



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, December 17, 2015
AGENDA

BUS TOUR:		8:30 a.m.
BRIEFINGS:	5ES	Following bus tour
PUBLIC HEARING:	Council Chambers	1:30 p.m.

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

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

BRIEFINGS:

Member conduct and decorum under Chapter 8 of the Dallas City Code and the CPC Rules of Procedure

Casey Burgess, Senior Assistant City Attorney

Subdivision Docket

Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Sharon Hurd

Consent Items:

(1) **S156-033**
(CC District 1)

An application to replat a 0.23-acre tract of land containing part of Lot 7 in City Block D/3370 into one lot on property located on North Zang Boulevard, between Canty Street and Neely Street.

Applicant/Owner: Carrion Crow Holdings, LLC-Series D

Surveyor: Carman-Donaldson Surveying

Application Filed: November 18, 2015

Zoning: PD 468 (Subdistrict B)

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

- (2) **S156-035**
(CC District 6)
- An application to create two equal-sized lots from a 0.241-acre tract of land containing all of Lot 15 and part of Lots 14 and 16 of an unrecorded addition in City Block B/7128 on property located on Shaw Street, west of Harston Street.
Applicant/Owner: Dallas Area Habitat for Humanity, Inc. and Dallas Neighborhood Alliance for Habitat
Surveyor: A&W Surveyors, Inc.
Application Filed: November 18, 2015
Zoning: R-5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S156-036**
(CC District N/A)
- An application to create a 95-lot single family development with one common area from a 19.913-acre tract of land on property located in City of Dallas ETJ in Kaufman County, Texas, on F.M. 548 between Ridge Crest Road and University Drive.
Applicant/Owner: WS-DDV Development, LLC
Surveyor: J. Volk Consulting, Inc.
Application Filed: November 18, 2015
Zoning: N/A
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S156-037**
(CC District 14)
- An application to create one 0.996-acre lot and one 0.964-acre lot from a 1.980-acre tract of land in City Blocks 765 and 766 on property located between Floyd Street and Gaston Avenue, southwest of Haskell Avenue.
Applicant/Owner: Atlantic Downtown Dallas Venture, LLC
Surveyor: Peiser & Mankin Surveying, LLC
Application Filed: November 18, 2015
Zoning: PD 298 (Subarea 12)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S156-039**
(CC District 14)
- An application to replat a 0.9372-acre tract of land containing part of Lot 3 and all of Lots 1, 2, 17, and 18 in City Block 494 into one lot on property located on Hall Street, between Swiss Avenue and Floyd Street.
Applicant/Owner: City Park A Lot, LP
Surveyor: Dunaway Associates, LP
Application Filed: November 19, 2015
Zoning: PD 298 (Subarea 12)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (6) **S156-040**
(CC District 2)
- An application to replat a 2.91-acre tract of land in City Block M/7940 into one 2.33-acre lot and one 0.58-acre lot on property located at 8330 Stemmons Freeway, between Empire Central Drive and Hollow Brook Lane.
Applicant/Owner: DW 8330 Stemmons Freeway, LLC
Surveyor: KAZ Surveying, Inc.
Application Filed: November 19, 2015
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S156-041**
(CC District 11)
- An application to create a 1.525-acre lot from a tract of land in City Block 7420 on property located on Alpha Road, east of Hughes Lane.
Applicant/Owner: Northwood Club
Surveyor: Raymond L. Goodson, Jr., Inc.
Application Filed: November 19, 2015
Zoning: PD 948
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S156-042**
(CC District 2)
- An application to replat a 0.514-acre tract of land containing all of Lot 12 and part of Lots 10, 11, and 13 in City Block 9/730 into one lot on property located at North Fitzhugh Avenue and Live Oak Street, north corner.
Applicant/Owner: 4901 Live Oak, LLC
Surveyor: Gonzalez & Schneeberg, Engineers & Surveyors, Inc.
Application Filed: November 19, 2015
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S156-043**
(CC District 5)
- An application to replat a 1.030-acre tract of land containing a part of Tract 1 in City Block 6666 into one lot on property located at Elam Road and Southgate Lane, northwest corner.
Applicant/Owner: Casas Realidad, LP
Surveyor: Sempco Surveying, Inc.
Application Filed: November 19, 2015
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (10) **S156-044**
(CC District 6)
- An application to create one lot from a 13.902-acre tract of land in City Block 1/8375 on property located on Ryan Road, east of Luna Road.
Applicant/Owner: Ryan Street Developers, LLC
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: November 19, 2015
Zoning: IM
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (11) **S156-046**
(CC District 12)
- An application to create one lot from a 21.543-acre tract of land in City Block 8759 on property located between the service road of President George Bush Turnpike (SH 190) and Frankford Road, east of Coit Road.
Applicant/Owner: Hung Vu
Surveyor: Michael Peeples
Application Filed: November 20, 2015
Zoning: MC-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (12) **S156-047**
(CC District 7)
- An application to replat a 1.408-acre tract of land being two tracts of land located on South Boulevard and Jeffries Street and described as follows:
Tract 1 being a 0.616-acre tract of land containing all of Lots 1 through 7 in City Block 8/1363 to be replatted into one 0.263-acre lot, and two 0.175-acre lots.
Tract 2 being a 0.792-acre tract of land containing all of Lots 11 through 19 in City Block 7/1365 to be replatted into one 0.263-acre lot and three 0.175-acre lots.
Applicant/Owner: Southfair Community Development
Surveyor: CBG Surveying, Inc.
Application Filed: November 20, 2015
Zoning: PD 595 [Subdistrict MF-2(A)]
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (13) **S156-048**
(CC District 6)
- An application to create one lot from a 2.682-acre tract of land in City Block 6509 on property located between Goodnight Lane and Stemmons Freeway (IH 35E), south of Walnut Hill Lane.
Applicant/Owner: Isaias and Margaret Padilla
Surveyor: CBG Surveying, Inc.
Application Filed: November 20, 2015
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (14) **S156-049**
(CC District 7) An application to create one lot from a 1.112-acre tract of land in City Block F/8478 on property located at Highland Road and St. Francis Avenue, southwest corner.
Applicant/Owner: Paloma Isabela Investments, Inc.
Surveyor: CBG Surveying, Inc.
Application Filed: November 20, 2015
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (15) **S156-050**
(CC District 6) An application to replat a 3.836-acre tract of land containing part of Lots 3-9 and Lots 11-13 in City Blocks 3/7088 and 3/7089 and a portion of an abandoned right-of-way into one lot on property located at Singleton Boulevard and Gulden Lane, northeast corner.
Applicant/Owner: West Dallas Investments, LP
Surveyor: Bury-DFW, Inc.
Application Filed: November 20, 2015
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (16) **S156-051**
(CC District 2) An application to replat a 0.8747-acre tract of land containing all of Lots 6-10 in City Block 31/2283 into one lot on property located on Reagan Street, between Harry Hines Boulevard and Dallas North Tollway.
Applicant/Owner: Jean Marie Brodnax
Surveyor: Blue Sky Surveying & Mapping Corp.
Application Filed: November 20, 2015
Zoning: PD 193 (I-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (17) **S156-052**
(CC District 2) An application to create one lot from a 2.021-acre tract of land in City Blocks 471 and 160 on property located at South Cesar Chavez Boulevard and Bluebell Street, north corner.
Applicant/Owner: W&D Holden #1, FLP
Surveyor: USA Professional Services Group, Inc.
Application Filed: November 20, 2015
Zoning: PD 317 (Subdistrict 4, Tract 2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replat:

- (18) **S156-038**
(CC District 2)
- An application to replat a 0.517-acre tract of land containing all of Lots 4-6 in City Block 1/5764 into one 13,500 square foot lot and one 9,000 square foot lot on property located at 2130 Roanoke Avenue, between Harry Hines Boulevard and Huron Drive.
Applicant/Owner: John R. Bowland
Surveyor: Sempco Surveying, Inc.
Application Filed: November 18, 2015
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- M156-001**
Warren Ellis
(CC District 3)
- An application for a minor amendment to the site plan for Specific Use Permit No. 2023 for an open-enrollment charter school on property zoned an A(A) Agricultural District, in the northeast quadrant of West Illinois Avenue and South Walton Walker Boulevard/Spur 408.
Staff Recommendation: **Approval**
Applicant: Shawn Thomas
Representative: John Blacker
- W156-004**
Aldo Fritz
(CC District 12)
- An application for a waiver of the two-year waiting period to submit an application to rezone property zoned an MO-2 Mid-Range Office District with deed restrictions on the east side of Preston Road, south of Frankford Road.
Staff Recommendation: **Denial**
Applicant: Caddo Preston Plaza LLC
Representative: Rob Baldwin

Zoning Cases – Under Advisement:

1. **Z145-360(AF)**
Aldo Fritz
(CC District 8)
- An application for an IM Industrial Manufacturing District on property zoned an MF-1(A) Multifamily District, generally north of South Belt Line Road and northeast of Foothill Road.
Staff Recommendation: **Hold under advisement to March 17, 2016.**
Applicant: Dave Williams/W.G. Properties
Representative: Dave Williams
U/A From: November 19, 2015

2. **Z145-333(RB)**
Richard Brown
(CC District 3)
An application for an amendment to the Subdistrict E, North Zone portion within Planned Development District No. 521 on property generally along the east line of Mountain Creek Parkway, southwest of West Kiest Boulevard.
Staff Recommendation: **Approval**, subject to a revised conceptual plan and conditions.
Applicant: Courtland Farms, LLC-Jon Napper, Manager
Representative: Elsie Thurman
U/A From: November 19, 2015
3. **Z134-319(RB)**
Richard Brown
(CC District 14)
An application for a Planned Development District for certain CS Commercial Service District Uses, a Specific Use Permit for a Mini-warehouse, and the termination of deed restrictions on property zoned a CS Commercial Service District on the north line of East University Boulevard, east of North Central Expressway.
Staff Recommendation: **Denial**
Applicant: OP Acquisitions, LLC
Representative: Rob Baldwin
U/A From: November 19, 2015
4. **Z145-321(SM)**
Sarah May
(CC District 5)
An application for a Planned Development District for R-7.5(A) Single Family District and open-enrollment charter school uses on property zoned an R-7.5(A) Single Family District, on the southwest corner of Old Seagoville Road and South Masters Drive.
Staff Recommendation: **Denial**
Applicant: A+ Charter Schools, DBA A+ Academy
Representative: Audra Buckley, Permitted Development
U/A From: November 19, 2015

Zoning Cases – Individual:

5. **Z156-101(WE)**
Warren Ellis
(CC District 6)
An application for a CS Commercial Service District with deed restrictions volunteered by the applicant and for removal of Neighborhood Stabilization Overlay No. 13 on property zoned an R-5(A) Single Family District with a Neighborhood Stabilization Overlay No. 13 on the west side of Topeka Avenue, south of Pueblo Street.
Staff Recommendation: **Denial**
Applicant: Orange Development Company, Inc.
Representative: Robert Baldwin, Baldwin Associates

6. **Z156-108(WE)**
Warren Ellis
(CC District 6)
- An application for a Planned Development District for IR Industrial/Research District and a library, art gallery or museum uses on property zoned an IR Industrial/Research District on the southeast corner of Royal Lane and Luna Road.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: Henry Morris, III
Representative: John D. Blacker
7. **Z145-335(RB)**
Richard Brown
(CC District 6)
- An application for a Planned Development District for a Community service center, Child-care facility, and NO(A) Neighborhood Office District Uses on property zoned an NO(A) Neighborhood Office District and an MF-2(A) Multifamily District, at the southeast corner of Lombardy Lane and Geraldine Drive.
Staff Recommendation: **Approval**, subject to a development plan, landscape plan and conditions.
Applicant: Buckner Children and Family Services, Inc.
Representative: Tommy Mann, Brad Williams
8. **Z156-113(SM)**
Sarah May
(CC District 5)
- An application for an amendment and expansion of Planned Development District No. 805 on property zoned Planned Development District No. 805 with a D-1 Liquor Control Overlay and a CR Community Retail District with a D Liquor Control Overlay, generally at the northeast corner of Lake June Road and North Masters Drive.
Staff Recommendation: **Approval**, subject to a revised development plan and conditions.
Applicant: NEC Lake June & Masters, LP
Representative: Karl A. Crawley, Masterplan Consultants
9. **Z156-114(OTH)**
Olga Torres Holyoak
(CC District 7)
- An application for a D-1 Liquor Control Overlay and 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 Regional Retail District with a D Liquor Control Overlay on the south side of Samuell Boulevard, east of North Jim Miller Road.
Staff Recommendation: **Approval** of the D-1 Liquor Control Overlay; and **approval** of the Specific Use Permit for a two year period with eligibility for automatic renewals of additional five-year periods, subject to a site plan and conditions.
Applicant: Mansoor Ali
Representative: Victor Castro, Plans and Permits Solutions

Other Matters

Consideration of appointments to CPC Committees:
ZONING ORDINANCE COMMITTEE (ZOC)

Minutes: December 3, 2015

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

None

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, DECEMBER 17, 2015****FILE NUMBER:** S156-033**Senior Planner:** Sharon Hurd, AICP**LOCATION:** North Zang Boulevard, between Canty Street and Neely Street**DATE FILED:** November 18, 2015**ZONING:** PD 468 (Subdistrict B)**CITY COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** 0.23-acre**MAPSCO:** 54D**APPLICANT/OWNER:** Carrion Crow Holdings, LLC-Series D

REQUEST: An application to replat a 0.23-acre tract of land containing part of Lot 7 in City Block D/3370 into one lot on property located on North Zang Boulevard, between Canty Street and Neely Street.

SUBDIVISION HISTORY:

1. S134-112 was an application adjacent on the west of the present request to replat a 4.514-acre tract of land containing all of Lots 1 through 8 in City Block B/3368 and part of Lot 10, all of Lots 1A, and all of Lots 3 and 4 in City Block C/3369, and part of abandoned W. Neely Street, all into one lot on property located on West Davis Street, North Zang Boulevard and Beckley Avenue. The request was approved April 17, 2014 but has not been recorded.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 468 (Subdistrict B); therefore, staff recommends **approval** subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d)
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a)(b)(c)(d)
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas. Section 51A-8.102(a)(b)(c)(d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a)(b)

7. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
8. On the final plat include two boundary corners tagged with these coordinates: "State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. The maximum number of lots permitted by this plat is 1. Sections 51A-8.501(a) and 51A-8.503(a)
10. Provide a detailed grading plan prepared by Professional Engineer. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
12. On the final plat show recording information on all existing easements within 150 feet of the property. Platting Guidelines
13. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)
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 with service sizes. Section 49-60(g)(1)
15. A "Fire Protection Certificate" must be signed by the Engineer of record and/or Architect stating that they have verified through the Fire Protection review staff that existing fire protection is adequate. The signed Fire Protection Certificate must be submitted to the Manager of Water and Sewer Engineering in Room 200, 320 E. Jefferson Blvd. prior to submittal of the final plat for signature by the Chairperson of the City Plan Commission. A signed Fire Protection Certificate is required prior to the approval of an "Early Release Building Permit" application. Sections 49-21(a) and (b), 49-61(c)(5)(A), (B), (C) and (D)
16. Fire hydrant(s) are required by Private Development Contract. Section 49-62(f)(1)
17. The number and location of fire hydrants, must comply with the Dallas Fire Code.
18. On the final plat identify the property as Lot 7A in City Bock D/3370. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).





CITY PLAN COMMISSION**THURSDAY, DECEMBER 17, 2015****FILE NUMBER:** S156-035**Senior Planner:** Sharon Hurd, AICP**LOCATION:** Shaw Street, west of Harston Street**DATE FILED:** November 18, 2015**ZONING:** R-5(A)**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 0.241-acre **MAPSCO:** 44J**APPLICANT/OWNER:** Dallas Area Habitat for Humanity, Inc. and Dallas Neighborhood Alliance for Habitat

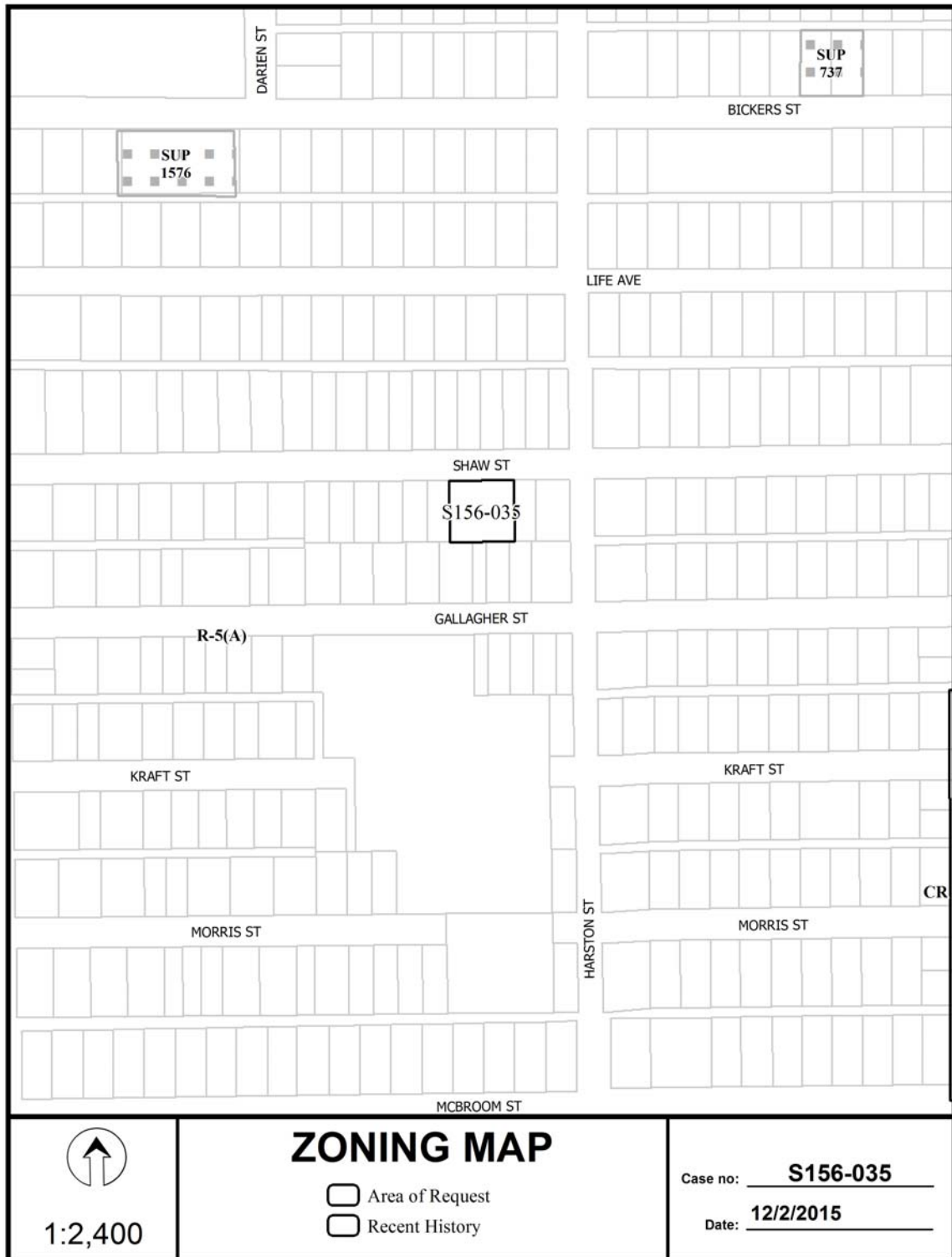
REQUEST: An application to create two equal-sized lots from a 0.241-acre tract of land containing all of Lot 15 and part of Lots 14 and 16 of an unrecorded addition in City Block B/7128 on property located on Shaw Street, west of Harston Street.

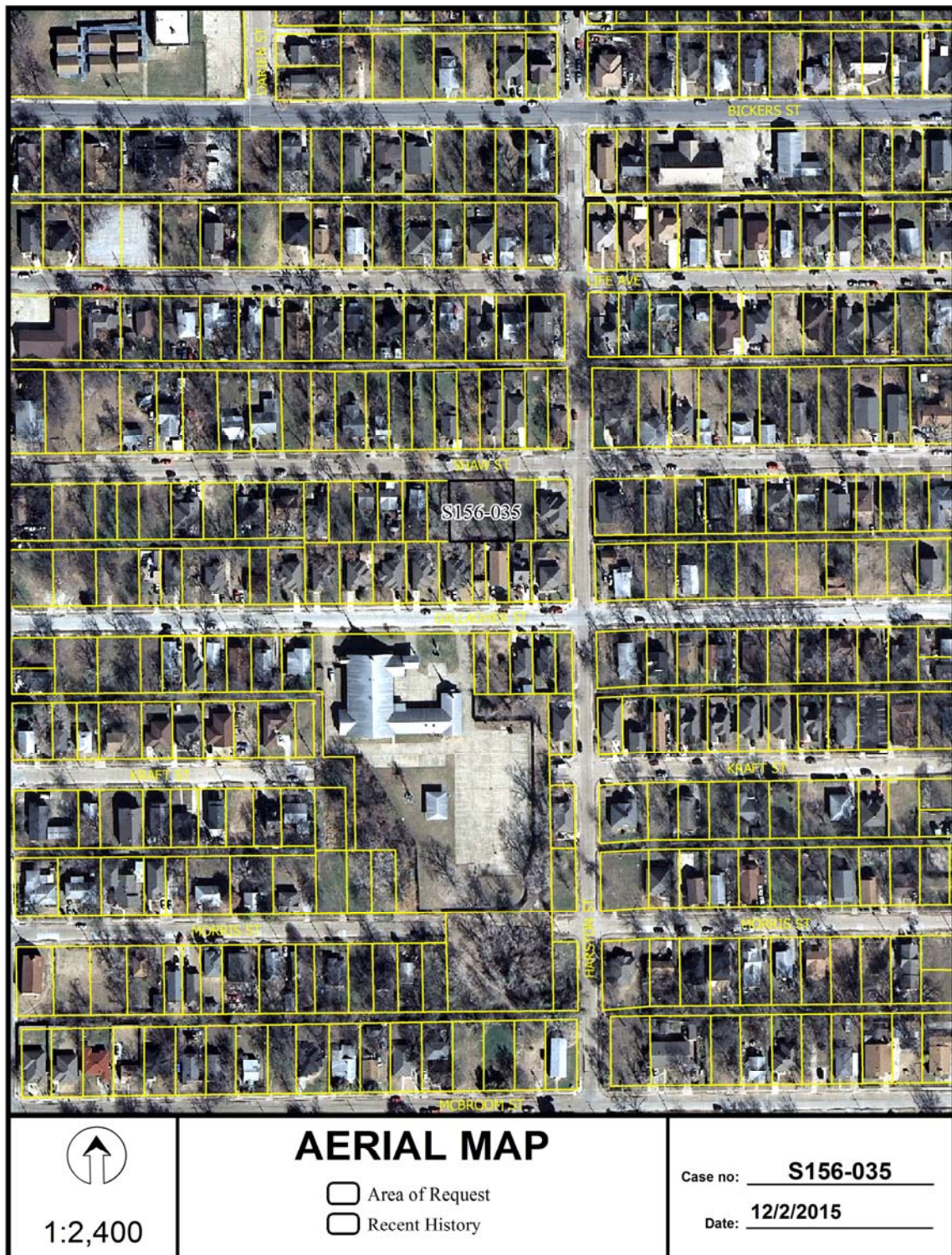
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.

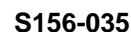
STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of Section 51A-8.503 in that the property is within an area that is within the boundary of an unrecorded plat. Because of the unrecorded addition, there is no established lot pattern in the vicinity of the request. In addition, the proposed lots meet the minimum 5,000 square foot lot requirement of the R-5(A) zoning district; therefore, staff recommends **approval** of the request subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d)
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a)(b)(c)(d)
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas. Section 51A-8.102(a)(b)(c)(d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a)(b)

7. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
8. On the final plat include two boundary corners tagged with these coordinates: "State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. The maximum number of lots permitted by this plat is 2. Sections 51A-8.501(a) and 51A-8.503(a)
10. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
11. Provide a detailed grading plan prepared by Professional Engineer. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
12. On the final plat dedicate 25 feet of right-of-way from the established centerline of Shaw Street. Sections 51A-8.602(c) and 51A-8.604(c)
13. On the final plat dedicate 7.5 feet of right-of-way from the established centerline of the alley. Sections 51A-8.602(c) and 51A-8.604(c)
14. On the final plat show recording information on all existing easements within 150 feet of the property. Platting Guidelines
15. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)
16. On the final plat, show two controlling monuments.
17. Prior to the final plat, verify if Shaw Street is a right-of-way in fee simple or a street easement.
18. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)
19. Water main extension may be required by Private Development Contract. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b) and (c).
20. On the final plat identify the property as Lot 14A and 15A in City Bock 1/7128. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).







CITY PLAN COMMISSION**THURSDAY, DECEMBER 17, 2015****FILE NUMBER:** S156-036**SENIOR PLANNER:** Sharon Hurd, AICP**LOCATION:** FM 548 between Ridge Crest Road and University Drive (Kaufman County ETJ)**DATE FILED:** November 18, 2015**ZONING:** N/A**CITY COUNCIL DISTRICT:** N/A **SIZE OF REQUEST:** 19.913-acres **MAPSCO:** 742R**OWNER/APPLICANT:** WS-DDV Development, LLC

REQUEST: An application to create 95 single family lots and one 2.86-acre common area from a 19.913-acre tract of land on property located in City of Dallas ETJ in Kaufman County, Texas, on F.M. 548 between Ridge Crest Road and University Drive.

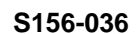
SUBDIVISION HISTORY:

1. S145-021R was an application northwest of the present request to revise a previously approved plat (S145-021) in order to expand the development from 307 single family lots with 12 common areas, to 337 single family lots with 13 common areas, from an 86.231-acre tract of land on property located in City of Dallas ETJ in Kaufman County, Texas, north of F.M. 548 and south of Ranch Road. The request was approved on September 17, 2015, but has not been recorded.
2. S145-021 was an application to create a 307-lot single family development and 12 common areas from an 84.581-acre tract of land on property located in City of Dallas ETJ in Kaufman County, Texas, north of F.M. 548 south of Ranch Road. The request was approved on December 4, 2014, but has not been recorded.

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

5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. Section 51A-8.502(a) and (b)
7. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
8. On the final plat include two boundary corners tagged with these coordinates: "State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. The maximum number of lots permitted by this plat is 95 single family lots and one common area. Sections 51A-8.501(a) and 51A-8.503(a)
10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
13. On the final plat, dedicate a 15-foot by 15-foot corner clip at the northeast corner of Canterbury Lane and Street M. Section 51A-8.602(d)(1)
14. On the final plat dedicate a 15-foot by 15-foot Alley Sight Easement at Canterbury Lane and the alley. Section 51A-8.602(e)
15. On the final plat dedicate a 15-foot by 15-foot Alley Sight Easement at Street N and the alley. Section 51A-8.602(e)
16. On the final plat show two controlling monuments. Platting Guidelines
17. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)
18. Water/wastewater main extension is required by Private Development Contract. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b) and (c)



CITY PLAN COMMISSION**THURSDAY, DECEMBER 17, 2015****FILE NUMBER:** S156-037**Senior Planner:** Sharon Hurd, AICP**LOCATION:** Between Floyd Street and Gaston Avenue, southwest of Haskell Avenue**DATE FILED:** November 18, 2015**ZONING:** PD 298 (Subarea 12)**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 1.980-Acres **MAPSCO:** 46E**APPLICANT/OWNER:** Atlantic Downtown Dallas Venture, LLC

REQUEST: An application to create one 0.996-acre lot and one 0.964-acre lot from a 1.980-acre tract of land in City Blocks 765 and 766 on property located between Floyd Street and Gaston Avenue, southwest of Haskell Avenue.

SUBDIVISION HISTORY:

1. S145-286 was a request north of the present request to replat a 1.480-acre tract of land containing all of Lot 2 in City Block 10/740 into one 0.605-acre lot and one 0.875-acre lot on property located on Haskell Avenue at Swiss Avenue, north corner. The request was withdrawn on September 24, 2015, prior to the City Plan Commission hearing.
2. S123-281 was a request southwest of the present request to replat a tract of land containing part of City Blocks 760 and 763; and all of City Block A/762; and part of abandoned Adair Street; and all of two abandoned alleys to create one 7.540-acre lot on property bounded by Gaston Avenue, N. Hall Street, Floyd Street, and N. Washington Avenue. The request was approved October 24, 2013, but has not been recorded.
3. S123-282 was a request northwest of the present request to replat a 6.146-acre tract of land containing all of Lot 1, and a tract of land in City Block 2/741 to create one lot on property bounded by St. Joseph Street, Live Oak Street, Apple Street, and Swiss Avenue. The request was approved October 24, 2013, but has not been recorded.
4. S123-077 was a request southwest of the present request to create a 0.575-acre lot from a tract of land in City Block A/765 on property located at 3903, 3905, and 3909 Gaston Avenue at St. Joseph Street, north corner. The request was administratively approved on March 7, 2013, and the final plat was recorded on August 23, 2013.

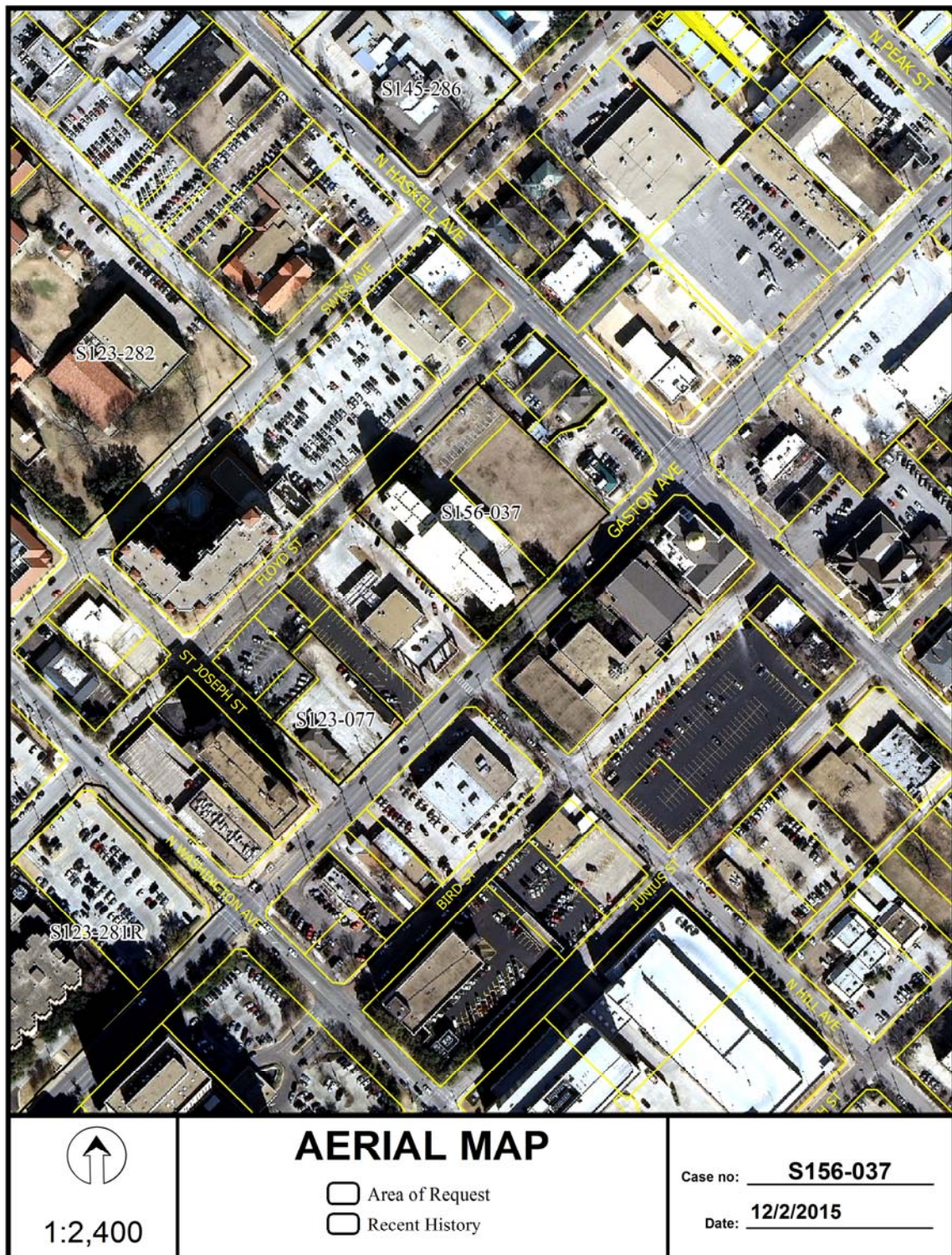
STAFF RECOMMENDATION: The proposed plat complies with the PD 298 (Subarea 12) requirements; therefore, staff recommends approval subject to compliance with the following conditions:

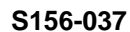
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d)
2. Department of Sustainable Development and Construction,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

requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a)(b)(c)(d)

3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas. Section 51A-8.102(a)(b)(c)(d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a)(b)
7. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
8. On the final plat include two boundary corners tagged with these coordinates: "State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. The maximum number of lots permitted by this plat is 2. Sections 51A-8.501(a) and 51A-8.503(a)
10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
12. On the final plat dedicate 28 feet of right-of-way from the established center line of Floyd Street. Sections 51A-8.602(c) and 51A-9.101
13. Comply with Mill Creek drainage requirement. Finish floor elevation must be 3 feet above nearest inlet, top of curb. Section 51A-8.611(d), C.9 of Mill Creek, Master Drainage Plan Study
14. On the final plat show recording information on all existing easements within 150 feet of the property. Survey Manual
15. On the final plat show two controlling monuments. Survey Manual

16. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(A)(xxii). Survey Manual
17. On the final plat, show the building line on the southeast side of Gaston Avenue, per Ordinance No. 4396.
18. Wastewater main extension may be required by Private Development Contract. Sections 49-60(g)(1) and (2); 49-62(f)(1); and 49-62(b) and (c)
19. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)
20. On the final plat identify the property as Lots 2 and 3 in City Block A/766. Ordinance Book 1A, pages 131-148, Section 2 (passed August 13, 1872); Section 51A-8.403(a)(1)(A)(viii)





CITY PLAN COMMISSION**THURSDAY, DECEMBER 17, 2015****FILE NUMBER:** S156-039**Senior Planner:** Sharon Hurd, AICP**LOCATION:** Hall Street, between Swiss Avenue and Floyd Street**DATE FILED:** November 19, 2015**ZONING:** PD 298 (Subarea 12)**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 0.9372-acre **MAPSCO:** 45H**APPLICANT/OWNER:** City Park A Lot, LP

REQUEST: An application to replat a 0.9372-acre tract of land containing part of Lot 3 and all of Lots 1, 2, 17, and 18 in City Block 494 into one lot on property located on Hall Street, between Swiss Avenue and Floyd Street.

SUBDIVISION HISTORY:

1. S123-281 was a request east of the present request to replat a tract of land containing part of City Blocks 760 and 763; and all of City Block A/762; and part of abandoned Adair Street; and all of two abandoned alleys to create one 7.540-acre lot on property bounded by Gaston Avenue, N. Hall Street, Floyd Street, and N. Washington Avenue. The request was approved October 24, 2013, but has not been recorded.

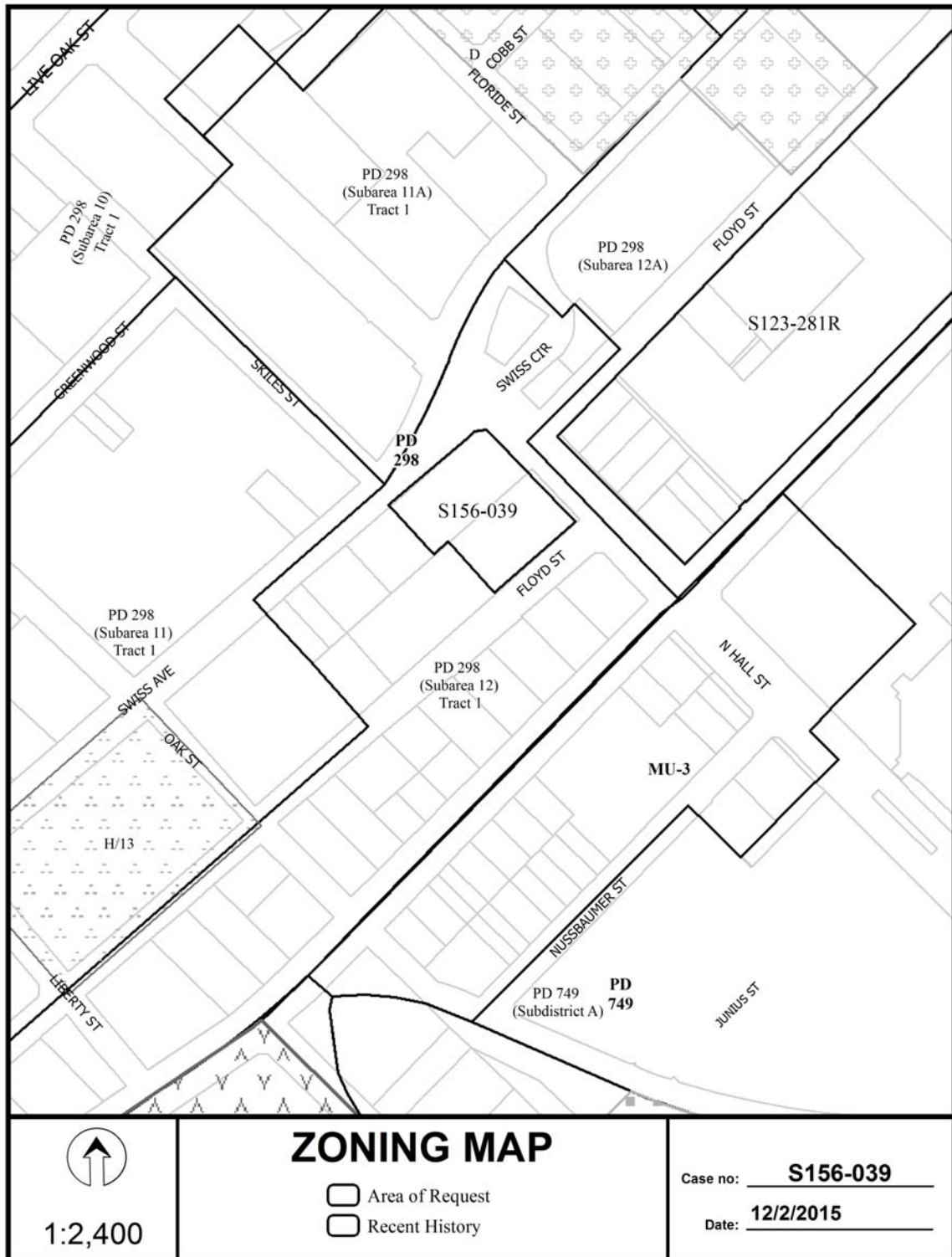
STAFF RECOMMENDATION: The proposed plat complies with the PD 298 (Subarea 12) requirements; therefore, staff recommends approval subject to compliance with the following conditions:

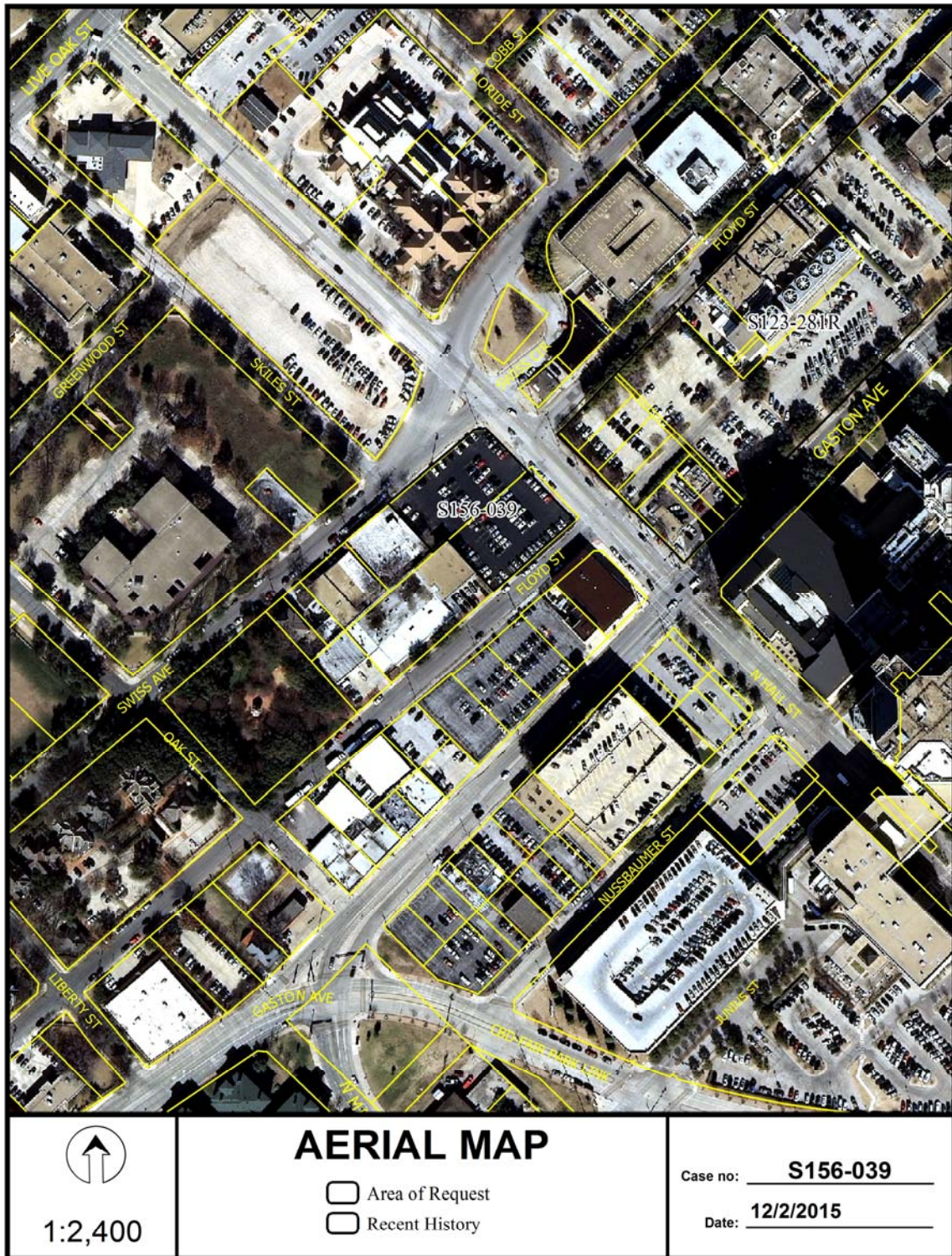
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d)
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a)(b)(c)(d)
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a)(b)(c)(d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a)(b)

7. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
8. On the final plat include two boundary corners tagged with these coordinates: "State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. The maximum number of lots permitted by this plat is 1. Sections 51A-8.501(a) and 51A-8.503(a)
10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
13. On the final plat dedicate 28 feet of right-of-way from the established center line of Floyd Street. Sections 51A-8.602(c) and 51A-8.604(a)
14. On the final plat dedicate 30 feet of right-of-way from the established center line of Hall Street. Sections 51A-8.602(c) and 51A-8.604(a)
15. Comply with Mill Creek drainage requirement. Finish floor elevation must be 3 feet above nearest inlet, top of curb. Section 51A-8.611(d), C.9 of Mill Creek, Master Drainage Plan Study
16. On the final plat show recording information on all existing easements within 150 feet of the property. Survey Manual
17. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(A)(xxii)
18. On the final plat show additions or tracts of land within 150 feet of the property and the recording information for each. Platting Guidelines
19. On the final plat show two controlling monuments. Survey Manual
20. On the final plat choose a new or different addition name. Survey Manual
21. On the final plat, increase the font size to ensure that all text shown is legible. Survey Manual
22. Water/wastewater main extension may be required by Private Development Contract. Sections 49-60(g)(1) and (2); 49-62(f)(1); and 49-62(b) and (c)
23. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and

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

24. On the final plat, add labels for “Skiles Street” and “Swiss Circle”. Section 51A-8.403(a)(1)(A)(xii)
25. On the final plat, add an additional label for “Swiss Avenue”, east of Hall Street, where it is offset to the north. Section 51A-8.403(a)(1)(A)(xii)
26. On the final plat identify the property as Lot 1A in City Block 494. Ordinance Book 1A, pages 131-148, Section 2 (passed August 13, 1872); Section 51A-8.403(a)(1)(A)(viii)





Name		Age	Sex	Height	Weight	Color	Build	Complexion	Scars	Other	Remarks
1	John Doe	25	M	5'10"	180	Brown	Medium	Fair	None	None	Good
2	Jane Smith	30	F	5'5"	120	Blonde	Slender	Light	None	None	Good
3	Robert Johnson	40	M	6'2"	220	Black	Large	Dark	None	None	Good
4	Mary White	28	F	5'8"	150	Brown	Medium	Fair	None	None	Good
5	David Brown	35	M	5'9"	170	Blonde	Medium	Light	None	None	Good
6	Sarah Green	22	F	5'4"	110	Black	Slender	Dark	None	None	Good
7	Michael Black	38	M	6'0"	200	Brown	Large	Fair	None	None	Good
8	Emily Gold	27	F	5'6"	130	Blonde	Medium	Light	None	None	Good
9	Christopher Silver	45	M	6'1"	210	Black	Large	Dark	None	None	Good
10	Amanda Copper	32	F	5'7"	140	Brown	Medium	Fair	None	None	Good

[illegible][illegible]

SECRETARY/ENGINEER
DUNAWAY ASSOCIATES, L.P.
550 HARLEY AVENUE
SUITE 400
P.O. BOX 10040
(817) 538-1121 (FAX) (817) 538-7437 (FAX)

OWNER/DEVELOPER
CITY PARK A LOT, L.P.
4011 CONGRESS ST
DALLAS, TEXAS 75226-1712

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
FIRM REGISTRATION 10099100

¹ Readings are listed on the Texas State Power Corrosion System (SAPCS) from Corrosion Zone 4002, and by GPS observations made on the ground. Indicated and storm tides are surface waters. A note: the tide gauge is located on the beach.[illegible]

PRELIMINARY PLAT OF
LOT 1R, BLOCK 494
NUSSBAUMER'S GASTON AVENUE
ADDITION

MOSSBURN'S GASTON AVENUE ALLOCATION
0.9872 ACRES OF LAND
SITUATED IN THE 1 GROSSER SURVEY, ABSTRACT NUMBER 495,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
NOVEMBER, 2015

NOTED: SOURCE OF CLAIM

[illegible][illegible][illegible][illegible]

100

CITY PLAN COMMISSION**THURSDAY, DECEMBER 17, 2015****FILE NUMBER:** S156-040**Senior Planner:** Sharon Hurd, AICP

LOCATION: 8330 Stemmons Freeway (Interstate Highway No. 35E), between Empire Central Drive and Hollow Brook Lane

DATE FILED: November 19, 2015**ZONING:** MU-3**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 2.91-acres **MAPSCO:** 33Q**APPLICANT/OWNER:** DW 8330 Stemmons Freeway, LLC

REQUEST: An application to replat a 2.91-acre tract of land in City Block M/7940 into one 2.33-acre lot and one 0.58-acre lot on property located at 8330 Stemmons Freeway (Interstate Highway No. 35E), between Empire Central Drive and Hollow Brook Lane.

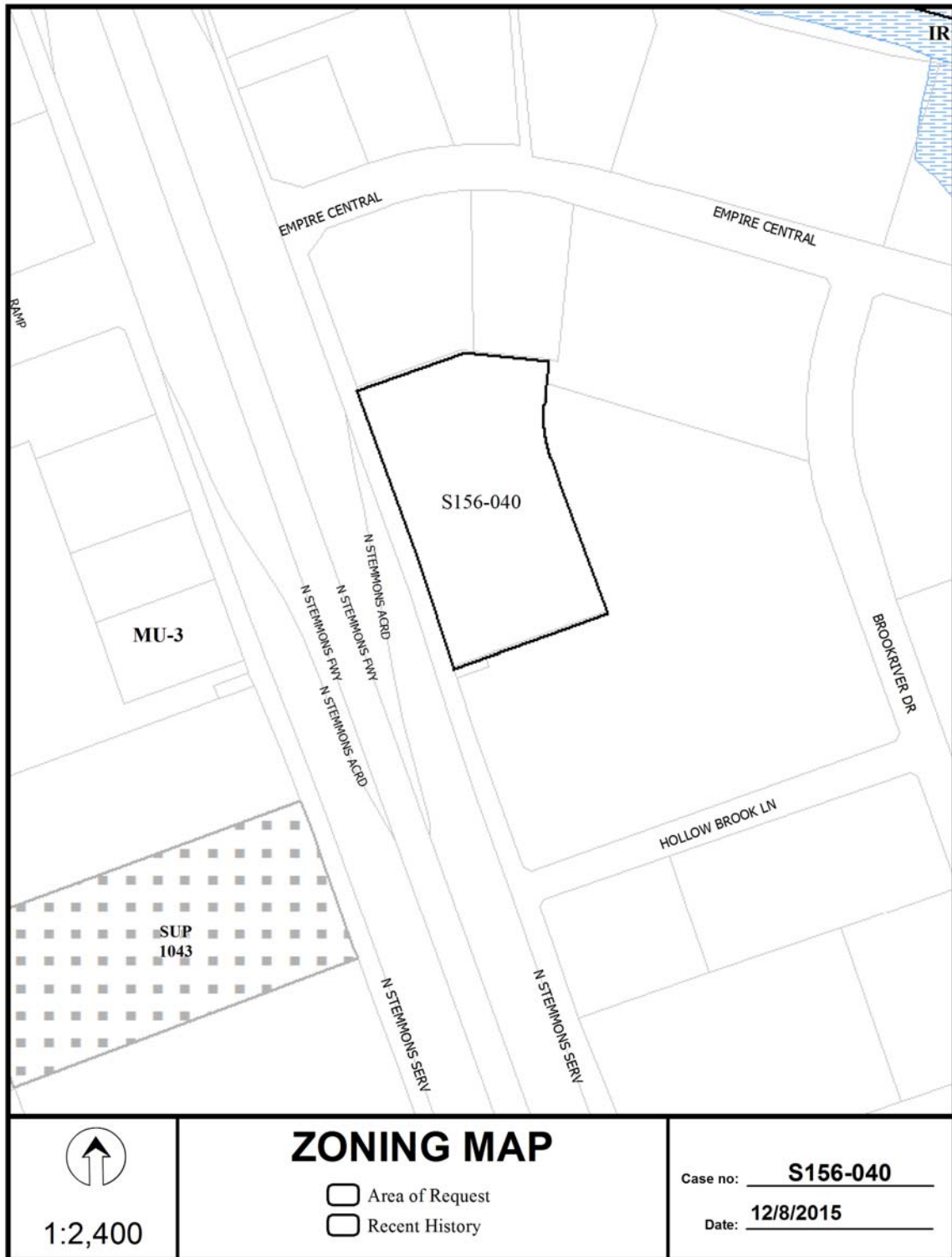
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.

STAFF RECOMMENDATION: The proposed plat complies with the requirements of the MU-3 District; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d)
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a)(b)(c)(d)
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a)(b)(c)(d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a)(b)
7. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

8. On the final plat include two boundary corners tagged with these coordinates: "State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. The maximum number of lots permitted by this plat is 2. Sections 51A-8.501(a) and 51A-8.503(a).
10. Provide a detailed grading plan prepared by Professional Engineer. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
12. On the final plat add note: "TXDOT approval may be required for any driveway modification or new access point(s)."
13. On the final plat, show two controlling monuments. Survey Manual
14. On the final plat, choose a new or different addition name. Survey Manual
15. On the final plat, use City of Dallas Owner's Dedication Statement. Survey Manual
16. On the final plat, add Detention Area Statement. Survey Manual
17. On the final plat, add Notwithstanding Statement for Detention Area. Survey Manual
18. On the final plat, increase the font size so that all of the text shown on the face of the plat is legible.
19. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2), and 49-62(b), (c), and (f)
20. Wastewater main extension is required by Private Development Contract. Sections 49-60(g)(1) and (2); 49-62(f)(1); and 49-62(b) and (c)
21. Prior to the final plat, verify that access is available from Stemmons Freeway (Interstate Highway No. 35E).
22. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)
23. Prior to the final plat, a parking analysis shall be provided to Building Inspections confirm sufficient parking will remain on the proposed remainder of the current existing lot in compliance with the minimum parking requirements for the use that is to remain on the site. Section 51A-4.200
24. On the final plat, change "Interstate Highway 35E (North Stemmons Freeway)" to "Stemmons Freeway (Interstate Highway No. 35E)". Section 51A-8.403(a)(1)(A)(xii)

25. On the final plat identify the property as Lots 3A and 3B in City Block M/7940. Ordinance Book 1A, pages 131-148, Section 2 (passed August 13, 1872); Section 51A-8.403(a)(1)(A)(viii)





CITY PLAN COMMISSION**THURSDAY, DECEMBER 17, 2015****FILE NUMBER:** S156-041**Senior Planner:** Sharon Hurd, AICP**LOCATION:** Alpha Road, east of Hughes Lane**DATE FILED:** November 19, 2015**ZONING:** PD 948**CITY COUNCIL DISTRICT:** 11 **SIZE OF REQUEST:** 1.525-acres **MAPSCO:** 15L**APPLICANT/OWNER:** Northwood Club

REQUEST: An application to create a 1.525-acre lot from a tract of land in City Block 7420 on property located on Alpha Road, east of Hughes Lane.

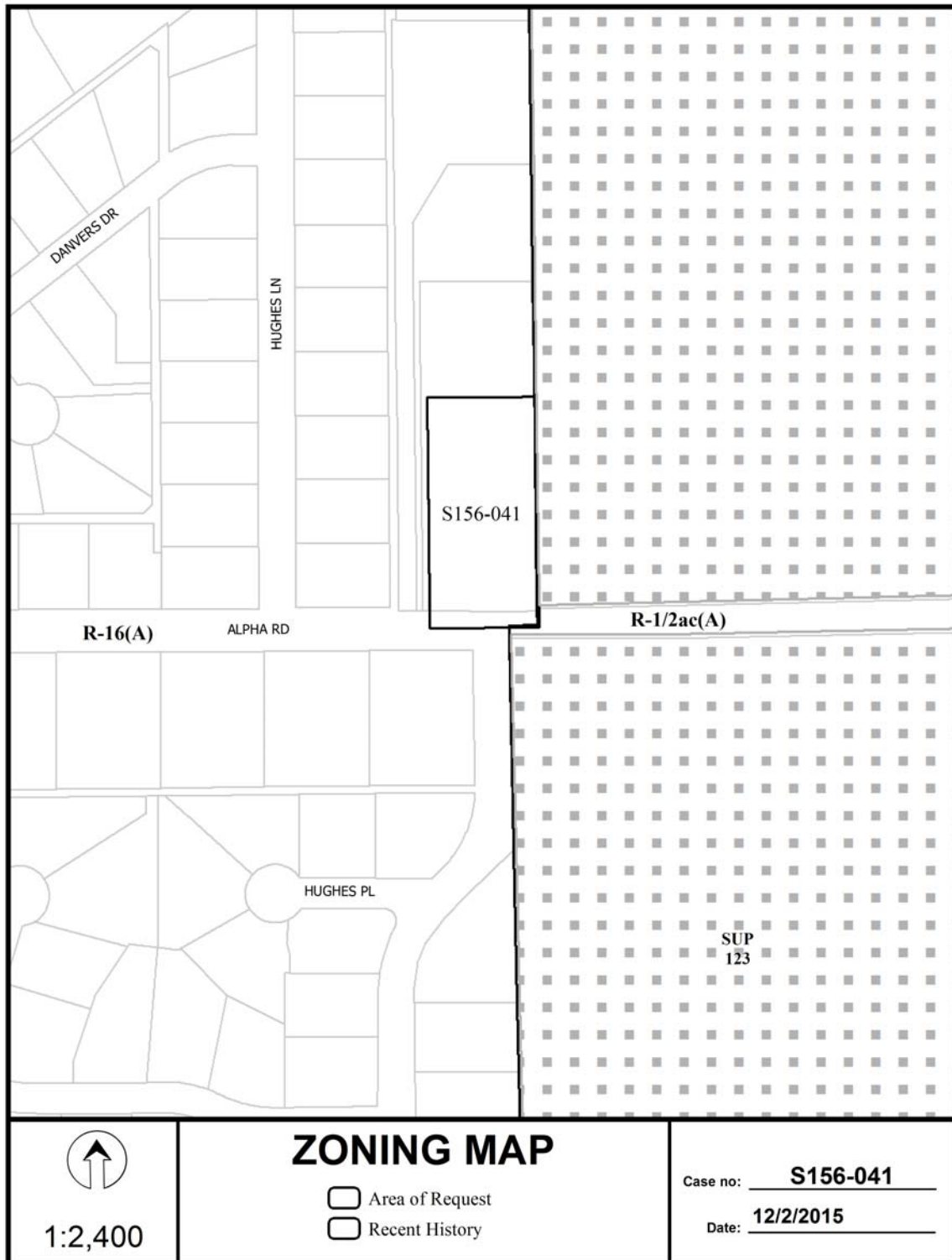
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.

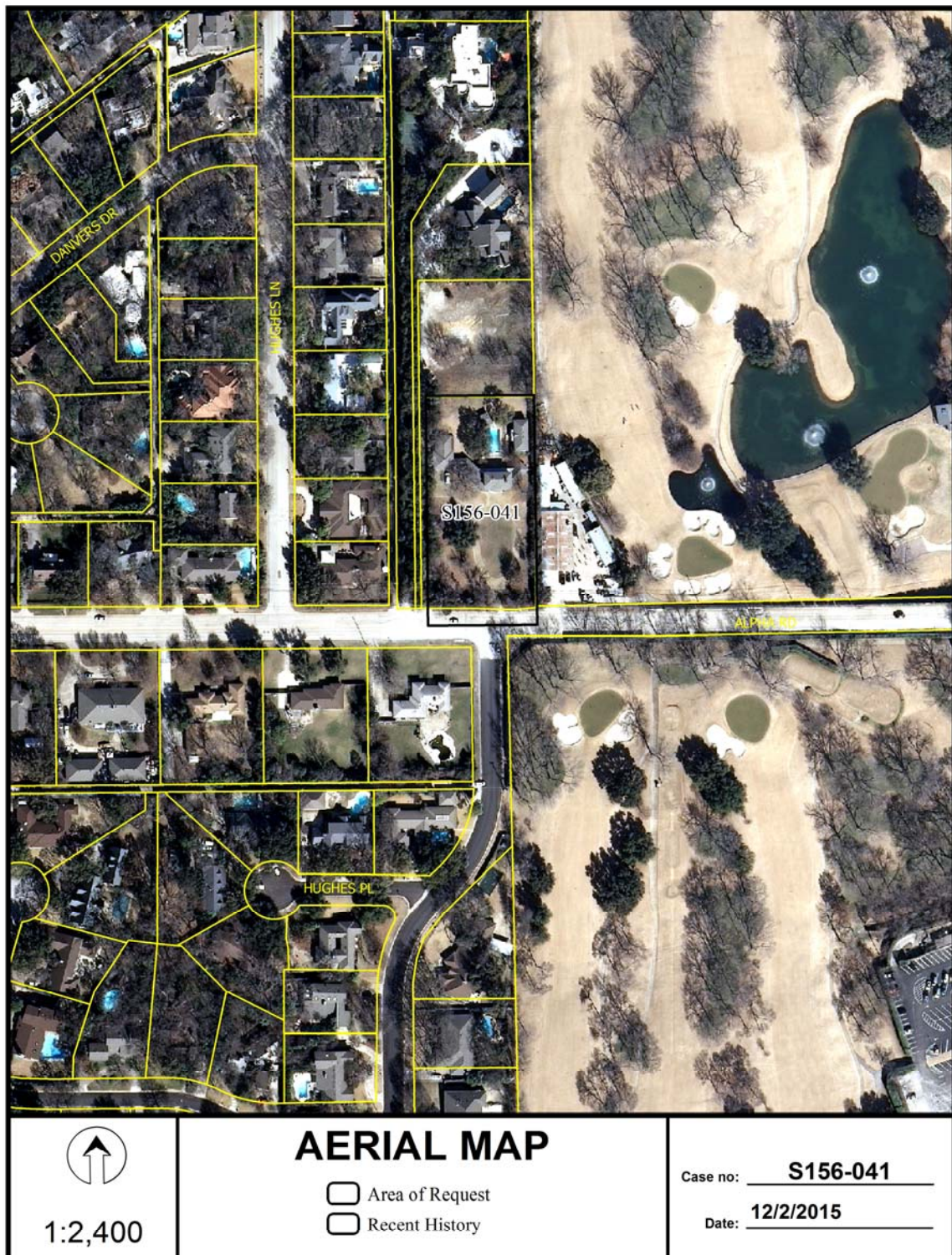
STAFF RECOMMENDATION: The proposed plat complies with the requirements of PD 948; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d)
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a)(b)(c)(d)
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a)(b)(c)(d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a)(b)
7. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
8. On the final plat include two boundary corners tagged with these coordinates: "State Plane Coordinate System, Texas North Central Zone 4202, North

American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.”

9. The maximum number of lots permitted by this plat is 1. Sections 51A-8.501(a) and 51A-8.503(a)
10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
11. Place a note on the final plat “Lot-to-lot drainage is not permitted without Engineering Section approval.” Section 51A-8.611(e)
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
13. On the final plat dedicate 30 feet of right-of-way from the established center line of Alpha Road. Sections 51A-8.602(c) and 51A-8.604(c)
14. Wastewater main extension may be required by Private Development Contract. Sections 49-60(g)(1) and (2); 49-62(f)(1); and 49-62(b) and (c)
15. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)
16. On the final plat, indicate if right-of-way on Alpha Road is to be dedicated by plat. If it is by separate instrument, then the instrument recording information will need to be provided on the final plat.
17. On the final plat identify the property as Lot 3 in City Block A/7420. Ordinance Book 1A, pages 131-148, Section 2 (passed August 13, 1872); Section 51A-8.403(a)(1)(A)(viii)







CITY PLAN COMMISSION**THURSDAY, DECEMBER 17, 2015****FILE NUMBER:** S156-042**Senior Planner:** Sharon Hurd, AICP**LOCATION:** Live Oak Street at North Fitzhugh Avenue, north corner**DATE FILED:** November 19, 2015**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 0.514-Acres**MAPSCO:** 46A**APPLICANT/OWNER:** 4901 Live Oak, LLC

REQUEST: An application to replat a 0.514-acre tract of land containing all of Lot 12 and part of Lots 10, 11, and 13 in City Block 9/730 into one lot on property located at North Fitzhugh Avenue and Live Oak Street, north corner.

SUBDIVISION HISTORY:

1. S145-257 was an application on the same property as the present request to replat a 0.514-acre tract of land containing all of Lot 12 and part of Lots 10, 11, and 13 in City Block 9/730 into an 11-lot and one common area Shared Access Development on property located on Live Oak Street at North Fitzhugh Avenue, north corner. The request was withdrawn prior to the September 3, 2015, Plan Commission meeting.
2. S145-126 was an application west of the present request to replat a 1.005-acre tract of land containing all of Lots 1 and 2 and portions of Lots 3-5 in City Block 8/728 into one lot on property located on the south corner of Bryan Street and North Prairie Avenue. The application was approved on April 16, 2015, but has not yet been recorded.
3. S145-075 was an application south of the present request to replat a 0.222-acre tract of land containing part of Lots 4 and 5 in City Block 10/732 into four lots ranging in size from 1,849 square feet to 2,909 square feet on property located at the east corner of Prairie Avenue and Live Oak Street. The request was approved on February 5, 2015, but has not been recorded.
4. S145-074 was an application southwest of the present request to replat a 0.892-acre tract of land containing all of Lot 1A in City Block 11/733 into a 22-lot and one common area Shared Access Development on property located on Live Oak Street between Grigsby Avenue and Prairie Avenue. The request was approved on February 5, 2015, but has not been recorded.
5. S123-076 is application to replat a 0.265-acre tract of land containing part of Lot 6 and part of Lot 7 in City Block 7/708 into one lot on property located at 4907 Bryan Street, northeast of Fitzhugh Avenue. The request was approved on March 7, 2013, but has not been recorded.

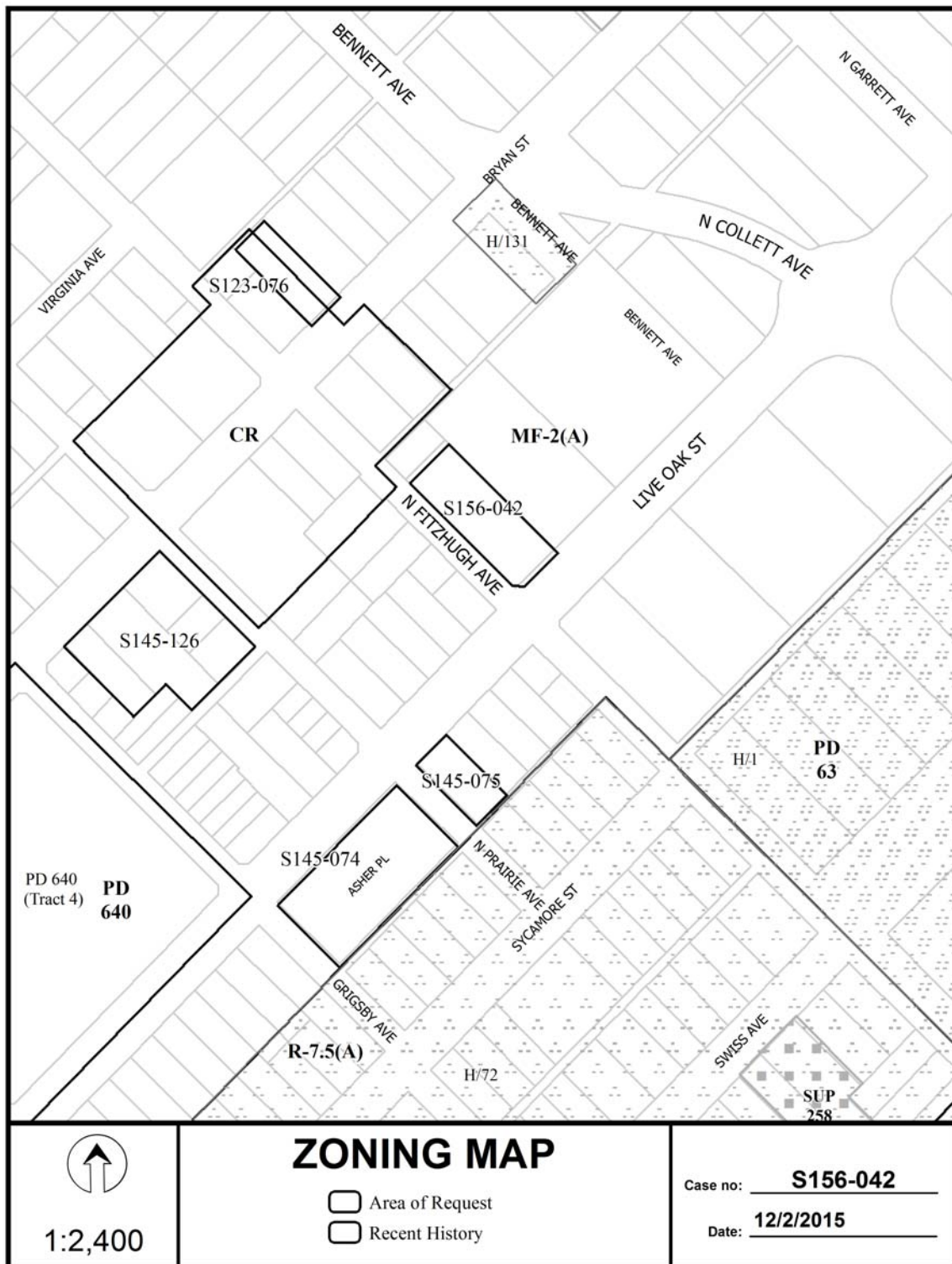
STAFF RECOMMENDATION: The proposed plat complies with the requirements of the MF-2(A) district; therefore, staff recommends approval subject to compliance with the following conditions:

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

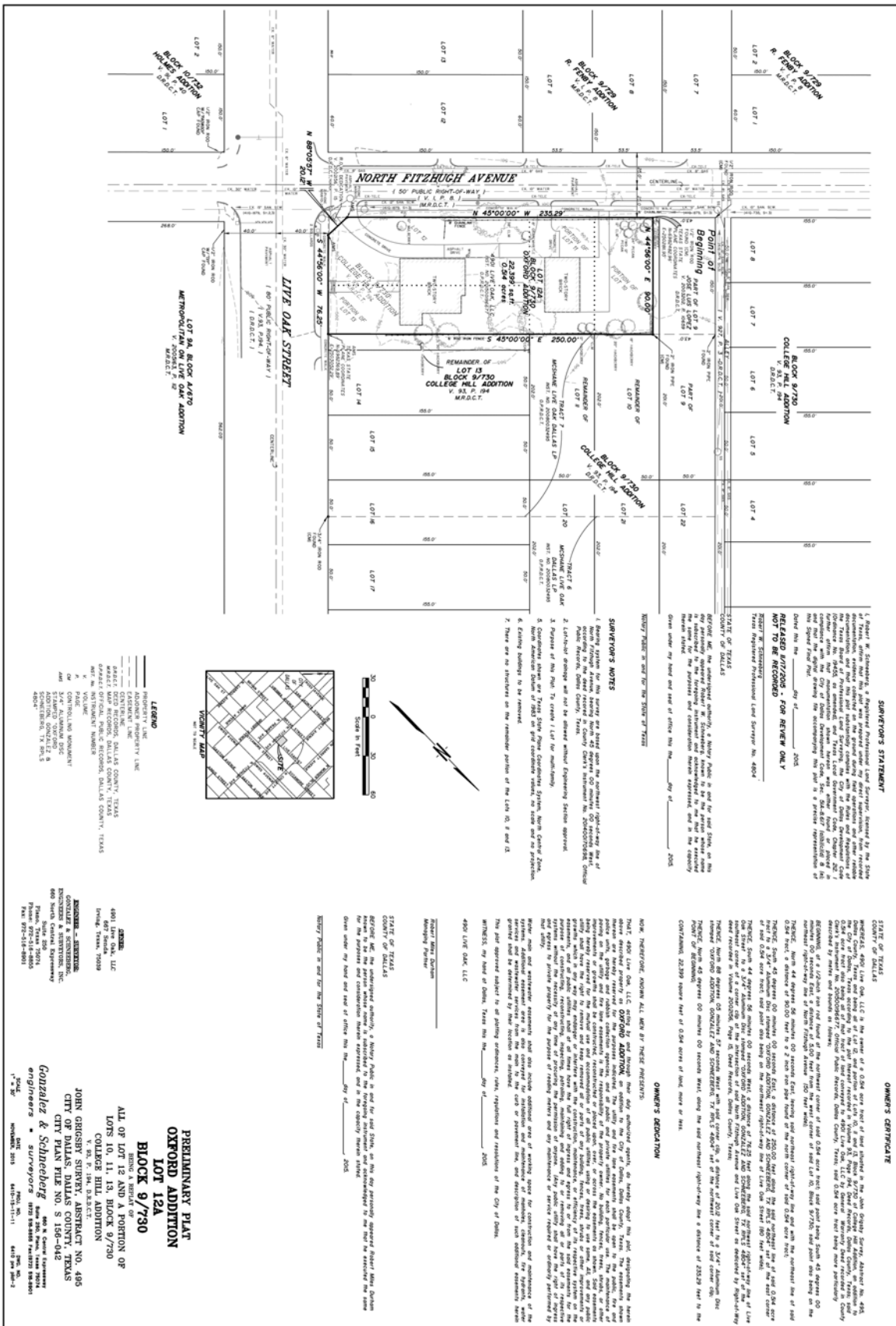
Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d)

2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a)(b)(c)(d)
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a)(b)(c)(d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a)(b)
7. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
8. On the final plat include two boundary corners tagged with these coordinates: "State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. The maximum number of lots permitted by this plat is 1. Sections 51A-8.501(a) and 51A-8.503(a)
10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
11. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
13. On the final plat dedicate 28 feet of right-of-way from the established center line of North Fitzhugh Avenue. Sections 51A-8.602(c) and 51A-8.604(c)

14. Comply with Peak's Branch drainage requirement. Finish floor elevation must be 3 feet above nearest inlet, top of curb. Trinity Watershed Management
15. On the final plat choose a new or different addition name. Survey Manual
16. A "Fire Protection Certificate" must be signed by the Engineer of record and/or Architect stating that they have verified (through the Fire Protection review staff that existing fire protection is adequate. The signed Fire Protection Certificate must be submitted to the Manager of Water and Sewer Engineering in Room 200, 320 E. Jefferson Blvd. prior to submittal of the final plat for signature by the Chairperson of the City Plan Commission. A signed Fire Protection Certificate is required prior to the approval of an "Early Release Building Permit" application. Sections 49-21(a) and (b) and 49-61(c)(5)(A), (B), (C) and (D)
17. Fire hydrant(s) may be required by Private Development Contract. Section 49-62(f)(1)
18. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)
19. On the final plat identify the property as Lot 10A in City Block 9/730. Ordinance Book 1A, pages 131-148, Section 2 (passed August 13, 1872); Section 51A-8.403(a)(1)(A)(viii)







CITY PLAN COMMISSION**THURSDAY, DECEMBER 17, 2015****FILE NUMBER:** S156-043**Senior Planner:** Sharon Hurd, AICP**LOCATION:** Elam Road and Southgate Lane, northwest corner**DATE FILED:** November 19, 2015**ZONING:** CR**CITY COUNCIL DISTRICT:** 5 **SIZE OF REQUEST:** 1.030-acre**MAPSCO:** 55N**APPLICANT/OWNER:** Casas Realidad, LP

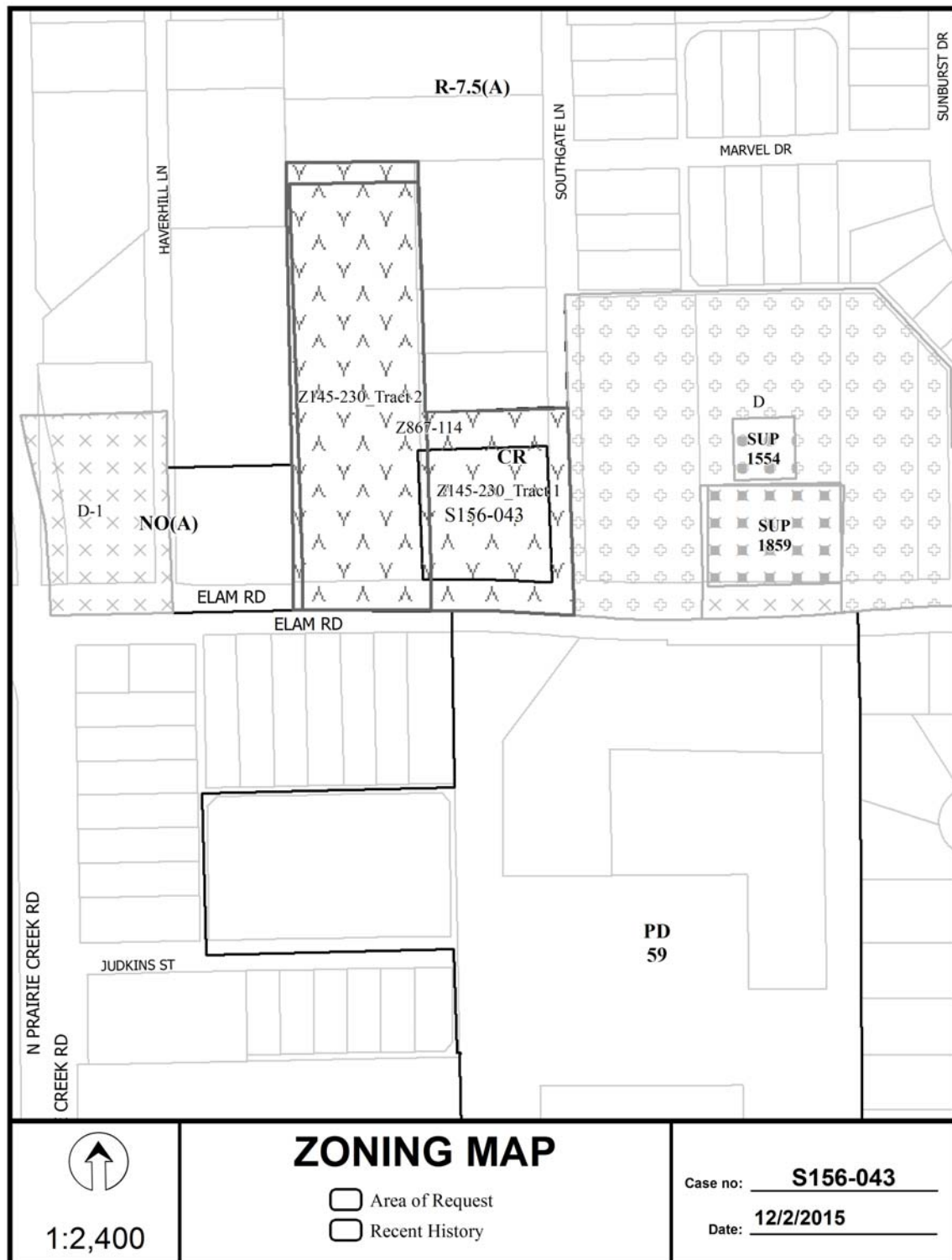
REQUEST: An application to replat a 1.030-acre tract of land containing a part of Tract 1 in City Block 6666 into one lot on property located at Elam Road and Southgate Lane, northwest corner.

SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to the current request.

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

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

8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. The maximum number of lots permitted by this plat is 1. Sections 51A-8.501(a) and 51A-8.503(a)
10. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
13. On the final plat dedicate 50 feet of right-of-way from the established center line of Elam Road. Sections 51A-8.602(c) and 51A-8.604(c)
14. On the final plat, dedicate a 10-foot by 10-foot corner clip at Elam Road and Southgate Lane. Section 51A-8.602(d)(1)
15. On the final plat show recording information on all existing easements within 150 feet of the property. Survey Manual
16. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
17. On the final plat, show two control monuments. Survey Manual
18. On the final plat choose a new or different addition name. Platting Guidelines
19. On the final plat, use the City of Dallas Corporate Dedication Statement.
20. On the final plat, increase the font size to ensure that all text provided on the face of the plat is legible.
21. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1)(2) and 49-62(b)(c)(f)
22. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)
23. Water main extension is required by Private Development Contract. Section 49-62(f)(1)
24. On the final plat identify the property as Lot 1 in City Block 1/6666. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)





VICINITY MAP

LEGEND

- 1. 1/4 SECTION 10, T12N, R12E, E1/2
- 2. 1/4 SECTION 11, T12N, R12E, E1/2
- 3. 1/4 SECTION 12, T12N, R12E, E1/2
- 4. 1/4 SECTION 13, T12N, R12E, E1/2
- 5. 1/4 SECTION 14, T12N, R12E, E1/2
- 6. 1/4 SECTION 15, T12N, R12E, E1/2
- 7. 1/4 SECTION 16, T12N, R12E, E1/2
- 8. 1/4 SECTION 17, T12N, R12E, E1/2
- 9. 1/4 SECTION 18, T12N, R12E, E1/2
- 10. 1/4 SECTION 19, T12N, R12E, E1/2
- 11. 1/4 SECTION 20, T12N, R12E, E1/2
- 12. 1/4 SECTION 21, T12N, R12E, E1/2
- 13. 1/4 SECTION 22, T12N, R12E, E1/2
- 14. 1/4 SECTION 23, T12N, R12E, E1/2
- 15. 1/4 SECTION 24, T12N, R12E, E1/2
- 16. 1/4 SECTION 25, T12N, R12E, E1/2
- 17. 1/4 SECTION 26, T12N, R12E, E1/2
- 18. 1/4 SECTION 27, T12N, R12E, E1/2
- 19. 1/4 SECTION 28, T12N, R12E, E1/2
- 20. 1/4 SECTION 29, T12N, R12E, E1/2
- 21. 1/4 SECTION 30, T12N, R12E, E1/2
- 22. 1/4 SECTION 31, T12N, R12E, E1/2
- 23. 1/4 SECTION 32, T12N, R12E, E1/2
- 24. 1/4 SECTION 33, T12N, R12E, E1/2
- 25. 1/4 SECTION 34, T12N, R12E, E1/2
- 26. 1/4 SECTION 35, T12N, R12E, E1/2
- 27. 1/4 SECTION 36, T12N, R12E, E1/2
- 28. 1/4 SECTION 37, T12N, R12E, E1/2
- 29. 1/4 SECTION 38, T12N, R12E, E1/2
- 30. 1/4 SECTION 39, T12N, R12E, E1/2
- 31. 1/4 SECTION 40, T12N, R12E, E1/2
- 32. 1/4 SECTION 41, T12N, R12E, E1/2
- 33. 1/4 SECTION 42, T12N, R12E, E1/2
- 34. 1/4 SECTION 43, T12N, R12E, E1/2
- 35. 1/4 SECTION 44, T12N, R12E, E1/2
- 36. 1/4 SECTION 45, T12N, R12E, E1/2
- 37. 1/4 SECTION 46, T12N, R12E, E1/2
- 38. 1/4 SECTION 47, T12N, R12E, E1/2
- 39. 1/4 SECTION 48, T12N, R12E, E1/2
- 40. 1/4 SECTION 49, T12N, R12E, E1/2
- 41. 1/4 SECTION 50, T12N, R12E, E1/2
- 42. 1/4 SECTION 51, T12N, R12E, E1/2
- 43. 1/4 SECTION 52, T12N, R12E, E1/2
- 44. 1/4 SECTION 53, T12N, R12E, E1/2
- 45. 1/4 SECTION 54, T12N, R12E, E1/2
- 46. 1/4 SECTION 55, T12N, R12E, E1/2
- 47. 1/4 SECTION 56, T12N, R12E, E1/2
- 48. 1/4 SECTION 57, T12N, R12E, E1/2
- 49. 1/4 SECTION 58, T12N, R12E, E1/2
- 50. 1/4 SECTION 59, T12N, R12E, E1/2
- 51. 1/4 SECTION 60, T12N, R12E, E1/2
- 52. 1/4 SECTION 61, T12N, R12E, E1/2
- 53. 1/4 SECTION 62, T12N, R12E, E1/2
- 54. 1/4 SECTION 63, T12N, R12E, E1/2
- 55. 1/4 SECTION 64, T12N, R12E, E1/2
- 56. 1/4 SECTION 65, T12N, R12E, E1/2
- 57. 1/4 SECTION 66, T12N, R12E, E1/2
- 58. 1/4 SECTION 67, T12N, R12E, E1/2
- 59. 1/4 SECTION 68, T12N, R12E, E1/2
- 60. 1/4 SECTION 69, T12N, R12E, E1/2
- 61. 1/4 SECTION 70, T12N, R12E, E1/2
- 62. 1/4 SECTION 71, T12N, R12E, E1/2
- 63. 1/4 SECTION 72, T12N, R12E, E1/2
- 64. 1/4 SECTION 73, T12N, R12E, E1/2
- 65. 1/4 SECTION 74, T12N, R12E, E1/2
- 66. 1/4 SECTION 75, T12N, R12E, E1/2
- 67. 1/4 SECTION 76, T12N, R12E, E1/2
- 68. 1/4 SECTION 77, T12N, R12E, E1/2
- 69. 1/4 SECTION 78, T12N, R12E, E1/2
- 70. 1/4 SECTION 79, T12N, R12E, E1/2
- 71. 1/4 SECTION 80, T12N, R12E, E1/2
- 72. 1/4 SECTION 81, T12N, R12E, E1/2
- 73. 1/4 SECTION 82, T12N, R12E, E1/2
- 74. 1/4 SECTION 83, T12N, R12E, E1/2
- 75. 1/4 SECTION 84, T12N, R12E, E1/2
- 76. 1/4 SECTION 85, T12N, R12E, E1/2
- 77. 1/4 SECTION 86, T12N, R12E, E1/2
- 78. 1/4 SECTION 87, T12N, R12E, E1/2
- 79. 1/4 SECTION 88, T12N, R12E, E1/2
- 80. 1/4 SECTION 89, T12N, R12E, E1/2
- 81. 1/4 SECTION 90, T12N, R12E, E1/2
- 82. 1/4 SECTION 91, T12N, R12E, E1/2
- 83. 1/4 SECTION 92, T12N, R12E, E1/2
- 84. 1/4 SECTION 93, T12N, R12E, E1/2
- 85. 1/4 SECTION 94, T12N, R12E, E1/2
- 86. 1/4 SECTION 95, T12N, R12E, E1/2
- 87. 1/4 SECTION 96, T12N, R12E, E1/2
- 88. 1/4 SECTION 97, T12N, R12E, E1/2
- 89. 1/4 SECTION 98, T12N, R12E, E1/2
- 90. 1/4 SECTION 99, T12N, R12E, E1/2
- 91. 1/4 SECTION 100, T12N, R12E, E1/2

GENERAL NOTES:

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE TEXAS SURVEYING ACT, CHAPTER 131, ACTS 1989, AS AMENDED.
2. THE SURVEY WAS MADE BY THE SURVEYOR, J. ROBERTS, ON THE 15TH DAY OF MAY, 2015.
3. THE SURVEY WAS MADE IN ACCORDANCE WITH THE TEXAS SURVEYING ACT, CHAPTER 131, ACTS 1989, AS AMENDED.
4. THE SURVEY WAS MADE IN ACCORDANCE WITH THE TEXAS SURVEYING ACT, CHAPTER 131, ACTS 1989, AS AMENDED.
5. THE SURVEY WAS MADE IN ACCORDANCE WITH THE TEXAS SURVEYING ACT, CHAPTER 131, ACTS 1989, AS AMENDED.
6. THE SURVEY WAS MADE IN ACCORDANCE WITH THE TEXAS SURVEYING ACT, CHAPTER 131, ACTS 1989, AS AMENDED.
7. THE SURVEY WAS MADE IN ACCORDANCE WITH THE TEXAS SURVEYING ACT, CHAPTER 131, ACTS 1989, AS AMENDED.
8. THE SURVEY WAS MADE IN ACCORDANCE WITH THE TEXAS SURVEYING ACT, CHAPTER 131, ACTS 1989, AS AMENDED.
9. THE SURVEY WAS MADE IN ACCORDANCE WITH THE TEXAS SURVEYING ACT, CHAPTER 131, ACTS 1989, AS AMENDED.
10. THE SURVEY WAS MADE IN ACCORDANCE WITH THE TEXAS SURVEYING ACT, CHAPTER 131, ACTS 1989, AS AMENDED.

PRELIMINARY

THIS SURVEY IS PRELIMINARY AND SHOULD NOT BE USED FOR ANY PURPOSES OTHER THAN FOR THE PURPOSES FOR WHICH IT WAS MADE.

OWNER'S CERTIFICATE

I, the undersigned, being the owner of the above described property, do hereby certify that the above is a true and correct copy of the original survey as the same appears on the records of the County Clerk of Dallas County, Texas.

OWNER'S DECLARATION

I, the undersigned, being the owner of the above described property, do hereby declare that the above is a true and correct copy of the original survey as the same appears on the records of the County Clerk of Dallas County, Texas.

NOTARIZATION

Notary Public, State of Texas

NOTARIZATION

Notary Public, State of Texas

CITY PLAN COMMISSION**THURSDAY, DECEMBER 17, 2015****FILE NUMBER:** S156-044**Senior Planner:** Sharon Hurd, AICP**LOCATION:** Ryan Road, east of Luna Road**DATE FILED:** November 19, 2015**ZONING:** IM**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 13.902-acres **MAPSCO:** 22P & T**APPLICANT/OWNER:** Ryan Street Developers, LLC

REQUEST: An application to create one lot from a 13.902-acre tract of land in City Block 1/8375 on property located on Ryan Road, east of Luna Road.

SUBDIVISION HISTORY:

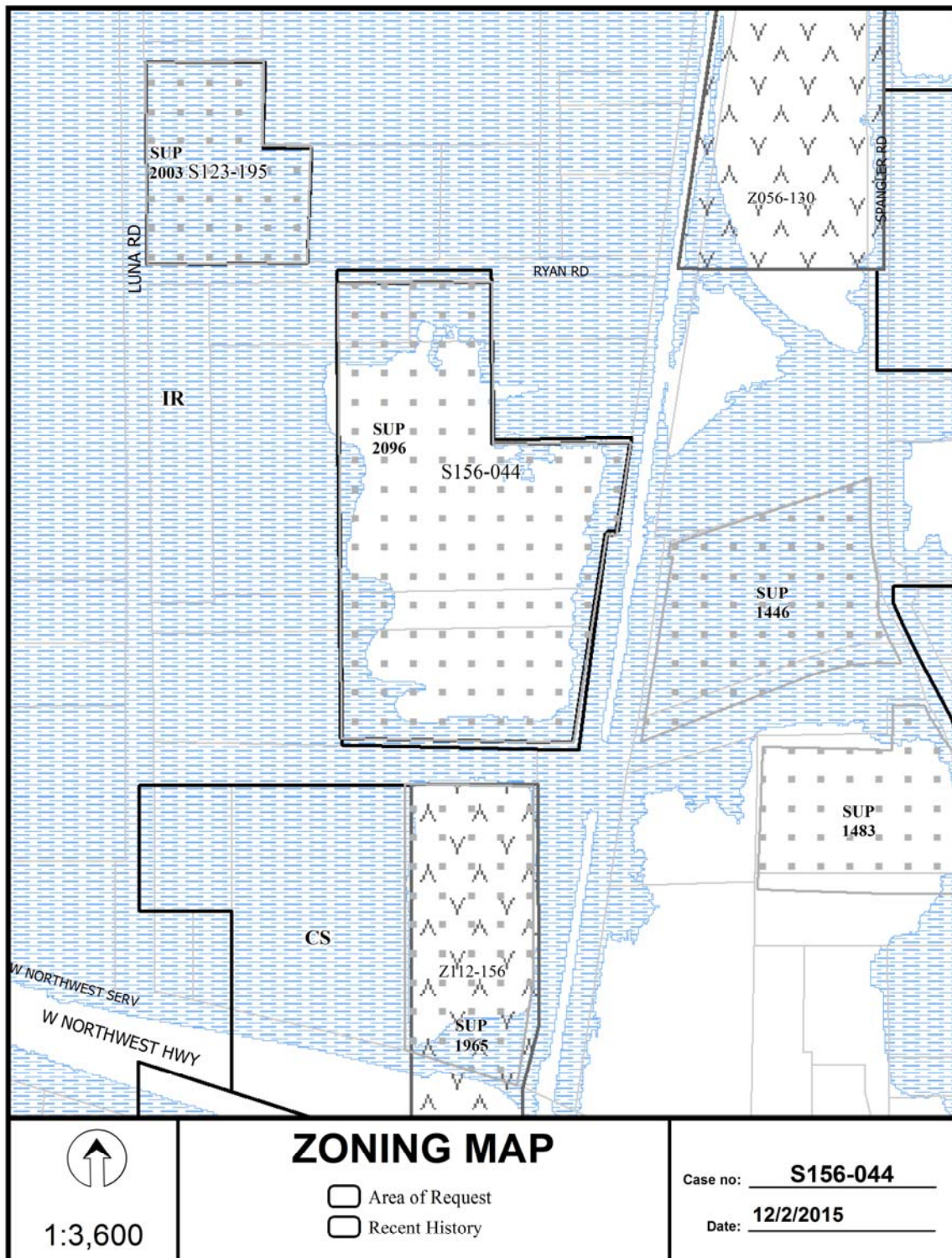
1. S123-195 was a request northwest of the present request to create one lot from a 3.909-acre tract of land in City Block 8376, located at 10808 Luna Road. The request was approved July 25, 2013, but has not been recorded.

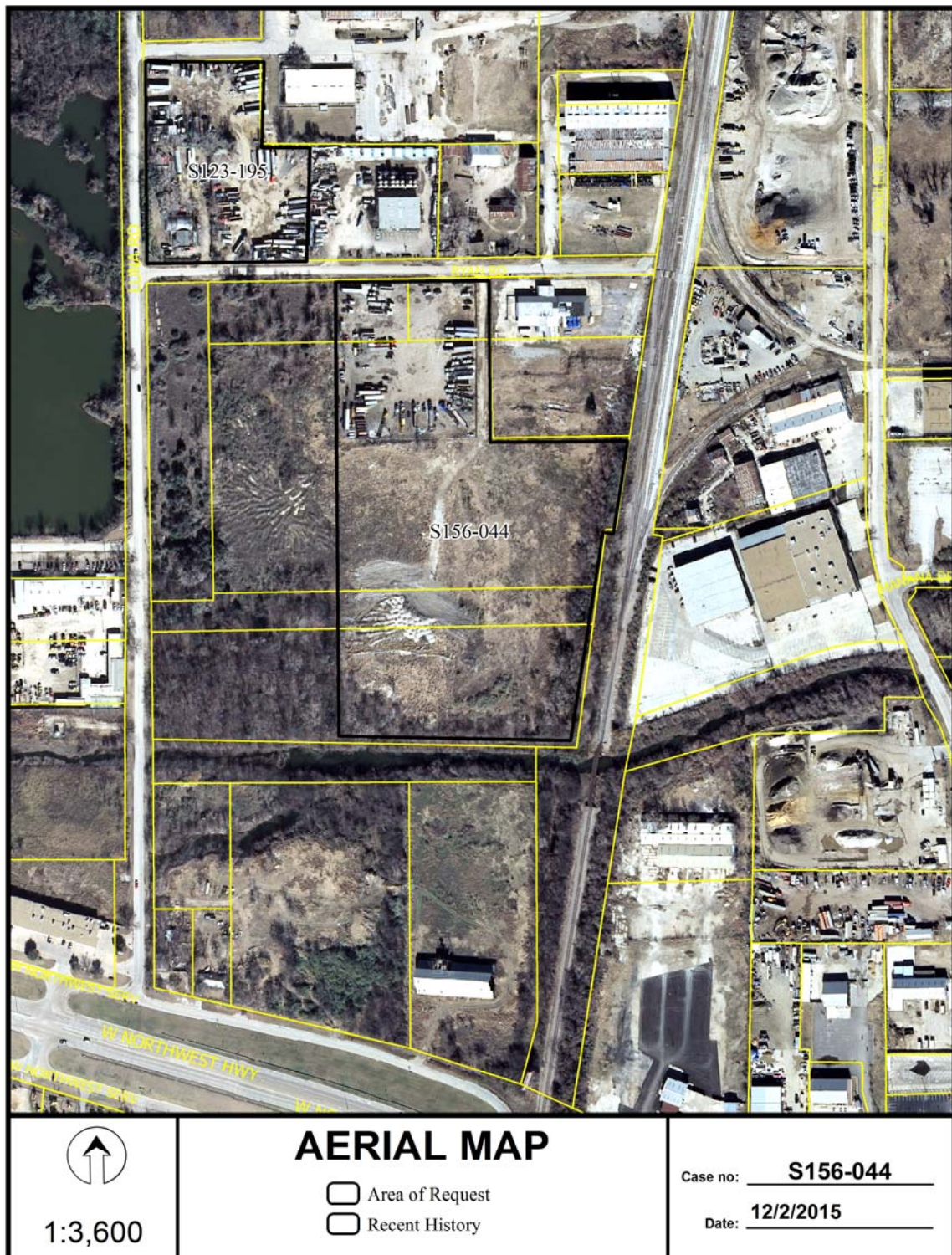
STAFF RECOMMENDATION: The request complies with the requirements of the IM District; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d)
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a)(b)(c)(d)
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a)(b)(c)(d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a)(b)
7. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

8. On the final plat include two boundary corners tagged with these coordinates: "State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. The maximum number of lots permitted by this plat is 1. Sections 51A-8.501(a) and 51A-8.503(a)
10. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
12. On the final plat, determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V
13. On the final plat dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V
14. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V
15. On the final plat specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V
16. On the final plat show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V
17. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set. Section 51A-8.617(d)(1),(2), (3), and (4)
18. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g)
19. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(A)(xxii)
20. On the final plat show additions or tracts of land within 150 feet of the property and the recording information for each. Platting Guidelines
21. On the final plat show recording information on all existing easements within 150-feet of the property. Platting Guidelines

22. On the final plat, show two control monuments.
23. On the final plat choose a new or different addition name. Platting Guidelines
24. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)
25. On the final plat, correct General Note #6 as the plat depicts a “covered area” located in the northwest corner of the lot.
26. On the final plat identify the property as Lot 1 in City Bock A/8375. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)





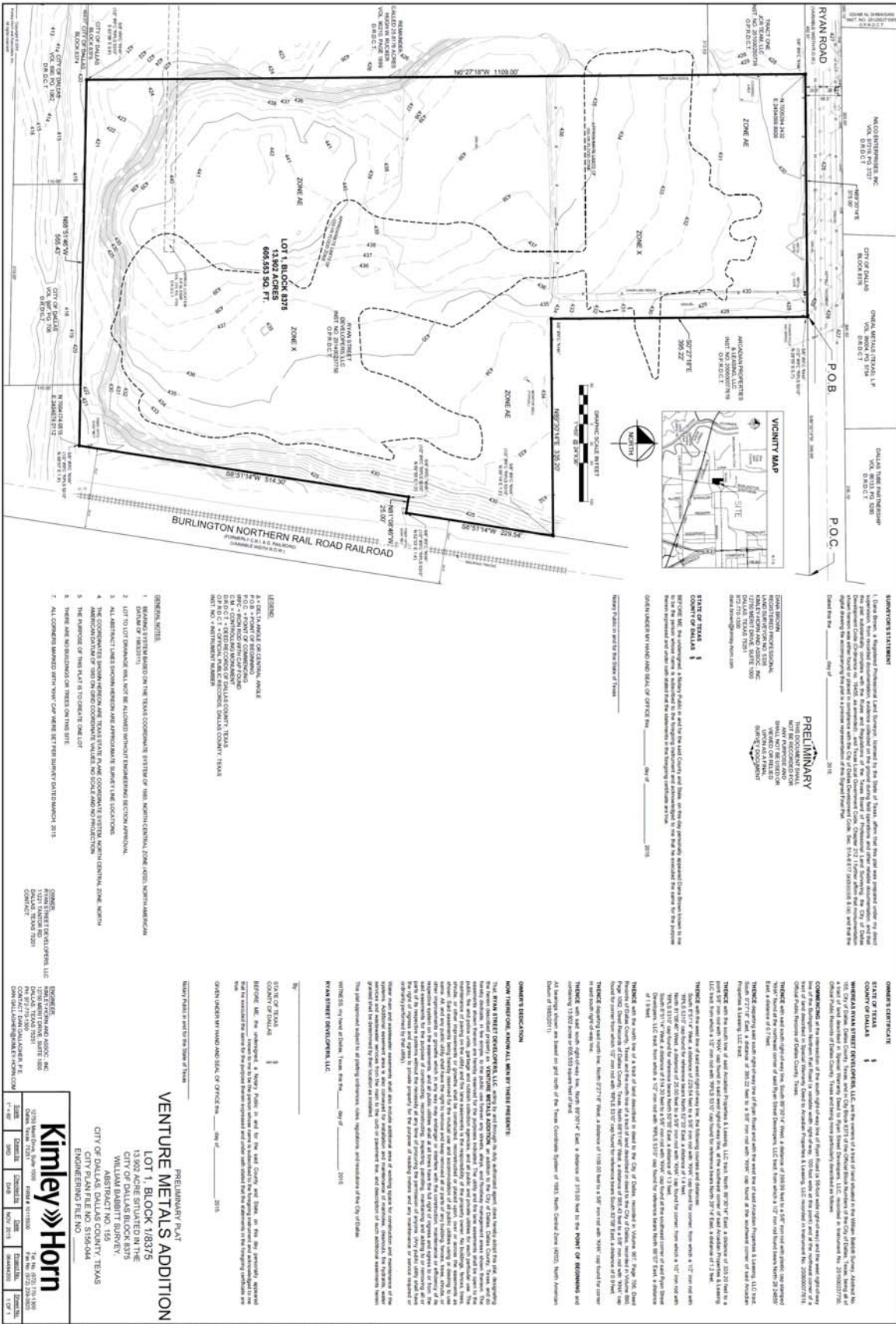
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AERIAL MAP

- ☐ Area of Request
- ☐ Recent History

Case no: S156-044

Date: 12/2/2015



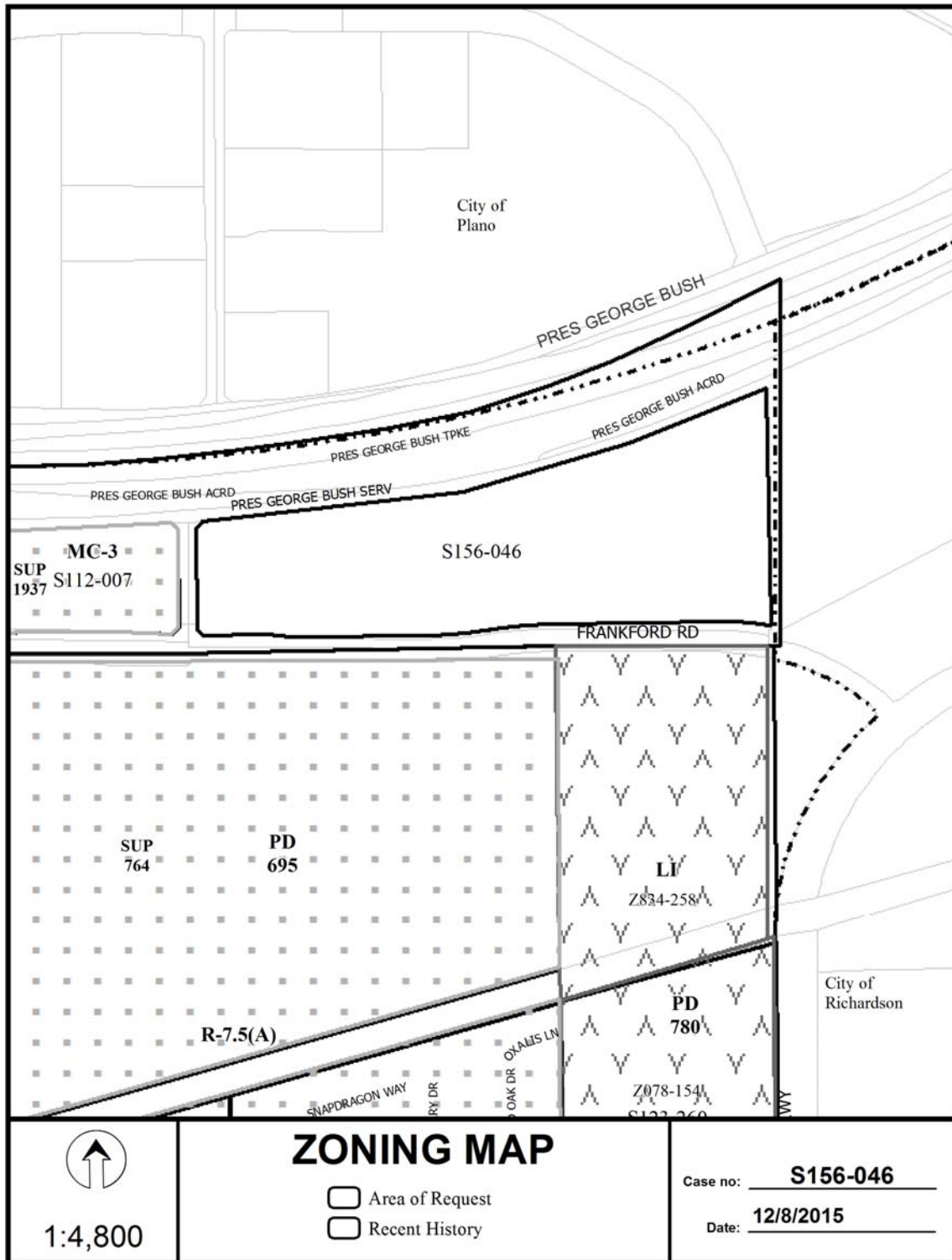
CITY PLAN COMMISSION**THURSDAY, DECEMBER 17, 2015****FILE NUMBER:** S156-046**Senior Planner:** Sharon Hurd, AICP**LOCATION:** Between President George Bush Turnpike (SH 190) and Frankford Road, east of Coit Road**DATE FILED:** November 20, 2015**ZONING:** MC-3**CITY COUNCIL DISTRICT:** 12 **SIZE OF REQUEST:** 21.543-acres **MAPSCO:** F6 & G6**APPLICANT/OWNER:** Hung Vu**REQUEST:** An application to create one lot from a 21.543-acre tract of land in City Block 8759 on property located between the service road of President George Bush Turnpike (SH 190) and Frankford Road, east of Coit Road.**SUBDIVISION HISTORY:**

1. S112-007 was an application contiguous on the west of the present request to create a 6.259 acre lot from a tract of land in City Block 8759 on Frankford Rd., east of Coit Road. The request was approved November 3, 2011, but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the MC-3 District; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d).
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a)(b)(c)(d)
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a)(b)(c)(d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a)(b)

7. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection." Section 51A-8.617
8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. The maximum number of lots permitted by this plat is 1. Section 51A-8.501(a) and 51A-8.503(a)
10. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
13. On the final plat add note: "TXDOT approval may be required for any driveway modification or new access point(s)."
14. On the final plat chose a new or different addition name. Platting Guidelines
15. On the final plat, show two control monuments.
16. On the final plat, provide an electrical easement along the east property line.
17. On the final plat, provide an electrical easement extending from the southwest corner of the lot in a northeasterly direction toward the existing sign.
18. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1)(2) and 49-62(b)(c)(f)
19. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)
20. Wastewater main extension is required by Private Development Contract. Section 49-62(f)(1)
21. On the final plat identify the property as Lot 1 in City Bock D/8759. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)





CITY PLAN COMMISSION**THURSDAY, DECEMBER 17, 2015****FILE NUMBER:** S156-047**Senior Planner:** Sharon Hurd, AICP**LOCATION:** South Boulevard and Jeffries Street**DATE FILED:** November 20, 2015**ZONING:** PD 595 [Subdistrict MF-2(A)]**CITY COUNCIL DISTRICT:** 7 **SIZE OF REQUEST:** 1.408-acres **MAPSCO:** 46T**APPLICANT/OWNER:** Southfair Community Development

REQUEST: An application to replat a 1.408-acre tract of land being two tracts of land located on South Boulevard and Jeffries Street and described as follows:

Tract 1 being a 0.616-acre tract of land containing all of Lots 1 through 7 in City Block 8/1363 to be replatted into one 0.263-acre lot, and two 0.175-acre lots.

Tract 2 being a 0.792-acre tract of land containing all of Lots 11 through 19 in City Block 7/1365 to be replatted into one 0.263-acre lot and three 0.175-acre lots.

SUBDIVISION HISTORY:

1. S134-224 was an application west of the present request to replat a 0.214-acre tract of land containing all of Lots 1A, and 1B in City Block 4/1356; and Common Area "A" in City Block A/1356 to create one 0.092-acre lot and one 0.122-acre lot on property located at 2800 Park Row Avenue and 2810 South Malcolm X Boulevard. The request was approved September 4, 2014, but has not been recorded.
2. S134-219 was an application west of the present request to replat a 0.475-acre tract of land containing all of Lots 30 and 31, and part of Lots 29, and 32 to create four 0.065-acre lots on property located at 2825 South Boulevard. The request was approved September 4, 2014, but has not been recorded.

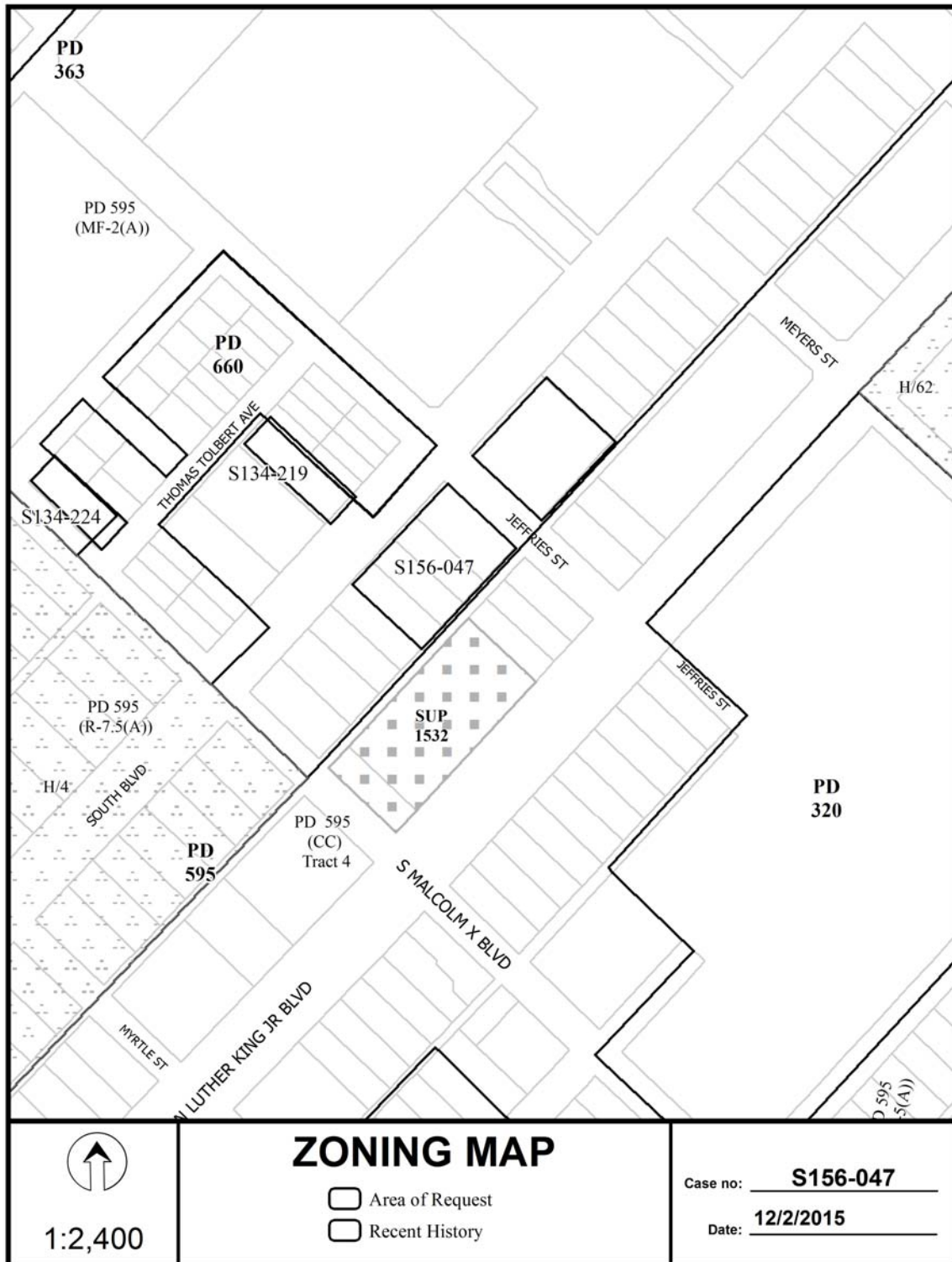
STAFF RECOMMENDATION: The request complies with the requirements of PD 595 [Subdistrict MF-2(A)]; therefore, staff recommends approval subject to compliance with the following conditions:

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

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

5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a)(b)
7. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
8. On the final plat include two boundary corners tagged with these coordinates: "State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. The maximum number of lots permitted by this plat is 7. Sections 51A-8.501(a) and 51A-8.503(a)
10. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
13. On the final plat, dedicate 10-foot by 10-foot corner clips at South Boulevard and Jeffries Street, both sides. Section 51A-8.602(d)(1)
14. On the final plat dedicate a 15-foot by 15-foot Alley Sight Easement at Jeffries Street and the alley, both sides. Section 51A-8.602(e)
15. On the final plat show recording information on all existing easements within 150 feet of the property. Survey Manual
16. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1)(2) and 49-62(b)(c)(f)
17. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)

18. Water/wastewater main extension is required by Private Development Contract. Section 49-62(f)(1)
19. On the final plat identify the property as Lots 1A-6A in City Block 8/1363 and Lots 11A-17A in City Block 7/1365. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)





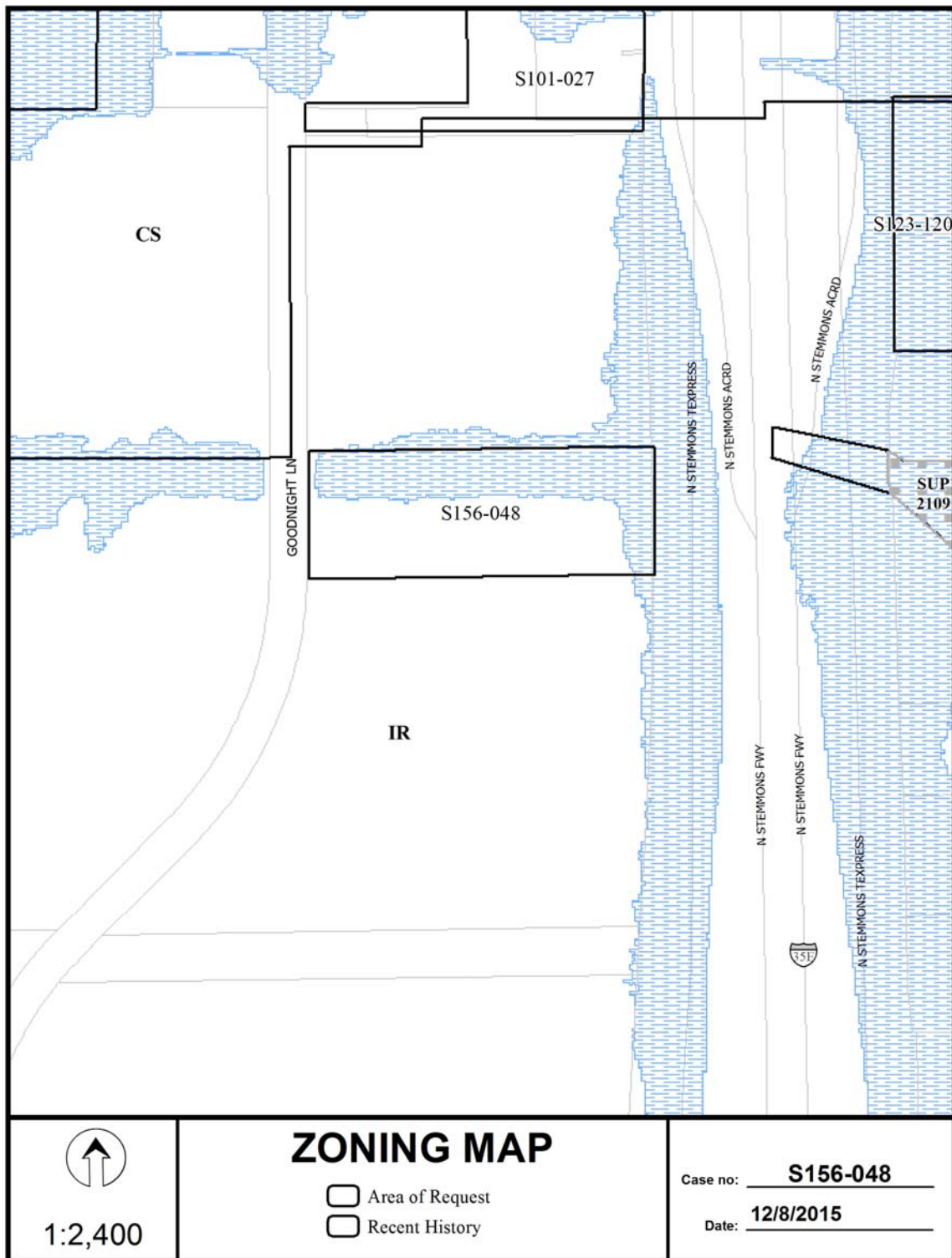
CITY PLAN COMMISSION**THURSDAY, DECEMBER 17, 2015****FILE NUMBER:** S156-048**Senior Planner:** Sharon Hurd, AICP**LOCATION:** Goodnight Lane and Stemmons Freeway / Interstate Highway No. 35E, south of Walnut Hill Lane**DATE FILED:** November 20, 2015**ZONING:** IR**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 2.682-acre **MAPSCO:** 22R, 22Q**APPLICANT/OWNER:** Isaias and Margaret Padilla**REQUEST:** An application to create one lot from a 2.682-acre tract of land in City Block 6509 on property located between Goodnight Lane and Stemmons Freeway / Interstate Highway No. 35E, south of Walnut Hill Lane.**SUBDIVISION HISTORY:** There has been no recent subdivision activity within close proximity to this request.**STAFF RECOMMENDATION:** The request complies with the requirements of the IR District; therefore, staff recommends approval subject to compliance with the following conditions:

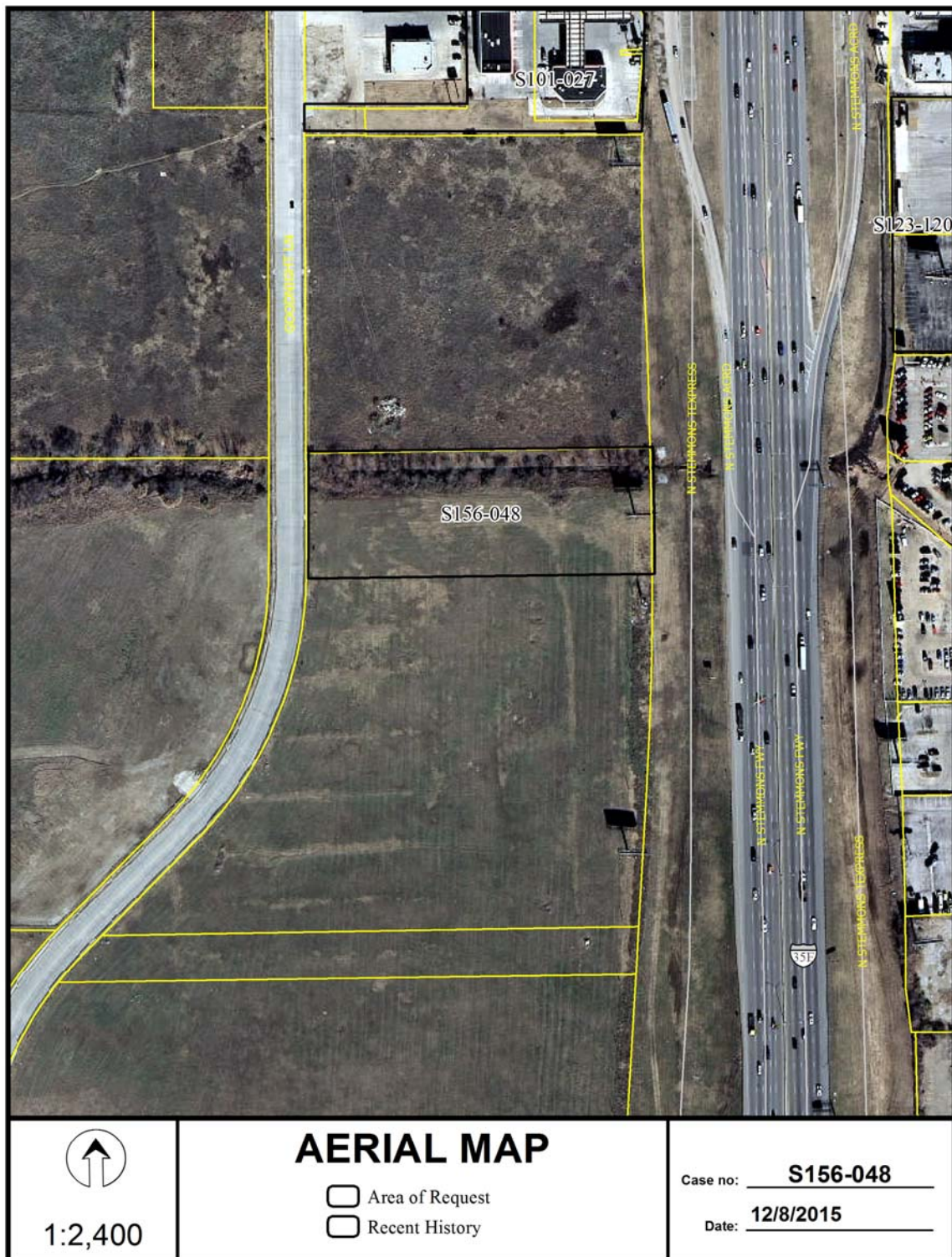
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d)
2. Department of Sustainable Development and Construction,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

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

8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman’s signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. The maximum number of lots permitted by this plat is 1. Sections 51A-8.501(a) and 51A-8.503(a)
10. Place a note on the final plat “Lot-to-lot drainage is not permitted without Engineering Section approval.” Section 51A-8.611(e)
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
12. On the final plat add a note: “TXDOT approval may be required for any driveway modification or new access point(s).”
13. On the final plat determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V
14. On the final plat dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V
15. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V
16. On the final plat specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V
17. On the final plat show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V
18. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set. Section 51A-8.617(d)(1),(2), (3), and (4).
19. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Section 51A-5.105(g)
20. On the final plat show recording information on all existing easements within 150 feet of the property. Survey Manual

21. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1)(2) and 49-62(b)(c)(f)
22. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)
23. Water/wastewater main extension is required by Private Development Contract. The property is located in a closed landfill; therefore, special State requirements will be needed for water/wastewater services. Section 49-62(f)(1)
24. On the final plat, change "Interstate Highway No. 35E (Stemmons Freeway)" to "Stemmons Freeway / Interstate Highway No. 35E". Section 51A-8.403(a)(1)(A)(xii)
25. On the final plat identify the property as Lot 1 in City Bock 3/6509. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)







STATE OF TEXAS
COUNTY OF DALLAS

[illegible][illegible]

Notary Public in and for Deane County, Texas, _____ day of _____, 2015.

WITNESSE, my hand at Dallas, Texas, this _____ day of _____, 2015.

Signed: _____
Margaret Pauline Over

STATE OF TEXAS
COUNTY OF DALLAS

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

Given under my hand and SEAL OF OFFICE, this _____ day of _____, 2015.

[illegible]

Industry Profile in need for Big Sheds of Texas

PULLMAN, TEXAS
116-825 501' x 2,488' ACRES
LOT 1, BLOCK 55-89
CITY OF PULLMAN, TEXAS, 79124
CITY PLAIN FILE NO. 5158-524

CBG Surveying, Inc.
PULLMAN, TEXAS 79124
13200 SOUTH 17TH STREET
P.O. BOX 122731 DALLAS, TX 75212-2731
PHONE 214-344-1553

SCALE: 1"=80' NAD 83 (UTM 18Q UG 501000) 1/25000 1/25000



CITY PLAN COMMISSION**THURSDAY, DECEMBER 17, 2015****FILE NUMBER:** S156-049**Senior Planner:** Sharon Hurd, AICP**LOCATION:** Highland Road and St. Francis Avenue, southwest corner**DATE FILED:** November 20, 2015**ZONING:** RR**CITY COUNCIL DISTRICT:** 7 **SIZE OF REQUEST:** 1.112-acre **MAPSCO:** 48F**APPLICANT/OWNER:** Paloma Isabela Investments, Inc.

REQUEST: An application to create one lot from a 1.112-acre tract of land in City Block F/8478 on property located at Highland Road and St. Francis Avenue, southwest corner.

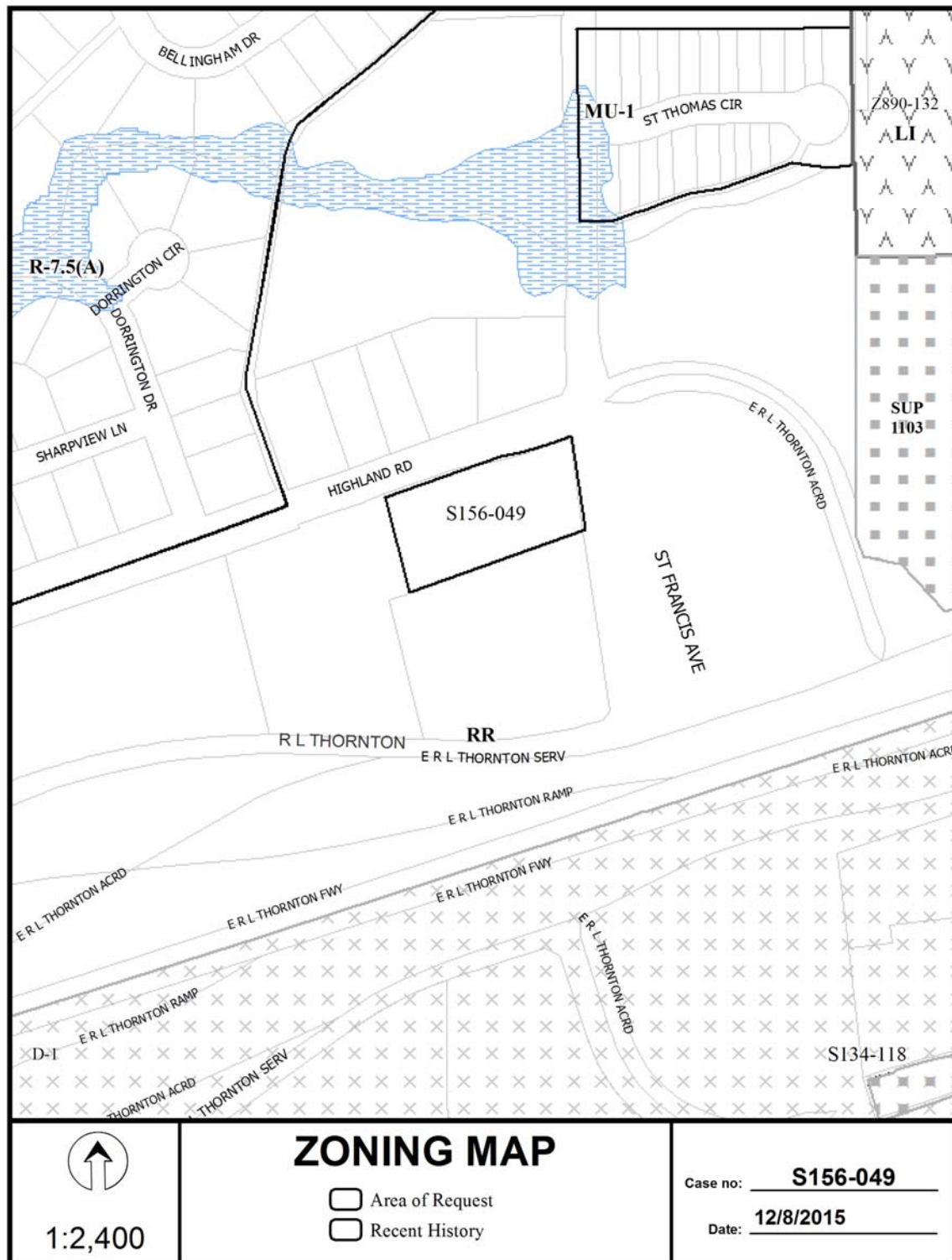
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.

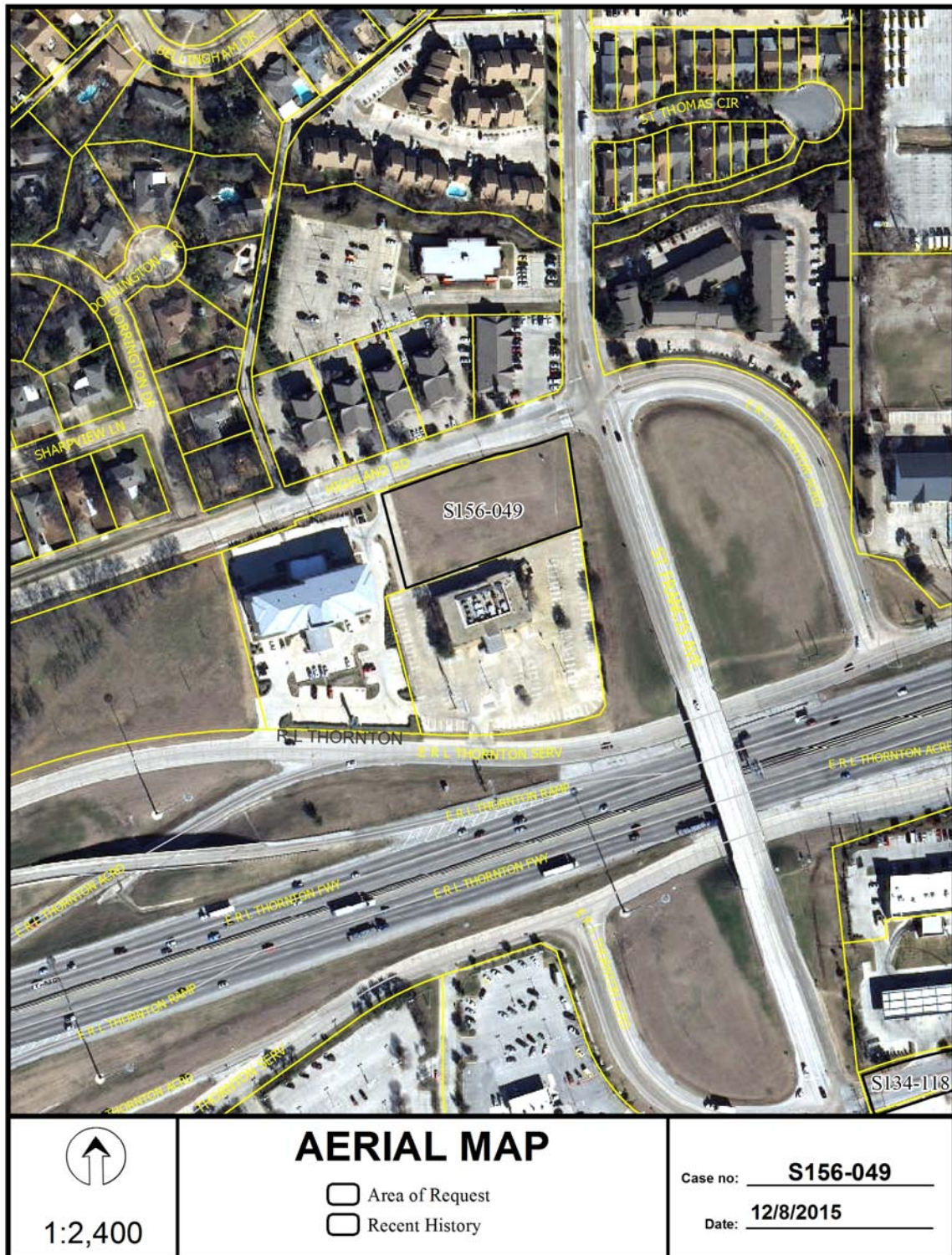
STAFF RECOMMENDATION: The request complies with the requirements of the RR District; therefore, staff recommends approval subject to compliance with the following conditions:

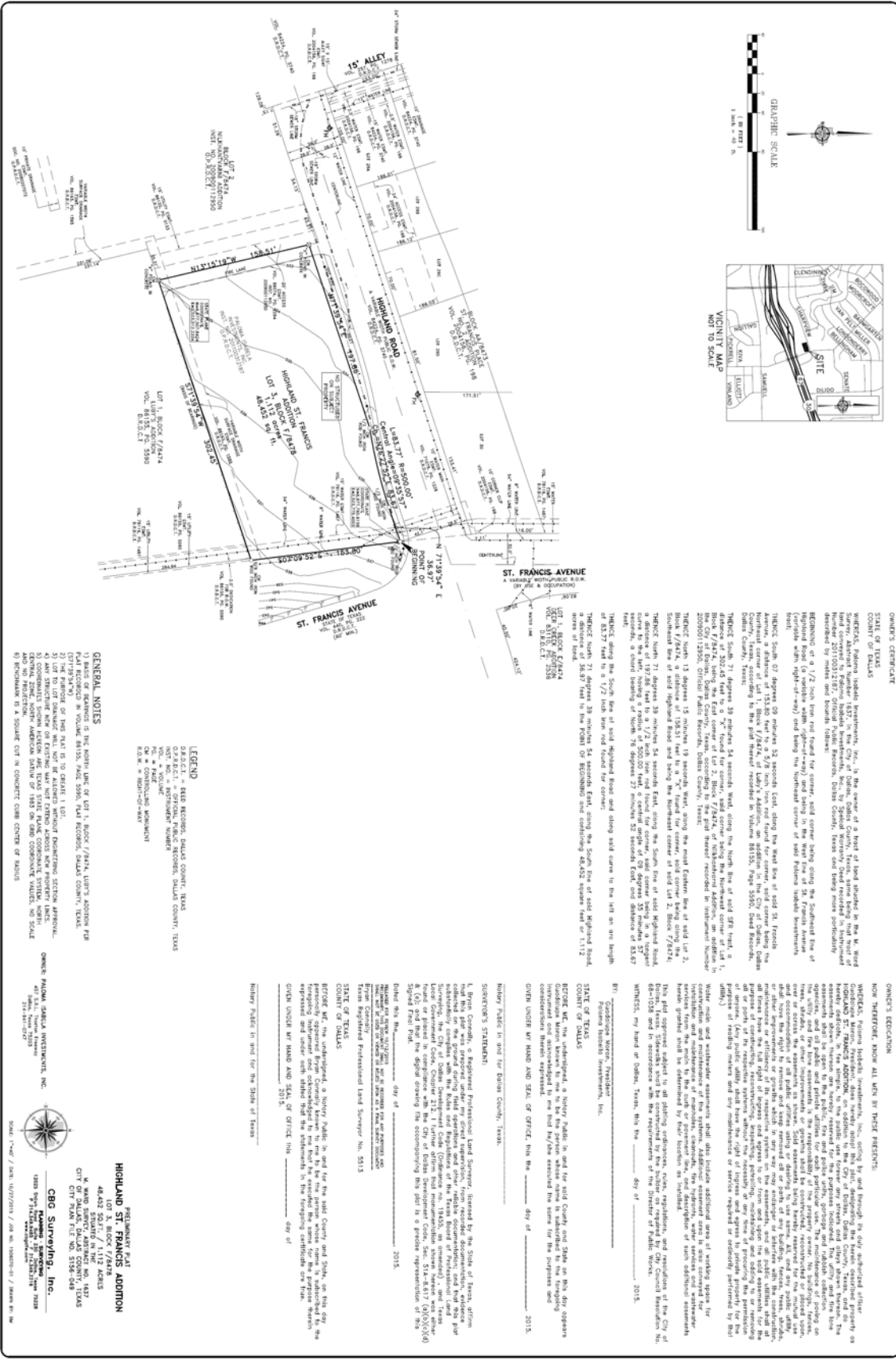
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d)
2. Department of Sustainable Development and Construction,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

8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. The maximum number of lots permitted by this plat is 1. Sections 51A-8.501(a) and 51A-8.503(a)
10. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
13. On the final plat dedicate 28 feet of right-of-way from the established center line of Highland Road. Sections 51A-8.602(c) and 51A-8.604(c)
14. On the final plat, dedicate a 10-foot by 10-foot corner clip at Highland Road and St. Francis Avenue. Section 51A-8.602(d)(1)
15. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xii)
16. On the final plat show recording information on all existing easements within 150 feet of the property. Survey Manual
17. On the final plat, show two control monuments. Survey Manual
18. On the final plat all utility easement abandonments must be shown with the correct recording information. Platting Guidelines
19. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1)(2) and 49-62(b)(c)(f)
20. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)
21. Existing water and/or wastewater easements must be shown and/or increased to conform to current design standards. The minimum DWU easement size is 20 feet for water or wastewater and is 25 feet for an easement having both water and wastewater. Section 49-60(d) and Water & Wastewater Design Manual, Table 1.8.3 pg. 1-10
22. Wastewater main extension is required by Private Development Contract. Section 49-62(f)(1)

23. On the final plat identify the property as Lot 3 in City Bock F/8474. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)







LOCATION: Singleton Boulevard and Gulden Lane, northeast corner

DATE FILED: November 20, 2015

ZONING: IR

CITY COUNCIL DISTRICT: 6 **SIZE OF REQUEST:** 3.836-acre **MAPSCO:** 44Q

APPLICANT/OWNER: West Dallas Investments, LP

REQUEST: An application to replat a 3.836-acre tract of land containing part of Lots 3-9 and Lots 11-13 in City Blocks 3/7088 and 3/7089 and a portion of an abandoned right-of-way into one lot on property located at Singleton Boulevard and Gulden Lane, northeast corner.

SUBDIVISION HISTORY:

1. S145-056 was an application southwest of the present request to replat a 7.7097-acre tract of land containing all of Lots 1A, Lots 3 through 12 and Lots 25 through 36; the remaining portion of Lots 37 through 48; all of Pastor Street; a portion of Bedford Avenue; a portion of McPherson Street; a portion of Herbert Street; a portion of Amonette Street; and all of a 13-foot alley to be abandoned lying between Amonette Street and Herbert Street, all in City Block A/7087, into three lots: one 4.860-acre lot, one 1.384-acre lot and one 1.266-acre lot, on property located on Singleton Boulevard, between Herbert Street and Amonette Street. The request was approved on January 8, 2015, but has not been recorded.
2. S123-013 was an application by the City of Dallas east of the present request to plat 4.863 acres of Right Of Way Reservation for the Continental Avenue bridge. The request was approved on November 15, 2012, but has not been recorded.

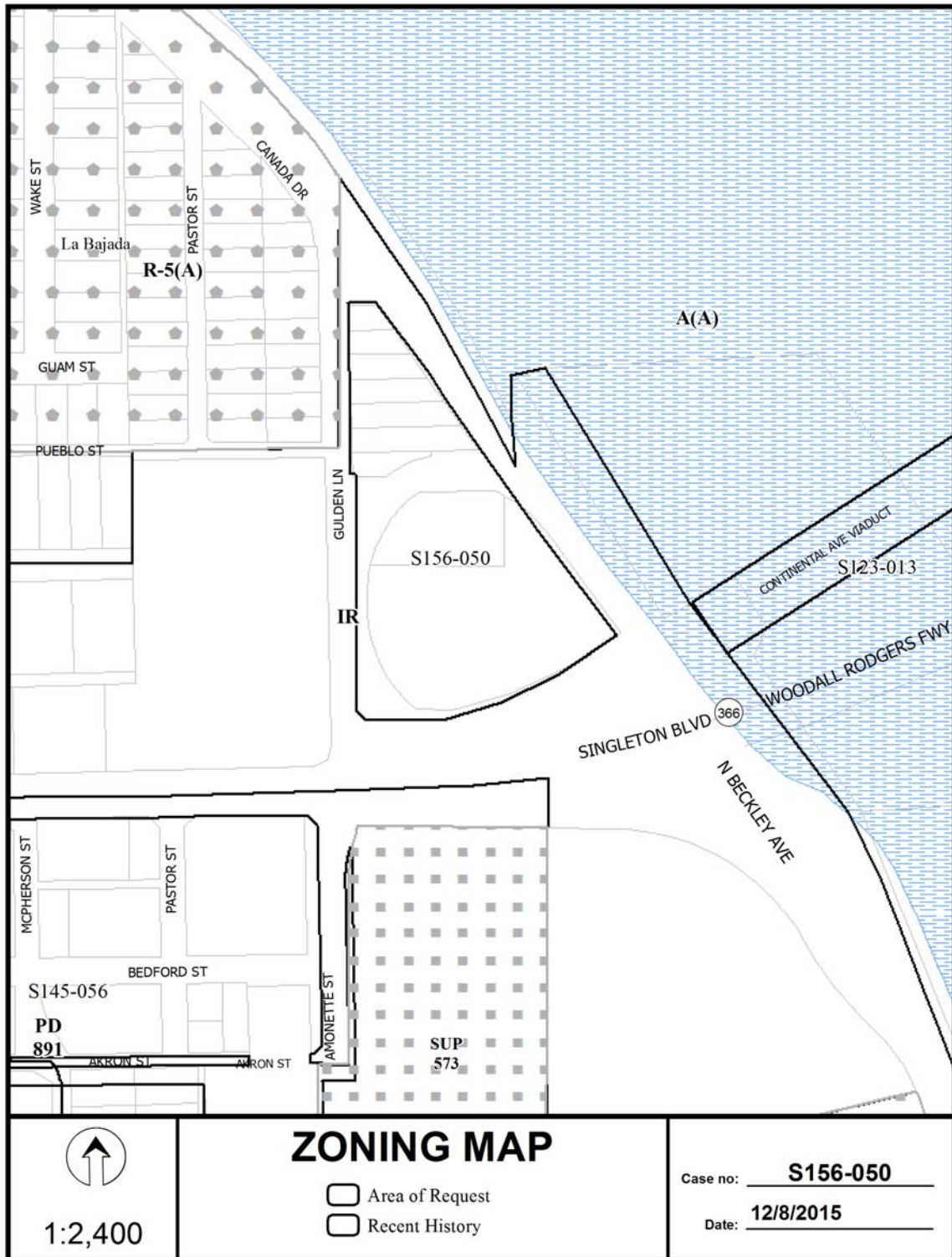
STAFF RECOMMENDATION: The request complies with the requirements of the IR District; therefore, staff recommends approval subject to compliance with the following conditions:

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

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

5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a)(b)
7. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection." Section 51A-8.617
8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. The maximum number of lots permitted by this plat is 1. Sections 51A-8.501(a) and 51A-8.503(a)
10. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
13. On the final plat dedicate sufficient right-of-way from the established center line of Gulden Lane for a net of 56 feet. Sections 51A-8.602(c) and 51A-8.604(c)
14. On the final plat show recording information on all existing easements within 150 feet of the property. Survey Manual
15. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)
16. On the final plat, show two control monuments.
17. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)

18. Water/wastewater main extension may be required by Private Development Contract. Section 49-62(f)(1)
19. On the final plat, label abandonment "Abandonment authorized by Ordinance No. _____ and recorded as Instrument No. _____ . Real Estate Division
20. On the final plat, change "CONTINENTAL AVENUE PEDESTRIAN BRIDGE" to "CONTINENTAL AVENUE". Section 51A-8.403(a)(1)(A)(xii)
21. On the final plat, remove the label "SPUR 366 (WOODALL RODGERS FREEWAY)". Section 51A-8.403(a)(1)(A)(xii)
22. Provide documentation of any instrument closing, vacating, or abandoning "BECKLEY AVENUE" or "CANADA DRIVE" between Gulden Lane and Singleton Boulevard. Section 51A-8.403(a)(1)(A)(xii)
23. On the final plat identify the property as Lot 3A in City Bock 3/7089. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)





LOCATION: Reagan Street, between Harry Hines Boulevard and Dallas North Tollway

DATE FILED: November 20, 2015

ZONING: PD 193 (I-2)

CITY COUNCIL DISTRICT: 2 **SIZE OF REQUEST:** 0.8747-acre **MAPSCO:** 44D

APPLICANT/OWNER: Jean Marie Brodnax

REQUEST: An application to replat a 0.8747-acre tract of land containing all of Lots 6-10 in City Block 31/2283 into one lot on property located on Reagan Street, between Harry Hines Boulevard and Dallas North Tollway.

SUBDIVISION HISTORY:

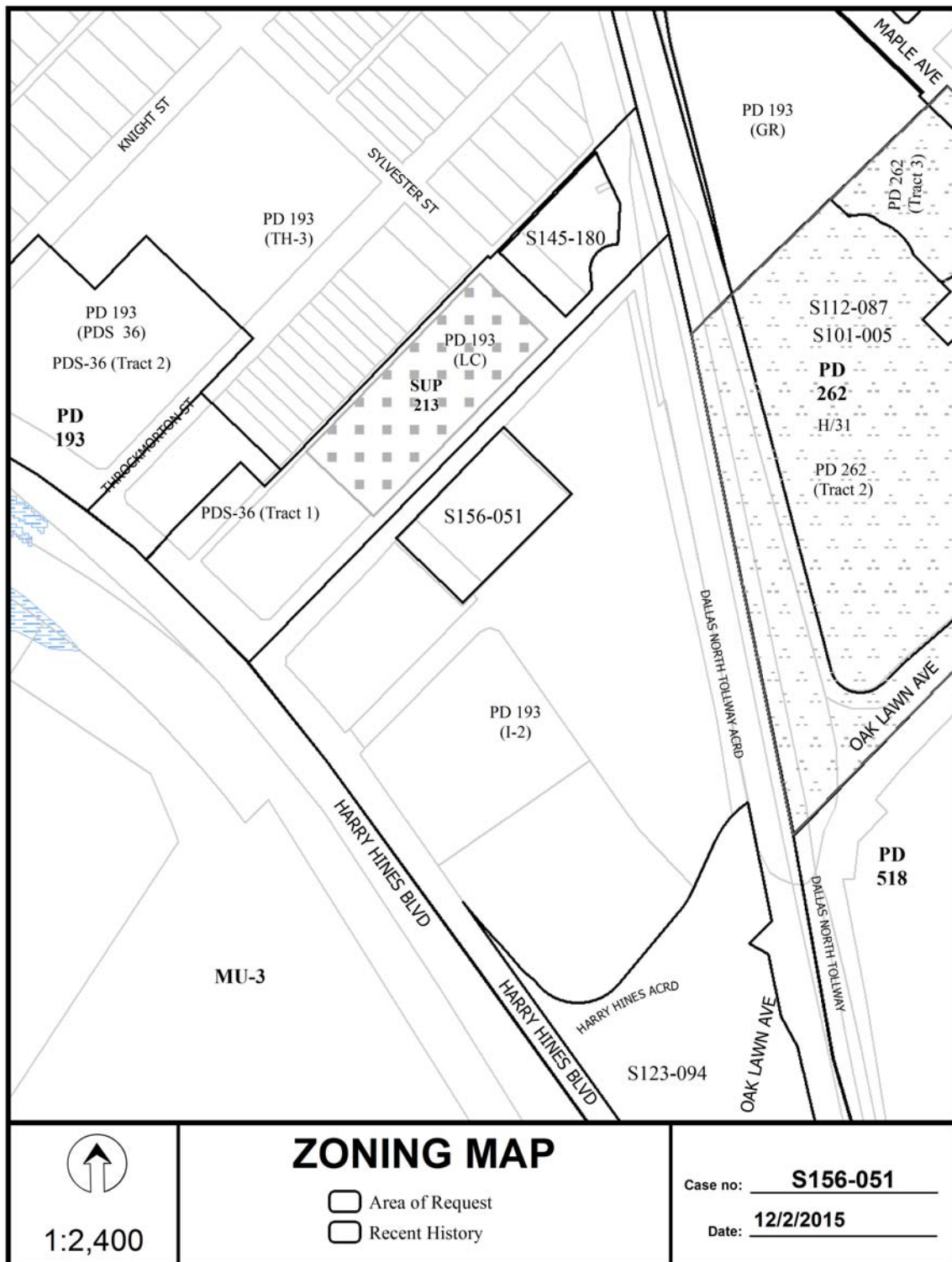
1. S145-180 was an application northeast of the present request to replat a 0.602-acre tract of land containing all of Lot 7 and part of Lots 8 and 9 in City Block 29/2281 into one lot on property located at Sylvester Street and Reagan Street, north corner. The request was approved June 4, 2015, but has not been recorded.
2. S123-094 was an application to create one 0.834-acre lot and one 0.395-acre lot along with 4.958 acres of right-of-way reserved for Oak Lawn Avenue in City Block 1/1000 from a 1.229 acre tract of land and situated on property located at 3630 Harry Hines Boulevard. The request was approved on March 21, 2013, and recorded on June 12, 2014.
3. S112-087 was an application east of the present request to replat a 12.65-acre tract of land containing all of Lot 1B and a 0.1861 acre tract of land in City Block A/1007 into one lot on property bounded by Dallas North Tollway, Maple Avenue and Oak Lawn Avenue. The request was approved on July 9, 2013, but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of PD 193 (I-2); therefore, staff recommends approval subject to compliance with the following conditions:

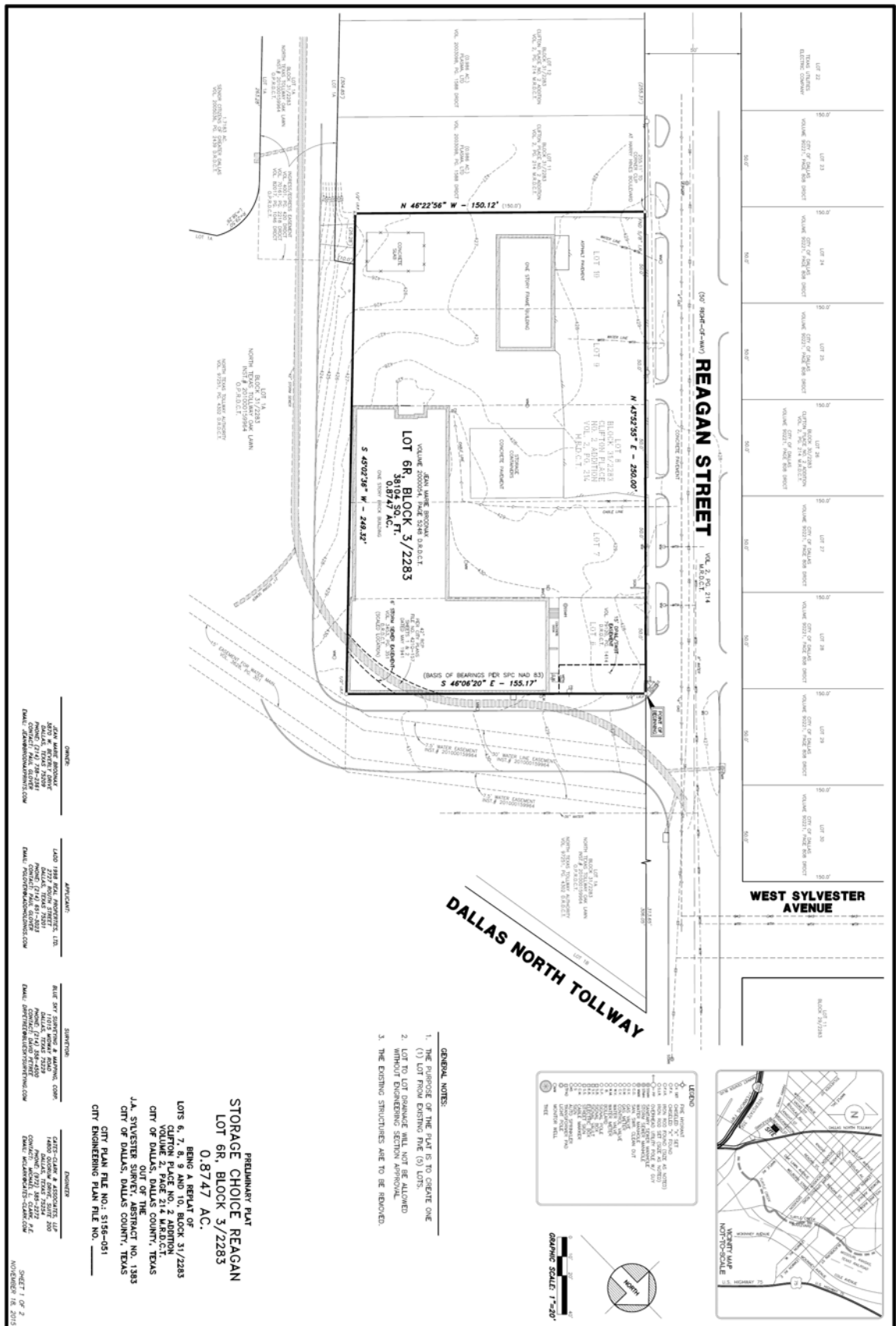
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d).
2. Department of Sustainable Development and Construction,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

4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a)(b)
7. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection." Section 51A-8.617
8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. The maximum number of lots permitted by this plat is 1. Sections 51A-8.501(a) and 51A-8.503(a)
10. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
13. On the final plat add note: "NTTA approval may be required for any driveway modification or new access point(s)."
14. On the final plat, the dedication of a storm sewer easement may be required upon engineering review.
15. On the final plat show recording information on all existing easements within 150 feet of the property. Survey Manual
16. On the final plat show two control monuments.
17. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)

18. Water main extension is required by Private Development Contract. Section 49-62(f)(1)
19. On the final plat, change "West Sylvester Avenue" to "Sylvester Street". Section 51A-8.403(a)(1)(A)(xii)
20. On the final plat identify the property as Lot 6A in City Block 31/2283. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)







CITY PLAN COMMISSION**THURSDAY, DECEMBER 17, 2015****FILE NUMBER:** S156-052**Senior Planner:** Sharon Hurd, AICP**LOCATION:** South Cesar Chavez Boulevard and Bluebell Street, north corner**DATE FILED:** November 20, 2015**ZONING:** PD 317 (Subdistrict 4, Tract 2)**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 2.021-acre**MAPSCO:** 44D**APPLICANT/OWNER:** W&D Holden #1, FLP

REQUEST: An application to create one lot from a 2.021-acre tract of land in City Blocks 471 and 160 on property located at South Cesar Chavez Boulevard and Bluebell Street, north corner.

SUBDIVISION HISTORY:

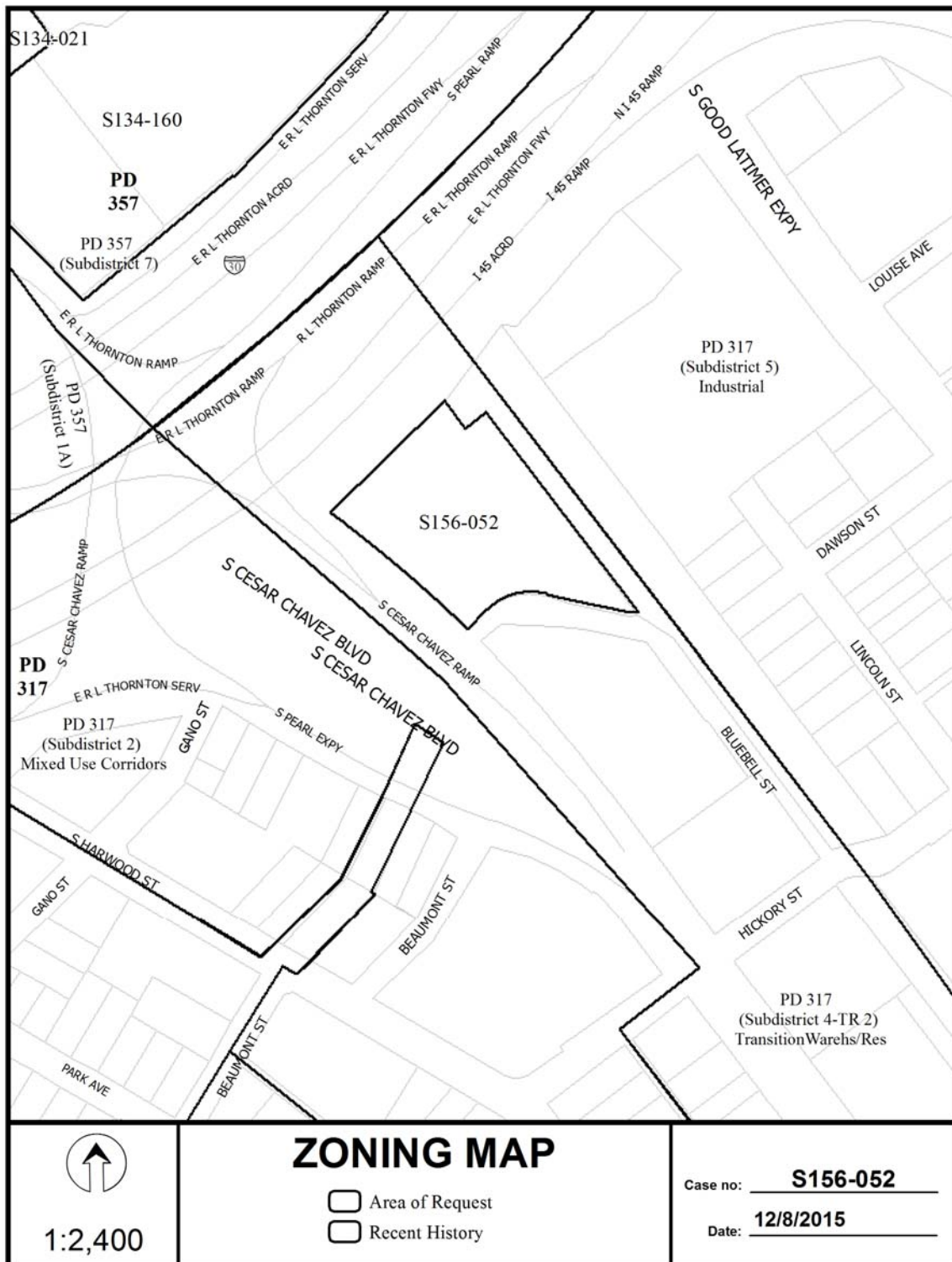
1. S134-160 was an application northeast of the present request to replat a 7.147-acre tract of land containing part of Lot 1 in City Block 3/157, part of City Block 1/159, Lots 1 through 10 in City Block 2/159, part of Lots 1 and 2 in City Block 36/168, Lots 1 through 3, and 19 through 24, part of Lots 4 through 8 and Lots 17 and 18 in City Block 35/169; Lots 2 through 6, 10, part of Lots 1, 7, and 9 in City Block 159; and abandoned right-of-way for Paris Street, Eakins Street, Paxton Street, and alley into one lot on property located at 835 South Good-Latimer Expressway. The request was approved June 19, 2014, but has not been recorded.
2. S134-021 was an application northeast of the present request to replat a 4.670-acre tract of land containing all of Lots 1 through 5, part of Lots 6, 10, 11, and part of an abandoned 20" wide alley in City Block 4/156; all of Lots 2 through 9, 14 through 22, part of Lots 1, 10, 12 13, and part of an abandoned 20-foot wide alley across City Block 3/157; and part of abandoned Paris Street to create one lot located between Farmers Market Way and South Cesar Chavez Blvd south of Canton Street. The request was approved on November 21, 2014, but has not been recorded.

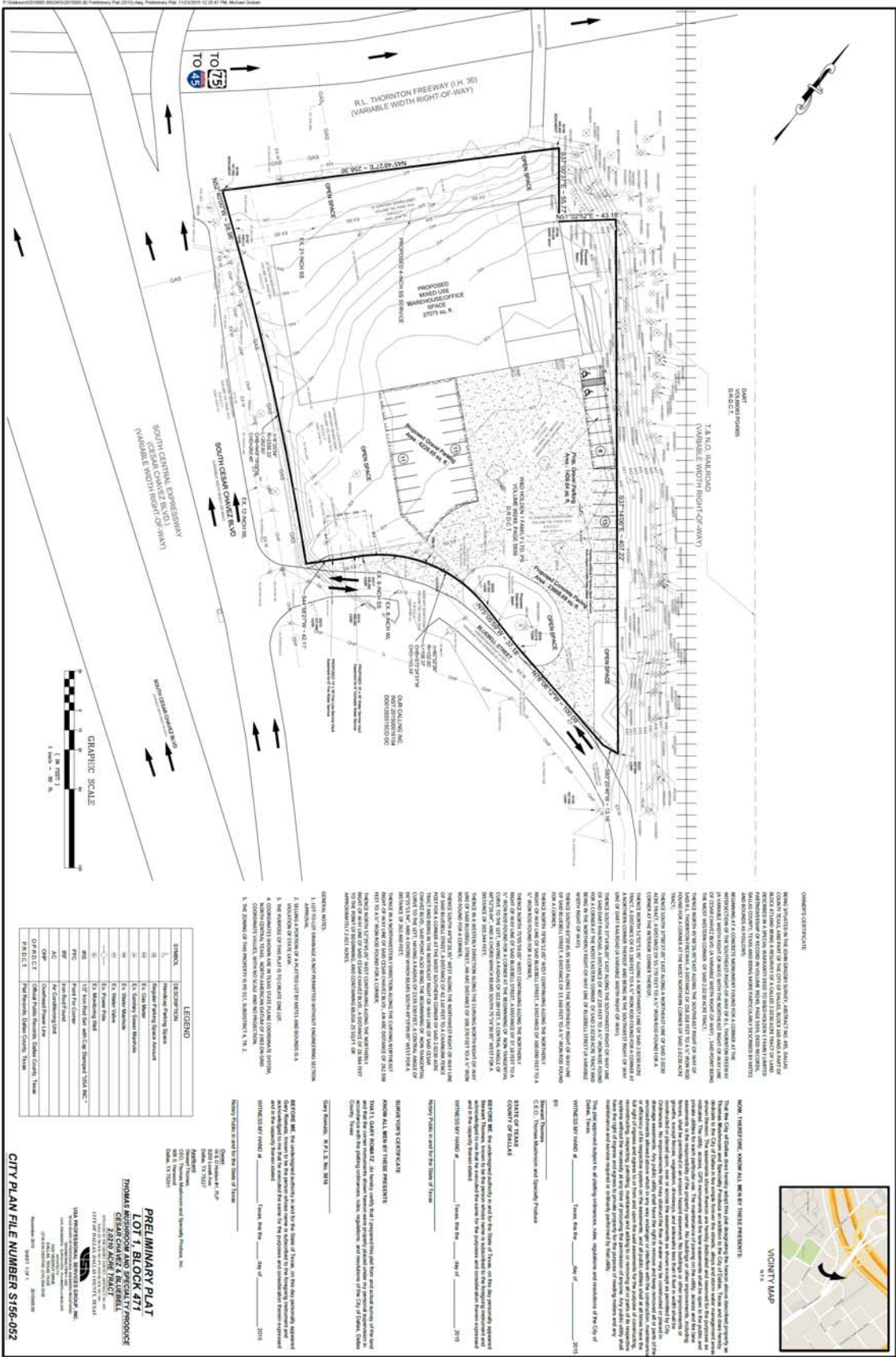
STAFF RECOMMENDATION: The request complies with the requirements of PD 317 (Subdistrict 4, Tract 2); therefore, staff recommends approval subject to compliance with the following conditions:

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

4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a)(b)
7. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection." Section 51A-8.617
8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. The maximum number of lots permitted by this plat is 1. Sections 51A-8.501(a) and 51A-8.503(a)
10. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval". Section 51A-8.611(e)
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
13. On the final plat dedicate 28 feet of right-of-way from the established center line of Bluebell Street. Sections 51A-8.602(c) and 51A-8.604(c)
14. On the final plat, add the following note: "TXDOT approval may be required for any driveway modification or new access point(s)."
15. Comply with Mill Creek drainage requirement. Finish floor elevation must be 3 feet above nearest inlet, top of curb. Section 51A-8.611(d) and C.9 of Mill Creek, Master Drainage Plan Study
16. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)
17. On the final plat show recording information on all existing easements within 150 feet of the property. Survey Manual

18. On the final plat, show two control monuments.
19. On the final plat all utility easement abandonments must be shown with the correct recording information. Platting Guidelines
20. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)
21. Existing water and/or wastewater easements must be shown and/or increased to conform to current design standards. The minimum DWU easement size is 20 feet for water or wastewater and is 25 feet for an easement having both water and wastewater. Section 49-60(d) and Water & Wastewater Design Manual, Table 1.8.3 pg. 1-10
22. On the final plat, remove the building footprint of all proposed improvements from the face of the plat. Building Inspections
23. On the final plat, remove the labels "SOUTH CESAR CHAVEZ BLVD", "SOUTH CENTRAL EXPRESSWAY", and "(CESAR CHAVEZ BLVD.)", and replace them with one label of "CESAR CHAVEZ BOULEVARD (f.k.a. CENTRAL EXPRESSWAY)". Section 51A-8.403(a)(1)(A)(xii)
24. On the final plat identify the property as Lot 1 in City Bock A/471. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)





CITY PLAN COMMISSION**THURSDAY, DECEMBER 17, 2015****FILE NUMBER:** S156-038**Senior Planner:** Sharon Hurd, AICP**LOCATION:** 2130 Roanoke Avenue, between Harry Hines Boulevard and Huron Drive**DATE FILED:** November 18, 2015**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 0.517-acre**MAPSCO:** 33M**APPLICANT/OWNERS:** John R. Bowland

REQUEST: An application to replat a 0.517-acre tract of land containing all of Lots 4-6 in City Block 1/5764 into one 13,500 square foot lot and one 9,000 square foot lot on property located at 2130 Roanoke Avenue, between Harry Hines Boulevard and Huron Drive.

NOTICES: 25 notices were sent to property owners within 200 feet of the property on December 1, 2015.

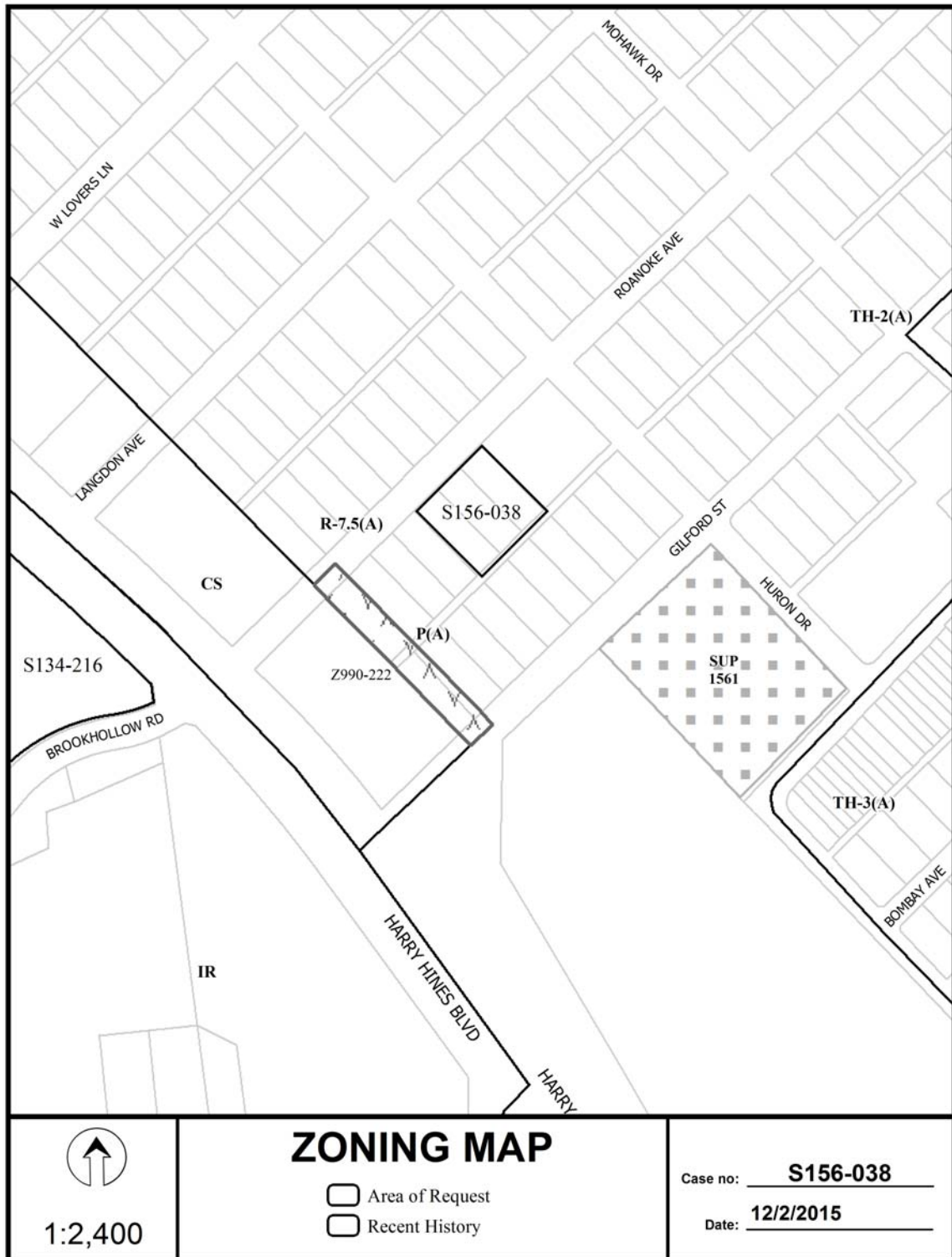
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.

STAFF RECOMMENDATION: The request complies with the requirements of the R-7.5(A) zoning district, which stipulates a minimum lot size of 7,500 square feet. Section 51A-8.503 of the Development Code states that "lots must conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets". The existing site is located within an area with lots that share a similar lot pattern and size, with measurements of 50 feet by 150 feet, predominately. At 13,500 square feet, the proposed Lot 6R will be 80 percent larger than most of the other platted lots in the vicinity. Lot 4R, with an area of 9,000 square feet, is proposed to be 20 percent larger than the surrounding lots.

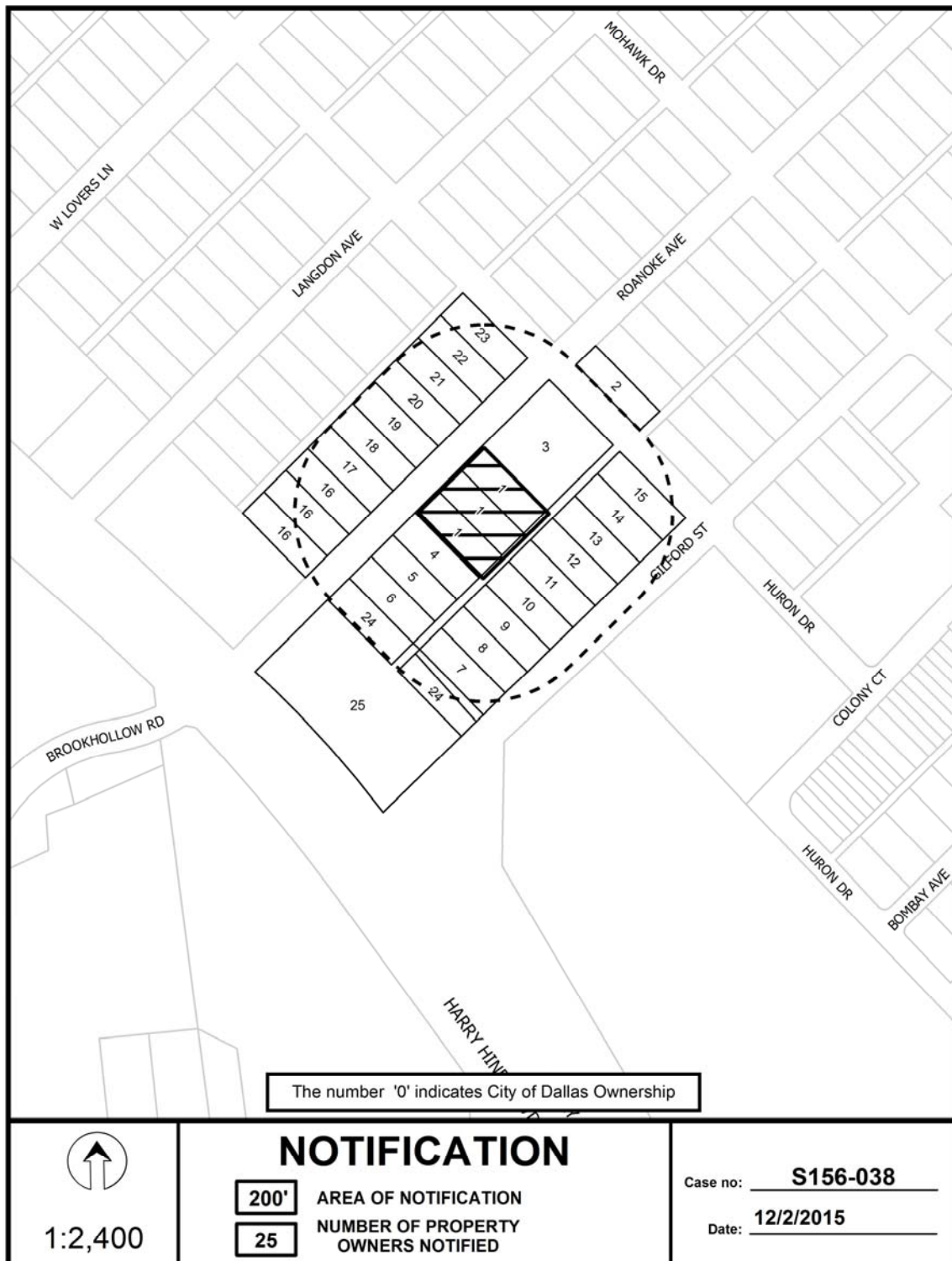
The existing single family dwelling on the site was built over 70 years ago and currently traverses two platted lots. Since the time of construction, the two adjoining lots have been recognized as a legal building site (commonly known as a "z-bar" lot) and additional permits have subsequently been issued. The approval of this replat will allow the existing structure on proposed Lot 6R to remain, while eliminating the encroachment over the common property line. No further construction is planned at this time. Taking these factors into consideration, staff recommends approval subject to compliance with the following conditions:

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

3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a)(b)(c)(d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a)(b)
7. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
8. On the final plat include two boundary corners tagged with these coordinates: "State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. The maximum number of lots permitted by this plat is 2. Sections 51A-8.501(a) and 51A-8.503(a)
10. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
11. Provide a detailed grading plan prepared by Professional Engineer. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
12. On the final plat show recording information on all existing easements within 150-feet of the property. Platting Guidelines
13. On the final plat choose a new or different addition name. Platting Guidelines
14. On the final plat, show two control monuments. Survey Manual
15. On the final plat, add the Owner's Dedication. Survey Manual
16. On the final plat, increase the font size to ensure that all text on the face of the plat is legible. Survey Manual
17. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)
18. On the final plat identify the property as Lots 4A and 5A in City Book 1/5764. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).







Notification List of Property Owners

S156-038

25 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2130 ROANOKE AVE	BOWLAND JOHN R
2	2202 ROANOKE AVE	TURNER MATT & LAURA E
3	2146 ROANOKE AVE	BOWLAND JOHN RILEY
4	2126 ROANOKE AVE	LOPEZ FERNANDO & DIANA
5	2122 ROANOKE AVE	ZUNIGA RUBEN
6	2118 ROANOKE AVE	RANGEL REINOL
7	2119 GILFORD ST	WEAR LORENA & JOHN
8	2123 GILFORD ST	WEAR JOHN
9	2127 GILFORD ST	ARRIAGA JAVIER
10	2131 GILFORD ST	BERMUDEZ ROBERTO & LETICIA SAINZ
11	2135 GILFORD ST	GABORNI MARIA
12	2139 GILFORD ST	ARGUETA CINDY
13	2143 GILFORD ST	GARZA CHRIS & LUZ C DELIRA
14	2147 GILFORD ST	ASTORGA VERONICA & JORGE
15	2151 GILFORD ST	ALBARRAN ALEJANDRA &
16	2115 ROANOKE AVE	TREJO XOCHITL R
17	2127 ROANOKE AVE	SOTO JORGE &
18	2131 ROANOKE AVE	PENA FLORENTINO G & CONCEPCION
19	2135 ROANOKE AVE	PIMENTEL JORGE M
20	2139 ROANOKE AVE	ZARAGOZA LETICIA
21	2143 ROANOKE AVE	GOMEZ EUGENIO &
22	2147 ROANOKE AVE	ALPIZAR HORACIO
23	2151 ROANOKE AVE	CRUZ GERARDO
24	2110 ROANOKE AVE	LACARRA ANTONIO
25	8014 HARRY HINES BLVD	RED BARN HOLDINGS LP

FILE NUMBER: M156-001**DATE FILED:** October 27, 2015**LOCATION:** Northeast quadrant of West Illinois Avenue and South Walton Walker Boulevard/Spur 408**COUNCIL DISTRICT:** 3**MAPSCO:** 52P**SIZE OF REQUEST:** Approx. 22.397 acres**CENSUS TRACT:** 107.04

APPLICANT: Shawn Thomas**OWNER:** The Gospel Lighthouse**REPRESENTATIVE:** John Blacker

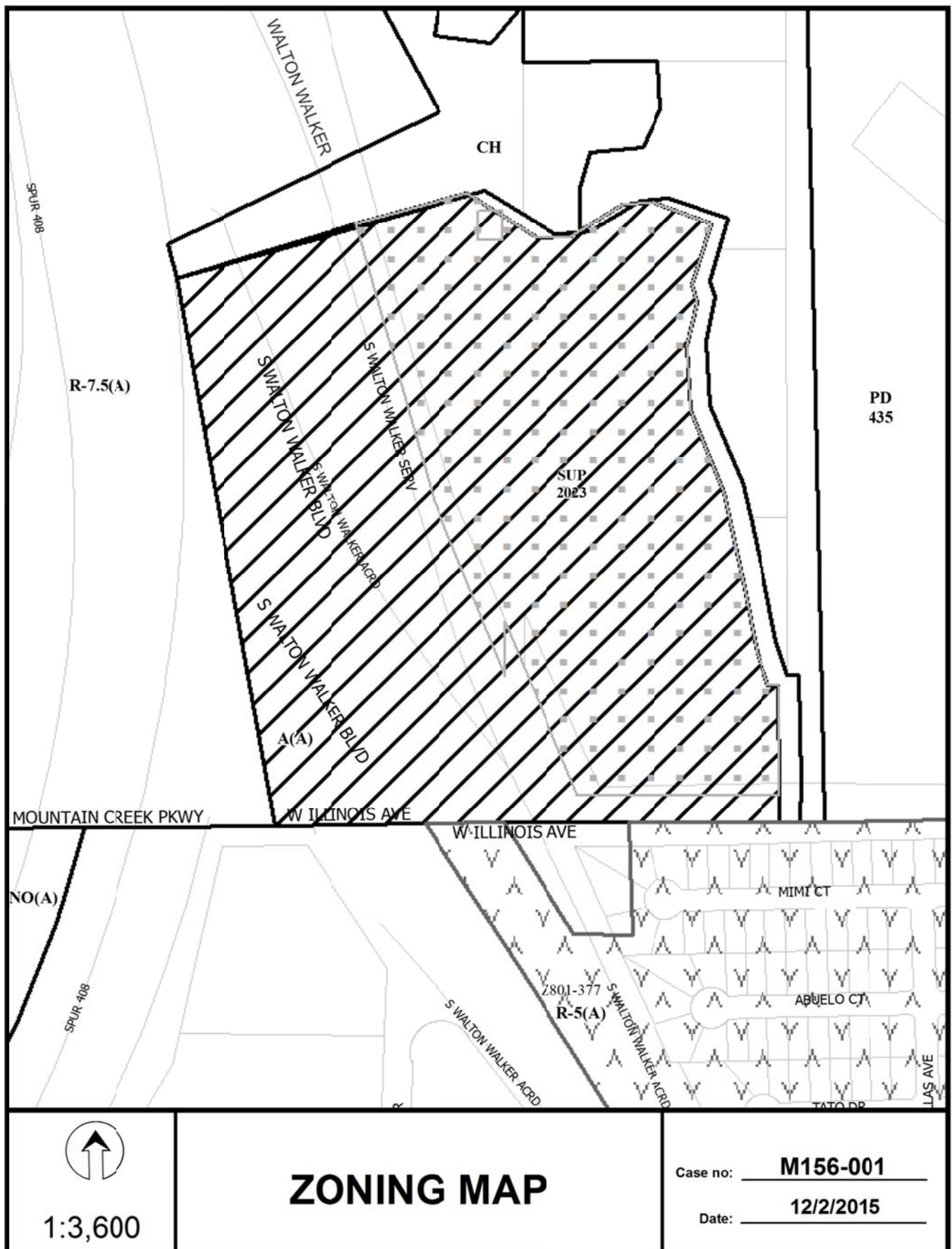
REQUEST: An application for a minor amendment to the site plan for Specific Use Permit No. 2023 for an open-enrollment charter school on property zoned an A(A) Agricultural District, located in the northeast quadrant of West Illinois Avenue and South Walton Walker Boulevard/Spur 408.

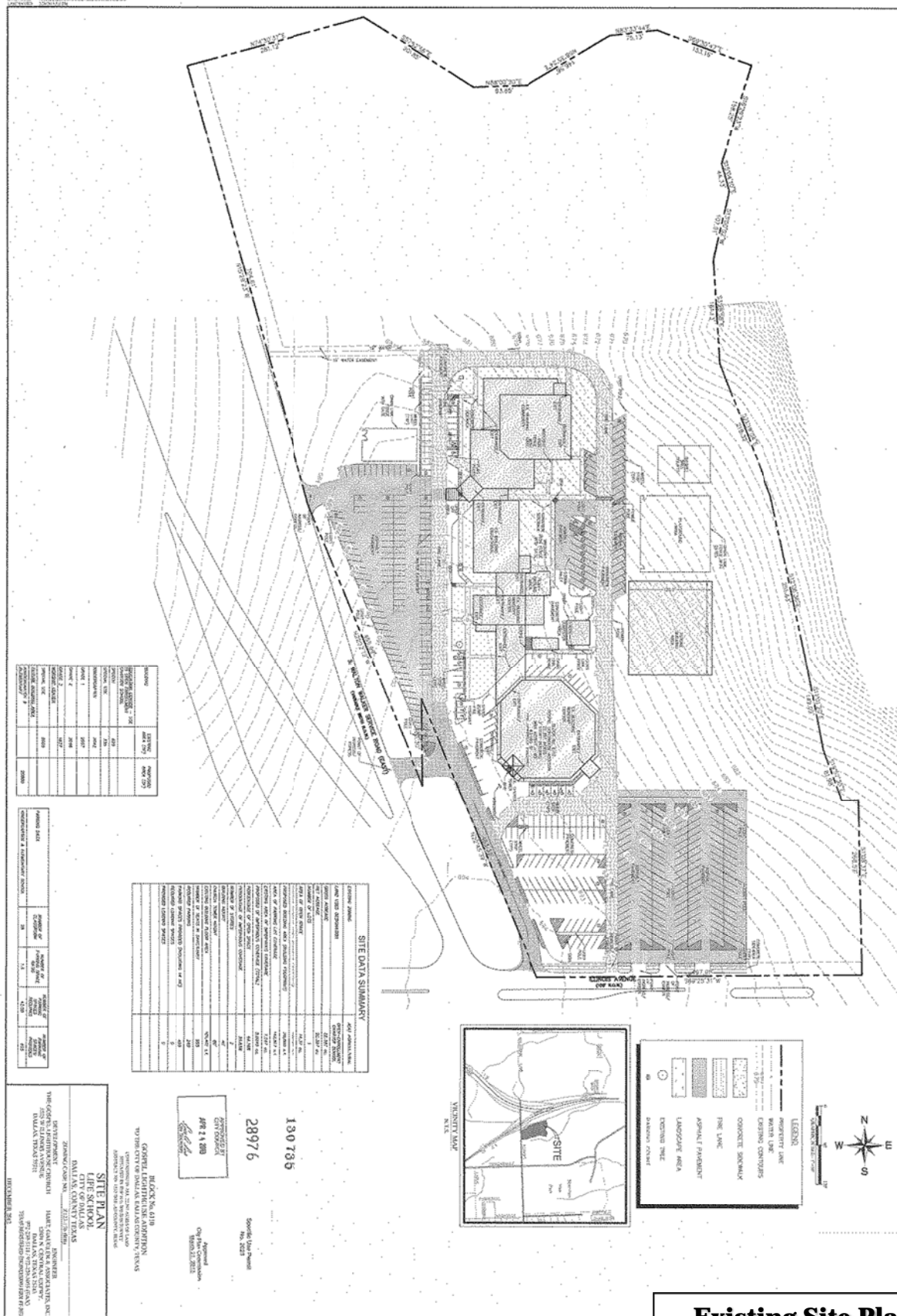
On April 24, 2013, the City Council passed Ordinance No. 28976 which established Specific Use Permit No. 2023 on property at the above location.

At this time, the property owner has submitted an application for consideration of a minor amendment to the site plan in order to redistribute approximately 20,800 square feet of floor area to certain areas of the campus. Of the 20,800 square feet of floor area that is being redistributed, 8,600 square feet is being used to construct 6 additional classrooms for 4th and 5th grades and a science laboratory, with the remaining 12,200 square feet of floor area for future development. There are no changes to the overall floor area that was approved by City Council.

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

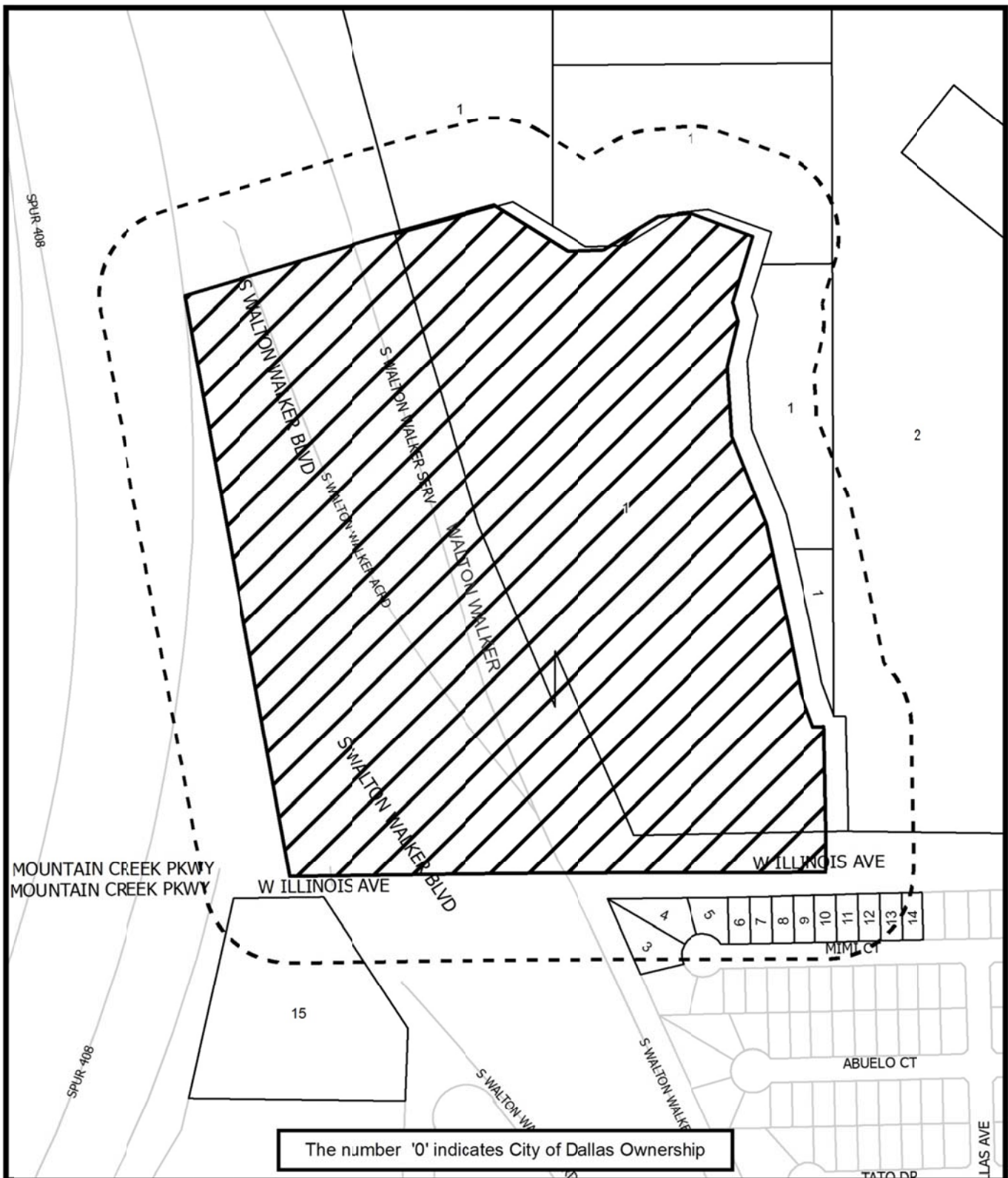
STAFF RECOMMENDATION: Approval





<p style="text-align: center;">List of Officers Gospel Lighthouse Church of Dallas</p>
--

- Gregg Headley, President
- Barry Gordon, Secretary
- Frank Aguilar, Treasurer
- Carl Cathey, Board Member
- Dan Craig, Board Member
- Cynthia Gonzales, Board Member
- Adam Pacherco, Board Member



1:3,600

NOTIFICATION

200'

AREA OF NOTIFICATION

15

NUMBER OF PROPERTY
OWNERS NOTIFIED

Case no: **M156-001**

Date: **12/2/2015**

Notification List of Property Owners

M156-001

15 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5355 W ILLINOIS AVE	GOSPEL LIGHTHOUSE CHURCH THE
2	2355 DUNCANVILLE RD	Dallas ISD
3	5257 MIMI CT	GANDARILLA MARTIN &
4	5253 MIMI CT	NIETO JOSE L
5	5249 MIMI CT	RUBIO NOEL ANTONIO
6	5245 MIMI CT	DELEON ROBERTO & MAYRA V
7	5241 MIMI CT	BURCIAGA BERTHA
8	5237 MIMI CT	HOWARD TAMEKA
9	5233 MIMI CT	AVILA JOSE H &
10	5229 MIMI CT	MILLER JEANELL B
11	5225 MIMI CT	BENAVIDEZ JOSE
12	5221 MIMI CT	HERNANDEZ MARIA P
13	5217 MIMI CT	PINEDA JOSE &
14	5213 MIMI CT	CENICEROS SANDRA E
15	5606 W ILLINOIS AVE	FIRST UNITED PENTECOSTAL

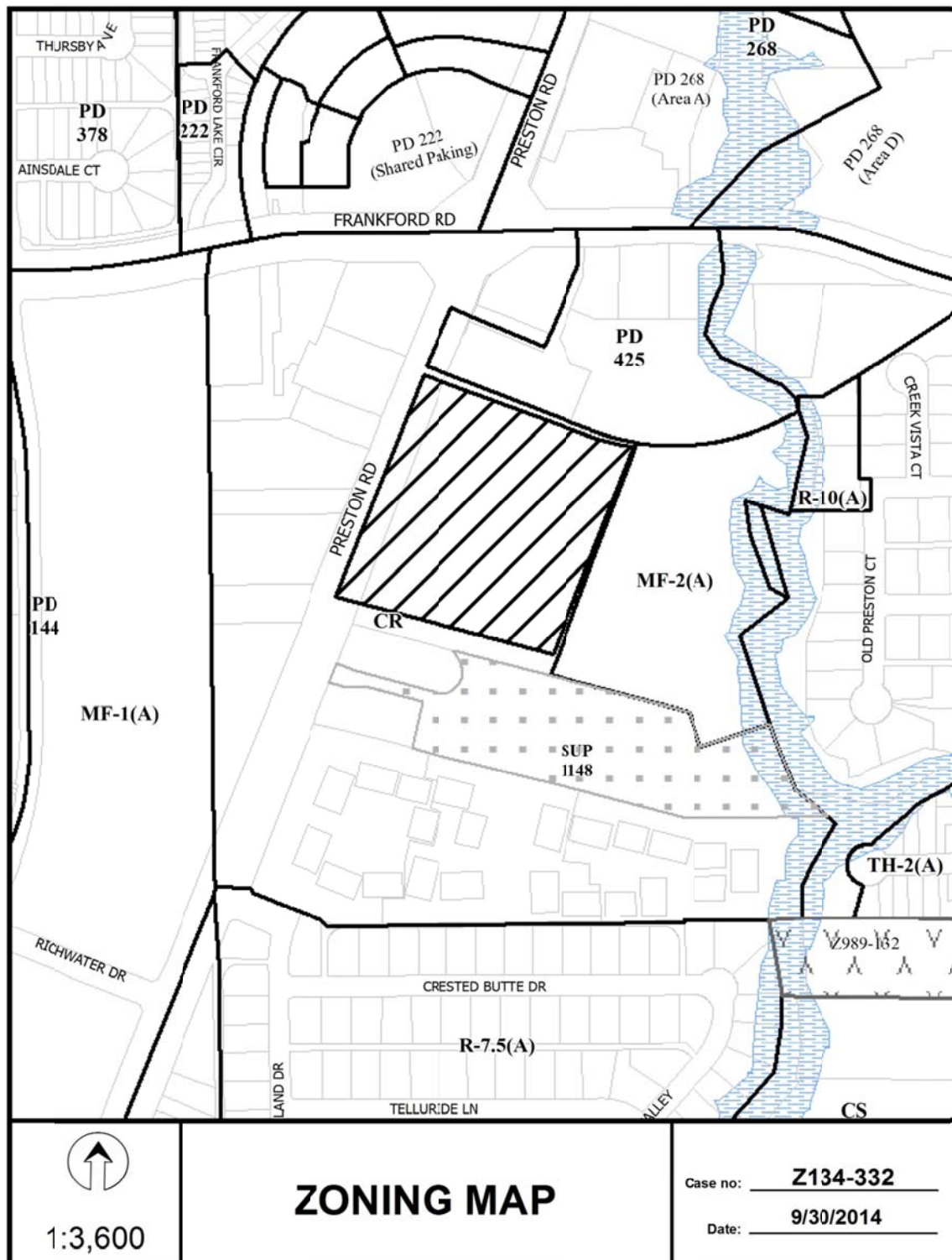
FILE NUMBER: W156-004**DATE FILED:** November 30, 2015**LOCATION:** East side of Preston Road, South of Frankfort Road**COUNCIL DISTRICT:** 12**MAPSCO:** 5-G**SIZE OF REQUEST:** + 6.29 acres**CENSUS TRACT:** 317.08**MISCELLANEOUS DOCKET ITEM:****APPLICANT:** Caddo Preston Plaza LLC**OWNER:** Caddo Preston Plaza LLC**REPRESENTATIVE:** Rob Baldwin

REQUEST: An application for a waiver of the two-year waiting period to submit an application to rezone property zoned an MO-2 Mid-Range Office District with deed restrictions on the east side of Preston Road, south of Frankfort Road.

SUMMARY: The City Plan Commission recommended approval of an application (Z134-332) for an MU-3 Mixed Use District with deed restrictions volunteered by the applicant on property zoned a CR Community Retail District. Alternatively, City Council approved an MO-2 Mid-Range Office District on April 8, 2015. The new zoning created nonconforming retail uses and limited retail uses on the property. This was not the intention of the applicant.

According to Section 51A-4.701(d) of the Dallas Development Code, a new zoning application on this property cannot be filed prior to April 8, 2017 without a waiver of the two-year waiting period. Per the code, "The commission may waive the time limitation if there are changed circumstances regarding the property sufficient to warrant a new hearing." There are no circumstances regarding the property that have changed since this zoning case was approved.

Staff Recommendation: Denial



APPLICATION FOR WAIVER OF TWO-YEAR WAITING PERIOD

Zoning File No. Z134-332

Location East side of Preston Road, south of Frankford Rd (17950 Preston Rd)

Date of last CPC or CC Action April 8, 2015

Applicant's Name, Address & Phone Number _____

Rob Baldwin, Baldwin Associates, 3904 Elm Street Suite B, Dallas TX 75226, 214-824-7949

Property Owner's Name, Address and Phone No., if different from above

Caddo Preston Plaza LLC, 2811 McKinney Avenue #210, Dallas, TX 75204

State briefly change of circumstances since the last hearing on the property that would warrant reconsideration of another request in less than two years.

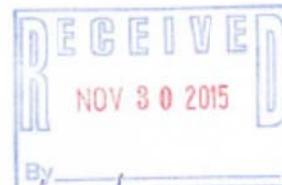
The zoning change that was approved created non-conforming retail uses. It was not the intention to create non-conforming uses or to limit retail uses.



Applicant's Signature

See attached letter

Owner's Signature (if individual) or
Letter of Authorization (from corporation/partnership)



11/30/15
Date Received
Fee: \$300.00

W156-004



November 24, 2015

Neva Dean
Assistant Director of Planning
City of Dallas
City Hall
1500 Marilla Street, Room 5BN
Dallas, TX 75201-6390

Re: Letter of Authorization
17950 Preston Road

Dear Ms. Dean:

I am the owner of the property located at 17950 Preston Road. As the owner of this property and zoning applicant, please accept this letter as my authorization to allow Robert Baldwin with the firm of Baldwin Associates to represent me in requesting a zoning change to GO(A) for this property.

Thank you for your assistance with this matter.

Best regards,

A handwritten signature in blue ink that reads "Dustin Schilling". The signature is stylized with a large, looped "D" and a long, sweeping underline.

Dustin Schilling

4228 N. Central Expressway, Suite 210
Dallas, TX 75206

PLANNER: Aldo Fritz

FILE NUMBER: Z145-360(AF) **DATE FILED:** September 18, 2014**LOCATION:** Generally located north of South Belt Line Road and northeast of Foothill Road**COUNCIL DISTRICT:** 8 **MAPSCO:** 69A-T**SIZE OF REQUEST:** Approx. 4.25 acres **CENSUS TRACT:** 171.02

APPLICANT/ OWNER: Dave Williams/W.G. Properties**REPRESENTATIVE:** Dave Williams**REQUEST:** An application for an IM Industrial Manufacturing District on property zoned an MF-1(A) Multifamily District.**SUMMARY:** The applicant indicates they have been using the property to store equipment along with other operations for their business on the adjoining site zoned IM. However, the use is not permitted in MF-1(A).**STAFF RECOMMENDATION:** Hold under advisement to March 17, 2016.**PRIOR CPC ACTION:** On November 19, 2015, CPC recommended to hold under advisement to December 17, 2015 to give the applicant an opportunity to look at possible development scenarios. The applicant has requested additional time to explore these scenarios.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

1. *Performance impacts upon surrounding property* – The north side of South Beltline is home to a variety of industrial uses and intensities. North and west of the industrial uses is multifamily and single family zoning. The land use pattern clearly delineates the industrial uses to be closer to South Belt Line Road. Due to the residential adjacency, rezoning the property to the most intense zoning district would have a negative impact upon the residential property. IM zoning is not a desirable district next to residential zoning.
2. *Traffic impact* – A Traffic Impact Analysis was provided by the applicant. Staff determined that the level of intensity of IM zoning could have a negative impact upon the surrounding street system.
3. *Comprehensive Plan or Area Plan Conformance* – The requested land use change is not currently in compliance with the overall vision for the area that is depicted in the *Forward Dallas!* Plan, which calls for a Residential Neighborhood Building Block.

Zoning History: There have not been any recent zoning changes requested in the area within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
South Beltline Road	Major Arterial	100'
Foothill Road	Minor Arterial	Varies

Traffic: A Traffic Impact Analysis was provided by the applicant. Staff determined that the level of intensity of IM zoning could have a negative impact upon the surrounding street system.

STAFF ANALYSIS:**Comprehensive Plan:**

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

This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections. Neighborhood "pocket parks" provide open space for families. Individual lot size, front yard and side yard setbacks, garage orientation and scale of the home varies from neighborhood to neighborhood. These areas rely primarily on cars for access, although traffic on neighborhood streets is expected to be low. Cutthrough traffic or spill over from commercial areas will be strongly discouraged. While public transit may be available, typically it involves longer walks to bus stops or the need to drive to park-and-ride facilities. Newly developed neighborhoods may provide better pedestrian access to community services through shorter block lengths, narrower streets, sidewalks and greenbelts with hike and bike trails and might also provide improved access to transit service. Public investment will focus on protecting quality of life by providing amenities such as parks, trails, road improvements and strong code enforcement.

Land Use:

	Zoning	Land Use
Site	MF-1(A)	Industrial (inside) for Light Manufacturing
North	R-7.5(A), MF-1(A)	Single Family, Undeveloped
East	IR	Industrial/Light Manufacturing
South	IM	Industrial/Light Manufacturing
West	MF-1(A)	Undeveloped

Land Use Compatibility:

The +/- 4.25 acres subject site is currently developed with Light Manufacturing uses. Industrial land uses located are to the south east and west and residential uses are located to the north. Staff does not anticipate the integration of an industrial land use on the site to degrade or change the already established land use pattern for the area. It is

Z145-360 (AF)

important to note the site's adjacency to residential will limit the development of the site. Residential adjacency requires greater setbacks and height restrictions.

Development Standards:

DISTRICT	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
MF-1 (A) Multi-Family	15'	15'	Min. lot 3,000 sq. ft 1,000 sq. ft.-E 1,4000 sq. ft.-1 BR. 1,800 sq. ft.- 2 Br +200 sq. ft. each add BR	36'	60%	Proximity Slope Visual Intrusion	Multifamily, duplex, single family
Proposed							
IM Industrial Manufacturing	15'	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	110' 8 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail

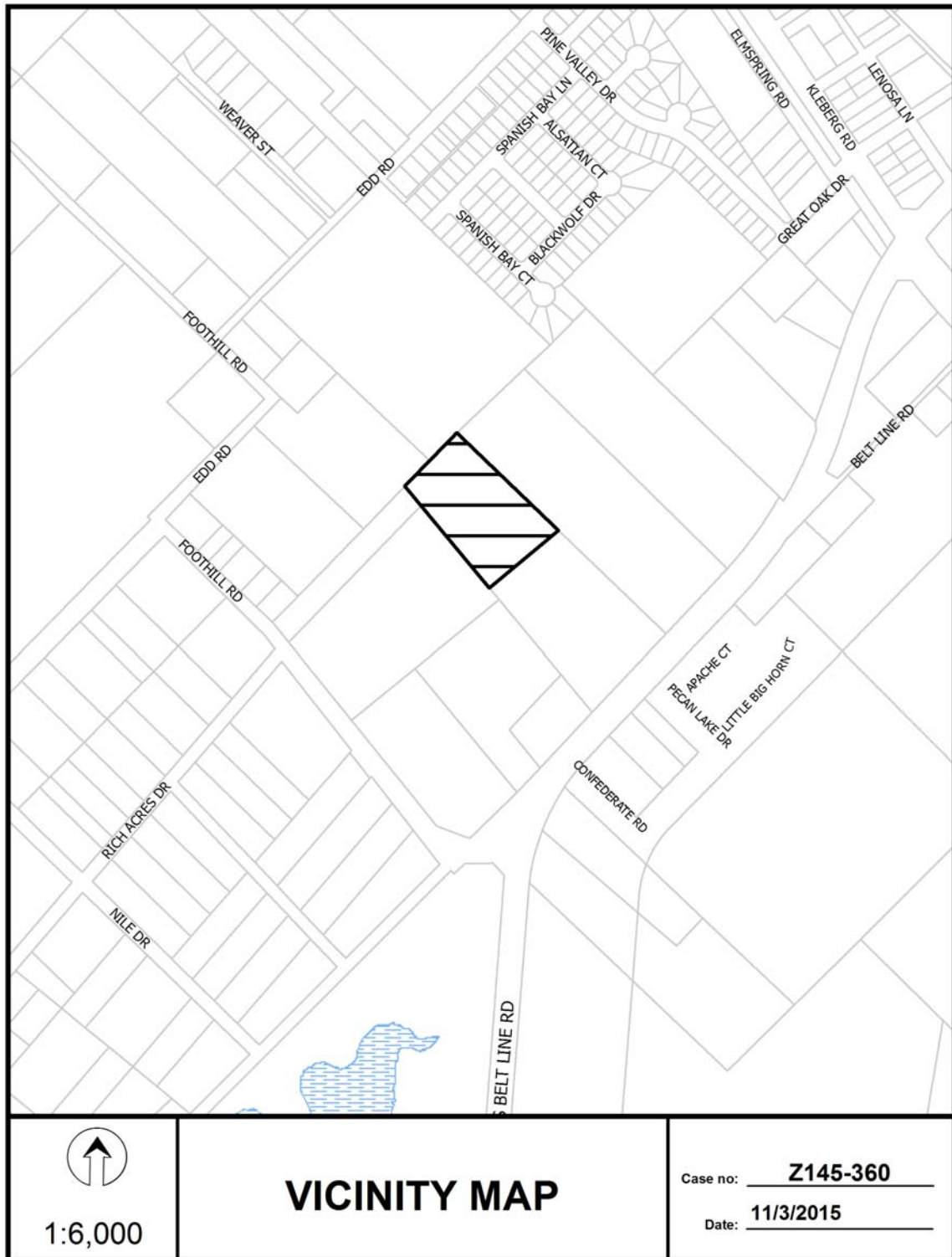
Landscaping: Landscaping requirements will be subject to Article X of the Dallas Development Code.

Z145-360 (AF)

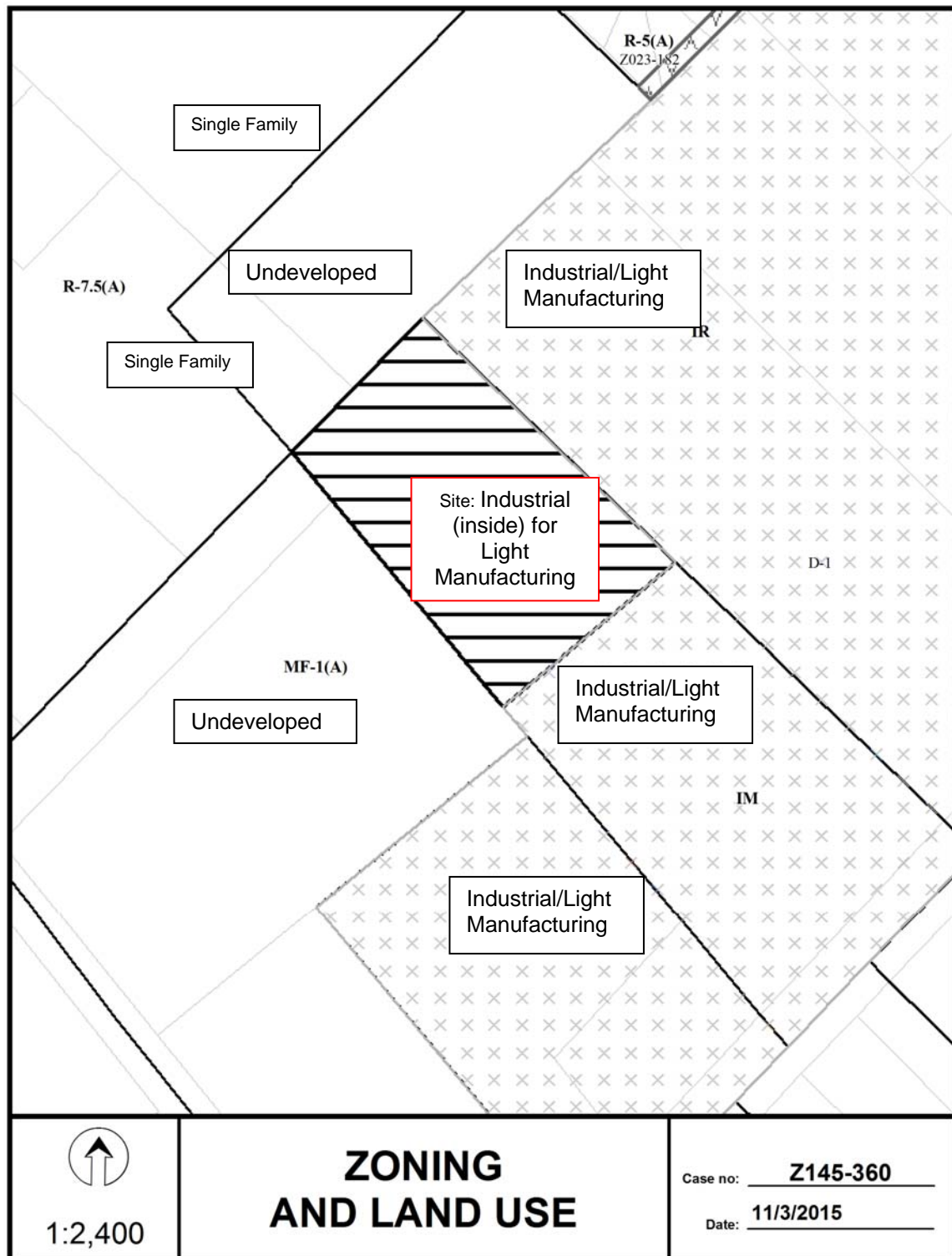
List of Property Owners

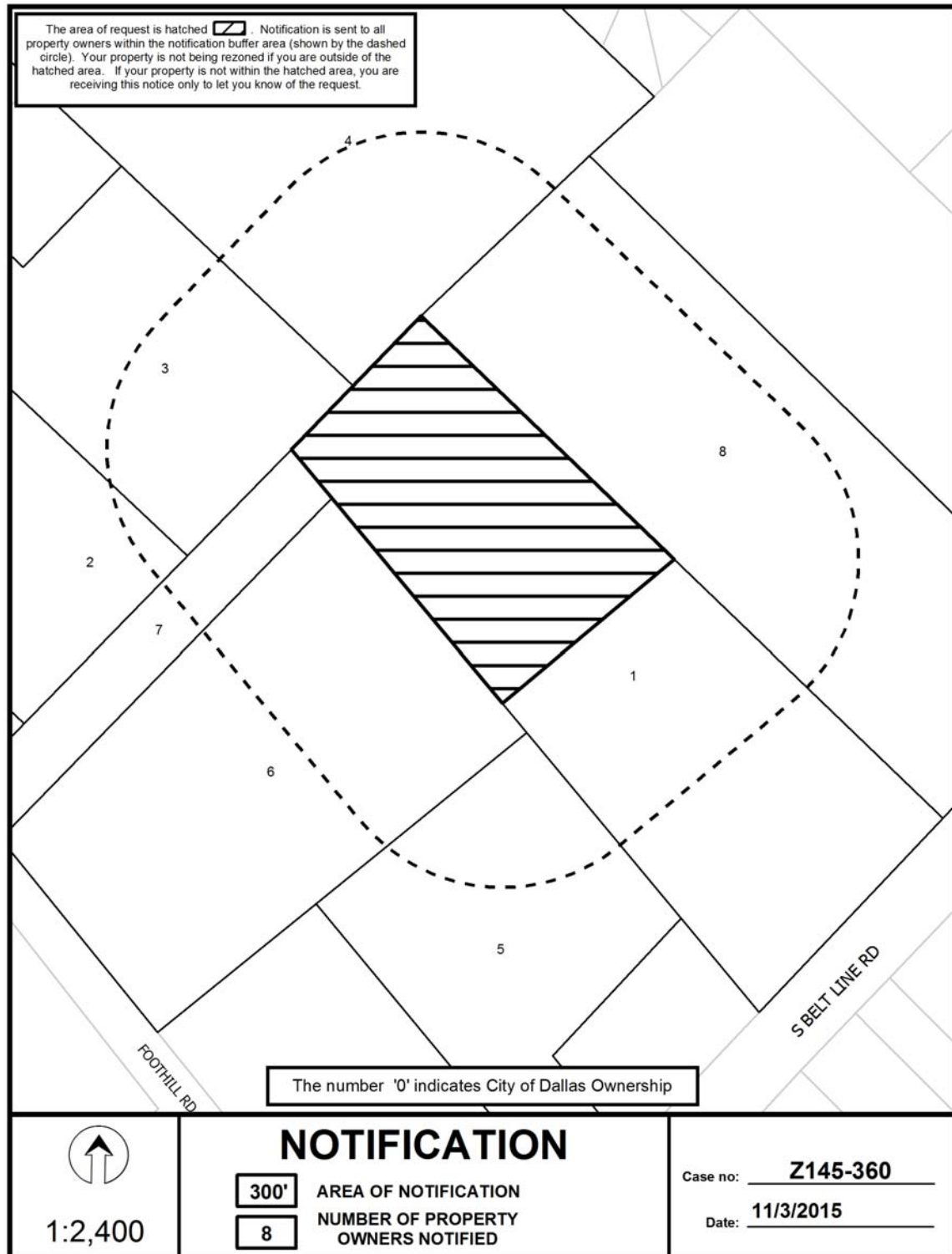
John Williams, Partner

John Gilbert, Partner









11/03/2015

Notification List of Property Owners

Z145-360

8 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2861 BELTLINE RD	WG PROPERTIES LP
2	3106 EDD RD	PEREZ MARTIN & ANGELA
3	3100 EDD RD	SANCHEZ JAIME C & MARIA E
4	3010 EDD RD	MACIAS CARLOS & MARTA LIDIA
5	2955 BELTLINE RD	AGUILAR MGMT & LEASING LLC
6	13200 FOOTHILL DR	AGUILAR MANAGEMENT &
7	13167 FOOTHILL DR	LUGO RUMULO & MARIA DE JESUS LUGO INFANTE
8	2805 BELTLINE RD	WG PROPERTIES LP

FILE NUMBER: Z145-333(RB)

DATE FILED: August 24, 2015

LOCATION: East Line of Mountain Creek Parkway, Southwest of West Kiest Boulevard

COUNCIL DISTRICT: 3

MAPSCO: 61B-A

SIZE OF REQUEST: Approximately 161.607 Acres

CENSUS TRACT: 165.21

APPLICANT/OWNER: Courtland Farms, LLC-Jon Napper, Manager

REPRESENTATIVE: Elsie Thurman

REQUEST: An application for an amendment to Subdistrict E, North Zone, within Planned Development District No. 521.

SUMMARY: The applicant is requesting an amendment to the existing Subdistrict E entitlements to permit the following: 1) permit a warehouse use and the office and retirement housing uses by right; 2) create a new use (utility or government installation other than listed for an indoor gun range for the exclusive use of the Dallas Police Department); 3) increase floor area; 4) increase density for residential uses; 5) increase height for nonresidential uses; and, 6) permit business zoning district sign regulations.

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

PRIOR CPC ACTION: On November 19, 2015, the City Plan Commission held this request under advisement until December 17, 2015 to permit the applicant to meet with area property owners. At this time, it is not known the outcome of the meeting.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval of the request based upon:

1. *Performance impacts upon surrounding property* – The request will expand upon permitted densities for residential uses and floor area for nonresidential uses within this subdistrict. Due to environmentally sensitive areas (i.e., significant topography) across the site affecting anticipated development, anticipated setbacks for building mass will ensure adjacent commercial, warehouse/distribution uses will not impact future residents within the eastern portion of this site (anticipated residential development). As the surrounding properties permit similar densities and floor area maximums as that requested (abutting the south side of the western half of the site), the requested increase in development rights are not expected to impact adjacent properties.
2. *Traffic impact* – Due to the site's accessibility to adjacent interstate roadways, typical trip generations will have efficient and safe access to the proposed residential development.
3. *Comprehensive Plan or Area Plan Conformance* – The request complies with the goals and policies of *Forward Dallas!*.

Zoning History:

Request, Disposition, and Date

- | | |
|-------------|---|
| 1. Z012-290 | Amend the Subdistrict E portion of PDD No. 521. On October 20, 2003, application returned to applicant as incomplete (initial submission date of August 28, 2002). |
| 2. Z012-291 | On June 25, 2003, the City Council approved an ordinance creating Planned Development District No. 655 for residential and retail uses on property formally in Planned Development No. 521. |

Thoroughfares:

Designation; Existing & Proposed ROW

IH 20	Freeway; Variable width ROW
Mountain Creek Parkway	Principal Arterial; Variable width ROW
West Kiest Boulevard	Principal Arterial; 100' & 100' ROW

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

STAFF ANALYSIS:

Comprehensive Plan:

The request complies with the following land use goals and policies of Forward Dallas! The subject site is a business park located in the Southern Sector. The proposed amendments will encourage the continued development of this area and provide needed residential options.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.2 Focus on Southern Sector development opportunities.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

Land Use Compatibility: On November 10, 1998, the City Council passed Ordinance No. 23711 which established Planned Development District No. 521 for Residential, Office and Retail Uses. The PDD is divided into both north and south subzones (IH 20 being the dividing line). PDD No. 521 possesses approximately 2,925 acres.

The applicant is requesting an amendment to Subdistrict E for consideration of the following: 1) permit a warehouse use and the office and retirement housing uses by right; 2) create a new use (utility or government installation other than listed for an indoor gun range for the exclusive use of the Dallas Police Department); 3) increase floor area; 4) increase density for residential uses; 5) increase height for nonresidential uses; and, 6) permit business zoning district sign regulations.

The site is undeveloped and possesses significant topography, rising approximately 60'-70' from west to east through the middle of the site, with warehouse uses being developed within the western half of the site and providing access to these distribution uses from Mountain Creek Parkway. The applicant has envisioned approximately 20 acres within the northeast quadrant for residential uses (anticipated multifamily and/or retirement housing) which will utilize a to-be-determined alignment of the extension of Capella Park Avenue from the east. This portion of the site rises approximately 60 feet from the center of the northern half of the site. Lastly, a conservation easement is anticipated within the southeastern quadrant of the site.

Surrounding land use is a mix of nonresidential uses along Mountain Creek Parkway, specifically the Dallas Police Department's Firearms Training Center abutting the site's northern boundary and a service area for Dallas Water Utilities at this site's northwest corner. Various warehouse/distribution and office uses are developed (or being developed) south along both sides of Mountain Creek Parkway. The site abuts PDD No. 655 to the east/southeast with the immediate adjacency within the PDD being single family uses. Lastly, park land and Mountain Creek Lake are situated along the western line of Mountain Creek Parkway.

The proposed increase in development rights is consistent with those found on adjacent properties. It should be noted that final development of the site will be somewhat restricted in that the challenges with developing across the topography within the eastern half of the site will surely lessen the building mass when compared to sites that are relatively flat. It should be noted that any development will require a development plan to be approved by the City Plan Commission.

Staff's only concern has been any development (that currently permitted as well as the submitted request) in close proximity to the above referenced Firearms Training Center. The facility has been at this location since the early 1960's, but has not had any issues regarding stray rounds leaving the various target trap locations. As a means of information to better understand the characteristics of this use and any impact on adjacent properties, the facility generally operates per the following:

- 1) daily use of the facilities utilizing both outside (three) and inside (one) shooting areas;
- 2) early morning/night activities-generally 20 times per year, beginning at 4 a.m. and/or ending at 10 p.m.; and,
- 3) each respective target trap is situated within berms approximately 20 feet tall.

As such, the applicant has agreed to an enhanced setback from the southern northern property line for any residential use. The building code will address any required sound attenuation to be incorporated into any residential development. In summary, staff is supportive of the request, subject to the attached revised conceptual plan and amending conditions.

Traffic: As noted within this material, the request will, in part, increase development rights over that currently permitted. As such, the applicant provided a traffic impact analysis that captures the applicant's vision, with an ability to adjust floor area (from warehouse) to other permitted uses. This methodology is consistent in assessing peak hour trip generations when a mixed use project is anticipated. Staff has reviewed this analysis and supports its findings.

Landscaping and Tree Mitigation: All properties in PDD No. 521 are subject to the Article X landscape requirements and tree preservation criteria. It is anticipated the applicant will be establishing a conservation easement to address anticipated tree mitigation. At this time, the applicant has not provided a tree survey, however one will be required prior to issuance of any building permits.

With respect to landscaping, Article X is enhanced by requiring various perimeter landscape buffers, ranging in depth depending on the whether a thoroughfare is divided or undivided, as well as requiring various landscape planting requirements that exceed Article X requirements.

As the applicant is anticipating the dominate use along the Mountain Creek frontage being nonresidential, staff is recommending this subdistrict comply with the above referenced summary for landscaping/buffering (see attached ordinance for specific detail) as typically found for those respective nonresidential developments along both sides of the thoroughfare, south of the site.

Provision	Existing Subdistrict E	Proposed Revision
USES	MIX OF CERTAIN USES	ADD WAREHOUSE, GOVT INSTALL. FOR DPD GUN RANGE; PERMIT OFFICE, RETIREMENT HOUSING BY RIGHT
F/S/R YARD SETBACKS	15'/5'/5'	15'/0'/0' WITH MINIMUM 100' SETBACK FROM NORTHERN P/L FOR A RESIDENTIAL USE
DENSITY	5 DU/AC W/MINIMUM LOT SIZE OF 2,000 SF	24 DU/AC WITH NO MINIMUM LOT SIZE FOR MF OR RETIREMENT HOUSING
FLOOR AREA RATIO	.195 FOR CERTAIN USES; .05 FOR ALL OTHER	PROVIDE FOR WAREHOUSE (1.6M SF), WITH INCREASES FOR IND. (INSIDE), RETAIL, OFFICE USES
STRUCTURE HEIGHT/STORIES	36 FEET/3 STORIES-RES.; NO MAX-NONRESIDENTIAL	RESIDENTIAL-36'/3 STORIES NONRESIDENTIAL-160'/NO MAXIMUM
LOT COVERAGE	60%	60%
LANDSCAPING	ARTICLE X PLUS SPECIFIC REGULATIONS RELATED TO THOROUGHFARE, INDUSTRIAL FRONTAGES	ART X PLUS SPECIFIC REGULATIONS RELATED TO THOROUGHFARE, INDUSTRIAL FRONTAGES
OFF-STREET PARKING	CODE	CODE
MITIGATION	ART X	ART X
SIGNS	NON-BUSINESS DISTRICT REGULATIONS	BUSINESS DISTRICT REGULATIONS

ARTICLE 521.

PD 521.

SEC. 51P-521.101. LEGISLATIVE HISTORY.

PD 521 was established by Ordinance No. 23711, passed by the Dallas City Council on November 11, 1998. Ordinance No. 23711 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. Subsequently, Ordinance No. 23711 was amended by Ordinance No. 24190, passed by the Dallas City Council on February 23, 2000, and Ordinance No. 24425, passed by the Dallas City Council on October 11, 2000.

SEC. 51P-521.102. PROPERTY LOCATION AND SIZE.

PD 521 is established on property generally located along both sides of Interstate Highway 20 between Spur 408 and Clark Road on the east and Mountain Creek Parkway and FM 1382 on the west. The size of PD 521 is approximately 2924.4699 acres.

SEC. 51P-521.103. DEFINITIONS AND INTERPRETATIONS.

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

(1) **SUBDISTRICT** means one of the subdistricts in this district. Each zone in this district contains several subdistricts.

(2) **THIS DISTRICT** means the entire planned development district created by this article.

(2.1) **GOVERNMENT INSTALLATION FOR AN INDOOR GUN RANGE** means an installation owned or leased by a government agency limited for the exclusive use of the Dallas Police Department for operations related to firing and training of firearms.

(3) **ZONE** means the North Zone or the South Zone.

(4) **PARKWAY** means the portion of a street right-of-way between the projected curb and the lot line of the Property.

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

(c) Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1c, S-1d, and S-10 are considered to be business zoning districts.

(d) Subdistricts S-2a, S-2b, S-3, S-4, S-5, S-6, S-7, S-8, S-9, and E are considered to be non-business zoning districts.

SEC. 51P-521.103.1. EXHIBIT.

The following exhibits are incorporated into this article:

- (1) Exhibit 521A: concept development plan – north zone and concept development plan – south zone.
- (2) Exhibit 521B: zone descriptions.
- (3) Exhibit 521C: subdistrict property descriptions.
- (4) Exhibit 521C1: Subdistricts B and B-1 property descriptions.
- (5) Exhibit 521C2: Subdistrict B-2 property description.
- (6) Exhibit 521D: single family subdivision plats.
- (7) Exhibit 521E: PD 187 development plans.
- (8) Exhibit 521F: side and rear yard landscape buffer for shared truck courts.
- (9) Exhibit 521G: business park entry feature.
- (10) Exhibit 521H: Subdistrict B-2 development plan.

SEC. 51P-521.104. CREATION OF SEPARATE ZONES AND SUBDISTRICTS.

(a) In general. This district is divided into a series of separate zones and subdistricts as described in this article. The boundaries of all zones and subdistricts are shown on the conceptual plans (Exhibit 521A).

(b) Zones. The largest subdivided areas in this district are the "zones." There are two zones: the North Zone and the South Zone. Both zones are described in Exhibit 521B.

(c) Subdistricts.

- (1) The North Zone is divided into seven subdistricts: A, B, B-1, B-2, C, D, and E.
- (2) The South Zone is divided into 14 subdistricts: S-1a, S-1b, S-1c, S-1d, S-2a, S-2b, S-3, S-4, S-5, S-6, S-7, S-8, S-9, and S-10.
- (3) Subdistricts B and B-1 are described in Exhibit 521C1. Subdistrict B-2 is described in Exhibit 521C2. All other subdistricts are described in Exhibit 521C.

SEC. 51P-521.105. CONCEPTUAL PLANS.

Development and use of the Property must comply with the conceptual plans entitled, "Concept Development Plan - North Zone" and "Concept Development Plan - South Zone." In the event of a conflict between the provisions of this article and the conceptual plans, the provisions of this article control.

SEC. 51P-521.106. DEVELOPMENT PLAN.

(a) A development plan for each phase of development must be approved by the city plan commission before issuance of any building permit within that phase. (See Subsection 51P-521.118(c) for additional requirements.)

(b) There is no time requirement for the submittal of a development plan within this district, and the portion of Paragraph (4) of Subsection (c), "Site Plan Procedure," of Section 51A-4.702, providing for submission of a development plan within six months of the city council approval of the PD ordinance, does not apply.

(c) For any single family detached development, an approved preliminary plat may be submitted to the city plan commission for approval as a development plan.

(d) Single family subdivision plats, approved and recorded at the county records building as of the date of passage of Ordinance No. 23711, for property located in this district, are recognized as approved development plans. Refer to Exhibit 521D for copies of these plats.

(e) The development plans that were approved pursuant to Planned Development District No. 187 are recognized as approved development plans within this district. Refer to Exhibit 521E for copies of these development plans.

(f) In Subdistrict B-2, development and use of the Property must comply with the Subdistrict B-2 development plan (Exhibit 521H). If there is a conflict between the text of this article and the Subdistrict B-2 development plan, the text of this article controls.

(g) If an applicant simultaneously submits a specific use permit request along with a request for development plan approval, no site plan is required for the specific use permit portion of the request.

SEC. 51P-521.107.

MAIN USES.

(a) Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1c, S-1d, and S-10. The following main uses are permitted in Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1c, S-1d, and S-10.

(1) Agricultural uses.

- Animal production. [*Subdistricts A, B, B-1, B-2, C, D, S-1b, S-1c, and S-1d only.*]
- Commercial stable. [*Subdistricts A, B, B-1, B-2, C, and D only.*]
- Crop production. [*Subdistricts A, B, B-1, B-2, C, D, S-1b, S-1c, and S-1d only.*]

(2) Commercial and business service uses.

- Building repair and maintenance shop. [*Subdistricts B, B-1, and B-2 only.*]
- Catering service.
- Commercial cleaning or laundry plant. [*Subdistricts B, B-2, and B-2 only; SUP required.*]
- Custom business services.
- Electronics service center.
- Job or lithographic printing.

- Machinery, heavy equipment, or truck sales and services. *[Subdistricts B, B-1 and B-2 only.]*
- Medical or scientific laboratory.
- Technical school.
- Tool and equipment rental. *[Subdistricts A, B, B-1, B-2, C, D, S-1b, S-1c, S-1d, and S-10 only.]*

(3) Industrial uses.

- Gas drilling and production. *[By SUP only in Subdistrict B-1.]*
- Industrial (inside) for light manufacturing. *[Subdistricts A, B, B-1, B-2, C, D, S-1b, S-1c, S-1d, and S-10 only.] [In Subdistrict B, the floor area limitation for industrial (inside) for light manufacturing in Chapter 51A does not apply; however, this use is limited to the FAR requirements in Sec. 51P-521.109(a)(3)(c).]*
- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(4) Institutional and community service uses.

- Adult day care facility. *[Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Cemetery or mausoleum. *[Subdistricts A, B, B-1, B-2, C, and D only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Child-care facility. *[Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Church. *[Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- College, university, or seminary. *[Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Community service center. *[Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Convent or monastery. *[Subdistricts A, B, B-1, B-2, C, D, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Convalescent and nursing homes, hospice care, and related institutions. *[Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Hospital. *[Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Library, art gallery, or museum. *[Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Public or private school. *[Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*

(5) Lodging uses.

- Hotel or motel. *[In Subdistricts B, B-1, and B-2, SUP required for hotel or motel containing 80 rooms or less; otherwise, by right.]*

(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.
 - Medical clinic or ambulatory surgical center.
 - Office.
- (8) Recreation uses.
- Country club with private membership.
 - Private recreation center, club, or area.
 - Public park, playground, or golf course.
- (9) Residential uses.
- College dormitory, fraternity, or sorority house. *[Subdistricts A, B, B-1, B-2, C, and D only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
 - Duplex. *[Subdistricts A, B, B-1, B-2, C, and D only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
 - Multifamily. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
 - Retirement housing. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
 - Single family. *[Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
 - Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3) is not met. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- (10) Retail and personal service uses.
- Ambulance service. *[Subdistricts B, B-1, and B-2 only.]*
 - Animal shelter or clinic with outside run. *[Subdistricts B, B-1, and B-2 only.]*
 - Animal shelter or clinic without outside run. *[Subdistricts B, B-1 and B-2 only.]*
 - Auto service center. *[Subdistricts B, B-1, and B-2 only.]*
 - Alcoholic beverage establishments. *[Subdistricts B, B-1, and B-2 only; SUP required.]*
 - Business school.
 - Carwash. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1c, S-1d, and S-10 only.]*
 - Commercial amusement (inside). *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1c, S-1d, and S-10 only. SUP required in Subdistrict B; otherwise, by right.]*

- Commercial amusement (outside). *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1c, S-1d, and S-10 only. SUP required in Subdistrict B; otherwise, by right.]*
- Commercial parking lot or garage.
- Dry cleaning or laundry store. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1c, S-1d, and S-10 only.]*
- Furniture store. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1c, S-1d, and S-10 only.]*
- General merchandise or food store 3,500 square feet or less. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1c, S-1d, and S-10 only.]*
- General merchandise or food store greater than 3,500 square feet. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1c, S-1d, and S-10 only.]*
- Home improvement center, lumber, brick, or building materials sales yard. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1c, S-1d, and S-10 only.]*
- Household equipment or appliance repair. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1c, S-1d, and S-10 only.]*
- Mortuary, funeral home, or commercial wedding chapel. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1c, S-1d, and S-10 only.]*
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1c, S-1d, and S-10 only.]*
- Outside sales. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1c, S-1d, and S-10 only.]*
- Personal service use.
- Restaurant without drive-in or drive-through service.
- Restaurant with drive-in or drive-through service. *[SUP required in Subdistrict B; otherwise, by right.]*
- Surface parking.
- Temporary retail use. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1c, S-1d, and S-10 only.]*
- Theater. *[Subdistricts B, B-1, D, S-1b, S-1c, S-1d, and S-10 only. SUP required in Subdistrict B; otherwise, by right.]*
- Truck stop. *[Subdistrict B-2 only.]*
- Vehicle display, sales, and service. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1c, S-1d, and S-10 only.]*

(11) Transportation uses.

- Heliport. *[SUP]*
- Helistop. *[SUP]*
- Private street or alley.
- Transit passenger shelter. *[SUP required in Subdistricts B, B-1, and B-2; otherwise, by right.]*
- Transit passenger station or transfer center. *[SUP required in Subdistricts B, B-1, and B-2; otherwise, by right.]*

(12) Utility and public service uses.

- Commercial radio or television transmitting station.
- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.

- Radio, television, or microwave tower. *[SUP]*
- Tower/antenna for cellular communication. *[Permitted as if located in a CR Community Retail District; see Section 51A-4.212(10.1).]*
- Utility or government installation other than listed. *[SUP]*

(13) Wholesale, distribution, and storage uses.

- Auto auction. *[Subdistricts A, C, and D only; SUP required.]*
- Freight terminal. *[Subdistricts A, B, B-1, B-2, C, and D only. SUP required in Subdistricts B, B-1, and B-2; otherwise, by right.]*
- Manufactured building sales lot. *[Subdistricts A, C, and D only; SUP required.]*
- Mini-warehouse. *[Subdistricts A, B, B-1, B-2, C, D, S-1b, S-1c, S-1d, and S-10; SUP required.]*
- Office showroom/warehouse.
- Trade center. *[Subdistricts A, B, B-1, B-2, C, D, S-1b, S-1c, S-1d, and S-10 only.]*
- Warehouse. *[Subdistricts A, B, B-1, B-2, C, D, S-1b, S-1c, S-1d, and S-10 only.]*

(b) Subdistricts S-2a, S-2b, S-3, S-4, S-5, S-6, S-7, S-8, S-9, and E. The following main uses are permitted in Subdistricts S-2a, S-2b, S-3, S-4, S-5, S-6, S-7, S-8, S-9, and E.

(1) Agricultural uses.

- Animal production. *[Subdistricts S-2a and E only.]*
- Commercial stable. *[Subdistrict E only.]*
- Crop production. *[Subdistricts E and S-6 only.]*

(2) Industrial uses.

- Industrial (inside) for light manufacturing. *[Subdistrict E only.]*
- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(3) Institutional and community service uses.

- Adult day care facility. *[Subdistrict E only.]*
- Child-care facility.
- Church.
- College, university, or seminary. *[Subdistricts S-7 and S-9 only; SUP required.]*
- Convalescent and nursing homes, hospice care, and related institutions. *[Subdistricts E, S-7, and S-9 only; SUP required.]*
- Convent or monastery. *[Subdistricts S-7 and S-9 only; SUP required.]*
- Public or private school. *[SUP]*

(4) Miscellaneous uses.

- Temporary construction or sales office.

(5) Office uses.

- Office. *[Subdistricts S-7, ~~and~~ S-9, and E only; SUP required only in Subdistricts S-7 and S-9.]*
- (6) Recreation uses.
 - Country club with private membership.
 - Private recreation center, club, or area.
 - Public park, playground, or golf course.
- (7) Residential uses.
 - Duplex. *[Subdistrict E only.]*
 - Multifamily. *[Subdistricts S-2a, S-2b, S-9, and E only.]*
 - Retirement housing. *[Subdistricts S-2a, S-2b, S-7, S-9, and E only; SUP required only in Subdistricts S-2a, S-2b, S-7, and S-9.]*
 - Single family.
 - Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met.]*
 - Group residential facility. *[This use must comply with the provisions of Section 51A-4.209(b)(3). Subdistrict E only.]*
 - College dormitory, fraternity, or sorority house. *[Subdistricts E, S-7, and S-9 only; SUP required.]*
- (8) Retail and personal service uses.
 - Dry cleaning or laundry store. *[Subdistrict E only.]*
 - General merchandise or food store 3,500 square feet or less. *[Subdistrict E only.]*
 - Motor vehicle-fueling station. *[Subdistrict E only.]*
 - Personal service use. *[Subdistrict E only.]*
 - Surface parking. *[Subdistrict E only.]*
 - Temporary retail use. *[Subdistrict E only.]*
- (9) Transportation uses.
 - Private street or alley.
 - Transit passenger shelter.
- (10) Utility and public service uses.
 - Electrical substation. *[SUP]*
 - Government installation for an indoor gun range. *[Subdistrict E only.]*
 - Local utilities.
 - Police or fire station. *[SUP]*
 - Tower/antenna for cellular communication. *[SUP]*
 - Utility or government installation other than listed. *[SUP]*
- (11) Wholesale, distribution, and storage uses.
 - Warehouse. *[Subdistrict E only.]*

SEC. 51P-521.108. ACCESSORY USES.

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

SEC. 51P-521.109. YARD, LOT, AND SPACE REGULATIONS.

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

(a) Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1c, S-1d, and S-10.

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

(2) Side and rear yard.

(A) No minimum side and rear yard in Subdistricts A, C, D, S-1a, and S-10.

(B) Minimum side and rear yard in Subdistricts S-1b, S-1c, and S-1d is five feet.

(C) Minimum side and rear yard in Subdistricts B, B-1, and B-2 are 10 feet.

(3) Maximum floor area ratios (FAR), maximum floor areas, net developable acres, and maximum dwelling unit densities. In these subdistricts, floor area ratio applies only to nonresidential development.

(A) Maximum floor area, dwelling unit density, and net developable acres for Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1c, S-1d, and S-10 are as follows:

Subdistrict	Net Developable Acres	Maximum Permitted Floor Area (In square feet)	Dwelling Unit Density (Units Per Acre)
A	150.0	Refer to Paragraph (4) below	24
B, B-1, and B-2	501.10	Refer to Paragraph (4) below	24
C	150.0	Refer to Paragraph (4) below	24
D	51.77	Refer to Paragraph (4) below	7
S-1a	11.3	113,212	12
S-1b	52.9	345,648	5
S-1c	44.8	292,723	5
S-1d	35.4	231,303	5

S-10	15.5	155,792	24
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(B) For Subdistrict A, maximum FAR is as follows:

(i) 0.39 for the industrial (inside) for light manufacturing use, institutional and community service uses, lodging uses, office uses, recreation uses, utility and public service uses, and wholesale, distribution, and storage uses.

(ii) 0.10 for all other uses.

(C) For Subdistricts B, B-1, and B-2, maximum FAR is as follows:

(i) 0.75 for office uses.

(ii) 0.45 for the warehouse use.

(iii) 0.30 for retail and personal service uses.

(iv) 0.5538 for the industrial (inside) for light manufacturing use, institutional and community service uses, lodging uses, recreation uses, utility and public service uses, and, excluding the warehouse use, wholesale, distribution, and storage uses.

(v) 0.1420 for all other uses.

(D) For Subdistrict C, maximum FAR is as follows:

(i) 0.39 for the industrial (inside) for light manufacturing use, institutional and community service uses, lodging uses, office uses, recreation uses, utility and public service uses, and wholesale, distribution, and storage uses.

(ii) 0.10 for all other uses.

(E) For Subdistrict D, maximum FAR is as follows:

(i) 0.507 for the industrial (inside) for light manufacturing use, institutional and community service uses, lodging uses, office uses, recreation uses, utility and public service uses, and wholesale, distribution, and storage uses.

(ii) 0.13 for all other uses.

(F) For Subdistrict S-1a, maximum FAR is 0.23.

(G) For Subdistricts S-1b, S-1c, and S-1d, maximum FAR is 0.15.

(H) For Subdistrict S-10, maximum FAR is 0.23.

(4) Maximum permitted floor areas in Subdistricts A, B, B-1, B-2, C, and D.

(A) Maximum permitted floor area in Subdistrict A is 653,400 square feet of retail floor area, or its equivalent.

(B) Maximum permitted floor area in Subdistricts B, B-1, and B-2 combined is 3,099,564 square feet of retail floor area, or its equivalent.

(C) Maximum permitted floor area in Subdistrict C is 653,400 square feet of retail floor area, or its equivalent.

(D) Maximum permitted floor area in Subdistrict D is 293,163 square feet of retail floor area, or its equivalent.

(E) To calculate the maximum permitted floor area of uses other than retail uses, the following floor area equivalencies apply.

(i) For the following uses or category of uses, 3.9 square feet of floor area is equivalent to 1 square foot of retail floor area:

- Industrial (inside) for light manufacturing use.
- Institutional and community service uses.
- Lodging uses.
- Office uses.
- Recreation uses.
- Utility and public service uses.
- Wholesale, distribution, and storage uses.

(ii) For all other uses, one square foot of floor area is equivalent to one square foot of retail floor area.

(5) Height.

(A) Subdistricts A, B, B-1, B-2, C, D, and S-10.

(i) Except as provided in this provision and in provision (iii), maximum structure height for non-residential structures is 160 feet. For a gas drilling and production use, maximum structure height for a temporary structure, which must be authorized by the building official, is 170 feet.

(ii) Maximum structure height for residential structures is 36 feet.

(iii) In Subdistricts A, B, B-1, B-2, C, and D, maximum structure height for wholesale, distribution, and storage uses is 45 feet north of Grady Niblo Road and 75 feet south of Grady Niblo Road.

(B) Subdistricts S-1a, S-1b, S-1c, and S-1d.

(i) Maximum structure height for non-residential structures is 54 feet.

(ii) Maximum structure height for residential structures is 36 feet.

(6) Lot coverage.

(A) Subdistricts B, B-1, and B-2.

- (i) Maximum lot coverage for office uses is 30 percent.
 - (ii) Maximum lot coverage for all other uses is 60 percent.
- (B) Subdistricts A, C, D, S-1a, S-1b, S-1c, S-1d, and S-10. Maximum lot coverage is 60 percent.
- (7) Lot size. Minimum lot size for a single family residential use is:
 - (A) 2,000 square feet in Subdistricts A, B, B-1, B-2, C, D, S-1a, and S-10;
 - (B) 5,000 square feet in Subdistricts S-1b, S-1c, and S-1d.
- (8) Stories.
 - (A) Maximum number of stories for non-residential structures is 12.
 - (B) Maximum number of stories for residential structures is three.
- (9) Lighting.
 - (A) Subdistricts B, B-1, and B-2. Light fixtures attached to poles may not be located above 35 feet in height. All light sources mounted on poles or attached to buildings must utilize a 15-degree below horizontal, full, visual cut-off fixture.
 - (B) Subdistricts A, C, D, S-1a, S-1b, S-1c, S-1d, and S-10. Lighting must comply with all applicable height and lighting requirements in Chapter 51A.
- (b) Subdistricts S-2a, S-2b, S-3, S-4, S-5, S-6, S-7, S-8, S-9, and E.
 - (1) Front yard. Minimum front yard is 15 feet.
 - (2) Side and rear yard.
 - (A) Subdistricts S-2a, S-2b, S-3, S-4, S-6, and S-9, and E. Minimum side and rear yard in Subdistricts S-2a, S-2b, S-3, S-4, S-6, and S-9, and E is five feet.
 - (B) Subdistricts S-5, S-7, and S-8. No minimum side and rear yard in Subdistricts S-5, S-7, and S-8.
- (C) Subdistrict E.
 - (i) Except as provided in this paragraph, no minimum side and rear yard.
 - (ii) For a residential use, a minimum setback of 100 feet must be provided from the northern property line.
- (3) Maximum dwelling unit density and minimum lot size.

DISTRICT

DENSITY

MINIMUM LOT SIZE

S-2a	15.0 units per acre	N/A
S-2b	20.0 units per acre	N/A
S-3	6.0 units per acre	5,000 sq. ft
S-4	5.0 units per acre	6,000 sq. ft.
S-5	7.5 units per acre	2,000 sq. ft.
S-6	5.5 units per acre	5,000 sq. ft.
S-7	5.0 units per acre	2,000 sq. ft.
S-8	5.5 units per acre	2,000 sq. ft.
S-9	24.0 units per acre	N/A
E	5.0 <u>24</u> units per acre	2,000 sq. ft. <u>(no minimum for multifamily and retirement housing)</u>

(4) Floor area ratio.

(A) Subdistrict E. Maximum floor area ratio in Subdistrict E is:

(i) 0.195 for institutional and community service uses, ~~the office use~~, recreation uses, and utility and public service uses; ~~and~~

(ii) 0.30 for industrial (inside) for light manufacturing;

(ii) 0.25 for office uses;

(iii) 0.15 for retail and personal service uses;

(iv) 0.25 for warehouse uses; and,

(v) 0.05 for all other uses.

(B) Subdistricts S-7 and S-9. Maximum floor area ratio in Subdistricts S-7 and S-9 is 0.15.

(C) Applicability of floor area ratio. In Subdistricts S-7, S-9, and E, maximum floor area ratio applies only to non-residential development.

(5) Maximum permitted floor area in Subdistrict E.

(A) Maximum permitted floor area is 293,163 square feet of retail floor area, or its equivalent. To calculate the maximum permitted floor area of uses other than retail uses, the floor area equivalencies below apply.

(B) For the following uses or categories of uses, 3.9 square feet of floor area is equivalent to 1 square foot of retail floor area:

- Industrial (inside) for light manufacturing use.
- Institutional and community service uses.
- Lodging uses.
- Office uses.
- Recreation uses.
- Utility and public service uses.
- Wholesale, distribution, and storage uses.

(C) For all other uses, one square foot of floor area is equivalent to one square foot of retail floor area.

(6) Height.

(A) Except as provided in this paragraph, m Maximum structure height is 36 feet.

(B) Subdistrict E. Maximum structure height is 36 feet for residential uses and 160 feet for non-residential uses.

(7) Lot coverage. Maximum lot coverage is 60 percent.

(8) Stories. Maximum number of stories for residential structures is three. For non-residential structures, no maximum number of stories.

SEC. 51P-521.110. OFF-STREET PARKING AND LOADING.

(a) Except as provided in this article, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(b) In Subdistricts B, B-1, and B-2. In addition to the authority of the board of adjustment to consider parking special exceptions under Section 51A-4.311, the board of adjustment may grant a special exception to authorize a reduction of up to 75 percent of the number of off-street parking spaces for wholesale, distribution, and storage uses in Subdistricts B, B-1, and B-2. All other provisions of Section 51A-4.311 shall apply to such an exception.

(c) Government installation for an indoor gun range. One space for each 200 square feet of floor area.

SEC. 51P-521.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-521.112. LANDSCAPING.

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

(b) In Subdistricts B, B-1, ~~and B-2,~~ and E, the following additional landscaping requirements apply.

(1) A landscape buffer, a minimum of 35 feet in width, is required along the entire length of lot frontage adjacent to a divided thoroughfare, excluding points of ingress and egress.

(2) A landscape buffer, a minimum of 20 feet in width, is required along the entire length of lot frontage adjacent to an undivided thoroughfare, excluding points of ingress and egress.

(3) Prior to the issuance of a certificate of occupancy for a use with loading docks that face Mountain Creek Parkway, the following must be provided:

(A) A landscape buffer, a minimum of 60 feet in width, along the entire length of lot frontage adjacent to Mountain Creek Parkway, excluding points of ingress and egress.

(B) A minimum five-foot-high landscaped earthen berm with continuous three-foot-high evergreen plantings located within the 60-foot-wide landscape buffer.

(4) Except as provided in this paragraph, a side and rear yard landscape buffer, a minimum of 10 feet in width, is required. If two or three contiguous lots share truck loading areas, no landscape buffer is required along the shared side yard used for truck loading and maneuvering. See Exhibit 521F for an illustration of this landscaping provision.

(A) For industrial uses and wholesale, distribution, and storage uses, a minimum of one large canopy tree must be provided for each 150 linear feet of a side and rear yard landscape buffer, to be planted no closer together than 50 feet on center.

(B) Where a rear yard backs up to a floodway management area or floodway easement, the 10-foot buffer minimum planting requirements do not apply. This provision does not apply to drainage easements erected under direction of the U.S. Army Corps of Engineers.

(5) For the uses listed, a minimum of the following area must be landscaped:

(A) For industrial and wholesale, distribution, and storage uses, a landscaped area consisting of grass, shrubs, or trees equal to five percent of the lot area.

(B) For office uses, a landscaped area consisting of grass, shrubs, or trees equal to 10 percent of the lot area.

(C) For retail and personal service uses and commercial and business service uses, a landscaped area consisting of grass, shrubs, or trees equal to 15 percent of the lot area.

(c) Private license granted in Subdistricts B, B-1, ~~and~~ B-2, and E.

(1) The city council hereby grants a revocable, non-exclusive license to the owners, or with the written consent of the owner, to the tenants ("property owner") of all property in this subdistrict for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this article. A property owner is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit in accordance with the Dallas Building Code, or Subsection (d) of this section. This private license shall not terminate at the end of any specific time period, however, the city council reserves and has the absolute right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city of the necessity for such termination shall be final and binding and the city shall become entitled to possession of the premises without giving any notice and without the necessity of legal proceedings to obtain possession whenever in its judgment the purpose or use of this license is inconsistent with the public use of the right-of-way or when the purpose or use of this license is likely to become a nuisance or a public safety issue. Upon termination of the license by the director, each property owner shall remove all improvements and installations in the public rights-of-way in a manner satisfactory to the director of public works and transportation.

(2) A property owner is not required to comply with any landscaping requirement if compliance is made impossible due to the director's revocation of a landscape permit or the revocation of the license granted herein affecting landscaping.

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

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

(d) Parkway landscape permit in Subdistricts B, B-1, ~~and~~ B-2, and E.

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

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

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

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

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

SEC. 51P-521.113. SIGNS.

(a) Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1c, S-1d, ~~and S-10~~, and E.

(1) In general. Except as provided in this subsection, signs in Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1c, S-1d, ~~and S-10~~, and E must comply with the provisions for nonresidential zoning districts in Article VII.

(2) Signs in Subdistricts B, B-1, and B-2. The following additional sign regulations apply:

(A) Detached non-premise signs are prohibited.

(B) Roof top signs are prohibited.

(C) No sign attached to a pole support may exceed 25 feet in height.

(D) No detached sign may exceed 400 square feet in effective area.

(E) A detached sign with a maximum effective area of 60 feet may be located up to the property line if the sign does not exceed six feet in height above grade.

(3) Business Park Entry Feature.

(A) In Subdistrict B, a Business Park Entry Feature that meets the specifications in Exhibit 521G is allowed at the entrance of the Mountain Creek Business Park located at the intersection of Mountain Creek Parkway and the LBJ Freeway (I-20), in a location that is between 160 to 165 feet from the centerline of the LBJ service road.

(B) A Business Park Entry Feature means an entry feature that identifies and contributes to the character or type of development; it is an entry feature which is located at a primary entrance and indicates a uniform development. A Business Park Entry Feature is a monument-style premise sign situated on a grade-level support structure (not a pole support) with no separation.

(C) The city retains its rights to the public right-of-way and easements as may be necessary or convenient for the purpose of erecting, constructing, maintaining, and operating utility over, across, under and through the premises in the designated set-back areas, or within the public right-of-way.

(D) The city retains its rights to remove the Business Park Entry Feature or any sign within the public right-of-way should the director determine that these features have become a nuisance or public safety issue.

(E) The city shall not be responsible for any expenses involved in removal or reconstruction of the Business Park Entry Feature should the director deem it necessary in accordance with Subparagraphs (C) or (D).

(4) Private license granted.

(A) The city council hereby grants a revocable, non-exclusive license to the owners, or with the written consent of the owner, to the tenants (“property owner”) of all property in this subdistrict for the exclusive purpose of Business Entry Feature. This private license shall not terminate at the end of any specific time period, however, the city council reserves and has the absolute right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city of the necessity for such termination shall be final and binding and the city shall become entitled to possession of the premises without giving any notice and without the necessity of legal proceedings to obtain possession whenever in its judgment the purpose or use of this license is inconsistent with the public use of the right-of-way or when the purpose or use of this license is likely to become a nuisance or a public safety issue. Upon termination of the license by the director, each property owner shall remove all improvements and installations in the public rights-of-way in a manner satisfactory to the director of public works and transportation.

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

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

(b) All other subdistricts. Signs in all other subdistricts must comply with the provisions for non-business zoning districts in Article VII.

SEC. 51P-521.114. FLOOD PLAIN AND ESCARPMENT ZONE REGULATIONS.

Development within this district must comply with Article V.

SEC. 51P-521.115. DEVELOPMENT PHASING SCHEDULE.

(a) Notwithstanding any other provision in this article, development within this district must be phased in accordance with the provisions of this section.

(b) To determine the applicability of roadway improvements as specified in Subsections (c) through (e), the following equivalency chart must be used to calculate maximum permitted floor areas for permitted uses other than retail uses.

(1) For the following uses, 3.90 square feet of floor area will be considered as 1.0 square foot of retail floor area.

- Industrial (inside) for light manufacturing.
- Adult day care facility.
- Cemetery or mausoleum.
- Child-care facility.
- Church.
- College, university, or seminary.
- Community service center.
- Convalescent and nursing home, hospice care, and related institutions.
- Convent or monastery.
- Hospital.
- Library, art gallery, or museum.
- Public or private school.
- Hotel or motel.
- Financial institution without drive-in window.
- Financial institution with drive-in window.
- Medical clinic or ambulatory surgical center.
- Office.
- Country club with private membership.
- Private recreation center, club, or area.
- Public park, playground, or golf course.
- College dormitory, fraternity, or sorority house.
- Commercial radio and television transmitting station.
- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower.
- Tower/antenna for cellular communication.
- Utility or government installation other than listed.
- Auto auction.
- Freight terminal.
- Manufactured building sales lot.
- Mini-warehouse.
- Office showroom/warehouse.
- Trade center.
- Warehouse.

(2) For all residential uses, except the college dormitory, fraternity, or sorority house use, one dwelling unit or suite is equivalent to 222 square feet of retail floor area.

(3) For all other uses, one square foot of floor area is equivalent to one square foot of retail floor area.

(c) Except as provided in this subsection, no building permit may be issued to authorize work that would cause the total floor area within Subdistrict A and the southern half of Subdistrict C to exceed 204,800 square feet of floor area or its equivalent, until Merrifield Road from Mountain Creek Parkway to Grady Niblo Road has been improved to the width and cross-section required by the City of Dallas Thoroughfare Plan. A building permit may be issued if a development contract has been executed

for the construction of the required improvement. A certificate of occupancy, however, may not be issued authorizing the use of the additional floor area until the improvement has been completed.

(d) Except as provided in this subsection, no building permit may be issued to authorize work that would cause the total floor area within Subdistrict D and the Northern half of Subdistrict C to exceed 204,800 square feet of retail floor area or its equivalent, until Grady Niblo Road from Mountain Creek Parkway to Merrifield Road has been improved to the width and cross-section required by the City of Dallas Thoroughfare Plan. A building permit may be issued if a development contract has been executed for the construction of the required improvement. A certificate of occupancy, however, may not be issued authorizing the use of the additional floor area until the improvement has been completed.

(e) Except as provided in this subsection, no building permit may be issued to authorize work that would cause the total floor area within Subdistricts S-1a, S-1b, S-1c, S-1d, S-2a, S-2b, S-3, S-4, S-5, and S-6 to exceed 1,482,140 square feet of retail floor area or its equivalent, until Mountain Creek Parkway from Camp Wisdom Road to IH-20 has been improved to the width and cross section required by the City of Dallas Thoroughfare Plan. A building permit may be issued if a development contract has been executed for the construction of the required improvement. A certificate of occupancy, however, may not be issued authorizing the use of the additional floor area until the improvement has been completed.

(f) Before a building permit to authorize work that would cause the number of dwelling units to exceed 900 within Subdistricts A and C combined, the Property owner must submit in writing to the building official a signal warrant study prepared by a professional traffic engineer that analyzes the impact that over 900 dwelling units will have on the intersection of Mountain Creek Parkway and Interstate Highway 20. If the signal warrant study shows that a traffic signal or other infrastructure is required, the traffic signal or other infrastructure must be provided. Final design and construction of a traffic signal or other infrastructure must be approved by the transportation division of the streets department.

SEC. 51P-521.116. TRANSPORTATION IMPROVEMENTS.

(a) Median openings on Mountain Creek Parkway may be spaced no closer than 1000 feet apart unless closer spacing is approved in writing by the director of public works and transportation.

(b) In order to provide free right turn lanes and dual left turn lanes within this district, where a principal arterial intersects with another principal arterial, a minor arterial, or a freeway, the public right-of-way must be a minimum of 20 feet wider than the right-of-way required for the through lanes for a distance of 400 feet from the intersection.

SEC. 51P-521.117. NET DEVELOPABLE AREA CALCULATIONS.

All residential densities (dwelling units per acre) and all floor area ratios are calculated by using the "net developable area." The net developable area is calculated by subtracting the following from the gross acreage of each subarea:

- (1) Thoroughfares shown on the conceptual plans.
- (2) Land areas where slopes exceed a 25 percent grade.
- (3) Drainage ways.

- (4) The escarpment zone.

SEC. 51P-521.117.1. SIDEWALKS.

(a) Except as otherwise provided in this article, the standards, provisions, and requirements of the Dallas City Code, as amended, apply to all sidewalks.

(b) In Subdistrict B, a sidewalk a minimum of six feet in width must be provided along the eastern frontage of Mountain Creek Parkway. The location of this sidewalk is subject to the approval of the director, but should be generally located in that area parallel to and between five and 15 feet from the back of the projected street curb. Notwithstanding Subsection (a) above, the sidewalk requirements along the western frontage of Mountain Creek Parkway are waived until the director deems it necessary to construct such sidewalk for safety and mobility issues.

(c) Should the director waive the required sidewalks in Subdistrict B, the waiver does not preclude the city from installing sidewalks at some later time and assessing the abutting owners for the cost of the installation.

SEC. 51P-521.118. ADDITIONAL PROVISIONS.

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

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

NOTE: Due to the presence of highly expansive soil conditions on property within this district, the building official, in accordance with the provisions of the Dallas Building Code, currently requires that all building permit applications submitted for structures in this district be accompanied by a letter bearing the seal and signature of a professional engineer registered in the State of Texas and must contain the street address and lot and block of the building site and a statement that the foundation has been designed to soil conditions based on a soil analysis prepared by a recognized testing laboratory in accordance with the Dallas Building Code.

(c) Prior to development plan approval or action on a specific use permit request by the city plan commission in Subdistricts S-2a, S-2b, S-3, S-4, S-5, S-6, S-7, S-8, S-9, or S-10, written notification must be sent to all owners of real property lying within 500 feet of the boundary of the area of request. Measurements and the mailing of notices must be made pursuant to the requirements of Section 51A-4.701(b)(5).

(d) Truck stop.

(1) Showering facilities are prohibited.

(2) Commercial vehicles may not remain on the Property for more than one hour.

(3) Before the issuance of a certificate of occupancy for a truck stop in Subdistrict B-2, an access easement must be recorded to provide vehicular ingress and egress from the northern

Property line. The access easement must be in the location shown on the Subdistrict B-2 development plan (Exhibit 521H).

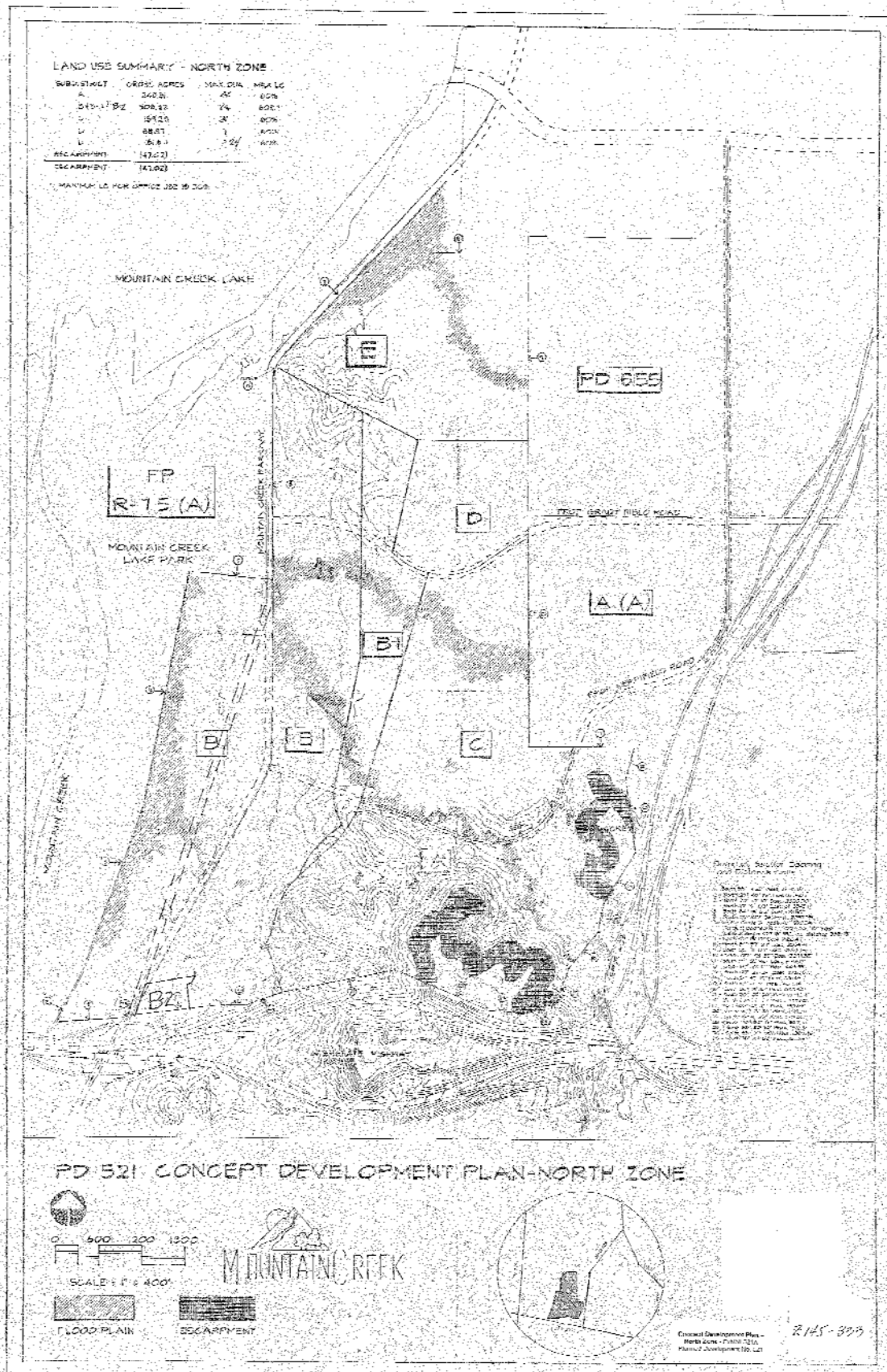
(e) Subdistrict E-Industrial uses and Warehouse, distribution, and storage uses. Ingress and egress is limited to Mountain Creek Parkway.

SEC. 51P-521.119.

COMPLIANCE WITH CONDITIONS.

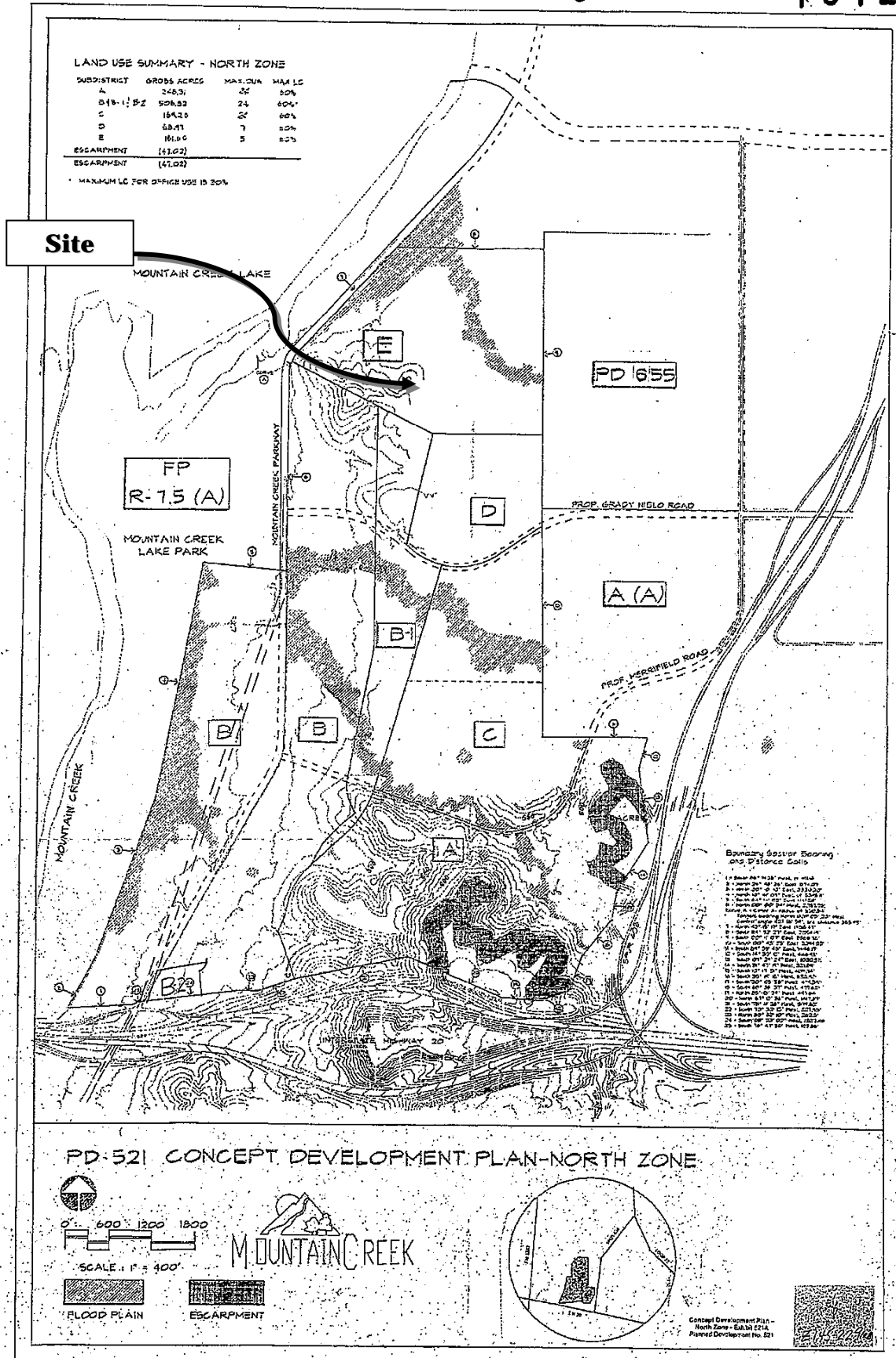
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

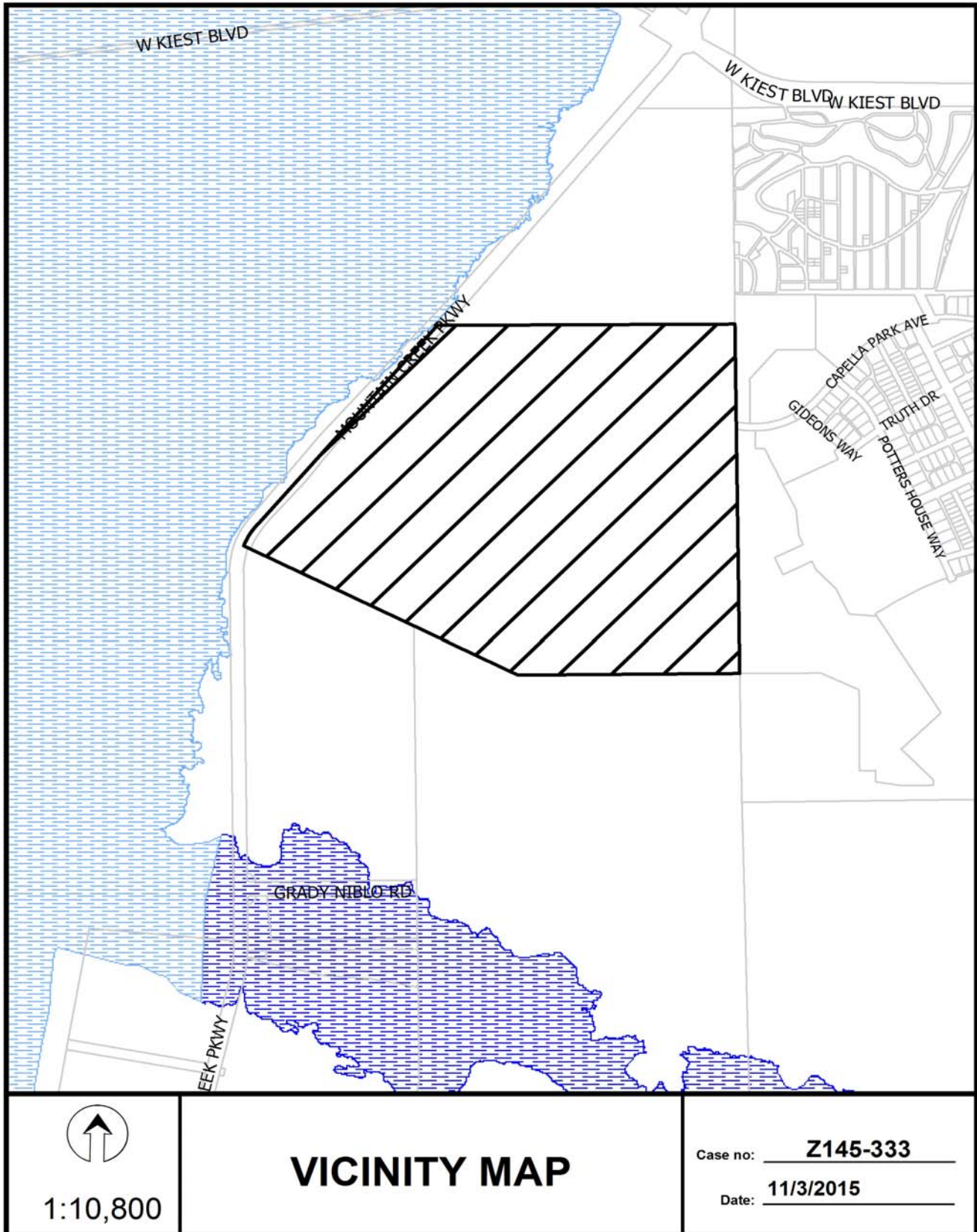
(b) The building official shall not issue a building permit or a certificate of occupancy for a use in this planned development district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the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

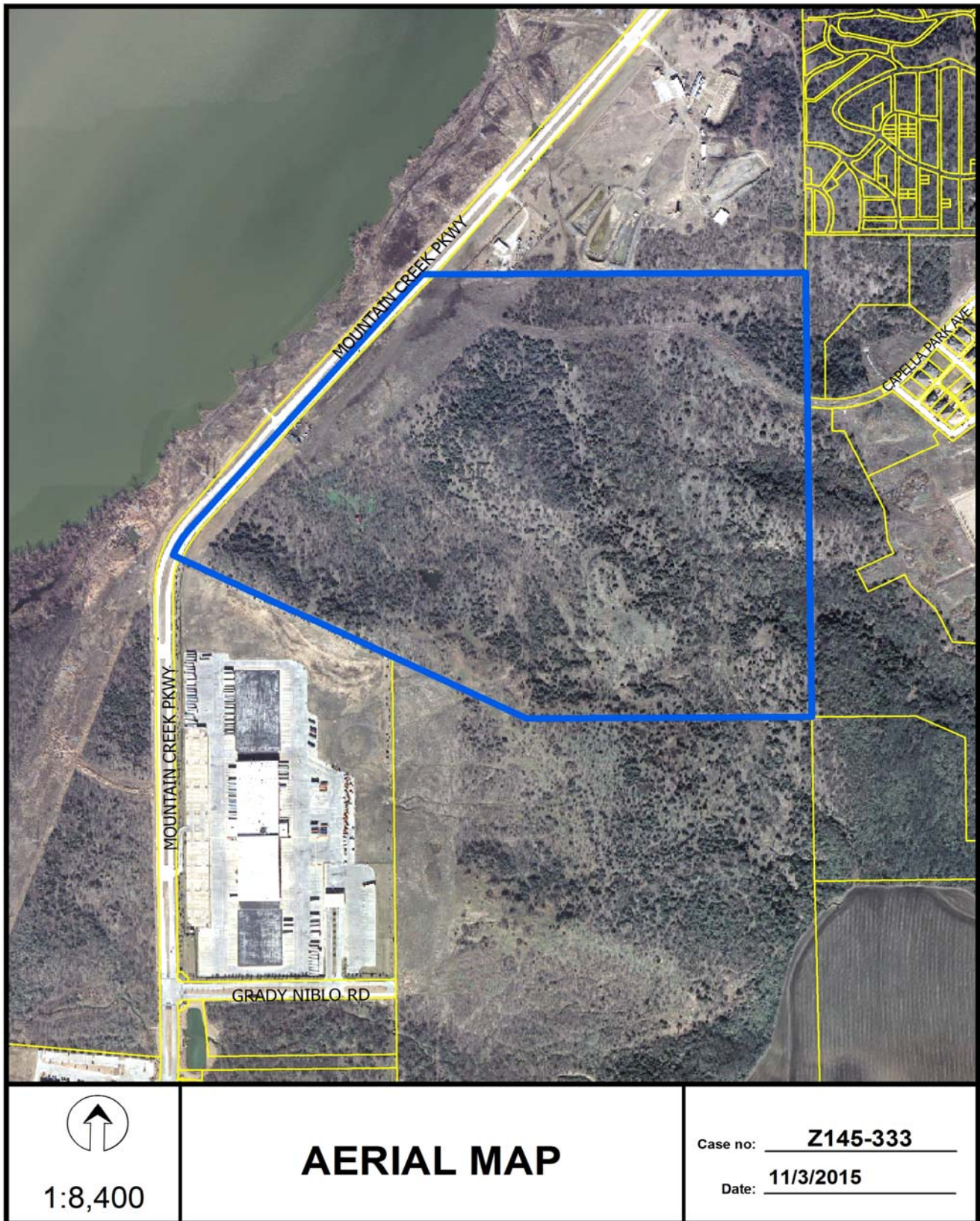


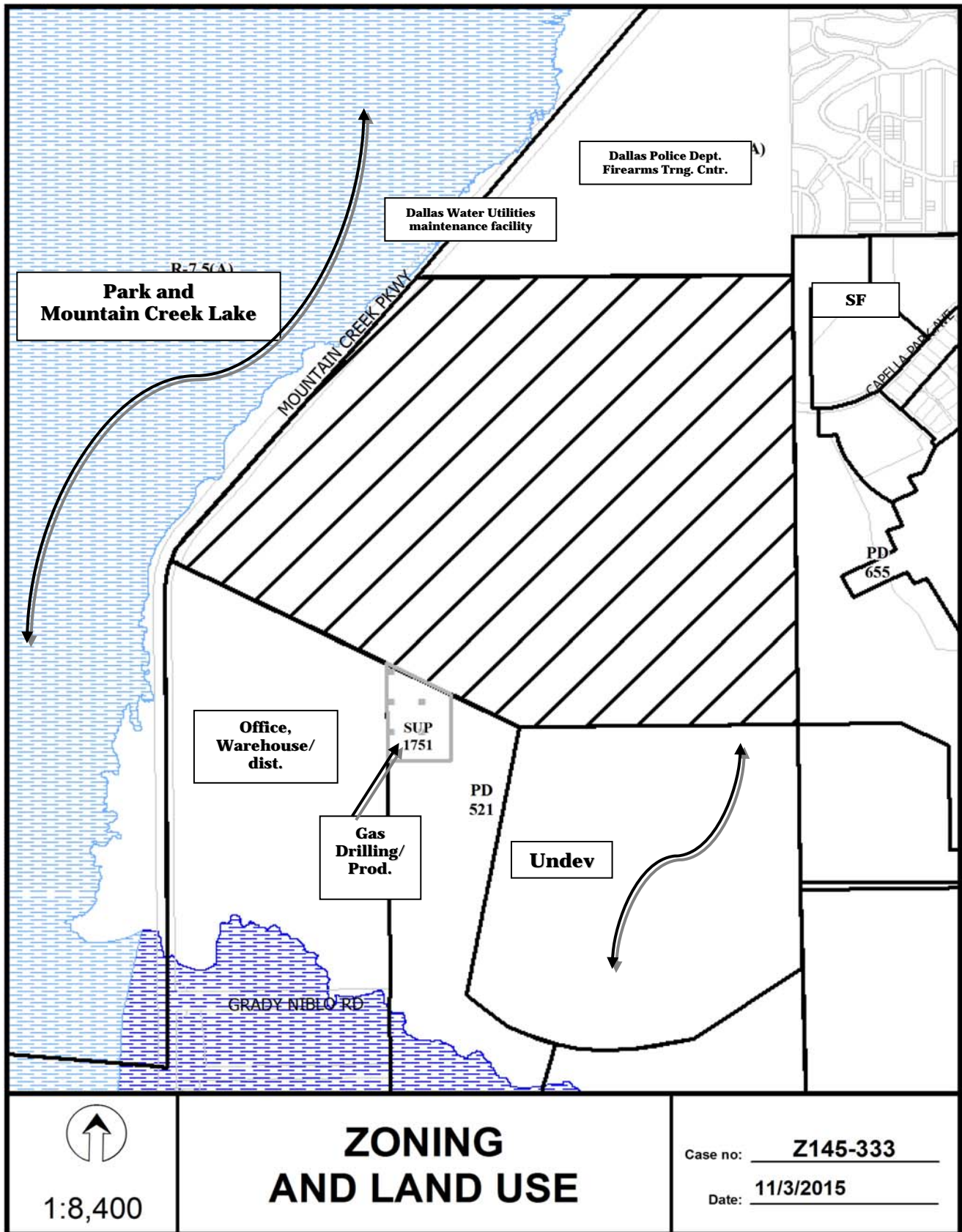
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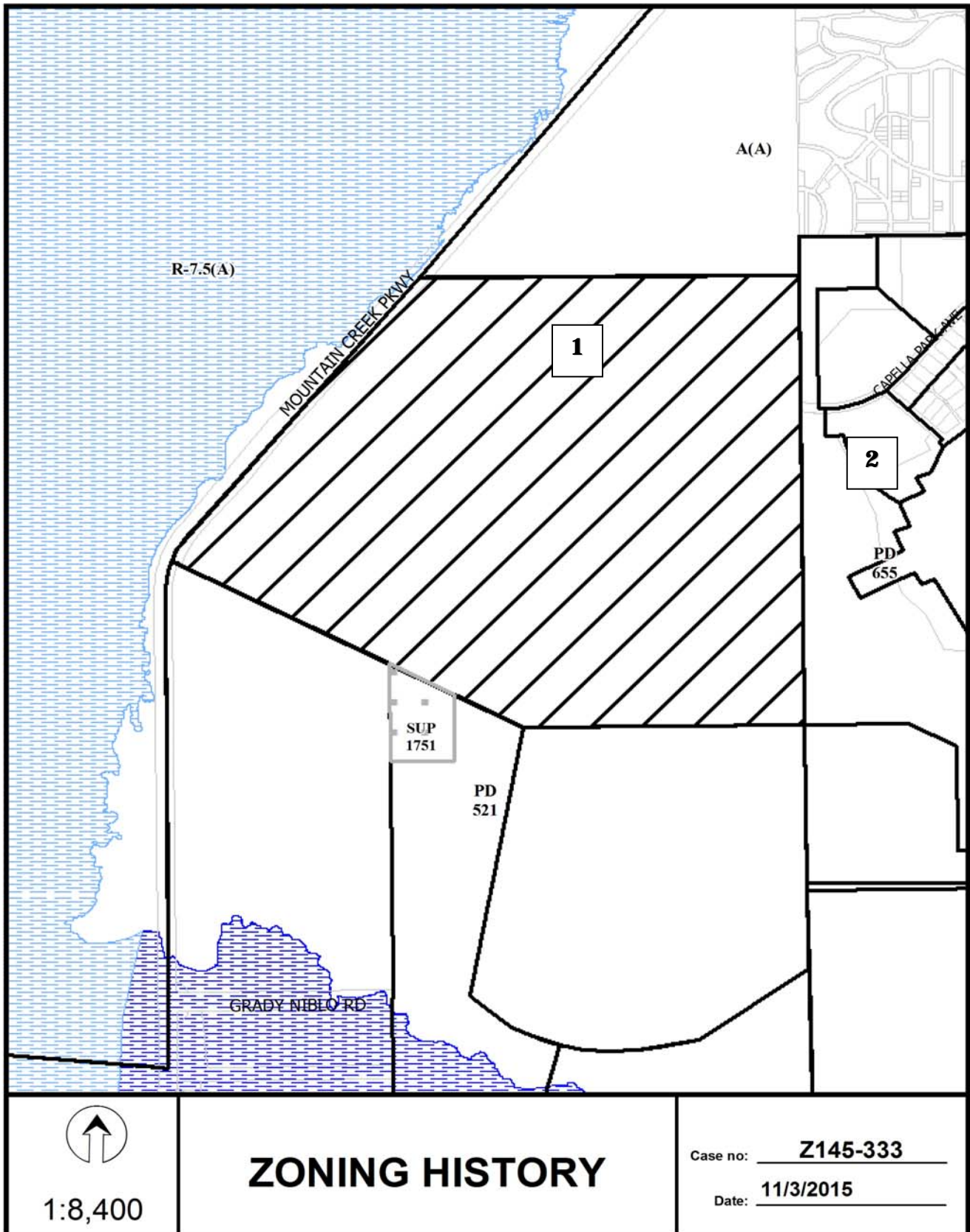
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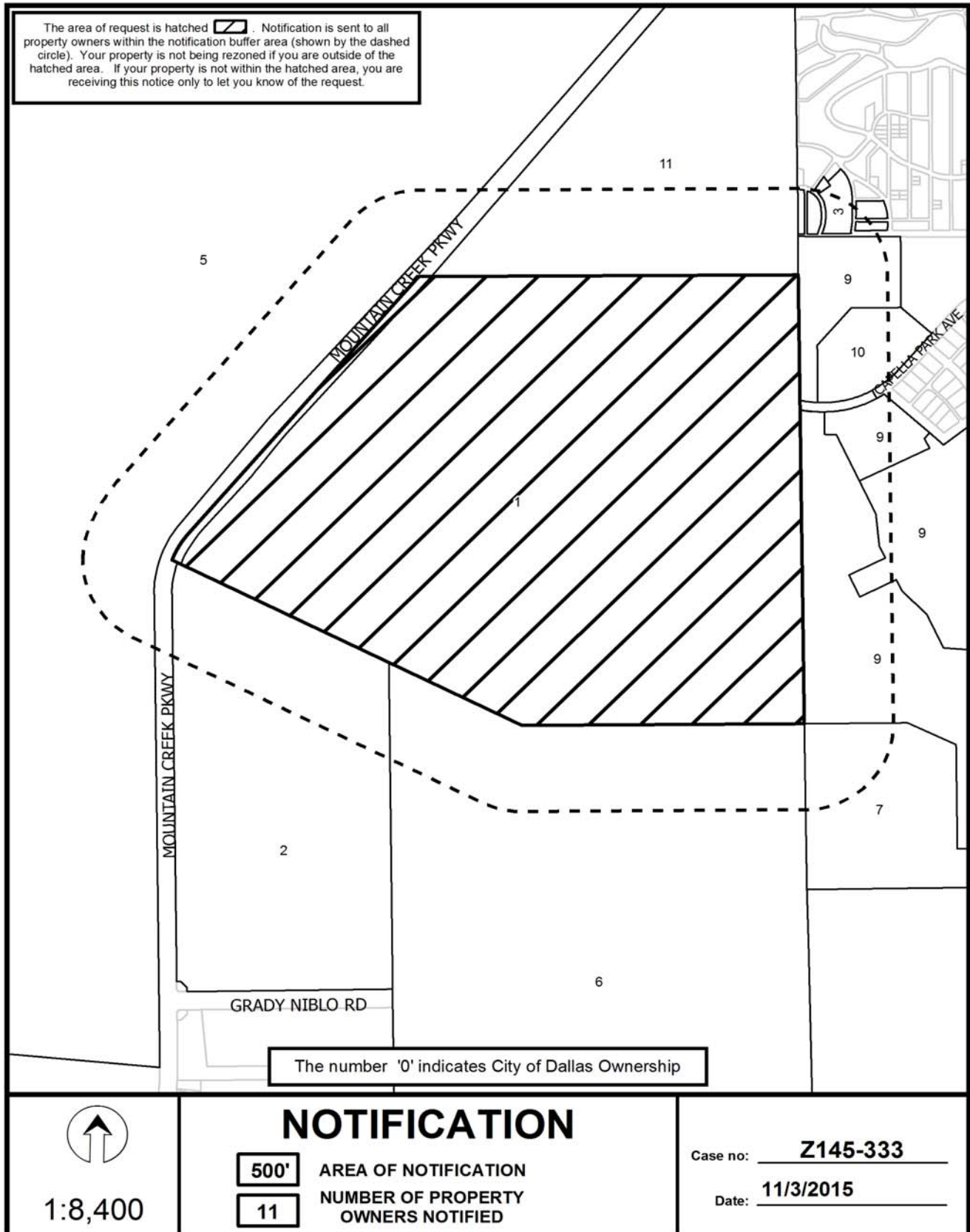












11/03/2015

Notification List of Property Owners

Z145-333

11 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4006 MOUNTAIN CREEK PKWY	POTTERS HOUSE OF DALLAS
2	3730 MOUNTAIN CREEK PKWY	COSTCO WHOLESALE CORP
3	100 MOUNTAIN SHORES RD	DALLAS BAPTIST UNIVERSITY
4	7 MOUNTAIN SHORES RD	DALLAS BAPTIST UNIVESITY
5	2600 MOUNTAIN CREEK PKWY	EXTEX LAPORTE L P
6	4000 MOUNTAIN CREEK PKWY	COURTLAND FARMS LLC
7	6900 Kiest Blvd	POTTERS HOUSE OF DALLAS INC
8	6900 Kiest Blvd	CAPELLA PARK REALTY CO
9	6900 Kiest Blvd	CLAY ACADEMY INC
10	6900 Kiest Blvd	POTTERS HOUSE OF DALLAS INC
11	3200 MOUNTAIN CREEK PKWY	DALLAS CITY OF

FILE NUMBER: Z134-319(RB)**DATE FILED:** August 19, 2014**LOCATION:** North Line of East University Boulevard, East of North Central Expressway**COUNCIL DISTRICT:** 14**MAPSCO:** 36E**SIZE OF REQUEST:** Approx. 32,190 Sq. Ft. **CENSUS TRACT:** 79.13

APPLICANT: OP Acquisitions, LLC**REPRESENTATIVE:** Rob Baldwin**OWNERS:** East Campus Holdings, LP; City of Dallas

REQUEST: An application for a Planned Development District for certain CS Commercial Service District Uses, a Specific Use Permit for a Mini-warehouse, and the termination of deed restrictions on property zoned a CS Commercial Service District located on the north line of East University Boulevard, east of North Central Expressway.

SUMMARY: The applicant proposes to redevelop the property with a mini-warehouse use (by Specific Use Permit) and 2,400 square feet of retail uses. The site consists of a commercial structure and surface parking area within the site's eastern half. All improvements will be removed, providing for a six story mini-warehouse use encompassing approximately 129,000 square feet of floor area. Additionally, the applicant will be terminating the existing deed restrictions that limit permitted uses (see attached deed restriction). A PDD is being requested to: 1) increase floor area, structure height, and number of stories; 2) reduce parking for a mini-warehouse; and, 3) enhance attached signage. While not specifically requested, staff is of the opinion a PDD also will consider a reduction in 'adequate' off-street parking. On October 28, 2015, the City Council remanded this request back to the City Plan Commission with the consideration of permitting the mini-warehouse use by SUP as opposed to by right.

STAFF RECOMMENDATION: Denial

PRIOR CPC ACTION AND UPDATE: On November 19, 2015, the City Plan Commission held this request under advisement. It is not known what may have transpired between these two public hearings.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends denial of the request, based upon:

1. *Performance impacts upon surrounding property* – While the proposed development standards are compatible with the built environment, the intensity of the proposed use, and a lack of adequate off-street parking could impact adjacent development.
2. *Traffic impact* – No increase in trip generations is expected, which currently are consistent with those generated by the surrounding nonresidential development.
3. *Comprehensive Plan or Area Plan Conformance* – The request is in compliance with the designated Building Block for the area, however staff envisions transit-oriented development for this area and would expect a residential component as part of any rezoning request.
4. *Justification for a Planned Development District as opposed to straight zoning* – As the applicant wishes to establish development rights over that currently permitted, a PDD was presented for consideration.

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

Thoroughfare

University Boulevard

Existing & Proposed ROW

Collector; 60' & 60' ROW

Traffic: The Engineering Section of the Building Inspection Division of the Department of Sustainable Development and Construction has reviewed the requested development vision in conjunction with the required Traffic Impact Analysis and determined that the proposed development will not significantly impact the street system.

STAFF ANALYSIS:

Comprehensive Plan: The Urban Mixed-Use Building Block incorporates a vibrant mix of residential and employment uses at a lower density than the Downtown Building Block. These areas are typically near Downtown, along the Trinity River or near major transit centers. Examples include Uptown, the City Place/West Village area, Stemmons Design District, Cedars and Deep Ellum. Urban Mixed-Use Building Blocks provide residents with a vibrant blend of opportunities to live, work, shop and play within a closely defined area. Buildings range from high-rise residential or mid-rise commercial towers to townhomes and small corner shops. Good access to transit is a critical

element. Similar to Downtown, the Urban Mixed-Use Building Blocks offer employment and housing options and are important economic growth areas for businesses. People on foot or bike can enjoy interesting storefronts at ground level with benches, public art, on-street parking and wide sidewalks, creating an appealing streetscape. Large parking areas and other auto-oriented land uses are typically located at the edges.

GOAL 1.2 Promote desired development.

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

Land Use Compatibility:

On October 28, 2015, the City Council remanded this request back to the City Plan Commission with the consideration of permitting the mini-warehouse use by SUP (the City Plan Commission and City Council previously considered the mini-warehouse use by right). The predominant development pattern in the immediate area consists of nonresidential uses, heavily influenced by office structures and structured parking to serve their requirements, with retail uses concentrated to the west/northwest, and eastward (approximately 530 feet) along the Greenville Avenue alignment. An outside industrial use (University Park) is situated along the south line of University Boulevard. The DART right-of-way (Red Line) abuts the site's western property line, with various office and retail uses fronting parcels between the DART right-of-way and the northbound service road of North Central Expressway (travel lanes are depressed through this section), both north and south of University Boulevard. With respect to DART's presence in the immediate area, both the Lovers Lane Station as well as the Mockingbird Station (Park and Ride) serve this area; approximately 880 and 2,900 feet, respectively.

As the current zoning permits the mini-warehouse use by right, the applicant's intent is to utilize this CS District zoning as a base for certain permitted uses (i.e., prohibiting some uses allowed either by right or by SUP) along with the intended mini-warehouse development while requesting an increase in development rights (see table, below). While the use is not of concern to staff, it was strongly encouraged to come back with a mixed use incorporating a component of multifamily dwellings. As the site abuts office and structured parking to the north and east, it would be envisioned the units would be oriented towards unobstructed views west/northwest/south. As the site is constrained by its platted lot, off-street parking could be a concern; however, the site's proximity to mass transit would allow for consideration of reduced parking requirements for residential as part of a mixed use project. With respect to structural design, it would be anticipated at grade podium parking would be incorporated into the building's design.

The applicant is proposing the minimum amount of parking for the use when compared

to existing use categories with similar floor area (office, retail; see Off-street parking section, below). As such, the proposed redevelopment is not 'taxing' when considering land area required for parking and maneuvering. As the site is somewhat restricted in size, the majority of redevelopment options per the attached list of permitted uses would tend to be one-story, again being somewhat impacted by off-street parking requirements.

At this point, the applicant has submitted revised conditions and a development/site plan (for mini-warehouse use) that captures the intent of what was discussed during the previously referenced City Council public hearing. In consideration of the applicant's current, staff would recommend the following additional provisions for the mini-warehouse use (in addition to a residential component as provided above):

- 1) in addition to required parking for the floor area devoted to rental units, require an additional off-street parking space for a caretaker's quarters (whether anticipated now or in the future);*
- 2) consider an increase in required parking to adequately serve the proposed development;*

In consideration of the portion of the request to permit a mini-warehouse by SUP, 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.

Other than the two items noted above, the applicant has provided for certain provisions previously addressed by staff [1) prohibit outside display and storage of rental vehicles and other materials, and 2) require access to storage units from an internal corridor]. As such, the request complies with the general provisions for an SUP.

With respect to the part of the request to terminate existing deed restrictions, staff has no objections to this. As the applicant has established specific uses, those overlapping uses (in comparison to those restricted in the existing deed restrictions) are not being requested, thus staff supports the termination of deed restrictions.

In summary of this analysis, staff cannot support the applicant's request as currently

presented. It should be stated that lack of support is not related to the requested increase in development rights nor the more restrictive provisions related to the mini-warehouse use provided within the attached SUP conditions, but rather a lack of a development that is more of a transit oriented development, with or without a mini-warehouse component. The attached PDD and SUP conditions as presented by the applicant have been reviewed and provided should the City Plan Commission proceed with a favorable recommendation.

Landscaping: The applicant will be complying with landscape requirements as outlined in Article X (street trees, site trees, two design standards) during the building permit process.

Off-Street Parking: As noted above, any redevelopment of the site will largely be impacted by an ability to provide parking on site. For purposes of this section, consideration of special parking (remote, shared) is not being considered.

By definition, the mini-warehouse use permits a maximum of 500 square feet of floor area per rental unit; required off-street parking is a minimum of six spaces, what is being proposed. Based on the applicant's development plan, 258 rental units could be available (applicant has not established a maximum number of rental units). As noted above, staff is concerned as to adequate parking being provided.

By comparison, a 129,000 square foot office would require 387 parking spaces; an 8,000 square foot restaurant would require 80 spaces; or, an 8,000 square foot furniture store would require 16 spaces.

The majority of mini-warehouse projects are developed in a horizontal pattern; i.e., one and two story structures across a parcel, with parking spaces interspersed throughout the development and located in close proximity to the rental units.

As a truly vertical product, one such does exist and was approved (also as a PDD) and may provide the City Council with a comparison in assessing this request. This particular development provides for 79,740 square feet of floor area within a four story structure, providing parking at one space for each 4,200 square feet of floor area.

Signage: The applicant is governed by sign provisions for a business zoning district. With respect to attached signage, the applicant is requesting an effective area of 25 percent for both the western and southern façade.

PROVISION	CS (existing)	PROPOSED PDD
F/S/R SETBACKS	15'/0'/0'	NO REVISION
DENSITY	N/A	N/A
HEIGHT	45 FEET	80 FEET
STORIES	THREE	SIX
FLOOR AREA	24,176 SF (RESTRICTED OFFICE/LODGING/ RETAIL TO 16,117 SF)	126,538 SF/MINI-WHSE; 2,400 SF/RETAIL
LOT COVERAGE	80%	N/A
OFF-STREET PARKING	PER USE-DALLAS DEVELOPMENT CODE	6 SPACES/MINI-WHSE (NO PARKING FOR CARETAKERS QTRS); CODE REQ. FOR RETAIL
LANDSCAPE	ARTICLE X	N/A
SIGNS	BUSINESS ZONING DISTRICT	ATTACHED SIGNS-≤25% OF AREA OF WEST AND SOUTHERN, EACH

LIST OF OFFICERS

Applicant:

OP Acquisitions, LLC

Clay Likover, officer

Owner:

East Campus Holdings, LP

Seth Bame, officer

APPLICANT REQUESTED/STAFF RECOMMENDED CONDITIONS

“ARTICLE ____.

PD ____.

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

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

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

PD _____ is established on property located on the north line of University Boulevard, east of Central Expressway. The size of PD _____ is approximately 0.74 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. EXHIBITS.

The following exhibit is incorporated into this article: Exhibit ____A: development plan and mini-warehouse site plan.

SEC. 51P- ____ .105. DEVELOPMENT PLAN.

(a) Except as provided in this section, development and use of the Property must comply with the development plan and mini-warehouse site plan. (Exhibit ____A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) For a mini-warehouse, the development plan and mini-warehouse site plan will serve as the required site plan to fulfil, in part, the requirements for a Specific Use Permit site plan.

SEC. 51P- ____ .106. MAIN USES PERMITTED.

The following uses are the only main uses permitted:

(1) Agricultural uses.

- Crop production.

(2) Commercial and business service uses.

- Building repair and maintenance shop.
- Catering service.
- Custom business services.
- Electronics service center.
- Medical or scientific laboratory. *[SUP]*
- Tool or equipment rental.

(3) Industrial uses.

- Gas drilling and production. *[SUP]*
- Industrial (inside) for light manufacturing, limited to a bakery.
- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(4) Institutional and community service uses.

- Adult day care facility.
- Cemetery or mausoleum. *[SUP]*
- Child-care facility.
- Church.
- College, university, or seminary.
- Community service center. *[SUP]*
- Convent or monastery.
- Hospital. *[SUP]*
- Public school.
- Open enrollment charter school. *[SUP]*
- Private school. *[SUP]*

(5) Lodging uses.

- Hotel or motel. *[See Section 51A-4.205(1)(B).]*
- Lodging or boarding house. *[SUP]*
- Overnight general purpose shelter.

(6) Miscellaneous uses.

- Attached non-premise sign. *[SUP]*
- Carnival or circus (temporary). *[By special authorization of the building official.]*
- Temporary construction or sales office.

(7) Office uses.

- Alternative financial establishment. *[SUP]*
- Financial institution without drive-in window.
- Financial institution with drive-in window.
- Medical clinic or ambulatory surgical center.
- Office.

(8) Recreation uses.

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

(9) Residential uses.

- College dormitory, fraternity, or sorority house.

(10) Retail and personal service uses.

- Alcoholic beverage establishments. *[See Section 51A-4.210(b)(4).]*
- Ambulance service.
- Animal shelter or clinic without outside runs.
- Auto service center.
- Business school.
- Car wash.
- Commercial amusement (inside). *[SUP may be required. See Section 51A-4.210(b)(7)(B)]*
- Commercial amusement (outside). *[SUP]*
- Commercial parking lot or garage.
- Convenience store with drive-through. *[SUP]*
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- General merchandise or food store 100,000 square feet or more. *[SUP]*
- Home improvement center, lumber, brick, or building materials sales yard.
- Household equipment and appliance repair.
- Liquor store.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fuelling station.
- Nursery, garden shop, or plant sales.

- Pawn shop.
- Personal service uses.
- Restaurant without drive-in or drive-through service.
- Restaurant with drive-in or drive-through service.
- Swap or buy shop. *[SUP]*
- Temporary retail use.
- Theater.

(11) Transportation uses.

- Transit passenger shelter.
- Transit passenger station or transfer center.

(12) Utility and public service uses.

- Commercial radio or television transmitting station.
- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower.
- Tower/antenna for cellular communication.
- Utility or government installation other than listed.

(13) Wholesale, distribution, and storage uses.

- Mini-warehouse. *[SUP and only in conjunction with a minimum of 2,400 square of retail and personal service uses.]*
- Office showroom/warehouse.
- Recycling buy-back center. *[SUP or RAR may be required. See Section 51A-4.213(11).]*
- Recycling collection center. *[SUP or RAR may be required. See Section 51A-4.213(11.1).]*
- Recycling drop-off container. *[SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied.]*
- Recycling drop-off for special occasion collection. *[SUP required if the requirements of Section 51A-4.213(11.3)(E) are not satisfied.]*

SEC. 51P-____.107.

ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific 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-____.108.

YARD, LOT, AND SPACE REGULATIONS.

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

(a) Except as provided in this section, the yard, lot, and space regulations for the CS Commercial Service District apply.

(b) Floor area. Maximum floor area is 128,938 square feet.

(c) Height. Maximum structure height is 80 feet.

(d) Stories. Maximum number of stories above grade is six.

SEC. 51P- _____.109. OFF-STREET PARKING AND LOADING.

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

Applicant requested:

(b) Mini-warehouse. A minimum of six off-street parking spaces must be provided.
--

Staff recommended:

(b) For a mini-warehouse, one space for each 4,200 square feet of floor area is required, plus one additional space for a caretaker's quarters.

SEC. 51P- _____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- _____.111. LANDSCAPING.

(a) Landscaping must be provided in accordance with Article X.

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

SEC. 51P- _____.112. SIGNS.

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

(b) Attached signs.

(1) The maximum effective area for the west façade is 25 percent of this façade area.

(2) The maximum effective area for the south façade is 25 percent of this façade area.

SEC. 51P- _____.113. ADDITIONAL PROVISIONS.

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

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

SEC. 51P- _____.114. COMPLIANCE WITH CONDITIONS.

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

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

**APPLICANT REQUESTED
SPECIFIC USE PERMIT FOR A MINI-WAREHOUSE**

1. USE. The only use authorized by this specific use permit is a mini-warehouse.
2. SITE PLAN: Use and development of the property must comply with the attached development plan and mini-warehouse site plan.
3. TIME LIMIT: This specific use permit expires on 15 YEARS, but is eligible for automatic renewal for an additional 15-year period 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. ACCESS TO STORAGE UNITS: All storage units must be accessed from an internal corridor.
5. FLOOR AREA: The maximum floor area is 126,538 square feet.
6. RENTAL AND OUTSIDE DISPLAY: Rental and outside display of vehicles and trailers normally associated with moving goods and personal possessions from one location to another are prohibited.
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.

941995

DEED RESTRICTIONS *WJ*

THE STATE OF TEXAS)
) KNOW ALL PERSONS BY THESE PRESENTS:
 COUNTY OF DALLAS)

I.

The undersigned, **DEMAC CORP., a Texas corporation** (the "Owner"), is the owner of the property located in the City of Dallas, Dallas County, Texas described in Exhibit A attached hereto and made a part hereof (the "Property"), such Property being more commonly known as 5531 East University Boulevard, Dallas, Texas and being the same property conveyed to Owner by Warranty Deed dated April 10, 1980 from Mary Alice Dealey and recorded in Volume 80113, Page 1871 of the Deed Records of Dallas County, Texas. *WJ*

II.

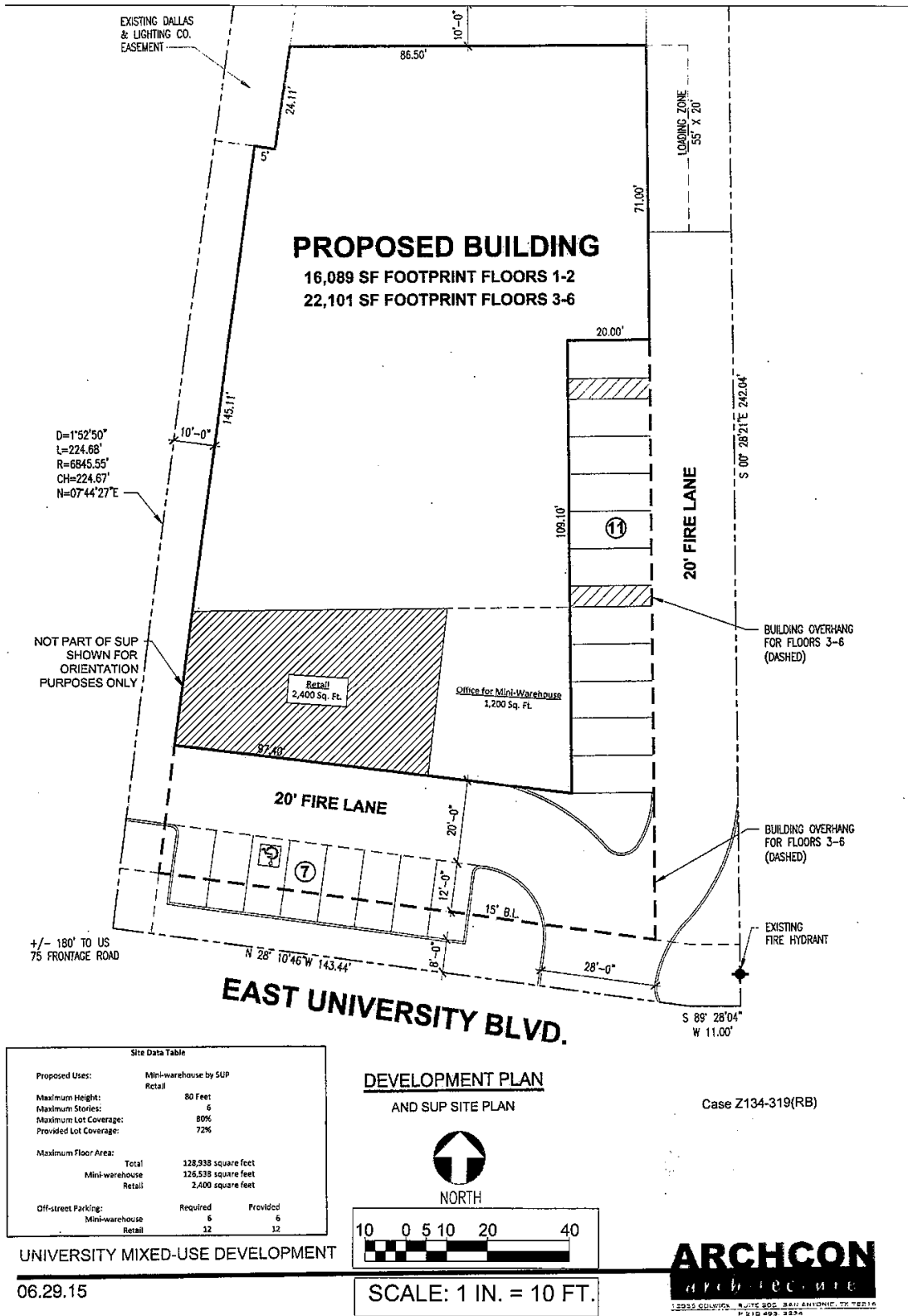
The Owner does hereby impress all of the Property with the following deed restriction (the "Restriction"), to wit:

The following shall be the only uses permitted on the Property:

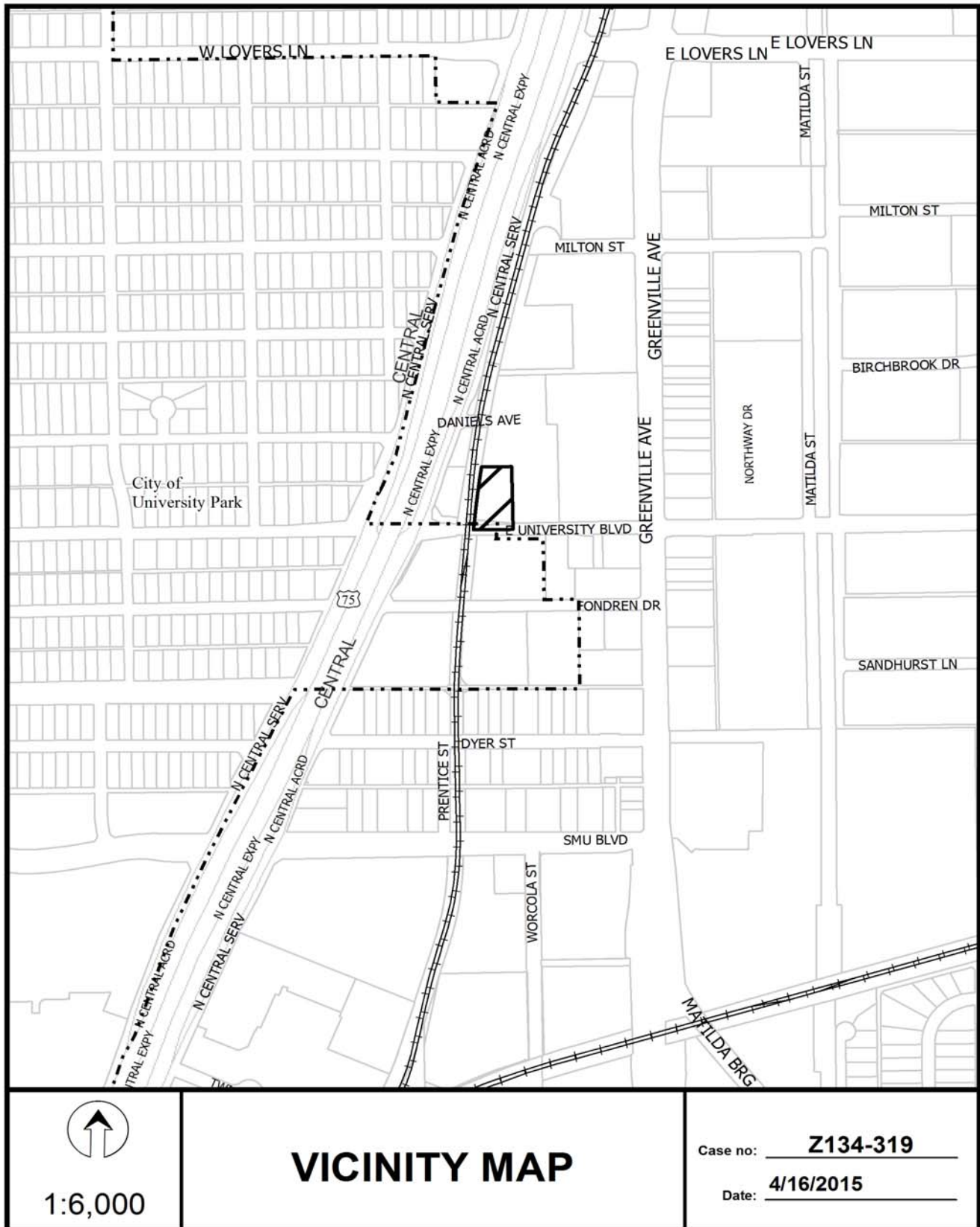
- 1) Industrial (Inside) for Light Manufacturing Uses limited to the operation of a Commercial Bakery and uses customarily incidental to a Commercial Bakery. For purposes hereof, a "Commercial Bakery" is defined as an industrial facility where the baking and processing of baked goods takes place wholly within an enclosed building.
- 2) Office Showroom/Warehouse Uses.
- 3) Those uses permitted in the CR Community Retail District.

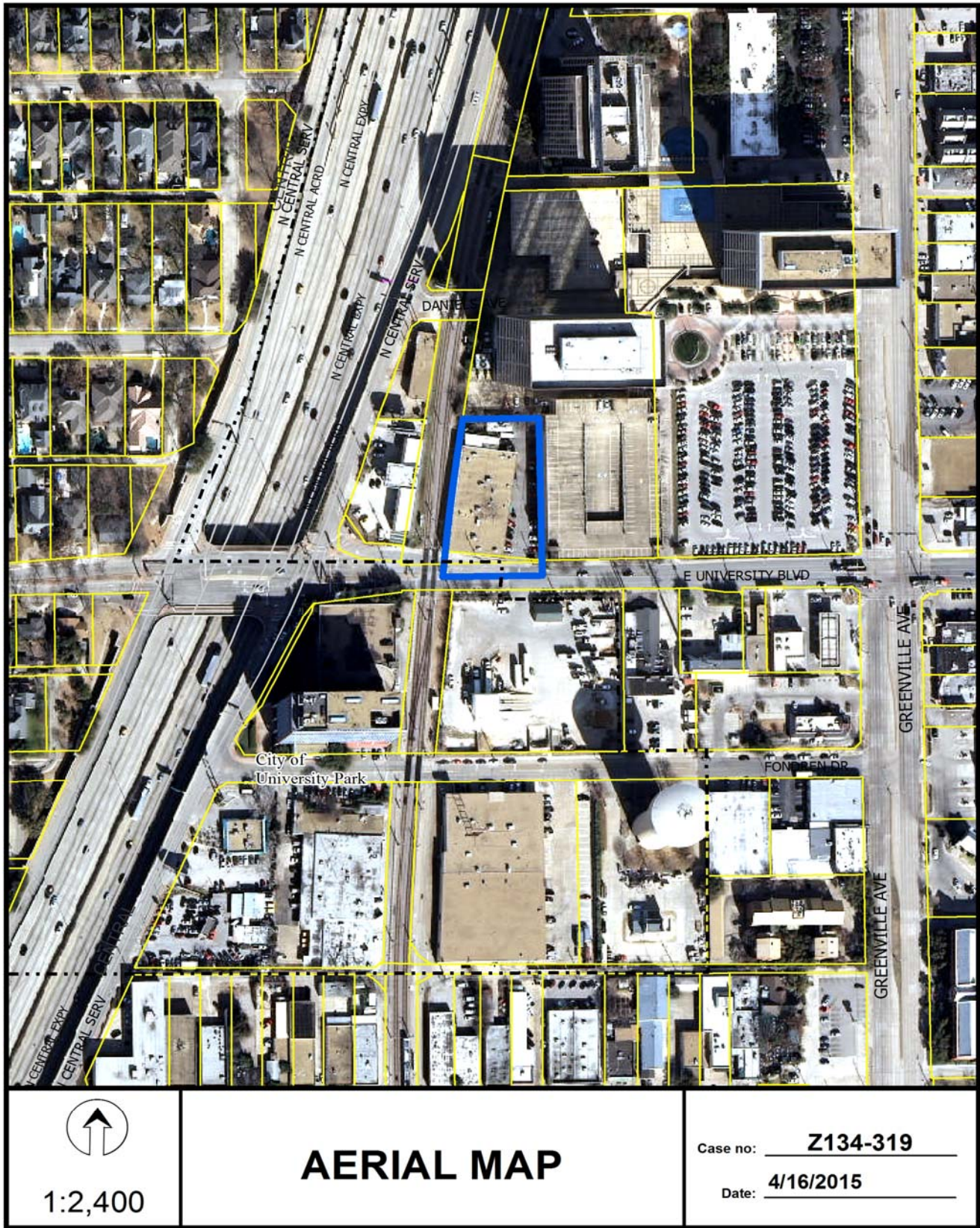
III.

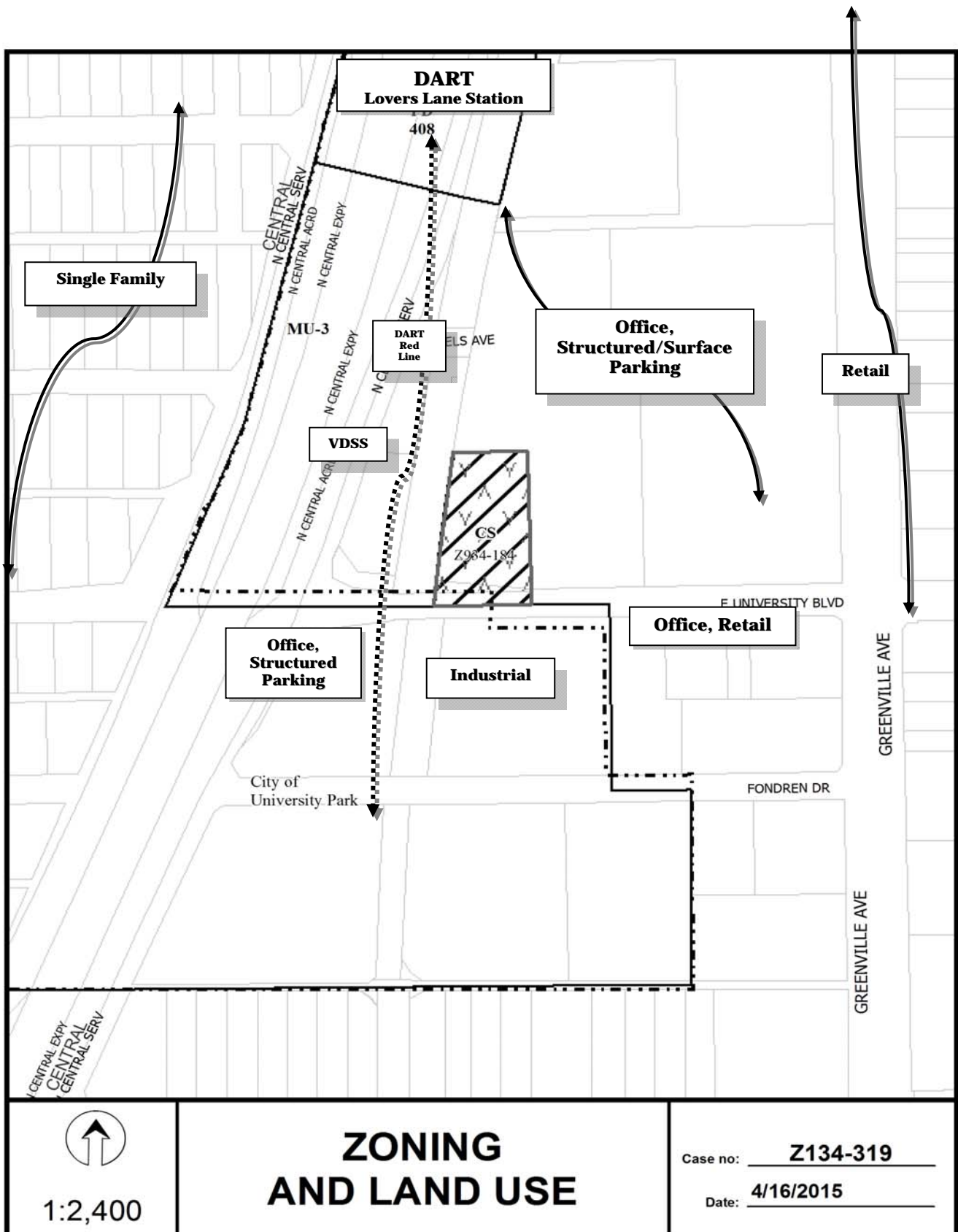
The Restriction shall continue in full force and effect for a period of twenty (20) years from the date of execution, and shall automatically be extended for additional periods of ten (10) years unless amended or terminated in the manner specified in this document.

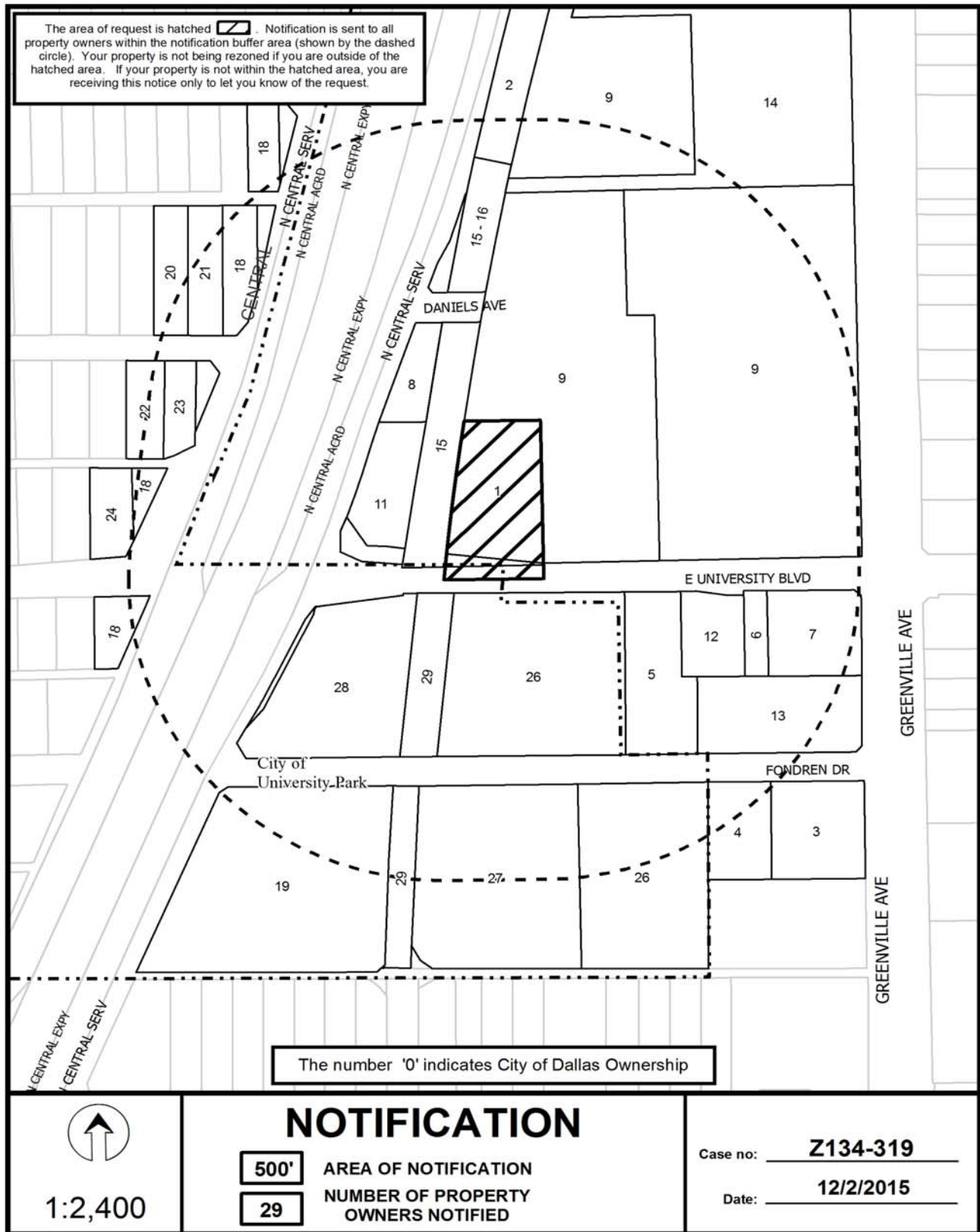


Proposed Development Plan and Mini-warehouse Site Plan









12/02/2015

Notification List of Property Owners***Z134-319******29 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5531 E UNIVERSITY BLVD	EAST CAMPUS HOLDINGS LP
2	5603 MILTON ST	DALLAS AREA RAPID TRANSIT
3	4645 GREENVILLE AVE	SAYAH INVESTMENTS LP
4	5620 FONDREN DR	DDW PROPERTIES LLC
5	5614 E UNIVERSITY BLVD	FIFTY SIX FOURTEEN
6	5626 E UNIVERSITY BLVD	CAMPBELL RANDY &
7	4747 GREENVILLE AVE	ZAKI FAMILY PARTNERSHIP LP THE
8	6530 N CENTRAL EXPY	6530 N CENTRAL LLC
9	4925 GREENVILLE AVE	LOCH ENERGY SQUARE LP
10	6600 N CENTRAL EXPY	UNIVERSITY SIGN PARTNERSHIP
11	5515 E UNIVERSITY BLVD	SAAD BASEL R
12	5622 E UNIVERSITY BLVD	HOPPER JAMES T & KATHLEEN
13	4703 GREENVILLE AVE	EDWARD T FARRIS CO LTD
14	5646 MILTON ST	MEADOWS BUILDING LLC
15	555 2ND AVE	DART
16	555 2ND AVE	DART
17	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT
18	2801 UNIVERSITY BLVD	UNIVERSITY PARK CITY OF
19	6400 N CENTRAL EXPY	MUSTANG MOCKINGBIRD PROPERTIES
20	2708 DANIEL AVE	FARR MARGARET JEAN
21	2706 DANIEL AVE	DUNSTON JAYSON & HEATHER
22	2709 DANIEL AVE	KAPLAN CHERYL H & ARTHUR
23	2705 DANIEL AVE	UNIVERSITY PARK CITY OF
24	2804 UNIVERSITY BLVD	CAHILL JOHN E
25	6400 N CENTRAL EXPY	DALLAS AREA RAPID TRANSIT
26	2525 UNIVERSITY BLVD	UNIVERSITY PARK CITY OF

Z134-319(RB)

12/02/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2651 FONDREN DR	JARRELL CREDIT EQUIVALENT
28	6440 N CENTRAL EXPY	TURLEY WINDLE & SHIRLEY A
29	2600 FONDREN DR	DALLAS AREA RAPID TRANSIT

FILE NUMBER: Z145-321(SM)

DATE FILED: August 7, 2015

LOCATION: Southwest corner of Old Seagoville Road and South Masters Drive

COUNCIL DISTRICT: 5

MAPSCO: 59Y

SIZE OF REQUEST: Approximately 23 acres **CENSUS TRACT:** 117.01

APPLICANT/ OWNER: A+ Charter Schools, DBA A+ Academy

REPRESENTATIVE: Audra Buckley, Permitted Development

REQUEST: An application for a Planned Development District for R-7.5(A) Single Family District and open-enrollment charter school uses on property zoned an R-7.5(A) Single Family District.

SUMMARY: The applicant proposes to renovate the existing 58,940-square-foot, two-story building and build an 80,000-square-foot, single-story addition and athletic fields for an open-enrollment charter school with 60 high school classrooms. Changes to parking, landscaping, and sign regulations are requested.

STAFF RECOMMENDATION: **Denial**

PRIOR CPC ACTION: On November 19, 2015, the City Plan Commission held this item under advisement for the applicant to conduct a second community meeting. There have been no changes to the application.

GUIDING CRITERIA FOR RECOMMENATION:

Staff recommends denial based upon:

1. *Performance impacts upon surrounding property* – Given the location of another high school (DISD's Grady Spruce) to the northwest, staff is concerned about the performance impacts upon the residential neighborhood. Therefore, staff recommends that the applicant change the application to a specific use permit in order to allow a subsequent review of the school to monitor the effects on the neighborhood.
2. *Traffic impact* – The traffic management plan is sufficient. However, staff is concerned that the proximity to DISD's Grady Spruce High School could adversely impact the existing high school as the proposed separation between the existing high school and the proposed addition is approximately 900 feet.
3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas! Comprehensive Plan* indicates that this area is a Residential Neighborhood Block. While schools are envisioned, two high schools in close proximity creating a negative impact upon the neighborhood were probably not.
4. *Justification for PD Planned Development District Zoning as opposed to a straight zoning district* – The request proposes a planned development district because (1) the proposed signs do not comply with the non-business sign regulations; (2) they would like to provide ornamental fencing in lieu of solid parking lot screening fences where adjacent to residential districts; (3) they would like to dedicate a tree preservation area where a covenant easement in straight zoning would achieve the same objectives proposed; (4) although they have ample room to move fencing and retaining walls for athletic fields, they would like to erect fences taller than four feet and athletic structures within the 25-foot residential front yard setback of the underlying zoning district; and (5) they would like to have an open-enrollment charter school by right. There is no justification for a planned development district as these objectives, if appropriate, could be granted by (1) special exception through the board of adjustment; (2) solid screening fencing for parking areas is appropriate when adjacent to residential uses; (3) a conservation easement could be approved in straight zoning; and (4) if appropriate, the board of adjustment could approve a special exception to fence height and a variance to structures in the front yard setback; and (5) staff recommends that the use should come back for periodic review with a specific use permit to ensure it is compatible with surrounding properties.

BACKGROUND INFORMATION:

- The plat for the site was recorded in the County of Dallas deed records June 25, 1999.

- On August 14, 1998, a permit was issued for a new church building and surface parking.
- In May 2005, permits were issued to complete the work from the 1998 permit and to expand the surface parking lot to the north.
- The church vacated the property in 2014.

Zoning History: There have been no recent zoning cases in the vicinity in the last five years.

<u>Thoroughfare/Street</u>	<u>Designation</u>	<u>Dimension Explanation</u>
South Masters Drive	Principal Arterial	Minimum-6 lanes-Divided;100' ROW
Old Seagoville Road	Minor Arterial	Standard-4 lanes-Divided; 60' ROW
Cushing Drive	Local	30' ROW

STAFF ANALYSIS:

Comprehensive Plan: The request site is located in an area considered a Residential Neighborhood Building Block. This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

Land Use Compatibility:

The request site is developed with improvements that previously supported a recently constructed institutional (church) use inside of a two-story building containing approximately 60,000 square feet. The applicant requests to construct a one-story addition with approximately 80,000 square feet of floor area for a total of 60 high school classrooms and additional surface parking on the 23-acre lot. The site also is conveniently located on the corner of two thoroughfares so that carpool queue lines can access and exit the site to adequate roadways.

Surrounding uses consist of single family on all sides with the exception of a small undeveloped commercial property to the northeast, and Grady Spruce High School to the northwest.

Staff recommends denial for several reasons, which are also in the guiding criteria for a planned development district on the second page of this report. In regards to land use compatibility, the request seeks to waive the requirement for solid screening fences for parking areas adjacent to residential uses. The parking screening requirement is a protection for single family uses that should not be waived. The request also seeks to duplicate high school education within a half-mile radius of an existing public high school. While it is possible for these two schools to complement each other, it is not inevitable. Therefore, staff recommends denial of the planned development regulations and would consider supporting a specific use permit in a separate application.

Landscaping: The site possesses mature plantings in the tree preservation zone identified on the development plan. As noted on the site plan, there are a couple of expansion areas that will accommodate future classrooms. Article X requires landscaping when either of the following occurs: 1) increase in nonpermeable surface area increases by 2,000 square feet, or 2) issuance of a building permit that increases by more than 35 percent or 10,000 square feet, whichever is less, the combined floor area of buildings within the most recent 24-month period. One modification to landscaping that is proposed is to allow trees preserved in the tree preservation zone to count towards mitigation requirements so that when or if trees are removed for additions to the site, the mature trees in the tree preservation zone may count towards site tree requirements outside of the normally defined artificial lot. Staff encourages preserving mature trees, however the proposed language simply substitutes a conservation easement in straight zoning that would allow the same tree preservations as proposed in the planned development district.

Staff recommends denial of the planned development district in general as all the modifications sought, including tree preservation, could be allowed with straight zoning by a conservation easement that does not require a public hearing.

Signs: The request provides for larger and taller detached signs than the regulations for non-business districts allow. The non-business districts allow 50 square feet in effective area for a detached sign that may not exceed 25 feet in height and the request is to allow a detached sign that is 28 feet in height and 14 feet in width as shown in the location in the development plan. The request also allows one larger attached sign with an effective area that is limited to 25 percent the total facade, than the non-business district which limits an effective area to 40 square feet.

Staff recommends denial because the modifications sought with the request could be approved by the board of adjustment through a special exception if appropriate.

Parking: The request is providing the minimum number of off street parking spaces required for a high school per the Dallas Development Code which equates to 9½ spaces per high school classrooms. If 60 high school classrooms are constructed as shown on the attached development plan, 570 off-street parking spaces are required. The request is showing that a minimum of 583 spaces will be provided.

List of Partners, Principals, and Officers

Theda Marie Green, President

Ernest Crowley, Member

Charles Oliver, Secretary

Jeanne Campbell, Member

Karen Belknap, Member/Founder

Dr. Jim Lang, Chief Administrative Officer

“ARTICLE ____.

PD ____.

SEC. 51P-____.101.

LEGISLATIVE HISTORY.

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

SEC. 51P- ____ .102.

PROPERTY LOCATION AND SIZE.

PD ____ is established on property located at the southwest corner of Masters Drive and Old Seagoville Road. The size of PD ____ is approximately 23 acres.

SEC. 51P- ____ .103.

DEFINITIONS AND INTERPRETATIONS.

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

(1) SIMULATED LOT means the land area that includes any new building footprint and a minimum of 25 feet around the building footprint.

(2) TREE PRESERVATION ZONE means a defined area within Tract 2 reserved for the preservation of native old growth trees and the sustaining land area, for the purpose of retaining a remnant of North Texas prairie land heritage trees to the fulfillment of their natural lives.

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

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

SEC. 51P- ____ .104.

EXHIBITS.

The following exhibit is incorporated into this article:

(1) Exhibit ____A: development plan.

(2) Exhibit ____B: traffic management plan.

SEC. 51P- ____ .105.

DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit ____A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

SEC. 51P- ____ .106. MAIN USES PERMITTED.

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

(b) The following use is permitted by right:

- Public or private school.

SEC. 51P- ____ .107. ACCESSORY USES.

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

(b) The following accessory uses are not permitted:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.

(c) The following accessory use is permitted by SUP only:

- Accessory community center (private).

SEC. 51P- ____ .108. YARD, LOT, AND SPACE REGULATIONS.

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

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

(b) Public or private school.

(1) Front yard. Minimum front yard is 25 feet. Lighting, retaining walls, protective athletic field netting with supporting poles, and goals are permitted in the front yard along Masters Drive.

(2) Side and rear yard. Minimum side and rear yard is 25 feet.

(3) Floor area ratio. Maximum floor area ratio is 1.

(4) Height.

(A) Tract 1.

(i) Except as provided in this subparagraph, maximum structure height is 36 feet.

(ii) Structures erected prior to October 1, 2015 may not exceed 66 feet in height.

(B) Tract 2.

(i) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exception: An elevator penthouse or bulkhead, mechanical equipment room, cooling tower, tank designed to hold liquids, ornamental cupola or dome, skylights, clerestory, visual screens which surround roof mounted mechanical equipment, amateur communications tower, parapet wall limited to a height of four feet, and an amateur communications tower may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys and vent stacks may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(ii) Maximum height. Unless further restricted under Subparagraph (i), maximum structure height is:

(aa) 50 feet for light standards for recreational uses accessory to a public or private school,

(bb) 35 feet for netting and support poles for recreational uses accessory to a public or private school, and

(cc) 30 feet for all other structures.

(5) Lot coverage. Maximum lot coverage is 60 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

- (6) Lot size. Minimum lot size is 7,500 square feet.
- (7) Stories. Maximum number of stories above grade is two.

SEC. 51P-____.109. FENCES.

For a public or private school, a minimum seven-foot wrought iron ornamental fence is required in the locations shown on the development plan. Off-street parking is not required to be screened.

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

- (a) Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.
- (b) Off-street parking is allowed in required yards for a public or private school.

SEC. 51P- ____ .111. TRAFFIC MANAGEMENT PLAN.

(a) In general. The operation of a public or private school must comply with the traffic management plan (Exhibit ____B).

(b) Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.

(c) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by November 1, 2017. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1st of each odd numbered year.

(2) The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different drop-off and pick-up times over a two-week period, and must contain an analysis of the following:

- (A) ingress and egress points;
- (B) queue lengths;
- (C) number and location of personnel assisting with loading and unloading of students;

- (D) drop-off and pick-up locations;
- (E) drop-off and pick-up hours for each grade level;
- (F) hours for each grade level; and
- (G) circulation.

(3) Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

(A) If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

(B) If the director determines that the current traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner to submit an amended traffic management plan. If the Property owner fails to submit an amended traffic management plan within 30 days, the director shall notify the city plan commission.

(d) Amendment process.

(1) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).

(2) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.

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

See Article VI.

SEC. 51P- _____.112. LANDSCAPING AND TREE PRESERVATION, REMOVAL, AND REPLACEMENT.

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

(b) Public or private school.

(1) Tracts 1 and 2: simulated lot.

(A) A simulated lot does not require public street frontage.

(B) A simulated lot has no maximum aggregate land area.

(2) Tract 2: tree preservation zone.

(A) The tree preservation zone must remain as shown on the development plan and is restricted to the maintenance and preservation of the trees and property, in compliance with city regulations, and for the educational and aesthetic enrichment of students and the community. The tree preservation zone must be maintained for the healthy and growing conditions of the trees.

(i) No tree may be removed within the tree preservation zone unless approved by the building official.

(ii) The building official may approve removal of the tree preservation zone from the development plan if 75 percent of the preserved trees are required to be removed due to public safety concerns or natural death in accordance with Article X.

(B) The ability to receive site tree credits for retained trees located within the tree preservation zone in Tract 2 as described in Section 51A-10.125(a)(3)(B) may be applied to any tree mitigation required in Tract 1 for the construction of the proposed building shown on the development plan.

(C) New construction is prohibited within the tree preservation zone in Tract 2. New construction must be located a minimum of 20 feet from the edge of the tree canopy of any tree located within the tree preservation zone. Construction or restoration of a perimeter fence or tree 'identification signage' is allowed.

(D) Permeable walking paths and bench seating are permitted within the tree preservation zone.

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

SEC. 51P- _____.113.

SIGNS.

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

(b) Public or private school.

(1) Two detached premise signs are permitted in Tract 1. One detached premise sign that is shown on the development plan is limited to 28 feet in height and 14 feet in width.

(2) One detached premise sign is permitted in Tract 2.

(3) Monument signs are restricted to 10 feet in height and 12 feet in width.

(4) Attached signs must be premise signs or convey a noncommercial message.

(A) All signs and their words must be mounted parallel to and may project 18 inches maximum from the building surface to which they are attached.

(B) The maximum effective area of all attached signs on each facade is 25 percent of the total area of the facade.

(C) Maximum of eight words are allowed on each facade and may contain any character with a maximum height of 11 feet 2 inches.

SEC. 51P- _____.114.

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- _____.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 city.

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

TRAFFIC MANAGEMENT PLAN FOR
A+ ACADEMY HIGH SCHOOL
IN DALLAS, TEXAS

Prepared for:
A+ Charter Schools, Inc.
8225 Bruton Road
Dallas, Texas 75217

Prepared by:
 **DeShazo Group**
Texas Registered Engineering Firm F-3199
400 South Houston Street, Suite 330
Dallas, Texas 75202
214.748.6740



July 30, 2015

Revised
August 31, 2015

Z145-321
DeShazo Project No. 15119.04

Traffic Management Plan for
A+ Academy High School
~ DeShazo Project No. 15119.04 ~

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Table 2. Peak On-Site Vehicle Demand during Afternoon Pick-Up Period

LIST OF EXHIBITS:

Exhibit 1. Recommended Site Circulation Plan

APPENDIX



Technical Memorandum

To: Dr. Jim Lang — A+ Charter Schools, Inc.
Cc: Audra Buckley — Permitted Development
From: DeShazo Group, Inc.
Date: August 31, 2015
Re: Traffic Management Plan for A+ Academy High School in Dallas, Texas (Case No. Z145-321)
DeShazo Project Number 15119.04

INTRODUCTION

DeShazo Group, Inc. (DeShazo) is an engineering consulting firm providing licensed engineers skilled in the field of traffic/transportation engineering. The services of DeShazo were retained by A+ Charter Schools, Inc. to prepare a traffic management plan (TMP) for a proposed A+ Academy High School ("the school"). The school is planned to serve 600 students from 7th through 12th grade. A preliminary site plan, prepared by Claycomb Associates, Architects, is provided as reference in this report.

PURPOSE

The proposed school site is located at 445 S. Masters Drive and zoned R-7.5(A) (a Single Family District). Zoning provisions permit the development of a private school under specific stipulations of a Specific Use Permit. As part of the approval process, the City of Dallas requires submittal of a TMP as a record of the preferred traffic control strategies and to ensure safe and efficient traffic operations. The plan is intended to assess anticipated traffic conditions during the morning drop-off and afternoon pick-up activities on the basis of satisfying these objectives. By consent of the TMP submittal, the school agrees to the strategies presented herein. In addition, the school is held self-accountable to enforce the plan until and unless the City of Dallas deems further mitigation measures are necessary.

TRAFFIC MANAGEMENT PLAN

A school TMP is important to safely achieve an optimum level of traffic flow and circulation during peak traffic periods associated with student drop-off and pick-up operations. By properly managing the vehicular traffic generated during critical periods, the safety and efficiency of school carpool operations will also inherently improve. This TMP should not be considered a comprehensive set of instructions to ensure adequate safety; however, it is a tool that aims to facilitate a safer and more efficient environment.

The analysis summarized below identifies the projected vehicle demand—including parking and queuing space (i.e. vehicle stacking)—needed on site to accommodate projected school traffic demands during peak periods. A concerted effort and full participation by the school administration, staff, students and parents are essential to maintain safe and efficient traffic operations. The use of designated parking and queuing areas is necessary to minimize the operational impact on the adjacent properties and the public street system.

School Operational Characteristics

Table 1 summarizes the proposed operational characteristics for Shelton School:

Table 1. Proposed School Operational Characteristics

Student Enrollment:	Grades 7–12 th 600
School Staff:	38 staff members
Daily Arrival Schedule:	Grades 7–12 th 7:45 AM
Daily Departure Schedule:	Grades 7–12 th 3:30 PM
Students Travelling by Modes Other Than Drop-off/Pick-up:	School/Public Bus, Walk 0% Student Drivers..... 5%

NOTE #1: The school may hold events that generate traffic outside of traditional peak periods. While some measures presented in this report may also apply, this analysis evaluates traffic characteristics associated only with traditional school peak periods.

NOTE #2: To the highest degree practical, accounts of existing conditions in this report are based upon information provided by the Client and supported by DeShazo's professional judgment and experience with other similar projects. Proposed conditions are intended to reflect the anticipated day-to-day conditions at full-occupancy.

Site Access and Circulation

A total of three driveways serve the proposed school site. As depicted in **Exhibit 1**, Driveway A is an existing driveway on S. Masters Drive. Driveway B on Cushing Drive will remain gated to restrict school traffic access to the residential neighborhood. A third driveway serves the north end of the school property on Old Seagoville Road; it will only serve goods and service, faculty and staff vehicles.

Inbound and outbound access at Driveway A will remain open during peak hours of school traffic. However, student pick-up-related traffic will be informed to enter the site through the driveway on S. Masters Drive. Passenger vehicles will directly proceed to form a queue towards the loading/unloading area along the designated route. Traffic circulation may be demarcated by pavement markings, traffic signs, or both as shown in **Exhibit 1**. Once in queue, traffic will operate as a single line of vehicles with the opportunity to exit and park before reaching the loading/unloading area. Vehicles should have no problem exiting sequentially upon leaving the loading/unloading area. Exiting traffic will drive along the designated route towards Driveway A on S. Masters Drive.

Case No. Z145-321

DeShazo Group, Inc.
August 31, 2015

Passenger Unloading/Loading

During morning drop-off periods, vehicular traffic will enter the school site to unload students directly at the designated unloading areas. Alternatively, parents may also be permitted to proceed toward the visitor-designated parking area and walk students to the building. During pick-up periods, vehicular traffic will again enter the queue to load passengers or park in a designated visitor parking space to wait for the student(s) to arrive. Parents who have parked may choose to walk to the building to greet their child.

The school should enforce a managed loading protocol during the afternoon pick-up periods whereby vehicles enter and circulate through a prescribed route and form a systematic queue in a timely and organized manner. School staff will be positioned at strategic locations assist in the TMP operations. Students will be released from school at the specified dismissal time and proceed to identify their vehicle either at the loading zone or waiting in the visitor-designated parking area. However, the school should encourage parent participation in the queue formation to optimize traffic operations. Once loaded, egress traffic will carefully proceed along the designated route to exit the school site through Driveway A.

Vehicle Queuing

The goal for any school is to accommodate all vehicular queuing and drop-off/pick-up procedures on private property. In lieu of any published, standardized technique for projecting necessary queue lengths, DeShazo developed a proprietary methodology for estimating peak vehicular queue based upon historical studies conducted at various school sites.

School observations consistently indicate that maximum queues occur during the afternoon peak period when students are being picked-up—the morning period is typically not a significant traffic issue since drop-off activities are more temporally distributed and occurs much more quickly than student pick-up. The projected peak number of vehicles during each dismissal time is provided in **Table 2**. A detailed summary of these calculations is provided in the **Appendix**.

Table 2. Peak On-Site Vehicle Demand during Afternoon Pick-Up Period

	Grades 7-12 <i>600 students at 3:30 PM</i>
Approx. Peak Number of Vehicles	61 vehicles

Recommendations

School traffic delays and congestion during the afternoon pick-up period is notably greater than the traffic generated during the morning drop-off period due to timing and concentration characteristics. In most instances, achieving efficiency during the afternoon period is most critical, while the morning traffic operations require nominal active management. The following recommendations are provided by DeShazo to the school for the management of traffic specifically generated by the school during the afternoon periods.

DeShazo recommends implementation of the traffic circulation plan depicted in **Exhibit 1** based upon a review of the proposed site and the anticipated needs of traffic during peak conditions. This plan was designated to optimize the on-site vehicular circulation and retention of queued vehicles in a manner that promotes safety and operational efficiency. The recommended plan provides a designated route for each queue and its respective loading zone.

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*DeShazo Group, Inc.
August 31, 2015*

The proposed queue shown in **Exhibit 1** provides 1,480 linear feet of on-site vehicular storage for up to 63 vehicles at 23.5 feet each. In addition, a total of 544 off-street parking spaces are proposed to serve the parking needs for the school. This capacity is expected to accommodate the projected vehicular demand.

The TMP also includes a recommended configuration of temporary traffic control devices (such as traffic cones) that shall be installed on a daily basis when typical traffic conditions are expected. An appropriate number of school staff should be assigned to fulfill the duties of student supervision, traffic control, and other related duties as generally depicted on the plan.

Staff directing traffic at the intersecting point of two queue lanes (and other areas, where appropriate) should, in lieu of simple hand gestures, procure and use reversible hand-paddle signs with the messages (and symbols) for STOP and for SLOW (i.e., proceed slowly). Optional additional equipment used by staff may include whistles (for audible warnings) and flashlights (for visual warnings) in order to better-gain the attention of motorists.

The full cooperation of all school staff members, students, and parents is crucial for the success of any traffic management plan. Proper training of school staff on duties and expectations pertaining to the plan is recommended. Sufficient communications at the beginning of each school term (and otherwise, as needed) with students and parents on their duties and expectations is also recommended. In general, the following practices should be enforced.

- Passenger loading and unloading within public right-of-way should be avoided at all times to maximize personal safety. All queuing and parking should be accommodated within the school site boundaries. For circumstances where this cannot be avoided, coordination with City staff responsible for traffic operations in the area should occur so that appropriate mitigation measures can be investigated.
- No person(s) other than deputized officers of the law should engage or attempt to influence traffic operations in public right-of-way to minimize liabilities, if at all needed.
- Reserved parking areas should be clearly marked for parents and visitors to identify staff and student parking to optimize traffic operations. The recommended parking assignment shown in **Exhibit 1** is meant to assign school staff (i.e., reserved) to spaces that may potentially be blocked by ingress queue under the assumption that those school staff do not arrive/depart the campus during student pick-up period(s). Likewise, the proposed student parking is intended to be located outside of the queue operations.

SUMMARY

This TMP is to be used by A+ Academy High School to provide safe and efficient transportation of students, staff, and faculty to and from the site. The traffic management plan presented in **Exhibit 1** was developed with the intent of optimizing safety and efficiency and the goal of accommodating within the site vehicular traffic generated by the school at peak traffic periods. The details of this plan shall be reviewed by the school on a regular basis to confirm its effectiveness.

END OF MEMO

*A+ Academy High School
Traffic Management Plan
Page 4*

Appendix



PROJECT INFORMATION

School Name: A+ Academy High School Grades: 7-12th
 City, State: Dallas, Texas District: _____
 School Type: Charter School Date: 8/31/2015

A. BASE DATA

- Scenario: Dismissal at 3:30 PM
- Anticipated Enrollment: 600
- Mode Split:

	Est.	
Drop-Off/Pick-Up	95%	(570)
Bus/Van/Transit	0%	(0)
Walking	0%	(0)
After School	0%	(0)
Student Drivers	5%	(30)
- Net Queue Generators: 570

B. TRIP GENERATION

- Enrollment: 570 Students
- ITE Land Use 536 (9th Ed.):

	Trip Ends	Inbound	Outbound
AM	$T=0.77x + 19.92$	61%	39%
PM	$T=0.43x + 79.59$	42%	58%
- Adjustment Factor*: 0%
- Calculated Trip Generation:

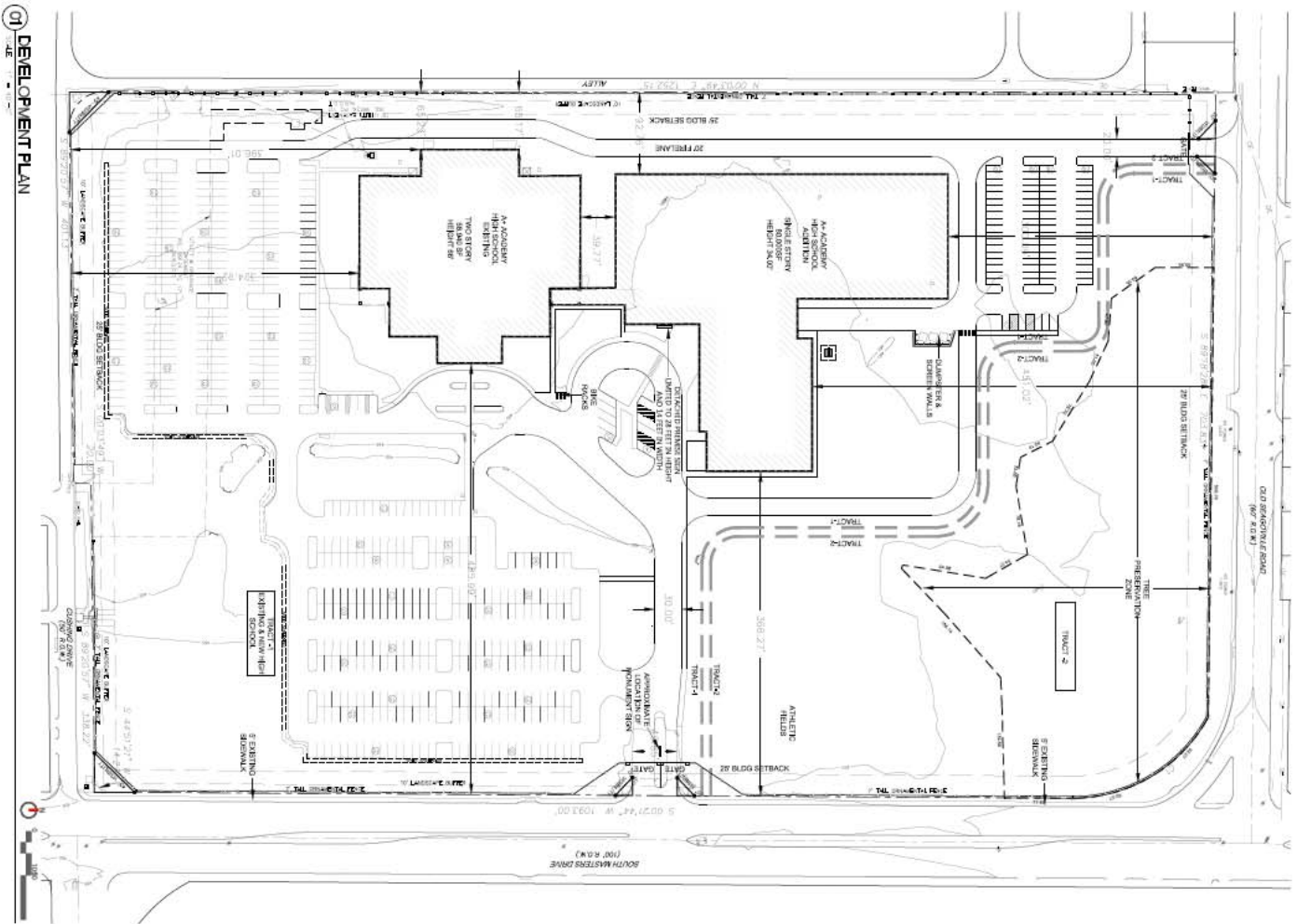
	Total	Inbound	Outbound
AM Peak	516	315	201
PM Peak	325	136	188

C. PM/AFTERNOON QUEUE MODEL

- i) Projected Inbound PM Peak Hour Trips: $T_{in} =$ 136
- ii) Estimated % of PM-Inbound Trip Ends in Peak Queue: $F_Q =$ 45%
- iii) Theoretical Peak Queue:
 $Q_{min} = T_{in} \times F_Q =$ 136 \times 45% $=$ 61 vehicles in theoretical peak queue
- iv) Adjusted Peak Queue:
- Traffic Management In Effect: yes $\rightarrow F_m =$ 0.00
[i.e., coordinated inbound traffic/queuing plan; range: 0.00-0.47]
 - Mixed Traffic Circulation: yes $\rightarrow F_c =$ 0.00
[i.e. apportioned location for each mode of transp.; range: 0.00-0.25]
 - Parking Allocation: yes $\rightarrow F_p =$ 0.00 *(Parking expected, see Report for details)*
[i.e. portion of theoretical peak queue heading to a parking stall; 0.00 for mandatory queues]
- v) Projected Peak Queue:
 $Q_{proj} = Q_{min} \times (1 + F_m - F_c - F_p) =$ 61 vehicles (1434 LF @ 23.5 feet/vehicle)

*Calculations may yield trip generation values greater than those otherwise derived using the standard ITE equations for public schools. Adjustment factors applied in this analysis (if any) were investigated and considered appropriate based on empirical data and previous studies from other schools of similar size.

Proposed Development Plan



TRACT-1 DATA TABLE

[illegible]TRACT-2 DATA TABLE

LAND USE: RECREATIONAL AREA	
TOTAL LOT AREA:	228,440 SF (5.47 ACRES)
SETBACKS:	
FRONT YARD	25 MINIMUM
SIDE YARDS	25 MINIMUM
REAR YARD	25 MINIMUM

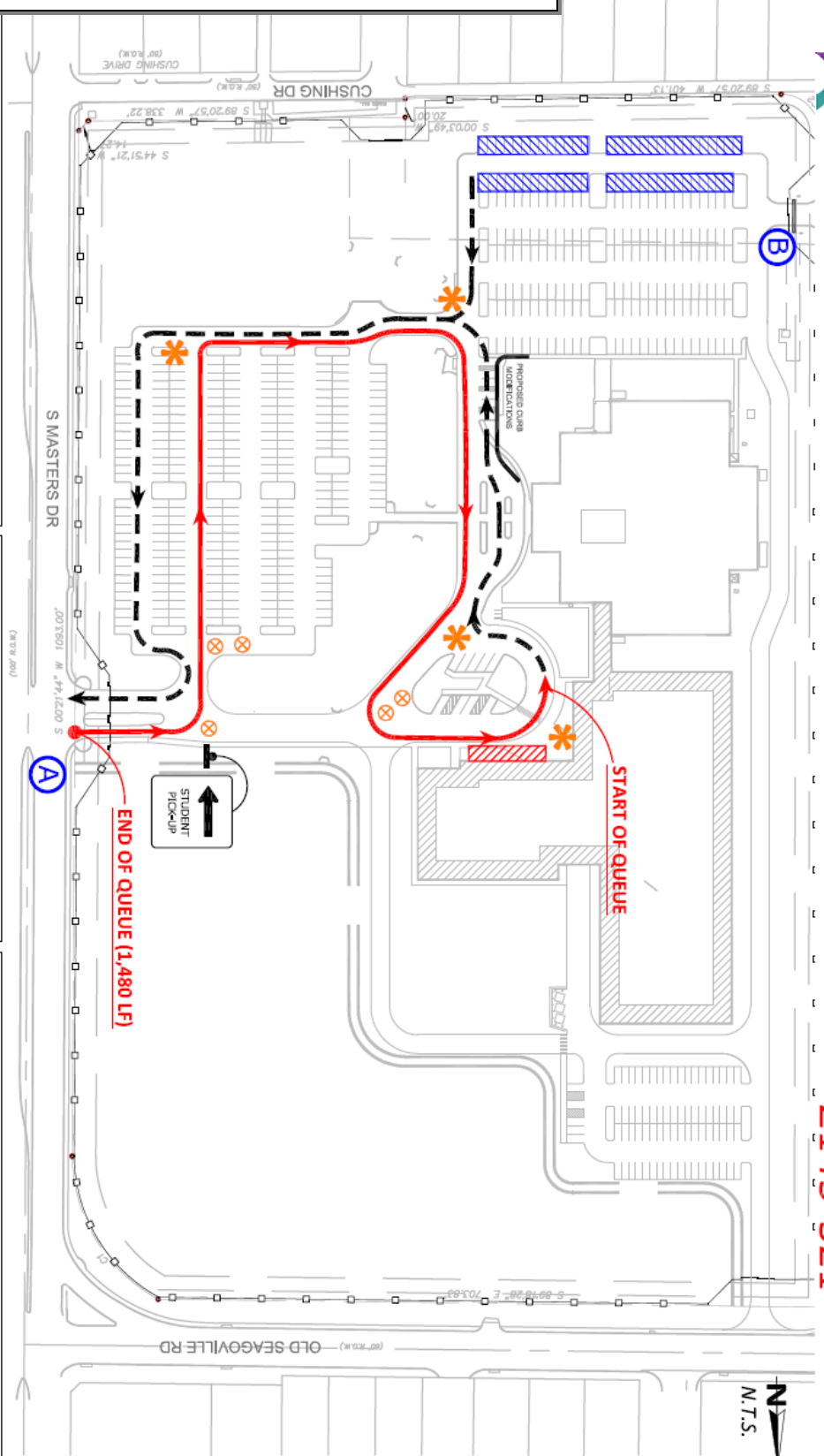


ZONING CASE NUMBER: **#Z145-321**



Z145-321

Proposed TMP Circulation Plan



Summary

Student Group	Student Enrollment	Schedule	Traveling Modes	Vehicular Traffic Demand
Grades 7-12	600 Students	7:45 AM- 3:30 PM	Pick Up: 95% Transit: 0% Walk: 0% Self-Drive: 5%	Capacity: 1,480 LF (63 cars) Maximum: 1,434 LF (61 cars) Surplus: 46 LF (2 cars)

*Vehicular queue calculated at 23.5 feet/passenger car based on field observations.

Legend

- * - School Staff
- ⊗ - Traffic Cones
- ▨ - Loading/Unloading
- ⊗ - Student Parking
- - Provided Queue
- ⊗ - Driveaway Location
- - Outbound Route
- ⊗ - Traffic Sign

The purpose of this Traffic Management Plan (TMP) is to evaluate traffic operations that promote safety and efficient vehicle circulation. This TMP was developed to prevent queuing of drop-off/pick-up related vehicles within the city rights-of-way. The school administration should adhere to this TMP. Any deficiency due to spillover of queuing into undesignated areas of the city rights-of-way, including roadway travel lanes, should be corrected by the school immediately.

I, David Nevarez, P.E. #106200, certify that the results of the queuing analysis—upon complete enforcement of this Traffic Management Plan—indicate that no queuing of vehicles will extend into City of Dallas rights-of-way as a result of internal queuing constraints during the study peak hours of school operation.

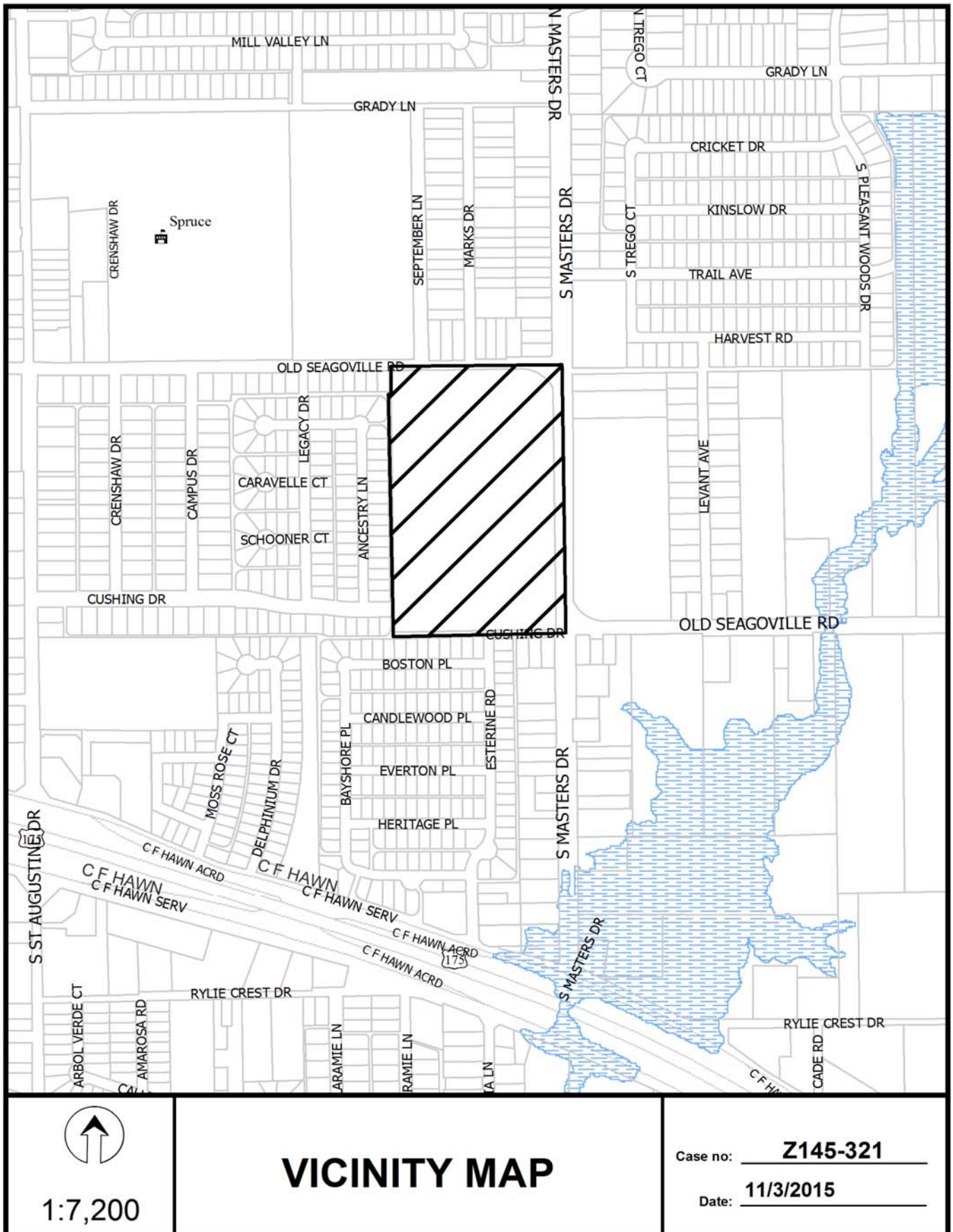
EXHIBIT

1 Traffic Management Plan

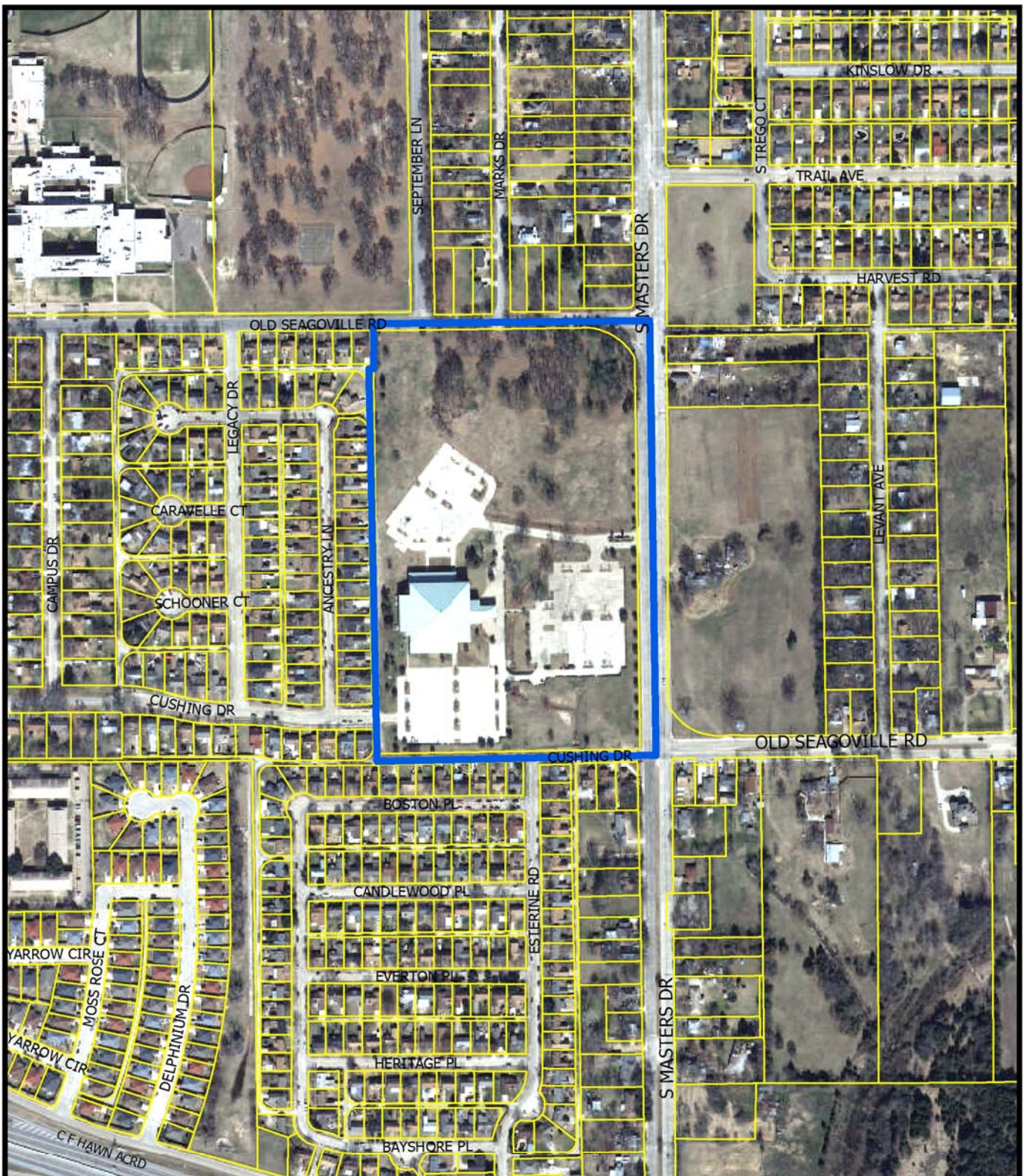
A+ Academy High School
445 S. Masters Drive, Dallas, Texas.

Deshazo Group, Inc.
Texas Registered Engineering Firm F-3199
400 S. Houston St. Suite 330
Dallas, Texas 75202
(214) 748-6740

Z145-321(SM)



Z145-321(SM)

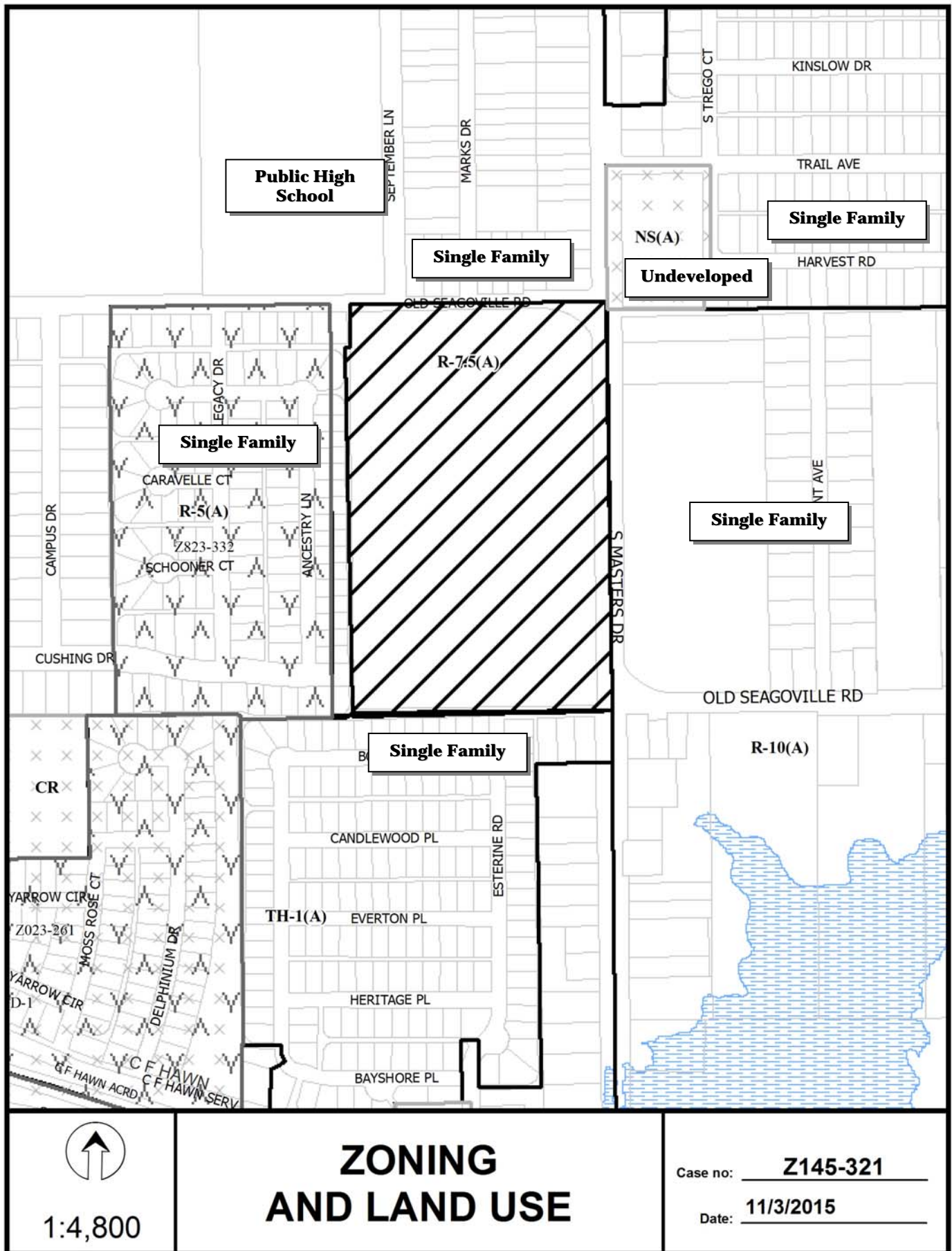


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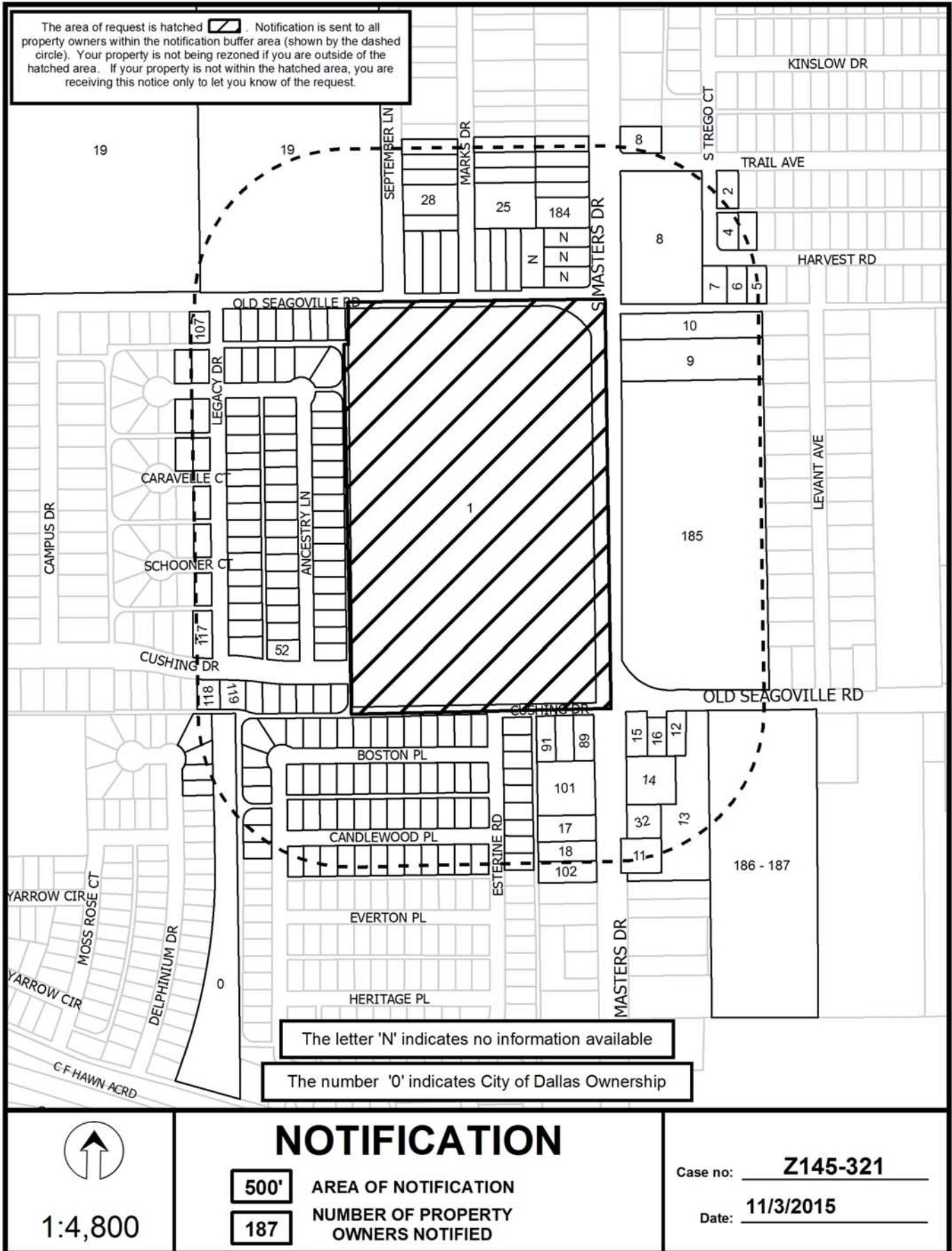
AERIAL MAP

Case no: **Z145-321**

Date: **11/3/2015**



Z145-321(SM)



11/03/2015

Notification List of Property Owners***Z145-321******187 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	445 MASTERS DR	EVANGELICAL CHRISTIAN CREDIT UNION
2	10302 TRAIL AVE	RODRIGUEZ MARTIN C ET AL
3	10305 HARVEST RD	GRANDBERRY HELEN M
4	10301 HARVEST RD	HELMS JERI ANN
5	10310 HARVEST RD	PEDFORD CHARLES E &
6	10306 HARVEST RD	SMITH ARTHUR W JR
7	10302 HARVEST RD	VALDEZ GUADALUPE & ALMA R
8	900009 MASTERS DR	FIGUEROA JOSE
9	310 MASTERS DR	GONZALEZ FELIPE & FEBE
10	302 MASTERS DR	LEMUS JOSE & ALMA
11	540 MASTERS DR	MCCOY L C
12	10216 SEAGOVILLE RD	HERNANDEZ NOELIA &
13	10302 SEAGOVILLE RD	MOLINA RAUL L
14	520 MASTERS DR	ZUNIGA RAMIRO &
15	10200 SEAGOVILLE RD	GORROSTIETA AGUSTIN &
16	10208 SEAGOVILLE RD	GUZMAN JAVIER
17	531 MASTERS DR	HARO JULIO
18	505 MASTERS DR	CASAS REALIDAD LP
19	9733 OLD SEAGOVILLE RD	Dallas ISD
20	221 MASTERS DR	ZAVALA JOAQUIN
21	215 MASTERS DR	SUSTAITA SEBASTIAN & MARIA
22	211 MASTERS DR	SANCHEZ SERGIO
23	209 MASTERS DR	MORENO SANDRA
24	220 MARKS DR	CALLES CRISTOBAL D
25	232 MARKS DR	EVANS CONNIE JUNE
26	10019 SEAGOVILLE RD	MENDEZ ESMERALDA

11/03/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	231 MARKS DR	KAKRADA DELALI & GRACE
28	227 MARKS DR	DELAROSA RICHARD
29	219 MARKS DR	GONZALES RAMONA
30	215 MARKS DR	ZAVALA JOAQUIN & ELVA S
31	211 MARKS DR	YBARRA MARY J
32	534 MASTERS DR	METTERS BARBARA
33	10051 BOSTON PL	DELAROSA MARIA DOLORES
34	10047 BOSTON PL	RIVERS SAUL KUBA
35	10043 BOSTON PL	FLORES ASUNCION B
36	10039 BOSTON PL	NOLLEY TOMMIE LEWIS JR &
37	10035 BOSTON PL	RUIZ ANTONIO
38	10031 BOSTON PL	LUTHER MERILYN SMITH
39	10027 BOSTON PL	CAVOZOS MARIBEL
40	10023 BOSTON PL	ELIZONDO FELIZ JR
41	10019 BOSTON PL	GALVAN RAYMUNDO
42	10015 BOSTON PL	MAULDIN DINIA
43	10011 BOSTON PL	FUQUEZ INVESTMENTS LTD
44	10007 BOSTON PL	CHAMBER JERRY B &
45	10003 BOSTON PL	ACOSTA EFREN & MARIA C
46	505 BAYSHORE PL	CRAWFORD JOE E
47	509 BAYSHORE PL	MONTOYA RAFAEL G &
48	515 BAYSHORE PL	VALVERDE ABEL G & MARIA LOPEZ GONZALEZ
49	519 BAYSHORE PL	SOUTHSIDE RENTAL PROPERTIES LLC
50	523 BAYSHORE PL	FACUNDO APOLINAR & SILVIA
51	527 BAYSHORE PL	CONANT PAUL W & ROBYN
52	531 BAYSHORE PL	DALLAS HOUSING AUTHORITY
53	10004 BOSTON PL	VALENZUELA SERGIO & MARICELA
54	10008 BOSTON PL	AGUILAR EFRAIN
55	10012 BOSTON PL	VALLES JOSE S & ELOISA
56	10016 BOSTON PL	VALDEZ JUAN & MARIA
57	10020 BOSTON PL	GARCIA GEORGE &

11/03/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	10024 BOSTON PL	MUNIZ JOSE M LIFE EST &
59	10028 BOSTON PL	QUINTANILLA DELFINO Q &
60	10032 BOSTON PL	HOLLINGSWORTH DEBRA
61	10036 BOSTON PL	JACKSON ROSIE M
62	10040 BOSTON PL	SALAS ISMAEL P
63	10044 BOSTON PL	SALAS MIGUEL & MARTHA
64	10048 BOSTON PL	ESTRADA JESUS M
65	10051 CANDLEWOOD PL	LOZANO MARTIN A
66	10047 CANDLEWOOD PL	DUFFEY C D & VEDA GIPSON
67	10043 CANDLEWOOD PL	CERVANTES CARLOS ET AL
68	10039 CANDLEWOOD PL	JIMENEZ OFELIA & JESUS
69	10035 CANDLEWOOD PL	SANCHEZ FRANCISCO &
70	10031 CANDLEWOOD PL	GOVAN ELLIN M &
71	10027 CANDLEWOOD PL	WAFFER ANNETTE
72	10023 CANDLEWOOD PL	WILSON TOMMY E
73	10019 CANDLEWOOD PL	GANDARA OSCAR
74	10015 CANDLEWOOD PL	HERNANDEZ HECTOR FERNANDO &
75	10011 CANDLEWOOD PL	GARCIA FIDELA R
76	10007 CANDLEWOOD PL	CLAYBORNE OTIS B
77	10006 CANDLEWOOD PL	SALAS RODRIGO &
78	10010 CANDLEWOOD PL	KYLE RAND HOME INC
79	10014 CANDLEWOOD PL	HUNTLEY LEO C
80	10018 CANDLEWOOD PL	CARDOSO MANUEL
81	10022 CANDLEWOOD PL	MACIEL FERNANDO
82	10026 CANDLEWOOD PL	RUAN CARRASCO EDGAR E
83	10030 CANDLEWOOD PL	TRUJILLO ESPERANZA
84	10034 CANDLEWOOD PL	OLIVARES GUSTAVO A &
85	10038 CANDLEWOOD PL	ESCOBAR ANDRES
86	10042 CANDLEWOOD PL	ARCE ROSA L
87	10046 CANDLEWOOD PL	HUCKABY VERLENE W
88	10050 CANDLEWOOD PL	MANNING MELBA G

11/03/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	10114 CUSHING DR	RATTLER KARAN &
90	10110 CUSHING DR	ORTEGA VANESSA JANET &
91	10106 CUSHING DR	JAIMES LAZARO
92	504 ESTERINE RD	MARTINEZ LUIS
93	508 ESTERINE RD	WILSON MICHAEL L &MELISSA
94	512 ESTERINE RD	ROCHARIZO FERMIN &
95	516 ESTERINE RD	ALBA MARIA LOUISA
96	520 ESTERINE RD	STAPP BETTY CATHERINE
97	524 ESTERINE RD	MACK GARY ANN
98	528 ESTERINE RD	SALAS SANTIAGO &
99	532 ESTERINE RD	HARRISON DORA F
100	536 ESTERINE RD	DIAZ ANGELITA &
101	509 MASTERS DR	SOTELO VERONICA
102	541 MASTERS DR	LOPEZ RAMON & MARIE E
103	538 DELPHINIUM DR	LAKSHAMALLA MARIA
104	534 DELPHINIUM DR	CASTILLO MIRNA A
105	530 DELPHINIUM DR	CARRENO FELIPE
106	526 DELPHINIUM DR	TELLES RAFAEL M
107	9840 SEAGOVILLE RD	STURNS EARLINE
108	9823 ANCESTRY CT	HERNANDEZ TRACY D
109	9819 ANCESTRY CT	FAZ ALEJANDRO & MA IRMA
110	9822 ANCESTRY CT	TORRES RAMIRO & MINERVA BANUELOS ARRELLANO
111	9826 ANCESTRY CT	MEJIA FRANCISCO JAVIER &
112	9823 CARAVELLE CT	WALKER SHEILA J
113	9819 CARAVELLE CT	WILLIAMS GERALDINE
114	9826 CARAVELLE CT	HAMPTON MARSHUNN D
115	9823 SCHOONER CT	WILSON RAYMOND
116	9826 SCHOONER CT	CHAVEZ J CONCEPCION
117	9841 CUSHING DR	BANKS BRENDA ANN
118	9846 CUSHING DR	RENTERIA PABLO & ISIDRA E
119	9904 CUSHING DR	FATIZZI PATRICIA

11/03/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	9910 CUSHING DR	TUMBLEWEED PROPERTY MGMT LLC
121	9916 CUSHING DR	RODRIGUEZ GERARDO T
122	9922 CUSHING DR	SMITH DARIAL A ETAL
123	9928 CUSHING DR	CALZADA EVODIO
124	9934 CUSHING DR	OSORIO MARICELA
125	9940 CUSHING DR	GARCIA RODOLFO & NORMA
126	378 LEGACY DR	JACKSON WILLIE
127	374 LEGACY DR	POLK MILDRED C EST OF
128	370 LEGACY DR	MARTIN WALTER T &
129	366 LEGACY DR	GOMEZ JAVIER
130	362 LEGACY DR	GALVAN MARCELINO
131	358 LEGACY DR	AVERHART CHARLIE BERT &
132	354 LEGACY DR	BUCHANAN BOBBY R &
133	350 LEGACY DR	VAN MARY
134	346 LEGACY DR	BENJAMIN ARTERRY L
135	342 LEGACY DR	MARTINEZ CANDIDO
136	338 LEGACY DR	RAMIREZ JOSE S
137	334 LEGACY DR	HERNANDEZ MARTIN
138	330 LEGACY DR	HURNDON GWENDOLYN C
139	326 LEGACY DR	OLIVA JULIO & ERICA
140	322 LEGACY DR	MECCA APRIL INC
141	331 ANCESTRY LN	JONES MAMIE L
142	335 ANCESTRY LN	SOSA VICTOR R
143	339 ANCESTRY LN	COLEMAN ARTHUR
144	343 ANCESTRY LN	MARTINEZ FEDERICO J &
145	347 ANCESTRY LN	CASTILLO MAGDA
146	351 ANCESTRY LN	SCOTT TILWANDA
147	355 ANCESTRY LN	ADAME ANDRES JR & PAULINA
148	359 ANCESTRY LN	WASHINGTON SAMMY & PAMELA
149	363 ANCESTRY LN	STOVALL LINDA DARLENE
150	367 ANCESTRY LN	RODRIGUEZ JOSE & YOLANDA

11/03/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	371 ANCESTRY LN	ALVAREZ MARY L
152	375 ANCESTRY LN	GARZA LETICIA
153	379 ANCESTRY LN	FLORES ALVARO
154	383 ANCESTRY LN	HERNANDEZ MIGUEL &
155	388 ANCESTRY LN	ARMENDARIZ SALVADOR &
156	384 ANCESTRY LN	SCHULTZ KELVIN D
157	380 ANCESTRY LN	PHAM AUDREY S
158	376 ANCESTRY LN	DELGADO ROGELIO & MARIA
159	372 ANCESTRY LN	SMITHERS BONITA
160	368 ANCESTRY LN	PARK PLACE EQUITY FUND LLC
161	364 ANCESTRY LN	TARVER ROBERT HAROLD &
162	360 ANCESTRY LN	WALDON JAMES R & BARBARA
163	356 ANCESTRY LN	FRAYRE MARIA TERESA
164	352 ANCESTRY LN	RAMIREZ MARCELA
165	348 ANCESTRY LN	BRYANT ARTHUR RAY &
166	344 ANCESTRY LN	CHASE MORTGAGE SCVS INC
167	336 ANCESTRY LN	BAZAN FRANCISCO
168	332 ANCESTRY LN	HERNANDEZ JOSE A &
169	328 ANCESTRY LN	ROBERTS BARBARA JEAN
170	324 ANCESTRY LN	HERNANDEZ SANJUANA & MOISES
171	320 ANCESTRY LN	DELGADO LUIS & SONIA
172	316 ANCESTRY LN	COLEMAN WANDA S &
173	312 ANCESTRY LN	SANDOVAL FEDERICO &
174	308 ANCESTRY LN	BUSTILLO JOSE ALFREDO &
175	304 ANCESTRY LN	BRUNDAGE BRENDA JOHNSON
176	9906 SEAGOVILLE RD	CARRANZA SABINO & BERTA
177	9912 SEAGOVILLE RD	LUCERO ARTURO
178	9918 SEAGOVILLE RD	OLVERA MIRNA ELVIA
179	9924 SEAGOVILLE RD	BAILEY PAUL N & EDWINA
180	9930 SEAGOVILLE RD	BADO MANUEL A ET AL
181	9936 SEAGOVILLE RD	GUTIERREZ JULIO & MARIA D

11/03/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	9942 SEAGOVILLE RD	MORENO JOSE &
183	10031 SEAGOVILLE RD	GORROSTIETA ADAN & MARISELA
184	227 MASTERS DR	ROSALES FRANCISCO &
185	404 MASTERS DR	SMITH MARION ADOREE FARLEY
186	10314 SEAGOVILLE RD	JOHNSON JERVA J
187	10314 SEAGOVILLE RD	MIZE JERVA J

Planner: Warren F. Ellis**FILE NUMBER:** Z156-101(WE) **DATE FILED:** October 2, 2015**LOCATION:** West side of Topeka Avenue, south of Pueblo Street**COUNCIL DISTRICT:** 6 **MAPSCO:** 44Q**SIZE OF REQUEST:** Approx. 15,000 sq. ft. **CENSUS TRACT:** 101.02

APPLICANT: Orange Development Company, Inc.**OWNER:** National Stone, Inc.**REPRESENTATIVE:** Robert Baldwin, Baldwin Associates**REQUEST:** An application for a CS Commercial Service District with deed restrictions volunteered by the applicant and for removal of Neighborhood Stabilization Overlay No. 13 on property zoned an R-5(A) Single Family District with a Neighborhood Stabilization Overlay No. 13.**SUMMARY:** The last Certificate of Occupancy issued for the subject site was in 1967 for an aluminum fabrication for brass and bronze fittings. The applicant's request is to permit the industrial (inside) for light manufacturing use by rezoning the property to a CS Commercial Service District. The proposed deed restrictions exclude all other uses permitted in the CS Commercial Service District. This portion of the La Bajada Neighborhood Stabilization Overlay (NSO) has to be removed because NSOs are only used in conjunction with single family residential districts per the Dallas Development Code. It is unclear as to whether or not the existing use on the property is operating under the aforementioned certificate of occupancy as a nonconforming use or if another use has evolved since that time. In addition to the possibility that the nonconforming rights may have been lost, this request may not be the appropriate one if the intent is to make the existing operation conforming. As a result, staff cannot assert that this rezoning would make a nonconforming use a conforming use.**STAFF RECOMMENDATION:** **Denial**

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends denial based upon:

1. *Performance impacts upon surrounding property* – Even though the applicant is volunteering deed restrictions that will prohibit specific CS uses, the industrial (inside) for light manufacturing use will permit a variety of processing, fabricating, and assembly, which is not a compatible use in a low-density residential neighborhood. While the code discourages midblock Neighborhood Stabilization Overlays, it seems evident from the prior history that the intent was to include the subject site as part of the La Bajada NSO. The creation of an NSO is intended to “preserve single family neighborhoods by imposing neighborhood-specific yard, lot, and space regulations that reflect the existing character of the neighborhood”. Given the neighborhood involvement to establish this NSO only three years ago, staff does not recommend removal at this time.
2. *Traffic impact* – While the Engineering Section has determined that the surrounding street system can accommodate the additional trips if this property were rezoned, rezoning property to more intense zoning districts adjacent to single-family neighborhoods can have a negative impact if traffic is diverted into those neighborhoods.
3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas! Comprehensive Plan* shows that the request site is located in an Residential Neighborhood Building Block and is not in compliance with the Comprehensive Plan.

BACKGROUND INFORMATION:

- On July 26, 1966, the Board of Adjustment approved an appeal to expand the nonconforming manufacturing use on the site. The conditions for approval were for an additional 5,000-square-foot one-story, metal addition to the side of the existing structure for ornamental brass and aluminum manufacturing. Parking of passenger cars for customers and employees was also permitted.
- In February 1967, the Building Official issued a CO certificate of occupancy for the request site for “aluminum fabrication – brass and bronze fittings”.
- Prior to 1970 and until 1989, the adjoining property to the west on Sylvan Avenue was zoned LC Light Commercial. The property then transitioned to a CR Community Retail District and was rezoned to a CS Commercial Service District between 1989 and 1993.
- On August 22, 2012, the City Council approved a Neighborhood Stabilization Overlay (NSO) District on the subject site and surrounding R-5(A)-zoned property generally bounded by Canada Drive, Gulden Lane, Toronto Street and Sylvan Avenue (Z112-220). The current property owner opposed the Neighborhood Stabilization Overlay District at that time, as well. However, the subject site remained

within the boundaries of the NSO. The ordinance that established the NSO states that the height of the structure may not exceed the height plane, which is 27 feet at the front building line'. The maximum height in an R-5(A) Single Family District is 30 feet.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Topeka Avenue	Local	50 ft.	50 ft.

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

This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

AREA PLAN:

The *West Dallas Urban Structure and Guidelines*, adopted by Dallas City Council on March 1, 2011, identifies the area as a neighborhood that will continue to thrive and benefit from core activity and services available south of Singleton Boulevard. Further, stating that development will be driven by market forces without intervention by the City.

- Encourage infill single-family homes (1 & 2 story) or townhome (2 & 3 story) and infill development on 100 lots for new single family homes to help strengthen the neighborhood.
- Allow for incremental "transitional buffer" development along Toronto Street for identified residential/office with retail at grade development along Singleton Boulevard.

Land Use:

	Zoning	Land Use
Site	R-5(A) w/NSO	Industrial
North	R-5(A)	Undeveloped
South	CR	Undeveloped
East	R-5(A) w/NSO	Single Family
West	CS	Industrial

Land Use Compatibility: The adjacent land use surrounding the request site consist of undeveloped land to the north and a storage area for stone masonry materials to the south. The request site is adjacent to several industrial inside for light manufacturing uses to the west, which are located within a CS Commercial Service zoning district. Between 1989 and 1993, the properties on Sylvan Avenue were rezoned from a CR Community Retail District to a CS Commercial Service District.

The propose of the CS District is to provide for the development of commercial and business serving uses that may involve outside storage, service, or display. This district is not intended to be located in areas of low and medium density residential development. The CS District that will permit an industrial (inside) for light manufacturing use and is not compatible in a residential area. Even though the applicant has volunteered deed restrictions that prohibit specific uses on the site, the industrial (inside) for light manufacturing use is an industrial use. As a side note, a proposed general merchandise or food store [CVS] is being proposed south of the subject site at the northeast corner of Singleton Avenue and Sylvan Street. The request site will abut a portion of the proposed CVS development, but it is not a part of the CVS development.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
R-5(A) - existing Single Family	20'	5'	1 Dwelling Unit/ 5,000 sq. ft.	30'	45%		Single family
CS – applicant's proposal Commercial Service	15' 0' on minor	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office/ lodging/ retail combined	45' 3 stories	80%	Proximity Slope Visual Intrusion	Commercial & business service, supporting retail & personal service & office

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

LIST OF OFFICERS

Owner

National Stone, Inc.

NSI Group, Inc.

- Stephen P. Broussard, President
- Scott P. Broussard, Secretary

Applicant

Orange Development Company

- Jason Price, President/Owner
- Donn Fizer, Vice President
- Gregory Griffith, Vice President

PROPOSED DEED RESTRICTIONS

DEED RESTRICTIONS

THE STATE OF TEXAS)
)
COUNTY OF DALLAS) KNOW ALL PERSONS BY THESE PRESENTS:

I.

The undersigned, National Stone, Inc., a Texas corporation ("the Owner"), is the owner of the following described property ("the Property"), being all of Lots 14 and 15, City of Dallas ("City"), Dallas County, Texas, and being that same tract of land conveyed to the Owner by Michael L. Scutter, by deed dated September 7, 2001, and recorded in Volume 2001177 Page 05892, in the Deed Records of Dallas County, Texas.

II.

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

The only main uses permitted are those uses in the CR Community Retail District, as amended, and industrial (inside) for light manufacturing.

III.

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

IV.

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

V.

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

VI.

The Owner agrees that these restrictions inure to the benefit of the City. The Owner hereby grants the City the right to enforce these restrictions by any lawful means, including filing an action in a court of competent jurisdiction, at law or in equity, against the person violating or attempting to violate these restrictions, either to prevent the violation or to require its correction. If the City substantially prevails in a legal proceeding to enforce these restrictions, the Owner agrees that the City shall be entitled to recover damages, reasonable attorney's fees, and court costs. For further remedy, the Owner agrees that the City may withhold any certificate of occupancy or final inspection necessary for the lawful use of the Property until these restrictions are complied with. The right of the City to enforce these restrictions shall not be waived, expressly or otherwise.

VII.

The Owner agrees to defend, indemnify, and hold harmless the City from and against all claims or liabilities arising out of or in connection with the provisions of this document.

VIII.

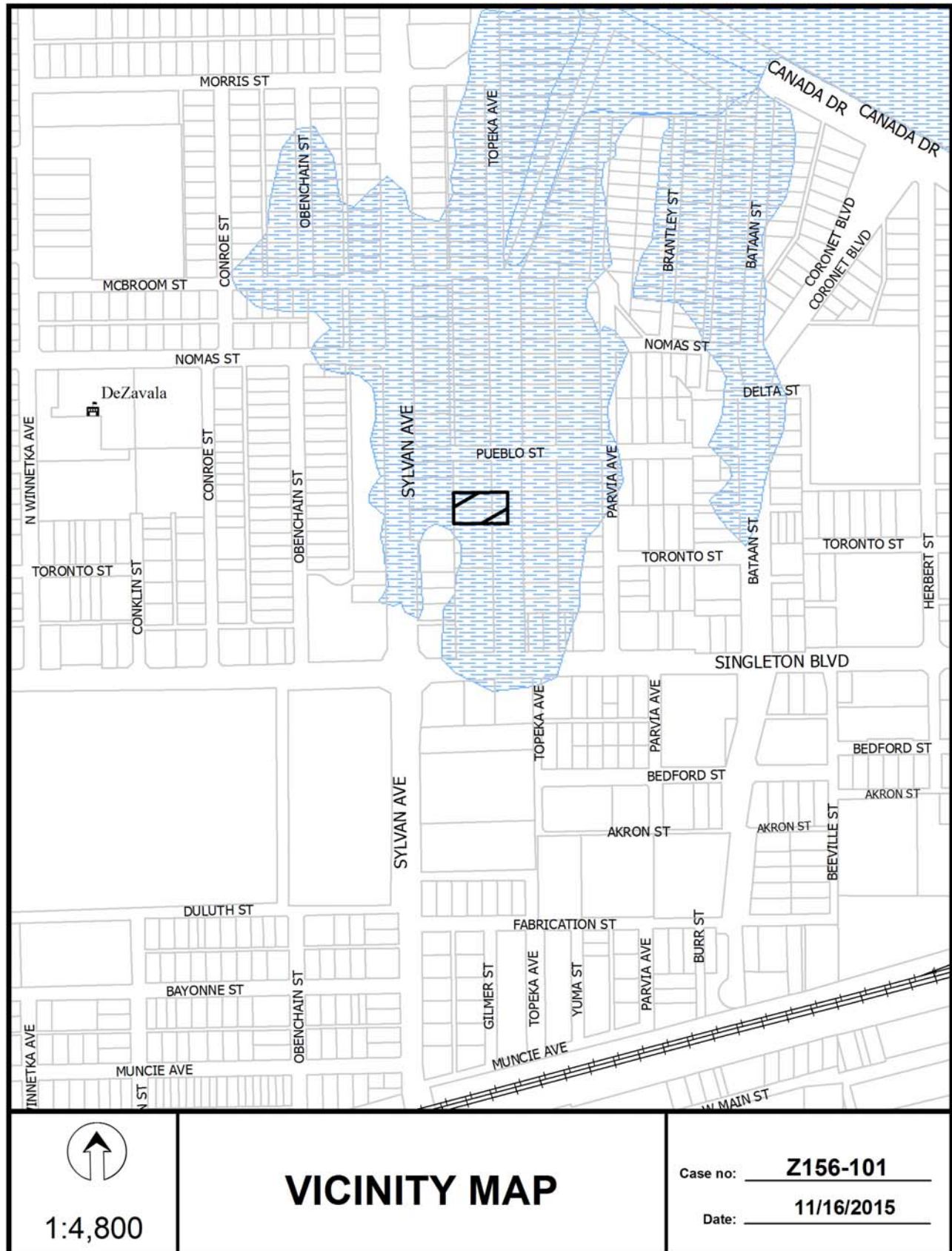
The provisions of this document are hereby declared covenants running with the land and are fully binding on all successors, heirs, and assigns of the Owner who acquire any right, title, or interest in or to the Property, or any part thereof. Any person who acquires any right, title, or interest in or to the Property, or any part thereof, thereby agrees and covenants to abide by and fully perform the provisions of this document.

IX.

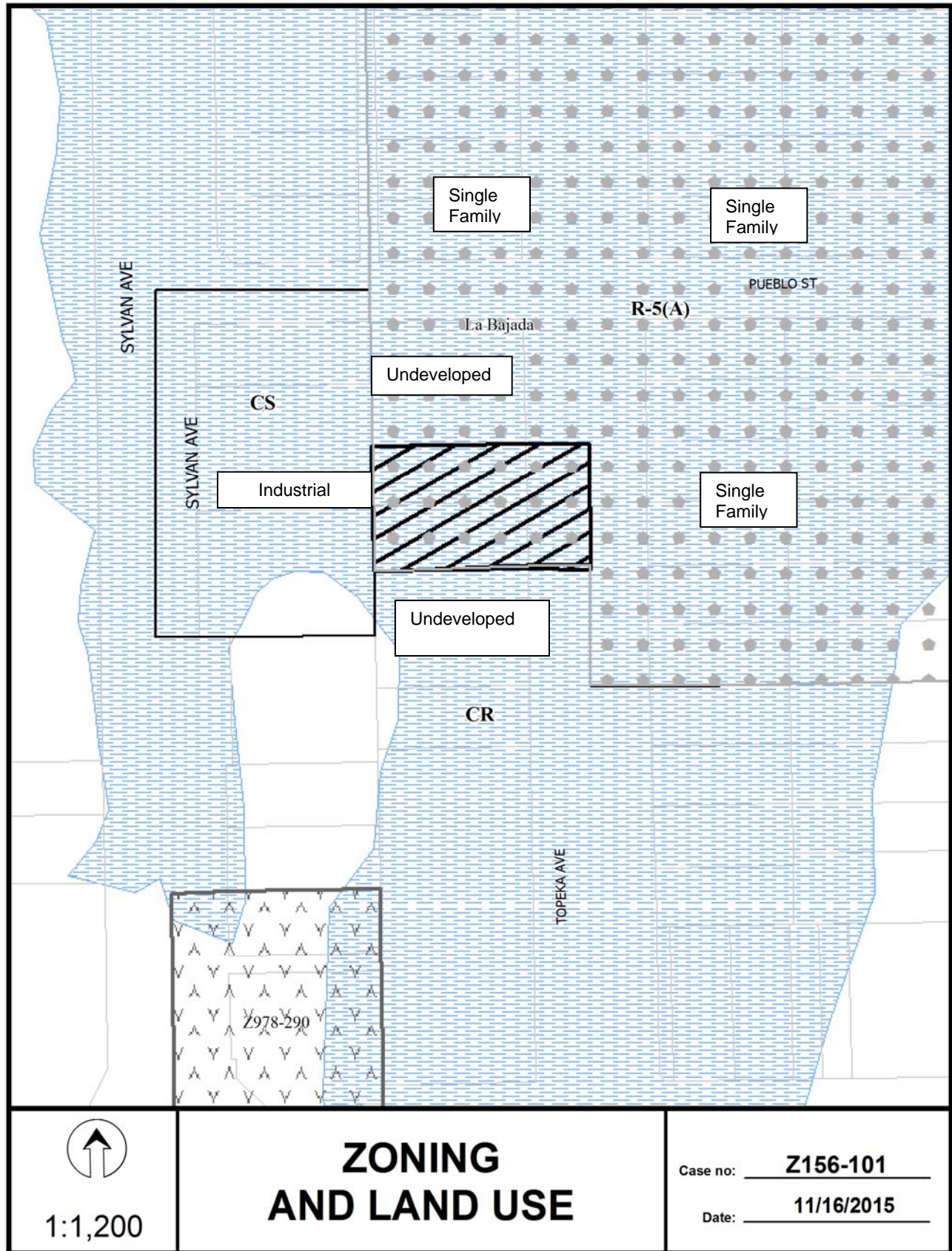
Unless stated otherwise in this document, the definitions and provisions of Chapter 51A of the Dallas City Code, as amended, apply and are incorporated into this document as if recited in this document.

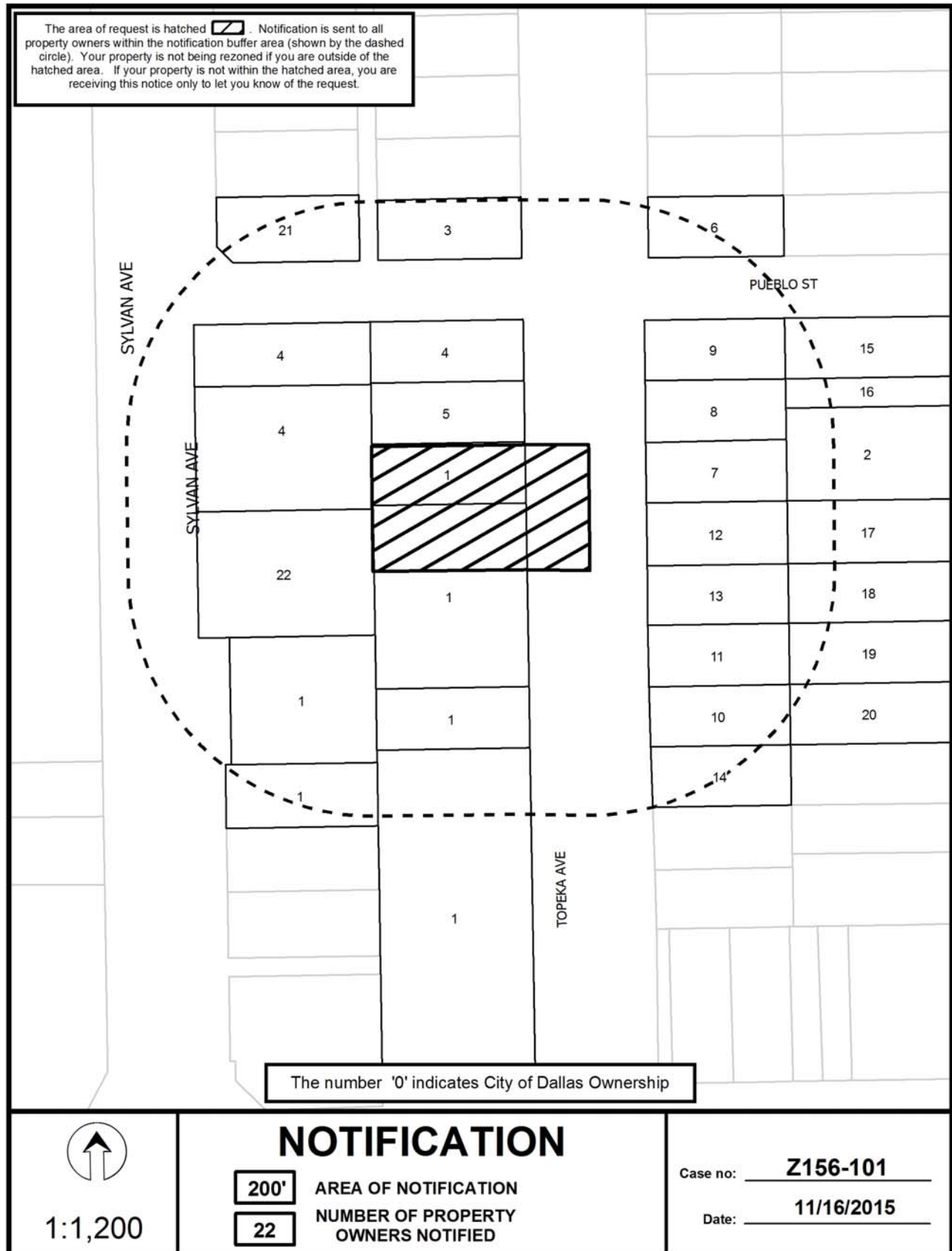
X.

The Owner understands and agrees that this document shall be governed by the laws of the State of Texas.









Notification List of Property Owners

Z156-101

22 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3115 TOPEKA AVE	NATIONAL STONE INC
2	3115 PARVIA AVE	DIAZ ELVIRA P
3	3203 TOPEKA AVE	CORIA SANTOS
4	3123 TOPEKA AVE	WEST DALLAS INVESTMENT LP
5	3119 TOPEKA AVE	WEST DALLAS INVESTMENT LP
6	3202 TOPEKA AVE	IGLESIA CHRISTIANA
7	3114 TOPEKA AVE	DAVILA RAYMOND &
8	3118 TOPEKA AVE	MEDINA LUCIA
9	3122 TOPEKA AVE	HERMOSILLO JOVITA ESTATE OF
10	3022 TOPEKA AVE	MEDINA TOMASA
11	3102 TOPEKA AVE	NARVAEZ ERNESTINA A
12	3110 TOPEKA AVE	PENFOLD CRAIG
13	3106 TOPEKA AVE	HERNANDEZ DOMINGO &
14	3018 TOPEKA AVE	GARZA JOSE
15	3123 PARVIA AVE	RESENDEZ AGAPITO
16	3119 PARVIA AVE	VELAZQUEZ IDALIA
17	3109 PARVIA AVE	CARRILLO TONY &
18	3107 PARVIA AVE	SALAZAR CATHERINE EST OF
19	3101 PARVIA AVE	CAZARES FORTUNATA EST OF
20	3023 PARVIA AVE	OROZCO AMELIA
21	3202 SYLVAN AVE	SYLHO LLC
22	3108 SYLVAN AVE	WESTER CAROYLN DURBIN

Planner: Warren F. Ellis**FILE NUMBER:** Z156-108(WE) **DATE FILED:** October 12, 2015**LOCATION:** Southeast corner of Royal Lane and Luna Road**COUNCIL DISTRICT:** 6 **MAPSCO:** 22F**SIZE OF REQUEST:** Approx. 7.187 acres **CENSUS TRACT:** 99.00

APPLICANT / OWNER: Henry Morris, III**REPRESENTATIVE:** John D. Blacker**REQUEST:** An application for a Planned Development District for IR Industrial/Research District and a library, art gallery or museum uses on property zoned an IR Industrial/Research District.**SUMMARY:** The purpose of this request is to develop a 30,900-square-foot museum. New construction will be approximately 14,000 square feet and approximately 16,900 square feet of the existing campus will be renovated to allow for exhibit space for the museum. The museum will provide for an additional lecture hall and lobby space. A library, art gallery or museum is not a permitted use in an IR Industrial Research District. The Building Official has determined that the museum cannot be permitted as an accessory use to the office (it exceeds the maximum five percent permitted for accessory uses). Therefore, the applicant has submitted this request to permit this use with a Planned Development District.**STAFF RECOMMENDATION:** Approval, subject to a development plan and conditions.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – A library, art gallery or museum is not envisioned as an intended use in an IR District. It is a less intense use than those permitted in the IR Industrial/Research District. Furthermore, permitting this lesser intense use will not degrade the integrity of the surrounding IR District as it is limited within the constraints shown on the development plan. The expansion of the campus to include a museum will not have a negative impact on the surrounding uses.
2. *Traffic impact* – The Engineering Section of the Department of Sustainable Development and Construction has determined that the request will not have a negative impact on the street system.
3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas! Comprehensive Plan* shows that the request site is located in an Industrial area Building Block. The request is generally consistent with this building block.
4. *Justification for PD Planned Development District Zoning as opposed to a straight zoning district* – The proposed Planned Development District will permit an additional use that is currently not permitted within the district. The PDD conditions will comply with all IR regulations, except for planting street trees along Luna Road. The applicant will comply with Article X requirements for the remaining portion of the site.

Zoning History: There have not been any zoning cases in the area over the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Royal Lane	Principal Arterial	100 ft.	100 ft.
Luna Road	Principal Arterial	76 ft.	107 ft.

Traffic: The Engineering Section of the Department Sustainable Development and Construction has reviewed the request and determined that it will not have a detrimental impact on the surrounding street system.

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

Industrial Areas, which 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.

Land Use:

	Zoning	Land Use
Site	IR	Office, Warehouse
North	City of Farmers Branch	Office
South	IR	Landscaping Company
East	IR	Retail
West	IR w/ floodplain	Golf Course

Land Use Compatibility: The request site is currently developed with a one-story, 52,005-square-foot office building. The applicant proposes to renovate approximately 16,900 square feet of floor area within an existing structure to allow for an exhibit space for a museum. This renovated space is located within the northeastern portion of the existing building. In addition, the site will be developed with a new 14,000-square-foot museum that will consist of a new atrium space, a 30-foot diameter dome planetarium, an additional lecture hall, and lobby space.

The surrounding uses consist of various retail and commercial and business uses. The City of Farmers Branch is located north of the site, across Royal Lane. A property west of the site, across Luna Road is a public golf course.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
IR - existing Industrial research	15'	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	200' 15 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail
IR - Proposal Industrial research	15'	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	200' 15 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail, Library, art gallery or museum

Landscaping: Landscaping of any development will be in accordance with Article X, with the exception of the requirement for street trees along Luna Road frontage. The

applicant would have to setback farther on the site (removing excess parking) to provide the trees due to the utility easement. No alternative has been provided.

Parking: The parking requirement for a library, art gallery or museum is one space per 500 square feet of floor area. The number of off-street parking spaces that is required for the 14,000 square foot library, art gallery or museum is 28 spaces. As for a warehouse use, the off-street parking requirement is one space per 1,000 square feet of floor area up to 20,000 square feet. The existing 13,525 square foot warehouse requires 14 spaces. The applicant will provide approximately 177 parking spaces on site to accommodate the new and existing developments.

PROPOSED PDD CONDITIONS

SEC. P-____.101. LEGISLATIVE HISTORY.

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

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

PD ____ is established on property located on the southeast corner of Luna Road and Royal Lane. The size of PD ____ is approximately 7.187 acres.

SEC. P-____.103 DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions 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 non-residential zoning district.

SEC. P-____.104 EXHIBITS.

The following exhibit is incorporated into this division:

Exhibit ____A: development plan.

SEC. P-____.105. DEVELOPMENT PLAN

Development and use of the Property must comply with the development plan (Exhibit ____). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control.

SEC. P-____.106. MAIN USES PERMITTED.

(a) Except as provided in this subsection, the only main uses permitted are those main uses permitted in the IR Industrial Research zoning district, subject to the same conditions applicable in the IR Industrial Research District, as set out in Chapter 51A. For example, a use permitted in the IR Industrial Research Zoning 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 IR Industrial Research zoning district is subject to DIR in this district, etc.

(b) Library, art gallery or museum is permitted by right

SEC. P-____.107. 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.

The following accessory uses are not permitted in this district:

- Accessory community center (private)
- Accessory pathological waste incinerator
- Home occupation
- Private stable

In this district, an SUP may be required for the following accessory uses:

- Accessory medical / infectious waste incinerator [*See Section 51A-4.217 (3.1).*]

SEC.P-____.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot and space regulations in Part I of this article. If there is a conflict between this section and Part I of this article, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the IR Industrial Research District apply.

(b) Height. For a Library, art gallery or museum, maximum height is 45 feet.

(c) Floor area. For a Library, art gallery or museum, maximum floor area is 309,000 square feet.

SEC. P-____.109. OFF-STREET PARKING AND LOADING.

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

SEC. P-____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. P-____.111. LANDSCAPING.

(a) Landscaping must be provided in accordance with Article X.

(b) Street trees will not be provided along the Luna Road frontage.

- (c) All plant materials must be maintained in a healthy, growing condition.

SEC. P-____.112. SIGNS.

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

SEC. P-____.113. ADDITIONAL PROVISIONS.

(a) In general.

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

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

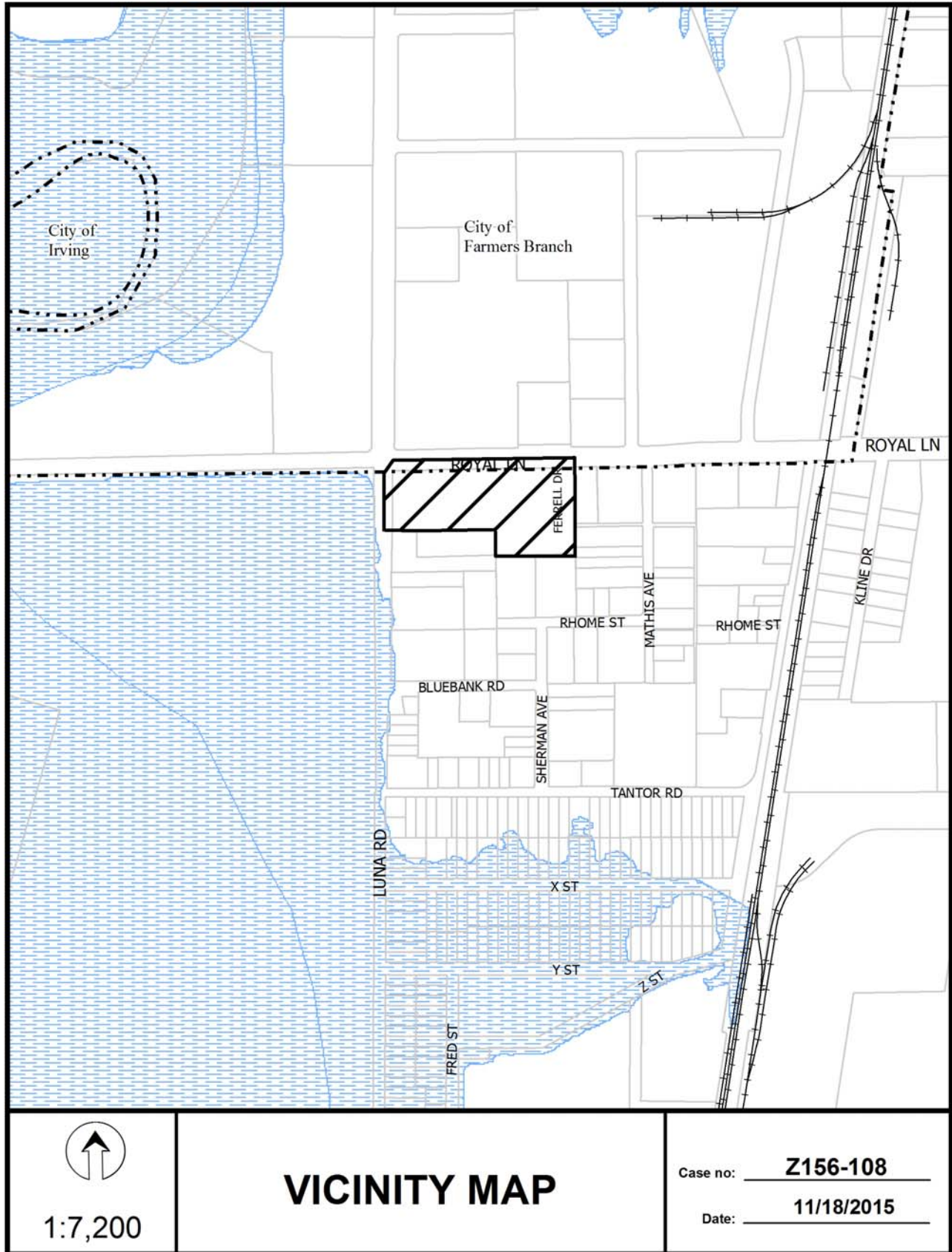
(3) Development and use of the Property must comply with this article.

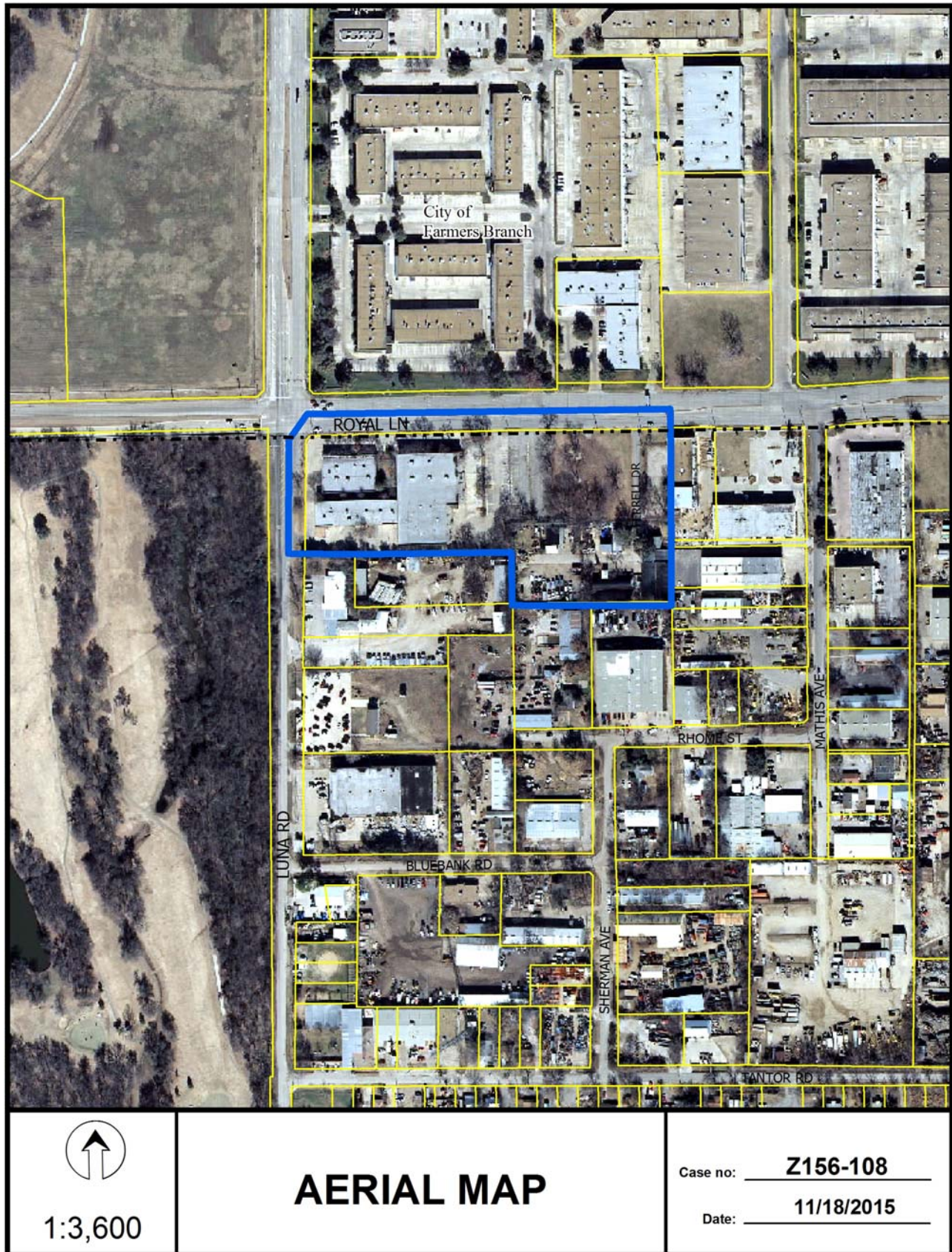
SEC. P _____.114. COMPLIANCE WITH CONDITIONS.

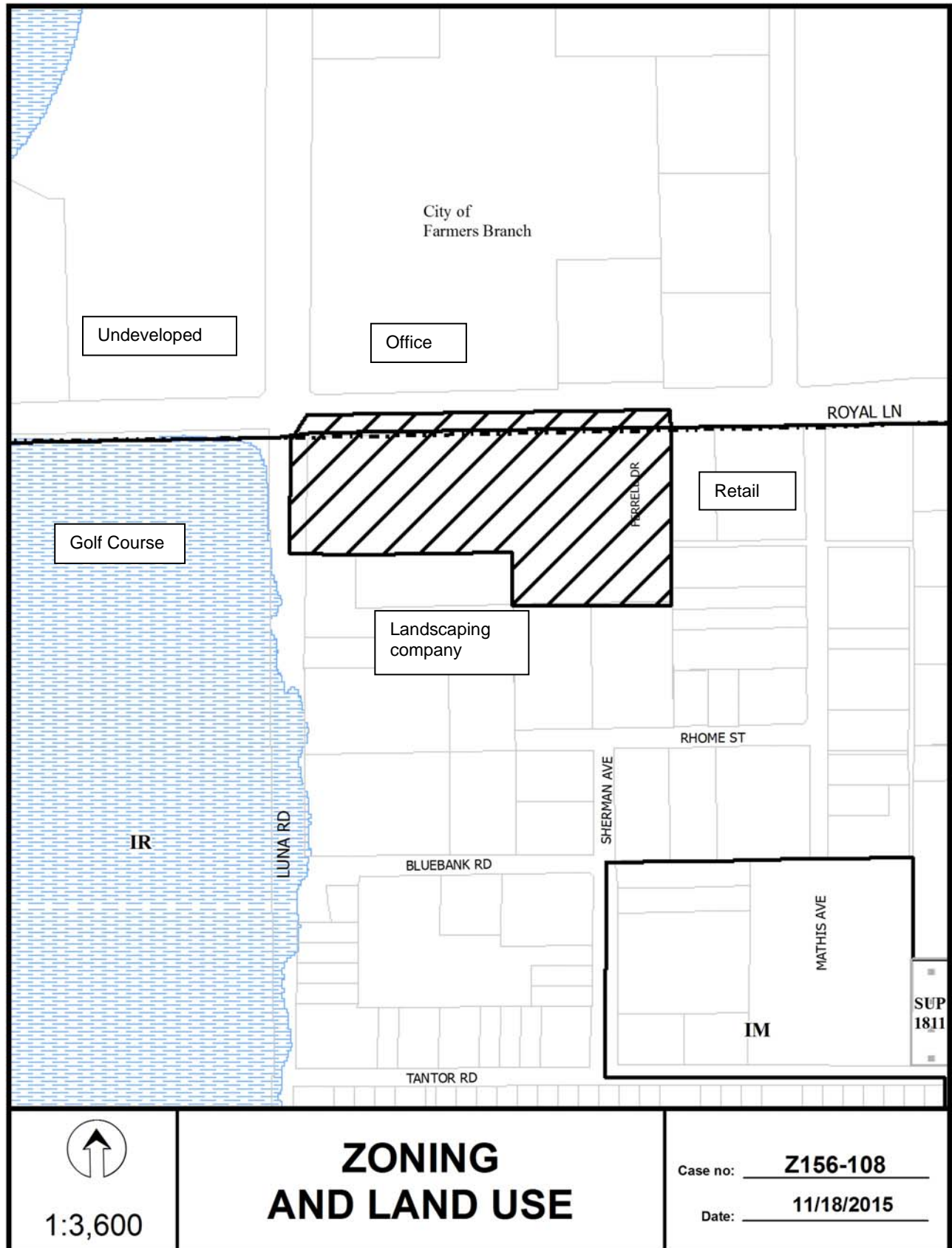
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

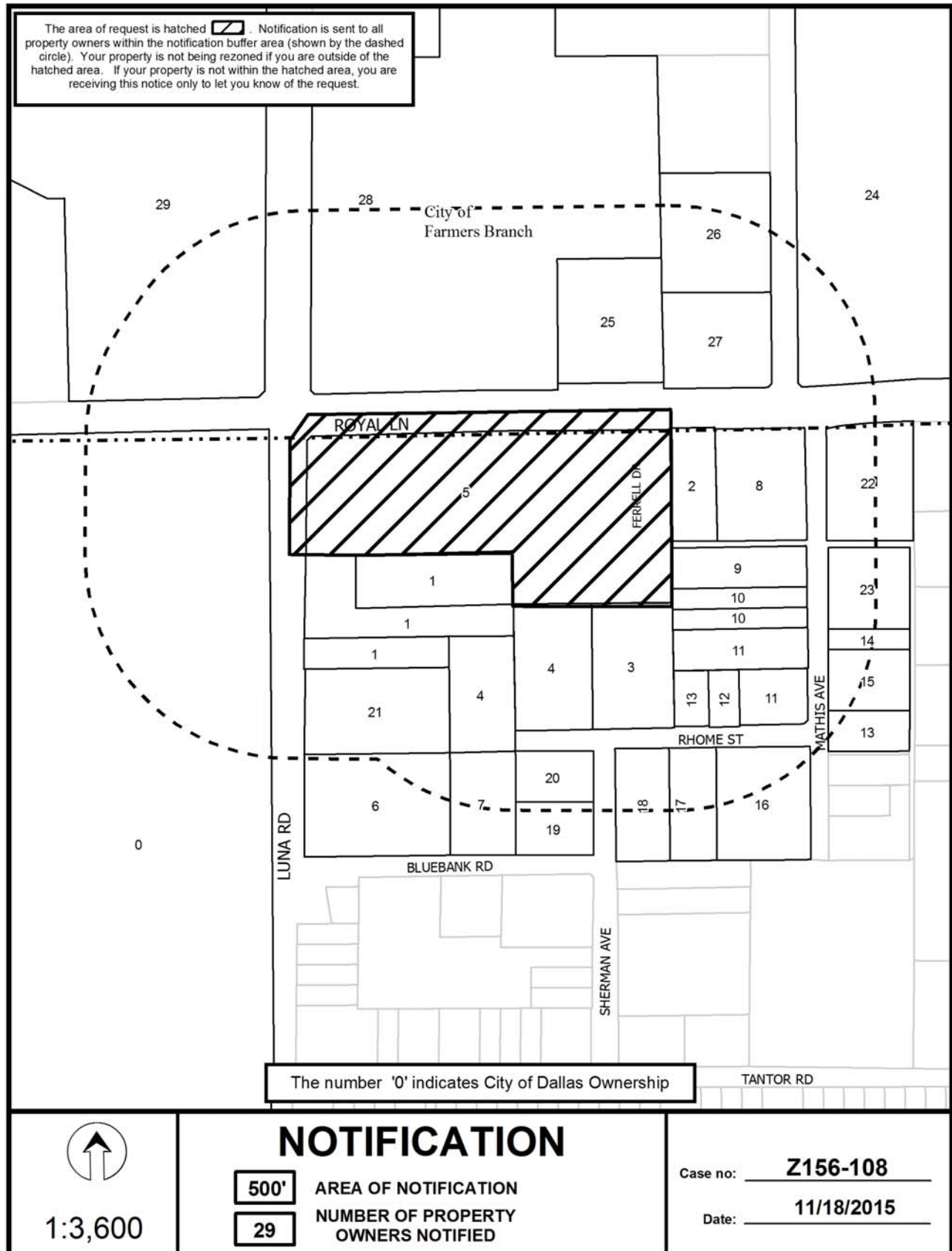
(b) The building official shall not issue a building permit or a certificate of occupancy for a use in this planned development district until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.











Notification List of Property Owners

Z156-108

29 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	11350 LUNA RD	M & D JACOBSON PPTIES LTD
2	1878 ROYAL LN	GSMHJ REALTY INC
3	1715 RHOME ST	ASAM INVESTMENTS LLC
4	1645 RHOME ST	PROTON PROPERTIES LLC
5	1830 ROYAL LN	INSTITUTE FOR CREATION
6	11330 LUNA RD	LUNA ROAD PS THE
7	1617 BLUEBANK RD	DESHAZER MIKE & LINDA
8	1894 ROYAL LN	OSEE PROPERTIES LLC
9	11353 MATHIS ST	HOWCO REALTY LLC
10	11343 MATHIS ST	ANDERSON PAVING INC
11	11339 MATHIS ST	ANDERSON PAVING INC
12	1743 RHOME ST	MCGILL RICHARD D
13	1737 RHOME ST	CIRCLE G A TEXAS
14	11340 MATHIS ST	NISSI DEVELOPMENT GROUP INC
15	11332 MATHIS ST	NISSI DEVELOPMENT GROUP INC
16	1746 RHOME ST	ALLIANCE SERVICES INC
17	1736 RHOME ST	RHOME INV PPTIES INC
18	11324 SHERMAN AVE	ROMERO JOSE ADALBERTO & ANGELA I
19	11307 SHERMAN AVE	GOODALL MICHAEL A ET AL
20	11325 SHERMAN AVE	DESHAZER MICHAEL S &
21	11336 LUNA RD	PROTON ENTERPRISES LLC
22	1908 ROYAL LN	KIM AND RYOU PROPERTY LLC
23	11356 MATHIS ST	R & C ANDERSON INVESTMENT
24	1901 ROYAL LN	AMB PROPERTY II LP
25	1805 ROYAL LN	PCCP DALLAS ACQUISITIONS I
26	11419 FERRELL DR	RIVERBEND DFW INDUSTRIAL

Z156-108(WE)

11/17/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	11431 FERRELL DR	DHS REAL ESTATE GROUP LLC
28	1801 ROYAL LN	PAR CAPITAL WESTWOOD LLC
29	1715 ROYAL LN	WATERS EDGE APARTMENTS PHASE II LLC

FILE NUMBER: Z145-335(RB)

DATE FILED: August 24, 2015

LOCATION: Southeast Corner of Lombardy Lane and Geraldine Drive

COUNCIL DISTRICT: 6

MAPSCO: 23 U

SIZE OF REQUEST: Approx. 1.578 Acres

CENSUS TRACT: 72.02

APPLICANT: Buckner Children and Family Services, Inc.

REPRESENTATIVES: Tommy Mann and Brad Williams

OWNERS: Miguel A. Trejo and Xochitl R. Trejo

REQUEST: An application for a Planned Development District for a Community service center, Child-care facility, and NO(A) Neighborhood Office District Uses on property zoned an NO(A) Neighborhood Office District and an MF-2(A) Multifamily District.

SUMMARY: The applicant proposes to remove the residential structures on a portion of the site, and develop the entire parcel with a community service center and child-care facility. A PDD is being requested for consideration of the following: 1) permit the community service center and child-care facility uses by right; 2) permit certain improvements to be located within a required front yard; 3) alternate off-street parking for a community service center; and, 4) permit an increase in structure height.

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

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval subject to the attached development plan, landscape plan, and conditions based upon:

1. *Performance impacts upon surrounding property* – As the proposed development will provide services for the adjacent area's residential uses, the attached recommended conditions will ensure no negative intrusion into this established residential area.
2. *Traffic impact* – A small increase in trip generation (considering approximately one acre is undeveloped and zoned for low scale office uses) is expected, however it is anticipated many of the residents utilizing the facility will arrive and depart by foot.
3. *Comprehensive Plan or Area Plan Conformance* – The request is in compliance with the designated Building Block for the area.
4. *Justification for a Planned Development District as opposed to straight zoning* – As the applicant wishes to establish a community serving use that will require rezoning for its delivery of community services (structure height, encroachments into a required setback not currently provided for in the development code), a PDD is required. As noted below, staff recommended design and landscape provisions will be required, in part, to address the increase in height and setback reductions.

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

Thoroughfare/Street

Existing & Proposed ROW

Lombardy Lane

Collector; 60' & 60' ROW

Geraldine Lane

Local; 50' ROW

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the requested PDD and determined that the proposed redevelopment will not significantly impact the street system.

STAFF ANALYSIS:

Comprehensive Plan: The request site is located in an area considered a Residential Neighborhood. This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

GOAL 1.2 Promote desired development.

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

Land Use Compatibility: The request site consists of the westernmost one-third of Lombardy Lane's blockface, between Geraldine Lane and Lombardy Lane. Three single family structures are developed nearest to Geraldine Lane with the balance being undeveloped. The site possesses an approximate 14 foot of rise in elevation, from west to east.

A PDD is being requested for consideration of the following: 1) permit the community service center and child-care facility uses by right; 2) permit certain improvements to be located within a required front yard; 3) alternate off-street parking for a community service center; and, 4) permit an increase in structure height.

The area is dominated by low density residential uses (single family and multifamily structures). Calvary Hill Cemetery possesses approximately 40 acres to the northwest.

A planned development district is a marriage of uses and development standards that provides for flexibility of development that is sensitive to adjacent uses as well as preserving significant natural features. As there are not any natural features to address, staff has worked with the applicant to specifically address a well-designed, easily accessible community serving use. Additionally, a commitment to provide for significant permeable areas across the property has been worked through with the applicant.

As such, the applicant and staff have addressed all but one aspect of the request – parking (see below). It is anticipated this will be finalized and presented at the staff briefing. As a result of this analysis, staff supports the request, subject to the attached

plans and conditions, inclusive of staff's recommendation to provide code parking for the community service center.

Landscaping: The applicant has committed to establishing a site that possesses significant planting areas across the site, inclusive of a courtyard (minimum of 1,500 square feet). As such, the attached landscape plan is the result of the collaborative effort between the applicant and the city arborist.

Design Standards: The main structure is very linear in design, and as it will serve as a community serving destination. In conjunction with an anticipated landscape vision, staff has recommended certain design criteria be incorporated, inclusive of façade treatments, prominent entryway, and as mentioned in the landscape section, a permeable area accessible to visitors to the property.

Off-Street Parking: The applicant has stated all uses, excluding the community service center will park per the use designations in the Dallas Development Code. The applicant has proposed an alternate off-street parking ratio for the community service center (1 space per 250 square feet in lieu of 1 space per 200 square feet), however no parking demand study has been submitted for review. As such, the attached recommended conditions maintain the city requirement for the use.

Q Z _ _ _ - _ _ _

List of Officers and Directors

Buckner Children and Family Services, Inc..

Officers:

Albert L. Reyes, President
Charlie Wilson, Senior Vice President
Tony Lintelman, Treasurer
Jack David, Secretary

Directors:

Billy R. Allen
Barry Pryor
David C. Hennessee
Lynette Guy Ranton
Sue Courts
Scott McIlveene
Ellis Orozco
Carol C. Brian
Rodney Henry
Duke Presley
George S. Vorpahl
Rebeca L. Brokenbek
Lee E. Bush
Nell McCallum Morris
Cassandra Harris
Mary Barnes
J. Daniel Ellis
Ann Graves
Steve M. King
Henry G. Will
David E. Wulf
Watson Moore
Kay Struzick
Susan Sosebee

RECOMMENDED CONDITIONS FOR A PLANNED DEVELOPMENT DISTRICT

SEC. 51P ____ .101. LEGISLATIVE HISTORY.

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

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

PD ____ is established on property generally located at the southeast corner of Lombardy Lane and Geraldine Drive. The size of PD ____ is approximately 1.578 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. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit __A: development plan.
- (2) Exhibit __B: landscape plan.

SEC. 51P- ____ .105. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

SEC. 51P- ____ .106. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the NO(A) Neighborhood Office District, subject to the same conditions applicable in the NO(A) Neighborhood Office District, as set out in Chapter

51A. For example, a use permitted in the NO(A) Neighborhood Office 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 NO(A) Neighborhood Office District is subject to DIR in this district, etc.

(b) The following uses are permitted by right:

- Child-care facility.
- Community service center.

SEC. 51P- _____.107. ACCESSORY USES.

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

SEC. 51P- _____.108. YARD, LOT, AND SPACE REGULATIONS.

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

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the NO(A) Neighborhood Office District apply.

(b) Front yard.

(1) Retaining walls a maximum of four feet in height may encroach into a required front yard. Railings, a maximum of four feet in height and a minimum of 50 percent open, when affixed to a retaining wall are not considered as part of the retaining wall height as provided in this subparagraph.

(2) The following may be located in the required front yard.

(A) railings for stairs, stoops, and porches with a maximum height of four feet, and

(B) patios and covered seating areas.

(3) Any canopy or awning in the required front yard must have at least a minimum clearance of eight feet from grade.

(c) Side yard.

(1) Minimum side yard is ten feet.

Applicant requested:

(2) Cantilevered roof eaves, awnings, and balconies may project up to 5 feet into the required side yard.

Staff recommended:

(2) Any awning or roof eave in the required side yard must have at least a minimum clearance of eight feet from grade.
--

(d) Floor area. For a child-care facility, maximum floor area is 4,000 square feet.

(e) Height.

(1) Except as provided in this subsection, maximum structure height for occupied floor area is 40 feet. Height is measured to the highest point of the structure.

(2) The following structures may project to a height not to exceed 12 feet above the maximum height in this section.

(A) Elevator penthouse or bulkhead.

(B) Mechanical equipment room.

(C) Cooling tower.

(D) Tank designed to hold liquids.

(E) Ornamental cupola or dome.

(F) Skylights.

(G) Clerestory.

(H) Visual screens which surround roof mounted mechanical equipment.

(I) Chimney and vent stacks.

(J) Parapet wall, limited to a height of four feet.

(3) Maximum height for light standards is 16 feet, measured to the top of the fixture.

SEC. 51P- _____.109.

OFF-STREET PARKING AND LOADING.

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

Applicant requested:

(b) <u>Community service center.</u> One space for each 250 square feet of floor area.
--

Staff recommended:

(b) <u>Community service center.</u> Maintain current parking requirement of one space for each 200 square feet of floor area.
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SEC. 51P- ____ .110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- ____ .111. LANDSCAPING.

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

(b) Community service center and child-care facility. Landscaping must be provided as shown on the landscape plan (Exhibit ____B). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

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

SEC. 51P- ____ .112. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII.

SEC. 51P- ____ .113. DESIGN STANDARDS FOR A COMMUNITY SERVICE CENTER AND CHILD-CARE FACILITY.

(a) Building facades.

(1) A building façade facing a public street right-of-way must contain a minimum of 20 percent fenestration.

(2) Each façade must have one or more of the following changes:

(A) A minimum of two changes of color, texture, or material, either diagonally, horizontally, or vertically, at intervals of not less than 10 feet and not more than 30 feet.

(B) Changes in plane with a depth of at least 12 inches, either diagonally, horizontally, or vertically, for each 50 feet of street facing facade.

(b) Building entrances. A minimum of one pedestrian entryway on Lombardy Lane and one pedestrian entryway on Geraldine Drive must be a visually prominent entrance. An example of a visually prominent entrance is an archway, canopy affixed to the façade, or building materials for the pedestrian entryway that are visually constructed differently than those materials utilized on each respective façade.

(c) Pedestrian amenities. A minimum of two of each of the following pedestrian amenities must be provided along Lombardy Lane and a minimum of one of each of the following must be provided along Geraldine Drive:

- (1) benches,
- (2) trash receptacles, and
- (3) bicycle racks.

(d) Courtyard. A courtyard with a minimum of 1,500 square feet of land area must be provided in the location shown on the development plan.

(e) Sidewalks. Sidewalks must be constructed to provide for an unobstructed sidewalk width of six feet along Lombardy Lane and Geraldine Drive.

SEC. 51P- _____.114. FENCES.

A person shall not erect or maintain a fence in a required front yard more than four feet above grade.

SEC. 51P- _____.115. ADDITIONAL PROVISIONS.

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

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

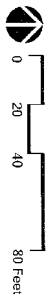
SEC. 51P- _____.116. COMPLIANCE WITH CONDITIONS.

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

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

DEVELOPMENT PLAN
 Buckner International - Bachman Lake
 Dallas, Texas

Job #: 15174
 File Name: Buckner Bachman Lake Development Plan
 Date: 12/07/2015
 Drawn by: RLB, RTW

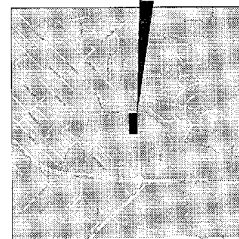
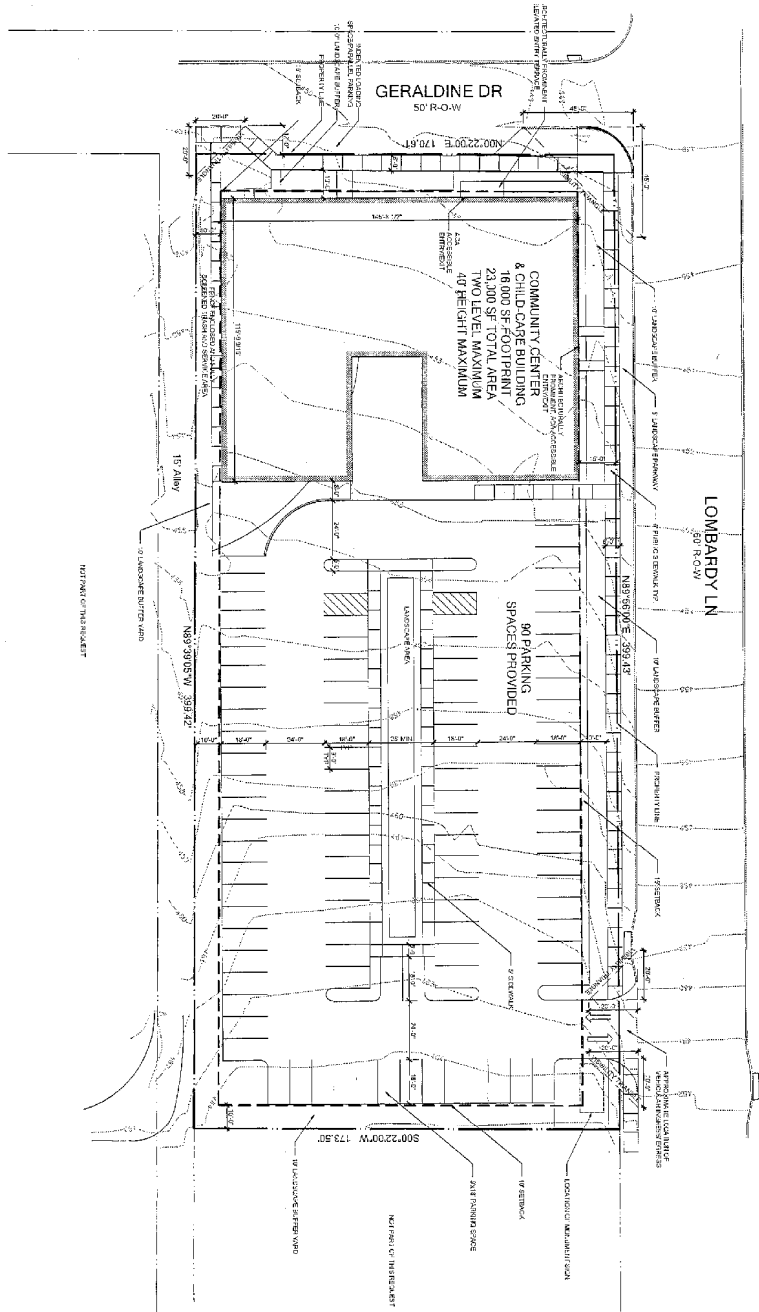


gff ARCHITECTS

2306 Fritchman Street, Suite 306
 Dallas, Texas 75201 | 214.301.1500

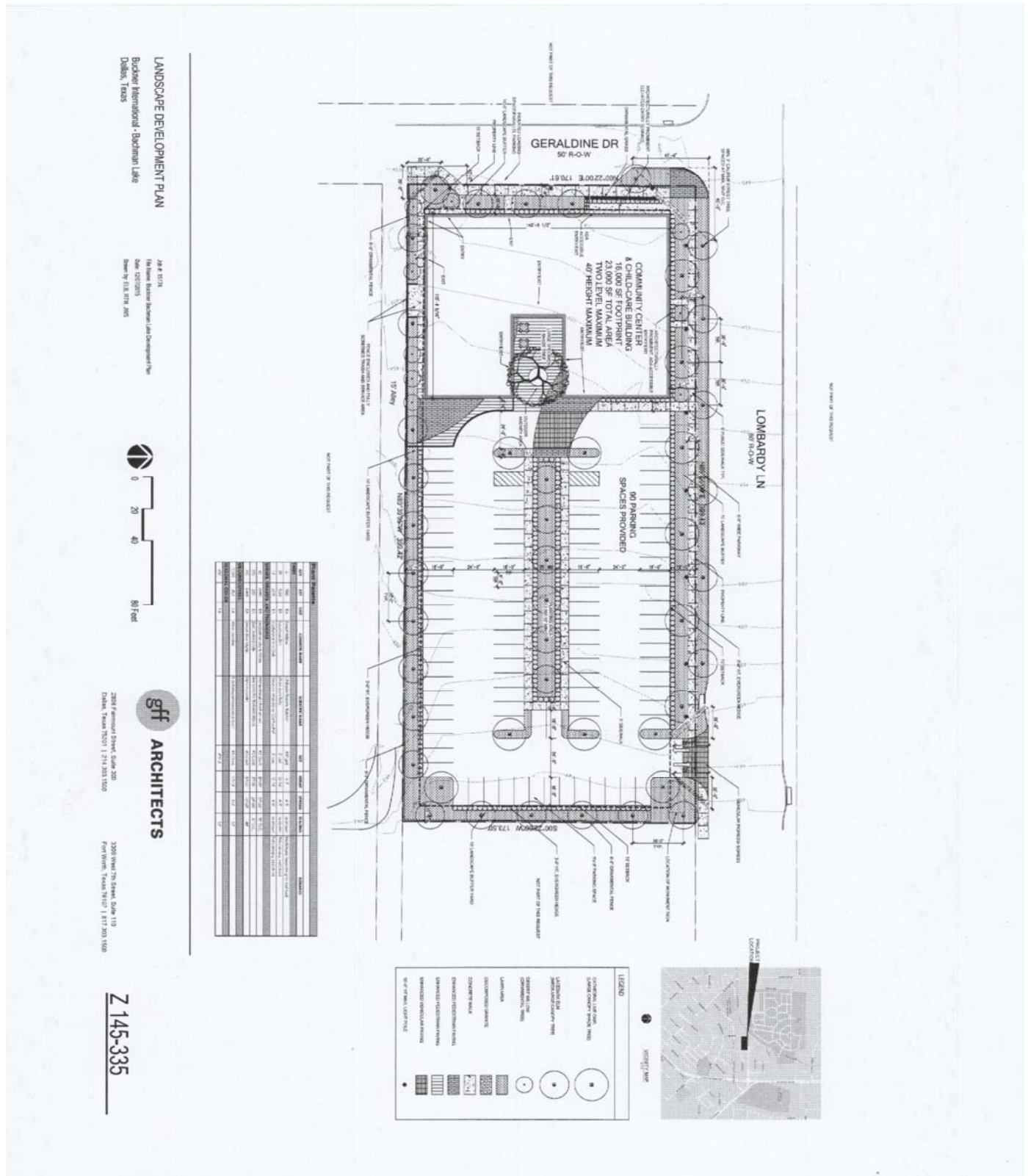
3300 West 7th Street, Suite 410
 Fort Worth, Texas 76107 | 817.363.1600

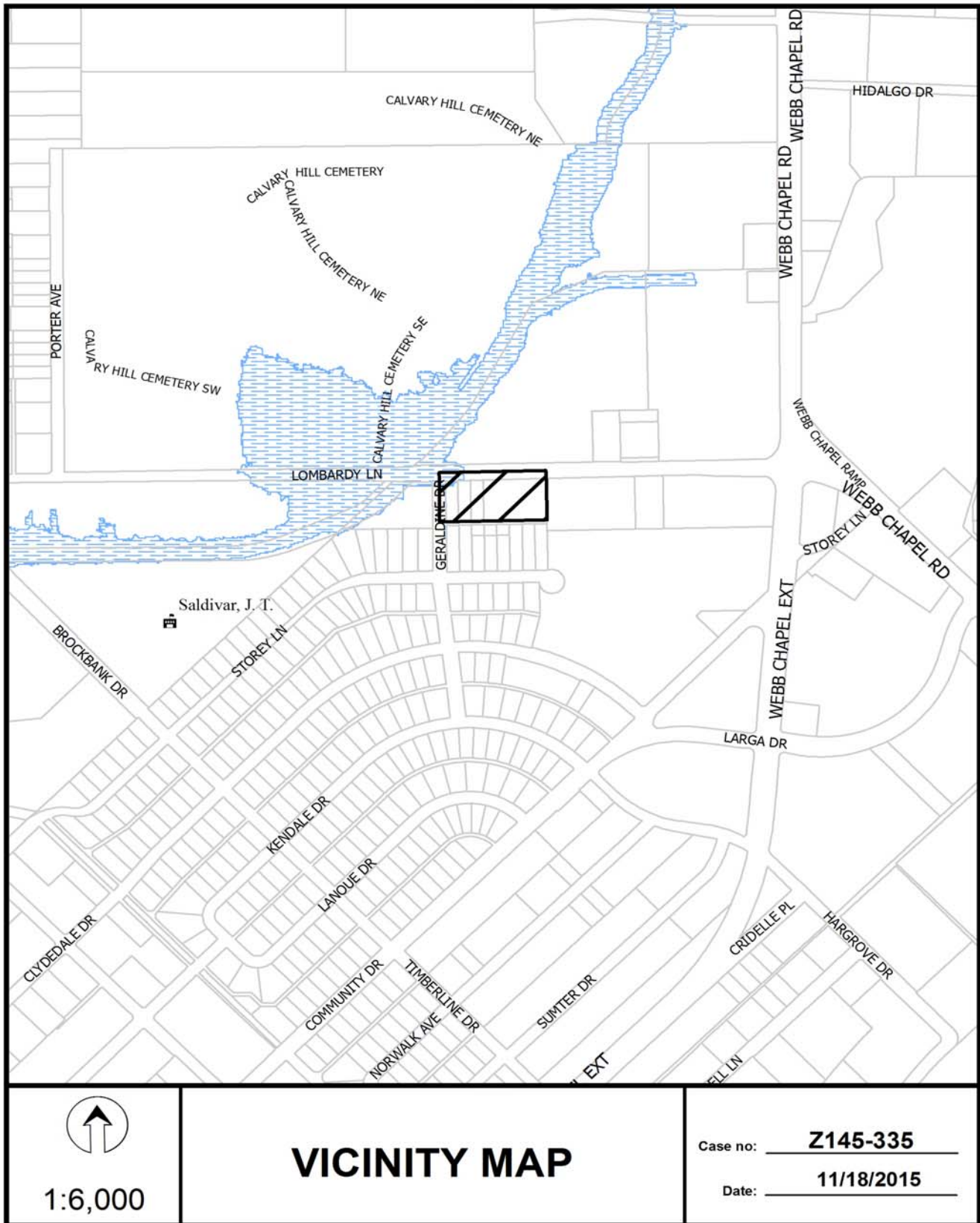
Z 145-335



YARD LOT & SPACE DATA	
SITE AREA	64,763 SF
LOT COVERAGE	1,378 AC
FAA	1,378 SF
FAA	0.1
MINIMUM HEIGHT	2
MINIMUM SETBACK	40
MAXIMUM SETBACK	10

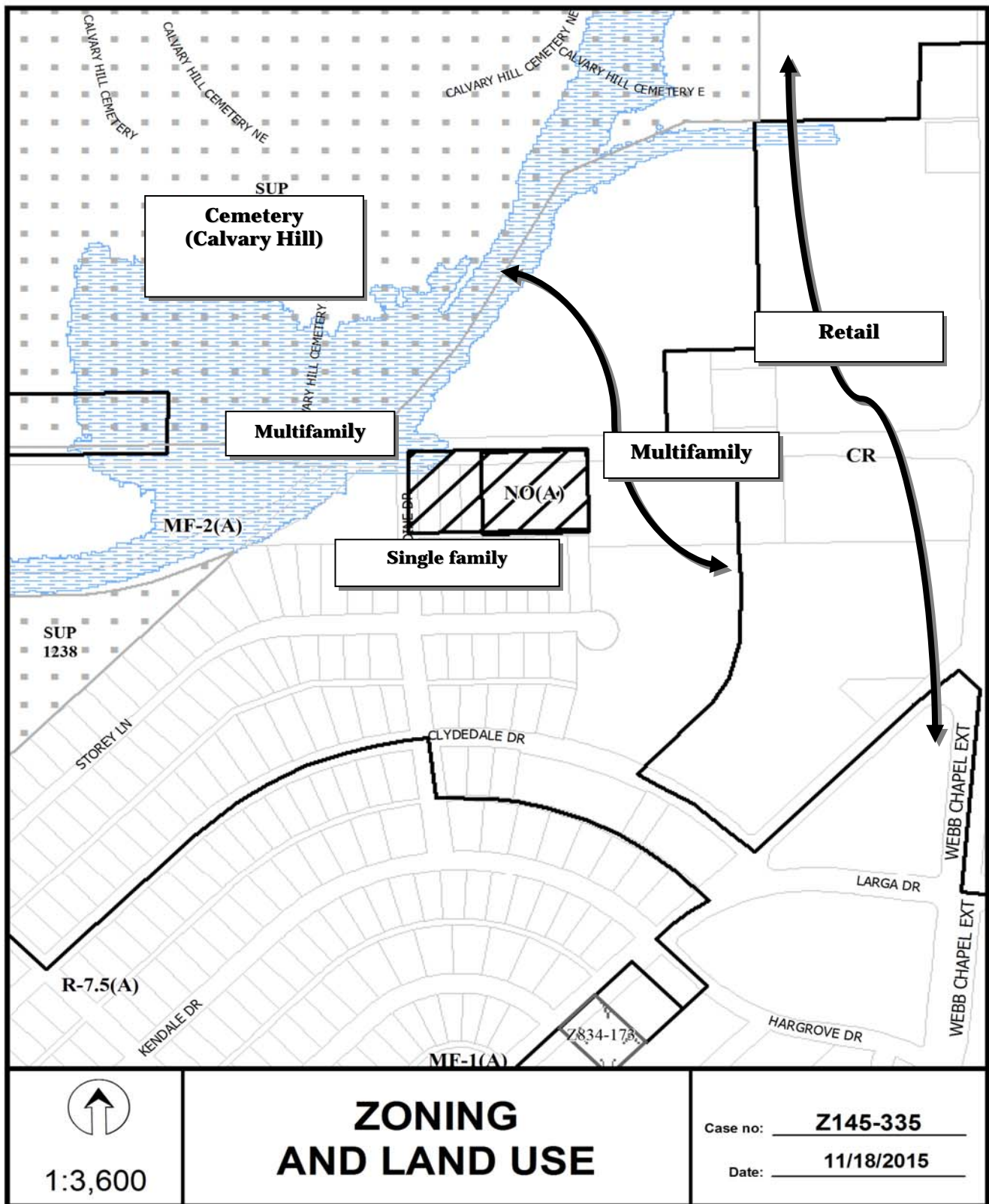
PROJECT DATA	
BUILDING AREA	1,378 SF
CHILD-CARE FACILITY	1,378 SF
COMMUNITY CENTER	1,378 SF
TOTAL	2,756 SF
PARKING REQUIRED	7 SPACES
COMMUNITY CENTER	7 SPACES
TOTAL	7 SPACES
ON-SITE PROVIDED	90 SPACES

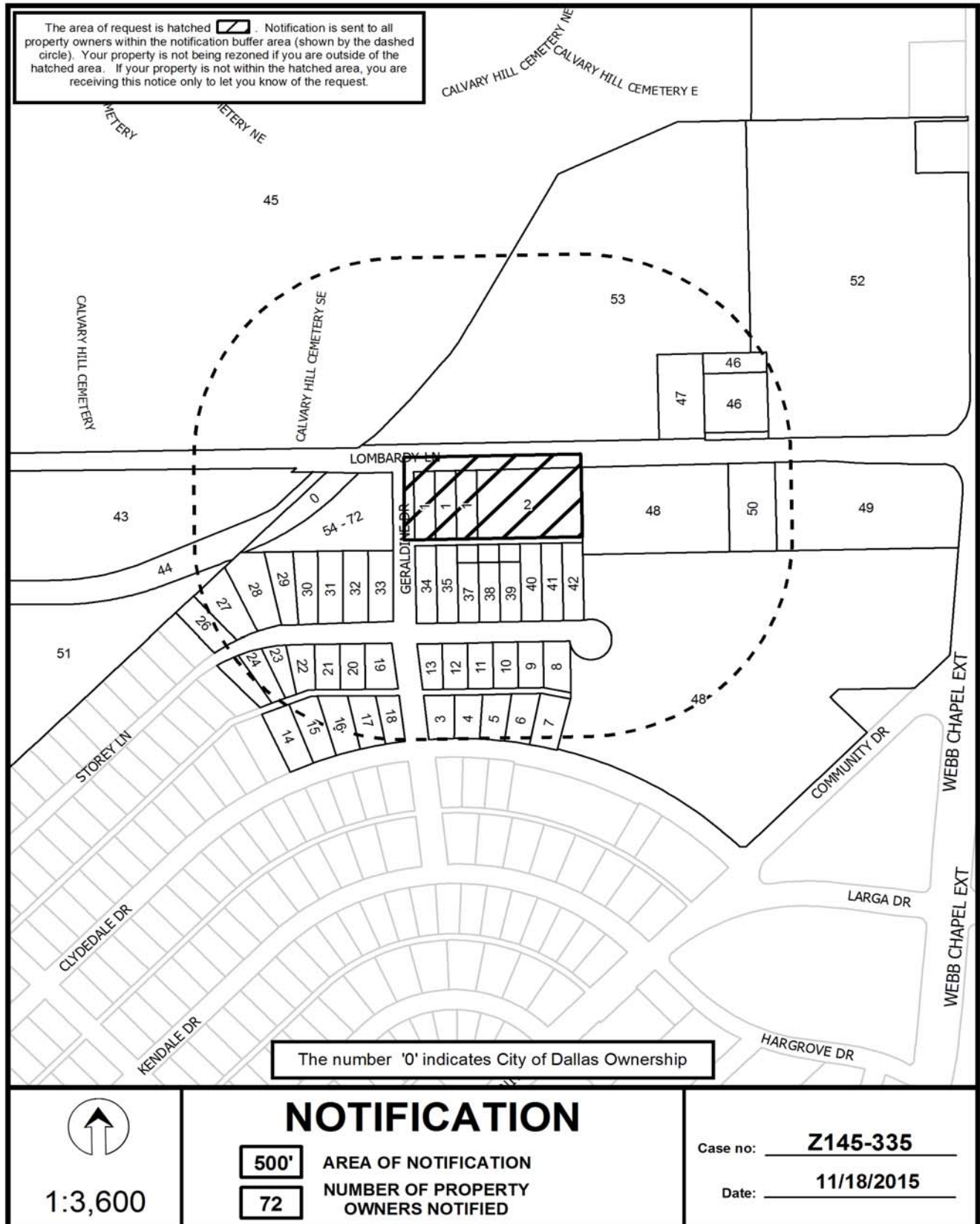




Z145-335(RB)







11/18/2015

Notification List of Property Owners***Z145-335******72 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3310 LOMBARDY LN	TREJO MIGUEL A &
2	3314 LOMBARDY LN	TREJO MIGUEL A & XOCHITL
3	3303 CLYDEDALE DR	ARROYO SILVIA
4	3307 CLYDEDALE DR	JAIMES IGNACIO & GENOVEVA
5	3313 CLYDEDALE DR	PEREA ALFONSO & KARIA
6	3317 CLYDEDALE DR	KRL MANAGEMENT LLC
7	3323 CLYDEDALE DR	RAMIREZ RUBEN C
8	3326 STOREY LN	ESPARZA JESUS & MARIA
9	3320 STOREY LN	ZAINOS RUBEN &
10	3316 STOREY LN	ALFARO CRECENCIO &
11	3310 STOREY LN	BENAVIDES CANDIDA C
12	3306 STOREY LN	SALAZAR ROSA IRENE
13	3302 STOREY LN	MARTINEZ JOSE &
14	3207 CLYDEDALE DR	PEREZ JOSE G & MARIA E
15	3213 CLYDEDALE DR	CARRERA AUDON & HORTENCIA
16	3217 CLYDEDALE DR	AGUINAGA ANNA MARIE &
17	3221 CLYDEDALE DR	FLORES FELIPE &
18	3225 CLYDEDALE DR	RAMIREZ JOSE F
19	3238 STOREY LN	VENTURA EUGENIA
20	3234 STOREY LN	PICHARDO JOSE A
21	3230 STOREY LN	MALDONADO GUILLERMINA
22	3226 STOREY LN	DURAN ARTURO E
23	3222 STOREY LN	VELOZ CLAUDIO &
24	3218 STOREY LN	GUTIERREZ IGNACIO &
25	3212 STOREY LN	SANCHEZ MELVIN F
26	3213 STOREY LN	ROQUE FRANCISCO &

11/18/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3219 STOREY LN	LEON ALBERTO E &
28	3223 STOREY LN	NUNEZ JOSE & LEOBIGILDA M
29	3227 STOREY LN	DANIELS DELALUZ MARIA
30	3231 STOREY LN	MARTINEZ MANUEL
31	3235 STOREY LN	GONZALEZ JUAN ANTONIO
32	3239 STOREY LN	LOVO MARIA A
33	3243 STOREY LN	MURILLO ENRIQUE &
34	3303 STOREY LN	DAVALOS JOSE GAUDALUPE &
35	3307 STOREY LN	ALEJO ANUAR
36	3311 STOREY LN	TREJO MIGUEL & XOCHITL
37	3311 STOREY LN	HERNANDEZ JUAN M &
38	3315 STOREY LN	VELAZQUEZ PEDRO & JUANA
39	3319 STOREY LN	RODRIGUEZ PEDRO & SANDRA
40	3323 STOREY LN	GARCIA LUIS B & MARIA
41	3327 STOREY LN	GAMEZ FLORENTINO &
42	3331 STOREY LN	TREJO XOCHITL R
43	3130 LOMBARDY LN	GR CANYON CREEK LP
44	3130 LOMBARDY LN	PARKS JOHN A JR
45	3235 LOMBARDY LN	CALVARY HILL CEMETERY
46	3383 LOMBARDY LN	JUAREZ MARIO
47	3373 LOMBARDY LN	TORRES ANTONIO
48	3350 LOMBARDY LN	VREC PECAN LP
49	3400 LOMBARDY LN	PECAN PLAZA LTD
50	3380 LOMBARDY LN	ROADE PROPERTIES LTD
51	9510 BROCKBANK DR	Dallas ISD
52	9727 WEBB CHAPEL RD	WEBBS CHAPEL DEV GRP LLC
53	3353 LOMBARDY LN	VREC BAYOU LP
54	3240 LOMBARDY LN	BURNETT JOE W
55	3240 LOMBARDY LN	ARELLANO BERNARDO ET AL
56	3240 LOMBARDY LN	TRAN TU & CAM LY
57	3240 LOMBARDY LN	SOTO FILIBERTO &

11/18/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3240 LOMBARDY LN	ANZORA NOE O
59	3240 LOMBARDY LN	LY DIEP & CAM KHA LY
60	3240 LOMBARDY LN	LY VAN &
61	3240 LOMBARDY LN	VU LINH MY
62	3240 LOMBARDY LN	MAZARIEGOS WALTER &
63	3240 LOMBARDY LN	LY DIEP & CAM LY
64	3240 LOMBARDY LN	VILLEDA FRANCISCO J ORTIZ
65	3240 LOMBARDY LN	GOMEZ CECILIO & MARIA C
66	3240 LOMBARDY LN	GOMEZ CECILIO
67	3240 LOMBARDY LN	HARKLEROAD DONNA L
68	3240 LOMBARDY LN	TREJO XOCHITL
69	3240 LOMBARDY LN	PELLECER GENSSER
70	3240 LOMBARDY LN	DURAN ARTURO H
71	3240 LOMBARDY LN	MARTINEZ ENRIQUE VASQUEZ
72	3240 LOMBARDY LN	DURAN ARTURO H &

FILE NUMBER: Z156-113(SM)

DATE FILED: October 14, 2015

LOCATION: Northeast corner of Lake June Road and North Masters Drive

COUNCIL DISTRICT: 5

MAPSCO: 59-L

SIZE OF REQUEST: Approx. 16.4 acres

CENSUS TRACT: 119.00

APPLICANT/OWNER: NEC Lake June & Masters, LP

REPRESENTATIVE: Karl A. Crawley, Masterplan Consultants

REQUEST: An application for an amendment and expansion of Planned Development District No. 805 on property zoned Planned Development District No. 805 with a D-1 Liquor Control Overlay and a CR Community Retail District with a D Liquor Control Overlay.

SUMMARY: The applicant proposes to modify the sign regulations to allow three additional detached signs in the interior of the property, to expand the PDD to a recently acquired corner and to add two new monument signs to the expansion. The property is developed with existing retail, restaurant, and personal service uses in a series of one-story buildings that have existed since 1985. A drive through financial institution was constructed along Lake June Road in 2011. The shopping center has renovated over the past 15 years. The application proposes no significant changes to the existing development.

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

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The proposed modifications to the sign regulations and PDD expansion are not foreseen to cause negative impacts upon the surrounding property. The request to add signs that are not normally allowed in Article VII specifies the location of these additional signs to approximately 370 to 420 feet from the nearest eastbound traffic on Lake June Road and are not visible from North Masters drive because of intervening buildings. Therefore, the placement of the signs will not impact the surrounding properties but rather provides orientation for patrons internal to the area of request.
2. *Traffic impact* – The proposed changes to the development standards will not have an impact on traffic.
3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas! Comprehensive Plan* shows that the request site is located in a Multi-Modal Corridor Building Block. This request is consistent with the building block.
4. *Justification for PD Planned Development District Zoning as opposed to a straight zoning district* – The modifications to the sign regulations require an amendment to the current planned development district.

BACKGROUND INFORMATION:

- The shopping center was constructed in 1985 and 1986 according to permit records.
- On March 25, 2009, PDD No. 805 was approved by City Council.
- In 2009, several interior and exterior renovation permits were completed.
- On November 1, 2011, a new drive through financial institution was constructed within the PDD.

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

1. **Z112-239:** On August 22, 2012, City Council approved an application for a D-1 Liquor Control Overlay and Specific Use Permit No. 1987 for a two-year period for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D Community Retail with a D Liquor Control Overlay.

2. **Z112-245:** On September 26, 2012, City Council approved application for a D-1 Liquor Control Overlay and Specific Use Permit No. 1983 for a two-year period with eligibility for automatic renewals for five-year periods for the sale of alcoholic beverages in conjunction with a general merchandise or food store use greater than 3,500 square feet on property zoned a CR-D Community Retail District with a D Liquor Control Overlay.
3. **Z134-256:** Specific Use Permit No. 1983 was issued a renewal until September 26, 2019.
4. **Z145-252:** An automatic renewal is pending for Specific Use Permit No. 1809 was from the previous renewal until August 25, 2015.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing Dimension
Lake June Road	Principal Arterial	Minimum-6 lanes-Divided, 100' ROW
Masters Drive	Principal Arterial	Minimum-6 lanes-Divided, 100' ROW

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas!* Comprehensive Plan designates the area of request in the Multi-modal corridor.

This Building Block should encourage the redevelopment of aging auto-oriented single family neighborhoods. These areas offer dense mixed use and then transition to multi-family and single family housing at the edge. These corridors should diminish quickly in scale, density, and intensity away from the corridor, respecting existing single family neighborhoods while maintaining a strong focus on transit-orientation and access.

Surrounding Land Uses:

	Zoning	Land Use
Site	PDD 805	Retail, restaurant, and personal services
North	CR and TH-3(A)	Townhouses
East	R-7.5(A)	Single family

South	CR	Retail, restaurant, and personal services
West	CR	Child-care facility, retail, restaurant, & medical office

Land Use:

The applicant proposes two amendments with the request: (1) to allow an additional three detached signs, not to exceed 30 feet above grade and 200 square feet in effective area and situated towards the interior of the property; and (2) to allow two additional monument signs on the parcel that is requested to be added to the existing PDD. Because the first request limits the new signs approximately 300 feet north of the Lake June Road right-of-way and is recessed within the existing building facades, these signs primarily advertise to visitors of the shopping center, rather than motorists on the adjoining streets. The second request is to allow the shopping center expansion an additional two monument signs which is allowed in the business zoning district regulations in Article VII.

Since the land uses are not proposed to change, the requests are compatible with surrounding land uses. Additionally, the request to add signs that are not normally allowed in Article VII specifies the location of these additional signs to approximately 370 to 420 feet from the nearest eastbound traffic on Lake June Road and are not visible from North Masters drive because of intervening buildings. Therefore, the placement of the signs will not impact the surrounding properties but rather provides orientation for patrons internal to the area of request.

Landscaping:

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

LIST OF OFFICERS

Owners:

NEC Lake June & Masters, L.P., a Delaware limited partnership
Syd Hurley, President

Paso Vista GP, LLC., a Texas corporation; general Partner

Sydney J. Hurley IV, Executive Manger

PVP Lake June Investment Partners III, L.P., a Delaware limited partnership
VPC GP, Inc., a Texas corporation its general partner
S.J. Hurley, IV, President

JP MORGAN CHASE BANK, NA

Jamie Dimon, Chairman and CEO
Ashley Bacon, Chief Risk Officer
Stephen M. Cutler, General Counsel
John L. Donnelly, Head of Human Resources
Mary Callahan Erdoes, Asset Management CEO
Marianna Lake, Chief Financial Officer
Douglas B. Petno, Commercial Banking CEO
Daniel E. Pinto, Corporate and Investment Bank CEO
Gordon A Smith, Consumer and Community Banking CEO
Matthew E Zames, Chief Operating Officer
Joseph M Evangelisti, Corporate Communications
Anthony J Horan, Secretary
Mark W O'Donovan, Controller
James R Vallone, General Auditor
Sarah M Youngwood, Investor Relations

PROPOSED CONDITIONS

ARTICLE 805.

PD 805.

SEC. 51P-805.101. LEGISLATIVE HISTORY.

PD 805 was established by Ordinance No. 27515, passed by the Dallas City Council on March 25, 2009. (Ord. 27515)

SEC. 51P-805.102. PROPERTY LOCATION AND SIZE.

PD 805 is established on property located at the northeast corner of Masters Drive and Lake June Road. The size of PD 805 is approximately ~~14.86~~ 16.4 acres. (Ord. 27515)

SEC. 51P-805.103. DEFINITIONS AND INTERPRETATIONS.

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

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

(1) **MASSAGE ESTABLISHMENT** means any building, room, place, or establishment, other than a regularly licensed hospital, where manipulated massage or manipulated exercises are practiced upon the human body by anyone not a duly licensed physician or chiropractor whether with or without the use of mechanical, therapeutic, or bathing devices, and includes Turkish bathhouses. This term does not include, however, duly licensed beauty parlors or barbershops or a place wherein registered physical therapists treat only patients recommended by a licensed physician and operated only under such physician's direction. **MASSAGE** means any process consisting of kneading, rubbing, or otherwise manipulating the skin of the body of a human being, either with the hand or by means of electrical instruments or apparatus, or other special apparatus, but does not include massage by duly licensed physicians and chiropractors, and registered physical therapists who treat only patients recommended by a licensed physician and who operate only under such physician's direction, nor massage of the face practiced by beauty parlors or barbershops duly licensed under the penal code of the state.

(2) **TATTOO OR BODY PIERCING STUDIO** means a business in which tattooing or body piercing is performed. **TATTOOING** means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment. **BODY PIERCING** means piercing of body parts, other than ears, to allow the insertion of jewelry.

(c) This district is considered to be a nonresidential zoning district. (Ord. 27515)

SEC. 51P-805.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 805A: development plan.
- (2) Exhibit 805B: sign plans. (Ord. 27515)

SEC. 51P-805.105. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit 805A). If there is a conflict between the text of this article and the development plan, the text of this article controls. (Ord. 27515)

SEC. 51P-805.106. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the CR Community Retail District, subject to the same conditions applicable in the CR Community Retail District, as set out in Chapter 51A. For example, a use permitted in the CR Community Retail 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 CR Community Retail District is subject to DIR in this district; etc.

(b) The following uses are not permitted:

- Cemetery or mausoleum.
- College dormitory, fraternity or sorority house.
- Convent or monastery.
- Hospital.
- Hotel or motel.
- Massage establishment.
- Swap or buy shop.
- Tattoo or body piercing studio.

(Ord. 27515)

SEC. 51P-805.107. ACCESSORY USES.

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

(b) The following accessory uses are not permitted:

- Private stable.

(c) The following accessory use is permitted by SUP only:

- Accessory helistop.

(Ord. 27515)

SEC. 51P-805.108. YARD, LOT, AND SPACE REGULATIONS.

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

The yard, lot, and space regulations for the CR Community Retail District, apply. (Ord. 27515)

SEC. 51P-805.109. OFF-STREET PARKING AND LOADING.

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

(b) For purposes of calculating the off-street parking and loading requirements, the Property is considered one lot.

(c) Ingress from and egress to Old Jamestown Avenue is prohibited. (Ord. 27515)

SEC. 51P-805.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 27515)

SEC. 51P-805.111. LANDSCAPING.

(a) Landscaping must be provided in accordance with Article X.

(b) Plant materials must be maintained in a healthy, growing condition. (Ord. 27515)

SEC. 51P-805.112. SIGNS.

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

(b) The only detached premise signs allowed are as follows:

(1) One detached single-tenant premise sign is permitted toward the east end of Lake June Road, in the location shown on the development plan, and must comply with the dimensions and effective area shown on the sign plans (Exhibit 805B).

(2) Two detached multi-tenant premise signs are permitted, one near the entrance from Masters Drive and one toward the west end of Lake June Road, in the locations shown on the development plan, and must comply with the dimensions and effective areas shown on the sign plans (Exhibit 805B).

(3) ~~Two~~ **Four** detached monument premise signs are permitted in the locations shown on the development plan and must comply with the dimensions and effective areas shown on the sign plans (Exhibit 805B).

(4) Three detached premise signs, each with a maximum height of 30 feet above grade and 200 square feet of effective area, must be located in the areas shown on the development plan.

(c) For purposes of sign regulation, the Property is considered one lot. (Ord. Nos. 27515; 27677)

SEC. 51P-805.113. ADDITIONAL PROVISIONS.

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

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. 27515)

SEC. 51P-805.114. COMPLIANCE WITH CONDITIONS.

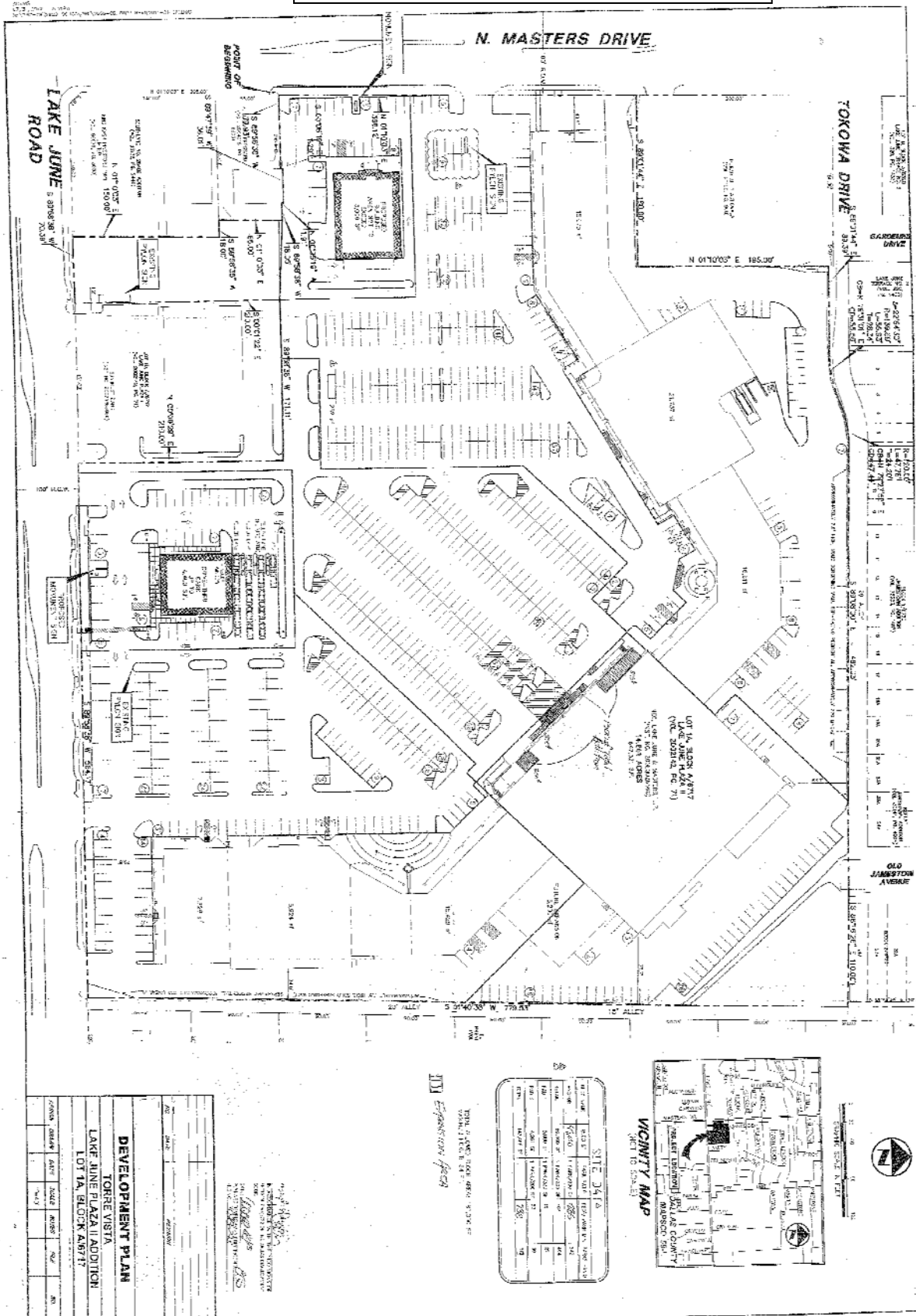
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use in this district, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 27515)

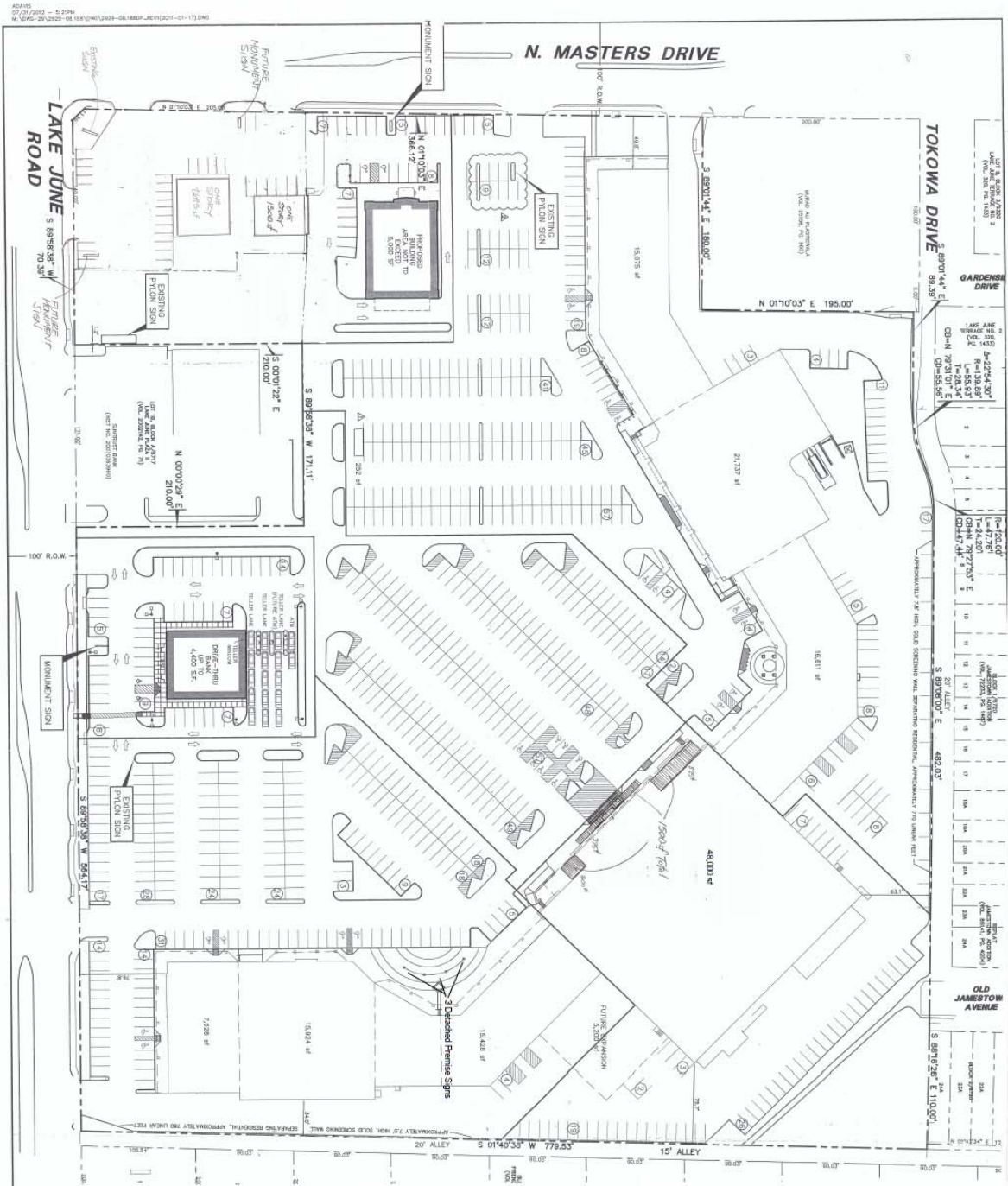
SEC. 51P-805.115. ZONING MAP.

PD 805 is located on Zoning Map No. L-11. (Ord. 27515)

EXISTING DEVELOPMENT PLAN



PROPOSED DEVELOPMENT PLAN

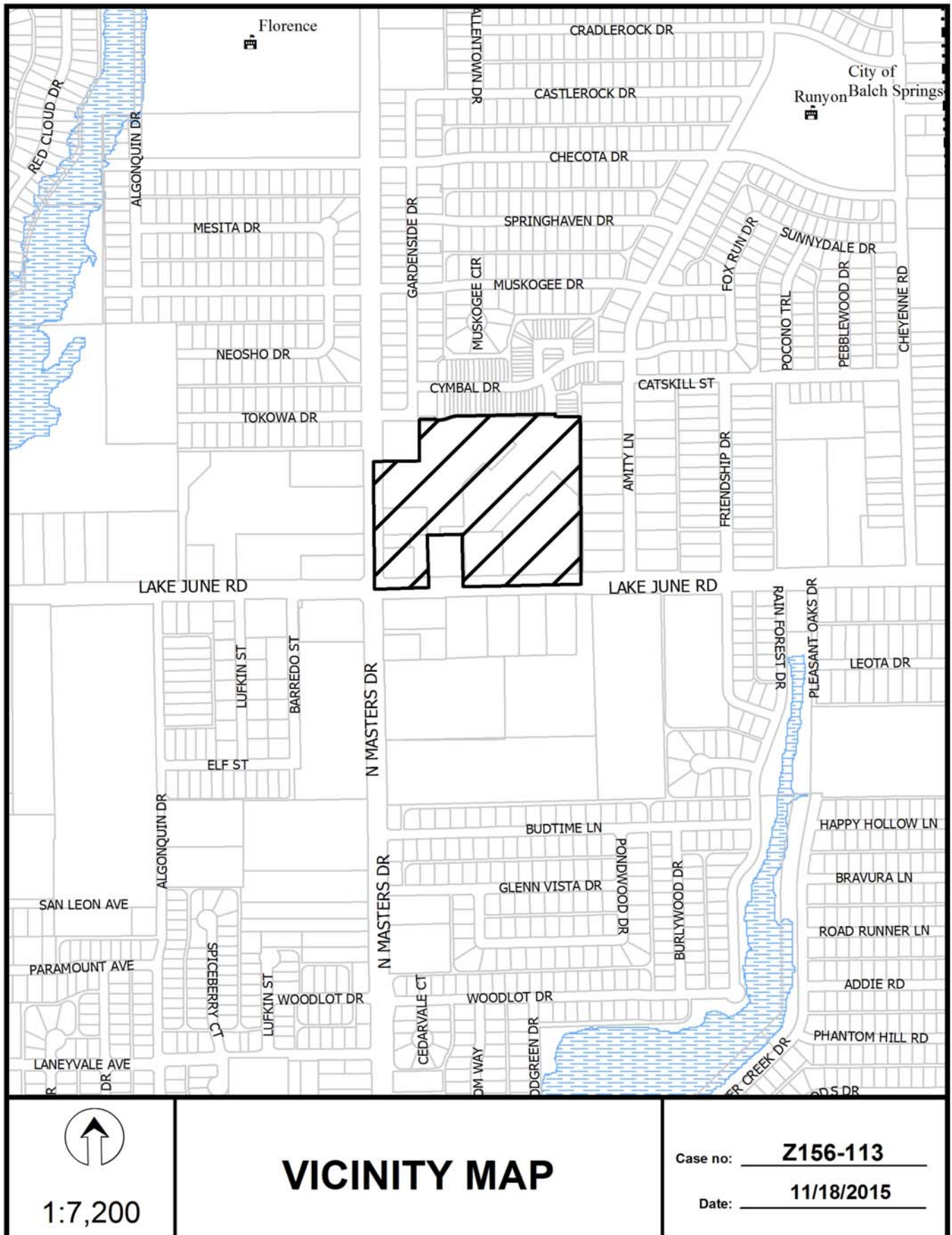


SITE DATA

Land Area: 16.4 acres
 Zoning: PD 805
 Floor Area: 160,000 sf
 Uses: CR District restrictions
 See PD conditions
 Development Standards: CR District
 Height: One-story, 30 feet
 Parking: Per SIA
 Provided: 843 spaces
 Signs: Per PD conditions

Z156-113

DEVELOPMENT PLAN				
TORRE VISTA				
LAKE JUNE PLAZA II ADDITION				
DATE	SCALE	NOTES	REV	NO
1-1-10	1"=40'			



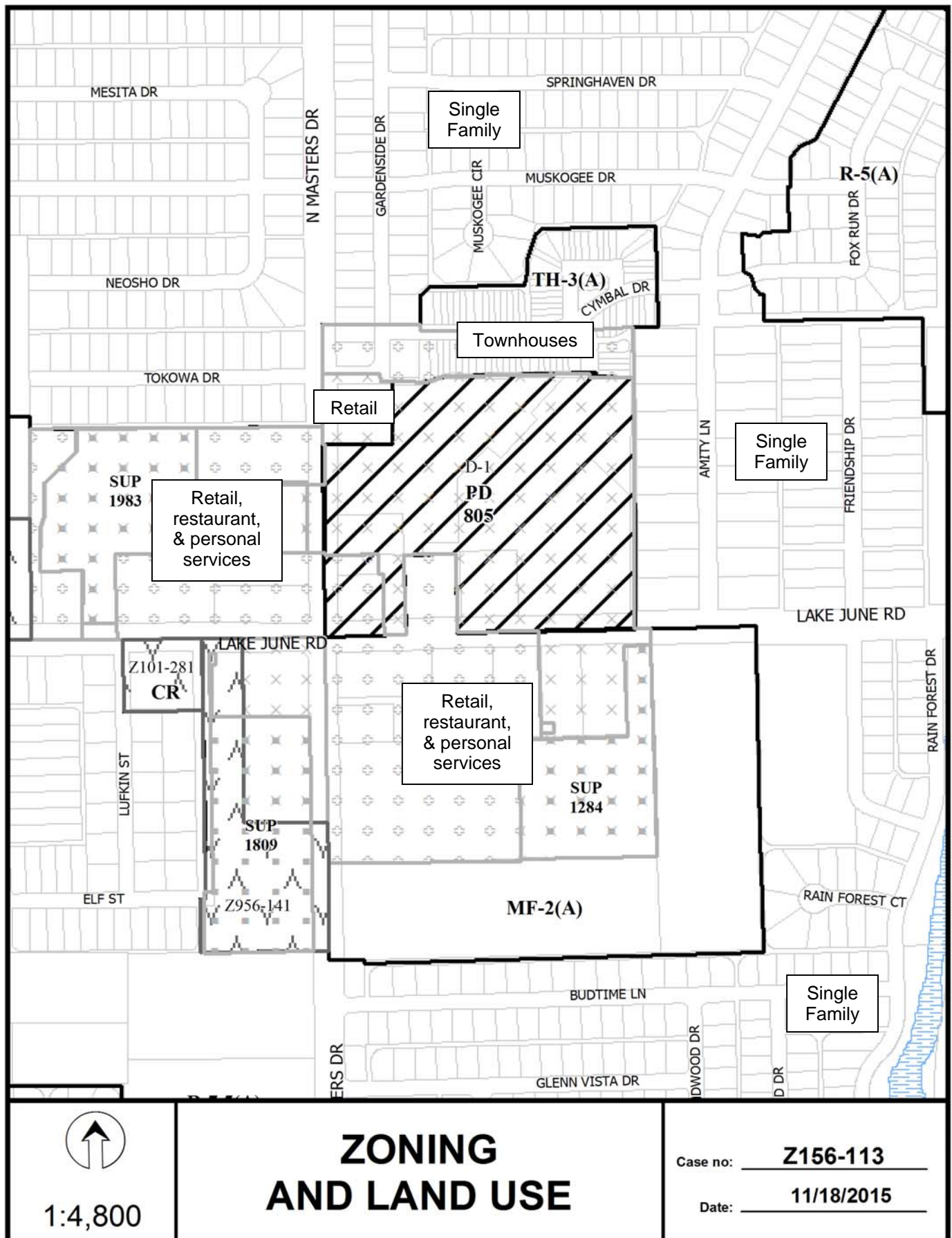


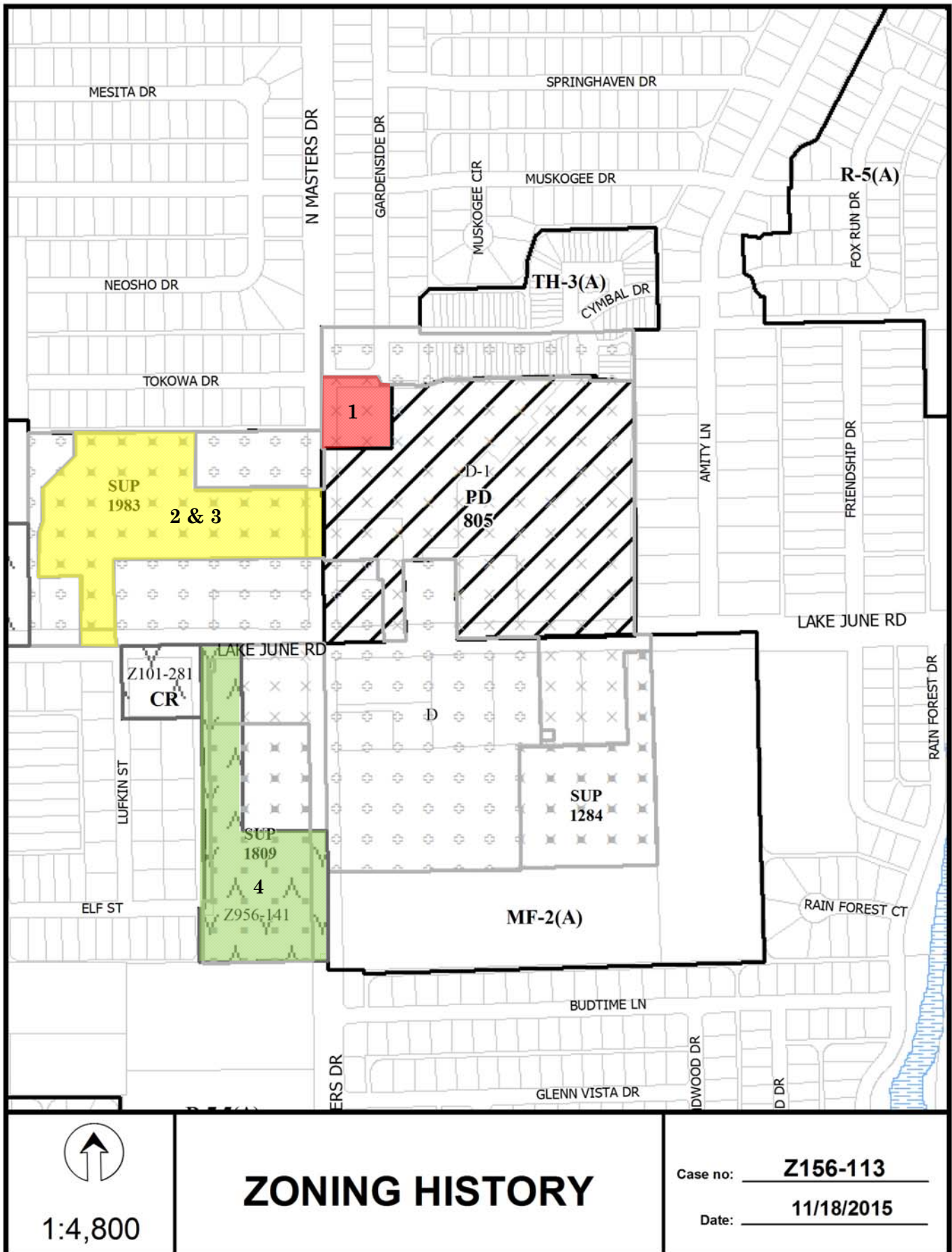
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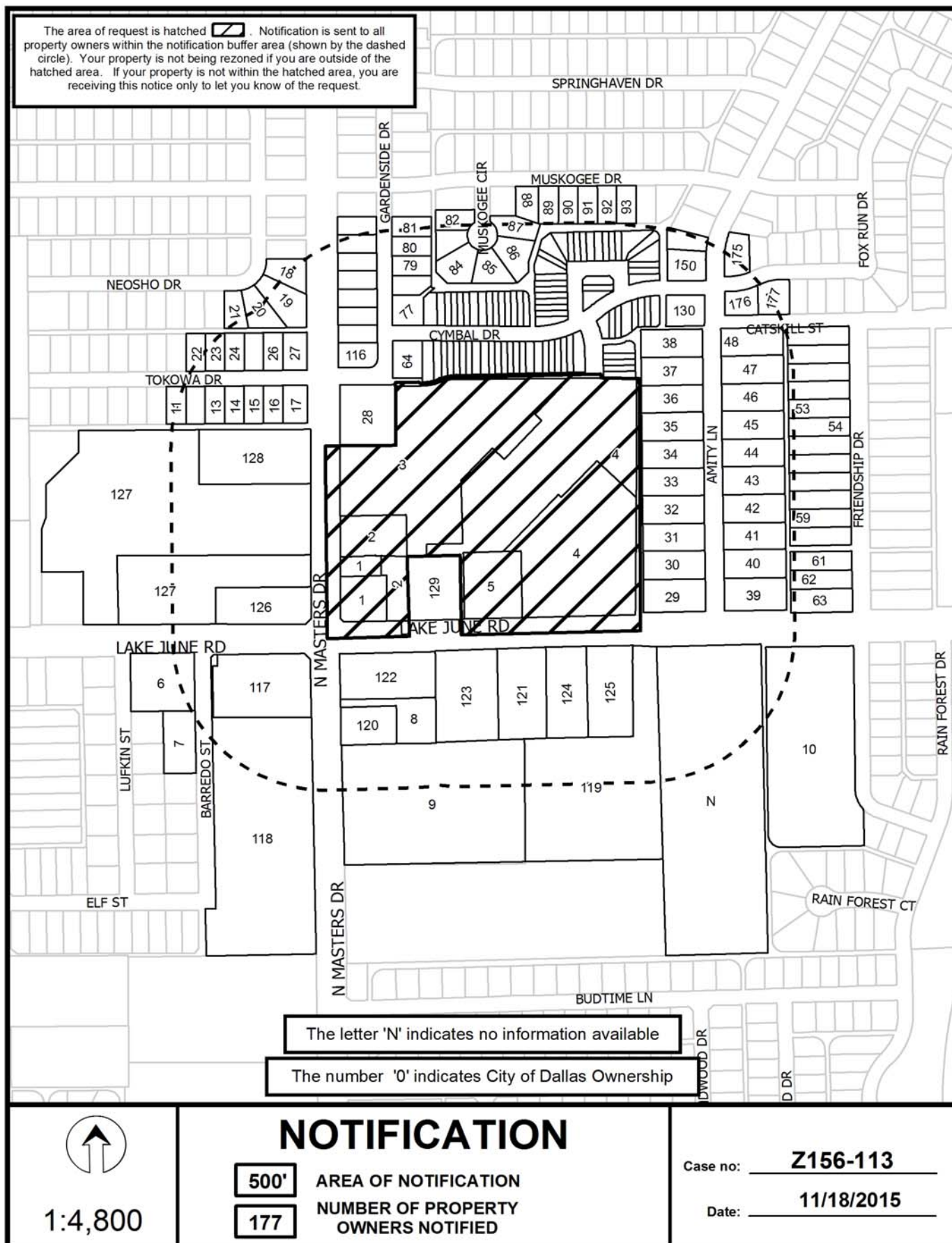
AERIAL MAP

Case no: **Z156-113**

Date: **11/18/2015**







11/17/2015

Notification List of Property Owners***Z156-113******177 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1318 N MASTERS DR	PVP LAKE JUNE INVESTMENT PARTNERS III LLC
2	3 LAKE JUNE RD	NEC LAKE JUNE & MASTERS L
3	10325 LAKE JUNE RD	NEC LAKE JUNE & MASTERS L
4	10325 LAKE JUNE RD	NEC LAKE JUNE & MASTERS L
5	10321 LAKE JUNE RD	JPMORGAN CHASE BANK NA
6	10106 LAKE JUNE RD	FIREBRAND PPTIES LP
7	1233 BARREDO ST	HARDIN GENEVIEVE P
8	1200 N MASTERS DR	AUTOZONE INC
9	1220 N MASTERS DR	ELM RIDGE APARTMENTS LP
10	10602 LAKE JUNE RD	FIRST BAPTIST CHURCH OF
11	10104 TOKOWA DR	BURNS KIM TR
12	10108 TOKOWA DR	CHAVEZ PEGGY
13	10112 TOKOWA DR	MURILLO CIPRIANDO
14	10116 TOKOWA DR	CARTER MAE L
15	10120 TOKOWA DR	MA ST PARTNERS 7
16	10124 TOKOWA DR	CARDENAS LAURA
17	10128 TOKOWA DR	LOPEZ FERMIN & SELENE
18	10112 NEOSHO DR	ROJAS JUAN CARLOS & ELENA
19	10108 NEOSHO DR	HARRIS LEE FRANCES
20	10104 NEOSHO DR	VILLALOBOS OSIRIS ANGELICA &
21	10058 NEOSHO DR	ULMER MICHAEL & MILLY
22	10107 TOKOWA DR	PEDRAZA ALEJANDRO
23	10111 TOKOWA DR	TREJO ANTONIO AGUILAR &
24	10115 TOKOWA DR	TRAYLOR SAMUEL D &
25	10119 TOKOWA DR	MCELROY VICKIE J
26	10123 TOKOWA DR	MORENO VICTORIANA

11/17/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	10127 TOKOWA DR	FERMAN ORTIZ &
28	1346 N MASTERS DR	PLASTICWALA MURAD ALI
29	1307 AMITY LN	WALLACE MITCHELL W &
30	1311 AMITY LN	ENGLISH SHEILA A
31	1319 AMITY LN	LOPEZ MA JOSEFINA
32	1327 AMITY LN	ALARCON DAVID
33	1333 AMITY LN	LOPEZ VERONICA
34	1341 AMITY LN	JARAMILLO ELIAQUIN
35	1347 AMITY LN	SHOFNER TOMMY JOE JR
36	1355 AMITY LN	LOPEZ MA JOSEFINA
37	1363 AMITY LN	CORTES VICTOR ALFONSO & ROSARIO GUADALUPE
38	1369 AMITY LN	TADEOLOPEZ JORGE JR
39	1304 AMITY LN	LEFEVERS TAMMY SUE
40	1310 AMITY LN	CALVO AVELINO & JULIETA
41	1318 AMITY LN	ALVARADO RICARDO & AIDA
42	1326 AMITY LN	ROBISON BEVERLY ANN
43	1334 AMITY LN	BENITEZ ARELI &
44	1340 AMITY LN	WEBB VALERIE I
45	1348 AMITY LN	DAVIS HARVEY EUGENE &
46	1354 AMITY LN	A FILIBERTO BALTAZAR
47	1362 AMITY LN	HAND KEVIN C
48	1368 AMITY LN	GARCIA MICHAEL &
49	1371 FRIENDSHIP DR	TAVARES JUAN CARLOS JR
50	1367 FRIENDSHIP DR	SLOAN ANTHONY WAYNE
51	1361 FRIENDSHIP DR	RUIZ BENITO & NANCY A
52	1357 FRIENDSHIP DR	SLOAN LISA GAYLE
53	1351 FRIENDSHIP DR	CALDERON ALBERTO &
54	1347 FRIENDSHIP DR	MARTINEZ ROBERTO &
55	1341 FRIENDSHIP DR	ROSAS BENITO N
56	1337 FRIENDSHIP DR	CEDILLO SEVERO &
57	1335 FRIENDSHIP DR	HERNANDEZ AARON

11/17/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1329 FRIENDSHIP DR	KENNEDY SUE E
59	1323 FRIENDSHIP DR	SPICER SUE ELLEN
60	1321 FRIENDSHIP DR	MARTINEZ RAMIRO
61	1311 FRIENDSHIP DR	ELCA INVESTMENTS LLC
62	1307 FRIENDSHIP DR	GIADOLOR WILLIAM
63	1301 FRIENDSHIP DR	MARTINEZ JULIO & JUANA
64	10306 CYMBAL DR	ZAMORA JOSE LUIS
65	10308 CYMBAL DR	ROMAN JOSE S
66	10312 CYMBAL DR	PEREZ MARIA
67	10320 CYMBAL DR	FROSSARD T E JR
68	10328 CYMBAL DR	HYDEN DAVID C &
69	10332 CYMBAL DR	GARCIA MARIA DEL SOCORRO &
70	10336 CYMBAL DR	ANDRADE RODOLFO
71	10340 CYMBAL DR	PEREZ SANJUANA GUADALUPE
72	10348 CYMBAL DR	RODRIGUEZ CRISTINA
73	10356 CYMBAL DR	LUCIO JESUS OSCAR & CLAUDIA CATALINA
74	10360 CYMBAL DR	BARBEE WILLIAM
75	10364 CYMBAL DR	TI LONG TERM HOLDINGS LLC
76	10368 CYMBAL DR	CHAVARRIA LESLIE RUBI DE LA MORA
77	1420 GARDENSIDE DR	HERNANDEZ FELIPE GARAY &
78	1424 GARDENSIDE DR	DELIRA JOSE R
79	1430 GARDENSIDE DR	SHAW BRUCE E & PEARLINE W
80	1434 GARDENSIDE DR	FINCHER BURMA ESTATE OF
81	1440 GARDENSIDE DR	RODRIGUEZ LUIS ALBERTO
82	10324 MUSKOGEE CIR	WAFFER EVERINE EST OF
83	10328 MUSKOGEE CIR	GOMEZ MIRIAM
84	10332 MUSKOGEE CIR	YOUNGER YENEKA Y
85	10336 MUSKOGEE CIR	GASTON BETTY JOE
86	10340 MUSKOGEE CIR	GUZMAN JOSE A P &
87	10344 MUSKOGEE CIR	DAVIS JENNIFER
88	10356 MUSKOGEE DR	LEYVA JOSE RUBEN

11/17/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	10362 MUSKOGEE DR	MILES LUSTER L & GAY O
90	10366 MUSKOGEE DR	EASTER AVAN SR & MELBA J
91	10404 MUSKOGEE DR	WILLIAMS YETTA L
92	10410 MUSKOGEE DR	GRANT LATASHA
93	10414 MUSKOGEE DR	HICKMAN BERNICE E
94	10367 CYMBAL DR	BARRERA JESUS &
95	10363 CYMBAL DR	MORA MARIA DEL CARMEN &
96	10359 CYMBAL DR	LEWIS ANTHONY W SR
97	10355 CYMBAL DR	FLORES MARIBEL
98	10351 CYMBAL DR	VELAZQUEZ FERNANDO &
99	10347 CYMBAL DR	RODRIGUEZ ABEL R &
100	10343 CYMBAL DR	REBEL PPTY INVESTMENTS LLC
101	10339 CYMBAL DR	BARRERA JESUS & MARIA
102	10335 CYMBAL DR	HERRMANN ROGER
103	10331 CYMBAL DR	FUENTES ADRIANA JARAMILLO
104	10327 CYMBAL DR	REIS ANGELA
105	10323 CYMBAL DR	GARY DEMETIRE
106	10319 CYMBAL DR	AGUILAR GEANA LEE GONZALEZ
107	10315 CYMBAL DR	VELASQUEZ PATRICIA
108	10309 CYMBAL DR	NAVEJAS VICKEY
109	1441 GARDENSIDE DR	SANCHEZTORRES LUIS CARLOS &
110	1435 GARDENSIDE DR	MCALLISTER RICKY C
111	1431 GARDENSIDE DR	COOPER JOSEPH C
112	1425 GARDENSIDE DR	NELSON LARRY
113	1421 GARDENSIDE DR	SLEDGE JOAN C
114	1415 GARDENSIDE DR	HERNANDEZ JESUS R & EVA
115	1409 GARDENSIDE DR	BENAVIDES PATRICIO & EVA
116	1403 GARDENSIDE DR	SNEED JEROME E
117	10152 LAKE JUNE RD	WALGREEN CO
118	1227 N MASTERS DR	AMERICA CAN!
119	10406 LAKE JUNE RD	SANDLIAN COLBY B &

11/17/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	1268 N MASTERS DR	TORRES ATILANO
121	10304 LAKE JUNE RD	RETAIL BUILDINGS INC
122	10208 LAKE JUNE RD	7 ELEVEN INC
123	10218 LAKE JUNE RD	AUTOZONE INC
124	10320 LAKE JUNE RD	LAKE JUNE INVESTMENT PARTNERS II LP
125	10320 LAKE JUNE RD	MCDONALDS REAL ESTATE COMPANY
126	10155 LAKE JUNE RD	KING KASH INVESTORS 1991
127	10121 LAKE JUNE RD	PINFIN PROPERTIES LP
128	1339 N MASTERS DR	SUNRISE ENTERPRISES INC
129	10315 LAKE JUNE RD	OREILY AUTO ENTERPRISES LLC
130	10440 CYMBAL DR	GRANADOS ERIBERTO CRISTIAN GARCIA
131	10430 CYMBAL DR	BROOKS JOCIEL
132	10422 CYMBAL DR	GARCIA SANTIAGO
133	10418 CYMBAL DR	BARRERA JESUS & MARIA ELENA
134	10414 CYMBAL DR	FREENEY CLIFFORD
135	10410 CYMBAL DR	C & C RESIDENTIAL PPTIES INC
136	10406 CYMBAL DR	COULSON ALLAN & ADRIANNA TR
137	10402 CYMBAL DR	REYNA SAMUEL
138	1366 OLD JAMESTOWN AVE YAN WENHAO &	
139	1362 OLD JAMESTOWN AVE HADNOT TROY DION	
140	1358 OLD JAMESTOWN AVE HENDRICKS BARRY L &	
141	1354 OLD JAMESTOWN AVE WILLIAMS BENTON NEAL	
142	1350 OLD JAMESTOWN AVE SMITH SHIRLEY J	
143	10372 CYMBAL DR	BELTRAN BENITA
144	10376 CYMBAL DR	VILLALOBOS FRANCISCO J
145	10380 CYMBAL DR	HUME MARY JO &
146	10384 CYMBAL DR	CONTRERAS EDGAR
147	10388 CYMBAL DR	MATTHEWS EDWARD L
148	10396 CYMBAL DR	CONDE FLORENCIO R
149	1425 AMITY LN	MECCA APRIL INC
150	1415 AMITY LN	INVESTALL INC

11/17/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	1493 OLD JAMESTOWN CT	CARO ROSA L
152	1489 OLD JAMESTOWN CT	DCA OF TEXAS INC
153	1485 OLD JAMESTOWN CT	ANGUIANO LETICIA P
154	1481 OLD JAMESTOWN CT	TEXAS ACCEPTANCE INC
155	1477 OLD JAMESTOWN CT	HERNANDEZ RUBEN
156	1473 OLD JAMESTOWN CT	VELASQUEZ ERIKA
157	1469 OLD JAMESTOWN CT	JONES STEVE A
158	1465 OLD JAMESTOWN CT	JOHNSON JOHNNIE MAE
159	1461 OLD JAMESTOWN CT	JACKSON EARNEST J &
160	1457 OLD JAMESTOWN CT	SAUNDERS WAYNE
161	1453 OLD JAMESTOWN CT	HERNANDEZ RUBEN
162	1441 OLD JAMESTOWN CT	LOMMEL ARTHUR
163	1437 OLD JAMESTOWN CT	ESTERS JESSE
164	1435 OLD JAMESTOWN CT	RUIZ ROBERTO &
165	1433 OLD JAMESTOWN CT	TORRE MARIA ISABEL HERNANDEZ DE LA
166	1429 OLD JAMESTOWN CT	ROJASOCAMPO ROMANI
167	1425 OLD JAMESTOWN CT	CRUZ RUBEN HERNANDEZ SANTA
168	1417 OLD JAMESTOWN CT	EJIGU HAILU
169	1413 OLD JAMESTOWN CT	HERNANDEZ FRANCISCO
170	1409 OLD JAMESTOWN CT	RAOFPUR DAVID
171	1405 OLD JAMESTOWN CT	SMITH PHYLLIS LYNELLE
172	1401 OLD JAMESTOWN CT	HERNANDEZ RUBEN
173	1406 OLD JAMESTOWN CT	HERNANDEZ RUBEN SANTA CRUZ
174	1418 OLD JAMESTOWN CT	ARECHAR MARIA D
175	10503 CYMBAL DR	CASTILLO J ROBERTO &
176	10504 CYMBAL DR	RUIZ REYNALDO
177	10508 CYMBAL DR	GARRETT CHERMINE L

FILE NUMBER: Z156-114(OTH)

DATE FILED: October 15, 2015

LOCATION: South side of Samuell Boulevard, east of North Jim Miller Road.

COUNCIL DISTRICT: 7

MAPSCO: 48-E

SIZE OF REQUEST: Approx. 0.5554 acres

CENSUS TRACT: 122.07

APPLICANT: Mansoor Ali

OWNER: Chung Joe Ink, Tr.

REPRESENTATIVE: Victor Castro, Plans and Permits Solutions

REQUEST: An application for a D-1 Liquor Control Overlay and 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 Regional Retail District with a D Liquor Control Overlay.

SUMMARY: The applicant proposes to sell alcohol in conjunction with a general merchandise or food store [Food Plus] in the existing building facing Samuell Boulevard.

STAFF RECOMMENDATION: **Approval** of a D-1 Liquor Control Overlay; and **approval** of a Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

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

1. *Compatibility with surrounding uses and community facilities* – The sale of alcoholic beverages in conjunction with the proposed general merchandise or food store will not negatively impact compatibility with the surrounding land uses.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The sale alcoholic beverages in conjunction with the proposed general merchandise or food store neither contributes to nor deters the welfare of adjacent properties.
3. *Not a detriment to the public health, safety, or general welfare* – The sale of alcoholic beverages is not anticipated to be a detriment to the public health, safety or general welfare of the public.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – Based on information depicted on the site plan, the proposed use complies with all applicable zoning regulations and standards of the City of Dallas. No variances or special exceptions are requested.

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

1. **Z134-352** On December 11, 2013, the City Council approved the renewal of Specific use Permit No. 1907 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet located on the southeast corner of North Jim Miller and Samuell Road.
2. **Z123-302** On May 13, 2015, the City Council approved the renewal of Specific use Permit No. 1907 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet located on the southeast corner of North Jim Miller and Samuell Road.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Samuell Boulevard	Principle Arterial	120 ft.
Jim Miller Road	Minor Arterial	100 ft.

Traffic:

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

STAFF ANALYSIS:**Comprehensive Plan:**

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

The Business Center or Corridor Building Block represents major employment or shopping destinations outside of Downtown. Business Centers are usually at major intersections or along highways or major arterials and rely heavily on car access. These areas typically include high-rise office towers and low- to mid-rise residential buildings for condos or apartments and may include multifamily housing. Land uses are typically separated from one another by parking lots, freeways or arterial roads. Streets in these areas emphasize efficient movement of vehicles. Bold lighting and linear landscaping features such as esplanades and tree-lined boulevards can all work to distinguish and identify these areas. Public spaces may be at key entry points and central locations. Gateway landscaping, monuments and other devices will provide visibility from the freeway and guide visitors to destinations. Public transit may play a role in these areas and help create some pockets of transit oriented development. Business Centers and Corridors provide important concentrations of employment within Dallas that compete with suburban areas.

Surrounding Land Uses:

	Zoning	Land Use
Site	RR, D	Retail and personal service use
North	RR, D-1	Office, retail, restaurants
East	RR, D	Retail uses
South	RR, D, MF-2(A), R-7.5(A)	Retail uses, residential uses
West	RR, D, SUP 1907	Retail uses, SUP for sale of alcohol (CVS)

Land Use Compatibility:

The approximately 0.5554 acre site is zoned an RR Regional Retail District with a D Liquor Control Overlay and is developed with a multi-tenant 5,625 square foot building with an unoccupied suite, a retail use and a personal service use.

Surrounding uses primarily consist of retail, office, restaurants to the north, east, and west; to the south, a car wash and residential.

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

The proposed general merchandise or food store must 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 prosecution of crime that occurs in convenience stores in the city. A business owner of a convenience store can get the CS license only after the store is opened. It can be registered before opening the store; however, the inspection and approval of the CS cannot be made until after the store is opened. In addition, conditions and time periods for the use provide an opportunity for continued evaluation of the site. The short time period will also require that the request be re-evaluated to ensure the use is compatible in this location and that all conditions are being met.

Development Standards:

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
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

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 proposed use requires 8 parking spaces. Parking must be provided as shown on the

Z156-114(OTH)

site plan.

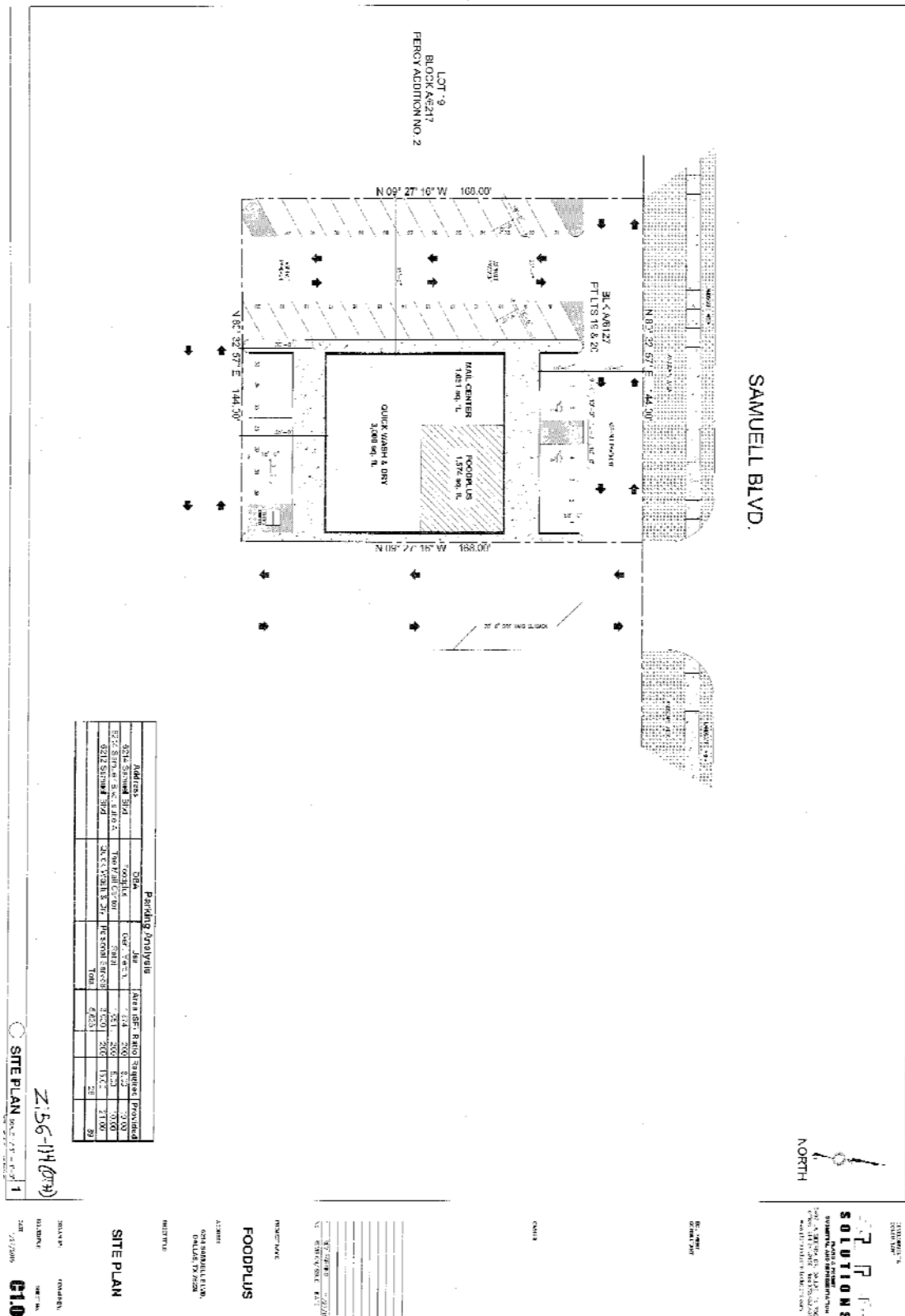
Landscaping:

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

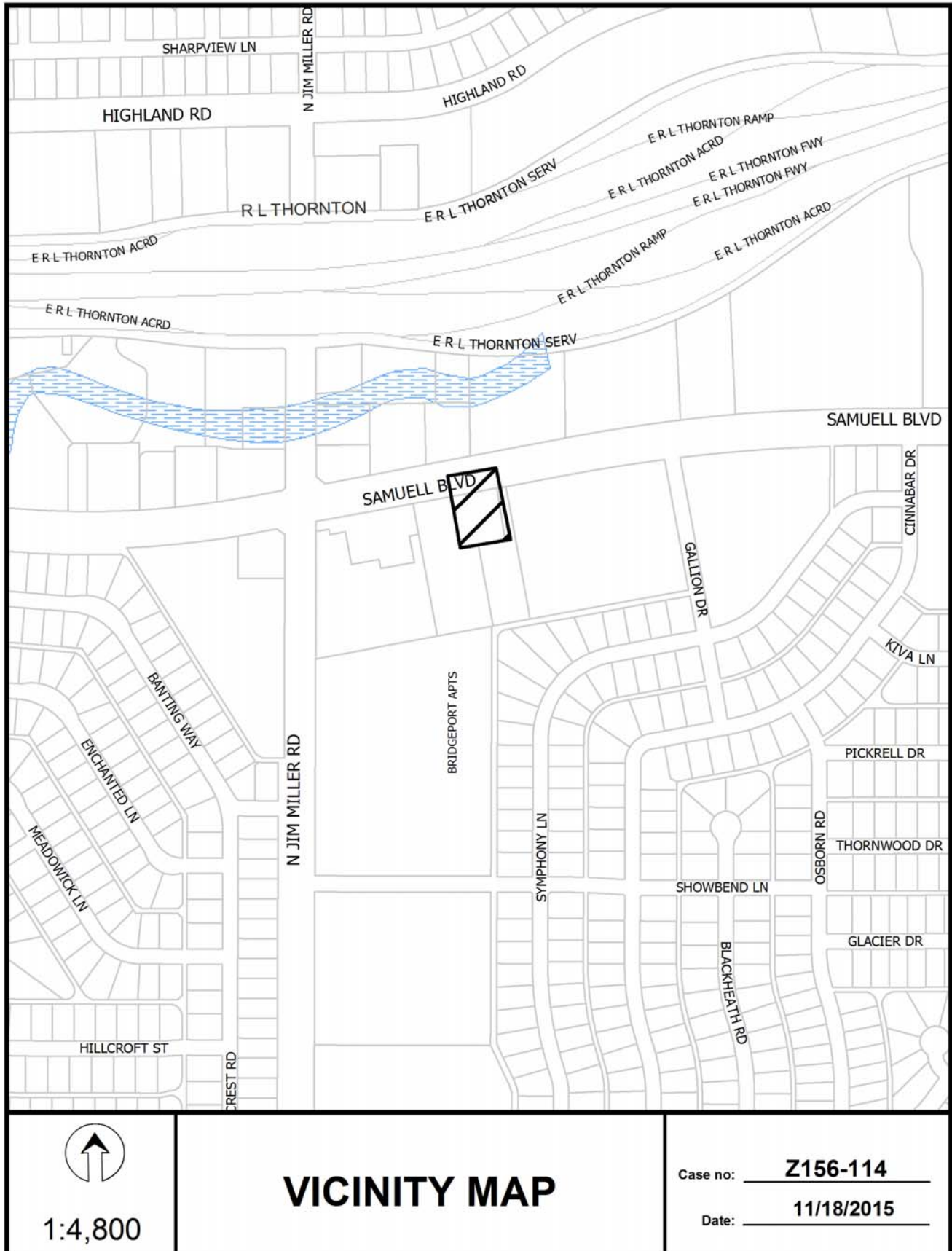
**Proposed SUP Conditions
Z156-114(OTH)**

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

PROPOSED SITE PLAN



Z156-114(OTH)



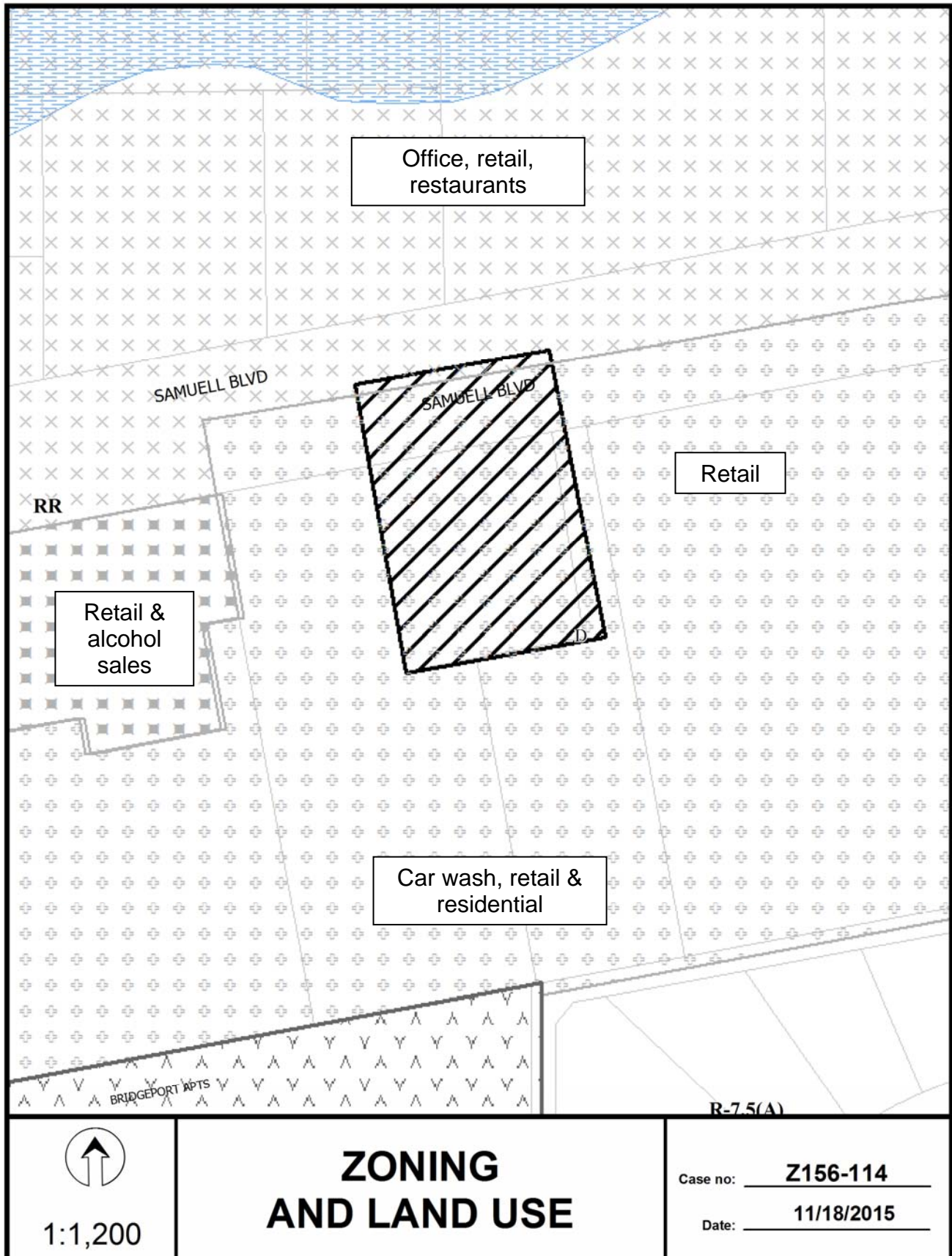


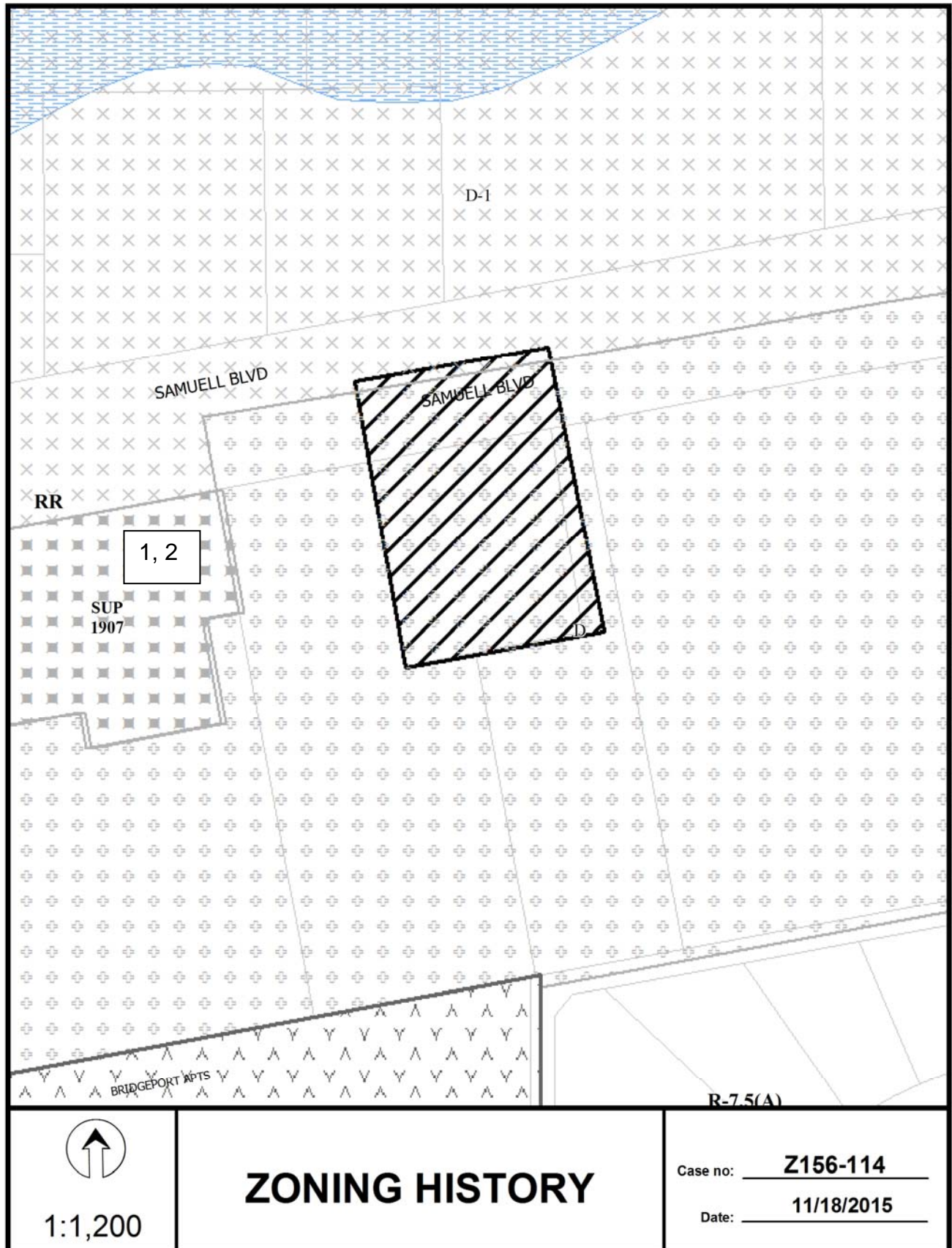
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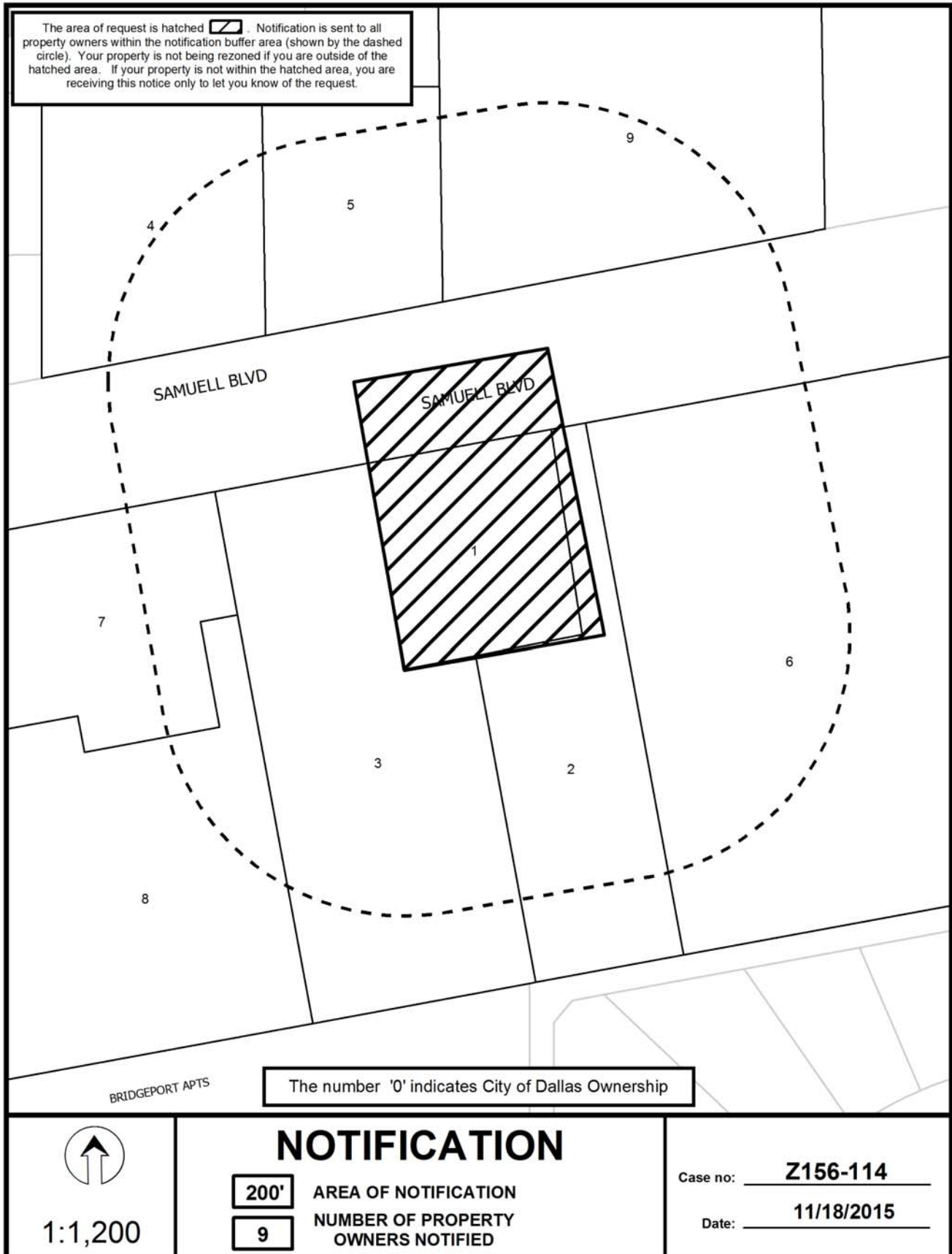
AERIAL MAP

Case no: Z156-114

Date: 11/18/2015







11/17/2015

Notification List of Property Owners

Z156-114

9 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6000 SAMUELL BLVD	CHUNG JOE INKI TR &
2	6024 SAMUELL BLVD	DRY WAYNE F
3	6118 SAMUELL BLVD	BALLAS VICTOR
4	6885 SAMUELL BLVD	FIREBRAND PROPERTIES LP
5	6155 SAMUELL BLVD	SAMUELL RETAIL LTD
6	6300 SAMUELL BLVD	SAM VILLAGE LTD PS
7	6004 SAMUELL BLVD	PARKER MICHAEL
8	5470 N JIM MILLER RD	CFIC LLC
9	8344 E R L THORNTON FWY	OZINUS THORNTON LLC