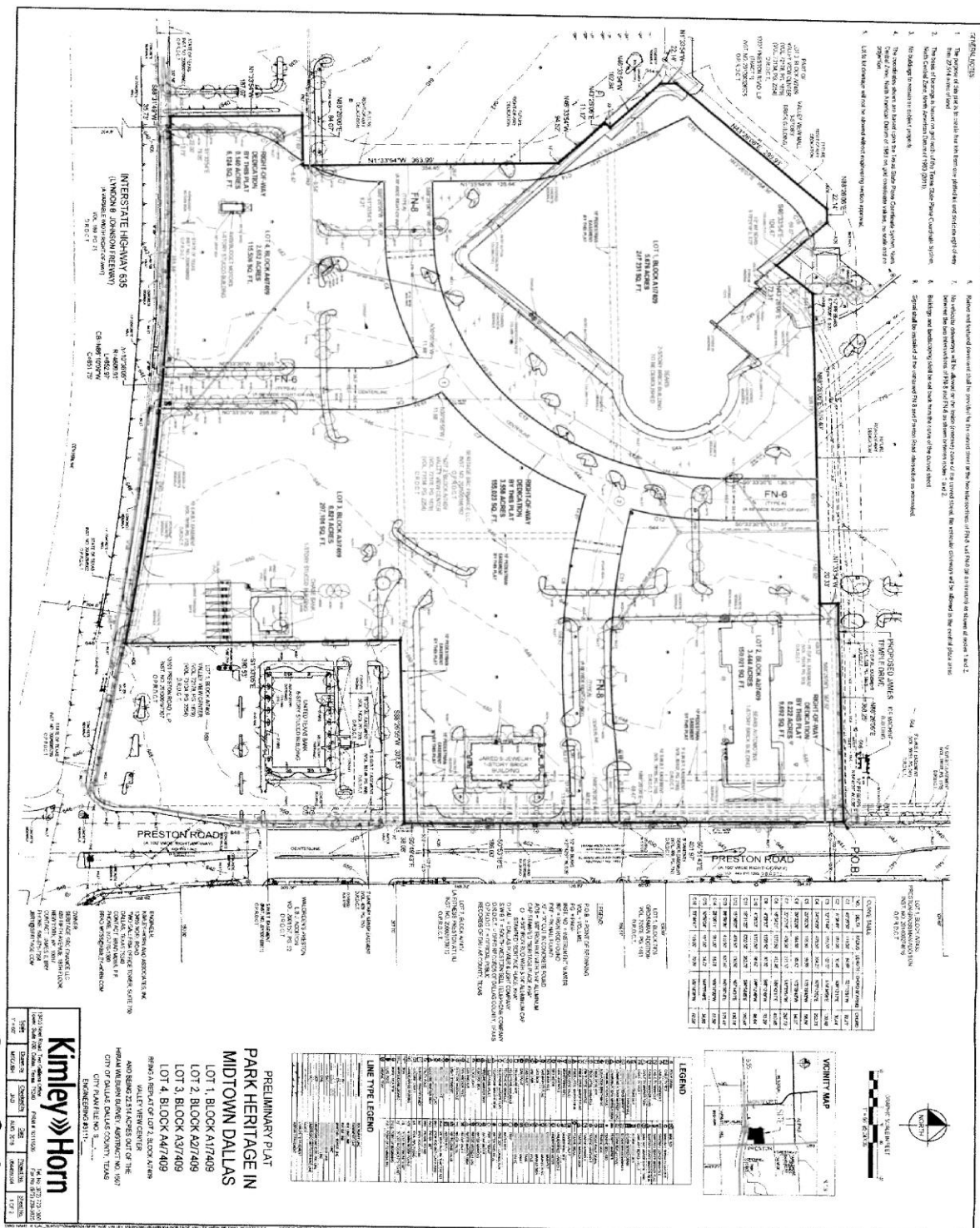
STAFF RECOMMENDATION: The request complies with the requirements of PD 887 (Subdistrict 1A, Tract 2), (Subdistrict 1, Tract 3), (Subdistrict 2); therefore, staff recommends approval of the request subject to compliance with the following conditions:

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

11. Submit a full set of Civil Engineering plans prepared per City Standards by a licensed (TX) Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center (i.e. 311T). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
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 stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval." (note must be on plat). Section 51A-8.611(e).
14. On the final plat, dedicate 65 feet right-of-way from the established center line of Preston Road, north of FN-8. Section 51A 8.602(c).
15. On the final plat, dedicate 87 feet of right-of-way from the established centerline of Preston Road, south of FN-8. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
16. On the final plat, dedicate a 20-foot by 20-foot corner clip (right-of-way or street easement) at the intersection of Preston Road and FN-8, FN-8 and FN-6, FN-6 and FN-8, Interstate Highway 635 (Lyndon B. Johnson Freeway) and & FN-6. Section 51A 8.602(d) (1).
17. On the final plat, dedicate a 15-foot by 15-foot corner clip at the intersection of Preston Road and James Temple Drive, Interstate Highway 635 (Lyndon B. Johnson Freeway) and proposed road FN-8, and James Temple Drive & proposed road FN-6. Section 51A-8.602(e),
18. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)."
19. If the location is within PD 468, PD 595, PD 887, then it must comply with Article XIII set forth by City Code 51A-13.
20. Prior to final plat, all thoroughfare right-of-way and corner clips need to be coordinated and approved by Transportation Department. Contact Kimberly Smith.
21. On the final plat, show recording information on all existing easements within 150 feet of the property.
22. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
23. On the final plat, change pedestrian easement to sidewalk easement.

24. On the final plat, per the City of Dallas Thoroughfare Plan, Section 51A-9, unnamed FN-6 and unnamed FN-8 require 69 feet of right-of-way.
25. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g) (1) and (2) and 49-62(b), (c), and (f).
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. Wastewater main improvement is required by private development contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.
28. On the final plat, change “Interstate Highway 635 (Lyndon B. Johnson Freeway)” to “Lyndon B. Johnson Freeway/Interstate Highway 635”. Section 51A-8.403(a) (1) (A) (xii).
29. On the final plat, change “Preston Road” to “Preston Road/State Highway No. 289”. Section 51A-8.403(a) (1) (A) (xii).
30. On the final plat, change “Proposed James Temple Drive” to “James Temple Drive” and make it clear that the name applies to both future right-of-way and that dedicated by this plat. Section 51A-8.403(a) (1) (A) (xii).
31. Prior to final plat, contact the Street Name Coordinator for help selecting appropriate names for the proposed public streets. Section 51A-8.403(a)(1)(A)(xiv), Section 51A-8.506(e)
32. On the final plat, identify the property as Lot 1 in City Block A1/7409, Lot 1 in City Block A2/7409, Lot 1 in City Block A3/7409, and Lot 1 in City Block A4/7409. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).





CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 20, 2018****FILE NUMBER:** S178-296**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** 15 Wooded Gate Drive, south of Greenwich Lane**DATE FILED:** August 22, 2018**ZONING:** PD 384**PD LINK:** <http://www.dallascityattorney.com/51P/Articles%20Supp%206/ARTICLE%20384.pdf>**CITY COUNCIL DISTRICT:** 11 **SIZE OF REQUEST:** 0.192 acre **MAPSCO:** 15Y**OWNER:** William Dearman

REQUEST: An application to replat a 0.192-acre lot containing all of Lot 7 in City Block 44A/7460 to reduce a portion of the existing 10-foot building line and jog around a proposed swimming pool on property located at 15 Wooded Gate Drive, south of Greenwich Lane.

SUBDIVISION HISTORY:

1. S134-147 was a request southwest of the present request to replat a 1.976-acre tract of land containing all of Lot 1 in City Block 46/7460 into six lots ranging in size from 12,733 square feet to 15,608 square feet on property located at 6243 Forest lane. The request was approved May 22, 2014 and was recorded May 9, 2016.
2. S134-090 was a request southeast of the present request to replat a 7.015-acre tract of land containing all of Lots 6, 7, and 8 in City Block 43/7460 and all of Block 43-A/7460, and part of abandoned Crestway Drive right-of-way into one lot on property located on Forest Lane, west of Wooded Gate Drive. The request was approved March 6, 2014 and was recorded October 24, 2017.
3. S123-268 was a request northeast of the present request to replat a 0.737-acre tract of land containing all of Lot 1 and Lot 2 in City Block 33A/7460 into one lot and reduce the 40-foot platted building line along Longfellow Drive by one foot to bring the existing single family residence into compliance on property located at 6522 and 6532 Longfellow Drive. The request was approved October 24, 2013 and has not been recorded.
4. S123-181 was a request west of the present request to replat a 0.321 acre tract of land containing all of Lots 5 and 6 in City Block 50/7460 into one lot; and to remove the seven foot platted building line between Lots 5 and 6; and to remove the one foot platted building line from the west line of Lot 5 on property located at 11 Winding Lake Drive, north of Forest Lane. The request was approved July 11, 2011 and was recorded April 21, 2014.
5. S123-059 was a request west of the present request to replat a tract of land containing all of Lots 7 and 8 in City Block 50/7460 into one 0.412-acre lot on property located at 13 – 15 Winding Lake Drive, north of Forest Lane. The request was approved on February 7, 2013 and was recorded August 9, 2013.

Property Owner Notification: On August 31, 2018, 33 notices were sent to property owners within 200 feet of the proposed plat.

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

- (1) Upon the affirmative vote of at least three-fourths of the commission members present; and
- (2) If the Commission finds that relocation or removal of the platted building line will not:
 - (i) “require a minimum front, side, or rear yard setback less than required by zoning regulation”
 - The platted building line along rear side of the proposed plat is 10 feet. Per PD 384, rear yard setback is 10 feet; the request is to reduce the 10-foot building line and wrap around the portion of the swimming pool encroaching into a 10-foot platted building line setback. PD 384 refers to Section 51A-4.400 for yard, lot, and space regulations which allow for swimming pool development to occur in the rear yard setback.
 - (ii) “be contrary to the public interest;”
 - 33 notices were sent August 31, 2018 to owners within 200 feet of the plat boundaries.
 - (iii) “adversely affect neighboring properties; and”
 - The reduction of the portion of the existing building line to wrap around a proposed swimming pool on property will be consistent to the other properties.
- (IV) “adversely affect the plan for the orderly development of the subdivision.”
 - The reduction of the portion of the existing building line to wrap around a proposed swimming pool will allow the property to be developed in an orderly matter with a uniform setback equal to other properties.

STAFF RECOMMENDATION OF BUILDING LINE REDUCTION: The request to reduce the existing 10-foot platted building line along the rear yard setback of the proposed plat will make the property conforming with the building line along the rest of the block face. The zoning requires a 10-foot rear yard setback. Staff finds that the request complies with PD 384, Section 51A-4.400, and Section 51A-8.505 of the Dallas Development Code; therefore, staff recommends approval of reduction of the building line.

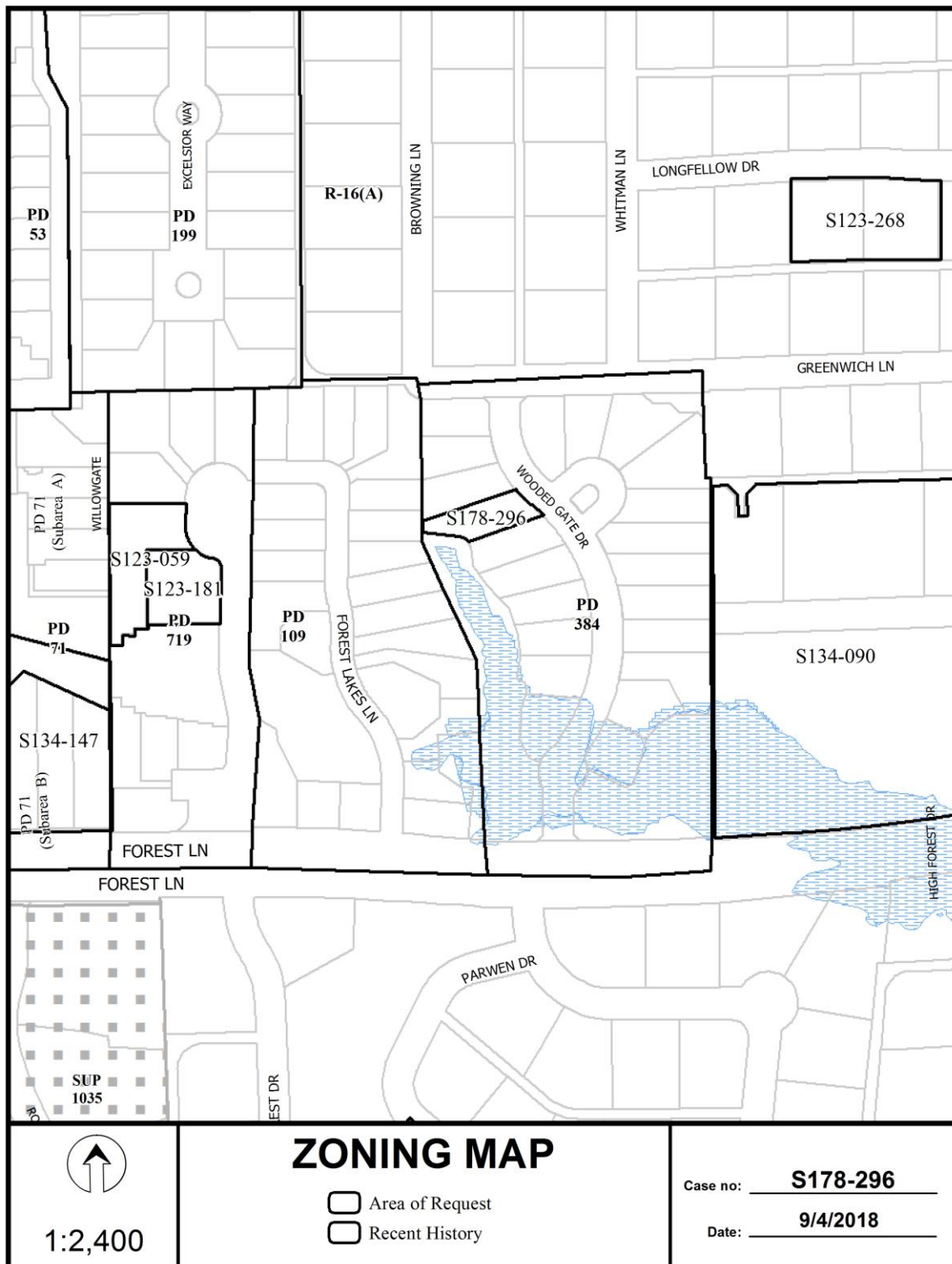
STAFF RECOMMENDATION ON PLAT: Section 51A-8.503 states that “lots must conform in width, depth, and area to the pattern already established in the adjacent

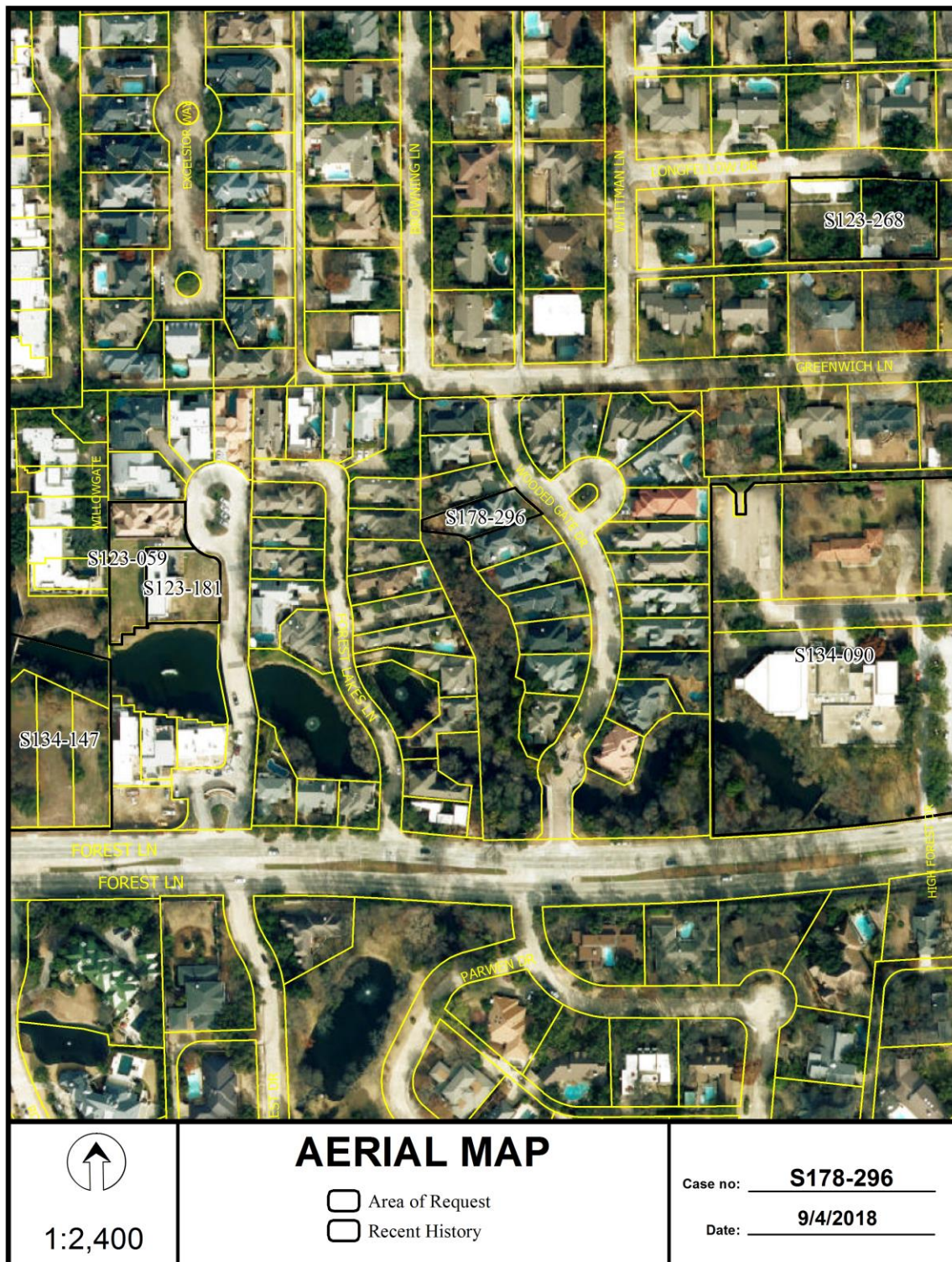
areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets.”.

The size of the existing lot will remain same. The staff has determined that the request complies with the requirements of Section 51-8.503 and the requirements of PD 384; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: “Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.”
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman’s signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. The number of lots permitted by this plat is one.
11. Place a note on the final plat stating “Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval.” (note must be on plat). Section 51A-8.611(e).

12. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e. non-311T). Section 51A-8.102 (c), Section 8.601(b)(4),(5),(6),(7),(8),(9)
13. On the final plat, show recording information on all existing easements within 150 feet of the property.
14. Prior to final plat, contact Real Estate to discuss abandonment process for retaining wall encroachment on the floodway easement common area (Volume 94153, page 3699) or provide documentation showing retaining wall encroachment has been removed.
15. Prior to final plat, provide a copy of recorded certified Ordinance No. 21994 to Real Estate.
16. On the final plat, the abandonment should be noted as "Abandonment authorized by Ordinance No. 21994 and recorded in Instrument No._____".
17. Prior to recordation of final plat, Real Estate release is required.
18. On the final plat, identify the property as Lot 7 in City Block 44A/7460. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).







Notification List of Property Owners

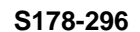
S178-296

33 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	15 WOODDED GATE DR	DEARMAN WILLIAM
2	11820 FOREST LAKES LN	BROWN CAROLE ANN
3	11824 FOREST LAKES LN	WHALEN FORREST J &
4	11904 FOREST LAKES LN	REYNOLDS J MIKEL &
5	11908 FOREST LAKES LN	ASPGREN DONA J
6	11912 FOREST LAKES LN	SUNDEEN DONALD &
7	11916 FOREST LAKES LN	WACASER KARIN E
8	11920 FOREST LAKES LN	TINSLEY CLAY MARSHALL
9	11924 FOREST LAKES LN	GRANT WILLIAM B & JANE P
10	11928 FOREST LAKES LN	BREDLAU MICHAEL A & MARY
11	11932 FOREST LAKES LN	SILVERMAN IRA W TR
12	11936 FOREST LAKES LN	SEAL CLAUDE E II
13	11825 FOREST LAKES LN	HICKS CHARLES L
14	11907 FOREST LAKES LN	MEYER STEVEN E & LISA D
15	11911 FOREST LAKES LN	WYLL STANLEY L
16	11917 FOREST LAKES LN	ARMSTRONG DEANE R
17	11921 FOREST LAKES LN	WESTERGAARD DEBORAH
18	26 WOODDED GATE DR	FOREST ON THE CREEK JV
19	5 WOODDED GATE DR	SCHONWALD AVRUM
20	7 WOODDED GATE DR	SKIBELL JEROME M & JOAN L
21	9 WOODDED GATE DR	WEINSTEIN SHELDON & JOAN
22	11 WOODDED GATE DR	CATE WILLIAM N & ALYSON
23	17 WOODDED GATE DR	GRAY HENRY C
24	19 WOODDED GATE DR	ROBERTS JOYCE A
25	21 WOODDED GATE DR	STIEGLITZ STEPHEN A & SHEILA E
26	10 WOODDED GATE DR	PRENGLER JACKIE EST OF

08/23/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	12 WOODED GATE DR	TILLOTSON JOHN R &
28	14 WOODED GATE DR	BOYD BARBARA K WHITE
29	16 WOODED GATE DR	DEVENDORF MICHAEL A &
30	18 WOODED GATE DR	THOMPSON OTIS R
31	20 WOODED GATE DR	GOODMAN PHILIP & JUDITH
32	22 WOODED GATE DR	HUFF WILLIAM H III & JUDITH E
33	24 WOODED GATE DR	WIMMER LANCE P & MARILOU C



CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 20, 2018****FILE NUMBER:** S178-298**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** 10211 Gaywood Road, east of Hollow Way Road**DATE FILED:** August 22, 2018**ZONING:** R-1ac(A)**CITY COUNCIL DISTRICT:** 13 **SIZE OF REQUEST:** 0.856 acre**MAPSCO:** 25J**OWNERS:** Paul H. Devereux and Sharon Devereux

REQUEST: An application to replat a 0.856-acre tract of land containing all of Lot 12 and part of Lot 11 in City Block E/5517 to create one lot and to reduce a portion of the existing 50-foot building line to 43.5 feet along the north line of Gaywood Road on property located at 10211 Gaywood Road, east of Hollow Way Road.

SUBDIVISION HISTORY:

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

Property Owner Notification: On August 29, 2018, 11 notices were sent to property owners within 200 feet of the proposed plat.

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

- 1) Upon the affirmative vote of at least three-fourths of the commission members present; and
- 2) If the Commission finds that relocation or removal of the platted building line will not:
 - (i) “require a minimum front, side, or rear yard setback less than required by zoning regulation”
 - The platted building line along north line of Gaywood Road is 50 feet. The front yard setback for the R-1ac(A) single family district is 40 feet; the request is to reduce the portion of 50-foot building line to 43.5 feet and have building line wrap around the portion of the structure encroaching into 50-foot platted building line setback.
 - (ii) “be contrary to the public interest;”
 - 11 notices were sent August 29, 2018 to owners within 200 feet of the plat boundaries.
 - (iii) “adversely affect neighboring properties; and”

- The reduction of the portion of the existing building line from 50 feet to 43.5 feet will be consistent to the other properties along the north line of Gaywood Road.

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

- The reduction of 6.5 feet will allow the property to be developed in an orderly matter with a uniform setback equal to other properties along the north line of Gaywood Road.

STAFF RECOMMENDATION OF BUILDING LINE REDUCTION: The request to reduce a portion of the existing 50-foot platted building line along north line of Gaywood Road will make the property conforming with the building line along the rest of the block face. The zoning requires a 40-foot front yard setback along the north line of Gaywood Road. Staff finds that the request complies with Section 51A-8.505 of the Dallas Development Code; therefore, staff recommends approval of reduction of the portion of the existing 50-foot building line to 43.5 feet.

STAFF RECOMMENDATION ON PLAT: 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.”.

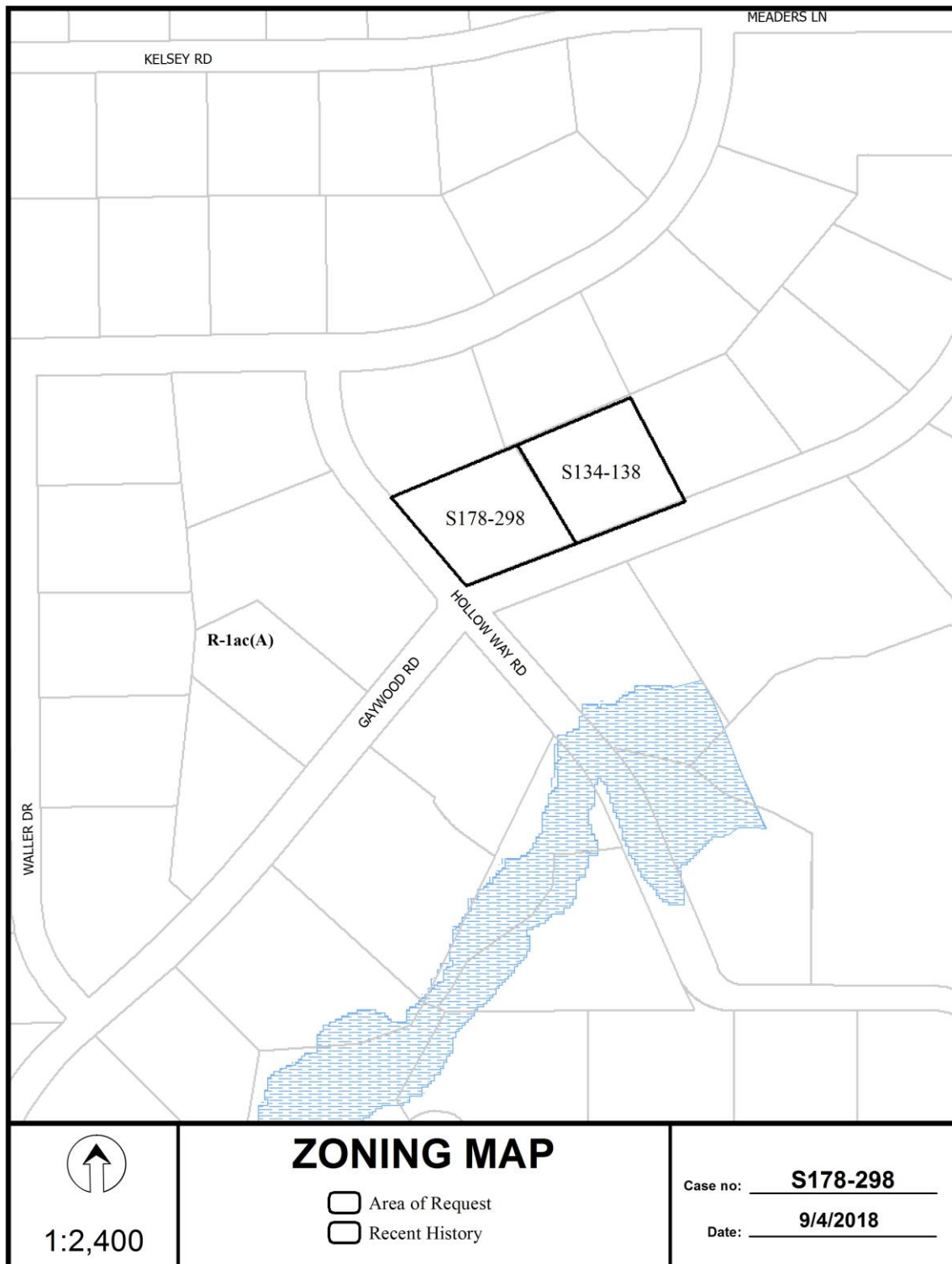
Lots to the north and east of the proposed lot are with similar lot width, depth, and pattern. Lots area range from 35,919.54 square feet to 43,279.66 square feet. The proposed lot area is 37,268 square feet (0.856 acre). The minimum lot area for R-1ac(A) is 43560 square feet (1.00 acre) but Section 51A-8.501(c) allows to process a replat with less lot area than required by zoning provided it includes all of a previous legal building site.

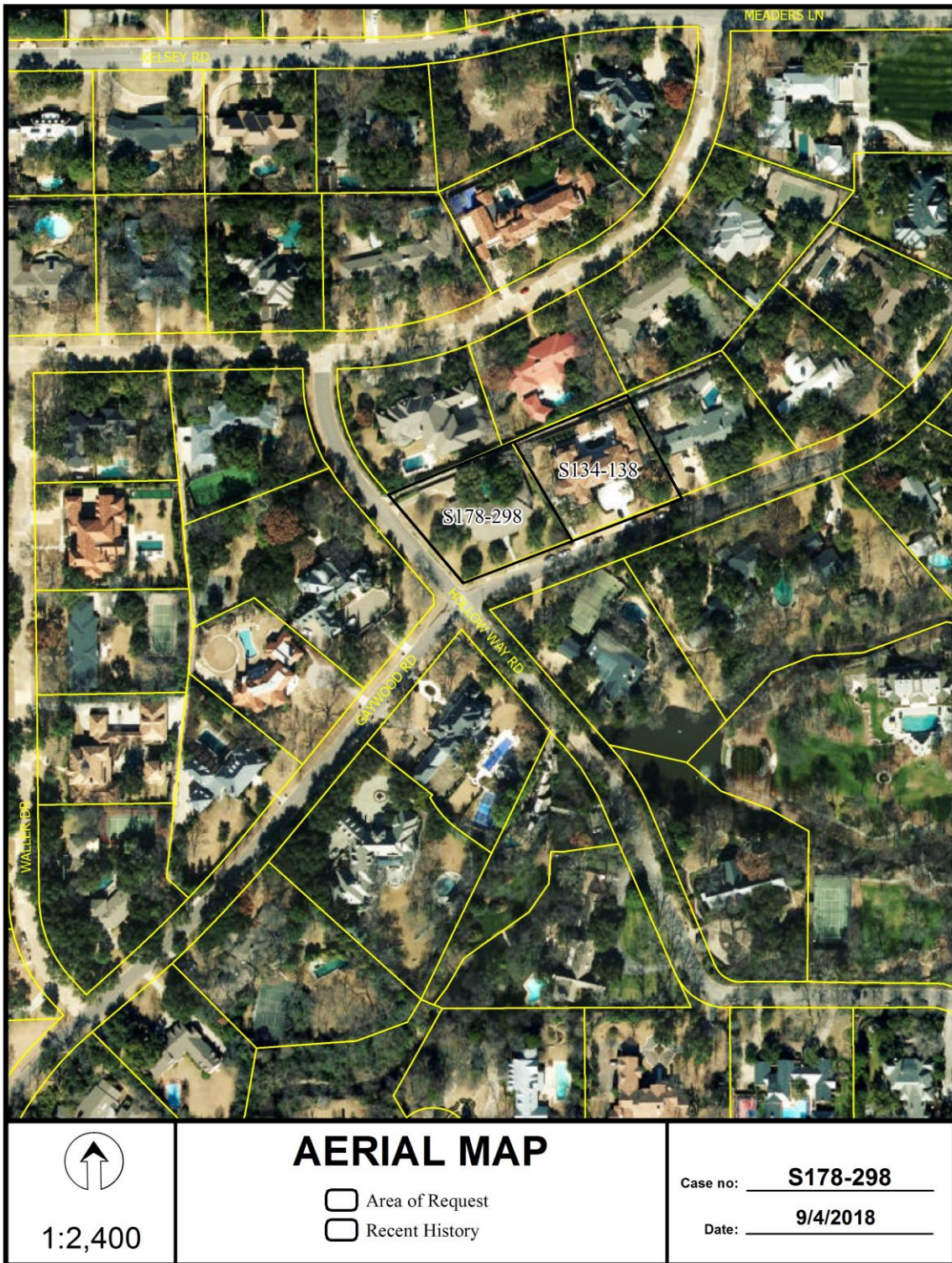
Staff concludes that the request is in compliance with Section 51A-8.503 and with the exception of Section 51A-8.501(c); therefore, staff recommends approval of the request subject to compliance with the following conditions:

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

5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal after City Plan Commission Approval.
10. The number of lots permitted by this plat is one.
11. Submit a full set of Civil Engineering plans prepared per City Standards by a licensed (TX) Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center (i.e. 311T). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
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 stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval." (note must be on plat). Section 51A-8.611(e).
14. On the final plat, dedicate 28 feet of right-of-way (via fee simple) from the established centerline of Gaywood Road and Hollow Way Road. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
15. On the final plat, dedicate a 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Hollow Way Road & Gaywood Road. Section 51A 8.602(d) (1).
16. On the final plat, show recording information on all existing easements within 150 feet of the property.

17. On the final plat, clarify if the 15-foot easement is an alley.
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 main improvement may be required by private development contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.
20. Add a label on the final plat stating: “Building line reduction by this plat.”
21. On the final plat, identify the property as Lot 12A in City Block E/5517. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).







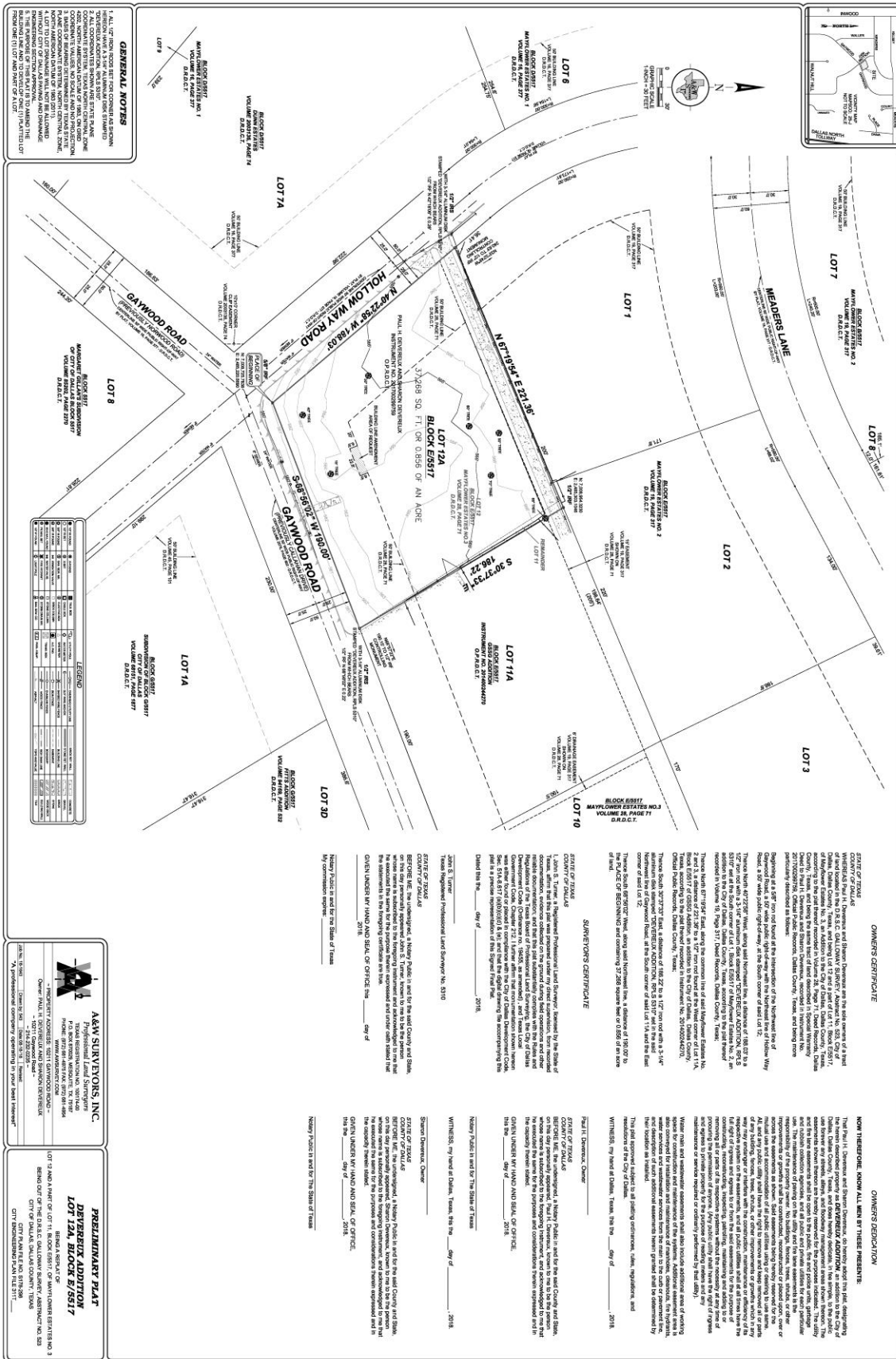
08/23/2018

Notification List of Property Owners

S178-298

11 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10211 GAYWOOD RD	LANSBURGH ROBERT & ELAINE
2	10227 GAYWOOD RD	HORN CHARLES L & LEAH T
3	5222 MEADERS LN	WOODALL BLAKE EDWIN & KRISTI MCINTYRE
4	5310 MEADERS LN	POLLARI KEVIN & JANET
5	5330 MEADERS LN	HRUBETZ ALBERT
6	5338 MEADERS LN	BRODER MICHAEL K &
7	10243 GAYWOOD RD	HARTNETT JAY D & DEBORAH G
8	10210 GAYWOOD RD	SMALL JUSTIN & NICOLE
9	10160 GAYWOOD RD	HOLLISTER CHRISTOPHER W & HELEN C
10	10165 GAYWOOD RD	DUNN H MARK &
11	10240 GAYWOOD RD	STEWART WALTER & AUDREY



FILE NUMBER: D178-016

DATE FILED: July 13, 2018

LOCATION: Southwest corner of Midtown Boulevard and Manderville Lane

COUNCIL DISTRICT: 13

MAPSCO: 26 K

SIZE OF REQUEST: ± 3.26 acres

CENSUS TRACT: 78.23

MISCELLANEOUS DOCKET ITEM

OWNER: Southwest Transplant Alliance, Inc.

APPLICANT: Cushman & Wakefield

REPRESENTATIVE: Maxwell J. Fisher, AICP - MASTERPLAN

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

SUMMARY: On June 14, 2016, the Dallas City Council established Planned Development District No. 745 by Ordinance No. 26372.

The zoning was granted as a conceptual planned development district and requires City Plan Commission approval of a development plan prior to the issuance of a building permit for work other than repair of existing structures, demolition and grading, the installation of fencing or other structures for security purposes, work associated with permitted temporary uses, or work intended to provide for the irrigation or maintenance of landscaping. The proposed development plan provides for the construction of a 62,000-square-foot, two-story building within Planned Development District No. 745 to be used as a medical laboratory.

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

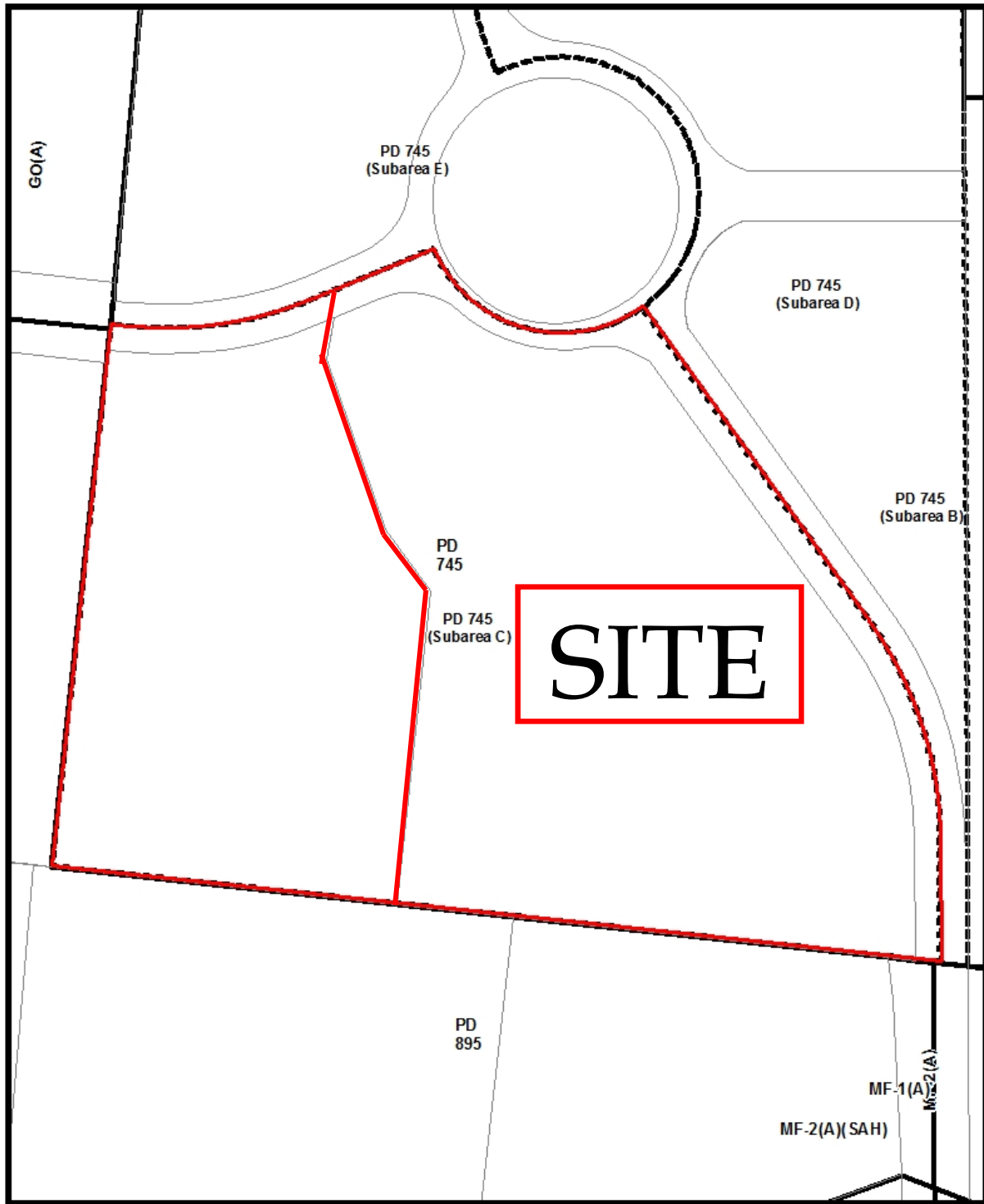
The most up to date PD ordinance may be viewed at the following link:
<http://www.dallascityattorney.com/51P/Articles%20Supp%2052/ARTICLE%20745.pdf>


STAFF RECOMMENDATION: Approval

List of Partners/Principals/Officers

Southwest Transplant Alliance

Chair	Kris Gugliuzza, MD
Vice Chair	Charles Gressle
Secretary	Alejandro Meija, MD
Treasurer	Ron Murff
President/CEO	Patti Niles
EVP/CAO/GC	Brad Adams
COO	Sandi Lemons



 1:1,073

Zoning Map

Printed Date: 8/14/2018

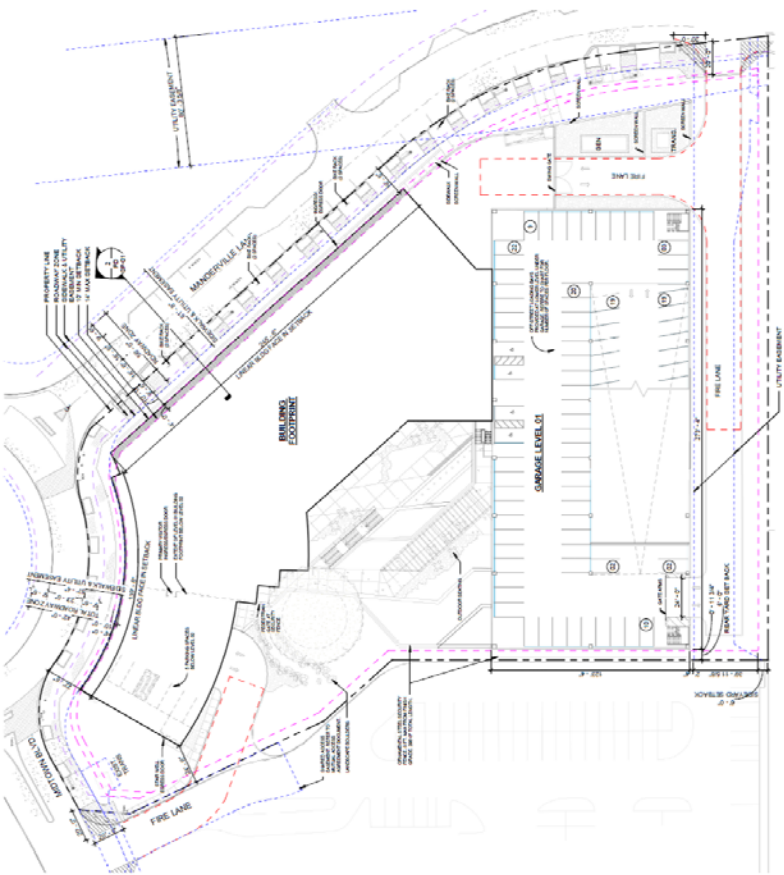


 1:1,073

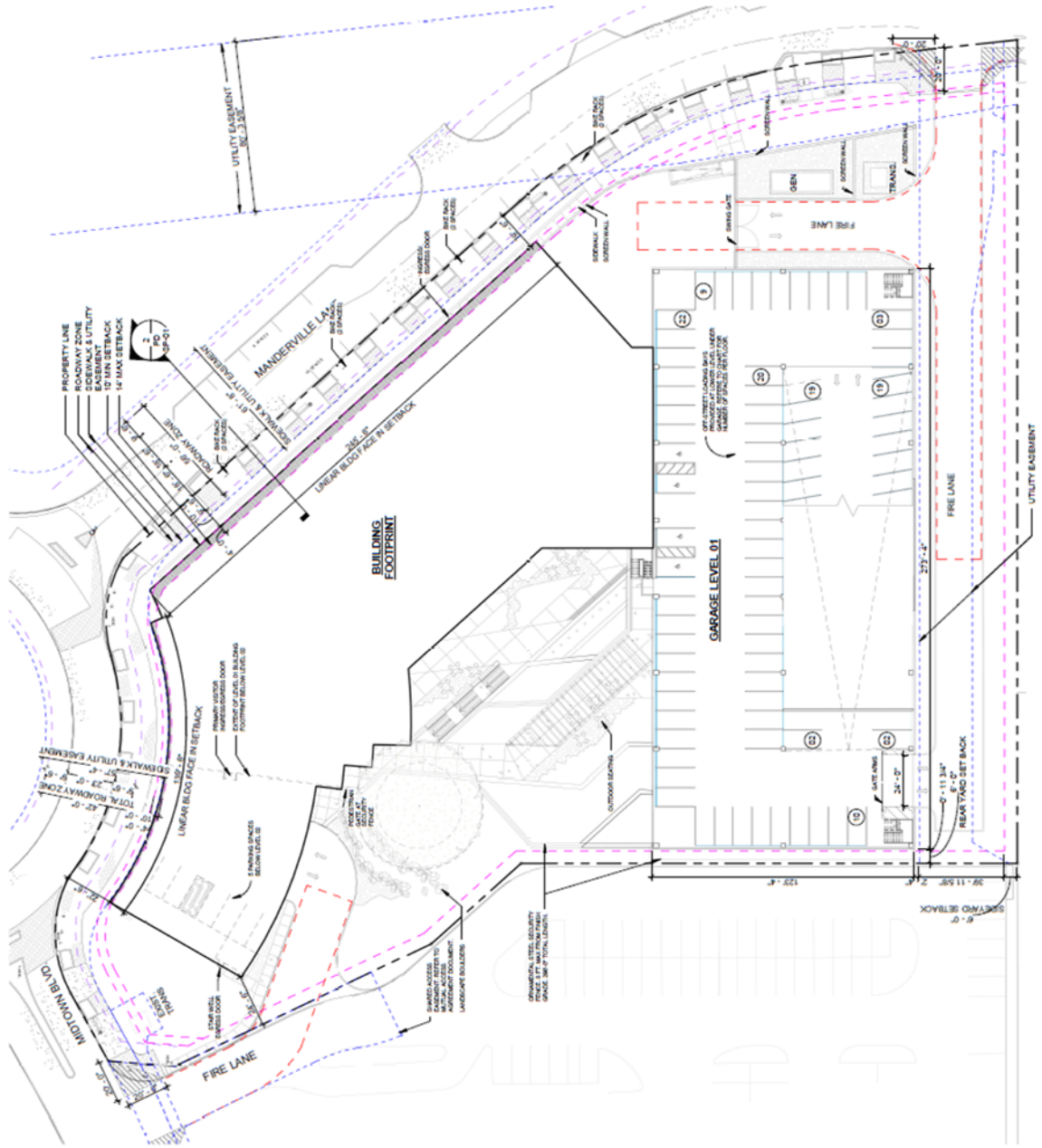
Aerial Map

Printed Date: 8/14/2018

Proposed Development Plan



Enlarged Development Plan



Proposed Landscape Plan



PROPERTY OWNER:
SOUTHWEST TRANSPLANT ALLIANCE
8409 BLAIR ROAD
DALLAS, TX 75231
214-325-0285

LANDSCAPE ARCHITECT:
PACHeco KOch
7857 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
875-258-3031

PROPERTY DESCRIPTION:
SOUTHWEST TRANSPLANT ALLIANCE
LOT 1A, BLOCK 07291
8180 MIDTOWN ADDITION
DALLAS, TX 75231

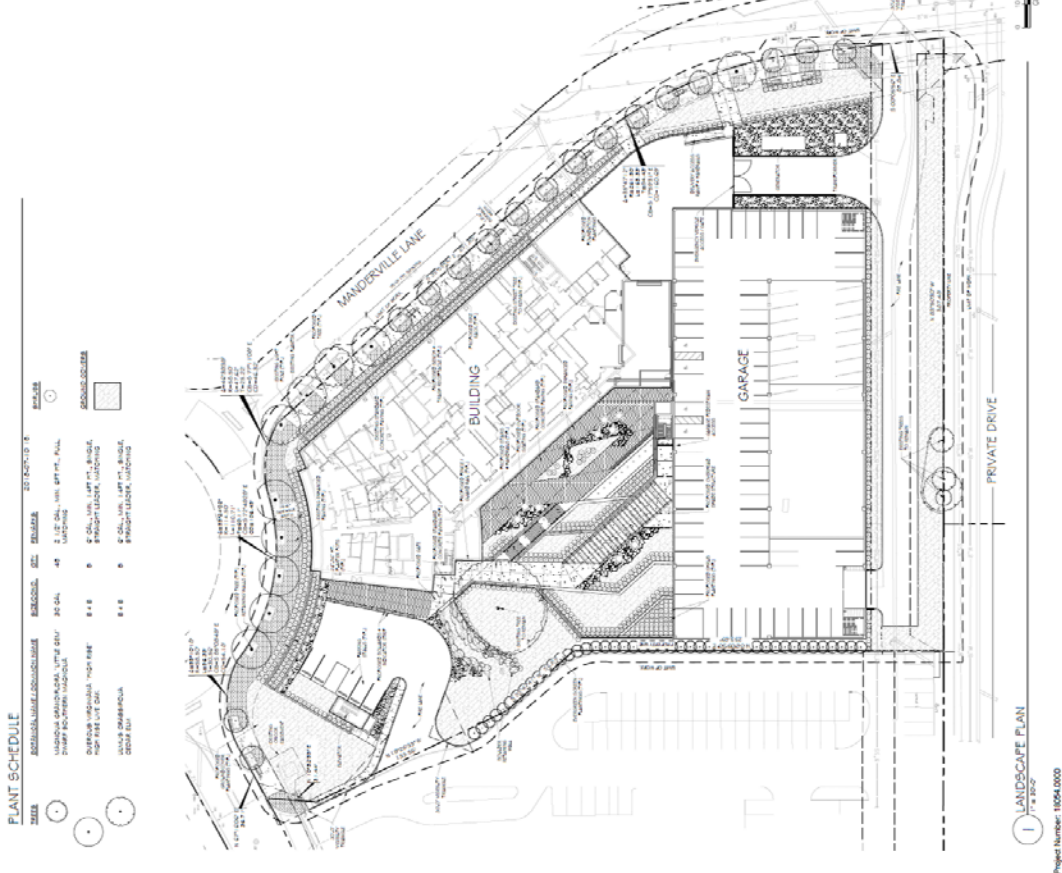
ALL LANDSCAPING TO BE BRIGATED
AND PLANTED BY THE CONTRACTOR
SYSTEM. ALL BRIGADO AND
GROUNDCOVER ZONES TO RECEIVE
DRIP IRRIGATION. TURF ZONES TO
RECEIVE SPRINKLER IRRIGATION.
IRRIGATION AND TREES TO RECEIVE
DUBBLETS.

CASE FILE # D175-016
PLANNED DEVELOPMENT DISTRICT NO. 745
SUBAREA C
LANDSCAPE PLAN

City Requirements for Article X - PD 745 SUBAREA C			
Standard	Required	Provided	Comments
1. The landscape plan shall be prepared by a landscape architect or a person qualified by experience to prepare such plans.	Yes	Yes	Prepared by Pacheco Koch, a landscape architect.
2. The landscape plan shall show the location and extent of all proposed plantings, including trees, shrubs, and groundcover, and shall indicate the species, size, and quantity of each planting.	Yes	Yes	Shows all proposed plantings, including trees, shrubs, and groundcover, with species, size, and quantity indicated.
3. The landscape plan shall show the location and extent of all proposed irrigation systems, including drip irrigation and sprinkler systems, and shall indicate the type and quantity of each system.	Yes	Yes	Shows all proposed irrigation systems, including drip irrigation and sprinkler systems, with type and quantity indicated.
4. The landscape plan shall show the location and extent of all proposed mulch areas, and shall indicate the type and quantity of each area.	Yes	Yes	Shows all proposed mulch areas, with type and quantity indicated.
5. The landscape plan shall show the location and extent of all proposed hardscape areas, including walkways, patios, and retaining walls, and shall indicate the type and quantity of each area.	Yes	Yes	Shows all proposed hardscape areas, including walkways, patios, and retaining walls, with type and quantity indicated.
6. The landscape plan shall show the location and extent of all proposed lighting systems, including streetlights and landscape lighting, and shall indicate the type and quantity of each system.	Yes	Yes	Shows all proposed lighting systems, including streetlights and landscape lighting, with type and quantity indicated.
7. The landscape plan shall show the location and extent of all proposed signs, including directional signs and informational signs, and shall indicate the type and quantity of each sign.	Yes	Yes	Shows all proposed signs, including directional signs and informational signs, with type and quantity indicated.
8. The landscape plan shall show the location and extent of all proposed safety features, including guardrails and safety barriers, and shall indicate the type and quantity of each feature.	Yes	Yes	Shows all proposed safety features, including guardrails and safety barriers, with type and quantity indicated.
9. The landscape plan shall show the location and extent of all proposed utility lines, including water, sewer, and gas lines, and shall indicate the type and quantity of each line.	Yes	Yes	Shows all proposed utility lines, including water, sewer, and gas lines, with type and quantity indicated.
10. The landscape plan shall show the location and extent of all proposed easements, including utility easements and access easements, and shall indicate the type and quantity of each easement.	Yes	Yes	Shows all proposed easements, including utility easements and access easements, with type and quantity indicated.

PLANTING GENERAL NOTES

1. All plants shall be set out and planted by the contractor in accordance with the specifications and standards of the City of Dallas.
2. All plants shall be set out and planted by the contractor in accordance with the specifications and standards of the City of Dallas.
3. All plants shall be set out and planted by the contractor in accordance with the specifications and standards of the City of Dallas.
4. All plants shall be set out and planted by the contractor in accordance with the specifications and standards of the City of Dallas.
5. All plants shall be set out and planted by the contractor in accordance with the specifications and standards of the City of Dallas.
6. All plants shall be set out and planted by the contractor in accordance with the specifications and standards of the City of Dallas.
7. All plants shall be set out and planted by the contractor in accordance with the specifications and standards of the City of Dallas.
8. All plants shall be set out and planted by the contractor in accordance with the specifications and standards of the City of Dallas.
9. All plants shall be set out and planted by the contractor in accordance with the specifications and standards of the City of Dallas.
10. All plants shall be set out and planted by the contractor in accordance with the specifications and standards of the City of Dallas.



STA-PLAN DEVELOPMENT SUBMISSION
As indicated
07/13/2018

Project Number: 1804.0000

Pacheco Koch CORGAN

Proposed Tree Mitigation Plan

TREE PRESERVATION LEGEND



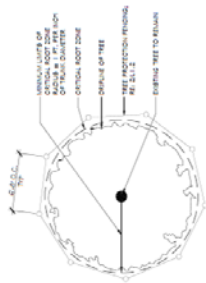
TREE SURVEY FIELD DATA						
TREE NUMBER	TREE SPECIES	TREE HEIGHT	DBH	STATUS	DATE	RECORD NO.
1	W	12.5	10	W	10/10/10	1
2	W	12.5	10	W	10/10/10	2
3	W	12.5	10	W	10/10/10	3
4	W	12.5	10	W	10/10/10	4
5	W	12.5	10	W	10/10/10	5
6	W	12.5	10	W	10/10/10	6
7	W	12.5	10	W	10/10/10	7
8	W	12.5	10	W	10/10/10	8
9	W	12.5	10	W	10/10/10	9
10	W	12.5	10	W	10/10/10	10
11	W	12.5	10	W	10/10/10	11
12	W	12.5	10	W	10/10/10	12
13	W	12.5	10	W	10/10/10	13
14	W	12.5	10	W	10/10/10	14
15	W	12.5	10	W	10/10/10	15
16	W	12.5	10	W	10/10/10	16
17	W	12.5	10	W	10/10/10	17
18	W	12.5	10	W	10/10/10	18
19	W	12.5	10	W	10/10/10	19
20	W	12.5	10	W	10/10/10	20
21	W	12.5	10	W	10/10/10	21
22	W	12.5	10	W	10/10/10	22
23	W	12.5	10	W	10/10/10	23
24	W	12.5	10	W	10/10/10	24
25	W	12.5	10	W	10/10/10	25
26	W	12.5	10	W	10/10/10	26
27	W	12.5	10	W	10/10/10	27
28	W	12.5	10	W	10/10/10	28
29	W	12.5	10	W	10/10/10	29
30	W	12.5	10	W	10/10/10	30
31	W	12.5	10	W	10/10/10	31
32	W	12.5	10	W	10/10/10	32
33	W	12.5	10	W	10/10/10	33
34	W	12.5	10	W	10/10/10	34
35	W	12.5	10	W	10/10/10	35
36	W	12.5	10	W	10/10/10	36
37	W	12.5	10	W	10/10/10	37
38	W	12.5	10	W	10/10/10	38
39	W	12.5	10	W	10/10/10	39
40	W	12.5	10	W	10/10/10	40
41	W	12.5	10	W	10/10/10	41
42	W	12.5	10	W	10/10/10	42
43	W	12.5	10	W	10/10/10	43
44	W	12.5	10	W	10/10/10	44
45	W	12.5	10	W	10/10/10	45
46	W	12.5	10	W	10/10/10	46
47	W	12.5	10	W	10/10/10	47
48	W	12.5	10	W	10/10/10	48
49	W	12.5	10	W	10/10/10	49
50	W	12.5	10	W	10/10/10	50
51	W	12.5	10	W	10/10/10	51
52	W	12.5	10	W	10/10/10	52
53	W	12.5	10	W	10/10/10	53
54	W	12.5	10	W	10/10/10	54
55	W	12.5	10	W	10/10/10	55
56	W	12.5	10	W	10/10/10	56
57	W	12.5	10	W	10/10/10	57
58	W	12.5	10	W	10/10/10	58
59	W	12.5	10	W	10/10/10	59
60	W	12.5	10	W	10/10/10	60
61	W	12.5	10	W	10/10/10	61
62	W	12.5	10	W	10/10/10	62
63	W	12.5	10	W	10/10/10	63
64	W	12.5	10	W	10/10/10	64
65	W	12.5	10	W	10/10/10	65
66	W	12.5	10	W	10/10/10	66
67	W	12.5	10	W	10/10/10	67

TREE MITIGATION SUMMARY	
TOTAL TREES REMOVED	122
TOTAL TREES SAVED	122

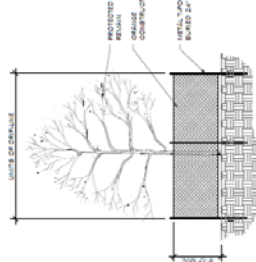
TREE MITIGATION NOTES

- [illegible]

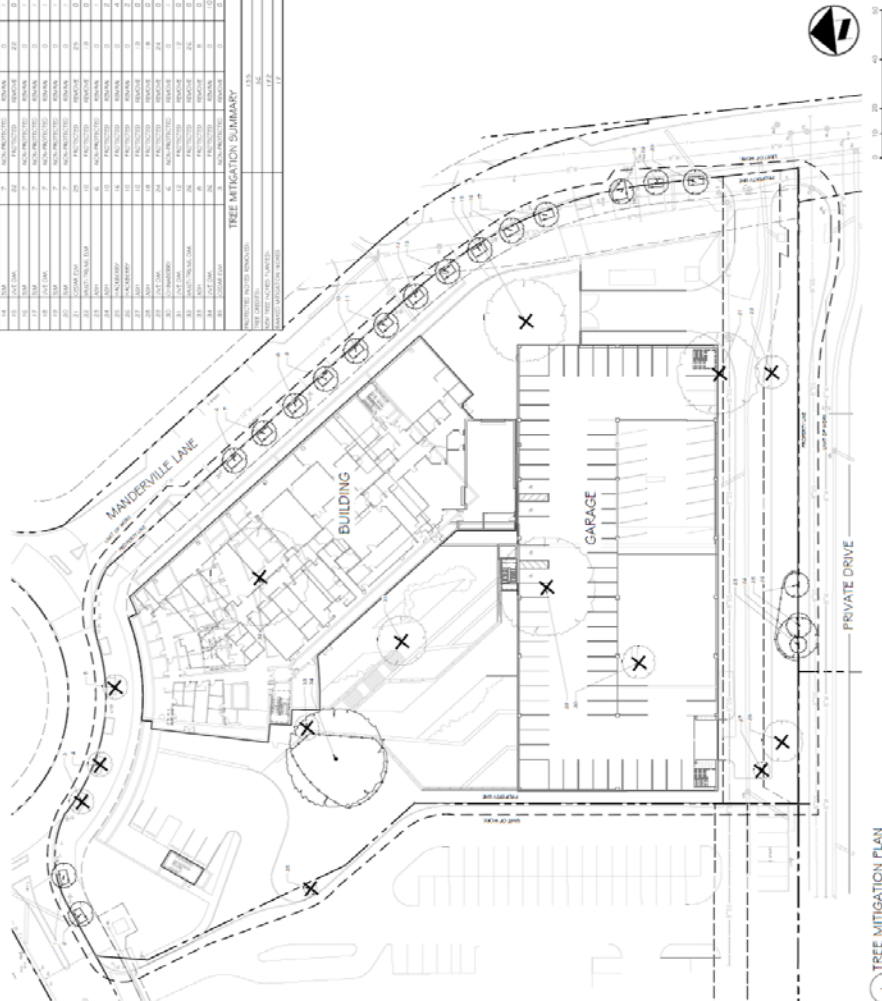
3 TREE PROTECTION FENCING - PLAN VIEW



3. TREE PROTECTION FENCING



CASE FILE # D178-016
PLANNED DEVELOPMENT DISTRICT NO. 745
SUB AREA C
TREE MITIGATION PLAN



FILE NUMBER: D178-018

DATE FILED: July 16, 2018

LOCATION: Southeast corner of Walnut Hill Lane and Wildcat Way

COUNCIL DISTRICT: 10

MAPSCO: 27 P

SIZE OF REQUEST: ± 0.50 acres

CENSUS TRACT: 78.26

MISCELLANEOUS DOCKET ITEM

OWNER/APPLICANT: PC LH Land Partner LP

REPRESENTATIVE: Kirk Hermansen – Hermansen Land Development

REQUEST: An application for a development plan and landscape plan for an office and restaurant use on property zoned Subarea C within Planned Development District No. 758.

SUMMARY: On June 13, 2007, the Dallas City Council established Planned Development District No. 758 by Ordinance No. 26786.

The zoning was granted as a conceptual planned development district and requires City Plan Commission approval of a development plan prior to the issuance of a building permit for work other than repair of existing structures, demolition and grading, the installation of fencing or other structures for security purposes, work associated with permitted temporary uses, or work intended to provide for the irrigation or maintenance of landscaping, a development plan and landscape plan must be approved by the city plan commission. The proposed development plan provides for the construction of a 4,699-square-foot building with an 850-square foot patio within Planned Development District No. 758 to include office and restaurant uses.

In conjunction with the above requirement, the attached development plan is submitted for the City Planning Commission's consideration. Staff has reviewed the proposed development plan and determined the plans comply 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

Chairman

Stephen T. Clark

President

M. Timothy Clark

Vice President, Treasurer, Secretary

Alejandro Meija, MD



 1:925

Zoning Map

Printed Date: 8/15/2018

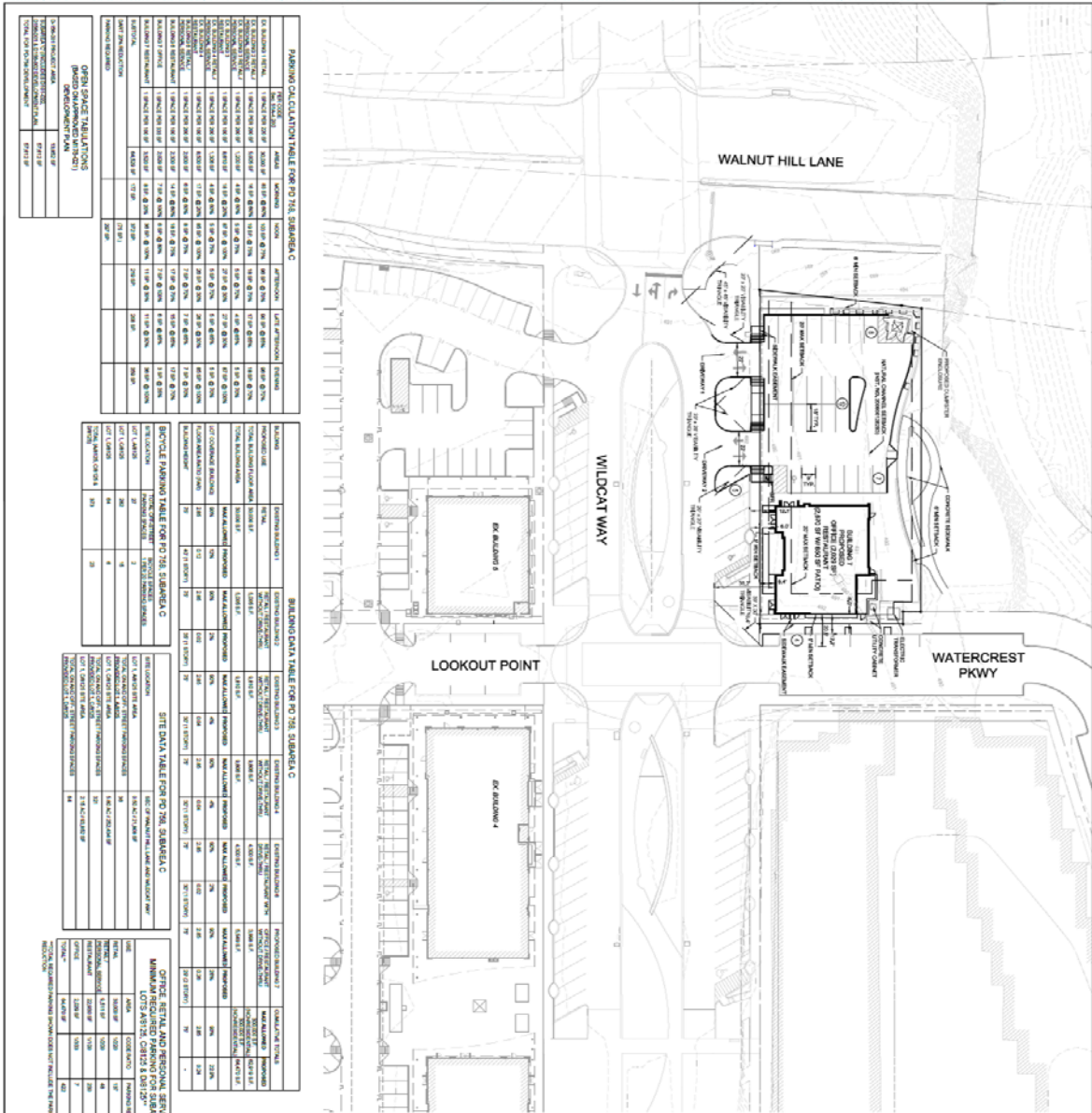


Aerial Map

Printed Date: 8/15/2018

Proposed Development Plan

THIS DOCUMENT IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. (KHA) AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KHA. KHA ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT. THE USER OF THIS DOCUMENT ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS. THIS DOCUMENT IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED. THE USER OF THIS DOCUMENT ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS. THIS DOCUMENT IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED. THE USER OF THIS DOCUMENT ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS.



DEVELOPMENT PLAN FOR PD 758 SUBAREA C

LOT 1, BLOCK A6/125
LAKE HIGHLANDS TOWN CENTER
CITY OF DALLAS, DALLAS
COUNTY, TEXAS

CASE NO. D178-018
APPLICATION DATE: JULY 16, 2018

OFFICE AND RESTAURANT KAHANA REQUIRED PARKING*

USE	AREA	COND. SAT.	OFF. SAT.	BLDG. SAT.	PARKING REQUIRED	EXIST. SAT.	NET SAT.
OFFICE	2,033 SF	1,113	0	0	1,113	0	1,113
RESTAURANT	3,333 SF	1,113	0	0	1,113	0	1,113
TOTAL	5,366 SF	2,226	0	0	2,226	0	2,226

*BASED ON 10% PARKING REQUIREMENT FOR OFFICE AND RESTAURANT USE.

BUILDING DATA TABLE

BUILDING	PROPOSED BUILDING 1	PROPOSED BUILDING 2	PROPOSED BUILDING 3
TOTAL BUILDING AREA	5,366 SF	5,366 SF	5,366 SF
TOTAL BUILDING FLOOR AREA	5,366 SF	5,366 SF	5,366 SF
LOT COVERAGE	50%	50%	50%
PARKING AREA	2,226 SF	2,226 SF	2,226 SF
PARKING RATIO	1:1	1:1	1:1

OFFICE RETAIL AND PERSONAL SERVICE MINIMUM REQUIRED PARKING FOR SUBAREA C

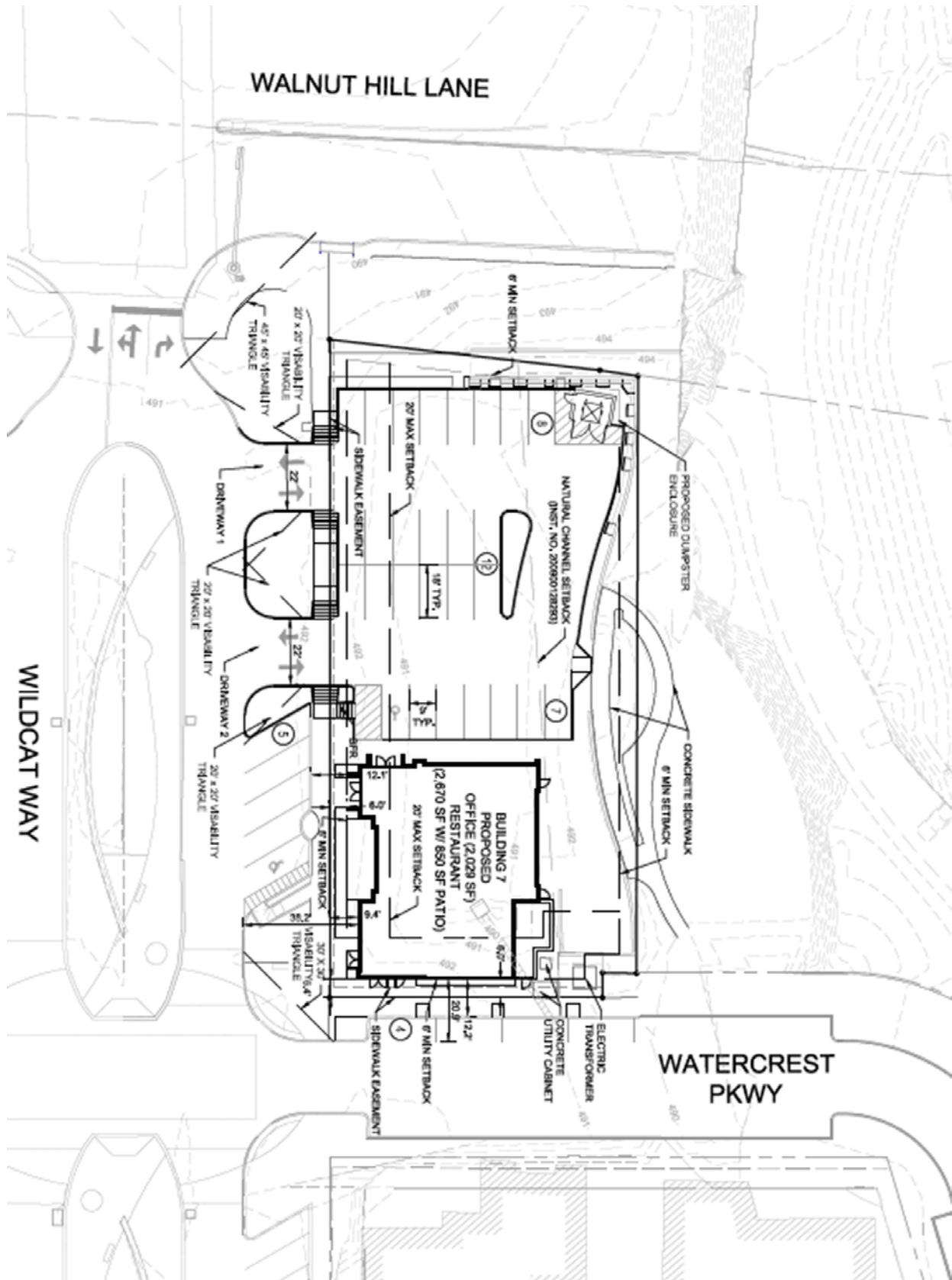
USE	AREA	COND. SAT.	OFF. SAT.	BLDG. SAT.	PARKING REQUIRED	EXIST. SAT.	NET SAT.
OFFICE	2,033 SF	1,113	0	0	1,113	0	1,113
RESTAURANT	3,333 SF	1,113	0	0	1,113	0	1,113
TOTAL	5,366 SF	2,226	0	0	2,226	0	2,226

DAIRY PEDESTRIAN CONNECTIVITY VIEW

Kimley-Horn

13005 MOORE ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972.355.5500 FAX: 972.355.5505
WWW.KIMLEY-HORN.COM

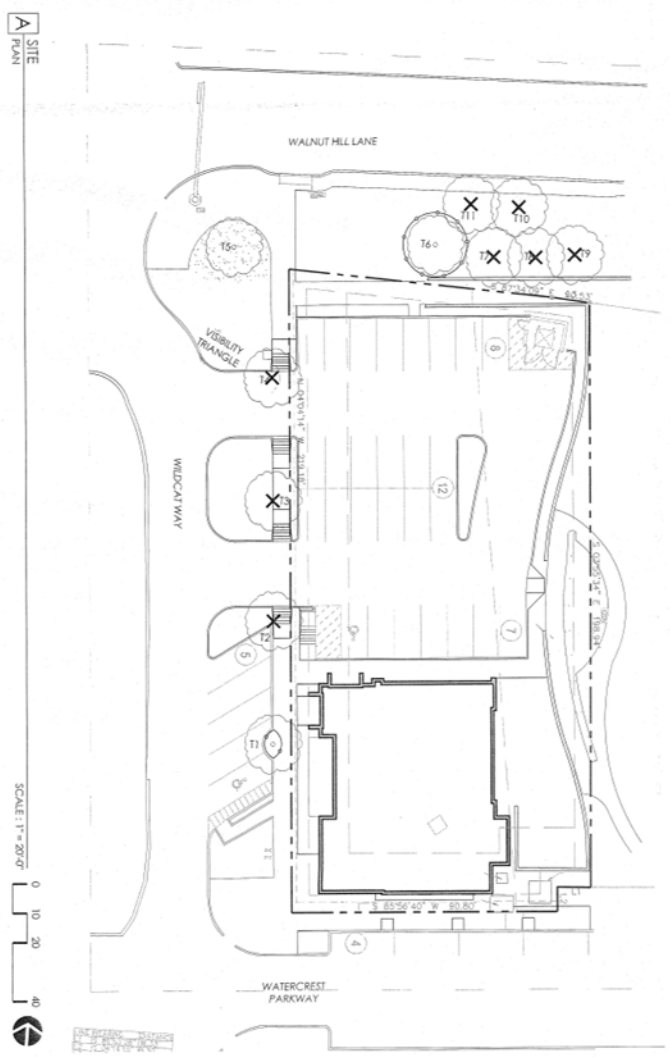
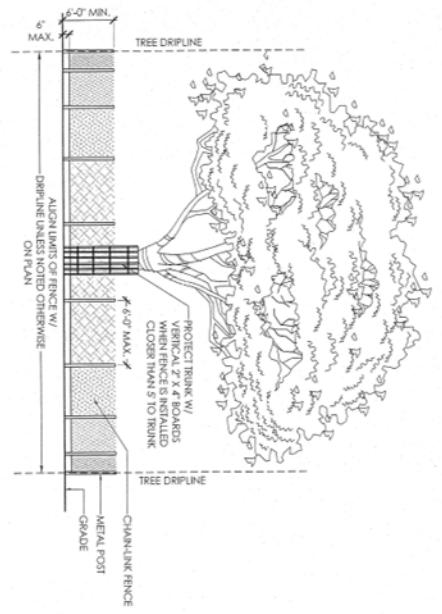
Enlarged Development Plan



Proposed Tree Removal Plan

EXISTING TREES			
Tree #	Species	Unprotected to be removed (cal. inch)	Protected to be removed
1	Live Oak	6.5	6.5
2	Live Oak	7	6.5
3	Live Oak	7	6.5
4	Live Oak	6.5	6.5
5	Live Oak	6.5	6.5
6	Live Oak	6.5	6.5
7	Live Oak	6.5	6.5
8	Live Oak	6.5	6.5
9	Live Oak	6.5	6.5
10	Live Oak	6.5	6.5
11	Live Oak	6.5	6.5
12	Live Oak	6.5	6.5
13	Live Oak	6.5	6.5
14	Live Oak	6.5	6.5
15	Live Oak	6.5	6.5
16	Live Oak	6.5	6.5
17	Live Oak	6.5	6.5
18	Live Oak	6.5	6.5
19	Live Oak	6.5	6.5
20	Live Oak	6.5	6.5
21	Live Oak	6.5	6.5
22	Live Oak	6.5	6.5
23	Live Oak	6.5	6.5
24	Live Oak	6.5	6.5
25	Live Oak	6.5	6.5
26	Live Oak	6.5	6.5
27	Live Oak	6.5	6.5
28	Live Oak	6.5	6.5
29	Live Oak	6.5	6.5
30	Live Oak	6.5	6.5
31	Live Oak	6.5	6.5
32	Live Oak	6.5	6.5
33	Live Oak	6.5	6.5
34	Live Oak	6.5	6.5
35	Live Oak	6.5	6.5
36	Live Oak	6.5	6.5
37	Live Oak	6.5	6.5
38	Live Oak	6.5	6.5
39	Live Oak	6.5	6.5
40	Live Oak	6.5	6.5
41	Live Oak	6.5	6.5
42	Live Oak	6.5	6.5
43	Live Oak	6.5	6.5
44	Live Oak	6.5	6.5
45	Live Oak	6.5	6.5
46	Live Oak	6.5	6.5
47	Live Oak	6.5	6.5
48	Live Oak	6.5	6.5
49	Live Oak	6.5	6.5
50	Live Oak	6.5	6.5
51	Live Oak	6.5	6.5
52	Live Oak	6.5	6.5
53	Live Oak	6.5	6.5
54	Live Oak	6.5	6.5
55	Live Oak	6.5	6.5
56	Live Oak	6.5	6.5
57	Live Oak	6.5	6.5
58	Live Oak	6.5	6.5
59	Live Oak	6.5	6.5
60	Live Oak	6.5	6.5
61	Live Oak	6.5	6.5
62	Live Oak	6.5	6.5
63	Live Oak	6.5	6.5
64	Live Oak	6.5	6.5
65	Live Oak	6.5	6.5
66	Live Oak	6.5	6.5
67	Live Oak	6.5	6.5
68	Live Oak	6.5	6.5
69	Live Oak	6.5	6.5
70	Live Oak	6.5	6.5
71	Live Oak	6.5	6.5
72	Live Oak	6.5	6.5
73	Live Oak	6.5	6.5
74	Live Oak	6.5	6.5
75	Live Oak	6.5	6.5
76	Live Oak	6.5	6.5
77	Live Oak	6.5	6.5
78	Live Oak	6.5	6.5
79	Live Oak	6.5	6.5
80	Live Oak	6.5	6.5
81	Live Oak	6.5	6.5
82	Live Oak	6.5	6.5
83	Live Oak	6.5	6.5
84	Live Oak	6.5	6.5
85	Live Oak	6.5	6.5
86	Live Oak	6.5	6.5
87	Live Oak	6.5	6.5
88	Live Oak	6.5	6.5
89	Live Oak	6.5	6.5
90	Live Oak	6.5	6.5
91	Live Oak	6.5	6.5
92	Live Oak	6.5	6.5
93	Live Oak	6.5	6.5
94	Live Oak	6.5	6.5
95	Live Oak	6.5	6.5
96	Live Oak	6.5	6.5
97	Live Oak	6.5	6.5
98	Live Oak	6.5	6.5
99	Live Oak	6.5	6.5
100	Live Oak	6.5	6.5

B TREE PROTECTION FENCE



LAKE HIGHLAND TOWN CENTER
WALNUT HILL LANE & WEDGWAY
CITY OF DALLAS, DALLAS COUNTY, TEXAS
0.501 ACRES
LOT 1, BLOCK A

PROPERTY OWNER:
HEBMANER LAND DEVELOPMENT, INC.
5944 LUTHER LANE, SUITE 725
DALLAS, TEXAS 75225
CONTACT: JACQUES HERBERGER
PHONE: 214.750.4262

PREPARED BY:
GARTHOF DESIGN
5440 LUTHER LANE, SUITE 725
DALLAS, TEXAS 75225
CONTACT: SHANE GARTHOF
PHONE: 214.750.4727

CASE NO. D178-018

DATE: 07/16/18
DESCRIPTION: PERMIT

DOG HAUS
LAKE HIGHLAND TOWN CENTER
DALLAS TX,

NCA Partners
ARCHITECTURE

TR1.1

FILE NUMBER: D178-019**DATE FILED:** July 25, 2018**LOCATION:** Northwest corner of Saddleridge Drive and Isom Lane**COUNCIL DISTRICT:** 3**MAPSCO:** 71B-A**SIZE OF REQUEST:** ±16.4 acres**CENSUS TRACT:** 165.10

MISCELLANEOUS DOCKET ITEM**APPLICANT/OWNER:** Mountain Creek Community Church**REPRESENTATIVE:** Robert Summers

REQUEST: An application for a development plan and landscape plan for a private recreation center, club, or area on property zoned Subdistrict S-8 within the South Zone of 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 zoning was granted subject to a conceptual site plan and requires a development plan and landscape plan be approved by the City Plan Commission prior to the issuance of any building permits. This request seeks the approval of a development and landscape plan for a new 2,352-square-foot open air pavilion with attached restrooms within a proposed outdoor recreation area. The proposed development plan will be served by 14 parking stalls, as depicted on the attached plan.

The most up to date PD ordinance may be viewed at the following link:

<http://www.dallascityattorney.com/51P/Articles%20Supp%2023/ARTICLE%20521.pdf>

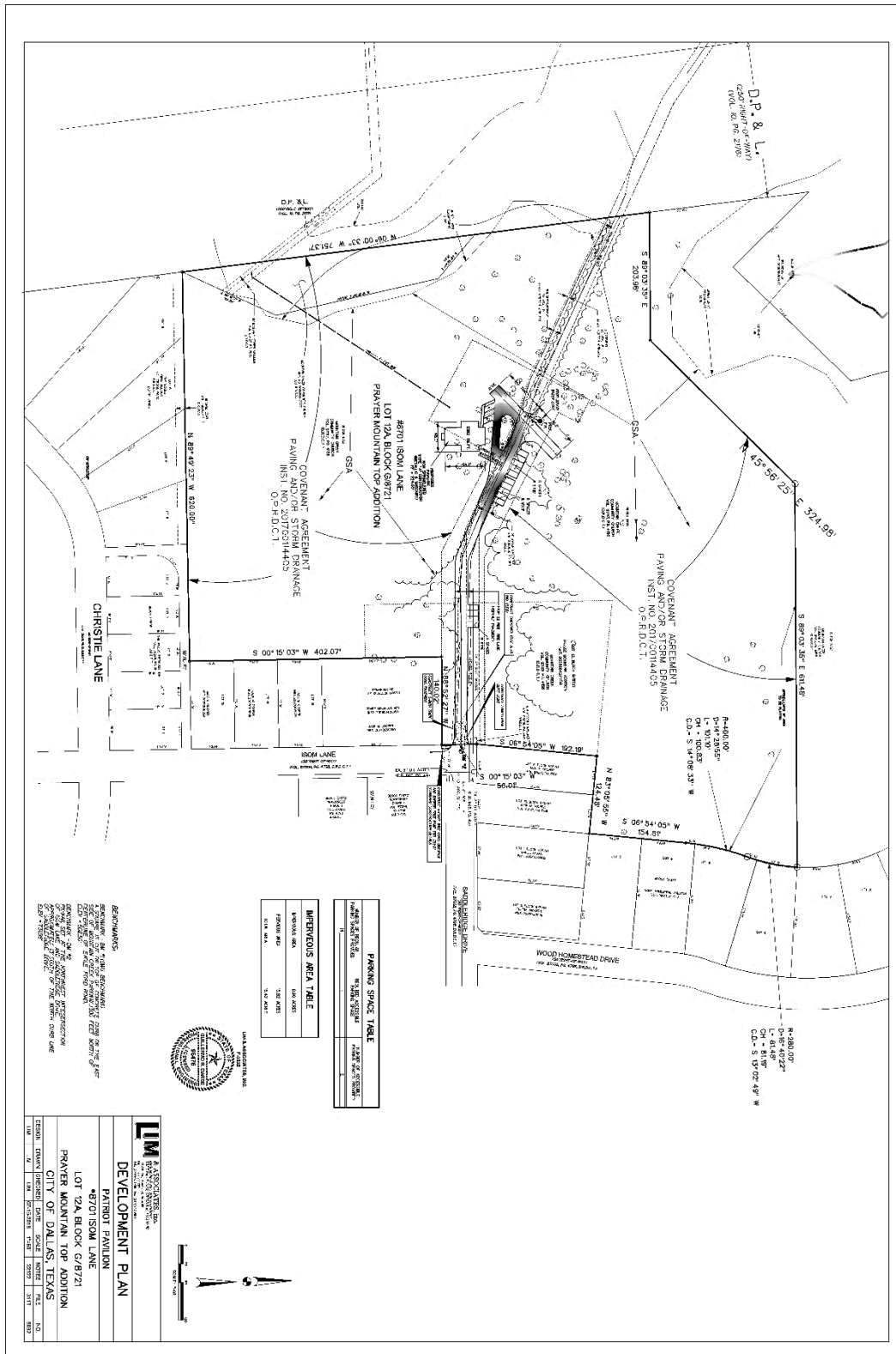
STAFF RECOMMENDATION: Approval

List of Owners

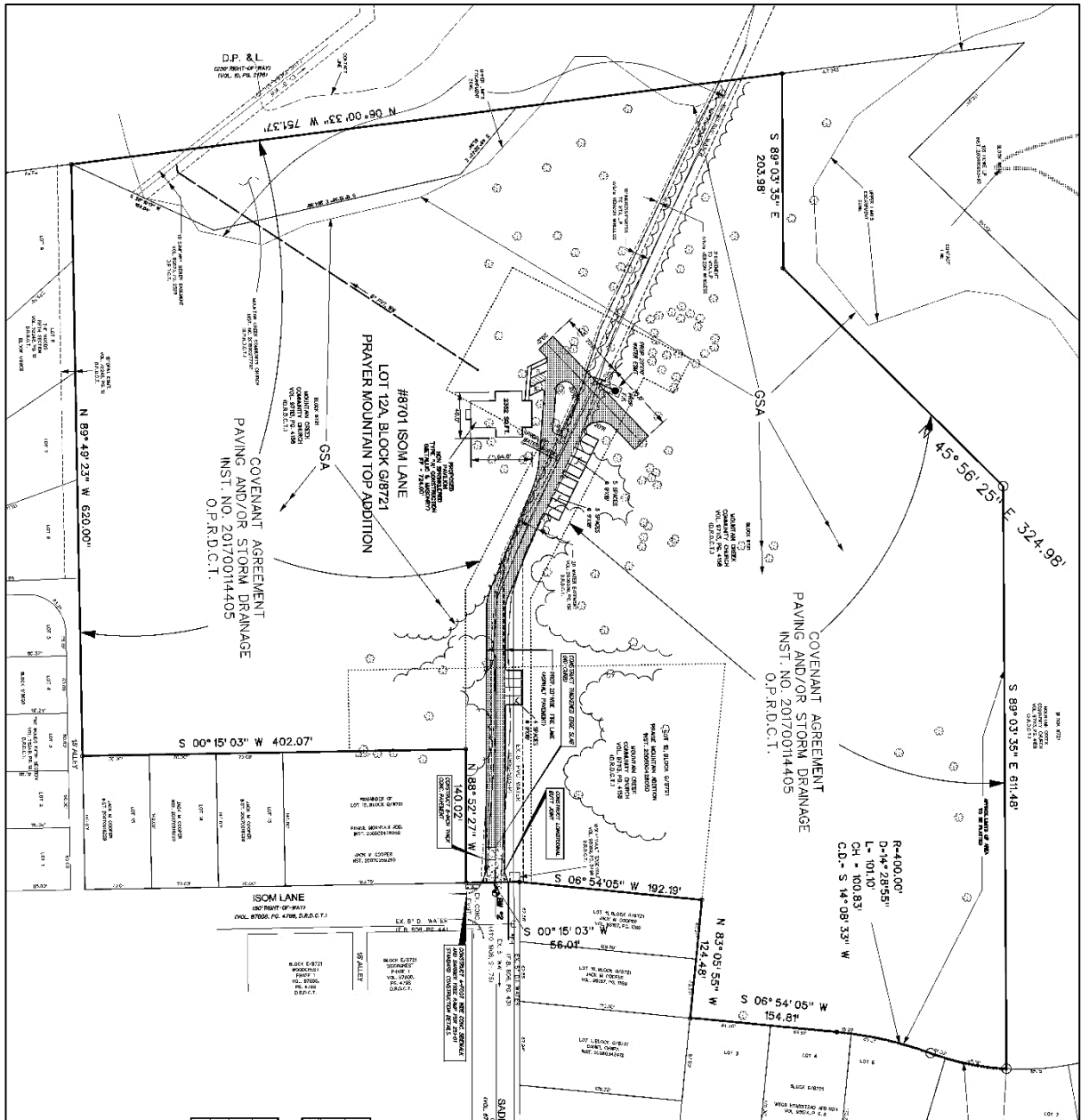
Corporate Officers

Robert A. Summers	President/Pastor
JoAn Summers	Vice President
Ronald K. Syrcle	Vice Chairman of the Board
Gilbert Ebarb	Secretary
Josue Torrez	Trustee
Dr. Sam Cooper	Trustee

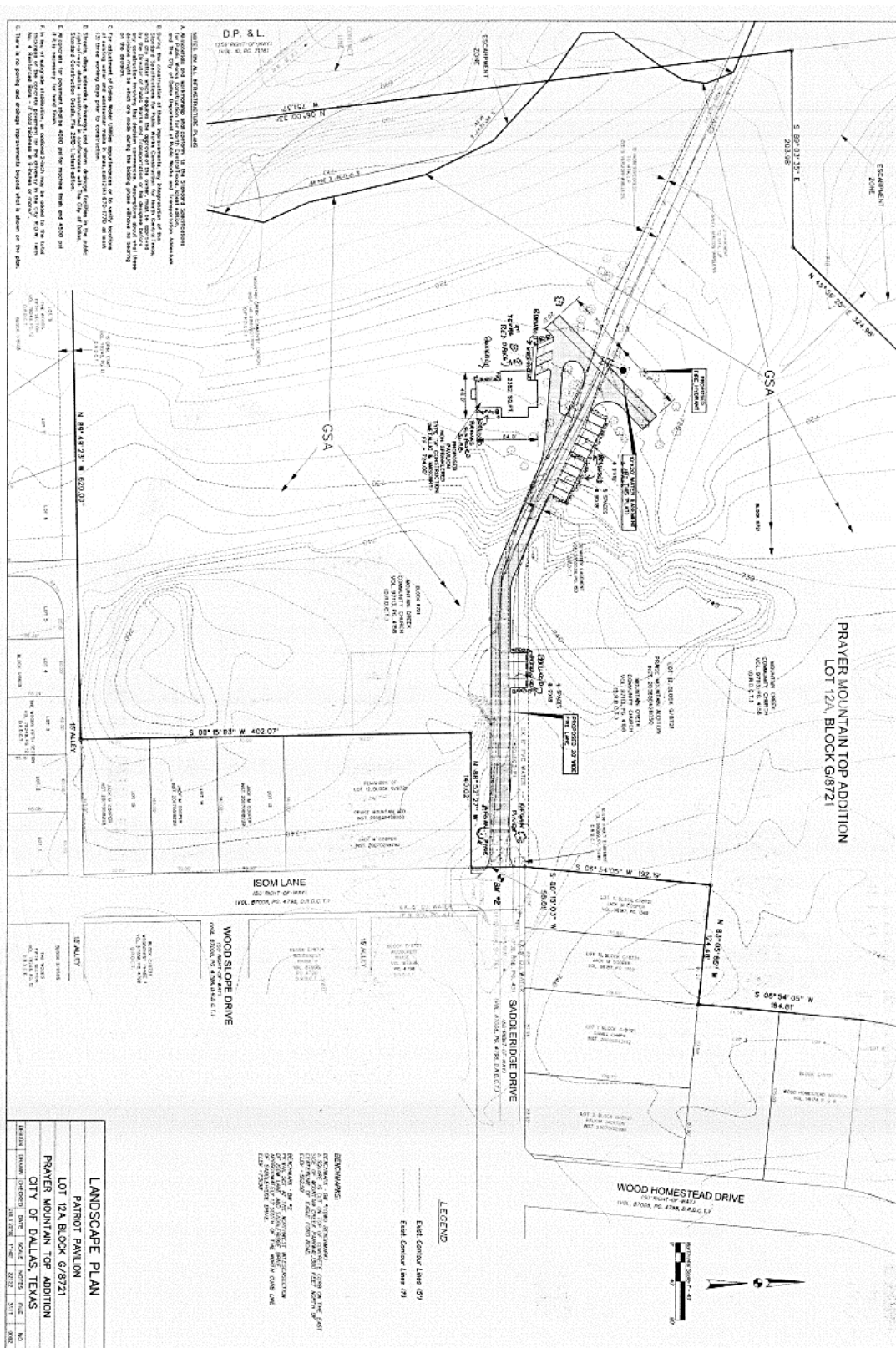
Proposed Development Plan



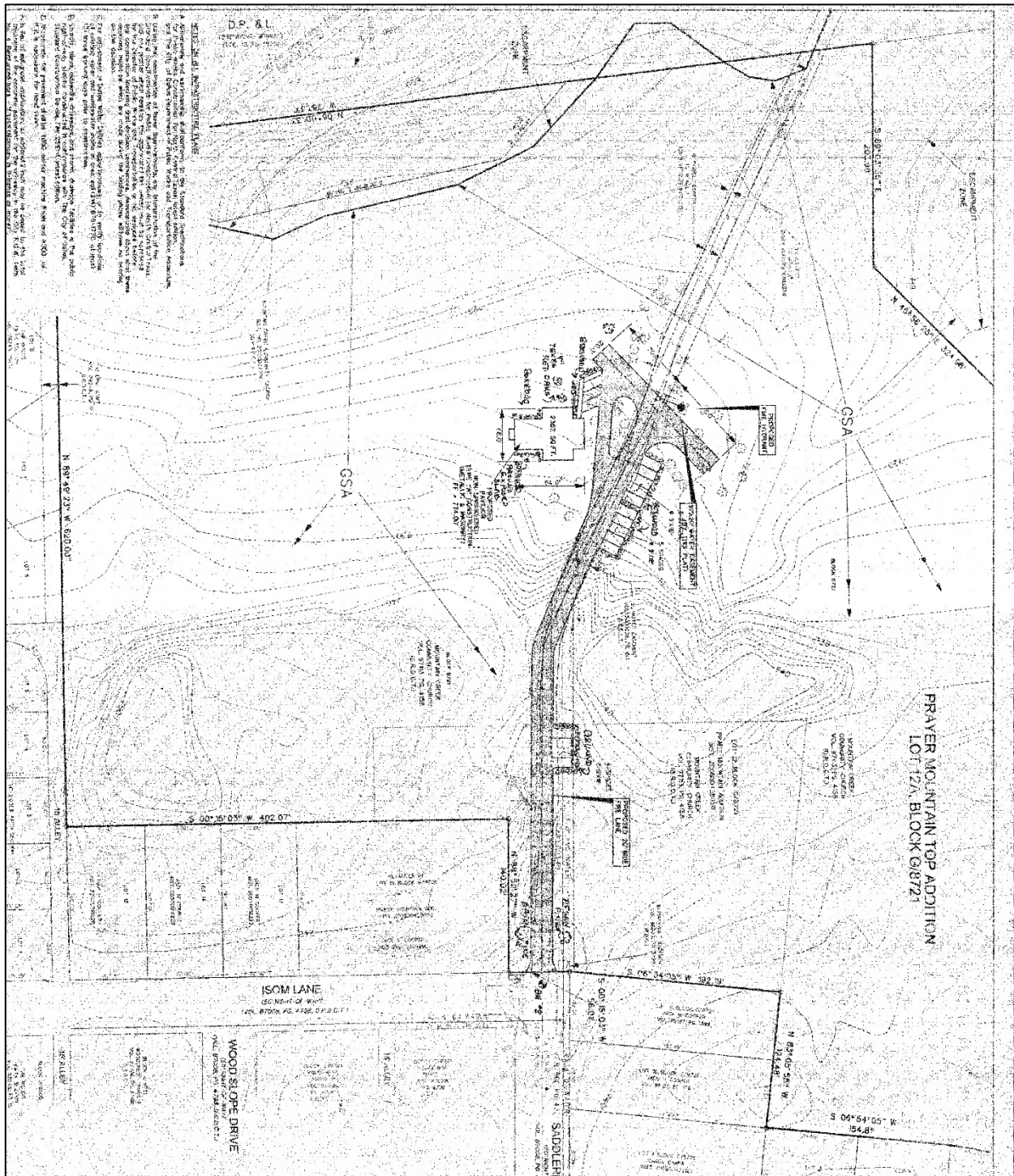
Proposed Development Plan – Enlarged

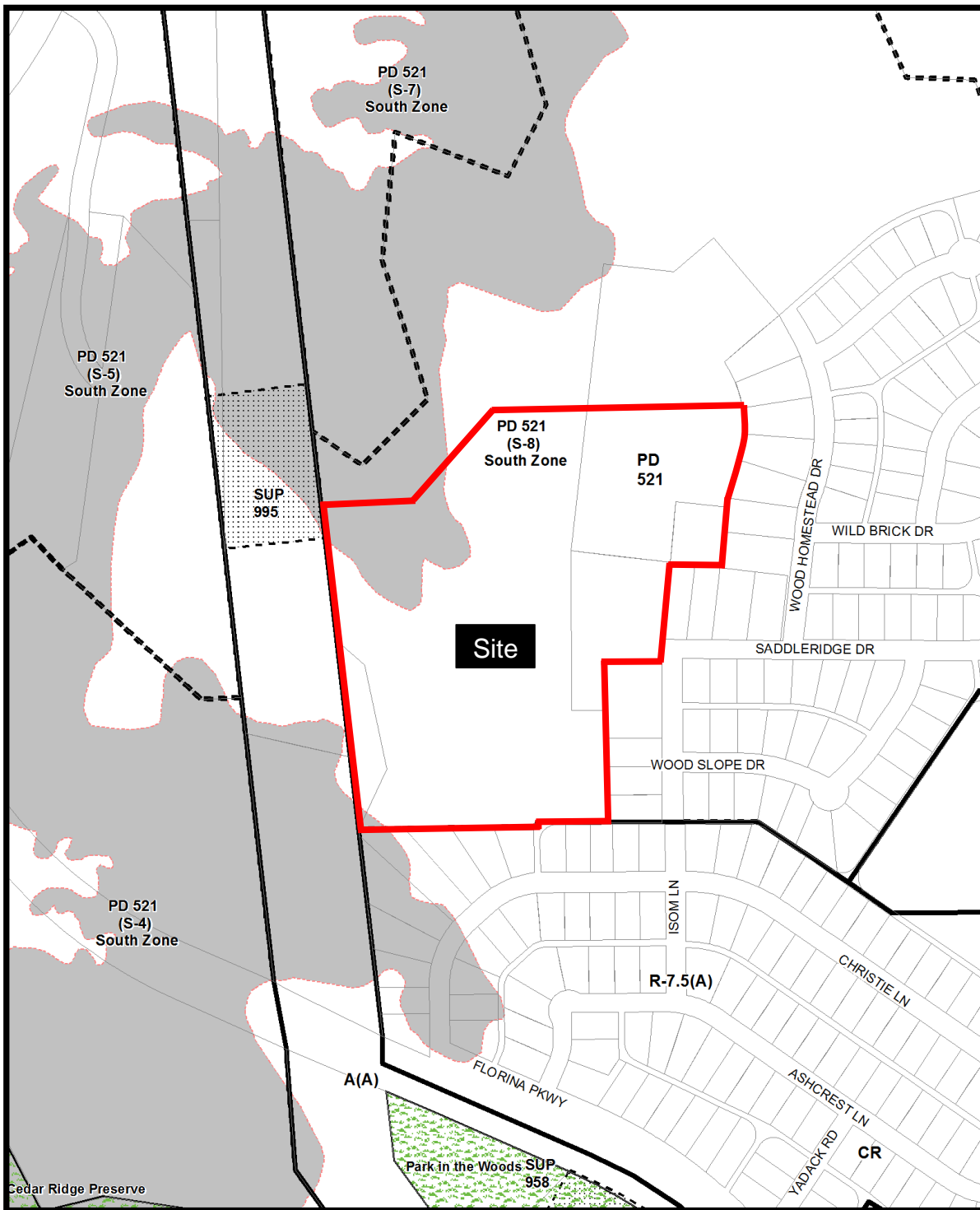


Proposed Landscape Plan



Proposed Landscape Plan - Enlarged





1:3,600

Zoning Map

Printed Date: 8/23/2018



 1:3,600

Aerial Map

Printed Date: 8/23/2018

FILE NUMBER:	M178-042	DATE FILED:	July 13, 2018
LOCATION:	Generally bound by North Woody Road, Seagoville Road, East Stark Road		
COUNCIL DISTRICT:	8	MAPSCO:	70-P
SIZE OF REQUEST:	± 100.05 acres	CENSUS TRACT:	170.04

MISCELLANEOUS DOCKET ITEM

APPLICANT/OWNER: Dallas Independent School District

REPRESENTATIVE: Karl A. Crawley, Masterplan

REQUEST: An application for a minor amendment to the existing development plan for a public school other than an open-enrollment charter school [Seagoville High School] on property zoned Planned Development District No. 512.

SUMMARY: On June 24, 1998, the Dallas City Council established Planned Development District No. 512 by Ordinance No. 23560.

The request for a minor amendment seeks to modify the layout of two previously approved but not constructed additions, and includes a new one-story fieldhouse/storm shelter approximately 15,000 square feet in size. The total floor area would increase by 6.73 percent from 223,000 square feet to 238,000 square feet. The proposed number of classrooms would decrease by two, with 58 classrooms remaining.

Dallas City Code 51A-4.702 § B(i) states that “The City Plan Commission may approve a minor amendment to the development plan without the notification described in Section 51A-1.105(k) if the proposed development plan... does not have residential adjacency”. As the proposed minor amendment is for a site with residential adjacency, the proposed minor amendment must undergo the public notice procedure.

The most up to date PD ordinance and exhibit may be viewed at the following links:
<http://www.dallascityattorney.com/51P/Articles%20Supp%2028/Article%20512.pdf>
<http://www.dallascityattorney.com/51P/Exhibits%20Supp%2028/Exhibit%20512A.pdf>

STAFF RECOMMENDATION: **Approval**

List of Officers

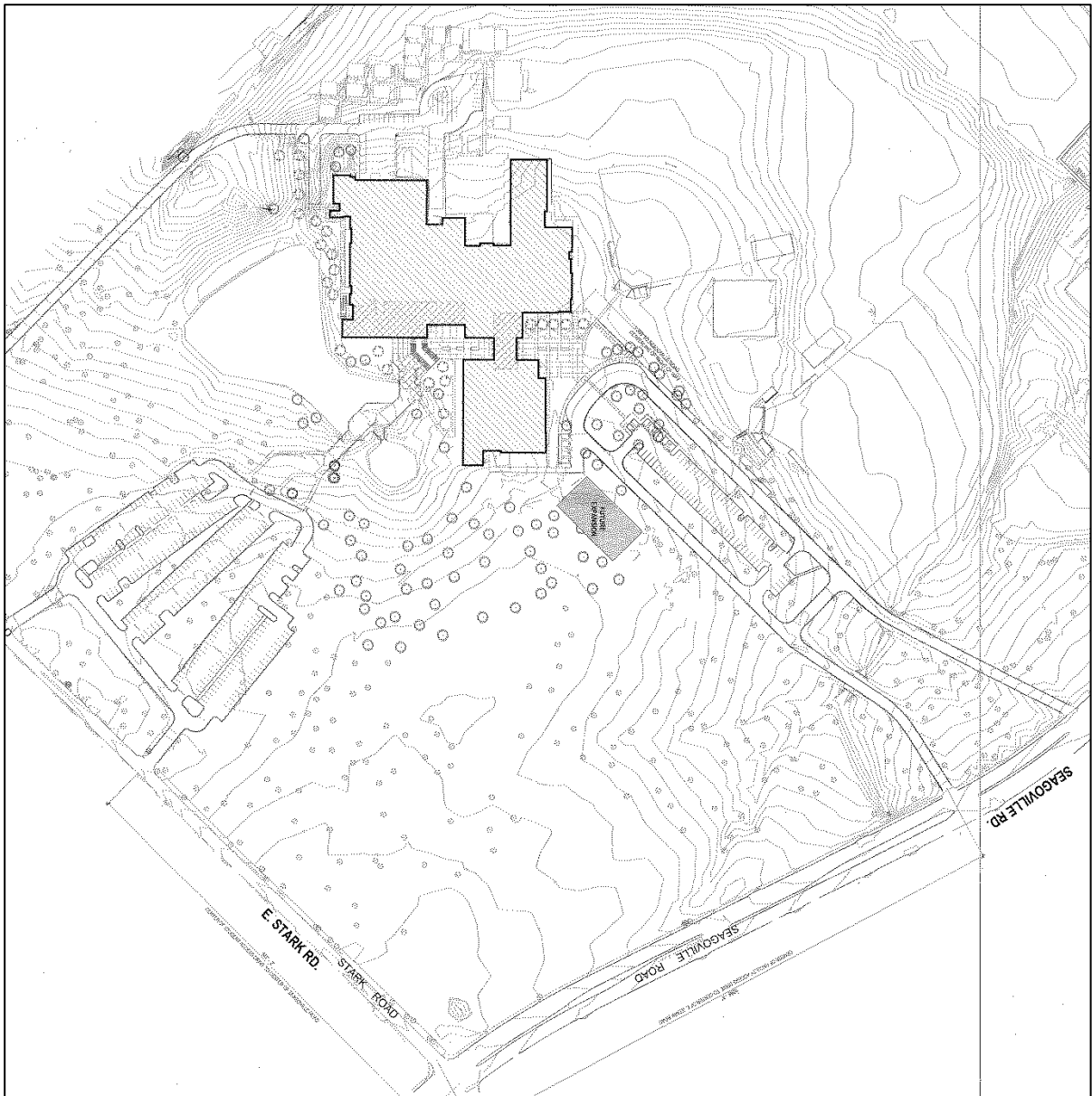
Dallas Independent School District

District 1	Edwin Flores, President
District 2	Dustin Marshall
District 3	Dan Micciche, 1 st Vice President
District 4	Jaime Resendez
District 5	Lew Blackburn, Ph.D.
District 6	Joyce Foreman, 2 nd Vice President
District 7	Audrey Pinkerton
District 8	Miguel Solis
District 9	Justin Henry, Board Secretary

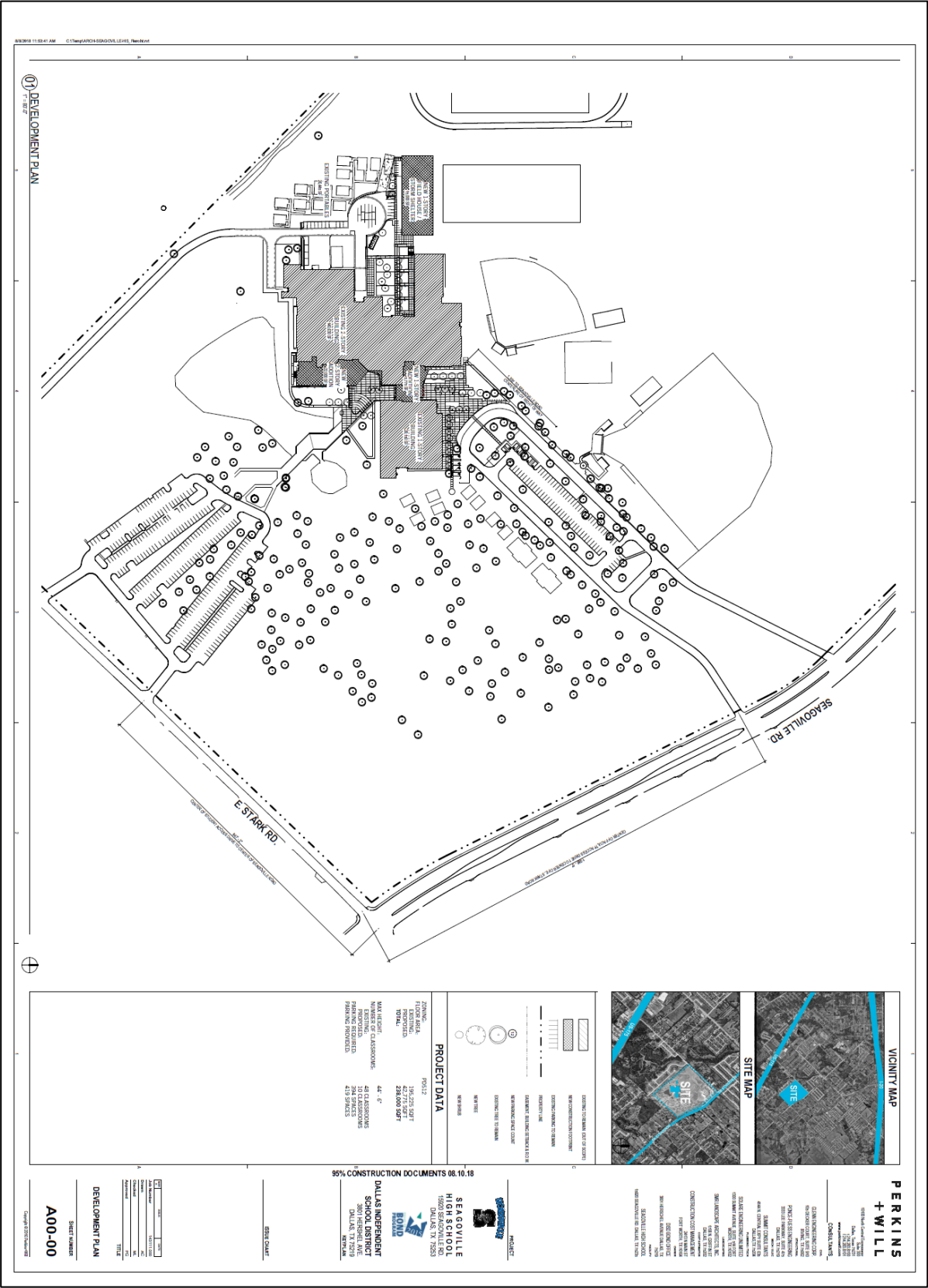
Existing Development Plan



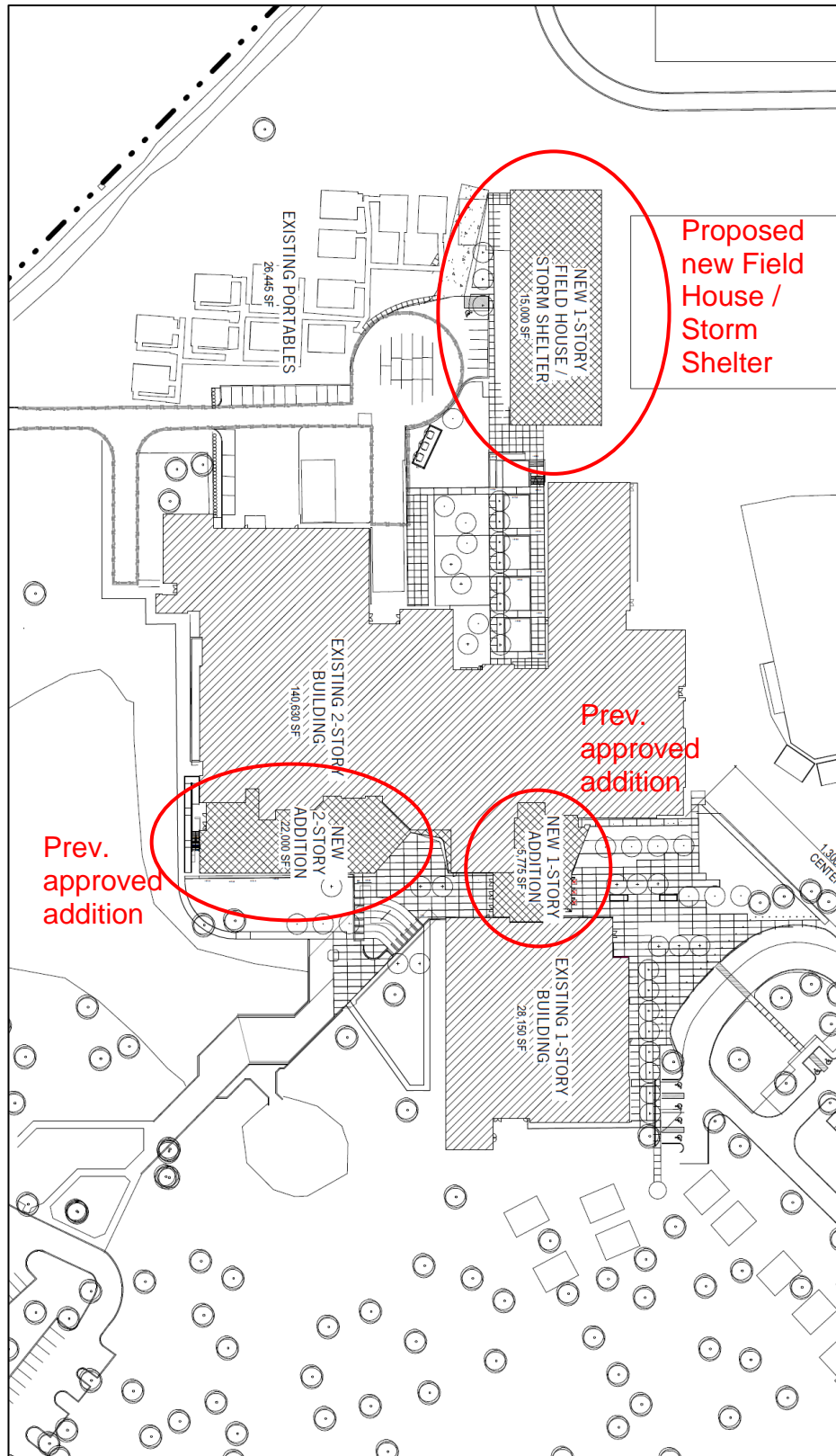
Existing Development Plan

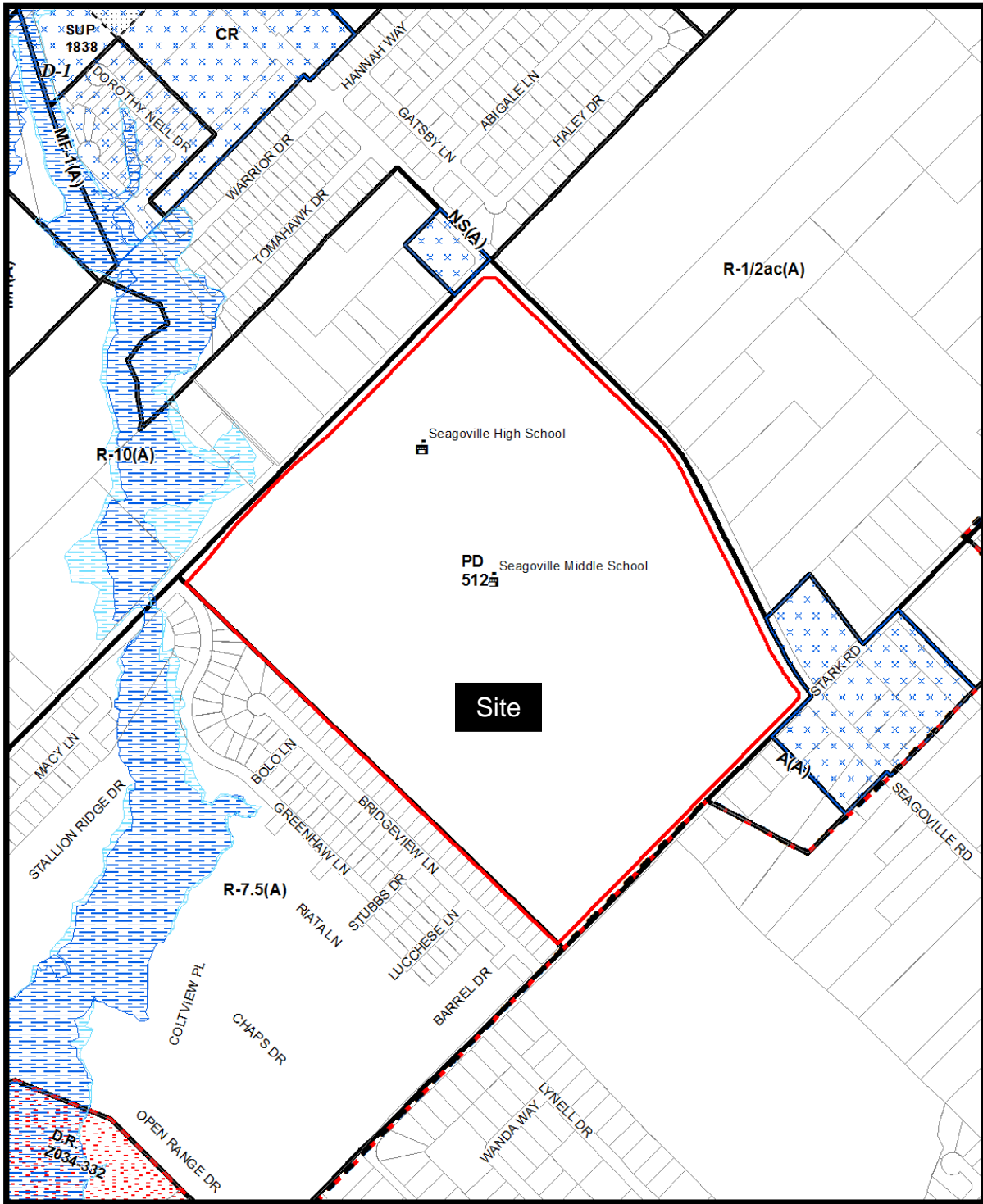


Proposed Development Plan



Proposed Development Plan - Enlarged





 1:6,500

Zoning Map

Printed Date: 7/23/2018




 1:6,500

Aerial Map

Printed Date: 7/23/2018

Notification List of Property Owners

M178-042

55 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	15920 SEAGOVILLE RD	Dallas ISD
2	16220 SEAGOVILLE RD	CORREAFLORES HUMBERTO &
3	1730 STARK AVE	HALLMARK WILLIAM E
4	1738 STARK RD	REED PAMELA R
5	1762 STARK AVE	RUTHERFORD JERRY D
6	16201 SEAGOVILLE RD	MARLOW CARL THOMAS
7	16135 SEAGOVILLE RD	TILZA L P
8	16111 SEAGOVILLE RD	LARUE BILLIE
9	16021 SEAGOVILLE RD	LARUE BILLIE G
10	16005 SEAGOVILLE RD	GUANAJUATO RAMIRO M
11	15931 SEAGOVILLE RD	BRAVO JORGE & ELISA
12	15921 SEAGOVILLE RD	LANDESS LEE
13	15901 SEAGOVILLE RD	GOVEA JOSE RAMIRO
14	15741 SEAGOVILLE RD	AGUILAR SANTOS &
15	15851 SEAGOVILLE RD	RHINOS CAR CO INC
16	15701 SEAGOVILLE RD	MARTINEZ MILAGRO D J
17	15610 SEAGOVILLE RD	ROMO PETER & KATHY
18	923 WOODY RD	ROMO REYNALDO
19	1003 WOODY RD	HUGHEY ROBERT L
20	1009 WOODY RD	PELAYO ARTURO
21	1123 WOODY RD	MUNOZ MARIA
22	1123 N WOODY RD	VASQUEZ SILVERIO & MARIA I
23	1043 WOODY RD	TAMANG ANJU
24	1143 WOODY RD	SOLIS VICTOR
25	1315 WOODY RD	BUSTOS RUBEN
26	14 MACY LN	SHADY OAKS DALLAS HOMEOWNERS ASSOC INC

09/06/2018

Label #	Address	Owner
27	14102 GREENHAW LN	LGI HOMES TEXAS LLC
28	14125 GREENHAW LN	CAMDEN HOMES AT SHADY OAKS LLC
29	14265 BRIDGEVIEW LN	THOMASON JULIA
30	14277 BRIDGEVIEW LN	MENDIOLA HUMBERTO
31	14303 BRIDGEVIEW LN	RUEZGA LAURA &
32	14307 BRIDGEVIEW LN	SWIFT CRYSTAL & JOSHUA DANIEL
33	14311 BRIDGEVIEW LN	ORTIZ JUAN
34	14315 BRIDGEVIEW LN	HAGGERTY BILLY &
35	14327 BRIDGEVIEW LN	VILLA SANDRA
36	14331 BRIDGEVIEW LN	BANKS SHEDDRICK
37	14335 BRIDGEVIEW LN	KIFLE ASBE
38	14339 BRIDGEVIEW LN	LESLIE BRIAN
39	14343 BRIDGEVIEW LN	OBRIEN FRANK JR & FRANCES
40	14347 BRIDGEVIEW LN	ALVAREZ DANIEL
41	14351 BRIDGEVIEW LN	BECERRA ARMANDO & WENDY
42	14355 BRIDGEVIEW LN	GARCIA LUIS & DANIELLA
43	1302 LUCHESE LN	GARCIA RAUL &
44	1303 BARREL DR	VASQUEZ FELIPE
45	1302 BARREL DR	MUNOZ NOHEMI
46	1804 E STARK RD	RUTHERFORD DWAIN R &
47	1700 E STARK RD	CALVARY EAST BAPTIST CHURCH
48	972 HALEY DR	LEGORRETA JOSE ISRAEL
49	15656 GATSBY LN	MARTINEZ RAUL &
50	941 WOODY RD	TEXAS CONFERENCE ASSOC SEVENTH DAY ADVENTISTS
51	1129 WOODY RD	ARRIAGA JUAN F
52	1131 N WOODY RD	GARCIA ANDRES A
53	408 STARK RD	WAGLIARDO CARMEN ET AL
54	1804 E STARK RD	RUTHERFORD DWAIN R & ANN
55	1810 E STARK RD	HERNANDEZ MARIA &

FILE NUMBER: M178-044**DATE FILED:** July 20, 2018**LOCATION:** East line of Wickmere Mews at Malone Cliff View**COUNCIL DISTRICT:** 6**MAPSCO:** 44 T**SIZE OF REQUEST:** ± .4 acres**CENSUS TRACT:** 43.00

MISCELLANEOUS DOCKET ITEM**APPLICANT:** Don Nedler**OWNER:** Villas at Dilbeck CT HOA Inc.**REPRESENTATIVE:** Audra Buckley – Permitted Development**REQUEST:** An application for a minor amendment to the existing development plan for Subdistrict 2 within Planned Development District No. 732.**SUMMARY:** On September 14, 2005, the City Council passed Ordinance No. 26104 which established Planned Development District No. 732 for certain mixed uses on property at the above referenced location.

At this time, the property owner has submitted an application for a minor amendment to allow for the addition of three parking spaces located within a portion of Common Area B on the current development plan. The applicant seeks to address guest parking issued within the development by providing the addition parking spaces.

Dallas City Code 51A-4.702 § B(i) states that “The city plan commission may approve a minor amendment to the development plan without the notification described in Section 51A-1.105(k) if the proposed development plan... does not have residential adjacency”. As the proposed minor amendment is for a site with residential adjacency the proposed minor amendment must undergo the public notice procedure.

The most up to date PF ordinance and exhibits may be viewed at the following links:

<http://www.dallascityattorney.com/51P/Articles%20Supp%2016/Article%20732.pdf>

<http://www.dallascityattorney.com/51P/Exhibits%20Supp%2016/732A.pdf>

STAFF RECOMMENDATION: Approval

Partners, Principals, & Officers

Villas at Dilbeck Court Homeowner's Association, Inc.

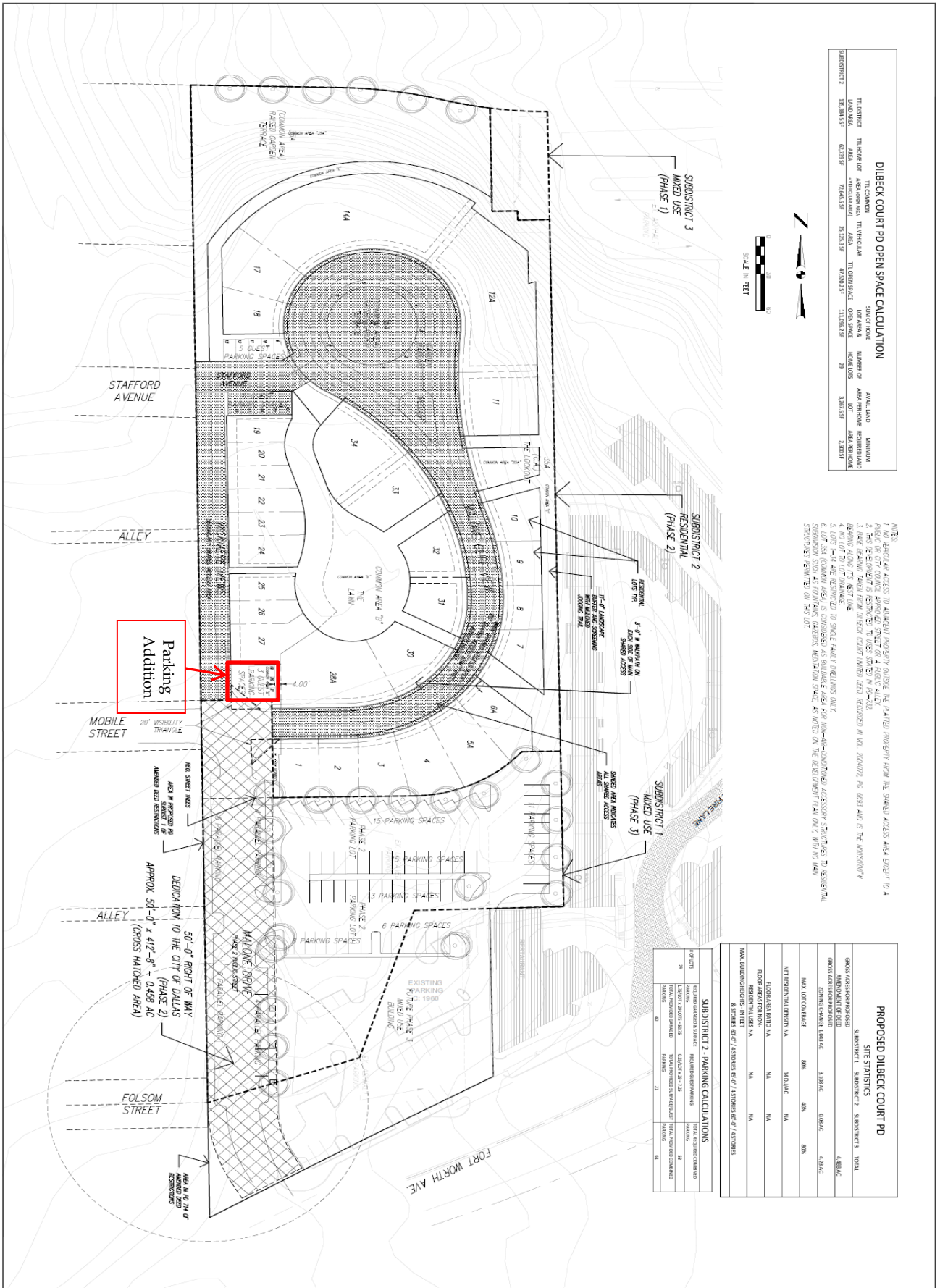
Donald Nedler, President and Director

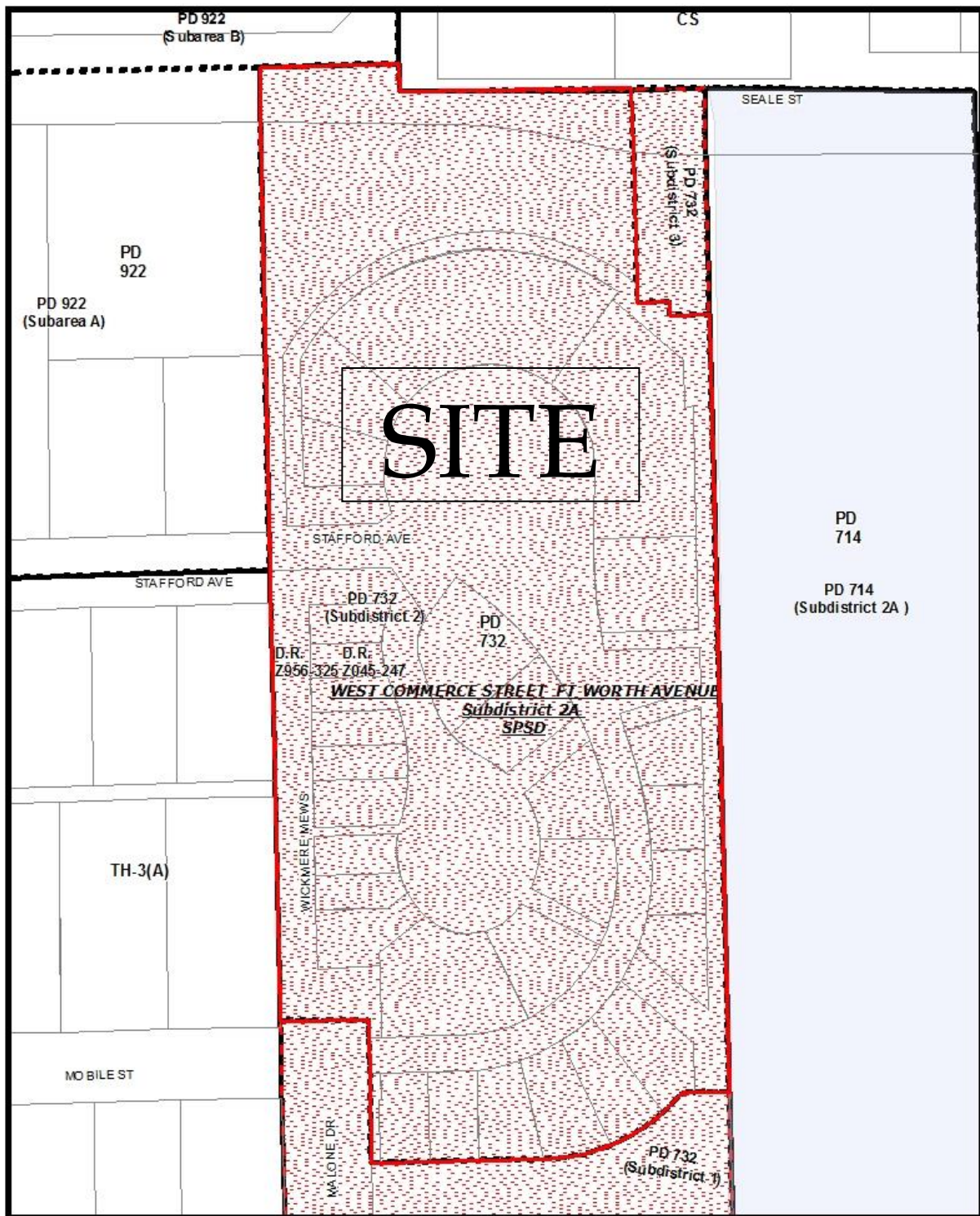
Myra Forbus, Director and Secretary

Robert Chase Little, Director and Treasurer

Phillip C. Umphres, Registered Agent for the HOA

Proposed Development Plan





1:814

Zoning Map

Printed Date: 8/31/2018

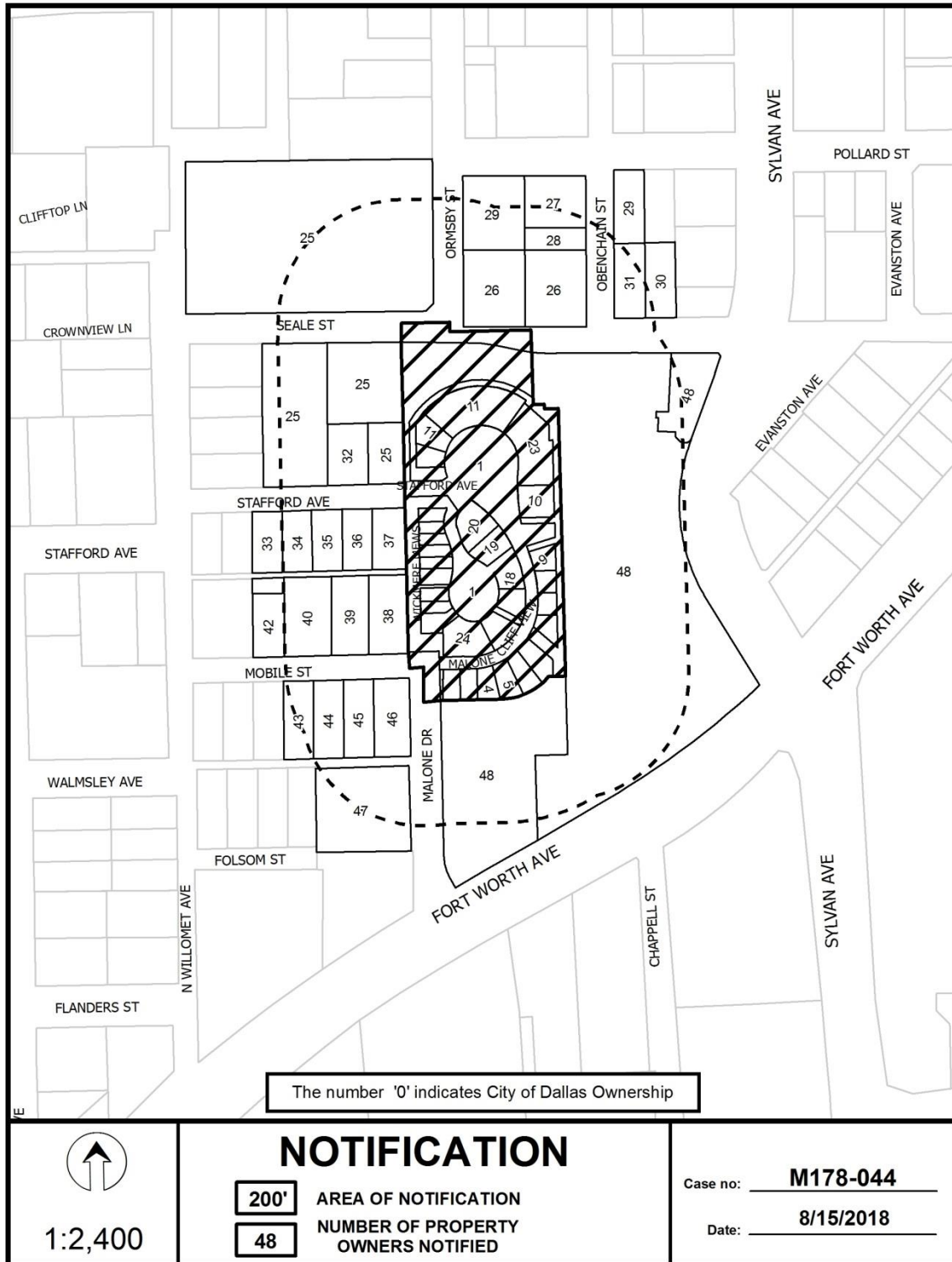
SITE



1:814

Aerial Map

Printed Date: 8/31/2018



1:2,400

NOTIFICATION

200'

AREA OF NOTIFICATION

48

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **M178-044**

Date: **8/15/2018**

Notification List of Property Owners

M178-044

48 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1926	MALONE CLIFF VIEW VILLAS AT DILBECK CT HOA INC
2	1902	MALONE CLIFF VIEW LITTLE ROBERT CHARLES
3	1904	MALONE CLIFF VIEW MULLEN ANA
4	1906	MALONE CLIFF VIEW YARBROUGH DAVID
5	1908	MALONE CLIFF VIEW BARTOLOMEI MARCO
6	1914	MALONE CLIFF VIEW CARPENTERSMITH CINDY
7	1916	MALONE CLIFF VIEW RAE STUART I & PATRICIA A
8	1918	MALONE CLIFF VIEW LUDWIG MARK T
9	1922	MALONE CLIFF VIEW JARAMILLO R & S INVES LLC
10	1930	MALONE CLIFF VIEW LOVE GARY & CANDACE
11	1937	MALONE CLIFF VIEW COOK MARY MCDERMOTT
12	1918	WICKMERE MEWS ROPE & CROCKER INVESTMENTS LLC
13	1916	WICKMERE MEWS M J CROCKER COMPANY LLC
14	1912	WICKMERE MEWS MJ CROCKER COMPANY LLC
15	1908	WICKMERE MEWS WILLIAMSON MICHAEL RAY
16	1906	WICKMERE MEWS BELMONT VILLAS DALLAS LTD
17	1911	MALONE CLIFF VIEW RYAN EDWARD J III &
18	1915	MALONE CLIFF VIEW WALLACE AUBREY J &
19	1923	MALONE CLIFF VIEW FORBUS GARY L & MYRA N
20	1927	MALONE CLIFF VIEW TYNAN FRANCES E
21	1910	MALONE CLIFF VIEW ODELL WILLIAM DEVIN
22	1912	MALONE CLIFF VIEW BEDFORD BEAU P
23	1934	MALONE CLIFF VIEW A 2 Z & T2 MANAGEMENT TRUST
24	1905	MALONE CLIFF VIEW NEDLER DONALD H
25	2120	N WILLOMET AVE CLAY ARTHUR DEVELOPMENT GROUP THE &
26	2111	OBENCHAIN ST CLAY ARTHUR DEVELOPMENT GROUP

08/15/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	922 POLLARD ST	REYNA LINDA
28	2115 OBENCHAIN ST	VAZQUEZ MARIA ELSA &
29	934 POLLARD ST	DAUBITZ & SON UPHOLSTERING INC
30	911 SEALE ST	HERNANDEZ CRUZ J &
31	915 SEALE ST	MARISCAL GERONIMO JR
32	1023 STAFFORD AVE	HSM CLIFF VIEW ASSOCIATES LTD
33	1018 STAFFORD AVE	SLOCUM FRANCES I
34	1014 STAFFORD AVE	MUNOZ HUBERTO & CELIA
35	1010 STAFFORD AVE	MORIN JOSE LUIS
36	1006 STAFFORD AVE	MORIN JOSE LUIS
37	1002 STAFFORD AVE	VARA MIGUEL A & MARIA M
38	1003 MOBILE ST	MORIN JOSE L &
39	1009 MOBILE ST	JINEZ LOUISA
40	1015 MOBILE ST	SIERRA JOSE
41	1015 MOBILE ST	CEMETERY
42	1019 MOBILE ST	MARTINEZ JESUS & VERNA
43	1014 MOBILE ST	CARREON MARISSA
44	1010 MOBILE ST	URBINA CLAUDIO
45	1006 MOBILE ST	WILLIAMS TONY R
46	1002 MOBILE ST	NEWPORT HOLDINGS INC &
47	1007 FOLSOM ST	BATMANNY LLC
48	845 FORT WORTH AVE	BELMONT HOTEL HOLDINGS LLC

FILE NUMBER: M178-045**DATE FILED:** July 23, 2018**LOCATION:** Generally bound by Gillette Street, Seco Boulevard, and North Jim Miller Road**COUNCIL DISTRICT:** 5**MAPSCO:** 58 E**SIZE OF REQUEST:** ± 12.28 acres**CENSUS TRACT:** 91.03

MISCELLANEOUS DOCKET ITEM**APPLICANT/OWNER:** Dallas Independent School District**REPRESENTATIVE:** Karl A. Crawley, Masterplan

REQUEST: An application for a minor amendment to the existing development plan for a public school other than an open-enrollment charter school [John Ireland Elementary School] on property zoned Planned Development District No. 661.

SUMMARY: On October 8, 2003, Planned Development District No. 661 was approved by the Dallas City Council.

This request for a minor amendment seeks to allow for the expansion of an existing drive lane along North Jim Miller Road for student drop off; a reduction in available parking stalls from 75 to 70 stalls; inclusion of three additional portable buildings; and a new area for asphalt pavement for outdoor recreation.

Dallas City Code 51A-4.702 § B(i) states that “The City Plan Commission may approve a minor amendment to the development plan without the notification described in Section 51A-1.105(k) if the proposed development plan... does not have residential adjacency”. As the proposed minor amendment is for a site with residential adjacency, the proposed minor amendment must undergo the public notice procedure.

The most up to date PD ordinance and exhibit may be viewed at the following link:

<http://www.dallascityattorney.com/51P/Articles%20Supp%207/Article%20661.pdf>

<http://www.dallascityattorney.com/51P/Exhibits%20Supp%204/pd661/661A.pdf>

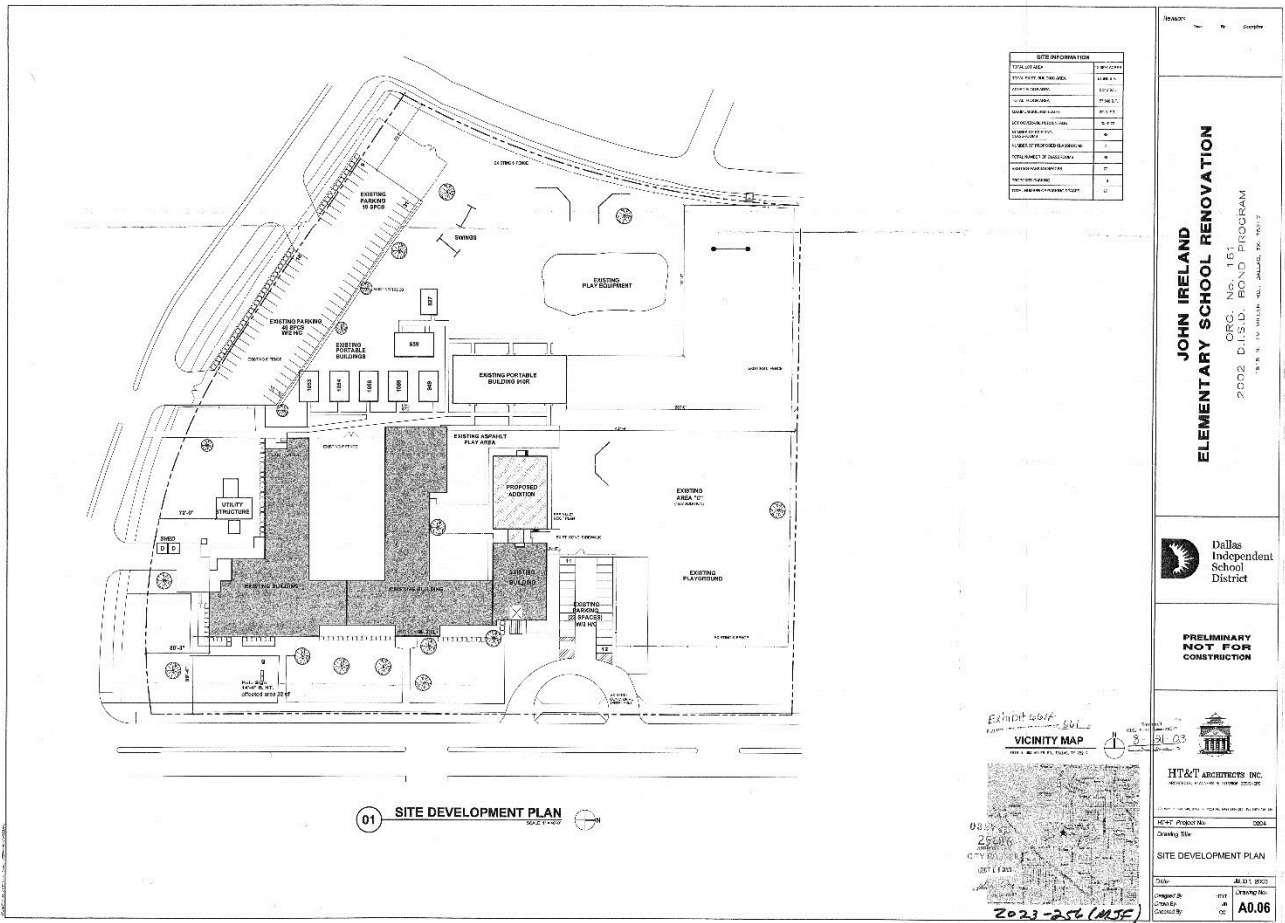
STAFF RECOMMENDATION: Approval

List of Officers

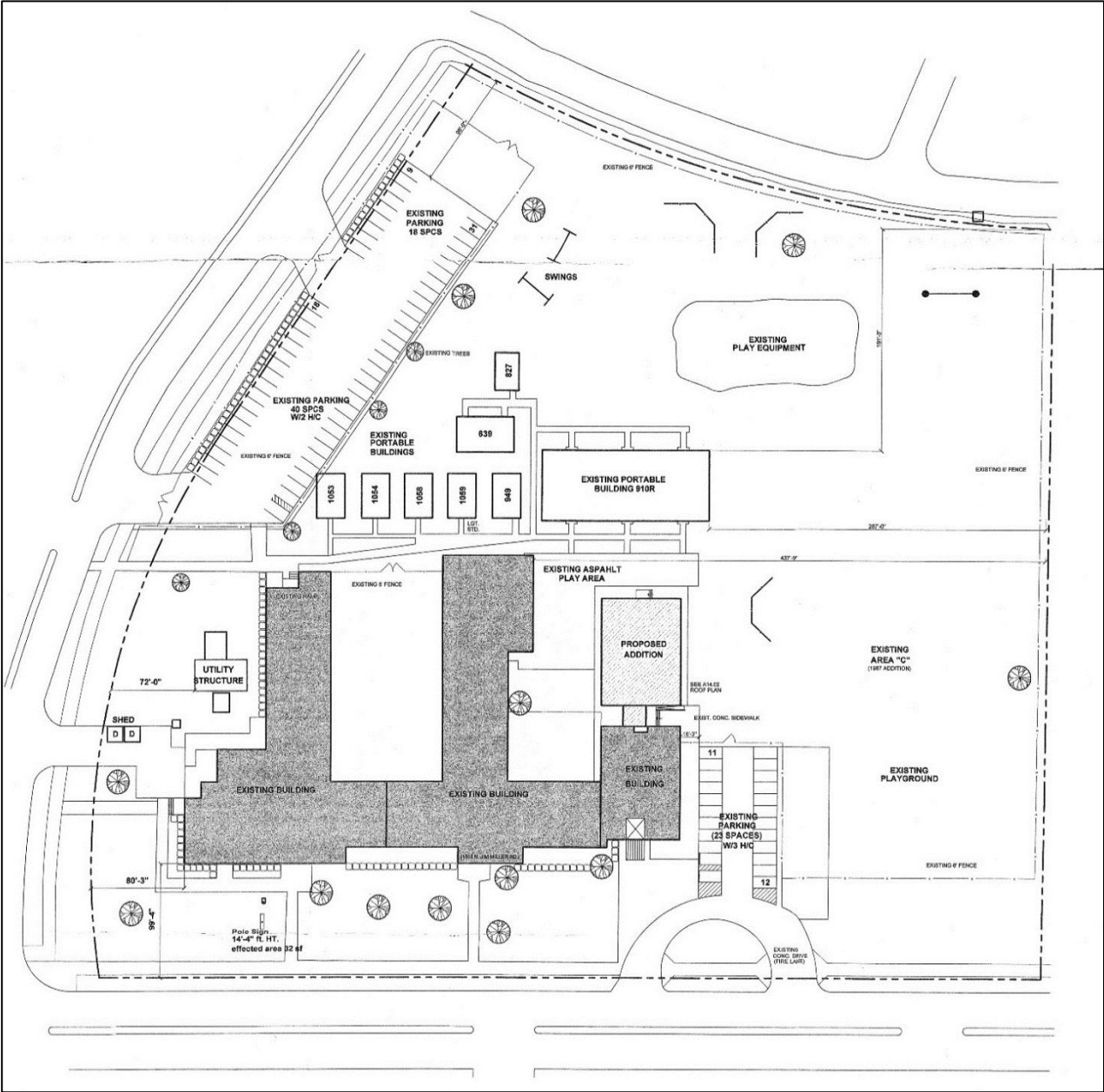
Dallas Independent School District

District 1	Edwin Flores, President
District 2	Dustin Marshall
District 3	Dan Micciche, 1 st Vice President
District 4	Jaime Resendez
District 5	Lew Blackburn, Ph.D.
District 6	Joyce Foreman, 2 nd Vice President
District 7	Audrey Pinkerton
District 8	Miguel Solis
District 9	Justin Henry, Board Secretary

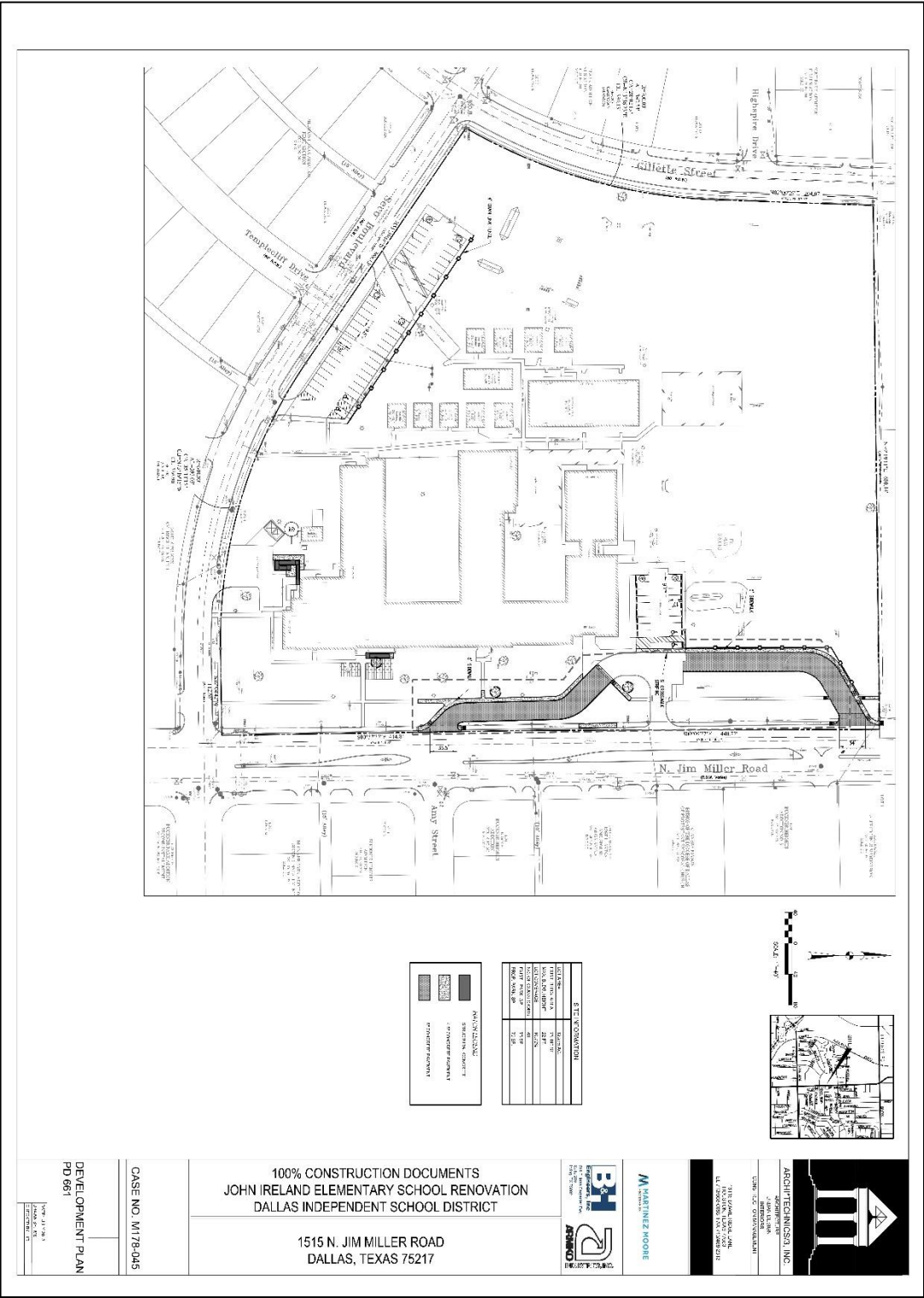
Existing Development Plan



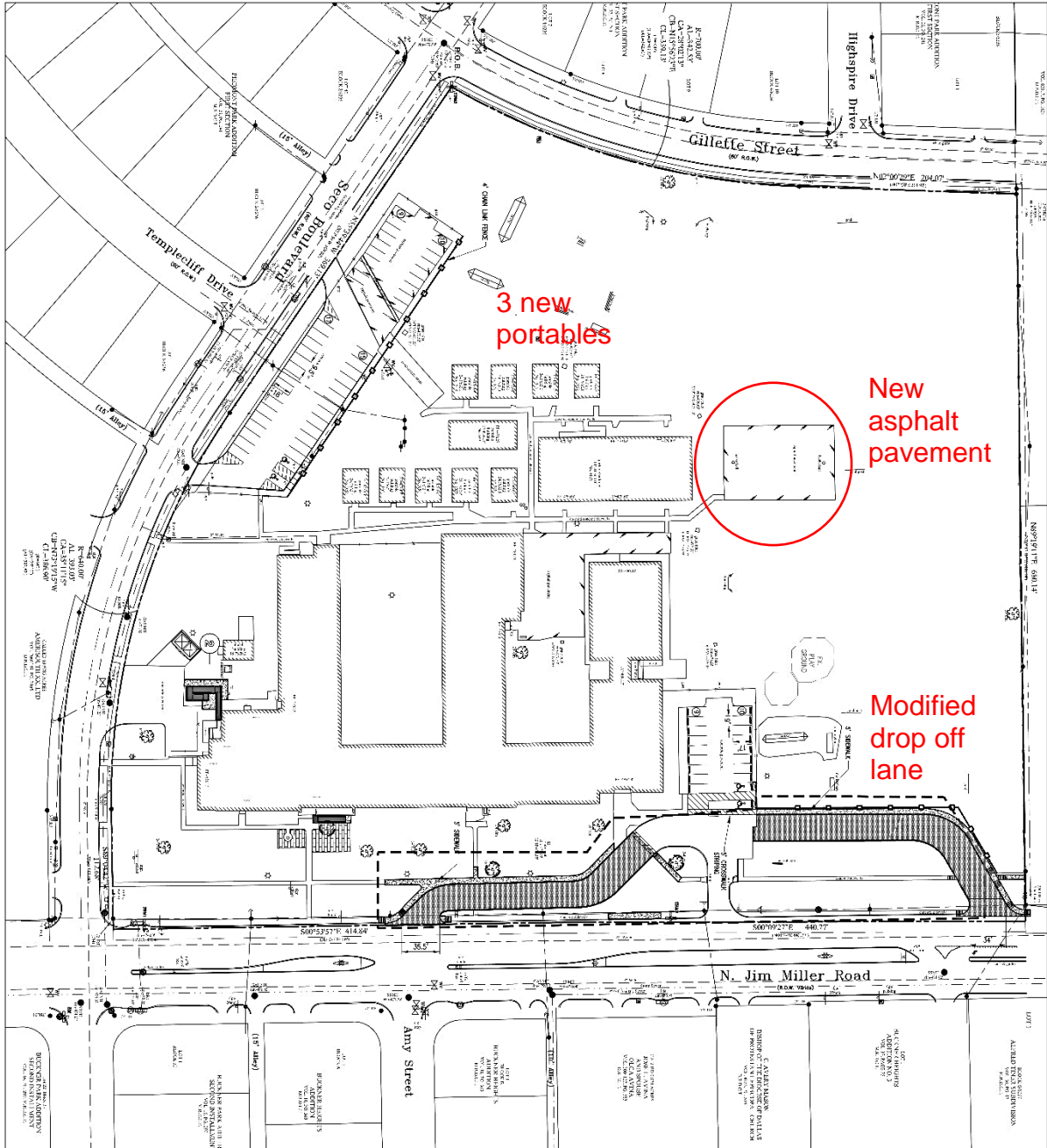
Existing Development Plan - Enlarged

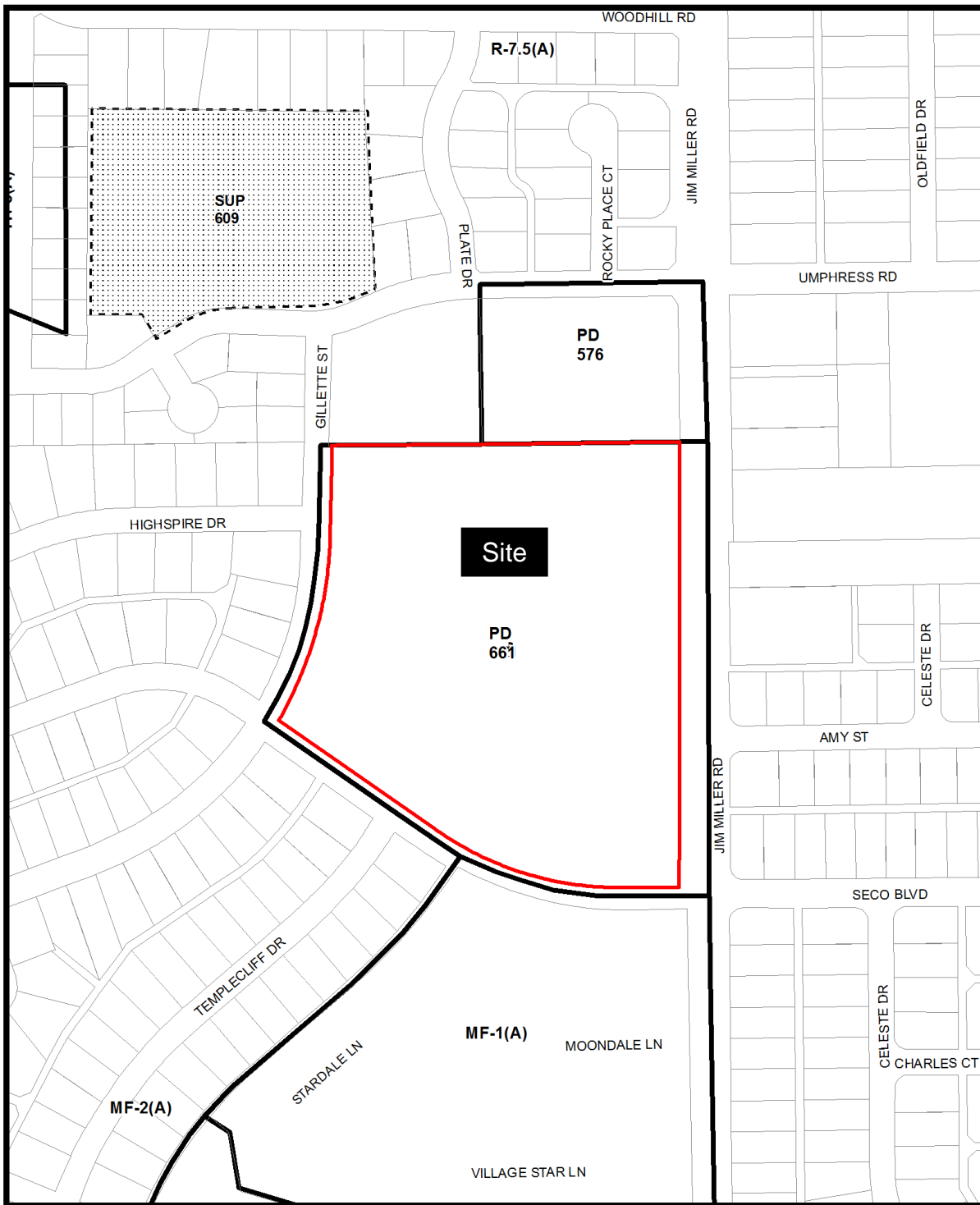


Proposed Development Plan



Proposed Development Plan - Enlarged





1:2,800

Zoning Map

Printed Date: 9/5/2018



 1:2,800

Aerial Map

Printed Date: 9/5/2018

Notification List of Property Owners

M178-045

46 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1515 N JIM MILLER RD	Dallas ISD
2	1655 N JIM MILLER RD	CARR RONALD J & JOYCE
3	6900 UMPHRESS RD	GRACE FELLOLWSHIP INTR
4	1655 GILLETTE ST	MEDINA EUGENIO & IRMA
5	1476 TEMPLECLIFF DR	GUTIERREZ RICARDO &
6	1470 TEMPLECLIFF DR	SANCHEZ RAFAEL &
7	1466 TEMPLECLIFF DR	BYNUM RUBY J
8	1475 TEMPLECLIFF DR	MULLINS JAMES R
9	1469 TEMPLECLIFF DR	ZAMORA JESUS MARTINEZ & NANCY NALLELI
10	1465 TEMPLECLIFF DR	GIRON GERARDO F & MARA L
11	1576 GILLETTE ST	SMITH ALISSA D
12	1580 GILLETTE ST	LOPEZ GABINO & TERESA L
13	1586 GILLETTE ST	CALHOUN PAUL MARK &
14	1577 GILLETTE ST	CAMARA ALICIA
15	1583 GILLETTE ST	GARRETT JOHNNIE M
16	6824 SECO BLVD	GARCIA JOSE FROYLAN CALVO &
17	6831 SECO BLVD	TONCHE MARIA DE LOURDES & EFRAIN
18	1605 GILLETTE ST	HERNANEZ HUMBERTO &
19	1609 GILLETTE ST	DOMINGUEZ MARIANO
20	1615 GILLETTE ST	DOMINGUEZ SERGIO C
21	1621 GILLETTE ST	GREAGOR DELORES &
22	6868 HIGHSPIRE DR	ALTAMIRANO PAFNUCIO &
23	6877 HIGHSPIRE DR	VAZQUEZ ALBERT
24	6871 HIGHSPIRE DR	MARTINEZ KARINA
25	6865 HIGHSPIRE DR	NELSON BETTY R
26	1441 N JIM MILLER RD	GROVE REDEVELOPMENT LLC

09/06/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1614 N JIM MILLER RD	CORPORATION OF EPISCOPAL
28	1606 N JIM MILLER RD	AVINA JOSE L & OLGA
29	7106 AMY AVE	SMITH ISAIAH E
30	7110 AMY AVE	RODRIGUEZ JOSE LUIS &
31	7105 AMY AVE	MIRELES RODRIGO
32	7111 AMY AVE	PEREZ MARIA GUADALUPE
33	7115 AMY AVE	AVINA JOSE & MARIA
34	1638 N JIM MILLER RD	VELASQUEZ JOVITA
35	3 N JIM MILLER RD	BRAZIL JIMMY O & JANICE
36	7103 SECO BLVD	AMAYA FELIX J &
37	7109 SECO BLVD	EUDABE ANTONIO V & NORMA PATRICIA
38	7115 SECO BLVD	AYALA CONCEPCION &
39	1455 CELESTE DR	MARTINEZ MARGARITA
40	1450 N JIM MILLER RD	YARBOUGH EULANDA
41	1444 N JIM MILLER RD	DANIELS ELLA LOUISE
42	1440 N JIM MILLER RD	MOORE RICHARD & HELEN
43	1639 GILLETTE	GAVELAN MARCIANA
44	1647 GILLETTE	GUERRORO HUGO VARGAS
45	6807 UMPHRESS CT	BASSDALE INVESTMENTS LLC
46	6811 UMPHRESS CT	CLEMENTS RONALD DUANE

FILE NUMBER: D178-004

DATE FILED: January 4, 2017

LOCATION: East line of Victory Avenue at All Star Way

COUNCIL DISTRICT: 2

MAPSCO: 45 E

SIZE OF REQUEST: ± 2.891 acres

CENSUS TRACT: 19.00

MISCELLANEOUS DOCKET ITEM

OWNER/APPLICANT: Anland North Commercial, L.P.

REPRESENTATIVE: Hillwood Urban Services, L.P.

REQUEST: An application for a development plan for an office and retail/personal service use with parking garage on property zoned the North Subdistrict within Planned Development District No. 582, Victory Planned Development District.

SUMMARY: On August 23, 2000, the Dallas City Council established Planned Development District No. 582 by Ordinance No. 24346. Ordinance No. 24346 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. The size of the PD is approximately 86.95 acres of land and is generally located east of Stemmons Freeway and north of Woodall Rodgers Freeway.

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 proposed development plan provides for a 347,000-square-foot, 12 story office building including 13,500 square-feet of retail and personal service uses, and a 445,000-square-foot, seven story parking garage that will cover an area of approximately 2.891 acres.

In conjunction with the above requirement, the attached development plan is submitted for the City Planning Commission's consideration. Staff has reviewed the proposed development plan and landscape plan and determined the plans comply with the requirements of the ordinance for PD No. 582.

The most up to date PD ordinance may be viewed at the following link:
<http://www.dallascityattorney.com/51P/Articles%20Supp%2017/Article%20582.pdf>

STAFF RECOMMENDATION: Approval.

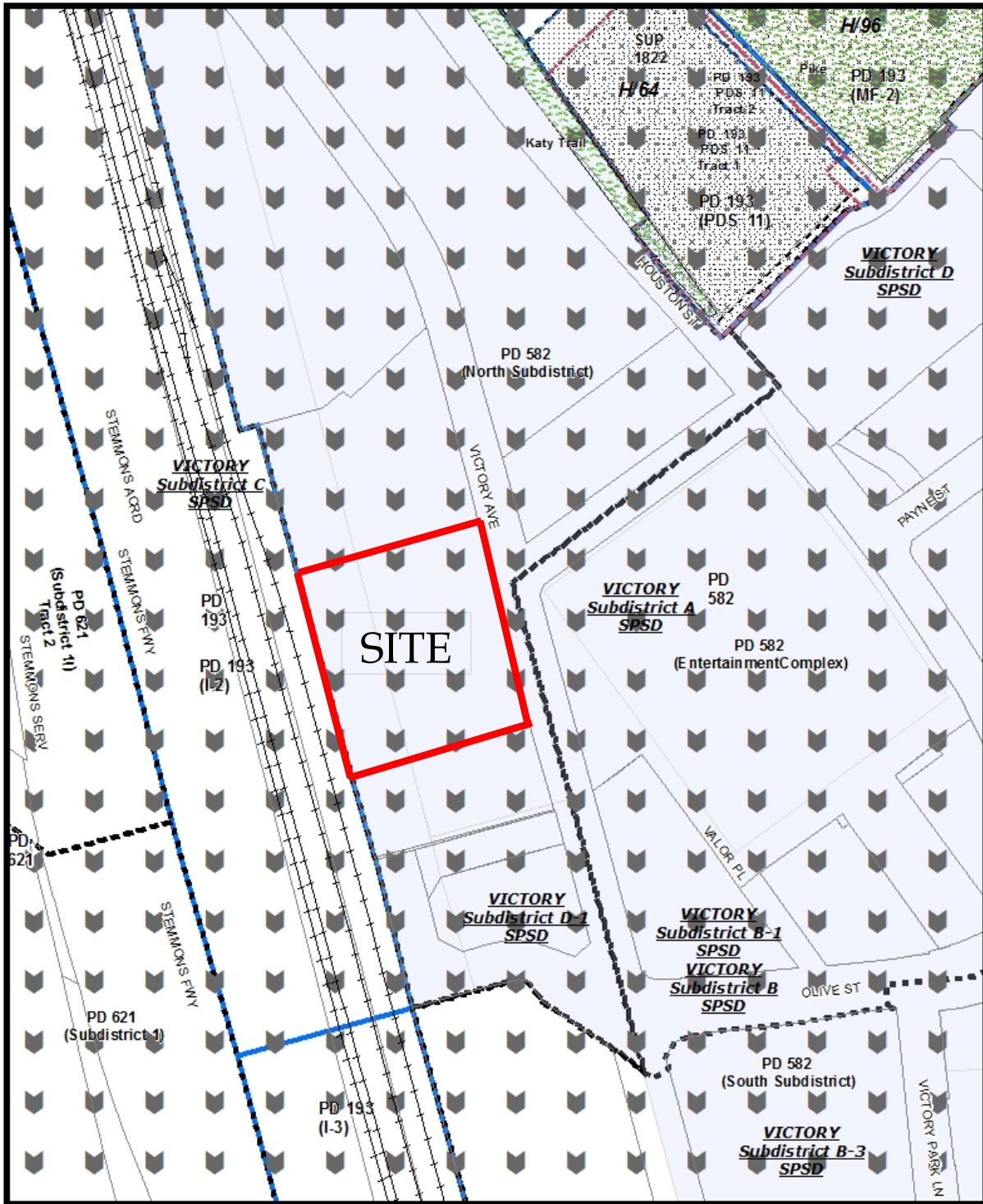
PRIOR CPC ACTION: On April 5; June 7; July 25; August 2; and August 16, 2018, the City Plan Commission held this item under advisement to allow time for the applicant to revise the proposed development plan.

List of Partners/Principals/Officers

List of officers of Anland Holdings, Inc.:

Todd L. Platt	President, Executive Vice President
M. Thomas Mason	Executive Vice President, Treasurer
Dewitt T. Hicks III	Executive Vice President
Ken Reese	Executive Vice President
Robert T. Vincente	Executive Vice President
Thomas D. Williams	Executive Vice President
Timothy E. Kinnear	Executive Vice President, Tax
Larry Blair	Executive Vice President
Michele M. Ringnald	Secretary
Stephen D. Parker	Assistant Secretary

Zoning Map

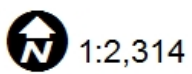


1:2,314

Zoning Map

Printed Date: 3/9/2018

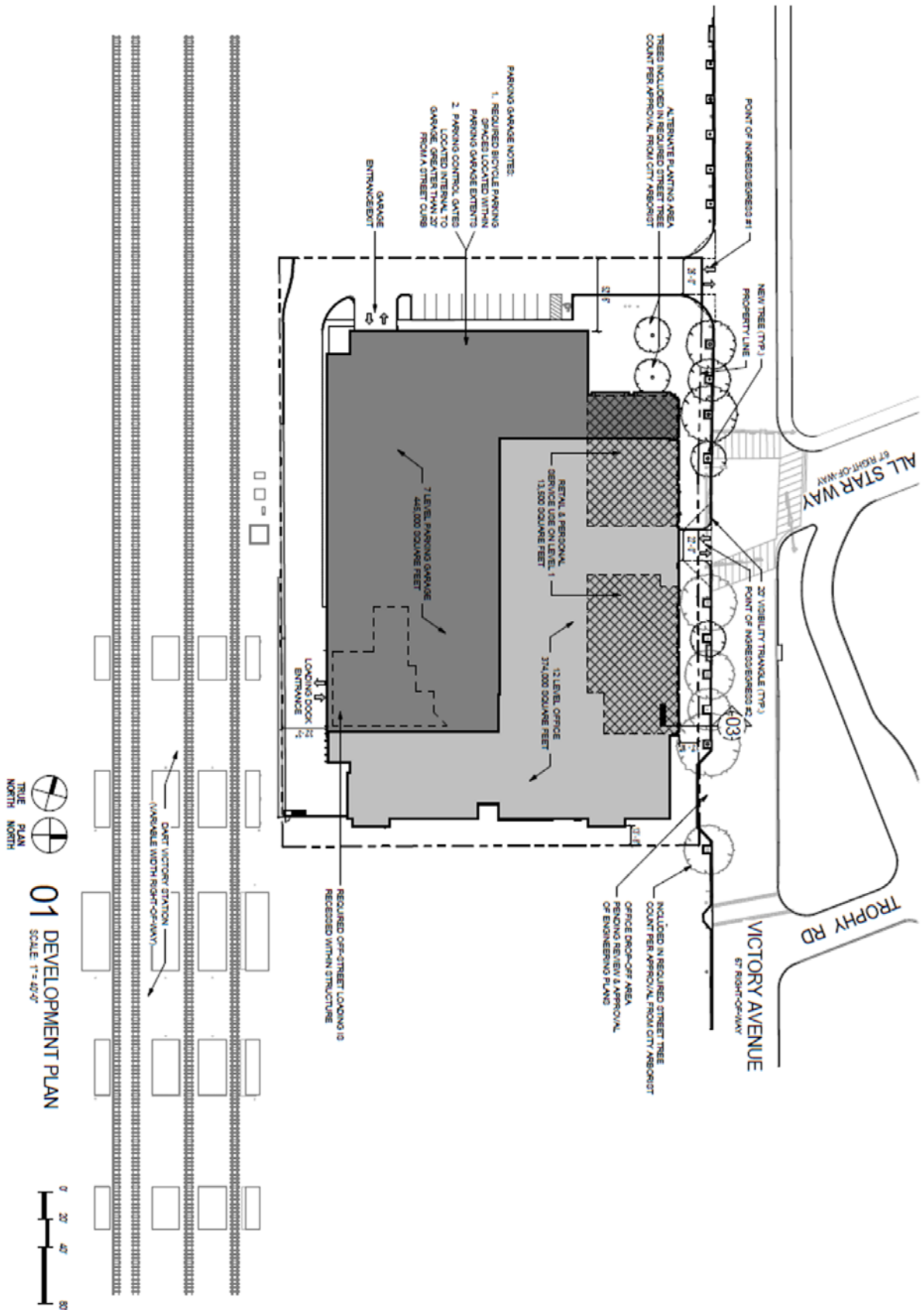
Aerial Map



Aerial Map

Printed Date: 3/9/2018

Enlarged Proposed Development Plan



7



**DEVELOPMENT PLAN
PEDESTRIAN OPEN SPACE PLAN
VICTORY DISTRICT**
VICTORY PLANNED DEVELOPMENT DISTRICT PD No. 582

THIS DEVELOPMENT PLAN IS ONLY FOR PEDESTRIAN OPEN SPACE AT VICTORY. THE AREAS HATCHED AS PEDESTRIAN OPEN SPACE, THE TABULAR INFORMATION AND NOTES ARE PART OF THIS DEVELOPMENT PLAN. ALL OTHER GRAPHIC ILLUSTRATIONS ARE FOR INFORMATION ONLY AND ARE NOT PART OF THIS DEVELOPMENT PLAN.

HALFF
1201 N. Bowser Rd., Richardson, TX 75081 (214) 346-9200 (TOLL FREE REGISTRATION NO. 312)

AUGUST 29, 2018

CITY PLAN COMMISSION

THURSDAY, SEPTEMBER 20, 2018

Planner: Mohammad Bordbar

FILE NUMBER:	Z178-221(MB)	DATE FILED:	March 28, 2018
LOCATION:	Southeast corner of Nuestra Drive and Wozencraft Drive		
COUNCIL DISTRICT:	13	MAPSCO:	15 S
SIZE OF REQUEST:	Approx. 21.117 acres	CENSUS TRACT:	96.04

OWNER\APPLICANT: Dallas Independent School District

REPRESENTATIVE: Rob Baldwin, Baldwin and Associates

REQUEST: An application to amend Planned Development District No. 734 for a public school other than an open-enrollment charter school on property zoned Planned Development District No. 734.

SUMMARY: The applicant proposes to amend Planned Development District No. 734 to accommodate the expansion of E.D. Walker Middle School to a school serving students in Kindergarten through 8th grade.

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

PLANNED DEVELOPMENT DISTRICT No. 734:

<http://dallascityattorney.com/51P/Articles%20Supp%208/Article%20734.pdf>

BACKGROUND INFORMATION:

- The site consists of a two-story building [E.D. Walker Middle School] with ancillary football, baseball, and softball fields.
- On October 26, 2005, the City Council approved Planned Development District No. 734 for a public school other than an open-enrollment charter school.

Zoning History: There have been no recent zoning cases requested in the area in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Function	ROW
Nuestra Drive	Local	60 feet
Wozencraft Drive	Local	60 feet

Traffic:

The applicant has submitted a Traffic Management Plan indicating that the school will provide no queuing in the City right-of-way and will ensure the safety of the students at the drop-off and pick-up times. Access points are located on the north side of the site from Nuestra Drive, as depicted on Exhibit 1 of the TMP.

With respect to traffic queue operations, the TMP stipulates that parents picking up students should enter the parking lot north of the school building via Nuestra Drive (see Exhibit 1).

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that, based on the technical support provided in the Traffic Management Plan and Transportation Assessment and Parking Analysis, it will not significantly impact the surrounding roadway system.

STAFF ANALYSIS:

Comprehensive Plan:

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

LAND USE ELEMENT

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 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

NEIGHBORHOOD PLUS

Policy 4.2 Support and leverage emerging school quality and school choice programs.

Surrounding Land Uses:

	Zoning	Land Use
Site	PDD No.734	Public School
North	R-16(A)	Single Family Dwelling
East	R-16(A)	Public Park
South	R-16(A)	Single Family Dwelling
West	PD No. 50, TH-2(A)	Single Family Dwelling

Land Use Compatibility:

Surrounding land uses consist of single family to the north, south, and west and a public park to the east.

Built in the early 1970s, the E.D. Walker Middle School provides for Grades 6 through 8 and has a current enrollment of 758 students. The applicant proposes to amend Planned Development District No. 734 for the expansion of E.D. Walker Middle School to serve students in Kindergarten through eighth grade. The building additions include classrooms, gymnasium, and various site and infrastructure upgrades. After the site improvements, the applicant has indicated that enrollment will approach 1,100 students, with an overall classroom count of 50, comprised of 35 classrooms of K-6 and 15 classrooms of 7th and 8th grade.

The school has operated within the community for a substantial period. The use is compatible with the adjacent single-family neighborhood and continues to serve as an amenity to the residents of the surrounding community. Since the site is subject to PD

conditions and a Traffic Management Plan requiring periodic update, staff believes that even with the school expansion, there are sufficient mechanisms in place to ensure the operation continues to run optimally over the years.

Market Value Analysis

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

Off-Street Parking:

Parking will be provided per the Development Code. Pursuant to Section 51A-4.204(17), each kindergarten/elementary school classroom requires one and one-half parking spaces and each junior high/middle school classroom requires three and one-half parking spaces. Based upon the proposed composition of classrooms, a total of 98 parking spaces will be required. The applicant is proposing to exceed this requirement by providing 140 parking spaces, as depicted on the development plan.

Landscaping:

The applicant proposes to provide landscaping per the development plan, which outlines a summary of the following design standards:

List of Officers

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 Jamie Resendez
- District 5 Lew Blackburn, Ph.D
- District 6 Joyce Foreman, 2nd Vice President
- District 7 Audrey Pinkerton, Board Secretary
- District 8 Miguel Solis
- District 9 Bernadette Nutall

Applicant's Proposed Conditions

ARTICLE 734.

PD 734.

SEC. 51P-734.101. LEGISLATIVE HISTORY.

PD 734 was established by Ordinance No. 26146, passed by the Dallas City Council on October 26, 2005. (Ord. 26146)

SEC. 51P-734.102. PROPERTY LOCATION AND SIZE.

PD 734 is established on property located at the southeast corner of Wozencraft Drive and Nuestra Drive. The size of PD 734 is approximately 20.93 acres. (Ord. 26146)

SEC. 51P-734.103. 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. 26146)

SEC. 51P-734.104. 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 (Exhibit 734A). In the event of a conflict between the text of this article and the development plan, the text of this article controls.
- (b) For all other uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply. (Ord. 26146)

SEC. 51P-734.105. MAIN USES PERMITTED.

- (a) Except as otherwise provided in this section, the only main uses permitted in this district are those main uses permitted in the R-16(A) Single Family District, subject to the same conditions applicable in the R-16(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-16(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-16(A) Single Family District is subject to DIR in this district; etc.
- (b) A public school other than an open-enrollment charter school is permitted by right. (Ord. 26146)

SEC. 51P-734.106. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. 26146)

SEC. 51P-734.107. YARD, LOT, AND SPACE REGULATIONS.

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

(a) In general. Except as otherwise provided in this section, the yard, lot, and space regulations for the R-16(A) Single Family District apply in this district.

(b) Front yard. For a public school other than an open-enrollment charter school, minimum front yard is as shown on the development plan 35 feet.

(c) Side and rear yard. For a public school other than an open-enrollment charter school, minimum side and rear yard is as shown on the development plan 20 feet.

(d) Height. For a public school other than an open-enrollment charter school, maximum structure height is 30 feet. Height projections are allowed in accordance with 51A- 4.408(a)(2).

(e) Lot coverage. For a public school other than an open-enrollment charter school, maximum lot coverage is 25 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not. (Ord. 26146)

SEC. 51P-734.108. OFF-STREET PARKING AND LOADING.

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

~~(b) For a public school other than an open-enrollment charter school, a minimum of 164 spaces are required and must be provided as shown on the development plan.~~

~~(c) For a public school other than an open-enrollment charter school, additional off street parking must be provided in compliance with Section 51A- 4.204 when additional classrooms are located or constructed within the buildable area shown on the development plan.~~

(d) For a public school other than an open-enrollment charter school, off-street parking is allowed in the required front yards. (Ord. 26146)

SEC. 51P-734.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 26146)

SEC. 51P-734.110. LANDSCAPING.

- (a) Except as provided in this section, landscaping must be provided in accordance with Article X.
- (b) For a public school other than an open-enrollment charter school, landscaping must be provided as shown on the development plan.
- (c) Plant materials must be maintained in a healthy, growing condition. (Ord. 26146)

SEC. 51P-734.111. FENCES.

For a public school other than an open-enrollment charter school, fences are permitted at the maximum height allowed in the R-16(A) Single Family District of five feet in the locations shown on the development plan. (Ord. 26146)

SEC. 51P-734.112. SIGNS.

- (a) Except as provided in this section, signs must comply with the provisions for non-business zoning districts in Article VII.
- (b) For a public school other than an open-enrollment charter school, signs are permitted at the sizes and in the locations as shown in the development plan. (Ord. 26146)

SEC. 51P-734.113. ADDITIONAL PROVISIONS.

- (a) The Property must be properly maintained in a state of good repair and neat appearance.
- (b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. 26146)

SEC. 51P-734.114. COMPLIANCE WITH CONDITIONS.

- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.
- (b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 26146)

~~SEC. 51P-734.115. ZONING MAP.~~

~~PD 734 is located on Zoning Map No. D-7. (Ord. 26146)~~

May 31, 2018

PK# 4032-17.390

Z 178-221

TRAFFIC MANAGEMENT PLAN

Project:

DISD E.D. Walker Middle School

In Dallas, Texas

Prepared for:

City of Dallas

On behalf of:

Dallas Independent School District

Prepared by:



Hunter W. Lemley, P.E.



7557 Rambler Road, Suite 1400

Dallas, Texas 75231-2388

(972) 235-3031 www.pkce.com

TX.REG: ENGINEERING FIRM F-469

TX. REG. SURVEYING FIRM LS-100080-00

May 31, 2018



TRAFFIC MANAGEMENT PLAN
DISD E.D. Walker Middle School
Dallas, Texas

TABLE OF CONTENTS

INTRODUCTION	1
<i>Project Description</i>	1
<i>TMP Objectives</i>	1
<i>Methodology</i>	3
<i>Expectations</i>	3
<i>Changes to TMP</i>	4
Traffic Management Plan	5

Exhibit 1. Recommendations/Proposed Conditions

May 31, 2018



INTRODUCTION

The services of **Pacheco Koch** (PK) were retained by Baldwin Associates, on behalf of **Dallas Independent School District**, to prepare a Traffic Management Plan (TMP) for E.D. Walker Middle School (the "School") located at 12532 Nuestra Drive in Dallas, Texas. This TMP is site-specific and relates to the peak traffic activity associated with school traffic at the site.

DISD is seeking amend the Planned Development District for the property from the City of Dallas (the "Approving Agency") to facilitate proposed site improvements. Submittal of a TMP, prepared by a registered professional engineer experienced and skilled in the field of traffic/transportation engineering, is one of the requirements of Approving Agency's application process. This TMP was prepared by registered professional engineers employed by Pacheco Koch. Pacheco Koch is a licensed engineering firm based in Dallas, Texas, that provides professional services in traffic engineering, transportation planning, and other fields.

School Description

The School consists of an existing middle school with grades 6th through 8th. Proposed site improvements include the construction of a new kindergarten and elementary school building and new gymnasium areas. Site improvements are anticipated to be completed for the 2019-2020 school year. After the proposed site improvement, DISD anticipates enrollment will increase to 1,100 students.

The Elementary School is proposed to start at 7:45 AM and end at 2:55 PM, while the Middle School currently starts at 8:25 AM and ends at 3:35 PM. Current enrollment is 758 students. A summary of the existing and future school enrollment is provided in Table 1.

Table 1. School Enrollment Summary

GRADES	EXISTING	PROPOSED
K – 5 th Grade	--	660
6 th – 8 th Grade	758	440
TOTAL	758	1,100

*Enrollment Data provided by DISD

Access to the campus is provided on Nuestra Drive and Wozencraft Drive. Nuestra Drive, a local street, intersects with Wozencraft Drive, a local street, at the northwest corner of the property. Land uses surrounding the site are exclusively single-family residential.

Existing school zones surrounding the school are located on Nuestra Drive and Wozencraft Drive.

May 31, 2018



TMP Objectives

A Traffic Management Plan (TMP) is a site- or area-specific plan of recommended actions and strategies to manage vehicular traffic and parking, pedestrian activity, and travel by all other modes during peak demand conditions for a planned event. The "Objectives" of a TMP are to:

1. Provide a safe environment for all Users on site and the travelling public in the vicinity of the site during the Event times;
2. Minimize (and maintain within reasonable levels) travel delays and traffic congestion on site and in the vicinity of the site during the Event;
3. Ensure reasonable access and circulation is maintained on the public street system in the vicinity of the site during the Event;
4. Provide appropriate information to the travelling public in the vicinity of the site to allow for proper awareness of anticipated traffic conditions during the Event; and,
5. Promote reasonable strategies to manage travel demand to and from the site, including use of alternative modes of travel (such as walk, bike, bus, transit, etc.), when practical.

DEFINITIONS:

Terms are used in this report:

"Event" – a planned event(s), recurring or non-recurring, for which this TMP is being prepared (i.e., "school day")

"School" (a.k.a., "Event Organizer") – the person, group, or organization responsible for the Event

"TMP Manager" – a person or persons designated by the School to implement the TMP (also see additional tasks in the *Expectations* section)

"Users" – guests/patrons attending the Event

"Analyst" – the person(s) preparing the TMP for the School

"Approving Agency" – the municipality or government agency requiring the Traffic Management Plan

"Traffic Department" – the department of the public agency responsible for traffic operations for a given right-of-way

"Site" – the property at which the Event is located (generally assumed to be occupied by the School)

"TMP Strategies" – actions recommended by the Analyst to be undertaken before, during, or after the Event in order to manage traffic on or off site

May 31, 2018

**DISCLAIMERS:**

A TMP should be developed by, or in concert with, an individual familiar with the general characteristics of the Event and the associated traffic/transportation needs. For this study, PK worked with School representatives to develop the proposed recommendations.

Recommended TMP Strategies should be based upon applicable engineering principles of traffic safety and traffic operations.

Any recommended TMP Strategies involving traffic control devices in the public right-of-way (including installation or removal of signs, pavement markings, etc.) are subject to the approval of, and must be implemented under direction of, the Traffic Department.

No private individual should perform, or attempt to perform, any act of traffic control within public right-of-way; only deputized officers of the law or other authorized representatives of the Traffic Department may manipulate traffic conditions within the public right-of-way.

The recommendations presented in this report reflect Pacheco Koch's assessment of current and projected traffic needs based on observations and professional judgment and incorporate feedback from DISD representatives. Pacheco Koch is not responsible for operations at the school; however, the recommendations have been presented to on-site school personnel with authority over implementation of the Plan (see Exhibit 1 for on-site contact information). Pacheco Koch was not involved with site selection, site design, or the current operations for this project.

Methodology

When feasible, the Analyst should conduct first-hand observations of existing event to develop an understanding of site-specific traffic/transportation characteristics, such as: drop-off/pick-up frequency, parking needs, alternative travel mode use, safety issues, queuing, traffic congestion, site access, current traffic management strategies in use, etc. When it is not feasible to conduct such observations, interviews with staff or personnel familiar with those items is desirable. When neither option is available, the Analyst may be required to rely upon published information and/or professional judgment and experience.

Once the base information is assembled, the Analyst should estimate the projected traffic/transportation characteristics generated by the proposed Event. Next, the Analyst should inventory the attributes and resources of the subject site and determine how the site can best accommodate those projected conditions. Based upon that assessment, the recommended TMP Strategies shall be developed to optimally achieve the basic TMP Objectives. The recommended TMP Strategies should be reviewed by the School (ideally, the TMP Manager) for refinement and approval before formal submittal to the Approving Agency.

Expectations

NOTE TO SCHOOL: By submittal of a TMP to the Approving Agency, the School is implicitly agreeing to implement, maintain, and comply with the recommended

May 31, 2018



actions presented herein subject to acceptance by Approving Agency and any associated conditions Approving Agency may impose. It is also inferred that the School agrees to be self-accountable for these actions until and unless Approving Agency deems further measures are appropriate or the TMP is no longer required.

Recommended TMP Strategies may include one-time measures to be implemented before the Event and/or ongoing actions to be performed before, during, or after the Event. Recommended TMP Strategies involving on-site measures or actions are generally considered to be the responsibility of the School.

To ensure appropriate compliance and consistent implementation of the TMP, it is recommended that the School appoint a TMP "Manager". In general, a Manager should be a qualified and capable individual or group of individuals assigned to take responsibility of the TMP and be accountable for successful implementation in order to achieve the Objectives described earlier (see "Exhibit 1"). Other specific duties of the Manager include:

- Monitor effectiveness of TMP strategies and make prudent adjustments, as needed, to more effectively accomplish the TMP Objectives
- Maintain an awareness of readily-available alternative transportation modes serving the site and facilitate and promote their use during the Event when practical
- Serve as a liaison to the Approving Agency(-ies), when needed
- When applicable, provide training and direction to other personnel assigned to implement the TMP measures
- Provide instruction to Users on how to comply with the intent of the TMP

Recommended TMP Strategies were developed specifically for the period(s) of peak traffic demand and are depicted in the respective exhibit. For periods of less intense traffic demand, recommended TMP Strategies may be utilized, in part or in whole, as needed to realize the TMP Objectives.

Changes to TMP

Informal changes to any recommended TMP Strategies presented herein to improve efficiency or effectiveness may be implemented at the discretion of the School if those changes are prudent and do not compromise the TMP Objectives. It is recommended that changes implemented under such circumstances be documented and retained by the School for future reference or upon request. At the discretion of the Approving Agency, submittal of a formally revised TMP report/document or a validation study may be required on a predetermined or as-needed basis.

May 31, 2018



TRAFFIC MANAGEMENT PLAN

NOTE: Recommended TMP Strategies contained herein are based upon the best data, site-specific information, and analytical processes readily available at the time of the study. However, specific quantities related to traffic congestion at peak periods (e.g., duration, length of queue, etc.) are estimated values. Actual quantities may vary due to unknown or unquantifiable variables and other operational factors that may occur. In the event that actual, future conditions generate undue burden on Users and/or the travelling public, modifications to the TMP should be considered. (See preceding NOTE for guidance on implementing changes to the TMP.) However, in extreme conditions, TMP actions may not be capable of mitigating all traffic conditions, and it may be incumbent on the School to consider operational, institutional, or other long-term changes to address issues on a more permanent basis.

Graphical summaries of recommendations and proposed conditions are depicted in **Exhibit 1**.

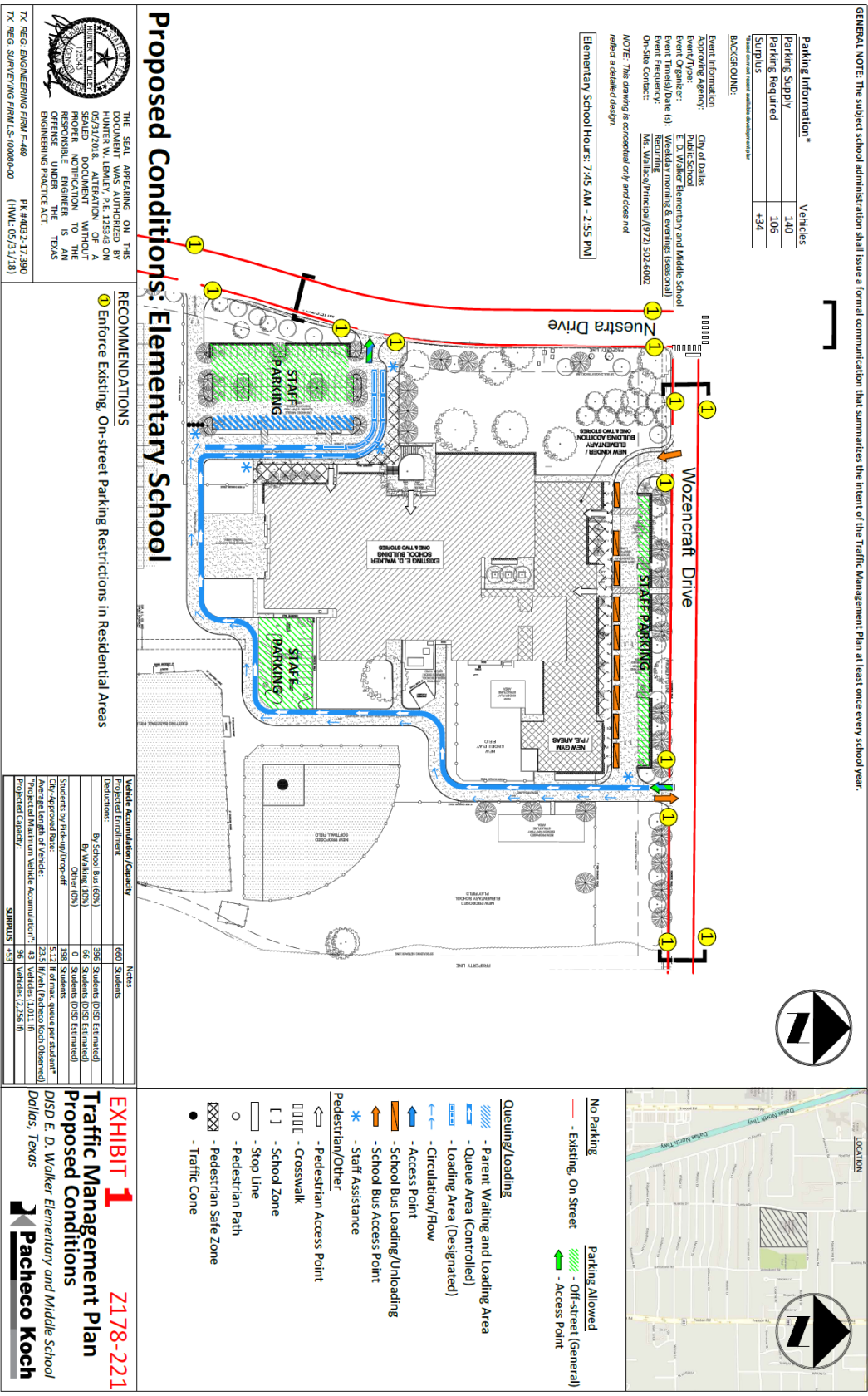
A summary of existing conditions is provided below:

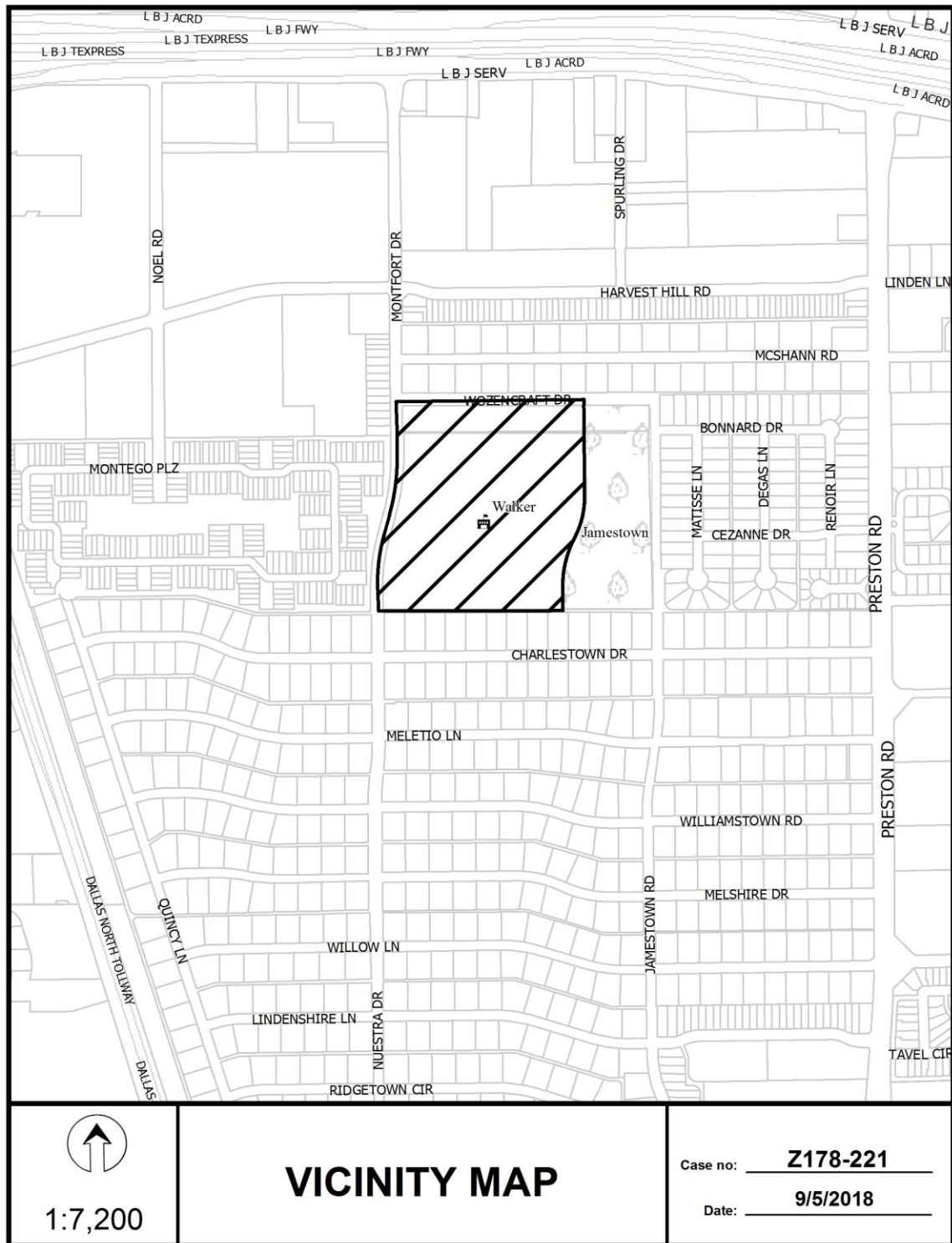
- Parent pick-up activity currently occurs on-site and on Wozencraft Drive.
- Traffic operations at the intersection of Nuestra Drive and Wozencraft Drive is a minor STOP-approach on Wozencraft Drive and contains both heavy inbound and outbound traffic. The intersection's approach includes outbound left-turn and right-turn lanes.
- Buses stage at the recessed area on Nuestra Drive, located west of the school building.

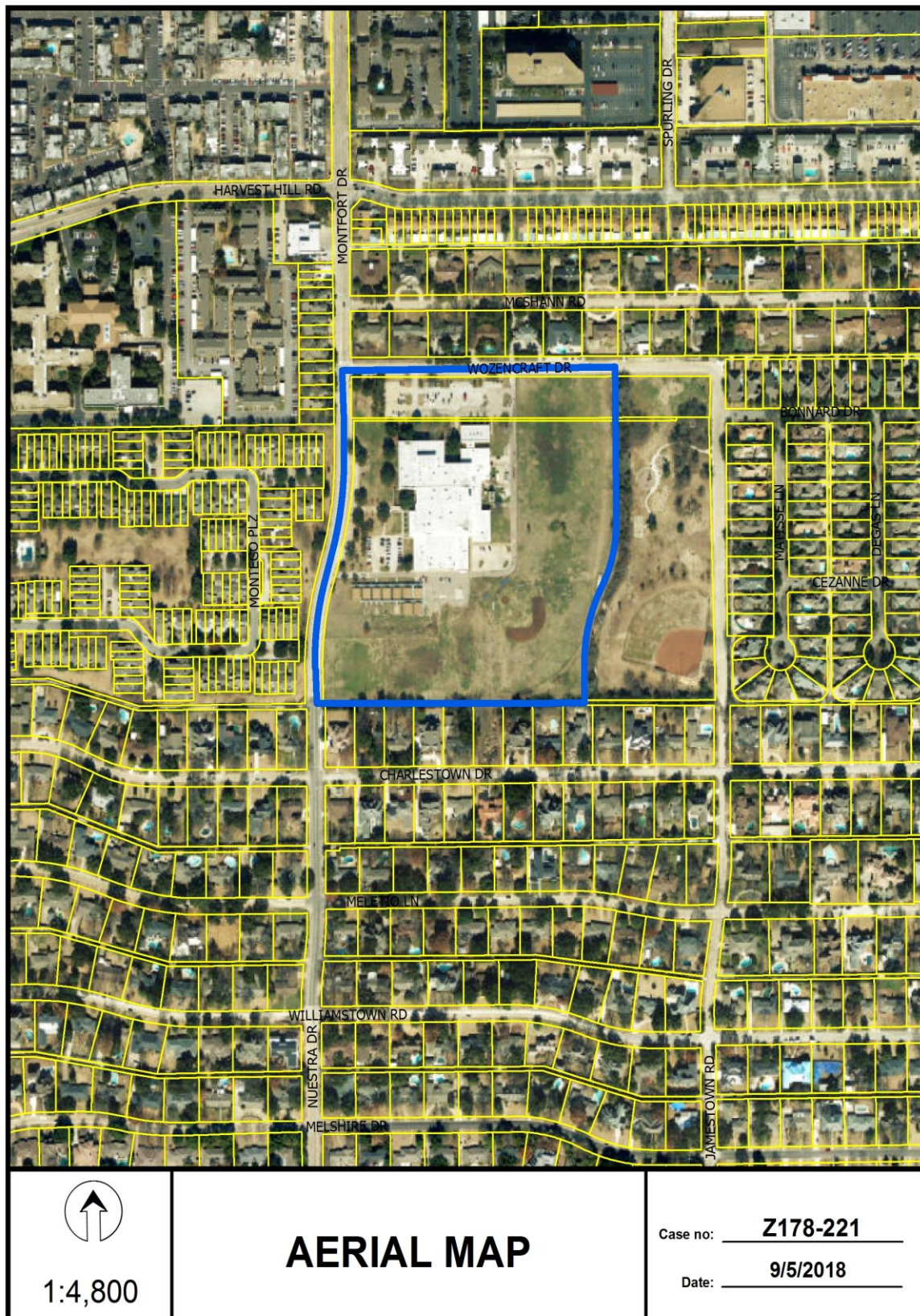
A summary of specific recommendations is provided below:

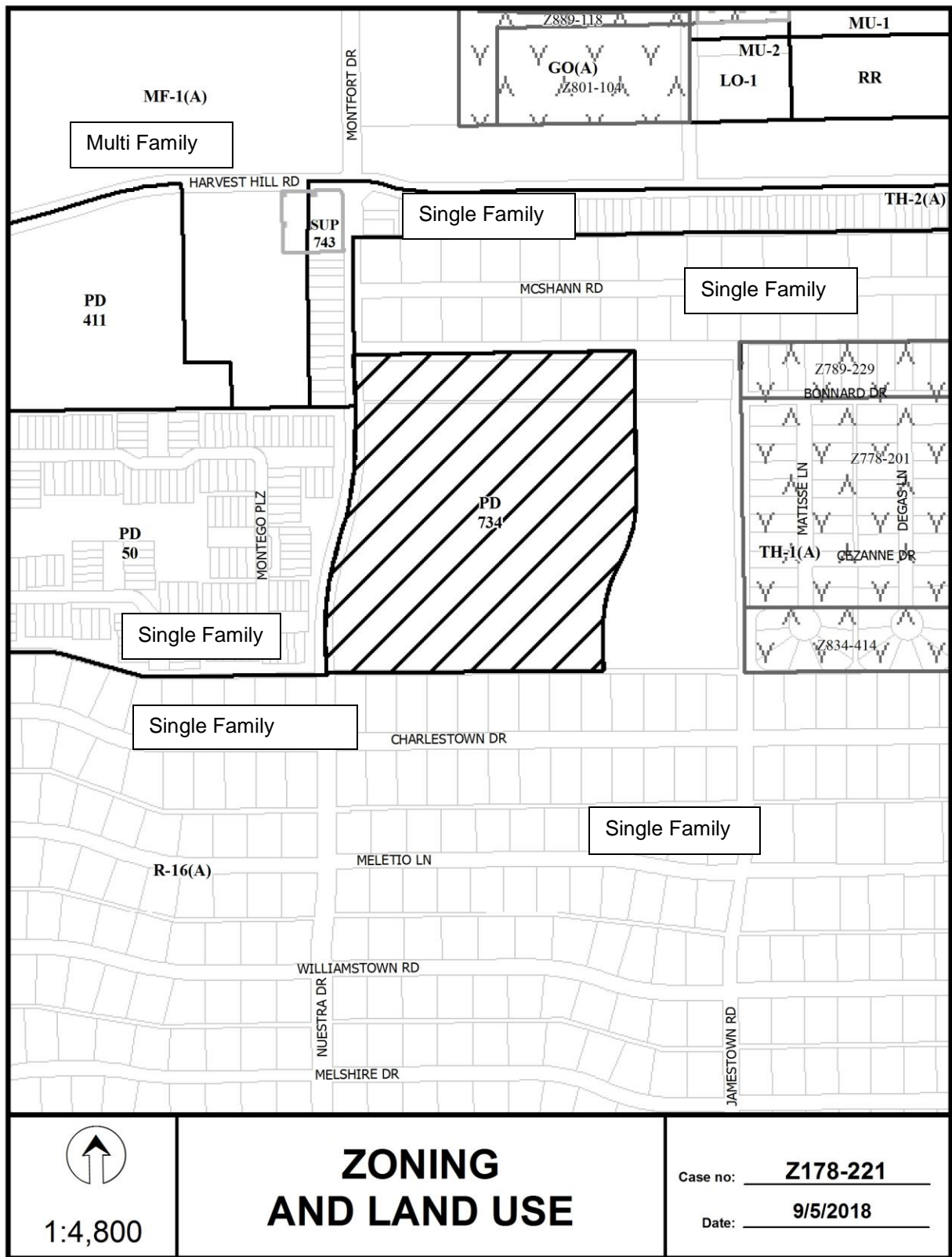
1. Enforce existing, on-street parking restrictions in residential areas.

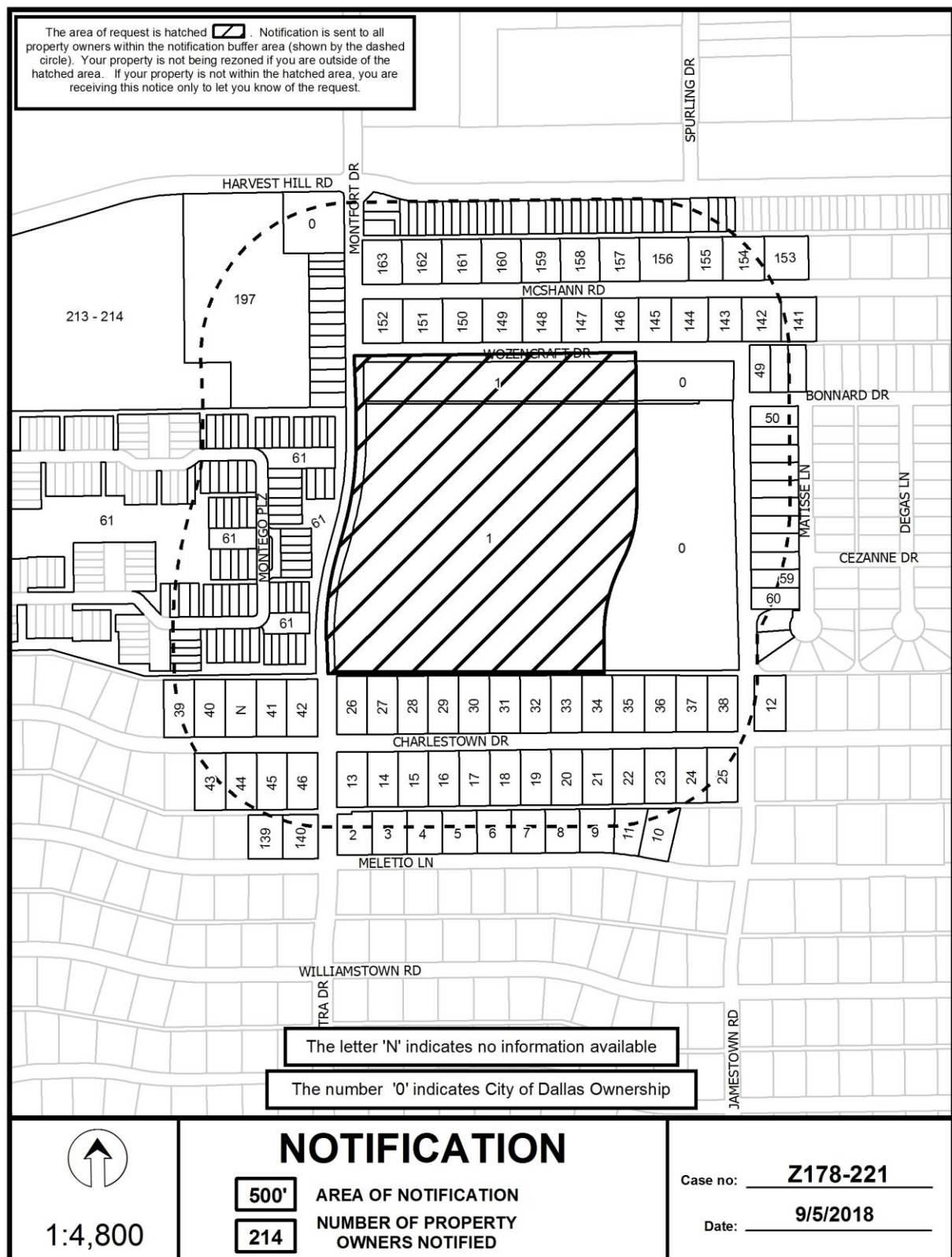
END OF MEMO











09/05/2018

Notification List of Property Owners***Z178-221******214 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	12532 NUESTRA DR	Dallas ISD
2	5707 MELETIO LN	JONES KURT A & NIKKI DIAMOND
3	5715 MELETIO LN	BOHART PHILIP G & LAUREN L
4	5723 MELETIO LN	J TWO DEVELOPMENT INC
5	5731 MELETIO LN	DEVLEER GARY & KATHLEEN
6	5739 MELETIO LN	MCGLOTHLIN DARDEN A
7	5747 MELETIO LN	ABOUZAGLO SHIMON &
8	5811 MELETIO LN	TWOMEY MICHAEL E & HEATHER B
9	5821 MELETIO LN	HIRSCH BERNARD SAMUEL
10	5841 MELETIO LN	GOLDSTEIN JOSHUA & CYREL
11	5831 MELETIO LN	MEYERCORD DAVID K
12	5907 CHARLESTOWN DR	BAREA JOSE J
13	5708 CHARLESTOWN DR	GLAUBEN MAX & FRIEDA
14	5716 CHARLESTOWN DR	FEINSTEIN JACOB & ALLISON
15	5724 CHARLESTOWN DR	JOHRI ANAPAM & HAIDY KARYNA
16	5732 CHARLESTOWN DR	CANHAM RUSSELL & RAKSHA JAIN
17	5740 CHARLESTOWN DR	SULLIVAN BRIAN J
18	5748 CHARLESTOWN DR	SOLARI JACK T &
19	5808 CHARLESTOWN DR	MCFADDEN MICHAEL & ERIKA
20	5816 CHARLESTOWN DR	MEISENHEIMER FREDDIE EDWARD & SIDNEY J
21	5824 CHARLESTOWN DR	ARLEN LISA CURTRIGHT
22	5832 CHARLESTOWN DR	CLEMENTS GERARD H & PAMELA
23	5840 CHARLESTOWN DR	LASHAK ISRAEL JOSE &
24	5848 CHARLESTOWN DR	RENDLEMAN RYAN
25	5856 CHARLESTOWN DR	MIRO FRANCIS G &
26	5707 CHARLESTOWN DR	DELVECCHIO DAVID C &

Z178-221(MB)

09/05/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5715 CHARLESTOWN DR	MEYER HARRY ROBERT
28	5723 CHARLESTOWN DR	ROWE WILLIAM CHRIS &
29	5731 CHARLESTOWN DR	PRAGER SAMUEL J & ANNETTE H
30	5739 CHARLESTOWN DR	COREY CARRIE MILLER &
31	5747 CHARLESTOWN DR	PEDERNALES DEVELOPMENT COMPANY
32	5807 CHARLESTOWN DR	MLH TRUST
33	5815 CHARLESTOWN DR	36 POWER EQUITY LLC
34	5823 CHARLESTOWN DR	DAVIS JOSHUA RUBIN &
35	5831 CHARLESTOWN DR	WEISS DAVID M & BARBARA L
36	5839 CHARLESTOWN DR	GARDNER MICHAEL & JULIE
37	5847 CHARLESTOWN DR	MOORE RICHARD M & TONYA L
38	5857 CHARLESTOWN DR	EHLE RYAN M
39	5625 CHARLESTOWN DR	WILLIAMS CANDACE KANE
40	5633 CHARLESTOWN DR	LEWIS ARACELI
41	5649 CHARLESTOWN DR	HURST MONTE K & BONNIE Y
42	5657 CHARLESTOWN DR	FLEISHMANN ROBERT N &
43	5634 CHARLESTOWN DR	SCHNEIDER STEVEN &
44	5642 CHARLESTOWN DR	GONZALES CONSUELO
45	5650 CHARLESTOWN DR	HENRY CRAIG JAMES
46	5658 CHARLESTOWN DR	MURPHY FRANK H & LOUISE D
47	5911 BONNARD DR	MATARRANZ SALLY SMITH &
48	5907 BONNARD DR	HORTON DON G
49	5903 BONNARD DR	CARROLL RUSSELL L & NANCY J
50	12541 MATISSE LN	HUNDAHL PAMELA H
51	12539 MATISSE LN	SMITH BIRL HOWARD
52	12535 MATISSE LN	FOLSE MOLLY WOODWORTH
53	12531 MATISSE LN	BURKS KEITH E & KELLEY G
54	12527 MATISSE LN	DUGGER WYLIE BENJAMIN III &
55	12523 MATISSE LN	ATWOOD NINA J &
56	12519 MATISSE LN	BLACKBURN C RALPH II
57	12515 MATISSE LN	ALVIS JAMES L &

Z178-221(MB)

09/05/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	12511 MATISSE LN	SMITH JAMES M TRUSTEE
59	12507 MATISSE LN	12507 MATISSE LN LLC
60	12503 MATISSE LN	MUIRHEAD LAWRENCE &
61	900001 NO NAME ST	PRESTON SQUARE INC
62	12251 MONTEGO PLAZA	WOODARD RICHARD M
63	12253 MONTEGO PLAZA	LEWIS RICK A
64	12255 MONTEGO PLAZA	CHAFETZ PAUL K
65	12257 MONTEGO PLAZA	PERKINS FAMILY TRUST A
66	12259 MONTEGO PLAZA	PAPPAS ANTIGONI
67	12261 MONTEGO PLAZA	MOERSCHELL MARIE B
68	12263 MONTEGO PLAZA	WHITEHURST MARY EVELYN
69	12265 MONTEGO PLAZA	MCCOY DONNY G & MELISSA A
70	12267 MONTEGO PLAZA	CAVITT CAROL H
71	12271 MONTEGO PLAZA	PIZITZ SHERI L
72	12273 MONTEGO PLAZA	PUMPELLE WILFRED C
73	12275 MONTEGO PLAZA	TIGNOR REVOCABLE TRUST
74	12277 MONTEGO PLAZA	THOMPSON EVELYN CORINNE B
75	12279 MONTEGO PLAZA	FOGEL MELANIE GOLDSTEIN
76	12301 MONTEGO PLAZA	MOORE VIRGINIA W
77	12305 MONTEGO PLAZA	ARNETT SUSAN C
78	12309 MONTEGO PLAZA	JAFFE RICHARD B &
79	12311 MONTEGO PLAZA	COOPER SUZAN K
80	12315 MONTEGO PLAZA	CLEAVELAND BARBARA
81	12317 MONTEGO PLAZA	PRESCOTT MATTHEW CHARLES &
82	12319 MONTEGO PLAZA	CRAFT JOAN M
83	12321 MONTEGO PLAZA	TOBOLOWSKY PEGGY MARIE
84	12323 MONTEGO PLAZA	DIBBERN MARY ELIZABETH WILSON
85	12327 MONTEGO PLAZA	JOSEPHSON SCOTT R
86	12329 MONTEGO PLAZA	THOMPSON CHARLENE
87	12331 MONTEGO PLAZA	ROSENBAUM FRANKLIN &
88	12333 MONTEGO PLAZA	RANEY BRIDGET G

09/05/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	12335 MONTEGO PLAZA	MATLOCK BARBARA ANN F
90	12337 MONTEGO PLAZA	CALDWELL BRUCE J JR & SUSAN J
91	12341 MONTEGO PLAZA	MARSHALL FRANK W
92	12343 MONTEGO PLAZA	BROWN GARY M & LINDA T
93	12345 MONTEGO PLAZA	WALKER PAMELA MARGARET
94	12347 MONTEGO PLAZA	ODOM ELIZABETH M
95	12349 MONTEGO PLAZA	ROLATER CHOLLY J
96	12351 MONTEGO PLAZA	AUERBACH DONALD & LINDA
97	12353 MONTEGO PLAZA	PICKERING DOUG & JOAN
98	12355 MONTEGO PLAZA	MATHEWS CLOVIS A
99	12357 MONTEGO PLAZA	BOWES JUDITH E
100	12359 MONTEGO PLAZA	SAMPSON ADELAIDE O
101	12361 MONTEGO PLAZA	KISTLER PHILIP C
102	12363 MONTEGO PLAZA	ARTMAN ELIZABETH KELLY
103	12365 MONTEGO PLAZA	MULKEY LAUREN
104	12367 MONTEGO PLAZA	MCELVANEY FRANCES O
105	12369 MONTEGO PLAZA	DEAK ENID B
106	12371 MONTEGO PLAZA	RUMSEY R LOUIS & ANNE O
107	12381 MONTEGO PLAZA	LIEBMAN EDWARD C &
108	12383 MONTEGO PLAZA	MULKEY VIRGINIA MARTIN
109	12385 MONTEGO PLAZA	STRELITZ DARREL
110	12387 MONTEGO PLAZA	TOMARELLI HENRY J &
111	12389 MONTEGO PLAZA	KELLY CHARLOTTE S
112	12242 MONTEGO PLAZA	WENDORF DENVER F JR EST OF
113	12244 MONTEGO PLAZA	MILLOT JOAN M
114	12246 MONTEGO PLAZA	CASABURRI CAROL
115	12248 MONTEGO PLAZA	BELL LISA BERRES
116	12250 MONTEGO PLAZA	CHRISTIAN PATRICIA & LARRY D
117	12252 MONTEGO PLAZA	LUDWICK MARY K
118	12254 MONTEGO PLAZA	GREGORY RONNIE L & HERLINDA URENA
119	12334 MONTEGO PLAZA	RAMZY DAVID F &

09/05/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	12332 MONTEGO PLAZA	SEEBERGER RUDOLGH G TR
121	12330 MONTEGO PLAZA	JOHNSON MARK G
122	12328 MONTEGO PLAZA	WHALEY ANDREW L
123	12326 MONTEGO PLAZA	OLTROGGE EUGENE M &
124	12324 MONTEGO PLAZA	GRUEN ALYSSA
125	12340 MONTEGO PLAZA	FOLMNSBEE CATHY & GARY LIVING TR
126	12342 MONTEGO PLAZA	SWAAB RUTH W
127	12344 MONTEGO PLAZA	BUELL ROSEMARY B
128	12346 MONTEGO PLAZA	THELMA WALDSTEIN SWANGO TRUST
129	12348 MONTEGO PLAZA	KOORENNY KATHRYN L &
130	12362 MONTEGO PLAZA	ROUTH SUSAN C TRUSTEE
131	12364 MONTEGO PLAZA	MULLEN JAMES M & SANDRA A
132	12366 MONTEGO PLAZA	VANCE EDDINS TRUST
133	12368 MONTEGO PLAZA	MONTEGO 12368 LAND TRUST
134	12370 MONTEGO PLAZA	NEVITT AUSTIN J
135	12372 MONTEGO PLAZA	LENOX DOREEN A TR
136	12380 MONTEGO PLAZA	BOWLES MARY J TRUSTEE
137	12382 MONTEGO PLAZA	STRIEF MARY L
138	12384 MONTEGO PLAZA	ROSSBACH JAN PHILIPP &
139	5617 MELETIO LN	INVESTORS CAPITAL FUNDING LLC
140	5623 MELETIO LN	MULLENIX LOUIS W
141	5834 MCSHANN RD	ISRAEL ACHDUT
142	5828 MCSHANN RD	DAVIS CHARLES
143	5740 MCSHANN RD	BRODEN HELEN L
144	5732 MCSHANN RD	WILLIAMS BERNARD JR TRUSTEE ET AL
145	5724 MCSHANN RD	MCDONALD FRED G
146	5716 MCSHANN RD	BAKER IRVING A
147	5708 MCSHANN RD	PRINCE DR ROBERT
148	5640 MCSHANN RD	CONGREGATION MIKVAH
149	5632 MCSHANN RD	SNOW RUBY D
150	5624 MCSHANN RD	WATKINS MYRON H

Z178-221(MB)

09/05/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	5616 MCSHANN RD	MERRITT JEANETE
152	5608 MCSHANN RD	CHEN EDDIE
153	5821 MCSHANN RD	ACHDUT ISRAEL
154	5815 MCSHANN RD	OLLISON RUTH ALLEN
155	5739 MCSHANN RD	WILLIAMS CARL L
156	5731 MCSHANN RD	FGC VENTURES INC
157	5715 MCSHANN RD	HOLLEY JOINT REVOCABLE
158	5707 MCSHANN RD	JUNE OLIVIA ARNOLD
159	5639 MCSHANN RD	BLAKELY LINDORF SCIPIO
160	5631 MCSHANN RD	LEE MIN JUNG &
161	5623 MCSHANN RD	TANEJA SANJEEV K
162	5615 MCSHANN RD	HARDIN EVELYN L &
163	5607 MCSHANN RD	CASEY ZELMA PHILLIPS ET AL
164	12728 MONTFORT DR	SPENCER JOHN T
165	12722 MONTFORT DR	BROWN MATTHEW W
166	12720 MONTFORT DR	CIAR PERCY
167	5612 HARVEST HILL RD	TRUJILLO MARIA D
168	5614 HARVEST HILL RD	STARNES JAMES RONALD &
169	5616 HARVEST HILL RD	WANG ALEX XIANG
170	5618 HARVEST HILL RD	HERALDO CLEMENCIA P
171	5620 HARVEST HILL RD	SHEELER RAY S
172	5622 HARVEST HILL RD	LUQUE JASON & CHAVA
173	5624 HARVEST HILL RD	WOOD VICKI D
174	5626 HARVEST HILL RD	SHEMESH EHUD
175	5628 HARVEST HILL RD	ISKANDER KAMAL A &
176	5630 HARVEST HILL RD	AYESH YUVAL
177	5632 HARVEST HILL RD	DALLAS AREA TORAH ASSOCIATION
178	5634 HARVEST HILL RD	MICHAELS CARLA
179	5636 HARVEST HILL RD	REYES GEORGINA L
180	5640 HARVEST HILL RD	ELFENBEIN ESTER
181	5706 HARVEST HILL RD	GELLER MICHAEL L

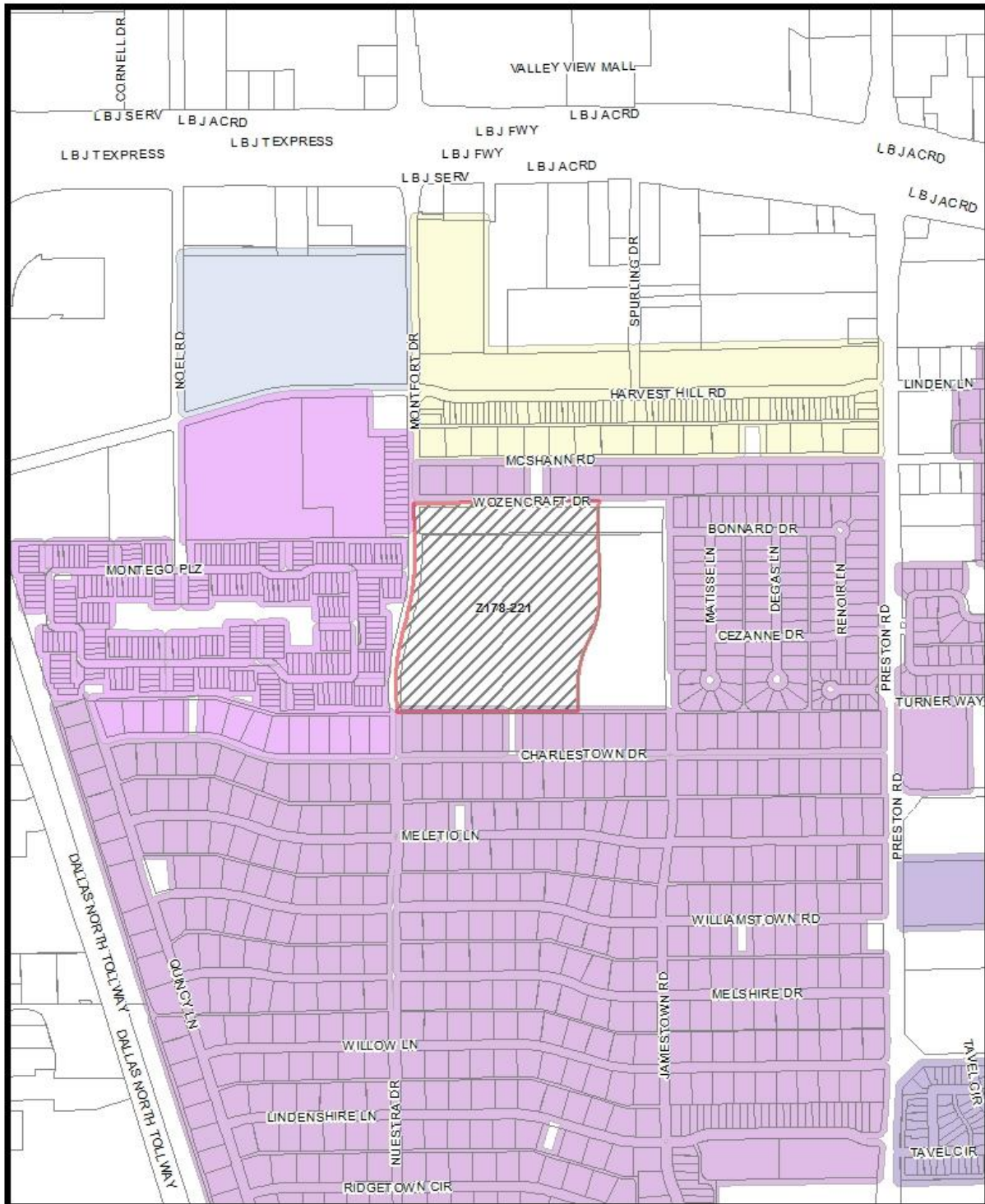
09/05/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	5708 HARVEST HILL RD	WORKMAN BENJAMIN & JAMIE
183	5710 HARVEST HILL RD	FOREE ELIZABETH
184	5712 HARVEST HILL RD	HANCOCK BEVERLY CHARLES
185	5714 HARVEST HILL RD	CARTAGENA VICTORINO &
186	5716 HARVEST HILL RD	MICHAELS CARLA
187	5718 HARVEST HILL RD	GELDMAN DAVID & TAMAR
188	5722 HARVEST HILL RD	CARLSON LAWRENCE OSCAR MANAGEMENT TRUST THE
189	5724 HARVEST HILL RD	NATINSKY STEVEN A
190	5728 HARVEST HILL RD	AUTRY MICHAEL L & SUZAN GAIL KEMP
191	5734 HARVEST HILL RD	BENJAMIN DIANE & JEROME E
192	5736 HARVEST HILL RD	GOH SWEE HUA
193	5804 HARVEST HILL RD	1397 EAST 7TH STREET TRUST THE
194	5808 HARVEST HILL RD	NISSANOV OPHIR
195	5810 HARVEST HILL RD	LEVI NATALIE
196	12607 MONTFORT DR	ASHLEY DAVID &
197	5580 HARVEST HILL RD	WESTDALE TWO CITIES PARTNERS LP
198	12709 MONTFORT DR	ROZELL MARTHA J & GARLAND
199	12707 MONTFORT DR	MORENO JUAN C
200	12705 MONTFORT DR	TOLNAY SHAUN
201	12703 MONTFORT DR	MARSHALL JUDITH A
202	12701 MONTFORT DR	WARBURTON SARAH E &
203	12623 MONTFORT DR	SINZINGER RICHARD A
204	12621 MONTFORT DR	BERT ELLIS L & ALLYNE
205	12619 MONTFORT DR	ROYAL BENJAMIN C JR &
206	12617 MONTFORT DR	YOUNG JUDITH C
207	12615 MONTFORT DR	SUAREZ AMADOR & WILMA
208	12613 MONTFORT DR	GLIKMAN MARY
209	12611 MONTFORT DR	MEDINA MARGARITA
210	12609 MONTFORT DR	ASHLEY DAVID &
211	12415 MATISSE LN	FOGELMAN MORTON J
212	12411 MATISSE LN	COX DEBORAH ANN

Z178-221(MB)

09/05/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	5550 HARVEST HILL RD	STERLING ACQUISITION CORP
214	5550 HARVEST HILL RD	TREEMONT RETIREMENT LP



MVA Cluster A B C D E F G H I NA

1:7,200

Market Value Analysis

Printed Date: 9/7/2018

Planner: Pamela Daniel**FILE NUMBER:** Z178-304(PD)**DATE FILED:** July 23, 2018**LOCATION:** East Line of Greenville Avenue, between Prospect Avenue and Oram Street**COUNCIL DISTRICT:** 14**MAPSCO:** 36 X**SIZE OF REQUEST:** ± 22,204 sq.ft.**CENSUS TRACT:** 10.02

OWNER/APPLICANT: Lavo Properties, LLC**REPRESENTATIVE:** Rob Baldwin, Baldwin and Associates**REQUEST:** An application for the renewal of Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842, with a MD-1 Modified Delta Overlay for CR Community Retail District uses.**SUMMARY:** The applicant is proposing to allow the existing restaurant use [Gung Ho] to continue to operate as a late-hours establishment per PDD No. 842 and remain open past 12:00 a.m. (midnight).**STAFF RECOMMENDATION:** Approval for a two-year period, subject to conditions.

BACKGROUND INFORMATION:

- On January 26, 2011, the City Council approved Planned Development District No. 842 for Community Retail District uses, which requires a Specific Use Permit for any retail and personal service uses operating after 12:00 a.m. (midnight).
- The site lies within the Tract 3 portion of Modified Delta Overlay No. 1.
- A Certificate of Occupancy was approved and issued on January 30, 2018, for the existing restaurant use [Gung Ho] at the subject site.
- On December 13, 2017, City Council granted Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a late-hours establishment limited to a restaurant without drive-in or drive-through service, for a one-year time period.
- The applicant is requesting renewal of the SUP for late hours to provide for continued daily operations between the hours of 12:00 a.m. (midnight) and 2:00 a.m., Monday through Sunday.

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

1. Z167-367: On December 13, 2017, the City Council approved Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a one-year time period, subject to a site plan and conditions. (subject site)
2. Z156-300: On October 26, 2016, the City Council approved the renewal of Specific Use Permit No. 1905 for a late-hours establishment limited to a restaurant without drive-in or drive-through for a four-year period subject to a site plan and conditions.
3. Z156-294 On October 26, 2016 the City Council approved the renewal of Specific Use Permit No. 1912 for a late-hours establishment limited to a bar, lounge or tavern for a three-year period subject to a site plan and conditions.
4. Z134-262 On October 8, 2014, the City Council approved a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive through service for a three-year period subject to a site plan and conditions.

5. Z134-177 On August 13, 2014, the City Council approved a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a one-year period subject to a site plan and conditions.
6. Z123-304 On November 12, 2013, the City Council approved the renewal of SUP No. 1904 for a late-hours establishment limited to a restaurant without drive-in or drive-through service.
7. Z134-204 On August 28, 2013 the City Council approved a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in service for a three-year period with eligibility for automatic renewals for additional two year periods, subject to conditions.
8. Z123-262 On August 28, 2013, the City Council approved a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in service for a one-year period subject to a site plan and conditions.

Thoroughfare/Street

Thoroughfare/Street	Type	Existing/Proposed ROW
Greenville Avenue	Collector	56 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined 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.

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Area Plans: Studies conducted in the area include the Lower Greenville Avenue Parking Study (1986) that recommended that “the City enforce premise code violations as it does in other parts of the City of Dallas”. Code Enforcement was also an issue highlighted in the Greenville Avenue Urban Design Study (1996-1997). It was recommended that “initiatives be taken to conduct a comprehensive sweep to clean-up the Greenville Avenue corridor and there after enforce codes with the assistance of property owners, residents, businesses and operations to maintain the property and report violations to the City for follow-up action.” Recommendations from both studies are still applicable today and consistent with authorized hearing SUP recommendations to address quality of life for adjacent residential neighborhoods and the Lowest Greenville Avenue corridor, respectively.

Modified Delta Overlay No. 1: In general terms, ‘delta theory’ means the number of nonconforming parking or loading spaces for a use that may be carried forward when the use is converted or expanded.

The ‘modified delta’, in effect, prohibits the application of the delta theory due to a ceasing of a need to encourage redevelopment and adaptive reuse of existing structures or that the continued application of the delta theory will create traffic congestion and public safety issues.

The site lies within Modified Delta Overlay No. 1 (MD-1), which consists of three ‘Areas’ in an area generally bounded by Ellsworth Avenue, west of Matilda Street, north of Ross Avenue, and east of Summit Avenue/Worcola Street. This site lies within the Area 3 portion of MD-1. MD-1 was adopted by the City Council on October 1, 1987.

A June 14, 1995, City Council resolution provides for replacing parking in the right-of-way that is lost due to locating public dining space (subject to the granting of a private license) within this area, and requiring parking for the public dining area at a ratio of 1 space per 300 square feet of public dining space. Lastly, a June 28, 1995, amendment to the ordinance provides for the following: 1) a use that is discontinued or remains vacant for 12 months loses the right to carry forward nonconforming parking/loading under the delta theory; 2) the Board of Adjustment may not grant a special exception for required parking; 3) walking distance for remote parking is increased to 900 feet; and, 4) special parking may account for more than 50 percent of required parking for a use.

Land Use:

	Zoning	Land Use
Site	PDD No. 842	Restaurant
North	PDD No. 842	Restaurant
East	PDD No. 167, CR SUP No. 285	Surface Parking Lot, Electric Substation
South	PDD No. 842	Personal Service
West	PDD No. 842	Retail

Land Use Compatibility:

The 22,204-square-foot request site is developed with an approximately 5,313-square-foot structure with an 800-square-foot uncovered patio area. The application is for the renewal of SUP No. 2272, for a late-hours establishment limited to a restaurant without drive-in or drive-through service

The applicant is requesting the renewal of the SUP for a late-hours establishment to permit the continued operation of the restaurant beyond 12:00 a.m. to 2:00 a.m., Monday through Sunday, consistent with other retail and personal service uses in the area.

The site is surrounded by retail uses to the north, south and west surface parking lots and an electric substation to the east.

The purpose of PDD No. 842 is to 'ensure the compatibility of uses with adjacent residential neighborhoods and to reduce the incidence of crime by discouraging an over-proliferation of regional-serving, late-night venues.' As defined in the PDD, a late-hours establishment is any retail or personal service use that operates between 12:00 a.m. and 6:00 a.m., and furthermore requires an SUP for this defined use. Additionally, the City Council adopted a compliance date of September 23, 2011, for any retail and personal service use operating beyond 12:00 a.m. to obtain the required SUP.

PDD No. 842 establishes the following criteria for consideration of an SUP for a late-hours establishment:

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

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

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

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

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

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

Market Value Analysis

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

Reported incidents and calls requiring police activity within the year:

The crime statistics cover the period of October 23, 2016 through July 14, 2018. The data shows that there have been 6 incidents and calls of crime at or near the area of request with no arrests.

Incidents:

IncidentNum	Date1	Time1	UCR_Offense	UCR_OffD	Address	ZipCode	Premise
153470-2018	7/14/2018	1:15			2010 GREENVILLE	75206	Highway, Street, Alley ETC
067170-2018	3/31/2018	6:14	ALARM INCIDENT	ALARM IN	2010 GREENVILLE	75206	Other
026705-2018	2/5/2018	17:21	ALARM INCIDENT	ALARM IN	2010 GREENVILLE	75206	Other
021587-2018	1/29/2018	17:22	ALARM INCIDENT	ALARM IN	2010 GREENVILLE	75206	Restaurant/Food Service/TABC Location
282245-2017	12/12/2017	20:48	ALARM INCIDENT	ALARM IN	2010 GREENVILLE	75206	Bar/NightClub/DanceHall ETC.
254553-2016	10/23/2016	6:16	ALARM INCIDENT	ALARM IN	2010 GREENVILLE	75206	Restaurant/Food Service/TABC Location

Calls:

Master_Incident_Number	Response_Date	Response_Time	Watch	MDivision	MSector	MBeat	Problem
18-1270127	7/14/2018	1:19:00 AM	1	Central	140	144	6XE - Disturbance Emergency
18-0926832	5/25/2018	6:54:00 PM	3	Central	140	144	PH - Panhandler
18-0837800	5/12/2018	8:29:00 PM	3	Central	140	144	PSE/09 - Theft
18-0559972	3/31/2018	6:16:00 AM	1	Central	140	144	12B - Business Alarm
18-0221526	2/5/2018	5:20:00 PM	3	Central	140	144	21B - Business Hold Up
18-0180031	1/29/2018	5:21:00 PM	3	Central	140	144	21B - Business Hold Up
17-2345047	12/12/2017	8:47:00 PM	3	Central	140	144	21B - Business Hold Up

In addition to the regulations of PDD No. 842, the Dallas Development Code establishes general criteria for any use requiring an SUP, which 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 purposes of promoting the health, safety, morals, and general welfare of the city.

The applicant's improvements are oriented along the north-south alignment of Greenville Avenue with no direct access to the residential areas that are found beyond those uses along this street. Because of staff's analysis, support for the request is being given for a two-year period, subject to the attached conditions.

Parking:

Since 1979, the use of the property has been for retail and personal services. As a restaurant without drive-in or drive-through use, the requirement for off-street parking is calculated at one space per 100 square feet of floor area. Additionally, required parking for the public dining area is calculated at a ratio of 1 space per 300 square feet of public dining space which requires an additional 3 off-street parking spaces; however, the patio is exempt because it is uncovered. While no delta credits exist for the request site, staff verified a parking agreement of 169 spaces with 5711, 5716, 5720, and 5724 Prospect Avenue and 2026 Greenville Avenue and 5602-06 Sears Street to satisfy the requirement of 53 off-street parking spaces for the applicant's request.

Landscaping:

The existing development is void of landscape materials and the request will not trigger compliance with Article X.

Partners/Principals/Officers:

Lavo Properties, LLC

Wonderful Seven GP

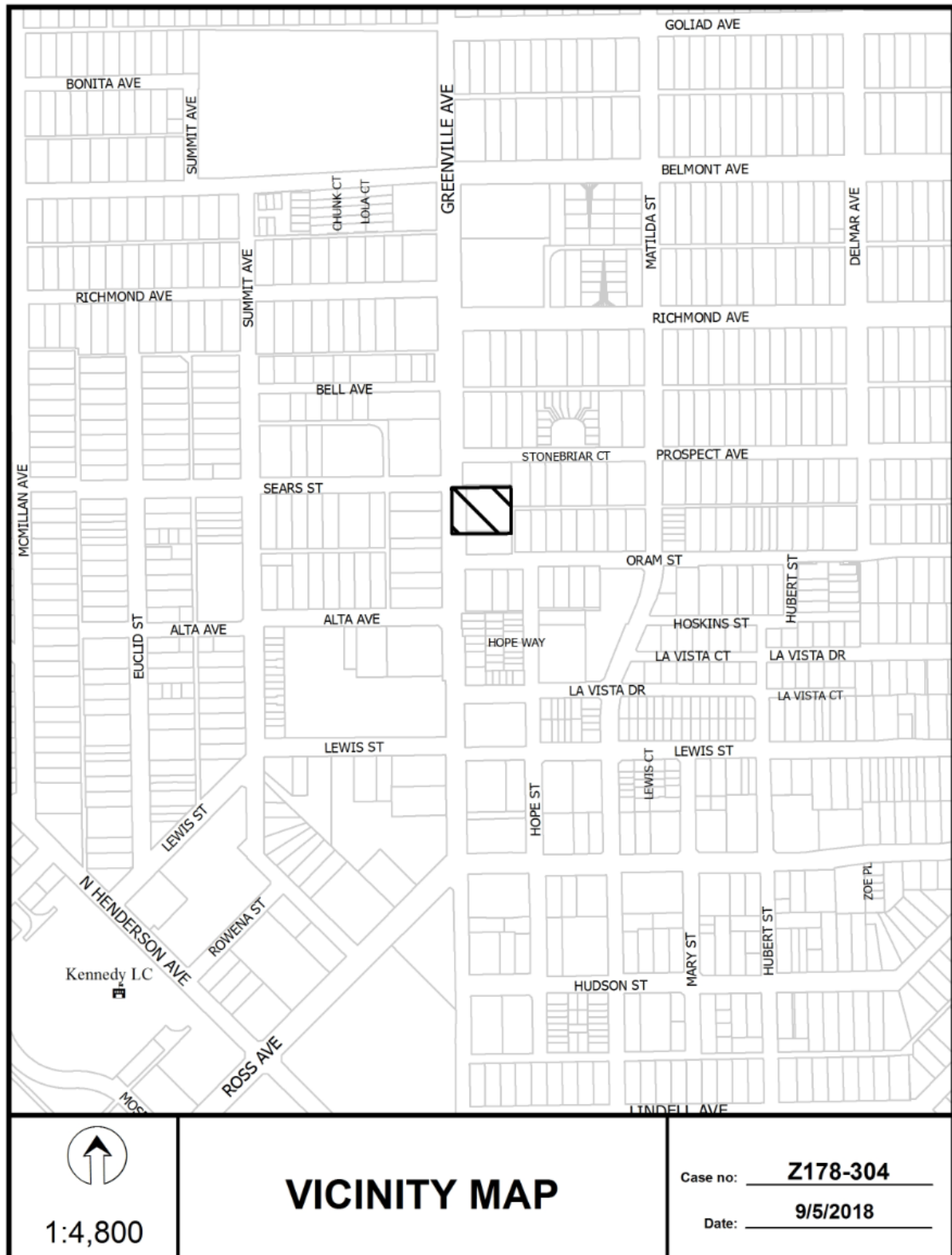
Marc Andres, President
Roger Andres, Director

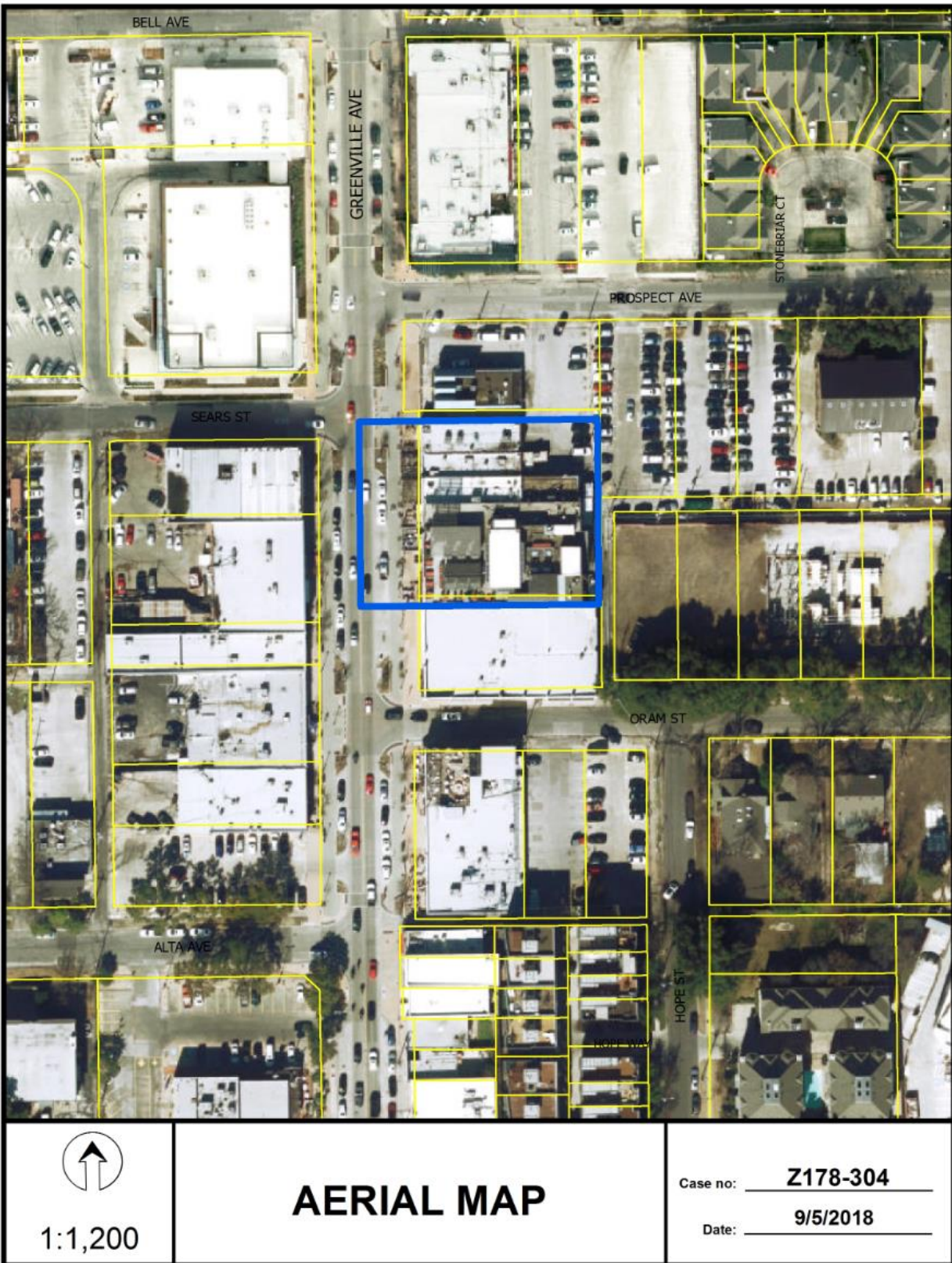
SUP Conditions

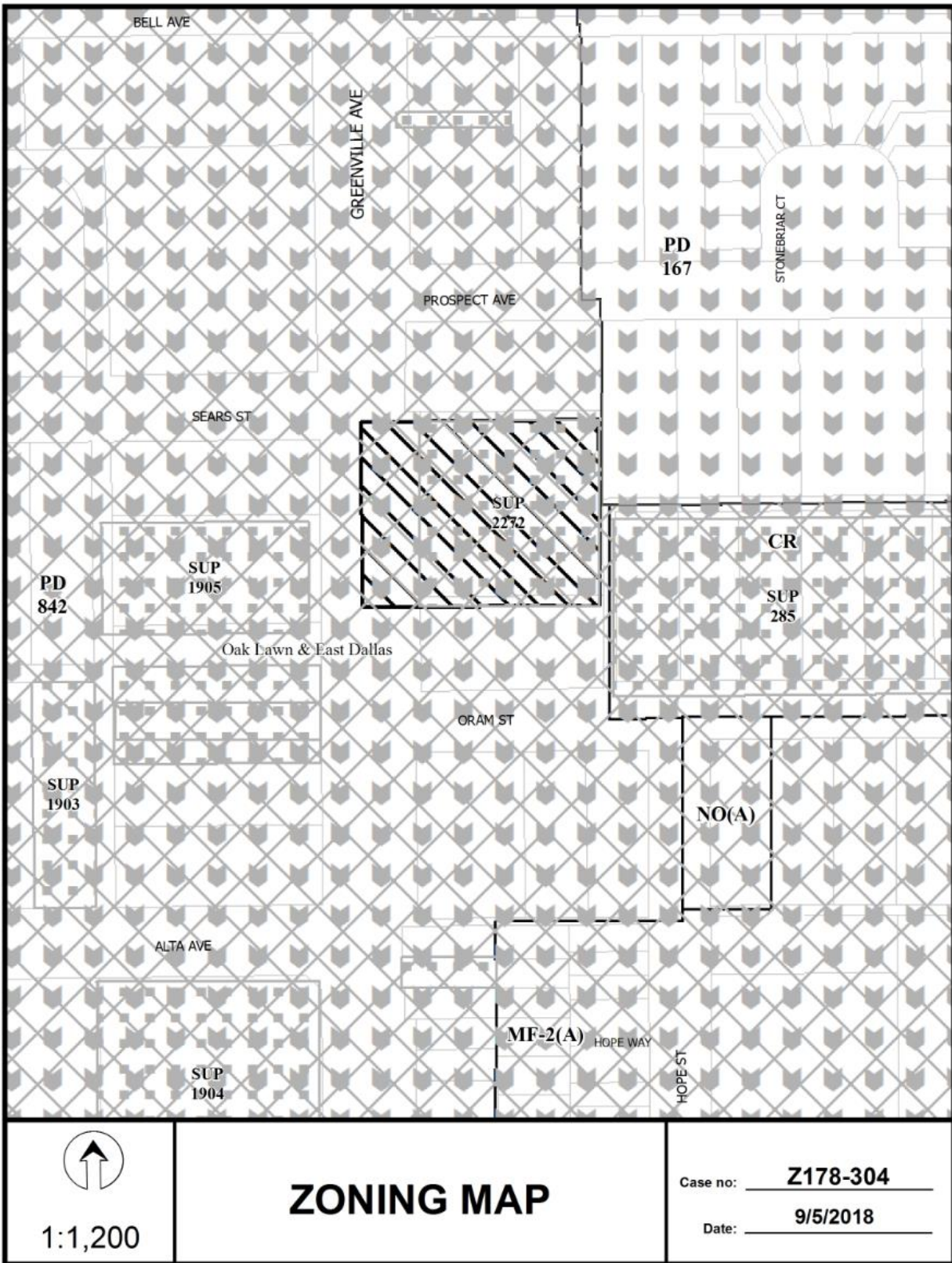
1. USE: The only use authorized by this specific use permit is late hours establishment limited to a restaurant without drive through service.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit automatically terminates on ~~December 13, 2017~~ (two-year period from passage of the ordinance).
4. FLOOR AREA:
 - A. The maximum floor area is 7,300 square feet in the location shown on the attached site plan.
 - B. The maximum floor area for the outdoor patio is 800 square feet in the location shown on the attached site plan.
 - C. The patio must be uncovered.
 - D. The owner or operator must obtain a private license for an outdoor patio, with a copy provided to the building official before the outdoor patio may be used by customers.
5. HOURS OF OPERATION:
 - A. The restaurant must cease operation by 2:00 a.m., Monday through Sunday.
 - B. All customers must be removed from the Property by 2:15 a.m.
6. OUTDOOR SPEAKERS: Use of loudspeakers outdoors is prohibited between the hours of 12:00 a.m. and 2:00 a.m.
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

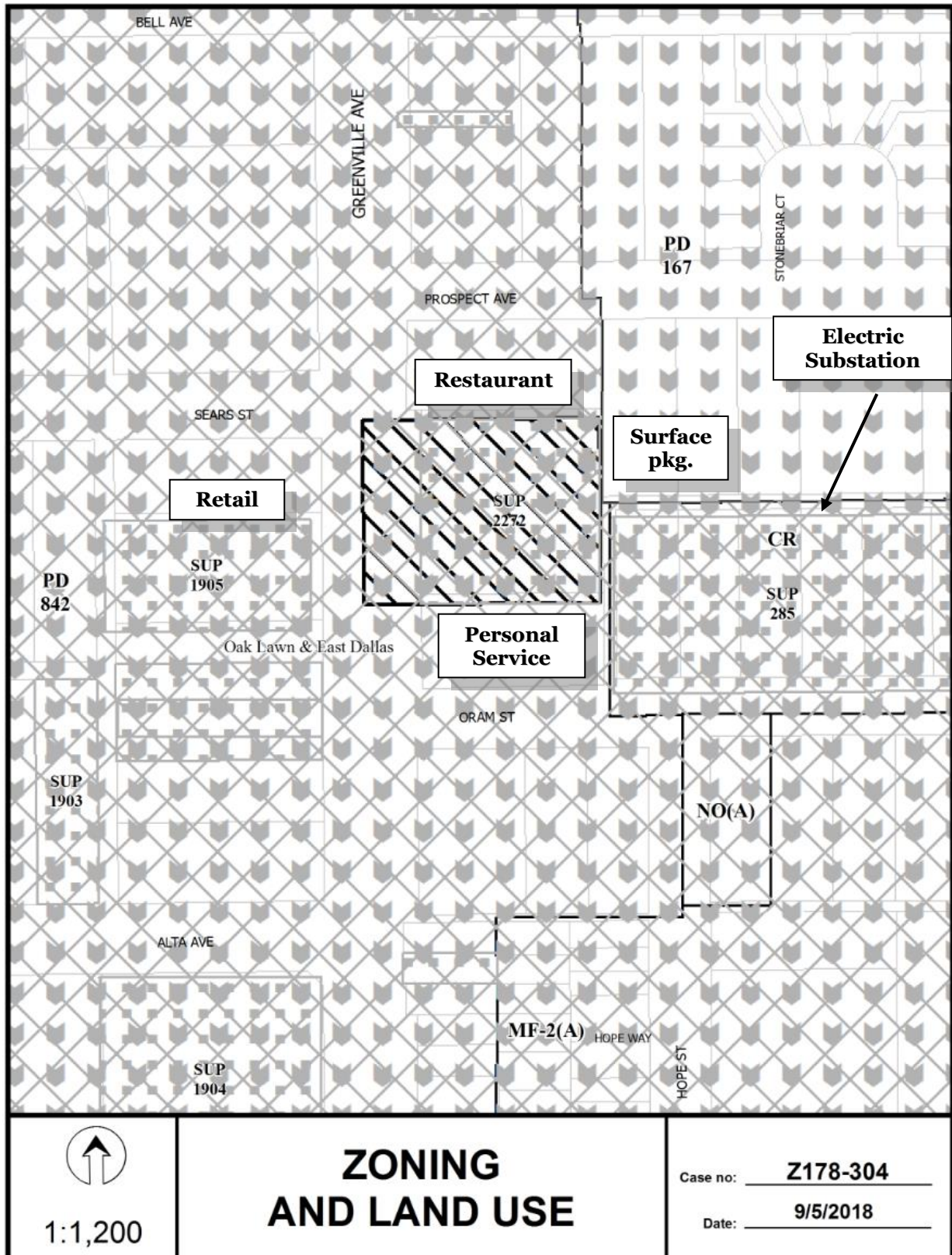
Existing Site Plan

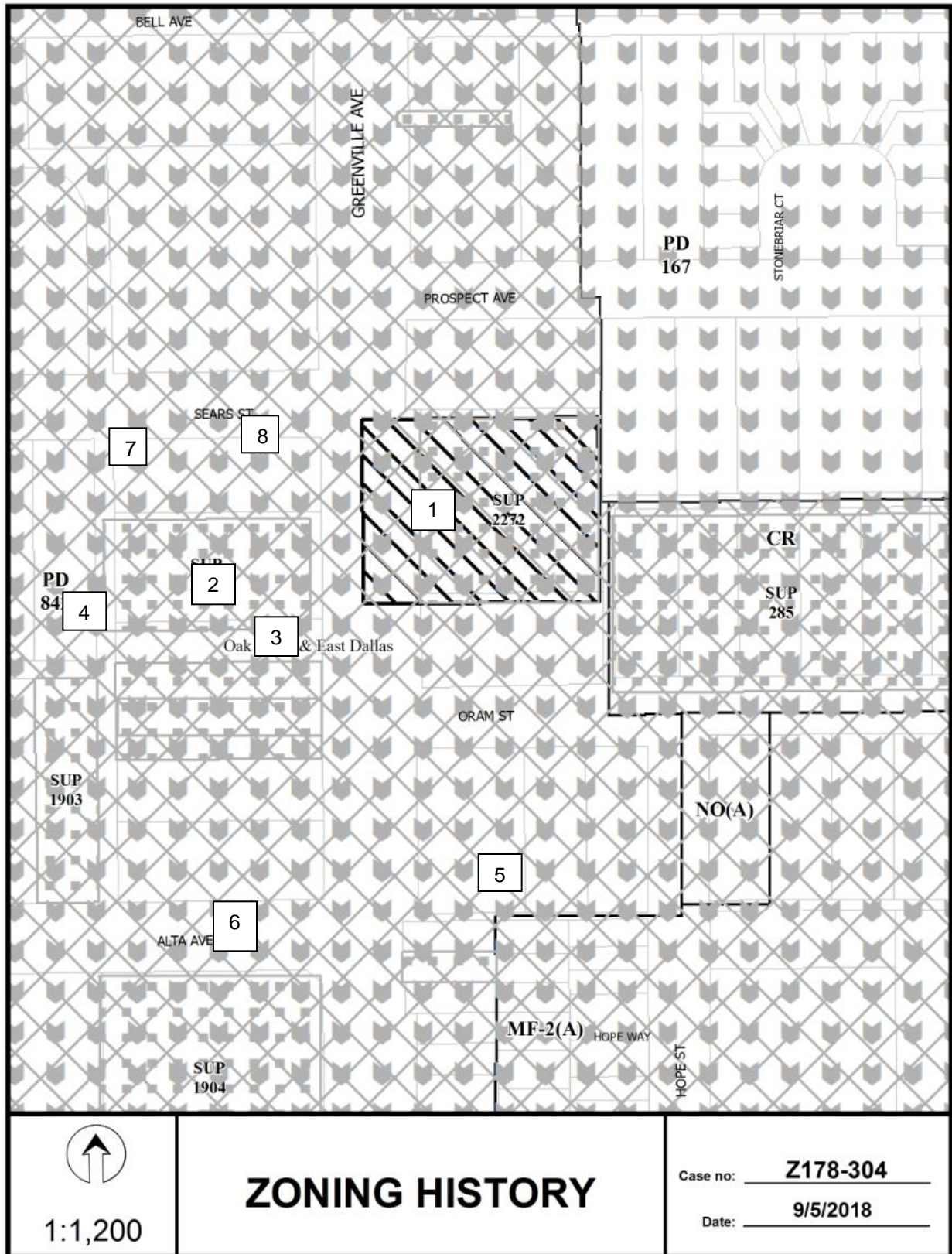


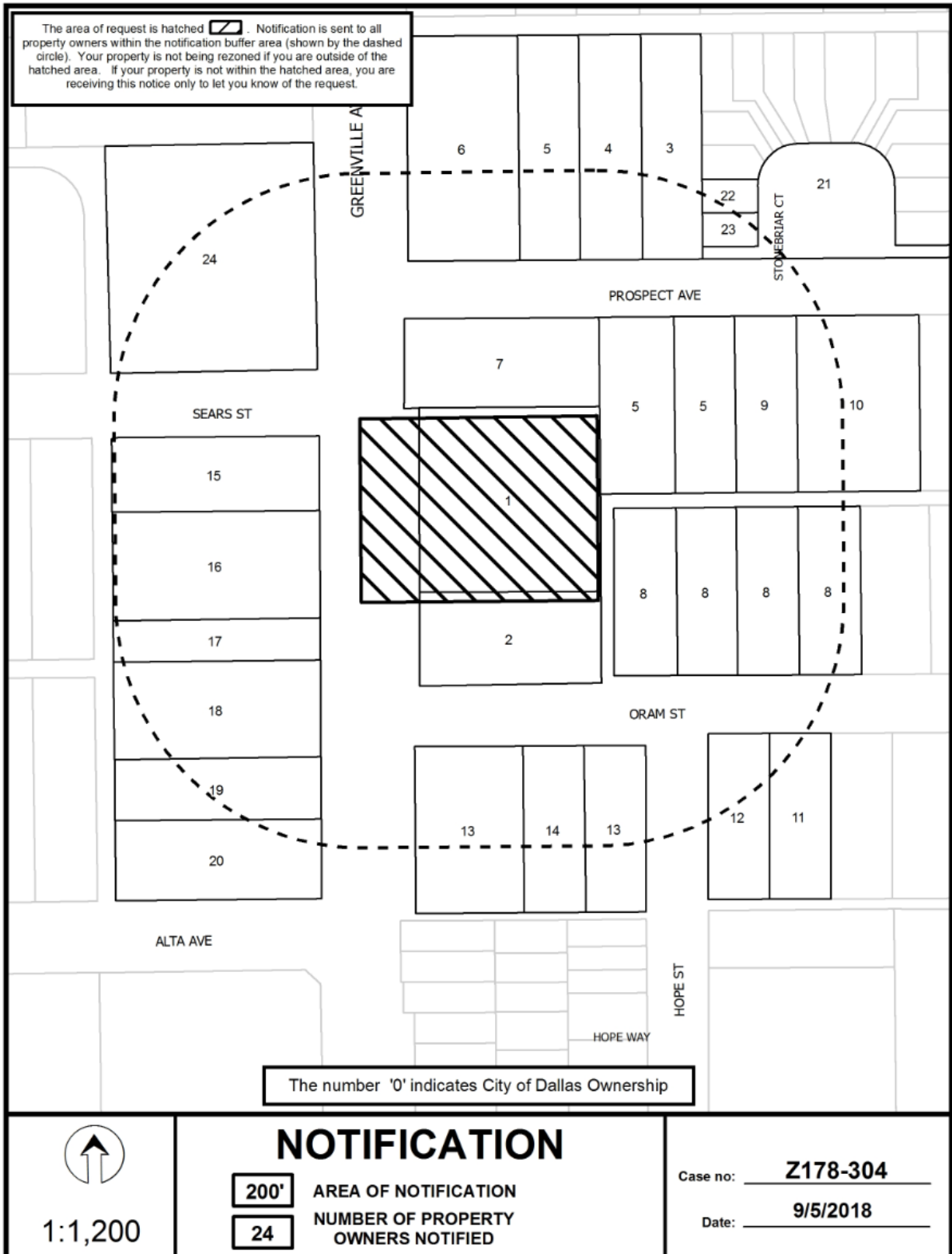








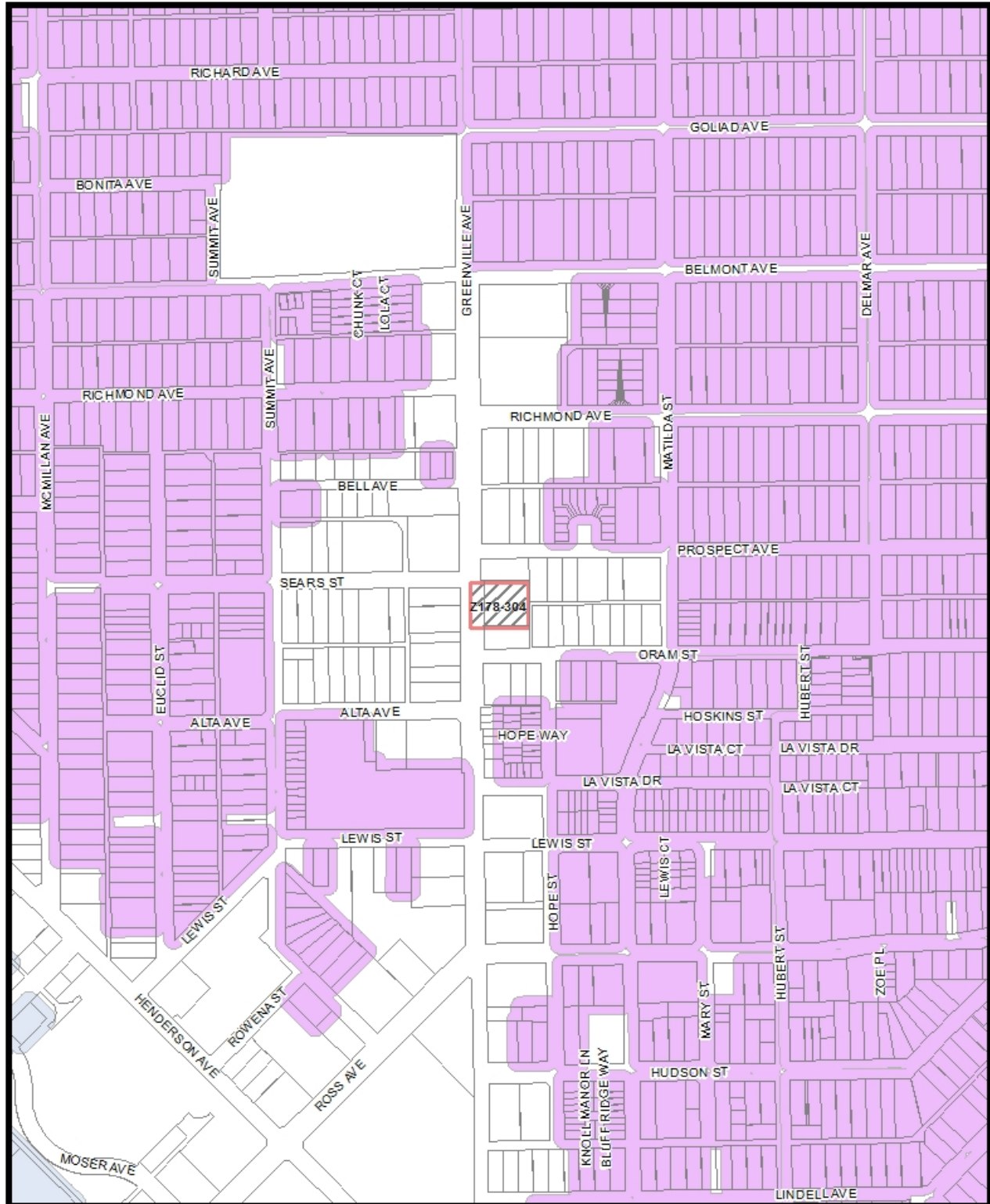




09/05/2018

Notification List of Property Owners***Z178-304******24 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2008 GREENVILLE AVE	LAVO PROPERTIES LLC
2	2000 GREENVILLE AVE	LANDE PAUL &
3	5719 PROSPECT AVE	MADISON PACIFIC DEV COM
4	5715 PROSPECT AVE	REESE GRANDCHILDRENS
5	5711 PROSPECT AVE	ANDRES FAMILY TRUST
6	2100 GREENVILLE AVE	GREENVILLE 2100 LTD
7	2026 GREENVILLE AVE	ANDRES FAMILY TRUSTS THE
8	5715 ORAM ST	TEXAS UTILITIES ELEC CO
9	5724 PROSPECT AVE	ANDRES FAMILY TRUST
10	5728 PROSPECT AVE	WALL JOHN E JR
11	5726 ORAM ST	TARL CABOT LLC &
12	5722 ORAM ST	MCKINNEY FEARGAL &
13	5712 ORAM ST	LOWGREEN PS
14	5710 ORAM ST	SOURIS GEORGIA REVOCABLE TRUST
15	1931 GREENVILLE AVE	GREENWAY SEARS LP
16	1919 GREENVILLE AVE	1919 27 GREENVILLE LTD
17	1917 GREENVILLE AVE	SEB GROUP LLC
18	1911 GREENVILLE AVE	INTERCITY INVESTMENT PROP
19	1909 GREENVILLE AVE	WORLDWIDE FOOD INC
20	1903 GREENVILLE AVE	LOWGREEN PS
21	2100 STONEBRIAR CT	STONEBRIAR CT H O A
22	2 STONEBRIAR CT	WHITE SHARI
23	1 STONEBRIAR CT	HOOPER NICOLE E
24	2001 GREENVILLE AVE	2001 GREENVILLE VENTURE LTD



MVA Cluster A B C D E F G H I NA



1:4,800

Market Value Analysis

Printed Date: 9/7/2018

FILE NUMBER: Z178-312 (PD)

DATE FILED: July 26, 2018

LOCATION: Northeast corner of Royal Lane and North Stemmons Freeway

COUNCIL DISTRICT: 6

MAPSCO: 22 H

SIZE OF REQUEST: Approx. 0.4695 acres

CENSUS TRACT: 99.00

APPLICANT: Answer Ali

OWNER: Quickway Retail ARS

REQUEST: An application for the renewal of Specific Use Permit No. 1853 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The applicant proposes to continue the sale of alcoholic beverages for off-premise consumption in conjunction with a general merchandise or food store 3,500 square feet or less use [Shell].

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

BACKGROUND INFORMATION:

- The request site is currently developed with an approximately 2,477-square-foot general merchandise store and a motor vehicle fueling station with a canopy and six fuel pumps.
- A Certificate of Occupancy was approved and issued on November 10, 2003.
- SUP No. 1853 was originally created on August 10, 2011 for a two-year period with eligibility for automatic renewals for additional five-year periods. The automatic renewal window was missed and the first renewal was approved on October 8, 2013 for five-year period with eligibility for automatic renewals for additional five-year periods.
- The automatic renewal window was again missed so a second renewal request is sought.
- The request is to continue to allow the sale of alcohol for off-premise consumption in conjunction with the general merchandise use on the property.

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

1. **Z167-334:** On August 22, 2018, the City Council approved the renewal of Specific Use Permit No. 1992 for a commercial amusement (inside) limited to a dance hall for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Royal Lane	Principle Arterial	100 feet
North Stemmons Freeway	Freeway	Variable

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.

Surrounding Land Uses:

	Zoning	Land Use
Site	RR-D-1	General Merchandise Store
North	RR-D	Vacant
East	RR-D	Vehicle service center
South	RR-D	Vacant
West	RR-D	Freeway & Retail uses

STAFF ANALYSIS:**Comprehensive Plan:**

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

ECONOMIC ELEMENT**GOAL 2.4 CREATE AND MAINTAIN AN ENVIRONMENT FRIENDLY TO BUSINESSES AND ENTREPRENEURS**

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

URBAN DESIGN ELEMENT**GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE**

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

Land Use Compatibility:

The approximately 0.46-acre request site is currently developed with an approximately 2,477-square-foot general merchandise store and a motor vehicle fueling station with a canopy and six fuel pumps. The applicant is proposing to continue the sale of alcoholic beverages for off-premise consumption in conjunction with the general merchandise use on the property.

The request site is adjacent to vacant uses to the north and south, a vehicle service center to the east, and the freeway and restaurant uses to the south.

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

Because the request is to renew an existing Specific Use Permit for the sale of alcoholic beverages in conjunction with the general merchandise store, the site is located adjacent to a major thoroughfare, and the use having been in operation for 15 years, staff recommends an approval period of five years with eligibility for five-year automatic renewals. The seven subsequent years of operation under SUP No. 1853 has allowed the applicant to establish a track record as being a good neighbor with the adjacent retail businesses.

Market Value Analysis

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

Parking:

The Dallas Development Code requires off-street parking to be provided for a general merchandise use at one space for each 200 square feet of floor area, and two spaces for a motor vehicle fueling station. Therefore, the parking requirements for the proposed 2,400 square foot general merchandise use are 12 spaces; and two spaces for the motor vehicle fueling station. The total required parking spaces is 14. The attached site plan depicts a total of 14 parking spaces.

Landscaping:

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

Reported offense calls requiring police activity in the five years:

The crime statistics cover the period of August 27, 2007 through August 26, 2018. The data shows that there have been 166 calls, 37 incidents of crime and 15 arrests at or near the area of request with no arrests.

Calls:

Master_Incident_N	Response_Date	Response	Watch	MDivision	MSector	MBeat	Problem	Priority_D	Location_Address	Apartment	City	State	Postal_Code
18-1558659	8/26/2018	15:15		2 Northwest	550	551	46 - CIT	2 - Urgent	SHELL st 11404 N Stemmons S Dallas			TX	75229
18-1394966	8/1/2018	23:10		3 Northwest	550	551	6X - Major 2 - Urgent	SHELL st 11404 N Stemmons S Dallas				TX	75229
18-1279128	7/15/2018	10:48		2 Northwest	550	551	20 - Robb 2 - Urgent	SHELL st 11404 N Stemmons S Dallas				TX	75229
18-1254885	7/11/2018	20:29		3 Northwest	550	551	40 - Other 3 - Genera	SHELL st 11404 N Stemmons S Dallas				TX	75229
18-1104920	6/20/2018	17:24		3 Northwest	550	551	6X - Major 2 - Urgent	7-11/SHELL 11404 N Stemmons S Dallas				TX	75229
18-1094391	6/19/2018	5:13		1 Northwest	550	551	**PD Reqt 2 - Urgent	SHELL st 11404 N Stemmons S Dallas				TX	75229
18-0985212	6/3/2018	1:20		1 Northwest	550	551	40/01 - Ot 2 - Urgent	SHELL st 11404 N Stemmons S Dallas				TX	75229
18-0907015	5/22/2018	21:51		3 Northwest	550	551	6X - Major 2 - Urgent	SHELL st 11404 N Stemmons S Dallas				TX	75229
18-0711196	4/23/2018	18:22		3 Northwest	550	551	11V - Burg 4 - Non Cr	SHELL st 11404 N Stemmons S Dallas				TX	75229
18-0672122	4/17/2018	17:23		3 Northwest	550	551	6X - Major 2 - Urgent	SHELL st 11404 N Stemmons S Dallas				TX	75229
18-0603134	4/6/2018	23:02		3 Northwest	550	551	40 - Other 3 - Genera	SHELL st 11404 N Stemmons S Dallas				TX	75229
18-0533079	3/27/2018	4:03		1 Northwest	550	551	58 - Routir 7 - Unit In	SHELL st 11404 N Stemmons S Dallas				TX	75229
17-2435786	12/27/2017	19:39		3 Northwest	550	551	40 - Other 3 - Genera	SHELL st 11404 N Stemmons S Dallas				TX	75229
17-2299806	12/5/2017	18:06		3 Northwest	550	551	40 - Other 3 - Genera	SHELL st 11404 N Stemmons S Dallas				TX	75229
17-2108420	11/5/2017	22:15		3 Northwest	550	551	20 - Robb 2 - Urgent	SHELL st 11404 N Stemmons S Dallas				TX	75229
17-1994196	10/20/2017	0:37		1 Northwest	550	551	25 - Crimir 2 - Urgent	SHELL st 11404 N Stemmons S Dallas				TX	75229
17-1939106	10/11/2017	22:36		3 Northwest	550	551	16 - Injure 3 - Genera	SHELL 11404 N Stemmons S Dallas				TX	75229
17-1706469	9/7/2017	9:55		2 Northwest	550	551	58 - Routir 7 - Unit In	SHELL GAS 11404 N STEMMONS Dallas				TX	75229
17-1506752	8/8/2017	10:36		2 Northwest	550	551	6XA - Majc 2 - Urgent	SHELL 11404 N Stemmons S Dallas				TX	75229
17-1265747	7/4/2017	1:41		1 Northwest	550	551	6X - Major 2 - Urgent	SHELL st 11404 N Stemmons S Dallas				TX	75229
17-1164793	6/19/2017	17:07		3 Northwest	550	551	6XE - Dist 1 - Emerg	SHELL st 11404 N Stemmons S Dallas				TX	75229
17-0991677	5/25/2017	22:34		3 Northwest	550	551	40 - Other 3 - Genera	SHELL st 11404 N Stemmons S Dallas				TX	75229
17-0966963	5/22/2017	13:31		2 Northwest	550	551	7X - Major 2 - Urgent	SHELL st 11404 N STEMMONS Dallas				TX	75229
17-0921562	5/16/2017	1:57		1 Northwest	550	551	6X - Major 2 - Urgent	SHELL st 11404 N Stemmons S Dallas				TX	75229
17-0648847	4/6/2017	18:37		3 Northwest	550	551	6X - Major 2 - Urgent	SHELL st 11404 N Stemmons S Dallas				TX	75229
17-0483074	3/13/2017	10:27		2 Northwest	550	551	09V - UUN 4 - Non Cr	SHELL 11404 N STEMMONS Dallas				TX	75229
17-0385012	2/27/2017	18:05		3 Northwest	550	551	6X - Major 2 - Urgent	SHELL st 11404 N Stemmons S Dallas				TX	75229
17-0363819	2/24/2017	10:53		2 Northwest	550	551	40/01 - Ot 2 - Urgent	SHELL st 11404 N Stemmons S Dallas				TX	75229
17-0295285	2/14/2017	7:44		1 Northwest	550	551	40 - Other 3 - Genera	SHELL st 11404 N Stemmons S Dallas				TX	75229
17-0175497	1/27/2017	23:53		3 Northwest	550	551	07 - Minor 3 - Genera	SHELL n : 11404 N STEMMONS Dallas				TX	75229
17-0175497	1/27/2017	23:53		3 Northwest	550	551	07 - Minor 3 - Genera	SHELL n : 11404 N STEMMONS Dallas				TX	75229
17-0111036	1/18/2017	4:30		1 Northwest	550	551	40/01 - Ot 2 - Urgent	SHELL st 11404 N Stemmons S Dallas				TX	75229
17-0012430	1/2/2017	17:16		3 Northwest	550	551	6X - Major 2 - Urgent	SHELL st 11404 N Stemmons S Dallas				TX	75229
16-2511053	12/21/2016	18:28		3 Northwest	550	551	40 - Other 3 - Genera	SHELL st 11404 N Stemmons S Dallas				TX	75229

Z178-312(PD)

16-2506074	12/21/2016	1:10	1 Northwest	550	551 20 - Robb	2 - Urgent	SHELL	st	11404 N Stemmons	S Dallas	TX	75229
16-2506074	12/21/2016	1:10	1 Northwest	550	551 20 - Robb	2 - Urgent	SHELL	st	11404 N Stemmons	S Dallas	TX	75229
16-2398648	12/4/2016	19:31	3 Northwest	550	551 6XA - Majc	2 - Urgent	SHELL	st	11404 N Stemmons	S Dallas	TX	75229
16-2187203	11/2/2016	16:09	3 Northwest	550	551 40 - Other	3 - Genera	SHELL	st	11404 N Stemmons	S Dallas	TX	75229
16-2143681	10/27/2016	15:31	2 Northwest	550	551 6X - Major	2 - Urgent	SHELL	st	11404 N Stemmons	S Dallas	TX	75229
16-1956270	10/1/2016	3:29	1 Northwest	550	551 40/01 - Ot	2 - Urgent	SHELL	st	11404 N Stemmons	S Dallas	TX	75229
16-1806863	9/10/2016	7:09	1 Northwest	550	551 40/01 - Ot	2 - Urgent	SHELL	st	11404 N Stemmons	S Dallas	TX	75229
16-1638036	8/17/2016	23:06	3 Northwest	550	551 40 - Other	3 - Genera	SHELL	st	11404 N Stemmons	S Dallas	TX	75229
16-1560397	8/7/2016	3:41	1 Northwest	550	551 04 - 911 H	2 - Urgent	SHELL	st	11404 N Stemmons	S Dallas	TX	75229
16-1094014	6/5/2016	21:08	3 Northwest	550	551 6X - Major	2 - Urgent	A&A SHEL	11404 N Stemmons	S Dallas	TX	75229	
16-0891385	5/10/2016	7:53	1 Northwest	550	551 40/01 - Ot	2 - Urgent	SHELL	st	11404 N Stemmons	S Dallas	TX	75229
16-0883790	5/9/2016	6:28	1 Northwest	550	551 40/01 - Ot	2 - Urgent	SHELL	st	11404 N Stemmons	S Dallas	TX	75229
16-0883314	5/9/2016	2:38	1 Northwest	550	551 20 - Robb	2 - Urgent	SHELL	st	11404 N Stemmons	S Dallas	TX	75229
16-0772113	4/23/2016	16:59	3 Northwest	550	551 6X - Major	2 - Urgent	SHELL	st	11404 N Stemmons	S Dallas	TX	75229
16-0431398	3/5/2016	16:23	3 Northwest	550	551 6X - Major	2 - Urgent	SHELL	st	11404 N Stemmons	S Dallas	TX	75229
16-0409933	3/2/2016	15:41	2 Northwest	550	551 40/01 - Ot	2 - Urgent	SHELL	st	11404 N Stemmons	S Dallas	TX	75229
16-0128907	1/21/2016	1:55	1 Northwest	550	551 20 - Robb	2 - Urgent	SHELL	st	11404 N Stemmons	S Dallas	TX	75229
16-0058968	1/10/2016	0:53	1 Northwest	550	551 09V-01 UL	3 - Genera	SHELL	st	11404 N Stemmons	S Dallas	TX	75229
15-2287529	11/12/2015	19:30	3 Northwest	550	551 40 - Other	3 - Genera	SHELL	11404 N Stemmons	S Dallas	TX	75229	
15-2131354	10/20/2015	15:45	2 Northwest	550	551 40 - Other	3 - Genera	SHELL GAS	11404 N Stemmons	S Dallas	TX	75229	
15-2034560	10/6/2015	18:44	3 Northwest	550	551 **PD Req	2 - Urgent	SHELL	st	11404 N Stemmons	S Dallas	TX	75229
15-1859493	9/12/2015	16:09	3 Northwest	550	551 6X - Major	2 - Urgent	SHELL	st	11404 N Stemmons	S Dallas	TX	75229
15-1328287	7/4/2015	21:43	3 Northwest	550	551 6X - Major	2 - Urgent	SHELL	st	11404 N Stemmons	S Dallas	TX	75229
15-1160941	6/13/2015	10:42	2 Northwest	550	551 21B - Busi	2 - Urgent	SHELL	st	11404 N Stemmons	S Dallas	TX	75229
15-1156070	6/12/2015	19:32	3 Northwest	550	551 40/01 - Ot	2 - Urgent	SHELL	st	11404 N Stemmons	S Dallas	TX	75229
15-1155249	6/12/2015	17:41	3 Northwest	550	551 40/01 - Ot	2 - Urgent	SHELL	st	11404 N Stemmons	S Dallas	TX	75229
15-1066377	6/2/2015	2:46	1 Northwest	550	551 38 - Meet	4 - Non Cr	SHELL	st	11404 N Stemmons	S Dallas	TX	75229
15-1012501	5/26/2015	14:52	2 Northwest	550	551 40/01 - Ot	2 - Urgent	SHELL	st	11404 N Stemmons	S Dallas	TX	75229
15-0943296	5/17/2015	2:08	1 Northwest	550	551 40/01 - Ot	2 - Urgent	SHELL	st	11404 N Stemmons	S Dallas	TX	75229
15-0364374	2/25/2015	3:14	1 Northwest	550	551 40 - Other	3 - Genera	SHELL	st	11404 N Stemmons	S Dallas	TX	75229
15-0348393	2/22/2015	5:18	1 Northwest	550	551 32 - Suspi	2 - Urgent	SHELL	st	11404 N Stemmons	S Dallas	TX	75229
15-0340527	2/21/2015	2:14	1 Northwest	550	551 40/01 - Ot	2 - Urgent	SHELL	st	11404 N Stemmons	S Dallas	TX	75229
15-0175866	1/27/2015	16:59	3 Northwest	550	551 31/01 - Cr	3 - Genera	SHELL	st	11404 N Stemmons	S Dallas	TX	75229
15-0059695	1/10/2015	3:51	1 Northwest	550	551 6X - Major	2 - Urgent	SHELL	st	11404 N Stemmons	S Dallas	TX	75229
14-2079329	10/24/2014	1:53	1 Northwest	550	551 40/01 - Ot	2 - Urgent	SHELL	st	11404 N Stemmons	S Dallas	TX	75229
14-1957799	10/6/2014	18:59	3 Northwest	550	551 21B - Busi	2 - Urgent	SHELL	st	11404 N Stemmons	S Dallas	TX	75229
14-1827947	9/19/2014	10:10	2 Northwest	550	551 6X - Major	2 - Urgent	SHELL	st	11404 N Stemmons	S Dallas	TX	75229
14-1125375	6/12/2014	21:52	3 Northwest	550	551 58 - Routir	7 - Unit In	SHELL	(s	11404 N STEMMONS	Dallas	TX	75229
14-1078257	6/6/2014	13:16	2 Northwest	550	551 6X - Major	2 - Urgent	SHELL	(s	11404 N Stemmons	S Dallas	TX	75229
14-0894212	5/11/2014	17:20	3 Northwest	550	551 **PD Req	2 - Urgent	SHELL	(s	11404 N Stemmons	S Dallas	TX	75229
14-0782935	4/26/2014	14:28	2 Northwest	550	551 6X - Major	2 - Urgent	SHELL	(s	11404 N Stemmons	S Dallas	TX	75229
14-0640061	4/6/2014	6:08	1 Northwest	550	551 09V-01 UL	3 - Genera	SHELL	(s	11404 N Stemmons	S Dallas	TX	75229
14-0297585	2/15/2014	6:21	1 Northwest	550	551 21B - Busi	2 - Urgent	SHELL	(s	11404 N Stemmons	S Dallas	TX	75229
14-0001893	1/1/2014	2:17	1 Northwest	550	551 40/01 - Ot	2 - Urgent	SHELL	(s	11404 N Stemmons	S Dallas	TX	75229
13-2456448	12/20/2013	13:27	2 Northwest	550	551 6XE - Dist	1 - Emergc	SHELL	(s	11404 N Stemmons	S Dallas	TX	75229
13-2408205	12/13/2013	9:22	2 Northwest	550	551 6X - Major	2 - Urgent	SHELL	(s	11404 N Stemmons	S Dallas	TX	75229
13-2328850	12/1/2013	2:28	1 Northwest	550	551 6X - Major	2 - Urgent	SHELL	(s	11404 N Stemmons	S Dallas	TX	75229
13-2221285	11/14/2013	14:03	2 Northwest	550	551 09V - UUN	4 - Non Cr	SHELL	(s	11404 N Stemmons	S Dallas	TX	75229
13-2146950	11/2/2013	22:41	3 Northwest	550	551 6X - Major	2 - Urgent	SHELL	(s	11404 N Stemmons	S Dallas	TX	75229
13-2140696	11/2/2013	1:02	1 Northwest	550	551 40 - Other	3 - Genera	SHELL	(s	11404 N Stemmons	S Dallas	TX	75229
13-1429937	7/23/2013	0:49	1 Northwest	550	551 40/01 - Ot	2 - Urgent	SHELL	(s	11404 N Stemmons	S Dallas	TX	75229
13-1027442	5/30/2013	8:43	2 Northwest	550	551 6XA - Majc	2 - Urgent	SHELL	(s	11404 N Stemmons	S Dallas	TX	75229
13-0964546	5/21/2013	11:46	2 Northwest	550	551 07 - Minor	3 - Genera	SHELL	(s	11404 N Stemmons	S Dallas	TX	75229
13-0904202	5/13/2013	2:08	1 Northwest	550	551 6X - Major	2 - Urgent	SHELL	(s	11404 N Stemmons	S Dallas	TX	75229
13-0879645	5/9/2013	17:30	3 Northwest	550	551 40/01 - Ot	2 - Urgent	SHELL	(3	11404 N Stemmons	S Dallas	TX	75229
13-0806898	4/29/2013	11:03	2 Northwest	550	551 40 - Other	3 - Genera	SHELL	(s	11404 N Stemmons	S Dallas	TX	75229
13-0802505	4/28/2013	18:30	3 Northwest	550	551 6X - Major	2 - Urgent	SHELL	(s	11404 N Stemmons	S Dallas	TX	75229
13-0666161	4/9/2013	15:23	2 Northwest	550	551 11V/01 - B	2 - Urgent	SHELL	(s	11404 N Stemmons	S Dallas	TX	75229
13-0645633	4/6/2013	15:58	2 Northwest	550	551 6X - Major	2 - Urgent	SHELL	(s	11404 N S	S BUSN Dallas	TX	75229
13-0553903	3/24/2013	6:24	1 Northwest	550	551 40 - Other	3 - Genera	SHELL	(s	11404 N Stemmons	S Dallas	TX	75229
13-0338680	2/21/2013	5:22	1 Northwest	550	551 40 - Other	3 - Genera	SHELL	(s	11404 N Stemmons	S Dallas	TX	75229
13-0259092	2/9/2013	6:31	1 Northwest	550	551 40 - Other	3 - Genera	SHELL	(s	11404 N Stemmons	S Dallas	TX	75229
13-0186280	1/29/2013	14:47	2 Northwest	550	551 24 - Abanc	4 - Non Cr	SHELL	(s	11404 N Stemmons	S Dallas	TX	75229
13-0028485	1/5/2013	5:52	1 Northwest	550	551 40 - Other	3 - Genera	SHELL	(s	11404 N Stemmons	S Dallas	TX	75229
12-2583150	12/27/2012	2:38	1 Northwest	550	551 6X - Major	2 - Urgent	SHELL	(s	11404 N Stemmons	S Dallas	TX	75229

Z178-312(PD)

16-2506074	12/21/2016	1:10	1 Northwest	550	551 20 - Robb	2 - Urgent SHELL	st 11404 N Stemmons S Dallas	TX	75229
16-2506074	12/21/2016	1:10	1 Northwest	550	551 20 - Robb	2 - Urgent SHELL	st 11404 N Stemmons S Dallas	TX	75229
16-2398648	12/4/2016	19:31	3 Northwest	550	551 6XA - Maj	2 - Urgent SHELL	st 11404 N Stemmons S Dallas	TX	75229
16-2187203	11/2/2016	16:09	3 Northwest	550	551 40 - Other	3 - Genera SHELL	st 11404 N Stemmons S Dallas	TX	75229
16-2143681	10/27/2016	15:31	2 Northwest	550	551 6X - Major	2 - Urgent SHELL	st 11404 N Stemmons S Dallas	TX	75229
16-1956270	10/1/2016	3:29	1 Northwest	550	551 40/01 - Ot	2 - Urgent SHELL	st 11404 N Stemmons S Dallas	TX	75229
16-1806863	9/10/2016	7:09	1 Northwest	550	551 40/01 - Ot	2 - Urgent SHELL	st 11404 N Stemmons S Dallas	TX	75229
16-1638036	8/17/2016	23:06	3 Northwest	550	551 40 - Other	3 - Genera SHELL	st 11404 N Stemmons S Dallas	TX	75229
16-1560397	8/7/2016	3:41	1 Northwest	550	551 04 - 911 H	2 - Urgent SHELL	st 11404 N Stemmons S Dallas	TX	75229
16-1094014	6/5/2016	21:08	3 Northwest	550	551 6X - Major	2 - Urgent A&A SHEL	11404 N Stemmons S Dallas	TX	75229
16-0891385	5/10/2016	7:53	1 Northwest	550	551 40/01 - Ot	2 - Urgent SHELL	st 11404 N Stemmons S Dallas	TX	75229
16-0883790	5/9/2016	6:28	1 Northwest	550	551 40/01 - Ot	2 - Urgent SHELL	st 11404 N Stemmons S Dallas	TX	75229
16-0883314	5/9/2016	2:38	1 Northwest	550	551 20 - Robb	2 - Urgent SHELL	st 11404 N Stemmons S Dallas	TX	75229
16-0772113	4/23/2016	16:59	3 Northwest	550	551 6X - Major	2 - Urgent SHELL	st 11404 N Stemmons S Dallas	TX	75229
16-0431398	3/5/2016	16:23	3 Northwest	550	551 6X - Major	2 - Urgent SHELL	st 11404 N Stemmons S Dallas	TX	75229
16-0409933	3/2/2016	15:41	2 Northwest	550	551 40/01 - Ot	2 - Urgent SHELL	st 11404 N Stemmons S Dallas	TX	75229
16-0128907	1/21/2016	1:55	1 Northwest	550	551 20 - Robb	2 - Urgent SHELL	st 11404 N Stemmons S Dallas	TX	75229
16-0058968	1/10/2016	0:53	1 Northwest	550	551 09V-01 UL	3 - Genera SHELL	st 11404 N Stemmons S Dallas	TX	75229
15-2287529	11/12/2015	19:30	3 Northwest	550	551 40 - Other	3 - Genera SHELL	11404 N Stemmons S Dallas	TX	75229
15-2131354	10/20/2015	15:45	2 Northwest	550	551 40 - Other	3 - Genera SHELL	GAS 11404 N Stemmons S Dallas	TX	75229
15-2034560	10/6/2015	18:44	3 Northwest	550	551 **PD Req	2 - Urgent SHELL	st 11404 N Stemmons S Dallas	TX	75229
15-1859493	9/12/2015	16:09	3 Northwest	550	551 6X - Major	2 - Urgent SHELL	st 11404 N Stemmons S Dallas	TX	75229
15-1328287	7/4/2015	21:43	3 Northwest	550	551 6X - Major	2 - Urgent SHELL	st 11404 N Stemmons S Dallas	TX	75229
15-1160941	6/13/2015	10:42	2 Northwest	550	551 21B - Busi	2 - Urgent SHELL	st 11404 N Stemmons S Dallas	TX	75229
15-1156070	6/12/2015	19:32	3 Northwest	550	551 40/01 - Ot	2 - Urgent SHELL	st 11404 N Stemmons S Dallas	TX	75229
15-1155249	6/12/2015	17:41	3 Northwest	550	551 40/01 - Ot	2 - Urgent SHELL	st 11404 N Stemmons S Dallas	TX	75229
15-1066377	6/2/2015	2:46	1 Northwest	550	551 38 - Meet	4 - Non Cr SHELL	st 11404 N Stemmons S Dallas	TX	75229
15-1012501	5/26/2015	14:52	2 Northwest	550	551 40/01 - Ot	2 - Urgent SHELL	st 11404 N Stemmons S Dallas	TX	75229
15-0943296	5/17/2015	2:08	1 Northwest	550	551 40/01 - Ot	2 - Urgent SHELL	st 11404 N Stemmons S Dallas	TX	75229
15-0364374	2/25/2015	3:14	1 Northwest	550	551 40 - Other	3 - Genera SHELL	st 11404 N Stemmons S Dallas	TX	75229
15-0348393	2/22/2015	5:18	1 Northwest	550	551 32 - Suspi	2 - Urgent SHELL	st 11404 N Stemmons S Dallas	TX	75229
15-0340527	2/21/2015	2:14	1 Northwest	550	551 40/01 - Ot	2 - Urgent SHELL	st 11404 N Stemmons S Dallas	TX	75229
15-0175866	1/27/2015	16:59	3 Northwest	550	551 31/01 - Cr	3 - Genera SHELL	st 11404 N Stemmons S Dallas	TX	75229
15-0059695	1/10/2015	3:51	1 Northwest	550	551 6X - Major	2 - Urgent SHELL	st 11404 N Stemmons S Dallas	TX	75229
14-2079329	10/24/2014	1:53	1 Northwest	550	551 40/01 - Ot	2 - Urgent SHELL	st 11404 N Stemmons S Dallas	TX	75229
14-1957799	10/6/2014	18:59	3 Northwest	550	551 21B - Busi	2 - Urgent SHELL	st 11404 N Stemmons S Dallas	TX	75229
14-1827947	9/19/2014	10:10	2 Northwest	550	551 6X - Major	2 - Urgent SHELL	st 11404 N Stemmons S Dallas	TX	75229
14-1125375	6/12/2014	21:52	3 Northwest	550	551 58 - Routi	7 - Unit Ini SHELL	(s) 11404 N STEMMONS Dallas	TX	75229
14-1078257	6/6/2014	13:16	2 Northwest	550	551 6X - Major	2 - Urgent SHELL	(s) 11404 N Stemmons S Dallas	TX	75229
14-0894212	5/11/2014	17:20	3 Northwest	550	551 **PD Req	2 - Urgent SHELL	(s) 11404 N Stemmons S Dallas	TX	75229
14-0782935	4/26/2014	14:28	2 Northwest	550	551 6X - Major	2 - Urgent SHELL	(s) 11404 N Stemmons S Dallas	TX	75229
14-0640061	4/6/2014	6:08	1 Northwest	550	551 09V-01 UL	3 - Genera SHELL	(s) 11404 N Stemmons S Dallas	TX	75229
14-0297585	2/15/2014	6:21	1 Northwest	550	551 21B - Busi	2 - Urgent SHELL	(s) 11404 N Stemmons S Dallas	TX	75229
14-0001893	1/1/2014	2:17	1 Northwest	550	551 40/01 - Ot	2 - Urgent SHELL	(s) 11404 N Stemmons S Dallas	TX	75229
13-2456448	12/20/2013	13:27	2 Northwest	550	551 6XE - Dist	1 - Emergc SHELL	(s) 11404 N Stemmons S Dallas	TX	75229
13-2408205	12/13/2013	9:22	2 Northwest	550	551 6X - Major	2 - Urgent SHELL	(s) 11404 N Stemmons S Dallas	TX	75229
13-2328850	12/1/2013	2:28	1 Northwest	550	551 6X - Major	2 - Urgent SHELL	(s) 11404 N Stemmons S Dallas	TX	75229
13-2221285	11/14/2013	14:03	2 Northwest	550	551 09V - UUN	4 - Non Cr SHELL	(s) 11404 N Stemmons S Dallas	TX	75229
13-2146950	11/2/2013	22:41	3 Northwest	550	551 6X - Major	2 - Urgent SHELL	(s) 11404 N Stemmons S Dallas	TX	75229
13-2140696	11/2/2013	1:02	1 Northwest	550	551 40 - Other	3 - Genera SHELL	(s) 11404 N Stemmons S Dallas	TX	75229
13-1429937	7/23/2013	0:49	1 Northwest	550	551 40/01 - Ot	2 - Urgent SHELL	(s) 11404 N Stemmons S Dallas	TX	75229
13-1027442	5/30/2013	8:43	2 Northwest	550	551 6XA - Maj	2 - Urgent SHELL	(s) 11404 N Stemmons S Dallas	TX	75229
13-0964546	5/21/2013	11:46	2 Northwest	550	551 07 - Minor	3 - Genera SHELL	(s) 11404 N Stemmons S Dallas	TX	75229
13-0904202	5/13/2013	2:08	1 Northwest	550	551 6X - Major	2 - Urgent SHELL	(s) 11404 N Stemmons S Dallas	TX	75229
13-0879645	5/9/2013	17:30	3 Northwest	550	551 40/01 - Ot	2 - Urgent SHELL	(3 11404 N Stemmons S Dallas	TX	75229
13-0806898	4/29/2013	11:03	2 Northwest	550	551 40 - Other	3 - Genera SHELL	(s) 11404 N Stemmons S Dallas	TX	75229
13-0802505	4/28/2013	18:30	3 Northwest	550	551 6X - Major	2 - Urgent SHELL	(s) 11404 N Stemmons S Dallas	TX	75229
13-0666161	4/9/2013	15:23	2 Northwest	550	551 11V/01 - B	2 - Urgent SHELL	(s) 11404 N Stemmons S Dallas	TX	75229
13-0645633	4/6/2013	15:58	2 Northwest	550	551 6X - Major	2 - Urgent SHELL	(s) 11404 N S BUSN Dallas	TX	75229
13-0553903	3/24/2013	6:24	1 Northwest	550	551 40 - Other	3 - Genera SHELL	(s) 11404 N Stemmons S Dallas	TX	75229
13-0338680	2/21/2013	5:22	1 Northwest	550	551 40 - Other	3 - Genera SHELL	(s) 11404 N Stemmons S Dallas	TX	75229
13-0259092	2/9/2013	6:31	1 Northwest	550	551 40 - Other	3 - Genera SHELL	(s) 11404 N Stemmons S Dallas	TX	75229
13-0186280	1/29/2013	14:47	2 Northwest	550	551 24 - Aban	4 - Non Cr SHELL	(s) 11404 N Stemmons S Dallas	TX	75229
13-0028485	1/5/2013	5:52	1 Northwest	550	551 40 - Other	3 - Genera SHELL	(s) 11404 N Stemmons S Dallas	TX	75229
12-2583150	12/27/2012	2:38	1 Northwest	550	551 6X - Major	2 - Urgent SHELL	(s) 11404 N Stemmons S Dallas	TX	75229

Z178-312(PD)

12-2021190	10/4/2012	5:13	1 Northwest	550	551 46 - CIT	2 - Urgent shell	11404 N Stemmons S Dallas	TX	75229
12-1894351	9/16/2012	0:36	1 Northwest	550	551 40 - Other 3 - Genera	SHELL (s	11404 N Stemmons S Dallas	TX	75229
12-1645464	8/12/2012	23:50	3 Northwest	550	551 6X - Major 2 - Urgent	SHELL (s	11404 N Stemmons S Dallas	TX	75229
12-1138838	6/7/2012	12:02	2 Northwest	550	551 55 - Traffic 7 - Unit In	SHELL (s	11404 N STEMMONS Dallas	TX	75229
12-1122901	6/5/2012	6:39	1 Northwest	550	551 08 - Intoxi 3 - Genera	SHELL	11404 N STEMMONS Dallas	TX	75229
12-1007806	5/20/2012	23:59	3 Northwest	550	551 40/01 - Ot 2 - Urgent	SHELL (s	11404 N Stemmons S Dallas	TX	75229
12-0941918	5/12/2012	3:23	1 Northwest	550	551 6X - Major 2 - Urgent	Shell	11404 N STEMMONS Dallas	TX	75229
12-0907702	5/7/2012	13:51	2 Northwest	550	551 40/01 - Ot 2 - Urgent	SHELL (s	11404 N Stemmons S Dallas	TX	75229
12-0808196	4/24/2012	13:21	2 Northwest	550	551 07 - Minor 3 - Genera	SHELL	11404 N STEMMONS Dallas	TX	75229
12-0760660	4/18/2012	1:55	1 Northwest	550	551 40/01 - Ot 2 - Urgent	SHELL (s	11404 N Stemmons S Dallas	TX	75229
12-0150183	1/23/2012	1:21	1 Northwest	550	551 09V - UUM 4 - Non Cr	SHELL (s	11404 N Stemmons S Dallas	TX	75229
12-0128061	1/20/2012	0:39	1 Northwest	550	551 11V - Burg 3 - Genera	SHELL (s	11404 N Stemmons S Dallas	TX	75229
11-2078694	10/24/2011	11:36	2 Northwest	550	551 **PD Req 2 - Urgent	SHELL (s	11404 N Stemmons S Dallas	TX	75229
11-1895134	9/28/2011	13:50	2 Northwest	550	551 20 - Robbe 2 - Urgent	SHELL	11404 N STEMMONS Dallas	TX	75229
11-1894839	9/28/2011	12:52	2 Northwest	550	551 58 - Routir 7 - Unit Initiated		11404 N STEMMONS Dallas	TX	75229
11-1696786	8/31/2011	1:35	1 Northwest	550	551 DAEF-Dist 1 - Emergc	SHELL	11404 N SiA&A TEXA Dallas	TX	75229
11-1696786	8/31/2011	1:35	1 Northwest	550	551 DAEF-Dist 1 - Emergc	SHELL	11404 N SiA&A TEXA Dallas	TX	75229
11-1013478	5/28/2011	7:20	1 Northwest	550	551 PSE/40 - O5 - Expedi	shell	11404 N Stemmons F Dallas	TX	75229
11-1005147	5/27/2011	5:09	1 Northwest	550	551 15 - Assist 1 - Emergc	SHELL (s	11404 N Stemmons S Dallas	TX	75229
11-0990858	5/25/2011	8:36	2 Northwest	550	551 07 - Minor 3 - Genera	SHELL (s	11404 N Stemmons S Dallas	TX	75229
11-0990858	5/25/2011	8:36	2 Northwest	550	551 07 - Minor 3 - Genera	SHELL (s	11404 N Stemmons S Dallas	TX	75229
11-0987147	5/24/2011	18:56	3 Northwest	550	551 07 - Minor 3 - Genera	SHELL (s	11404 N Stemmons S Dallas	TX	75229
11-0969731	5/22/2011	8:12	2 Northwest	550	551 08 - Intoxi 3 - Genera	SHELL (s	11404 N Stemmons S Dallas	TX	75229
11-0957405	5/20/2011	17:12	3 Northwest	550	551 58 - Routir 7 - Unit Initiated		11404 N STEMMONS Dallas	TX	75229
11-0957405	5/20/2011	17:12	3 Northwest	550	551 58 - Routir 7 - Unit Initiated		11404 N STEMMONS Dallas	TX	75229
11-0957405	5/20/2011	17:12	3 Northwest	550	551 58 - Routir 7 - Unit Initiated		11404 N STEMMONS Dallas	TX	75229
11-0905135	5/13/2011	6:48	1 Northwest	550	551 6X - Major 2 - Urgent conoco		11404 N SiA&A TEXA Dallas	TX	75229
11-0577366	3/27/2011	21:27	3 Northwest	550	551 6X - Major 2 - Urgent	SHELL (s	11404 N Stemmons S Dallas	TX	75229
11-0577366	3/27/2011	21:27	3 Northwest	550	551 6X - Major 2 - Urgent	SHELL (s	11404 N Stemmons S Dallas	TX	75229
11-0392542	3/1/2011	15:17	2 Northwest	550	551 31/01 - Cr 3 - Genera	SHELL	11404 N Stemmons S Dallas	TX	75229
11-0361251	2/25/2011	0:35	1 Northwest	550	551 09V - UUM 4 - Non Cr	SHELL	11404 N Stemmons F Dallas	TX	75229
11-0177085	1/28/2011	19:09	3 Northwest	550	551 46 - CIT	2 - Urgent TEXACO	11404 N Stemmons F Dallas	TX	75229
10-2395706	12/14/2010	13:34	2 Northwest	550	551 07 - Minor 3 - Genera	SHELL (s	11404 N Stemmons S Dallas	TX	75229
10-2209530	11/15/2010	10:07	2 Northwest	550	551 55 - Traffic 7 - Unit Initiated		11404 N STEMMONS Dallas	TX	75229
10-2157154	11/7/2010	2:29	1 Northwest	550	551 40/01 - Ot 2 - Urgent	TEXACO S	11404 N Stemmons F Dallas	TX	75229
10-1814077	9/16/2010	18:14	3 Northwest	550	551 07 - Minor 3 - Genera	SHELL (s	11404 N Stemmons S Dallas	TX	75229
10-1664601	8/25/2010	13:08	2 Northwest	550	551 40 - Other 3 - Genera	texaco	11404 N SiA&A TEXA Dallas	TX	75229
10-1664071	8/25/2010	11:16	2 Northwest	550	551 21B - Busii 2 - Urgent	SHELL (s	11404 N Stemmons S Dallas	TX	75229
10-0600182	3/30/2010	2:02	1 Northwest	550	551 40/01 - Ot 2 - Urgent	SHELL	11404 N Stemmons F Dallas	TX	75229
10-0300586	2/15/2010	8:54	2 Northwest	550	551 40 - Other 3 - Genera	SHELL	11404 N Stemmons F Dallas	TX	75229
10-0241762	2/7/2010	3:39	1 Northwest	550	551 07 - Minor 3 - Genera	SHELL (s	11404 N Stemmons S Dallas	TX	75229
10-0013912	1/4/2010	7:53	1 Northwest	550	551 **PD Req 2 - Urgent	SHELL STA	11404 N STEMMONS Dallas	TX	75229
09-2321016	12/6/2009	2:07	1 Northwest	550	551 6X - Major 2 - Urgent	TEXACO	11404 N Stemmons S Dallas	TX	75229
09-1573094	8/19/2009	21:16	3 Northwest	550	551 09V - UUM 4 - Non Cr	SHELL GAS	11404 N SiA&A TEXA Dallas	TX	75229
09-1547853	8/16/2009	6:00	1 Northwest	550	551 07 - Minor 3 - Genera	SHELL	11404 N Stemmons S Dallas	TX	75229
09-1547853	8/16/2009	6:00	1 Northwest	550	551 07 - Minor 3 - Genera	SHELL	11404 N Stemmons S Dallas	TX	75229
09-1480860	8/7/2009	7:57	1 Northwest	550	551 24 - Abanc 4 - Non Cr	SHELL (s	11404 N Stemmons S Dallas	TX	75229
09-1334688	7/17/2009	9:25	2 Northwest	550	551 7XF - Majc 1 - Emergc	SHELL (s	11404 N Stemmons S Dallas	TX	75229
09-1021275	6/3/2009	17:36	3 Northwest	550	551 PH - Panhi 4 - Non Cr	SHELL (s	11404 N Stemmons S Dallas	TX	75229
08-2048279	12/18/2008	20:24	3 Northwest	550	551 6X - Major 2 - Urgent	SHELL	11404 N Stemmons S Dallas	TX	75229
08-1808249	11/8/2008	13:07	2 Northwest	550	551 40 - Other 3 - Genera	SHELL (s	11404 N Stemmons S Dallas	TX	75229
08-1805432	11/8/2008	0:21	1 Northwest	550	551 6X - Major 2 - Urgent A; & A TEX	11404 N Stemmons F Dallas	TX	75229	
08-1751821	10/30/2008	22:11	3 Northwest	550	551 04 - 911 H 2 - Urgent	A&A TEXA	11404 N Stemmons F Dallas	TX	75229
08-1214804	8/12/2008	1:54	1 Northwest	550	551 7X - Major 2 - Urgent	TEXACO	11404 N SiA&A TEXA Dallas	TX	75229
08-1214804	8/12/2008	1:54	1 Northwest	550	551 7X - Major 2 - Urgent	TEXACO	11404 N SiA&A TEXA Dallas	TX	75229
08-1203408	8/10/2008	9:15	2 Northwest	550	551 40/01 - Ot 2 - Urgent	shells	11404 N SiA&A TEXA Dallas	TX	75229
08-1177041	8/6/2008	15:48	2 Northwest	550	551 20 - Robbe 2 - Urgent	SHELL	11404 N Stemmons F Dallas	TX	75229
08-0768697	6/9/2008	16:49	3 Northwest	550	551 40/01 - Ot 2 - Urgent	SHELL (s	11404 N Stemmons S Dallas	TX	75229
08-0701881	5/29/2008	21:27	3 Northwest	550	551 07 - Minor 3 - Genera	shell	11404 N Stemmons F Dallas	TX	75229
08-0630290	5/16/2008	15:20	2 Northwest	550	551 46 - CIT	2 - Urgent JACK N TH	11404 N Stemmons S Dallas	TX	75229
08-0308270	3/13/2008	1:19	1 Northwest	550	551 16 - Injure 3 - Genera	SHELL	11404 N SiA&A TEXA Dallas	TX	75229
08-0304200	3/12/2008	5:15	1 Northwest	550	551 24 - Abanc 4 - Non Cr	SHELL	11404 N Stemmons F Dallas	TX	75229
08-0225251	2/23/2008	5:10	1 Northwest	550	551 20 - Robbe 2 - Urgent	TEXACO	11404 N SiA&A TEXA Dallas	TX	75229
07-0918302	10/30/2007	22:42	3 Northwest	550	551 6XA - Majc 2 - Urgent	SHELL	11404 N Stemmons F Dallas	TX	75229
07-0918302	10/30/2007	22:42	3 Northwest	550	551 6XA - Majc 2 - Urgent	SHELL	11404 N Stemmons F Dallas	TX	75229
07-0748998	9/20/2007	9:32	2 Northwest	550	556 6X - Major 2 - Urgent	SHELL	11404 N Stemmons S Dallas	TX	75229
07-0654725	8/27/2007	17:04	3 Northwest	550	556 04 - 911 O 2 - Urgent	SHELL (s	11404 N Stemmons S Dallas	TX	75229

Z178-312(PD)

Incidents:

IncidentNum	Date1	Time1	UCR_Offense	UCR_OffDesc	Address	ZipCode	Premise
201504-2018	9/10/2018	21:00			11404 N STEMMONS FWY	75229	Gas or Service Station
261416-2017	11/16/2017	8:00	CRIMINAL TRESPASS	MISCELLANEOUS	11404 N STEMMONS FWY	75229	Convenience Store
302654-2016	12/21/2016	1:10	DRUNK & DISORDERLY	DRUNK & DISORDERLY	11404 N STEMMONS FWY	75229	Convenience Store
258063-2016	10/27/2016	15:40	NOT CODED	NO UCR REPORTABLE OFFENSE	11404 N STEMMONS FWY	75229	Gas or Service Station
133718-2018	6/20/2018	17:20	ROBBERY-INDIVIDUAL	ROBBERY	11404 N STEMMONS FWY	75229	
064009-2018	3/26/2018	22:00	ROBBERY-INDIVIDUAL	ROBBERY	11404 N STEMMONS FWY	75229	Gas or Service Station
253387-2017	11/5/2017	22:12	ROBBERY-INDIVIDUAL	ROBBERY	11404 N STEMMONS FWY	75229	Parking Lot (All Others)
171775-2017	7/28/2017	22:00	UUMV	AUTO THEFT - UUMV	11404 N STEMMONS FWY	75229	Parking Lot (All Others)
120182-2017	5/28/2017	16:35	OTHER THEFTS	THEFT	11404 N STEMMONS FWY	75229	Gas or Service Station
044140-2017	2/24/2017	20:15	THEFT/BMV	THEFT	11404 N STEMMONS FWY	75229	Parking Lot (All Others)
044140-2017	2/24/2017	20:15	FRAUD	FRAUD	11404 N STEMMONS FWY	75229	Commercial Property Occupied/Vacant
0117937-2013	5/13/2013	2:00	Not Coded	Not Coded MULTIPLE ROBBERY INCIDENT	11404 N STEMMONS FRWY	75229	PUBLIC PLACE
0134183-2013	5/30/2013	9:00	Not Coded	Not Coded MULTIPLE ROBBERY INCIDENT	11404 N STEMMONS FRWY	75229	GAS STATION
0320410-2013	12/20/2013	13:28	ASSAULT	ASSAULT ADULT B/F OFFENSE CONTACT 0600-1800	11404 N STEMMONS FRWY	75229	SHELL 7529/STORE
0207045-2013	8/13/2013	10:30	Not Coded	Not Coded MULTIPLE ROBBERY INCIDENT	11404 N STEMMONS FRWY	75229	108 - CONVENIENC
0080654-2013	4/1/2013	1:30	INVESTIGATION OF	INVESTIGATION OF	11404 N STEMMONS FRWY	75229	GAS STATION
0215048-2013	8/21/2013	22:30	Not Coded	Not Coded MULTIPLE ROBBERY INCIDENT	11404 N STEMMONS FRWY	75229	SHELL
142173-2014	6/12/2014	21:00	SEIZED PROPERTY	SEIZED PROPERTY	11404 N STEMMONS FWY	75229	Convenience Store
145642-2014	6/16/2014	16:45	MISCELLANEOUS	MISCELLANEOUS	11404 N STEMMONS FWY	75229	Gas or Service Station
299114-2014	12/17/2014	9:16	CRIMINAL TRESPASS	MISCELLANEOUS	11404 N STEMMONS FWY	75229	Convenience Store
20140099515	4/26/2014	15:00	Not Coded	Not Coded MULTIPLE ROBBERY INCIDENT	11404 N STEMMONS FRWY	75229	GAS STATION
145400-2014	6/16/2014	16:37	CRIMINAL TRESPASS	OTHER OFFENSES	11404 N STEMMONS FWY	75229	Gas or Service Station
216737-2014	9/8/2014	16:00	MISCELLANEOUS	MISCELLANEOUS	11404 N STEMMONS FWY	75229	Gas or Service Station
153309-2015	7/4/2015	21:40	INJURED PUBLIC	ACCIDENTAL INJURY	11404 N STEMMONS FWY	75229	Parking Lot (All Others)
118995-2015	5/26/2015	16:58	MISCELLANEOUS	MISCELLANEOUS	11404 N STEMMONS FWY	75229	Parking Lot (All Others)
162798-2015	7/16/2015	2:28	MISCELLANEOUS	MISCELLANEOUS	11404 N STEMMONS SERV E	75229	Convenience Store
111154-2016	5/10/2016	7:50	INJURED PUBLIC	ACCIDENTAL INJURY	11404 N STEMMONS FWY	75229	Parking Lot (All Others)
135877-2016	6/5/2016	21:09	VANDALISM & CRIM MISCHIEF	CRIMINAL MISCHIEF/VANDALISM	11404 N STEMMONS FWY	75229	Gas or Service Station
302654-2016	12/21/2016	1:10	NOT CODED	NO UCR REPORTABLE OFFENSE	11404 N STEMMONS FWY	75229	Convenience Store
258063-2016	10/27/2016	15:40	NOT CODED	NO UCR REPORTABLE OFFENSE	11404 N STEMMONS FWY	75229	Gas or Service Station
007458-2016	1/10/2016	0:52	MISCELLANEOUS	MISCELLANEOUS	11404 N STEMMONS FWY	75229	Convenience Store
007458-2016	1/10/2016	0:52	THEFT/BMV	THEFT	11404 N STEMMONS FWY	75229	Commercial Property Occupied/Vacant
110149-2016	5/9/2016	2:40	ROBBERY-INDIVIDUAL	ROBBERY	11404 N STEMMONS FWY	75229	Parking Lot (All Others)
183823-2016	7/31/2016	18:00	THEFT/BMV	THEFT	11404 N STEMMONS FWY	75229	Parking Lot (All Others)
229235-2015	10/3/2015	5:15	OTHER THEFTS	THEFT	11404 N STEMMONS FWY	75229	Parking Lot (All Others)
20140081446	4/6/2014	5:40	UUMV	UUMV PASSINGER CARS FORD 1800-0600	11404 N STEMMONS FRWY	75229	124 - SERVICE STA
0086975-2013	4/9/2013	15:20	THEFT/BMV	THEFT OTHER THEFTS BMV/UNATTACH PROP INSIDE VEH \$50 - \$199.99	11404 N STEMMONS FRWY	75229	CONVENIENCE PARKING

Arrests:

IncidentNum	ArrestNumber	ArrestDate	ChargeDesc	UCRArrestChg	PClass	UCR	UCRWord	UCROffense
145400-2014	14-026104	6/16/2014	WARRANT-DALLAS PD (ALIAS)	ALIAS/CAPIAS	NA	0	NO UCR REPORTABLE OFFENSE	NOT CODED
145400-2014	14-026104	6/16/2014	CRIMINAL TRESPASS	OTHER /CRIMINAL TRESPASS	MB	2600	OTHER OFFENSES	CRIMINAL TRESPASS
040506-2015	15-007178	2/21/2015	PUBLIC INTOXICATION	PUBLIC INTOXICATION	MC	2300	DRUNK & DISORDERLY	DRUNK & DISORDERLY
053989-2016	16-009622	3/5/2016	WARRANT HOLD (OUTSIDE AGENCY)	HOLDS DSO	NA	0	NO UCR REPORTABLE OFFENSE	NOT CODED
235729-2016	16-042370	10/1/2016	PUBLIC INTOXICATION	PUBLIC INTOXICATION	MC	2300	DRUNK & DISORDERLY	DRUNK & DISORDERLY
258063-2016	16-046027	10/27/2016	WARRANT HOLD (OUTSIDE AGENCY)	HOLDS DSO	NA	0	NO UCR REPORTABLE OFFENSE	NOT CODED
302654-2016	16-053012	12/21/2016	PUBLIC INTOXICATION	PUBLIC INTOXICATION	MC	2300	DRUNK & DISORDERLY	DRUNK & DISORDERLY
035093-2017	17-006080	2/13/2017	POSS MARIJUANA <2OZ	NARCOTIC CHARGES	MB	1800	NARCOTICS/DRUGS	NARCOTICS & DRUGS
035093-2017	17-006080	2/13/2017	POSS CONT SUB PEN GRP 1 <1G	NARCOTIC CHARGES	FS	1800	NARCOTICS/DRUGS	NARCOTICS & DRUGS
035093-2017	17-006080	2/13/2017	WARRANT-DALLAS PD (ALIAS)	ALIAS/CAPIAS	NA	0	NO UCR REPORTABLE OFFENSE	NOT CODED
035093-2017	17-006080	2/13/2017	MAN DEL CONT SUB PEN GRP 1 > OR EQUAL 1G<4G	NARCOTIC CHARGES	F2	1800	NARCOTICS/DRUGS	NARCOTICS & DRUGS
204902-2017	17-036785	9/7/2017	WARRANT HOLD (OUTSIDE AGENCY)	HOLDS DSO	NA	0	NO UCR REPORTABLE OFFENSE	NOT CODED
204902-2017	17-036785	9/7/2017	WARRANT HOLD (OUTSIDE AGENCY)	HOLDS DSO	NA	0	NO UCR REPORTABLE OFFENSE	NOT CODED
239709-2017	17-042769	10/20/2017	PUBLIC INTOXICATION	PUBLIC INTOXICATION	MC	2300	DRUNK & DISORDERLY	DRUNK & DISORDERLY

List of Partners/Principals/Officers

Owner of Property
AA Shell 1404 N. Stemmons Frwy

Entity: Quickway Retail Aswsociates 11 LTD

Managers:

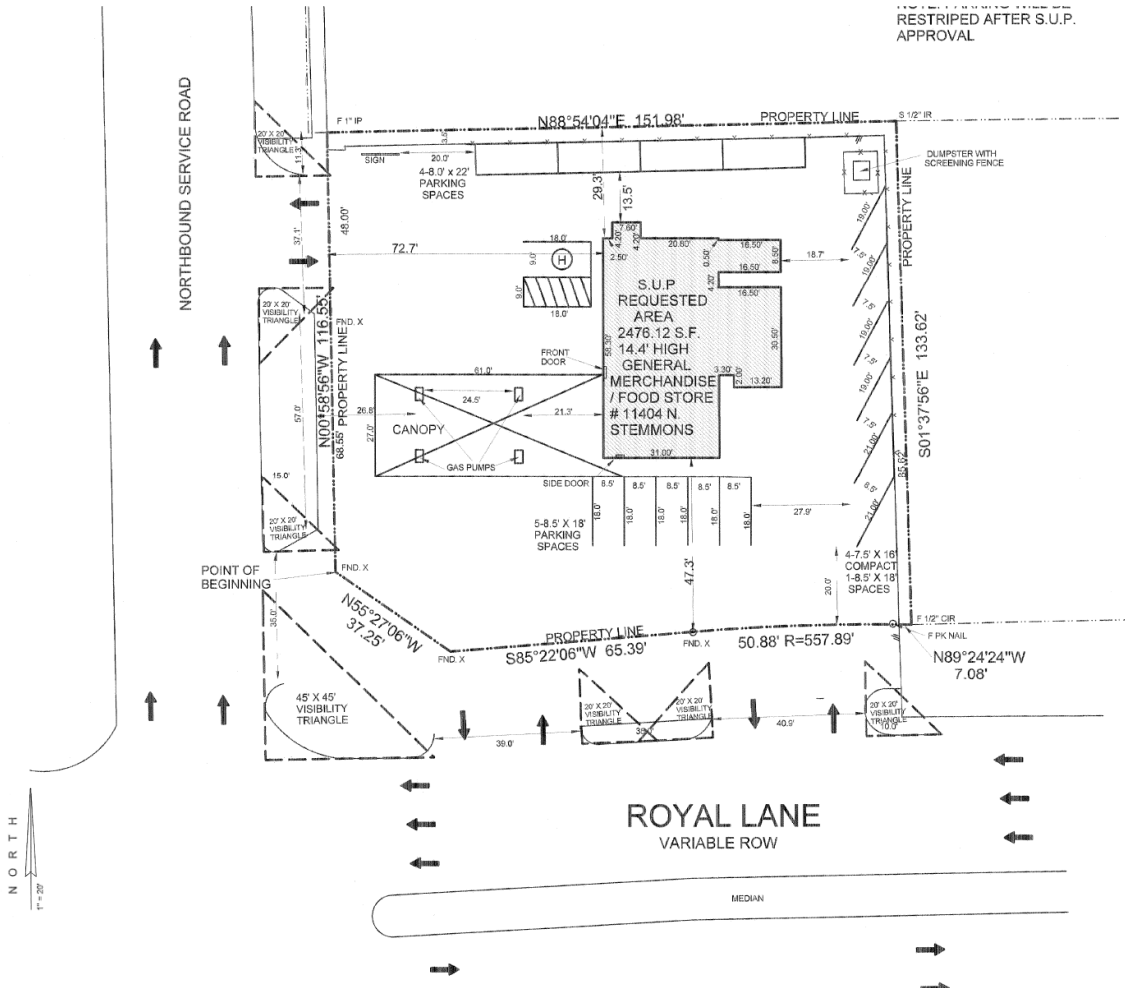
1. Alan Golman
2. Richard Golman
3. Kenneth Bruder
4. Howard Beckerman

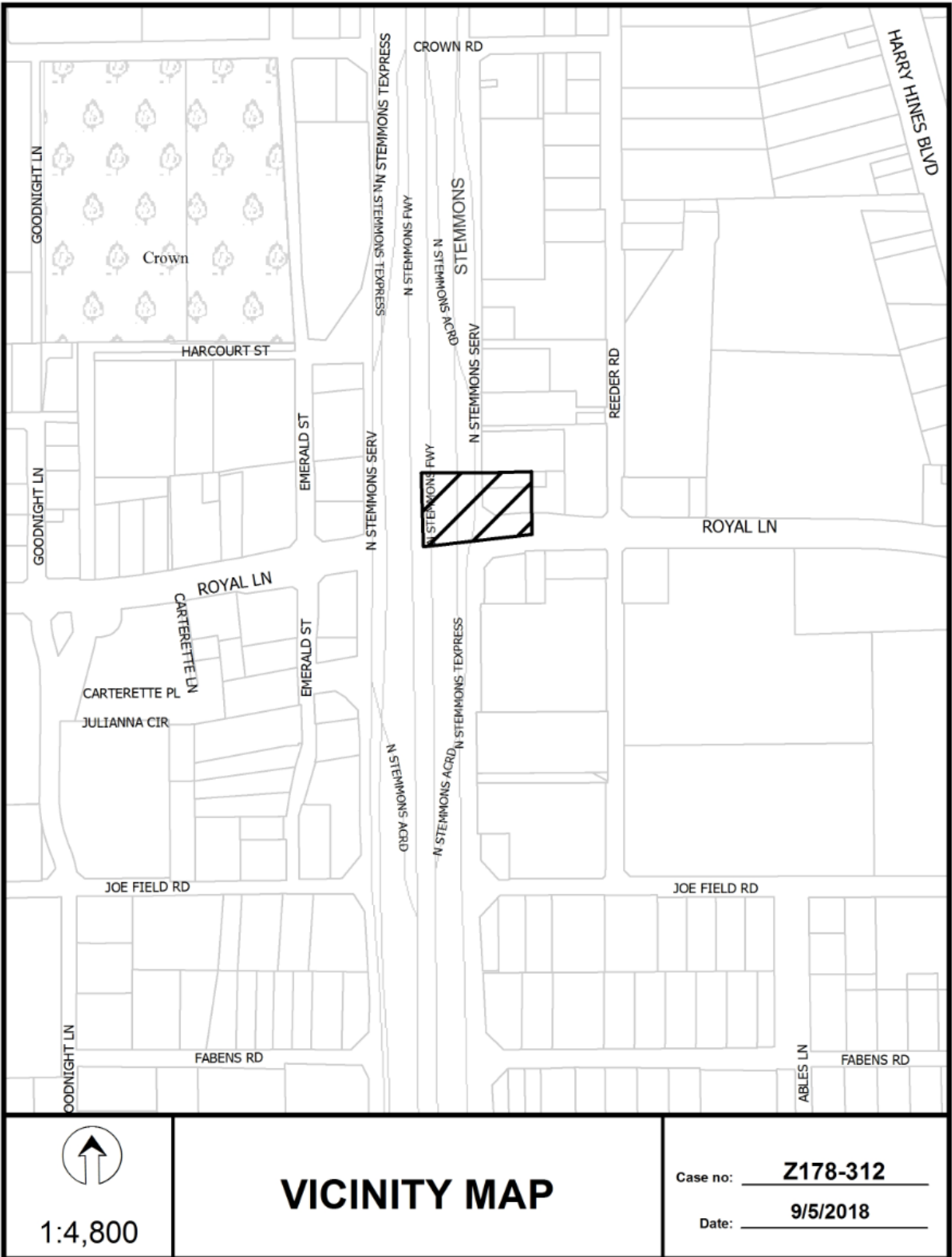
SUP Conditions

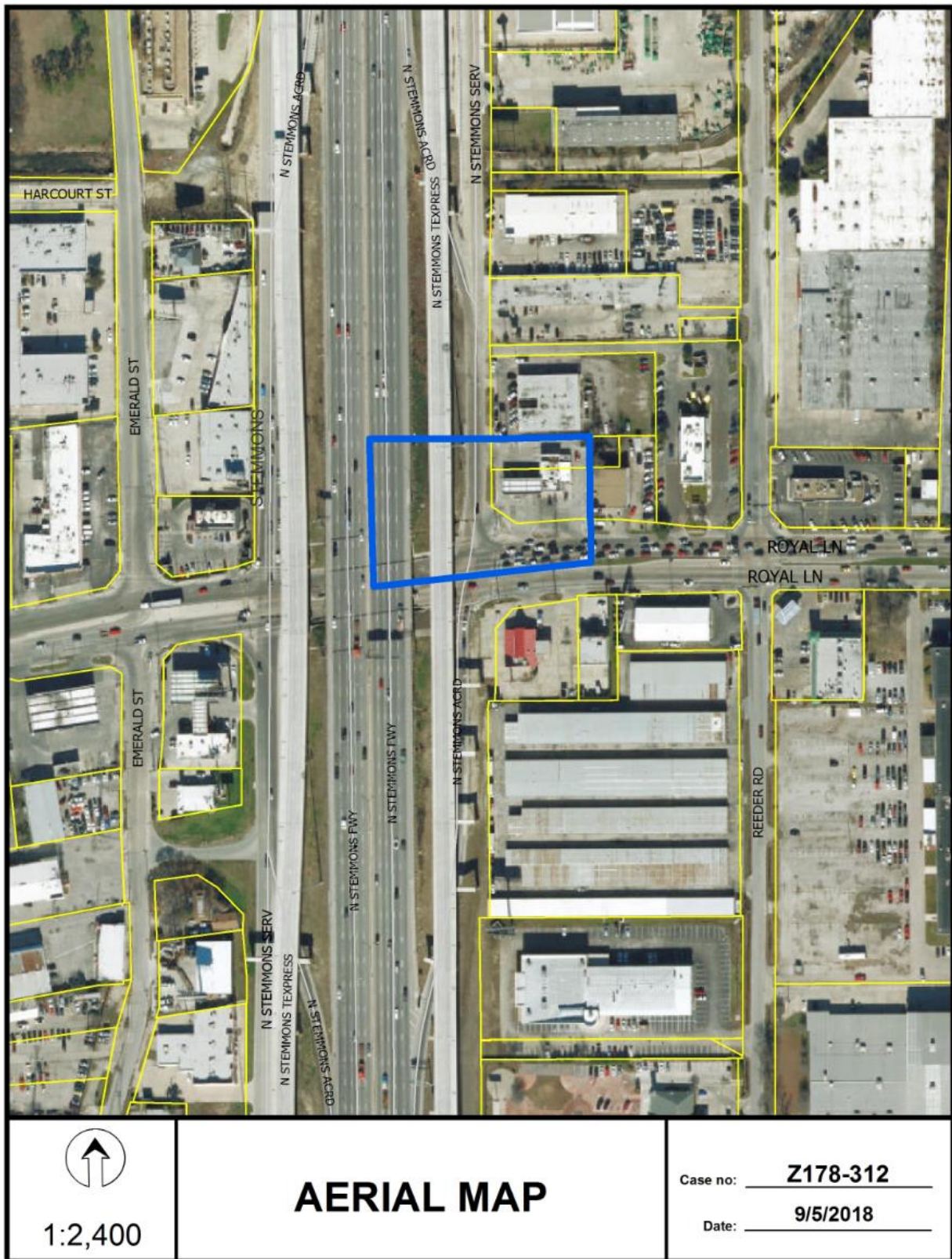
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages for off-premise consumption in conjunction with a general merchandise or food store 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on ~~October 10, 2018~~, (five-year period from the passage of this ordinance) but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

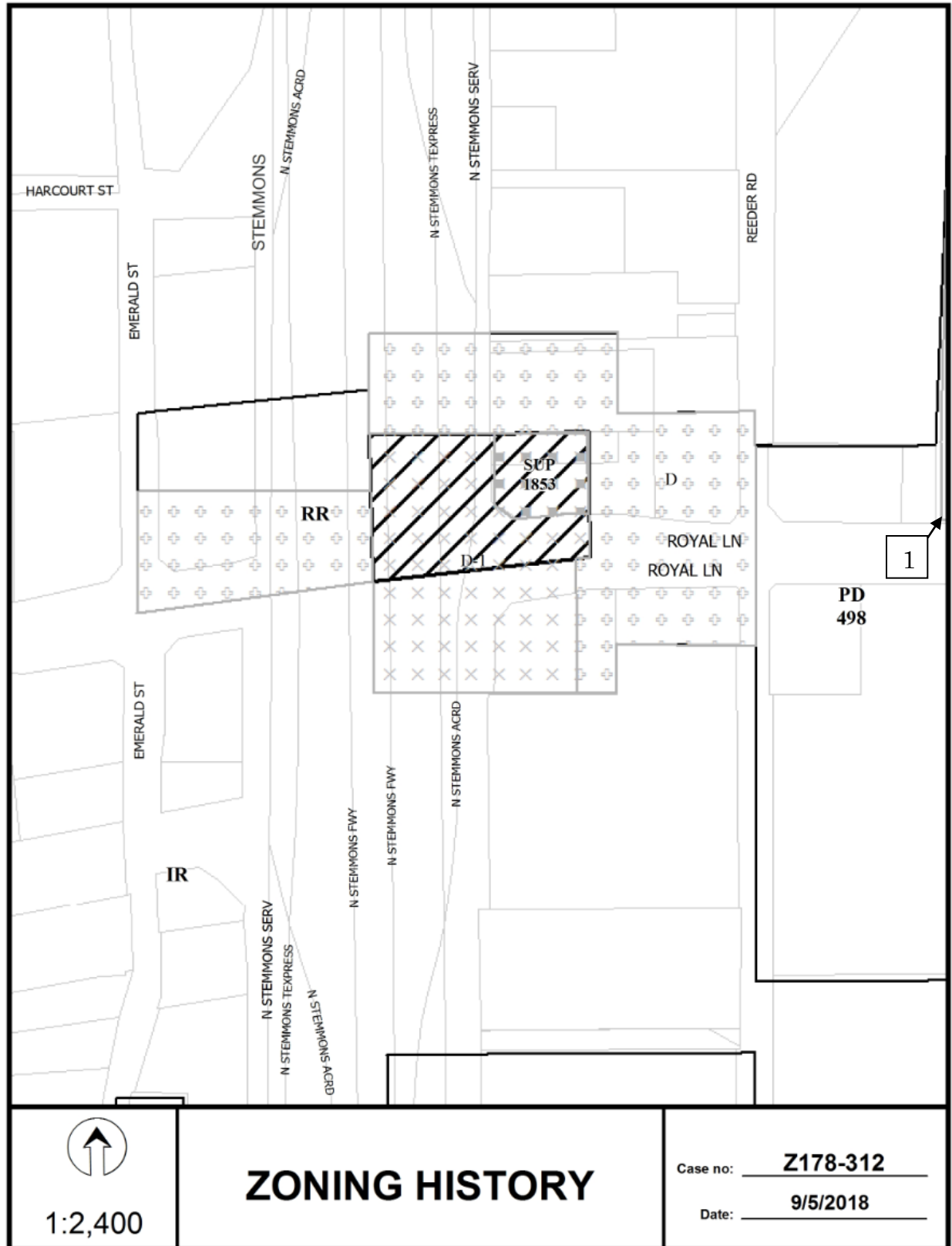
EXISTING SITE PLAN (no proposed changes)

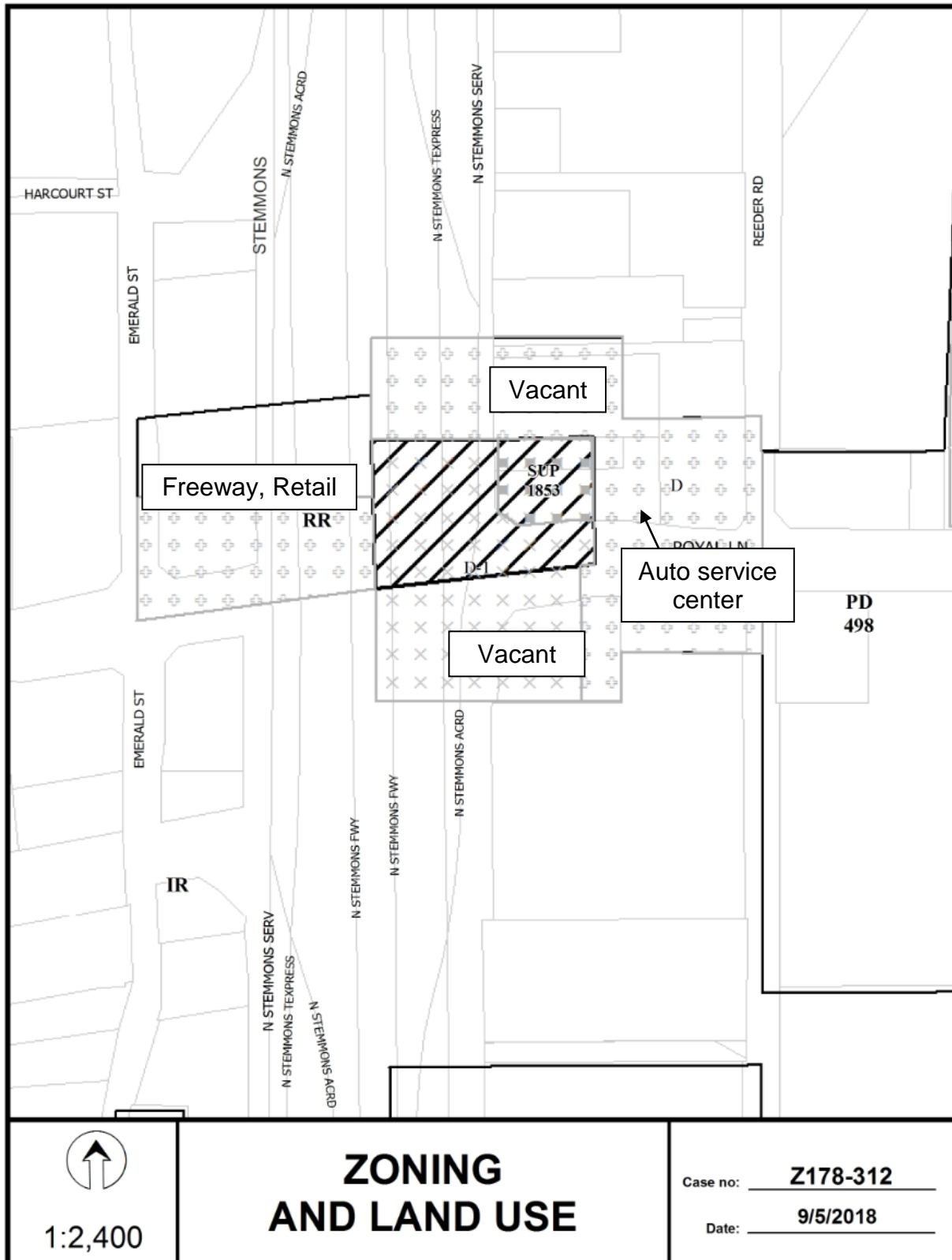
NORTH STEMMONS FREEWAY [IH 35E]
VARIABLE ROW

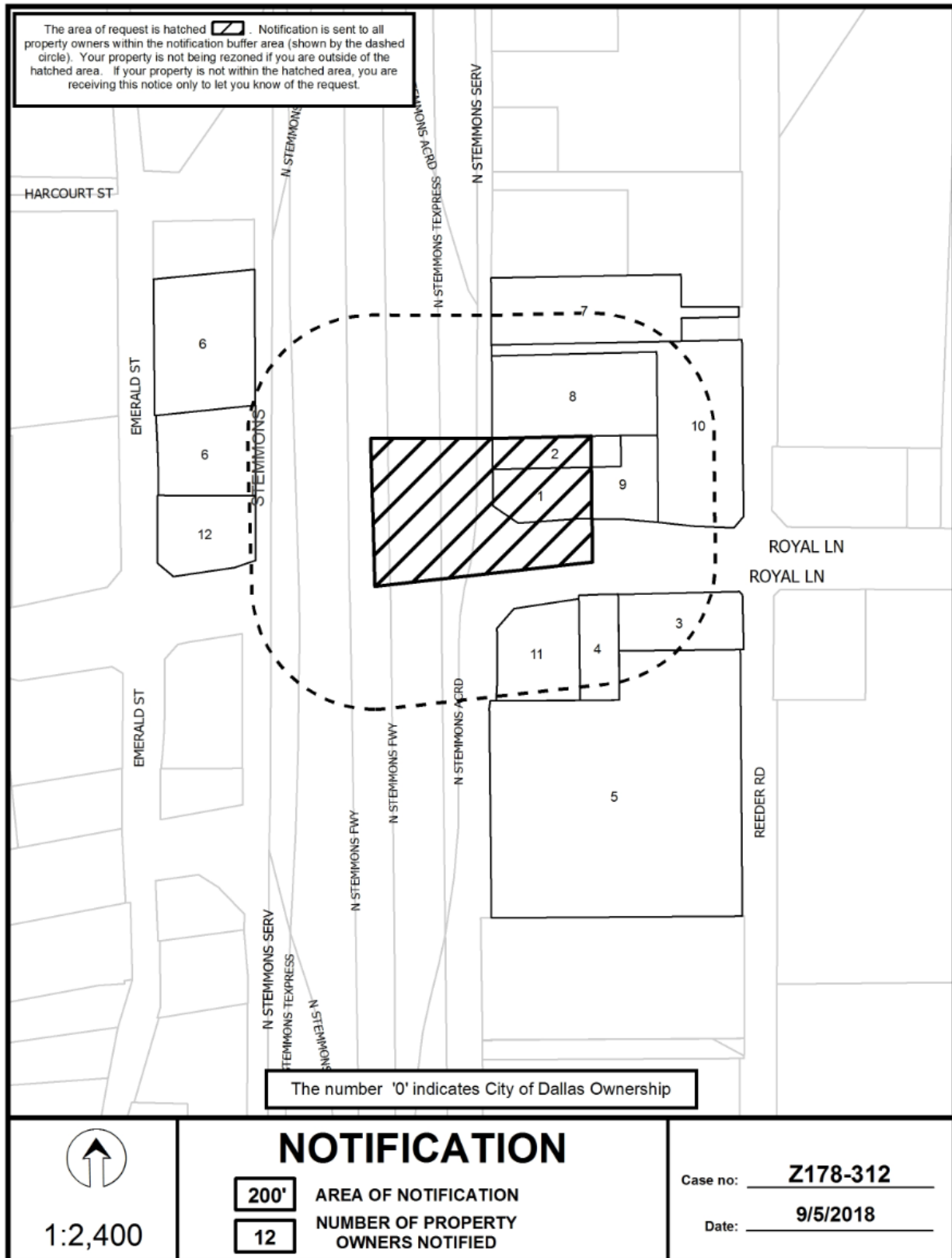










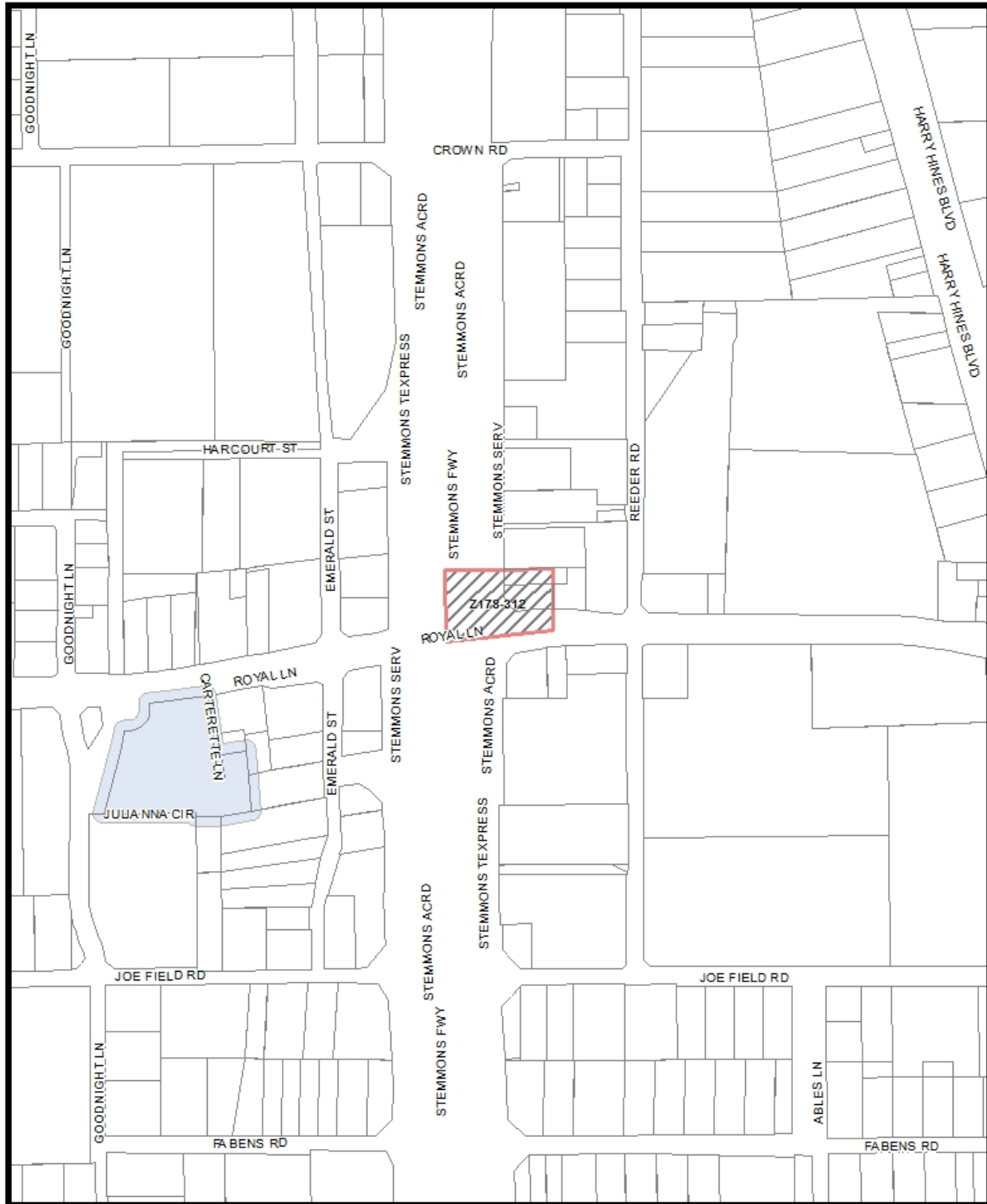


09/05/2018

Notification List of Property Owners
Z178-312

12 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	11404 N STEMMONS FWY	STATEWIDE STATIONS INC
2	11404 N STEMMONS FWY	QUIK WAY RETAIL AS II LTD
3	2464 ROYAL LN	KLACHIAN GARY &
4	2454 ROYAL LN	V V S N HOLDING LLC
5	11359 REEDER RD	DONNA CATHERINE MACDONALD CHARITABLE TRUST
6	11434 EMERALD ST	PARK KYU TAE & OAKYOUNG R
7	11434 N STEMMONS FWY	JAMES INVESCO INC
8	11408 N STEMMONS FWY	KIM SAMUEL
9	2465 ROYAL LN	SITU QISHAN STEVEN &
10	2475 ROYAL LN	MCDONALDS USA LLC
11	2450 ROYAL LN	BANU USA LLC
12	2405 ROYAL LN	ROYAL LANE JIB LLC



MVA Cluster A B C D E F G H I NA



1:4,800

Market Value Analysis

Printed Date: 9/7/2018

Planner: Sarah May

FILE NUMBER: Z178-305(SM) **DATE FILED:** July 23, 2018

LOCATION: East side of South Buckner Boulevard, between Scyene Road and Bearden Lane

COUNCIL DISTRICT: 5 **MAPSCO:** 48 Y

SIZE OF REQUEST: Approx. 0.7643 acres **CENSUS TRACT:** 90.00

APPLICANT: Mariana Roman

OWNER: William Freedman

REQUEST: An application for the renewal of Specific Use Permit No. 2219 for the sale of alcoholic beverages in conjunction with a restaurant without drive-in service on property zoned Subarea 6 within Planned Development District No. 366-D-1, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay.

SUMMARY: The applicant requests to allow a restaurant use [M Tacubaya] to continue to serve beer and wine.

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

BACKGROUND INFORMATION:

- The request site that is developed within a multi-tenant, one-story, retail development and is located in a D-1 Liquor Control Overlay. The 1,200 square foot space is used for a restaurant without drive-in service. In addition, the proposed use uses a 433 square foot outdoor patio space.
- The restaurant without drive-in service is permitted by right within Planned Development District No. 366. The D-1 Liquor Control Overlay requires a Specific Use Permit to serve alcoholic beverages within the use.
- On November 9, 2016, City Council approved Specific Use Permit No. 2034 for the sale of alcoholic beverages in conjunction with a restaurant without drive-in service for a two-year period, subject to a site plan and conditions.

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

1. **Z156-183:** On August 9, 2017, City Council approved an amendment to Planned Development District No. 366 on property located generally along both sides of South Buckner Boulevard from Heinan Drive and Hoyle Avenue on the north to the T. & N.O. Railroad on the south, and along Lake June Road between Carbona Drive on the west and Pleasant Drive on the east.
2. **Z167-125:** On February 22, 2017, City Council amended and renewed Specific Use Permit No. 2034 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet for a five-year period with eligibility for additional five-year periods, subject to a site plan and conditions.
3. **Z156-320:** On November 9, 2016, City Council approved Specific Use Permit No. 2034 for the sale of alcoholic beverages in conjunction with a restaurant without drive-in service for a two-year period, subject to a site plan and conditions.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
S. Buckner Boulevard	Principal Arterial	80 ft.	80 ft.

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.

ECONOMIC ELEMENT**GOAL 2.4** CREATE AND MAINTAIN AN ENVIRONMENT FRIENDLY TO BUSINESSES AND ENTREPRENEURS

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

STAFF ANALYSIS:**Surrounding Land Uses:**

	Zoning	Land Use
Site	Subarea 6, PDD No. 366 with a D-1	Retail and personal service
North	Subarea 6, PDD No. 366 with a D-1	Restaurant, surface parking
South	Subarea 6, PDD No. 366 with a D-1	Medical Clinic
East	Subarea 6, PDD No. 366 with a D-1, SUP No. 2034	General merchandise or food store
West	Subarea 1, PDD No. 366 with a D-1	General merchandise or food store

Land Use Compatibility:

The site is developed with a one-story, multi-tenant retail development. The applicant requests to continue to sell alcoholic beverages in an existing 1,200-square-foot restaurant without drive-in service with a 423-square-foot outdoor patio. A Specific Use Permit is required to serve alcoholic beverages in the D-1 Liquor Control Overlay. The surrounding land uses consist of a variety of retail and personal service uses, and a medical clinic.

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 continued sale of alcoholic beverages in conjunction with the existing restaurant should not be a detriment to the adjacent properties because the Specific Use Permit requires periodic review to ensure the site continues to comply with approved plans and other regulations; therefore, staff supports the request.

Market Value Analysis

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

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for all uses within the existing shopping center is 56 and 50 parking spaces are provided on site. The applicant has provided staff with a parking agreement that shows the additional six off-street parking spaces that are needed to meet the off-street parking requirements. The additional off-street parking spaces are located on the south side of Scyene Road, and north of the existing retail parking area. The distance between the off-street parking where the request site is located and the additional six parking spaces as identified on remote parking agreement is 225 feet.

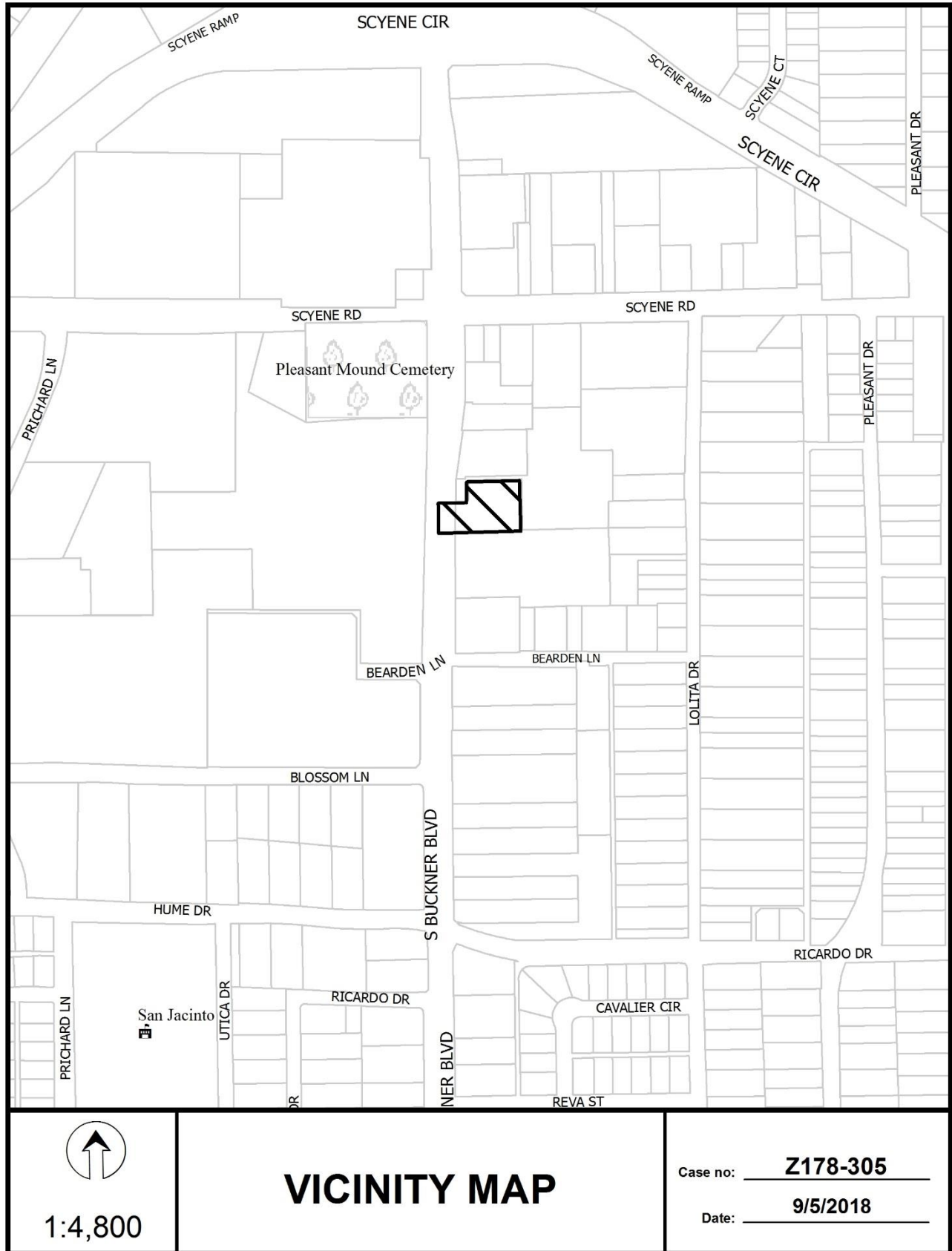
Police Report:

Staff obtained the following list of offenses from the Dallas Police Department since November 9, 2016.

Incident No.	Date	Time	Offense	Description	Premise	MO
242893-2017	10/22/2017	12:00:00 PM	Robbery-individual	Robbery	Parking Lot (All Others)	Susp pointed a gun at comp and took comp's vehicle
111005-2015	5/17/2015	9:20:00 AM	Alarm incident	Alarm incident	Restaurant/Food Service/TABC	False alarm

					Location	
<div style="border: 1px solid black; padding: 5px; text-align: center;"> PROPOSED SUP No. 2219 AMENDMENT </div>						

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a restaurant without drive-in service.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (two-year period from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced) [November 9, 2018].
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.



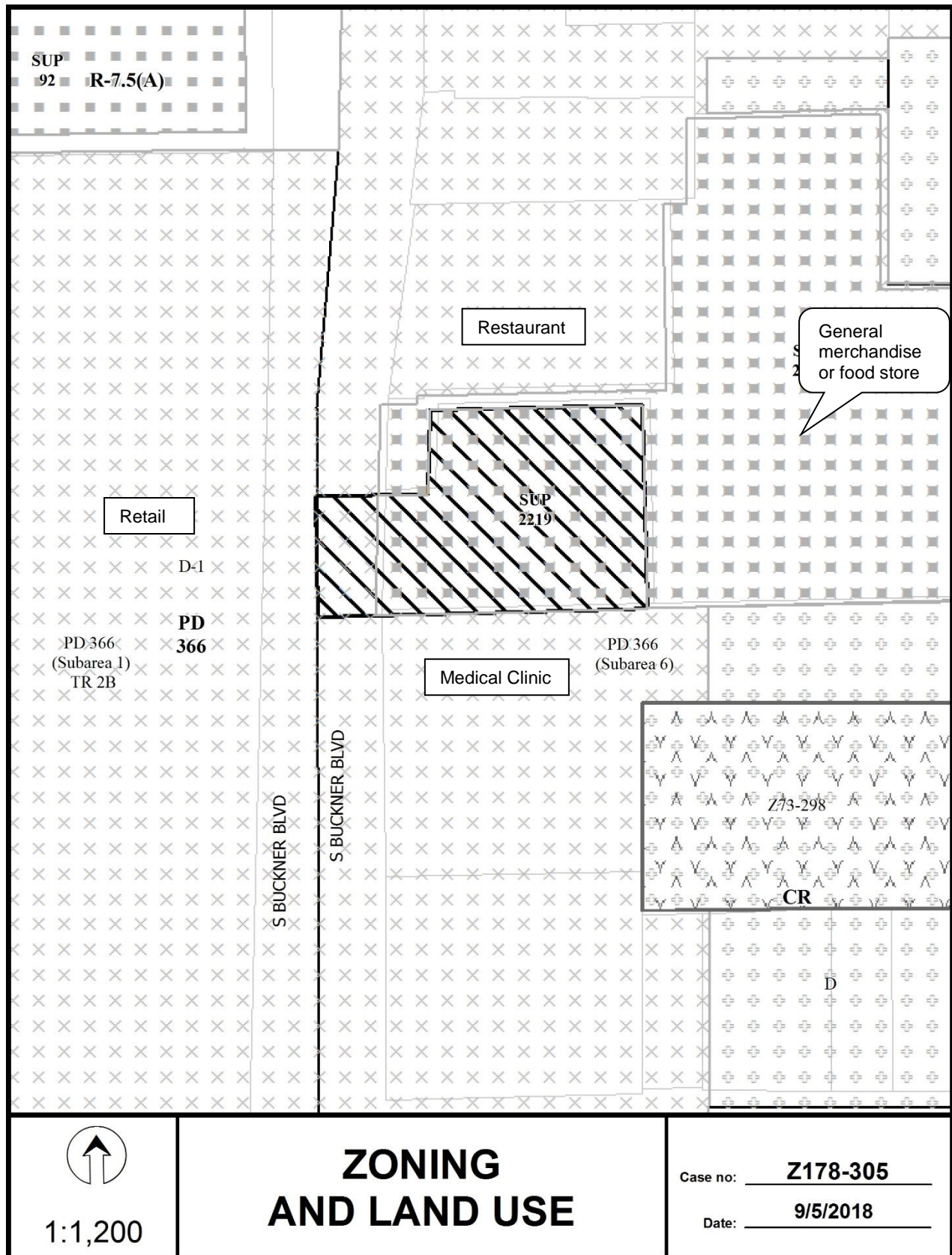


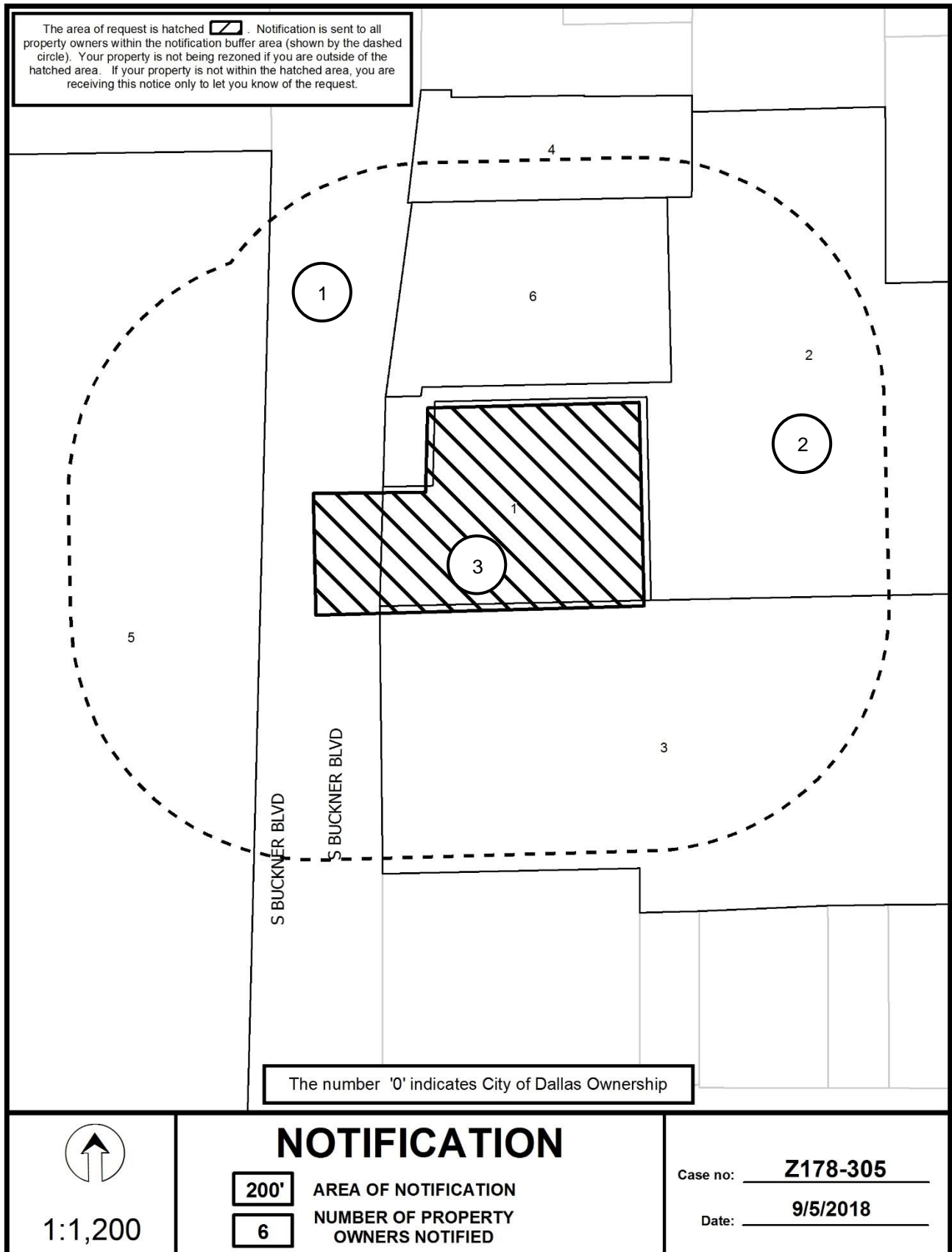
1:1,200

AERIAL MAP

Case no: **Z178-305**

Date: **9/5/2018**





09/05/2018

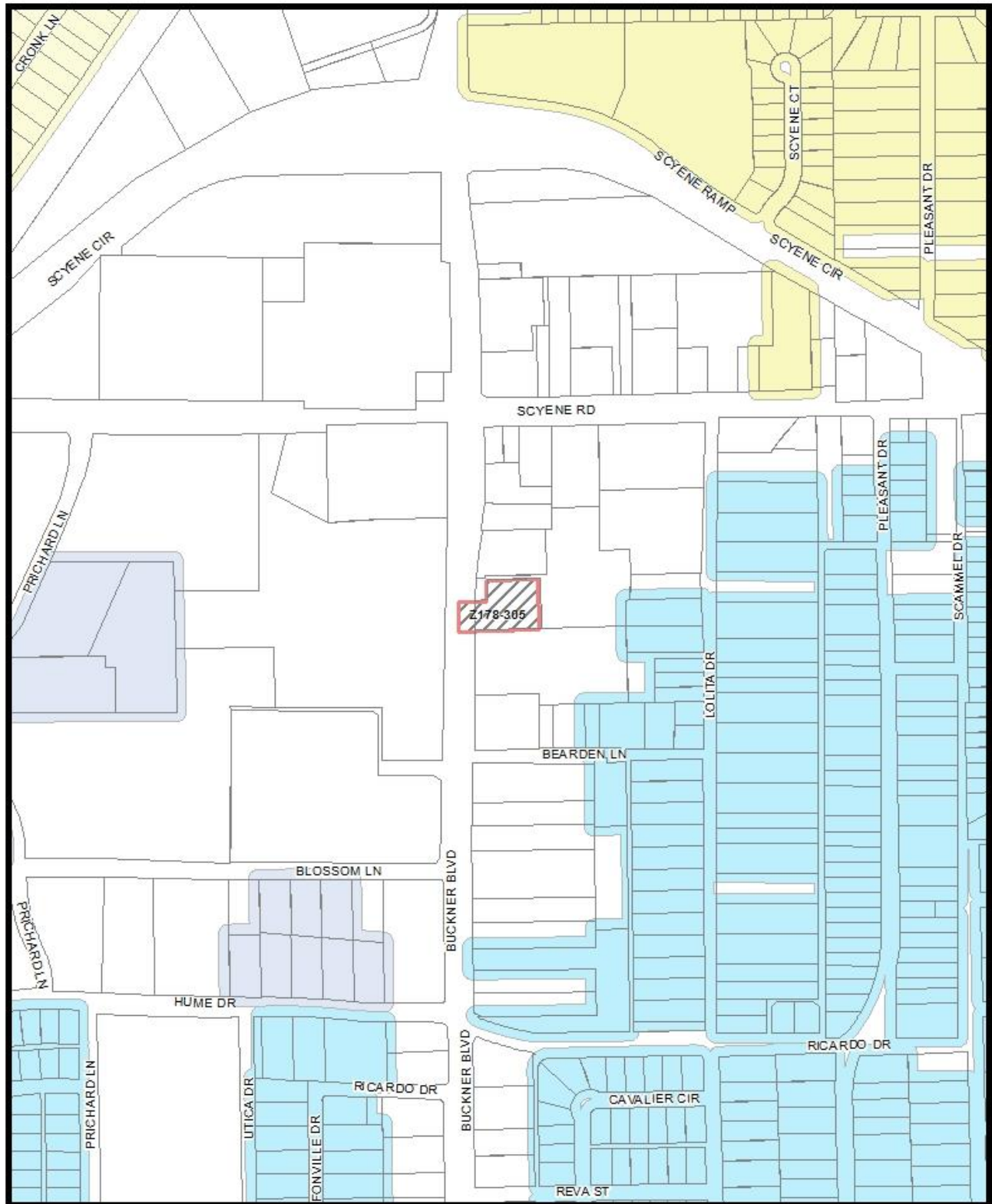
Notification List of Property Owners

Z178-305

6 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2904 S BUCKNER BLVD	FREEMAN WILLIAM R
2	2926 S BUCKNER BLVD	ALDI LLC
3	2902 S BUCKNER BLVD	PAN LIANYA &
4	2942 S BUCKNER BLVD	HEAVER PROPERTIES LIMITED
5	8000 SCYENE RD	BUCKNER PARTNERSHIP LP
6	2930 S BUCKNER BLVD	FWP BUCKNER BLVD TX LLC

Z178-305(SM)



MVACluster A B C D E F G H I NA



1:4,800

Market Value Analysis

Printed Date: 9/7/2018

Planner: Sarah May

FILE NUMBER:	Z178-267(SM)	DATE FILED:	May 29, 2018
LOCATION:	East line of Abrams Road and the northwest line of Skillman Street		
COUNCIL DISTRICT:	13	MAPSCO:	27 S
SIZE OF REQUEST:	Approx. 6.586 acres	CENSUS TRACT:	78.21

OWNER/APPLICANT: RPI Creekside II, Ltd.

REPRESENTATIVE: Roger Albright

REQUEST: An application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District.

SUMMARY: The applicant proposes to construct a shopping center on the currently undeveloped property. The proposed deed restrictions prohibit certain uses and contain additional restrictions to encourage development to be compatible with White Rock Trail. In certain areas adjacent to Dallas Parks and Recreation Department property, the proposed deed restrictions also require building facades to contain 50 percent glass and prohibit loading and trash facilities.

STAFF RECOMMENDATION: Approval, subject to deed restrictions volunteered by the applicant.

BACKGROUND INFORMATION:

- The request site is currently undeveloped and is zoned an R-7.5(A) Single Family District.

Zoning History: There has been no recent zoning changes requested in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Designation; ROW
Abrams Road	Principal Arterial	Standard 6 lanes, divided; 100 ft. with bike lanes
Skillman Street	Principal Arterial	Standard 6 lanes, divided; 100 ft. with bike lanes

Traffic:

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

Comprehensive Plan:

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

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 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

STAFF ANALYSIS:**Surrounding Land Uses:**

	Zoning	Land Use
Site	R-7.5(A)	Floodplain
North	R-7.5(A)	Floodplain
East	R-7.5(A)	Floodplain and parkland
South	CR	Shopping center
West	R-7.5(A) with SUP No. 70 and PDD No. 344 with D. R. Z989-313	Commercial amusement (outside)

Land Use Compatibility:

The site is undeveloped, located in the floodplain, and contains extensive tree-canopy cover. The applicant proposes to expand the shopping center, which abuts the site to the south. Other surrounding uses include a commercial amusement (outside) use to the west and Dallas Parks and Recreation Department (DPRD) property abuts the site to the north and east. The DPRD property also contains a hike and bike trail (White Rock Creek Trail) and floodplain.

Since the site contains many trees, is restricted with floodplain, and abuts two major thoroughfares, the future development will require extensive tree mitigation, floodplain review, civil engineering, and traffic analysis to obtain a permit. Therefore, staff was primarily concerned with 1) the additional uses that would be allowed with the proposed zoning change and 2) the compatibility of future buildings with the adjacent parkland. The applicant proposes to prohibit certain uses that could be undesirable to surrounding property owners and has offered to create a “Protection Zone” within the deed restrictions in order to ensure future development develops in a manner in which it adds interaction with the adjacent White Rock Creek Trail.

Staff supports the applicant’s request because 1) the applicant’s proposal to limit uses would decrease the likelihood of nuisances to surrounding properties, 2) the “Protection Zone” encourages development to orient patio dining and other public areas towards the parkland, which would add “eyes” to the parkland, thereby making it safer for public use.

Market Value Analysis

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

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
R-7.5(A) - Existing Single Family	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%		Single family
CR - Proposed 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

Landscaping: Landscaping will be in accordance with Article X, as amended.

Parking: Parking will be provided in accordance with the Dallas Development Code, as amended.

PROPOSED DEED RESTRICTIONS

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

(1) The following uses as defined by the Dallas Development Code are prohibited:

A. Commercial and business service uses.

- Building repair and maintenance shop.

B. Industrial uses.

- Gas drilling and production.
- Temporary concrete or asphalt batching plant.
-

C. Institutional and community service uses.

- Cemetery or mausoleum.
- Open-enrollment charter school or private school.
- Public school other than an open-enrollment charter school.

D. Lodging uses.

- Overnight general purpose shelter.

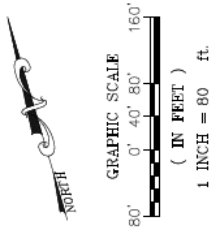
E. Retail and personal service uses.

- Ambulance service.
- Auto service center.
- Car wash.
- Commercial amusement (outside).
- General merchandise or food store 100,000 square feet or more.
- Home improvement center, lumber, brick or building materials sales yard.
- Paraphernalia shop.
- Pawn shop.
- Swap or buy shop.

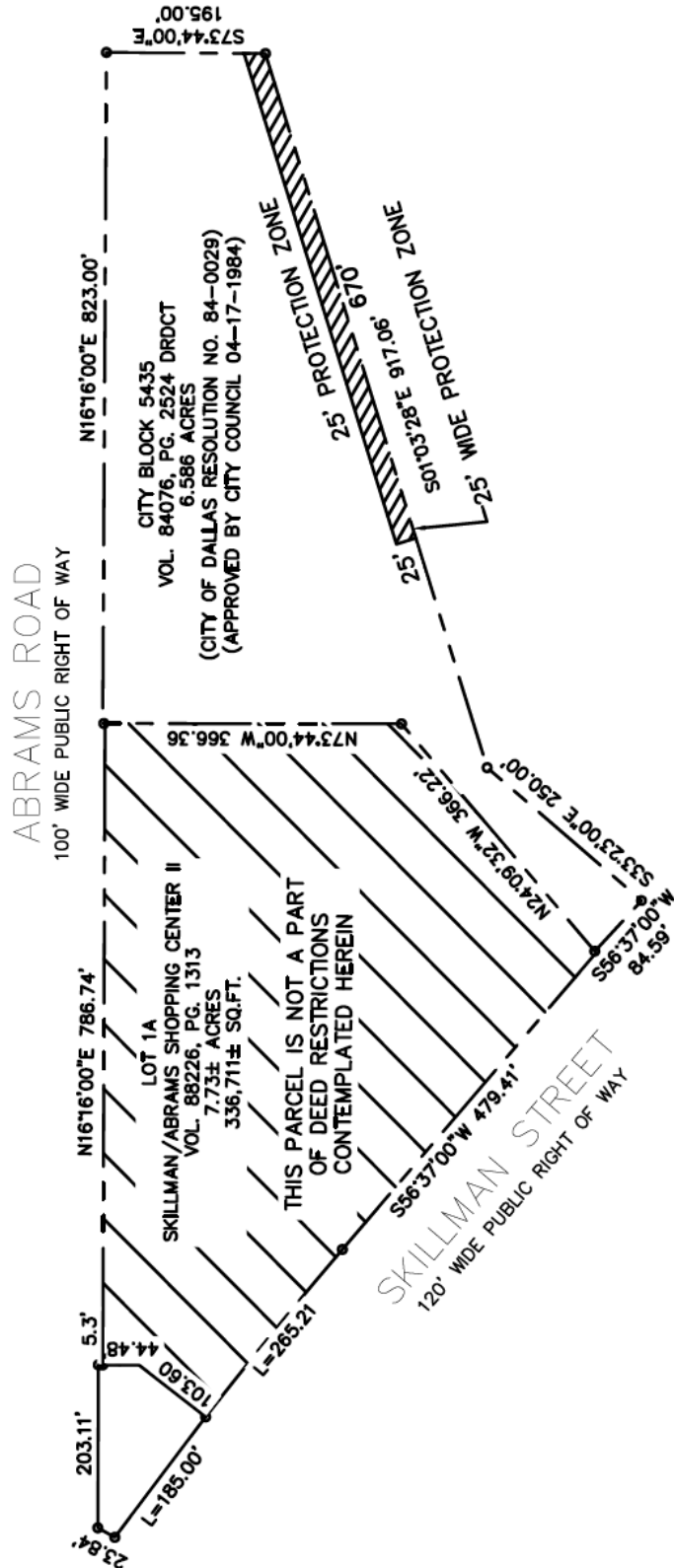
F. Wholesale, distribution, and storage uses.

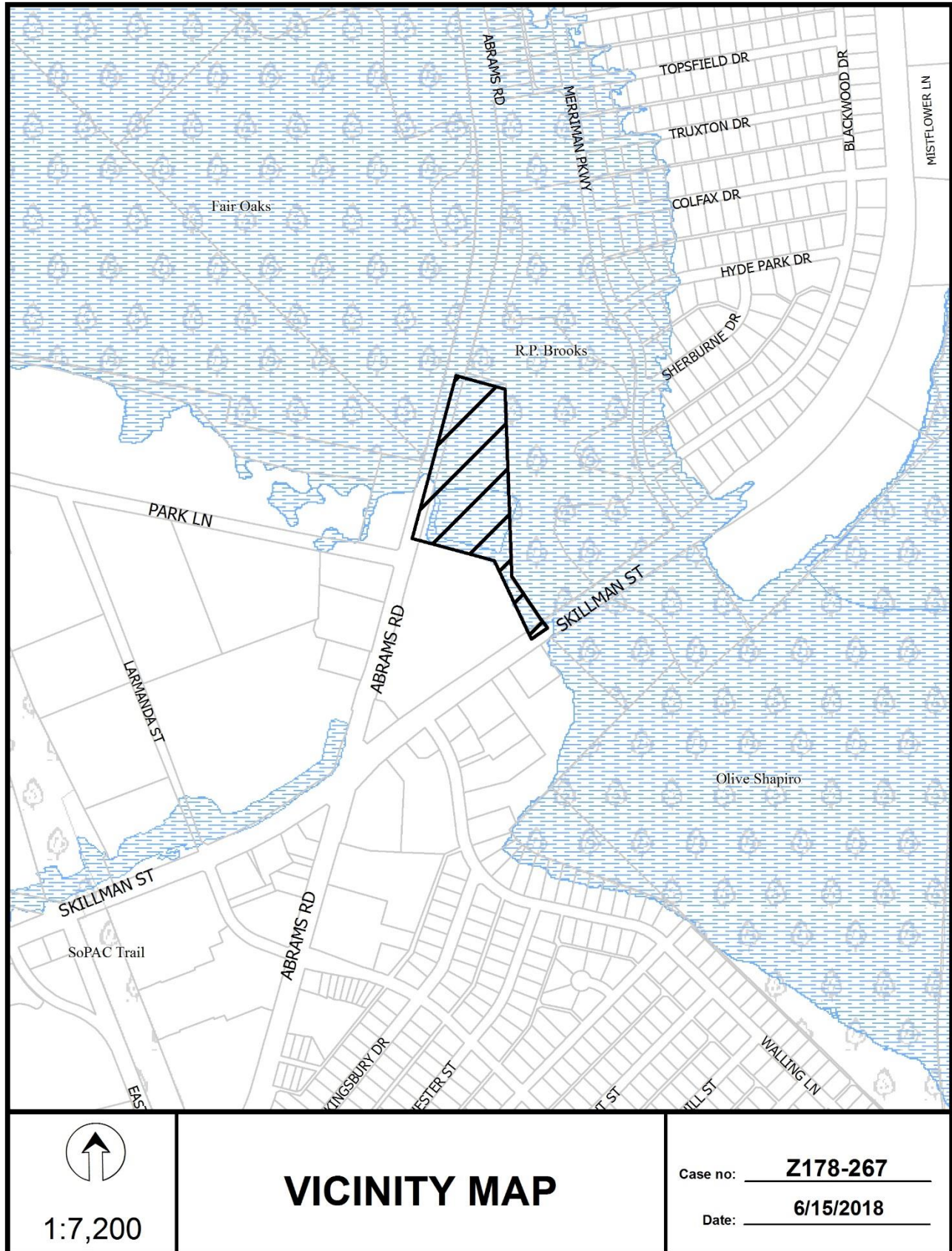
- Mini-warehouse.
- Recycling buy-back center.
- Recycling collection center.

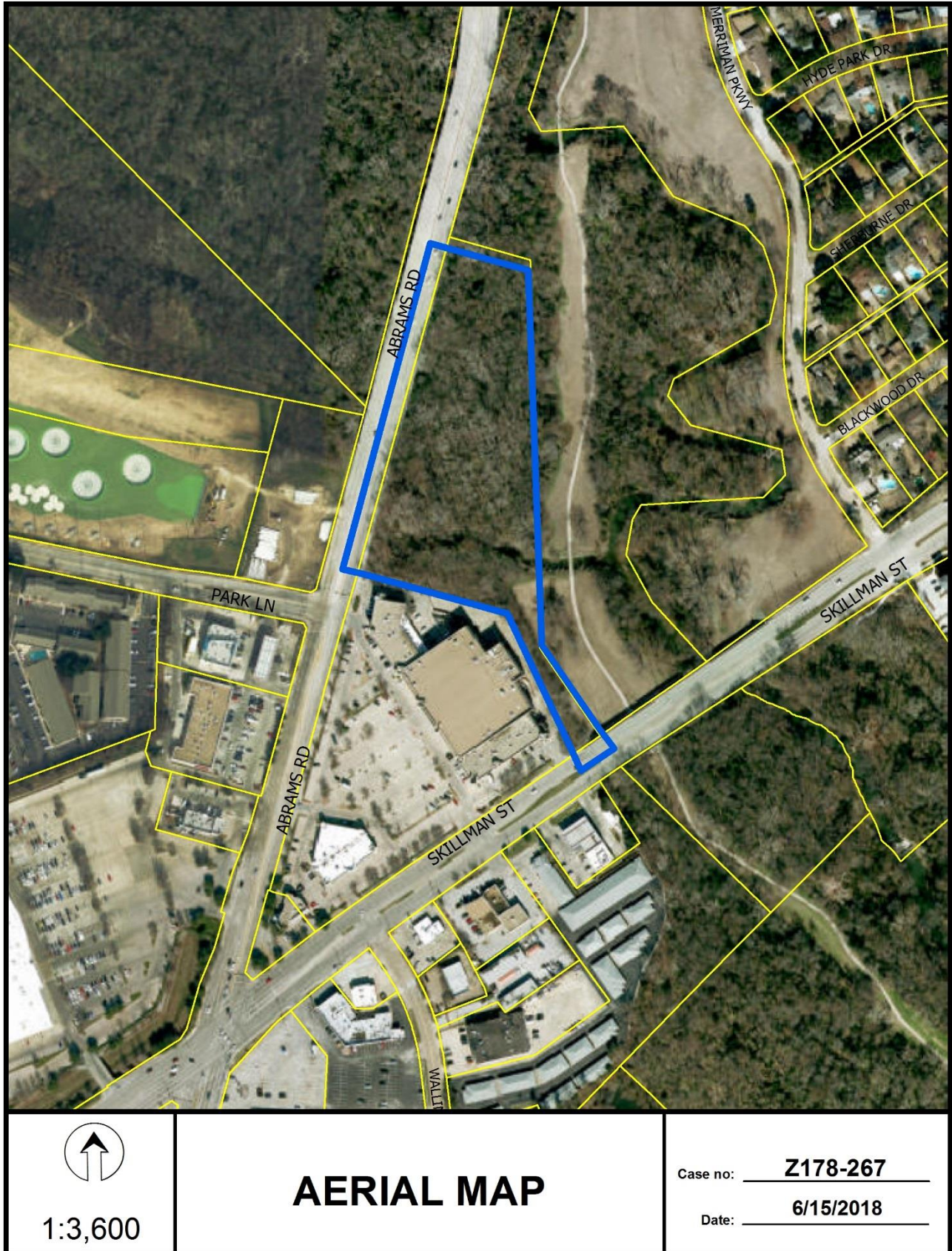
(2) The portion of the Property located within 25 feet of the east property line as shown on the attached Exhibit “B” shall be deemed the “Protection Zone”. No trash container or loading dock facilities may be located in the Protection Zone. The east façade of any building or portion of building located in the Protection Zone must be at least 50 percent glass.

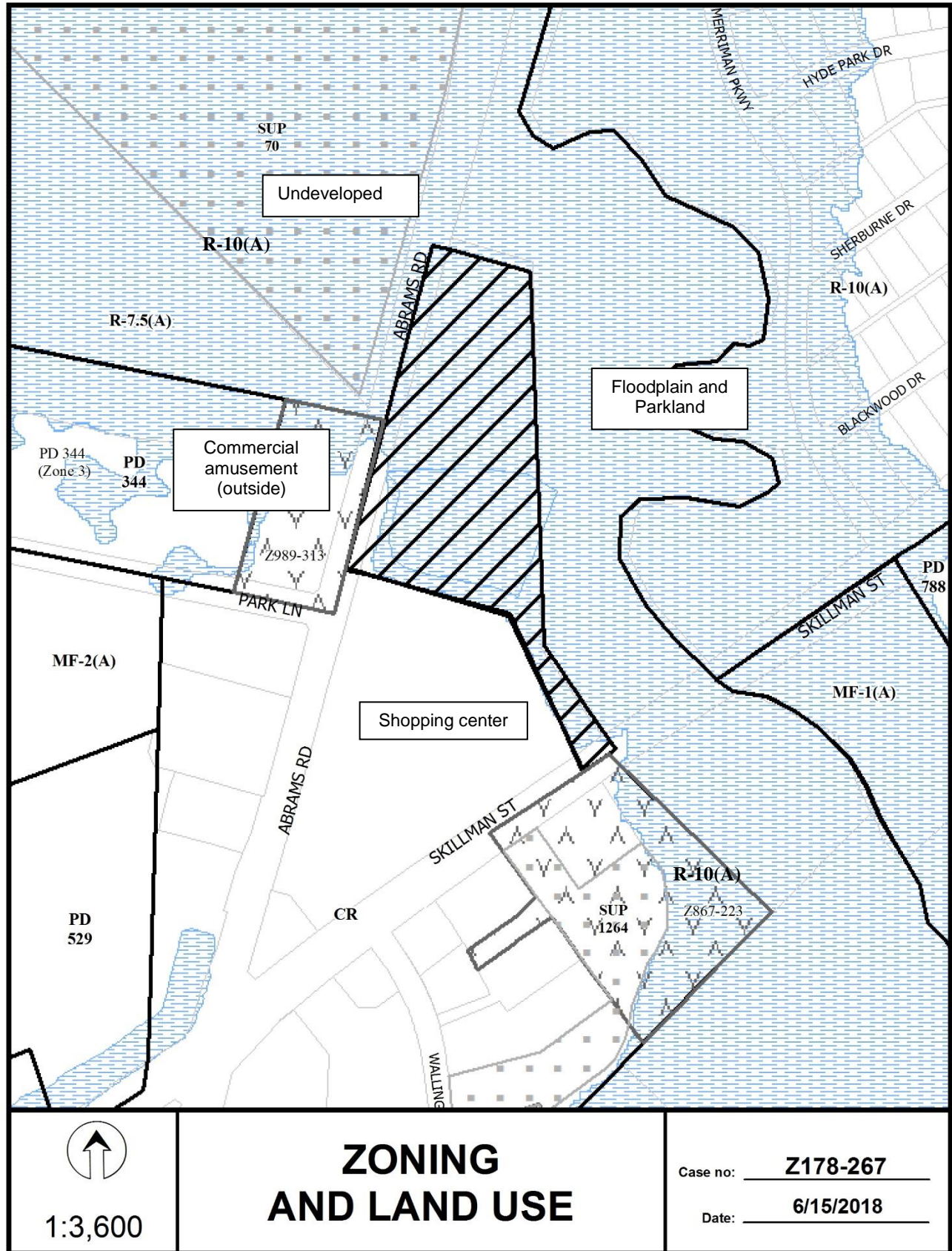


PROPOSED EXHIBIT B TO DEED RESTRICTIONS









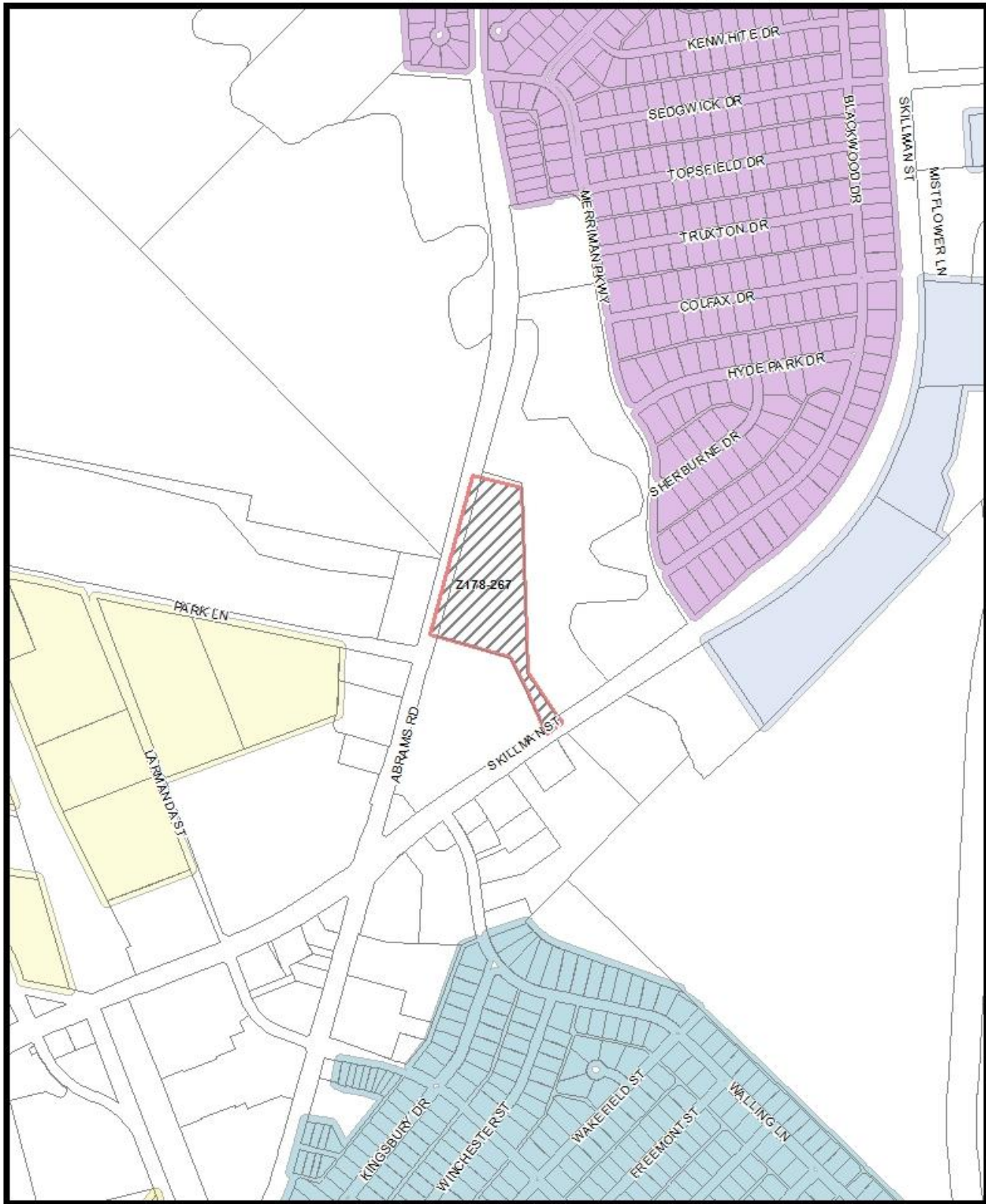
06/15/2018

Notification List of Property Owners

Z178-267

10 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6800 ABRAMS RD	RPI CREEKSIDE II LTD
2	6770 ABRAMS RD	RPI SKILLMAN ABRAMS S C LTD
3	6801 ABRAMS RD	CARUTH EARLE CLARK TRUST
4	6616 SKILLMAN ST	NEWMAN ROSE CO
5	6824 WALLING LN	PRESTRIDGE JEANNE JEANETTE
6	8787 PARK LN	CARUTH EARLE CLARK TRUST
7	6751 ABRAMS RD	J EVANS FAMILY PS KNOX LTD
8	6769 ABRAMS RD	IM & AY LLC
9	6640 SKILLMAN ST	SECURITY PORTFOLIO IV LP
10	6666 SKILLMAN ST	DRKZ INC



MVA Cluster A B C D E F G H I NA



1:7,200

Market Value Analysis

Printed Date: 9/7/2018

FILE NUMBER: Z178-288(JM)

DATE FILED: June 25, 2018

LOCATION: Northwest corner of Telephone Road and Bonnie View Road

COUNCIL DISTRICT: 8

MAPSCO: 76 G

SIZE OF REQUEST: ±70.1 acres

CENSUS TRACT: 167.03

APPLICANT: RPG Acquisitions, LLC

OWNER: Clemmie Skief; and, John H. Adams and Dolly D. Adams

REPRESENTATIVE: Rob Baldwin, Baldwin and Associates

REQUEST: An application for an LI Light Industrial District on property zoned an A(A) Agricultural District.

SUMMARY: The purpose of this request is to allow for the development of warehouse uses. Residential uses would no longer be allowed.

STAFF RECOMMENDATION: Approval

BACKGROUND INFORMATION:

- The 70.0-acre request site is zoned an A(A) Agricultural District and is largely undeveloped with a few single family houses located at the northeast corner of the property, and along Telephone Road.
- The warehouse land use is defined as a wholesale, distribution, and storage use in the Dallas Development code. This land use is allowed by right in the proposed LI Light Industrial District.
- The proposed LI Light Industrial District would add a multitude of new uses, including commercial and business service; office; lodging; retail and personal service; and, wholesale, distribution, and storage uses.

Zoning History: There have been six zoning requests in the surrounding area in the past five years:

1. **Z134-329:** On April 22, 2015, the City Council approved an application for an LI Light Industrial District and Specific Use Permit No. 2145 for a commercial motor vehicle parking on property zoned an A(A) Agricultural District at the southwest corner of Telephone Road and Bonnie View Road.
2. **Z156-354:** On January 11, 2017, the City Council approved an application granting a CS Commercial Service District and Specific Use Permit No. 2221 for a tattoo studio on property within the Subdistrict 1A portion of Planned Development District No. 621, the Old Trinity and Design District Special Purpose, located on the south line of East Levee Street, between Manufacturing Street and Express Street.
3. **Z167-243:** On August 23, 2017, the City Council approved an application granting a CS Commercial Services District and deed restrictions volunteered by the applicant on property zoned an A(A) Agricultural District, south of Telephone Road, east of Travis Trail.
4. **Z167-253:** On June 28, 2017, the City Council approved an application granting a CS Commercial Service District and Specific Use Permit No. 2248 for a commercial motor vehicle parking on property zoned an A(A) Agricultural District, on the west line of Bonnie View Road, south of Telephone Road.
5. **Z178-211:** An application for the renewal of Specific Use Permit No. 2140 for a child care facility use on property zoned R-7.5(A) Single Family District, located on the northwest corner of Bonnie View Road and Cleveland Road. *Pending resubmittal.*
6. **Z178-246:** On August 8, 2018, the City Council approved an application for a CS Commercial Services District on property zoned an A(A) Agricultural District, located south of Telephone Road, east of Travis Trail.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Bonnie View Road	Major Arterial	100 feet	100 feet
Telephone Road	Minor Arterial	80 feet	80 feet

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

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

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

LAND USE ELEMENT

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

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.

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 Plan:

The site is located within the Agile Port Industrial Plan Area site as identified by the *forwardDallas! Comprehensive Plan* adopted by the City Council in June 2006. This area is considered to be a highly sophisticated information-based industry that seeks to minimize inventories and respond to the growing demand for next-day or even several-times a day delivery. Shifts in the warehousing and logistics industry have been accelerated by global trade, containerization and standardized packaging, just-in-time (JIT) inventory management, outsourcing delivery and increased technological capabilities. The result has been a heightened emphasis on economies of scale leading to the emergence of "superhub" distribution locations. This is what the Southern Sector's Agile Port Industrial Area is striving to become—an intermodal freight facilities complex that can move goods from one transportation system to another (eg. rail to truck) on a huge scale. The proposed distribution warehouse use is an element of this development.

Surrounding Land Uses:

	Zoning	Land Use
Site	A(A)	Single Family and Undeveloped land
Northwest	PD No. 980 and A(A)	Crop Production, Single Family, and Undeveloped land
Northeast	A(A) and R-7.5(A), SUP No. 2140	Crop Production, Single Family, Undeveloped land, and Child-care Facility
Southeast	PD No. 761, LI and SUP No. 2145, CS and SUP No. 2248	Single Family, Undeveloped land, Truck Sales and Service, and Commercial Motor Vehicle Parking
Southwest	A(A) and CS w/DRs	Commercial Motor Vehicle Parking, Undeveloped land, and Single Family

Land Use Compatibility:

The subject site is largely undeveloped, with a few single family houses located at the northeast corner of the property, and along Telephone Road. Surrounding land uses consist of crop production, single family, and undeveloped land to the northeast and northwest; a child-care facility to the northwest; single family, undeveloped land, truck

sales and service, and commercial motor vehicle parking to the southeast; and, commercial motor vehicle parking, undeveloped land, and single family to the southwest. The area of request is fully surrounded by PD No. 980 for commercial and business service and industrial uses to the northwest, A(A) Agricultural District to the west, north, east, and south, with LI Light Industrial District further west, and PD No. 761 (for LI uses), The Dallas Logistics Port Special Purpose District, to the southeast.

The subject site is currently zoned an A(A) Agricultural District. The Dallas Development Code describes the purpose of this district as largely transformational. As the area develops with utilities and resources become available, the area changes based on development needs.

The proposed LI Light Industrial District is described as being to provide for light industrial office, research and development, and commercial uses in an industrial park setting. This district is designed to be located in areas appropriate for industrial development which may be adjacent to residential communities. Upon visiting the site, it was evident that the area is shifting to an industrial nature; however, since the A(A) District allowed for development of single family residences, there are pockets of residential uses nearby.

The proposed LI Light Industrial District is complementary to the surrounding trend in land uses shifting from A(A) District uses to industrial uses including PD No. 980 to the north and PD No. 761 (for LI uses), the Dallas Logistics Port Special Purpose District, to the southeast.

Market Value Analysis

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

Development Standards:

District	Setbacks		Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear				
Existing: A(A)	50'	20' side 50' rear	24'	10-25%	1 DU per 3 acres	Agricultural & single family.
Proposed: LI	15'	30' adj. to res. (not including A(A)) 0' all others	70'	80%	RPS	Commercial & business service, industrial, institutional, retail & personal service, wholesale, distribution, and storage, and office.

<u>Land Use Comparison:</u>	<u>Proposed</u>	<u>Existing</u>
<u>Use</u>	<u>LI</u>	<u>A (A)</u>
Animal production.		X
Commercial stable.		X
Building repair and maintenance shop.	RAR	
Bus or rail transit vehicle maintenance or storage facility.	RAR	
Catering service.	X	
Commercial bus station and terminal.	X	
Commercial cleaning or laundry plant.	RAR	
Custom business services.	X	
Custom woodworking, furniture construction, or repair.	X	
Electronics service center.	X	
Job or lithographic printing.	RAR	
Labor hall.	SUP	
Machine or welding shop.	RAR	
Machinery, heavy equipment, or truck sales and services.	RAR	
Medical or scientific laboratory.	X	
Technical school.	X	
Tool or equipment rental.	X	
Vehicle or engine repair or maintenance.	X	
Alcoholic beverage manufacturing.	RAR	
Industrial (inside) for light manufacturing.	X	
Inside industrial.	RAR	
Mining.		SUP
Organic compost recycling facility.		SUP
Adult day care facility.	X	SUP
Child-care facility.	X	SUP
Convalescent and nursing homes, hospice care, and related institutions.		SUP
Halfway house.	SUP	
Convent or monastery.		X
Foster home.		SUP
Library, art gallery, or museum.		SUP
Extended stay hotel or motel.	SUP	
Hotel or motel.	RAR or SUP	

<u>Land Use Comparison:</u>	<u>Proposed</u>	<u>Existing</u>
<u>Use</u>	<u>LI</u>	<u>A (A)</u>
Lodging or boarding house.	X	
Overnight general purpose shelter.	Check use.	
Attached non-premise sign.	SUP	
Alternative financial establishment.	SUP	
Financial institution without drive-in window.	X	
Financial institution with drive-in window.	RAR	
Medical clinic or ambulatory surgical center.	X	
Office.	X	
Country club with private membership.	X	SUP
Private recreation center, club, or area.	X	SUP
College dormitory, fraternity, or sorority house.		X
Handicapped group dwelling unit.		Check use.
Single family.		X
Alcoholic beverage establishments.	Check use.	
Animal shelter or clinic with outside run.	Check use.	SUP
Auto service center.	RAR	
Business school.	X	
Car wash.	RAR	
Commercial amusement (inside).	Check use.	
Commercial amusement (outside).		X
Drive-in theater.		SUP
Dry cleaning or laundry store.	X	
Furniture store.	X	
General merchandise or food store 3,500 square feet or less.	X	
General merchandise or food store 100,000 square feet or more.	SUP	
Home improvement center, lumber, brick or building materials sales yard.	RAR	
Household equipment and appliance repair.	X	
Liquefied natural gas fueling station.	Check use.	
Nursery, garden shop, or plant sales.		X
Motor vehicle fueling station.	X	
Paraphernalia shop.	SUP	
Personal service uses.	X	

Land Use Comparison:	Proposed	Existing
Use	LI	A (A)
Restaurant without drive-in or drive-thru service.	RAR	
Restaurant with drive-in or drive-through service.	DIR	
Taxidermist.	X	
Temporary retail use.	X	
Theater.	X	
Truck stop.	SUP	
Vehicle display, sales, and service.	RAR	
Commercial bus station and terminal.	RAR	
Heliport.	SUP	
Railroad passenger station.	SUP	
Transit passenger station or transfer center.	Check use.	SUP
Electrical substation.	X	SUP
Police or fire station.	X	SUP
Post office.	X	
Radio, television, or microwave tower.	RAR	SUP
Tower/antenna for cellular communication.	Check use.	Check use.
Water treatment plant.		SUP
Freight terminal.	RAR	
Livestock auction pens or sheds.		SUP
Manufactured building sales lot.	RAR	
Mini-warehouse.	X	
Office showroom/warehouse.	X	
Outside storage.	RAR	
Recycling buy-back center.	Check use.	
Recycling collection center.	Check use.	
Recycling drop-off container.	Check use.	Check use.
Recycling drop-off for special occasion collection.	Check use.	Check use.
Sand, gravel, or earth sales and storage.		SUP
Trade center.	X	
Warehouse.	RAR	
<i>X indicates permitted by right.</i> <i>SUP indicates permitted with a Specific Use Permit.</i> <i>RAR indicates permitted, but subject to Residential Adjacency Review.</i> <i>Check use indicates special provisions in Sec.51A-4.200.</i>		
Alternating color pattern indicates a new category of uses as separated in the Dallas Development Code.		

Parking:

Pursuant to the Dallas Development Code, off-street parking must be provided in accordance with Division 51A-4.200. A warehouse use will require one space per 1,000 square feet of floor area up to 20,000 square feet, and one space per 4,000 square feet of floor area over 20,000 square feet. A general zone change application does not require the submittal of a site/development plan; therefore, this is an estimate of what could be required based upon the information provided by the applicant.

Landscaping:

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

List of Officers

Applicant:

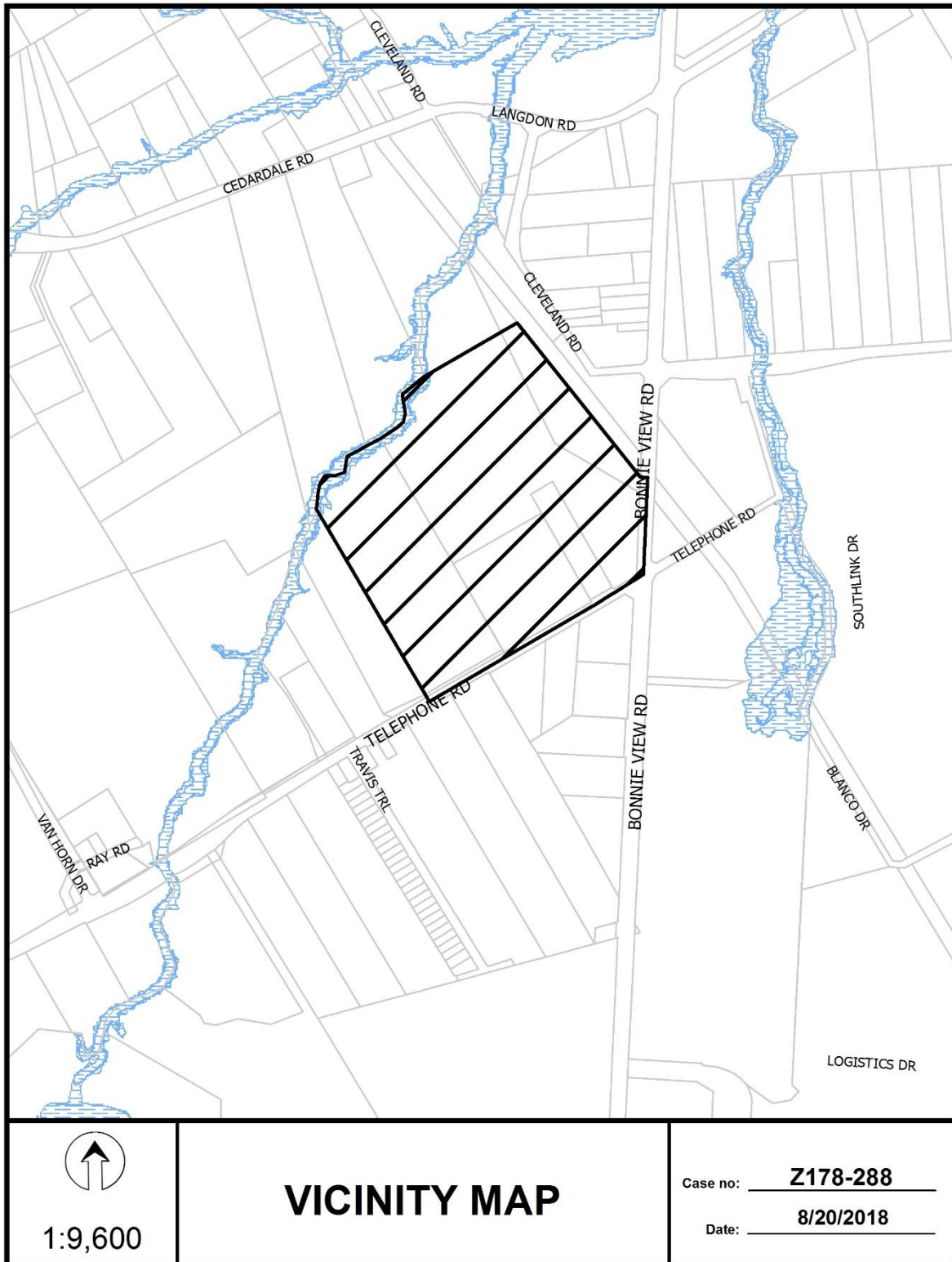
RPG Acquisitions, LLC
Christopher A. McClellan, Manager
Greg Franklin, Manager

Owners:

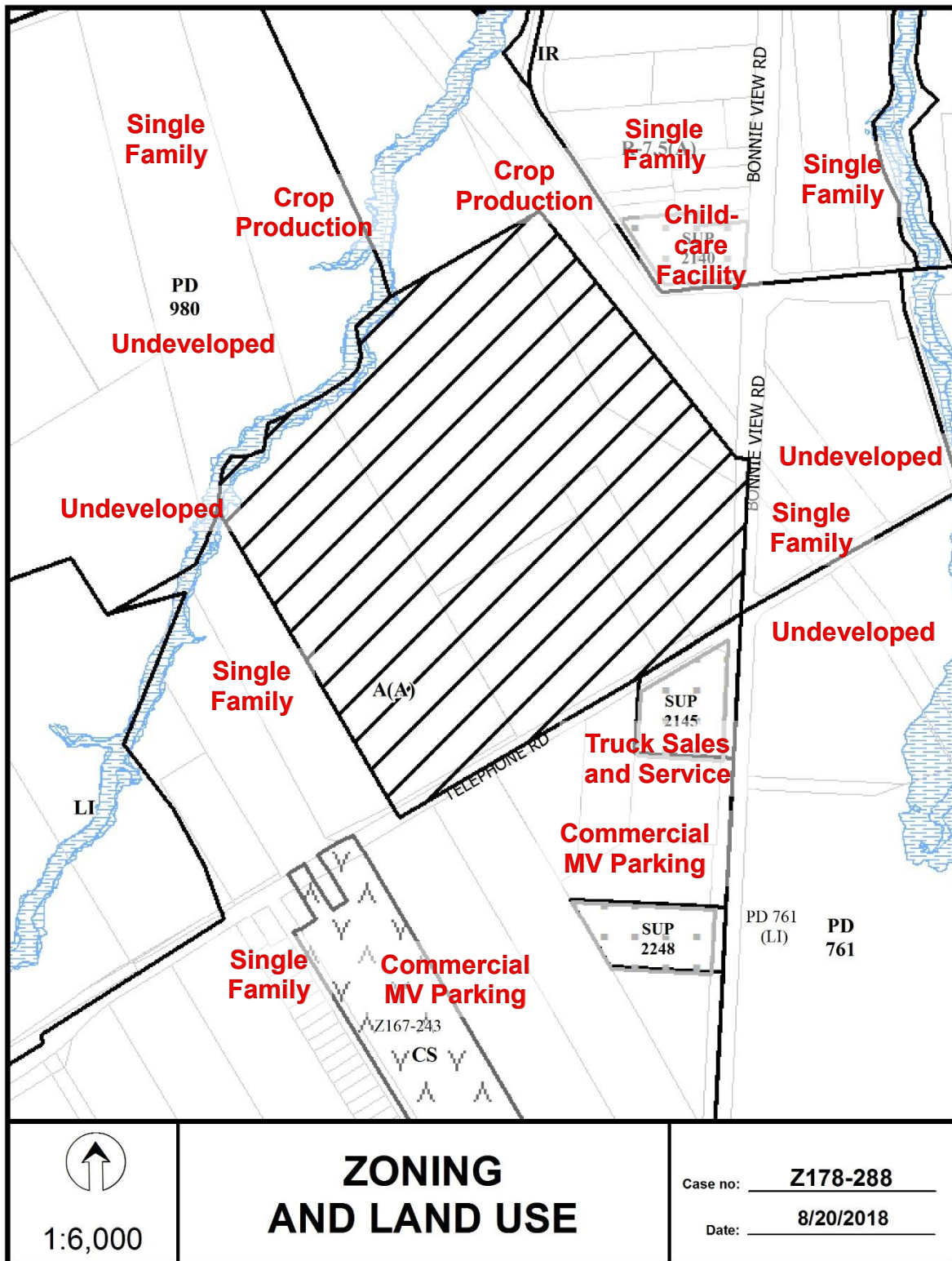
Clemmie Skief
2404 S. Beckley Ave
Dallas, TX 75224

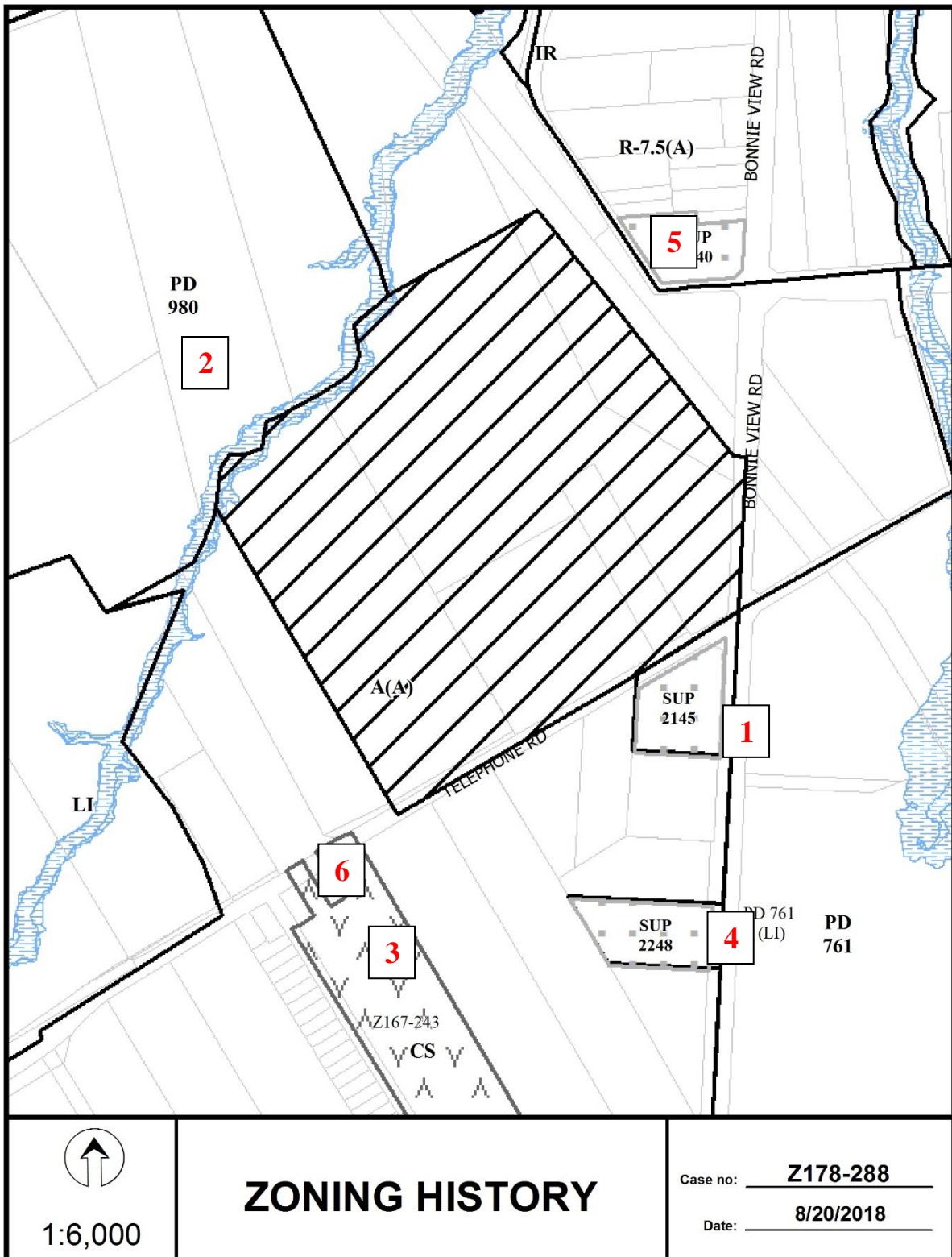
John H. Adams and Dolly D. Adams
2500 Peachtree Rd NW Suite 206N
Atlanta, GA 30305

Z178-288











08/20/2018

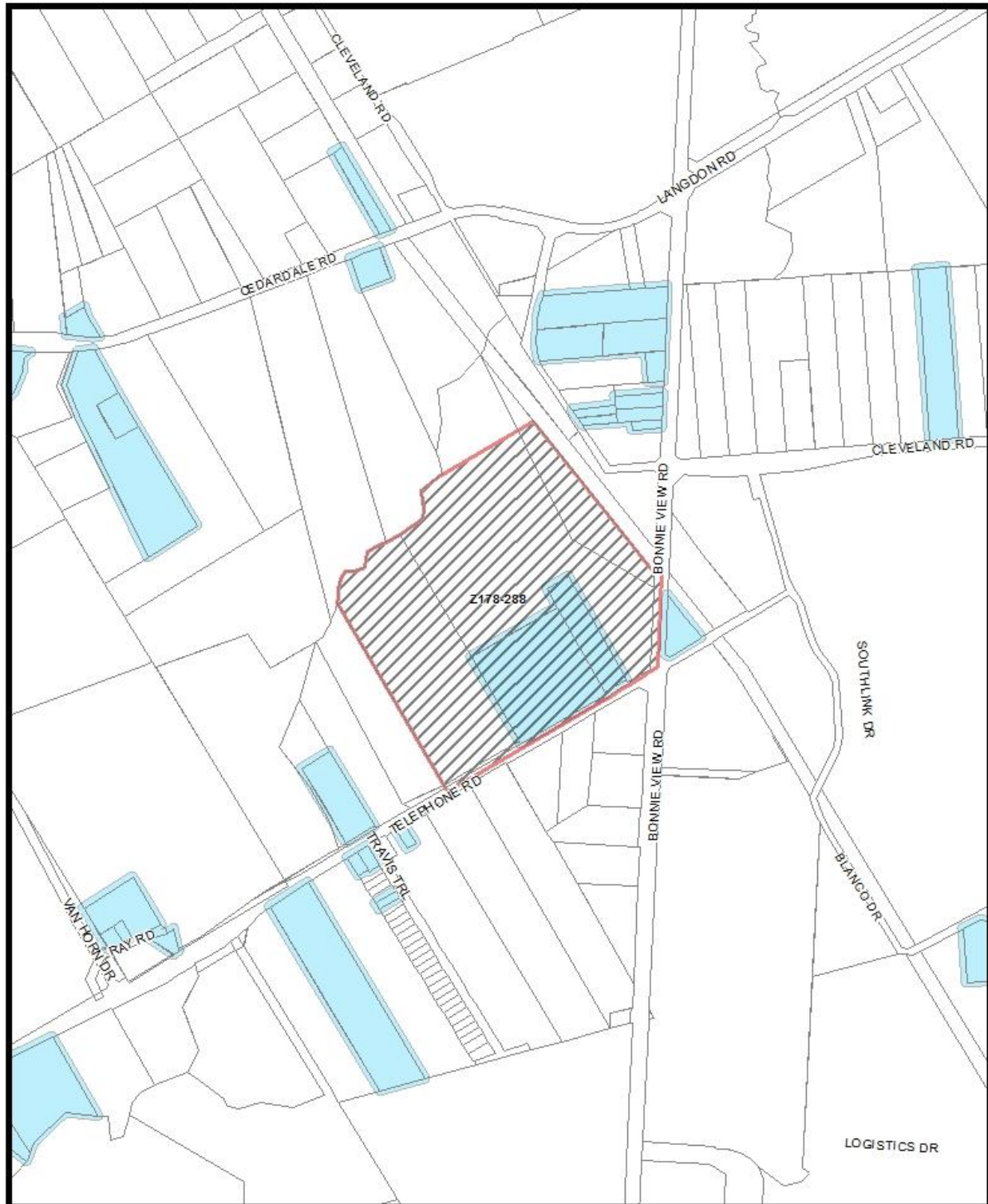
Notification List of Property Owners***Z178-288******30 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4041 TELEPHONE RD	ADAMS JOHN H
2	4243 CLEVELAND RD	SKIEF CLEMMIE
3	4125 TELEPHONE RD	SKIEF CLEMMIE
4	4200 CLEVELAND RD	SKIEF CLEMMIE
5	8900 BONNIE VIEW RD	LINICOMN VERNON
6	9100 TELEPHONE RD	TEXAS UTILITIES ELEC CO
7	4200 CLEVELAND RD	KAMY REAL PPTY TRUST
8	4188 CLEVELAND RD	BANKS WILFRED JR
9	4101 CLEVELAND RD	ARNOLD RODNEY B
10	8825 BONNIE VIEW RD	COLEMAN JANICE
11	8821 BONNIE VIEW RD	SALAZAR SAQUEO & PATRICIA
12	4241 CLEVELAND RD	HARDMON ADDYS
13	8829 BONNIE VIEW RD	GUEVARA FIDEL
14	8837 BONNIE VIEW RD	MITCHELL ANDRE D &
15	3925 TELEPHONE RD	SPRINGFUL PROPERTIES LLC
16	3845 TELEPHONE RD	TEJAS INVESTORS
17	3935 TELEPHONE RD	VILLEGAS MARCELINO
18	4200 CLEVELAND RD	SKIEF CLEMMIE
19	3900 CEDARDALE RD	CEDARDALE PHASE I LLC
20	9300 BONNIE VIEW RD	DLH MASTER LAND HOLDING LLC
21	3918 TELEPHONE RD	ROBERTS QUINCY
22	9600 TRAVIS TRL	ROBERTS QUINCY
23	4100 TELEPHONE RD	FENNER PAT &
24	9000 BONNIE VIEW RD	STAFFORD KATHLEEN
25	3400 CEDARDALE RD	MARTINEZ FERNANDO
26	4050 TELEPHONE RD	FENNER PAT

Z178-288(JM)

08/20/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4200 TELEPHONE RD	SOTO JUAN CARLOS CRUZ
28	4200 TELEPHONE RD	BENSON FREDDIE LEE &
29	4200 TELEPHONE RD	GARCIA JAIME
30	9300 BONNIE VIEW RD	NOSHAHI MOHAMMAD H



MVACluster A B C D E F G H I NA

 1:9,600

Market Value Analysis

Printed Date: 9/7/2018

FILE NUMBER: Z178-235(JM)

DATE FILED: April 16, 2018

LOCATION: Southwest corner of North Tennant Street and West Davis Street

COUNCIL DISTRICT: 1

MAPSCO: 53 D

SIZE OF REQUEST: ±0.60 acres

CENSUS TRACT: 45.00

APPLICANT/OWNER: 517 Tennant, LLC

REPRESENTATIVE: Rob Baldwin, Baldwin and Associates

REQUEST: An application for a Planned Development District for Multifamily District uses on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to allow for a 16-unit single family, shared access development. A PD is requested to modify the following standards from the R-7.5(A) District requirements: **(1)** reduce the required front yard to 15 feet along West Davis Street and 25 feet along North Tennant Street, both with six-foot encroachments; **(2)** exempt balconies from side/rear setbacks; **(3)** increase maximum height to 42 feet and four stories; **(4)** increase lot coverage to 60 percent; **(5)** require no minimum lot size; and **(6)** add design standards.

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

PRIOR CPC ACTION: On August 16, 2018, the CPC held this item under advisement to allow for additional review and communication with the neighborhood.

BACKGROUND INFORMATION:

- The request is now solely for single family, shared access development. Conditions have been modified to allow R-7.5(A) Single Family District uses. A 25-foot front yard setback is now provided on North Tennant Street. Lot coverage has been reduced to 60 percent. For a shared access development, the shared access area may be used to determine lot coverage.
- The 0.60-acre site is vacant. Aerial photography shows the site has been largely vacant since the 1950s (earliest available aerial).
- The purpose of the request is to allow for a 16-unit single family, shared access development. A PD is requested to modify the following standards from the R-7.5(A) District requirements:
 - (1) Reduce the required front yard to 15 feet along West Davis Street and 25 feet along North Tennant Street, both with six-foot encroachments;
 - (2) Exempt balconies from side/rear setbacks;
 - (3) Increase max height to 42 feet and four stories;
 - (4) Increase lot coverage to 60 percent;
 - (5) Allow no minimum lot size; and
 - (6) Add design standards.

Zoning History: There have been no zoning cases in the area over the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
North Tennant Street	Local	50 feet	50 feet
West Davis Street	Local	100 feet	80 feet

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

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

The applicant's request generally complies with the following goals and policies of the Comprehensive Plan.

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.

Implementation Measure 5.1.3.2 Amend the Dallas zoning regulations to establish urban design standards that reflect quality design and good land use principles through regulations which address height, scale, bulk and massing of new development. Standards will also address the impact of parking lots and structures to minimize spillover to adjacent neighborhoods, mitigate any negative effects and eliminate visual intrusion or incompatibility with the adjacent residential neighborhoods, historic or conservation districts.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

NEIGHBORHOOD PLUS

Policy 4.3 Enhance neighborhood desirability by improving infrastructure, housing stock, recreation and safety.

The proposed single family, shared access development use adds diversity in housing options. The modifications to the district standards requested are fitting for the site and maintain the overall scale and character of the neighborhood, while adding urban design features through architectural standards to enhance the facades of the proposed structures.

Surrounding Land Uses:

	Zoning	Land Use
Site	R-7.5(A)	Undeveloped
North	R-7.5(A), PD No. 830, Subdistrict 6, and PD No. 768	Single family, Restaurant w/drive-through, and Undeveloped
East	PD No. 830, Subdistrict 6	Multifamily
South	R-7.5(A) and PD No. 830, Subdistrict 6 w/D-Liquor Control Overlay	Single family
West	PD No. 830, Subdistrict 6 w/D-Liquor Control Overlay	Restaurant and Retail and personal service

Land Use Compatibility:

Initially, the purpose of the request was to allow for a 16-unit multifamily development or single family, shared access development. To promote flexibility in development, the proposed standards for the site would have allowed either a single family shared access development, or a multifamily development, subject to the proposed development plan. However, the case was held under advisement at CPC on August 16, 2018, to allow further communication with the neighborhood. The applicant has reduced the request to solely provide for a single family, shared access development. The request was noticed to the public as a PD for MF-2(A) uses; therefore, the request remains, and the conditions have been made more restrictive to only allow R-7.5(A) uses. Additional changes include a revised 25-foot front yard setback on North Tennant Street, reduced lot coverage from 70 to 60 percent, and for a shared access development, the shared access area may be used to determine lot coverage. This standard is typical in shared access developments for uses other than single family.

The 0.60-acre site is vacant. According to City records, no Certificates of Occupancy have been issued for the site. Aerial photography for the site indicate that the site has remained largely undeveloped since the 1950s.

Surrounding land uses include single family, restaurant with a drive through, and undeveloped to the north; multifamily to the east; single family to the south; and, restaurant without a drive through, and commercial development including retail and personal service uses to the west.

The purpose of the request is to allow for a 16-unit single family, shared access development. For a shared access development, the shared access area (easement) must have a minimum width of 22 feet, as noted on the development plan. Additionally, the shared access driveways can count in the lot coverage calculations per lot.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear				
Existing: R-7.5(A)	25' w/up to 12" projections	5' SF OTHER: 10' and 15'	One dwelling unit per lot. Minimum 7,500 sq. ft. is 3 dwelling units	30' No max stories	45% res. 25% nonres. RPS	Single family.
Proposed: PD for R-7.5(A) District Uses	15' on W. Davis and 25' on N. Tennant Encroachments up to 6' for both	5' and 5' Balcony encroachment.	16 dwelling units on 0.6 acres (27 dwelling units per acre)	42' 4 stories	60% res. 50% nonres. No RPS	Single family shared access.

The site is currently zoned an R-7.5(A) Single Family District. The current request is for a Planned Development District for R-7.5(A) District uses. The table above identifies the existing and proposed zoning district standards.

A PD is requested to modify the following standards from the R-7.5(A) District requirements:

- (1) Reduce the required front yard to 15 feet on West Davis Street and 25 feet on North Tennant Street, both with six-foot encroachments:

The front yard setback in the existing single family zoning district is 25 feet. The subject site, with 164 feet of frontage along West Davis Street and 161 feet of frontage along North Tennant Street and ingress/egress planned on both streets, has two front yards. Block continuity would typically require development to conform to front yard setbacks established by the most restrictive zoning district within the block. The front yard setback would be 25 feet along North Tennant Street and between 0 and 10 feet along West Davis Street.

The property to the south has a 25-foot setback with up to five-foot encroachments for cantilevered roof eaves and balconies. The subject site is separated from this district by a 15-foot alley. The separation of the lots with the alley lends to the request to provide a 25-foot front yard with up to six-foot encroachments for cantilevered roof eaves, unenclosed porches, stairs, stoops, and awnings. The additional encroachment of one-foot is minimal and will be indistinguishable beside the 15-foot alley. This also supports the intent to have street facing entries for units with frontage along North Tennant Street, adding to the residential sense of the remainder of the block to the south.

The properties to the west and east are zoned Subdistrict 6 within PD No. 830 with a minimum front yard setback of 0 feet and a maximum of 10 feet on West Davis Street. Existing structures to the west were constructed before the adoption of PD No. 830 and do not comply with the required front yard setback requirements. As the area

redevelops, such as the subject site, consideration of the PD No. 830 standards is crucial for adequate site planning. The property across North Tennant Street to the east contains a multifamily use erected in 1949, predating the PD No. 830 ordinance as well, and seems to provide about 20 feet of front yard setback along West Davis Street and between 30 to 60 feet along North Tennant Street.

(2) Exempt balconies from side/rear setbacks:

The site has two side yards. One is facing the 15-foot alley separating the proposed development from existing single family structures. The other side yard is facing retail and personal service uses, westward toward Hampton Road. This request would allow up to a 0-foot separation from the property line onto the balcony structures. The properties to the south still have 15 feet of separation from the alley, with the R-7.5(A) District requiring a five-foot separation for single family uses and 10-feet for all other permitted structures. The property to the west requires no side or rear yard setback.

Staff believes that the intent of the surrounding zoning districts is met along with the request to allow balconies to encroach up to five feet (the required side yard setback).

(3) Increase max height to 42 feet and four stories:

The R-7.5(A) District allows a maximum height of 30 feet with no maximum stories and typically, RPS applies at a one-to-three ratio. The R-7.5(A) District allows a maximum height of 30 feet with no maximum stories and RPS applies at a one-to-three ratio. PDs are allowed to set height regulations, including whether or not RPS should apply. While the maximum request is for a height of up to 42 feet and four stories with no RPS, the conditions further restrict the units along the alley separation facing the single family neighborhood to the south to 26 feet and two stories, essentially requiring RPS for the block, but not across West Davis Street.

The properties to the west and east are restricted to a maximum height of 50 feet, which means RPS is not triggered by these sites. However, the RPS standard could be triggered from the R-7.5(A) District to the north across West Davis Street and adjacent to the south at a rate of one-to-three, according to the definition prescribed in Sec. 51(A)-4.412, except for that RPS is not generated from within a zoning district. The subject site is zoned similarly to the properties to the north across West Davis Street.

Overall, the redevelopment of the site with only 26 feet-in-height and two stories along the southern border lends to the intent of maintaining the RPS, while providing flexibility in design of the units. The site was really a leave-out along the West Davis Street frontage for PD No. 830. With the aforementioned district standards a maximum height of 50 feet to the east and west, the request for a maximum of 42 feet-in-height along the West Davis Street frontage seems appropriate.

(4) Increase lot coverage to 60 percent and for a shared access development, the shared access area may be used to determine lot coverage:

The request is to allow the lot coverage to increase from 45 percent [R-7.5(A)] to 60 percent. This coincides with higher density districts like the MF-2(A) standard of 60 percent. Additionally, 60 percent seems to be a middle ground between the PD No. 830

standard of 80 percent for the properties adjacent to the west and across North Tennant Street for the east.

Shared access developments for uses other than single family allow for the shared access area, or driveways, to count in the determination of lot coverage. The request is to keep this standard, despite restricting the use to solely single family uses. Staff finds this to be more appropriate than the original request of including this standard, plus 70 percent lot coverage as last requested.

(5) Allow no minimum lot size:

The purpose behind not requiring a minimum lot size is to allow flexibility in design. A shared access development would offer ownership of individual lots with existing regulations referring to the Dallas Development Code and requiring each lot to meet the requirements of the zoning district. For a shared access development in an R-7.5(A) District, the minimum lot size is 7,500 square feet. A maximum of five lots would be allowed.

The current request is for 16 dwelling units on 0.60-acres or 26,136 square feet of lot area or roughly three-times the typical density for R-7.5(A). That equates to approximately 27 dwelling units per acre. However, the location of the subject site, adjacent to commercial, multifamily, and with frontage along West Davis Street, lends to the request of providing a higher density, single family project.

(6) Added design standards include:

- a. All dwelling units with street frontage along West Davis Street and North Tennant Street must have individual entries that face the street with direct access to the street from an improved path connecting to the sidewalk.

This standard will ensure the front yard remains intact. Additionally, the residential feel of the neighborhood will be preserved.

- b. All main structures must have a gable, hip, or gambrel roof as part of the roof structure and style. Street-facing facades must have a minimum of four design elements.

The design standards ensure the traditional, residential feel of the neighborhood is maintained. The extra design features along street frontages add character.

- c. All street-facing facades must provide a minimum transparency of 40 percent.

Transparency ensures that the neighborhood will not appear closed, adding to the urban nature of the area.

- d. A minimum sidewalk of six feet must be provided along West Davis Street and a minimum five-foot sidewalk must be provided along North Tennant Street. The required sidewalk must be located behind a minimum five-foot landscape buffer between back-of-curb and sidewalk wherever possible. Also, a minimum of one bench and one trash can must be provided along West Davis Street.

Requiring wider sidewalks with a landscape buffer separating the sidewalk from the curb provides a safer, more enjoyable pedestrian experience. A bus stop exists at the

southwest corner of West Davis Street and North Tennant Street. No shelter or pedestrian amenities exist. Making the perimeter of the site easier to navigate for pedestrians is a positive change for the neighborhood.

- e. Driveway terminations that do not provide egress to the site but are visible from the street must be screened with either landscaping or a wall architecturally compatible to the main structure. The required screening must provide pedestrian access from the site to the required sidewalk. Additionally, all street-facing private utilities must be screened from the right-of-way.

This continues the investment in the aesthetics of the neighborhood.

Staff found the provisions of the proposed PD text to offer adequate trade-offs to the benefit of the neighborhood overall.

Parking and Loading:

Parking will be provided per the Dallas Development Code, as amended. A single family shared access development is required to provide one parking space per dwelling unit according to Sec. 51A-4.209(6). In addition to any parking spaces required for each dwelling unit, Sec. 51A-4.411(g) states that shared access developments must provide 0.25 unassigned spaces available for use by visitors and residents for each dwelling unit. Guest parking spaces must be located where they will not impede access from any other guest parking space or dwelling unit to the shared access point. According to the proposed development plan, the site will contain 16 units and four guest parking spaces. All resident parking will be provided in garages at the floor level of the units.

Landscaping:

The new development on the property will require landscaping per Article X of the Dallas Development Code, as amended.

List of Officers

List of Officers

517 Tennant LLC

Mike Smith, Sole Managing Member

Z178-235

Proposed PD Conditions

**HIGHLIGHTED SECTIONS
HAVE BEEN AMENDED
SINCE THE LAST CPC
HEARING ON AUGUST 16,
2018.**

ARTICLE ____.

PD ____.

SEC. 51P- ____ .101. LEGISLATIVE HISTORY.

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

SEC. 51P- ____ .102. PROPERTY LOCATION AND SIZE.

PD ____ is established on property located at the southwest corner of Davis Street and Tennant Street. The size of PD ____ is approximately 0.60 acres.

SEC. 51P- ____ .103. DEFINITIONS AND INTERPRETATIONS.

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

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

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

SEC. 51P- ____ .104. DEVELOPMENT PLAN.

(a) Except as provided, development and use of the Property must comply with the development plan (Exhibit ____).

SEC. 51P- ____ .105. MAIN USES PERMITTED.

The only main uses permitted are those main uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-7.5(A) Single Family District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the R-7.5(A) Single Family District is subject to DIR in this district; etc.

SEC. 51P-____.106. 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-____.107. YARD, LOT, AND SPACE REGULATIONS.

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

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the R-7.5(A) Single Family District apply.

(b) Front yard.

(1) Minimum front yard is 15 feet along West Davis Street.

(2) Minimum front yard is 25 feet along North Tennant Street.

(3) Cantilevered roof eaves, unenclosed porches, stairs, stoops, and awnings may project up to six feet into the front yard.

(c) Side and rear yard. Minimum side and rear yard is five feet. Balconies may encroach into the side or rear yard.

(d) Density. Maximum number of dwelling units is 16.

(e) Floor area ratio. No maximum floor area ratio for residential structures.

(f) Height. Maximum structure height is 42 feet. The southern-most 35 feet of the Property is limited to a maximum structure height of 26 feet.

(g) Lot coverage. Maximum lot coverage is 60 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not. For a shared access development, the shared access area may be used to determine lot coverage.

(h) Lot size. No minimum lot size.

(i) Stories. Except as provided, maximum number of stories is four. The southern-most 35 feet of the Property is limited to a maximum of two stories.

SEC. 51P- _____.110. OFF-STREET PARKING AND LOADING.

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

SEC. 51P- _____.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- _____.112. LANDSCAPING.

(a) Landscaping must be provided in accordance with Article X. Design standards for residential uses may be counted towards applicable design points for compliance with Article X.

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

SEC. 51P- _____.113. DESIGN STANDARDS FOR RESIDENTIAL USES.

(a) All dwelling units with street frontage along West Davis Street and Tennant Street must have individual entries that face the street with direct access to the street from an improved path connecting to the sidewalk.

(b) All main structures must have a gable, hip, or gambrel roof as part of the roof structure and style. Street-facing facades must have a minimum of four of the below elements:

(1) Low pitched roof with wide, unenclosed eave overhang.

(2) Exposed roof rafters.

(3) Front porches, either full or partial width of the dwelling unit, with roof supported by square columns.

(4) Decorative (false) beams or braces under gables.

(5) Columns or column bases that may continue to the ground level without a break at the level of the porch floor.

(c) All street-facing facades must provide a minimum transparency of 40 percent.

(d) A minimum sidewalk of six feet must be provided along Davis Street and a minimum five-foot sidewalk must be provided along Tennant Street. The required sidewalk

must be located behind a minimum five foot landscape buffer between back-of-curb and sidewalk wherever possible.

(e) Driveway terminations that do not provide egress to the site but are visible from the street must be screened with either landscaping or a wall architecturally compatible to the main structure. The required screening must provide pedestrian access from the site to the required sidewalk.

(f) All street-facing private utilities must be screened from the right-of-way.

(g) A minimum of one bench and one trash can must be provided along Davis Street.

SEC. 51P- ____ .114. SIGNS.

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) Ingress and egress on Davis Street is permitted by right turn only. The driveway separation for controlling ingress and egress on Davis Street is a minimum of five feet in width.

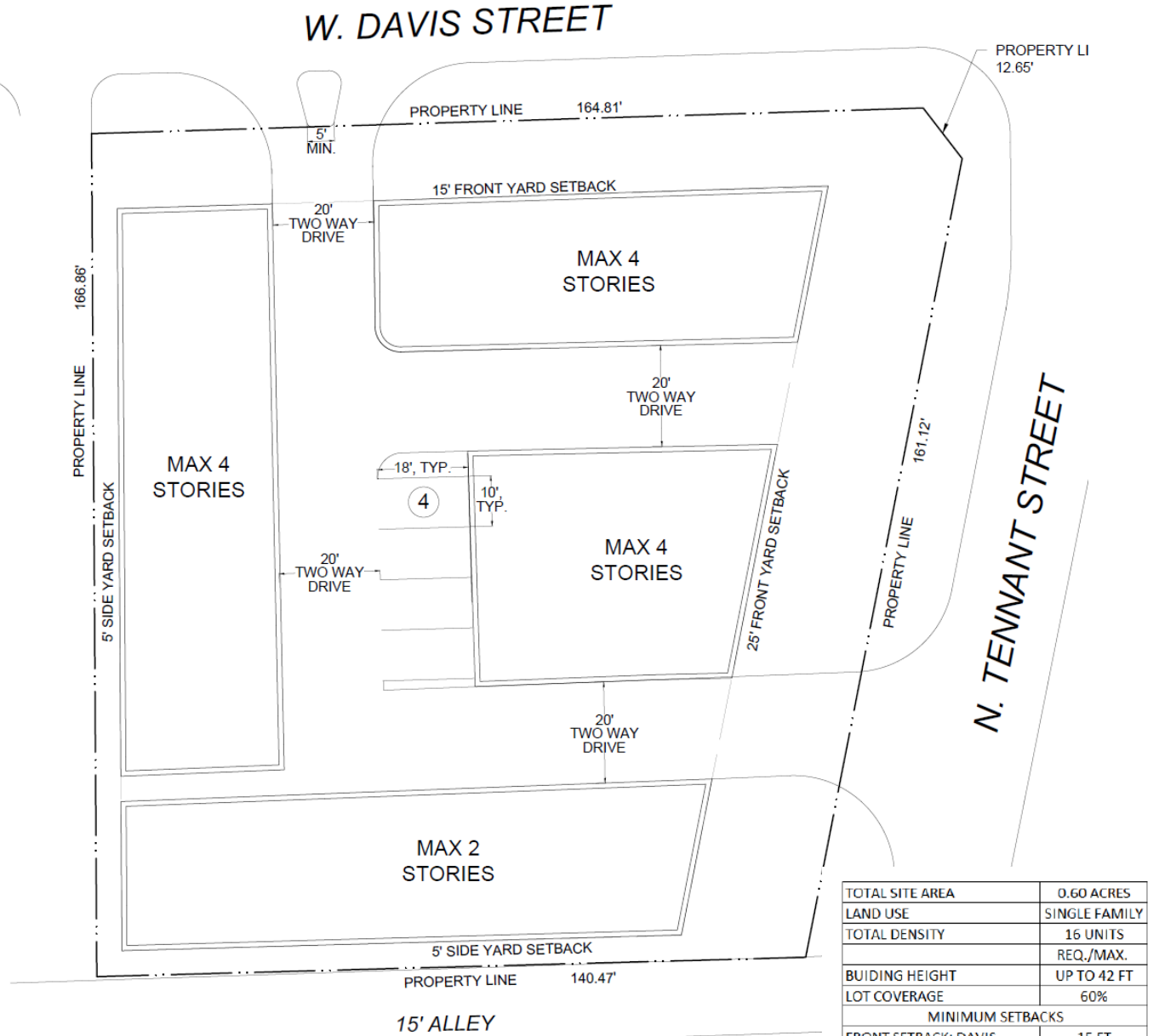
(d) A shared access area must have a minimum width of 22 feet.

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 Plan



TOTAL SITE AREA	0.60 ACRES
LAND USE	SINGLE FAMILY
TOTAL DENSITY	16 UNITS
	REQ./MAX.
BUILDING HEIGHT	UP TO 42 FT
LOT COVERAGE	60%
MINIMUM SETBACKS	
FRONT SETBACK: DAVIS	15 FT
FRONT SETBACK: TENNANT	25 FT
SIDE SETBACK	5 FT
REAR SETBACK	N/A
ALLOWED ENCROACHMENTS	6 FT
PARKING	
	REQ.
PARKING	2 / UNIT
GUEST PARKING	0.25 / UNIT



1

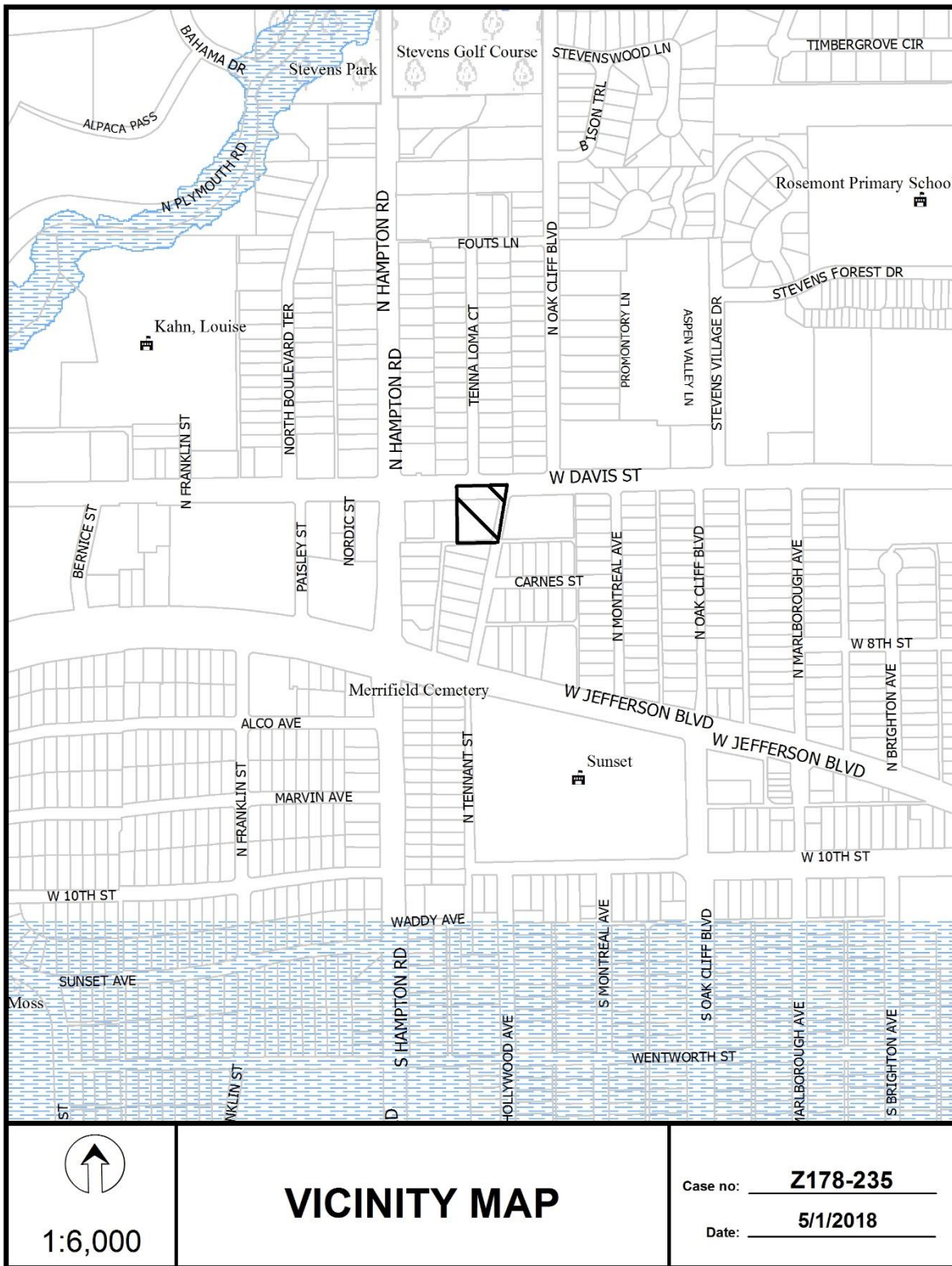
DEVELOPMENT PLAN

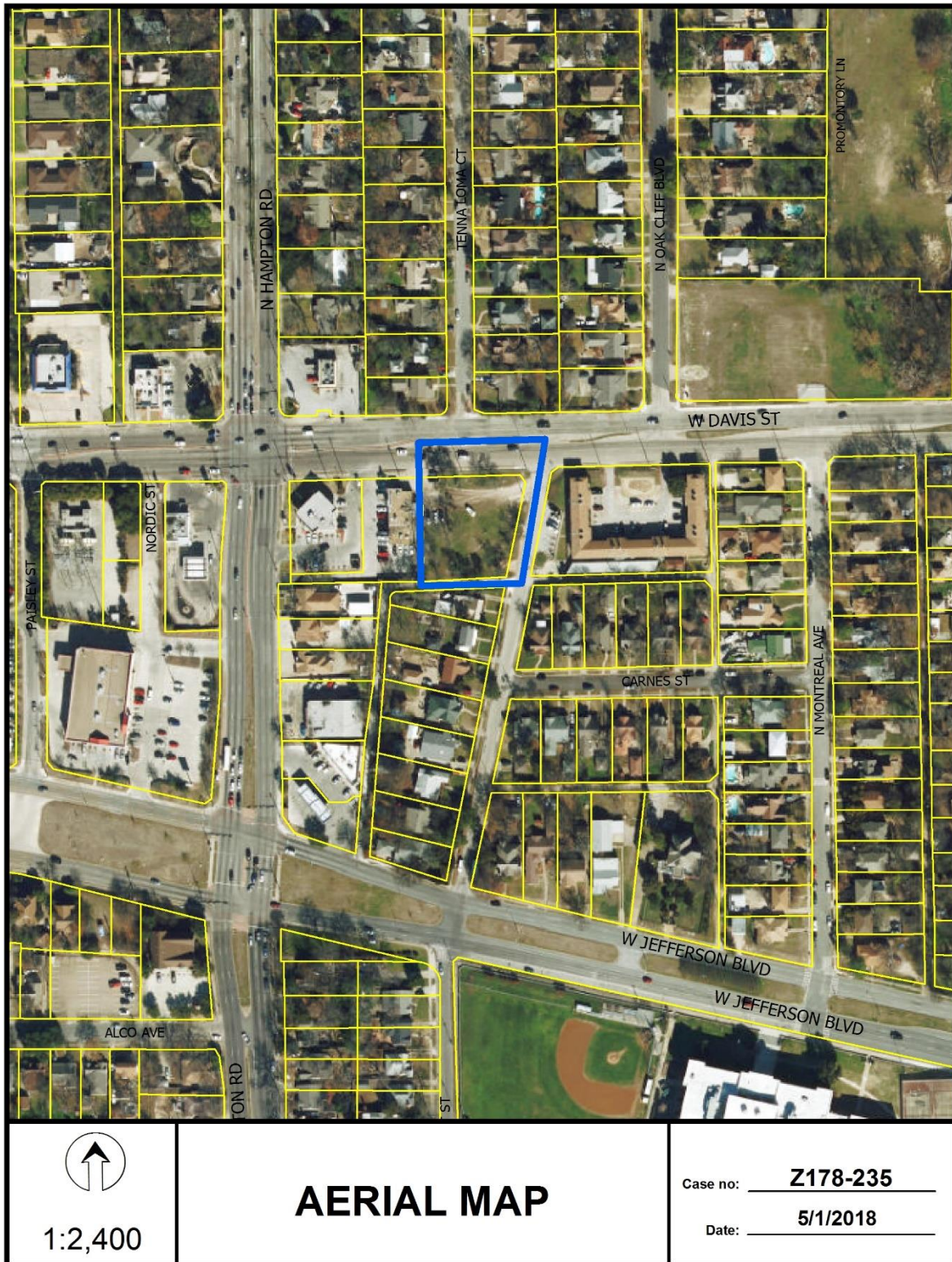
SCALE: 1" = 10'-0"

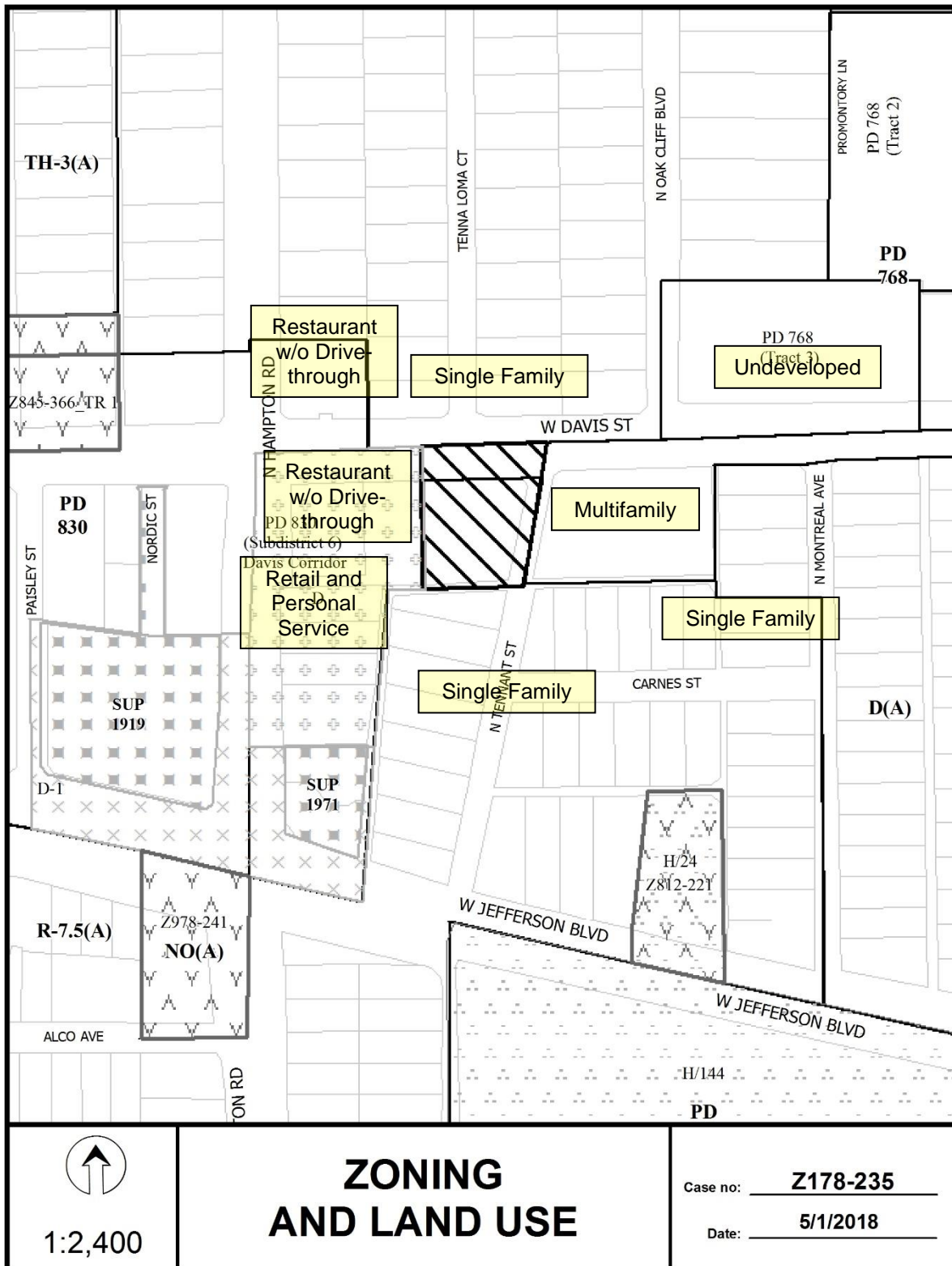
10

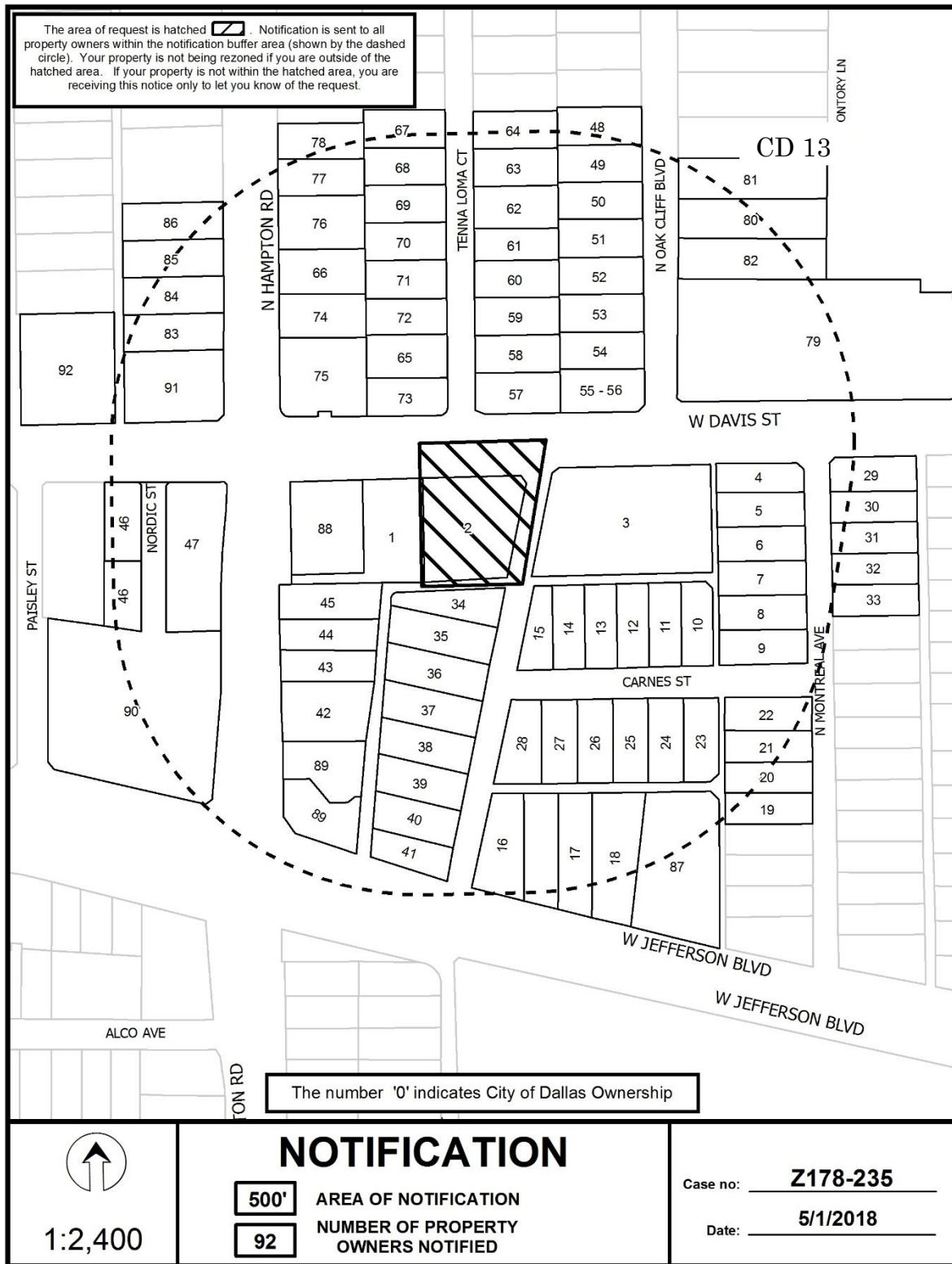


NOTE: For shared access development, a minimum 22 ft. shared access easement is required.









05/01/2018

Notification List of Property Owners***Z178-235******92 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2316 W DAVIS ST	ADAMS WAYNE E
2	517 N TENNANT ST	FWLB LLC
3	2212 W DAVIS ST	HADOH YUGENSEKININJIGYOUKUMIAI LLP
4	523 N MONTREAL AVE	MUNIZ VICTOR
5	517 N MONTREAL AVE	MUNIZ FELIPA TORRES
6	515 N MONTREAL AVE	RODRIGUEZ ARACELI
7	509 N MONTREAL AVE	GRELLE STEPHEN & EMILIE
8	507 N MONTREAL AVE	MORENO MANUEL & MARIA V
9	501 N MONTREAL AVE	DAVIS LARRY D
10	2215 CARNES ST	RAMIREZ ARTHUR R
11	2219 CARNES ST	BARCLAY JOHN EMMETT
12	2223 CARNES ST	PILAND RICHARD A
13	2227 CARNES ST	JENKINS BARRY L
14	2231 CARNES ST	CASEY BRYAN A
15	2235 CARNES ST	CAMACHO ANTONIO
16	2241 W JEFFERSON BLVD	LUGO DELIA M
17	2233 W JEFFERSON BLVD	COVARRUBIAS MARIA CARMEN
18	2227 W JEFFERSON BLVD	BISHOP MARY RHEA
19	407 N MONTREAL AVE	DERAMUS BILLY K
20	411 N MONTREAL AVE	BOURLAND FAMILY TRUST
21	413 N MONTREAL AVE	WATTS HAZEL JO
22	417 N MONTREAL AVE	POLK DANIEL DALE
23	2214 CARNES ST	ROACH DESSIE
24	2218 CARNES ST	LOCKMAN BRETT C
25	2222 CARNES ST	ROMERO MIRYAM & ENRIQUE
26	2226 CARNES ST	MOJONNET STEPHANIE

05/01/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2230 CARNES ST	RAMIREZ ARTHUR R &
28	2234 CARNES ST	EPKER JUSTIN C & ANGELA
29	520 N MONTREAL AVE	PATTERSON DONNETT V
30	516 N MONTREAL AVE	MACIAS ADRIAN
31	512 N MONTREAL AVE	OJEDA RODOLFO
32	510 N MONTREAL AVE	ORTEGA TRINIDAD R &
33	506 N MONTREAL AVE	BANDA ANGEL R & PETRA
34	509 N TENNANT ST	MACHADO PAULA J &
35	503 N TENNANT ST	THOMPSON CASEY W
36	423 N TENNANT ST	PUENTE GLORIA & ERNESTO
37	419 N TENNANT ST	VILLANUEVA MAGDALENA
38	415 N TENNANT ST	ONTIVEROS MIGUEL G &
39	411 N TENNANT ST	CHANDLER CATHY
40	407 N TENNANT ST	CASTILLO MARIA
41	403 N TENNANT ST	TIMMONS ERNEST LEE
42	414 N HAMPTON RD	HALLE PROPERTIES LLC
43	422 N HAMPTON RD	LINCOLN LAWRENCE H
44	426 N HAMPTON RD	FERNANDEZ HOMERO
45	502 N HAMPTON RD	MITCHELL LEE L & YANKO L
46	2414 W DAVIS ST	TEXAS UTILITIES ELEC CO
47	509 N HAMPTON RD	QUIK WAY RETAIL AS II LTD
48	635 N OAK CLIFF BLVD	GAINES STEFANIE L
49	631 N OAK CLIFF BLVD	SHIELDS ROBERT W &
50	627 N OAK CLIFF BLVD	PATTERSON JOHN D & LINDSEY L
51	623 N OAK CLIFF BLVD	LEAL RUBEN R
52	619 N OAK CLIFF BLVD	CERDA CARLOTA ESTATE OF
53	615 N OAK CLIFF BLVD	FLORES MATIAS PEREZ &
54	609 N OAK CLIFF BLVD	CHANDLER BLAKE I & LEAH M
55	605 N OAK CLIFF BLVD	PANIAGUA BLANCA &
56	607 N OAK CLIFF BLVD	PANIAGUA BLANCA &
57	606 TENNA LOMA CT	PEREZ ADAM S

05/01/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	610 TENNA LOMA CT	MCLEOD ANDREW C & MALLORY K
59	614 TENNA LOMA CT	BECKHAM DARDEN C &
60	618 TENNA LOMA CT	STRICKLAND AMY
61	622 TENNA LOMA CT	BUCHANAN LINDA J
62	628 TENNA LOMA CT	BRADDICK MICHAEL C
63	634 TENNA LOMA CT	HEIM MCKAY ELIZABETH
64	638 TENNA LOMA CT	BAGGETT TAMARA DENISE
65	611 TENNA LOMA CT	SALAS IRENE RIVERA
66	620 N HAMPTON RD	LOPEZ JOE
67	639 TENNA LOMA CT	GONZALEZ DAVID
68	633 TENNA LOMA CT	HALL SUE E
69	629 TENNA LOMA CT	PERKINS SIMON & CARRIE
70	623 TENNA LOMA CT	SALTSMAN KELLY OWEN
71	619 TENNA LOMA CT	BINGHAM CHRISTOPHER & RACHAEL
72	615 TENNA LOMA CT	PATEL PARTHIV Y
73	607 TENNA LOMA CT	ROBLEDO MARIA
74	612 N HAMPTON RD	HERNANDEZ BENJAMIN & COURTNEY MICHELLE
75	606 N HAMPTON RD	SPERRY SHANNON
76	626 N HAMPTON RD	HUNT RUBY VANESSA
77	630 N HAMPTON RD	COLVIN DAVID E
78	638 N HAMPTON RD	TIJERINA JUAN III
79	2211 W DAVIS ST	VICTOR I THE LP LLC
80	626 N OAK CLIFF BLVD	EDWARDS CHARLES G &
81	630 N OAK CLIFF BLVD	ORLINO ANGELA
82	620 N OAK CLIFF BLVD	SCHLEGEL AMANDA &
83	615 N HAMPTON RD	HALL AZURE
84	619 N HAMPTON RD	LOW SAVANNAH C
85	623 N HAMPTON RD	PAREDES JOSE M &
86	627 N HAMPTON RD	DUGAN JOE M LIFE ESTATE
87	2223 W JEFFERSON BLVD	CEDAR CREST LLC
88	2332 W DAVIS ST	COLE PLS PORTFOLIO LLC

Z178-235(JM)

05/01/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	408 N HAMPTON RD	LV MANAGEMENT LLC
90	2427 W JEFFERSON BLVD	DALLAS YANKEES LLC
91	2407 W DAVIS ST	AMPEX HOLDINGS OF DALLAS LLC
92	2433 W DAVIS ST	APOLLONIA MANAGEMENT GROUP PLLC

FILE NUMBER:	Z156-305(SM)	DATE FILED:	July 12, 2016
LOCATION:	Northwest corner of South Buckner Boulevard and Scyene Road.		
COUNCIL DISTRICT:	5	MAPSCO:	48 Y
SIZE OF REQUEST:	Approx. 0.203 acres	CENSUS TRACT:	85.00

APPLICANT/OWNER: East Bengal Corporation

REQUEST: An application for the renewal of Specific Use Permit No. 2160 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less, on property zoned Subarea 7 within Planned Development District No. 366-D-1, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay.

SUMMARY: The applicant proposes to continue the sale of alcoholic beverages in the existing convenience store [Valero].

STAFF RECOMMENDATION: Approval for a three-year period, subject to staff's recommended conditions.

PRIOR CPC ACTION: On August 2 and September 6, 2018, the City Plan Commission held this item under advisement to allow the applicant additional time to obtain a Convenience Store Certificate. As of the writing of this report, the applicant has not passed inspections to be in compliance with Chapter 12B of the Dallas City Code, Convenience Stores.

BACKGROUND INFORMATION:

- Aerial photography from 1957 shows the site developed with a gas station.
- In February 1992, the request area was included in the establishment of the Buckner Boulevard Special Purpose District.
- In 1998, the existing gas station was demolished and a new gas station was constructed.
- A permit to construct an addition that was not in compliance with the zoning regulations was issued in error in May 2005. Several inspections were conducted until early 2006. However, final inspections were not requested and in 2011, when a new permit was filed, the 2005 permit was revoked.
- On April 19, 2011, a new permit was applied for to finish the work from the 2005 addition permit, but the application was not approved and therefore expired because it did not comply with zoning regulations.
- An application to the Board of Adjustments (BDA101-072) was made June 6, 2011, for the setback and landscaping violations. The application was denied without prejudice on November 14, 2011.
- Specific Use Permit No. 2160 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less was approved on November 10, 2015, and expired on November 10, 2016.
- On April 10, 2017, a permit for the addition was approved but was later cancelled on July 17, 2017 by Building Inspection, who determined a permit was not required.
- Certificate of Occupancy No. 1611171088 was issued on July 24, 2017, when the site passed all inspections.
- The site's Convenience Store Certificate of Registration expired on August 15, 2017.
- On October 30 and December 18, 2017, and on February 20, May 29, and July 26, 2018, the site failed inspections necessary for compliance with Chapter 12B of the Dallas City Code, Convenience Stores. As of the writing of this report for September 6, 2018, the site has not passed inspections.

Zoning History: There has been no recent zoning changes in the vicinity within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing Dimension
South Buckner Boulevard	Principal Arterial	Standard-6 lanes-Divided, 107 feet R.O.W.
Scyene Road	Community Collector	Standard-4 lanes-Undivided, 60 feet R.O.W.

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. The analysis is based upon the traffic worksheet the applicant provided during the application submittal.

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

URBAN DESIGN ELEMENT**GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE**

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

STAFF ANALYSIS:**Surrounding Land Uses:**

	Zoning	Land Use
Site	PD 366 Subarea 1	Retail with gas station
North, West & South	R-7.5(A), SUP 92	Cemetery
East	PD 366 Subarea 6	Restaurant with drive-through service

Land Use Compatibility:

The predominate land use that surrounds the request site to the north, west and south is a cemetery. The uses to the east of the request site are primarily retail auto-oriented buildings that line the eastern border of South Buckner Boulevard. A drive through restaurant is located immediately east of the request site. To the northeast and southeast are pawn shops and auto-related uses.

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

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

The requested renewal of the continued sale of alcoholic beverages in conjunction with the existing general merchandise or food store is compatible with the surrounding retail and other non-residential uses because it accesses a major thoroughfare. Additionally, the continued sale of alcoholic beverages in conjunction with the existing general merchandise or food store should not be a detriment to the adjacent properties because the Specific Use Permit requires periodic review. Because the applicant has struggled to meet the minimum standards to obtain a Convenience Store registration as further discussed below, staff does not support automatic-renewals at this time.

The general merchandise or food store 3,500 square feet or less use is also regulated by Chapter 12B of the Dallas City Code, Convenience Stores. This chapter applies to all convenience stores, which is defined as any business that is primarily engaged in the retail sale of convenience goods, or both convenience goods and gasoline, and has less than 10,000 square feet of retail floor space; the term does not include any business that has no retail floor space accessible to the public. The purpose of Chapter 12B is to protect the health, safety, and welfare of the citizens of the city of Dallas by reducing the occurrence of crime, preventing the escalation of crime, and increasing the successful prosecution of crime that occurs in convenience stores in the city. The applicant's CS registration expired August 15, 2017, approximately 11 months after the application for renewal was submitted. Staff has been conferring with the Dallas Police Department and has delayed scheduling the case for consideration to allow the applicant time to pass inspection and meet all CS registration requirements for over a year. Although the applicant is not compliant with the minimum regulations to renew its CS registration, they will have up to six months after CPC makes a recommendation to complete the necessary processes to obtain a CS registration, before the case is scheduled for a City Council hearing.

Parking: Pursuant to the Dallas Development Code, the off-street parking requirement for a general merchandise or food store use is one (1) space per 200 square feet of floor area and a motor vehicle fueling station requires two spaces. Therefore, the approximately 2,112-square-foot convenience store requires 11 parking spaces for a total of 13 spaces for the site. 13 parking spaces are shown on the previously approved site plan. 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.

Police Report: Staff obtained the following lists of offenses, calls, and arrests from the Dallas Police Department for the period between January 1, 2015 to August 1, 2018.

Incident No.	Date	Time	UCR Offense	MO
138082-2018	6/25/2018	18:03	Robbery-Individual	Unknown suspect took comps money by force
076624-2018	4/12/2018	14:15	Assault	Unknown suspect hit comp causing injury
049959-2018	3/9/2018	6:00	Assault	AP kicked comp with her foot causing pain
049959-2018	3/9/2018	6:00	Drunk & Disorderly	AP was under the influence in a public place
011119-2018	1/15/2018	21:20	Not Coded	A/P wants to commit suicide.
281880-2017	12/12/2017	10:00	Criminal Trespass	Criminal Trespass Affidavit
128261-2017	6/7/2017	1:20	Robbery-Business	Suspect entered held witness at gun point demanded prop
121116-2017	5/29/2017	18:45	Miscellaneous	MIR
098173-2017	5/1/2017	15:00	Found	Found property report
214250-2016	9/5/2016	17:07	Accident MV	Unknown suspect was involved in a crash with victim and fled
196484-2016	8/15/2016	14:45	Criminal Trespass	Criminal Trespass Affidavit on file
142190-2016	6/12/2016	15:15	Assault	Suspect choked and hit comp causing pain and impeded breathing.
144000-2015	6/24/2015	1:50	UUMV	
134227-2015	6/12/2015	20:30	Liquor Offense	
093782-2015	4/27/2015	5:00	Robbery-Business	
035839-2015	2/15/2015	3:00	Assault	

Note: UUMV means unauthorized use of motor vehicle.

Incident No.	Date	Time	Problem	Priority Description
18-1352067	7/26/2018	10:50	58 - Routine Investigation	7 - Unit Initiated
18-1139282	6/25/2018	18:06	20 - Robbery	2 - Urgent
18-0951624	5/29/2018	13:06	58 - Routine Investigation	7 - Unit Initiated
18-0905832	5/22/2018	18:05	40 - Other	3 - General Service
18-0649664	4/14/2018	3:51	20 - Robbery	2 - Urgent
18-0493256	3/21/2018	6:57	21B - Business Hold Up	2 - Urgent
18-0414818	3/9/2018	6:13	40/01 - Other	2 - Urgent
18-0309907	2/20/2018	11:11	58 - Routine Investigation	7 - Unit Initiated
18-0141815	1/23/2018	17:09	32 - Suspicious Person	2 - Urgent
17-2179355	11/16/2017	19:19	6X - Major Dist (Violence)	2 - Urgent
17-2020003	10/23/2017	17:41	6X - Major Dist (Violence)	2 - Urgent
17-1912903	10/7/2017	23:34	6X - Major Dist (Violence)	2 - Urgent
17-1722108	9/9/2017	17:21	PSE/09 - Theft	5 - Expediter
17-1077752	6/7/2017	1:28	20 - Robbery	2 - Urgent
17-1017779	5/29/2017	18:59	07 - Minor Accident	3 - General Service
17-0828201	5/2/2017	19:01	40 - Other	3 - General Service
17-0727415	4/17/2017	17:14	PH - Panhandler	4 - Non Critical
17-0394461	2/28/2017	22:48	04 - 911 Hang Up	2 - Urgent
16-1621023	8/15/2016	15:02	6X - Major Dist (Violence)	2 - Urgent
16-1491430	7/28/2016	20:38	40 - Other	3 - General Service
16-1468157	7/25/2016	16:30	6X - Major Dist (Violence)	2 - Urgent
16-1303250	7/3/2016	7:22	6X - Major Dist (Violence)	2 - Urgent
16-1296821	7/2/2016	12:16	6X - Major Dist (Violence)	2 - Urgent
16-1241019	6/25/2016	3:16	46 - CIT	2 - Urgent
16-1230894	6/23/2016	21:05	6X - Major Dist (Violence)	2 - Urgent
16-1200877	6/19/2016	21:31	7X - Major Accident	2 - Urgent
16-1151966	6/13/2016	13:22	07 - Minor Accident	3 - General Service
16-0635342	4/4/2016	13:05	6X - Major Dist (Violence)	2 - Urgent
15-2573828	12/25/2015	1:40	6X - Major Dist (Violence)	2 - Urgent
15-2051835	10/9/2015	8:49	6X - Major Dist (Violence)	2 - Urgent
15-1985370	9/29/2015	20:11	6X - Major Dist (Violence)	2 - Urgent
15-1809782	9/5/2015	21:09	41/20 - Robbery - In Progress	1 - Emergency
15-1809782	9/5/2015	21:09	41/20 - Robbery - In Progress	1 - Emergency
15-0797585	4/27/2015	5:28	20 - Robbery	2 - Urgent
15-0690903	4/12/2015	16:05	6X - Major Dist (Violence)	2 - Urgent
15-0301296	2/15/2015	3:12	6X - Major Dist (Violence)	2 - Urgent

Z156-305(SM)

Charge Description	Arrest No.	Date	Time	Charge	UCR Offense
Public Intoxication	18-007837	3/9/2018	30:00.0	Public Intoxication	Drunk & Disorderly
Assault -Pub Serv (Peace Officer/Judge)	18-007837	3/9/2018	30:00.0	Null	Null
APOWW (Social Services Referral)	18-001758	1/15/2018	05:00.0	APOWW	Not Coded

EAST BENGAL CORPORATION DIRECTORS

DIRECTOR **MOHAMMAD HOSSAIN**
3609 UNIVERSITY PARK
IRVING, TEXAS 75062

DIRECTOR **MUHAMMED SULTAN**
1400 HUDSPETH DRIVE
CARROLLTON, TEXAS 75010

DIRECTOR **RAIHANULCHOWDHURY**
1121 EMILY LN
CARROLLTON , TX 75010

Proposed SUP No. 2160 Amendment

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

Staff recommendation:

- | |
|--|
| 3. <u>TIME LIMIT</u> : This specific use permit expires on <u>three</u> years from the passage of this ordinance] [November 10, 2016.] |
|--|

Applicant's request:

- | |
|---|
| 3. <u>TIME LIMIT</u> : This specific use permit expires on <u>three</u> years from the passage of this ordinance], but is eligible for automatic renewal for additional <u>five-year</u> 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.) [November 10, 2016.] |
|---|

4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

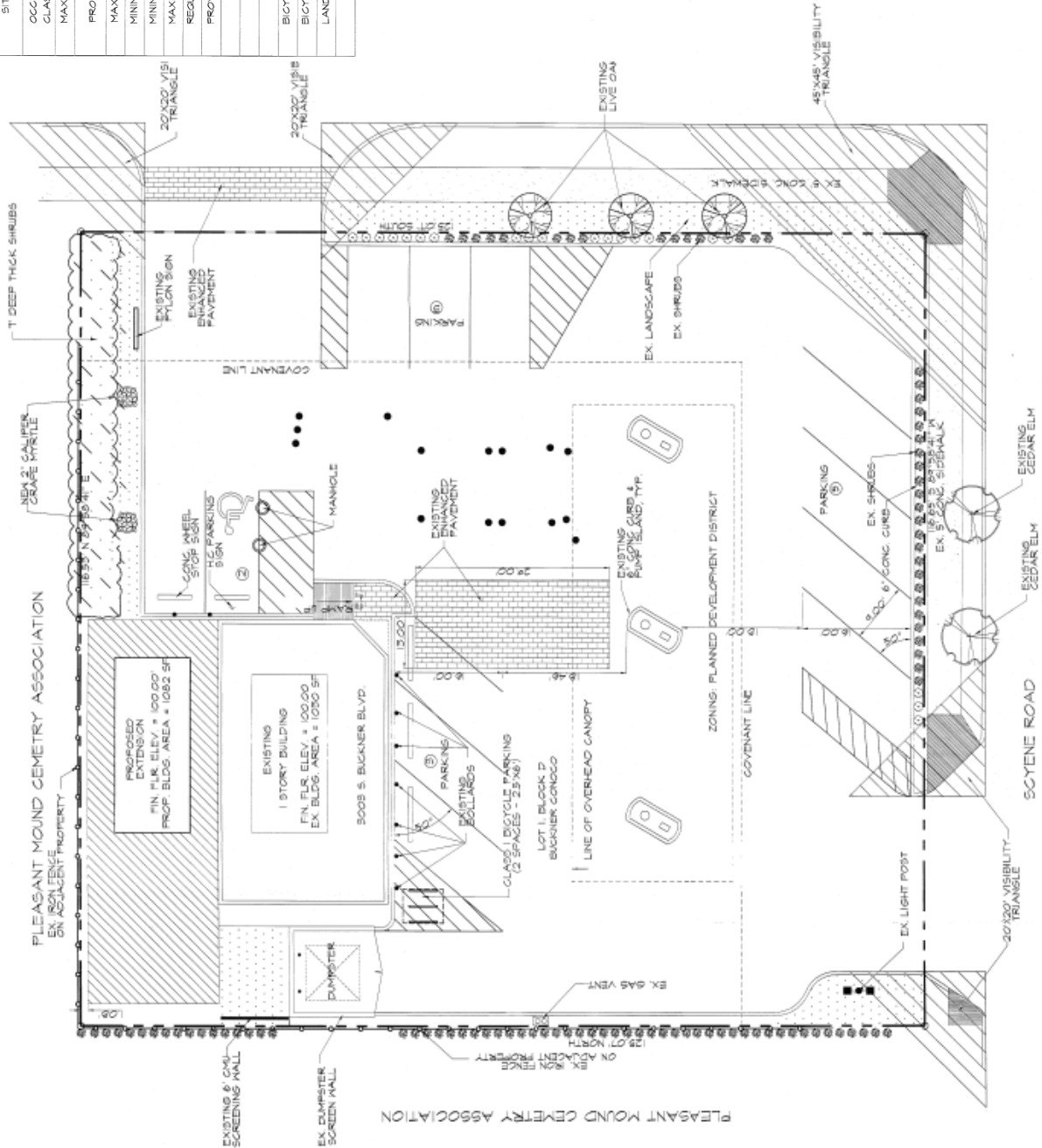
Existing Site Plan
(no changes)

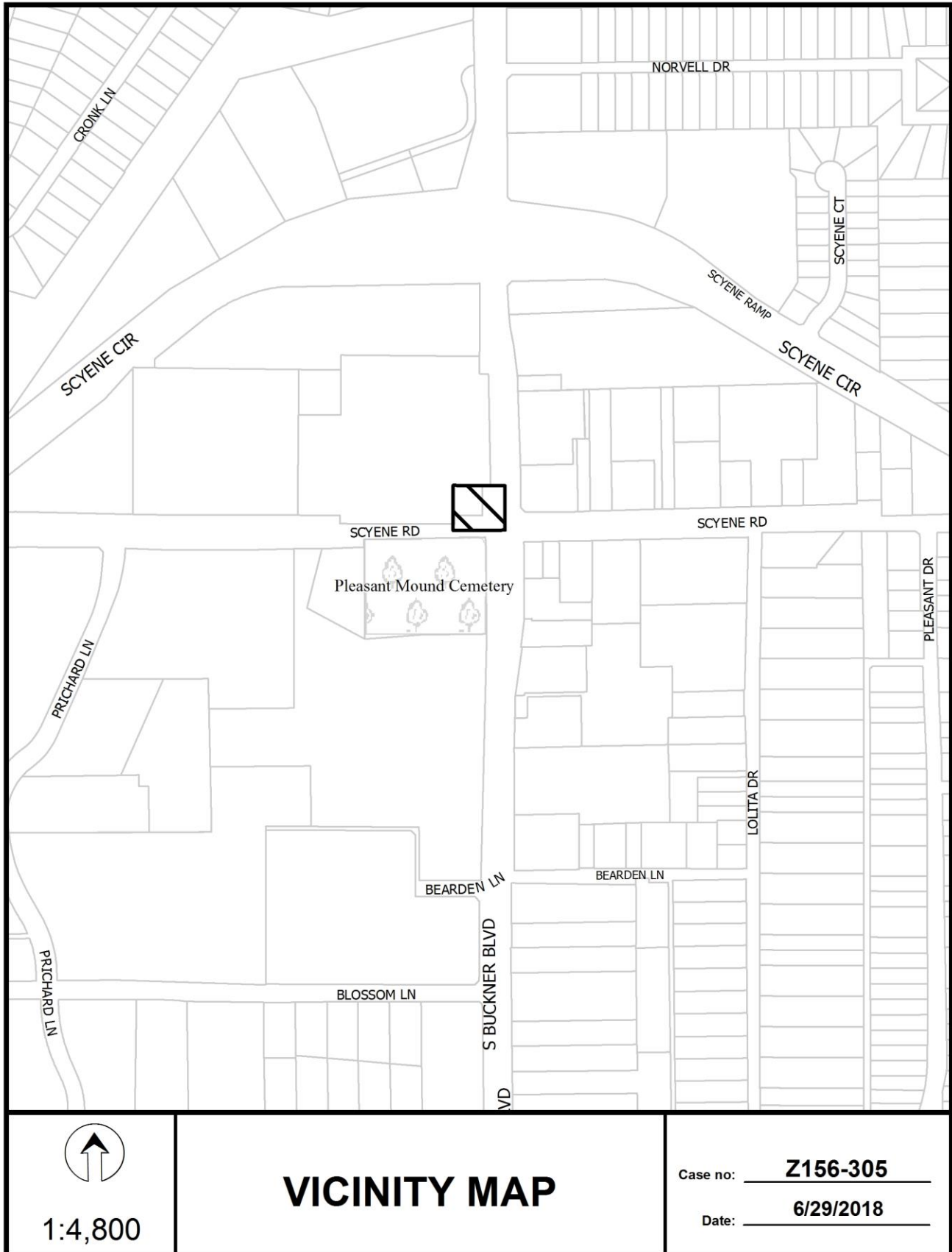
SITE DATA SUMMARY	
OCCUPANCY CLASSIFICATION	GENERAL MERCHANDISE OR FOOD STORE
MAXIMUM LOT COVERAGE	MOTOR VEHICLE FUELING STATION
PROPOSED BUILDING AREA	80%
MAXIMUM BUILDING HEIGHT	2,120 S.F.
MINIMUM FRONT YARD	45'
MINIMUM SIDE/REAR YARD	15'
MAXIMUM FLOOR AREA RATIO	0.75
REQUIRED PARKING	13 SPACES
PROVIDED PARKING	12 SPACES
STANDARD	1 SPACE
HANDICAP	1 SPACE
TOTAL	13 SPACES
BICYCLE PARKING REQUIRED	2 SPACES
BICYCLE PARKING PROVIDED	2 SPACES
LANDSCAPING	1,352 S.F.
MINIMUM SIDEWALK	5'

PLANT LIST	
EXISTING TREES	COMMON NAME
QTY.	
3	LIVE OAK
2	CEGAR ELM
2	GRAPE MYRTLE
TOTAL	7
EXISTING SHRUBS	
95	
TOTAL	102

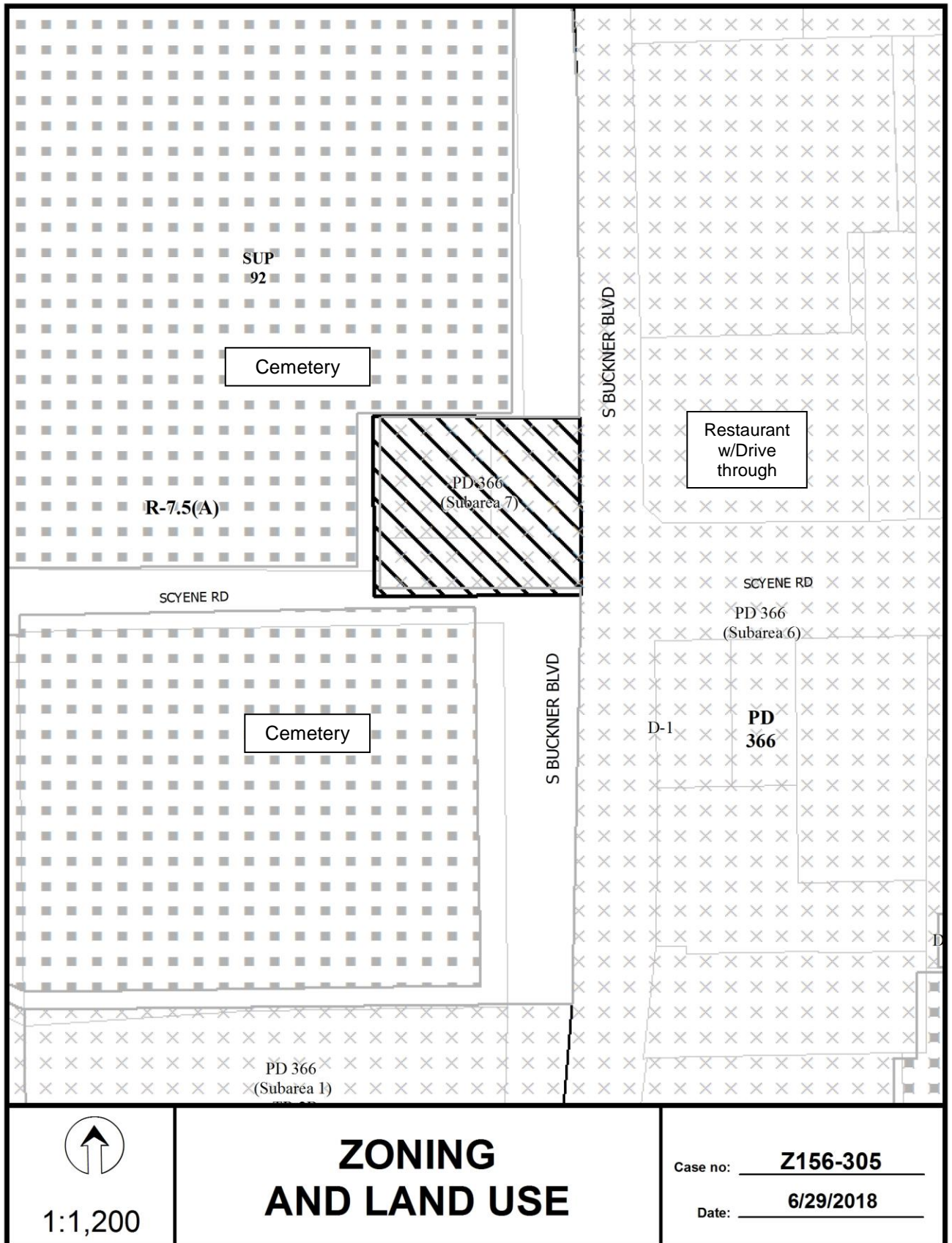
FILL IN SHRUBS TO PROVIDE CONTINUOUS SCREEN WHERE LARGE TREES ARE PLANTED NO CLOSER THAN 24" ON CENTER (SHRUBS TYPE TO MATCH EXISTING)

BLOCK 6/119 TR 13T AND PT 50A









The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.

The number '0' indicates City of Dallas Ownership

 <p>1:1,200</p>	<h2 style="margin: 0;">NOTIFICATION</h2> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="border: 1px solid black; padding: 2px 5px;">200'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="border: 1px solid black; padding: 2px 5px;">9</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	<p>Case no: Z156-305</p> <p>Date: 6/29/2018</p>
--------------------	---	---

Z156-305(SM)

06/29/2018

Notification List of Property Owners

Z156-305

9 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3151 S BUCKNER BLVD	PLEASANT MOUND CEMETERY
2	3003 S BUCKNER BLVD	EAST BENGAL CORP
3	8050 SCYENE RD	CEMETERY
4	2952 S BUCKNER BLVD	MONA & NADA CORPORATION
5	8106 SCYENE RD	ZUNIGA CLAUDIA Y
6	2940 S BUCKNER BLVD	MITCHELL WILLIAM J &
7	8116 SCYENE RD	LEWIS PAUL C
8	3004 S BUCKNER BLVD	FIREBRAND PROPERTIES LP
9	3110 S BUCKNER BLVD	FIRST CASH LTD

FILE NUMBER: Z178-190(SM)

DATE FILED: February 22, 2017

LOCATION: Northwest corner of West Colorado Boulevard and North Beckley Avenue

COUNCIL DISTRICT: 1

MAPSCO: 44 Z

SIZE OF REQUEST: Approx. 35.86 acres

CENSUS TRACT: 42.01

OWNER: Pavilion Properties

APPLICANT: Methodist Hospitals of Dallas

REPRESENTATIVE: Angela Hunt

REQUEST: An application to amend Planned Development District No. 282 for mixed uses on property zoned Planned Development District No. 282.

SUMMARY: The applicant [Methodist Hospitals of Dallas] proposes to reconstruct an approximate two-story, 35,000-square-foot wellness center on the north side of the hospital campus, near Greenbriar Lane.

STAFF RECOMMENDATION: Approval, subject to a revised development plan and staff's recommended conditions.

PRIOR CPC ACTION: On April 19, May 17, June 7, June 21, July 19 and August 16, 2018, the City Plan Commission held this item under advisement to allow the applicant to discuss the application with the neighborhood. Revisions to the conditions and an updated revised development plan are included this report.

PLANNED DEVELOPMENT DISTRICT No. 282:

<http://www.dallascityattorney.com/51P/Articles%20Supp%206/ARTICLE%20282.pdf>

PLANNED DEVELOPMENT DISTRICT No. 282 EXHIBITS:

<http://www.dallascityattorney.com/51P/exhibits.html#a282>

BACKGROUND INFORMATION:

- According to the applicant's website, Methodist Hospital of Dallas originally opened in 1927 and has since had many expansions.
- On December 2, 1987, the City Council approved PDD No. 282. The PDD has subsequently been amended several times.

Zoning History: There have been two recent zoning cases in the vicinity in the last five years.

1. **Z178-185:** On April 25, 2018, the City Council will consider a City Plan Commission authorized hearing for a historic building demolition delay.
2. **Z145-341:** On November 10, 2015, the City Council approved a City Plan Commission authorized hearing for a historic building demolition delay.

Thoroughfares/Streets:

Thoroughfare/Street	Function	Proposed Dimension and ROW
West Colorado Boulevard	Collector	Minimum-4 lanes-undivided, Varies
North Beckley Avenue	Minor Arterial	6 lanes-divided, 100' ROW, 72' pavement with cycle track
Greenbriar Lane	Local Street	120 feet
Haines Avenue	Local Street	85 feet

Traffic:

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

Comprehensive Plan:

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

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

Acknowledge the importance of neighborhoods to the city's long-term health and vitality. Dallas is a city of great neighborhoods. To attract new families and maintain existing stable neighborhoods, residents must take pride in and feel confident in investing in their neighborhoods over the long term. Existing neighborhoods require public and private investment and attention to maintain their desirability as places to live. New neighborhoods must be pedestrian-friendly, have a sense of community, and exhibit long-term viability.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

Planning for balanced growth in a dynamic economic environment calls for flexible zoning regulations to enable the City to respond to changing markets and to better facilitate development that aligns with economic priorities.

STAFF ANALYSIS

Surrounding Land Uses:

	Zoning	Land Use
Site	PDD No. 282	Hospital and related uses
North	R-7.5(A)	Single Family
East	PDD No. 468 (Subdistrict D, WMU-5); PDD No. 468 (Subdistrict G, WMU-20, Medical Use Overlay);	Multifamily; Medical Offices; Retail
South	PDD No. 468 (Subdistrict D, WMU-5);	Restaurants, Personal service, and Retail uses
West	R-7.5(A)	Single Family

Land Use Compatibility:

Surrounding uses include single family to the north and west, and some retail-oriented uses to the north, primarily fronting on North Beckley Avenue. The uses that are developed on the east line of North Beckley Avenue, to the east of the site from north to south, include multifamily, hospital parking, medical offices, and retail. Finally, restaurants, personal service, and retail uses are located to the south of the site, fronting on the south line of West Colorado Boulevard.

The request site is developed with a hospital, medical clinic or ambulatory surgical center, and personal service uses. The site also contains parking garages and surface parking areas to support the on-site uses. The existing PDD No. 282 regulations limit floor area to a maximum of 2,100,000 square feet. The existing development plan states that the Folsom Wellness Center is 5,168 square feet and a total of 1,595,940 square feet of floor area for all buildings is currently constructed on the property. The applicant requests a 29,832-square-foot increase of floor area to construct a new Folsom Wellness Center which brings the cumulative floor area on the property to 1,625,772 square feet. The site also has significant topography with the southeastern corner of the site at the highest grade and the northwestern corner at the lowest grade.

Staff supports the applicant's request to modify the personal service use restrictions because the applicant has added a requirement for a minimum five-foot wide sidewalk in the restricted area and because the modification is limited to 35,000 square-feet in floor area as shown on the development plan. The applicant made the decision to locate the wellness center within this 200-foot buffer because of 1) the physical characteristics of the property and 2) operational considerations for accommodating a major healthcare system. With respect to the physical characteristics of the site, the northern portion of the property is primarily undeveloped because of a significant change in topography which makes expansion of the southern campus to the northern portion of the campus difficult to physically connect. Since the proposed wellness center can be in a separate facility from the hospital, the applicant proposes to construct the new wellness center in a relatively flat undeveloped area that does not require significant regrading.

With respect to the operational considerations, construction within the proposed area of the property will result in minimal disturbance to ongoing hospital and related activities. Had the applicant selected a location more central to the site, it could impact deliveries, emergency vehicle access routes, parking, and patient access to the facilities. Additionally, the wellness center is intended to be a community asset and will be open for membership to the neighborhood. Once constructed, members will be able to enter and exit the wellness center for morning workouts and similar activities without overly interfering with other patient-care and hospital-related ingress and egress to the overall property. Finally, walking trails and other amenities already exist within this area of the

site, and by placing the wellness center in this location, its members will be able to utilize these outdoor amenities as well.

Due to the physical characteristics of the property and the operational characteristics of the hospital, staff supports the request to allow a personal service use within 200 feet of Greenbriar Lane in the location shown on the proposed development plan.

The applicant has proposed some additional restrictions on the northernmost portion of the site due to some concerns regarding the existing development rights in the future development area at the corner of Greenbriar Lane and North Beckley Avenue. The revised request now includes the creation of a new term called a *restricted zone*, which means an area south of the south line of Greenbriar Lane, and a portion of Haines Avenue and is identified on the revised development plan. The applicant has proposed the restricted zone to be 100 feet in depth for the following uses that were previously not restricted:

- Medical or scientific laboratory.
- Financial institution without drive-in window.
- Ambulance service.
- Transit passenger shelter.

In exchange for prohibiting the above uses within 100 feet of Greenbriar Lane, the applicant is requesting that the 200-foot restricted zone for the following uses be reduced; therefore allowing these uses to now be considered as limited or prohibited uses within the proposed 100-foot restricted zone:

- General merchandise or food store 3,500 square feet or less. [*Limited*]
- General merchandise or food store greater than 3,500 square feet. [*Prohibited*]
- Restaurant without drive-in or drive-through service. [*Limited*]

Staff generally supports the applicant's request because uses have been further restricted that are more likely to occur on a hospital campus and restrictions have been lessened for uses that are less likely to be independently operated main uses.

However, although staff does not support the full reduction in restriction area from 200 feet to 100 feet as the applicant requests, staff can support a relaxation of restriction for retail-related uses from 200 to 150 feet because it is a slight reduction in exchange for additional height restrictions the applicant has offered.

Maximum height:

The existing PDD regulations limit height, not on average grade¹, but instead by topographic elevations above mean sea level. Although this is an uncommon practice, it is appropriate because of the varying topography of the site and surrounding properties. The PDD is divided into two areas that are demarcated on the development plan: business and non-business signage areas. The PDD allows a maximum structure height within the business signage area of 680 feet above mean sea level and allows a maximum structure height within the non-business signage area of 634 feet above mean sea level. Since the area of the PDD that is closest to residential zoning is primarily within the non-business signage area, the defined areas establish a “ceiling” for each area regardless of grading operations.

Regarding the proposed depth of the restricted zone, the contour lines shown on the development plan shows existing grades of approximately 427, 430, and 432 feet above mean sea level for depths of 100, 150, and 200 feet from Greenbriar Lane. Therefore, although maximum structure height is limited to 634 feet above mean sea level, the resulting height limitation at each one of these depths, is 207, 204, and 202 feet, when the existing grades at 100, 150, and 200 feet depths are subtracted.

It is also important to note that residential proximity slope (RPS) does not apply in the existing zoning regulations of the site. However, if the regulations of RPS were applied, a maximum structure height (from average grade) at 15 (the minimum front yard setback), 100, 150, and 200-foot depths (including 100 feet for the Greenbriar Lane right-of-way width), would result in an RPS height restriction at those points would be 38.33, 66, 83, and 100 feet, respectively.

The applicant requests a 100-foot deep restricted zone and has offered to limit height to 40 feet above grade in this zone. Although staff notes the applicant’s request limits this area’s maximum height to a more restrictive height than RPS would have required, since the restricted zone also serves as a land use restriction, staff supports a 150-foot deep restricted zone as an average between the existing 200-foot restricted area for certain uses from Greenbriar and the applicant’s proposed 100-foot restricted zone.

¹ The term GRADE means the average of the finished ground surface elevations measured at the highest and lowest exterior corners of a structure. For purposes of this definition, FINISHED GROUND SURFACE ELEVATION means the ground surface elevation of the building site before any construction or the ground surface elevation as altered in accordance with grading plans approved by the building official. Finished ground surface elevation does not include: (1) fill material not necessary to make the site developable; (2) berms; or (3) landscape features.

Landscaping:

Except for the requested additional regulations proposed by the applicant to require a wrought iron fence and evergreen plant materials in the restricted zone, landscaping will be in accordance with Article X, as amended.

Parking:

Parking will be in accordance with the existing regulations of PDD No. 282. The development plan shows 2,126 parking spaces are required by code for the multitude of uses and floor area on the site and 3,684 spaces are provided.

Amendments to the Development Plan:

Based on previous actions, it has been determined the following processes to amend the most recent Council-approved development plan in PDD No. 282 are required in the following circumstances:

1. A Council-approved development plan amendment is required when:
 - a. A building is proposed outside of an area designated as *Future Development Area* or
 - b. A building is proposed within an area designated as *Future Development Area* and it does not comply with the parameters of the Building Areas table on the Council-approved development plan.
2. A minor amendment is required when:
 - a. an addition or new construction is proposed within an area designated as *Future Development Area* and
 - b. the proposed building meets the parameters that are listed in the Building Areas table regarding the maximum floor area, maximum number of stories, and height.

Staff has previously processed several minor amendments to the most recent Council-approved development plan in the past for buildings or additions in areas designated as *Future Development Area* and would continue that practice.

List of Officers and Directors – METHODIST HOSPITALS OF DALLAS

<u>REGISTERED AGENT</u>	<u>FILING HISTORY</u>	<u>NAMES</u>	<u>MANAGEMENT</u>	<u>ASSUMED NAMES</u>
Last Update	Name	Title	Address	
October 5, 2012	Greg A. Campbell	Director	1441 N. Beckley Ave Dallas, TX 75203 USA	
October 5, 2012	Randall Canedy	Director	1441 N. Beckley Ave Dallas, TX 75203 USA	
October 5, 2012	John M. Collins	Director	1441 N. Beckley Ave Dallas, TX 75203 USA	
October 5, 2012	Levi H. Davis	Director	1441 N. Beckley Ave Dallas, TX 75203 USA	
October 5, 2012	John R. Ford	Director	1441 N. Beckley Ave Dallas, TX 75203 USA	
October 5, 2012	Joe B. Fortson	Director	1441 N Beckley Ave Dallas, TX 75203 USA	
October 5, 2012	Pearl Garza Fracchia	Director	1441 N. Beckley Ave Dallas, TX 75203 USA	
October 5, 2012	Duncan Fulton	Director	1441 N. Beckley Ave Dallas, TX 75203 USA	
October 5, 2012	Richard W. Griner	Director	1441 N. Beckley Ave Dallas, TX 75203 USA	
October 5, 2012	Stephen L Mansfield	Director	1441 N. Beckley Ave Dallas, TX 75203 USA	
October 5, 2012	Stephen Mueller	Director	1441 N. Beckley Ave Dallas, TX 75203 USA	
October 5, 2012	Sheron Patterson	Director	1441 N. Beckley Ave Dallas, TX 75203 USA	
October 5, 2012	Kenneth G. Pritchett	Director	1441 N. Beckley Ave Dallas, TX 75203 USA	
October 5, 2012	Norman G. Prothro	Director	1441 N. Beckley Ave Dallas, TX 75203 USA	
October 5, 2012	Pete Schenkel	Director	1441 N. Beckley Ave Dallas, TX 75203 USA	
October 5, 2012	Allen R. Schneider	Director	1441 N. Beckley Ave Dallas, TX 75203 USA	
October 5, 2012	George R. Schrader	Director	1441 N. Beckley Ave Dallas, TX 75203 USA	
October 5, 2012	George A. Shafer	Director	1441 N. Beckley Ave Dallas, TX 75203 USA	
October 5, 2012	James N. Swafford	Director	1441 N. Beckley Ave Dallas, TX 75203 USA	
October 5, 2012	Ruben L. Velez	Director	1441 N. Beckley Ave Dallas, TX 75203 USA	
October 5, 2012	Laura Irvine	President/MDMC	1441 N. Beckley Ave Dallas, TX 75203 USA	
October 5, 2012	Michael Price	Assistant Secretary	1441 N. Beckley Dallas, TX 75203 USA	
October 5, 2012	Joe B. Fortson	Vice Chair	1441 N. Beckley Dallas, TX 75203 USA	
October 5, 2012	Michael J Schaefer	Exec Vice Chair	1441 N. Beckley Dallas, TX 75203 USA	
October 5, 2012	Pamela L Stoyanoff	Exec. Vice President		

October 5, 2012	Tim B Kirby	Exec. Vice President	1441 N. Beckley Dallas, TX 75203 USA
January 11, 2005	John Baumgartner	Senior Vice-President	1441 N. Beckley Dallas, TX 75203 USA
January 11, 2005	Pam McNutt	Senior Vice-President	1441 N. Beckley Dallas, TX 75203 USA
October 5, 2012	Jonathan S Davis	President MCMC	1441 N. Beckley Dallas, TX 75203 USA
October 5, 2012	Duncan Fulton	Vice Chair	1441 N. Beckley Dallas, TX 75203 USA
October 5, 2012	John M Collins	Vice Chair	1441 N. Beckley Dallas, TX 75203 USA
October 5, 2012	Norman G Prothro	Vice Chair	1441 N. Beckley Dallas, TX 75203 USA
October 5, 2012	Greg Campbell	Vice Chair	1441 N. Beckley Dallas, TX 75203 USA
October 5, 2012	Adam Meyers	Sr Vice-President	1441 N. Beckley Dallas, TX 75203 USA
October 5, 2012	Ken Hutchenrider Jr	President MRMC	1441 N. Beckley Dallas, TX 75203 USA
October 5, 2012	John Phillips	President MMMC	1441 N. Beckley Dallas, TX 75203 USA
October 5, 2012	April Chamberlain	President MHS Foundation	1441 N. Beckley Dallas, TX 75203 USA
October 5, 2012	Robert Milone	Assistant Treasurer	1441 N. Beckley Dallas, TX 75203 USA
October 5, 2012	Deanna Kennard	Sr Vice-President	1441 N. Beckley Dallas, TX 75203 USA
October 5, 2012	Stephen Folsom	Director	1441 N. Beckley Ave Dallas, TX 75203 USA
October 5, 2012	Larry George	Director	1441 N. Beckley Ave Dallas, TX 75203 USA
October 5, 2012	Robert Hasley	Director	1441 N. Beckley Ave Dallas, TX 75203 USA
October 5, 2012	Joe Snayd	Director	1441 N. Beckley Ave Dallas, TX 75203 USA
October 5, 2012	Kelvin Walker	Director	1441 N. Beckley Ave Dallas, TX 75203 USA
October 5, 2012	Julie Yarbrough	Director	1441 N. Beckley Ave Dallas, TX 75203 USA
October 5, 2012	Michael Price	Exec Vice-President	1441 N. Beckley Dallas, TX 75203 USA
October 5, 2012	Michael J Schaefer	Treasurer	1441 N. Beckley Dallas, TX 75203 USA
October 5, 2012	Pamela L Stoyanoff	COO	1441 N. Beckley Dallas, TX 75203 USA
October 5, 2012	Scott Siemer	Sr Vice-President	1441 N. Beckley Dallas, TX 75203 USA
October 5, 2012	Charles Brizius	Sr Vice-President	1441 N. Beckley Dallas, TX 75203 USA
October 5, 2012	Scott Siemer	CDO	1441 N. Beckley Dallas, TX 75203 USA
October 5, 2012	Adam Meyers	CMO	1441 N. Beckley Dallas, TX 75203 USA
October 5, 2012	Stephen Folsom	Vice-Chair	1441 N. Beckley Ave Dallas, TX 75203 USA

List of Officers and Directors – PAVILION PROPERTIES

<u>REGISTERED AGENT</u>	<u>FILING HISTORY</u>	<u>NAMES</u>	<u>MANAGEMENT</u>	<u>ASSUMED NAME</u>
Last Update	Name	Title	Address	
July 12, 2007	STEPHEN L MANSFIELD	Director	1441 N BECKLEY AVE Dallas, TX 75203 USA	
July 12, 2007	MICHAEL SCHAEFER	Director	1441 N BECKLEY AVE Dallas, TX 75203 USA	
July 12, 2007	JOHN BAUMGARTNER	Director	1441 N BECKLEY AVE Dallas, TX 75203 USA	
July 12, 2007	STEPHEN L MANSFIELD	Chairman	1441 N BECKLEY AVE Dallas, TX 75203 USA	
July 12, 2007	MICHAEL SCHAEFER	President	1441 N BECKLEY AVE Dallas, TX 75203 USA	
July 12, 2007	JOHN BAUMGARTNER	Vice-President	1441 N BECKLEY AVE Dallas, TX 75203 USA	
July 12, 2007	JOHN BAUMGARTNER	Treasurer	1441 N BECKLEY AVE Dallas, TX 75203 USA	
July 12, 2007	JOHN BAUMGARTNER	Assistant Secretary	1441 N BECKLEY AVE Dallas, TX 75203 USA	
July 12, 2007	MICHAEL PRICE	Secretary	1441 N BECKLEY AVE Dallas, TX 75203 USA	

PROPOSED AMENDMENTS TO

ARTICLE 282.

PD 282.

**SEC. 51P-282.101.
HISTORY.**

LEGISLATIVE

PD 282 was established by Ordinance No. 19779, passed by the Dallas City Council on December 2, 1987. Ordinance No. 19779 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. Ordinance No. 19779 was amended by Ordinance No. 19943, passed by the Dallas City Council on April 27, 1988, and Ordinance No. 22011, passed by the Dallas City Council on April 13, 1994. (Ord. Nos. 10962; 19455; 19779; 19943; 22011; 25711; 25917)

**SEC. 51P-282.102.
SIZE.**

PROPERTY LOCATION AND

PD 282 is established on property generally located at the northeast corner of Colorado Boulevard and Haines Avenue. The size of PD 282 is approximately 35.86 acres. (Ord. Nos. 19779; 22011; 25711; 25917)

SEC. 51P-282.103.

DEFINITIONS AND INTERPRETATIONS.

Staff recommended:

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this district, RESTRICTED ZONE means a 150-foot area south of the south line of Greenbriar Lane and a portion of Haines Avenue as shown on the development plan (Exhibit 282A).

Applicant requested:

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this district, RESTRICTED ZONE means a 100-foot area south of the south line of Greenbriar Lane and a portion of Haines Avenue as shown on the development plan (Exhibit 282A).

(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. Nos. 25711; 25917)

SEC. 51P-282.104.

DEVELOPMENT PLAN.

(a) For a hospital, electronics service center, medical or scientific laboratory, medical clinic or ambulatory surgical center, office, ambulance service, commercial parking lot or garage, dry cleaning or laundry store, general merchandise or food store 3,500 square feet or less, general merchandise or food store greater than 3,500 square feet, personal service use, restaurant without drive-in or drive through, surface parking, theater, or helistop, development and use of the Property must

comply with the development plan (Exhibit 282A). In the event of a conflict between the text of this article and the development plan, the text of this article controls.

(b) For any other use, a revised development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. (Ord. Nos. 22011; 25711; 25917)

SEC. 51P-282.105. MAIN USES PERMITTED.

The following uses are the only main uses permitted ~~in this district, and some are not permitted within 200 feet of Greenbriar Lane as indicated in this section~~:

- (1) Agricultural uses.
 - None permitted.
- (2) Commercial and business service uses.
 - Commercial cleaning or laundry plant. [~~Prohibited~~ ~~Not permitted~~] within 200 feet of Greenbriar Lane.]
 - Custom business services.
 - Electronics service center. [~~Prohibited~~ ~~Not permitted~~] within 200 feet of Greenbriar Lane.]
 - Medical or scientific laboratory. [~~Prohibited within the restricted zone.~~]
- (3) Industrial uses.
 - None permitted.
- (4) Institutional and community service uses.
 - Child-care facility.
 - Church.
 - College, university, or seminary.
 - Convalescent and nursing homes, hospice care and related institutions.
 - Hospital.
 - Public or private school.
- (5) Lodging uses.
 - Hotel or motel.
- (6) Miscellaneous uses.
 - Temporary construction or sales office.
- (7) Office uses.

- Financial institution without drive-in window. *[Prohibited within the restricted zone.]*
- Medical clinic or ambulatory surgical center.
- Office.

- (8) Recreation uses.
 - Private recreation center, club, or area.

- (9) Residential uses.
 - Retirement housing.

- (10) Retail and personal service uses.
 - Ambulance service. *[Prohibited within the restricted zone.]*
 - Commercial parking lot or garage.
 - General merchandise or food store 3,500 square feet or less. *[Limited use [Not permitted] within the restricted zone [200 feet of Greenbriar Lane].]*
 - General merchandise or food store greater than 3,500 square feet. *[Prohibited [Not permitted] within the restricted zone [200 feet of Greenbriar Lane].]*
 - Personal service uses. *[Within the restricted zone, limited to 35,000 square feet in in the location shown on the development plan. [Not permitted within 200 feet of Greenbriar Lane].]*
 - Restaurant without drive-in or drive-through service. *[Limited use [Not permitted] within the restricted zone [200 feet of Greenbriar Lane].]*
 - Surface parking.
 - Theater. *[Prohibited [Not permitted] within 200 feet of Greenbriar Lane.]*

- (11) Transportation uses.
 - Heliport.
 - Helistop.
 - Private street or alley.
 - Transit passenger shelter. *[Prohibited within the restricted zone.]*

- (12) Utility and public service uses.
 - Local utilities.
 - Post office.
 - Radio, television, or microwave tower. (Ord. Nos. 22011; 25917)

SEC. 51P-282.106.

ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. 25917)

SEC. 51P-282.106.1. LIMITED USES.

(a) Except as provided in this section, consult the limited use regulations in Section 51A-4.218 for the specific limited use requirements for each limited use.

(b) For each general merchandise or food store 3,500 square feet or less limited use, exterior advertising signs are allowed on the same lot as the limited use with an effective area not to exceed 75 square feet with the following restrictions.

(c) For all general merchandise or food store 3,500 square feet or less limited uses, a maximum of two limited uses may erect advertising signs that comply with this subparagraph for each building facade with a maximum projection of six inches from the building facade and may be illuminated as specified in the non-business sign district regulations.

SEC. 51P-282.107. YARD, LOT, AND SPACE REGULATIONS.

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

(a) Setbacks.

(1) Except as provided in this subsection, the minimum setback from all street frontages is 15 feet.

(2) Minimum setback from Colorado Boulevard is 20 feet for all structures built after March 9, 2005. Signs must comply with the setbacks provided in Section 51P-282.113.

(b) Floor area. Maximum floor area is 2,100,000 square feet. The calculation of the floor area does not include above-grade, below-grade, or surface parking areas.

(c) Height. Except as provided in this subsection, maximum ~~Maximum~~ structure height in the area designated for business signage regulations as shown on the development plan is 680 feet above mean sea level, and in the area designated for non-business signage regulations is 634 feet above mean sea level. The elevation above mean sea level (MSL) is calculated from the existing benchmark located at the southwest corner of Greenbriar Lane and Beckley Avenue. The elevation of the benchmark is 420.35 feet above MSL. Maximum structure height within the restricted zone, is 40 feet above grade. The following structures may project a maximum of 12 feet above the height limitations specified in this subsection.

- (1) Elevator penthouse or bulkhead.
- (2) Mechanical equipment room.
- (3) Visual screens which surround roof-mounted mechanical equipment and

roof mounted equipment if screened.

- (4) Chimney and vent stacks.
- (5) Navigation and landing aids.
- (6) Communications equipment.

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

(e) Stories. Except as provided in this section, m[M] maximum number of stories in the area designated for business signage regulations as shown on the development plan is 11, and in the area designated for non-business signage regulations is nine. In the restricted zone, maximum number of stories is two. (Ord. 25917)

SEC. 51P-282.108. OFF-STREET PARKING.

(a) Rehabilitation center. For the rehabilitation center shown on the development plan as “existing fitness center,” parking must be provided at a ratio of one parking space for each 375 square feet of floor area.

(b) All other uses. For all other uses, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. (Ord. Nos. 22011; 25917)

SEC. 51P-282.109. TRANSPORTATION IMPROVEMENTS AND DEDICATIONS.

(a) Beckley Avenue median. The owner(s) must provide all improvements to the Beckley Avenue median between Tilden Avenue and Colorado Boulevard required by the director of the department of public works and transportation to facilitate safe access to and circulation around the Property.

(b) Greenbriar Lane access. No ingress or egress to or from the Property is permitted from Greenbriar Lane. (Ord. Nos. 22011; 25917)

SEC. 51P-282.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 25917)

SEC. 51P-282.111. LANDSCAPING.

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

(b) A minimum six-foot-tall wrought iron fence, or similar materials, is required within the restricted zone, west of Handley Drive.

(c) Except as required by the Dallas Fire Code or other regulations, pedestrian and vehicular openings in the wrought iron fence within the restricted zone are prohibited.

(d) Except where subsection (c) requires openings, evergreen plant materials recommended for local area use by the building official are required south of and adjacent to the wrought iron fence and must provide a visual barrier for a minimum height of six feet within three years after their initial planting. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a 70 percent solid appearance within three years. Plant materials must be placed a maximum of five feet on center over the entire length of the bed unless the building official approves an alternative planting density that a landscape authority certifies as being capable of providing a solid appearance within three years.

(e) All plant materials must be maintained in a healthy, growing condition. (Ord. 25917)

SEC. 51P-282.112. LIGHTING.

(a) Any lighting fixture located on the Property that exceeds 10 feet in height may not penetrate a one-to-three slope projecting upward and outward from the property line of any R, R(A), D, D(A), TH, or TH(A) district or any PD that allows single family, duplex, or townhouse uses; or a one-to-one slope projecting upward and outward from the property line of any MF, MF(A), MH, MH(A), or CH district or any PD that allows multifamily, manufactured home, or clustered housing uses. In no event, however, may a light fixture located on the Property exceed 30 feet in height.

(b) Lighting on the Property must average, on a maintained basis, an intensity of not less than 0.5 footcandle. Residual illumination of nearby residentially zoned property may not exceed 0.1 footcandle measured at ground level five or more feet inside the residential property line.

(c) Only cut-off, indirect, or shielded light fixtures are permitted on the Property. (Ord. Nos. 22011; 25917)

SEC. 51P-282.113. SIGNS.

(a) Except as provided in this section, signs must comply with the provisions for business zoning districts in Article VII.

(b) Signs located adjacent to the northern and western boundaries of the Property in the area shown on the development plan must comply with the provisions for non-business zoning districts in Article VII.

(c) Detached premise signs must be set back a minimum is 10 feet from Colorado Boulevard. (Ord. Nos. 22011; 25917)

SEC. 51P-282.114.

HELICOPTER BASE.

(a) The helicopter base may have no more than two helipads. These pads are limited to air ambulance transport of patients to and from the facility and other medical-related purposes, including but not limited to the transport of medical supplies and organs. The helicopter base may also have a refueling facility to be used only for refueling the helicopters providing contractual service to the facility. The following additional conditions apply.

(b) The helicopter pilot should follow major thoroughfares when approaching and departing the helicopter base.

(c) The helicopter pilot must maintain an elevation of 1,200 feet above mean sea level except during landing and takeoffs.

(d) The helicopter pilot should avoid noise sensitive areas such as residences, schools, and churches.

(e) The helicopter base must be located as shown on the helicopter base plan (Exhibit 282B).

(f) Takeoffs and landings must follow the paths shown on the helicopter flight path plan
(Exhibit 282C). (Ord. Nos. 19779; 22011; 25917)

SEC. 51P-282.115.

ADDITIONAL PROVISIONS.

(a) A minimum five-foot wide sidewalk is required between the projected street curb and the required fence within the restricted zone.

(b) A limited access control gate is required to access the Haines Avenue employee parking area as shown on the development plan (Exhibit 282A).

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

(d**[b]**) Development of the Property must comply with the requirements of the Federal Aviation Administration and with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 22011; 25917)

SEC. 51P-282.116.

PAVING.

All parking spaces, aisles, maneuvering areas, and driveway connections to streets or alleys, whether enclosed or unenclosed, must comply with the standards set forth in the Dallas Development Code. (Ord. Nos. 22011; 25917)

SEC. 51P-282.117.

COMPLIANCE WITH CONDITIONS.

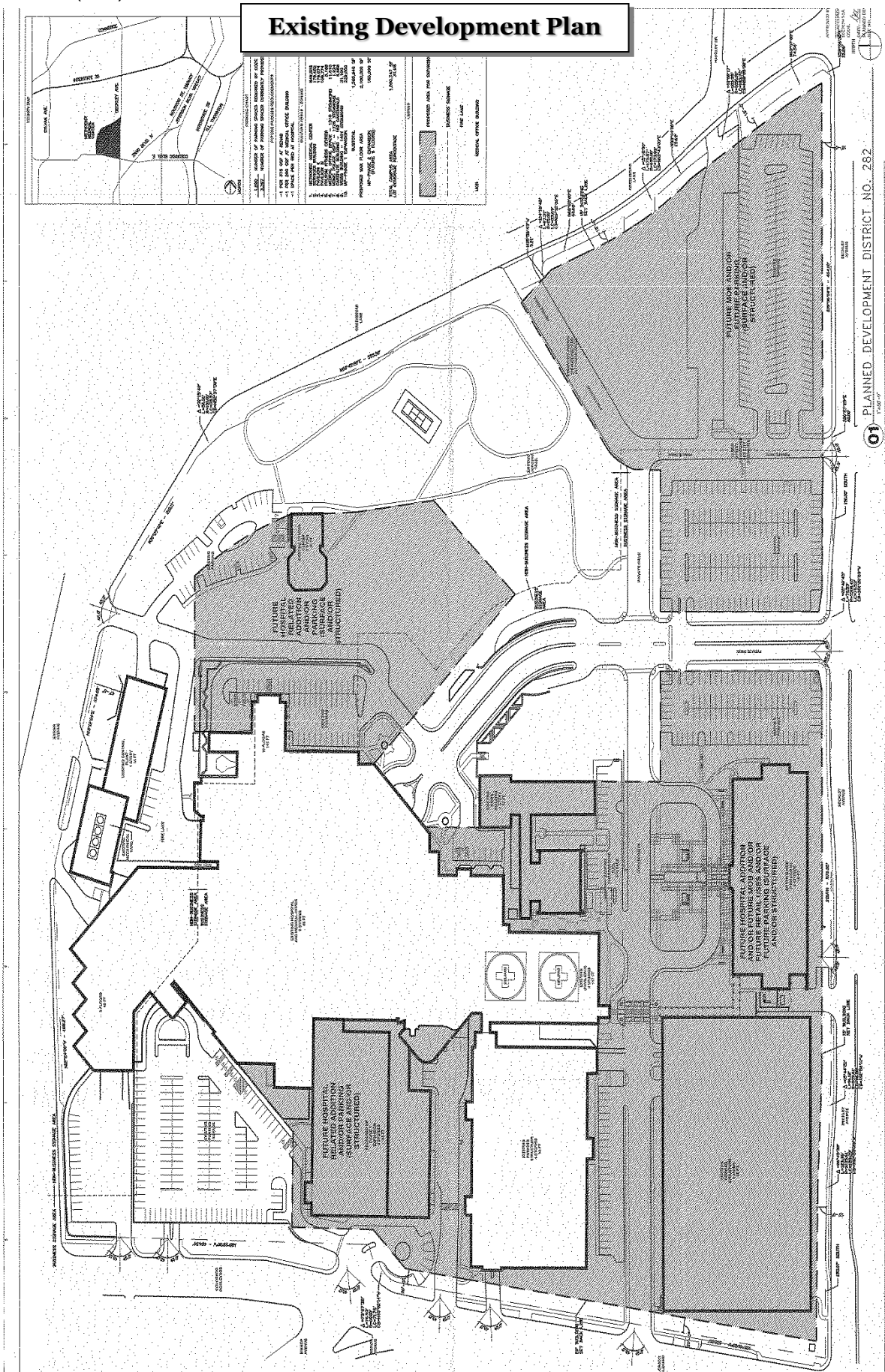
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be

constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

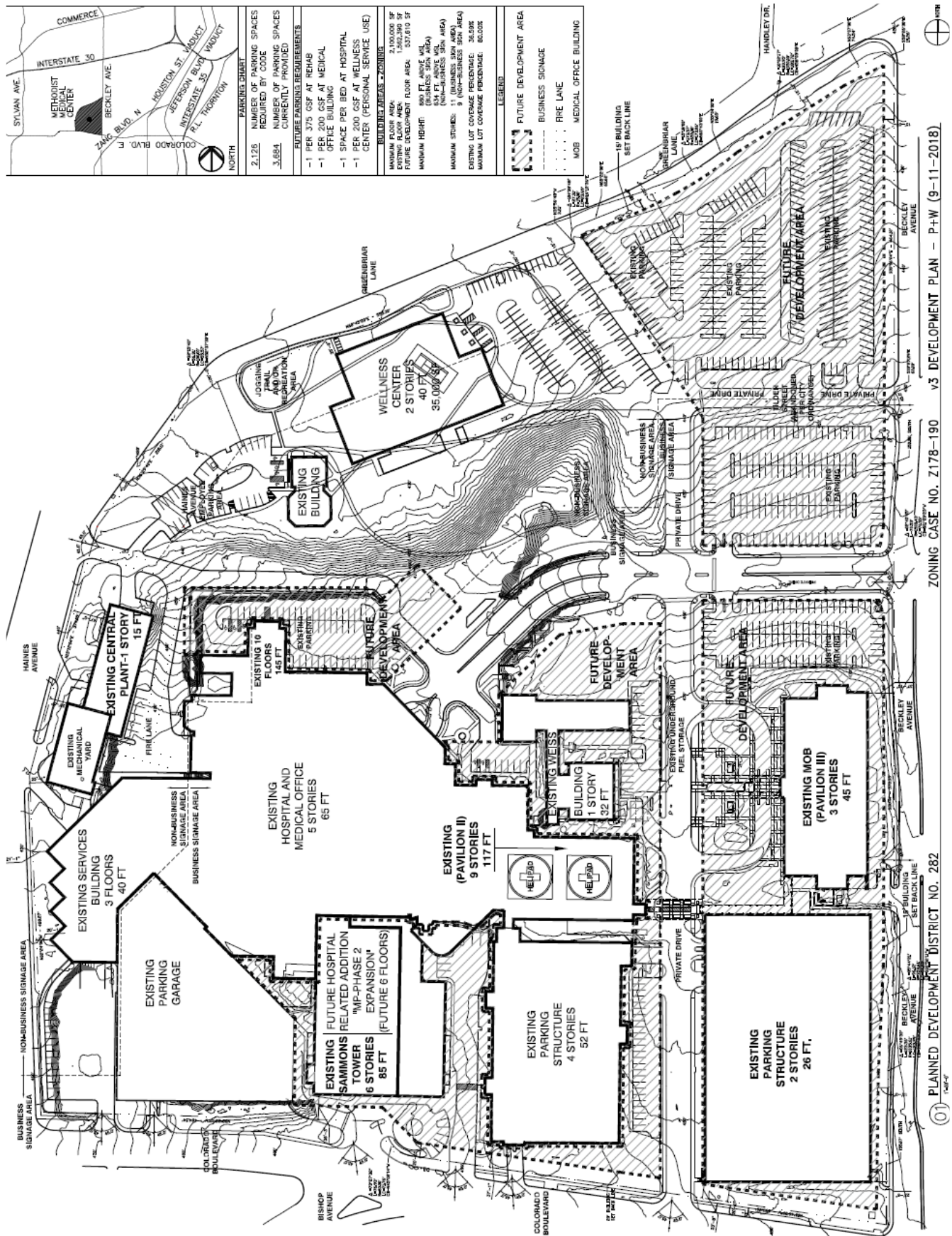
(b) The building official shall not issue a building permit to authorize work or certificate of occupancy to authorize the operation of a use in this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other applicable ordinances, rules, and regulations of the city. (Ord. Nos. 22011; 25917)

~~[SEC. 51P-282.118. ————— ZONING MAP.]~~

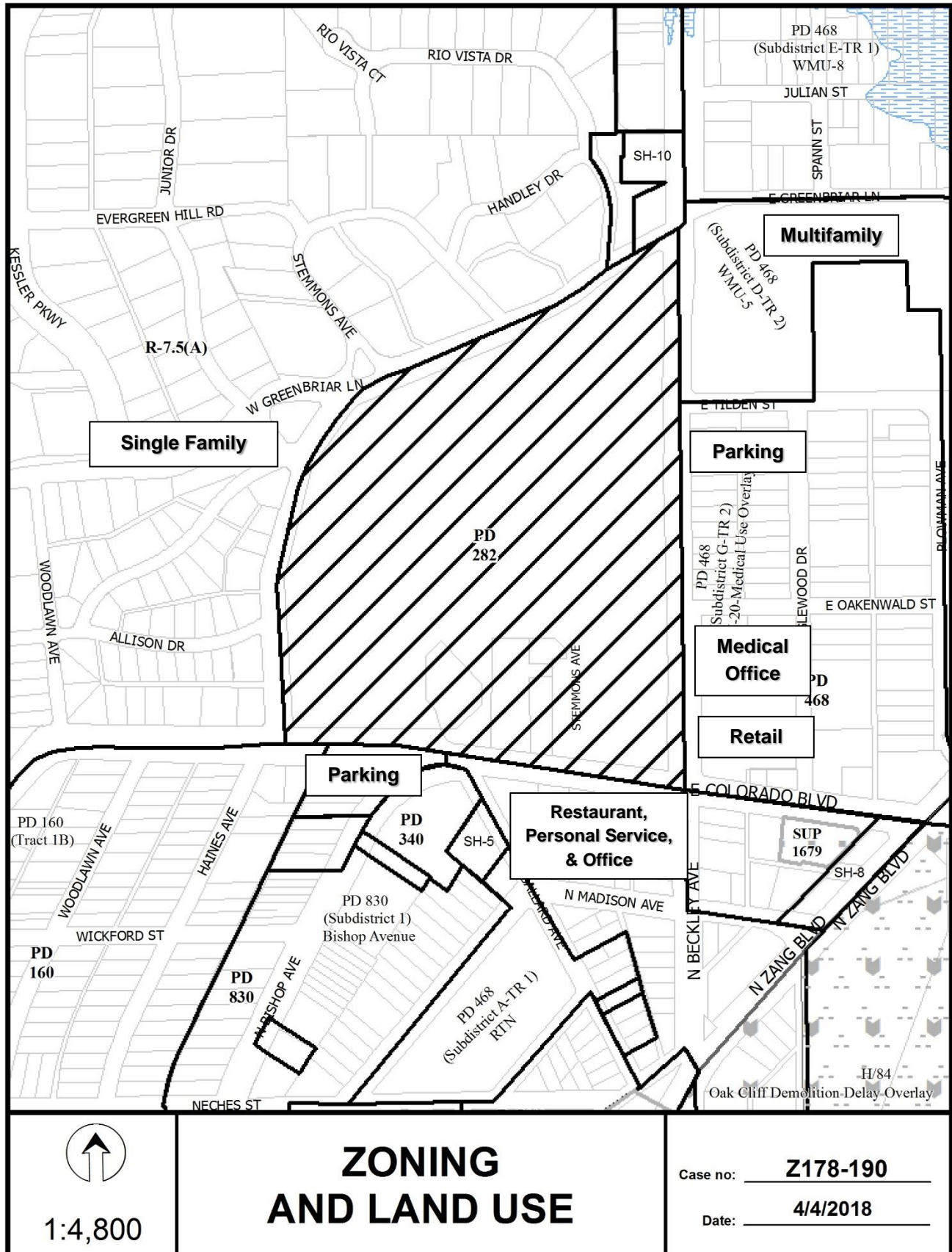
~~PD 282 is located on Zoning Map Nos. K-6 and K-7. (Ord. Nos. 19779; 25917)]~~

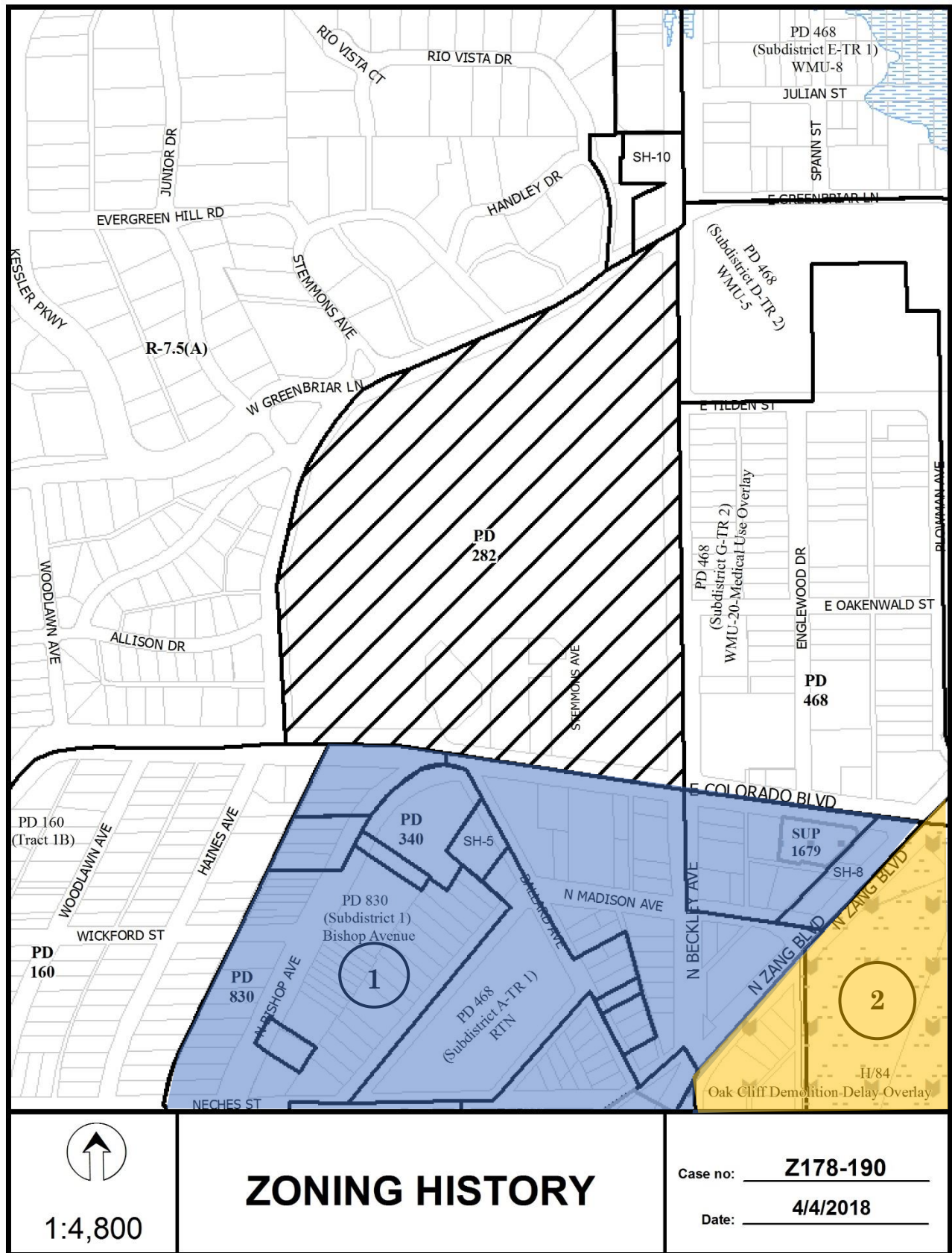


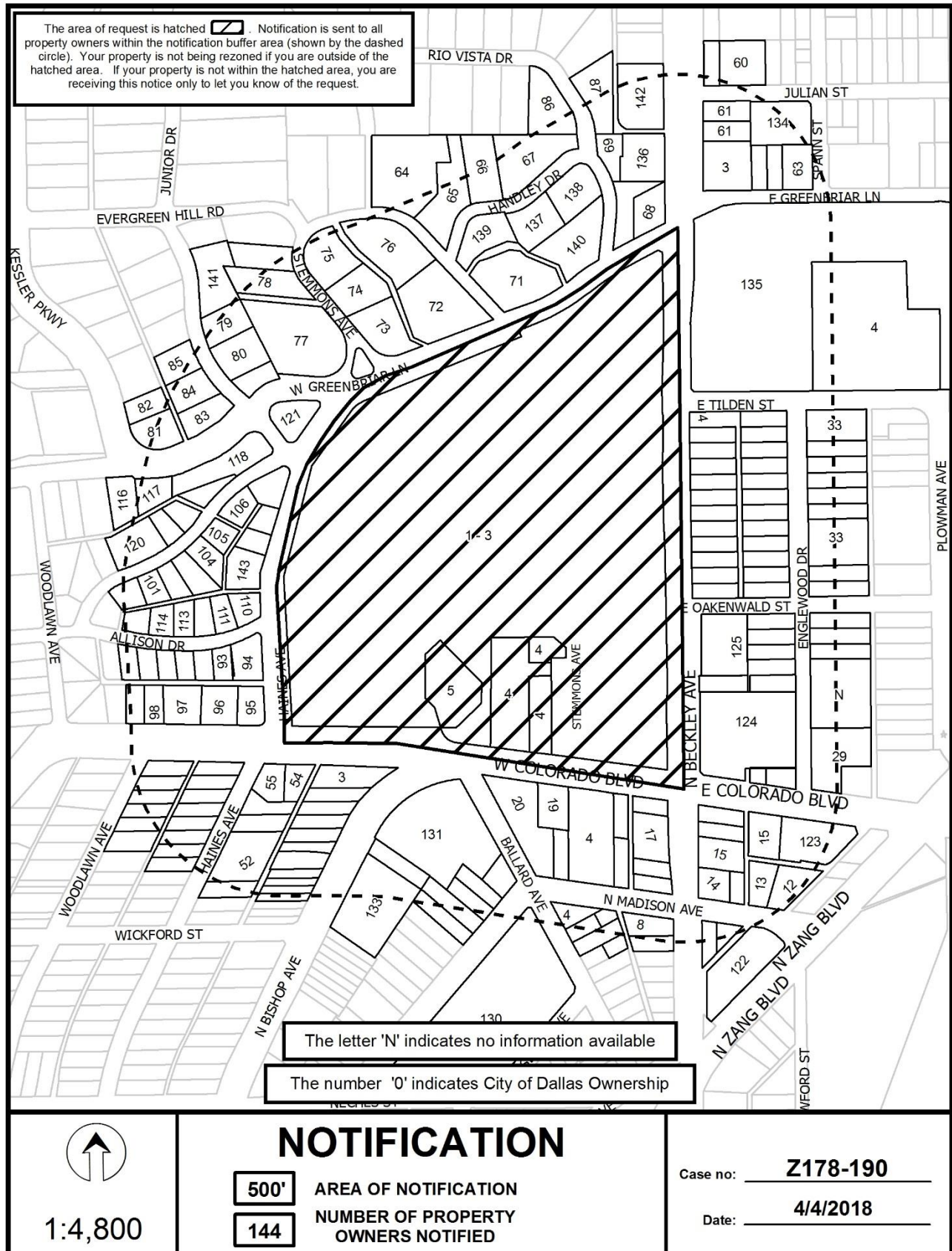
Proposed Development Plan











04/04/2018

Notification List of Property Owners***Z178-190******144 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1441 N BECKLEY AVE	PAVILION PROPERTIES
2	1401 STEMMONS AVE	PAVILLION PROP
3	1424 N BECKLEY AVE	METHODIST HOSPITALS OF DALLAS
4	1136 BALLARD AVE	METHODIST HOSPITALS OF DALLAS
5	221 W COLORADO BLVD	METHODIST HOSPITALS OF DALLAS
6	1134 BALLARD AVE	HELLEN RYAN
7	1212 N MADISON AVE	METHODIST HOSPITALS OF DALLAS
8	1129 N BECKLEY AVE	GREENHOUSE CLYDE
9	1127 N BECKLEY AVE	MTX NOOR REAL ESTATE LLC
10	1300 N MADISON AVE	122S HAMPTON LLC
11	1304 N MADISON AVE	CASTILLO SIMON III
12	1215 N ZANG BLVD	TRITON ZANG LLC
13	1317 N MADISON AVE	TRITON ZANG, LLC
14	1202 N BECKLEY AVE	TRITON ZANG LLC
15	1309 N MADISON AVE	MARTINEZ BROS INV
16	1218 N BECKLEY AVE	MARTINEZ BRO INV
17	1211 N BECKLEY AVE	BECKLEY PLACE PARTNERS LP
18	1221 N BECKLEY AVE	DEJONG VLADI &
19	200 W COLORADO BLVD	METROPLEX PROPERTIES
20	1205 N MADISON AVE	KECHEJIAN ENTERPRISES LP
21	1322 N BECKLEY AVE	JONES VICKI D
22	116 OAKENWALD ST	BARR JOHN H TRUSTEE
23	1339 ENGLEWOOD AVE	KESSLER WOMERNS GROUP LLC
24	1333 ENGLEWOOD AVE	BARR MARY CHRISTIAN TRUST
25	1329 ENGLEWOOD AVE	BARR BURT JR
26	1325 ENGLEWOOD AVE	BARR JOHN H TRUSTEE

04/04/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1307 ENGLEWOOD AVE	AMIRGHOLIZADEH KARIM
28	123 E COLORADO BLVD	AMIR KARIM
29	203 E COLORADO BLVD	MARY CHRISTIAN BARR TRUST
30	1336 ENGLEWOOD AVE	BARR JOHN HOLMAN II TR
31	1338 ENGLEWOOD AVE	BARR JOHN HOLMAN II TR
32	1402 ENGLEWOOD AVE	DEAN PATRICK J
33	1406 ENGLEWOOD AVE	METHODIST HOSPITALS OF DALLAS
34	1426 ENGLEWOOD AVE	BUCKOVAN ROBERT SCOTT
35	1430 ENGLEWOOD AVE	BUCKOVAN COPE CYNTHIA JEAN
36	1438 ENGLEWOOD AVE	DIAZ MARY G
37	1400 N BECKLEY AVE	METHODIST HOSPITALS OF DALLAS
38	1403 ENGLEWOOD AVE	METHODIST HOSPITALS OF DALLAS
39	1224 WOODLAWN AVE	WILLIAMS ELDA FAYE
40	1230 WOODLAWN AVE	STAGGS SAM
41	1234 WOODLAWN AVE	BURDINE T W &
42	1236 WOODLAWN AVE	BURDINE T W
43	1242 WOODLAWN AVE	LOGAN KIMBERLY DIANE
44	458 W COLORADO BLVD	HARRIS W ERNEST
45	408 W COLORADO BLVD	COLLIE RUTH
46	1241 HAINES AVE	WAVERING TAMMY A
47	1235 HAINES AVE	SPENGLER COREY & VERONICA
48	1231 HAINES AVE	MURPHREE TRACIE
49	1227 HAINES AVE	GARCIA DESSIE &
50	1223 HAINES AVE	MCLAURY MICHAEL W
51	1219 HAINES AVE	MCDONALD JAMES W &
52	1208 HAINES AVE	HAINES SHARSHIV LLC
53	1234 HAINES AVE	PROHASKA THOMAS M & JILL M
54	330 W COLORADO BLVD	HUGHES WENDY L
55	328 W COLORADO BLVD	ANDROSOV TATIANA
56	1218 N BISHOP AVE	AXXIS ENTERPRISES
57	1167 N MADISON AVE	DELEON SERGIO & OLGA A

04/04/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1159 N MADISON AVE	1159 NORTH MADISON LLC
59	1155 N MADISON AVE	LOMAS HOMAR C &
60	101 JULIAN ST	DALLAS COUNTY SCHOOLS
61	1616 N BECKLEY AVE	DP BECKLEY 1616 LLC
62	115 E GREENBRIAR LN	MIMS JACK A &
63	123 E GREENBRIAR LN	RICHARDSON DARYL GOURMET CATERING INC
64	1542 STEMMONS AVE	PATTERSON ROBERT K & AMBER L
65	1528 STEMMONS AVE	MALONE THOMAS DEAN &
66	1654 HANDLEY DR	ROSEN MATTHEW
67	1640 HANDLEY DR	MALLINSON LUKE W &
68	1605 N BECKLEY AVE	AUSBROOKE LLC
69	1620 HANDLEY DR	KAVANAGH PETER
70	115 W GREENBRIAR LN	DSGN ASSOCIATES INC
71	141 W GREENBRIAR DR	SCOTT KACEY & JAKE B
72	215 W GREENBRIAR LN	MERLINO ANDREW &
73	233 W GREENBRIAR LN	OCON JOE
74	1561 STEMMONS AVE	EBERHART BLAKE ALLEN & ANGELA NEYLON
75	1551 STEMMONS AVE	TINDLE DAVID WELDON
76	1535 STEMMONS AVE	BARLOW CLINTEN & WHITNEY
77	305 W GREENBRIAR LN	KAVANAGH PETER J & A LYNN
78	1580 STEMMONS AVE	TERRELL LANE &
79	1524 JUNIOR DR	OBRIEN THOMAS J & MELISSA
80	1514 JUNIOR DR	CRUMP THOMAS B &
81	911 KESSLER PKWY	ARRINGTON JOHN C &
82	921 KESSLER PKWY	OBRIEN MELISSA ANN &
83	1505 JUNIOR DR	BERRY MARTHA W D
84	1509 JUNIOR DR	BIELAMOWICZ MATTHEW T &
85	1517 JUNIOR DR	HOPPER KIRK
86	1611 RIO VISTA DR	CHERNOCK CHRISTIAN S
87	1606 RIO VISTA DR	ALEXANDER BRIAN & BICK SARAH
88	434 ALLISON DR	SHIPP BRETT R

04/04/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	428 ALLISON DR	WILKINS GREGORY ALAN & ROBIN M
90	424 ALLISON DR	PADIAN JOHN G
91	420 ALLISON DR	PRUITT NATALIE R
92	416 ALLISON DR	VANLANDINGHAM JARED ROBERT
93	410 ALLISON DR	JORDAN MATTHEW LEVI
94	402 ALLISON DR	TRAMMELL ROBERT W &
95	403 W COLORADO BLVD	STOLLY JOHN A
96	415 W COLORADO BLVD	THACKER DONALD WEY &
97	423 W COLORADO BLVD	HORN PAUL R
98	427 W COLORADO BLVD	COLLIER WILMA LUCILLE
99	433 W COLORADO BLVD	JACOBSEN PETER C JR
100	1414 JUNIOR DR	DUNCAN GORDON SCOTT
101	1420 JUNIOR DR	RALEY ROGER DALE JR
102	1424 JUNIOR DR	GOODEN KARL S
103	1430 JUNIOR DR	MADDING DAN
104	1434 JUNIOR DR	MORTENSEN SHENNY M
105	1438 JUNIOR DR	HESSER THOMAS J &
106	1450 JUNIOR DR	BRANDT SCOTT G &
107	1435 HAINES AVE	ZAMAN SAYED & SABA SYED
108	1427 HAINES AVE	MECKFESSEL ROBERT & PATRICIA
109	1419 HAINES AVE	CLARKE TYLER & ELISE
110	403 ALLISON DR	ROSS SUSAN KELLI
111	411 ALLISON DR	HAGAN LAURA
112	415 ALLISON DR	PONCE JESUS J & ANJULIE M
113	421 ALLISON DR	CORRELL MICHAEL A & VICTORIA T
114	427 ALLISON DR	BEACHUM LARRY M
115	435 ALLISON DR	SHARPE THOMAS EST OF
116	438 W GREENBRIAR LN	LIBERDA CURTIS A
117	434 W GREENBRIAR LN	PINKERTON WILLIAM E II &
118	404 W GREENBRIAR LN	RILEY HANNAH KATE
119	1439 JUNIOR DR	LIND LEON D

04/04/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	1427 JUNIOR DR	GAMBER VIBEKE M LIFE ESTATE
121	304 W GREENBRIAR LN	VANDERWOUDE LARRY A & PAULA BARBER
122	1133 N ZANG BLVD	ZANG OC 2016 LLC
123	126 E COLORADO BLVD	HEBREE REVOCABLE LIVING TRUST
124	1306 N BECKLEY AVE	CTA ASSOCIATES LP
125	1330 N BECKLEY AVE	KESSLER WOMENS GROUP LLC
126	1215 N BISHOP AVE	COTE SEAN S &
127	1213 N BISHOP AVE	NEELY CHRISTOPHER & FRANCESCA
128	1211 N BISHOP AVE	PALCHIK DIANA
129	1209 N BISHOP AVE	BERMAN DOUGLAS M & SUMMER M
130	1144 N MADISON AVE	Dallas ISD
131	1222 N BISHOP AVE	1222 BISHOP LLC
132	1163 N MADISON AVE	ARELLANO JULIO &
133	1150 N BISHOP AVE	OAK CLIFF LAND DEV CO
134	114 JULIAN ST	DARYL RICHARDSON GOURMET CATERING INC
135	1520 N BECKLEY AVE	KESSLER PEAK LTD PS
136	1619 N BECKLEY AVE	AUSBROOKE LLC
137	1639 HANDLEY DR	TUCKER TOBY & REBECCA
138	1629 HANDLEY DR	HOMAN KATHERINE LIFE ESTATE
139	1655 HANDLEY DR	CANAVATI NATALIE
140	133 W GREENBRIAR LN	JOHNSTON JOHN & PATRICIA
141	1534 JUNIOR DR	REA JAMES G
142	1703 N BECKLEY AVE	BG BROOKVIEW PARTNERS LTD
143	1411 HAINES AVE	ISENBERG RALPH & YAN HONG
144	1445 JUNIOR DR	JENKINS KITTY VALERIE &