



CITY OF DALLAS  
CITY PLAN COMMISSION  
Thursday, June 5, 2014  
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, Interim Director  
Neva Dean, Interim Assistant Director of Current Planning

---

**BRIEFINGS:**

Presentation of Recognition of Service for Mr. Tony Hinojosa  
Gloria Tarpley, City Plan Commission Chair

**Z112-251(DM)** – A City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 316, the Jefferson Area Special Purpose District and an NS Neighborhood Service District with consideration being given to appropriate zoning for the area including use, development standards, parking, landscape, sign, and other appropriate regulations on property generally bounded by an alley between Trenton Street and Sunset Street and Jefferson Boulevard on the north, Beckley Avenue on the east, an alley between Page Avenue and Twelfth Street on the south, an alley between Polk Street and Willomet Avenue on the west and the southwest corner between South Tyler Street (northbound) and Polk Street S.

Donna Moorman, Senior Planner, Sustainable Development and Construction

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket

Planner: Paul Nelson

Consent Items:

- (1) **S134-151**  
(CC District 2)
- An application to replat a 3.444-acre tract of land containing part of Block 1325 and all of Lots 1 through 4 and 10 through 12 in City Block 1326 and an abandoned portion of the 12 foot alley into one lot on property located at 3015 Oak Lawn Avenue.  
Applicant/Owner: Warwick Cedar Springs Corporation and Warwick Melrose Dallas Corporation  
Surveyor: Pacheco Koch Consulting Engineers  
Application Filed: May 7, 2014  
Zoning: PD 193, Subdistrict 101  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S134-152**  
(CC District 2)
- An application to replat a 0.992-acre tract of land containing all of Lots 4, through 9 in City Block 8/1639 into one lot on property located 5626 E. R.L. Thornton Freeway.  
Applicant/Owner: LY & LY Investment, L.P.  
Surveyor: MC Surveying, Inc.  
Application Filed: May 7, 2014  
Zoning: CR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S134-153**  
(CC District 6)
- An application to replat a 30.20-acre tract of land containing all of Lot 1 in City Block G/8465 and Lot 1 in City Block H/8465 into 5 lots on property located at Cypress Waters Boulevard and Hackberry Road.  
Applicant/Owner: Rob Baldwin/CWNS Land, Ltd  
Surveyor: Baseline  
Application Filed: May 8, 2014  
Zoning: PD 741, Subarea A-2  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S134-154**  
(CC District 2)
- An application to replat a 3.1069-acre tract of land containing all of Lot 1A in City Block 10/740 into 2 lots on property located at Swiss Avenue and Peak Street, southwest corner.  
Applicant/Owner: Swiss Ave. State Bank c/o BOK Financial Corp.  
Surveyor: Survey Consultants, Inc.  
Application Filed: May 8, 2014  
Zoning: PD 298, Subdistrict 10  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S134-155**  
(CC District 6)
- An application to replat a 7.577-acre tract of land containing part of Lot 1, all of Lots 2 through 4, 6 through 10 in City Block 6454, all of Lot 5-A in City Block 6454 and all of Lot 1 in City Block 1/6451 into one lot on property located in the 9800 Block of Brockbank Drive.  
Applicant/ Owner: Dallas Independent School District  
Surveyor: Pacheco Koch Consulting Engineers  
Application Filed: May 8, 2014  
Zoning: CS  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (6) **S134-156**  
(CC District 2)
- An application to create a 20 lot Shared Access Area Development from a 0.775-acre tract of land being part of Lot 5 and all of Lots 6 through 9 in City Block E/5713 located at 2319, 2523, 2603 and 2607 Kimsey Drive between Maple Avenue and Denton Drive.
- Applicant/Owner: Bill White/Madison Kimsey, Ltd  
Surveyor: Votex Surveying Company  
Application Filed: May 8, 2014  
Zoning: PD 907  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (7) **S134-158**  
(CC District 1)
- An application to replat 0.7345-acre tract of land containing all of Lots 13 and 14 in City Block 1/4702 into one lot on property located at 1636 Cedar Hill Avenue.
- Applicant/ Owner: Raul and Maria Estradra  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: May 9, 2014  
Zoning: R-7.5 (A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Building Line Removal:

- (8) **S134-157**  
(CC District 6)
- An application to replat a 6.203-acre tract of land containing all of Lots 1 and 2 in City Block E/8222 into one lot and remove the existing platted 25 foot platted Building Line along Dallas Parkway and Arapaho Road on property located at Arapaho Road and Dallas Parkway, northeast corner.
- Applicant/ Owner: IMT Capital III Prestonwood LP  
Surveyor: Ringley and Associates  
Application Filed: May 8, 2014  
Zoning: PD 903  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S134-159**  
(CC District 7)
- An application to reduce the existing 25 foot platted building line along Sutton Street to wrap around the existing structure on a 0.087-acre tract of land containing all of Lot 1A in City Block 15/1841 on property located at 2662 Sutton Street.
- Applicant/ Owner: JSHH Properties, LLC.  
Surveyor: CBG Surveying  
Application Filed: May 9, 2014  
Zoning: PD 595, Subdistrict R-5 (A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items – Under Advisement:

**M134-024**

Richard Brown  
(CC District 10)

An application for a minor amendment to the development plan and landscape plan for Planned Development District No. 563 for a Private school, Child-care facility, and R-7.5(A) Single Family District Uses on the northeast corner of Audelia Road and McCree Road.

Staff Recommendation: **Approval**

U/A From: May 8, 2014 and May 22, 2014

Certificates for Appropriateness for Signs:

**1404031012**

Carrie Gordon  
(CC District 14)

An application for a Certificate of Appropriateness submitted by Don Sturr of National Signs, LLC, for a 246-square-foot attached premise sign at 1999 Bryan Street (South Elevation).

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**

Zoning Cases – Consent:

1. **Z134-124(WE)**

Warren Ellis  
(CC District 3)

An application for an amendment to Specific Use Permit No. 147 for a utility or government installation other than listed on property zoned an R-7.5(A) Single Family Residential District on the west line of South Cockrell Hill Road, north of Illinois Avenue.

Staff Recommendation: **Hold under advisement until June 19, 2014.**

Applicant: Oncor Electric Delivery Company LLC

Representative: Mark Housewright - MASTERPLAN

2. **Z134-187(RB)**

Richard Brown  
(CC District 6)

An application for the renewal of Specific Use Permit No. 1530 for an Industrial (outside) use limited to a concrete batch plant on property zoned Tract 2, Subdistrict 1 within Planned Development District No. 498, the Harry Hines Corridor Special Purpose District on the southwest corner of Joe Field Road and Denton Drive.

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

Applicant: Oldcastle APG West, Inc.

Representative: Fielder Nelms



Zoning Cases – Under Advisement:

3. **Z134-195(OTH)** An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an RR-D-1 Regional Retail with D-1 Liquor Control Overlay on the northwest corner of Samuell Boulevard and Hunnicut Road.  
Olga Torres Holyoak (CC District 7)
- 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/Representative: Yub Khanal  
U/A From: May 22, 2014

Zoning Cases – Individual:

4. **Z134-205(CG)** An application for a Planned Development District for IR Industrial Research uses and additional signage on property zoned an IR Industrial Research District on the southwest line of John Carpenter Freeway, northwest of Dividend Drive.  
Carrie Gordon (CC District 6)
- Staff Recommendation: **Approval**, subject to a sign relocation plan and staff's recommended conditions.  
Applicant: Dave Capps Family, LP  
Representative: Maxwell Fisher, Masterplan
5. **Z134-170(RB)** An application for an amendment to and expansion of Planned Development District No. 761, The Dallas Logistics Port Special Purpose District, on property zoned an LI Light Industrial District and an A(A) Agricultural District in the northwest quadrant of J. J. Lemmon Road and Interstate Highway 20 with consideration being given to the granting of an LI Light Industrial District on that portion of the property zoned an A(A) Agricultural District.  
Richard Brown (CC District 8)
- Staff Recommendation: **Approval**, subject to the Enhanced Perimeter Buffer/Tree Preservation Areas Plan and revised conditions.  
Applicant: TCDFW Acquisitions, LLC  
Representative: Robert Brandt
6. **Z123-192(RB)** An application for a Planned Development District for MU-2 Mixed Use District Uses on property zoned an IR Industrial Research District, on property generally on the northwest line of Manor Way, between Maple Avenue and Denton Drive.  
Richard Brown (CC District 2)
- Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.  
Applicant: Canyon-Small Love Field, L.P.  
Representative: Kirk R. Williams, Tommy Mann

Other Matters

Minutes: May 22, 2014

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, June 5, 2014**

**ZONING ORDINANCE COMMITTEE (ZOC) MEETING** – Thursday, June 5, 2014, City Hall, 1500 Marilla Street, in 5ES, at 9:00 a.m., to consider (1) **DCA134-001** - Consideration of amending the Dallas Development Code to amend Conservation District regulations.

**SUBDIVISION REVIEW COMMITTEE (SRC) MEETING** – Thursday, June 5, 2014, City Hall, 1500 Marilla Street, in the City Council Chambers, at 10:30 a.m., to consider (1) **NC 134-003** to consider changing the name of the 2700 and 2800 Block of Flora Street to “Ann Williams Way”.

### **EXECUTIVE SESSION NOTICE**

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

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

**CITY PLAN COMMISSION****THURSDAY, JUNE 5, 2014****FILE NUMBER:** S134-151**Subdivision Coordinator:** La Shawn Green**LOCATION:** 3015 Oak Lawn Avenue**DATE FILED:** May 7, 2014**ZONING:** PD 193, Subdistrict 101**CITY COUNCIL DISTRICT:** 2    **SIZE OF REQUEST:** 3.444-Acres    **MAPSCO:** 35W**APPLICANT/OWNER:** Warwick Cedar Springs Corporation and Warwick Melrose Dallas Corporation

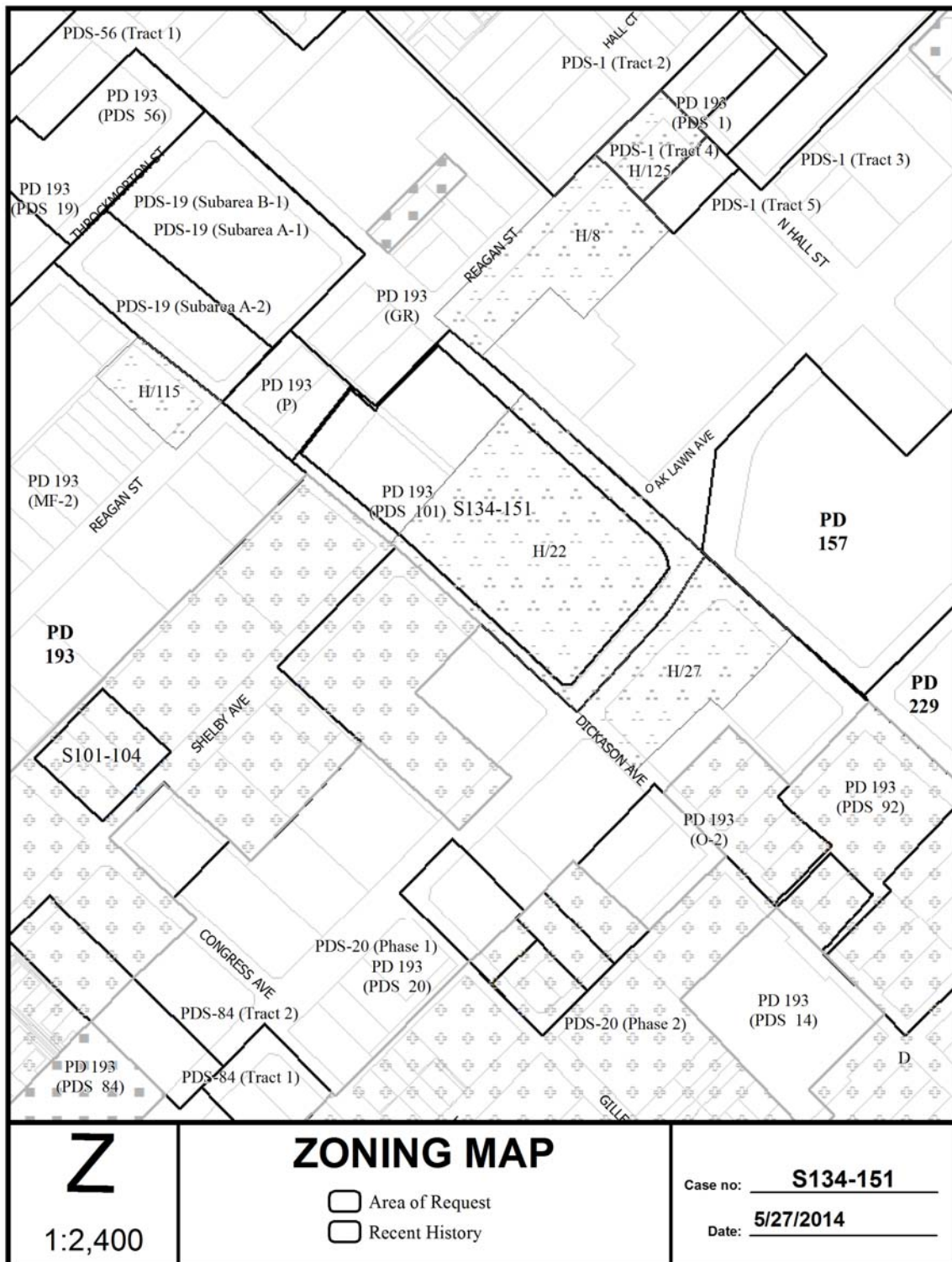
**REQUEST:** An application to replat a 3.444-acre tract of land containing part of Block 1325 and all of Lots 1 through 4 and 10 through 12 in City Block 1326 and an abandoned portion of the 12 foot alley into one lot on property located at 3015 Oak Lawn Avenue.

**SUBDIVISION HISTORY:** There has been no recent plat activity in close proximity to this request.

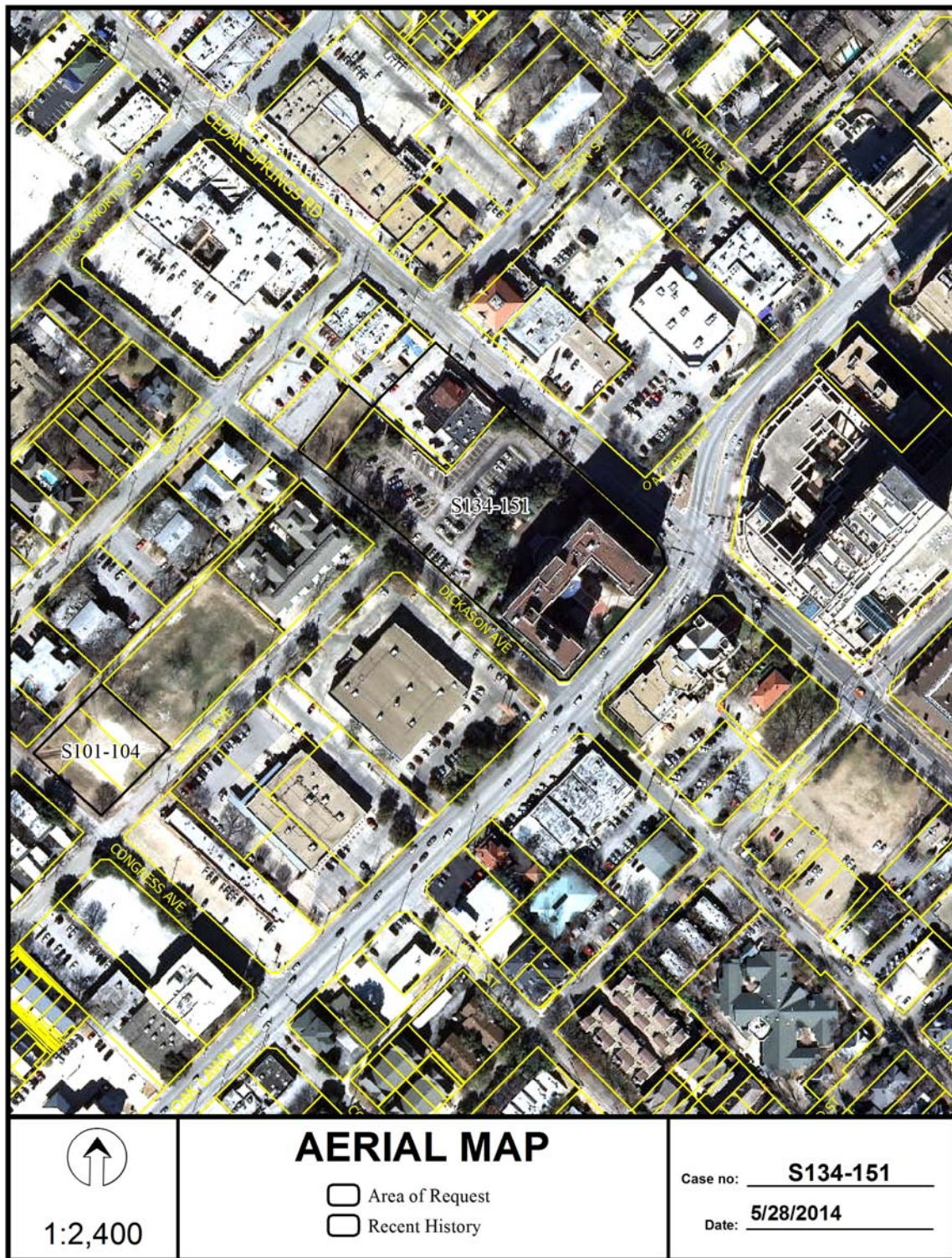
**STAFF RECOMMENDATION:** The request complies with the requirements of PD 193, Subdistrict 101 zoning district; therefore, staff recommends approval subject to compliance with the following conditions:

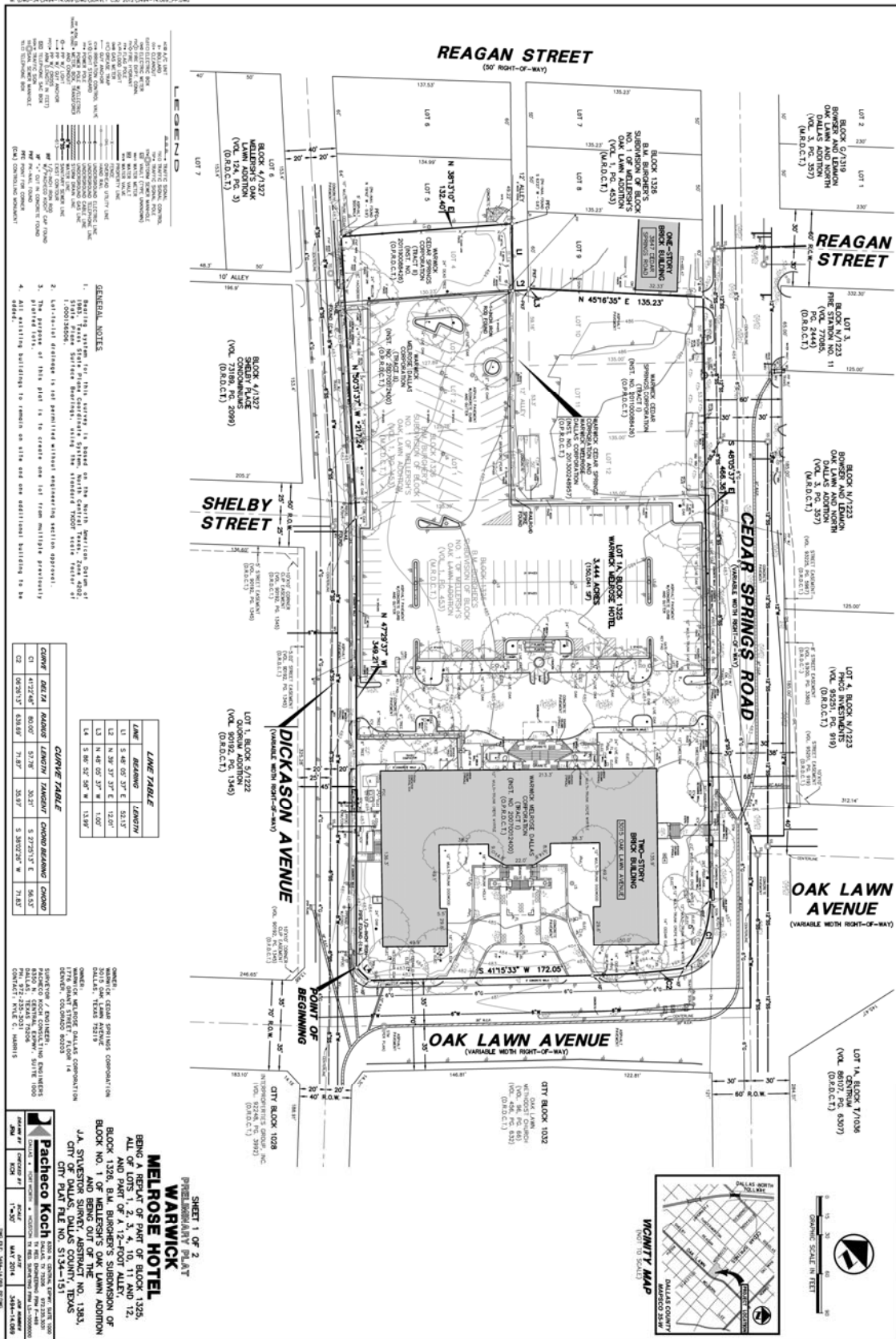
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants, must comply with the International Fire Code section 508, Appendix C.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

8. 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."
9. 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.
10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Division approval."
13. On the final plat dedicate 25 feet of right-of-way from the established center line of Dickason Avenue.
14. On the final plat dedicate 7.5 feet of right-of-way from the established center line of the alley.
15. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes.
16. Water/wastewater main extension may be required by Private Development Contract.
17. On the final plat show how all adjoining right-of-way was created.
18. On the final plat show the recording information on all existing easements within 150 feet of the property.
19. On the final plat two control monuments must be shown.
20. On the final plat list the utility easements as retained within street abandonments when stated in the abandonment ordinance.
21. Prior to final plat submit ordinance Ordinance No. 28996 to the Survey section.
22. On the final plat show abstract line.
23. On the final plat show the abandonment and recording information as follows: "Abandonment authorized by Ordinance No. \_\_\_\_\_ and recorded as Instrument No. \_\_\_\_\_."
24. Rea Estate release is required prior to recordation of the final plat.
25. On the final plat change "Shelby Street" to "Shelby Avenue".
26. On the final plat identify the property as Lot 1A in City Block 1/1326.











**CITY PLAN COMMISSION****THURSDAY, JUNE 5, 2014****FILE NUMBER:** S134-152**Subdivision Coordinator:** La Shawn Green**LOCATION:** 5626 E. R.L. Thornton Freeway.**DATE FILED:** May 7, 2014**ZONING:** CR**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 0.992-Acres**MAPSCO:** 46H**APPLICANT/OWNER:** LY & LY Investment L.P.

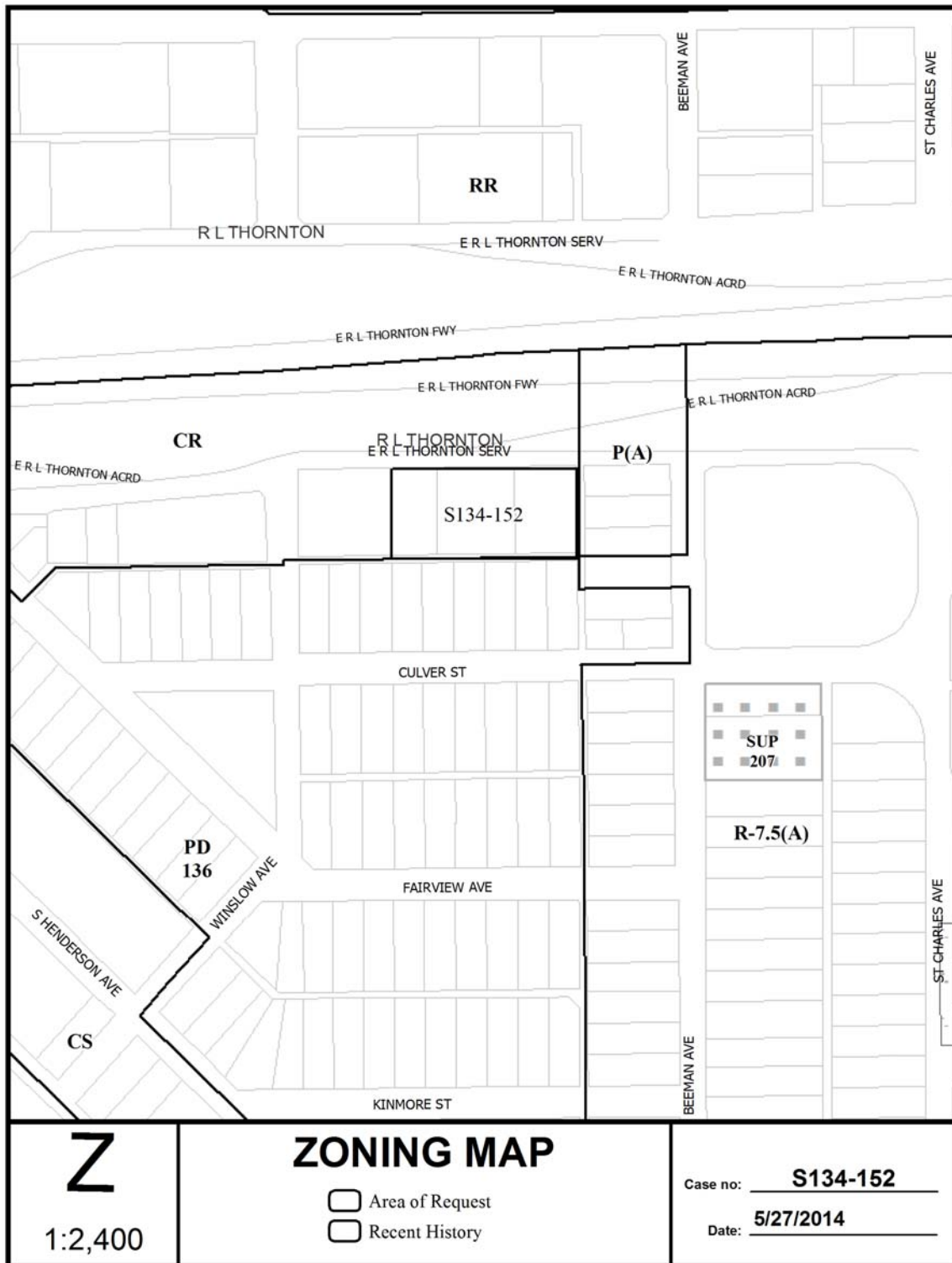
**REQUEST:** An application to replat a 0.992-acre tract of land containing all of Lots 4, through 9 in City Block 8/1639 into one lot on property located 5626 E. R.L. Thornton Freeway.

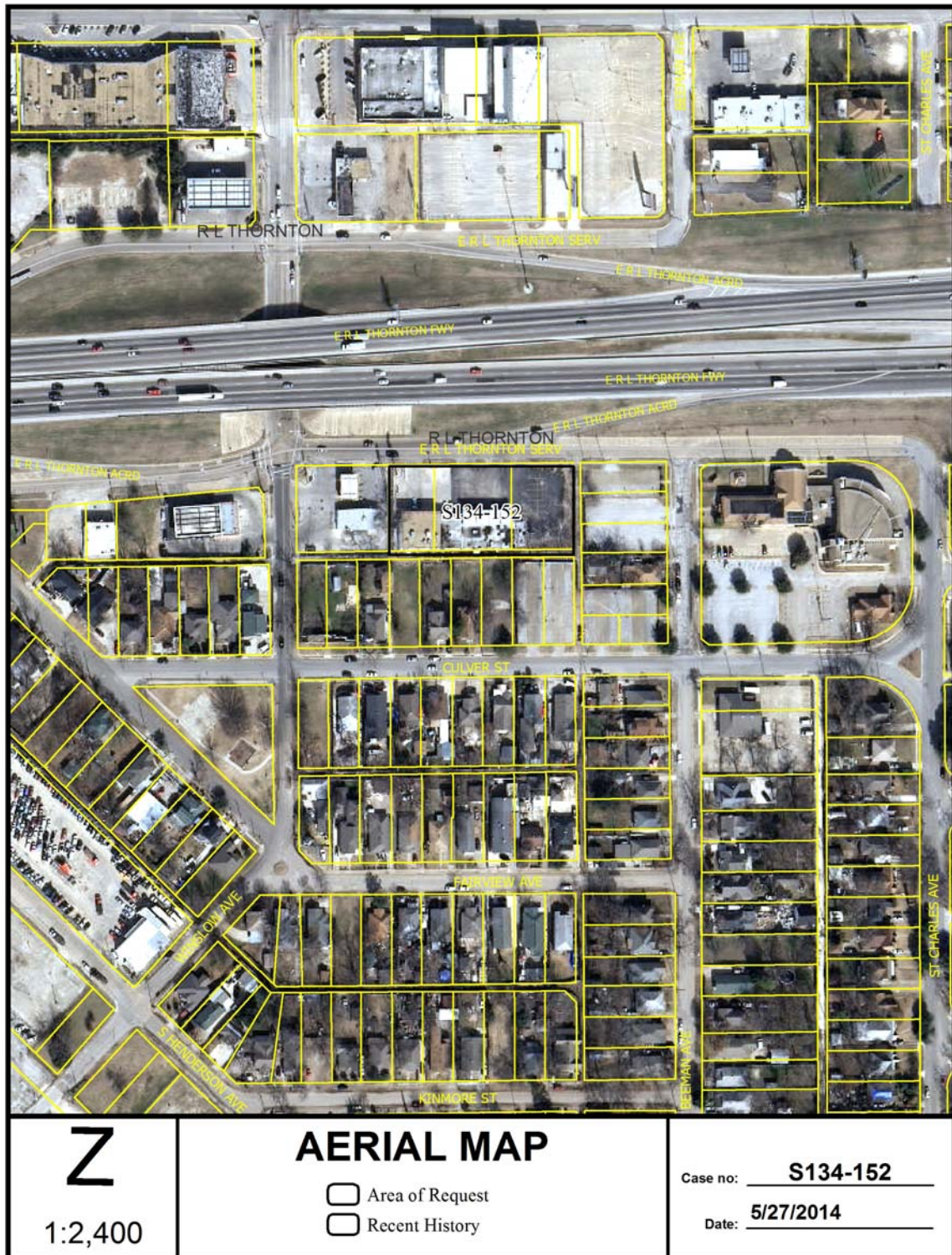
**SUBDIVISION HISTORY:** There has been no recent plat activity in close proximity to this request.

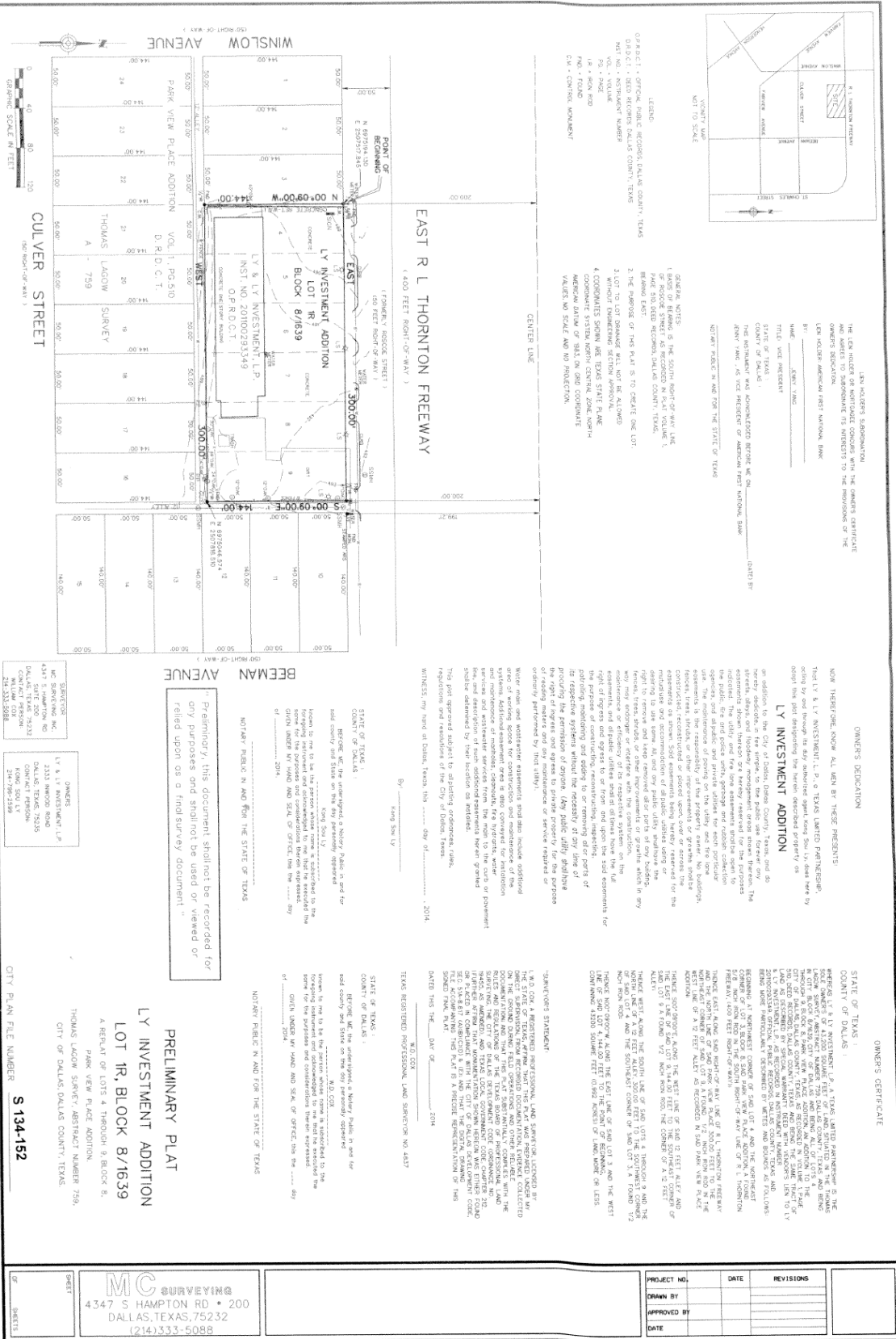
**STAFF RECOMMENDATION:** The request complies with the requirements of CR zoning district; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants, must comply with the International Fire Code section 508, Appendix C.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. 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."

9. 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.
10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Division approval."
13. On the final plat dedicate 7.5 feet of right-of-way from the established center line of alley.
14. On the final plat dedicate a 15 foot by 15 foot alley sight easement at the alley and E R.L.Thornton Freeway.
16. On the final plat dedicate a 15 foot by 15 foot alley sight easement at alley and E. R.L. Thornton Freeway.
17. On the final plat dedicate a 15 foot by 15 foot alley sight easement where the alleys intersect.
18. On the final plat provide adequate right-of-way per city standards (251D) for alley to alley connection.
19. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes.
20. Water/wastewater main extension may be required by Private Development Contract.
21. On the final plat show how all adjoining right-of-way was created.
22. On the final plat show TX Dot right-of-way map.
23. On the final plat show Ordinance No. 12123.
24. On the final plat identify the property as Lot 4A in City Block 8/1639.









**CITY PLAN COMMISSION****THURSDAY, JUNE 5, 2014****FILE NUMBER:** S134-153**Subdivision Coordinator:** La Shawn Green**LOCATION:** Cypress Waters Boulevard and Hackberry Road**DATE FILED:** May 8, 2014**ZONING:** PD 741, Subarea A-2**CITY COUNCIL DISTRICT:** 6    **SIZE OF REQUEST:** 30.20-Acres    **MAPSCO:** 11A P**APPLICANT/OWNER:** Rob Baldwin/CWNS Land, Ltd.

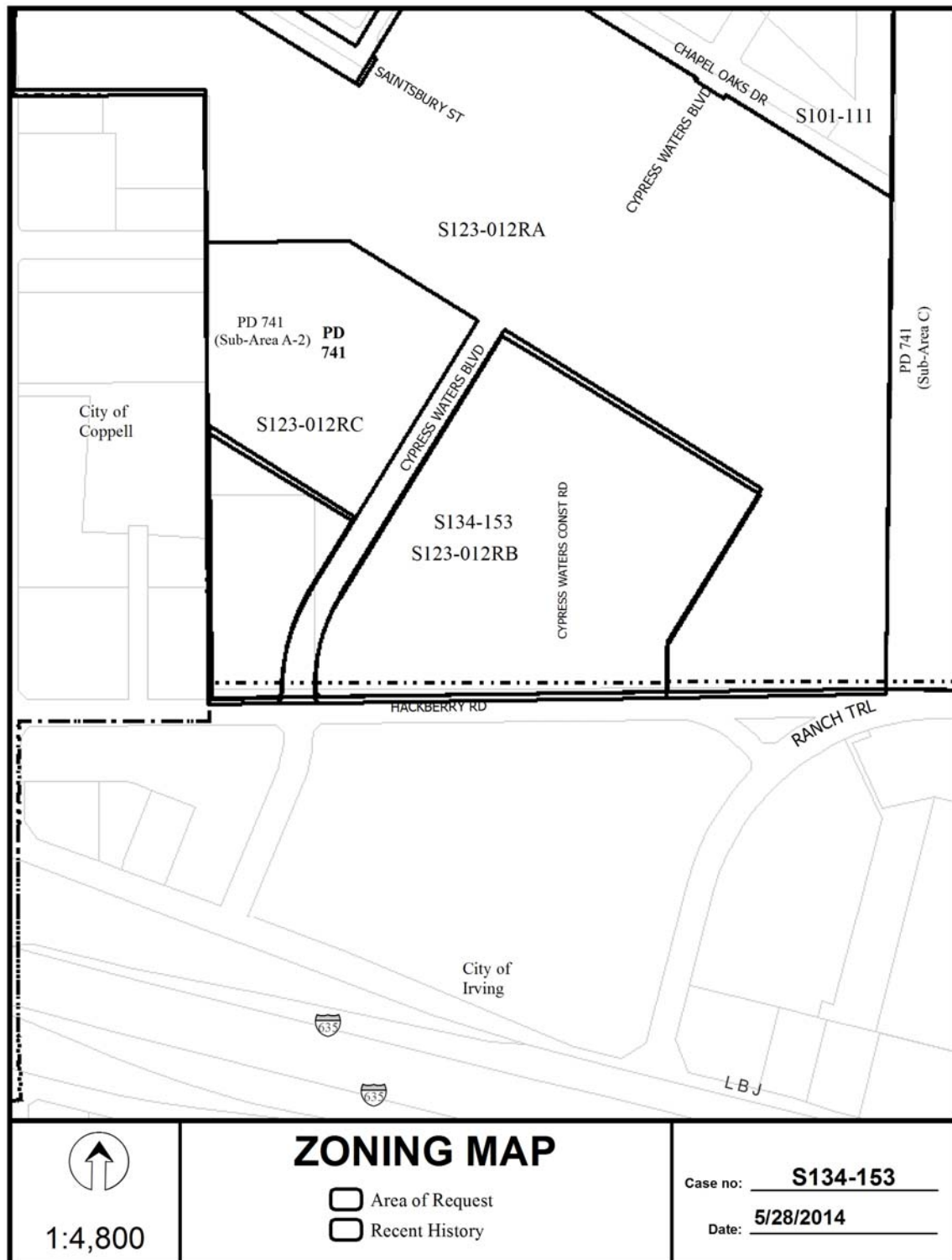
**REQUEST:** An application to replat a 30.20-acre tract of land containing all of Lot 1 in City Block G/8465 and Lot 1 in City Block H/8465 into 5 lots on property located at Cypress Waters Boulevard and Hackberry Road.

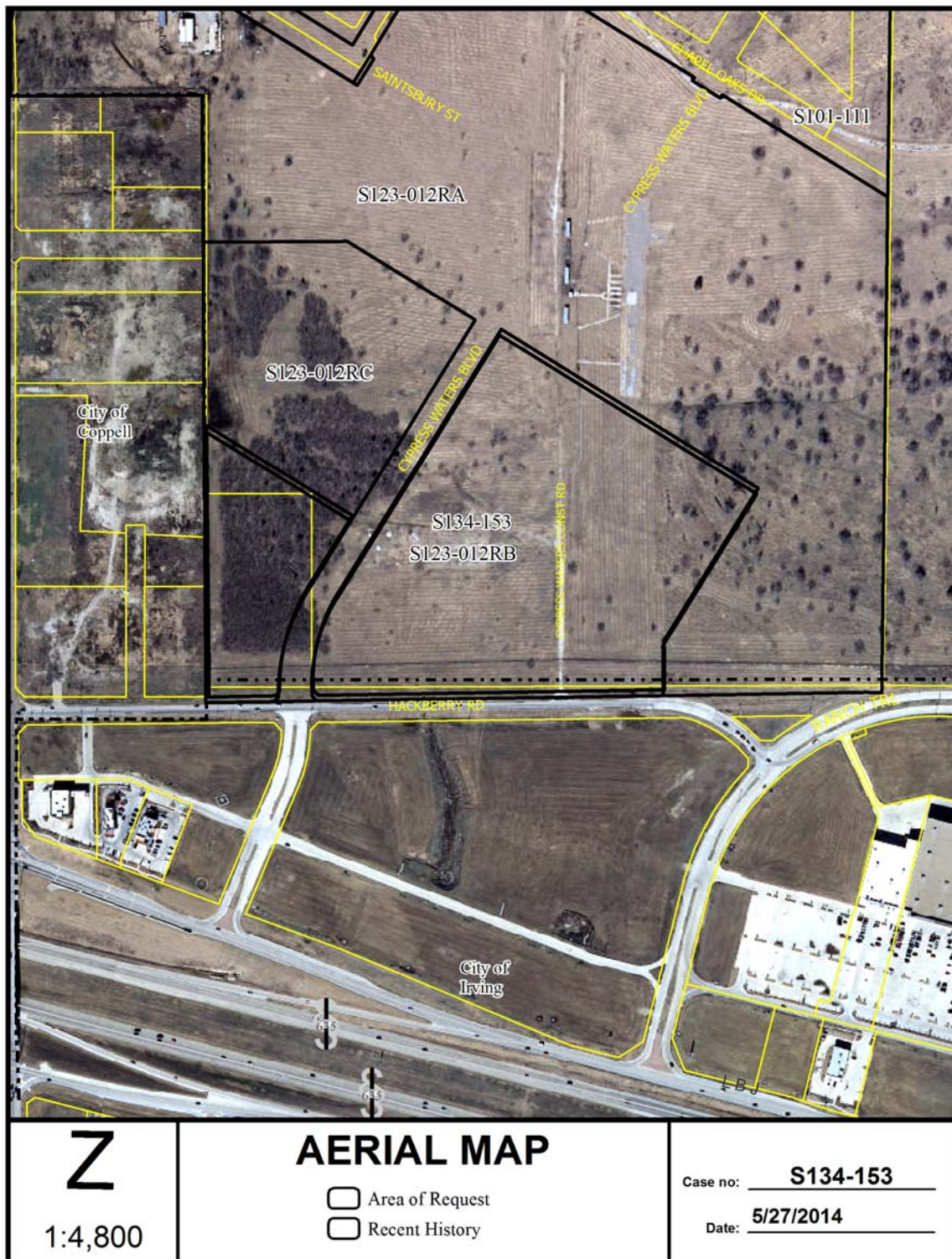
**SUBDIVISION HISTORY:**

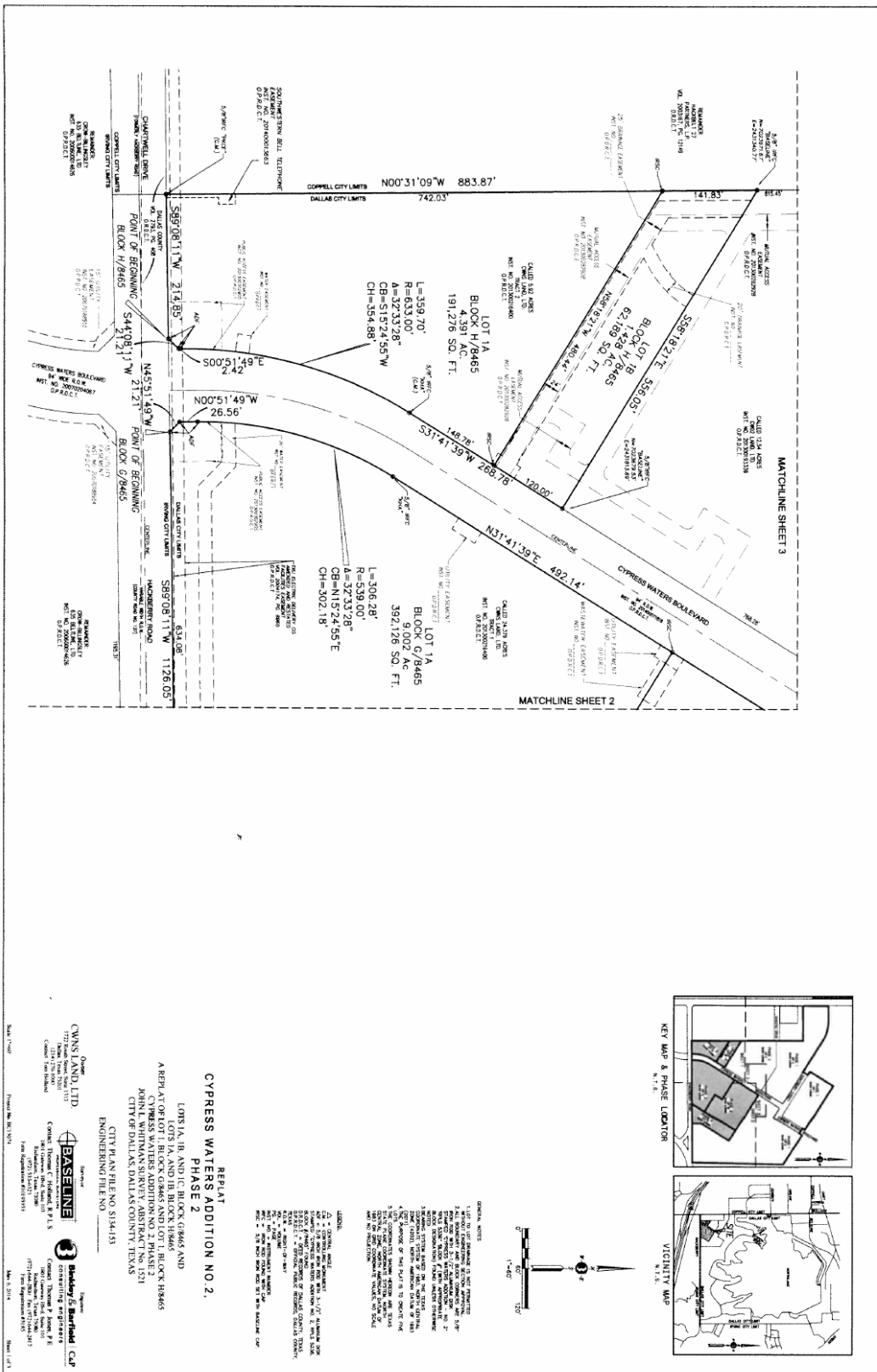
1. S101-111 was an application to create one 2.91 acre lot, one 1.456 acre lot, one 7.146 acre lot, and one 6.229 acre lot from a 34.222 acre tract of land out of the G.W. Laws Survey, Abstract No. 843, and the Jon L. Whitman Survey, Abstract No. 1521 in the City of Dallas, Dallas County, on property in the vicinity of Belt Line Road north of Hackberry Lane. The request was approved on June 16, 2011 but has not been recorded.
2. S101-137 was an application to create a 2.902 acre lot from a tract of land in City Block 8467 located approximately 2,200 feet east of the intersection of Ranch Trail Lane at Hackberry Drive and was approved on July 21, 2011 and recorded on January 23, 2014.
3. S123-012 was an application to create one 38.174 acre lot, one 10.595 acre lot and one 56.878 acre lot from a 113.291 acre tract of land in City Block 8465 on property in the vicinity of Belt Line Road, north of Hackberry Lane and was approved on November 15, 2012 and was not recorded.
4. S123-012R was an application to revise the previously approved preliminary plat to create six lots ranging in size from 5.916 acres to 32.470 acres from a 113.291 acre tract of land in City Block 8465 on property located on Belt Line Road, north of Hackberry Lane.
5. S123-012RA was recorded on March 26, 2013.
6. S123-012RB consisted of two lots and 30.198 acres was recorded on May 13, 2014
7. S123-012RC consisted of one lot and 12.507 acres and was recorded on May 13, 2013.
8. **STAFF RECOMMENDATION:** The request complies with the requirements of PD 741, Subarea A-2 zoning district; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants, must comply with the International Fire Code section 508, Appendix C.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. 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."
9. 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.
10. The maximum number of lots permitted by this plat is 5.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Division approval."
13. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
14. On the final plat dedicate 28 feet of right- of- way from the established center line of Hackberry Road.
15. Prior to final plat coordinate the right-of-way and design with the City of Coppell and the City of Irving.

16. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes.
17. Water/wastewater main extension may be required by Private Development Contract.
18. On the final plat choose a different plat name.
19. On the final plat add a "Cypress Waters Boulevard" street name label on sheet 2, with an arrow pointing into its right-of-way.
20. On the final plat identify the property as Lot 1A and 1B in City Block H/8465.







**CITY PLAN COMMISSION****THURSDAY, JUNE 5, 2014****FILE NUMBER:** S134-154**Subdivision Coordinator:** La Shawn Green**LOCATION:** Swiss Avenue and Peak Street, southwest corner.**DATE FILED:** May 8, 2014**ZONING:** PD 298, Subarea 10**CITY COUNCIL DISTRICT:** 2    **SIZE OF REQUEST:** 3.1069-Acres    **MAPSCO:** 46E**APPLICANT/OWNER:** Swiss Ave. State Bank c/o BOK Financial Corp.

**REQUEST:** An application to replat a 3.1069-acre tract of land containing all of Lot 1A in City Block 10/740 into 2 lots on property located at Swiss Avenue and Peak Street, southwest corner.

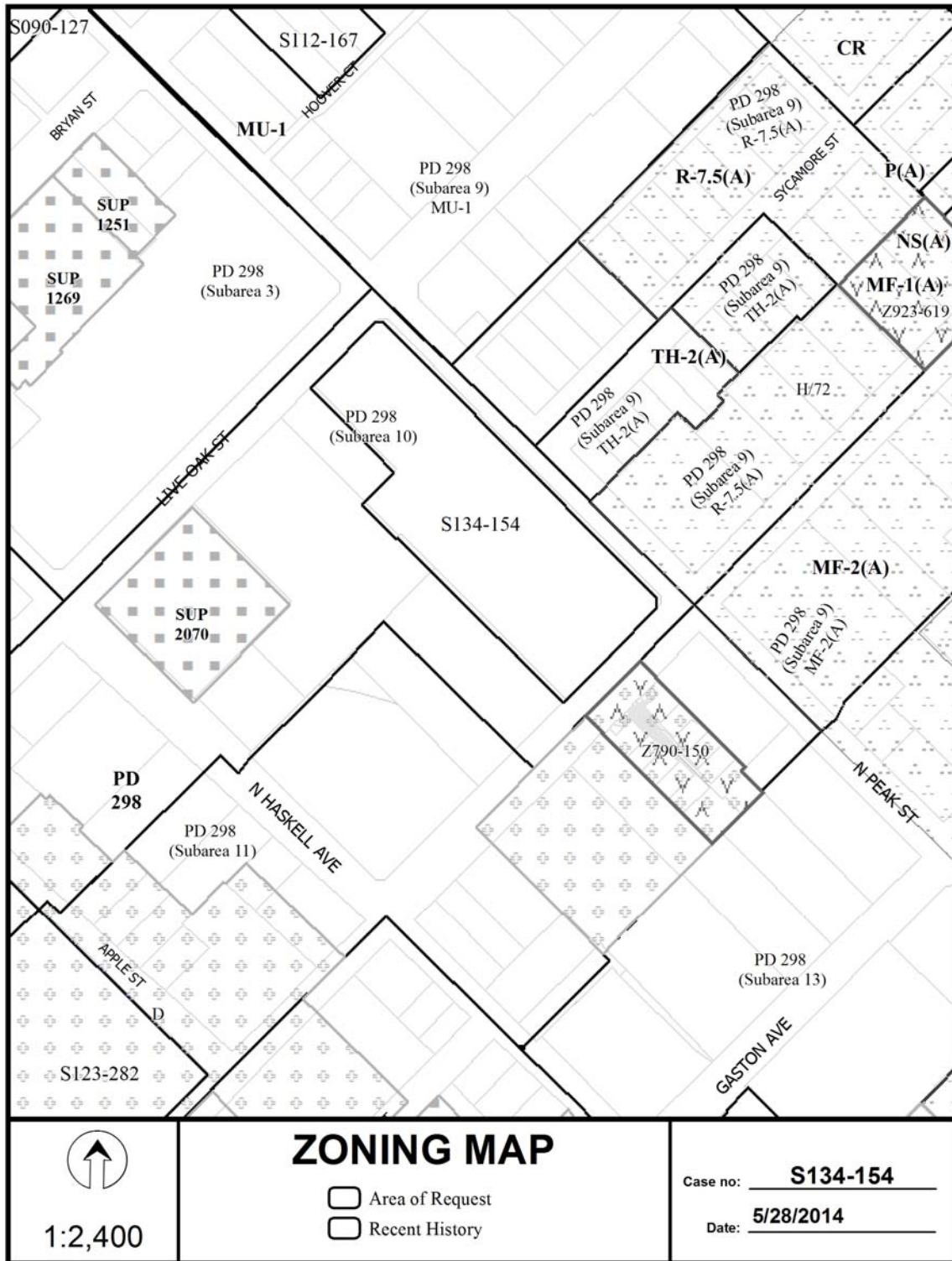
**SUBDIVISION HISTORY:** There has been no recent plat activity in close proximity to this request.

**STAFF RECOMMENDATION:** The request complies with the requirements of PD 298, Subarea 10 zoning district; therefore, staff recommends approval subject to compliance with the following conditions:

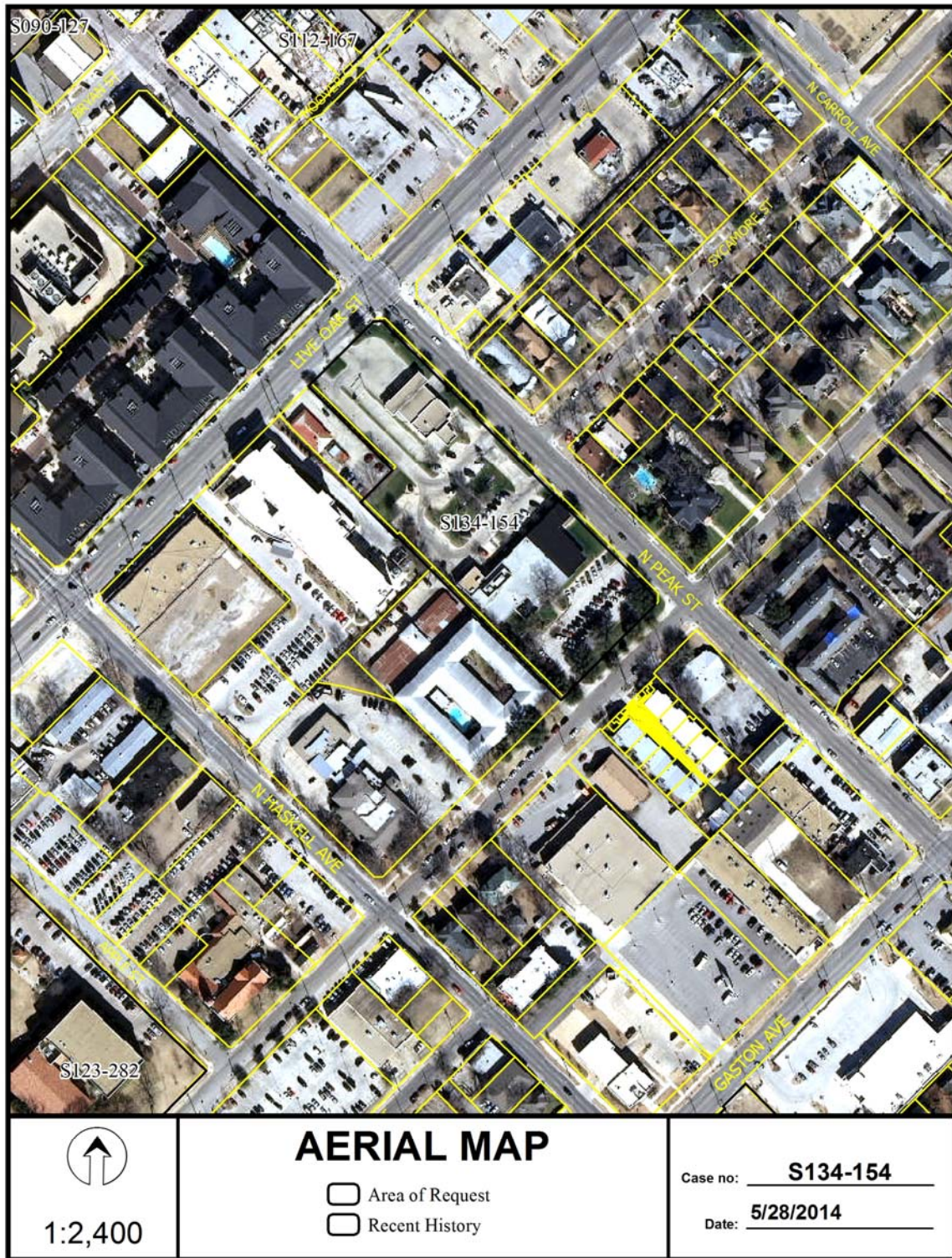
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants, must comply with the International Fire Code section 508, Appendix C.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. 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."



9. 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.
10. The maximum number of lots permitted by this plat is 2.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Division approval."
13. On the final plat dedicate a 15 foot by 15 foot corner clip at Live Oak Street and Peak Street.
14. Comply with Mill Creek drainage requirement. Finish floor elevation must be 3 feet above nearest inlet, top of curb.
15. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with proposed service sizes.
16. Water/wastewater main extension is required by Private Development Contract.
17. On the final plat show how all adjoining right-of-way was created.
18. On the final plat show the recording information on all existing easements within 150 feet of the property.
19. On the final plat show the correct recording information for the subject property.
20. On the final plat monument all set corners per the monumentation ordinance.
21. On the final plat show 10 foot building line by Vol. 83121, Page 4180.
22. On the final plat show Vol. 78216, Page 706.
23. On the final plat show Vol. 79240, Page 1558.
24. Rea Estate release is required prior to recordation of the final plat.
25. On the final plat change "Peak Avenue" to "Peak Street".
26. On the final plat identify the property as Lot 1B and 1C in City Block 10/740.







City Plan Commission Date: 6/5/14 5/30/2014 5:03:28 PM

4(e)

S134-154

City Plan Commission Date: 6/5/14 5/30/2014 5:03:28 PM

**CITY PLAN COMMISSION****THURSDAY, JUNE 5, 2014****FILE NUMBER:** S134-155**Subdivision Coordinator:** La Shawn Green**LOCATION:** 9800 Block of Brockbank Drive**DATE FILED:** May 8, 2014**ZONING:** CS**CITY COUNCIL DISTRICT:** 6    **SIZE OF REQUEST:** 7.577-Acres    **MAPSCO:** 23T**APPLICANT/OWNER:** Dallas Independent School District

**REQUEST** An application to replat a 7.577-acre tract of land containing part of Lot 1, all of Lots 2 through 4 and 6 through 10 in City Block 6454, all of Lot 5-A in City Block 6454 and all of Lot 1 in City Block 1/6451 into one lot on property located in the 9800 Block of Brockbank Drive.

**SUBDIVISION HISTORY:** There has been no recent plat activity in close proximity to this request.

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

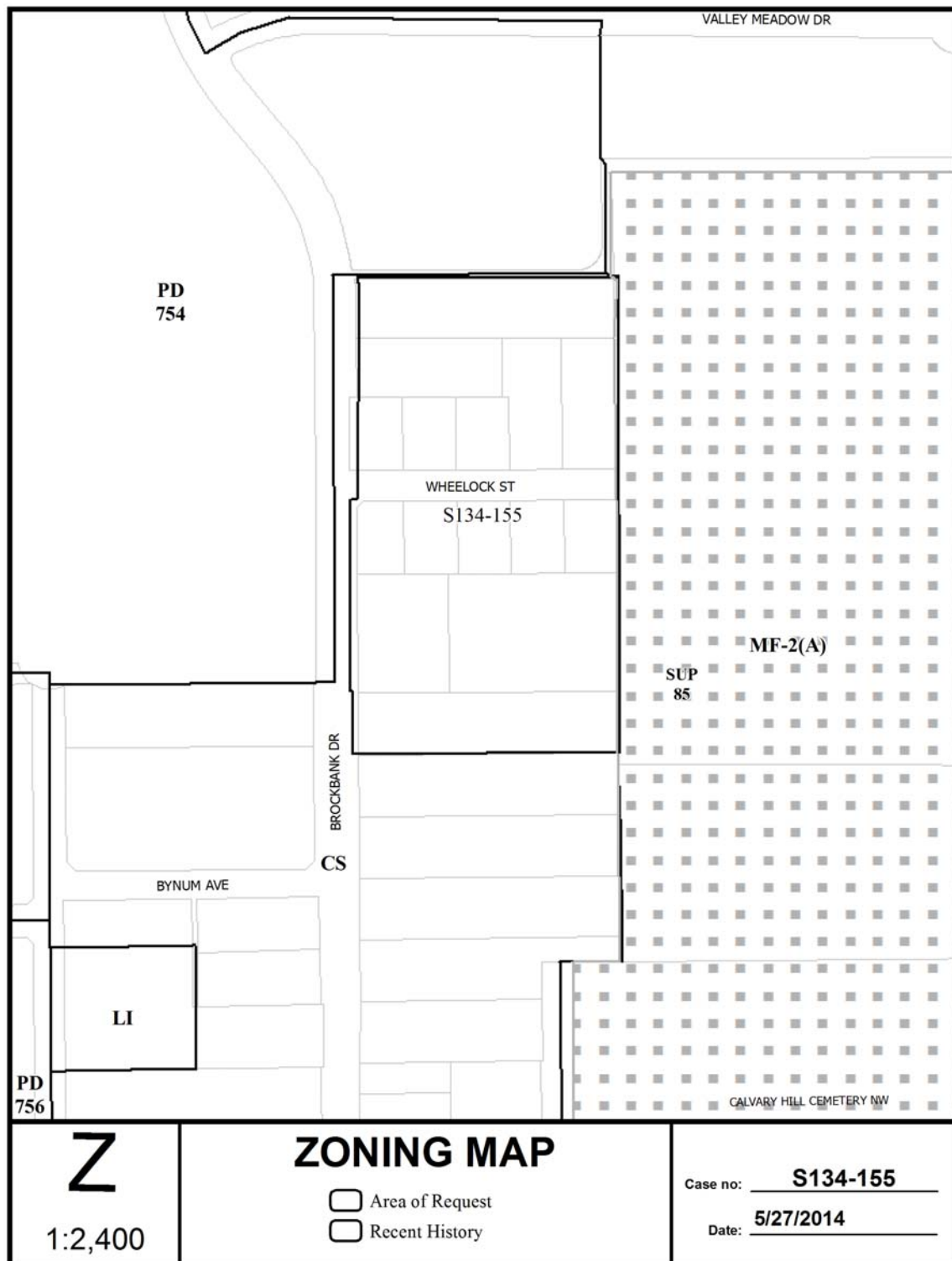
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants, must comply with the International Fire Code section 508, Appendix C.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. 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."

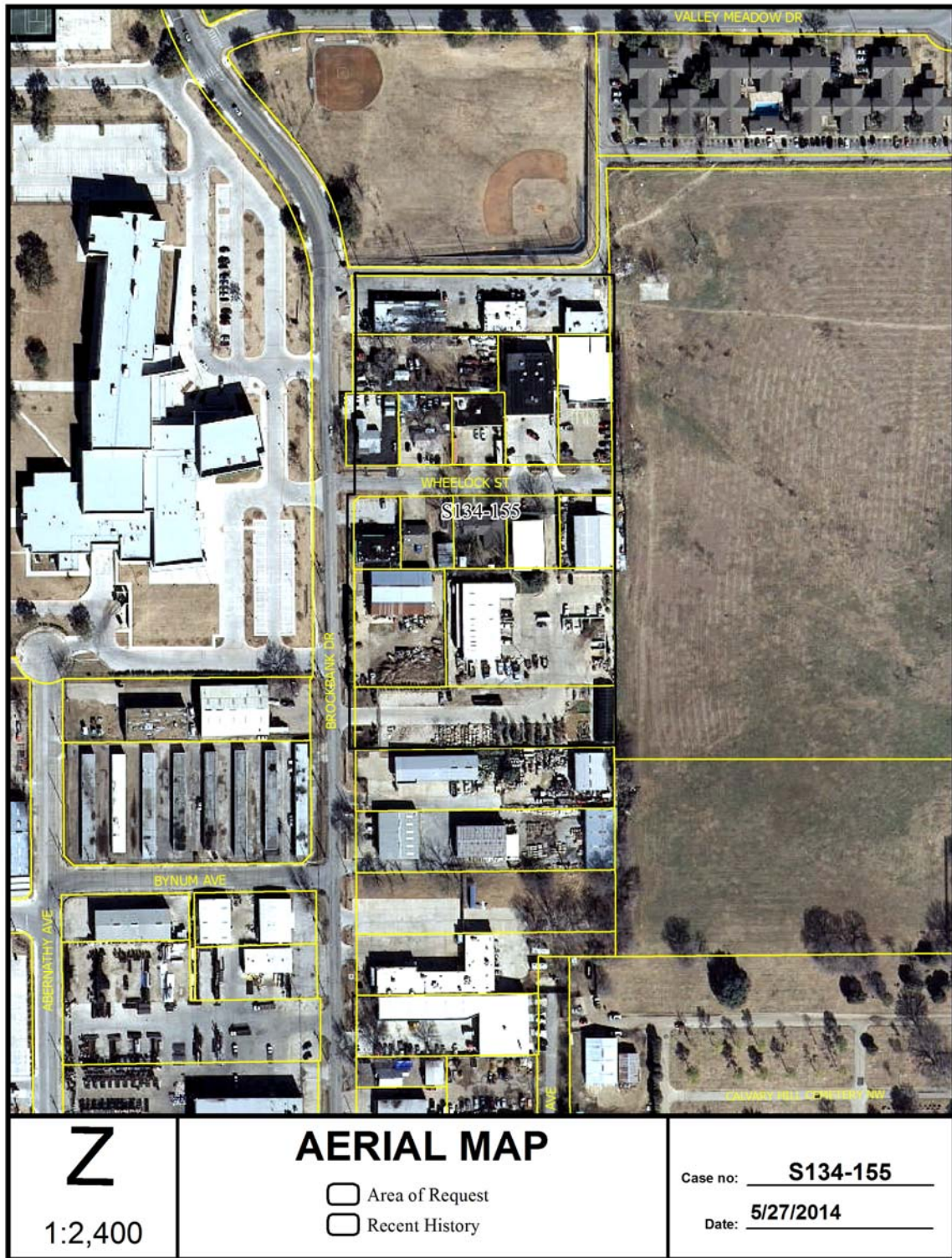


9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Division approval."
13. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
14. On the final plat dedicate 30 feet of right-of-way from the established centerline of Brockbank Drive.
13. On the final plat dedicate a 15 foot by 15 foot alley sight easement at Brockbank Drive and alley.
14. Coordinate with interagency of Public Works for proposed improvements within Brockbank Drive limits.
15. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with proposed service sizes.
16. Water/wastewater main extension may be required by Private Development Contract.
17. Existing water and/or wastewater easements must be shown and/or increased to conform to current design standards. The minimum DWU easement size is 20 feet for water or wastewater and is 25 feet for an easement having both water and sewer.
18. On the final plat show how all adjoining right-of-way was created.
19. On the final plat show the correct recording information for the subject property.
20. On the final plat choose a different addition name.
21. On the final plat two control monuments must be shown.
22. On the final plat all utility easement abandonments must be shown with the correct recording information.
23. On the final plat list the utility easements as retained within street abandonments when stated in the abandonment ordinance.
24. On the final plat dedicate street easement in fee simple.
25. Contact Atmos Energy for cost estimates if re-routing gas lines in alley or Wheelock Street.

26. On the final plat show the abandonment and recording information as follows:  
"Abandonment authorized by Ordinance No.\_\_\_\_\_ and recorded as  
Instrument No.\_\_\_\_\_.
27. Rea Estate release is required prior to recordation of the final plat.
28. On the final plat identify the property as Lot 19A in City Block 1/6451.











**CITY PLAN COMMISSION****THURSDAY, JUNE 5, 2014****FILE NUMBER:** S134-156**Subdivision Coordinator:** La Shawn Green**LOCATION:** 2319, 2523, 2603 and 2607 Kimsey Drive between Maple Avenue and Denton Drive.**DATE FILED:** May 8, 2014**ZONING:** PD 907**CITY COUNCIL DISTRICT:** 2    **SIZE OF REQUEST:** 0.775-Acres    **MAPSCO:** 34P**APPLICANT/OWNER:** Bill White/Madison Kimsey, Ltd

**REQUEST:** An application to create a 20 lot Shared Access Area Development from a 0.775-acre tract of land being part of Lot 5 and all of Lots 6 through 9 in City Block E/5713 located at 2319, 2523, 2603 and 2607 Kimsey Drive between Maple Avenue and Denton Drive.

**SUBDIVISION HISTORY:**

1. S101-037 was an application adjacent to the current request creates a 6.006 acre lot from a tract of land in City Block 5721 in the 6100 block of Maple Avenue between Kimsey Street and Bomar Street. The request was approved on February 23, 2011 recorded on May 23, 2012.
2. S123-008 was an application to replat a tract of land containing all of Lots 10 and 11 in City Block E/5713 into one 0.344 acre lot on property located at 2611 Kimsey Drive. The request was approved on November 15, 2012 and recorded on March 26, 2013.

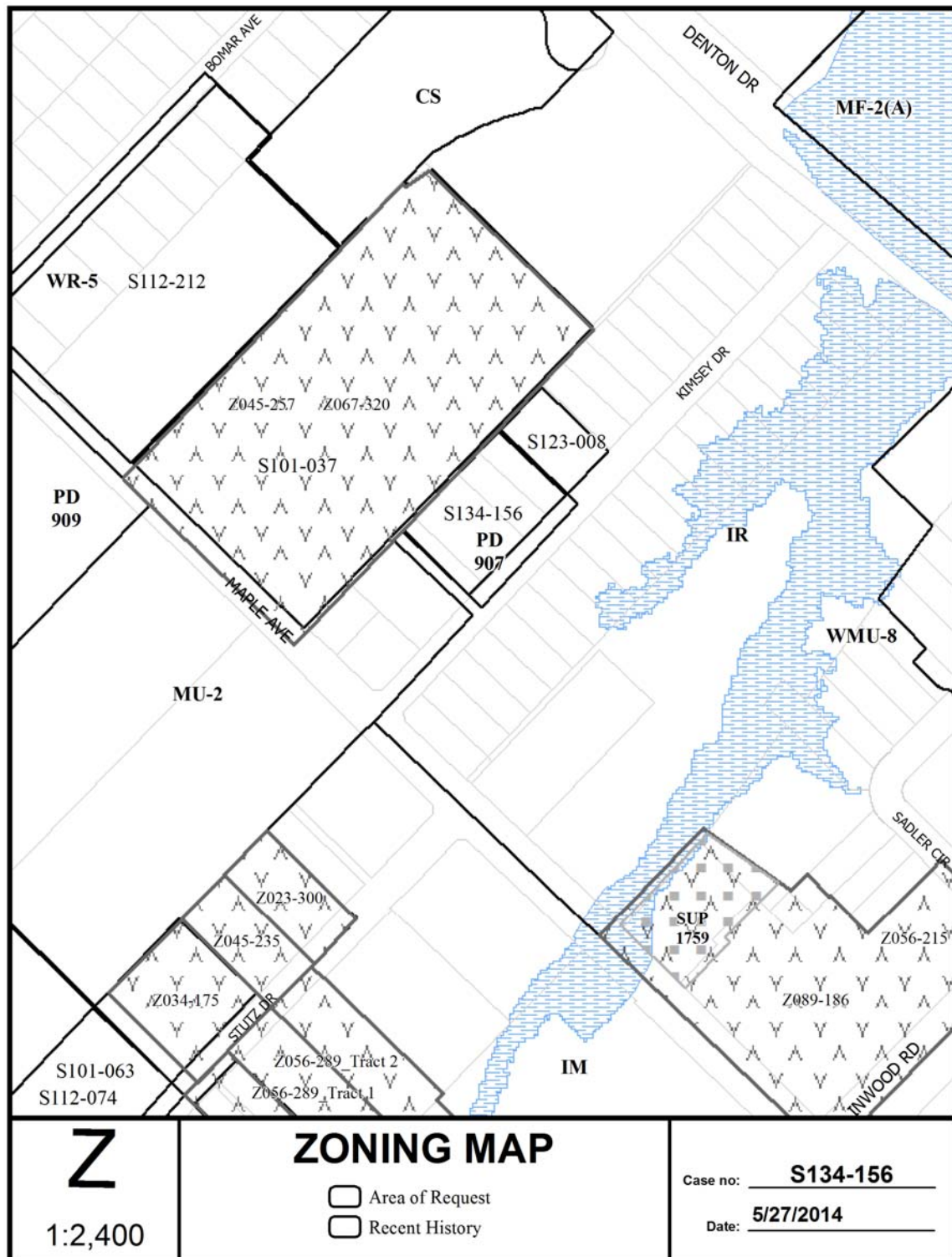
**STAFF RECOMMENDATION:** The request complies with the requirements of PD 907 zoning district; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants, must comply with the International Fire Code section 508, Appendix C.

6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. 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."
9. 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.
10. The maximum number of lots permitted by this plat is 20.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Division approval."
13. Guest Parking in the right-of-way may require additional approval from the Department of Street Services Transportation Operations.
14. On the final plat, include a note that the site is within the 65 LDN contour of Love Field Airport and that this noise level may require special construction standards for certain uses per the building code.
15. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations.
16. Water/wastewater main extension is required by Private Development Contract.
17. Must comply with Dallas Water Utilities standards of utility construction in a Shared Access Development.
18. On the final plat show how all adjoining right-of-way was created.
19. On the final plat show the recording information on all existing easements within 150 feet of the property.
20. On the final plat choose a different addition name.
21. On the final plat two control monuments must be shown.
22. On the final plat monument all set corners per the monumentation ordinance.
23. On the final plat Access Easement must be recorded by separate instrument.
24. On the final plat remove "The" in the addition name from the Owner's Dedication.

25. On the final plat terminate the Shared Access Area 3 feet from the alley.
26. On the final plat add a 3 foot Barrier Easement beyond termination points of the shared access area easement.
27. Guest parking shown within the right-of-way of Kimsey Drive will need to be removed or obtain license through Rea Estate Division.
28. Rea Estate release is required prior to recordation of the final plat.
29. The shared access area must front a minimum width of 20 feet on Kimsey Drive.
30. The Shared Access Area easement must be at least 20 feet wide and contain a minimum paving width of 16 feet.
31. 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.
32. No building permit may be issued to authorize work in the shared access development until the final plat and the Shared Access Area Agreement have been recorded in the real property records of Dallas County, and all requirements of the shared access area have been met.
33. Prior to submittal of the final plat the Shared Access Development must meet all of the requirements of Section 51A-4.411 of Volume Three of the Dallas City Code, as amended.
34. 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.
35. For frontage purposes and determining building setback lines only, all of the property in this shared access development is considered to be one lot.
36. 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.
37. Include the words "Shared Access Development" in the title block of the final plat.
38. Add a note to the final plat stating "This development is restricted to single family dwellings only."
39. The final plat shall limit the number of lots to a maximum of 20 single family lots.
40. 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."
41. If a guard house is provided, it must be at least 30 feet from the shared access entry point.

42. The Shared Access Area Easement must be terminated a minimum of 3 feet from the adjacent property or R.O.W.
43. On the final plat provide a City of Dallas approved street name for the Shared Access Area Easement. Contact the Public Works and Transportation Department, GIS Section to obtain an approved street name.
44. On the final plat identify the property as Lot 5A through 8E in City Block E/5713.
45. Contact the street name coordinator for help selecting appropriate names for the mutual access easements.











**CITY PLAN COMMISSION****THURSDAY, JUNE 5, 2014****FILE NUMBER:** S134-158**Subdivision Coordinator:** La Shawn Green**LOCATION:** 1636 Cedar Hill Avenue**DATE FILED:** May 9, 2014**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 1    **SIZE OF REQUEST:** 0.7345-Acres    **MAPSCO:** 44J**APPLICANT/OWNER:** Raul and Maria Estrada

**REQUEST:** Request: An application to replat 0.7345-acre tract of land containing all of Lots 13 and 14 in City Block 1/4702 into one lot on property located at 1636 Cedar Hill Avenue.

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

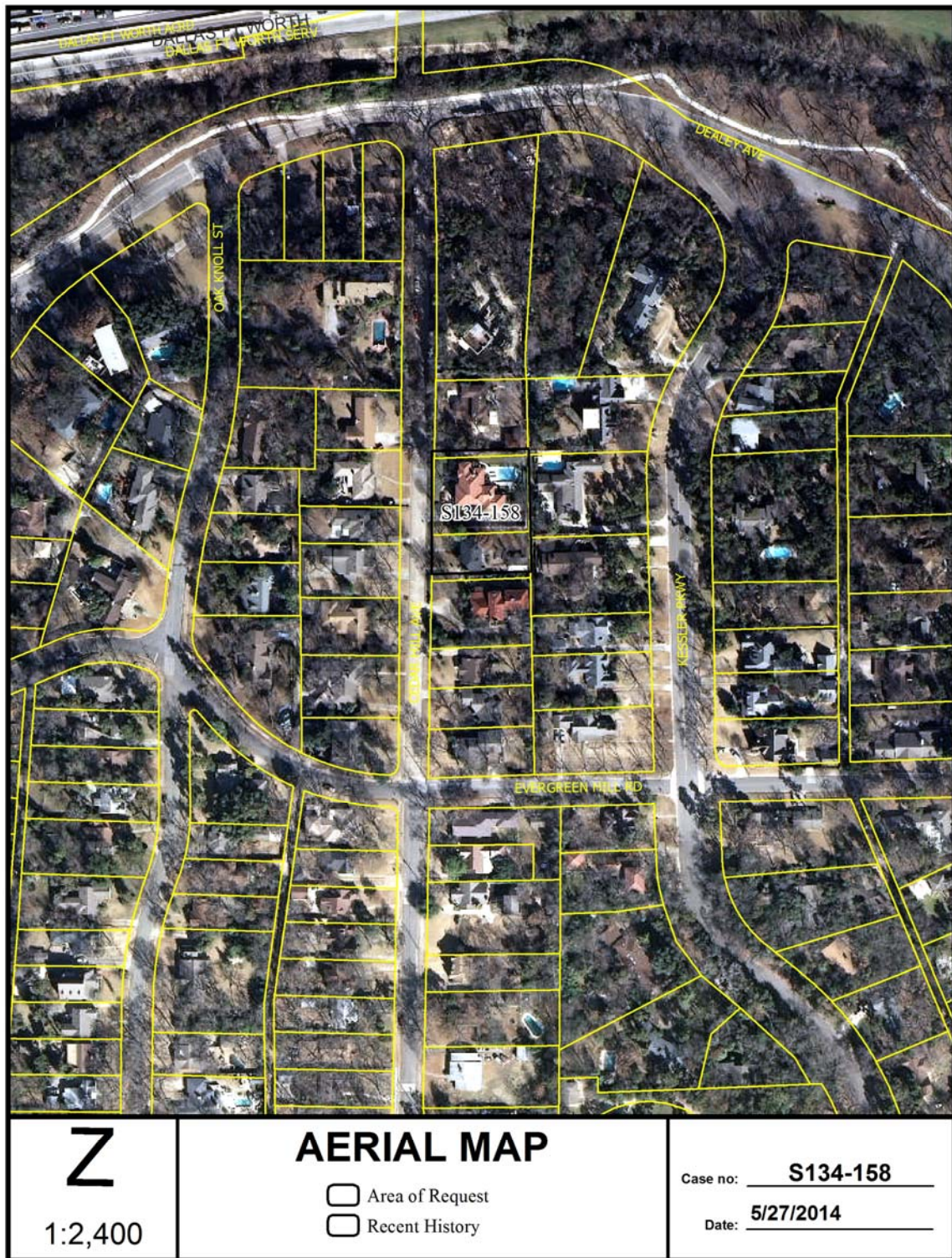
**STAFF RECOMMENDATION:** The request complies with the requirements of R-7.5(A) zoning district; therefore, staff recommends approval subject to compliance with the following conditions:

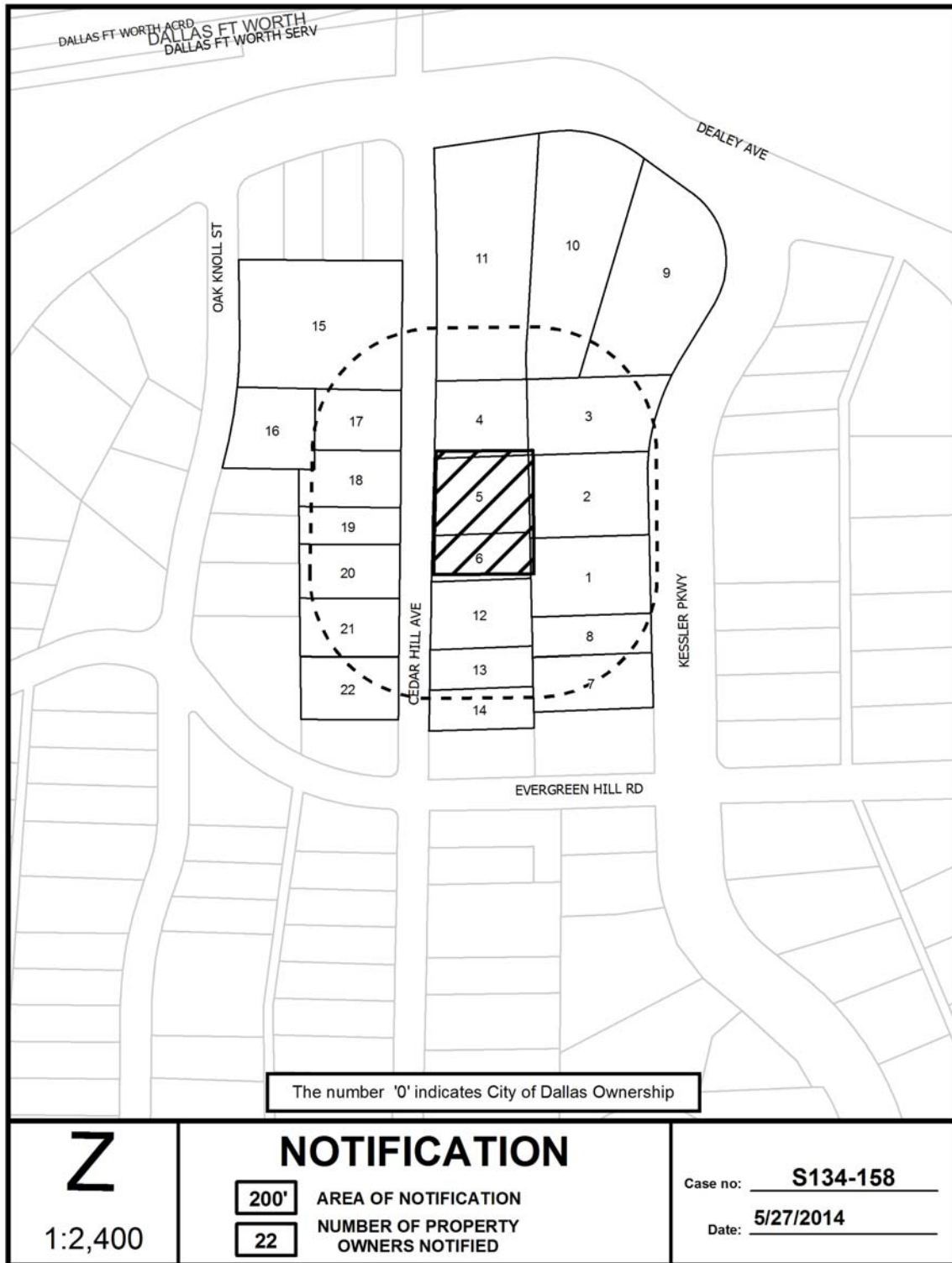
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants, must comply with the International Fire Code section 508, Appendix C.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. 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."

9. 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.
10. The maximum number of lots permitted by this plat is 1.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Division approval."
12. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
13. On the final plat dedicate 26.5 feet of right-of-way from the established centerline of Cedar Hill Avenue.
14. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations.
16. Water/wastewater main extension may be required by Private Development Contract.
17. Existing water and/or wastewater easements must be shown and/or increased to conform to current design standards. The minimum DWU easement size is 20 feet for water or wastewater and is 25 feet for an easement having both water and sewer.
18. New water and/or wastewater easements need to be shown.
19. On the final plat choose a different addition name.
20. On the final plat two control monuments must be shown.
21. On the final plat identify the property as Lot 13A in City Block 1/4702.









5/27/2014

## ***Notification List of Property Owners***

***S134-158***

### ***22 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	1026 KESSLER PKWY	ZIGMAN JEFFREY M
2	1038 KESSLER PKWY	UNSELL ROBERT M & GERRY UNSELL
3	1052 KESSLER PKWY	PRICE HARRISON L & NORLYNN B
4	1650 CEDAR HILL AVE	KORKMAZ SALIBA MAYA
5	1636 CEDAR HILL AVE	ESTRADA RAUL & MARIA CARMEN
6	1630 CEDAR HILL AVE	ESTRADA RAUL & ESTRADA MARIA CARMEN
7	1014 KESSLER PKWY	YANCEY JAMES A
8	1018 KESSLER PKWY	DOBBS JAMES G & KAREN M
9	1060 KESSLER PKWY	ARAZOZA ANTONIO CARLOS & JUDI FAIRCLOTH ARAZOS
10	1126 KESSLER PKWY	CASARIN MINERVA
11	1656 CEDAR HILL AVE	RICHARDSON DARYL L
12	1622 CEDAR HILL AVE	ABERG ROBERT G & SARAH C
13	1614 CEDAR HILL AVE	COLLINS MICHAEL & REGINA MCLAIN
14	1608 CEDAR HILL AVE	BROWN NANCY C
15	1650 OAK KNOLL ST	TAYLOR VICTOR L JR & JOHN P MCCALL JR
16	1630 OAK KNOLL ST	LOPEZ ERNESTO M & BIRGITT GERDA
17	1643 CEDAR HILL AVE	BURLESON JAMES G & GILDA
18	1639 CEDAR HILL AVE	NEARPASS VICTORIA S
19	1635 CEDAR HILL AVE	CROOKS DAVID M & CROOKS LOUISE G
20	1627 CEDAR HILL AVE	VENKER GREG A
21	1619 CEDAR HILL AVE	SCHOOLFIELD DUDLEY B
22	1615 CEDAR HILL AVE	BRIMLEY IAN WILLIAM

---

***Tuesday, May 27, 2014***





**CITY PLAN COMMISSION****THURSDAY, JUNE 5, 2014****FILE NUMBER:** S134-157**Subdivision Coordinator:** La Shawn Green**LOCATION:** Arapaho Road and Dallas Parkway, northeast corner.**DATE FILED:** May 8, 2014**ZONING:** PD 903**CITY COUNCIL DISTRICT:** 11    **SIZE OF REQUEST:** 6.203-Acres    **MAPSCO:** 4Z**APPLICANT/OWNER:** IMT Capital III Prestonwood LP

**REQUEST:** An application to replat a 6.203-acre tract of land containing all of Lots 1 and 2 in City Block E/8222 into one lot and remove the existing platted 25 foot platted Building Line along Dallas Parkway and Arapaho Road on property located at Arapaho Road and Dallas Parkway, northeast corner.

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

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

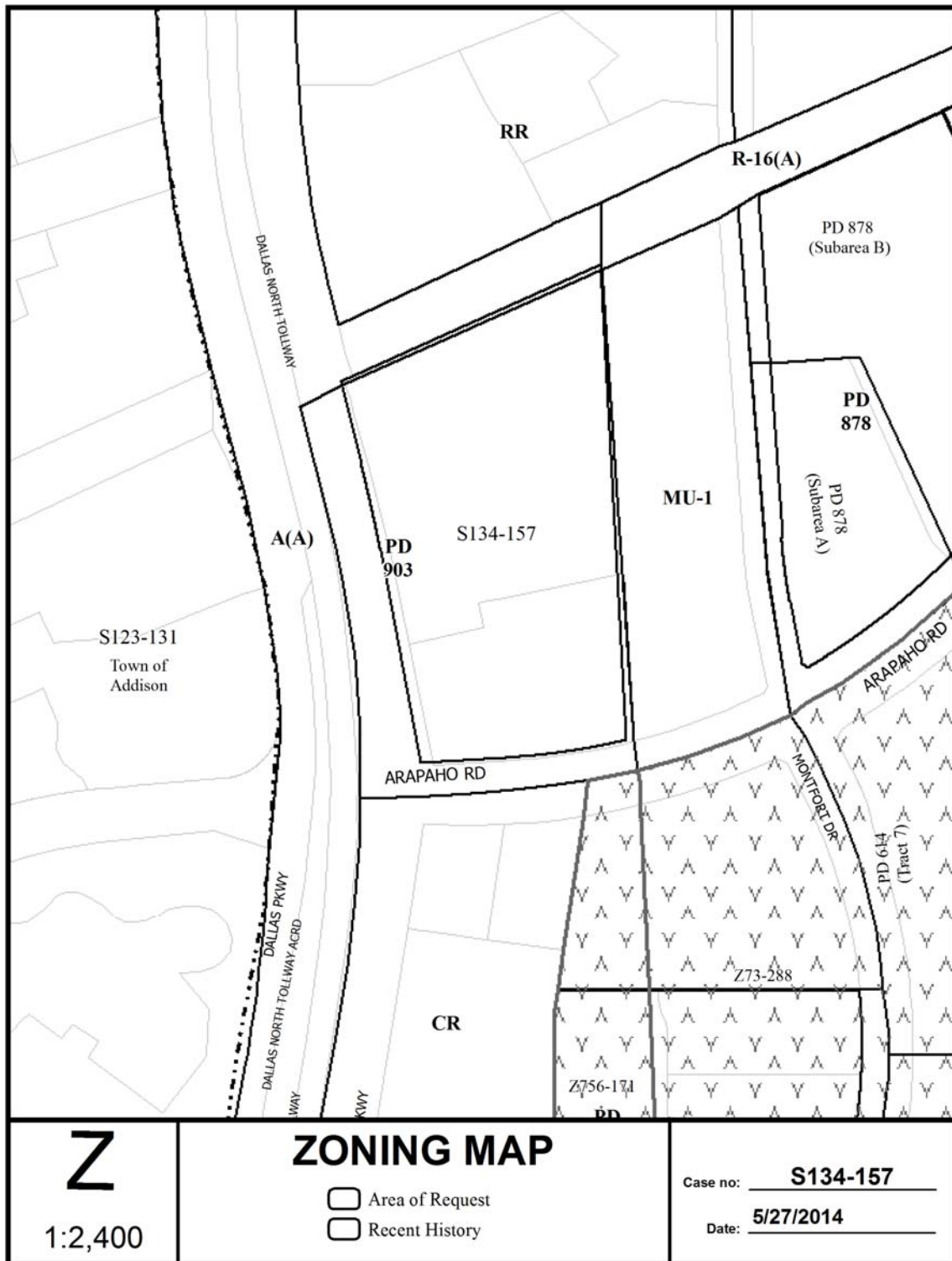
- (1) upon the affirmative vote of at least three- fourths of the commission members present; and
- (2) if the commission finds that relocation or removal of the platted building line will not:
  - “(i) require a minimum front, side, or rear yard setback less than required by zoning regulation;”
  - The removal of the 25 foot building lines along Dallas Parkway and Arapaho Road will allow will allow the setbacks of PD 903 to govern the development.
  - “(ii) be contrary to the public interest;”
  - Notices were not sent because this is a non residential development.
  - “(iii) adversely affect neighboring properties; and”
  - The removal of the building lines will allow development on this property to be consistent with the development plan for the property.

**STAFF RECOMMENDATION OF BUILDING LINE REMOVAL:** Staff recommends approval of the building line removal on Dallas Parkway and Arapaho Road will have no negative impact on adjacent properties.

**STAFF RECOMMENDATION:** The request complies with the requirements of PD 903 zoning district; therefore, staff recommends approval subject to compliance with the following conditions:

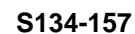
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants, must comply with the International Fire Code section 508, Appendix C.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. 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."
9. 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.
10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Division approval."
13. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
14. On the final plat dedicate 60 feet of right-of-way from the established centerline of Arapaho Road.
15. On the final plat dedicate a 15 foot by 15 foot corner clip at Arapaho Road and Dallas Parkway.

16. On the final plat add a note stating: "access or any modification to Dallas North Tollway requires NTTA approval".
15. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations.
16. Water/wastewater main extension is required by Private Development Contract.
17. Existing water and/or wastewater easements must be shown and/or increased to conform to current design standards. The minimum DWU easement size is 20 feet for water or wastewater and is 25 feet for an easement having both water and sewer.
18. On the final plat show how all adjoining right-of-way was created.
19. On the final plat show the recording information on all existing easements within 150 feet of the property.
20. On the final plat choose a different addition name.
21. On the final plat two control monuments must be shown.
22. On the final plat choose a different addition name.
23. On the final plat show the recording information on all utility easement abandonments within 150 feet of the property.
24. On the final plat remove the Visibility Easement.
25. On the final plat change "25 foot Building Line to be abandoned by this plat to "25 foot Building Line to be removed by this plat".
26. On the final plat show the abandonment and recording information as follows: "Abandonment authorized by Ordinance No.\_\_\_\_\_ and recorded as Instrument No.\_\_\_\_\_".
27. Rea Estate release is required prior to recordation of the final
28. On the final plat add "Dallas Parkway" street label in its right-of-way.
29. On the final plat identify the property as Lot 1A in City Block E/8222.









**CITY PLAN COMMISSION****THURSDAY, JUNE 5, 2014****FILE NUMBER:** S134-159**Subdivision Coordinator:** La Shawn Green**LOCATION:** 2662 Sutton Street**DATE FILED:** May 9, 2014**ZONING:** PD 595, Subdistrict R-5(A)**CITY COUNCIL DISTRICT:** 7**SIZE OF REQUEST:** 0.087-Acres**MAPSCO:** 46V**APPLICANT/OWNER:** JSHH Properties, L.L.C.

**REQUEST:** An application to reduce the existing 25 foot platted building line along Sutton Street to wrap around the existing structure on a 0.087-acre tract of land containing all of Lot 1A in City Block 15/1841 on property located at 2662 Sutton Street.

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

**DATES NOTICES SENT:** 11 notices were sent to property owners within 200 feet of the property on May 15, 2014 and we received no responses by May 29, 2014.

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

- (1) upon the affirmative vote of at least three- fourths of the commission members present; and
  - (2) if the commission finds that relocation or removal of the platted building line will not:
    - “(i) require a minimum front, side, or rear yard setback less than required by zoning regulation;”
    - The reduction of the 25 foot building line along Sutton Street will allow the front yard setback of 20 feet in the PD 595, Subdistrict R-5(A) to take precedence for new development.
    - “(ii) be contrary to the public interest;”
    - The property presently violates the front yard setback requirement of the R-5(A) zoning district (20 feet) and the platted 25 foot building line on Sutton Street. It also violates the 15 foot platted building line and the continuity of the “block face” of both Sutton Street and Spring Avenue. The removal of the two building lines will allow the applicant to apply to the Board of Adjustment for a variance to reduce the zoning setback for existing encroachments.
    - “(iii) adversely affect neighboring properties; and”
- The building line removal will not have a negative impact on the adjoining properties and will allow for a unified development.

**STAFF RECOMMENDATION OF BUILDING LINE REMOVAL:** Staff recommends approval of the building line removal on Sutton Street will have no negative impact on adjacent properties.

The request to remove the building line complies with the requirements of Section 51A-8.505(c) for removal of the building lines.

**STAFF RECOMMENDATION:** The request complies with the requirements of PD 595, Subdistrict R-5(A) zoning district; therefore, staff recommends approval subject to compliance with the following conditions:

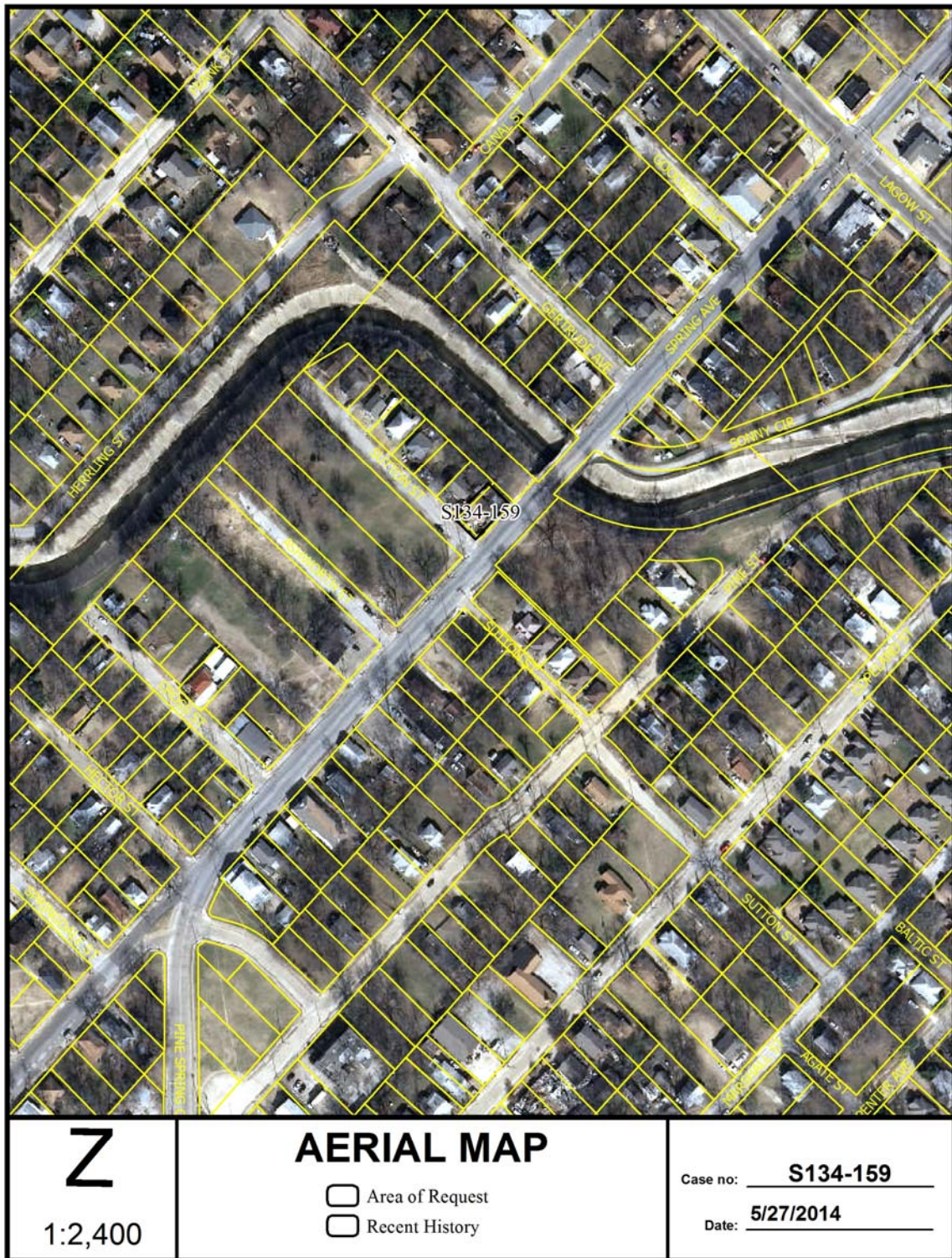
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants, must comply with the International Fire Code section 508, Appendix C.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. 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."
9. 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.
10. The maximum number of lots permitted by this plat is 1.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Division approval."
12. On the final plat dedicate a 10 foot by 10 foot corner clip at the Sutton Street and Spring Avenue.

13. On the final plat show how adjoining right-of-way was created.
14. On the final plat provide Lien Holders Subordination Agreement.
15. Prior to final plat remove easement encroachment.
16. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes.
17. Existing water and/or wastewater easements must be shown and/or increased to conform to current design standards. The minimum DWU easement size is 20 feet for water or wastewater and is 25 feet for an easement having both water and sewer.
18. On the final plat identify the property as Lot 1 in City Block 15/1841.

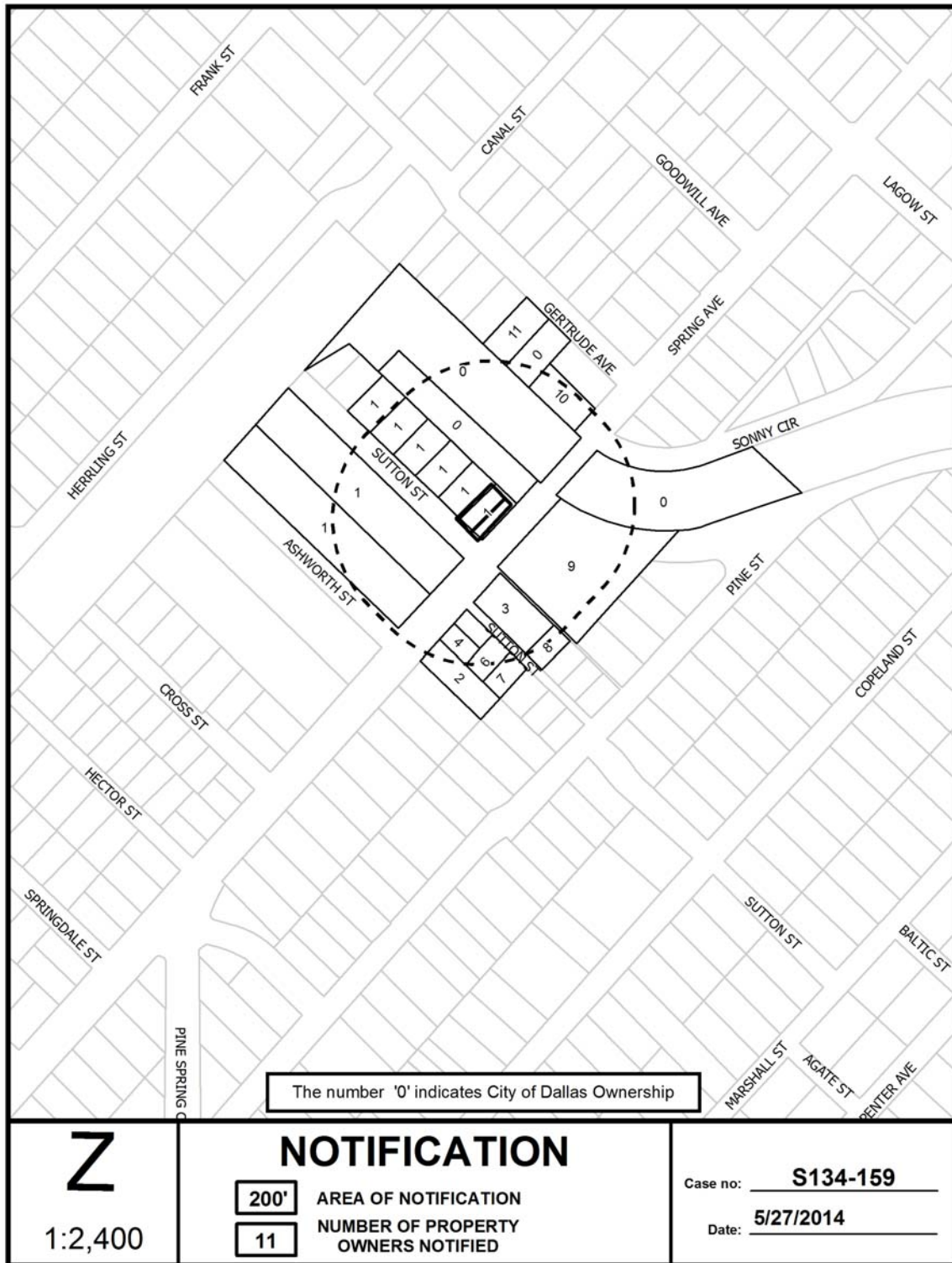












5/15/2014

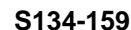
## ***Notification List of Property Owners***

***S134-159***

### ***11 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	3821 SUTTON ST	JSHH PPTIES LLC
2	3800 SPRING AVE	COTTON FRAZIER L & LOURDES V
3	2808 SUTTON ST	LUCKY HOMER & QUELLA
4	3804 SPRING AVE	BENNETT IRENE PORTER
5	3808 SPRING AVE	WILKINS THOMAS D
6	2807 SUTTON ST	JEFFERSON LOIS ESTATE OF % MELVIN JEFFERSON
7	2811 SUTTON ST	SYLVESTER DAVIDSON
8	2810 SUTTON ST	JONES ANNIE BELL
9	3900 SPRING AVE	JOHNSON MAE HELEN ESTATE % JOANN CURRY MCDANIE
10	3911 SPRING AVE	KNOX JAMES A & JUDITH C KNOX
11	2719 GERTRUDE AVE	BLUE TOM III

Thursday, May 15, 2014





**FILE NUMBER:** M134-024**DATE FILED:** February 28, 2014**LOCATION:** Audelia Road and McCree Road, Northeast Corner**COUNCIL DISTRICT:** 10**MAPSCO:** 27-U**SIZE OF REQUEST:** Approx. 4.97 Acres**CENSUS TRACT:** 130.04

---

**MISCELLANEOUS DOCKET ITEM****Minor Amendment for Development Plan and Landscape Plan**

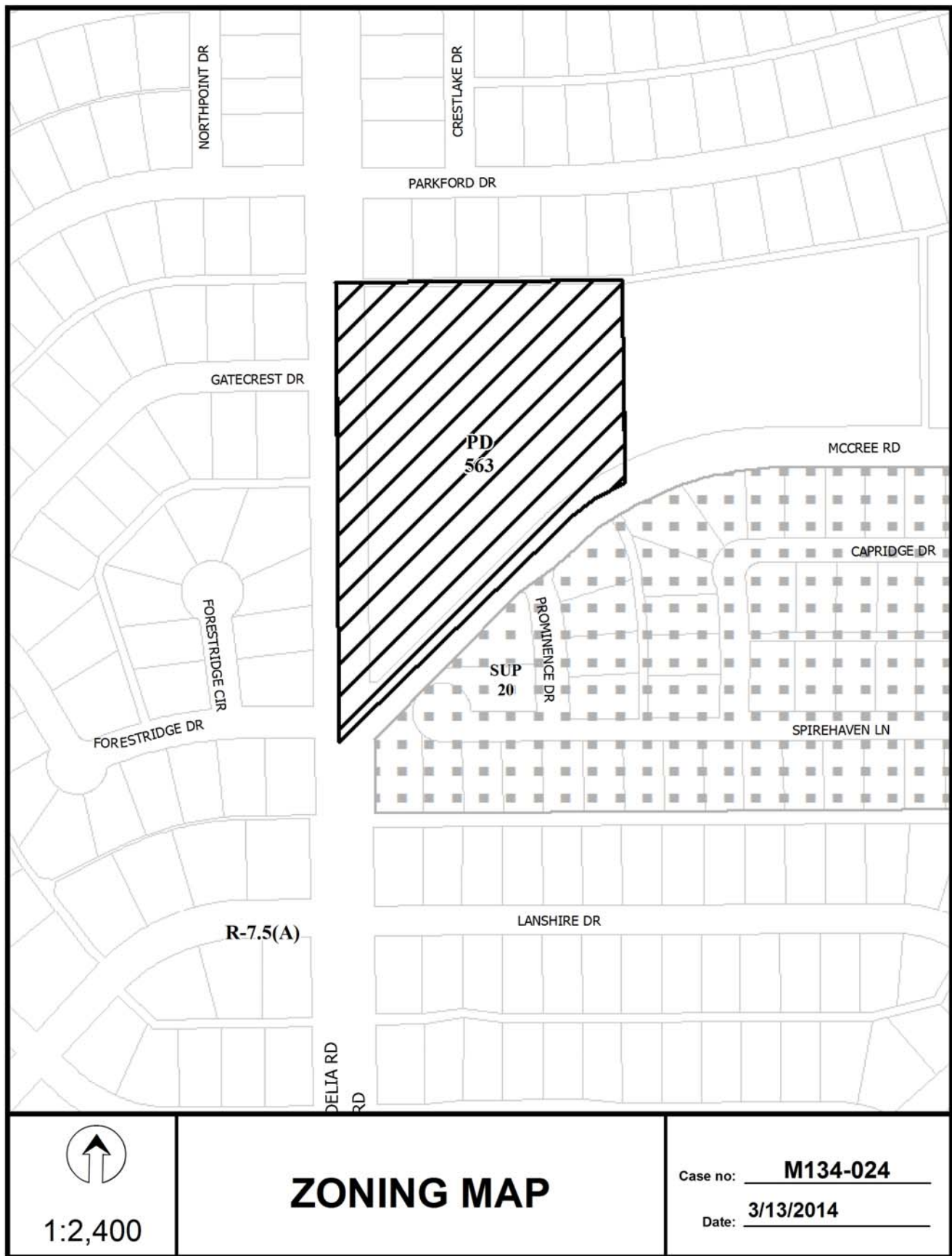
On October 27, 1999, the City Council passed Ordinance No. 24072 which established Planned Development District No. 563 for a Private school, Child-care facility, and R-7.5(A) Single Family District Uses on property at the above location. The PDD was subsequently amended by Ordinance No. 24694.

At this time, the property owner has submitted an application for consideration of a minor amendment to the development plan to provide for an expansion of one of the northernmost structures (474 square feet) while reconfiguring a previously approved landscape buffer and perimeter planting area at the northwest corner of the property. This PDD was created with certain landscaping materials to buffer this institutional use from the adjacent residential area to the north (i.e., tree plantings, landscaped areas between the northern property line and northern building facades). Due to issues with visibility into and out of the existing outdoor play area, the applicant is requesting to remove a solid hedgerow at the northwest corner of the site while replacing with large canopy trees that wrap this corner.

The attached plans provide for the requested building expansion as well as revisions to the landscape buffer and perimeter planting area.

**STAFF RECOMMENDATION:** Approval.

**PRIOR CPC ACTION:** On May 8, 2014, the City Plan Commission held this item under advisement until May 22, 2014. On May 22, 2014, the City Plan Commission held this item under advisement until June 5, 2015.



# DEVELOPMENT PLAN



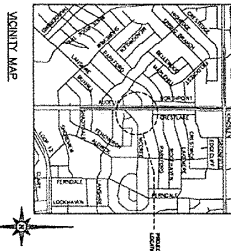
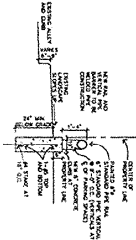
AUDELIA ROAD

McCREE ROAD

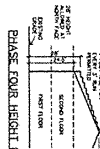
## BARRIER ELEVATION



## BARRIER SECTION



## PHASE FOUR HEIGHT ENVELOPE



EXISTING BUILDING	EXISTING AREA	EXISTING VOLUME	EXISTING HEIGHT	EXISTING USE
EXISTING CHURCH	10,000	100,000	10	CHURCH
EXISTING OFFICE	5,000	50,000	10	OFFICE
EXISTING GARAGE	2,000	20,000	10	GARAGE
EXISTING DRIVEWAY	1,000	10,000	10	DRIVEWAY
EXISTING PARKING	1,000	10,000	10	PARKING
EXISTING LANDSCAPE	1,000	10,000	10	LANDSCAPE
EXISTING TOTAL	20,000	200,000	10	TOTAL
PROPOSED BUILDING	PROPOSED AREA	PROPOSED VOLUME	PROPOSED HEIGHT	PROPOSED USE
PROPOSED CHURCH	10,000	100,000	10	CHURCH
PROPOSED OFFICE	5,000	50,000	10	OFFICE
PROPOSED GARAGE	2,000	20,000	10	GARAGE
PROPOSED DRIVEWAY	1,000	10,000	10	DRIVEWAY
PROPOSED PARKING	1,000	10,000	10	PARKING
PROPOSED LANDSCAPE	1,000	10,000	10	LANDSCAPE
PROPOSED TOTAL	20,000	200,000	10	TOTAL

7.2009  
6.5.14

DEV

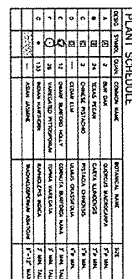
ST. JAMES EPISCOPAL CHURCH DETAILED  
9845 McCREE ROAD DEVELOPMENT PLAN  
DALLAS, TEXAS

ST. JAMES EPISCOPAL CHURCH  
9845 McCREE ROAD  
DALLAS, TEXAS 75238  
214-348-1345

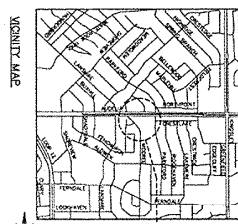
ARTHUR WEINMAN  
ARCHITECTS  
8777 CAMP BOWIE BLVD., SUITE 200, FORT WORTH, TEXAS 76116  
817-737-0877 FAX 817-737-2253



Proposed Development Plan



LIFE-SPAN ESTIMATES	
1. <u>100</u> YEARS OF AGE	MALE 100.00
2. <u>90</u> YEARS OF AGE	MALE 90.00
3. <u>80</u> YEARS OF AGE	MALE 80.00
4. <u>70</u> YEARS OF AGE	MALE 70.00
5. <u>60</u> YEARS OF AGE	MALE 60.00
6. <u>50</u> YEARS OF AGE	MALE 50.00
7. <u>40</u> YEARS OF AGE	MALE 40.00
8. <u>30</u> YEARS OF AGE	MALE 30.00
9. <u>20</u> YEARS OF AGE	MALE 20.00
10. <u>10</u> YEARS OF AGE	MALE 10.00
11. <u>0</u> YEARS OF AGE	MALE 0.00
12. <u>100</u> YEARS OF AGE	MALE 100.00
13. <u>90</u> YEARS OF AGE	MALE 90.00
14. <u>80</u> YEARS OF AGE	MALE 80.00
15. <u>70</u> YEARS OF AGE	MALE 70.00
16. <u>60</u> YEARS OF AGE	MALE 60.00
17. <u>50</u> YEARS OF AGE	MALE 50.00
18. <u>40</u> YEARS OF AGE	MALE 40.00
19. <u>30</u> YEARS OF AGE	MALE 30.00
20. <u>20</u> YEARS OF AGE	MALE 20.00
21. <u>10</u> YEARS OF AGE	MALE 10.00
22. <u>0</u> YEARS OF AGE	MALE 0.00
23. <u>100</u> YEARS OF AGE	MALE 100.00
24. <u>90</u> YEARS OF AGE	MALE 90.00
25. <u>80</u> YEARS OF AGE	MALE 80.00
26. <u>70</u> YEARS OF AGE	MALE 70.00
27. <u>60</u> YEARS OF AGE	MALE 60.00
28. <u>50</u> YEARS OF AGE	MALE 50.00
29. <u>40</u> YEARS OF AGE	MALE 40.00
30. <u>30</u> YEARS OF AGE	MALE 30.00
31. <u>20</u> YEARS OF AGE	MALE 20.00
32. <u>10</u> YEARS OF AGE	MALE 10.00
33. <u>0</u> YEARS OF AGE	MALE 0.00
34. <u>100</u> YEARS OF AGE	MALE 100.00
35. <u>90</u> YEARS OF AGE	MALE 90.00
36. <u>80</u> YEARS OF AGE	MALE 80.00
37. <u>70</u> YEARS OF AGE	MALE 70.00
38. <u>60</u> YEARS OF AGE	MALE 60.00
39. <u>50</u> YEARS OF AGE	MALE 50.00
40. <u>40</u> YEARS OF AGE	MALE 40.00
41. <u>30</u> YEARS OF AGE	MALE 30.00
42. <u>20</u> YEARS OF AGE	MALE 20.00
43. <u>10</u> YEARS OF AGE	MALE 10.00
44. <u>0</u> YEARS OF AGE	MALE 0.00
45. <u>100</u> YEARS OF AGE	MALE 100.00
46. <u>90</u> YEARS OF AGE	MALE 90.00
47. <u>80</u> YEARS OF AGE	MALE 80.00
48. <u>70</u> YEARS OF AGE	MALE 70.00
49. <u>60</u> YEARS OF AGE	MALE 60.00
50. <u>50</u> YEARS OF AGE	MALE 50.00
51. <u>40</u> YEARS OF AGE	MALE 40.00
52. <u>30</u> YEARS OF AGE	MALE 30.00
53. <u>20</u> YEARS OF AGE	MALE 20.00
54. <u>10</u> YEARS OF AGE	MALE 10.00
55. <u>0</u> YEARS OF AGE	MALE 0.00
56. <u>100</u> YEARS OF AGE	MALE 100.00
57. <u>90</u> YEARS OF AGE	MALE 90.00
58. <u>80</u> YEARS OF AGE	MALE 80.00
59. <u>70</u> YEARS OF AGE	MALE 70.00
60. <u>60</u> YEARS OF AGE	MALE 60.00
61. <u>50</u> YEARS OF AGE	MALE 50.00
62. <u>40</u> YEARS OF AGE	MALE 40.00
63. <u>30</u> YEARS OF AGE	MALE 30.00
64. <u>20</u> YEARS OF AGE	MALE 20.00
65. <u>10</u> YEARS OF AGE	MALE 10.00
66. <u>0</u> YEARS OF AGE	MALE 0.00
67. <u>100</u> YEARS OF AGE	MALE 100.00
68. <u>90</u> YEARS OF AGE	MALE 90.00
69. <u>80</u> YEARS OF AGE	MALE 80.00
70. <u>70</u> YEARS OF AGE	MALE 70.00
71. <u>60</u> YEARS OF AGE	MALE 60.00
72. <u>50</u> YEARS OF AGE	MALE 50.00
73. <u>40</u> YEARS OF AGE	MALE 40.00
74. <u>30</u> YEARS OF AGE	MALE 30.00
75. <u>20</u> YEARS OF AGE	MALE 20.00
76. <u>10</u> YEARS OF AGE	MALE 10.00
77. <u>0</u> YEARS OF AGE	MALE 0.00
78. <u>100</u> YEARS OF AGE	MALE 100.00
79. <u>90</u> YEARS OF AGE	MALE 90.00
80. <u>80</u> YEARS OF AGE	MALE 80.00
81. <u>70</u> YEARS OF AGE	MALE 70.00
82. <u>60</u> YEARS OF AGE	MALE 60.00
83. <u>50</u> YEARS OF AGE	MALE 50.00
84. <u>40</u> YEARS OF AGE	MALE 40.00
85. <u>30</u> YEARS OF AGE	MALE 30.00
86. <u>20</u> YEARS OF AGE	MALE 20.00
87. <u>10</u> YEARS OF AGE	MALE 10.00
88. <u>0</u> YEARS OF AGE	MALE 0.00
89. <u>100</u> YEARS OF AGE	MALE 100.00
90. <u>90</u> YEARS OF AGE	MALE 90.00
91. <u>80</u> YEARS OF AGE	MALE 80.00
92. <u>70</u> YEARS OF AGE	MALE 70.00
93. <u>60</u> YEARS OF AGE	MALE 60.00
94. <u>50</u> YEARS OF AGE	MALE 50.00
95. <u>40</u> YEARS OF AGE	MALE 40.00
96. <u>30</u> YEARS OF AGE	MALE 30.00
97. <u>20</u> YEARS OF AGE	MALE 20.00
98. <u>10</u> YEARS OF AGE	MALE 10.00
99. <u>0</u> YEARS OF AGE	MALE 0.00
10	



	1986-87	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66	2066-67	2067-68	2068-69	2069-70	2070-71	2071-72	2072-73	2073-74	2074-75	2075-76	2076-77	2077-78	2078-79	2079-80	2080-81	2081-82	2082-83	2083-84	2084-85	2085-86	2086-87	2087-88	2088-89	2089-90	2090-91	2091-92	2092-93	2093-94	2094-95	2095-96	2096-97	2097-98	2098-99	2099-00	2100-01	2101-02	2102-03	2103-04	2104-05	2105-06	2106-07	2107-08	2108-09	2109-10	2110-11	2111-12	2112-13	2113-14	2114-15	2115-16	2116-17	2117-18	2118-19	2119-20	2120-21	2121-22	2122-23	2123-24	2124-25	2125-26	2126-27	2127-28	2128-29	2129-30	2130-31	2131-32	2132-33	2133-34	2134-35	2135-36	2136-37	2137-38	2138-39	2139-40	2140-41	2141-42	2142-43	2143-44	2144-45	2145-46	2146-47	2147-48	2148-49	2149-50	2150-51	2151-52	2152-53	2153-54	2154-55	2155-56	2156-57	2157-58	2158-59	2159-60	2160-61	2161-62	2162-63	2163-64	2164-65	2165-66	2166-67	2167-68	2168-69	2169-70	2170-71	2171-72	2172-73	2173-74	2174-75	2175-76	2176-77	2177-78	2178-79	2179-80	2180-81	2181-82	2182-83	2183-84	2184-85	2185-86	2186-87	2187-88	2188-89	2189-90	2190-91	2191-92	2192-93	2193-94	2194-95	2195-96	2196-97	2197-98	2198-99	2199-00	2200-01	2201-02	2202-03	2203-04	2204-05	2205-06	2206-07	2207-08	2208-09	2209-10	2210-11	2211-12	2212-13	2213-14	2214-15	2215-16	2216-17	2217-18	2218-19	2219-20	2220-21	2221-22	2222-23	2223-24	2224-25	2225-26	2226-27	2227-28	2228-29	2229-30	2230-31	2231-32	2232-33	2233-34	2234-35	2235-36	2236-37	2237-38	2238-39	2239-40	2240-41	2241-42	2242-43	2243-44	2244-45	2245-46	2246-47	2247-48	2248-49	2249-50	2250-51	2251-52	2252-53	2253-54	2254-55	2255-56	2256-57	2257-58	2258-59	2259-60	2260-61	2261-62	2262-63	2263-64	2264-65	2265-66	2266-67	2267-68	2268-69	2269-70	2270-71	2271-72	2272-73	2273-74	2274-75	2275-76	2276-77	2277-78	2278-79	2279-80	2280-81	2281-82	2282-83	2283-84	2284-85	2285-86	2286-87	2287-88	2288-89	2289-90	2290-91	2291-92	2292-93	2293-94	2294-95	2295-96	2296-97	2297-98	2298-99	2299-00	2300-01	2301-02	2302-03	2303-04	2304-05	2305-06	2306-07	2307-08	2308-09	2309-10	2310-11	2311-12	2312-13	2313-14	2314-15	2315-16	2316-17	2317-18	2318-19	2319-20	2320-21	2321-22	2322-23	2323-24	2324-25	2325-26
--	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------

7.20.05  
6.5.14

ST. JAMES EPISCOPAL CHURCH LANDSCAPE PLAN  
9845 MCCREE ROAD  
DALLAS, TEXAS

**ST. JAMES EPISCOPAL CHURCH**  
9845 McCREE ROAD  
DALLAS, TEXAS 75238  
214-348-1345

**ARTHUR WEINMAN**  
ARCHITECTS  
1777 CAMP BOWIE BLVD., SUITE 332, FORT WORTH, TEXAS 76111  
817-737-0977 FAX 817-737-2203



# DEVELOPMENT PLAN



AUDELIA ROAD

MCOREE ROAD

## BARRIER SECTION

## BARRIER ELEVATION



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



BASE COURSE ELEVATION

ST. JAMES EPISCOPAL CHURCH  
9845 MCCREE ROAD  
DALLAS, TEXAS 75238  
214-348-1345

ST. JAMES EPISCOPAL CHURCH  
9845 MCCREE ROAD  
DALLAS, TEXAS 75238  
214-348-1345

ST. JAMES EPISCOPAL CHURCH  
9845 MCCREE ROAD  
DALLAS, TEXAS 75238  
214-348-1345

ST. JAMES EPISCOPAL CHURCH  
9845 MCCREE ROAD  
DALLAS, TEXAS 75238  
214-348-1345

ST. JAMES EPISCOPAL CHURCH  
9845 MCCREE ROAD  
DALLAS, TEXAS 75238  
214-348-1345

ARTHUR WEINMAN  
ARCHITECTS  
1777 CAMP BONE BLVD., SUITE 320, FORT WORTH, TEXAS 76104  
817-342-1017 FAX: 817-342-2943





McCREE ROAD

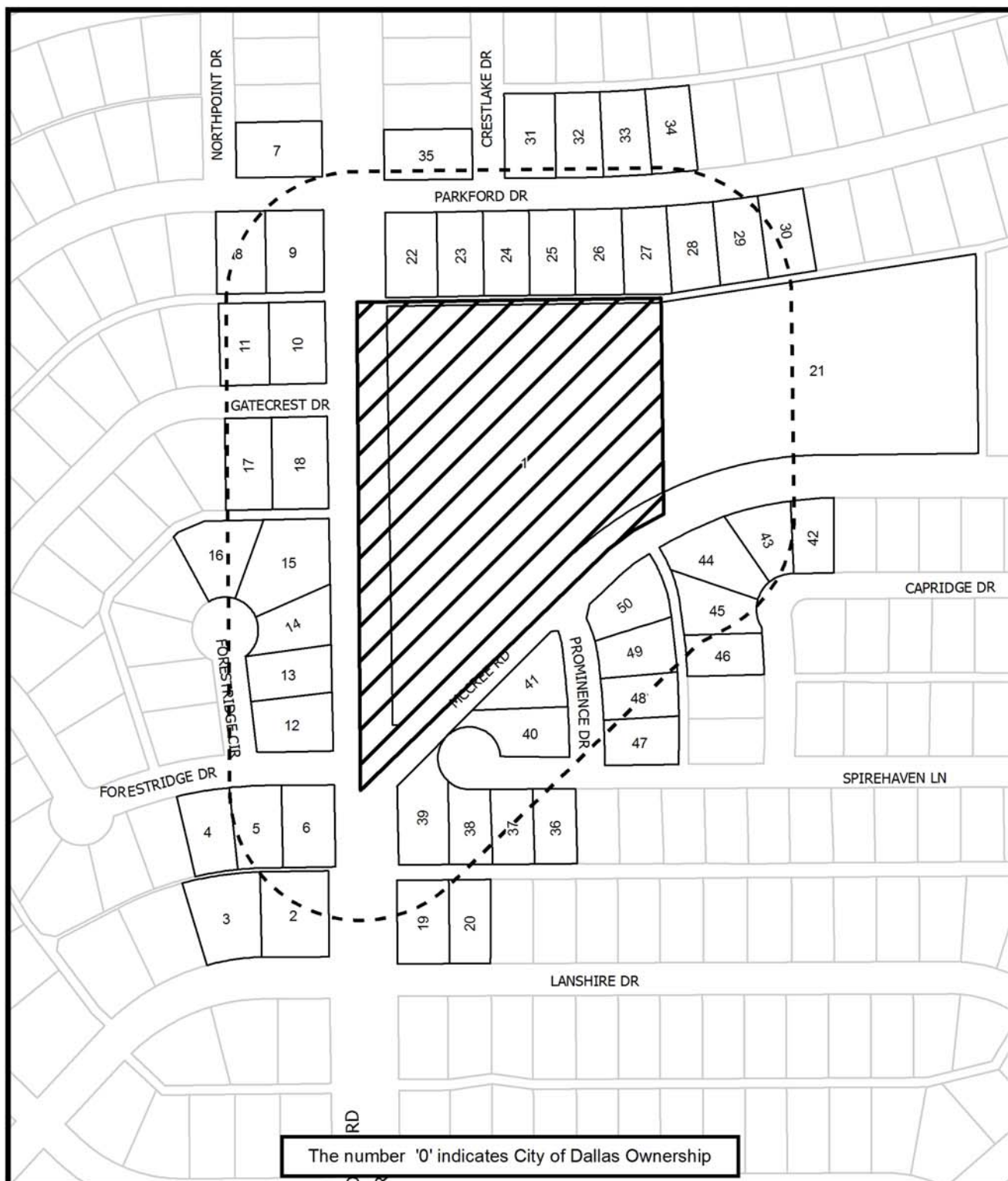
PLANT SPECIES			DATE OF PLANTING	TYPE
NO.	NAME OF PLANT SPECIES	DATE OF PLANTING	TYPE	
1	1. <i>Pinus caribaea</i>	1954-1955	1	
2	2. <i>Pinus caribaea</i>	1954-1955	2	
3	3. <i>Pinus caribaea</i>	1954-1955	3	
4	4. <i>Pinus caribaea</i>	1954-1955	4	
5	5. <i>Pinus caribaea</i>	1954-1955	5	
6	6. <i>Pinus caribaea</i>	1954-1955	6	
7	7. <i>Pinus caribaea</i>	1954-1955	7	
8	8. <i>Pinus caribaea</i>	1954-1955	8	
9	9. <i>Pinus caribaea</i>	1954-1955	9	
10	10. <i>Pinus caribaea</i>	1954-1955	10	
11	11. <i>Pinus caribaea</i>	1954-1955	11	
12	12. <i>Pinus caribaea</i>	1954-1955	12	
13	13. <i>Pinus caribaea</i>	1954-1955	13	
14	14. <i>Pinus caribaea</i>	1954-1955	14	
15	15. <i>Pinus caribaea</i>	1954-1955	15	
16	16. <i>Pinus caribaea</i>	1954-1955	16	
17	17. <i>Pinus caribaea</i>	1954-1955	17	
18	18. <i>Pinus caribaea</i>	1954-1955	18	
19	19. <i>Pinus caribaea</i>	1954-1955	19	
20	20. <i>Pinus caribaea</i>	1954-1955	20	
21	21. <i>Pinus caribaea</i>	1954-1955	21	
22	22. <i>Pinus caribaea</i>	1954-1955	22	
23	23. <i>Pinus caribaea</i>	1954-1955	23	
24	24. <i>Pinus caribaea</i>	1954-1955	24	
25	25. <i>Pinus caribaea</i>	1954-1955	25	
26	26. <i>Pinus caribaea</i>	1954-1955	26	
27	27. <i>Pinus caribaea</i>	1954-1955	27	
28	28. <i>Pinus caribaea</i>	1954-1955	28	
29	29. <i>Pinus caribaea</i>	1954-1955	29	
30	30. <i>Pinus caribaea</i>	1954-1955	30	
31	31. <i>Pinus caribaea</i>	1954-1955	31	
32	32. <i>Pinus caribaea</i>	1954-1955	32	
33	33. <i>Pinus caribaea</i>	1954-1955	33	
34	34. <i>Pinus caribaea</i>	1954-1955	34	
35	35. <i>Pinus caribaea</i>	1954-1955	35	
36	36. <i>Pinus caribaea</i>	1954-1955	36	
37	37. <i>Pinus caribaea</i>	1954-1955	37	
38	38. <i>Pinus caribaea</i>	1954-1955	38	
39	39. <i>Pinus caribaea</i>	1954-1955	39	
40	40. <i>Pinus caribaea</i>	1954-1955	40	
41	41. <i>Pinus caribaea</i>	1954-1955	41	
42	42. <i>Pinus caribaea</i>	1954-1955	42	
43	43. <i>Pinus caribaea</i>	1954-1955	43	
44	44. <i>Pinus caribaea</i>	1954-1955	44	
45	45. <i>Pinus caribaea</i>	1954-1955	45	
46	46. <i>Pinus caribaea</i>	1954-1955	46	
47	47. <i>Pinus caribaea</i>	1954-1955	47	
48	48. <i>Pinus caribaea</i>	1954-1955	48	
49	49. <i>Pinus caribaea</i>	1954-1955	49	
50	50. <i>Pinus caribaea</i>	1954-1955	50	
51	51. <i>Pinus caribaea</i>	1954-1955	51	
52	52. <i>Pinus caribaea</i>	1954-1955	52	
53	53. <i>Pinus caribaea</i>	1954-1955	53	
54	54. <i>Pinus caribaea</i>	1954-1955	54	
55	55. <i>Pinus caribaea</i>	1954-1955	55	
56	56. <i>Pinus caribaea</i>	1954-1955	56	
57	57. <i>Pinus caribaea</i>	1954-1955	57	
58	58. <i>Pinus caribaea</i>	1954-1955	58	
59	59. <i>Pinus caribaea</i>	1954-1955	59	
60	60. <i>Pinus caribaea</i>	1954-1955	60	
61	61. <i>Pinus caribaea</i>	1954-1955	61	
62	62. <i>Pinus caribaea</i>	1954-1955	62	
63	63. <i>Pinus caribaea</i>	1954-1955	63	
64	64. <i>Pinus caribaea</i>	1954-1955	64	
65	65. <i>Pinus caribaea</i>	1954-1955	65	
66	66. <i>Pinus caribaea</i>	1954-1955	66	
67	67. <i>Pinus caribaea</i>	1954-1955	67	
68	68. <i>Pinus caribaea</i>	1954-1955	68	
69	69. <i>Pinus caribaea</i>	1954-1955	69	
70	70. <i>Pinus caribaea</i>	1954-1955	70	
71	71. <i>Pinus caribaea</i>	1954-1955	71	

[illegible]

PHASE FOUR - EIGHT ENVELOPES

**ARTHUR WEINMAN**  
ARCHITECTS  
6777 CAMP BOWIE BLVD., SUITE 330, FORT WORTH, TEXAS 76116  
817/731-0977 FAX 817/731-2205





1:2,400

## NOTIFICATION

**200'**

AREA OF NOTIFICATION

**50**

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **M134-024**

Date: **3/13/2014**

## ***Notification List of Property Owners***

***M134-024***

### ***50 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	9845 MCCREE RD	CORPROATION OF EPISCOPAL DIOCESE OF DALL
2	9737 LANSHIRE DR	SCOTT MARY LEE
3	9729 LANSHIRE DR	JENKINS ALLEN W & LIDA
4	9720 FORESTRIDGE DR	GRAVES ARMAND D
5	9730 FORESTRIDGE DR	WALTON GERALD E
6	9736 FORESTRIDGE DR	GIPSON JAMES POLK EST OF
7	9206 NORTHPOINT DR	BROWNING THOMAS C III & ADRIANNE C
8	9760 PARKFORD DR	BOWEN SHANE M
9	9764 PARKFORD DR	HOLLOWAY DONALD LEE
10	9755 GATECREST DR	LEWIS GRETCHEN & PAUL A
11	9749 GATECREST DR	GRUBB CHARLES M & BETHANY
12	9747 FORESTRIDGE CIR	KELLY CATHY DIANNE
13	9743 FORESTRIDGE CIR	WEINBERGER BRIAN A & MARILYN A
14	9739 FORESTRIDGE CIR	PARKER JOSEPH H
15	9735 FORESTRIDGE CIR	MILLER MARC C
16	9731 FORESTRIDGE CIR	GORE RICHARD DEATON
17	9748 GATECREST DR	CHEEK CARTER
18	9754 GATECREST DR	MONTES LYDIA
19	9805 LANSHIRE DR	SMITH ERIC H & DEBORA COOPER SMITH
20	9809 LANSHIRE DR	KALKA MELISSA DAWN &
21	9919 MCCREE RD	LAKE HIGHLANDS CHURCH OF CHRIST
22	9806 PARKFORD DR	CAROPRESI SADIE B TR SADIE B CAROPRESI T
23	9812 PARKFORD DR	LARA HOMERO
24	9818 PARKFORD DR	WORLEY DALLAS R
25	9824 PARKFORD DR	COULTER AMBER
26	9830 PARKFORD DR	DUNLAP CAROLYN C

3/13/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	9836 PARKFORD DR	COLBERT MM ANIQUE
28	9842 PARKFORD DR	HEFNER MICHAEL R & SUSAN D THENNES
29	9848 PARKFORD DR	DUNCAN JEANNETTE
30	9854 PARKFORD DR	CLARK ROBERT C ETAL
31	9819 PARKFORD DR	KYLE THOMPSON & BENNETT LINDSAY
32	9825 PARKFORD DR	HART MELISSA P
33	9831 PARKFORD DR	STEINHEBEL KELLY S
34	9837 PARKFORD DR	BUCHANAN MAC V
35	9205 CRESTLAKE DR	GERIK JAMES E & CYNTHIA A
36	9816 SPIREHAVEN LN	WIRE DAVID PATRICK TR & ALISON WIRE TR
37	9812 SPIREHAVEN LN	COX KAREN E
38	9808 SPIREHAVEN LN	RENTZ THEODORE H TR & RENTZ CAROLYN C TR
39	9804 SPIREHAVEN LN	Taxpayer at
40	9003 PROMINENCE DR	KIRSOP DOUGLAS L & DENISE E SAGER
41	9011 PROMINENCE DR	TERRELL WESLEY G &
42	9927 CAPRIDGE DR	ADAMS JAMES FLOYD & KATHLEEN P
43	9923 CAPRIDGE DR	REYNOLDS RACHEL WALLACE
44	9919 CAPRIDGE DR	LAMBERTH THOMAS & LORRI
45	9915 CAPRIDGE DR	BRAUN ROBERT B & MARGARET L
46	9911 CAPRIDGE DR	SMITH GEAN ELBERT & EDITH M
47	9004 PROMINENCE DR	MACQUIGG ROBERT A & GEORGANNA M
48	9008 PROMINENCE DR	BROOME DAVID B& JOLEA
49	9012 PROMINENCE DR	HURMIS DARRELL D & KIMBERLY L
50	9016 PROMINENCE DR	FROST SCOTT M & DANA M

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR  
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)**

**DOWNTOWN DISTRICT**

---

**CASE NUMBER:** 1404031012

**FILED:** March 19, 2014

**LOCATION:** 1999 Bryan Street, South elevation

**SIZE OF REQUEST:** 246 sq. ft.

**COUNCIL DISTRICT:** 14

**ZONING:** CA-1(A)

**MAPSCO:** 45-L

---

**OWNER/TENANT:** JACOBS

**REPRESENTATIVE:** Don Sturr  
National Signs, LLC

**REQUEST:** An application for a 246-square-foot attached premise sign on Bryan Street, South elevation.

**SUMMARY:** The request is to install a 246-square-foot attached premise sign that reads, "JACOBS" on the south elevation of the structure fronting Bryan Street.

**SSDAC RECOMMENDATION:** Approval.

**STAFF RECOMMENDATION:** Approval.



**BACKGROUND:**

- The subject site is located in the Downtown SPSP (General Central Business District).
- The applicant proposes to install a new 246 square foot attached premise sign with lit/reverse lit channel letters that will read "JACOBS". The sign will be located on the Bryan Street façade, South elevation.
- On May 13, 2014, the SSDAC approved the request.
- Construction of the attached premise sign is in accordance with SPSP regulations and meets the requirements of the Dallas City Code per **SEC. 51A-7.911. ATTACHED PREMISE SIGNS.**

**(a) Attached signs in general.**

- (1) Attached signs must be securely attached.
- (2) Attached signs overhanging the public way are permitted, except that no sign may project closer than two feet to the vertical plane extending through the back of a street curb.
- (3) The total effective area for all signs on a facade may not exceed:
  - (A) 30 percent of the area in the lower level sign area;
  - (B) 20 percent of the area in the middle level sign area; and
  - (C) 30 percent of the area in the upper level sign area.

**Special Sign District Advisory Committee**  
(May 13, 2014)

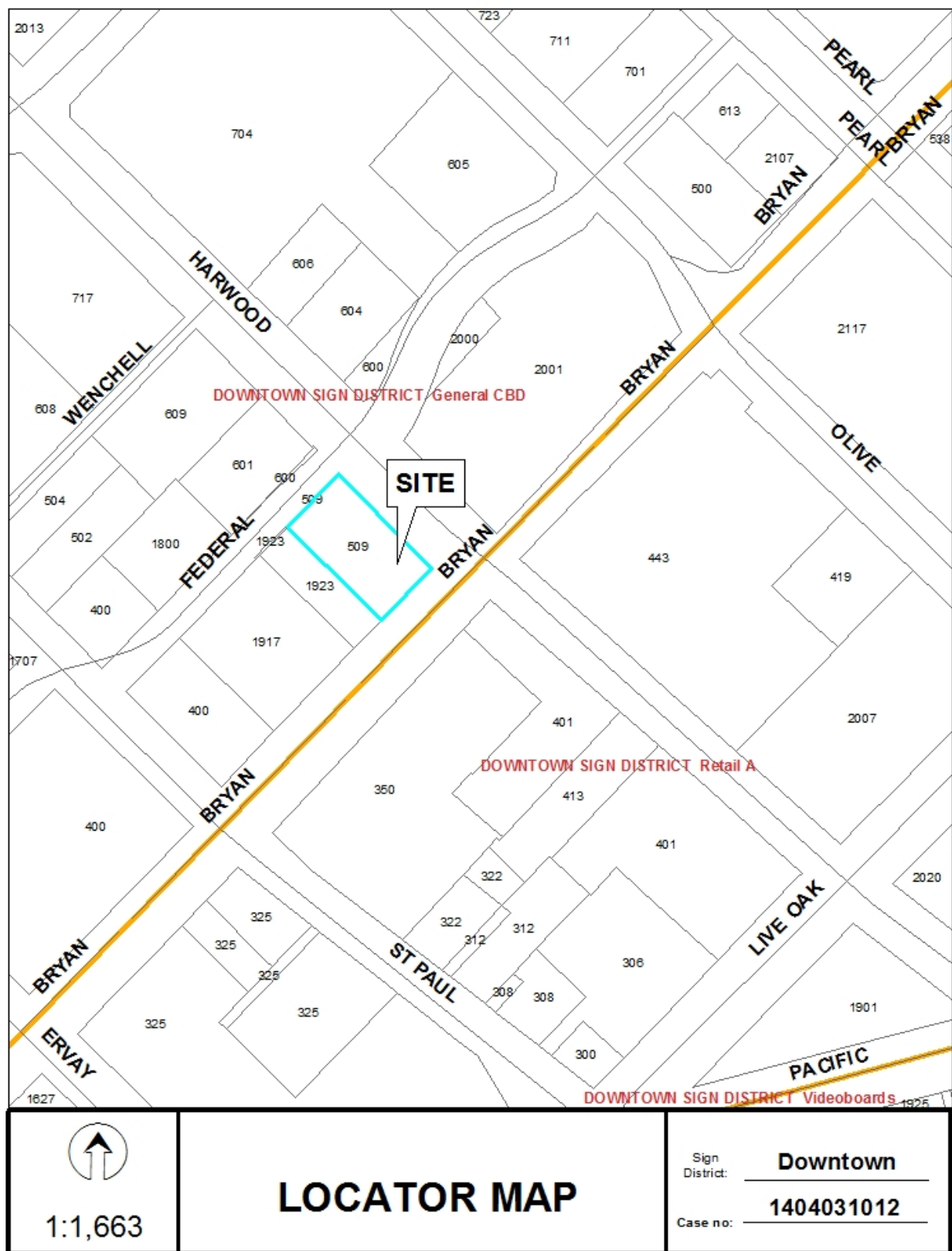
1. **1401031012** - An application for a Certificate of Appropriateness, by Don Sturr of National Signs, LLC, for a 246 square foot attached premise sign at 1999 Bryan Street. (South elevation)

**Motion:** It was moved to approve.

Maker: Van Dermark  
Second: Peadon

For: 4 – Bauer, Van Dermark, Gomez, Peadon  
Result: Carried: 4 to 0

Against: 0  
Absent: Phiffer  
Conflict: 0





Date: May 6, 2014



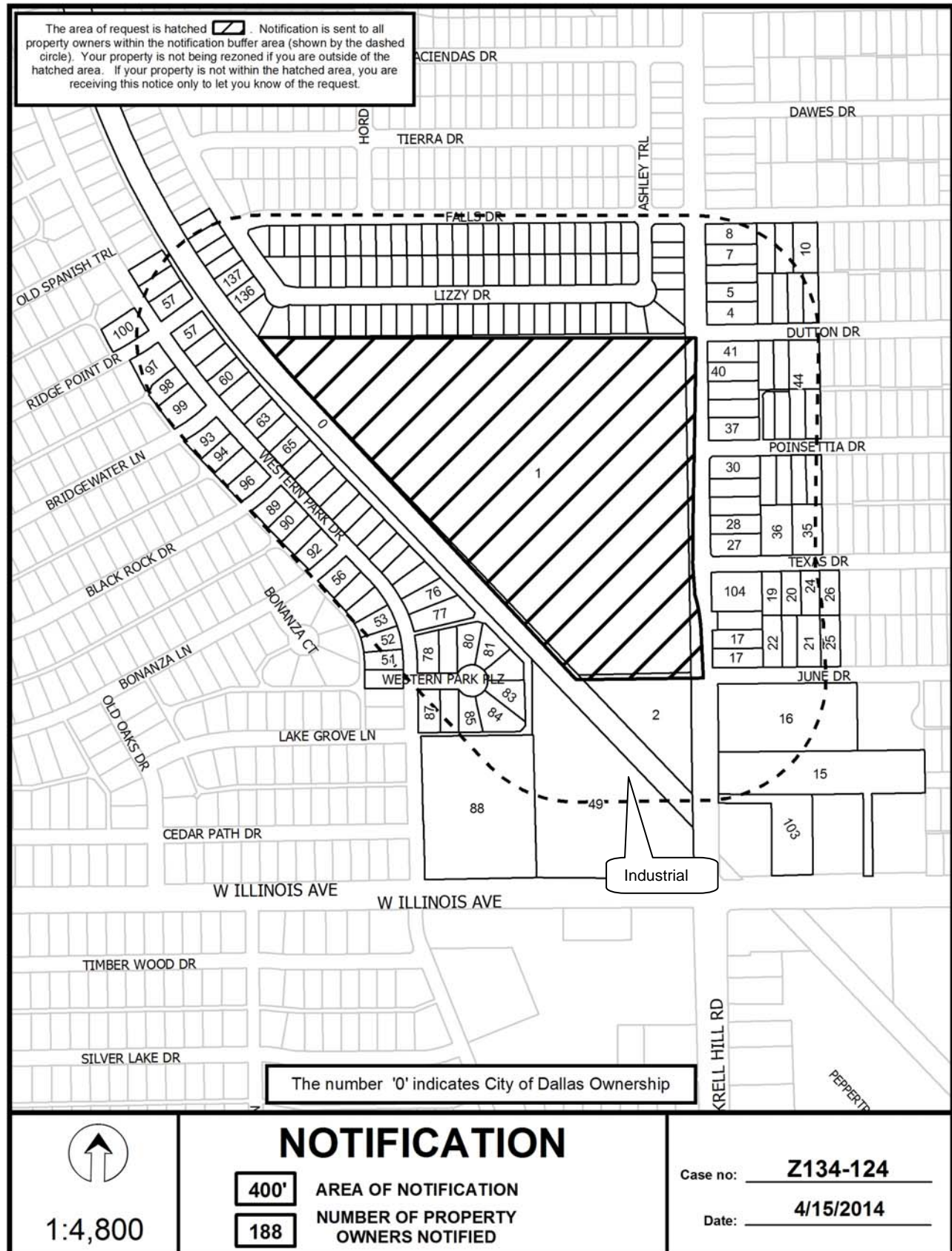
[illegible]



**FILE NUMBER:** Z134-124(WE) **DATE FILED:** November 4, 2013**LOCATION:** West line of South Cockrell Hill Road, north of Illinois Avenue**COUNCIL DISTRICT:** 3 **MAPSCO:** 52-R**SIZE OF REQUEST:** Approx. 22.671 acres **CENSUS TRACT:** 65.01

---

**APPLICANT/ OWNER:** Oncor Electric Delivery Company LLC**REPRESENTATIVE:** Mark Housewright  
MASTERPLAN**REQUEST:** An application for an amendment to Specific Use Permit No. 147 for a utility or government installation other than listed on property zoned an R-7.5(A) Single Family District.**SUMMARY:** The purpose of this request is to expand the existing warehouse spaces by 13,531 square feet, provide additional off-street parking spaces, and remove the existing driveway on the northern portion of the site.**STAFF RECOMMENDATION:** **Hold under advisement until June 19, 2014**



## ***Notification List of Property Owners***

### ***Z134-124***

***188      Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	2005 COCKRELL HILL RD	TEXAS UTILITIES ELEC CO % STATE & LOCAL
2	2205 COCKRELL HILL RD	SOUTHWESTERN BELL SBC COMM INC PPTY TAX
3	4323 DUTTON DR	TOVANCHE FERNANDO RAMIREZ
4	4331 DUTTON DR	GARCIA LORENZO & MANA
5	1818 COCKRELL HILL RD	GARICA LORENZO & MANA
6	1812 COCKRELL HILL RD	ARMESTO STEPHEN
7	1808 COCKRELL HILL RD	MORENO FERNANDO E & ROSALINDA I
8	1804 COCKRELL HILL RD	CASAS JESUS & DALILA R
9	4322 FALLS DR	RAYMUNDO JOSE DE JESUS
10	4312 FALLS DR	HERRERA ENRIQUE C & ALBERTA
11	4318 FALLS DR	ROCHA ENRIQUE & MARIA B
12	4311 DUTTON DR	CORREA FAVIOLA CORREA AVELINO WILLY
13	4319 DUTTON DR	MUNOZ MIGUEL & GUADALUPE
14	4315 DUTTON DR	GARCIA JOHN
15	4303 ILLINOIS AVE	EQUITABLE TRUST CO TR % HENRY SEELIGSON
16	2202 COCKRELL HILL RD	U S POSTAL SERVICE
17	2124 COCKRELL HILL RD	DEE & DEE OIL CO
18	2112 COCKRELL HILL RD	CHANTHALANGSY TINA & JAMES CHANTHALANGSY
19	4320 TEXAS DR	CENTRO DE FE
20	4316 TEXAS DR	SIMS WILLIAM E & PAULA F
21	4313 JUNE DR	AGUIRRE GUADALUPE
22	4321 JUNE DR	SLATEN LARRY ALAN
23	4317 JUNE DR	DALTON DAVID WAYNE
24	4307 JUNE DR	PAREDES ADRIAN
25	4312 TEXAS DR	COBB OLLIE C & PATRICIA A
26	4306 TEXAS DR	GARZA DEISY

4/15/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2020 COCKRELL HILL RD	MEZA ROSEMBER M & GUADALUPE L MEZA
28	2018 COCKRELL HILL RD	BARRON GUADALUPE
29	2012 COCKRELL HILL RD	NICHOLS JANIE M
30	2004 COCKRELL HILL RD	ALAMO AUTO SALES LLC
31	4322 POINSETTIA DR	BAKER JEFFREY S & CATHERINE D
32	4314 POINSETTIA DR	CROSS JOHN & SAN JUANITA
33	4318 POINSETTIA DR	TORRES BRENDA TORRES & HECTOR JOEL ORNEL
34	4310 POINSETTIA DR	SCHOENFELD ROGER B EST OF
35	4315 TEXAS DR	DELISE BIRTIE
36	4319 TEXAS DR	CENTRO DE FE ASSEMBLY OF GOD CHURCH TRUS
37	1922 COCKRELL HILL RD	SOTO MARTIN & MARIA G
38	1918 COCKRELL HILL RD	AREVALO JOSE & CLAUDIA AREVALO
39	1912 COCKRELL HILL RD	CABRIELES SILVIA
40	1908 COCKRELL HILL RD	CUEVAS JOSE LUIS
41	1902 COCKRELL HILL RD	BERLANGA GERARD
42	4318 DUTTON DR	GUTHRIE JERRY D
43	4314 DUTTON DR	DELGADO ANGEL & ELSA
44	4322 DUTTON DR	GOMEZ JOSE JESUS & ZULAIID
45	4317 POINSETTIA DR	TREVINO ROBERTO & GUADALUPE
46	4315 POINSETTIA DR	LOPEZ DIONICIO
47	4311 POINSETTIA DR	RANGEL ELIAS
48	4321 POINSETTIA DR	MORA FELIPE
49	4403 ILLINOIS AVE	County of Dallas ATTN COUNTY CLERK
50	2245 WESTERN PARK DR	YANES NEFTALI
51	2235 WESTERN PARK DR	TORRES GUILLERMO VELA
52	2227 WESTERN PARK DR	RODRIGUEZ JOSE I & MAGDALENA
53	2221 WESTERN PARK DR	MARTINEZ JESUS L & SANTOS R
54	2215 WESTERN PARK DR	MENDOZA VIRGINIA M
55	2209 WESTERN PARK DR	ENRIQUEZ FRANCES
56	2205 WESTERN PARK DR	EVANS FRELIA Y
57	1906 WESTERN PARK DR	YANEZ MARCOS A

4/15/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1912 WESTERN PARK DR	SOLORZANO GERARDO & SANDRA HERNANDEZ
59	1918 WESTERN PARK DR	RANGEL ANTONIO C JR & ROSA E MARES
60	1924 WESTERN PARK DR	MURUAGA FRANCISCO & EVELY
61	2010 WESTERN PARK DR	PAREDES FRANCISCO J
62	2020 WESTERN PARK DR	BELTRAN ELSIE C
63	2030 WESTERN PARK DR	LOPEZ ISRAEL & FRANCISCA
64	2040 WESTERN PARK DR	DIAZ HUMBERTO &
65	2050 WESTERN PARK DR	WYER ROBERT E
66	2060 WESTERN PARK DR	ORTIZ ELIAS & MARIA ORTIZ
67	2104 WESTERN PARK DR	SOTO IRMA YOLANDA
68	2108 WESTERN PARK DR	HERNANDEZ JORGE & GISELA
69	2112 WESTERN PARK DR	PETERS FRANKLIN D
70	2116 WESTERN PARK DR	ALCARAZ SAMUEL
71	2120 WESTERN PARK DR	CORONADO ROSA G
72	2204 WESTERN PARK DR	ONTIVEROS AMADO R
73	2208 WESTERN PARK DR	BARRON GUADALUPE
74	2212 WESTERN PARK DR	CIPRIANO LARRY III & LINDA L
75	2216 WESTERN PARK DR	ALVAREZ REYNALDO & ALMA
76	2220 WESTERN PARK DR	CONTRERAS ROBERTO
77	2224 WESTERN PARK DR	MENDIOLA RAFAEL
78	2228 WESTERN PARK PLZ DR	RAMOS FELIPE
79	2232 WESTERN PARK PLZ DR	RAMOS MARTIN & MARINA
80	2236 WESTERN PARK PLZ DR	ALBA FRANCISCO G & ET AL
81	2240 WESTERN PARK PLZ DR	ORTEGA JOSE & SAADIA S
82	2244 WESTERN PARK PLZ DR	VOLKINBURG CHERYL L
83	2248 WESTERN PARK PLZ DR	GARCIA MARTIN
84	2252 WESTERN PARK PLZ DR	QUEZADA NATALIE
85	2256 WESTERN PARK PLZ DR	AGUERO JORGE H & REBECA
86	2260 WESTERN PARK PLZ DR	RICO ALBERTO B & DELIA G RICO
87	2264 WESTERN PARK PLZ DR	SOLIZ ELVIRA GONZALEZ
88	4455 ILLINOIS AVE	ROMAN CATH DIOCESE DALLAS % BISHOP KEVIN



4/15/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	2103 WESTERN PARK DR	CASTILLO GREGORIO & JOLISA
90	2107 WESTERN PARK DR	CHAVEZ RAMONA A
91	2111 WESTERN PARK DR	BELL MARY FRANCES EST OF
92	2117 WESTERN PARK DR	ROJAS BUENAVENTURA R & AGUSTINA T
93	2019 WESTERN PARK DR	MARTINEZ RAQUEL &
94	2029 WESTERN PARK DR	POTTER KATIE MARIE
95	2039 WESTERN PARK DR	LOPEZ GABINO C
96	2049 WESTERN PARK DR	RODRIGUEZ RAUL & ANGELINA
97	1909 WESTERN PARK DR	GORDON RAYMOND D & SHELIA R
98	1915 WESTERN PARK DR	SERVIN VICENTE & HORTENCIA FLORES
99	1925 WESTERN PARK DR	AYALA FERNANDO & ESPERANZA
100	1837 WESTERN PARK DR	CIGARROA CARLOS
101	1818 WESTERN PARK DR	VOSBURG PATRICK FOSTER
102	1828 WESTERN PARK DR	YANES MARCOS A
103	4313 ILLINOIS AVE	MESQUITE CLAY MATHIS % DEBBIE HUS- JACK
104	2106 COCKRELL HILL RD	SANTACRUZ MARIO
105	1808 ASHLEY TRL	RODRIGUEZ ISSAC & NORMA C
106	1816 ASHLEY TRL	MORENO JORGE T & MORAMAY R
107	1820 ASHLEY TRL	BUENROSTRO OSCAR
108	1826 ASHLEY TRL	LOPEZ RICARDO
109	1832 ASHLEY TRL	ACOSTA SYLVIA AHEDO
110	4404 LIZZY DR	RANGEL GUSTAVO
111	4408 LIZZY DR	PRESBYTERO FRANZ & MARIA ISABEL
112	4412 LIZZY DR	GONZALEZ DEMETRIO & ROSA MARIA
113	4416 LIZZY DR	GONZALEZ BETTY & JOSE DEPILAR GONZALEZ
114	4420 LIZZY DR	RAMIREZ FABIAN P & ROMUALDA G
115	4424 LIZZY DR	ZARZA EDUARDO & ALICIA H G
116	4428 LIZZY DR	AMADOR PABLO & VERONICA
117	4432 LIZZY DR	HERNANDEZ SALVADOR & JUANA HERNANDEZ
118	4436 LIZZY DR	GALVAN MARIA GUADALUPE &
119	4440 LIZZY DR	PRADO JOSE GUADALUPE & MARIA

4/15/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	4444 LIZZY DR	QUINONES RICARDO
121	4448 LIZZY DR	MENDOZA ALVARO & COREBELLE MENDOZA
122	4452 LIZZY DR	LOPEZ MARIA
123	4456 LIZZY DR	MARROQUIN GABRIEL & LUZ MARIA
124	4460 LIZZY DR	COREA BERNABE & RINA E GUZMAN
125	4464 LIZZY DR	DOMINGUEZ APOLONIA
126	4468 LIZZY DR	RODRIGUEZ JORGE & CAROLINA
127	4472 LIZZY DR	CELIS RODOLFO & BLANCA VARGAS
128	4506 LIZZY DR	GOMEZ GONZALO & RAQUEL
129	4510 LIZZY DR	ROJAS ROSBEL R & MARIA DELOURDES
130	4514 LIZZY DR	ROJAS ROSBEL
131	4518 LIZZY DR	GONZALEZ DANIEL & RAMONA
132	4522 LIZZY DR	CISNEROS JOSE
133	4526 LIZZY DR	PADIERNA SALVADOR
134	4530 LIZZY DR	MSR 1 ASSETS COMPANY LLC STE 250
135	4534 LIZZY DR	RUIZ FRANK R
136	4538 LIZZY DR	ORTEGA SERGIO & CARMEN
137	4542 LIZZY DR	HUERTA JORGE MANUEL
138	4546 LIZZY DR	FLORES FRANCISCO DAVILA & ALMA DELIA MAR
139	4550 LIZZY DR	PAULIN CONSUELO J
140	4602 LIZZY DR	TORRES JOSE J & BELEN
141	4606 LIZZY DR	RIVAS JUAN P & MARCELA
142	4406 FALLS DR	ESCOBAR JUAN F
143	4410 FALLS DR	HERNANDEZ ANDRES
144	4414 FALLS DR	GONZALEZ REBECCA & ROBERT CASTANEDA
145	4418 FALLS DR	GUERECARUTH
146	4422 FALLS DR	MARQUEZ RAUL P & OLGA A
147	4426 FALLS DR	PORTILLO IGNACIO & ELVIRA
148	4430 FALLS DR	FLORES JOSE J & ENRIQUETA
149	4434 FALLS DR	MENDEZ DANIEL
150	4438 FALLS DR	MARTINEZ BONIFACIO V

4/15/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	4442 FALLS DR	RUIZ JULIO
152	4446 FALLS DR	HERNANDEZ NARCISO H & ELIA GUTIERREZ
153	4450 FALLS DR	VAZGUEZ JUAN MANUEL
154	4454 FALLS DR	BOLDEN QUALIA & BOLDEN TYMEIA
155	4458 FALLS DR	ORTEGA LEONARD SR EST OF % GLORIA ORTEGA
156	4462 FALLS DR	ACOSTA VICENTE R
157	4466 FALLS DR	NAVARRO JUAN J & ROSA M
158	4470 FALLS DR	SOTO JOSE L & REFUGIO P
159	4506 FALLS DR	GARZA JOHN HENRY
160	4510 FALLS DR	MORENO RUBEN O & CINDY
161	4514 FALLS DR	NAJERA JOSE V & MARIA A
162	4518 FALLS DR	VAZQUEZ ISMAEL
163	4522 FALLS DR	HERRERA RAMON & MARIA G ET AL
164	4526 FALLS DR	RANGEL JESUS JR
165	4530 FALLS DR	SILOS MARIA MODESTA
166	4527 LIZZY DR	SORIANO MACARIO & IRMA VAZQUEZ
167	4523 LIZZY DR	HERNANDEZ VICENTE & GUTIERREZ SARA
168	4519 LIZZY DR	CEDILLO RAFAEL
169	4515 LIZZY DR	YANES MARTIR G
170	4511 LIZZY DR	GOMEZ JUAN F & ROSA ISELA
171	4507 LIZZY DR	TORRES MARIA AZUCENA
172	4471 LIZZY DR	RODRIGUEZ YSIDRO & LETICIA
173	4467 LIZZY DR	DEES BETRILLA R
174	4463 LIZZY DR	SANCHEZ DOLORES
175	4459 LIZZY DR	BARRON MARIA F
176	4455 LIZZY DR	RODRIGUEZ JOAQUIN Q
177	4451 LIZZY DR	TAPIA JUAN
178	4447 LIZZY DR	PORTILLO CLEMENCIA & JOSE PORTILLO
179	4443 LIZZY DR	JARAMILLO RICARDO & MARIA
180	4439 LIZZY DR	PINEDA FRANCISCA
181	4435 LIZZY DR	BARRERA IGNACIO T

4/15/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	4431 LIZZY DR	CRUZ ELEODORO & MARIA A
183	4427 LIZZY DR	CORTEZ ANABEL
184	4425 LIZZY DR	MACHORRO CELESTINO C
185	4421 LIZZY DR	DORADO SALVADOR & SIGIFREDO DORADO
186	4417 LIZZY DR	GONZALEZ ALBERTO & BEATRIZ
187	4411 LIZZY DR	AGUILAR FRANCISCO J & ALEJANDRA
188	4407 LIZZY DR	CAMPOS RUBEN & KATHY

**FILE NUMBER:** Z134-187(RB)

**DATE FILED:** March 11, 2014

**LOCATION:** Joe Field Road and Denton Drive, Southwest Corner

**COUNCIL DISTRICT:** 6

**MAPSCO:** 23-E

**SIZE OF REQUEST:** Approx. 2.717 Acres

**CENSUS TRACT:** 99

---

**APPLICANT/OWNER:** Oldcastle APG West, Inc.

**REPRESENTATIVE:** Fielder Nelms

**REQUEST:** An application for the renewal of Specific Use Permit No. 1530 for an Industrial (outside) use limited to a concrete plant on property zoned Tract 2, Subdistrict 1 within Planned Development District No. 498, the Harry Hines Corridor Special Purpose District.

**SUMMARY:** The applicant is proposing to continue operation of the existing concrete plant. The site plan is being revised to capture revised perimeter gate infrastructure, and a small expansion of an existing accessory building.

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



## **GUIDING CRITERIA FOR RECOMMENATION:**

Staff recommends approval of the request, subject to a revised site plan and revised conditions, based upon:

1. *Compatibility with surrounding uses and community facilities* – The request will utilize existing improvements with adequate separation from adjacent uses.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The existing use has been at this location since the early 1980's.
3. *Not a detriment to the public health, safety, or general welfare* – The proposed use is consistent with those normally found in the surrounding area.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – A valid certificate of occupancy exists. Additionally, a February 26, 2014 Industrial Inspection Report prepared by environmental health city staff determined the operation was in compliance with previously reported (November 14, 2013) violations.

## **BACKGROUND INFORMATION:**

- The request site is developed with a concrete plant as supporting operations/areas, including office, vehicle storage, and raw materials area.
- The applicant proposes to continue operation of the existing concrete plant.
- The site plan is being revised to capture revised perimeter gate infrastructure, and a small expansion of an existing accessory building.

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

**Traffic:** The Engineering Section of the Building Inspection Division of the Department of Sustainable Development and Construction has reviewed the request and determined that renewal of this Specific Use Permit even with the small building expansion will not create additional impact on the surrounding roadway system.

### **Thoroughfare/Street**

### **Designation; Existing & Proposed ROW**

Denton Drive

Collector; 60' & 60' ROW

Joe Field Road

Local; 50' ROW

## **STAFF ANALYSIS:**

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

**Area Plan:** The site lies within the boundary of the Stemmons/Harry Hines Corridor Implementation Study, adopted by the City Council on December 11, 1996. This effort addresses the revitalization of the geographical area by focusing on permitted uses, landscaping, scale of development, and other regulations.

**Land Use Compatibility:** The applicant is requesting continued operation of a concrete plant permitted by SUP No. 1530. The applicant has operated at this location since the early 1980's.

The site is surrounded by commercial and retail uses west of Denton Drive. The predominant land use east of this thoroughfare is office/showroom/warehouse. Additionally, the elevated portion of the DART Green Line traverses this area. For orientation purposes, the Walnut Hill/Denton Station is situated approximately 1,200 feet northeast of the site.

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.

As noted above, the applicant has operated at this location for a significant time. PDD No. 498 was amended, in part, to permit the applicant's use by SUP. The SUP zoning tool acts as an 'overlay' for a use that is generally not supported as a use allowed by right. As certain conditions and site plan requirements are required, routine measures for consideration of continuing the use are expected, inclusive of manageable time periods. As noted above, the applicant's recent Industrial Inspection Report provided for confirmation that previously reported violations had been addressed.

For information purposes, the following represents the City Council's action related to this use on the property:

- October 8, 2003 City Council approved an amendment to PDD No 498 to create a new Subdistrict 1 [Tract 1 at the northwest corner of Joe Field Road and Denton Drive for a Home improvement center, lumber, brick or building materials sales yard, with Tract 2 at the southwest corner of Joe Field Road and Denton Drive for a Concrete Plant (by SUP)].
- October 8, 2003 City Council approves SUP No. 1530 for a concrete plant for a three-year period with eligibility for automatic renewal for additional three-year periods.
- August 22, 2006 Automatic renewal of SUP No. 1530 for a three-year period.
- March 25, 2009 City Council approves an amendment to SUP No. 1530 for a three-year, seven month period (October 7, 2012) with eligibility for automatic renewal for one additional two-year period.
- August 7, 2012 Automatic renewal of SUP No. 1530 for a two-year period.

In summary, staff is supportive of the requested renewal, however due to the operational characteristics associated with this type of use, staff recommends a time period of shorter duration, while maintaining the initially approved automatic renewal provision. The attached conditions reflect the applicant's desire for a longer time period.

<b><u>Oldcastle APG West, Inc. – Principals and Officers</u></b>	
<b><u>Application to Renew Special Use Permit No. 1530</u></b>	
<b><u>March 10, 2014</u></b>	
<b><u>Officers</u></b>	<b><u>Title</u></b>
Wade Ficklin	President
Steve Bond	Vice President
Ian Crabtree	Chief Financial Officer
Brad Smith	Vice President
Paul Valentine	Assistant Secretary
Gary Hickman	Assistant Secretary
Michael Schaeffer	Secretary
Michael G. O'Driscoll	Assistant Secretary
Ed Everts	Vice President
Jay Fredrickson	Vice President
Charlie May	Vice President
Brian Austin	Vice President
Jerry Sherwood	Vice President
Jason Rhees	Vice President
<b><u>Directors</u></b>	
Rick Mertgens, Tim Ortman	

J:\DOCS\8's Clients\8007-009 Oldcastle-Applications for Special Use Permit\7-23-13\Principals and Officers of Oldcastle APG West Inc.(7.23.13)v1.doc

2134-187

**APPLICANT REQUESTED/STAFF RECOMMENDED AMENDING CONDITIONS FOR  
SUP NO. 1530**

1. USE: The only use authorized by this specific use permit is an industrial (outside) use for a concrete plant.
- 2: SITE PLAN: Use and development of the Property must comply with the attached site plan.

*Applicant requested:*

3. TIME LIMIT: This specific use permit expires on ~~October 7, 2012~~ (ten years), but is eligible for automatic renewal for ~~one~~ additional ~~two~~ ten-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)

*Staff recommended:*

3. TIME LIMIT: This specific use permit expires on ~~October 7, 2012~~ (five years), but is eligible for automatic renewal for ~~one~~ additional ~~two~~ five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)

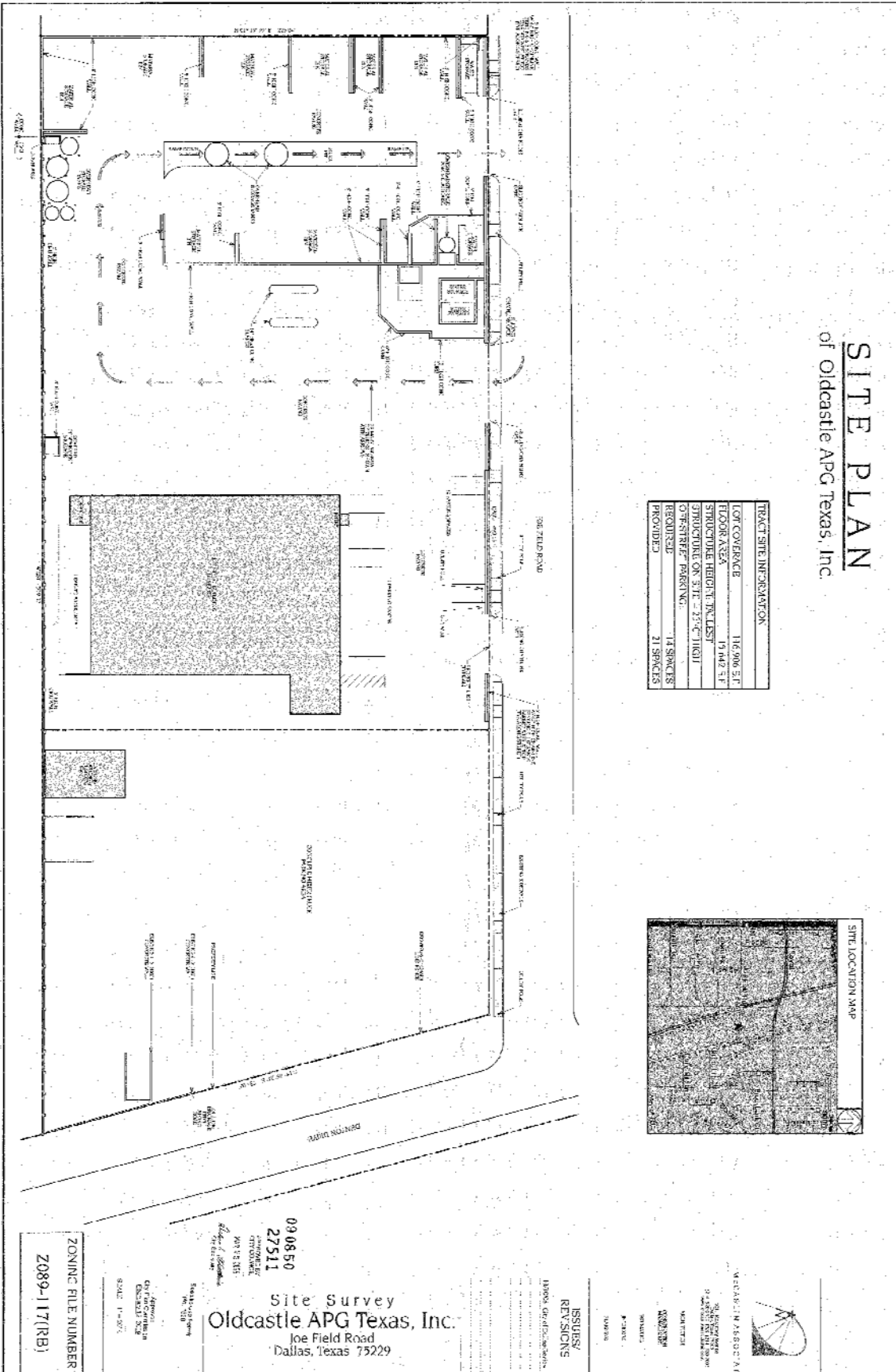
4. INGRESS/EGRESS: Ingress and egress must be provided as shown on the attached site plan. No other ingress or egress is permitted.
5. FLOOR AREA: Maximum floor area is 15,642 square feet in the locations shown on the attached site plan.

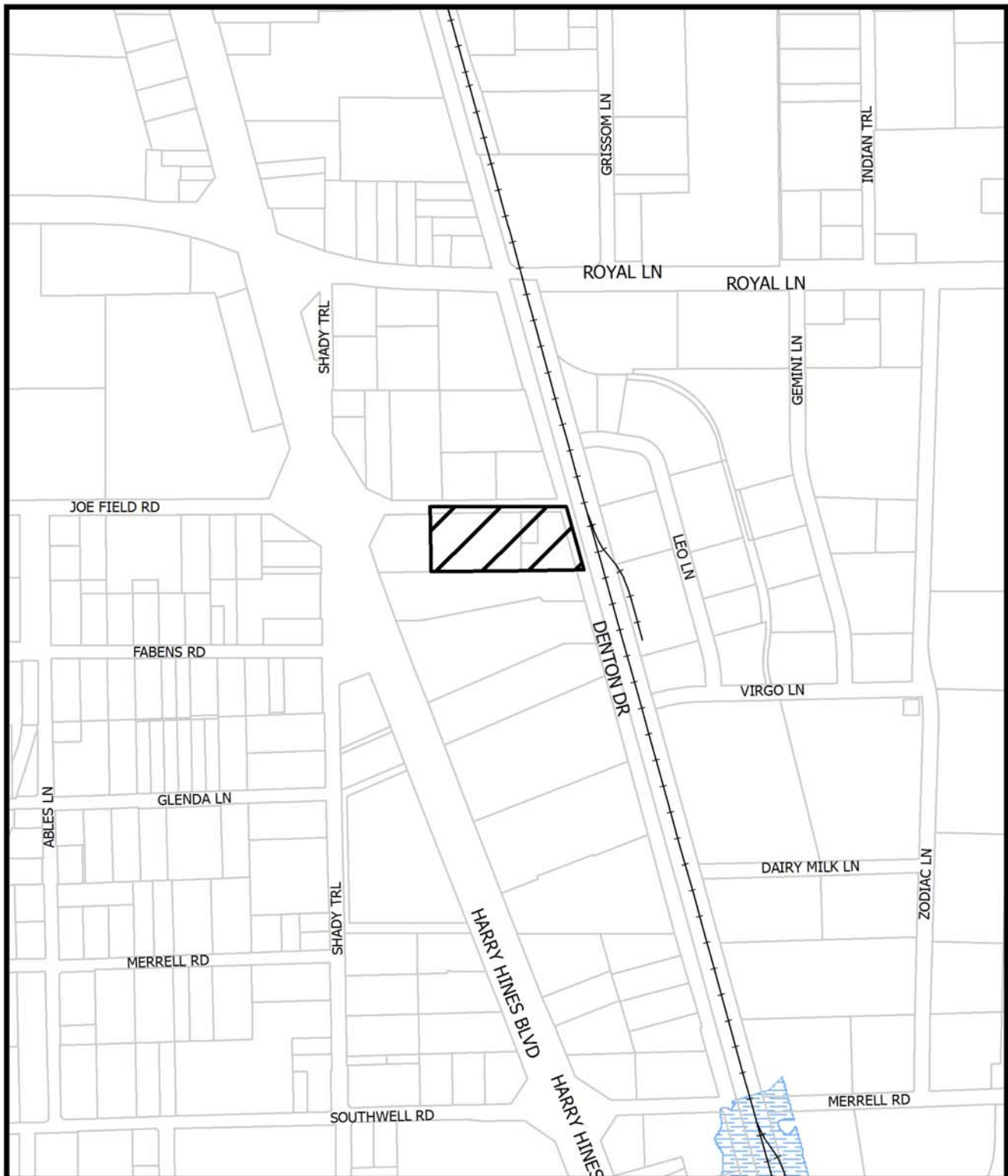


6. OFF-STREET PARKING: A minimum of 21 off-street parking spaces must be provided in the location shown on the attached site plan.
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.



McGraw-Hill Construction  
 1994 McGraw-Hill Construction  
 Information Group





1:6,000

## VICINITY MAP

Case no: Z134-187

Date: 4/15/2014





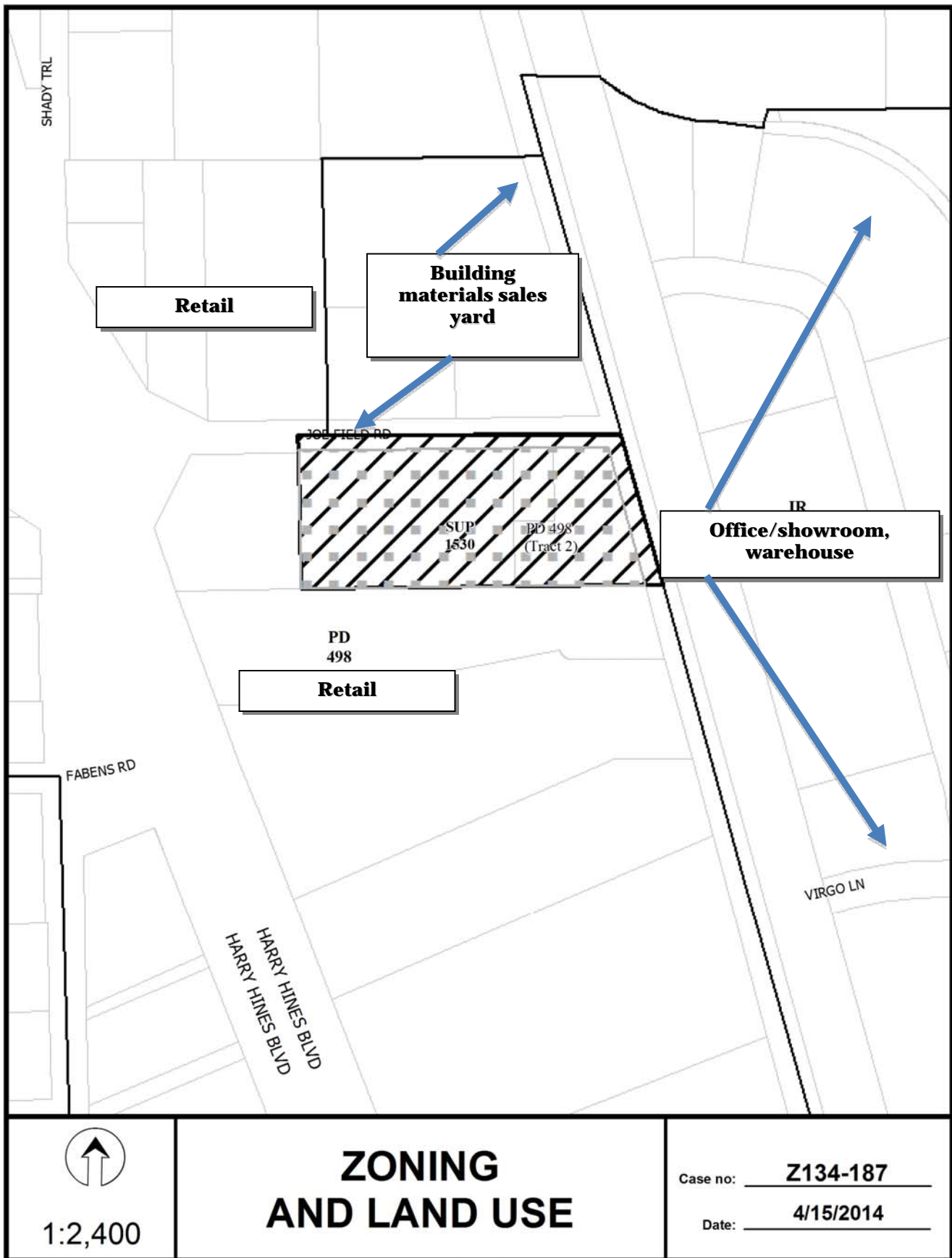
1:2,400


## AERIAL MAP

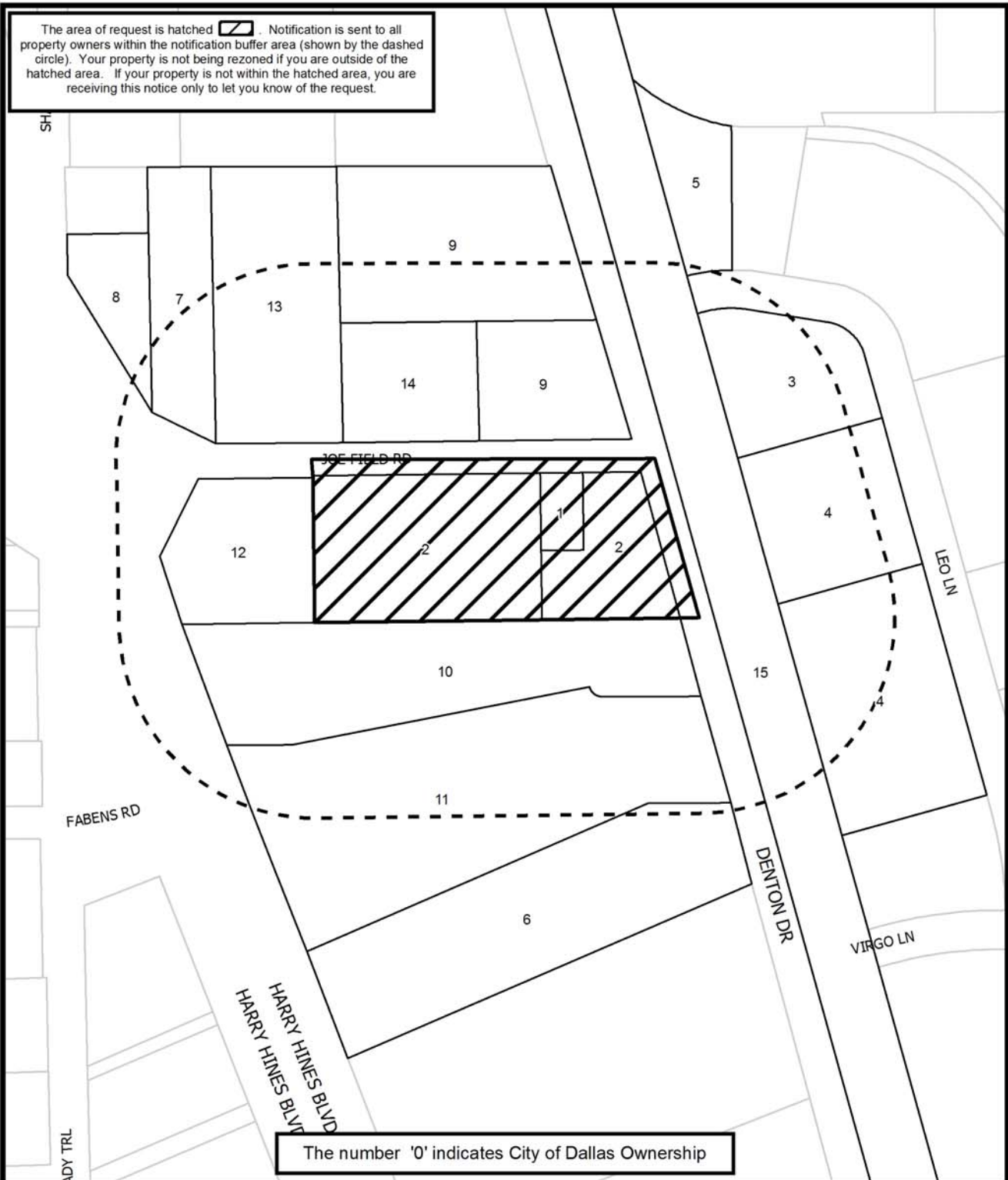
Case no: Z134-187

Date: 4/15/2014





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



1:2,400

## NOTIFICATION

300'

AREA OF NOTIFICATION

15

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z134-187**

Date: **4/15/2014**

4/15/2014

## ***Notification List of Property Owners***

### ***Z134-187***

#### ***15 Property Owners Notified***

<i><b>Label #</b></i>	<i><b>Address</b></i>	<i><b>Owner</b></i>
1	2654 JOE FIELD RD	CUSTOMS CRETE
2	11249 DENTON DR	CUSTOM CRETE
3	11271 LEO LN	YOU WENRU &
4	11243 LEO LN	GRUEN RONALD TR & ETHEL AGATSTEIN GRUEN
5	11292 LEO LN	DALLAS TOBACCO & IMPORTS INC
6	11220 HARRY HINES BLVD	HAHN YOUNG K & SONG K LIVING TRUST
7	2605 JOE FIELD RD	CRAWFORD SHARIA L
8	11310 HARRY HINES BLVD	SCHOTT STEVEN M ET AL DBA AA RENTAL NORT
9	11309 DENTON DR	CUSTOM CRETE INC
10	11252 HARRY HINES BLVD	LUCKY 7 PLAZA
11	11250 HARRY HINES BLVD	HARRY HINES MILLENNIUM MARKET PLACE LLC
12	11276 HARRY HINES BLVD	S W C VENTURE INC SUITE 425
13	2615 JOE FIELD RD	SHIRLEY AND BILL FAM LP 5 AIRGAS SOUTHW
14	2627 JOE FIELD RD	CUSTOMCRETE INC
15	401 BUCKNER BLVD	DART

**CITY PLAN COMMISSION**

**THURSDAY, JUNE 5, 2014**

**Planner: Olga Torres-Holyoak**

**FILE NUMBER:** Z134-195(OTH) **DATE FILED:** December 24, 2013

**LOCATION:** Northwest corner of Samuell Boulevard and Hunnicut Road

**COUNCIL DISTRICT:** 7 **MAPSCO:** 47-H

**SIZE OF REQUEST:** Approx. 0.32 acres **CENSUS TRACT:** 122.06

---

**APPLICANT/REPRESENTATIVE:** Yub Khanal

**OWNER:** Karen Doan

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

**SUMMARY:** The purpose of this request is to allow the existing general merchandise or food store to sell alcohol for off-premise consumption.

**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.

**CPC PREVIOUS ACTION:** On May 22, 2014, the City Plan Commission recommended to hold this case under advisement until June 5, 2014.

## **GUIDING CRITERIA FOR STAFF RECOMMENDATION:**

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

1. *Compatibility with surrounding uses and community facilities* – The existing general merchandise or food store is compatible the adjacent uses. The additional alcohol use within the general merchandise or food store should not impact the surrounding uses negatively from a land use perspective.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – This use is not expected to contribute to or deter from the welfare of adjacent properties. The proposed SUP, if approved by the CPC and City Council, will have conditions that are associated with the use. An SUP could have a reduced time period or not be renewed if the applicant does not comply.
3. *Not a detriment to the public health, safety, or general welfare* – It is not foreseen that this use would be a detriment to the public health, safety or general welfare of the community. The existing general merchandise or food store must comply with Chapter 12B (Convenience Store) requirements. The purpose of regulating convenience stores 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 protection of crime that occurs in convenience stores in the city.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – The request will comply with all zoning regulations and standards.

## **BACKGROUND INFORMATION:**

- The property is developed with a 2,080-square-foot building and presently utilized for a general merchandise store 3,500 square feet or less. The applicant proposes to sell alcohol for off-premise consumption.
- The general merchandise use is permitted by right. The sale of alcoholic beverages on this property requires a specific use permit.
- The surrounding land uses are: to the north, undeveloped and freeway; to the east, undeveloped; to the south, Hospital, retirement home, community service center, multifamily; and to the west, office/showroom warehouse. These different uses south of the subject property are beyond the required 300-foot distance.



**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW
Samuel Boulevard	State Highway	120 feet
Hunnicut Road	Local	50 feet

**Land Use:**

	Zoning	Land Use
Site	RR	Public school
North	RR	Single Family
East	RR	Single Family
South	MF-2(A), R-7.5(A)	Hospital, Retirement home, community service center, multifamily
West	RR	Office/showroom/warehouse

**COMPREHENSIVE PLAN:** The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The Plan identifies the request site as being in an Urban Neighborhood building block. The Plan does not make a specific land use recommendation related to the request.

Urban Neighborhoods will offer a wide range of housing options including single-family detached dwellings, condos and townhomes. The forward Dallas project plans to develop various shops and offices in these areas so that the residents can get all necessary services and job opportunities within the walking distance. Also, various parks, pathways, pedestrian oriented landscaping, transit stops and road will be developed.

**STAFF ANALYSIS:****Land Use Compatibility:**

The property is located in the northwest corner of Samuel Boulevard and Hunnicut Road, and it is in a kind of isolated location. It is separated by a 120-foot right-of-way for Samuel Boulevard, and is adjacent to nonresidential uses. The proposed use will not be a detriment to the area.

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

### **Development Standards:**

<b><u>DISTRICT</u></b>	<b><u>SETBACKS</u></b>		<b>Density</b>	<b>Height</b>	<b>Lot Coverage</b>	<b>Special Standards</b>	<b>PRIMARY Uses</b>
	<b>Front</b>	<b>Side/Rear</b>					
RR Regional retail	15'	20' adjacent to residential OTHER: No Min.	1.5 FAR overall 0.5 office	70' 5 stories	80%	Proximity Slope U-form setback Visual Intrusion	Retail & personal service, office

**Landscaping:** Landscaping of any development will be in accordance with Article X, as amended. No additional development is proposed.

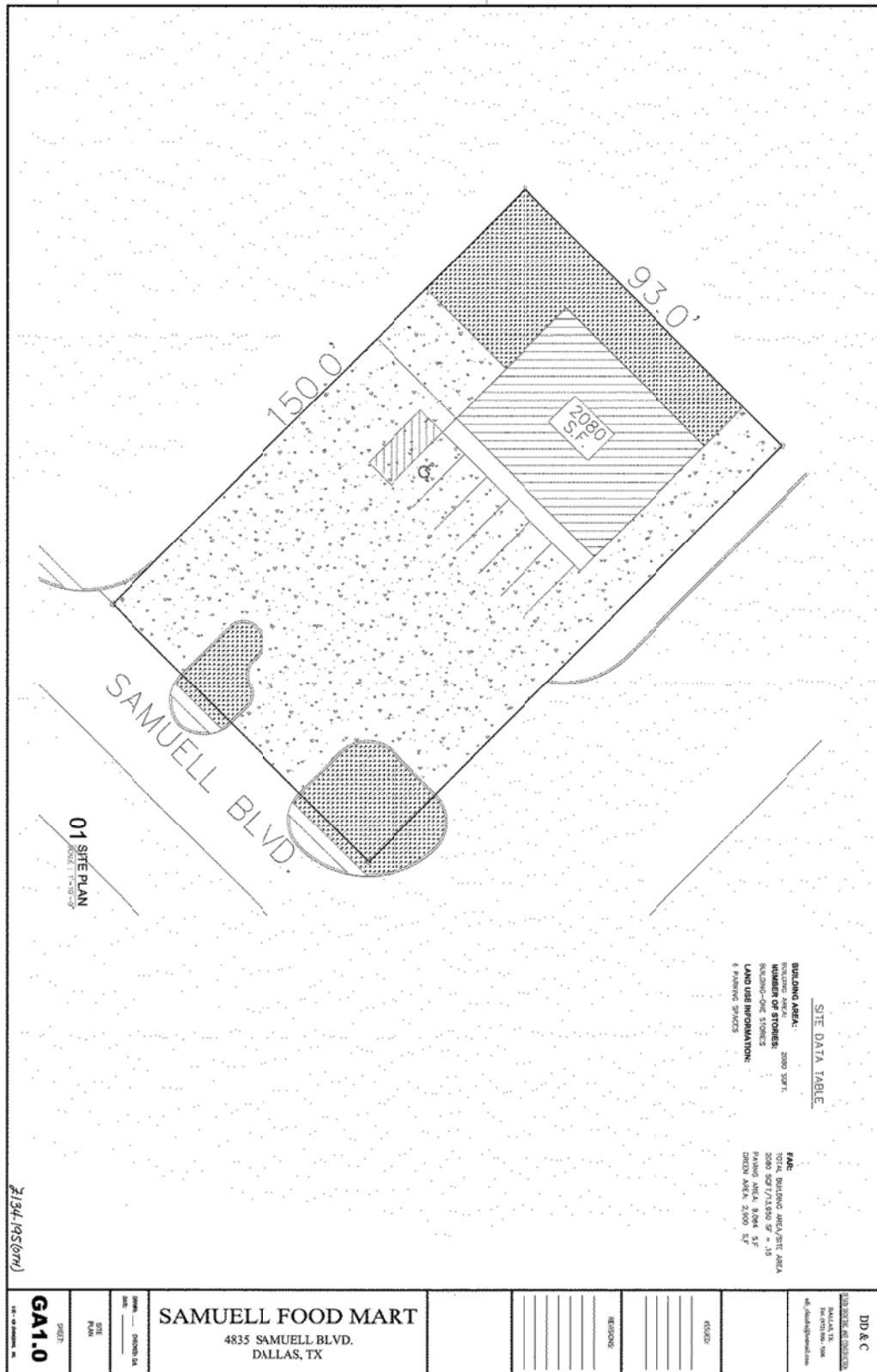
**Parking:** The Dallas Development Code requires off-street parking to be provided for a general merchandise or food store use at one space for each 200 square feet of floor area. The development requires 10 spaces being provided per the attached site plan.

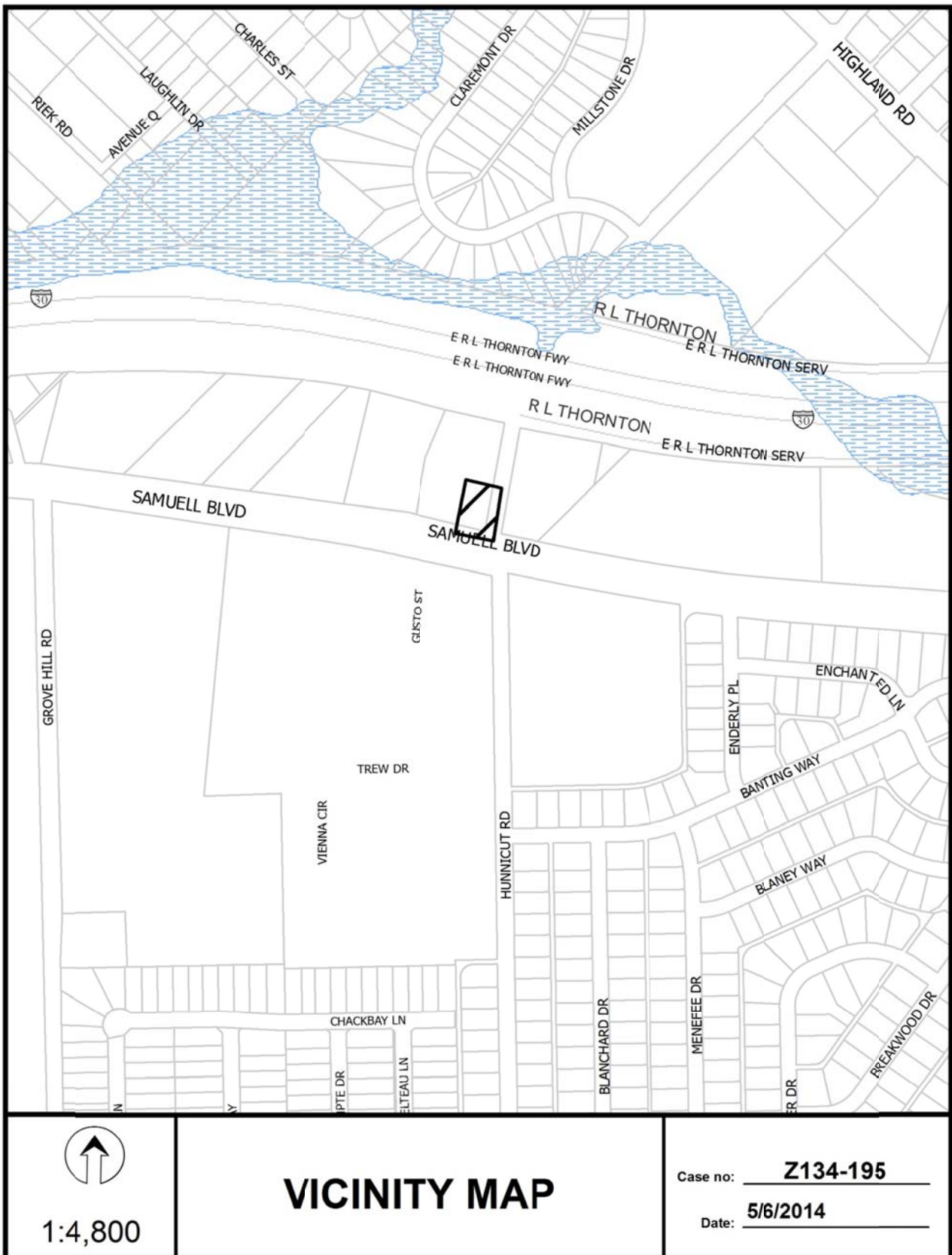
**Traffic:** The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that the trips generated by the sale of alcohol at the site will not have a negative impact on the surrounding street system.

## PROPOSED CONDITIONS

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (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. DRIVE-THROUGH WINDOW: Use of a drive-through window for retail sales of alcoholic beverages is prohibited.
5. INGRESS-EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
6. PARKING: Off-street parking must be provided in the location shown on the attached site plan.
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

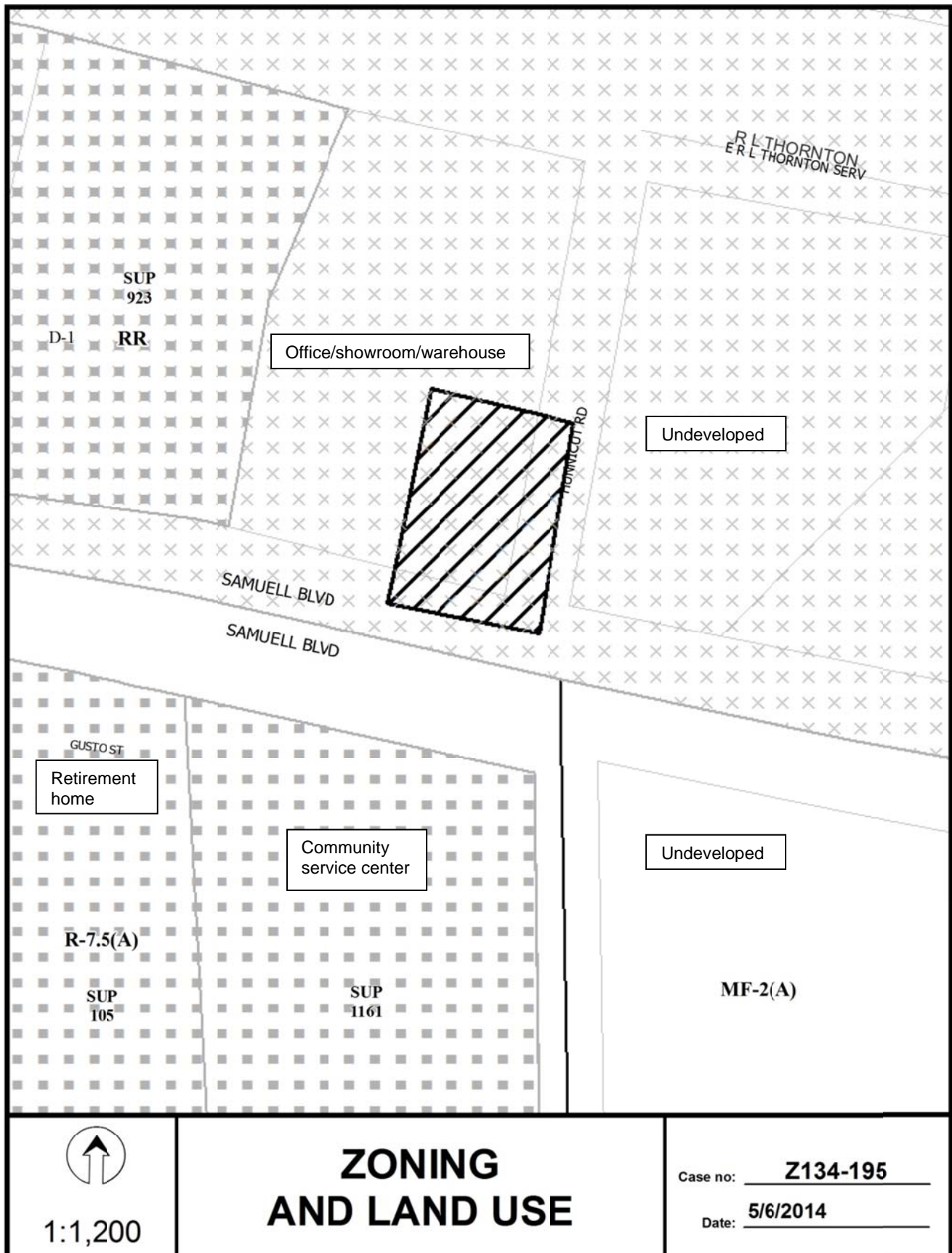
# PROPOSED SITE PLAN






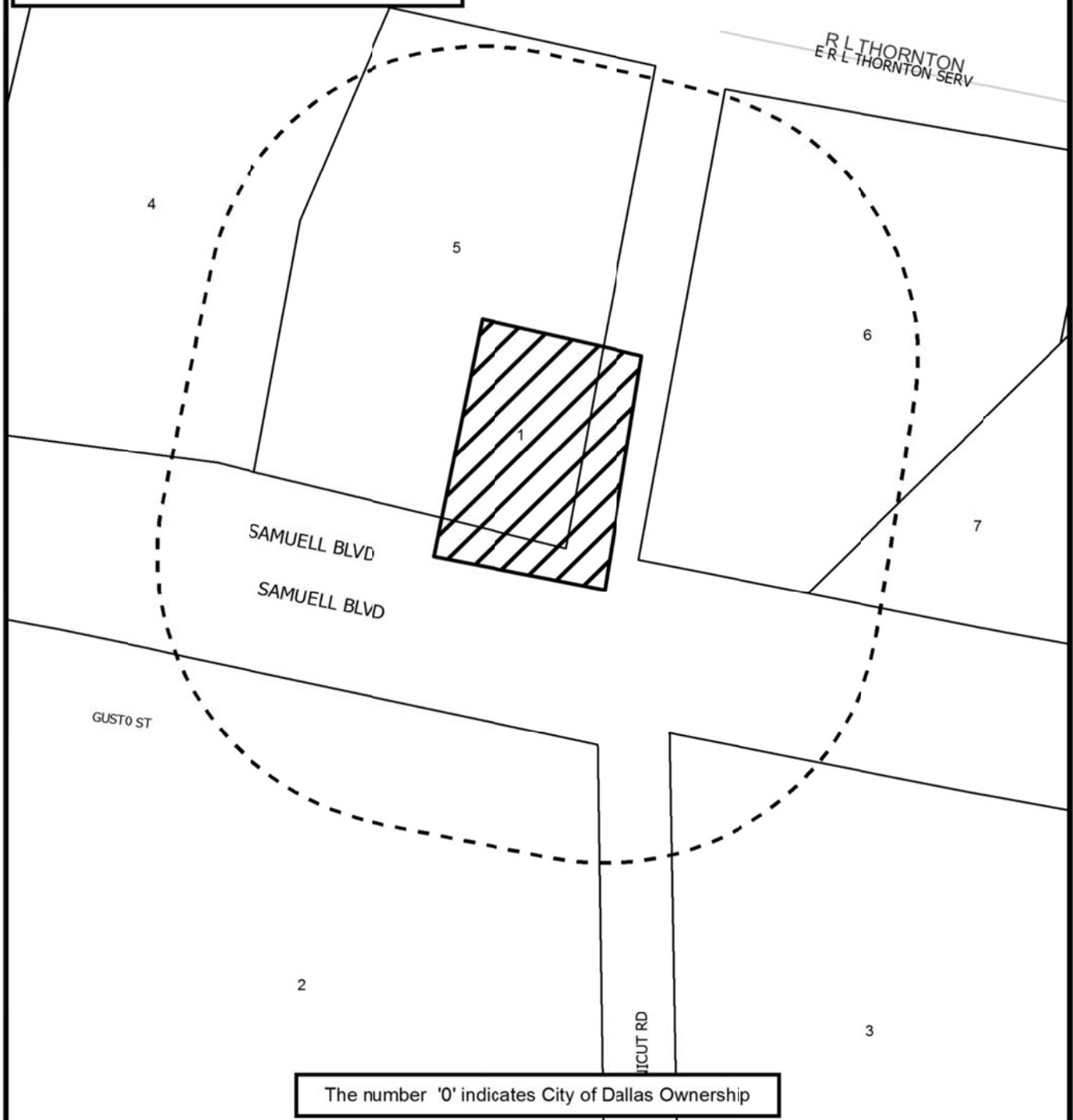








The area of request is hatched  . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only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



The number '0' indicates City of Dallas Ownership



1:1,200

## NOTIFICATION

200'

AREA OF NOTIFICATION

7

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z134-195**

Date: **5/6/2014**

## ***Notification List of Property Owners***

### ***Z134-195***

#### ***7 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	4835 SAMUELL BLVD	THAI THU NGA T
2	4800 SAMUELL BLVD	BUCKNER RETIREMENT SERVICES INC
3	5000 SAMUELL BLVD	MAYAN PALMS HLD LLC
4	4803 SAMUELL BLVD	RS TEXAS INV LP
5	7677 HUNNICUT RD	RS TEXAS INVESTMENTS LP
6	4901 SAMUELL BLVD	DALLAS COUNTY SCHOOLS
7	5351 SAMUEL BLVD	DALLAS COUNTY SCHOOLS

---

Planner: Carrie F. Gordon

FILE NUMBER: Z134-205(CG) DATE FILED: March 26, 2014

LOCATION: Southwest line of John Carpenter Freeway, northwest of  
Dividend Drive

COUNCIL DISTRICT: 6 MAPSCO: 33-T

SIZE OF REQUEST: ± 1.5 acres CENSUS TRACT: 100.00

---

APPLICANT/ OWNER: Dave Capps Family, LP

REPRESENTATIVE: Maxwell Fisher, Masterplan

REQUEST: An application for a Planned Development District for IR  
Industrial Research uses and additional signage on property  
zoned an IR Industrial Research District.SUMMARY: The purpose of this request is to relocate the existing 690-  
square-foot detached premise sign constructed in 1999 due  
to widening along the I-35 corridor. The widening of the  
corridor causes the need for the sign to be relocated on the  
site. The proposed location of the sign would leave a  
setback of 3 feet from the property line. The PD request is  
needed to keep the existing location of the sign, same height  
and same size, which are not permitted by ordinanceSTAFF RECOMMENDATION: Approval, subject to a sign relocation plan and  
staff's recommended conditions.

## **GUIDING CRITERIA FOR RECOMMENDATION:**

Staff recommends approval based upon the following:

1. *Performance impacts upon surrounding property* – The location of the proposed detached premise sign will be incompatible as surrounding property develops with new signage that will have to meet not only setback regulations, but also size and height.
2. *Traffic impact* – The height and size of the sign being so close to the expanded roadway could create a hazard. Hence, the reason for 25-foot setbacks for signage.
3. *Justification for PD Planned Development District Zoning as opposed to a straight zoning district* – The PD request is needed to keep the existing location of the sign, same height and same size, which are not permitted by ordinance due to the widening of the I-35 corridor. The only way to permit this sign as requested is via a PD. Staff is supportive of maintaining the size and height of the existing sign, but not its proposed location with a 3-foot setback.

## **BACKGROUND INFORMATION:**

- Due to the Texas Department of Transportation (TxDOT) acquisition of approximately 3,050 square feet of the front yard on the subject site, resulting in a loss of approximately 19 feet of frontage along W. Carpenter Freeway.
- A portion of the proposed location of the sign would encroach into the edge of the first row of parking; however, provisions will be made for an additional three (3) feet of aisle width to accommodate for the shift in the parking row to maintain all of the required parking spaces.
- In 1999, the sign was constructed with current dimensions of 51 feet in height with an effective area of 690 square feet. Under the current regulations of 40 feet in height, an effective area of 400 square feet, and 25 foot setback, the existing sign would not comply with the regulations.

## **Zoning History:**

There have been no recent zoning cases in close proximity of the subject site.

## **Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW
John W. Carpenter Freeway	State Highway	250 feet

## **Land Use:**



	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	IR	Office
<b>North</b>	MU-3	Office/showroom
<b>South</b>	IR	Warehouse
<b>East</b>	IR	Warehouse
<b>West</b>	IR	Warehouse

**Land Use Compatibility:**

The subject property has frontage on a state highway and is surrounded by industrial, wholesale distribution and storage, supporting office and retail uses to the north, south, east, and to the west with mixed use development.

The existing sign dimensions exceed current sign regulations as to the reason for request of a Planned Development District (PDD). The PDD would permit relocation of the existing detached premise sign that has been on the subject site since its construction in 1991. Due to the Texas Department of Transportation (TxDOT) widening of the right-of-way along W. John Carpenter Freeway, the sign must be relocated. The applicant indicates that it is a vital part of the continued success of the business in that it not only advertises the services to prospective customers it aids them to identify the location and exit to gain access to the property. The surrounding properties will not be impacted by the requested Planned Development District.

**Parking:**

While parking spaces are being relocated to accommodate the sign. The required number of parking spaces for the site will be provided.

**Landscaping:**

No new development is proposed. Therefore, no additional landscaping is required. Any new development on the property will require landscaping per Article X of the Dallas Development Code.

**The Perry Company, Ltd.**

List of Officers

Barbara Perry Ralston	Partner
Linda Perry Cooper	Partner
Susan Perry Thompson	Partner

<b>PROPOSED PDD CONDITIONS</b>
--------------------------------

**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 west of Dividend Drive and on the south side of John W. Carpenter Freeway. The size of PD \_\_\_\_ is approximately 1.5 acres.

**SEC. 51P-\_\_\_\_.103. DEFINITIONS AND INTERPRETATIONS.**

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

(1) SPECIAL DETACHED PREMISE SIGN means a freestanding sign, that is not a digital sign, and that exceeds the maximum sign area and height parameters of expressway signs.

(2) SIGN LOCATION PLAN means a plan that defines the locational parameters for a special detached premise sign.

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

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

**SEC. 51P-\_\_\_\_.104. EXHIBIT.**

(a) The following exhibit is incorporated into this article: Exhibit \_\_\_\_A: sign location plan.

**SEC. 51P-\_\_\_\_.105. CONCEPTUAL PLAN.**

(a) Approval of a conceptual plan is not required in this district.

**SEC. 51P- 106. DEVELOPMENT PLAN.**

(a) Approval of a development plan is not required in this district.

**SEC. 51P-\_\_\_\_.107 SIGN LOCATION PLAN.**

The purpose of the sign location plan is to identify the allowable location of the special detached premise sign, as defined in this ordinance. The building, parking and other site elements provided on the sign location plan are for illustrative purposes only. Amendment to the sign location plan is required for the purpose of re-locating or expanding the sign location area for the special detached premise sign.

**SEC. 51P-\_\_\_\_.108. MAIN USES PERMITTED**

(a) The uses permitted are as allowed in Section 51A-4.123(c) Industrial/research (IR) District.

**SEC. 51P-\_\_\_\_.109. ACCESSORY USES.**

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

**SEC. 51P-\_\_\_\_.110. YARD, LOT, AND SPACE REGULATIONS**

(a) Development is subject to the yard, lot and space regulations of Section 51A-4-400 and Section 51A-4.123(c)(4) of Dallas City Code.

**SEC. 51P-\_\_\_\_.111. SIGNS.**

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

(1) One special detached premise sign is permitted in this district subject to the following provisions:

(A) Location: The location of the support pole for the special detached premise sign must be located in the "Sign Location Area" as identified on the sign location plan, exhibit A.

Applicant Recommendation:

(B) Setback: All portions of the sign must be setback a minimum of <b>3 feet</b> from the front property line.
--

Staff Recommendation:

(B) Setback: All portions of the sign must be setback a minimum of <b>25 feet</b> from the front property line.
---

(C) Height: The height of the special detached premise sign must not exceed 51 feet.

(D) Effective Area: The effective area must not exceed 690 square feet.

**SEC. 51P-\_\_\_\_.112.            ADDITIONAL PROVISIONS.**

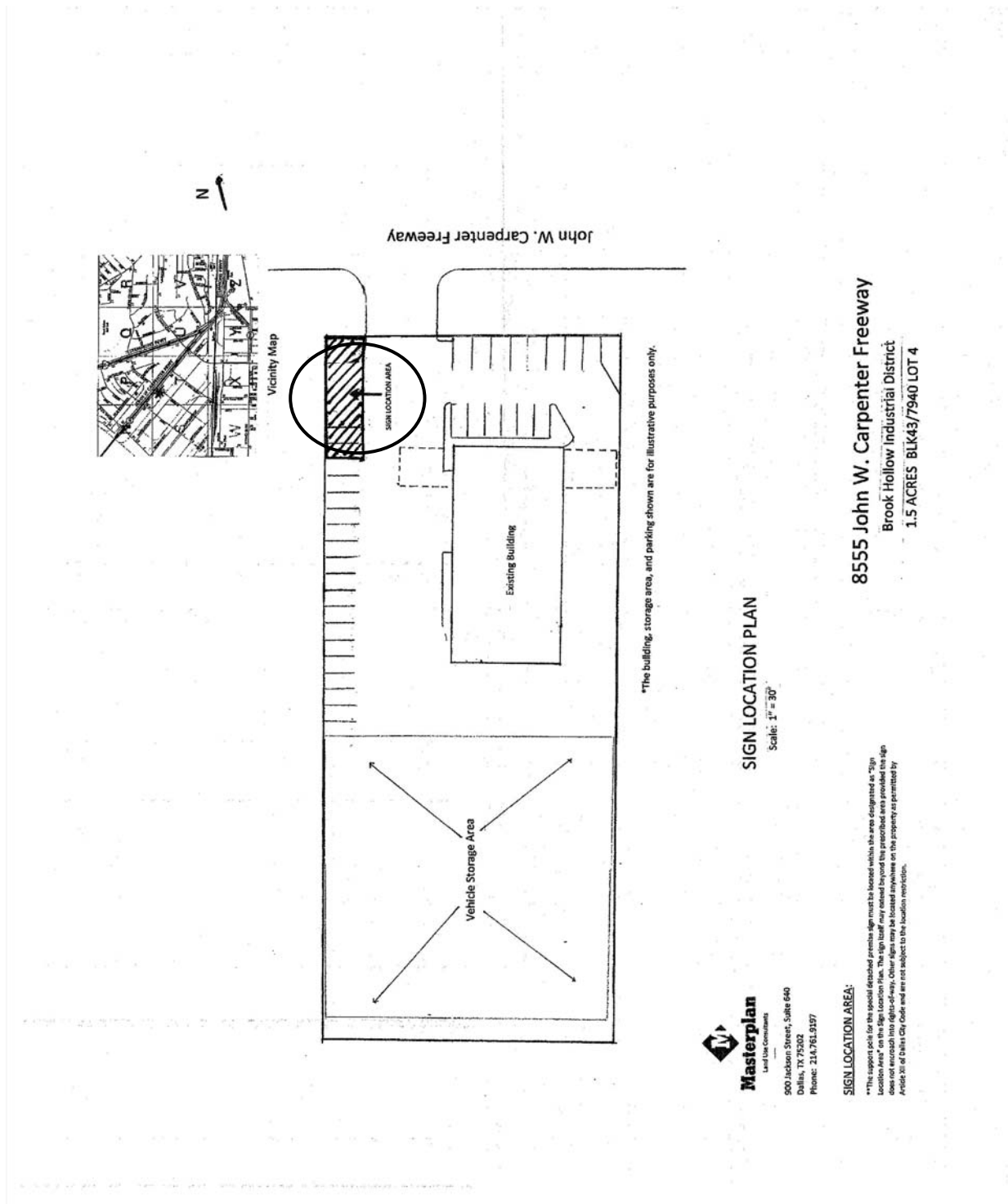
(a) The Property must be properly maintained in a state of good repair and neat appearance.

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

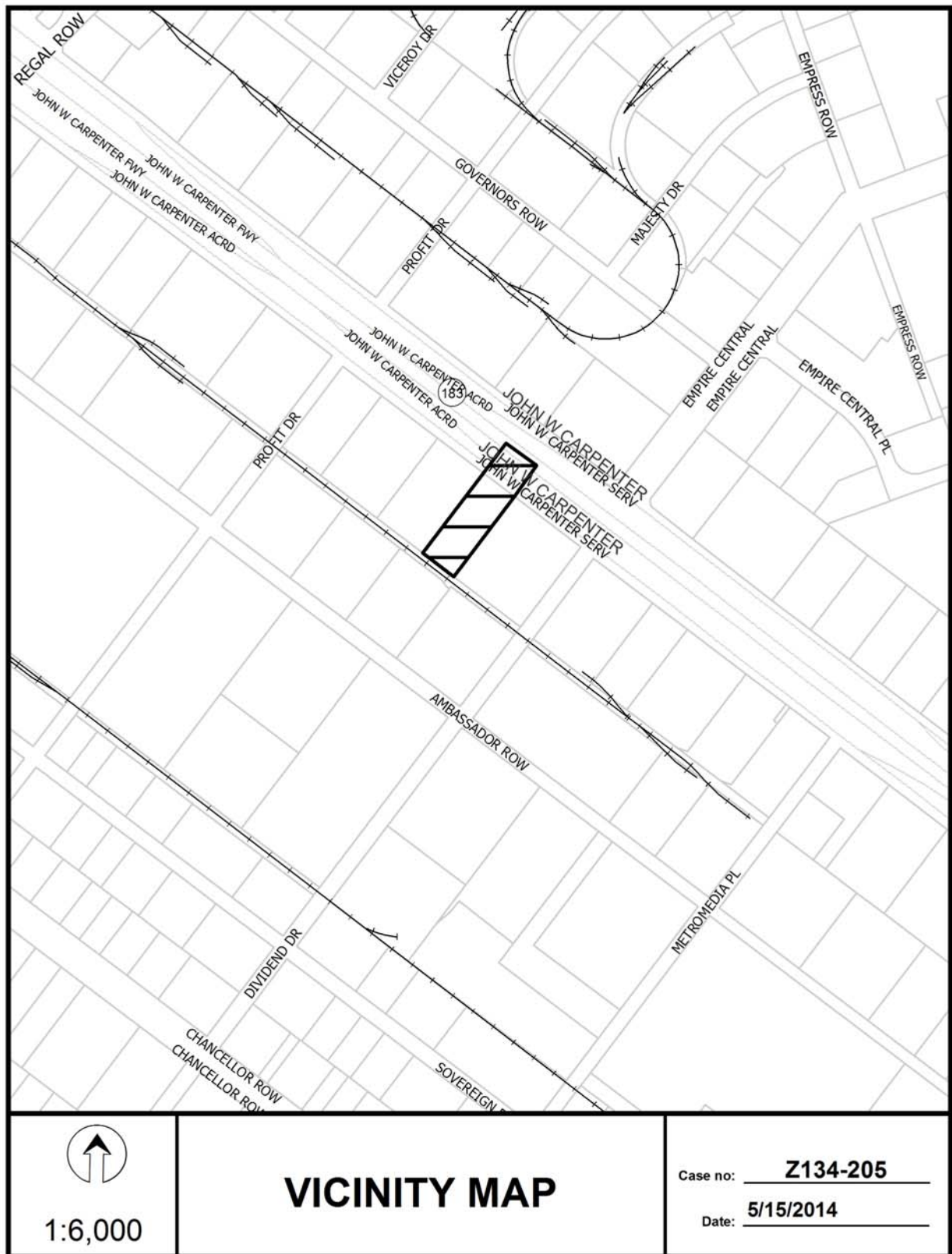
**SEC. 51P-\_\_\_\_.113.            COMPLIANCE WITH CONDITIONS.**

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

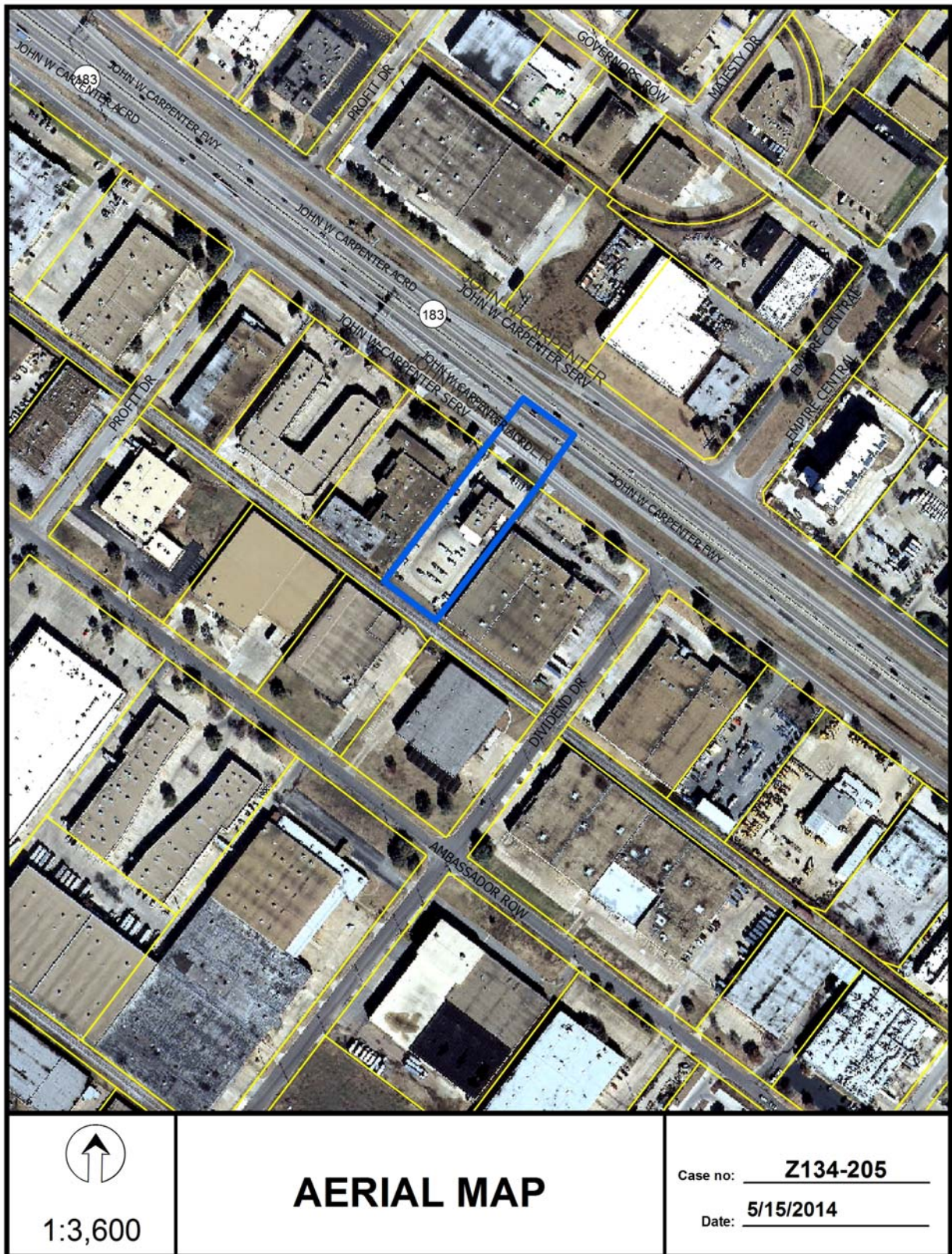
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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



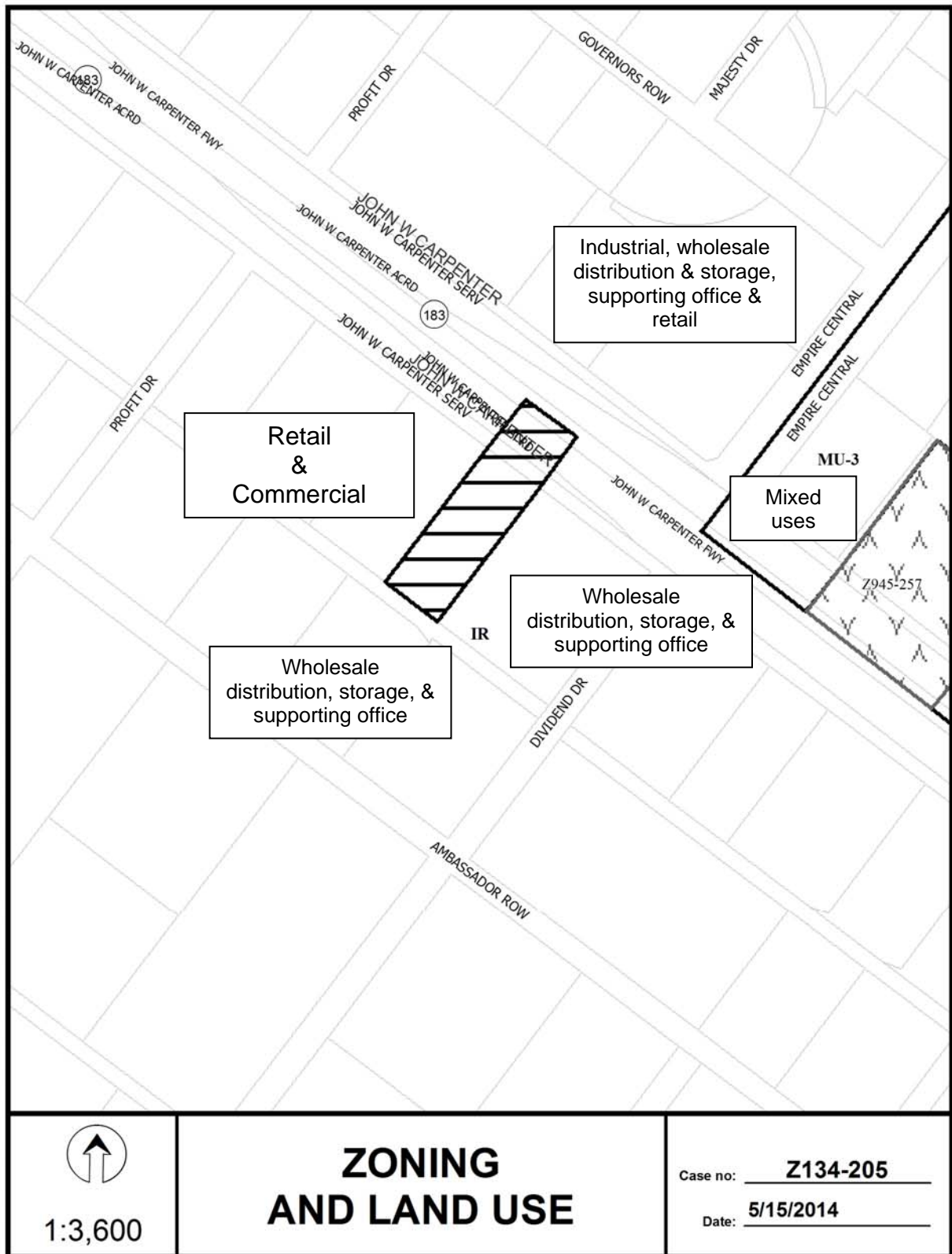




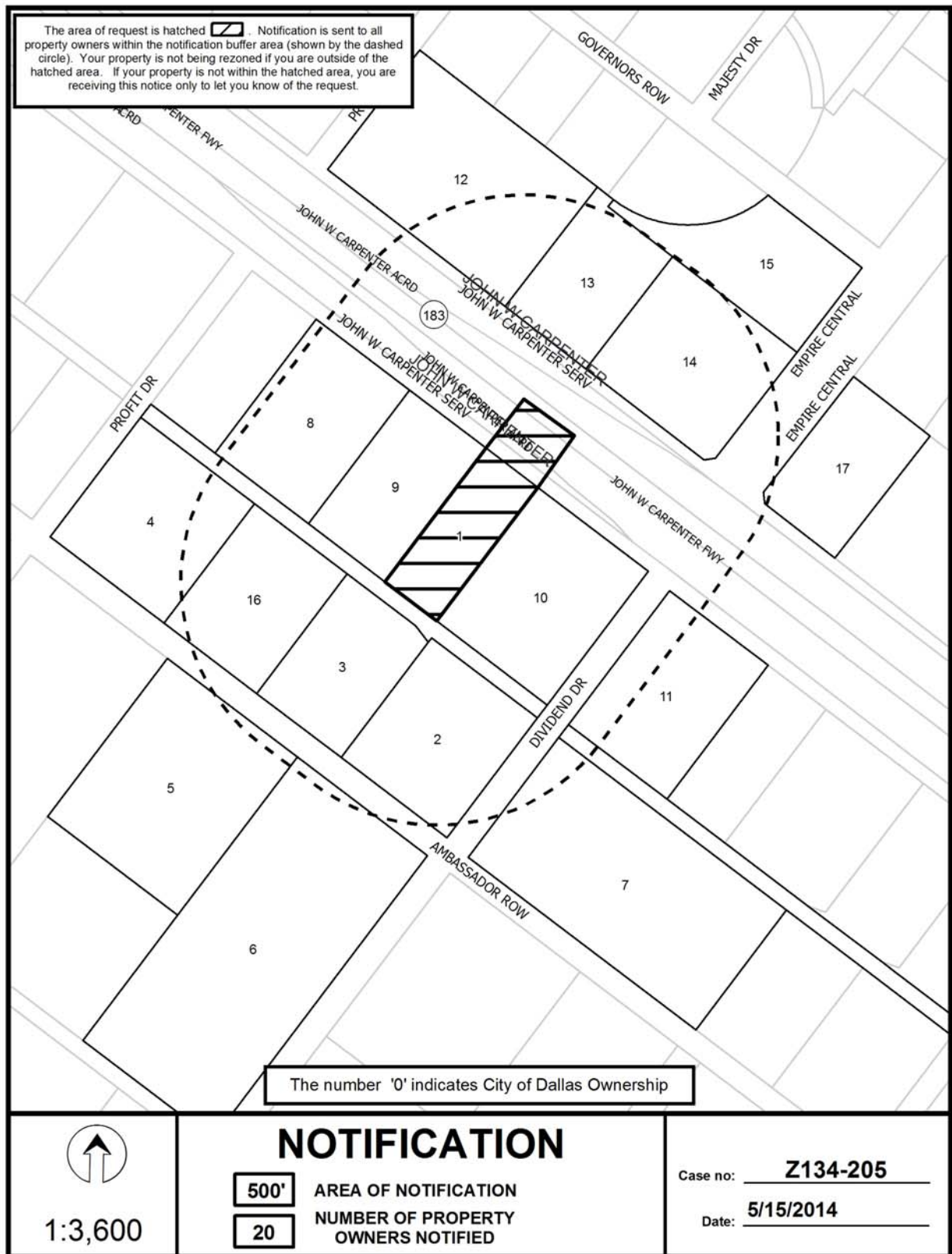












5/14/2014

***Notification List of Property Owners******Z134-205******20 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	8555 JOHN W CARPENTER FWY	8555 JOHN CARPENTER FRWY
2	8400 AMBASSADOR ROW	ANDERSON CHEMICAL COMPANY
3	8510 AMBASSADOR ROW	FUTERFAS FAMILY LP % FRANK LAWRENCE FUTE
4	8800 AMBASSADOR ROW	CITIZENS DEVELOPMENT CENTER
5	8607 AMBASSADOR ROW	LIT INDUSTRIAL TEXAS LP
6	8401 AMBASSADOR ROW	JLK LTD
7	8220 AMBASSADOR ROW	BK AMBASSADOR ROW LTD STE 1600
8	8701 JOHN W CARPENTER FWY	FREWOOD JOSEY
9	8605 JOHN W CARPENTER FWY	EVERITT WILLIAM S
10	8401 JOHN W CARPENTER FWY	CIRCO LEASING CO LLC
11	8321 JOHN W CARPENTER FWY	MLRP 8301 CARPENTER LP
12	8740 JOHN W CARPENTER FWY	SPENCER NELSON H ET AL
13	8440 JOHN W CARPENTER FWY	WEITZMAN HERBERT D TRUSTE STE 350
14	8400 JOHN W CARPENTER FWY	WEITZMAN HERBERT D TR STE 350
15	1133 EMPIRE CENTRAL	WEST KENNETH & LAURA WEST
16	8700 AMBASSADOR ROW	CHANG GEORGE C & ALLIASON J
17	8300 JOHN W CARPENTER FWY	AARON & ALVIN LLC
18	9999 NO NAME ST	UNION PACIFIC RR CO % TAX DEPT
19	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO % UNION PACIFIC
20	9999 NO NAME ST	UNION PACIFIC RR CO % TAX DEPT



**FILE NUMBER:** Z134-170(RB)

**DATE FILED:** February 14, 2014

**LOCATION:** Interstate Highway 20 and J. J. Lemmon Road, Northwest Quadrant

**COUNCIL DISTRICT:** 8

**MAPSCO:** 67 W

**SIZE OF REQUEST:** Approx. 96.76 Acres

**CENSUS TRACT:** 202

---

**APPLICANT:** TCDFW Acquisitions, LLC

**REPRESENTATIVE:** Robert Brandt

**OWNER:** Dallas Morning News, L.P.

**REQUEST:** An application for an amendment to and expansion of Planned Development District No. 761, The Dallas Logistics Port Special Purpose District, on property zoned an LI Light Industrial District on property zoned an A(A) Agricultural District. Consideration will also be given to the granting of an LI Light Industrial District on that portion of the property zoned an A(A) Agricultural District.

**SUMMARY:** The applicant is requesting the uses and development standards permitted in the Logistics Industrial (LI) Subdistrict, and is proposing to improve the property with a warehouse/distribution facility.

**STAFF RECOMMENDATION:** Approval, subject to the Enhanced Perimeter Buffer/Tree Preservation Areas Plan and revised conditions.

## **GUIDING CRITERIA FOR RECOMMENDATION:**

Staff recommends approval of the request based upon:

1. *Performance impacts upon surrounding property (lighting, noise, odor, etc.)* – Based on the attached buffer and tree preservation plan, along with existing topography, it is anticipated the proposed use will be adequately buffered from adjacent undeveloped acreage zoned for residential uses.
2. *Traffic impact* – The projected trip generations for the proposed warehouse will be accommodated by the adjacent thoroughfare and interstate system, with minimal impacts on the closest residential areas.
3. *Comprehensive Plan or Area Plan Conformance* – The proposed development complies with both area plans and *forwardDallas!* (see Comprehensive Plan section of report).
4. *Justification for PD Planned Development District Zoning as opposed to a straight zoning district* – The applicant is requesting the expansion of PDD No. 761 to permit the proposed use on the A(A) District portion of the site as well as utilizing the tree mitigation regulations adopted for the PDD.

## **BACKGROUND INFORMATION:**

- The request site is undeveloped, while possessing a significant inventory of native trees.
- The applicant proposes to develop the entire site with warehouse/distribution uses, in two phases of development.
- Flood Plain traverses through the western half of the site.

**Zoning History:** There have been no recent zoning requests in the area relevant to the request.

### **Thoroughfare**

### **Designation; Existing & Proposed ROW**

J.J. Lemmon Road

Collector; 60' & 60' ROW

IH 20

Freeway; Variable ROW

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

**STAFF ANALYSIS:**

**Comprehensive Plan:** The site is located in an Industrial Area. These areas offer important employment opportunities, occupy large areas of land and usually are near major roads and heavy rail lines. Evolving technology and the need for freight movement through Dallas to the rest of the country and internationally means this sector can offer good opportunities for jobs. Logistics and warehousing, a growing industry with strong potential for upward mobility of skilled workers, would thrive in such areas. Examples include Southport and the Agile Port, parts of West Dallas along I-30, and the Stemmons industrial area. These areas include a mix of low- and medium-density industrial buildings and industrial yards and have large surface parking for cars and trucks. Industrial Areas rely on quality road access and may be linked to rail for freight purposes. Street lanes are wide and intersections are large. Transit, sidewalks and other pedestrian improvements are limited.

GOAL 1.1 Align land use strategies with economic development priorities.

Policy 1.1.2 Focus on Southern Sector development opportunities.

GOAL 2.1 Promote balanced growth.

Policy 2.1.4 Support efforts to expand targeted business and industry development within the Southern Sector.

GOAL 4.1 Provide a fundamental land use/transportation linkage.

Policy 4.1.1 Design and improve thoroughfares to balance the need for traffic mobility.

**Area Plans**

The request area lies within and/or abuts three study areas adopted by the City Council:

Southeast Oak Cliff Land Use, Housing, and Economic Study. This study, adopted by the City Council in September, 1991, recommends the area south of IH 20 and east of Bonnie View Road be zoned to accommodate approximately 150 acres of office uses and approximately 150 acres of industrial warehouse uses. It should also be noted that a strong buffer be provided between the recommended uses and any existing or future

residential development.

LBJ/Bonnie View Land Use Study. This study, adopted by the City Council in April, 1989, addresses the future of the area generally bounded by Lancaster Road, IH 45, Cedardale Road/Cleveland Road, and Alta Mesa/Riverside Drive. Two of the objectives provided by the study that are relevant to this request:

1) Neighborhood Stabilization. Make commercial development compatible with the neighborhood in terms of scale and intensity. Minimize intrusion into residential areas by creating identifiable boundaries, buffering, and transition in scale.

2) Commerical Development Opportunities. Encourage economic development as recommended in two reports: *Encourage Economic Development in Southern Dallas (1981)* and the *Mayor's Task Force on Housing and Economic Development in Southern Dallas (1984)*.

3) Environmental Areas. Encourage the preservation of natural drainage ways where possible, including creek channels, floodplain lands, and the associated natural vegetation.

I-20 Freeway Corridor Land Use Study. This study was adopted by the City Council in December, 2000. The site lies within the Subdistrict 1 portion of the study which recommends various commercial and light industrial uses that will benefit from the improved accessibility of the region.

With respect to adjacent residential areas, shield lighting to illuminate only those areas for which it is designed. Buffer neighboring community commercial/retail uses from residential uses with landscaping, density, and scale transition.

**Land Use Compatibility:** The request site is undeveloped. Designated flood plain traverses north and south of the property, through the site's western half. It should be noted this western portion is zoned for A(A) District Uses. The applicant is proposing to develop the site with a warehouse/distribution facility which is permitted by right on the portion zoned an LI District, but not permitted on that portion zoned an A(A) District.

The applicant has requested expansion of PDD No. 761 for consideration of existing tree mitigation regulations.

It is important to summarize the anticipated vision for build-out of the approximate 1,320 acre area, known as The Dallas Logistics Port Special Purpose District. The site area consists of two tracts. The northernmost tract (west of the applicant's site), north of IH

20, is undeveloped. The southernmost tract, south of IH 20, was generally undeveloped but has enjoyed significant development since the City Council's approval of PDD No. 761 (June 27, 2007).

The PDD provides for the following: 1) designation as a Special Purpose District which provides for certain ease of typical development processes; 2) permit certain uses as a matter of right; 3) permit alternative landscape and tree mitigation regulations; 4) provide for a subtle increase in floor area and structure height for portions of the area; 5) provide for alternative off-street parking requirements; and, 6) provide for specific signage for the Dallas Logistics Hub.

Planning staff and the chief arborist have worked with applicant to address the request along with respecting the long range vision for the area's sensitivity to existing environmental features. While the applicant's intended development can be accomplished by straight zoning, staff has worked with the applicant to ensure the adjacent, largely undeveloped areas zoned for residential uses, are adequately buffered. This is accomplished, in part, to the attached Enhanced Perimeter Buffer/Tree Preservation Areas plan.

Specifically, approximately 1,200 linear feet along J. J. Lemmon Road will include landscape materials to significantly buffer a proposed trailer parking and separate employee/visitor parking area. These areas are situated approximately 150 feet from the site's J.J. Lemmon Road street frontage. Additionally, a portion of this area will sit below the finished grade of the site's street frontage, thus further buffering the area from adjacent parcels.

**Tree Mitigation:** Tree mitigation will be accomplished within the specialized provisions adopted by the City Council for PDD No. 761. Tree credits are applied through the preservation of protected trees within the wooded floodplain within the western portion of the property, and within the small stands of preserved trees within the eastern half of the site. A combined total of 3,215 inches of protected trees will be removed with a projection of 1,235 inches (38% replacement) of nursery stock trees to be planted on the property. The remaining mitigation will be relieved with the established credits for tree preservation.

As a result of efforts expended by the applicant and the chief arborist to maintain sensitivity of the existing topography and tree mass when considering the applicant's development vision, the attached Enhanced Perimeter Buffer/Tree Preservation Areas Plan is being proposed. It identifies approximately 21.6 percent (approx. 21 acres) of the site to be preserved (the majority of this located in the flood plain), while allowing for engineering of the site to accommodate approximately 700,000 square feet of floor area spanning two buildings.

## Officers, TCDFW Acquisitions, LLC

Type	Appointed Entity
Chief Executive Officer	Scott A. Krikorian
President	Scott A. Krikorian
Executive Vice President	Adam Saphier
Executive Vice President	James H. Matoushek
Executive Vice President	John A. Stirek
Executive Vice President	Mark C. Allyn
Executive Vice President	Matthew J. Nickels, III
Executive Vice President	Michael S. Duffy
Executive Vice President	Scott A. Dyché
Executive Vice President	T. Christopher Roth
Senior Vice President	Joel Behrens
Vice President	S. Denton Walker, III
Vice President	Valarie Gonzales
Secretary	Rebecca M. Savino
Assistant Secretary	Scott A. Dyché
Treasurer	James H. Matoushek

TCDFW Acquisitions LLC

Z134-170



The three officers of The Dallas Morning News, Inc. are as follows:

James M. Moroney III - Chairman of the Board, Publisher, President and Chief Executive Officer

Daniel J. Blizzard - Secretary/Assistant Treasurer

Alison K. Engel - Treasurer/Assistant Secretary

**RECOMMENDED AMENDING CONDITIONS**

**ARTICLE 761.**

**PD 761.**

**The Dallas Logistics Port Special Purpose District**

**SEC. 51P-761.101. LEGISLATIVE HISTORY.**

PD 761 was established by Ordinance No. 26872, passed by the Dallas City Council on June 27, 2007. (Ord. 26872)

**SEC. 51P-761.102. PROPERTY LOCATION AND SIZE.**

PD 761 is established on property bounded by Interstate Highway 20, J. J. Lemmon Road, Wintergreen Road, and Bonnie View Road. The size of PD 761 is approximately ~~4,319~~ 1,416 acres. (Ord. 26872)

**SEC. 51P-761.103. CREATION OF SUBDISTRICTS.**

This special purpose district is divided into the Logistics Industrial (LI), the (LI-A-1) Logistics Industrial-Area 1, and Logistics Retail (LR) Subdistricts. Exhibit 761A shows the boundaries of each subdistrict. (Ord. 26872)

**SEC. 51P-761.104. DEFINITIONS AND INTERPRETATIONS.**

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

(1) INTERMODAL RAILROAD FACILITY means a facility for the loading, unloading, storage (inside and outside), distribution, and transfer of cargo containers from railroads.

(2) DISTRICT IDENTIFICATION SIGNS means a sign that identifies the Logistics Port Special Purpose District.

(3) MOVEMENT CONTROL SIGN means a sign that directs vehicular and pedestrian movement within this special purpose district.

(4) PIERCING SALON means a facility in which body piercing is performed. BODY PIERCING means the creation of an opening in an individual's body, other than in an individual's earlobe, to insert jewelry or another decoration.

(5) STREET-YARD means that portion of a lot between a building facade facing a street and the property line.

Z134-170(RB)

(6) TATTOO STUDIO means an establishment in which tattooing is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment.

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

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

(d) In this special purpose district, a single family, duplex, or multifamily use creates a residential adjacency as defined in Chapter 51A.

(e) A planned development subdistrict may be established as a subdistrict of this special purpose district in accordance with Section 51A-4.702. If there is a conflict between an ordinance establishing or amending a planned development subdistrict and this article, the ordinance that established or amended the subdistrict controls. (Ord. 26872)

#### **SEC. 51P-761.105. CONCEPTUAL PLAN.**

A conceptual plan is not required for this special purpose district. (Ord. 26872)

#### **SEC. 51P-761.106. DEVELOPMENT PLAN.**

No development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, and development schedule do not apply. (Ord. 26872)

#### **SEC. 51P-761.107. MAIN USES PERMITTED.**

(a) Logistics Industrial (LI) Subdistrict and Logistics Industrial (LI-A-1)-Area 1 Subdistrict.

(1) Agricultural uses.

-- Crop production.

(2) Commercial and business service uses.

-- Building repair and maintenance shop. [RAR]

-- Bus or rail transit vehicle maintenance or storage facility. [RAR]

-- Catering service.

-- Custom business services.

-- Custom woodworking, furniture construction, or repair.

-- Electronics service center.

-- Machine or welding shop. [Inside only. RAR]

-- Machinery, heavy equipment, or truck sales and services. [RAR]

Z134-170(RB)

- Medical or scientific laboratory.
- Technical school.
- Tool or equipment rental.
- Vehicle or engine repair or maintenance. *[RAR]*

(3) Industrial uses.

-- Industrial (inside). *[SUP required if the use is potentially incompatible; otherwise with RAR. See Section 51A 4.203(a).]*

-- Industrial (inside) for light manufacturing.

-- Industrial (outside). *[RAR]*

-- Mining. *[Limited to oil and gas exploration and production; by SUP only; and must be spaced a minimum of 1,000 feet from single family, duplex, or multifamily uses.]*

-- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(4) Institutional and community service uses.

-- None permitted.

(5) Lodging uses.

-- Extended stay hotel or motel. *[SUP]*

-- Hotel or motel. *[By SUP for a hotel or motel with fewer than 80 rooms; otherwise with RAR.]*

-- Lodging or boarding house. *[SUP]*

(6) Miscellaneous uses.

-- Carnival circus (temporary). *[By special authorization of the building official.]*

-- Temporary construction or sales office.

(7) Office uses.

-- Financial institution without drive-in window.

-- Financial institution with drive-in window. *[RAR]*

-- Medical clinic or ambulatory surgical center.

-- Office.

(8) Recreation uses.

Z134-170(RB)

- Country club with private membership.
- Private recreation center, club, or area.
- Public park, playground, or golf course.

(9) Residential uses.

- None permitted.

(10) Retail and personal service uses.

-- Alcoholic beverage establishments. *[See Section 51A-4.210(b)(4). Treat as if in an industrial district.]*

-- Commercial amusement (inside). *[SUP required if required in an industrial district. See Section 51A-4.210(b)(7). Gun range and dance hall uses are not permitted.]*

-- Commercial motor vehicle parking. *[By SUP only if within 500 feet of a residential use.]*

-- Commercial parking lot or garage. *[RAR]*

-- Dry cleaning or laundry store.

-- Furniture store.

-- General merchandise or food store 3,500 square feet or less.

-- Home improvement center, lumber, brick, or building materials sales yard. *[RAR]*

-- Household equipment and appliance repair.

-- Motor vehicle fueling station.

-- Personal service uses. *[Tattoo studios and piercing salons are not permitted.]*

-- Restaurant without drive-in or drive-through service. *[RAR]*

-- Restaurant with drive-in or drive-through service. *[DIR]*

-- Temporary retail use.

-- Theater.

-- Truck stop. *[SUP]*

-- Vehicle display, sales, and service. *[RAR]*

(11) Transportation uses.

-- Airport or landing field. *[SUP]*

Z134-170(RB)

- Commercial bus station and terminal. *[RAR]*
- Heliport. *[RAR]*
- Helistop. *[RAR]*
- Intermodal railroad facility.
- Railroad passenger station. *[SUP]*
- Railroad yard, roundhouse, or shops. *[RAR]*
- STOL (short take off or landing) port. *[SUP]*
- Transit passenger shelter.
- Transit passenger station or transfer center. *[By SUP or city council resolution. See Section 51A-4.211(10).]*

(12) Utility and public service uses.

- Commercial radio or television transmitting station.
- Electrical generating plant. *[SUP]*
- Electrical substation.
- Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4).]*
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. *[RAR]*
- Tower/antenna for cellular communication. *[See Section 51A-4.212(10.1). Treat as if in an industrial district.]*
- Utility or government installation other than listed. *[SUP]*
- Water treatment plant. *[RAR]*

(13) Wholesale, distribution, and storage uses.

- Building mover's temporary storage yard. *[SUP]*
- Contractor's maintenance yard. *[RAR]*
- Freight terminal.
- Mini-warehouse.
- Office showroom/warehouse.



Z134-170(RB)

- Outside storage (with visual screening). *[See Section 51P-761.110.]*
- Outside storage (without visual screening). *[See Section 51P-761.110.]*
- Petroleum product storage and wholesale. *[RAR]*
- Recycling buy-back center. *[See Section 51A-4.213(11). Treat as if in an industrial district.]*
- Recycling collection center. *[See Section 51A-4.213(11.1). Treat as if in an industrial district.]*
- Recycling drop-off container. *[See Section 51A-4.213 (11.2). Treat as if in an industrial district.]*
- Recycling drop-off for special occasion collection. *[See Section 51A-4.213(11.3). Treat as if in an industrial district.]*
- Sand, gravel, or earth sales and storage. *[RAR]*
- Trade center.
- Vehicle storage lot.
- Warehouse. *[RAR]*

(b) Logistics Retail (LR) Subdistrict.

(1) Agricultural uses.

- None permitted.

(2) Commercial and business service uses.

- Building repair and maintenance shop. *[RAR]*
- Catering service.
- Custom business services.
- Electronics service center.
- Machinery, heavy equipment, or truck sales and services. *[RAR]*
- Medical or scientific laboratory. *[SUP]*
- Tool or equipment rental.
- Vehicle or engine repair or maintenance. *[RAR]*

(3) Industrial uses.

Z134-170(RB)

-- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(4) Institutional and community service uses.

-- None permitted.

(5) Lodging uses.

-- Extended stay hotel or motel. *[SUP]*

-- Hotel or motel. *[By SUP for a hotel or motel with fewer than 80 rooms; otherwise with RAR.]*

-- Lodging or boarding house.

-- Overnight general purpose shelter. *[See Section 51A-4.205(2.1). Treat as if in an industrial district.]*

(6) Miscellaneous uses.

-- Carnival or circus (temporary). *[By special authorization of the building official.]*

-- Temporary construction or sales office.

(7) Office uses.

-- Financial institution without drive-in window.

-- Financial institution with drive-in window. *[DIR]*

-- Medical clinic or ambulatory surgical center.

-- Office.

(8) Recreation uses.

-- Country club with private membership.

-- Private recreation center, club, or area.

-- Public park, playground, or golf course.

(9) Residential uses.

-- None permitted.

(10) Retail and personal service uses.

-- Alcoholic beverage establishments. *[See Section 51A-4.210(b)(4). Treat as if in an industrial district.]*

-- Ambulance service. *[RAR]*

Z134-170(RB)

-- Business school.

-- Commercial amusement (inside). *[SUP required if required in an industrial district. See Section 51A-4.210(b)(7). Gun range and dance hall uses are not permitted.]*

-- Commercial amusement (outside). *[SUP]*

-- Commercial parking lot or garage. *[RAR]*

-- Dry cleaning or laundry store.

-- Furniture store.

-- General merchandise or food store 3,500 square feet or less.

-- General merchandise or food store greater than 3,500 square feet.

-- General merchandise or food store 100,000 square feet or more. *[Subject to the design standards in Section 51A-4.605(a) rather than the design guidelines in Section 51P-761.117.]*

-- Home improvement center, lumber, brick, or building materials sales yard. *[RAR]*

-- Household equipment and appliance repair.

-- Motor vehicle fueling station.

-- Nursery, garden shop, or plant sales.

-- Personal service uses. *[Tattoo studios and piercing salons are not permitted.]*

-- Restaurant without drive-in or drive-through service. *[RAR]*

-- Restaurant with drive-in or drive-through service. *[DIR]*

-- Temporary retail use.

-- Theater.

(11) Transportation uses.

-- Heliport. *[SUP]*

-- Helistop. *[SUP]*

-- Intermodal railroad facility.

-- Railroad passenger station. *[SUP]*

-- Transit passenger shelter.

-- Transit passenger station or transfer center. *[By SUP or city council resolution. See Section 51A-4.211(10).]*

Z134-170(RB)

(12) Utility and public service uses.

- Commercial radio or television transmitting station.
- Electrical substation.
- Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4).]*
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. *[SUP]*
- Tower/antenna for cellular communication. *[See Section 51A-4.212(10.1). Treat as if in an industrial district.]*
- Utility or government installation other than listed. *[SUP]*

(13) Wholesale, distribution, and storage uses.

- Mini-warehouse. *[SUP]*

**SEC. 51P-761.108. ACCESSORY USES.**

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

(b) Logistics Industrial (LI) Subdistrict. The following accessory uses are not permitted in this subdistrict:

- Accessory community center (private).
- Accessory medical/infectious waste incinerator.
- Accessory pathological waste incinerator.
- Home occupation.
- Private stable.

(c) Logistics Retail (LR) Subdistrict. The following accessory uses are not permitted in this subdistrict:

- Accessory community center (private).
- Home occupation.
- Private stable.

**SEC. 51P-761.109. YARD, LOT, AND SPACE REGULATIONS.**

Z134-170(RB)

(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) Logistics Industrial (LI) Subdistrict.

(1) Front yard.

(A) Except as provided in this paragraph, minimum front yard is 50 feet.

(B) Minimum front yard may be reduced to 25 feet if the adjacent right-of-way is less than 72 feet wide, measured from back-of-curb to back-of-curb.

(2) Side yard.

(A) Except as provided in this paragraph, minimum side yard is 25 feet.

(B) Minimum side yard for lots abutting single family, duplex, or multifamily uses is 100 feet.

(C) No minimum side yard for lots abutting railroad rights-of-way or rail spurs.

(3) Rear yard.

(A) Except as provided in this paragraph, minimum rear yard is 25 feet.

(B) Minimum rear yard for lots abutting single family, duplex, or multifamily uses is 100 feet.

(C) No minimum rear yard for lots abutting railroad rights-of-way or rail spurs.

(4) Floor area.

(A) Except as provided in this paragraph, maximum floor area for all uses combined is 2.0.

(B) No maximum floor area for industrial (inside), industrial (inside) for light manufacturing, or office showroom/warehouse uses.

(5) Height.

(A) Unless further restricted in Subparagraph (B), maximum structure height is 200 feet.

(B) Except as provided in this subparagraph, if any portion of a structure is over 26 feet in height, that portion may not be located above a 1-to-3 residential proximity slope. For purposes of this subparagraph, the site of origination is any single family, duplex, or multifamily use.

(i) Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the residential proximity slope to a height not to exceed the maximum structure height, or 12 feet above the residential proximity slope, whichever is less.

Z134-170(RB)

(ii) Chimneys may project through the residential proximity slope to a height not to exceed 12 feet above the maximum structure height or 12 feet above the residential proximity slope, whichever is less.

(iii) Cranes located within an intermodal railroad facility use are exempt from the residential proximity slope.

(6) Lot coverage.

(A) Maximum lot coverage is 55 percent.

(B) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. No minimum lot size.

(8) Stories. Maximum number of stories above grade is 17. Parking garages are exempt from this requirement, but must comply with the height regulations in Section 51P-761.109(a)(5).

(b) Logistics Retail (LR) Subdistrict.

(1) Front yard. Minimum front yard is 25 feet.

(2) Side yard.

(A) Except as provided in this paragraph, minimum side yard is 15 feet.

(B) Minimum side yard for lots abutting single family, duplex, or multifamily uses is 40 feet.

(3) Rear yard.

(A) Except as provided in this paragraph, minimum rear yard is 25 feet.

(B) If a lot abutting a single family use has a structure that exceeds one story or 20 feet in height, the minimum rear yard is 50 feet.

(C) If a lot abutting a single family use has a structure that exceeds two stories or 45 feet in height, the minimum rear yard is 100 feet.

(4) Floor area. Maximum floor area ratio is:

(A) 0.5 for office uses; and

(B) 1.5 for all uses combined.

(5) Height.

(A) Unless further restricted in Subparagraph (B), maximum structure height is 55 feet.



Z134-170(RB)

(B) Except as provided in this subparagraph, if any portion of a structure is over 26 feet in height, that portion may not be located above a 1-to-3 residential proximity slope. For purposes of this subparagraph, the site of origination is any single family, duplex, or multifamily use.

(i) Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the residential proximity slope to a height not to exceed the maximum structure height, or 12 feet above the residential proximity slope, whichever is less.

(ii) Chimneys may project through the residential proximity slope to a height not to exceed 12 feet above the maximum structure height or 12 feet above the residential proximity slope, whichever is less.

(6) Lot coverage.

(A) Maximum lot coverage is 50 percent.

(B) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. No minimum lot size.

(8) Stories. Maximum number of stories above grade is five. Parking garages are exempt from this requirement, but must comply with the height regulations in Section 51P-761.109(b)(5). (Ord. 26872)

#### **SEC. 51P-761.110. SCREENING AND HEIGHT OF OUTSIDE STORAGE.**

(a) Intermodal railroad facility uses.

(1) Screening. Screening of outside storage is not required.

(2) Height. No maximum height for outside storage.

(b) Other uses.

(1) Screening. If an outside storage area is visible from a public right-of-way, visible from a single family, duplex, or multifamily use, or visible from and within 100 feet of an adjoining property with a use other than a residential or an intermodal railroad facility use, screening of outside storage must be constructed and maintained as follows:

(A) Screening must be constructed of:

(i) brick, stone, or concrete masonry;

(ii) earthen berm planted with turf grass or ground cover recommended for local area use by the city arborist;

(iii) evergreen plant materials recommended for local area use by the city arborist; or

(iv) any combination of the above.

Z134-170(RB)

(B) Screening must be a minimum of nine feet in height and must be provided before the issuance of a certificate of occupancy for the use.

(C) A required screening wall or fence may not have more than 10 square inches of openings in any give square foot of surface.

(D) The berm may not have a slope that exceeds one foot of height for each two feet of width.

(E) Plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Plant materials must be placed a maximum of 24 inches on center over the entire length of the bed unless the building official approves an alternative planting density. Plant materials must be capable of providing a solid appearance and must provide a visual barrier of the required height within three years of their initial planting.

(2) Height.

(A) Except as provided in this paragraph, maximum stacking height of outside storage is 30 feet.

(B) Maximum stacking height of outside storage within 40 feet of screening is eight feet.

**SEC. 51P-761.111. OFF-STREET PARKING AND LOADING.**

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

(b) Consult Divisions 51A-4.300 for information regarding off-street parking and loading generally.

(c) For an intermodal railroad facility use, minimum required off-street parking is one space for each 1,000 square feet of floor area.

(d) For intermodal railroad facility, freight terminal, office showroom/warehouse, and warehouse uses, minimum required off-street loading is follows:

Floor area	Loading spaces required
0-10,000 sq.ft	none
more than 10,000 to 50,000 sq.ft.	1 space
more than 50,000 to 100,000 sq.ft.	2 spaces
more than 100,000 sq.ft.	2 spaces plus one additional space per 100,000 square feet of floor area

**SEC. 51P-761.112. ENVIRONMENTAL PERFORMANCE STANDARDS.**

SEC. 51P-761.113. LANDSCAPING

(a) Site trees.

(1) Intermodal railway facility use.

(A) One tree having a caliper of at least two inches must be provided for each 20,000 square feet of lot area, or fraction thereof, with a minimum of four trees being provided.

(B) If the building official determines that, due to inhospitable soil conditions or inadequate space, it would be impracticable or imprudent for the site trees to be planted within the intermodal railway facility use, site trees may be planted within 1,000 feet of the intermodal railroad facility use on public property or on other properties within this special purpose district, subject to a maintenance agreement with the owner of the property. Site trees planted on a property subject to a maintenance agreement may not be counted toward the site tree requirements on that property.

(2) Freight terminal, office showroom/warehouse, and warehouse uses.

(A) One tree having a caliper of at least two inches must be provided for each 6,000 square feet of lot area, or fraction thereof, with a minimum of four trees being provided.

(B) If a use is located between an intermodal railroad facility use and Bonnie View Road and abuts an intermodal railroad facility use buffer, then the building official shall grant that use a credit against the site trees requirement for trees planted in the abutting intermodal railroad facility buffer at a tree-for-tree ratio.

(3) Other permitted uses.

(A) One tree having at least two caliper inches must be provided for each 4,000 square feet of lot area, or fraction thereof, with a minimum of four trees being provided.

(B) If a use is located between an intermodal railroad facility use and Bonnie View Road and abuts an intermodal railroad facility use buffer, then the building official shall grant that use a credit against the site trees requirement for trees planted in the abutting intermodal railroad facility buffer at a tree-for-tree ratio.

(4) Credit for existing trees. Existing trees may be used to satisfy the site tree requirement pursuant to Section 51A-10.125(b)(3)(B).

(b) Street-yard landscaping.

(1) In addition to any buffer landscaping required under Subsection (c), at least 15 percent of the area of the street-yard must be landscaped.

(2) One tree must be provided within the street-yard for every 50 feet of street frontage.

(3) Trees required in the street-yard also qualify for site trees under Subsection (a) but do not qualify as buffer trees under Subsection (c).

Z134-170(RB)

(4) Street-yard landscaping must be provided before the issuance of a certificate of occupancy.

(c) Buffers.

(1) Intermodal railroad facility use buffer.

(A) Where an intermodal railroad facility use abuts Bonnie View Road, a single family, duplex, or multifamily use, or a street, a minimum 60-foot-wide buffer must be provided. On all other perimeters of an intermodal railroad facility use, a minimum 15-foot-wide buffer must be provided.

(B) One tree having a caliper of at least two inches must be provided for every 20,000 square feet of buffer, or fraction thereof, with a minimum of four trees being provided.

(2) Perimeter buffer. Except as provided in paragraph (1), a minimum 20-foot-wide perimeter landscape buffer must be provided along a lot abutting a single family use. One large canopy tree must be provided for every 50 feet of landscape buffer.

(3) Parking lot buffer.

(A) Except as provided in paragraph (1) and this paragraph, a 20-foot-wide landscape buffer must be provided between a parking lot and an adjacent divided thoroughfare.

(B) Except as provided in paragraph (1) and this paragraph, a ten-foot-wide landscape buffer must be provided between a parking lot and an adjacent undivided street.

(C) A parking lot landscape buffer must consist of large shrubs placed a maximum of 36 inches on center over the entire length of the buffer. The large shrubs must be maintained at a minimum height of three feet and must be capable of providing a solid appearance within three years.

(D) The parking lot buffer may be within the street-yard.

(E) Trees required for street-yard landscaping may be provided within a parking lot buffer if the parking lot buffer is located within a street-yard.

(F) Logistics Industrial (LI)-Area 1 Subdistrict. Required parking lot buffer area along J. J. Lemmon Road must be provided as shown on the Enhanced Perimeter Buffer/Tree Preservation Areas plan.

(d) Parking lot landscaping.

(1) Parking lot landscaping must comply with the following standards:

(A) Every required parking space must be within 100 feet of a landscape island.

(B) Twenty square feet of landscape area within a landscape island must be provided for every required parking space.

(C) Landscape islands must be a minimum of eight feet in width measured from inside-of-curb to inside-of-curb.

Z134-170(RB)

(D) Each landscape island must have a minimum of one canopy tree. Trees in landscape islands qualify as site trees under Subsection (a), but do not qualify as buffer tree under Subsection (c).

(E) Section 51A-10.104, "Planting Area Requirements," applies to the parking lot landscape areas.

(2) Except as provided in Subsection (c)(3)(F), Parking lot landscape requirements apply only to passenger car parking lots, not parking lots used exclusively for trucks.

(e) Dumpster screening. Dumpsters visible from a public street must be screened on three sides with a minimum six-foot-high opaque screening material (not chain link or wooden fences). The fourth side must be a metal gate.

(f) Artificial lot.

(1) Section 51A-10.122, "Artificial Lot Delineation," applies to this special purpose district.

(2) An artificial lot within this special purpose district is not required to have street frontage.

(g) Irrigation.

(1) Except as provided in this subsection, all required plant materials must be irrigated by an automatic irrigation system installed to comply with industry standards.

(2) A facility that is landscaped to comply with the LEED NC credit system, LEED certification, or equivalent rating system, including Texas Smartscape, may provide an alternative landscape maintenance program certified as appropriate by a licensed landscape architect or licensed irrigator.

(3) A water maintenance program must be specified on a landscape plan approved by the building official that identifies water sources and the areas where alternative irrigation measures will be used.

(4) If irrigation is provided by an optional collection system, it should be noted on the landscape plan.

(h) Landscape maintenance. Plant materials must be maintained in a healthy growing condition.

#### SEC. 51P-761.114. TREE PRESERVATION.

(a) In general. Except as provided in this section, the tree preservation regulations in Article X apply.

(b) Applicability. Tree preservation regulations do not apply to the following:

(1) Lots smaller than two acres in size that contain single family or duplex uses.

Z134-170(RB)

(2) A tree that endangers the public health, welfare, or safety and that must be immediately removed because of poor structural integrity.

(3) Trees planted and growing on the premises of a licensed plant or tree nursery that are planted and growing for the sale to the general public.

(4) A tree that is diseased or infected, damaged beyond the point of recovery, or in danger of falling.

(5) A tree located within designated rights-of-way.

(6) A tree within a designated building foundation area.

(7) Any tree less than 18 caliper inches in size within an intermodal railroad facility use or within a railroad yard, roundhouse, or shops use.

(8) A tree within an existing or designated public utility easement area or public drainage easement area.

(9) Trees with a caliper of 12 inches or less.

(10) Cedar (juniper) trees.

(c) Tree removal permit. In lieu of a tree survey, an applicant for a tree removal permit may provide an estimate of caliper inches to be removed based on a sampling of trees within the lot or tract to be developed. The sampling must be a minimum of 10 percent of the lot or tract from which the trees are to be removed.

(d) Alternative methods of compliance.

(1) In addition to the alternative methods of compliance with tree replacement requirements in Section 51A-10.135, an applicant for tree replacement may:

(A) donate land within the city limits to the city for tree preservation purposes using the same standards and procedures as in Section 51A-10.135(a)(4) and (d) (but in fee simple rather than as an easement);

(B) plant replacement trees on other property within the special purpose district; or

(C) plant replacement trees on property that is within one mile of the tree removal property but still within the city limits.

(2) Trees planted in public property, including public right-of-way, may be used to mitigate trees removed.

(e) Tree replacement credits.

(1) A credit against replacement trees is available for protected trees with a caliper greater than 12 inches preserved within tree preservation areas at a ratio of four caliper inches of credit for each one caliper inch preserved in the tree preservation area. Tree preservation areas must be shown on a landscape plan. The amount of credit for a tree preservation area is determined by:



(A) For tree preservation areas with more than five acres, a sampling of trees in 10 percent of the area to be preserved.

(B) For tree preservation areas five acres or less, a tree survey of preserved trees.

(2) For any platted lot abutting a designated floodplain, a credit against replacement trees is available for protected trees greater than 18 inches preserved in floodplain areas at a ratio of one caliper inch of credit for each one caliper inch preserved. Floodplain areas receiving tree replacement credits must be shown on a landscape plan. If a credit is given for trees preserved in a floodplain area, the floodplain area is not eligible for reclamation under Article V.

(3) Credit against replacement trees is available for meeting the most recent version of the LEED Reference Guide for New Construction and Major Renovations, (the "LEED Guide"). Each LEED credit under the Sustainable Sites or Water Efficiency categories counts as two credits for the purposes of this paragraph.

(A) Sites with 5 credits qualify for a five percent reduction in the total caliper inches of trees required to be mitigated.

(B) Sites with between 6 and 10 credits qualify for a 10 percent reduction in the total caliper inches of trees required to be mitigated.

(C) Sites with between 11 and 15 credits qualify for a 20 percent reduction in the total caliper inches of trees required to be mitigated.

(D) Sites with between 16 and 20 credits qualify for a 30 percent reduction in the total caliper inches of trees required to be mitigated.

(E) Sites with between 21 and 25 credits qualify for a 40 reduction in the total caliper inches of trees required to be mitigated.

(F) Sites with more than 25 credits qualify for a 50 percent reduction in the total caliper inches of trees required to be mitigated.

(4) No credit may be given for tree preservation that is outside the city.

(f) Location of replacement trees.

(1) Replacement trees may be planted in a parkway provided that they are at least 10 feet from any underground utility and at least 20 feet from overhead utility lines.

(2) Replacement trees may not be planted outside of the city.

(g) Timing for tree planting. Replacement trees must be planted within 18 months after issuance of a tree removal permit.

(h) Private license granted.

(1) The city council hereby grants a revocable, non-exclusive license to the owners or tenants (with the written consent of the owner) of all property in this special purpose district for the

Z134-170(RB)

exclusive purpose of authorizing compliance with the parkway landscaping requirements of this article. An owner or tenant is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit. This private license will not terminate at the end of any specific period, however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when the purpose or use of the license is likely to become a nuisance or a threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public rights-of-way to the satisfaction of the director of public works and transportation.

(2) An owner or tenant is not required to comply with any landscaping requirement to the extent that compliance is made impossible due to the city council's revocation of the private license granted by this subsection.

(3) Upon the installation of landscaping and related amenities, such as irrigation systems, in the public rights-of-way, the owner or tenant shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this subsection, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, and \$2,000,000 annual aggregate. Coverage under this liability policy must be on an occurrence basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, Dallas, Texas 75201, and the policy must provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal, or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.

(4) Each owner or tenant is responsible for maintaining the landscaping in a healthy, growing condition, for keeping related amenities in good repair and condition, and for keeping the premises safe and from deteriorating in value or condition, at no expense to the city. The city is absolutely exempt from any requirements to make repairs or to maintain the landscaping, related amenities, or the premises. The granting of a license for landscaping and related amenities under this subsection does not release the owner or tenant from liability for the installation or maintenance of trees, landscaping, and related amenities in the public right-of-way.

(i) Parkway landscape permit.

(1) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees, landscaping, or related amenities in the parkway. An application for a parkway landscape permit must be made to the director. The application must be in writing on a form approved by the director and accompanied by plans or drawings showing the area of the parkway affected and the planting or other amenities proposed.

Z134-170(RB)

(2) Upon receipt of the application and any required fees, the director shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the director determines that the construction, planting, or other amenities proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, the director shall issue a parkway landscape permit to the property owner; otherwise, the director shall deny the permit.

(3) A property owner is not required to comply with any parkway landscaping requirement of this article if compliance is made impossible due to the director's denial of a parkway landscape permit.

(4) A parkway landscape permit issued by the director is subject to immediate revocation upon written notice if at any time the director determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way. The property owner is not required to comply with any parkway landscaping requirement of this section if compliance is made impossible due to the director's revocation of a parkway landscape permit.

(5) The issuance of a parkway landscape permit under this subsection does not excuse the property owner, his agents, or employees from liability for the installation or maintenance of trees or other amenities in the public right-of-way. (Ord. 26872)

(j) Logistics Industrial (LI)-Area 1 Subdistrict.Trees located in the preservation areas shown on the Enhanced Perimeter Buffer/Tree Preservation Areas plan must be retained.

#### SEC. 51P-761.115. TRAFFIC IMPACT ANALYSIS.

(a) A traffic impact analysis must be conducted by a traffic engineer and submitted to the director of public works and transportation before the issuance of a building permit for construction that will cause the total floor area within this special purpose district to exceed:

- (1) five million square feet; and
- (2) 10 million square feet.

(b) Based on the traffic impact analysis, the traffic improvements that the director of public works determines are necessary must be made before any further building permits may be issued. (Ord. 26872)

#### SEC. 51P-761.116. SIGNS.

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

(b) District identification signs.

(1) For purposes of this subsection, the premise is the entire special purpose district.

(2) A district identification sign may:

(A) be located within 500 feet of an interstate highway or designated thoroughfare;

Z134-170(RB)

- (B) not contain more than 200 square feet of effective area;
  - (C) not exceed 40 feet in height; and
  - (D) be externally illuminated.
- (3) No more than one district identification sign is permitted for every 2,000 feet of street frontage, or portion thereof, if located within 500 feet of an interstate highway or designated thoroughfare.
- (4) HBA signs are not permitted.
- (c) Movement control signs.
- (1) Movement control signs must direct vehicular or pedestrian movement within the special purpose district and may include the name, address, logo, and directional symbol of any use located within the special purpose district.
- (2) Movement control signs may be externally or internally illuminated.
- (3) A movement control sign must be located at least 1,000 feet from another movement control sign.
- (4) Movement control signs may:
- (A) be attached or detached signs;
  - (B) not exceed 60 square feet in effective area;
  - (C) not exceed 15 feet in height;
  - (D) be erected anywhere within the subdistrict without limit as to number.
- (5) A movement control sign may be located in a public right-of-way subject to the franchise requirements of Chapter XIV of the City Charter; Article VI of Chapter 43 of the Dallas City Code; Chapter 45 of the Dallas Building Code; and the requirements of all other applicable laws, codes, ordinances, rules, and regulations.
- (6) The director of public works and transportation must review the location of any sign located in the public right-of-way to ensure that the sign will not pose a traffic hazard or visibility obstruction.
- (7) A movement control sign located outside the public right-of-way must have a minimum setback of 15 feet from the property line. No sign may be located in the visibility triangle.
- (8) HBA signs are not permitted.

#### SEC. 51P-761.117. DESIGN GUIDELINES.

- (a) Introduction. The purpose of these design guidelines is to encourage quality development that will contribute to the overall aesthetics of the special purpose district as a unique place by enhancing the built environment. These guidelines are intended to ensure that new development and

redevelopment will be compatible with and enhance the overall appearance of the special purpose district.

(b) Applicability. The design guidelines apply to uses built after June 27, 2007.

(c) Materials.

(1) The surface of each exterior wall (excluding doors and windows) facing a public street, residential use, or public open space must consist of stone, brick, glass block, tile, cast metal, cast or cultured stone, concrete, or a combination of these materials.

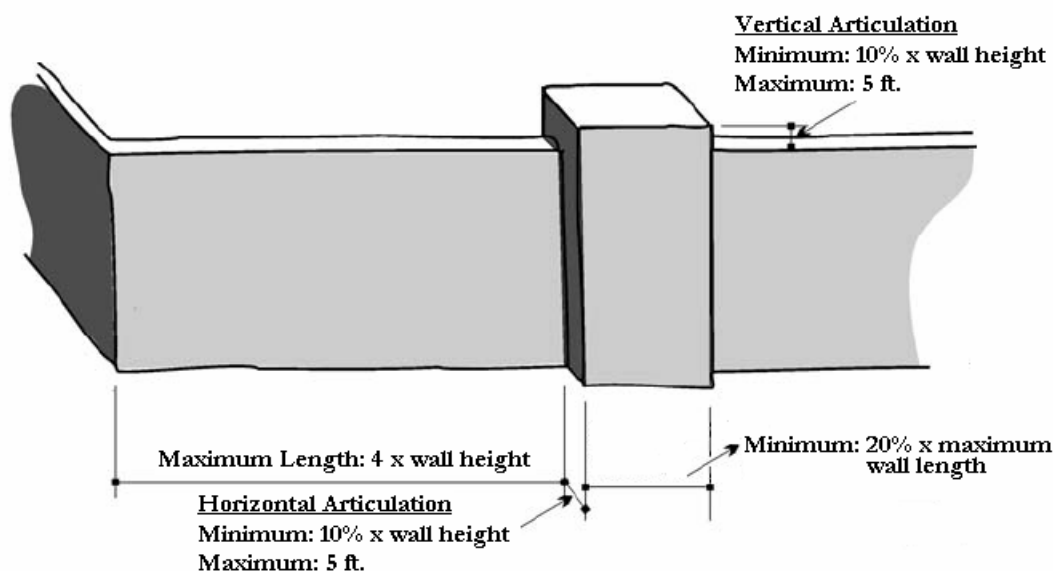
(2) Other cement products (such as stucco, Hardy Plank, or other similar materials) are limited to 50 percent of the buildings' exterior finishes.

(3) When used, stucco must be located at least eight feet above grade on a facade visible from a public right-of-way or a public area.

(d) Facades.

(1) Horizontal articulation. Walls facing a public right-of-way or a residential use may not extend for a horizontal length greater than four times the wall's height without having an off-set plane of 10 percent of the wall's height (with a maximum off-set of five feet). The off-set plane must extend for a horizontal length equal to a minimum of 20 percent of the wall's total length. See Figure 1.

(2) Vertical articulation. Walls facing a public right-of-way or a residential use may not extend for a horizontal length greater than four times the height of the wall without changing height by a minimum of 10 percent of the wall's height (with a maximum change in height of five feet). The changed height must extend for a horizontal length equal to a minimum of 20 percent of the wall's total length. See Figure 1.



(3) Roofs. Roof-mounted mechanical equipment, skylights, and solar panels must be screened or set back so that they not visible from a point five feet, six inches above grade at the property line. Screening materials must match the materials and colors used on the main building. Chain link fence may not be used as a screening material.

(e) Exceptions and variations.

(1) The city plan commission may approve a site plan that does not comply with the design standards in this section if:

(A) strict compliance with these design standards are impractical due to site constraints or would result in substantial hardship;

(B) the site plan complies with the spirit and intent of these design standards;

(C) the site plan furthers the stated purpose of these design standards; and

(D) the variation or exception from these design standards will not adversely affect surrounding properties.

(2) The city plan commission must follow the same procedure used for approval of minor amendments to development plans and the fee for a minor plan amendments applies. (Ord. 26872)

#### SEC. 51P-761.118 LIGHTING.

(a) In general. All lighting must be designed in accordance with Illuminating Engineering Society of North America (IESNA) practices.

(b) Lighting plan review. A lighting plan that complies with the requirements of this section must be approved by the building official with the application for a building permit for work on the building site. Photometric plans must graphically depict illumination layout and foot candle values within the area being lighted and at the property lines. All photometric plans and pertinent illumination design information (including fixtures, electrical design data, and IESNA data for luminaries) must be signed and sealed by a licensed engineer in the state of Texas.

(c) General design. Except as provided in this section, all lighting must provide proper site illumination while directing illumination away from any adjacent property.

(1) Street lighting. Street lighting must conform at a minimum to the Texas Department of Transportation Highway Illumination Manual.

(2) Site lighting. Uses that operate between sunset and sunrise must provide illumination not to exceed a maintained average of two-and-one-half foot-candles at ground level, and must not distribute more than one-quarter of one foot-candle of light on adjacent residential property.

(3) Parking lot lighting.



Z134-170(RB)

(A) Parking lot lighting must provide no more than a maintained average of one-and-a-half foot-candles at ground level, and must not distribute more than one quarter of one foot-candle of light on adjacent residential property.

(B) A minimum average of the greater of either one foot candle (maintained) or that required by applicable IESNA practice must be maintained.

(4) Sign lighting. All sign lighting must be designed to minimize uplight. Floodlight use to illuminate signs must be done in a manner that eliminates glare along adjacent roadways and properties.

(d) Light trespass control measures.

(1) Fixture design and location. Any fixture whose distance from a lot line is less than three times its height must be shielded so that all direct light cast in the direction of streets or abutting residential lots is cut off at an angle of no more than 70 degrees measured from a vertical line directly below the fixture. The cut-off may be accomplished either by the fixture photometric properties or by a supplementary external shield.

(2) Lighting shield design. Shields that are installed to control light trespass and glare must be designed so that the parts of the shields that are exposed to the direct light of the fixture and visible from streets or abutting residential lots shall have a flat-black, low reflectivity finish. (Ord. 26872)

SEC. 51P-761.119. 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. 26872)

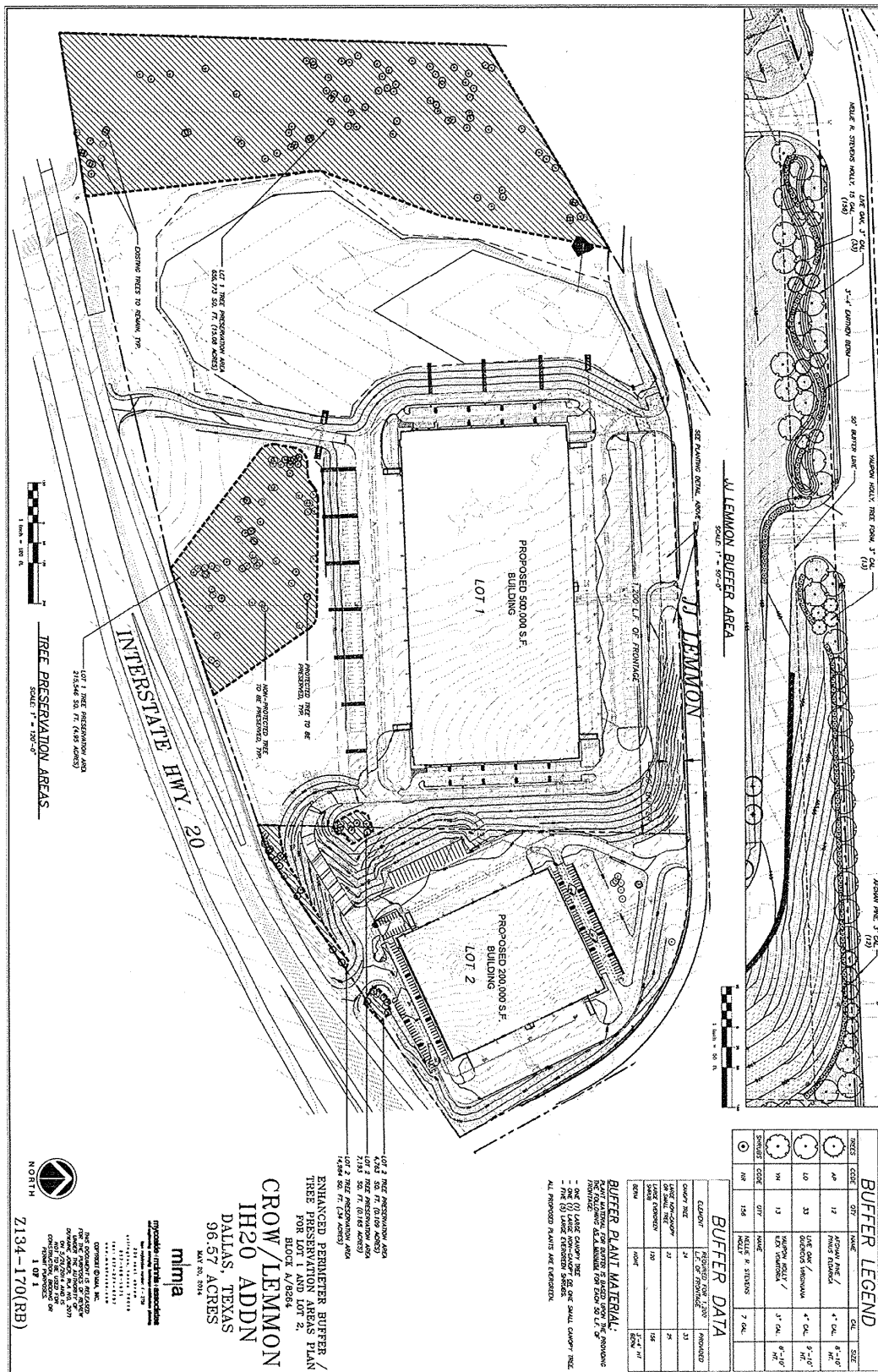
SEC. 51P-761.120. COMPLIANCE WITH CONDITIONS.

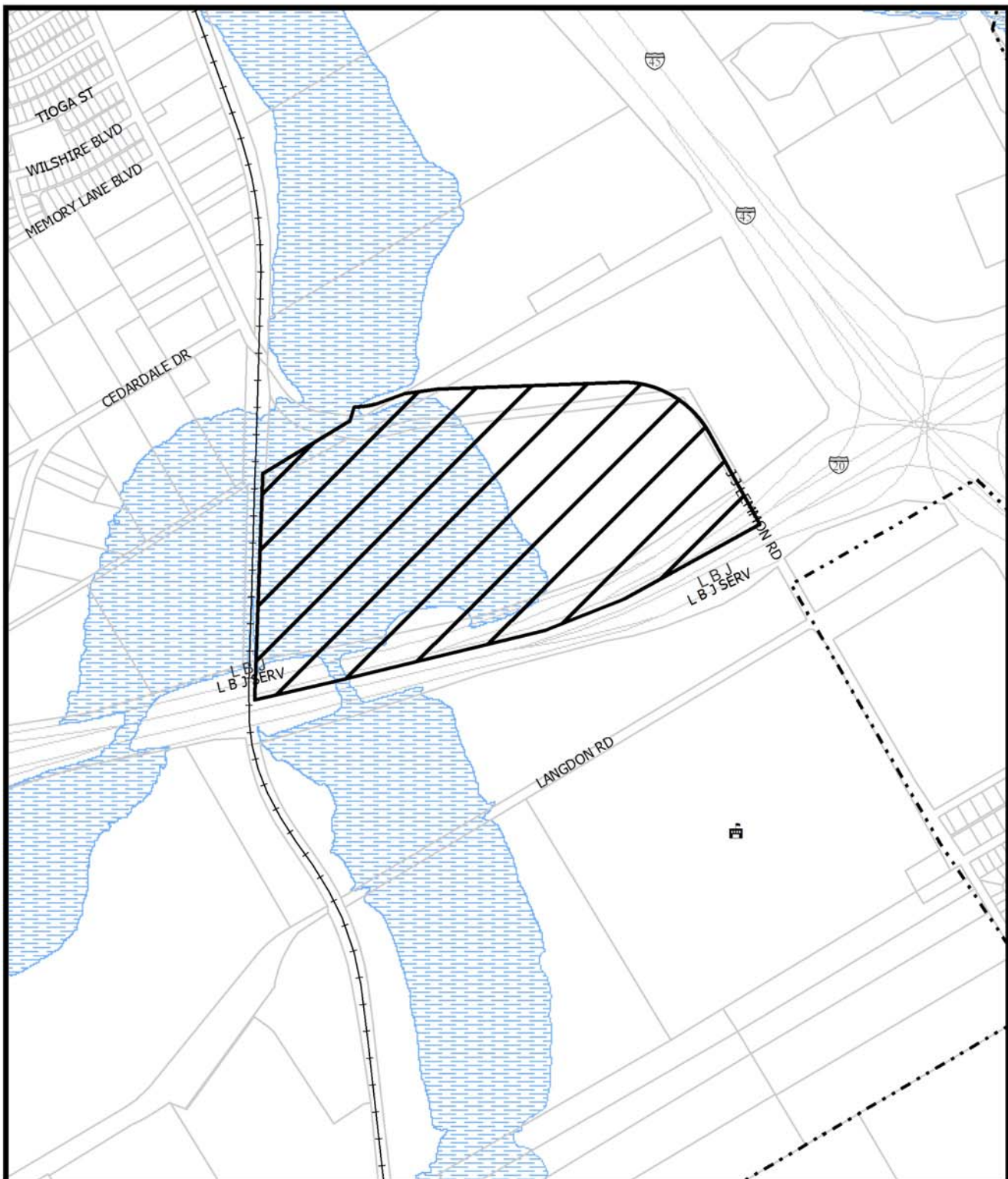
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this special purpose district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 26872)

~~SEC. 51P-761.121. ZONING MAP.~~

~~PD 761 is located on Zoning Map Nos. P-8, P-9, Q-8, Q-9, R-8, and R-9. (Ord. 26872)~~





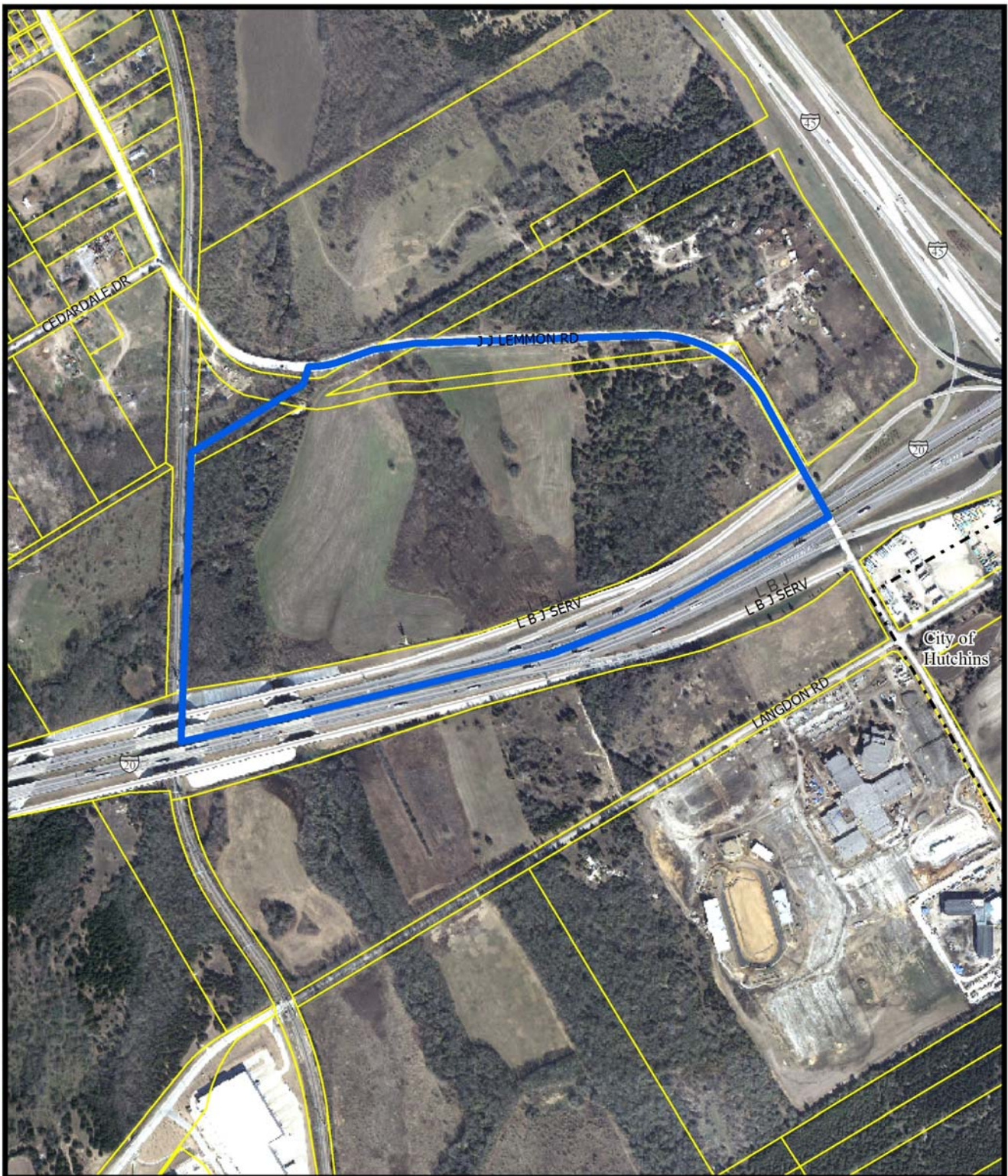
1:10,800

## VICINITY MAP

Case no: Z134-170

Date: 5/20/2014





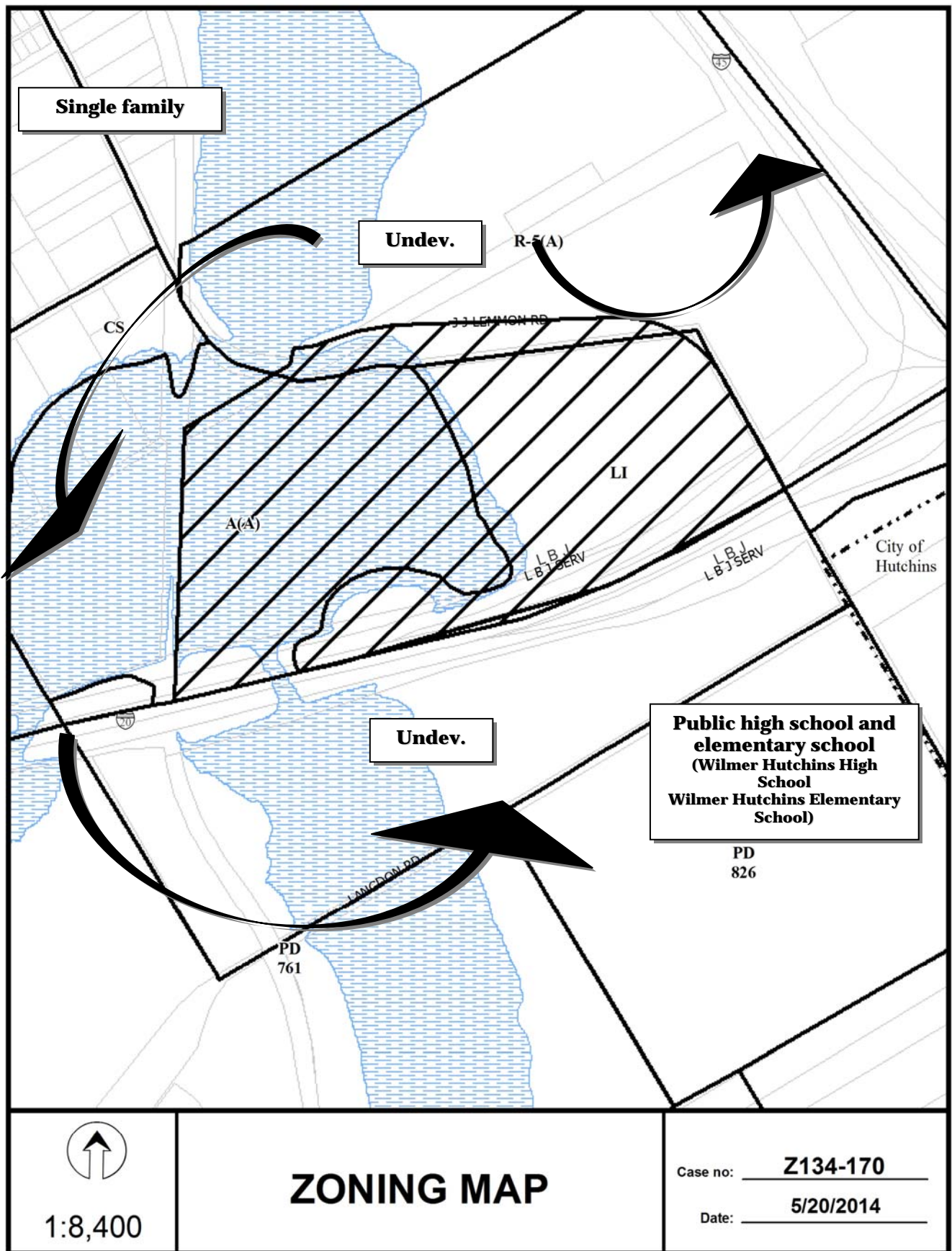
1:8,400


## AERIAL MAP

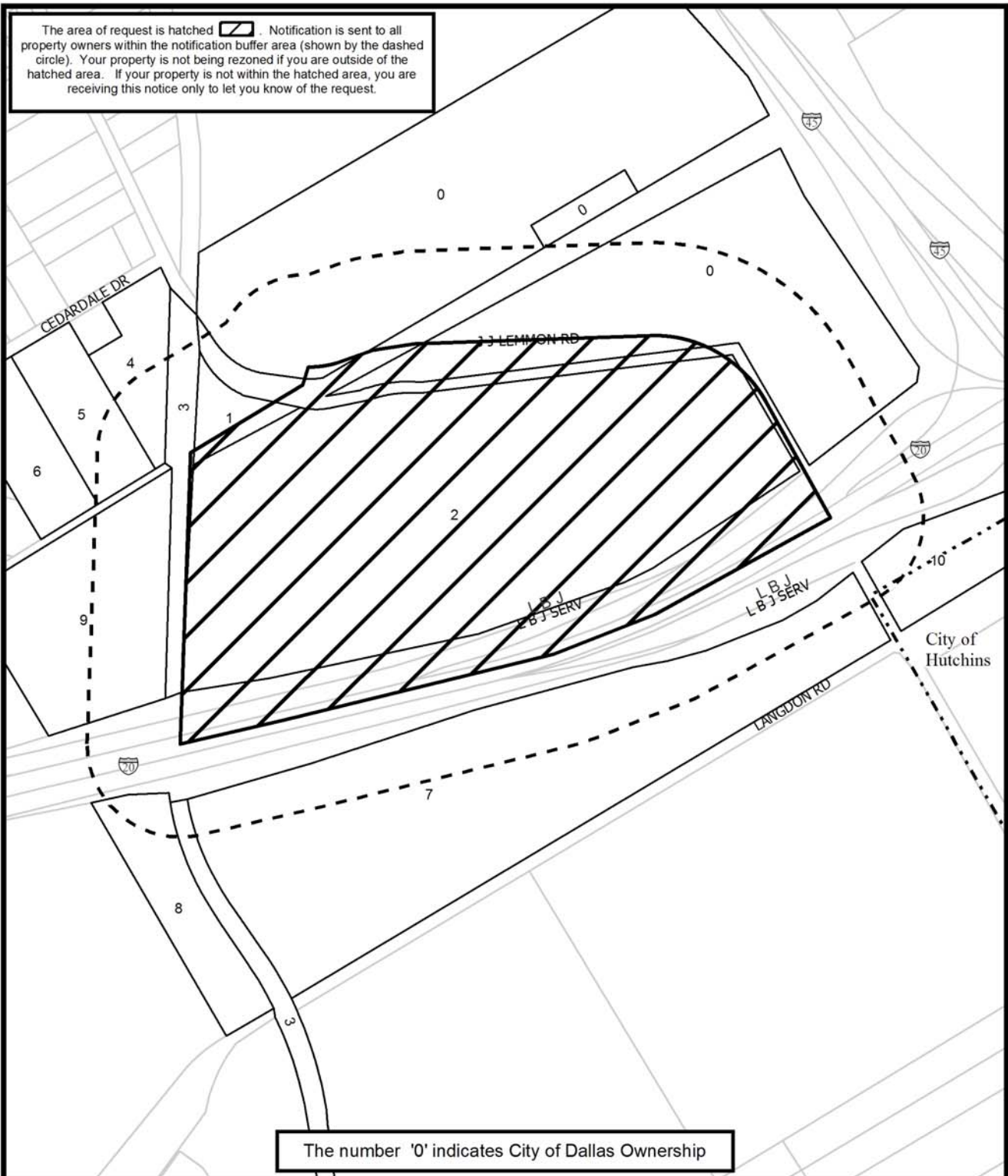
Case no: Z134-170

Date: 5/20/2014





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



1:8,400

## NOTIFICATION

**500'**  
**10**

AREA OF NOTIFICATION  
NUMBER OF PROPERTY  
OWNERS NOTIFIED

Case no: **Z134-170**  
Date: **5/20/2014**



5/20/2014

## ***Notification List of Property Owners***

### ***Z134-170***

#### ***10 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	6605 J J LEMMON RD	GHOLSTON DON
2	4800 LBJ FWY	DALLAS MORNING NEWS LP
3	2300 GRAND AVE	BNSF RAILWAY % PROPERTY TAX DEPT
4	4820 CEDARDALE RD	CULBERSON JOSEPH DEWAYNE
5	4736 CEDARDALE RD	WEBB ROBERT & JOHNNIE CULBERSON ET AL
6	4716 CEDARDALE RD	HANSON WELDON & SHEILA HANSON
7	5111 LANGDON DR	SOUTHPORT PROPERTIES LP C/O RALPH MILLER
8	5000 LANGDON DR	SOUTHPORT PROPERTIES LP
9	4800 LBJ FWY	SOUTHERN DALLAS DEVELOPMENT CORP STE 121
10	423 LANGDON RD	HARVEST RD LLC % MARK D JACOBS

**FILE NUMBER:** Z123-192(RB)

**DATE FILED:** February 4, 2013

**LOCATION:** Northwest Line of Manor Way, between Maple Avenue and Denton Drive

**COUNCIL DISTRICT:** 2

**MAPSCO:** 34-P

**SIZE OF REQUEST:** Approx. 16.8 Acres

**CENSUS TRACT:** 4.06

---

**APPLICANT/OWNER:** Canyon-Small Love Field, L.P.

**REPRESENTATIVES:** Kirk R. Williams, Tommy Mann

**REQUEST:** An application for a Planned Development District for MU-2 Mixed Use District Uses on property zoned an IR Industrial Research District.

**SUMMARY:** The applicant is proposing to redevelop the site with a mix of uses inclusive of multifamily dwelling units.

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

## **GUIDING CRITERIA FOR RECOMMENDATION:**

Staff recommends approval of the request, subject to the attached conceptual plan and conditions based upon:

1. *Performance impacts upon surrounding property* – As the anticipated redevelopment of a mixed use project is envisioned, impact on adjacent properties (lighting, noise, odor) should be negligible as adjacent properties have redeveloped with similar uses.
2. *Traffic impact* – In light of the site possessing close proximity to the DART's Denton/Inwood Station, as well as the PDD requiring connectivity along all street frontages to facilitate pedestrian activity, the existing street system can accommodate the proposed development.
3. *Comprehensive Plan or Area Plan Conformance* – The concept of a mixed use development is in compliance with the designated Building Block for the area. Additionally, the applicant's vision is in compliance with the objectives stated in the area plan (see detail, below).

## **BACKGROUND INFORMATION:**

- The property is an assembly of various lots/tracts with frontage along Denton Drive, Manor Way, and Maple Avenue, all with mid-block face frontage.
- The site is located within the 70 DNL contour of Dallas Love Field Airport.
- The applicant proposes to redevelop the property with a mix of uses inclusive of multifamily dwelling units. At this time, no specific plans for redevelopment are planned, nor has a timeline been set for the orderly relocation of existing tenants in the various structures.
- A PDD is being requested for consideration of the following: 1) to provide for residential uses at a maximum of 75 dwelling units per acre; and 2) revised urban form setback and tower spacing regulations.
- On September 25, 2013, the City Council remanded this request back to the City Plan Commission in order to address alternative regulations for anticipated multifamily development. The following two areas have been addressed, with the cumulative outcome to favorably impact not only the anticipated coexistence of a mixed use project internal to the site boundary, but also a more accepting project as it relates to adjacent properties:
  - 1) provide for a 300 foot setback from Denton Drive, to further provide for sensitivity to the existing Love Field flight overlay; and

- 2) require design criteria for new development.

**Zoning History:**

<b><u>File No.</u></b>	<b><u>Request, Disposition, and Date</u></b>
1. Z045-116	On April 13, 2005, the City Council approved an IR District.
2. Z045-119	On April 13, 2005, the City Council approved an IR District.
3. Z045-257/Z067-320	On March 8, 2006, the City Council approved an application for an MF-2(A) District, with deed restrictions and an avigation easement. On January 9, 2008, the City Council approved an MU-2 District with terminated deed restrictions.
4. Z056-145/Z078-221	On March 28, 2007 City Council approved an IR District on a property zoned MU-2 District with deed restrictions/ On August 13, 2008 City Council approved an IR District on a property zoned MU-2 District with deed restrictions.
5. Z078-275/Z112-228	On October 22, 2008, the City Council approved an MU-2 District on property zoned an IR District/On August 22, 2012, the City Council approved a WR-5 District on property zoned an MU-2 District.
6. Z078-288	On November 10, 2008, the City Council approved an MU-2 District on property zoned an IR District.
7. Z123-258	On August 8, 2013, the CPC approved an MU-2 District on property zoned an IR District. Pending a September 11, 2013 City Council public hearing.

**Thoroughfares/Streets:**

<b><u>Thoroughfare</u></b>	<b><u>Designation; Existing &amp; Proposed ROW</u></b>
Denton Drive	Local; 56' ROW
Manor Way	Local; 50" ROW
Maple Avenue	Collector; 60' & 60' ROW

**Traffic:** The applicant's requested MU-2 District would provide for development rights greater than that addressed in the provided traffic impact analysis. The proposed scale of development would be consistent those development standards in the immediate area. The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request in conjunction with a requested traffic impact analysis. The TIA was prepared based on the following anticipated build-out:

Land Use	Amount	Unit
Residential Uses	600	Dwelling Units
Lodging Uses	250	Rooms
Retail and Personal Services Uses	50,000	Square Feet
Office Uses	300,000	Square Feet

While the applicant has requested development standards provided for in an MU-2 District (greater than that noted above), staff's request for a revised traffic impact analysis address development rights greater than studied was not accommodated. In efforts to address development rights over what is anticipated, staff is recommending (and the applicant has agreed) that prior to the issuance of a building permit that would exceed the study's focus, or an equivalent for development for any other permitted use, a revised traffic impact analysis would need to be completed and reviewed by the department's engineering staff.

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

**Area Plan:** The property is situated within the boundary of the Stemmons Corridor-Southwestern Medical District Area Plan, adopted by the City Council on June 10, 2010. The approximate 3,900 acre-site is generally bounded by the Trinity River, Mockingbird Lane, the downtown area, and Uptown.

The *Consensus Development Vision* for the site and immediate area is anticipated to accommodate Urban Residential Medium. This is defined as a scale of development of two to seven stories and a mix of residential housing products (approx. 80%-90%; 10% retail and services uses). Residential uses anticipated for the site are envisioned to

connect via a pedestrian-friendly streetscape along Maple Avenue and Denton Drive, the latter providing for a connection to the Denton/Inwood DART Station.

## STAFF ANALYSIS:

### Land Use Compatibility:

The site is surrounded by a mix of uses, inclusive of typical office, commercial, and inside industrial uses typical for this part of the city. Additionally, there has been a surge of redevelopment in the general area between Inwood Road to the and Mockingbird Lane to the north with multifamily developments, all of which benefit from the city's mass transit system and the Southwest Medical Center as a magnet for residential uses in close proximity to its campus. It should be noted that the Denton/Inwood DART Station is situated approximately 2,500 feet south/southeast of the site, as measured along the Denton Drive right-of-way.

As noted in the Background Section, the site is located within the 70-decibel day-night average sound level contour of Dallas Love Field Airport. The Aviation Department has reviewed the request and is recommending the redevelopment of the property invest in appropriate sound attenuation practices to address noise levels emanating from Love Field.

In summary of this analysis, staff supports the request, subject to the attached conceptual plan and staff's recommended conditions.

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
<b><u>Existing:</u></b> IR	15'	30' adj. To residential OTHER: No min	2.0:1	200' 15 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail
<b><u>Requested:</u></b> PDD-MU-2	15'	20' adj. to res.; OTHER: no minimum	1.0-3.5:1	135'-180'	80%	Revised urban form and tower spacing	Mixed uses

**Landscaping:** Minimal landscape materials exist in conjunction with the existing development across the various parcels. It is anticipated that landscaping and tree mitigation will be addressed through existing Article X regulations.

With respect to the Maple Avenue and Manor Way frontages, the applicant has agreed to provide for enhanced pedestrian amenities and specific sidewalk requirements that will support the vision for this general area within the Stemmons Corridor-Southwestern Medical District Area Plan study boundary.

**Off-Street Parking:** The applicant will comply with the various off-street parking regulations as outlined in the Dallas Development Code.



**Officers and Directors**

Canyon-Small Love Field, L.P.

General Partner:	Canyon Love Field GP, LLC - Joshua S. Friedman, director - Mitchell R. Julis, director - K. Robert Turner, director
Limited Partner:	Justin Small, director

**APPLICANT REQUESTED/STAFF RECOMMENDED CONDITIONS  
ARTICLE \_\_\_\_.**

**SEC. 51P-\_\_\_\_.101.           LEGISLATIVE HISTORY.**

PD \_\_\_\_ was established by Ordinance No. \_\_\_\_\_, passed by the Dallas City Council on \_\_\_\_\_, 2013.

**SEC. 51P-\_\_\_\_.102.           PROPERTY LOCATION AND SIZE.**

PD \_\_\_\_ is established on property located on the northeast line of Maple Avenue, north of Manor Way, and the northwest line of Manor Way, northeast of Maple Avenue. The size of PD \_\_\_\_ is approximately 16.8 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 nonresidential zoning district.

**SEC. 51P-\_\_\_\_.104.           EXHIBIT.**

The following exhibit is incorporated into this article: Exhibit \_\_\_\_A: conceptual plan.

**SEC. 51P-\_\_\_\_.105.           CONCEPTUAL PLAN.**

Development and use of the Property must comply with the Tract 1 conceptual plan/Tract 2 development plan (Exhibit \_\_\_\_A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

**SEC. 51P-\_\_\_\_.106.           DEVELOPMENT PLAN.**

A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. If there is a conflict between the text of this article and the development plan, the text of this article controls.

**SEC. 51P-\_\_\_\_.107.           MAIN USES PERMITTED.**

The only main uses permitted are those main uses permitted in the MU-2 Mixed Use District, subject to the same conditions applicable in the MU-2 Mixed Use District, as set out in Chapter 51A. For example, a use permitted in the MU-2 Mixed Use District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MU-2 Mixed Use District is subject to DIR in this district, etc.

**SEC. 51P-\_\_\_\_.108. ACCESSORY USES.**

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

**SEC. 51P-\_\_\_\_.109. YARD, LOT, AND SPACE REGULATIONS**

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the MU-2 Mixed Use District apply.

(b) Denton Drive setback. For a multifamily use, a minimum 300 foot setback must be provided.

(c) Urban form setback. An additional 20-foot front yard setback is required for the main portion of a structure over 60 feet in height.

(d) Tower spacing. An additional side and rear yard setback of one foot for each two feet in height above 60 feet is required for that portion of a main structure over 60 feet in height, up to a maximum side or rear yard of 30 feet.

(e) Density. Maximum dwelling unit density is 75 units per acre.

(f) Floor area ratio. Except as provided in this subsection, maximum floor area ratio (FAR) varies depending on whether the development is a mixed-use project as follows:

[Note: The first column is the base FAR, which applies when there is no mixed-use project. The second column (MUP=2/no res.) is the FAR for a mixed-use project with a mix of two use categories when neither category is residential. The third column (MUP=2/with res.) is the FAR for a mixed-use project with a mix of residential plus one other use category. The fourth column (MUP=3/with res.) is the FAR for a mixed-use project with a mix of residential plus two or more other use categories. A mixed-use project with three use categories must include a residential use.]

Use category	Base (no MUP)	MUP=2 (no res.)	MUP=2 (with res.)	MUP=3 (no res.)	MUP=3 (with res.)
Lodging	1.6	1.7	1.8	1.8	1.9

<b>Office</b>	<b>1.6</b>	<b>1.7</b>	<b>1.8</b>	<b>1.8</b>	<b>1.9</b>
<b>Residential</b>	<b>n/a</b>	<b>--</b>	<b>n/a</b>	<b>-</b>	<b>n/a</b>
<b>Retail and personal service</b>	<b>0.6</b>	<b>0.7</b>	<b>0.7</b>	<b>0.8</b>	<b>0.8</b>
<b>Total</b>	<b>1.6</b>	<b>1.8</b>	<b>2.0</b>	<b>2.0</b>	<b>2.25</b>

(g) Phasing of development. Prior to the issuance of a building permit that would exceed that provided in Tables (f)(1) and (f)(2), a traffic impact analysis that establishes a maximum build-out of the Property must be provided to the building official.

Table (f)(1)

<b>Land Use</b>	<b>Amount</b>	<b>Unit</b>
Residential Uses	600	Dwelling Units
Lodging Uses	250	Rooms
Retail and Personal Services Uses	50,000	Square Feet
Office Uses	300,000	Square Feet

The following equivalency table can be utilized, by exchanging land uses totals up to the limits defined in this paragraph. The equivalency table can be used to convert between any of the land uses listed.

Table (f)(2)

One (1.0) Residential Dwelling Unit (ITE Land Use 220)	Is Considered Equivalent To:	<b>Quantity</b>	<b>Use (ITE Land Use)</b>
		1.0 Guest Room	Lodging Uses (310)
		165 SF	Retail and Personal Service Uses (820)
		420 SF	Office Uses (710)

*Example: 100 residential dwelling units can be exchanged for 16,500 SF of retail uses, or 42,000 SF of office uses.*

*Example: 1,000 SF of office floor area can be exchanged for 393 SF of retail floor area, or 2.4 residential dwelling units.*

The above table was developed by comparing the average PM peak hour trip generation for each use, using data from the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 9th Edition. Equivalencies for other land uses not reflected in the table may be made by citing the data in the *Trip Generation Manual*, 9th or newer Edition.

**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. URBAN DESIGN STANDARDS.**

(a) In general.

(1) New construction. Buildings constructed after [INSERT DATE OF PASSAGE] must comply with Subsection (b) and Subsection (c) of this section. facade

(2) Building permits. Regulations in this section governing landscaping, signs, screening, sidewalks, pedestrian amenities, pedestrian lighting, and utilities shall be applied upon application for a building permit for a new building or for application for a building permit that would add more than 5,000 square feet of floor area to an existing building.

(b) Street-facing facades.

(1) For each ground level office or retail use, facades must be composed of clear glazing that covers a minimum of 70 percent of the facade for a retail use or a minimum of 40 percent of the facade for an office use.

(2) A building step-back of ten feet off of Maple Avenue is required for the first three stories of a building.

(3) Building facades must incorporate a minimum of three of the following building elements: pilasters, cornices, string courses, window sills, awnings, lintels, or rustication. Except for awnings, building elements must be constructed of brick, cast stone, stone, ornamental metal, or concrete.

(5) The street level of any building located on Maple Avenue must provide a minimum of 12 feet floor to ceiling height.

(6) No more than one service entrance for every 600 feet of street frontage may be located on Maple Avenue.

(7) Street-facing facades must step back a minimum depth of two feet for a minimum distance of ten feet for every 75 feet of length.

(c) Building materials.

(1) For ground level office or retail uses, windows must be constructed of clear glass.

(2) The following building materials are expressly prohibited:

- (i) imitation stone;
- (ii) aluminum cladding or siding;
- (iii) styrofoam sheathing;
- (iv) vinyl;
- (v) plastic siding; and
- (vi) reflective glass.

(3) The following building materials may not exceed 25 percent of the total area of a building facade:

- (i) wood;
- (ii) corrugated sheet metal; and
- (iii) galvanized metal.

(4) In addition to glass, exterior cladding must use two facade materials on each street-facing facade.

(d) Entrances.

(1) Primary entrances to a building may not be located off surface parking lots.

(2) Awnings canopies, attached towers, or turrets must be provided over pedestrian building entrances.

(3) For residential ground floor uses, individual unit entries with stoops or porches shall be provided on the ground floor with direct access to the street along Maple Avenue frontage.

(4) For separate retail uses with street-level frontage, individual entryways must be provided with the main entrances located off Maple Avenue when retail touches Maple Avenue.

(e) Screening.



(1) Trash, storage, loading, and service areas may not be located along Maple Avenue.

(2) Trash, storage, and loading areas must be screened with masonry walls or opaque plantings at least six feet in height.

(3) Service areas must be enclosed with gates a minimum six feet in height.

(4) Service elements on roofs must be screened with masonry or opaque planting materials, or other material used on building façade, so that they are not visible from any public right-of-way.

(f) Pedestrian amenities.

(1) A minimum of one bench, one trash receptacle, and one five-bicycle parking rack must be provided for every 300 feet of street frontage, with any fraction of frontage rounding up. For example, a street frontage with 350 feet would require a minimum of two of each of the pedestrian amenities.

(g) Pedestrian lighting.

(1) Lights must be located within a public right-of-way or public access easement.

(2) Light standards must be spaced between 75 feet and 100 feet apart, with the center of the foundation of the light standard two feet from back of the curb.

**SEC. 51P-\_\_\_\_.111. LANDSCAPING.**

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

(1) Street trees.

(i) A large tree having a caliper of at least three inches must be provided for each 25 feet of street frontage.

(ii) Street trees should be located in the planting zone, as defined in Article X. The building official may approve alternative locations within 30 feet of the property line if the building official determines utility obstructions prevent planting within the planting zone.

(iii) Street trees must be located two to three feet from the back of the curb and have an eight foot-high clearance over the sidewalk.

(iv) Rain harvesting techniques must be used as either a primary or supplemental landscape irrigation source to capture on site storm water runoff.

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

**SEC. 51P-\_\_\_\_.112.           SIDEWALKS.**

(a) Sidewalks must be installed along all street-facing facades.

(b) Sidewalks must be a minimum of seven feet in width and constructed of concrete material.

**SEC. 51P-\_\_\_\_.113.           SIGNS.**

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

(b) For retail uses, a minimum of two of the following types of ground level signs are required for each 600 feet of frontage along Maple Avenue. Types of ground level signs include awning signage, projecting signage, window signs, or blade signs.

(c) Rooftop and flashing motion signage is expressly prohibited.

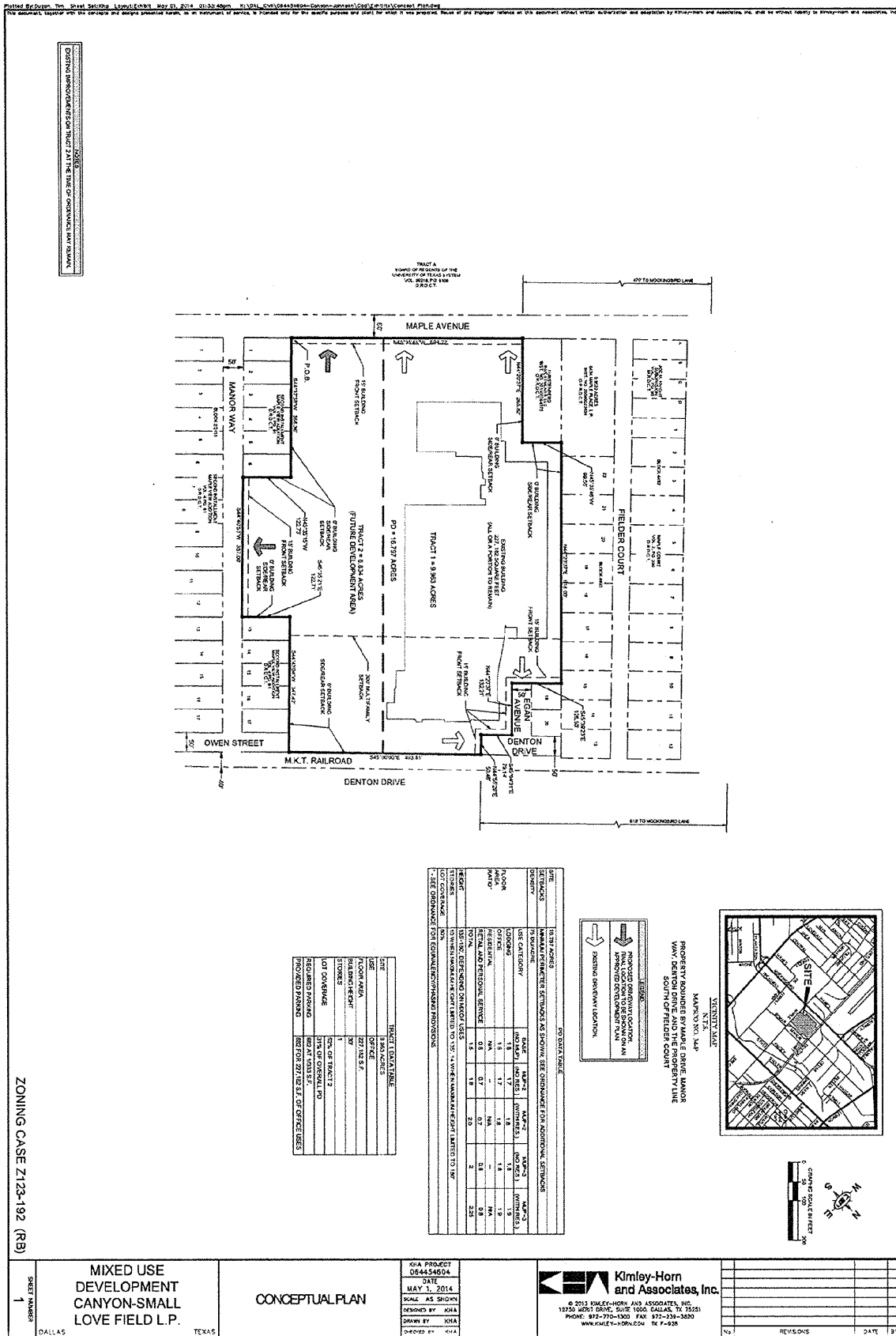
**SEC. 51P-\_\_\_\_.114.           INGRESS/EGRESS.**

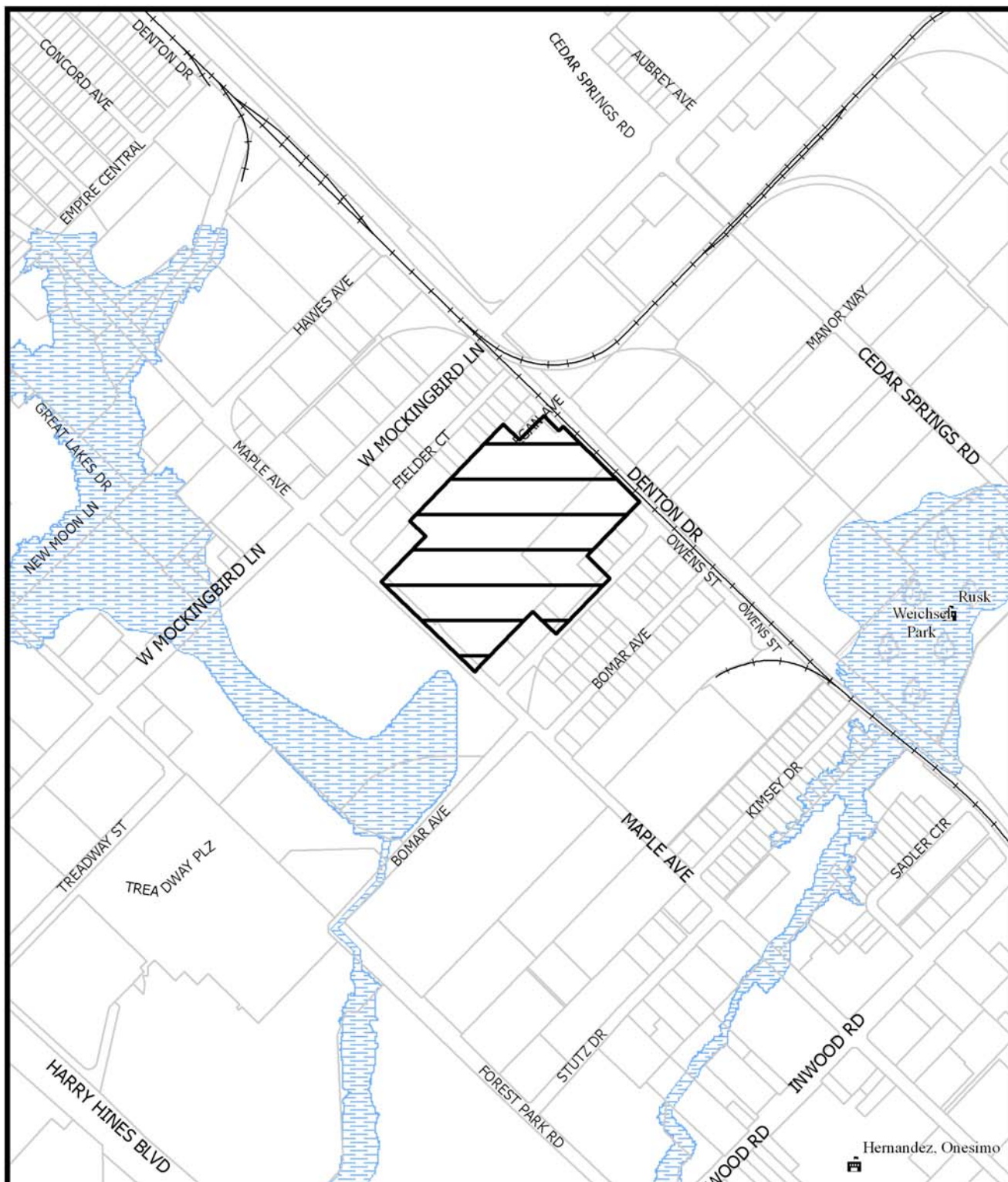
Ingress and egress must be provided as shown on the conceptual plan. Final location of the drive approach may vary from the location shown with no increase in number of drive approaches. Final design and location must be shown on an approved development plan.

**SEC. 51P-\_\_\_\_.115.           COMPLIANCE WITH CONDITIONS.**

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

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





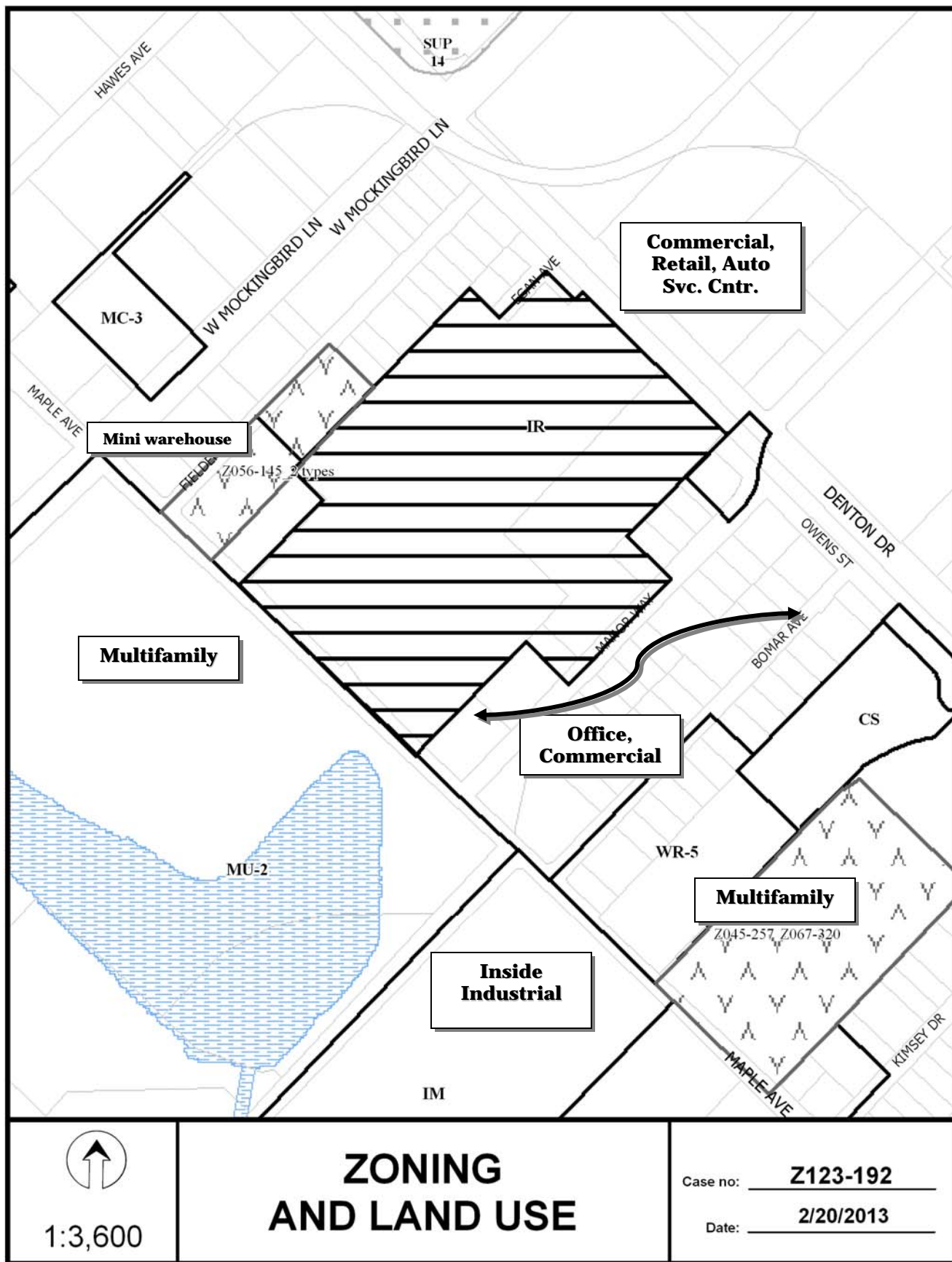
1:7,200

## VICINITY MAP

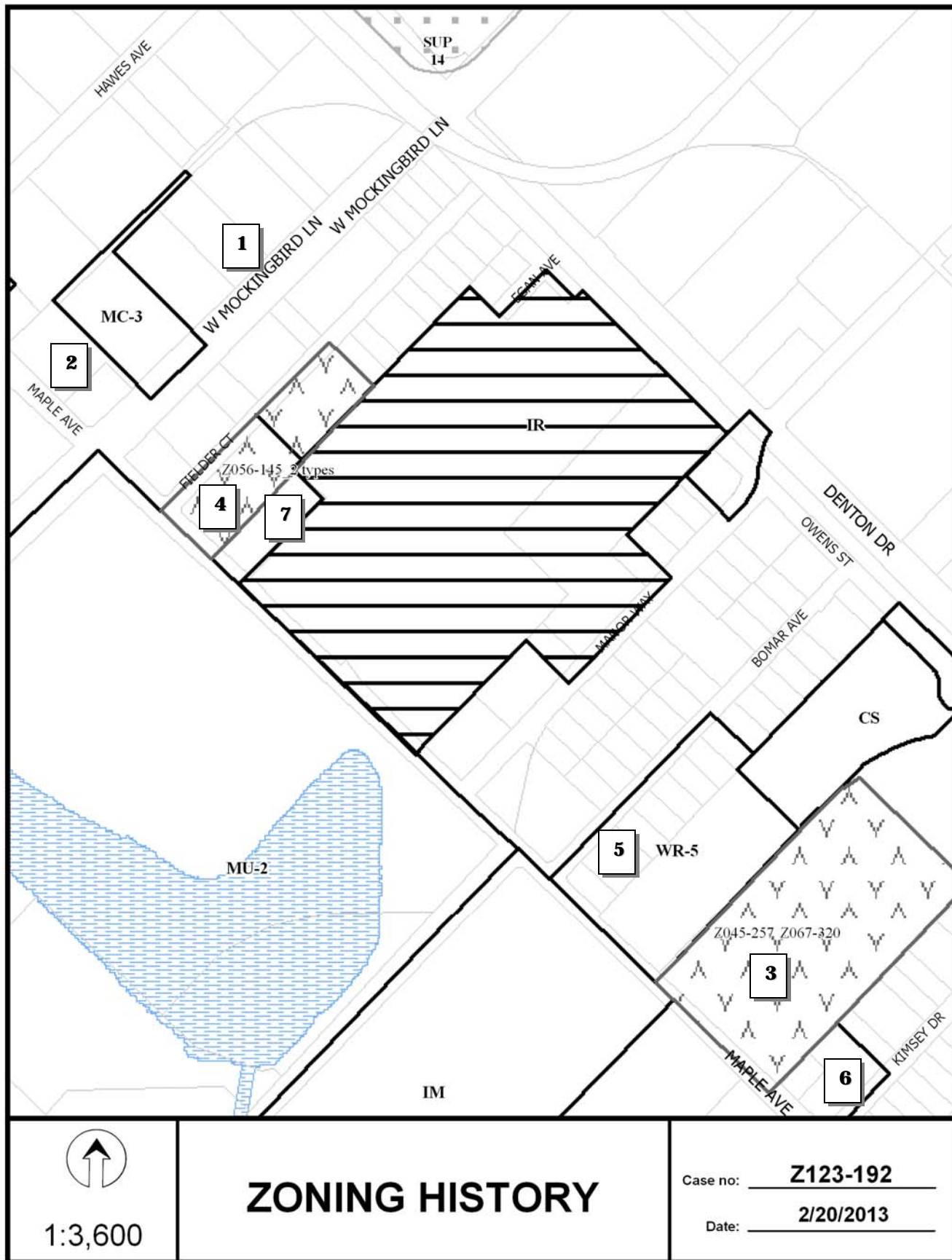
Case no: **Z123-192**

Date: **2/20/2013**


Hernandez, Onesimo

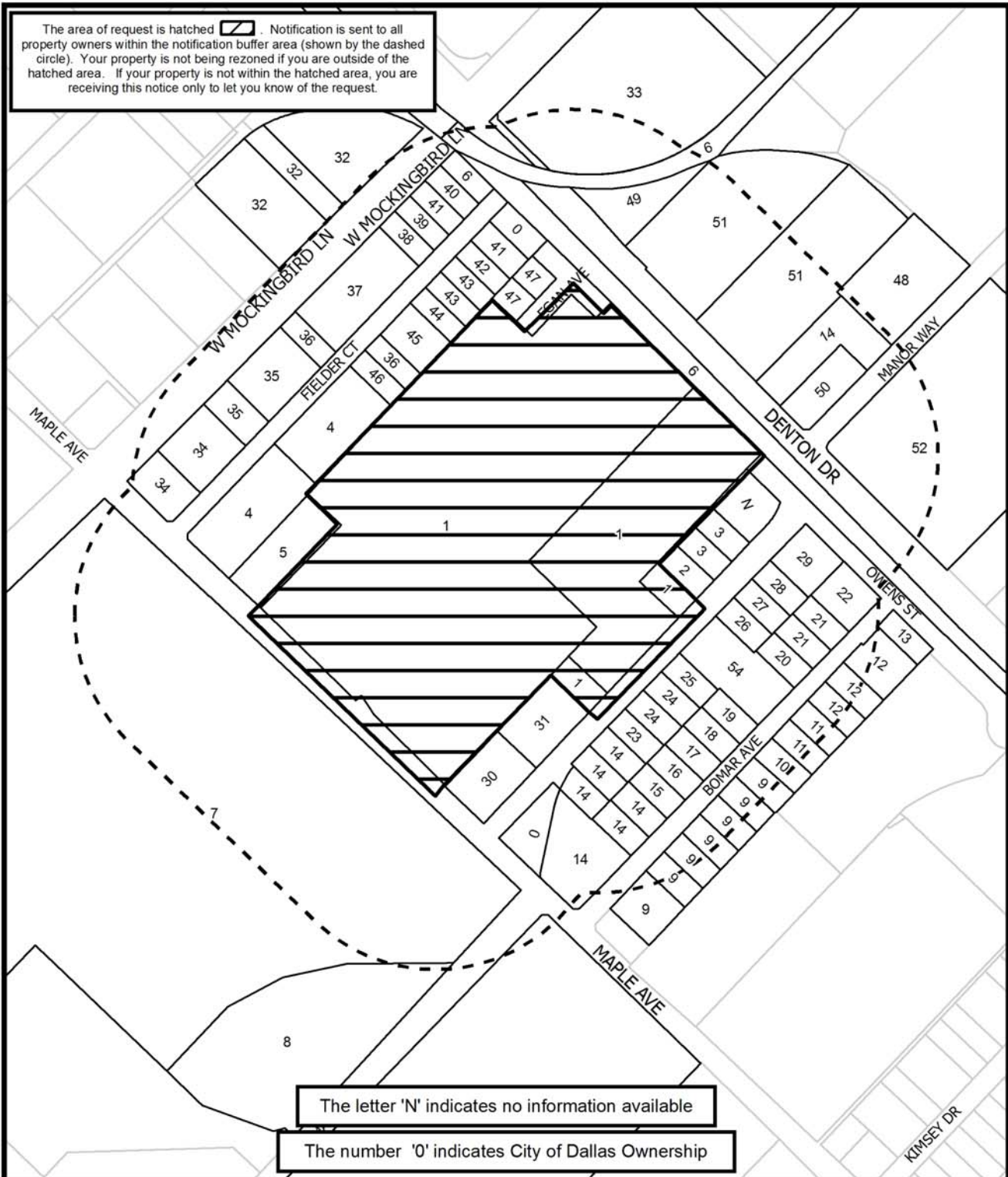








The area of request is hatched  . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only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



The letter 'N' indicates no information available

The number '0' indicates City of Dallas Ownership



1:3,600

## NOTIFICATION

400'

AREA OF NOTIFICATION

55

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z123-192**

Date: **5/12/2014**

5/12/2014

***Notification List of Property Owners******Z123-192******55 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	2603 MANOR WAY	CANYON FONBERG I LP
2	2703 MANOR WAY	NINE MANOR WAY LLC
3	2707 MANOR WAY	DAVIS ROBERT L
4	6434 MAPLE AVE	6434 MAPLE PLACE LP
5	6418 MAPLE AVE	FURSTENBERG INV LLC
6	2728 MOCKINGBIRD LN	DART
7	6535 MAPLE AVE	BOARD OF REGENTS OF THE % REAL ESTATE OF
8	2351 BOMAR AVE	UNIVERSITY OF TEXAS % REAL ESTATE OFFICE
9	2506 BOMAR AVE	ENCORE MF MAPLE LP
10	2614 BOMAR AVE	MONTEZ ELIAS
11	2618 BOMAR AVE	6115 DENTON LLC
12	2626 BOMAR AVE	KAIM RONALD M
13	2718 BOMAR AVE	MCCLAIN CAROLYN
14	6200 MAPLE AVE	3605 INWOOD ROAD LP
15	2523 BOMAR AVE	TRIGLETH GEARY
16	2603 BOMAR AVE	SMART MORRIS E
17	2607 BOMAR AVE	MARTIN J C
18	2611 BOMAR AVE	MARTIN BARRY A & TERRI J
19	2615 BOMAR AVE	KILPATRICK EQUIPMENT CO
20	2703 BOMAR AVE	HABITATS BY B & D
21	2707 BOMAR AVE	WAY BACK HOUSE INC
22	6211 DENTON DR	WAY BACK HOUSE INC
23	2602 MANOR WAY	BAUTISTA ROBERT IV
24	2606 MANOR WAY	TRAVIS DOUG
25	2612 MANOR WAY	KILPATRICK GEORGE H
26	2702 MANOR WAY	MATTINGLY MARLEY ET AL %JOHN RUDOLPH MAT

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2706 MANOR WAY	AFGHANIPOUR SAMAD
28	2710 MANOR WAY	BREWER DAVID G II
29	2720 MANOR WAY	SLOAN LEONARD & ASSOC INC
30	6300 MAPLE AVE	R & L MAPLE ASSOCIATES LC
31	2515 MANOR WAY	REYNA FELIPE O
32	2727 MOCKINGBIRD LN	PRESCOTT INTERESTS LTD STE 225
33	2800 MOCKINGBIRD LN	STINSON FLP TX PPTY LLC
34	2500 MOCKINGBIRD LN	JUSBAR LTD
35	2526 MOCKINGBIRD LN	TREVINO PROPERTIES LTD
36	2616 MOCKINGBIRD LN	HALLFORD RAY
37	2626 MOCKINGBIRD LN	EL HUASCARAN LP
38	2712 MOCKINGBIRD LN	WARD RONNIE J L
39	2716 MOCKINGBIRD LN	GARZA ANGEL SERGIO & ROSALINDA
40	2726 MOCKINGBIRD LN	VALDES HUGO V REV LIVING TRUST
41	2720 MOCKINGBIRD LN	MURDOCH COYLE S
42	2718 FIELDER CT	GARZA ANGEL SERGIO & ROSALINDA GARZA
43	2714 FIELDER CT	GARZA VENTURES
44	2706 FIELDER CT	PARRAS SAMUEL
45	2630 FIELDER CT	PORRAS SAMUEL
46	2622 FIELDER CT	KELLER JON & R JACKSON KELLER TRUSTEE
47	2717 EGAN AVE	CANADA WILLIAM RANDALL
48	2825 MANOR WAY	ARMSTRONG BERGER PARTNERS
49	6420 DENTON DR	VICEROY STINSON #1 LP
50	6302 DENTON DR	PRIORE INC
51	6320 DENTON DR	VICEROY DELIVERY LP
52	6200 DENTON DR	SEWELL CORPORATION SUITE 102
53	6114 FOREST PARK RD	DALLAS AIRMOTIVE INC
54	2616 MANOR WAY	TRBA INC
55	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT