



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, January 3, 2019
AGENDA

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

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

Kris Sweckard, Director
Neva Dean, Assistant Director of Current Planning

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket Planner: Mohammad Bordbar

Consent Items:

- (1) **S189-073**
(CC District 2) An application to replat a 0.469-acre tract of land containing all of Lots 1 and 2, and part of Lots 17 and 18 in City Block 38/1341 to create one lot on property located on Reagan Street at Brown Street, west corner.
Owner: Pinar, Inc.
Surveyor: Viewtech, Inc.
Application Filed: December 5, 2018
Zoning: PD 193 (MF-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S189-074**
(CC District 8) An application to create a 160-lot residential subdivision from a 49.369-acre tract of land in City Block 8770 with lots ranging in size from 10,000 square feet to 21,499 square feet in size on property located on Middlefield Road, southeast of St. Augustine Road.
Owner: Montage Development Co., LLC
Surveyor: Kaz Surveying, Inc.
Application Filed: December 6, 2018
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S189-076**
(CC District 7) An application to create one lot from a 2.2614-acre tract of land in City Block 5827 on property located on Wimbelton Way, southwest of Forney Road.
Applicant/Owner: Miguel Ornelas, Affordable Uniforms, LLC
Surveyor: Votex Surveying Company
Application Filed: December 6, 2018
Zoning: LI
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S189-077**
(CC District 12) An application to replat a 1.885-acre tract of land containing all of Lot 9 and a portion of Lots 10 and 11 in City Block G/8728; all of Lots 18, 19 and a portion of Lot 20 in City Block F/8728 to create one 1.362-acre lot and one 0.523-acre lot on property located on Wind Mill Lane at Mapleshade Lane.
Owner: Agape Brethren Assembly
Surveyor: Probeck Land Surveyors
Application Filed: December 7, 2018
Zoning: NO(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S189-080**
(CC District 14) An application to create one 0.872-acre lot from a tract of land containing part of Lot 1 and a tract of land in City Block 5190 on property located on Southwestern Boulevard at North Central Expressway, southeast corner.
Owner: Central Control Co.
Surveyor: Winkelmann & Associates, Inc.
Application Filed: December 7, 2018
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Individual Item:

- (6) **S189-079**
(CC District 1) An application to create a 10 lot Shared Access Development with lots ranging in size from 1,613.07 square feet to 4,275.12 square feet from a 0.603-acre tract of land containing part of City Block 4548 on property located on Davis Street at Tennant Street, southwest corner.
Owners: 517 Tennant, LLC
Surveyor: Survey Group
Application Filed: December 7, 2018
Zoning: PD 1006
Staff Recommendation: **Denial**

Residential Replat:

- (7) **S189-078**
(CC District 6)
- An application to replat a 0.464-acre tract of land containing all of Lots 15 and 16 in City Block 9/6178 to realign the existing lot lines and create two lots on property located on Walnut Hill Lane at Mixon Drive (Formerly Womack Way), southeast corner.
Owners: Rakeshi Joshi, Pranika Joshi
Surveyors: Arthur Land Surveying, Windrose Land Surveying/Platting
Application Filed: December 7, 2018
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- M178-049**
Carlos Talison
(CC District 4)
- An application for a minor amendment to the site plan for Specific Use Permit No. 1371 for an open enrollment charter school and a child-care facility on property zoned R-7.5(A) on the southeast corner of Ann Arbor Avenue and South R.L. Thornton Freeway.
Staff Recommendation: **Approval**
Applicant: Life Schools
Representative: Hart, Gaugler and Associates
- M178-053**
Carlos Talison
(CC District 14)
- An application for a minor amendment to the development plan and landscape plan for an office use, on property zoned Subarea B of Planned Development Subdistrict No. 79, within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the north corner of North Harwood Street and Hunt Street.
Staff Recommendation: **Approval**
Applicant: International Center Development IV, Ltd.
Representative: Halff Associates
- M189-001**
Carlos Talison
(CC District 2)
- An application for a minor amendment to the site/landscape plan (Exhibit 317C) for a group home or shelter on property zoned as Planned Development District No. 317, the Cedars Area Special Purpose District, on the south corner of Cadiz Street and South Griffin Street.
Staff Recommendation: **Approval**
Applicant: Dallas LIFE
Representative: Gary Kirchoff

Thoroughfare Plan Amendments:

Jefferson-12th Connector from Jefferson Boulevard to 12th Street

Kimberly Smith (CC District 1) An amendment to the City of Dallas Thoroughfare Plan to delete Jefferson-12th Connector from Jefferson Boulevard to 12th Street.

Staff Recommendation: **Approval**

CPC Transportation Committee Recommendation: **Approval**

(1) Main Street from Canton Street to Peak Street; (2) Main Street from Peak Street to Columbia Avenue; (3) Columbia Avenue from Main Street to Abrams Road; and (4) Abrams Road from Columbia Avenue to Richmond Avenue

Kimberly Smith (CC District 2 & 14) An amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of: (1) Main Street from Canton Street to Peak Street from a six-lane divided roadway (M-6-D[a]) in 100 feet of right-of-way to a special four-lane undivided roadway (SPCL 4U) in 100 feet of right-of-way; (2) Main Street from Peak Street to Columbia Avenue from a six-lane divided roadway (M-6-D[a]) in 100 feet of right-of-way to a special four-lane divided roadway (SPCL 4D) with bicycle facilities in 100 feet of right-of-way; (3) Columbia Avenue from Main Street to Abrams Road from a six-lane divided roadway (M-6-D[a]) in 100 feet of right-of-way to a special four-lane divided roadway (SPCL 4D) with bicycle facilities in 100 feet of right-of-way; and (4) Abrams Road from Columbia Avenue to Richmond Avenue from a four-lane divided roadway (S-4-D) in 80 feet of right-of-way to a special four-lane divided roadway (SPCL 4D) with bicycle facilities in 100 feet of right-of-way.

Staff Recommendation: **Approval** of an amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of: (1) Main Street from Canton Street to Peak Street from a six-lane divided roadway (M-6-D[a]) in 100 feet of right-of-way to a special four-lane undivided roadway (SPCL 4U) in 100 feet of right-of-way; (2) Main Street from Peak Street to Columbia Avenue from a six-lane divided roadway (M-6-D[a]) in 100 feet of right-of-way to a special four-lane divided roadway (SPCL 4D) with bicycle facilities in 100 feet of right-of-way; (3) Columbia Avenue from Main Street to Abrams Road from a six-lane divided roadway (M-6-D[a]) in 100 feet of right-of-way to a special four-lane divided roadway (SPCL 4D) with bicycle facilities in 100 feet of right-of-way; and (4) Abrams Road from Columbia Avenue to Richmond Avenue from a four-lane divided roadway (S-4-D) in 80 feet of right-of-way to a special four-lane divided roadway (SPCL 4D) with bicycle facilities in 100 feet of right-of-way.

CPC Transportation Committee Recommendation: **Approval**

Certificates of Appropriateness for Signs:

- 1806080001**
Steve Long
(CC District 14)
- An application for a Certificate of Appropriateness by James Decicco of Signs USA for a 16-square foot attached sign at 1211 Commerce Street (south elevation).
Staff Recommendation: **Approval**
Special Sign District Advisory Committee Recommendation: **Approval**
Applicant: Twisted Trompo
Owner: Belagaum, LLC; Guru Motgi, Shashi Motgi
- 1807100007**
Steve Long
(CC District 2)
- An application for a Certificate of Appropriateness by Curt Horak of Priority Signs and Graphics for a 109.3-square foot attached sign at 2600 Main Street (south elevation).
Staff Recommendation: **Approval**
Special Sign District Advisory Committee Recommendation: **Approval with a condition.**
Applicant: Curt Horak
Owner: AP Deep Ellum, LLC
- 1807100025**
Steve Long
(CC District 2)
- An application for a Certificate of Appropriateness by Curt Horak of Priority Signs and Graphics for a 144 square foot attached sign at 2600 Main Street (west elevation).
Staff Recommendation: **Approval**
Special Sign District Advisory Committee Recommendation: **Approval with a condition.**
Applicant: Curt Horak
Owner: AP Deep Ellum, LLC
- 1807100026**
Steve Long
(CC District 2)
- An application for a Certificate of Appropriateness by Curt Horak of Priority Signs and Graphics for a 144 square foot attached sign at 2600 Main Street (west elevation).
Staff Recommendation: **Approval**
Special Sign District Advisory Committee Recommendation: **Approval with a condition.**
Applicant: Curt Horak
Owner: AP Deep Ellum, LLC
- 1807100027**
Steve Long
(CC District 2)
- An application for a Certificate of Appropriateness by Curt Horak of Priority Signs and Graphics for a 144 square foot attached sign at 2600 Main Street (west elevation).
Staff Recommendation: **Approval**
Special Sign District Advisory Committee Recommendation: **Approval with a condition.**
Applicant: Curt Horak
Owner: AP Deep Ellum, LLC

Zoning Cases – Consent:

1. **Z178-345(SM)**
Sarah May
(CC District 7)
An application for a renewal of Specific Use Permit No. 1935 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-1 Community Retail District with a D-1 Liquor Control Overlay, on the south corner of Lawnview Avenue and Forney Road.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.
Applicant/Representative: BKPR Corporation, Bharat Rana
2. **Z189-105(SM)**
Sarah May
(CC District 6)
An application for 1) a Specific Use Permit for a government installation other than listed limited to an elevated water storage tank and 2) a development plan and landscape plan on property zoned Subarea A within Planned Development District No. 741 with Specific Use Permit No. 517 for a radio transmission station and tower use, on the east line of South Belt Line Road, at the terminus of Airline Drive.
Staff Recommendation: **Approval** of a Specific Use Permit for a permanent period, subject to a site plan and conditions and **approval** of a development plan and landscape plan.
Applicant: Billingsley D&D, Inc.
Representative: James Bryan, P.E., Kimley-Horn and Associates, Inc.
3. **Z178-392(SM)**
Sarah May
(CC District 5)
An application for an amendment to Planned Development District No. 989, on the southeast corner of North Saint Augustine Drive and Grady Lane.
Staff Recommendation: **Approval**, subject to a revised development plan and conditions.
Applicant: Dallas ISD
Representative: Rob Baldwin
4. **Z189-102(SM)**
Sarah May
(CC District 2)
An application for the renewal of Specific Use Permit No. 2181 for a tattoo studio on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the south line of Elm Street, east of Good Latimer Expressway.
Staff Recommendation: **Approval** for a five-year period, subject to conditions.
Applicant: Shawn Hodges, Heart in Hand
Representative: Audra Buckley, Permitted Development

5. **Z178-387(JM)**
Jennifer Muñoz
(CC District 14)
An application for the renewal of Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District, on the north line of Alta Avenue, west of Greenville Avenue.
Staff Recommendation: **Approval** for a three-year period, subject conditions
Applicant: FC Alta, LLC aba/Feed Company
Representative: Sameer Patel, Partner
6. **Z178-370(PD)**
Pamela Daniel
(CC District 8)
An application for an R-16(A) Single Family District on property zoned an A(A) Agricultural District, on the northwest line of Jordan Valley Road, north of Palomino Road.
Staff Recommendation: **Approval**
Applicant: Maria & Alvaro Narvaez
7. **Z178-393(AM)**
Abraham Martinez
(CC District 2)
An application for the renewal of Specific Use Permit No. 2068 for a bar, lounge, or tavern on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the east corner of Main Street and Exposition Avenue.
Staff Recommendation: **Approval** for a five-year period, subject to conditions.
Applicant: Cold Beer Company
Representative: Audra Buckley; Permitted Development

Zoning Cases – Under Advisement:

8. **Z178-352(AM)**
Abraham Martinez
(CC District 3)
An application for an IM Industrial Manufacturing District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District, on the northeast corner of West Ledbetter Drive and Duncanville Road.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant: Lozoya Enterprise
Representative: Karla Calderon
U/A From: December 13, 2018
9. **Z178-340(PD)**
Pamela Daniel
(CC District 6)
An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned an IR Industrial Research District, north of the intersection of Storey Lane and Overlake Driven.
Staff Recommendation: **Hold under advisement until February 7, 2019.**
Applicant: Wild West Towers Corporation
Representative: Peter Kavanagh
U/A From: November 15, 2018

10. **Z178-288(JM)**
Jennifer Muñoz
(CC District 8)
- An application for an LI Light Industrial District on property zoned an A(A) Agricultural District, on the northwest corner of Telephone Road and Bonnie View Road.
Staff Recommendation: **Denial without prejudice**
Applicant: RPG Acquisitions, LLC
Representative: Rob Baldwin, Baldwin and Associates
U/A From: September 20, 2018 and November 1, 2018

Zoning Cases – Individual:

11. **Z178-382(JM)**
Jennifer Muñoz
(CC District 9)
- An application for 1) a D-1 Liquor Control Overlay on a portion; 2) a Planned Development District for Mixed Use District uses; and, 3) a Specific Use Permit for an alcoholic beverage establishment limited to a microbrewery, microdistillery, or winery on property zoned an MU-1 Mixed Use District and a CR-D Community Retail District with a D Liquor Control Overlay, on the northwest line of Garland Road, southwest of North Buckner Boulevard.
Staff Recommendation: **Approval** of a D-1 Liquor Control Overlay; **approval** of a Planned Development District for Mixed Use District uses, subject to a revised development plan, a revised elevation plan, and staff's recommended conditions; and, **approval** of a Specific Use Permit for a three-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: Slate Properties
Representative: Rob Baldwin, Baldwin and Associates
12. **Z178-316(CY)**
Carolina Yumet
(CC District 1)
- An application for 1) a new subdistrict to allow for a shared access development with up to 85 lots and served by two shared access points on property zoned Subdistrict 6 within Planned Development District No. 830 and a portion of Planned Development District No. 450; 2) an amendment to reduce Planned Development District No. 450 for a public school; and, 3) an amendment to the development plan and landscape plan, on the northeast corner of West Davis Street and North Plymouth Road.
Staff Recommendation: **Approval**, subject to a revised conceptual plan, street section exhibit and staff's recommended conditions; and **approval** of a revised development plan and revised landscape plan.
Applicant: David Weekley, LLC.
Representative: Rob Baldwin
13. **Z178-294(CY)**
Carolina Yumet
(CC District 5)
- An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned an R-7.5(A) Single Family District, on the south side of Rhoda Lane, west of North Masters Drive.
Staff Recommendation: **Denial**
Applicant: Vertical Bridge
Representative: Rob Baldwin

Authorization of Hearings:

Donna Moorman
(CC District 14)

Consideration of authorizing a public hearing to determine the proper zoning on property zoned Conservation District No. 12, the Belmont Addition Conservation District with Modified Delta Overlay No. 1 on a portion, being generally bound by lots on both sides Llano Avenue, Skillman Street, the lots on both sides of Belmont Avenue (excluding the south side of Belmont Avenue between Greenville Avenue and Matilda Street), and Greenville Avenue, and containing approximately 125 acres with consideration being given to amending the development standards for driveway access and to allow for parking for accessory dwelling units. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

Other Matters:

Minutes: December 13, 2018

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, January 8, 2019

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING – Tuesday, January 8, 2019, City Hall, 1500 Marilla Street, in Conference Room 6ES, at 9:00 a.m., to consider (1) **SPSD189-001** - Consideration of amendments to Sec. 51A-7.930. “Supergraphic Signs” of the Dallas Development Code on property within the Inner Loop of the Downtown Special Provision Sign District which is an area generally bounded by Woodall Rogers Freeway, St. Paul Street, and Ross Avenue to the north; Interstate 45/US 75, Harwood Street, Park Avenue, and St. Paul Street to the east; Commerce Street, Wood Street, Young Street, and Interstate 30 / R.L. Thornton to the south; and Interstate 35/Stemmons Freeway to the west save and except that area comprised of the West End Historic Sign District.

EXECUTIVE SESSION NOTICE

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

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

CITY PLAN COMMISSION**THURSDAY JANUARY 3, 2019****FILE NUMBER:** S189-073**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Reagan Street at Brown Street, west corner**DATE FILED:** December 5, 2018**ZONING:** PD 193 (MF-2)**PD LINK:** <http://www.dallascityattorney.com/51P/Articles%20Supp%202021/Article%20193%20Part%20I.pdf>**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 0.469 acre**MAPSCO:** 35W**APPLICANT/OWNER:** Pinar, Inc.

REQUEST: An application to replat a 0.469-acre tract of land containing all of Lots 1 and 2, and part of Lots 17 and 18 in City Block 38/1341 to create one lot on property located on Reagan Street at Brown Street, west corner.

SUBDIVISION HISTORY:

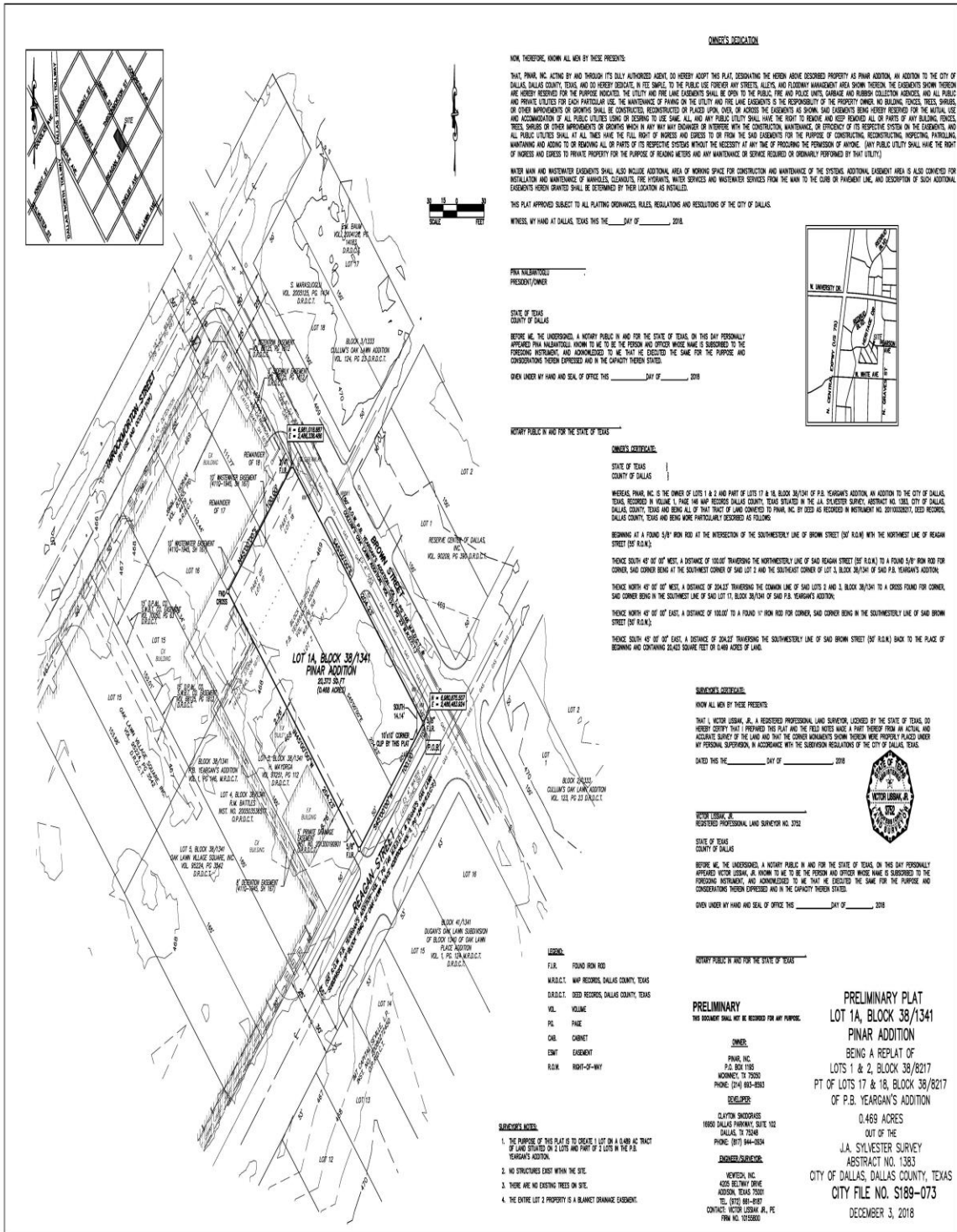
1. S178-027 was a request east of the present request to replat a 0.344-acre tract of land containing all of Lots 15 and 16 in City Block 2/1335 to create an 8-lot shared access area development on property located on Reagan Street northeast of Brown Street. The request was approved November 30, 2017 but has not been recorded.
2. S167-240 was a request east of the present request to replat a 0.172-acre tract of land containing all of Lot 15 in City Block 2/1335 to create a 4 lot Shared Access Development on property located at 2714 Regan Street. The request was approved August 17, 2017 and was withdrawn October 25, 2017.
3. S167-152 was a request northeast of the present request to replat a 0.1698-acre tract of land containing part of Lots 6 and 7 in City Block 3/1333 to create one lot on property located at 2719 Reagan Street southwest of Congress Avenue. The request was approved April 27, 2017 and recorded September 17, 2018.
4. S156-252 was a request southwest of the present request to replat a 2.647-acre tract of land containing all of Lots 4 through 16 in City Block 38/1341, and part of Lots 17 and 18 in City Block 38/1341 to create one lot on property located on Fairmount Street, between Regan Street and Throckmorton Street. The request was approved August 27, 2016 but has not been recorded.
5. S134-255 was a request northwest of the present request to replat a 0.658-acre tract of land containing all of Lot 18A in City Block 1504 to create a Shared Access Development with 14 lots ranging in size from 1,621 square feet to 2,849 square feet on property located at 2701 and 2713 Knight Street. The request was approved October 23, 2014 and recorded January 8, 2016.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 193 (MF-2); therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. The number of lots permitted by this plat is one.
11. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
13. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval". (Note must be on plat) Section 51A-8.611(e).
14. On the final plat, dedicate a 10-foot by 10-foot corner clip (Fee Simple or Street Easement) at the intersection of Brown Street and Reagan Street. Section 51A 8.602(d)(1).

15. On the final plat, show recording information on all existing easements within 150 feet of the property.
16. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
17. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
18. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
19. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
20. On the final plat, identify the property as Lot 1A in City Block 38/1341. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





CITY PLAN COMMISSION**THURSDAY JANUARY 3, 2019****FILE NUMBER:** S189-074**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Middlefield Road, southeast of St. Augustine Road**DATE FILED:** December 6, 2018**ZONING:** R-10(A)**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 49.369 acres **MAPSCO:** 69X**APPLICANT/OWNER:** Montage Development Co., LLC

REQUEST: An application to create a 160-lot residential subdivision from a 49.369-acre tract of land in City Block 8770 with lots ranging in size from 10,000 square feet to 21,499 square feet in size on property located on Middlefield Road, southeast of St. Augustine Road.

SUBDIVISION HISTORY:

1. S189-070 was a request east of the present request to create one 11.473-acre lot from a tract of land in City Block 8780 on property located on Merrifield Road, southeast of St. Augustine Road. The request was approved December 13, 2018 but has not been recorded.
2. S167-115 was a request north of the present request to create one lot from a 6.483-acre tract of land in City Block 8770 on property located on Haymarket Road, east of St. Augustine Road. The request was approved March 16, 2017 but has not been recorded.
3. S156-075 was a request west of the present request to create an 11-lot single family residential subdivision with lot areas ranging from 0.286 acre to 1.065 acres in size from a 4.425 acres tract of land in City Block 8557 on property located on Middlefield Road at St. Augustine Road. The request was approved February 4, 2016 but has not been recorded.
4. S134-030 was a request south of the present request to replat Lots 1 and 2, and a tract of land 1.249 acres in size to create one lot 14,883 square feet in size, and one lot 23,460 square feet in size, and a 68,835 square foot lot from a 2.507 acre tract of land in City Block 8558 on property located at 3627, 3635, and 3641 Middlefield Road. The request was approved December 5, 2013 but has not been recorded. Phase A S134-030 was submitted but has not been recorded.

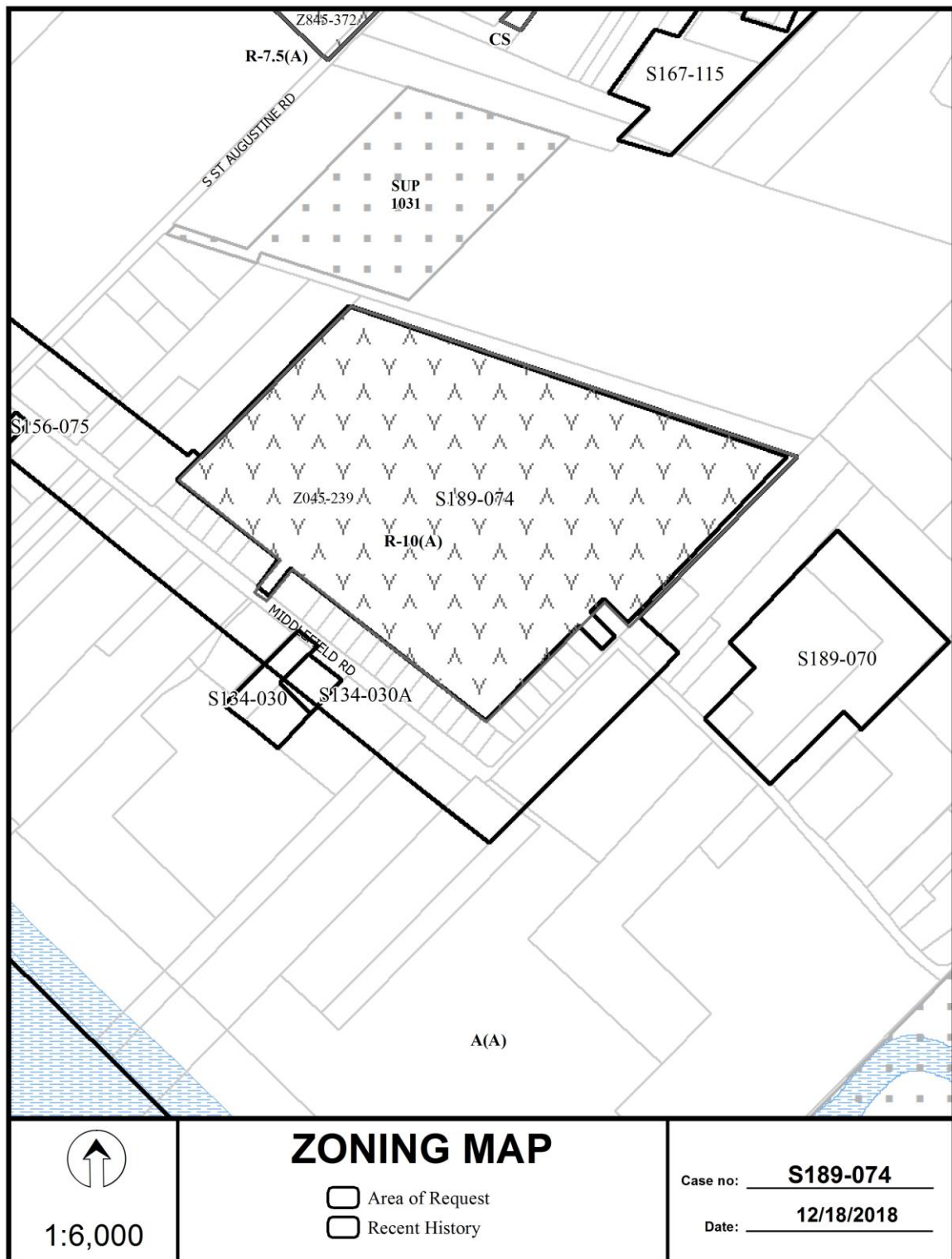
STAFF RECOMMENDATION: Section 51A-8.503 states that “lots must conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of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

The lots in the immediate vicinity of the request vary in lot width, depth, and area. Staff concludes that there is no established lot pattern in the immediate area of the request and the request complies with Section 51A-8.503 and requirements of the R-10(A)

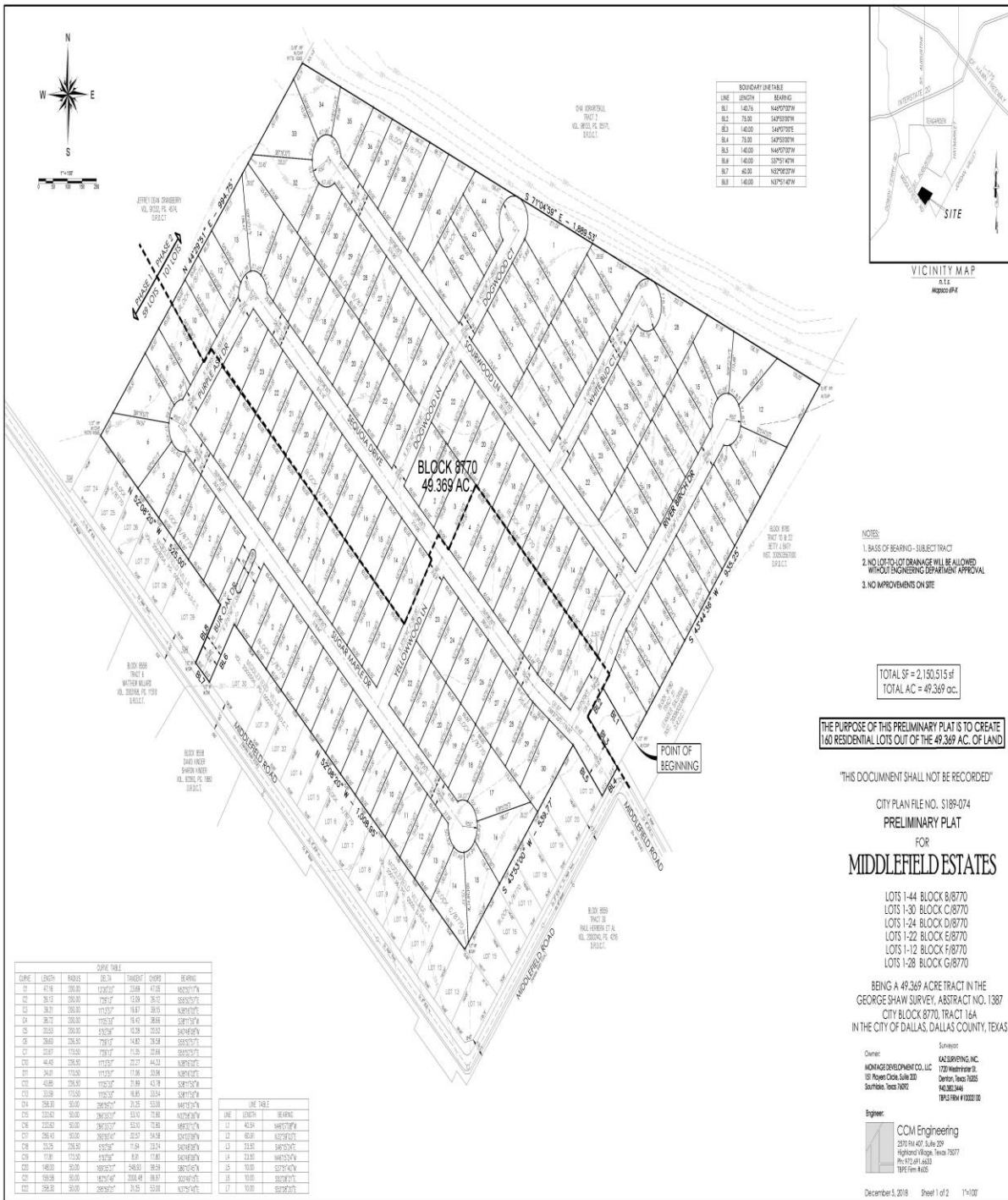
Single Family District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal after City Plan Commission Approval.
10. The number of lots permitted by this plat is 160.
11. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
13. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval". (Note must be on plat) Section 51A-8.611(e).

14. On the final plat, dedicate 28 feet right-of-way (or street easement) from the established center line of all interior streets. Section 51A 8.602(c).
15. On the final plat, dedicate 30 feet of right-of-way from the established centerline of Middlefield Road. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
16. On the final plat, dedicate a 10-foot by 10-foot corner clip (right-of-way or Street Easement) at all streets intersections. Section 51A 8.602(d)(1).
17. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
18. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
19. On the final plat, remove tract within Bur Oak Drive right-of-way.
20. On the final plat, clarify prescriptive access rights over and across property.
21. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
22. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
23. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
24. Capacity of existing wastewater system is questionable. Submit proposed wastewater discharge (gpm) of development for further assessment.
25. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
26. On the final plat, change “Middlefield Road” to “Middlefield Road (formerly Merlin Road)”. Section 51A-8.403(a)(1)(A)(xii)
27. Prior to final plat, contact the Addressing division for help determining acceptable names for the new streets. Section 51A-8.403. (a)(1)(A)(xiv), Section 51A-8.506(e)
28. On the final plat, identify the property as Lots 1 through 30 in City Block C/8770; Lots 1 through 24 in City Block D/8770; Lots 1 through 22 in City Block E/8770; Lots 1 through 12 in City Block F/8770; Lots 1 through 28 in City Block G/8770; Lots 1 through 44 in City Block J/8770. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).



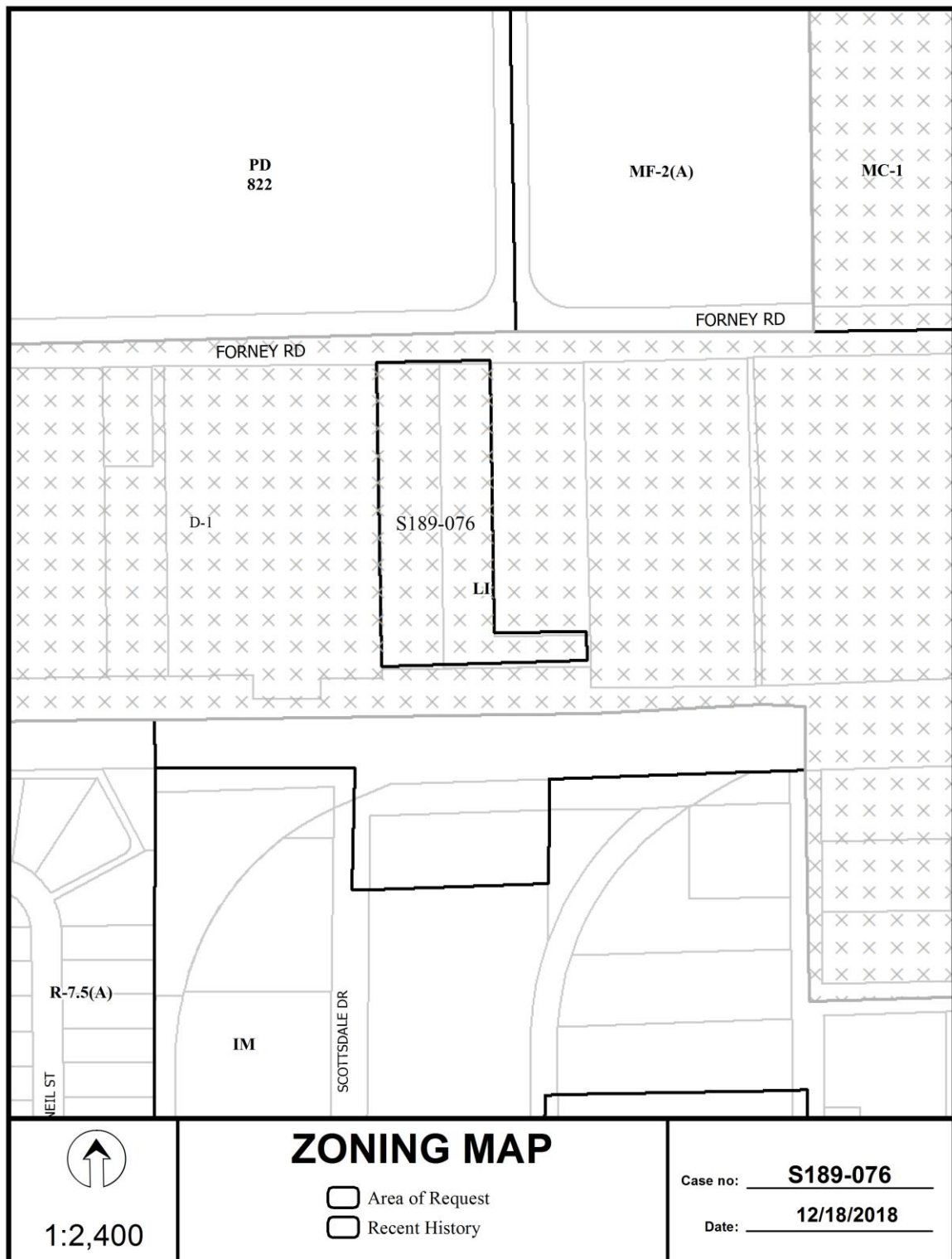


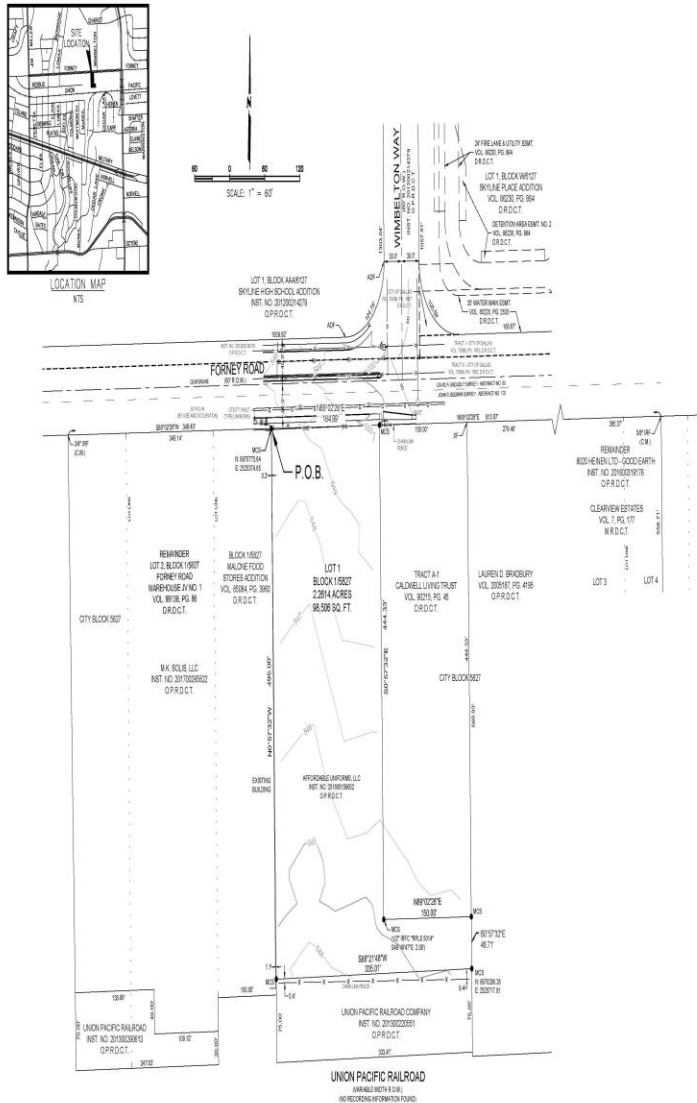


CITY PLAN COMMISSION**THURSDAY JANUARY 3, 2019****FILE NUMBER:** S189-076**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Wimbelton Way, southwest of Forney Road**DATE FILED:** December 6, 2018**ZONING:** LI**CITY COUNCIL DISTRICT:** 7 **SIZE OF REQUEST:** 2.2614 acres**MAPSCO:** 48Q**APPLICANT/OWNER:** Miguel Ornelas, Affordable Uniforms, LLC**REQUEST:** An application to create one lot from a 2.2614-acre tract of land in City Block 5827 on property located on Wimbelton Way, southwest of Forney Road.**SUBDIVISION HISTORY:** There has been no recent platting activity within close proximity to this request.**STAFF RECOMMENDATION:** Staff has determined that the request complies with the requirements of LI Light Industrial district; therefore, staff recommends approval subject to compliance with the following conditions:

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

10. The number of lots permitted by this plat is one.
11. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
13. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval". (Note must be on plat) Section 51A-8.611(e).
14. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
15. Water and wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
16. On the final plat, identify the property as Lot 3 in City Block 1/5827. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





- NOTES

1. LOT TO LOT GRADUATION WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, ZONE 4202, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT REVISION 2011.
3. COORDINATES SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES. NO SCALE AND NO PROJECTION.
4. THE PURPOSE OF THIS PLAT IS TO ESTABLISH A LOT FROM DULANATED TRACT.
5. THERE ARE NO EXISTING STRUCTURES ON THE SURVEYED PROPERTY.
6. SUBJECT PROPERTY IS BE "ZONED" Y ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) INSURANCE RATE MAP #18017 0506A AND 08017 0506B. REVISION DATE JULY 17, 2014.

"ZONE X" OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LEGEND

- * SEE HYDRA
 * LIGHT POLE
 * WIRE HOLE
 * POWER POLE
 * SANITARY SINKER W/IN HOLE
 * TRAFFIC SIGNAL W/IN HOLE
 * WATER TOWER
 * WATER VALVE
 ONE DIMENSIONAL ELECTRIC LINE
 * OF IRON ROD FOUND
 * 3/4" X 1/8" METAL CAP STAMPED: VULCO
 ADDITION: 0615 3807
 * ALUMINUM SIGN FOUND
 * "T" CUT IN CONCRETE FOUND
 * C-CONTROLLING MOMENT
 * VOLVING
 * PAGE
 * NO INSTRUMENT NUMBER
 * RISK: 0019 07-84F
 CASHIER
 * USED RECORDS, DALLAS COUNTY, TEXAS
 * NEW RECORDS, DALLAS COUNTY, TEXAS
 * PUBLIC RECORDS, DALLAS COUNTY, TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS AFFORDABLE UNIFORMS, LLC is the owner of a tract of land situated in the John S. Beenen Survey, Abstract No. 100, City of Dallas, Dallas County, Texas and being part of Block 5827 of the Official Block Numbers of the City of Dallas, Texas, being all of the certain tract of land described in Warranty Deed with Vendor's Lien to Affordable Uniforms, LLC recorded in Instrument Number 201800159532 of the Official Public Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 3/4" metal cap stamped "MIGUEL ORIELAS ADDITION, RPLS 5867" and in the south right-of-way line of Frame Road (see plat below) and north edge of the northwest corner of Block 10427 of Malone-Ford Stores Addition, an addition to the City of Dallas according to the plat recorded in Volume 83034, Page 3569, Deed Records, Dallas County, Texas, to said corner the northeast corner of a tract of land described in General Warranty Deed to M.K. Sols, LLC recorded in Instrument No. 20100258922 of said Dallas County Public Records to be among the northeast corner of said Affordable Uniform, LLC tract from which a 3/4" iron rod was found for the northwest corner of said M.K. Sols, LLC tract between South 89° 02' 28" West, a distance of 346.43 feet.

THENCE North 89°02'28" East, with said south right-of-way line of Forney Road, a distance of 154.96 feet to a 3-1/4" metal cap stamped "MIGUEL ORTIZ/AS ADDITION, RP/S 5/95" set at the northeast corner of said Affordable Uniforms, LLC tract and the northwest corner of a tract of land described as Tract A-1 in Warranty, Deed to Caidwell Living Trust recorded in Volume 90215, Page 48, Deed Records, Dallas County, Texas, from which a 58-inch iron rod found at the northeast corner of a tract of land described in Warranty Deed to OGCN Heinen LTD., Good Earth recorded in Instrument No. 200802915-176 of said Official Public Records bears North 69°02'28" East, a distance of 813.97 feet;

THENCE South 00°47'32" East, departing said south right-of-way line of Forney Road, with the east line of said Affordable Uniform, LLC tract and the west line of said Tract A-1, a distance of 444.33 feet to a 3-1/4" metal cap stamped "MIGUEL ORTIZ/AS ADDITION RPLS 5987" set at an interior ell corner of said Affordable Uniform, LLC tract and the southwest corner of said Tract A-1, from which a 1/2" iron rod with cap stamped "RPLS 5014" found for reference bears South 43°49'47" East, a distance of 2.00 feet.

THENCE North 69°02'33" East, continuing with the east line of said Affordable Uniforms, LLC tract and with the south line of said Tract A-1, a distance of 150.36 feet to a 3'-14" metal cap stamped "WJOLE CRNELAS ADDITION, RPLS 5985" set for corner in the west line of a tract of land described in General Warranty Deed with Vendor's Lien to Lauren D. Bledsoe, recorded in Volume 2006187, Page 4195, Official Public Records, Dallas County, Texas, same being a northeast corner of said Affordable Uniforms, LLC tract and the southeast corner of said Tract A-1.

THENCE South 00°57'32" East, with the east line of said Affordable Uniforms, LLC tract and the west line of said Goodbury tract, a distance of 46.71 feet to a 3-1/4" metal cap stamped "MIGUEL ORNELAS ADDITION, RPLS 5867" set at the northeast corner of a tract of land described in General Warranty Deed to Union Pacific Railroad Company recorded in Instrument Number 20110020055, Official Public Records, Dallas County, Texas.

THENCE South 88°21'48" West, departing said east line of the Affordable Uniforms, LLC tract and said west line of the Bobdy tract, with the north line of said Union Pacific Railroad Company tract, a distance of 335.01 feet to a 3-1/4" metal cap stamped "WIGLE, ORNELAS ADDITION, RP/LS 5967" set for corner in the east line of said Waltons Food Stores Addition to the east line of said V.K. Soils, LLC tract and the west line of said Affordable Uniforms, LLC tract;

THENCE North 00°57'32" West, along said west line of the Affordable Uniforms, LLC tract and said east line of Melrose Food Stores Addition and said W.K. Soils, LLC tract, a distance of 408.00 feet to the **POINT OF BEGINNING** and containing 59,500 square feet or 2.2614 acres of land, more or less.

SURVEYOR'S STATEMENT

I, Candy Horne, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that the plot was prepared under my direct supervision from recorded documents and evidence collected on the ground during field operations and other reliable documents; and that this plot substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance No. 10455 as amended) and Texas Local Government Code, Chapter 212. I further affirm that the monumentation shown herein was either found or placed in compliance with the City of Dallas Development Code, Sec. 91A.018 (a)(1)(i)-(iii) and (c); and that the digital drawing file accompanying this plot is a precise representation of this Signed Final Plot.

Created this file _____ day of _____, 2018

PRELIMINARY

RELEASED 12/02/18 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT
SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED
OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Candy Hone, Registered Professional Land Surveyor, No. 585
Votex Surveying Company - Firm No. 10013600 - (486) 333-88

STATE OF TEXAS,
COUNTY OF DALLAS:

Before me, the undersigned, a Notary Public in and for the County and State on this day, personally appeared Candy Hone, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ of _____, 2018.

Notary Public, State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS,

[illegible]

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

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

WITNESS my hand at Tulsa, Texas, this 11th day of May, 1999.

BY: AFFORDABLE UNIFORMS, LLC
a Texas limited liability company

Miguel Onieles, Owner

STATE OF TEXAS &
COUNTY OF DALLAS

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Miguel Conzalez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL, OF OFFICE this 1st day of 2018.

History Public, State of Texas

PRELIMINARY PLAT

MIGUEL ORNELAS ADDITION

LOT 1, BLOCK 1/5827
2.2614 ACRES

JOHN S. BEEMAN SURVEY, ABSTRACT NO. 100
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S186-076

CONE

AFFORDABLE UNIFORMS, LLC
CONTACT: MIGUEL ORNELAS
1911 CONNER DRIVE
DALLAS, TEXAS 75217
PH. (214) 682-7476
EMAIL: affordableuniforms@yahoo.com

VOTEX SURVEYING COMPANY - TEPLS FIRM NO. 10013600
10440 N. CENTRAL EXPRESS SUITE 800 DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votersurveying.com
PROJ.FCT NO. 2018-018

CITY PLAN COMMISSION**THURSDAY JANUARY 3, 2019****FILE NUMBER:** S189-077**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Wind Mill Lane at Mapleshade Lane**DATE FILED:** December 7, 2018**ZONING:** NO(A)**CITY COUNCIL DISTRICT:** 12 **SIZE OF REQUEST:** 1.885 acre**MAPSCO:** 656Z**APPLICANT/OWNER:** Agape Brethren Assembly

REQUEST: An application to replat a 1.885-acre tract of land containing all of Lot 9 and a portion of Lots 10 and 11 in City Block G/8728; all of Lots 18, 19 and a portion of Lot 20 in City Block F/8728 to create one 1.362-acre lot and one 0.523-acre lot on property located on Wind Mill Lane at Mapleshade Lane.

SUBDIVISION HISTORY:

1. S156-202 was a request south of the present request to replat all of Lots 17 and 18 in City Block F/8728 to create one 1.220-acre lot on property located on Mapleshade Lane at Wind Mill Lane, northwest corner. The request was approved June 16, 2016 but has not been recorded.

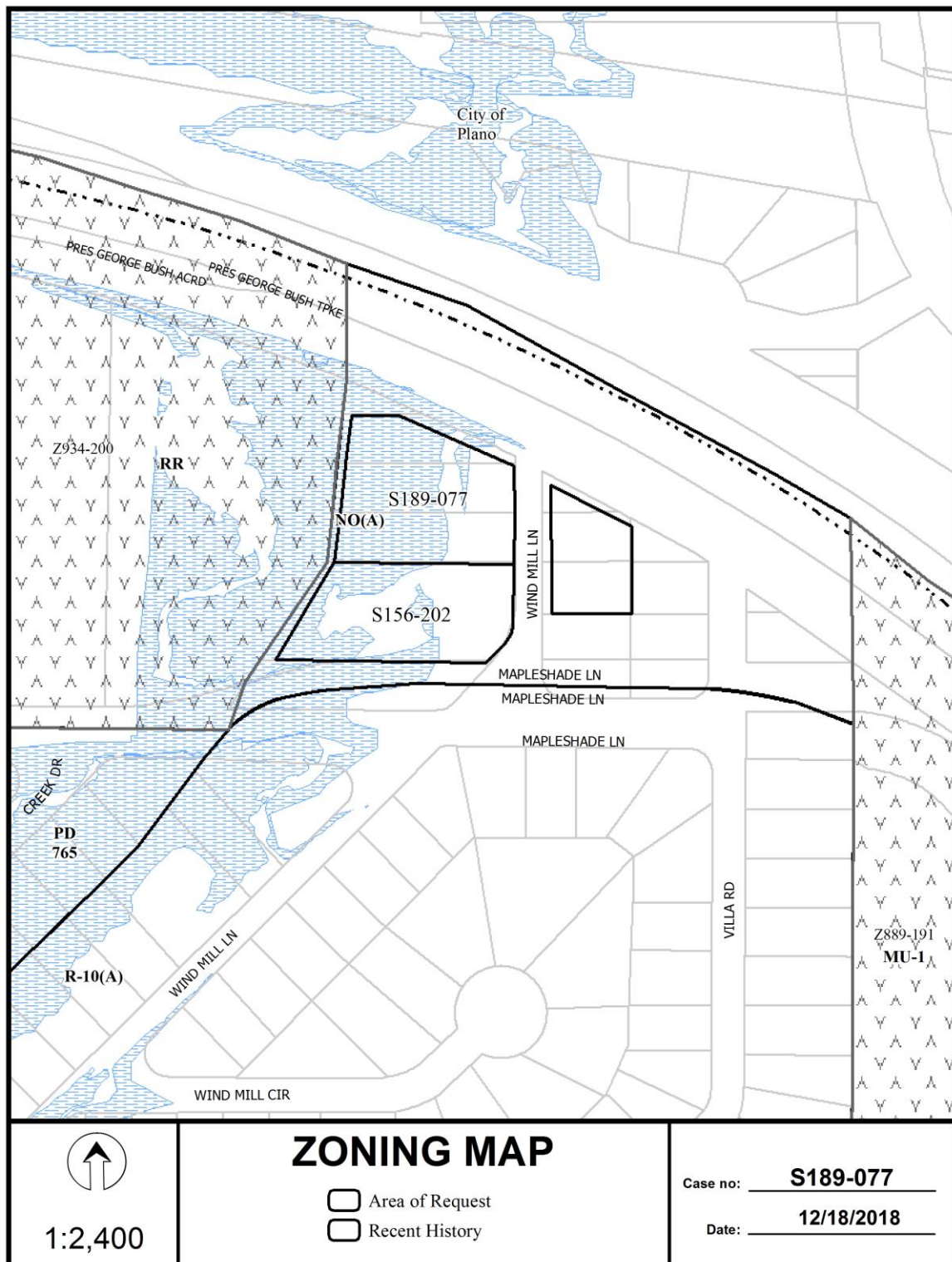
STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of the NO(A) Neighborhood Office district; therefore, staff recommends approval subject to compliance with the following conditions:

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

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

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal after City Plan Commission Approval.
10. The number of lots permitted by this plat is two.
11. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
13. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval". (Note must be on plat) Section 51A-8.611(e).
14. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)." No citation.
15. On the final plat, determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management.
16. On the final plat, dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V.
17. On the final plat, include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), Trinity Watershed Management; Drainage Manual, Article V.
18. On the final plat, specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), Trinity Watershed Management.
19. On the final plat, show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), Trinity Watershed Management.
20. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. Section 51A-8.617(d)(1), (2), (3), and (4).
21. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g).
22. On the final plat, show the correct recording information for the subject property. Platting Guidelines.

23. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
24. On the final plat, show recording information on all existing easements within 150 feet of the property.
25. On the final plat, all utility easement abandonments must be shown with the correct recording information. Platting Guidelines.
26. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
27. On the final plat, provide right-of-way maps.
28. On the final plat, show platted building setback lines.
29. On the final plat, show volume 94190, page 2360, D.R.D.C.T.
30. On the final plat, clarify Ordinance No. 22215.
31. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
32. On the final plat, change “President George W Bush Turnpike” to “President George Bush Turnpike”. Section 51A-8.403(a)(1)(A)(xii)
33. On the final plat, remove reference to “State Highway No. 161. Section 51A-8.403(a)(1)(A)(xii)
34. On the final plat, change “Mapleshade (Formerly Brandyline Lane)” to “Mapleshade Lane (Formerly Brandywine Lane)”. Section 51A-8.403(a)(1)(A)(xii)
35. On the final plat, identify the property as Lot 19A in City Block F/8728 and Lot 9A in City Block G/8728. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





CITY PLAN COMMISSION**THURSDAY JANUARY 3, 2019****FILE NUMBER:** S189-080**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Southwestern Boulevard at North Central Expressway, southeast corner**DATE FILED:** December 7, 2018**ZONING:** MU-3**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 0.872 acre**MAPSCO:** 36B**APPLICANT/OWNER:** Central Control Co.

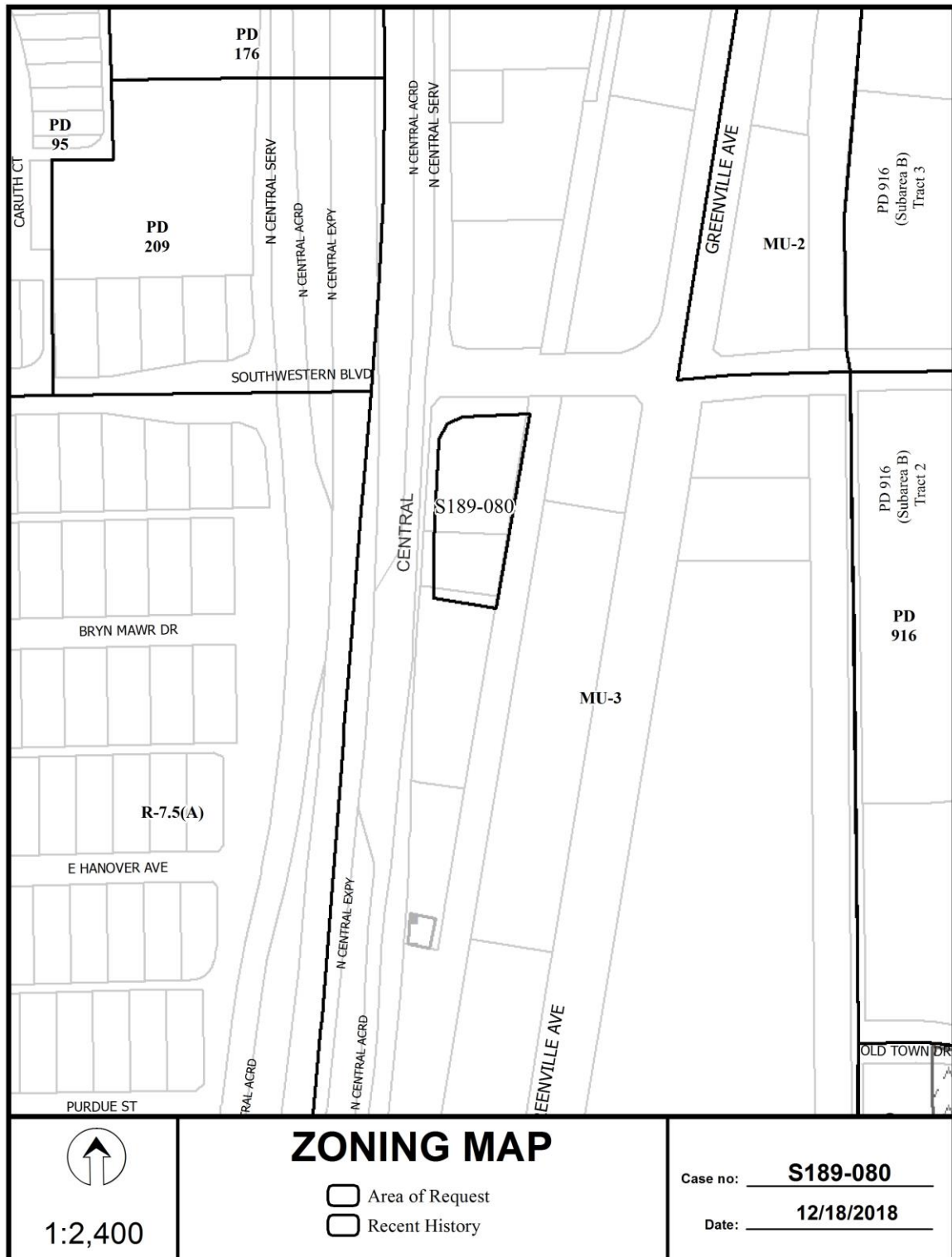
REQUEST: An application to create one 0.872-acre lot from a tract of land containing part of Lot 1 and a tract of land in City Block 5190 on property located on Southwestern Boulevard at North Central Expressway, southeast corner.

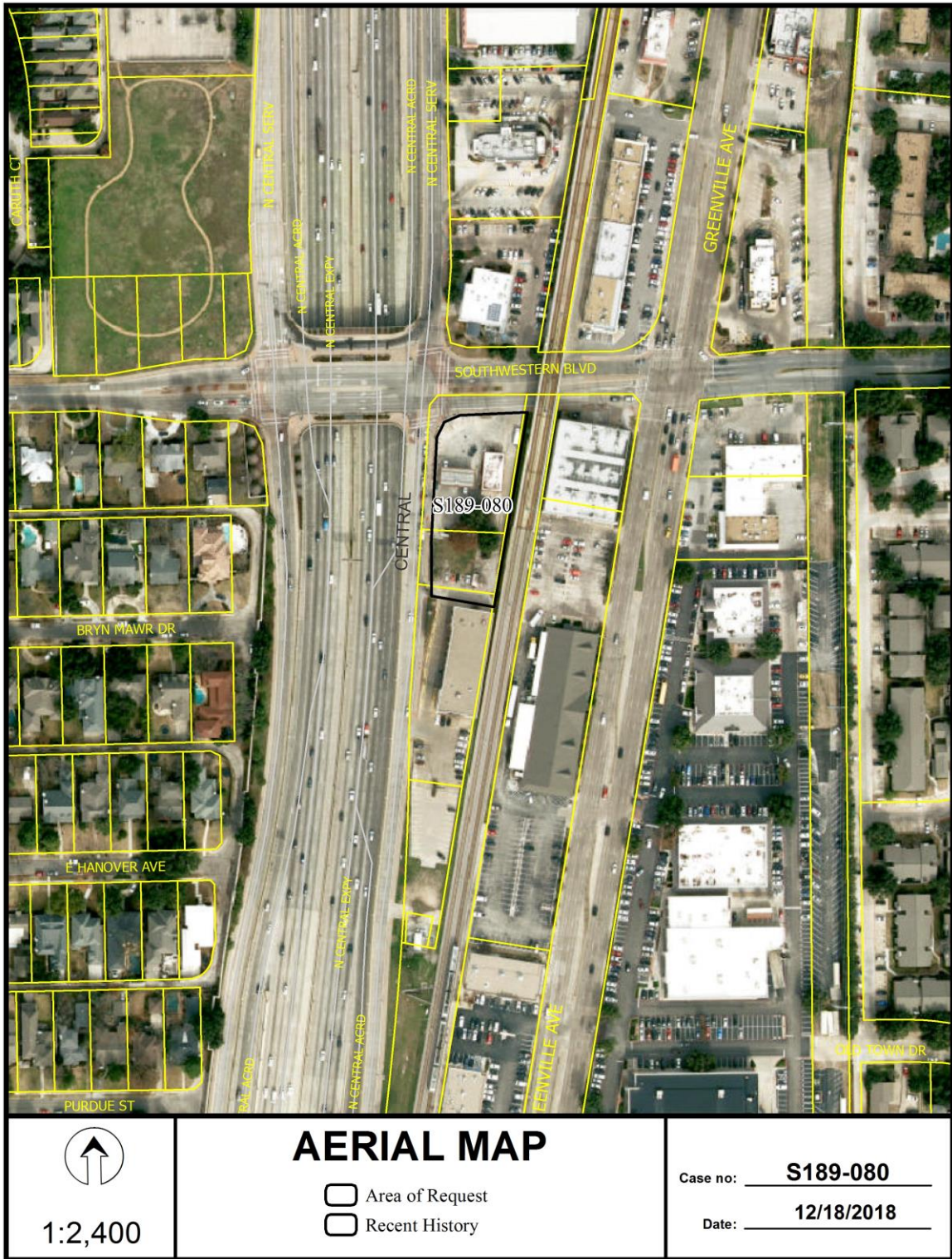
SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

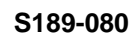
STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of the MU-3 Mixed Used district; therefore, staff recommends approval subject to compliance with the following conditions:

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

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. The number of lots permitted by this plat is one.
11. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
13. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval". (Note must be on plat) Section 51A-8.611(e).
14. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)." No citation.
15. On the final plat, show recording information on all existing easements within 150 feet of the property.
16. On the final plat, provide TxDOT right-of-way map.
17. On the final plat, show Volume 92071, Page 3772 and Volume 92071, Page 3777, deed records, Dallas County Texas.
18. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
19. On the final plat, change "North Central Expressway" to "North Central Expressway/U.S. Highway No. 75". Section 51A-8.403(a)(1)(A)(xii)
20. On the final plat, identify the property as Lot 5 in City Block 1/5190. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







CITY PLAN COMMISSION**THURSDAY JANUARY 3, 2019****FILE NUMBER:** S189-079**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Davis Street at Tennant Street, southwest corner**DATE FILED:** December 7, 2018**ZONING:** PD 1006**CITY COUNCIL DISTRICT:** 1 **SIZE OF REQUEST:** 0.603 acre**MAPSCO:** 53D**APPLICANT/OWNER:** 517 Tennant, LLC

REQUEST: An application to create a 10 lot Shared Access Development with lots ranging in size from 1,613.07 square feet to 4,275.12 square feet from a 0.603-acre tract of land containing part of City Block 4548 on property located on Davis Street at Tennant Street, southwest corner.

SUBDIVISION HISTORY:

1. S178-146 was a request northeast of the present request to create one 1.58-acre lot and one 1.09-acre lot from a tract of land containing all of City Block 1/4736 and part of City Block 6/4736 on property located on Oak Cliff Boulevard at Davis Street, west of Stevens Village Drive. The request was approved April 5, 2018 but has not been recorded.
2. S156-262 was a request northeast of the present request to replat a 6.291-acre tract of land containing part of City Block 6/4736 to create a Shared Access Development containing 60 lots ranging in size from 1,215-square feet in size to 5,902-square feet in size, and to remove the existing 25-foot platted building line along the west line of Stevens Village Drive on property located on Stevens Village Drive, north of Davis Street. The request was approved April 7, 2016 and recorded January 12, 2018.

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

The lots to the north of the request have areas ranging in size from 6,396 square feet to 8,012 square feet and widths ranging in size from 55 feet to 79 feet. The lots to the south of the request have areas ranging in size from 6,681 square feet to 10,860 square feet and widths ranging in size from 50 feet to 65 feet. The request is to create 10-lot shared access development with area ranging in size from 1,613.07 square feet to 4,275.12 square feet. The proposed four lots will have a width of 25.45 feet, two lots will have a width of 42 feet, and the remaining two lots will have a width of 51.66 feet. The majority of the proposed lots will have a width and area which is half the width of the majority of the lots in the surrounding area.

Staff concludes that the request complies with PD 1006 but does not comply with Section 51A-8.503; therefore, staff recommends denial of the request. However, should

the commission approve the request, we recommend that the approval be subject to compliance with the following conditions:

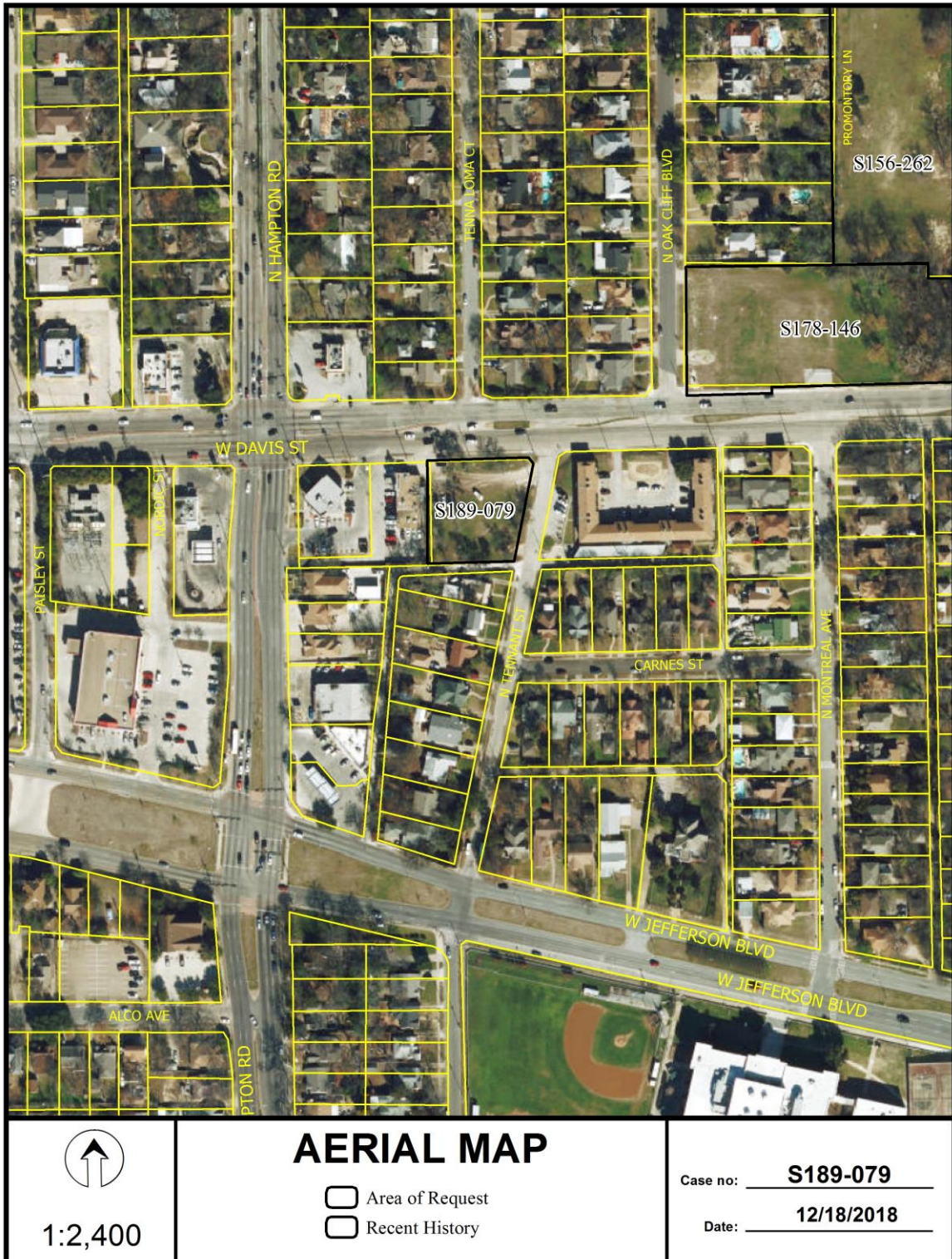
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. The number of lots permitted by this plat is 10.
11. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
13. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval". (Note must be on plat) Section 51A-8.611(e).

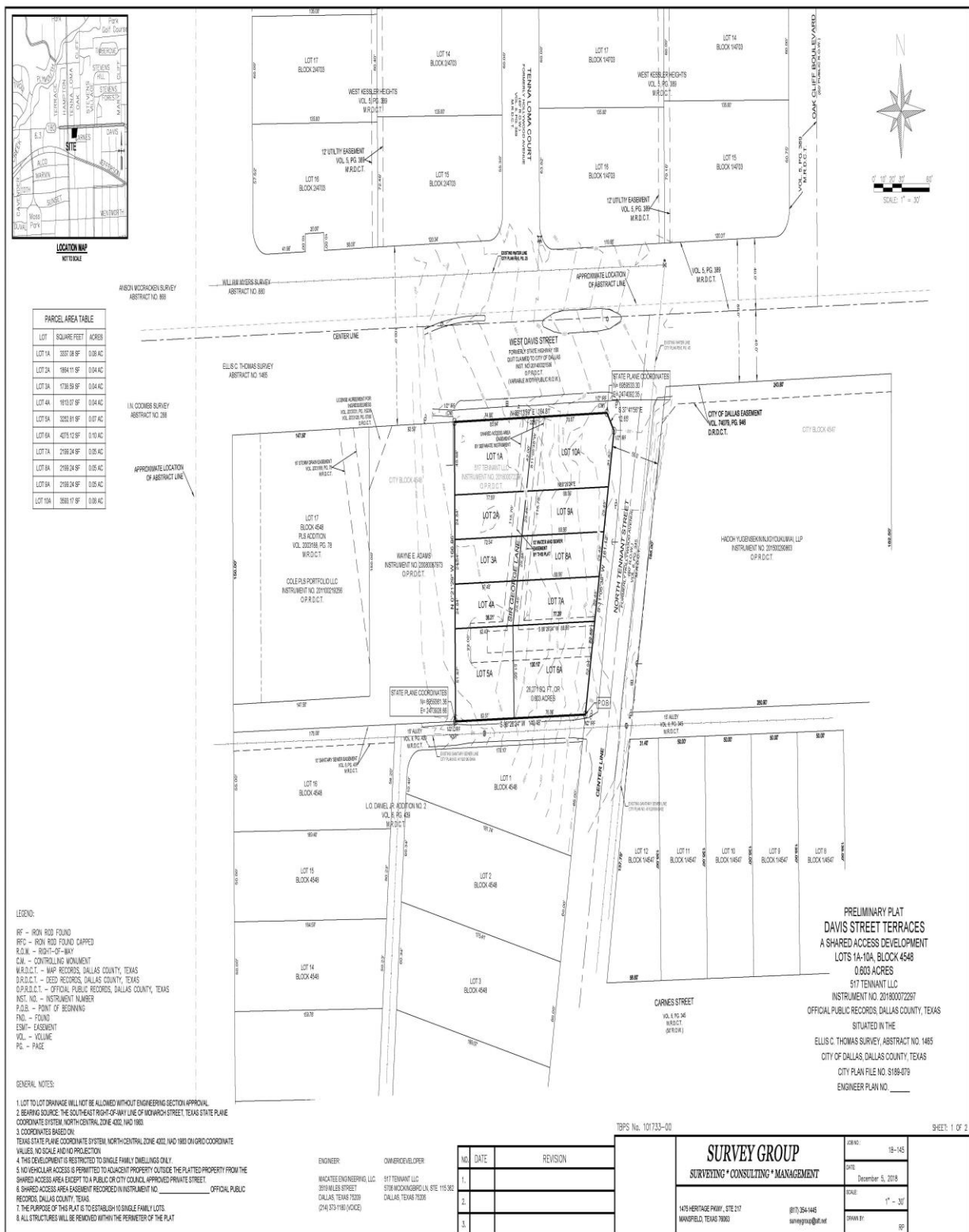
14. On the final plat, dedicate a 15-foot by 15-foot corner clip (Fee Simple or Street Easement) at the intersection of Davis Street and Tenant Street. Section 51A 8.602(d)(1).
15. On the final plat, dedicate a 15-foot by 15-foot alley sight easement at Tenant Street and alley. Section 51A 8.602(d)(1).
16. On the final plat, add/show Lien Holders Subordination Agreement. Platting Guidelines.
17. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
18. On the final plat, show Volume 74146, Page 1631, D.R.D.C.T.
19. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
20. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
21. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
22. There must be no more than 2 access area points, each limited to serve no more than 18 dwelling units. Section 51A-4.411(d)(10)
23. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater below grade must be provided within the Shared Access Area Easement & labeled on the plat. Section 51A-4.411(d)(2) and Sections 49-60(d), 49-61(c)(5)(B), and Development Design Procedure and Policy Manual Section 6.2
24. No building permit may be issued to authorize work in the Shared Access Area Development until the final plat and the Shared Access Area Agreement have been recorded in the real property records of Dallas County, and the recording information has been placed on the face of the plat, and all other requirements of the Shared Access Area development have been met. Section 51A-4.411(c)(3)
25. Prior to submittal of the final plat the Shared Access Area Development must meet all of the requirements of Section 51A-4.411. Section 51A-4.411(c)
26. The recording information of the “Shared Access Area Agreement” must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature. The Shared Access Area Agreement shall include a metes and bounds description of the shared access area as part of an attachment to the document. Section 51A-4.411(e)

27. For frontage purposes and determining building setback lines only, all of the property in this shared access development is considered to be one lot. Section 51A-4.411(f)(2)
28. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20feet from the right-of-way line of a street or alley if the parking space for the lot(s) is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley. Section 51A-4.411(f)(2)
29. Include the words "Shared Access Development" in the title block of the final plat. Platting Guidelines
30. Place a note on the final plat stating: "No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved Private Street." Section 51A-4.411(d)(3), and 51A-4.411(d)(10)
31. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d)(8)
32. The Shared Access Area Easement must be terminated a minimum of 3 feet from the adjacent property or right-of-way. Section 51A-8.618(b)
33. On the final plat provide a City of Dallas approved street name for the Shared Access Area Easement. Contact the Address and Street Name Coordinator to obtain an approved street name". Sections 51A-8.403(a)(1)(A)(xiv) and 51A-8.506(e)
34. Provide guest parking at a rate of 0.25 spaces per dwelling unit and with adequate maneuverability per the Shared Access Development requirements.
35. Shared Access Area developments must comply with DWU standards for water and wastewater construction and design and be accepted by the City of Dallas prior to submittal of the final plat for the Chairperson's signature. Section 49-61(c)(5)(B) and the Development Design Procedures and Policy Manual, Section 2
36. Per the City of Dallas Thoroughfare Plan, Section 51A-9, Davis Street requires all existing right-of-way; any modifications would require a Thoroughfare Plan Amendment.
37. On the final plat, change "North Tennant Street" to "Tennant Street." Section 51A-8.403(a)(1)(A)(xii)
38. On the final plat, change both instances of "Formerly Hollywood Avenue" to "Formerly Hollywood Street", per Ordinance 2851. Section 51A-8.403(a)(1)(A)(xii)
39. On the final plat, change "West Davis Street" to "Davis Street". Section 51A-8.403(a)(1)(A)(xii)
40. Prior to final plat, contact the Addressing division to determine an appropriate street name for the shared access easement. Section 51A-8.403(a)(1)(A)(xii)

41. On the final plat, identify the property as Lots 1 through 10 in City Block A/4548. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







LOCATION: Walnut Hill Lane at Mixon Drive, southeast corner**DATE FILED:** December 7, 2018**ZONING:** R-10(A)**CITY COUNCIL DISTRICT: 6 SIZE OF REQUEST:** 0.464 acre**MAPSCO:** 24N**APPLICANT/OWNER:** Rakeshi Joshi, Pranika Joshi

REQUEST: An application to replat a 0.464-acre tract of land containing all of Lots 15 and 16 in City Block 9/6178 to realign the existing lot lines and create two lots on property located on Walnut Hill Lane at Mixon Drive (Formerly Womack Way), southeast corner.

SUBDIVISION HISTORY:

1. S178-065 was a request east of the present request to replat a 1.0737-acre tract of land containing all of Lots 17 and 18 in City Block 9/6178 to create one lot on property located on Walnut Hill Lane, east of Nixon Drive. The request was approved January 18, 2018 but has not been recorded.

PROPERTY OWNER NOTIFICATION: On December 15, 2018, 12 notices were sent to property owners within 200 feet of the proposed plat.

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

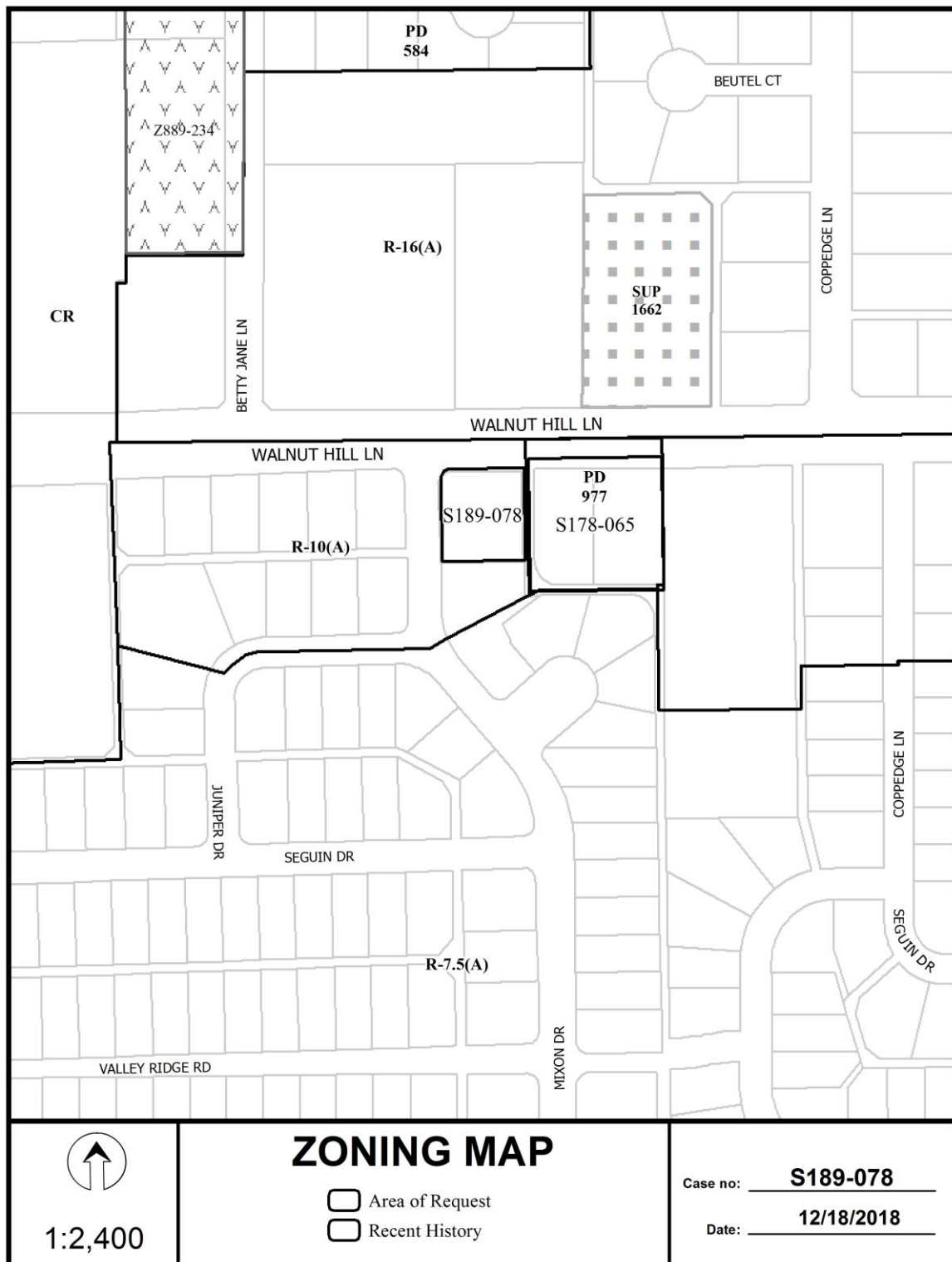
The purpose of this plat is to reroute the existing lot lines between two existing lots. The lots to the west of the request have widths ranging in size from 60 feet to 80 feet and areas ranging in size from 7,964 square feet to 24,496.98 square feet. The lots to the south of the request have widths ranging in size from 50 feet to 133.29 feet and areas ranging in size from 8,584 square feet to 12,217 square feet. The lots contiguous to the east of the request have widths ranging in size from 96.43 feet to 112.9 feet and area ranging in size from 17,769 square feet to 21,273 square feet. The request is to create two lots with widths 50.76 feet and 84.24 feet and areas 10,000 square feet and 10,205 square feet.

With the proposed request, the number of lots remain same. The realignment of existing lot lines will make the proposed lots conform in width, depth, and area to the pattern already established in the adjacent areas.

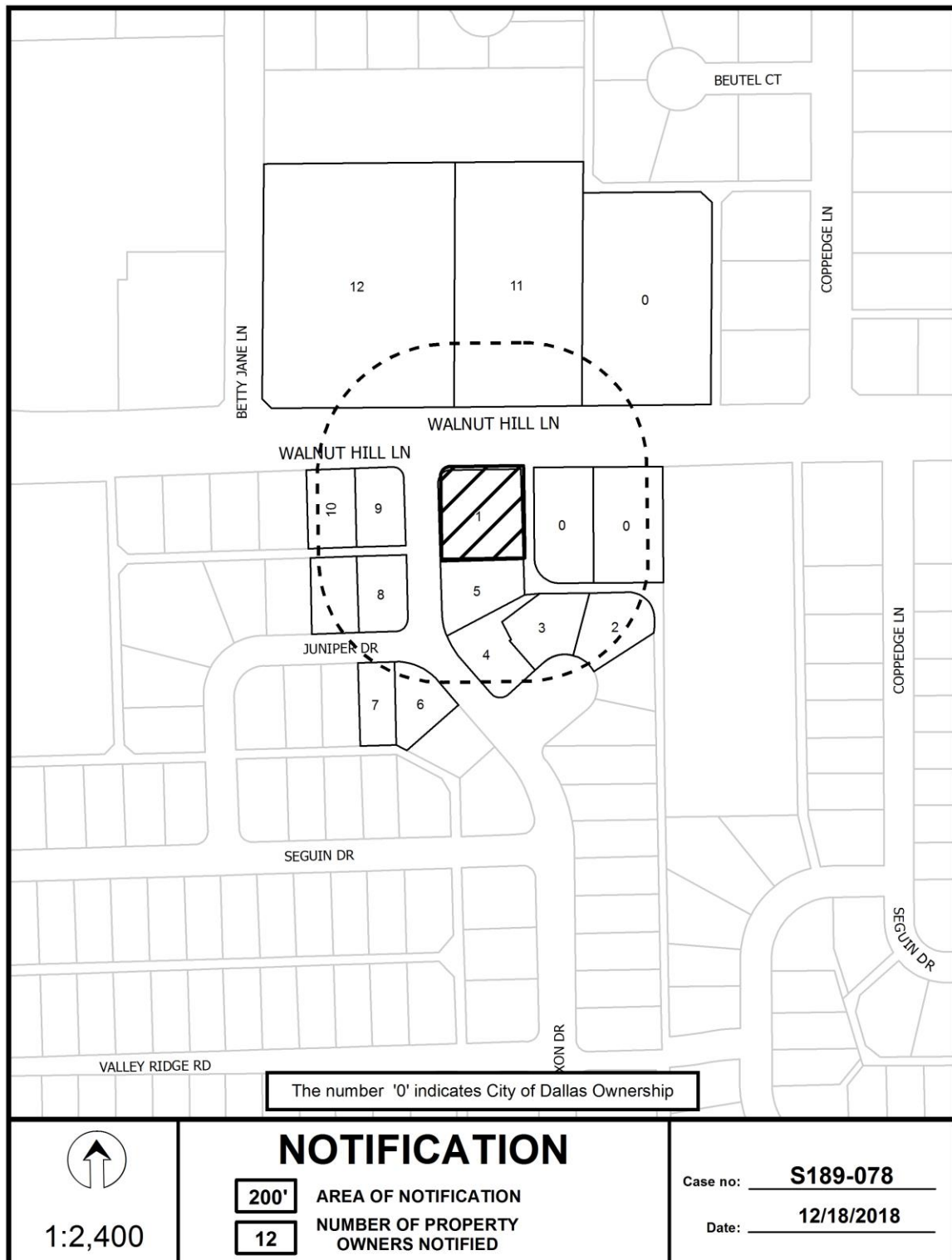
Staff has determined that the request complies with Section 51A-8.503 and requirements of the R-10(A) Single Family District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal after City Plan Commission Approval.
10. The number of lots permitted by this plat is two.
11. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval". (Note must be on plat) Section 51A-8.611(e).
12. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e. non-311T). Section 51A-8.102©; Section 51A-8.601(b)(4),(5),(6),(7),(8),(9)
13. On the final plat, dedicate 50 feet Right-of-Way (via fee simple) from the established center line of Walnut Hill Lane. Section 51A 8.602(c).
14. On the final plat, dedicate a 15-foot by 15-foot corner clip (via fee simple or street easement) at the intersection of Mixon Drive & Walnut Hill Lane. Section 51A 8.602(d)(1).
15. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Walnut Hill Lane & the alley. Section 51A-8.602(e),
16. On the final plat, chose a new or different addition name. Platting Guidelines.

17. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
18. No services may cross proposed lot lines. Submit Utility Plan showing locations of proposed services for water and wastewater.
19. On the final plat, change “Mixon Drive” to “Mixon Drive (Formerly Womack Way)”, per Ordinance 7292. Section 51A-8.403(a)(1)(A)(xii)
20. On the final plat, identify the property as Lots 15A and 16A in City Block A/5718. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







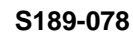
12/10/2018

Notification List of Property Owners

S189-078

12 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3806 WALNUT HILL LN	JOSHI RAKESHI &
2	9968 MIXON DR	OJEDA ANN S
3	9974 MIXON DR	NICHOLS MATTHEW GENE &
4	9980 MIXON DR	PIKAR ASMAT &
5	9990 MIXON DR	HERBERT HEATHER RENEE &
6	9971 MIXON DR	ANDRES FAMILY TRUST THE
7	3766 JUNIPER DR	HARRIS CATHY GLASGOW
8	3765 JUNIPER DR	SANDLIN BUILDERS LLC
9	3766 WALNUT HILL LN	TORRES OLGA DELGADO
10	3760 WALNUT HILL LN	COLEMAN MARK E &
11	3807 WALNUT HILL LN	FIRST MEXICAN BAPTIST
12	3775 WALNUT HILL LN	FIRST SPANISH ASSEMBLY OF



FILE NUMBER: M178-049

DATE FILED: August 13, 2018

LOCATION: Southeast corner of Ann Arbor Avenue and South R.L. Thornton Freeway

COUNCIL DISTRICT: 4

MAPSCO: 64-H

SIZE OF REQUEST: ±18.05 acres

CENSUS TRACT: 59.02

MISCELLANEOUS DOCKET ITEM

OWNER: Shawn Thomas

APPLICANT: Life Schools

REPRESENTATIVE: Hart, Gaugler and Associates

REQUEST: An application for a minor amendment to the site plan for Specific Use Permit No. 1371 for an open enrollment charter school and a child-care facility on property zoned an R-7.5(A) Single Family District

SUMMARY: On September 23, 1998, the City Council granted Specific Use Permit No. 1371 for an open enrollment charter school and child-care facility on property zoned an R-7.5(A) Single Family District, established by Ordinance No. 23661.

At this time, the property owner has submitted an application to allow for the addition of a seven-foot wrought iron fence along the west and north sides of the campus, a six-foot chain link fence on the southwest portion of the campus, and canopies covering the walkway from the high school building to the existing portables on the campus.

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

STAFF RECOMMENDATION: Approval

Partners, Principals, & Officers

Life School of Dallas

Brent Wilson, President

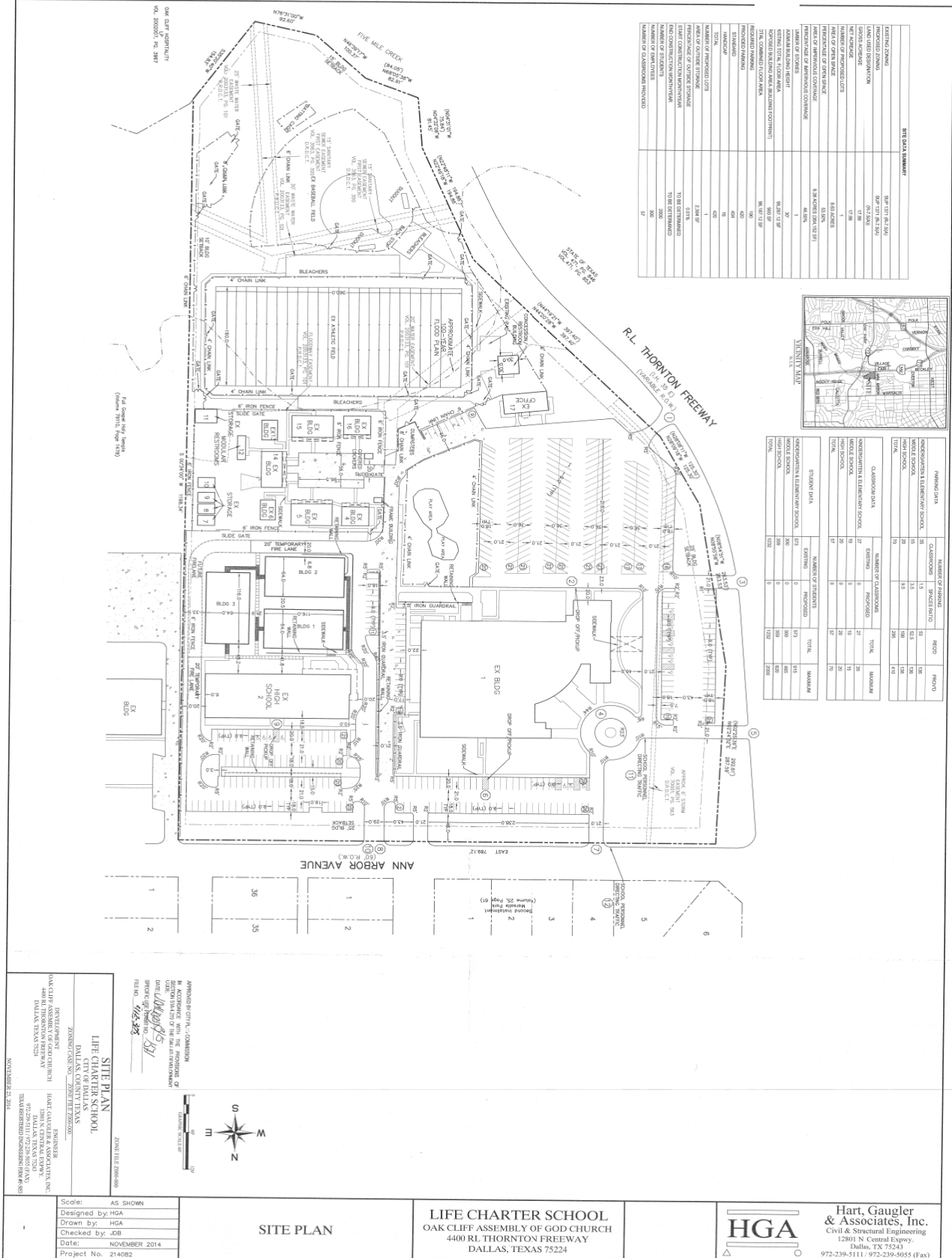
Sharon Williams, Secretary

Christopher Clemmons, Treasurer

Eddie Davis, Jr., Board Member

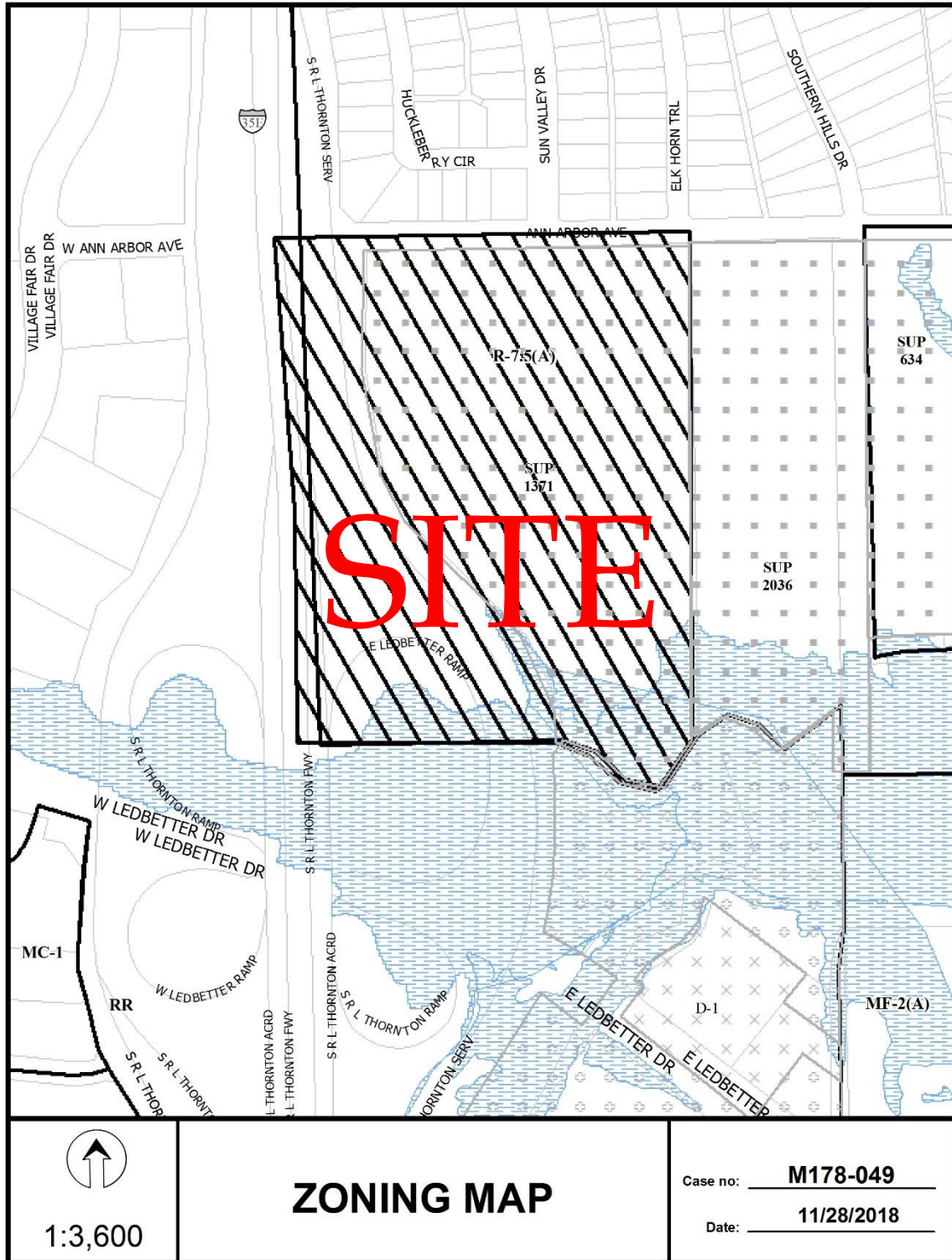
Ruben Martinez, Board Member

Existing SUP Site Plan



Proposed SUP Site Plan



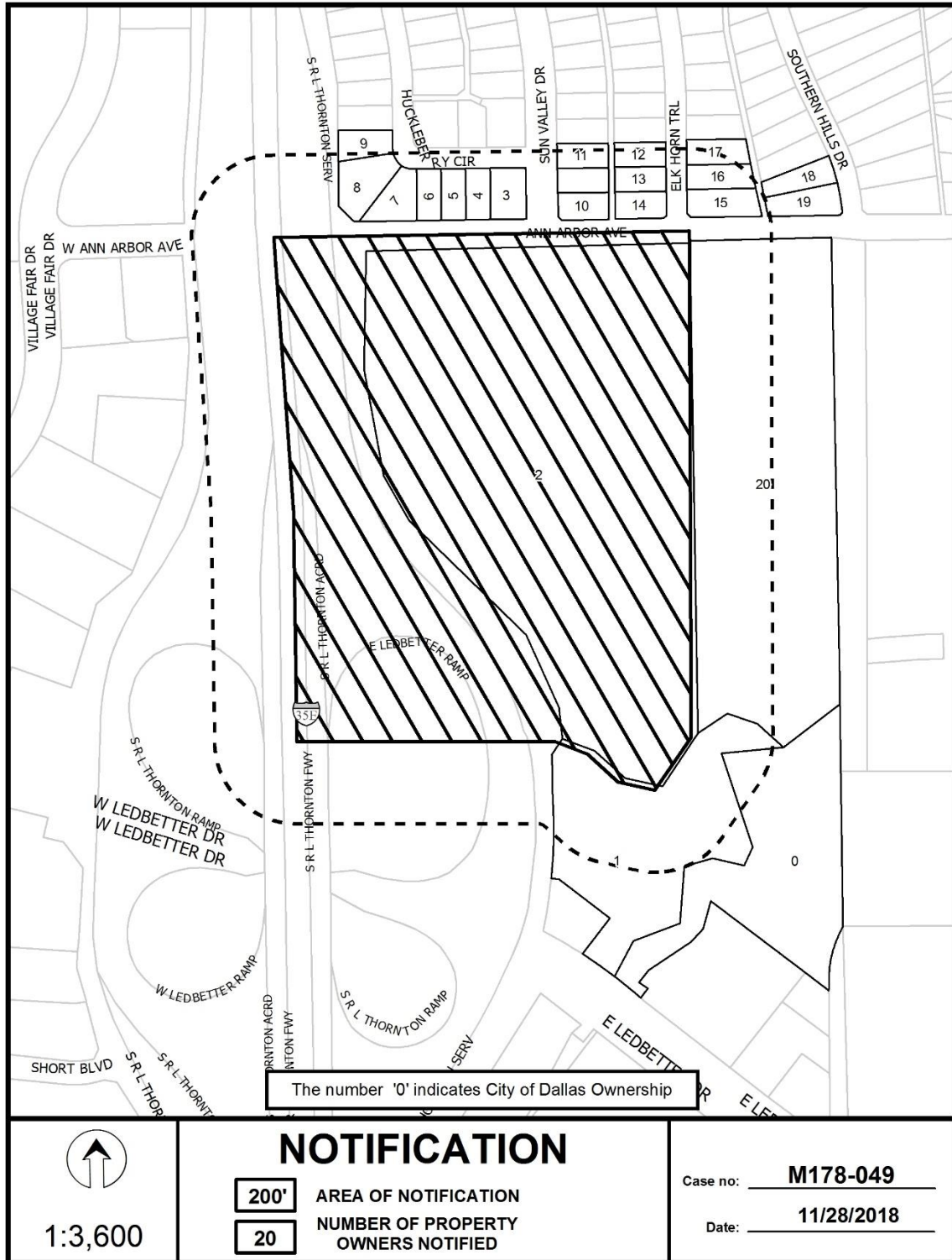




1:2,654

Aerial Map

Printed Date: 12/18/2018



11/28/2018

Notification List of Property Owners

M178-049

20 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4610 S R L THORNTON FWY	OAK CLIFF HOSPITALITY LP
2	110 E ANN ARBOR AVE	LIFESCHOOL OF DALLAS DBA LIFESCHOOL
3	4255 HUCKLEBERRY CIR	REEVES REGINALD C
4	4249 HUCKLEBERRY CIR	DABNEY RUBY
5	4245 HUCKLEBERRY CIR	BRADSHAW HORACE P & LYNN
6	4241 HUCKLEBERRY CIR	HASHAWAY CEDRIC & PAMELA
7	4237 HUCKLEBERRY CIR	BURTON HELEN L
8	4233 HUCKLEBERRY CIR	PUNCH LINDA
9	4227 HUCKLEBERRY CIR	DAVIS DISIE M EST OF
10	4312 SUNVALLEY DR	HUMPHRIE LORETTA
11	4304 SUNVALLEY DR	CAMPBELL WILLIAM C EST OF
12	4307 ELK HORN TRL	WOODS GLADYS
13	4311 ELK HORN TRL	WILLIAMS GWENDOLYN
14	4315 ELK HORN TRL	BROWN PAUL W SR ETAL
15	4314 ELK HORN TRL	FRAZIER DORIS F
16	4310 ELK HORN TRL	REESE JO NELWYN
17	4306 ELK HORN TRL	THOMAS VINITA &
18	4315 SOUTHERN HILLS DR	POLK CATHERINE &
19	4321 SOUTHERN HILLS DR	CHISM RODNEY D & ET AL
20	330 E ANN ARBOR AVE	FULL GOSPEL HOLY TEMPLE

FILE NUMBER: M178-053

DATE FILED: August 27, 2018

LOCATION: North corner of North Harwood Street and Hunt Street

COUNCIL DISTRICT: 14

MAPSCO: 45-E

SIZE OF REQUEST: ± 1.30 acres

CENSUS TRACT: 19.00

MISCELLANEOUS DOCKET ITEM

OWNER/APPLICANT: International Center Development IV, Ltd.

REPRESENTATIVE: Halff Associates

REQUEST: An application for a minor amendment to the development plan and landscape plan for an office use, on property zoned Subarea B of Planned Development Subdistrict No. 79, within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: On February 8, 1985, the Dallas City Council established Planned Development District No. 193 by Ordinance No. 18580. PD Subdistrict No. 79 was established by Ordinance No. 26781, passed by the Dallas City Council on June 13, 2007.

The purpose of the request is to allow for the addition of a drop-off/pick-up lane along McKinnon Street.

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

PLANNED DEVELOPMENT SUBDISTRICT NO. 79:

[http://www.dallascityattorney.com/51P/Articles%20Supp%2027/Div%20S-79%20\[Part%20II%20PD%20193\].pdf](http://www.dallascityattorney.com/51P/Articles%20Supp%2027/Div%20S-79%20[Part%20II%20PD%20193].pdf)

PLANNED DEVELOPMENT SUBDISTRICT NO. 79 Exhibits:

<http://www.dallascityattorney.com/51P/exhibits.html#a79>

STAFF RECOMMENDATION: Approval

Partners, Principals, & Officers

International Center Development IV, Ltd.

J. Gabriel Barbier-Mueller, President

David O. Roehm, Executive Vice-President

Alexis Barbier-Mueller, Vice-President

Jeri Hunter, Jr., Treasurer

Existing Development Plan

OWNER:
ROLEY TEXAS REALTY CORPORATION.

PROPERTY LOCATION:
LOTS 1,2,3,4,5,13 AND 14 OF BLOCK 2/2930, CITY OF DALLAS, TEXAS.

PROPERTY ADDRESS:
2800 N. HARWOOD ST.
DALLAS, TEXAS

NOTE:
LANDSCAPING TO COMPLY WITH THE OAK LAWN PLAN LANDSCAPE REQUIREMENTS.

PROPOSED PD AREA:
LOTS 1,2,3,4,5,13 AND 14 OF BLOCK 2/2930, CITY OF DALLAS, TEXAS.

LAND AREA:
152,043 SF. (4.11 AC.)

ALLOWABLE USES:
ALL O-2 USES IN ACCORDANCE WITH OAK LAWN DEVELOPMENT PLAN, PD #193.

OFF-STREET PARKING REQUIREMENTS:
SHALL BE IN ACCORDANCE WITH OAK LAWN DEVELOPMENT PLAN, PD #193.

LANDSCAPE, STREETSCAPE, SCREENING AND FENCING STANDARDS:
SHALL BE IN ACCORDANCE WITH THE OAK LAWN DEVELOPMENT PLAN, PD #193.

REAR FRONT YARD BUILDING SETBACK:
15'-0" ALONG KENNON STREET (DALLAS NORTH TOLLWAY OUTBOUND)
20'-0" ALONG HUNT STREET
15'-0" ALONG NORTH HARWOOD STREET

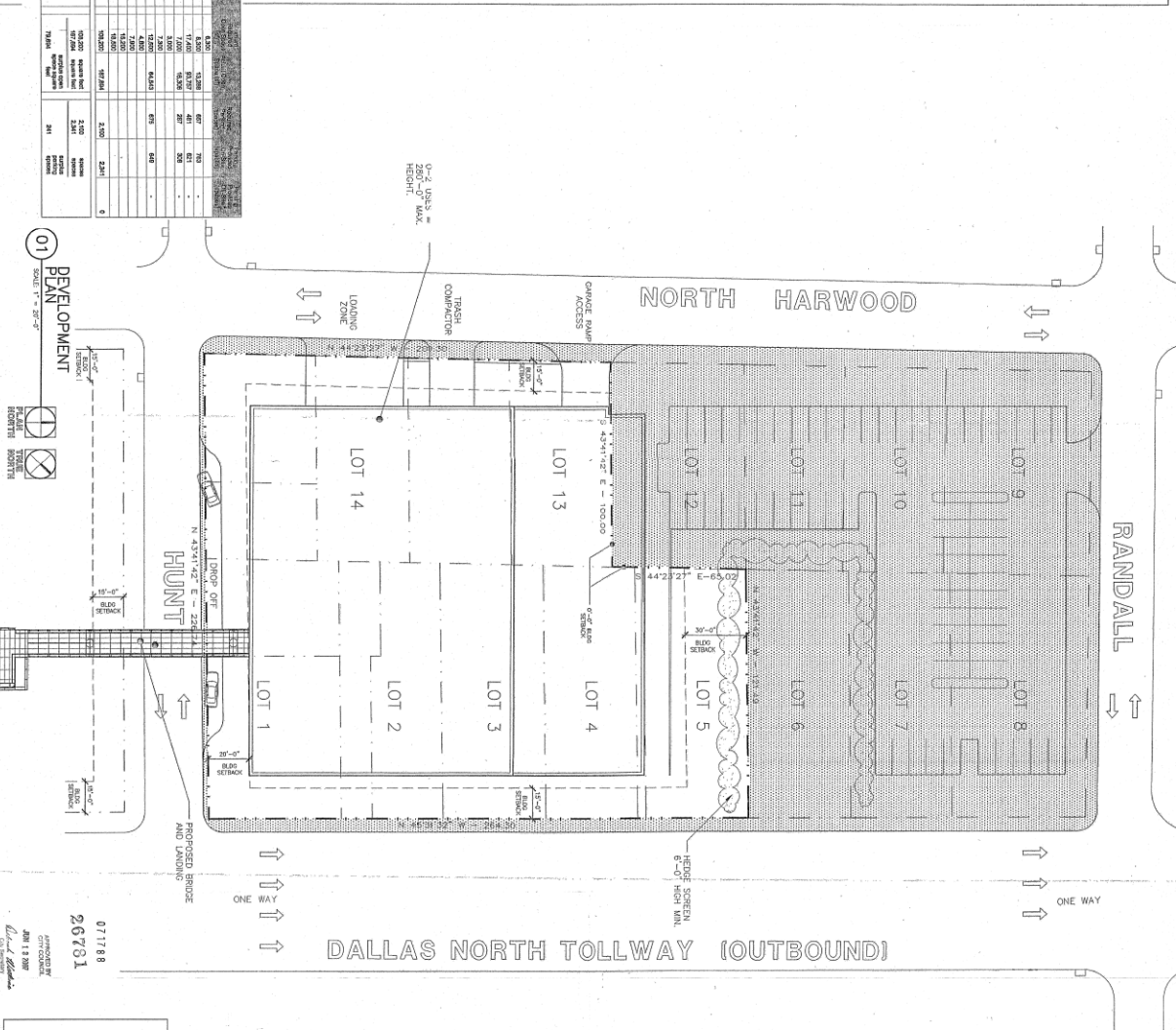
REAR SIDE YARD BUILDING SETBACK:
30'-0" WHEN ADJACENT TO WF-30 ZONING CLASSIFICATION
0'-0" WHEN ADJACENT TO ALL OTHER ZONING CLASSIFICATIONS

REAR REAR YARD BUILDING SETBACK:
30'-0" WHEN ADJACENT TO WF-30 ZONING CLASSIFICATION
0'-0" WHEN ADJACENT TO ALL OTHER ZONING CLASSIFICATIONS

MAXIMUM LOT COVERAGE:
76.5%

MAXIMUM BUILDING HEIGHT:
280'-0"

MAXIMUM FLOOR AREA RATIO:
5.1



INTERNATIONAL CENTER PHASE IV
DALLAS, TEXAS

DEVELOPMENT MANAGER:
JIP CENTER, INC.

LAND MANAGER:
HARMOD PACIFIC CORPORATION

DEVELOPMENT PLAN
SCALE: 1" = 20'-0"

DATE: APR 13 2007

PROJECT NO.: 2067-173 (PB)

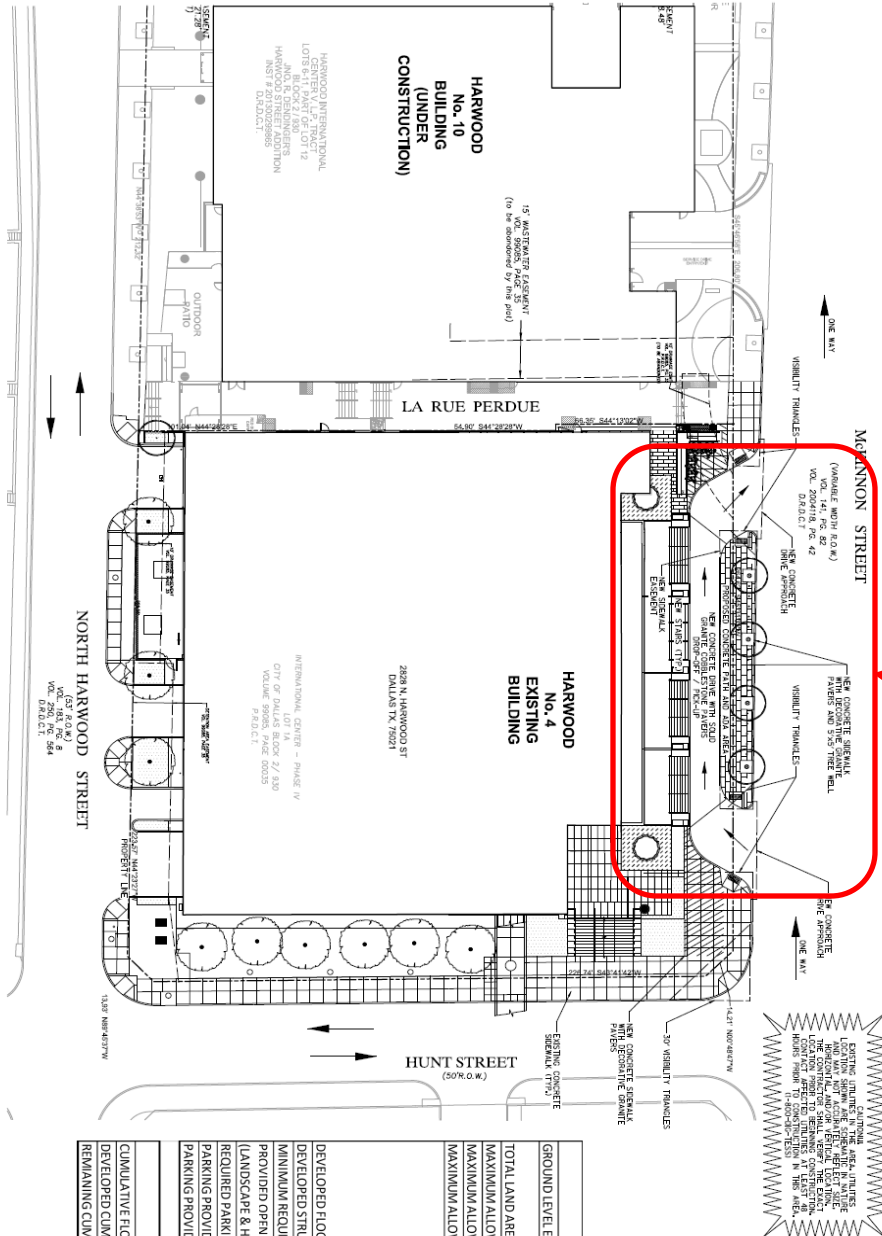
DESIGNED BY: GROUTZKY DUBREUIL ASSOCIATES

APPROVED BY: [Signature]

DATE: APR 13 2007

Proposed Development Plan

Drop-off/Pick-up Lane Addition



HARWOOD SPECIAL PURPOSE DISTRICT DEVELOPMENT RIGHTS COMPLIANCE CHART

Substrate	Lot Area (sq. ft.)	Maximum Building Area (sq. ft.)	Maximum Building Height (ft.)	Maximum Building Footprint Area (sq. ft.)	Maximum Building Footprint Height (ft.)	Maximum Building Footprint Area (sq. ft.)	Maximum Building Footprint Height (ft.)	Maximum Building Footprint Area (sq. ft.)	Maximum Building Footprint Height (ft.)
A	465	41,915	352	42,915	248,128	312	6,300	11,238	657
B	465	41,915	352	42,915	248,128	312	6,300	11,238	657
C	465	41,915	352	42,915	248,128	312	6,300	11,238	657
D	465	41,915	352	42,915	248,128	312	6,300	11,238	657
E	465	41,915	352	42,915	248,128	312	6,300	11,238	657
F	465	41,915	352	42,915	248,128	312	6,300	11,238	657
G	465	41,915	352	42,915	248,128	312	6,300	11,238	657
H	465	41,915	352	42,915	248,128	312	6,300	11,238	657
I	465	41,915	352	42,915	248,128	312	6,300	11,238	657
J	465	41,915	352	42,915	248,128	312	6,300	11,238	657
K	465	41,915	352	42,915	248,128	312	6,300	11,238	657

SITE INFORMATION	
OWNER	INTERNATIONAL CENTER DEVELOPMENT, LTD.
PROPERTY LOCATION	Lot 1A, Block 2/990
ALLOWABLE USES	ALL USES AS ALLOWED BY LC (LIGHT COMMERCIAL)
MINIMUM FRONT YARD SETBACK	NONE PER S.79
MINIMUM SIDE YARD SETBACK	NONE PER S.79
MINIMUM REAR YARD SETBACK	NONE PER S.79
MINIMUM FAN	NONE PER S.79
NOTE: LANDSCAPE SCREENING AND LIGHT TO COMPLY WITH THE OAK LAWN PLAN	
LANDSCAPE REQUIREMENTS	

SITE DATA FOR SUBDISTRICT	
CUMULATIVE FLOOR AREA	5,421,380 S.F.
DEVELOPED CUMULATIVE FLOOR AREA	1,230,062 S.F.
REMAINING CUMULATIVE FLOOR AREA	4,191,318 S.F.

SITE DATA FOR SUBAREA B	
GROUND LEVEL ELEVATION	452 FT. AMSL
TOTAL LAND AREA	55,636 S.F.
MAXIMUM ALLOWED FLOOR AREA	350,000 S.F.
MAXIMUM ALLOWED SURFACE HEIGHT	280 FEET
MAXIMUM ALLOWED LOT COVERAGE	NO MAXIMUM
EXISTING:	
Garage to Restaurant:	3,628 S.F.
Office to Restaurant:	1,430 S.F.
PROPOSED:	
Office Use:	239,014 S.F.
Restaurant Use:	5,058 S.F.
TOTAL:	244,072 S.F.

DEVELOPED FLOOR AREA	
DEVELOPED FLOOR AREA	280 FEET
MINIMUM REQUIRED OPEN SPACE	8,300 S.F.
PROVIDED OPEN SPACE	11,925 S.F.
REQUIRE PARKING SPACES	668
PARKING PROVIDED ON-SITE	763
PARKING PROVIDED OFF-SITE	0

PLANNED DEVELOPMENT DISTRICT	
NO. 193 PDS NO. 79 SUBAREA B	
OWNER	INTERNATIONAL CENTER DEVELOPMENT, LTD.
PROPERTY LOCATION	Lot 1A, Block 2/990
ALLOWABLE USES	ALL USES AS ALLOWED BY LC (LIGHT COMMERCIAL)
MINIMUM FRONT YARD SETBACK	NONE PER S.79
MINIMUM SIDE YARD SETBACK	NONE PER S.79
MINIMUM REAR YARD SETBACK	NONE PER S.79
MINIMUM FAN	NONE PER S.79
NOTE: LANDSCAPE SCREENING AND LIGHT TO COMPLY WITH THE OAK LAWN PLAN	
LANDSCAPE REQUIREMENTS	

HARWOOD
2828 N. HARWOOD STREET, SUITE 100
DALLAS, TX 75201
214.771.1022

CONSTRUCTION MANAGEMENT
2828 N. HARWOOD STREET, SUITE 100
DALLAS, TX 75201
214.771.1022

ARCHITECT
2828 N. HARWOOD STREET, SUITE 100
DALLAS, TX 75201
214.771.1022

Civil Engineers & Landscape Architect
2828 N. HARWOOD STREET, SUITE 100
DALLAS, TX 75201
214.771.1022

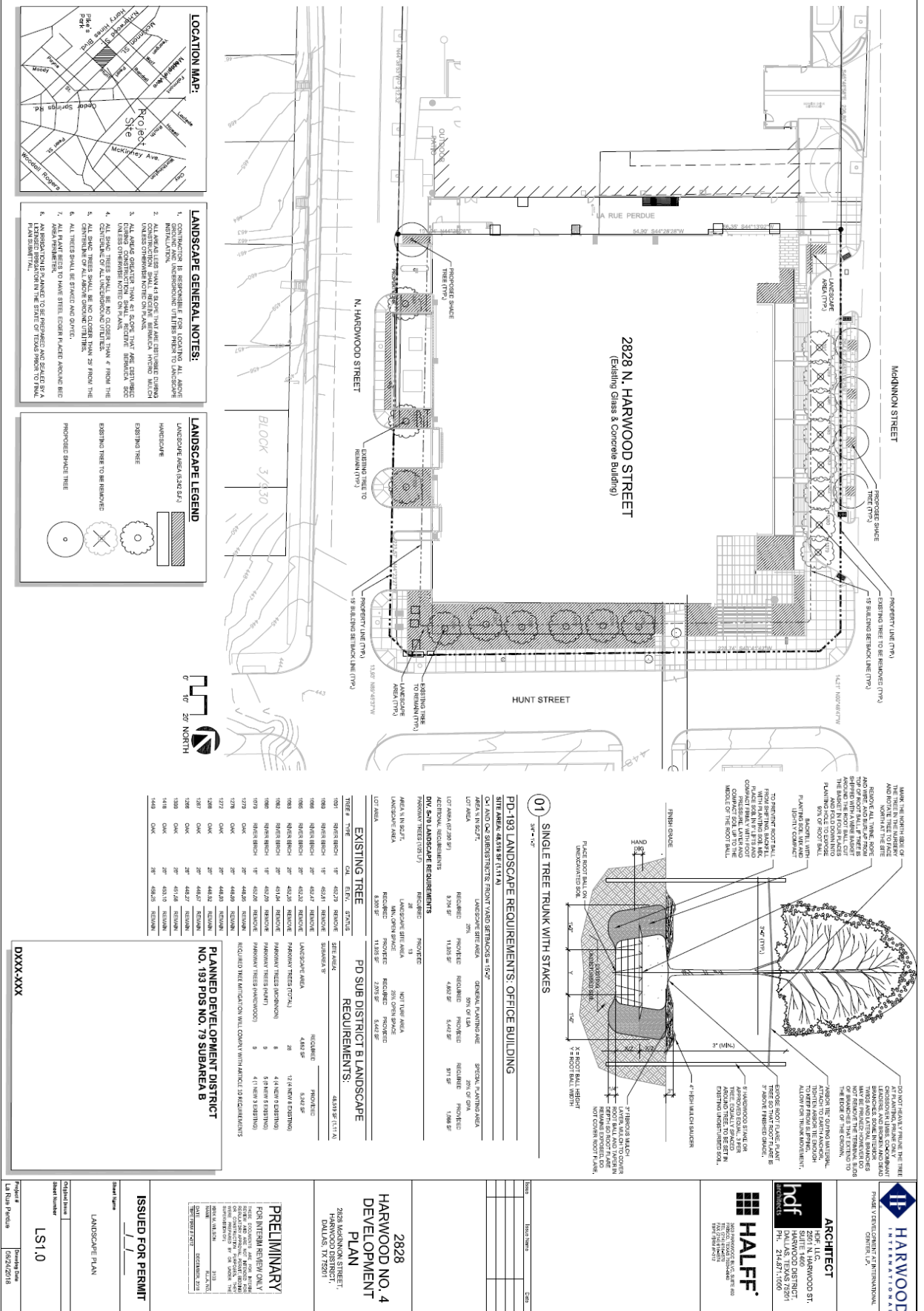
STRUCTURAL
2828 N. HARWOOD STREET, SUITE 100
DALLAS, TX 75201
214.771.1022

PRELIMINARY
2828 N. HARWOOD STREET, SUITE 100
DALLAS, TX 75201
214.771.1022

DEVELOPMENT PLAN
2828 N. HARWOOD STREET, SUITE 100
DALLAS, TX 75201
214.771.1022

DP-01
2828 N. HARWOOD STREET, SUITE 100
DALLAS, TX 75201
214.771.1022

Proposed Landscape Plan





 1:1,000

Aerial Map

Printed Date: 12/20/2018

FILE NUMBER: M189-001

DATE FILED: October 2, 2018

LOCATION: South corner of Cadiz Street and South Griffin Street.

COUNCIL DISTRICT: 2

MAPSCO: 45-U

SIZE OF REQUEST: ±1.25 acres

CENSUS TRACT: 204.00

MISCELLANEOUS DOCKET ITEM

OWNER: Robert Sweeney

APPLICANT: Dallas LIFE

REPRESENTATIVE: Gary Kirchoff

REQUEST: An application for a minor amendment to the site/landscape plan (Exhibit 317C) for a group home or shelter on property zoned as Planned Development District No. 317, The Cedars Area Special Purpose District.

SUMMARY: On January 26, 1989, the City Council passed Ordinance No. 20399 which established Planned Development District No. 317.

The original plan consists only of the existing building and parking. The minor amendment to the site/landscape plan is being requested to depict the current site conditions, as follows: 1) the original loading dock and associated ramp; 2) an existing exiting stair; 3) existing fencing and gates; 4) existing parking stripes and fire lanes. The parking layout has been revised to meet off-street parking requirements and gates were relocated at the request of the City of Dallas Fire Marshall. Landscaping has been added in compliance with the City of Dallas approved plant list.

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

PLANNED DEVELOPMENT DISTRICT NO. 317:

<http://www.dallascityattorney.com/51P/Articles%20Supp%2053/ARTICLE%20317.pdf>

PLANNED DEVELOPMENT DISTRICT NO. 317 Exhibits:

<http://www.dallascityattorney.com/51P/exhibits.html#a317>

STAFF RECOMMENDATION: Approval

Partners, Principals, & Officers



DALLAS LIFE

NEW LIFE FOR THE HOMELESS

Dallas LIFE 2018 Board of Directors

Name	Address		Phone	Occupation
Charles Stimson "Charlie" Chairman	3525 Milton Avenue Dallas, TX 75205	M E	972-898-9026 Charliestimson626@gmail.com	Self-Employed Investments
Wife: Meredith				
Mark Dalton Vice-Chair	6946 La Vista Dallas, TX 75214	W M E	972-644-3986 214-668-1444 Mdalton79@gmail.com	VP Dalton Gang, Inc.
Wife: Ashley				
Kurtis Smith TREASURER	115 Sceptre Dr Rockwall, TX 75032	W M E	214-954-2035 214-417-9681 Kurtiss@savillecpa.com	CPA Saville, Dodgen &Co.
Wife: Michelle				
Harold Holmyard SECRETARY	5454 Amesbury Dr #1-1402 Dallas, TX 75206	H E	214-827-5368 Haroldholmyard3@gmail.com	Writer/ Bible Student
Sean Urich	2805 Harkness Dr. Plano, TX 75093	H M W E	214-760-1242 214-458-7326 214-624-1155 sean.ulich@ogletreedeakins.com	Attorney
Wife: Tyann				
Julie Wetzel	4108 Edith Court Dallas, Texas 75220	M E	214-282-7037 juliebwetzel@yahoo.com	Stay at home mom
Husband: Charles				
M.L. Nelson	1311 Manufacturing Street Dallas, TX 75207	W M E	214-731-3336 214-797-6987 ml@noondaypictures.com	Owner/ Director of Photography
Wife: Kay				
Steve Blaschke	1805 Campbell Trail Richardson, TX 75082	W M E	972-644-3986 214-797-8805 Steve.Blaschke@spiarsengi neering.com	
Wife: Susan				
Michael Westbrooks	1003 Blue Ridge Place Richardson, TX 75080	H W M E	972-671-7519 469-621-1803 214-769-3542 mhw5307@yahoo.com	Self employed WDW Financial
Wife: Loree				

Harold Smith Wife: Shelby	5844 Gallant Fox Lane Plano, TX 75093	H W M E	972-735-7355 214-724-5878 Harold.smith@legacymutual.com	Senior Mortgage Officer- Independent Bank Mortgage
Melissa Wickham Husband: Darren	10529 Plumwood Pkwy Dallas, TX 75238	H W M E	214-435-5765 972-455-6972 214-435-5765 Melissabwickham@gmail.com	Assistant Controller- Interstate Battery
Arlan Harris Wife: Cricket	254 Winding Hollow Ln. Coppell, TX 75019	H M E	972-462-0211 972-897-1105 aharris@verizon.net	Technology Executive

SITE AND LANDSCAPE PLAN

LANDSCAPE REQUIREMENTS

1. TREES AT ALL 4 CORNERS OF STREETS
2. PRUNING LANDSCAPING - SEE PLAN
3. LANDSCAPE AREA SHOWN 1:100

TOTAL PARKING SPANDED SPACES

1. LANDSCAPE SPACE

TOTAL PARKING REQUIRED 21 SPACES

EXISTING BUILDING
110,700 sq. ft. (REMARK 1105)

EXISTING PARKING

PROPOSED PARKING

NOTES:

1. SEE PLAN FOR PROPOSED PARKING
2. SEE PLAN FOR PROPOSED PARKING
3. SEE PLAN FOR PROPOSED PARKING
4. SEE PLAN FOR PROPOSED PARKING
5. SEE PLAN FOR PROPOSED PARKING
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19. SEE PLAN FOR PROPOSED PARKING
20. SEE PLAN FOR PROPOSED PARKING
21. SEE PLAN FOR PROPOSED PARKING

SCALE 1" = 20'

DATE 5-15-90

REVISION

PLANNING

908821

20822

APPROVED BY

CITY COUNCIL

REV. 25 1990

PLANNED DEVELOPMENT PRINTED IN 211

244-1172/511-5

DALLAS LIFE FOUNDATION

FIRST BAPTIST CHURCH

DALLAS TEXAS

TOM F. DANCE & ASSOCIATES, INC.

ARCHITECTURE

8950 N. CENTRAL EXP. DALLAS, TEXAS 75231 214-691-4404

DATE 5-15-90

REVISION

PLANNING

908821

20822

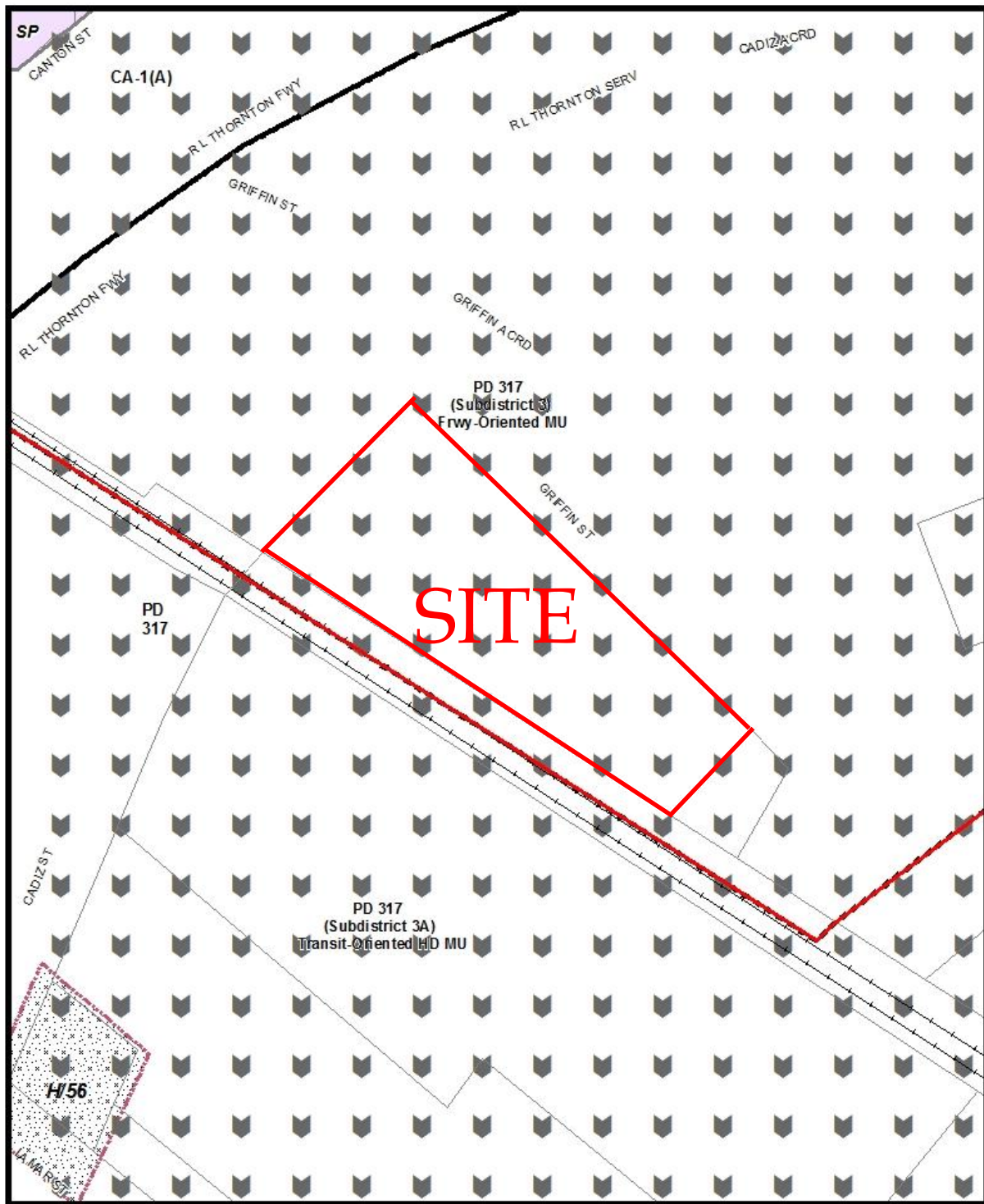
APPROVED BY

CITY COUNCIL

REV. 25 1990

PLANNED DEVELOPMENT PRINTED IN 211

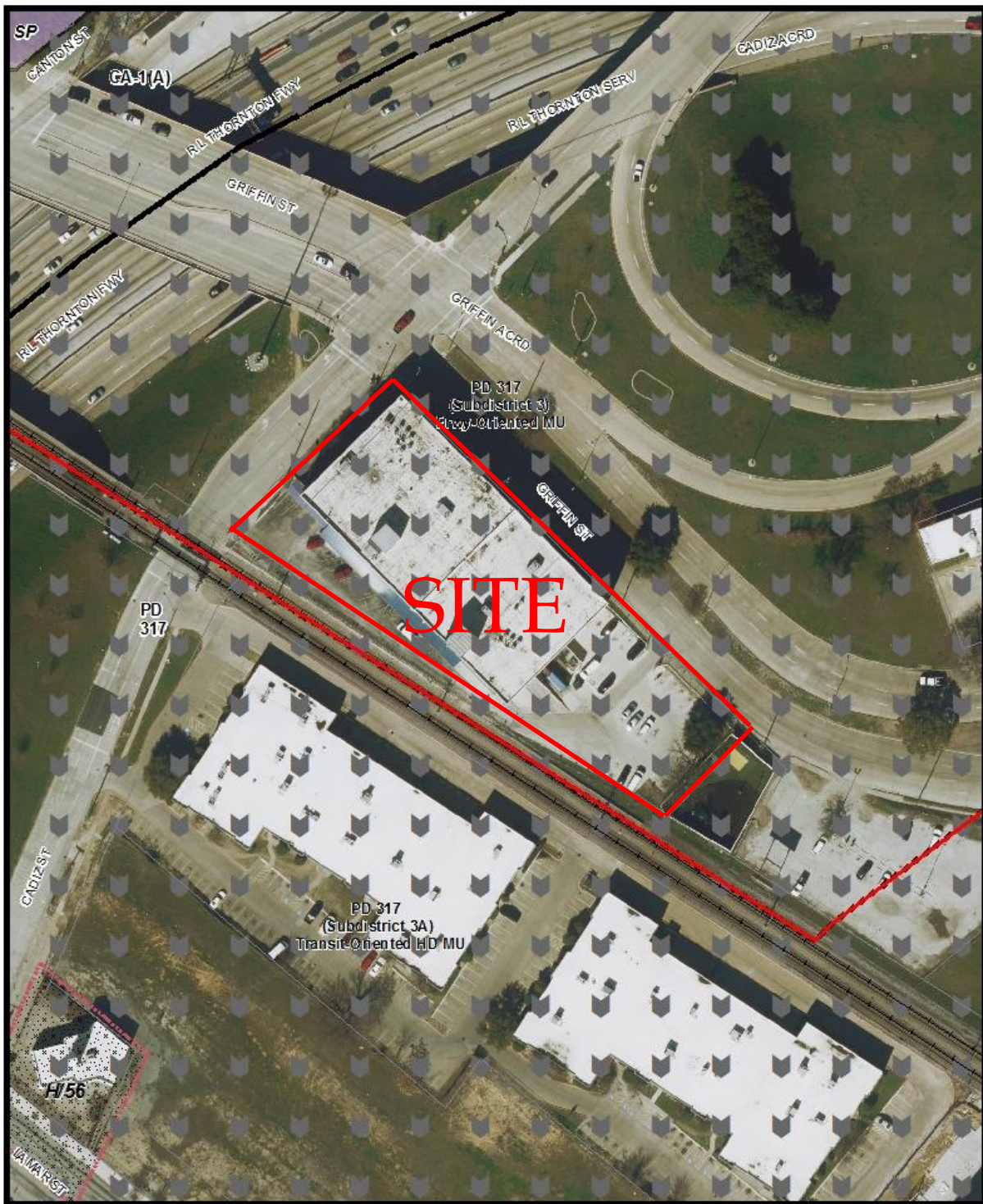
244-1172/511-5



1:1,180

Zoning Map

Printed Date: 12/19/2018



1:1,180

Aerial Map

Printed Date: 12/19/2018

LOCATION: Jefferson-12th Connector from Jefferson Boulevard to 12th Street

COUNCIL DISTRICT: 1

MAPSCO: 54F

PLANNER: Kimberly Smith

SUBJECT

An amendment to the City of Dallas Thoroughfare Plan to delete Jefferson-12th Connector from Jefferson Boulevard to 12th Street.

BACKGROUND

The City of Dallas Department of Transportation is requesting an amendment to remove the Jefferson-12th Connector from the Thoroughfare Plan to facilitate a Complete Streets project. The proposed project, which was initiated by the Winnetka Heights Neighborhood Association, will reconnect the neighborhood street grid and use the remaining right-of-way as neighborhood green space.

This project will be implemented as part of the 2017 Bond Streets Proposition.

STAFF RECOMMENDATION

Staff recommends approval to amend the City of Dallas Thoroughfare Plan to delete Jefferson-12th Connector from Jefferson Boulevard to 12th Street.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 13, 2018, the City Plan Commission Thoroughfare Committee acted on this item and followed staff recommendation.

CONTACT PERSONS:

Kimberly Smith, Senior Planner
Chelsea St. Louis, Chief Planner

214-671-8172
214-670-7748

MAP

Attached

FACT SHEET

PROPOSED COUNCIL AGENDA: January 23, 2019

PROJECT: An amendment to the City of Dallas Thoroughfare Plan to delete Jefferson-12th Connector from Jefferson Boulevard to 12th Street.

BACKGROUND:

- Jefferson-12th Connector from Jefferson Boulevard to 12th Street is designated as a six-lane divided roadway in 100 feet of right-of-way. The roadway's designation and existing operation are the same.
- Jefferson-12th Connector bisects three neighborhood streets, Clinton Avenue, Winnetka Avenue, and Willomet Avenue.
- 3,940 vehicles per day, City of Dallas Counts 2003.
- Neighborhood consensus for this project is to remove the roadway completely and reconnect the neighborhood roadway grid.
- Stakeholder/Public Meetings
 - August 15, 2018 – Winnetka Heights Neighborhood Association Leadership
 - September 4, 2018 - Winnetka Heights Neighborhood Association Jefferson-12th Connector Task Force Meeting
 - September 24, 2018 - Winnetka Heights Neighborhood Association Jefferson-12th Connector Task Force Meeting Leadership
 - October 25, 2018 – Jefferson-12th Connector Public Meeting
- Winnetka Heights Neighborhood Association Priorities
 - Safety - removal of road (not a diet) to create safer neighborhood roads, restore the grid to create a walkable community
 - Community – create intimate greenspaces that benefit the neighborhood, allow homeowners to restore lots that could increase property values, allow some redevelopment which could be used to create greenspaces
 - Delivery – historic design standards for the open space, quality design
- 2017 Bond, Streets Proposition, amount \$2,000,000
 - Schedule
 - Design – February 2019 to January 2020
 - Construction – May 2020 to April 2021
- 59 property owners are in the notification area.

Jefferson Boulevard to 12th Street

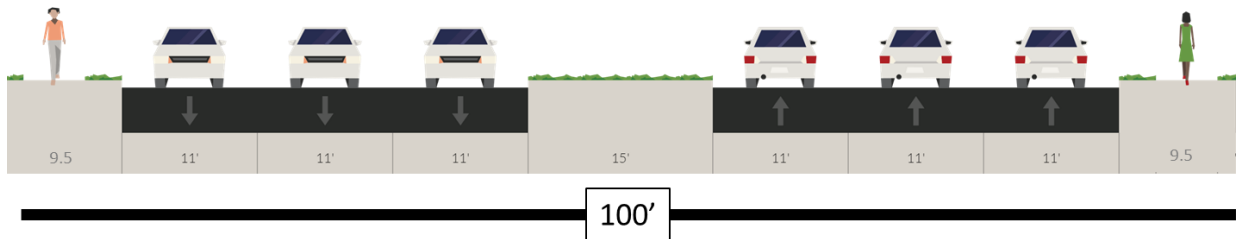
City of Dallas

LOCATOR MAP



Jefferson-12th Connector from Jefferson Boulevard to 12th Street

Existing Designation



Proposed Neighborhood Preferred Design Concept



LOCATION: (1) Main Street from Canton Street to Peak Street; (2) Main Street from Peak Street to Columbia Avenue; (3) Columbia Avenue from Main Street to Abrams Road; and (4) Abrams Road from Columbia Avenue to Richmond Avenue

COUNCIL DISTRICT: 2 & 14

MAPSCO: 54F

PLANNER: Kimberly Smith

SUBJECT

An amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of: (1) Main Street from Canton Street to Peak Street from a six-lane divided roadway (M-6-D[a]) in 100 feet of right-of-way to a special four-lane undivided roadway (SPCL 4U) in 100 feet of right-of-way; (2) Main Street from Peak Street to Columbia Avenue from a six-lane divided roadway (M-6-D[a]) in 100 feet of right-of-way to a special four-lane divided roadway (SPCL 4D) with bicycle facilities in 100 feet of right-of-way; (3) Columbia Avenue from Main Street to Abrams Road from a six-lane divided roadway (M-6-D[a]) in 100 feet of right-of-way to a special four-lane divided roadway (SPCL 4D) with bicycle facilities in 100 feet of right-of-way; and (4) Abrams Road from Columbia Avenue to Richmond Avenue from a four-lane divided roadway (S-4-D) in 80 feet of right-of-way to a special four-lane divided roadway (SPCL 4D) with bicycle facilities in 100 feet of right-of-way.

BACKGROUND

The City of Dallas Department of Transportation is requesting an amendment to Main Street/Columbia Avenue/Abrams Road from Canton Street to Richmond Avenue to facilitate a Complete Streets project. The proposed project, which was initiated by the adjacent East Dallas community, will address neighborhood concerns regarding excess vehicular capacity, speeding, and a lack of walkability along the corridor.

The project will make Main Street/Columbia Avenue/Abrams Road from Canton Street to Richmond Avenue a four-lane roadway. Bike facilities will be included on Columbia Avenue and Abrams Road. The proposed four-lane cross-section can accommodate existing traffic volumes.

The proposed project aligns with the Complete Streets Vision adopted by City Council in 2016 and is on the City's Bike Plan. The project will be implemented as part of the 2017 Bond Streets Proposition.

STAFF RECOMMENDATION

Staff recommends approval to the City of Dallas Thoroughfare Plan to change the dimensional classification of: (1) Main Street from Canton Street to Peak Street from a

six-lane divided roadway (M-6-D[a]) in 100 feet of right-of-way to a special four-lane undivided roadway (SPCL 4U) in 100 feet of right-of-way; (2) Main Street from Peak Street to Columbia Avenue from a six-lane divided roadway (M-6-D[a]) in 100 feet of right-of-way to a special four-lane divided roadway (SPCL 4D) with bicycle facilities in 100 feet of right-of-way; (3) Columbia Avenue from Main Street to Abrams Road from a six-lane divided roadway (M-6-D[a]) in 100 feet of right-of-way to a special four-lane divided roadway (SPCL 4D) with bicycle facilities in 100 feet of right-of-way; and (4) Abrams Road from Columbia Avenue to Richmond Avenue from a four-lane divided roadway (S-4-D) in 80 feet of right-of-way to a special four-lane divided roadway (SPCL 4D) with bicycle facilities in 100 feet of right-of-way.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 13, 2018, the City Plan Commission Thoroughfare Committee acted on this item and followed staff recommendation.

CONTACT PERSONS:

Kimberly Smith, Senior Planner	214-671-8172
Chelsea St. Louis, Chief Planner	214-670-7748

MAP

Attached

FACT SHEET

PROPOSED COUNCIL AGENDA: January 23, 2019

PROJECT: An amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of: (1) Main Street from Canton Street to Peak Street from a six-lane divided roadway (M-6-D[a]) in 100 feet of right-of-way to a special four-lane undivided roadway (SPCL 4U) in 100 feet of right-of-way; (2) Main Street from Peak Street to Columbia Avenue from a six-lane divided roadway (M-6-D[a]) in 100 feet of right-of-way to a special four-lane divided roadway (SPCL 4D) with bicycle facilities in 100 feet of right-of-way; (3) Columbia Avenue from Main Street to Abrams Road from a six-lane divided roadway (M-6-D[a]) in 100 feet of right-of-way to a special four-lane divided roadway (SPCL 4D) with bicycle facilities in 100 feet of right-of-way; and (4) Abrams Road from Columbia Avenue to Richmond Avenue from a four-lane divided roadway (S-4-D) in 80 feet of right-of-way to a special four-lane divided roadway (SPCL 4D) with bicycle facilities in 100 feet of right-of-way.

BACKGROUND:

- Main/Columbia/Abrams is on the Bike Plan.
- Main Street Designation (Canton Street to Columbia Avenue) –
 - Six-lane divided roadway (M-6-D[a]) in 100 feet of right-of-way and has mixed-use typology.
- Main Street Operation (Canton Street to Peak Street) –
 - Four-lane undivided in 100 feet of right-of-way.
- Main Street Operation (Peak Street to Columbia Avenue (Carroll Avenue)) –
 - Six-lane divided roadway in 100 feet of right-of-way.
- Columbia Avenue Designation (Main Street to Abrams Road)
 - Six-lane divided roadway (M-6-D[a]) in 100 feet of right-of-way and mixed-use typology.
- Columbia Avenue Operation (Main Street (Peak Street) to Abrams Road (Beacon Street))
 - Six-lane divided roadway (M-6-D[a]) in 100 feet of right-of-way, with bike sharrows markings in the outside lane.
- Abrams Road Designation (Columbia Avenue to Richmond Avenue)
 - Four-lane divided roadway (S-4-D) in 80 feet of right-of-way and residential typology.
- Abrams Road Operation (Columbia Avenue (Carroll Avenue) to Richmond Avenue)

- Six-lane divided roadway in 100 feet of right-of-way, with bike sharrow markings in the outside lane.

- Traffic Counts

Road	Limits	Source, Date	Count (vehicle/day)
Main	Main to Washington	TxDOT, 9/22/2014	17,339
Main	Peak to Carroll	TxDOT, 9/23/2009	13,668
Main	Peak to Carroll	TxDOT, 10/20/2014	14,172
Columbia	Main to Fitzhugh	TxDOT, 10/20/2014	17,934
Columbia	Fitzhugh to Bennett	TxDOT, 10/20/2014	19,262
Columbia	Collett to Fitzhugh	COD, 5/28/2001	18,905
Columbia	Beacon to Munger	COD, 5/28/2001	16,449
Abrams	Beacon to Glasgow	TxDOT, 9/23/2009	12,622
Abrams	Beacon to Glasgow	TxDOT, 10/20/2014	13,740
Abrams	Columbia to Ridgeway	TxDOT, 3/19/2001	14,408
Abrams	Ridgeway to Junius	COD, 3/19/2001	14,596
Abrams	Junius to La Vista	COD, 3/19/2001	14,452
Abrams	Paulus to La Vista	TxDOT, 10/20/2004	14,082
Abrams	Gaston to La Vista	COD, 3/19/2001	17,550
Abrams	Gaston to Gaston	TxDOT, 10/20/2014	19,444
Abrams	Gaston to Gaston	COD, 5/24/2016	14,728

- 2017 Bond Project

- Main Street/Columbia Avenue from Deep Ellum to Beacon Street
 - Council District 2 and 14
 - Funding Amount: \$4,250,000
- Abrams Road from Beacon Street to Gaston Avenue
 - Council District 14
 - Funding Amount: \$3,750,000
- Schedule
 - Design – February 2019 to December 2019
 - Construction – July 2020 to September 2021

- Public Meeting

- August 7, 2018 – Public Meeting at Boys and Girl Club
- August 14, 2018 – Public Meeting at Lakewood Branch Library
- October 23, 2018 – Public Meeting at Boys and Girls Club

- 386 property owners are in the notification area.

Main Street

Canton Street to Columbia Avenue

Columbia Avenue

Main Street to Abrams Road

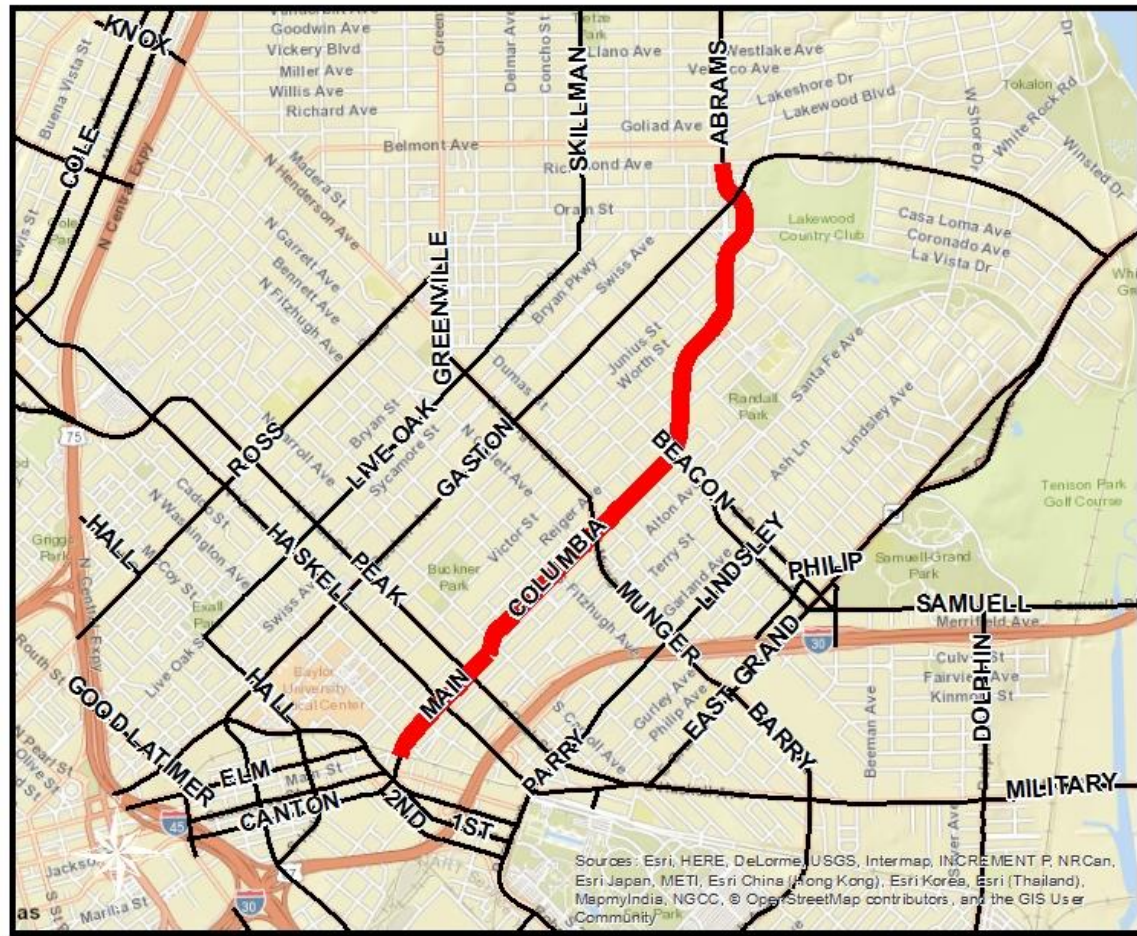
Abrams Road

Columbia Avenue to Richmond Avenue

Council District: 2, 14

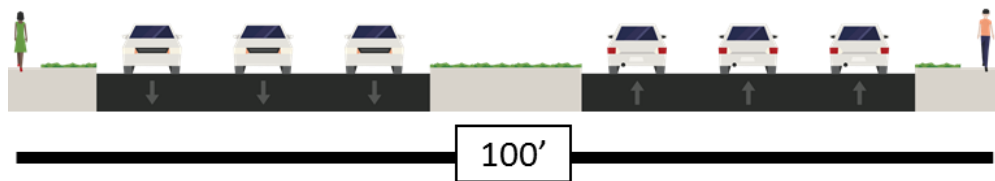
MAPSCO: 36U,V,Y,Z; 46B,C,F,G,J,K

Thoroughfare Plan Amendment Map

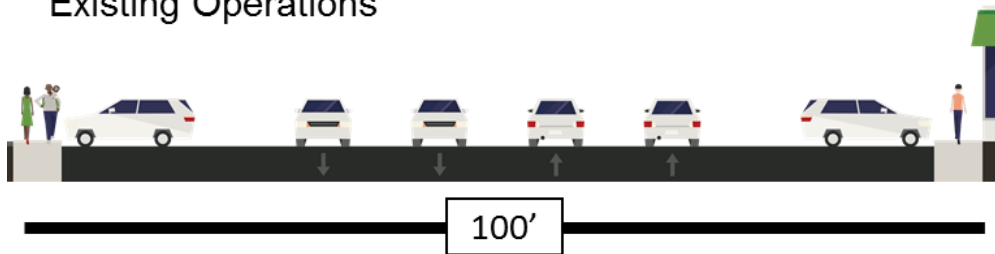


Main Street between Canton Street and Peak Street

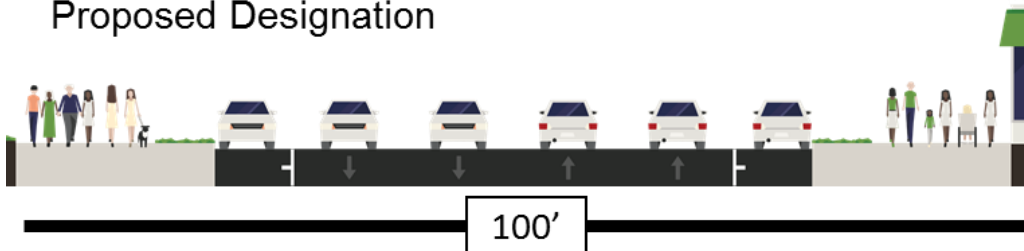
Existing Designation



Existing Operations

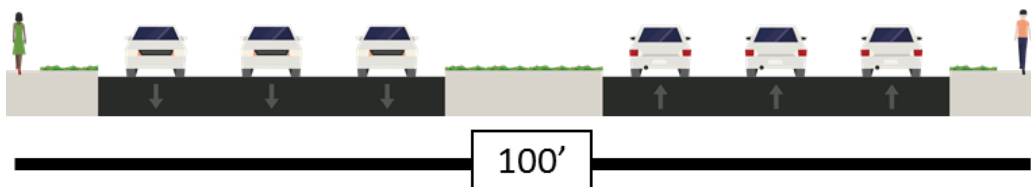


Proposed Designation

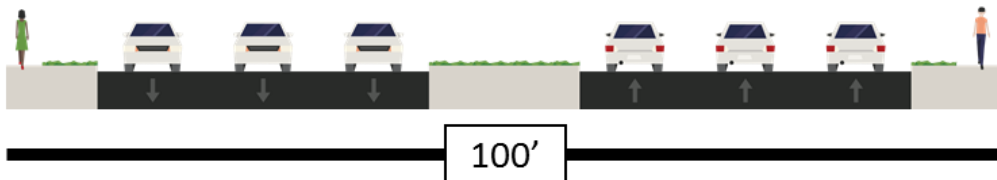


Main Street between Peak Street and Columbia Avenue
Columbia Avenue between Main Street and Abrams Road

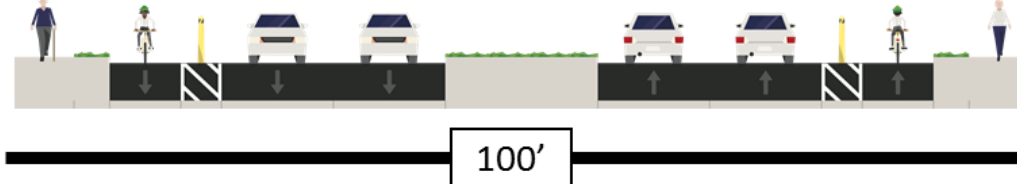
Existing Designation



Existing Operations

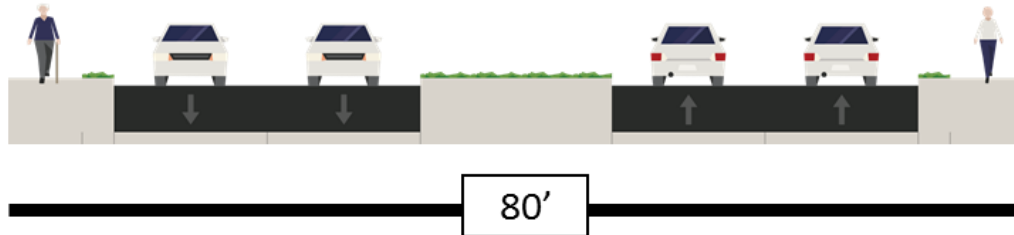


Proposed Designation

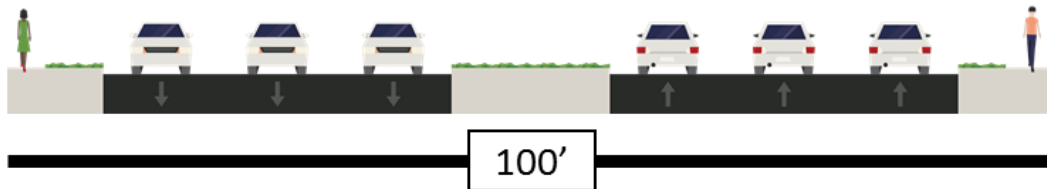


Abrams Road between Columbia Avenue and Richmond Avenue

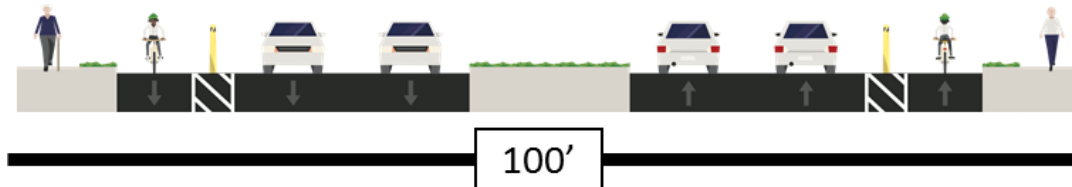
Existing Designation



Existing Operations



Proposed Designation



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

CASE NUMBER: 1806080001

DATE FILED: October 12, 2018

LOCATION: 1211 Commerce Street (south elevation)

SIZE OF REQUEST: 16-sq. ft.

COUNCIL DISTRICT: 14

ZONING: PD 619 (Subdistrict A)

MAPSCO: 45-K

APPLICANT: Twisted Trompo

CONTRACTOR: James Decicco of Signs USA

OWNER: Belagaum, LLC; Guru Motgi, Shashi Motgi

REQUEST: An application for a Certificate of Appropriateness for a 16-square foot lower level projecting attached sign (south elevation).

SUMMARY: The applicant is requesting a projecting attached sign which will read "Twisted Trompo" and logo.

SSDAC RECOMMENDATION: Approval

STAFF RECOMMENDATION: Approval

BACKGROUND:

- The subject site is located within the Downtown Retail Subdistrict A.
- The request is for a lower level projecting attached sign. “Projecting attached sign” means an attached sign projecting more than 12 inches from a building at an angle other than parallel to the façade”.
- The proposed sign is a lower level sign to be located on the building’s Commerce Street façade less than 36’ above grade.
- The proposed projecting attached sign is 16 square feet (4’ in length, 4’ in height), and will be located on the south elevation of the structure on the site.
- The proposed projecting attached sign will include the name of a business located in the structure (Twisted Trompo), will be an LED illuminated blade sign with a 3/16” white acrylic face with black aluminum returns.
- Section 51A-7.907(a) states the following with regard to signs over the right-of-way:
 1. Signs may be located within the public right-of-way subject to the franchise requirements of Chapter XIV of the City Charter, Article VI of Chapter 43 of the Dallas City Code, as amended, Chapter 45 of the Dallas Building Code, and the requirements of all other applicable laws, codes, ordinances, rules, and regulations. (*An agreement in progress*).
 2. The director shall review the location of any sign located in or overhanging the public right-of-way to ensure that the sign will not pose a traffic hazard or visibility obstruction. (No traffic/visibility hazard is noted).
 3. No portion of a sign may be located less than two feet from the back of a street curb. (*The sign is approximately 9.5’ back from curb*).
- Section 51A-7.911(g)(1) states the following with regard to lower projecting attached signs:
 1. No lower projecting attached sign may 30 square feet in effective area in the Main Street Subdistrict, Retail Subdistrict A, and Retail Subdistrict B. (*The proposed sign is located in Subdistrict A and is 16 square feet*).
 2. No lower projecting attached sign may be lower than 10 feet above grade, or project vertically above the roof of a building, or 25 feet above grade, whichever is lower. (*The proposed sign is 13 feet in height from grade to bottom of the sign and 17 feet in height from grade to the top of the sign*).
 3. No lower projecting attached sign may project more than five feet into the public right-of-way. (*The sign projects 4.25’ into the right-of-way*).

Case Number: 1806080001

Owners/Officers

Owner/Officers: Belgaum, LLC; Guru Motgi, Shashi Motgi

Tenant/Officers: Trompo Taco Downtown LLC.; Jamal Premjee, Shahzad Premjee

MOTION: It was moved to **approve** a 16-square foot attached sign at 1211 Commerce Street (south elevation).

Maker: Hardin
Second: Webster
Result: Carried: 4 to 0

For: 4 - Peadon, Hardin, Dumas, and Webster
Against: 0
Absent: 0
Conflict: 0

Speakers – Maxwell Fisher of Masterplan

DATE: 06/6/18
APPLICATION TYPE REGULAR <input checked="" type="checkbox"/> EXPRESS <input type="checkbox"/>

PERMIT APPLICATION

PLEASE TYPE OR PRINT CLEARLY



City of Dallas

JOB NO: (OFFICE USE ONLY)
PERMIT NO: (OFFICE USE ONLY) 1806089001

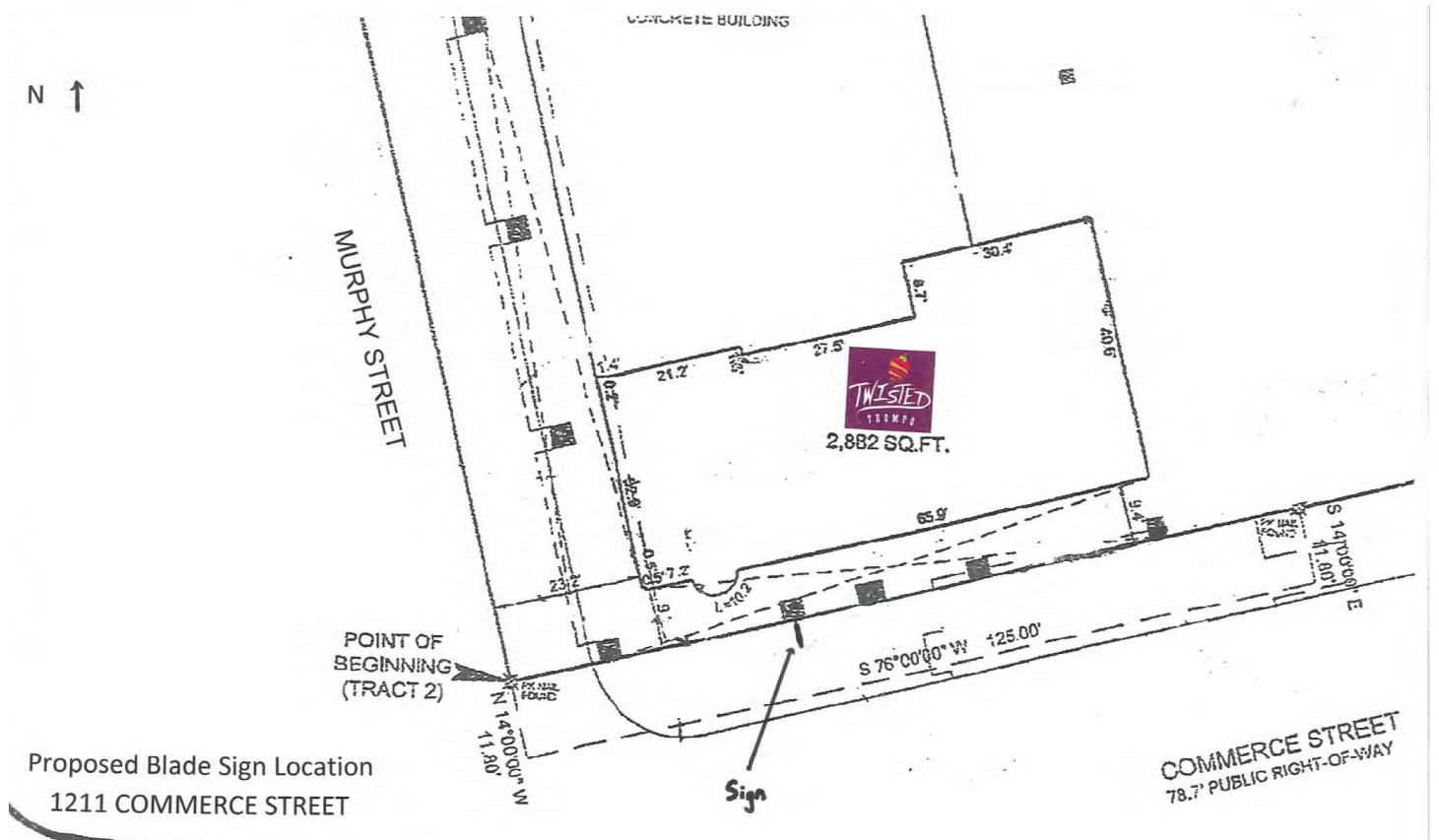
STREET ADDRESS OF PROPOSED PROJECT 1211 COMMERCE ST		SUITE/BLDG/FLOOR NO		USE OF PROPERTY RETAIL	
APPLICANT TWISTED TROMPO		ADDRESS 1211 COMMERCE ST		CITY DALLAS,	STATE TX
DBA (IF APPLICABLE)		PHONE NO		E-MAIL ADDRESS (MAY BE USED FOR OFFICIAL COMMUNICATION)	
CONTRACTOR-INDIVIDUAL JAMES DECICCO		CONTRACTOR NUMBER 11677003		COMPANY NAME SIGNS USA	
CURRENT HOME REPAIR LICENSE ON FILE? <input type="radio"/> YES <input type="radio"/> NO		IF YES, LIST NUMBER		PHONE NO	
PROPERTY OWNER (INDIVIDUAL CONTACT)		ADDRESS		CITY	STATE
PROPERTY OWNER (COMPANY NAME) TWISTED TROMPO		PHONE NO		E-MAIL ADDRESS (MAY BE USED FOR OFFICIAL COMMUNICATION)	
DESCRIPTION OF PROPOSED PROJECT FABRICATE AND INSTALL LIGHTED BLADE SIGN E/W ELEVATION		VALUATION (\$) 1600		CONST AREA (sq ft) 16	
PLEASE INDICATE ALL TYPES OF WORK THAT WILL BE PART OF THIS PROJECT BY CHECKING THE APPROPRIATE BOX					
<input type="checkbox"/> BUILDING <input type="checkbox"/> PLUMBING <input type="checkbox"/> FENCE <input type="checkbox"/> DRIVE APPROACH <input type="checkbox"/> BACKFLOW <input type="checkbox"/> BARRICADE <input type="checkbox"/> ENERGY <input type="checkbox"/> ELECTRICAL <input type="checkbox"/> FIRE SPRKLR <input checked="" type="checkbox"/> SIGN <input type="checkbox"/> SWIMMING POOL <input type="checkbox"/> CUSTOMER SVC <input type="checkbox"/> GREEN <input type="checkbox"/> PAVING/GRADING <input type="checkbox"/> MECHANICAL <input type="checkbox"/> FIRE ALARM <input type="checkbox"/> LANDSCAPE <input type="checkbox"/> LAWN SPRINKLER <input type="checkbox"/> FLAMMABLE LIQUID <input type="checkbox"/> OTHER:					
All food service establishments require a grease interceptor to be installed on site. Is there a grease interceptor on site? <input type="radio"/> YES <input type="radio"/> NO					
<p>The following is applicable to all applications for building permits that are accepted and routed for any reviews. As required by Texas Local Government Code Section 214.904, the City of Dallas will grant (Approve) or deny your building permit application to erect or improve a building or other structure no later than the 45th day after the application is submitted. Denial of a permit application due to time constraints may be avoided by agreeing to allow the City the following additional time to review the application:</p> <p>I hereby agree to a deadline of 14 days to grant or deny the permit after the date of the approval of all of the following reviews, as applicable, where the applicant has provided the plans examiners the requested corrections, plans and actions; and, the contractor has been named on the permit: Building Code, Electrical Code, Plumbing/Mechanical Code, Green Building Code, Health, Historical/Conservation District, Engineering/Flood Plain, Zoning, Water Utilities, Fire Code, Landscaping and Aviation. The permit is granted (Approved) within this deadline the City will retain and/or assess all fees. If the permit is denied within this deadline, the City will retain all plan review fees and 20 percent of the permit fees. If the permit application is not granted or denied within the agreed additional time of review, the City will refund any permit fees that have been collected and the City may not collect any permit fees associated with the application.</p> <p><input checked="" type="radio"/> I AGREE. <input type="radio"/> I DO NOT AGREE.</p> <p>UNDERSTAND THAT THIS PERMIT APPLICATION WILL EXPIRE IN 180 DAYS FROM THE APPLICATION DATE. I MAY REQUEST IN WRITING AN ADDITIONAL 100 DAY EXTENSION OF THE PERMIT APPLICATION PRIOR TO THE APPLICATION EXPIRATION. IF THE APPLICATION IS ALLOWED TO EXPIRE, IT MAY ONLY BE REACTIVATED BY THE FILING OF A NEW APPLICATION INCLUDING APPLICABLE PLANS AND FEES. I HAVE CAREFULLY READ THE COMPLETED APPLICATION AND KNOW THE SAME IS TRUE AND CORRECT AND HEREBY AGREE THAT IF A PERMIT IS ISSUED ALL PROVISIONS OF THE CITY ORDINANCES AND STATE LAWS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT. I AM THE OWNER OF THE PROPERTY OR THE DULY AUTHORIZED AGENT. PERMISSION IS HEREBY GRANTED TO ENTER PREMISES AND MAKE ALL INSPECTIONS. I ALSO AFFIRM THAT THE EMAIL ADDRESS GIVEN ABOVE MAY BE USED FOR OFFICIAL COMMUNICATION CONCERNING THIS APPLICATION AND PERMIT.</p>					
APPLICANT'S SIGNATURE James DeCicco				DATE OF APPLICATION SUBMISSION 05/23/18	

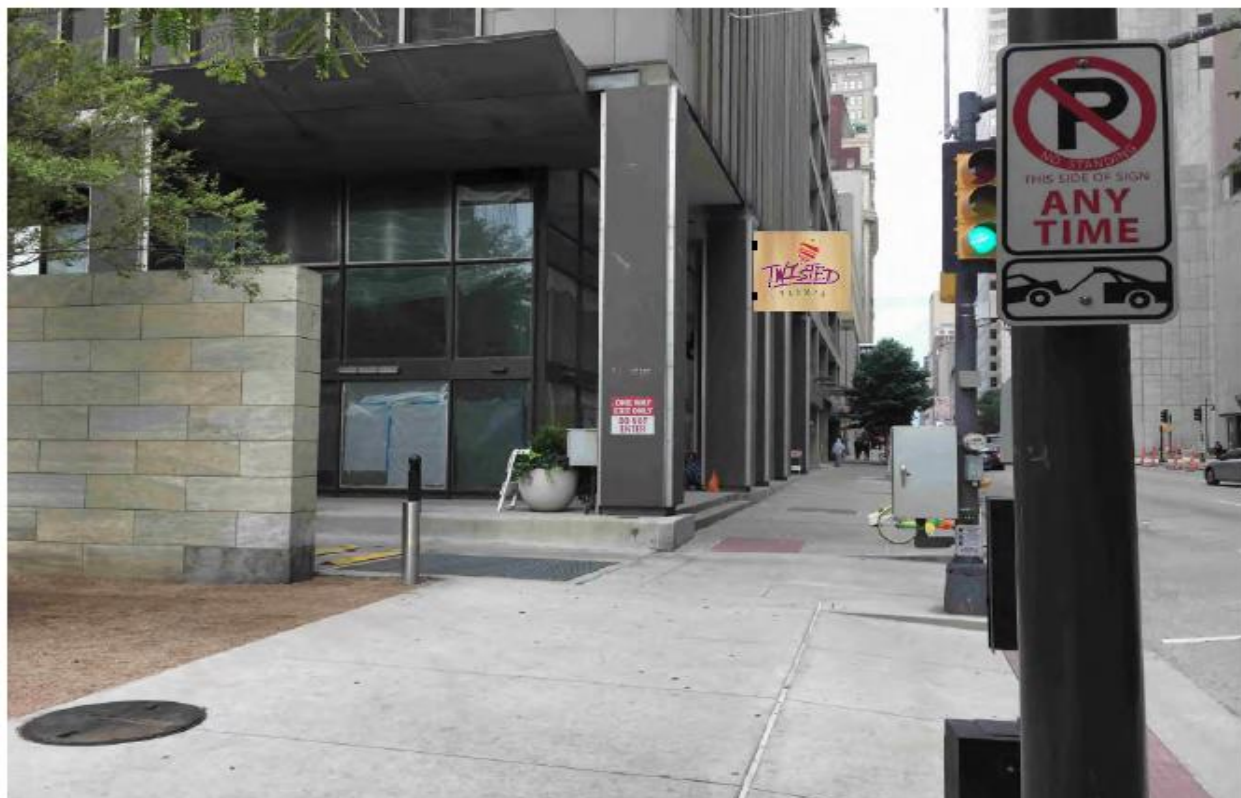


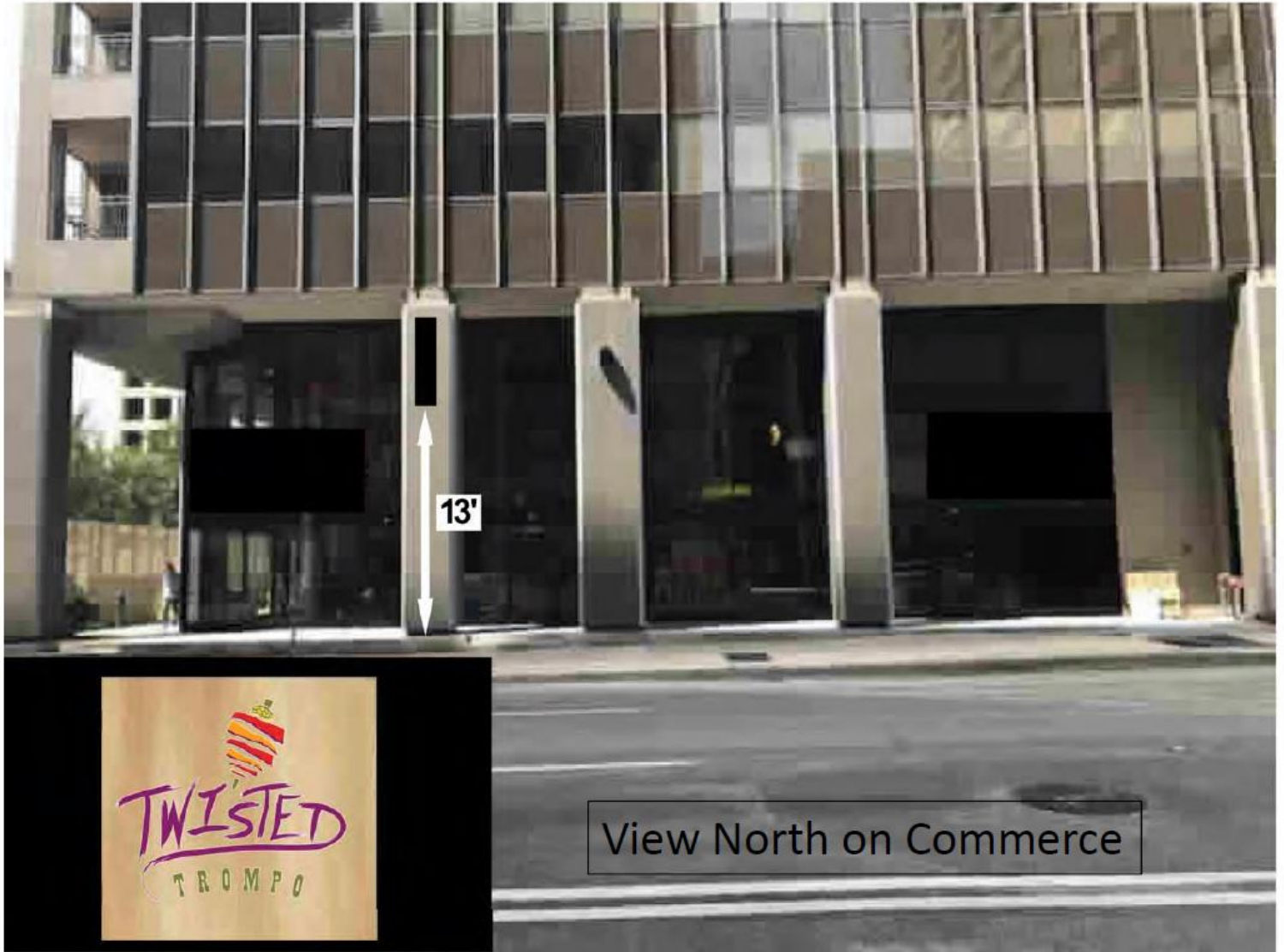
Scope of work:

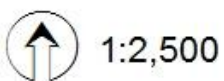
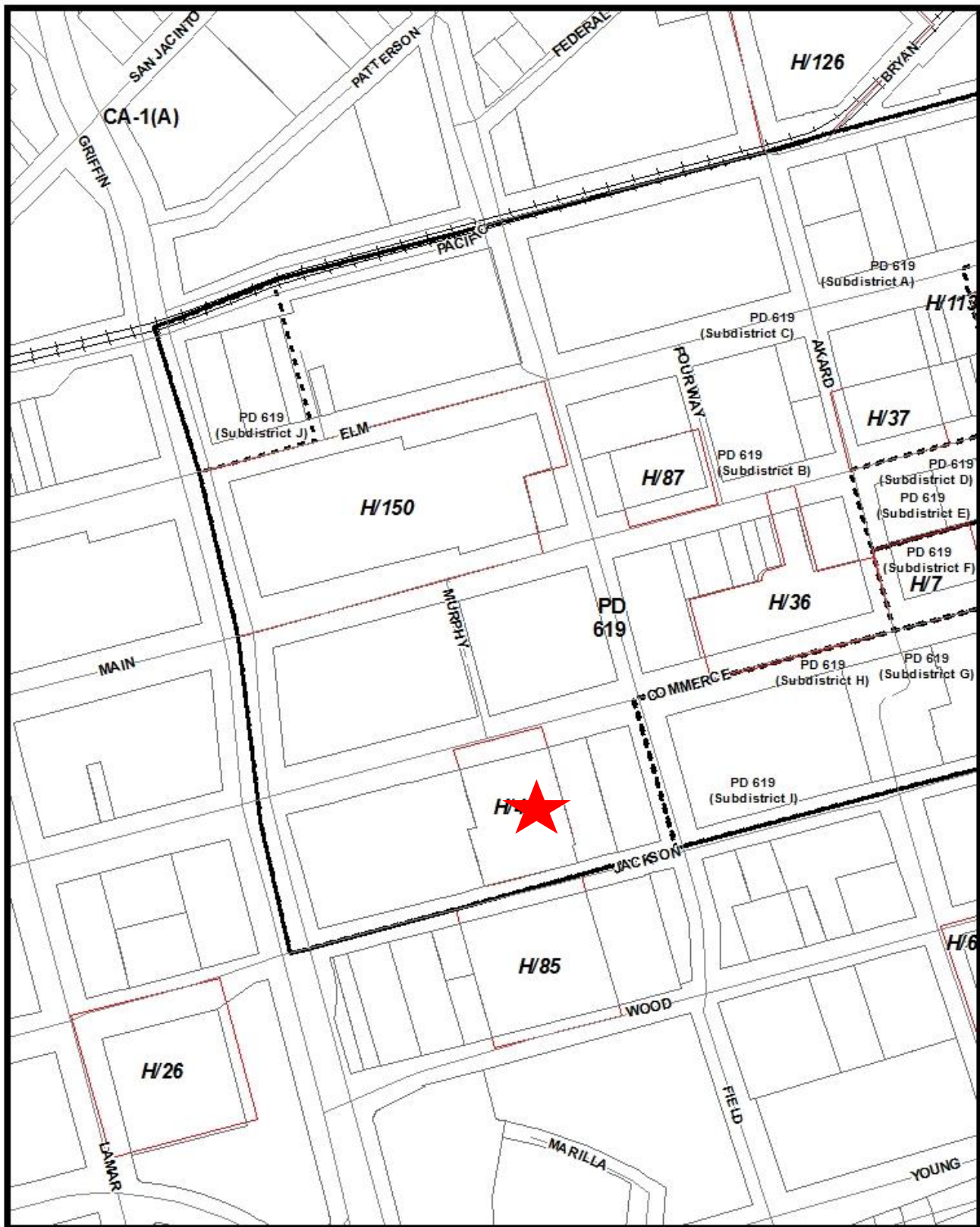
Manufacture & Install one D/F illuminated Blade sign.

- 3/16" White acrylic face
- 3" x .080 Black Aluminum returns
- 1" Metal Black trim-caps
- .72 watts White Samsung LEDS
- 1/4" Thick Aluminum plate with 2"x2" x .125 Alum Sq tube

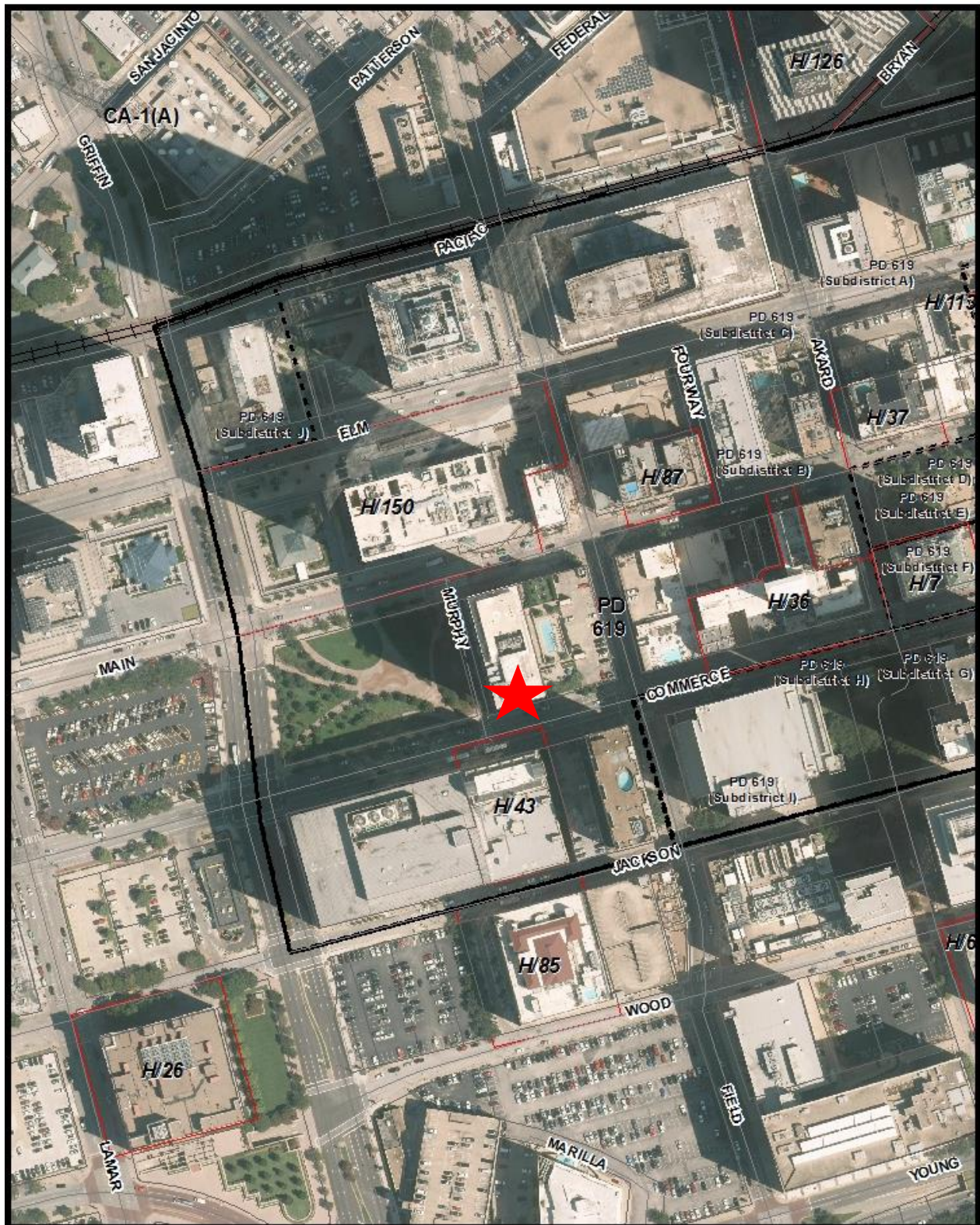








CA 1806080001
Downtown Retail Subdistrict A Subdistrict



1:2,500

CA 1806080001
Downtown Retail Subdistrict A Subdistrict

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

DEEP ELLUM/NEAR EAST SIDE

CASE NUMBER: 1807100007

DATE FILED: October 17, 2018

LOCATION: 2600 Main Street (south elevation)

SIZE OF REQUEST: 109.3 sq. ft.

COUNCIL DISTRICT: 2

ZONING: PD No. 269 (Tract A)

MAPSCO: 46-M

APPLICANT: Curt Horak

CONTRACTOR: Priority Signs and Graphics

OWNER: AP Deep Ellum, LLC

TENANT: Punch Bowl Social

REQUEST: An application for a Certificate of Appropriateness for a 109.3 square-foot attached sign (south elevation).

SUMMARY: The applicant will construct a wall sign which will read "PUNCH BOWL SOCIAL".

SSDAC RECOMMENDATION: Approval with a condition

STAFF RECOMMENDATION: Approval

BACKGROUND:

- The subject site is located in the Deep Ellum/Near East Side SPSP.
- The request is for a flat attached sign.
- The proposed sign must be considered by the SSDAC since it is an attached sign over 50 square feet.
- Signage is proposed to have LED illuminated channel letters with the business's name – PUNCH BOWL SOCIAL.
- Construction of the proposed flat attached sign is in accordance with SPSP regulations and meets the requirements of the Dallas City Code per Section 51A-7.103, Section 51A-7.1305, and Section 51A-7.1306:

(1) Flat attached sign means an attached sign projecting 18 inches or less from a building and parallel to the building facade. (*The sign projects less than 12 inches*).

(2) The maximum effective area of all signs combined on a premise is 10 percent of the total area of all building facades facing public right-of-way that is adjacent to the premise. (*The total area of all facades facing a ROW is 9,504 square feet, therefore there is 950.4 square feet allowed for signs; the total area proposed for all signs on the site is 649.6 square feet*).

(3) Attached signs in general may not be located less than two feet from the back of a street curb. (*The sign projects less than 12 inches from the wall of the structure*).

Case Number: 1807100007

Owners/Officers

Punch Bowl Social – Robert Thompson, owner and officer

AP Deep Ellum, LLC - Welch Liles, owner of building

SSDAC ACTION
NOVEMBER 13, 2018

MOTION: It was moved to approve a 109.3-square foot attached sign 2600 Main Street (south elevation) with the following condition imposed: the sign must match that what is represented in the applicant's submitted photo montage in the case report.

Maker: Dumas
Second: Hardin
Result: Carried: 4 to 0

For: 4 - Peardon, Hardin, Dumas, and Webster
Against: 0
Absent: 0
Conflict: 0

Speakers – Curt Horak of Priority Signs and Graphics

DATE: 6/6/2018

APPLICATION TYPE

PERMIT ☒ CO ☐

OTHER ☐ EXPRESS ☐



City of Dallas

JOB NO: (OFFICE USE ONLY)

PERMIT NO: (OFFICE USE ONLY)
1807104003

HEALTH REVIEW (Restaurants/Food Service) ☐

BUILDING INSPECTION APPLICATION

STREET ADDRESS OF PROPOSED PROJECT 2600 Main Street		SUITE/BLDG/FLOOR NO		USE OF PROPERTY Arcade/Restaurant	
OWNER/TENANT Punch Bowl Social	ADDRESS 2600 Main Street	CITY Dallas	STATE Texas	ZIP CODE 75226	
DBA (IF APPLICABLE)		E-MAIL ADDRESS (MAY BE USED FOR OFFICIAL COMMUNICATION)			
APPLICANT Curt Horak		CONTR NO	COMPANY NAME Priority Signs and Graphics		
ADDRESS 1010 E Dallas Road, Suite 100	CITY Grapevine	STATE Texas	ZIP CODE 76051	PHONE NO (817) 260-0700	FAX NO
DESCRIPTION OF PROPOSED PROJECT exterior south		VALUATION (\$)	NEW CONST 1,500		CONST AREA (sq ft) 109.3
SIGN # 5			REMODEL		
			TOTAL VALUATION 1,500.00		
			TOTAL AREA 109.3		
ALL FOOD SERVICE ESTABLISHMENTS REQUIRE A GREASE INTERCEPTOR INSTALLED ONSITE. CHECK BOX IF THERE IS ONE LOCATED ON THE PROPERTY. <input type="checkbox"/>					
PLEASE INDICATE ALL TYPES OF WORK THAT WILL BE PART OF THIS PROJECT BY CHECKING THE APPROPRIATE BOX AND PROVIDE CONTRACTOR/SUBCONTRACTOR INFORMATION ON THE BACK OF THIS FORM. NOTE: AN AFFIDAVIT IS REQUIRED FOR THE SALE OR SERVING OF ALCOHOL.					
<input type="checkbox"/> BUILDING <input type="checkbox"/> PLUMBING <input type="checkbox"/> FENCE <input type="checkbox"/> DRIVE APPROACH <input type="checkbox"/> BACKFLOW <input type="checkbox"/> BARRICADE <input type="checkbox"/> ELECTRICAL <input type="checkbox"/> FIRE SPRKLR <input checked="" type="checkbox"/> SIGN <input type="checkbox"/> SWIMMING POOL <input type="checkbox"/> CUSTOMER SVC <input type="checkbox"/> GREEN BUILDING/LEED <input type="checkbox"/> MECHANICAL <input type="checkbox"/> FIRE ALARM <input type="checkbox"/> LANDSCAPE <input type="checkbox"/> LAWN SPRINKLER <input type="checkbox"/> FLAMMABLE LIQUID <input type="checkbox"/> OTHER:					

WILL ALCOHOL BE SOLD/SERVED? ☐ YES ☐ NO PERSONAL SERVICE LICENSE REQUIRED FOR THE PROPOSED USE? ☐ YES ☐ NO

WILL THERE BE A DANCE FLOOR? ☐ YES ☐ NO ARE POTENTIALLY HAZARDOUS FOODS/OPEN FOODS BEING SOLD? ☐ YES ☐ NO

I HAVE CAREFULLY READ THE COMPLETED APPLICATION AND KNOW THE SAME IS TRUE AND CORRECT AND HEREBY AGREE THAT IF A PERMIT IS ISSUED ALL PROVISIONS OF THE CITY ORDINANCES AND STATE LAWS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT. I AM THE OWNER OF THE PROPERTY OR THE DULY AUTHORIZED AGENT. PERMISSION IS HEREBY GRANTED TO ENTER PREMISES AND MAKE ALL INSPECTIONS. I ALSO AFFIRM THAT THE EMAIL ADDRESS GIVEN ABOVE MAY BE USED FOR OFFICIAL COMMUNICATION CONCERNING THIS APPLICATION AND PERMIT.

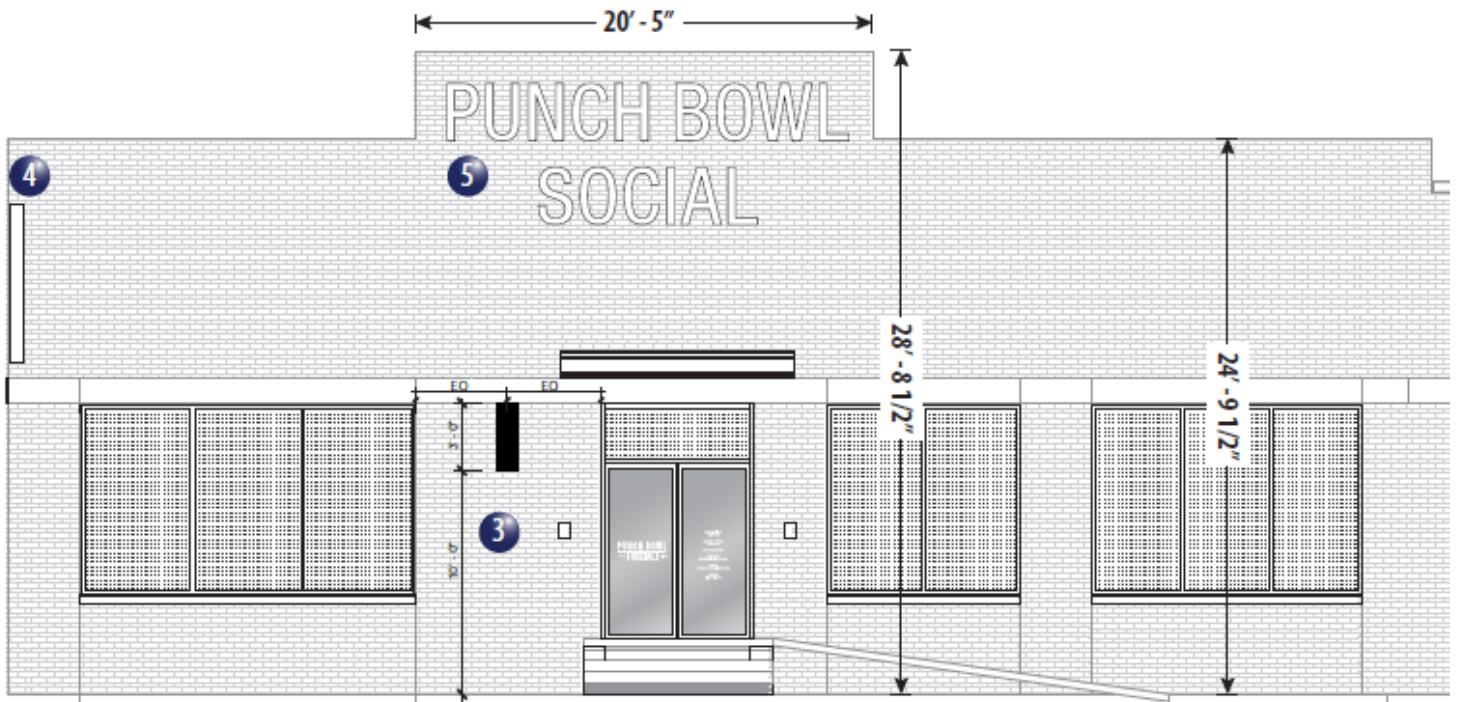
APPLICANT SIGNATURE

Curt Horak

FOR OFFICE USE ONLY

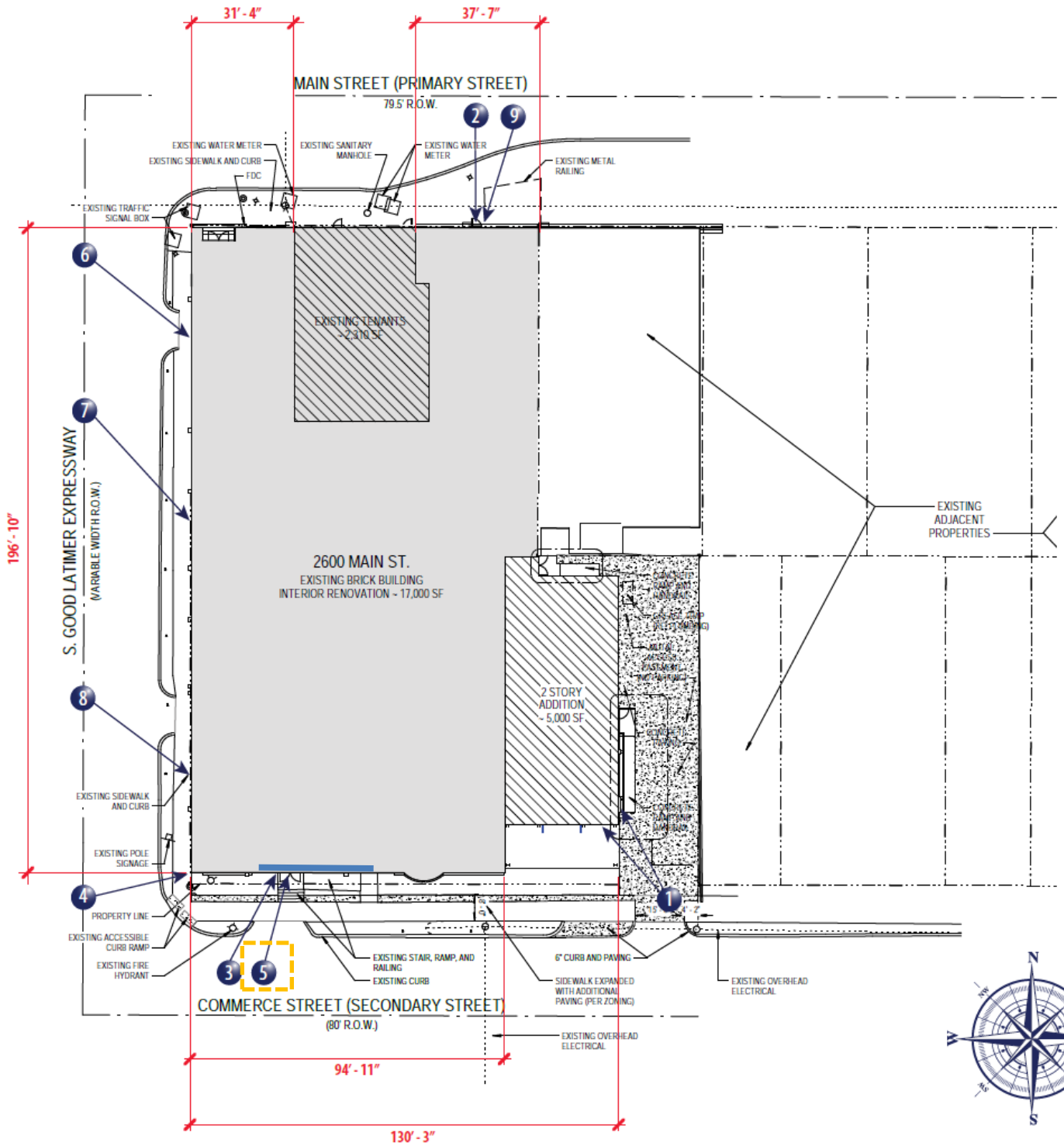
ZONING				BUILDING		MISCELLANEOUS	
LAND USE	TYPE OF WORK	BASE ZONING	PD	CONSTRUCTION TYPE	OCCUPANCY	ACTIVITY	OWN
LOT	BLOCK	REQUIRED PARKING	PROPOSED PARKING	SPRINKLER	OCCUPANT LOAD	FLOOD PLAIN	AIRPORT
LOT AREA	BDA	SUP	RAR	STORIES	DWELLING UNITS	SPECIAL INSPECTIONS	HISTORICAL
DIR	EARLY RELEASE	DEED RESTRICTION	PARKING AGREEMENT	NUMBER BEDROOMS	NUMBER BATHROOMS	DRY	LL
ROUTE TO	REVIEWER	DATE	APPLICATION REMARKS			FEE CALCULATIONS (\$)	
PRE-SCREEN	7/10/18		PRE-INSPECTION			PERMIT FEE	
ZONING						SURCHARGE	
BUILDING						PLAN REVIEW FEE	
ELECTRICAL						PREQUALIFICATION REVIEW FEE	
PLUMBING/MECHANICAL			APPLICATION COMPLETED 10/17/18			EXPRESS PLAN REVIEW	
GREEN BUILDING			SPS Q # 1807100007			HOURLY FEE TOTAL	
HEALTH			DEEP ELLUM EAST SIDE			HEALTH PERMIT FEE	
HISTORICAL/CONS DIST			51A-7.1305 (b) ; 51A-7.1306 (a)			OTHER FEES	
PUBLIC WORKS			51A-7.505 (3)(A) > 50 #			OTHER FEES	
WATER						OTHER FEES	
FIRE						TOTAL FEES	
LANDSCAPING						\$	
AVIATION							
OTHER:							

Original
South elevation

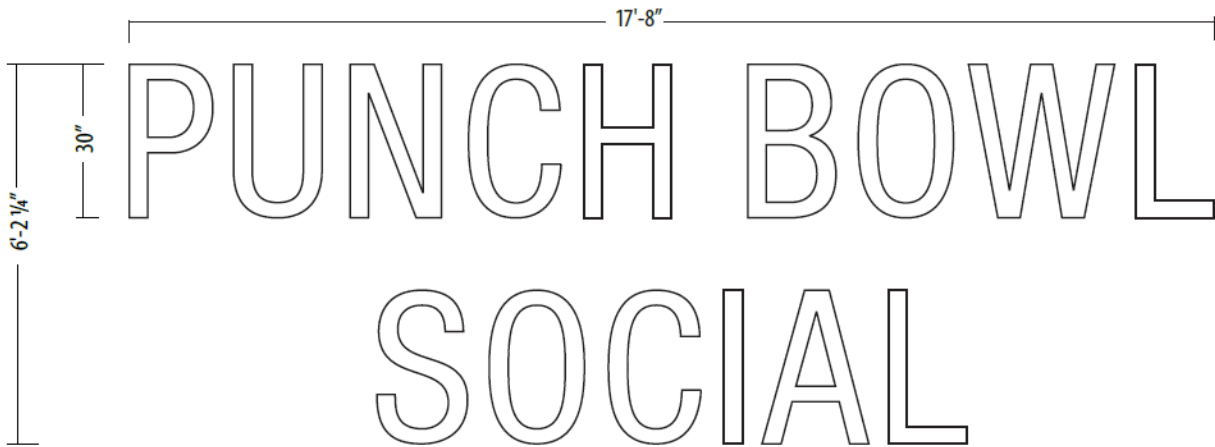


SOUTH ELEVATION

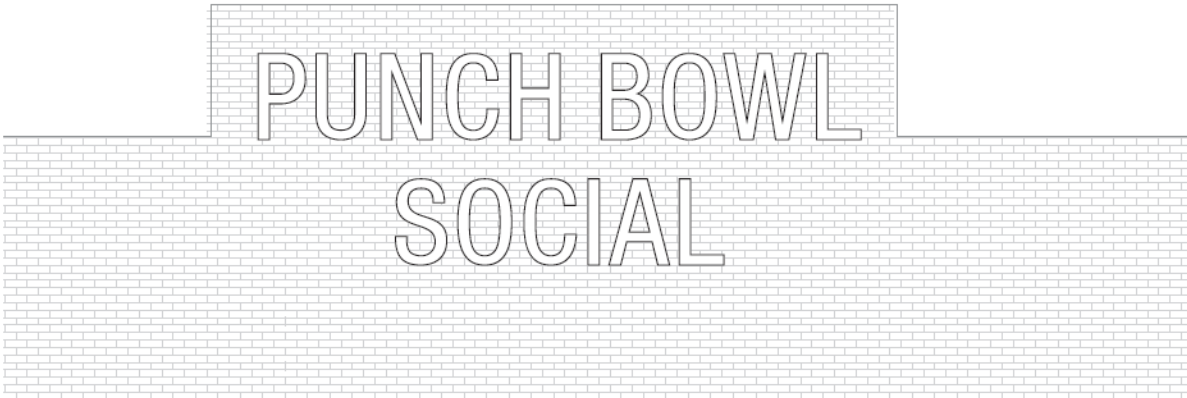
South elevation



South elevation



SOUTH EXTERIOR





REVISED SOUTH ELEVATION

5

EXTERIOR SOUTH CHANNEL LETTERS W/ LED (POWER REQUIRED)

"PUNCH BOWL SOCIAL"

FACE-LIT, TRIMLESS CHANNEL LETTERS W/ WHITE LEDS:

RACEWAY-MOUNTED FLUSH TO FRONT OF AWNING

SIZE: 30" TALL LETTERS, 5" DEEP

FONT: HELVETICA MD CONDENSED

RETURNS: .063" ALUMINUM W/ VINYL GRAPHIC* APPLIED AROUND LETTER.

*ARTWORK TO BE PROVIDED.

FACES: 3/8" WHITE ACRYLIC WITH 1/4" DEEP ROUTED EDGE AROUND PERIMETER

LIGHTING: TRUE WHITE PLED QUIK MOD2 LEDS

INTEGRATED DIMMER CONTROL INCLUDED

POWER DRAW: 3.6A

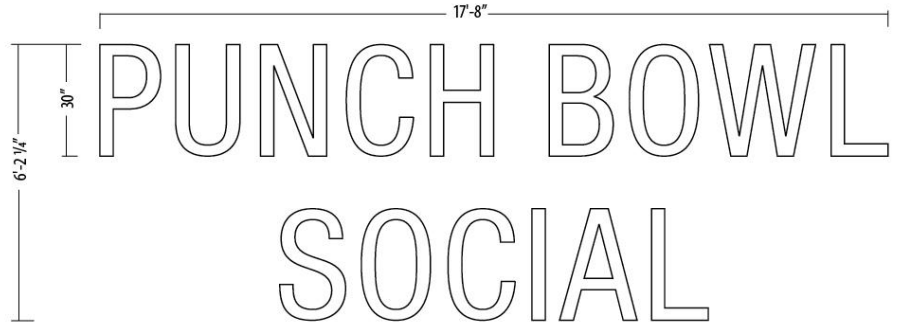
POWER SUPPLIES: MEANWELL 60W/120V REMOTE POWER SUPPLIES

REQUIRED DEDICATED CIRCUITS: ONE (1) 20AMP / 120 VOLT

LISTED DISCONNECT SWITCH: TRANSCO TOGGLE SWITCH w/ WEATHERPROOF BOOT

MOUNTING: FLUSH-MOUNTED TO BRICK WALL, CENTERED ON BUILDING.

NOTE: SIGN TO BE UL LISTED AND BEAR UL LABEL.



SOUTH EXTERIOR



Texas Custom
SIGNS

2007 Windy Terrace, Suite A
Cedar Park, Texas 78613
Ph: 512-401-6500 Fax: 512-401-6502
www.texascustomsigns.com

UL LISTED
TSCL# 18361



Signs will be manufactured with 120 Volts A/C. All Primary electrical service to the sign is the responsibility of the buyer. This sign is intended to be installed in accordance with the requirements of Article 600 of the NEC and/or other applicable local codes. All bonding & grounding must be done by a qualified, licensed electrician and in accordance with UL Article 600 of the National Electrical Code (NEC). This is an original un-published drawing created by Texas Custom Signs, unless otherwise indicated. It is submitted for your personal use in regards to the project being considered. You are not to show these drawings to anyone outside your organization, nor can you use, reproduce, copy, or otherwise exhibit them in any fashion not directly related to the project being planned and produced by TCS.

Revision/Date Changes:

Revision/Date	Changes:

Client Name: PBS : Dallas
Address: 2600 Main Street, Dallas, TX
Start Date: 4.30.18
Filename: PBS_Dallas_Exterior.ai
Page: 6 of 11
Project Manager: Kevin Hull
kevin@texascustomsigns.com

Client Approval _____ Date _____
*Production will not begin without authorized signature from client.

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South elevation

5

EXTERIOR SOUTH CHANNEL LETTERS W/ LED (POWER REQUIRED)

"PUNCH BOWL SOCIAL"

FACE-LIT, TRIMLESS CHANNEL LETTERS W/ WHITE LEDs:

RACEWAY-MOUNTED FLUSH TO FRONT OF AWNING

SIZE: 30" TALL LETTERS. 5" DEEP

FONT: HELVETICA MD CONDENSED

RETURNS: .063" ALUMINUM W/ VINYL GRAPHIC* APPLIED AROUND LETTER.

*ARTWORK TO BE PROVIDED.

FACES: 3/8" WHITE ACRYLIC WITH 1/4" DEEP ROUTED EDGE AROUND PERIMETER

LIGHTING: TRUE WHITE PLED QUIK MOD2 LEDs

INTEGRATED DIMMER CONTROL INCLUDED

POWER DRAW: 3.6A

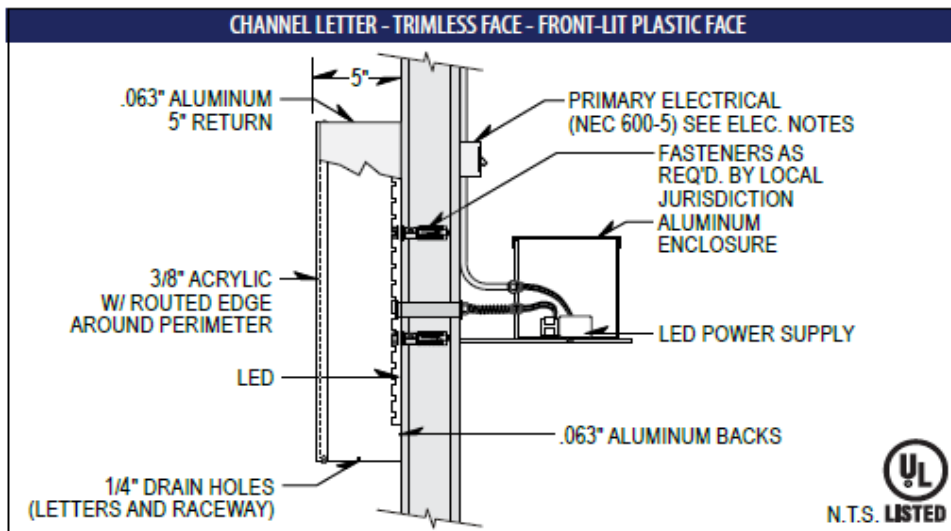
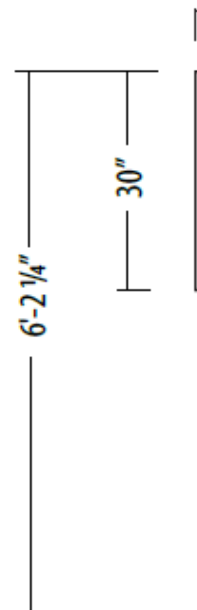
POWER SUPPLIES: MEANWELL 60W/120V REMOTE POWER SUPPLIES

REQUIRED DEDICATED CIRCUITS: ONE (1) 20AMP / 120 VOLT

LISTED DISCONNECT SWITCH: TRANSCO TOGGLE SWITCH w/ WEATHERPROOF BOOT

MOUNTING: FLUSH-MOUNTED TO BRICK WALL, CENTERED ON BUILDING.

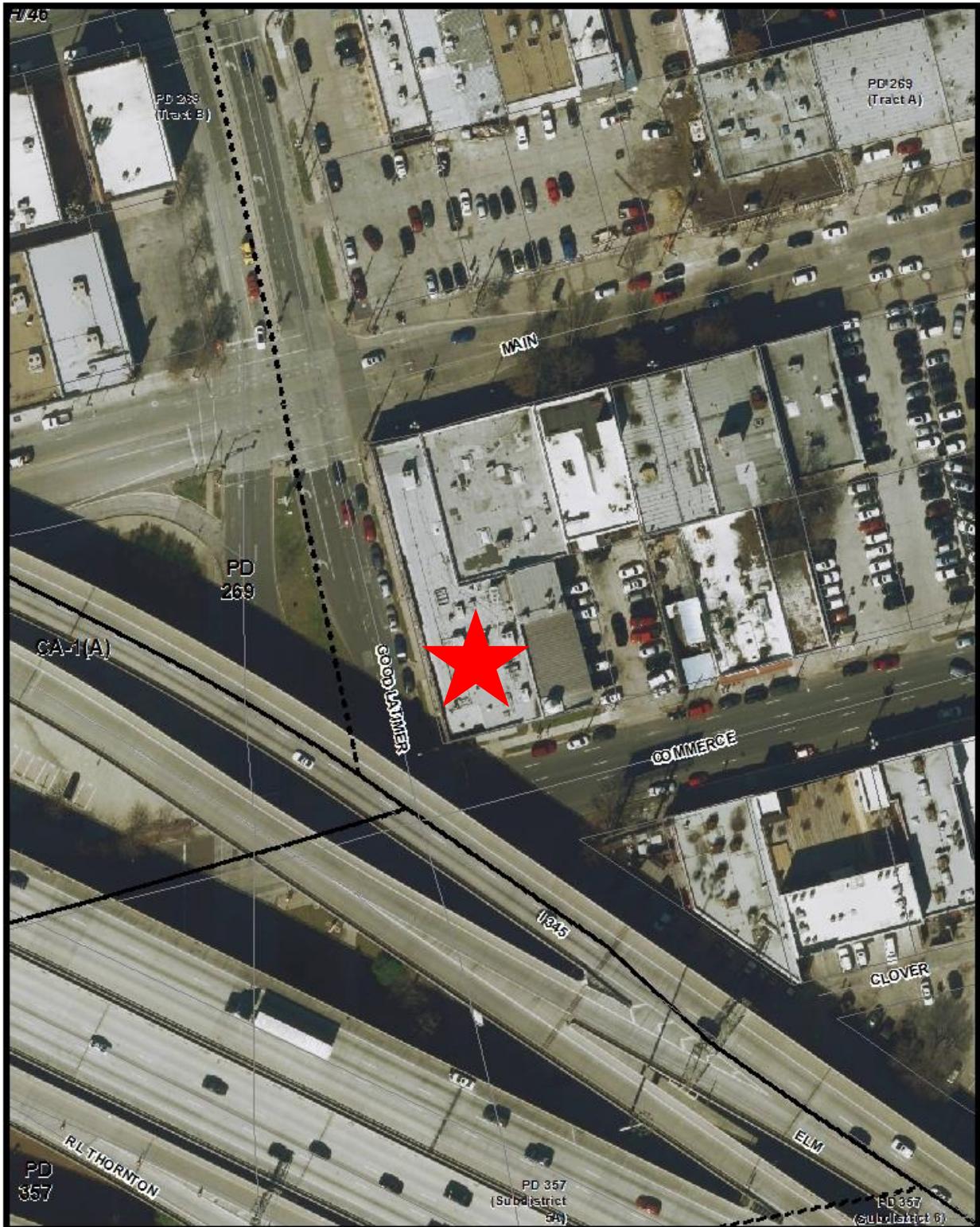
NOTE: SIGN TO BE UL LISTED AND BEAR UL LABEL.



TOTAL LINEAR FOOTAGE OF BUILDING:	396 FT
HEIGHT OF BUILDING:	24 FT
TOTAL EXTERIOR SURFACE AREA:	9,504 SQ. FT
ALLOWABLE SF. (10% OF TOTAL SURFACE AREA):	950.4 SQ. FT

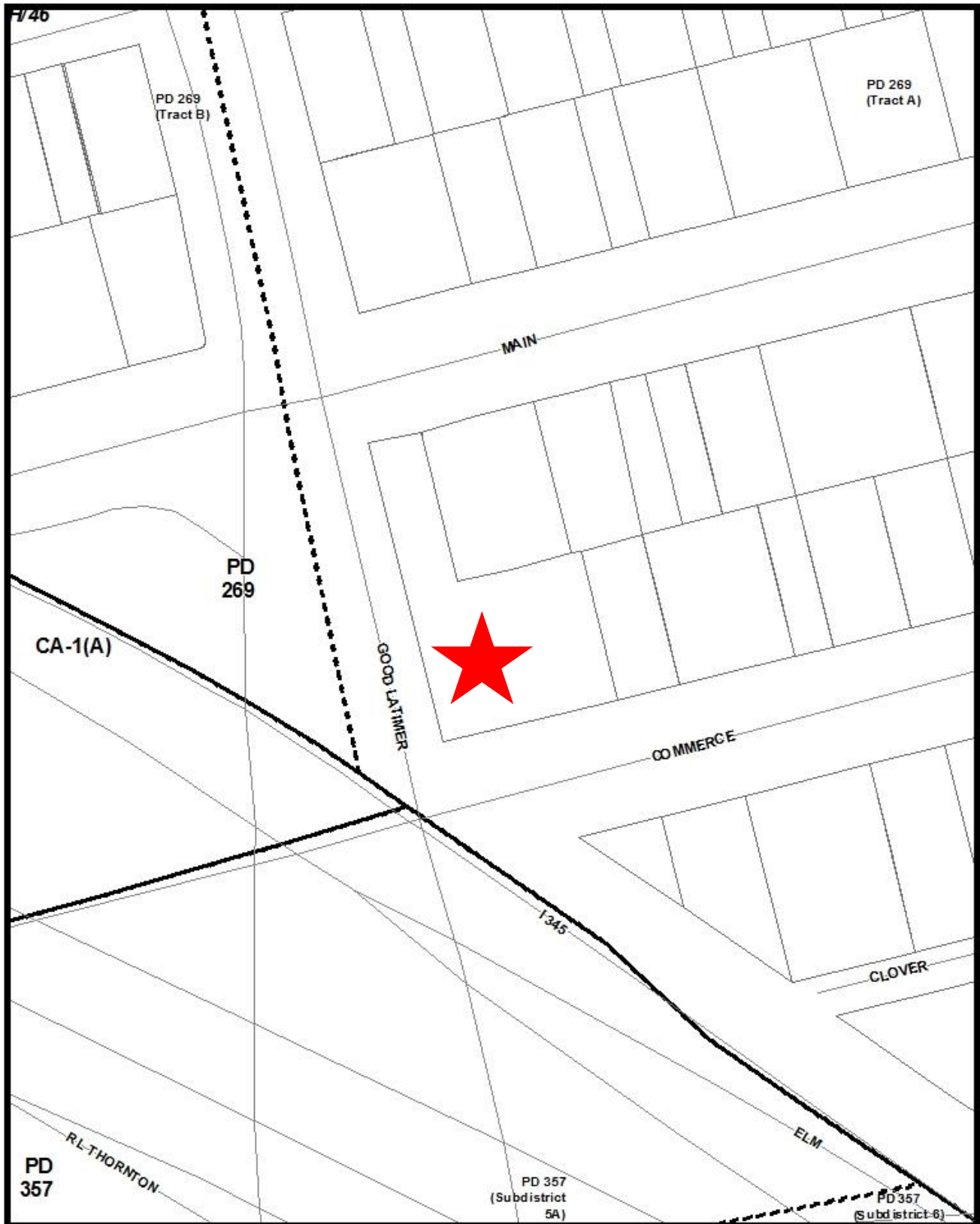
SIGN 1:	43.6 SQ. FT
SIGN 2:	32.5 SQ. FT
SIGN 3:	6 SQ. FT
SIGN 4:	20.4 SQ. FT
SIGN 5:	109.3 SQ. FT
SIGN 6:	144 SQ. FT
SIGN 7:	144 SQ. FT
SIGN 8:	144 SQ. FT
SIGN 9:	5.8 SQ. FT

TOTAL SQ. FOOTAGE OF SIGNS:	649.6 SQ. FT
------------------------------------	---------------------



1:962

CA 1807100007, CA180710025-27
Deep Ellum/Near East Side SPSP



1:962

CA 1807100007, CA180710025-27
Deep Ellum/Near East Side SPSD

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

DEEP ELLUM/NEAR EAST SIDE

CASE NUMBER: 1807100025

DATE FILED: October 17, 2018

LOCATION: 2600 Main Street (west elevation)

SIZE OF REQUEST: 144 sq. ft.

COUNCIL DISTRICT: 2

ZONING: PD No. 269 (Tract A)

MAPSCO: 46-M

APPLICANT: Curt Horak

CONTRACTOR: Priority Signs and Graphics

OWNER: AP Deep Ellum, LLC

TENANT: Punch Bowl Social

REQUEST: An application for a Certificate of Appropriateness for a 144 square-foot attached sign (west elevation).

SUMMARY: The applicant will construct a wall sign which will read "EAT".

SSDAC RECOMMENDATION: Approval with a condition

STAFF RECOMMENDATION: Approval

BACKGROUND:

- The subject site is located in the Deep Ellum/Near East Side SPSD.
- The request is for a flat attached sign.
- The proposed sign must be considered by the SSDAC since it is an attached sign over 50 square feet.
- Signage is proposed to be a non-illuminated painted sign that with the word "EAT".
- Construction of the proposed flat attached sign is in accordance with SPSP regulations and meets the requirements of the Dallas City Code per Section 51A-7.103, Section 51A-7.1305, and Section 51A-7.1306:
 - (1) Flat attached sign means an attached sign projecting 18 inches or less from a building and parallel to the building facade. (*The sign projects less than 12 inches*).
 - (2) The maximum effective area of all signs combined on a premise is 10 percent of the total area of all building facades facing public right-of-way that is adjacent to the premise. (*The total area of all facades facing a ROW is 9,504 square feet, therefore there is 950.4 square feet allowed for signs; the total area proposed for all signs on the site is 649.6 square feet*).
 - (3) Attached signs in general may be not be located less than two feet from the back of a street curb. (*The sign projects less than 12 inches from the wall of the structure*).

Case Number: 1807100025

Owners/Officers

Punch Bowl Social – Robert Thompson, owner and officer

AP Deep Ellum, LLC - Welch Liles, owner of building

SSDAC ACTION
NOVEMBER 13, 2018

MOTION: It was moved to approve a 144 square foot attached sign 2600 Main Street (west elevation) with the following condition imposed: the sign must match that what is represented in the applicant's submitted photo montage in the case report.

Maker: Dumas
Second: Hardin
Result: Carried: 4 to 0

For: 4 - Peardon, Hardin, Dumas, and Webster
Against: 0
Absent: 0
Conflict: 0

Speakers – Curt Horak of Priority Signs and Graphics

DATE:	6/6/2018
APPLICATION TYPE	
PERMIT	<input checked="" type="radio"/> CO <input type="radio"/>
OTHER	<input type="radio"/> EXPRESS <input type="radio"/>



City of Dallas

BUILDING INSPECTION APPLICATION

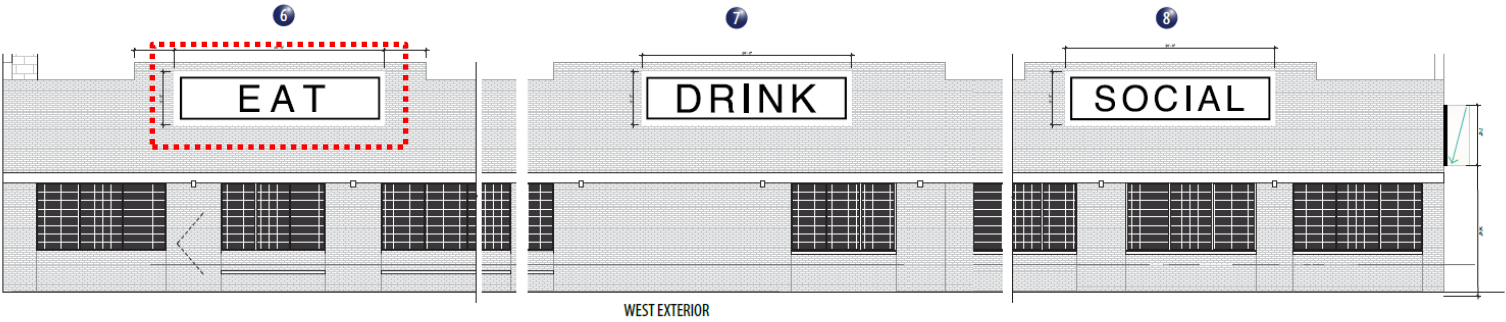
JOB NO: (OFFICE USE ONLY)
PERMIT NO: (OFFICE USE ONLY)
1807104005
HEALTH REVIEW (Restaurants/Food Service) <input type="checkbox"/>

STREET ADDRESS OF PROPOSED PROJECT 2600 Main Street		SUITE/BLDG/FLOOR NO		USE OF PROPERTY Arcade/Restaurant	
OWNER/TENANT Punch Bowl Social	ADDRESS 2600 Main Street	CITY Dallas	STATE Texas	ZIP CODE 75226	
DBA (IF APPLICABLE)		E-MAIL maddie@prioritysignsandgraphics.com			
APPLICANT Curt Horak	CONTR NO	COMPANY NAME Priority Signs and			
ADDRESS 1010 E Dallas Road, Suite 100	CITY Grapevine	STATE Texas	ZIP CODE 76051	PHONE NO (817) 260-0700	FAX NO
DESCRIPTION OF PROPOSED PROJECT signed "ghost graphics" - Eat		VALUATION (\$)		NEW CONST 1,500	
				REMODEL	
				TOTAL VALUATION 1,500.00	
				CONST AREA (sq ft) 1,500	
				NEW CONST X 144	
				REMODEL	
				LEASE	
				TOTAL AREA X 144	
ALL FOOD SERVICE ESTABLISHMENTS REQUIRE A GREASE INTERCEPTOR INSTALLED ON-SITE. CHECK BOX IF THERE IS ONE LOCATED ON THE PROPERTY. <input type="checkbox"/>					
PLEASE INDICATE ALL TYPES OF WORK THAT WILL BE PART OF THIS PROJECT BY CHECKING THE APPROPRIATE BOX AND PROVIDE CONTRACTOR/SUBCONTRACTOR INFORMATION ON THE BACK OF THIS FORM. NOTE: AN AFFIDAVIT IS REQUIRED FOR THE SALE OR SERVING OF ALCOHOL.					
<input type="checkbox"/> BUILDING	<input type="checkbox"/> PLUMBING	<input type="checkbox"/> FENCE	<input type="checkbox"/> DRIVE APPROACH	<input type="checkbox"/> BACKFLOW	<input type="checkbox"/> BARRICADE
<input type="checkbox"/> ELECTRICAL	<input type="checkbox"/> FIRE SPRKLR	<input checked="" type="checkbox"/> SIGN	<input type="checkbox"/> SWIMMING POOL	<input type="checkbox"/> CUSTOMER SVC	<input type="checkbox"/> GREEN BUILDING/LEED
<input type="checkbox"/> MECHANICAL	<input type="checkbox"/> FIRE ALARM	<input type="checkbox"/> LANDSCAPE	<input type="checkbox"/> LAWN SPRINKLER	<input type="checkbox"/> FLAMMABLE LIQUID	<input type="checkbox"/> OTHER:
WILL ALCOHOL BE SOLD/SERVED? <input type="radio"/> YES <input type="radio"/> NO		PERSONAL SERVICE LICENSE REQUIRED FOR THE PROPOSED USE? <input type="radio"/> YES <input type="radio"/> NO			
WILL THERE BE A DANCE FLOOR? <input type="radio"/> YES <input type="radio"/> NO		ARE POTENTIALLY HAZARDOUS FOODS/OPEN FOODS BEING SOLD? <input type="radio"/> YES <input type="radio"/> NO			
I HAVE CAREFULLY READ THE COMPLETED APPLICATION AND KNOW THE SAME IS TRUE AND CORRECT AND HEREBY AGREE THAT IF A PERMIT IS ISSUED ALL PROVISIONS OF THE CITY ORDINANCES AND STATE LAWS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT. I AM THE OWNER OF THE PROPERTY OR THE DULY AUTHORIZED AGENT. PERMISSION IS HEREBY GRANTED TO ENTER PREMISES AND MAKE ALL INSPECTIONS. I ALSO AFFIRM THAT THE EMAIL ADDRESS GIVEN ABOVE MAY BE USED FOR OFFICIAL COMMUNICATION CONCERNING THIS APPLICATION AND PERMIT.				APPLICANT SIGNATURE Curt Horak	

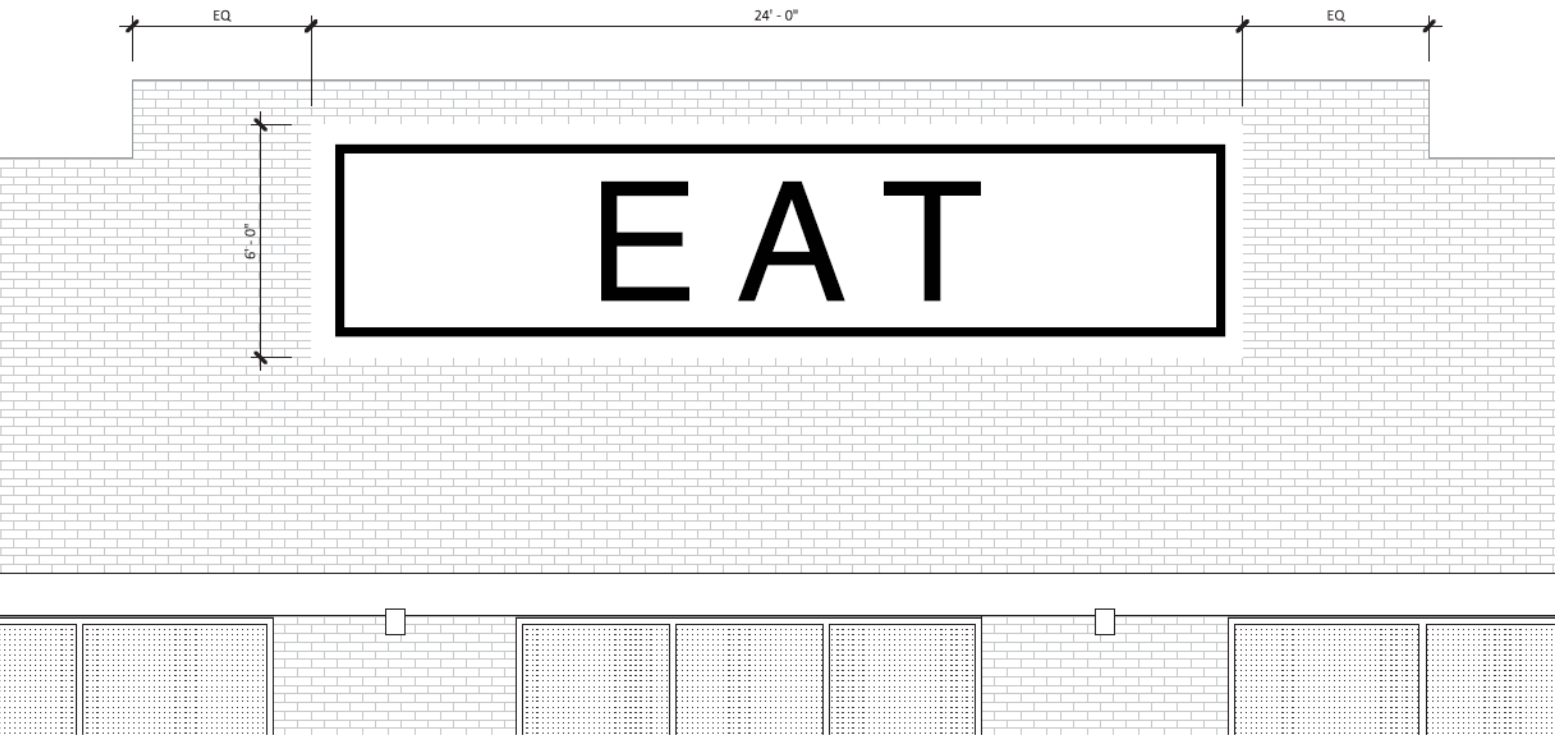
FOR OFFICE USE ONLY

ZONING				BUILDING		MISCELLANEOUS	
LAND USE	TYPE OF WORK	BASE ZONING	PD	CONSTRUCTION TYPE	OCCUPANCY	ACTIVITY	OWN
LOT	BLOCK	REQUIRED PARKING	PROPOSED PARKING	SPRINKLER	OCCUPANT LOAD	FLOOD PLAIN	AIRPORT
LOT AREA	BDA	SUP	RAR	STORIES	DWELLING UNITS	SPECIAL INSPECTIONS	HISTORICAL
DIR	EARLY RELEASE	DEED RESTRICTION	PARKING AGREEMENT	NUMBER BEDROOMS	NUMBER BATHROOMS	DRY	LL
ROUTE TO	REVIEWER	DATE	APPLICATION REMARKS			FEE CALCULATIONS (\$)	
PRE-SCREEN		7/10/18	Pre-Inspection			PERMIT FEE	
ZONING						SURCHARGE	
BUILDING						PLAN REVIEW FEE	
ELECTRICAL						PREQUALIFICATION REVIEW FEE	
PLUMBING/MECHANICAL			APPLICATION COMPLETED: 10/17/18			EXPRESS PLAN REVIEW	
GREEN BUILDING						HOURLY FEE TOTAL	
HEALTH						HEALTH PERMIT FEE	
HISTORICAL/CONS DIST			SPSD# 1807100025			OTHER FEES	
PUBLIC WORKS						OTHER FEES	
WATER			51A-7.1305 (b); 51A-7.1306 (a)			OTHER FEES	
FIRE						OTHER FEES	
LANDSCAPING			51A-7.505 (3) (A) > 50 ft			TOTAL FEES	
AVIATION						\$	
OTHER:							

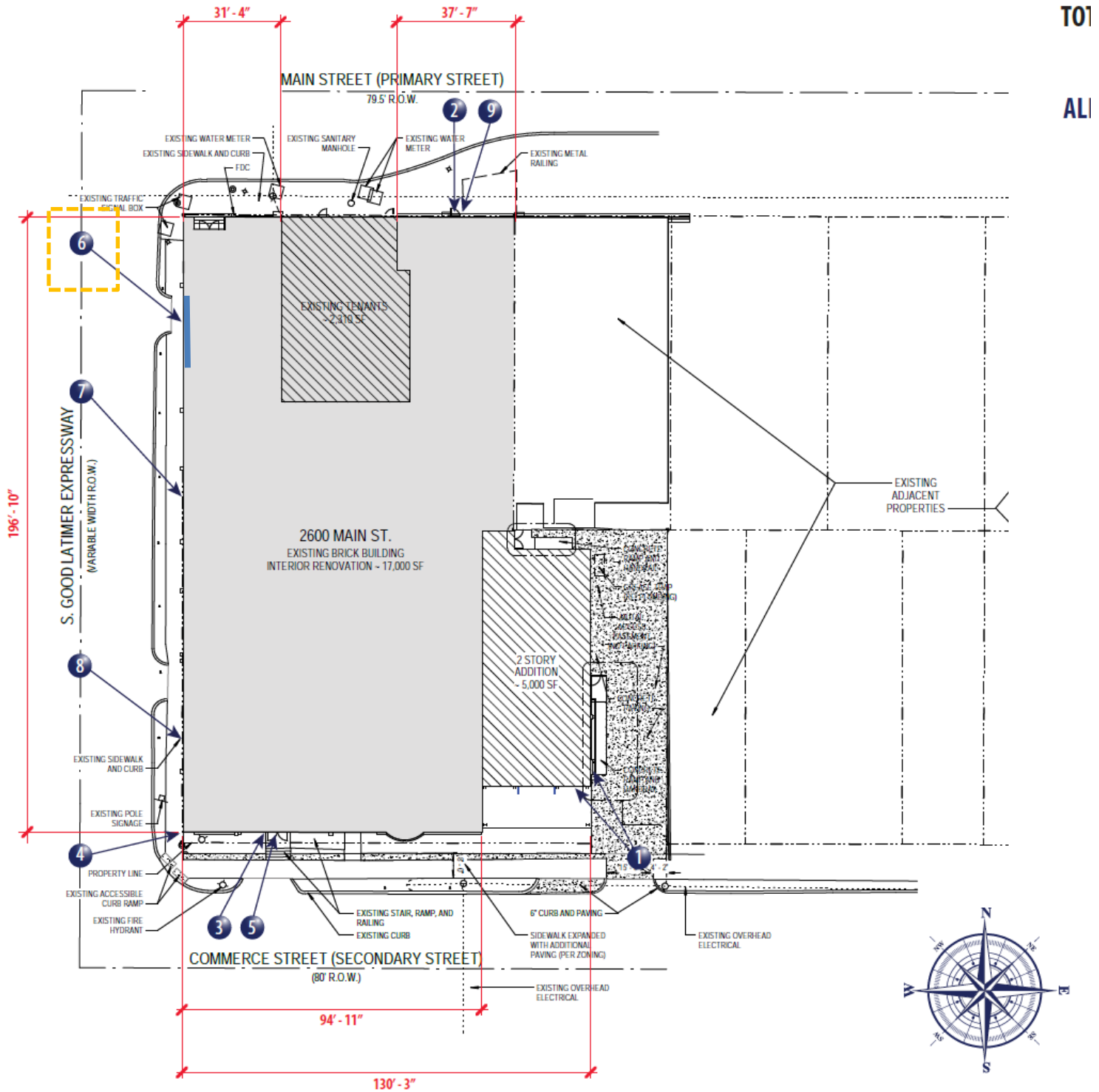
Original west elevation



6



West elevation





Revised west elevation

6 PAINTED "GHOST" GRAPHIC

QTY: 1 - "EAT" - WEST EXTERIOR, LEFT

7 PAINTED "GHOST" GRAPHIC

QTY: 1 - "DRINK" - WEST EXTERIOR, CENTER

8 PAINTED "GHOST" GRAPHIC

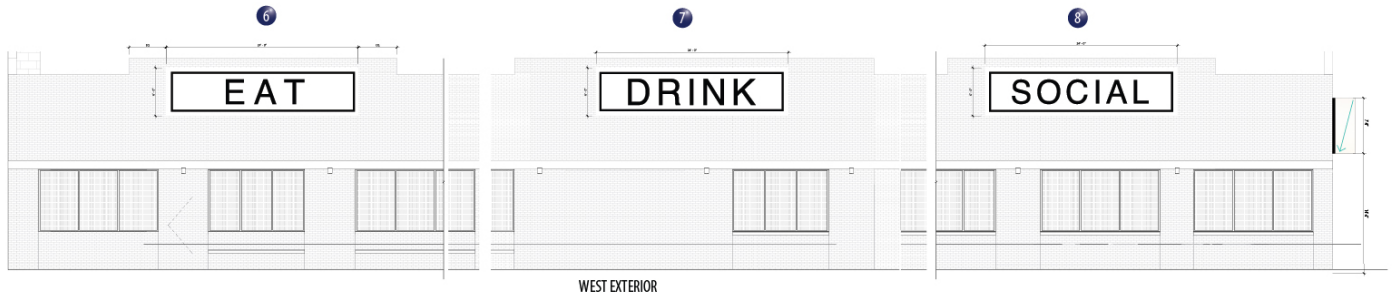
QTY: 1 - "SOCIAL" - WEST EXTERIOR, RIGHT

WHITE PAINTED BACKGROUND, 6'-0" TALL x 24'-0" WIDE
w/ PAINTED BLACK LETTERING / BORDER.
"GHOSTED" FINISH.
NO POWER REQUIRED

EAT

DRINK

SOCIAL



**Texas Custom
SIGNS**
2007 Windy Terrace, Suite A
Cedar Park, Texas 78613
Ph: 512-401-6500 Fax: 512-401-6502
www.texascustomsigns.com



Signs will be manufactured with 120 Volts A/C. All Primary electrical service to the sign is the responsibility of the buyer. This sign is intended to be installed in accordance with the requirements of Article 600 of the NEC and/or other applicable local codes. All bonding & grounding must be done by a qualified, licensed electrician and in accordance with UL Article 600 of the National Electrical Code (NEC). This is an original unpublished drawing created by Texas Custom Signs, unless otherwise indicated. It is submitted for your personal use in regards to the project being considered. You are not to show these drawings to anyone outside your organization, nor can you use, reproduce, copy, or otherwise exhibit them in any fashion not directly related to the project being planned and produced by TCS.

Revision	Date	Changes

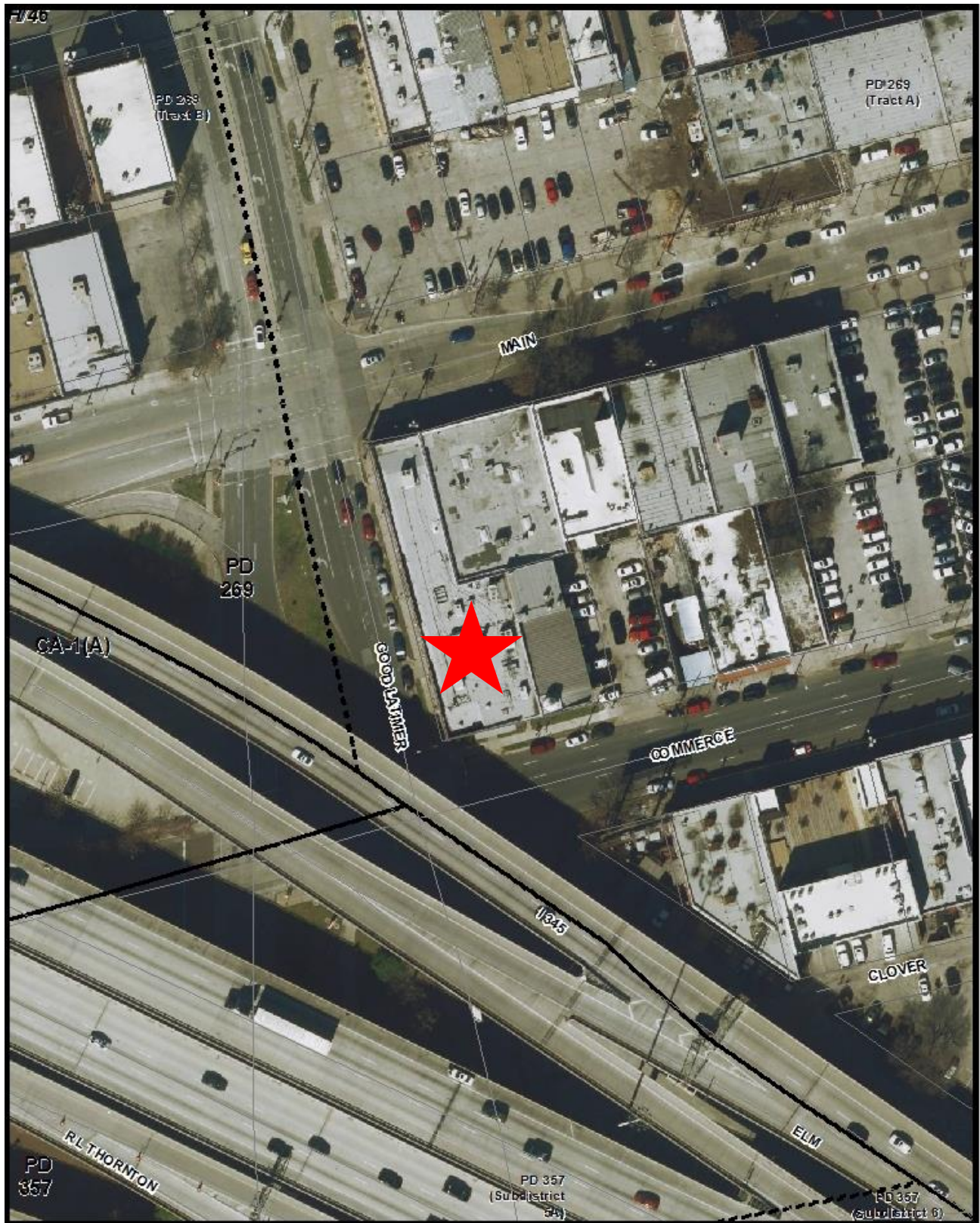
Client Name: PBS - Dallas
Address: 2600 Main Street, Dallas, TX
Start Date: 4.30.18
Filename: PBS_Dallas_Exterior.ai
Page: 7 of 11
Project Manager: Kevin Hull
kevin@texascustomsigns.com

Client Approval _____ Date _____
*Production will not begin without authorized signature from client.

TOTAL LINEAR FOOTAGE OF BUILDING:	396 FT
HEIGHT OF BUILDING:	24 FT
TOTAL EXTERIOR SURFACE AREA:	9,504 SQ. FT
ALLOWABLE SF. (10% OF TOTAL SURFACE AREA):	950.4 SQ. FT

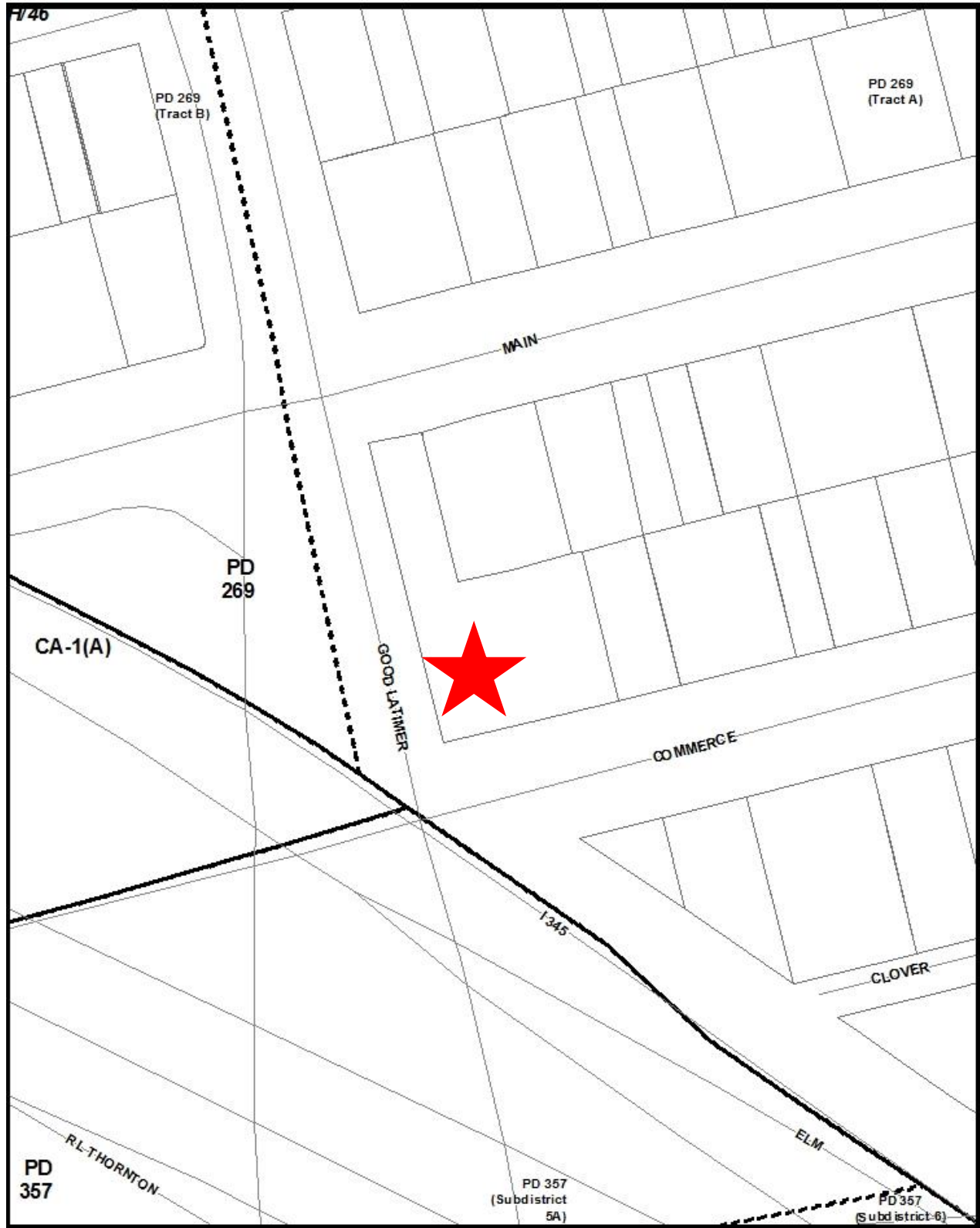
SIGN 1:	43.6 SQ. FT
SIGN 2:	32.5 SQ. FT
SIGN 3:	6 SQ. FT
SIGN 4:	20.4 SQ. FT
SIGN 5:	109.3 SQ. FT
SIGN 6:	144 SQ. FT
SIGN 7:	144 SQ. FT
SIGN 8:	144 SQ. FT
SIGN 9:	5.8 SQ. FT

TOTAL SQ. FOOTAGE OF SIGNS:	649.6 SQ. FT
------------------------------------	---------------------



1:962

CA 1807100007, CA180710025-27
Deep Ellum/Near East Side SPD



1:962

CA 1807100007, CA180710025-27
Deep Ellum/Near East Side SPSP

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

DEEP ELLUM/NEAR EAST SIDE

CASE NUMBER: 1807100026

DATE FILED: October 17, 2018

LOCATION: 2600 Main Street (west elevation)

SIZE OF REQUEST: 144 sq. ft.

COUNCIL DISTRICT: 2

ZONING: PD No. 269 (Tract A)

MAPSCO: 46-M

APPLICANT: Curt Horak

CONTRACTOR: Priority Signs and Graphics

OWNER: AP Deep Ellum, LLC

TENANT: Punch Bowl Social

REQUEST: An application for a Certificate of Appropriateness for a 144 square-foot attached sign (west elevation).

SUMMARY: The applicant will construct a wall sign which will read "DRINK".

SSDAC RECOMMENDATION: Approval with a condition

STAFF RECOMMENDATION: Approval

BACKGROUND:

- The subject site is located in the Deep Ellum/Near East Side SPSD.
- The request is for a flat attached sign.
- The proposed sign must be considered by the SSDAC since it is an attached sign over 50 square feet.
- Signage is proposed to be a non-illuminated painted sign that with the word “DRINK”.
- Construction of the proposed flat attached sign is in accordance with SPSP regulations and meets the requirements of the Dallas City Code per Section 51A-7.103, Section 51A-7.1305, and Section 51A-7.1306:
 - (1) Flat attached sign means an attached sign projecting 18 inches or less from a building and parallel to the building facade. (*The sign projects less than 12 inches*).
 - (2) The maximum effective area of all signs combined on a premise is 10 percent of the total area of all building facades facing public right-of-way that is adjacent to the premise. (*The total area of all facades facing a ROW is 9,504 square feet, therefore there is 950.4 square feet allowed for signs; the total area proposed for all signs on the site is 649.6 square feet*).
 - (3) Attached signs in general may be not be located less than two feet from the back of a street curb. (*The sign projects less than 12 inches from the wall of the structure*).

Case Number: 1807100026

Owners/Officers

Punch Bowl Social – Robert Thompson, owner and officer

AP Deep Ellum, LLC - Welch Liles, owner of building

SSDAC ACTION
NOVEMBER 13, 2018

MOTION: It was moved to approve a 144 square foot attached sign 2600 Main Street (west elevation) with the following condition imposed: the sign must match that what is represented in the applicant's submitted photo montage in the case report.

Maker: Dumas
Second: Hardin
Result: Carried: 4 to 0

For: 4 - Peardon, Hardin, Dumas, and Webster
Against: 0
Absent: 0
Conflict: 0

Speakers – Curt Horak of Priority Signs and Graphics

DATE:	6/6/2018
APPLICATION TYPE	
PERMIT	<input checked="" type="radio"/> CO <input type="radio"/>
OTHER	<input type="radio"/> EXPRESS <input type="radio"/>

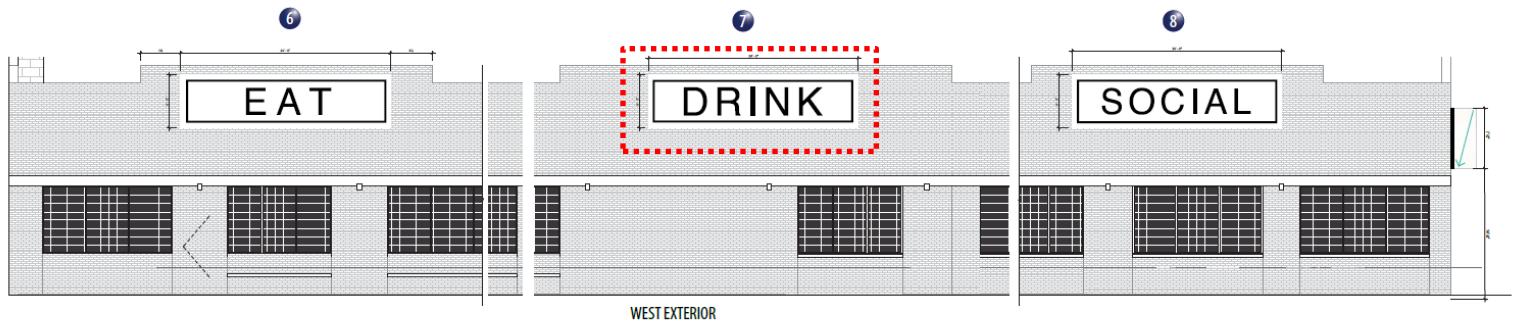


JOB NO: (OFFICE USE ONLY)
PERMIT NO: (OFFICE USE ONLY) 1807107006
HEALTH REVIEW (Restaurants/Food Service) <input type="checkbox"/>

BUILDING INSPECTION APPLICATION

STREET ADDRESS OF PROPOSED PROJECT 2600 Main Street		SUITE/BLDG/FLOOR NO		USE OF PROPERTY Arcade/Restaurant		
OWNER/TENANT Punch Bowl Social	ADDRESS 2600 Main Street	CITY Dallas	STATE Texas	ZIP CODE 75226		
DBA (IF APPLICABLE)		E-MAIL ADDRESS (MAY BE USED FOR OFFICIAL COMMUNICATION)				
APPLICANT Curt Horak	CONTR NO	COMPANY NAME Priority Signs and Graphics				
ADDRESS 1010 E Dallas Road, Suite 100	CITY Grapevine	STATE Texas	ZIP CODE 76051	PHONE NO (817) 260-0700	FAX NO	
DESCRIPTION OF PROPOSED PROJECT painted "ghost graphics" - Drink		VALUATION (\$)	NEW CONST	1,500	NEW CONST	
<p><i>Sign # 7</i></p> <p>ALL FOOD SERVICE ESTABLISHMENTS REQUIRE A GREASE INTERCEPTOR INSTALLED ONSITE. CHECK BOX IF THERE IS ONE LOCATED ON THE PROPERTY. <input type="checkbox"/></p> <p>PLEASE INDICATE ALL TYPES OF WORK THAT WILL BE PART OF THIS PROJECT BY CHECKING THE APPROPRIATE BOX AND PROVIDE CONTRACTOR/SUBCONTRACTOR INFORMATION ON THE BACK OF THIS FORM. NOTE: AN AFFIDAVIT IS REQUIRED FOR THE SALE OR SERVING OF ALCOHOL.</p> <p> <input type="checkbox"/> BUILDING <input type="checkbox"/> PLUMBING <input type="checkbox"/> FENCE <input type="checkbox"/> DRIVE APPROACH <input type="checkbox"/> BACKFLOW <input type="checkbox"/> BARRICADE <input type="checkbox"/> ELECTRICAL <input type="checkbox"/> FIRE SPRKLR <input checked="" type="checkbox"/> SIGN <input type="checkbox"/> SWIMMING POOL <input type="checkbox"/> CUSTOMER SVC <input type="checkbox"/> GREEN BUILDING/LEED <input type="checkbox"/> MECHANICAL <input type="checkbox"/> FIRE ALARM <input type="checkbox"/> LANDSCAPE <input type="checkbox"/> LAWN SPRINKLER <input type="checkbox"/> FLAMMABLE LIQUID <input type="checkbox"/> OTHER: </p>			REMODEL		REMODEL	
			TOTAL VALUATION	1,500.00	LEASE	
					TOTAL AREA	
<p>WILL ALCOHOL BE SOLD/SERVED? <input type="radio"/> YES <input type="radio"/> NO</p> <p>WILL THERE BE A DANCE FLOOR? <input type="radio"/> YES <input type="radio"/> NO</p>		<p>PERSONAL SERVICE LICENSE REQUIRED FOR THE PROPOSED USE? <input type="radio"/> YES <input type="radio"/> NO</p> <p>ARE POTENTIALLY HAZARDOUS FOODS/OPEN FOODS BEING SOLD? <input type="radio"/> YES <input type="radio"/> NO</p>				
<p>I HAVE CAREFULLY READ THE COMPLETED APPLICATION AND KNOW THE SAME IS TRUE AND CORRECT AND HEREBY AGREE THAT IF A PERMIT IS ISSUED ALL PROVISIONS OF THE CITY ORDINANCES AND STATE LAWS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT. I AM THE OWNER OF THE PROPERTY OR THE DULY AUTHORIZED AGENT. PERMISSION IS HEREBY GRANTED TO ENTER PREMISES AND MAKE ALL INSPECTIONS. I ALSO AFFIRM THAT THE EMAIL ADDRESS GIVEN ABOVE MAY BE USED FOR OFFICIAL COMMUNICATION CONCERNING THIS APPLICATION AND PERMIT.</p>		<p>APPLICANT SIGNATURE <i>Curt Horak</i></p>				
FOR OFFICE USE ONLY						
ZONING				BUILDING		
LAND USE	TYPE OF WORK	BASE ZONING	PD	CONSTRUCTION TYPE	OCCUPANCY	
LOT	BLOCK	REQUIRED PARKING	PROPOSED PARKING	SPRINKLER	OCCUPANT LOAD	
LOT AREA	BDA	SUP	RAR	STORIES	DWELLING UNITS	
DIR	EARLY RELEASE	DEED RESTRICTION	PARKING AGREEMENT	NUMBER BEDROOMS	NUMBER BATHROOMS	
MISCELLANEOUS						
ACTIVITY	OWN					
FLOOD PLAIN	AIRPORT					
SPECIAL INSPECTIONS	HISTORICAL					
DRY	LL					
ROUTE TO	REVIEWER	DATE	APPLICATION REMARKS		FEE CALCULATIONS (\$)	
PRE-SCREEN	<i>[Signature]</i>	7/10/18	Pre-Inspection		PERMIT FEE	
ZONING					SURCHARGE	
BUILDING					PLAN REVIEW FEE	
ELECTRICAL					PREQUALIFICATION REVIEW FEE	
PLUMBING/MECHANICAL			Application Completed: 10/17/18		EXPRESS PLAN REVIEW	
GREEN BUILDING			SPSD# 1807100026		HOURLY FEE TOTAL	
HEALTH			DEEP ELLUM / EAST SIDE		HEALTH PERMIT FEE	
HISTORICAL/CONS DIST			51A-7.1305 (b); 51A-7.1306 (a)		OTHER FEES	
PUBLIC WORKS			51A-7.505 (3)(A) >50 #		OTHER FEES	
WATER					OTHER FEES	
FIRE					TOTAL FEES	
LANDSCAPING					\$	
AVIATION						
OTHER:						

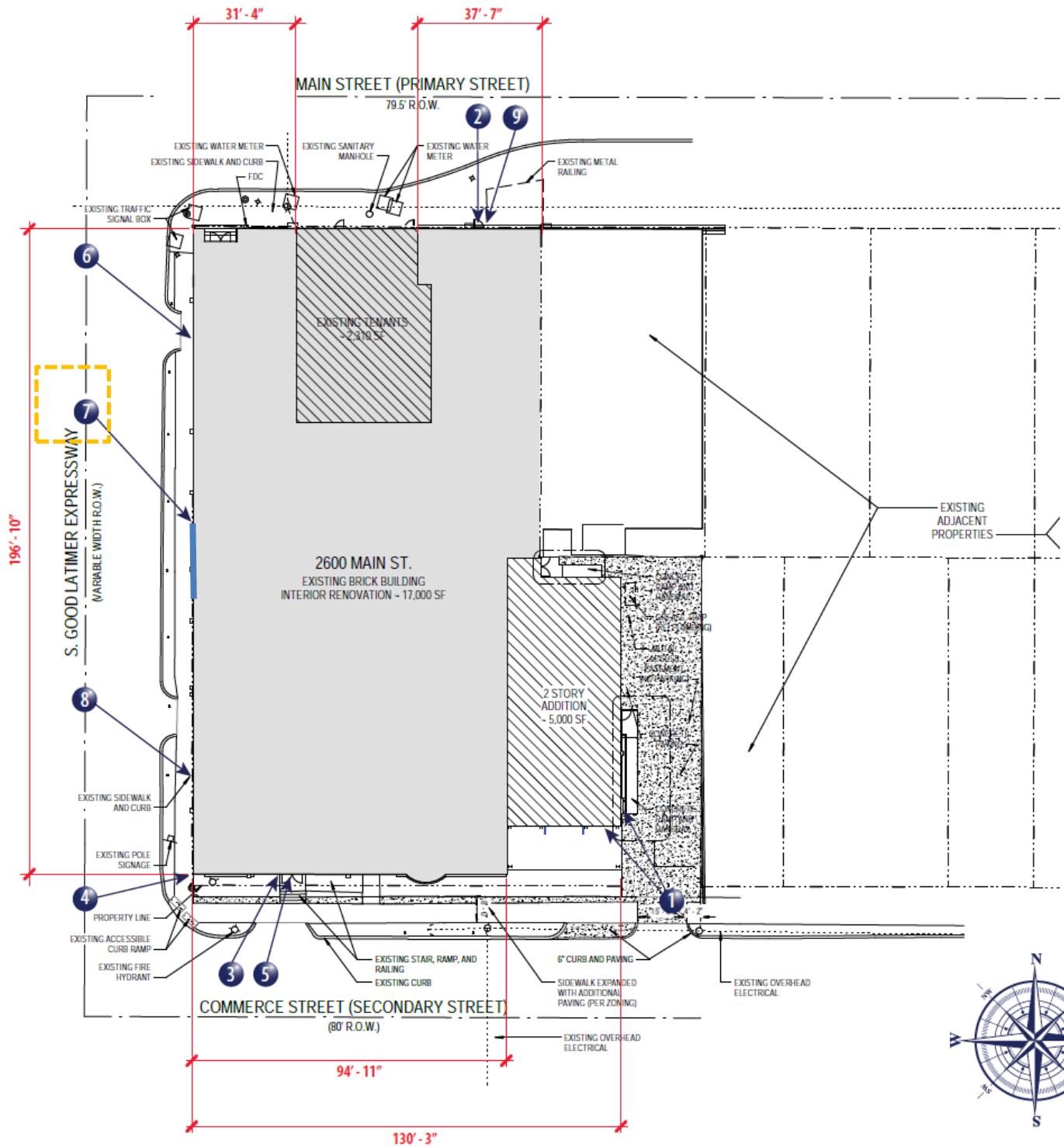
Original west elevation



7



West elevation





Revised west elevation

6 PAINTED "GHOST" GRAPHIC

QTY: 1 - "EAT" - WEST EXTERIOR, LEFT

7 PAINTED "GHOST" GRAPHIC

QTY: 1 - "DRINK" - WEST EXTERIOR, CENTER

8 PAINTED "GHOST" GRAPHIC

QTY: 1 - "SOCIAL" - WEST EXTERIOR, RIGHT

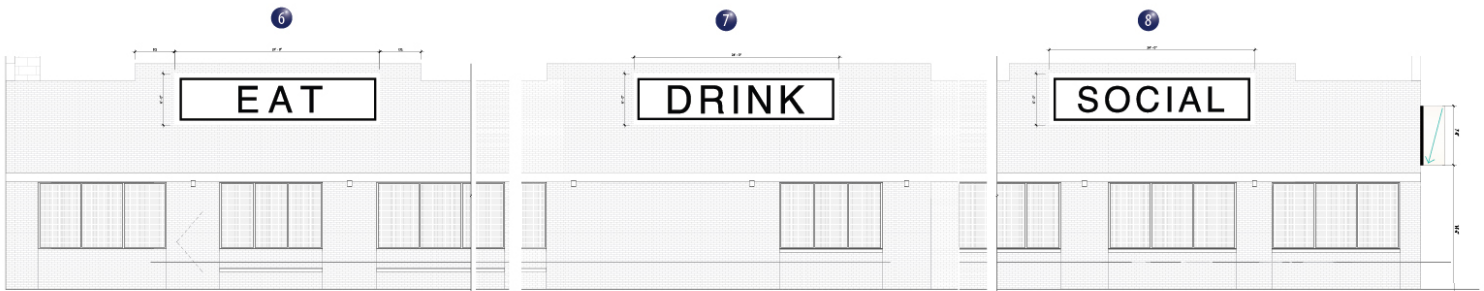
WHITE PAINTED BACKGROUND, 6'-0" TALL x 24'-0" WIDE
w/ PAINTED BLACK LETTERING / BORDER.
"GHOSTED" FINISH.

NO POWER REQUIRED

EAT

DRINK

SOCIAL



WEST EXTERIOR



2007 Windy Terrace, Suite A
Cedar Park, Texas 78613
Ph: 512-401-6500 Fax: 512-401-6502
www.texascustomsigns.com



TSCL# 18361



Signs will be manufactured with 120 Volts A/C. All Primary electrical service to the sign is the responsibility of the buyer. This sign is intended to be installed in accordance with the requirements of Article 600 of the NEC and/or other applicable local codes. All bonding & grounding must be done by a qualified, licensed electrician and in accordance with UL Article 600 of the National Electrical Code (NEC).

This is an original un-published drawing created by Texas Custom Signs, unless otherwise indicated. It is submitted for your personal use in regards to the project being considered. You are not to show these drawings to anyone outside your organization, nor can you use, reproduce, copy, or otherwise exhibit them in any fashion not directly related to the project being planned and produced by TCS.

Revision/Date	Changes

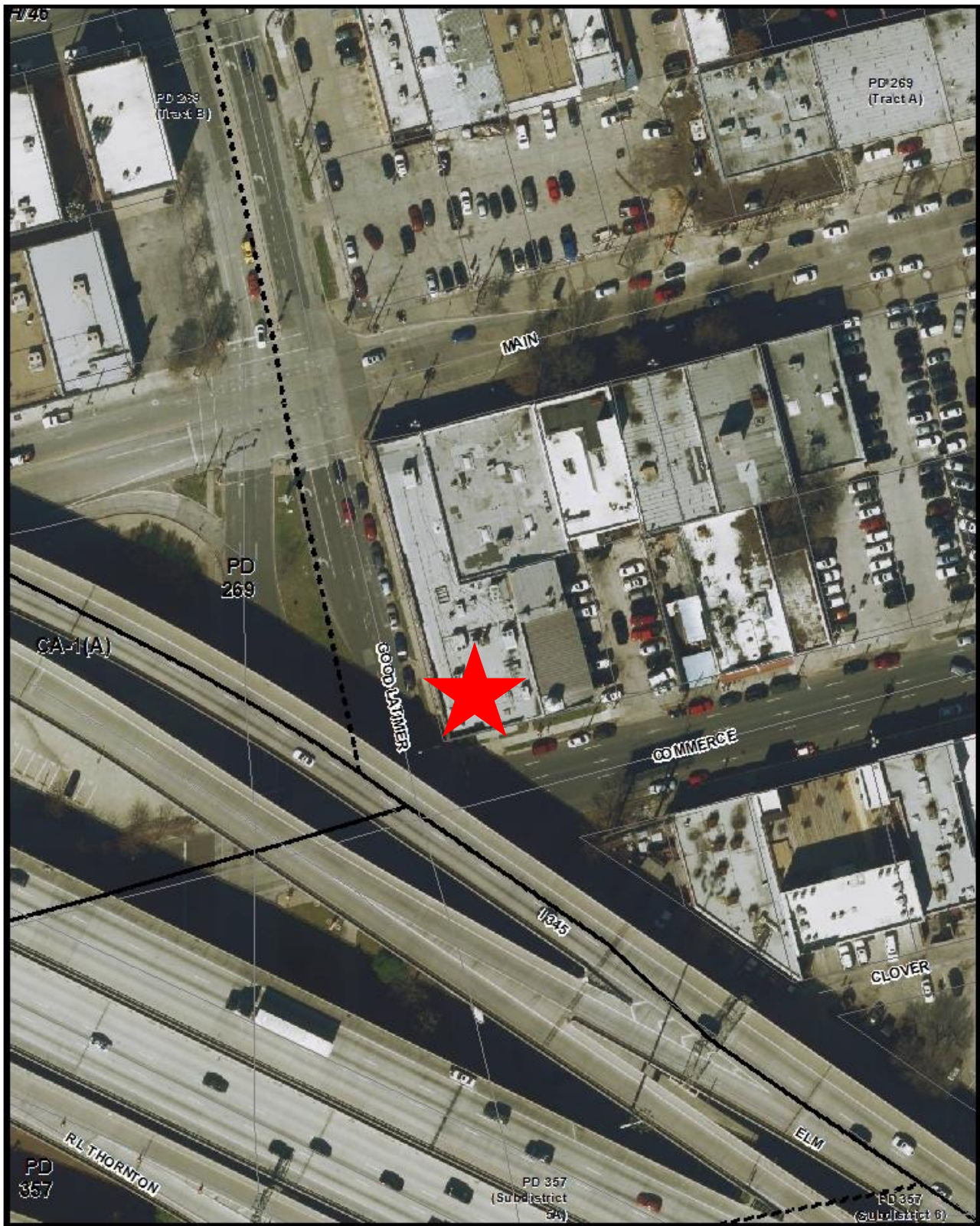
Client Name: PBS - Dallas
Address: 2600 Main Street, Dallas, TX
Start Date: 4/30/18
Filename: PBS_Dallas_Exterior.ai
Page: 7 of 11
Project Manager: Kevin Hull
kevin@texascustomsigns.com

Client Approval _____ Date _____
*Production will not begin without authorized signature from client.

TOTAL LINEAR FOOTAGE OF BUILDING:	396 FT
HEIGHT OF BUILDING:	24 FT
TOTAL EXTERIOR SURFACE AREA:	9,504 SQ. FT
ALLOWABLE SF. (10% OF TOTAL SURFACE AREA):	950.4 SQ. FT

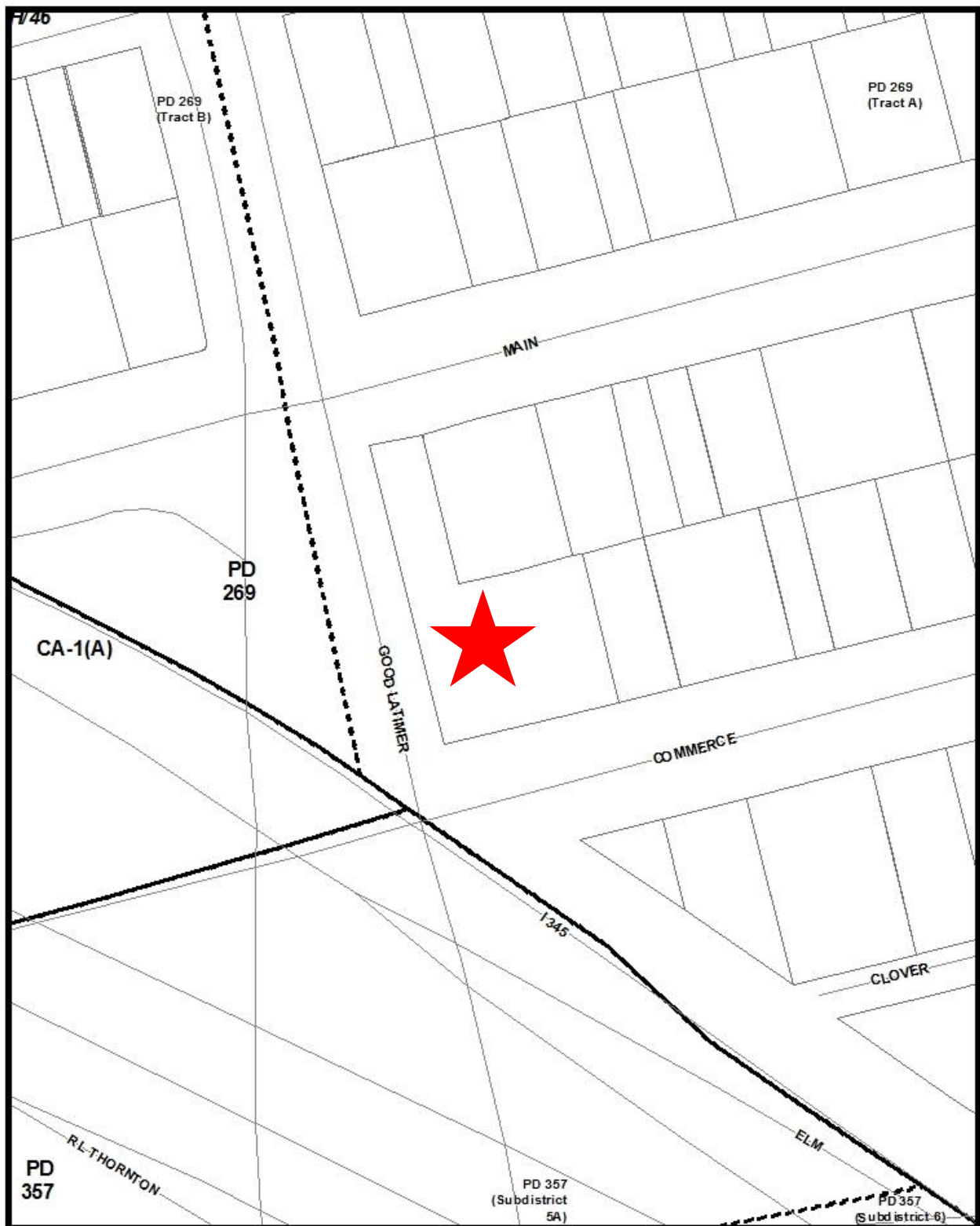
SIGN 1:	43.6 SQ. FT
SIGN 2:	32.5 SQ. FT
SIGN 3:	6 SQ. FT
SIGN 4:	20.4 SQ. FT
SIGN 5:	109.3 SQ. FT
SIGN 6:	144 SQ. FT
SIGN 7:	144 SQ. FT
SIGN 8:	144 SQ. FT
SIGN 9:	5.8 SQ. FT

TOTAL SQ. FOOTAGE OF SIGNS:	649.6 SQ. FT
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1:962

CA 1807100007, CA180710025-27
Deep Ellum/Near East Side SPSP



1:962

CA 1807100007, CA180710025-27
Deep Ellum/Near East Side SPSP

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

DEEP ELLUM/NEAR EAST SIDE

CASE NUMBER: 1807100027

DATE FILED: October 17, 2018

LOCATION: 2600 Main Street (west elevation)

SIZE OF REQUEST: 144 sq. ft.

COUNCIL DISTRICT: 2

ZONING: PD No. 269 (Tract A)

MAPSCO: 46-M

APPLICANT: Curt Horak

CONTRACTOR: Priority Signs and Graphics

OWNER: AP Deep Ellum, LLC

TENANT: Punch Bowl Social

REQUEST: An application for a Certificate of Appropriateness for a 144 square-foot attached sign (west elevation).

SUMMARY: The applicant will construct a wall sign which will read "SOCIAL".

SSDAC RECOMMENDATION: Approval with a condition

STAFF RECOMMENDATION: Approval

BACKGROUND:

- The subject site is located in the Deep Ellum/Near East Side SPSD.
- The request is for a flat attached sign.
- The proposed sign must be considered by the SSDAC since it is an attached sign over 50 square feet.
- Signage is proposed to be a non-illuminated painted sign that with the word "SOCIAL".
- Construction of the proposed flat attached sign is in accordance with SPSP regulations and meets the requirements of the Dallas City Code per Section 51A-7.103, Section 51A-7.1305, and Section 51A-7.1306:
 - (1) Flat attached sign means an attached sign projecting 18 inches or less from a building and parallel to the building facade. (*The sign projects less than 12 inches*).
 - (2) The maximum effective area of all signs combined on a premise is 10 percent of the total area of all building facades facing public right-of-way that is adjacent to the premise. (*The total area of all facades facing a ROW is 9,504 square feet, therefore there is 950.4 square feet allowed for signs; the total area proposed for all signs on the site is 649.6 square feet*).
 - (3) Attached signs in general may be not be located less than two feet from the back of a street curb. (*The sign projects less than 12 inches from the wall of the structure*).

Case Number: 1807100027

Owners/Officers

Punch Bowl Social – Robert Thompson, owner and officer

AP Deep Ellum, LLC - Welch Liles, owner of building

SSDAC ACTION
NOVEMBER 13, 2018

MOTION: It was moved to approve a 144 square foot attached sign 2600 Main Street (west elevation) with the following condition imposed: the sign must match that what is represented in the applicant's submitted photo montage in the case report.

Maker: Dumas
Second: Hardin
Result: Carried: 4 to 0

For: 4 - Peardon, Hardin, Dumas, and Webster
Against: 0
Absent: 0
Conflict: 0

Speakers – Curt Horak of Priority Signs and Graphics

DATE:	6/6/2018
APPLICATION TYPE	
PERMIT	<input checked="" type="radio"/> CO <input type="radio"/>
OTHER	<input type="radio"/> EXPRESS <input type="radio"/>



City of Dallas

BUILDING INSPECTION APPLICATION

JOB NO: (OFFICE USE ONLY)
PERMIT NO: (OFFICE USE ONLY) 1807104007
HEALTH REVIEW (Restaurants/Food Service) <input type="checkbox"/>

STREET ADDRESS OF PROPOSED PROJECT 2600 Main Street		SUITE/BLDG/FLOOR NO		USE OF PROPERTY Arcade/Restaurant	
OWNER/TENANT Punch Bowl Social		ADDRESS 2600 Main Street		CITY Dallas	STATE Texas
DBA (IF APPLICABLE)		E-MAIL ADDRESS (MAY BE USED FOR OFFICIAL COMMUNICATION) maddie@prioritysignsandgraphics.com			
APPLICANT Curt Horak		CONTR NO	COMPANY NAME Priority Signs		
ADDRESS 1010 E Dallas Road, Suite 100		CITY Grapevine	STATE Texas	ZIP CODE 76051	PHONE NO (817) 260-0700
DESCRIPTION OF PROPOSED PROJECT painted "ghost graphics" - Social		VALUATION (\$)		NEW CONST 1,500	REMODEL
SIGN # 8		TOTAL VALUATION 1,500.00		CONST AREA (sq ft)	NEW CONST
				REMODEL	LEASE
				TOTAL AREA	
ALL FOOD SERVICE ESTABLISHMENTS REQUIRE A GREASE INTERCEPTOR INSTALLED ONSITE. CHECK BOX IF THERE IS ONE LOCATED ON THE PROPERTY. <input type="checkbox"/>					
PLEASE INDICATE ALL TYPES OF WORK THAT WILL BE PART OF THIS PROJECT BY CHECKING THE APPROPRIATE BOX AND PROVIDE CONTRACTOR/SUBCONTRACTOR INFORMATION ON THE BACK OF THIS FORM. NOTE: AN AFFIDAVIT IS REQUIRED FOR THE SALE OR SERVING OF ALCOHOL.					
<input type="checkbox"/> BUILDING <input type="checkbox"/> PLUMBING <input type="checkbox"/> FENCE <input type="checkbox"/> DRIVE APPROACH <input type="checkbox"/> BACKFLOW <input type="checkbox"/> BARRICADE <input type="checkbox"/> ELECTRICAL <input type="checkbox"/> FIRE SPRKLR <input checked="" type="checkbox"/> SIGN <input type="checkbox"/> SWIMMING POOL <input type="checkbox"/> CUSTOMER SVC <input type="checkbox"/> GREEN BUILDING/LEED <input type="checkbox"/> MECHANICAL <input type="checkbox"/> FIRE ALARM <input type="checkbox"/> LANDSCAPE <input type="checkbox"/> LAWN SPRINKLER <input type="checkbox"/> FLAMMABLE LIQUID <input type="checkbox"/> OTHER:					

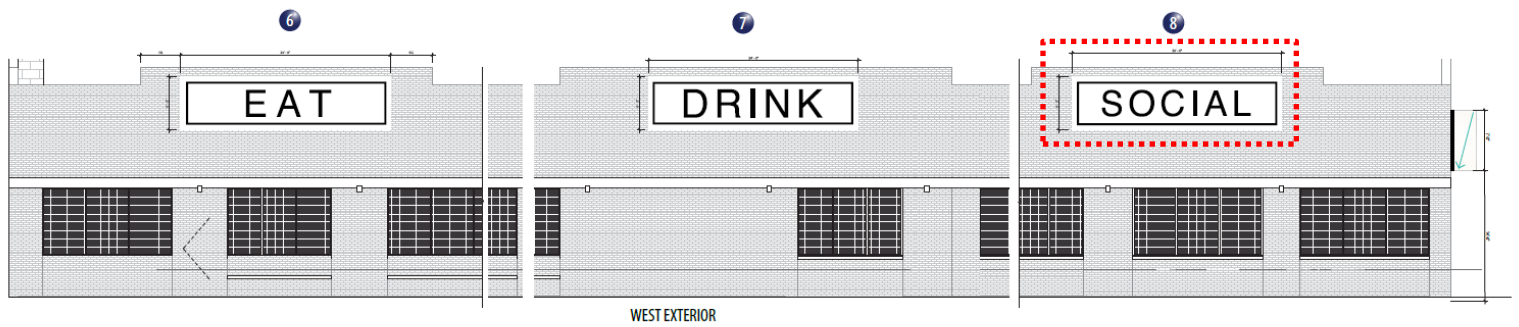
WILL ALCOHOL BE SOLD/SERVED? <input type="radio"/> YES <input type="radio"/> NO	PERSONAL SERVICE LICENSE REQUIRED FOR THE PROPOSED USE? <input type="radio"/> YES <input type="radio"/> NO
WILL THERE BE A DANCE FLOOR? <input type="radio"/> YES <input type="radio"/> NO	ARE POTENTIALLY HAZARDOUS FOODS/OPEN FOODS BEING SOLD? <input type="radio"/> YES <input type="radio"/> NO

I HAVE CAREFULLY READ THE COMPLETED APPLICATION AND KNOW THE SAME IS TRUE AND CORRECT AND HEREBY AGREE THAT IF A PERMIT IS ISSUED ALL PROVISIONS OF THE CITY ORDINANCES AND STATE LAWS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT. I AM THE OWNER OF THE PROPERTY OR THE DULY AUTHORIZED AGENT. PERMISSION IS HEREBY GRANTED TO ENTER PREMISES AND MAKE ALL INSPECTIONS. I ALSO AFFIRM THAT THE EMAIL ADDRESS GIVEN ABOVE MAY BE USED FOR OFFICIAL COMMUNICATION CONCERNING THIS APPLICATION AND PERMIT.	APPLICANT SIGNATURE <i>Curt Horak</i>
---	--

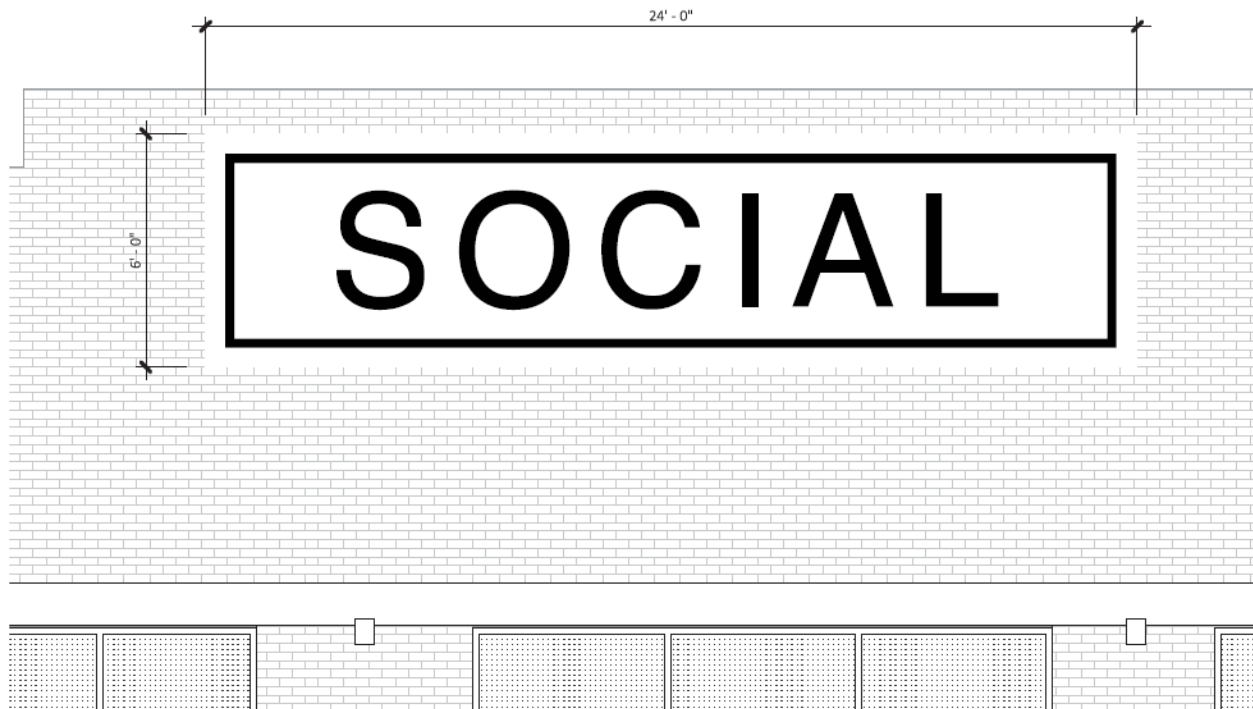
FOR OFFICE USE ONLY

ZONING				BUILDING		MISCELLANEOUS	
LAND USE	TYPE OF WORK	BASE ZONING	PD	CONSTRUCTION TYPE	OCCUPANCY	ACTIVITY	OWN
LOT	BLOCK	REQUIRED PARKING	PROPOSED PARKING	SPRINKLER	OCCUPANT LOAD	FLOOD PLAIN	AIRPORT
LOT AREA	BDA	SUP	RAR	STORIES	DWELLING UNITS	SPECIAL INSPECTIONS	HISTORICAL
DIR	EARLY RELEASE	DEED RESTRICTION	PARKING AGREEMENT	NUMBER BEDROOMS	NUMBER BATHROOMS	DRY	LL
ROUTE TO	REVIEWER	DATE	APPLICATION REMARKS			FEE CALCULATIONS (\$)	
PRE-SCREEN	<i>[Signature]</i>	7/10/18	Pre-Inspection			PERMIT FEE	
ZONING						SURCHARGE	
BUILDING						PLAN REVIEW FEE	
ELECTRICAL						PREQUALIFICATION REVIEW FEE	
PLUMBING/MECHANICAL			Application Completed: 10/17/18			EXPRESS PLAN REVIEW	
GREEN BUILDING						HOURLY FEE TOTAL	
HEALTH			SPSD# 1807100027			HEALTH PERMIT FEE	
HISTORICAL/CONS DIST						OTHER FEES	
PUBLIC WORKS			DEEP EXUM / EAST SIDE			OTHER FEES	
WATER			51A-7.1305(b); 51A-7.1306(2)			OTHER FEES	
FIRE			51A-7.505(3)(A) 550#			TOTAL FEES	
LANDSCAPING						\$	
AVIATION							
OTHER							

Original west elevation



8



T01
AL



Revised west elevation

6 PAINTED "GHOST" GRAPHIC

QTY: 1 - "EAT" - WEST EXTERIOR, LEFT

7 PAINTED "GHOST" GRAPHIC

QTY: 1 - "DRINK" - WEST EXTERIOR, CENTER

8 PAINTED "GHOST" GRAPHIC

QTY: 1 - "SOCIAL" - WEST EXTERIOR, RIGHT

WHITE PAINTED BACKGROUND, 6'-0" TALL x 24'-0" WIDE
w/ PAINTED BLACK LETTERING / BORDER.

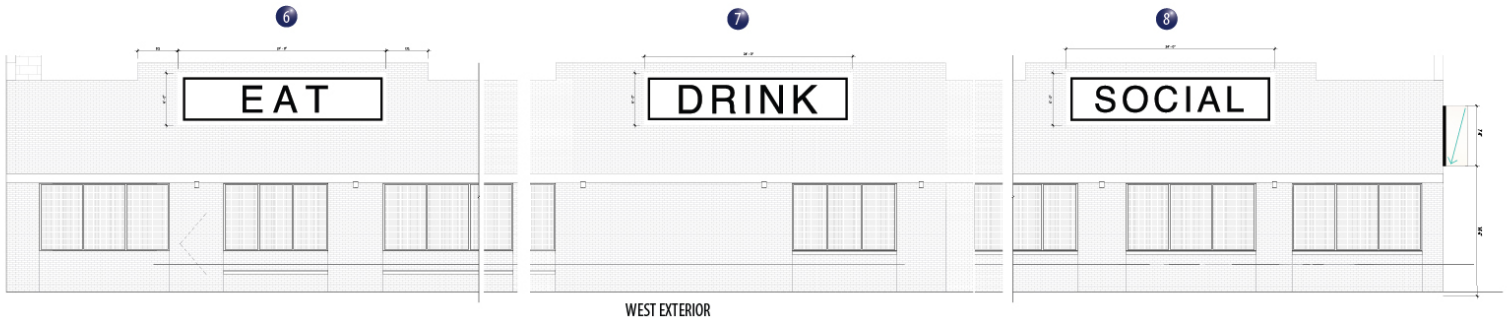
"GHOSTED" FINISH.

NO POWER REQUIRED

EAT

DRINK

SOCIAL



WEST EXTERIOR

Texas Custom SIGNS
2007 Windy Terrace, Suite A
Cedar Park, Texas 78613
Ph: 512-401-6500 Fax: 512-401-6502
www.texascustomsigns.com

UL LISTED
TSCL# 18361



Signs will be manufactured with 120 Volts A/C. All Primary electrical service to the sign is the responsibility of the buyer. This sign is intended to be installed in accordance with the requirements of Article 600 of the NEC and/or other applicable local codes. All bonding & grounding must be done by a qualified, licensed electrician and in accordance with UL Article 600 of the National Electrical Code (NEC). This is an original unpublished drawing created by Texas Custom Signs, unless otherwise indicated. It is submitted for your personal use in regards to the project being considered. You are not to show these drawings to anyone outside your organization, nor can you use, reproduce, copy, or otherwise exhibit them in any fashion not directly related to the project being planned and produced by TCS.

Revision/Date	Changes

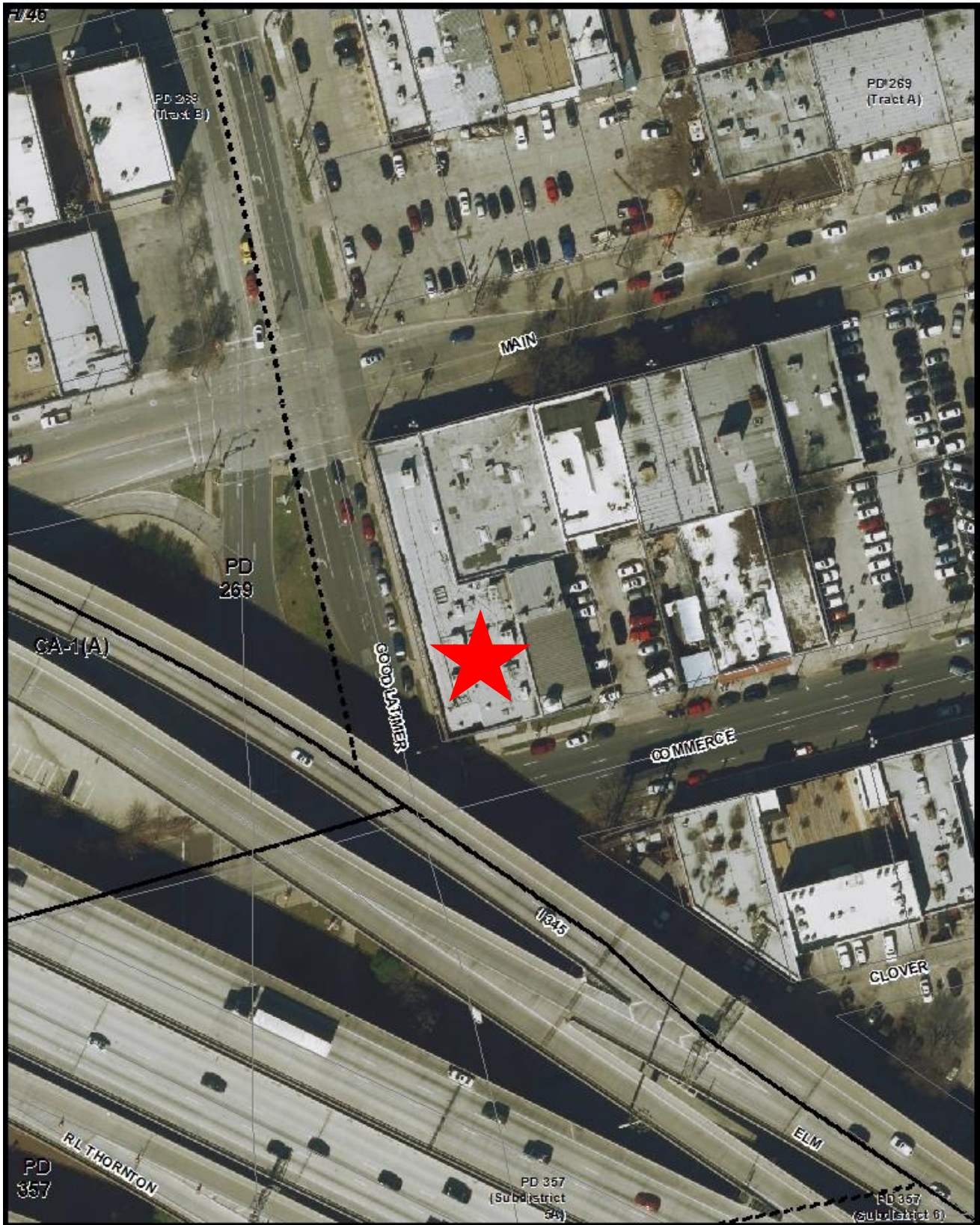
Client Name: PBS - Dallas
Address: 2600 Main Street, Dallas, TX
Start Date: 4.30.18
Filename: PBS_Dallas_Exterior.ai
Page: 7 of 11
Project Manager: Kevin Hull
kevin@texascustomsigns.com

Client Approval _____ Date _____
*Production will not begin without authorized signature from client.

TOTAL LINEAR FOOTAGE OF BUILDING:	396 FT
HEIGHT OF BUILDING:	24 FT
TOTAL EXTERIOR SURFACE AREA:	9,504 SQ. FT
ALLOWABLE SF. (10% OF TOTAL SURFACE AREA):	950.4 SQ. FT

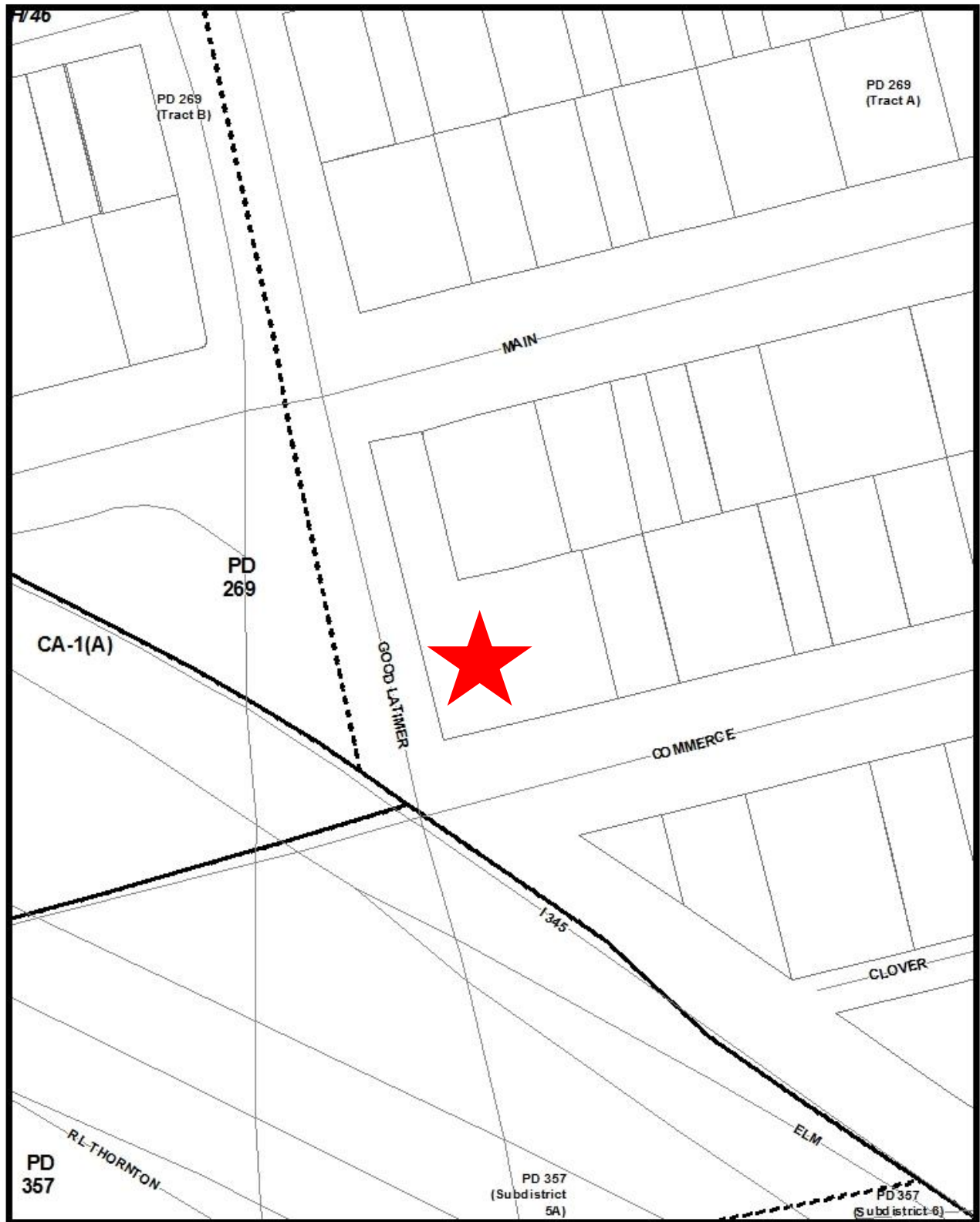
SIGN 1:	43.6 SQ. FT
SIGN 2:	32.5 SQ. FT
SIGN 3:	6 SQ. FT
SIGN 4:	20.4 SQ. FT
SIGN 5:	109.3 SQ. FT
SIGN 6:	144 SQ. FT
SIGN 7:	144 SQ. FT
SIGN 8:	144 SQ. FT
SIGN 9:	5.8 SQ. FT

TOTAL SQ. FOOTAGE OF SIGNS:	649.6 SQ. FT
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1:962

CA 1807100007, CA180710025-27
Deep Ellum/Near East Side SPSP



1:962

CA 1807100007, CA180710025-27
Deep Ellum/Near East Side SPSPD

FILE NUMBER: Z178-345(SM) **DATE FILED:** August 22, 2018

LOCATION: South corner of Lawnview Avenue and Forney Road

COUNCIL DISTRICT: 7 **MAPSCO:** 47 L

SIZE OF REQUEST: Approx. 17,859.6 sq. ft. **CENSUS TRACT:** 84

APPLICANT /

REPRESENTATIVE: BKPR Corporation, Bharat Rana

OWNER: Limjung Company, LP

REQUEST: An application for a renewal of Specific Use Permit No. 1935 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-1 Community Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The purpose of this request is to allow for the applicant to continue selling alcohol for off-premise consumption in the existing convenience store [M & J Food Store].

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

BACKGROUND INFORMATION:

- The request site is currently developed with a general merchandise or food store 3,500 square feet or less use within a multi-tenant retail development.
- The proposed request is to continue to sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property.
- The general merchandise use is permitted by right. The sale of alcoholic beverages on property requires a specific use permit in the D-1 Liquor Control Overlay.
- On January 25, 2012, City Council approved SUP No. 1935 for a two-year period.
- On January 8, 2014, City Council renewed of SUP No. 1935 for a five-year period.

Zoning History: There has been one recent zoning change in the area.

1. **Z145-313:** On November 10, 2015, the City Council denied an application for a CS Commercial Service District with deed restrictions volunteered by the applicant on property zoned a CR Community Retail District, on the east corner of Forney Road and Lawnview Avenue.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	ROW
Lawnview Avenue	Collector	60 ft.
Forney Road	Collector	60 ft.

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

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

STAFF ANALYSIS:**Surrounding Land Uses:**

	Zoning	Land Use
Site	CR-D-1	Retail uses
North	CR-D-1	Undeveloped
Northeast	CR-D-1	Office
Southeast	CR-D-1	Personal Service
Southwest	PDD 323 (Area 1) w/ DR No. Z834-239	Machinery, heavy equip. or truck sales & service
Northwest	CR-D-1	Auto Service

Land Use Compatibility: The approximately 1,800-square-foot store is currently developed with a general merchandise or food store within a multi-tenant retail development. The applicant's request for a renewal of Specific Use Permit No. 1935 for the continued sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less will allow for the continued sale of the alcoholic beverages in an existing general merchandise store or food store.

The surrounding land uses consist of offices to the northeast, across Lawnview Avenue; personal services abutting the site to the southeast; a machinery, heavy equip. or truck sales & service use abutting the site to the southwest; and an auto service center across Forney Road to the northwest.

The "D-1" Overlay District is a Liquor Control Overlay District which requires an individual to obtain a Specific Use Permit in order to sell or serve alcoholic beverages, or setups for alcoholic beverages, for consumption on or off the premises.

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

The general merchandise use is also regulated by Chapter 12B of the Dallas City Code, Convenience Stores. This chapter applies to all convenience stores, which is defined as any business that is primarily engaged in the retail sale of convenience goods, or both convenience goods and gasoline, and has less than 10,000 square feet of retail floor space; the term does not include any business that has no retail floor space accessible to the public. The purpose of Chapter 12B is to protect the health, safety, and welfare of the citizens of the city of Dallas by reducing the occurrence of crime, preventing the escalation of crime, and increasing the successful prosecution of crime that occurs in convenience stores in the city. This chapter establishes a registration program for convenience stores and provides requirements relating to:

- surveillance camera systems,
- video recording and storage systems,
- alarm systems,
- drop safes,
- security signs,
- height markers,
- store visibility,
- safety training programs, and
- trespass affidavits.

A separate certificate of registration to comply with Chapter 12B is required for each physically separate convenience store. A certificate of registration for a convenience store expires one year after the date of issuance and must be renewed annually. The Dallas Police has determined that the request site is in compliance with the requirements in Chapter 12B.

Because this is the third renewal of the site and it is in compliance with Chapter 12B, staff supports the applicant's request for a five-year time period with eligibility for five-year automatic renewals.

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

Police:

Staff obtained a report from the Dallas Police Department containing the incidents, calls, and arrests for the site's address since the SUP was last renewed in January of 2013. Since the site's address contains multiple tenants, the report received by staff includes uses that are not associated with this application. The report lists 12 out of 23 incidents identified with the food store; 42 out of 75 calls were associated with the food store, and 19 calls not associated with a particular premise on the site. The report showed zero arrests for the site's address. The above incidents and calls are provided in the table below.

Incidents:

Incident No.	Date	Time	UCR Offense	UCR Offense Description	MO
20140036201	2/13/2014	14:12	Robbery-business	Robbery comm hse, x-3,4,6 firearms (handgun only) 0600-1800	Suspect hit rp w/gun and took money.
229008-2015	10/2/2015	23:11	Alarm incident	Alarm incident	Alarm call
190760-2015	8/17/2015	10:15	Assault	Assault	Suspect got upset and threw a cup of coffee on comp
164031-2015	7/17/2015	16:10	Miscellaneous	Miscellaneous	M.I.R.
125925-2015	6/3/2015	8:00	Criminal trespass	Miscellaneous	Criminal trespass affidavit on file
158736-2017	7/13/2017	6:30	Assault	Assault	The unknown suspect threatened the comp by saying im going to kill you.
222172-2017	9/28/2017	14:00	Vandalism & crim mischief	Criminal mischief/vandalism	Unknown suspects damaged comp's window
098949-2018	5/10/2018	9:45	Miscellaneous	Miscellaneous	Criminal trespass warning
002169-2018	1/3/2018	23:00	Injured public	Accidental injury	Injured person
281878-2017	12/12/2017	10:00	Criminal trespass	Miscellaneous	Criminal trespass affidavit
278667-2017	12/8/2017	9:00	Lost	Lost property	Loss of the wallet
207603-2017	9/10/2017	18:20	Alarm incident	Alarm incident	Alarm was set off by rp by accident

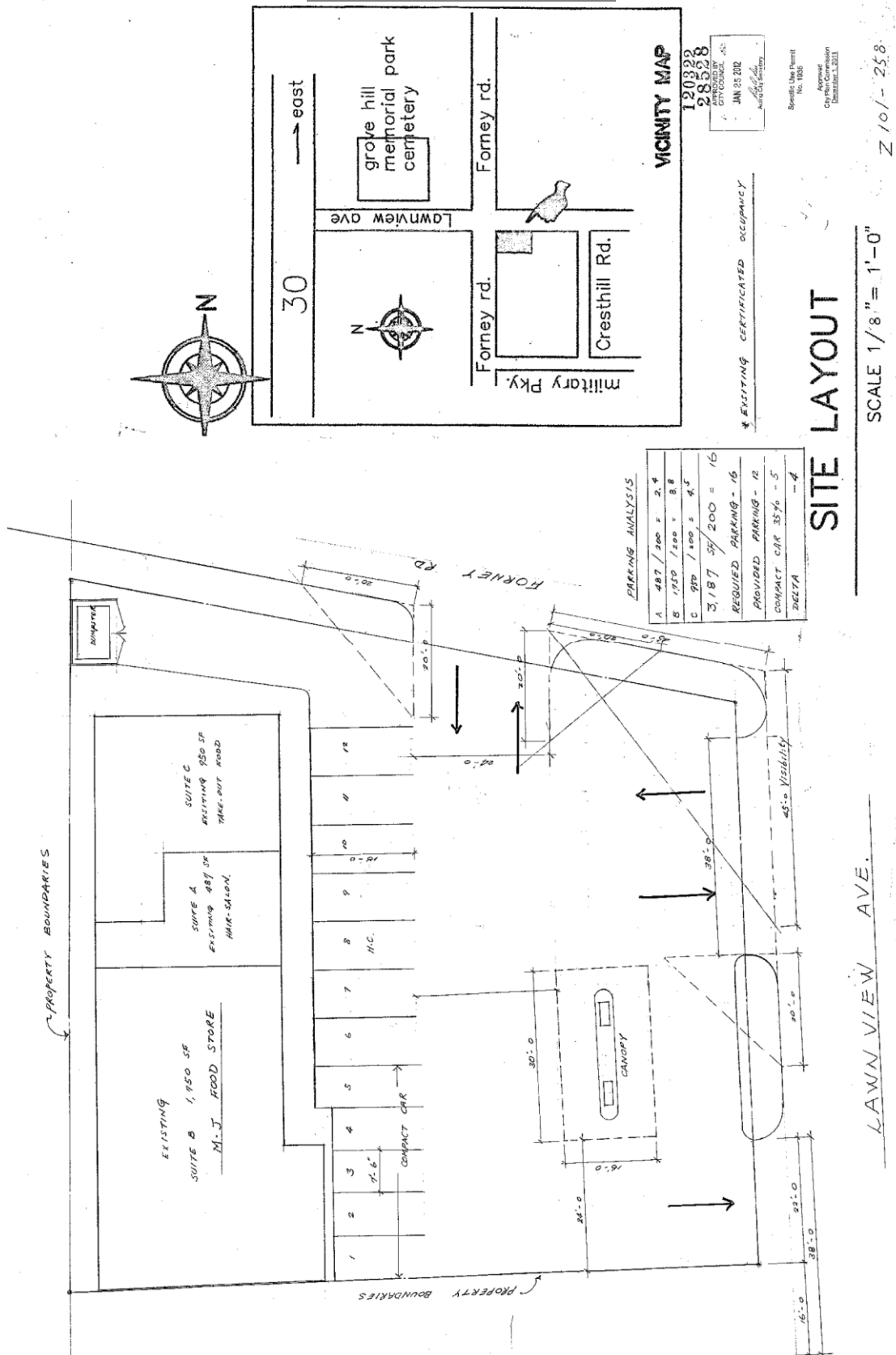
Calls:

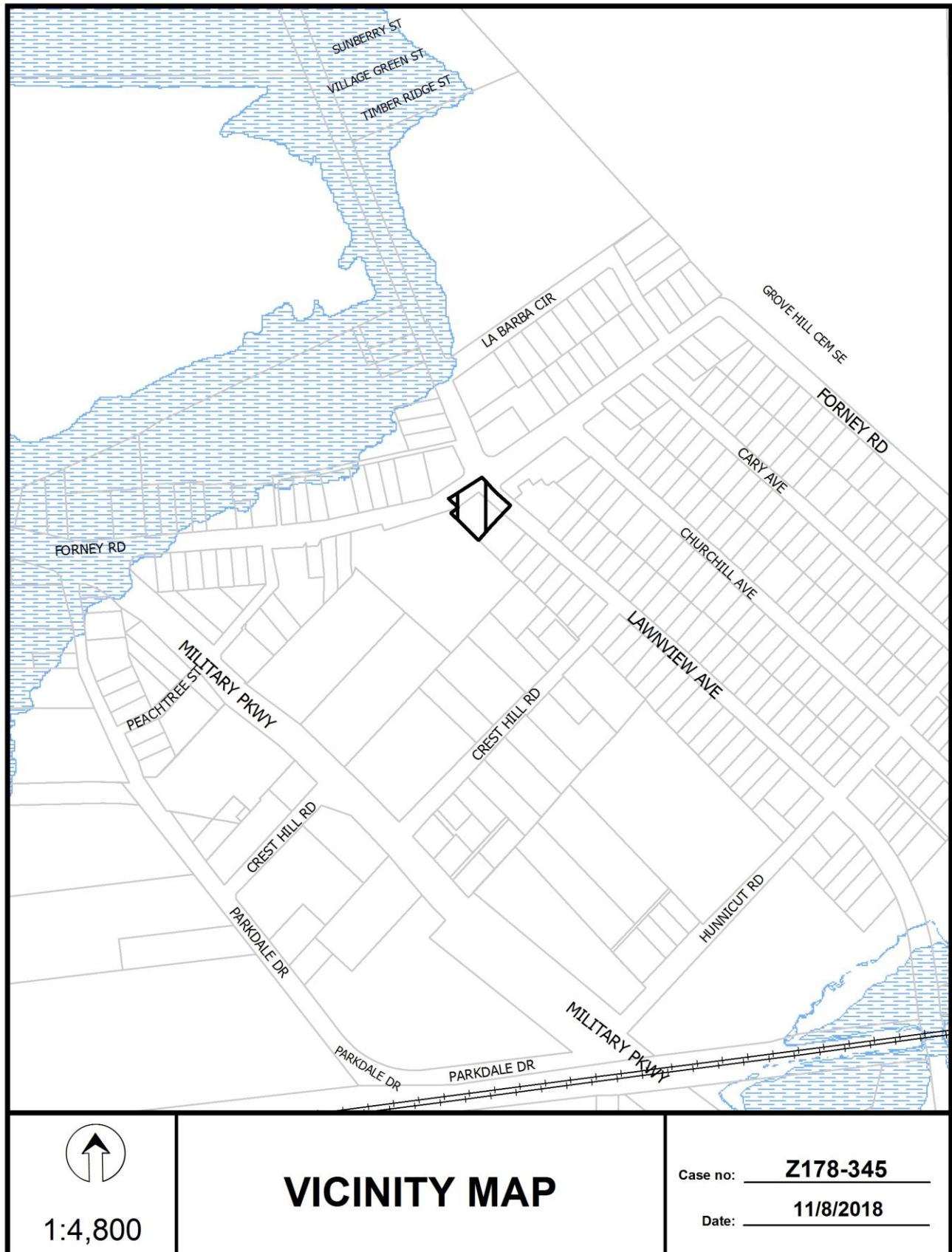
Master Incident No.	Date	Time	Problem	Priority Description
13-0250540	2/8/2013	0:16	12b - Business Alarm	3 - General Service
13-0344645	2/21/2013	23:24	12b - Business Alarm	3 - General Service
13-1807530	9/13/2013	22:09	41/09 - Theft - In Progress	1 - Emergency
13-1865646	9/22/2013	7:41	12b - Business Alarm	3 - General Service
13-1913549	9/29/2013	9:26	12b - Business Alarm	3 - General Service
13-2459038	12/20/2013	19:52	09 - Theft	4 - Non Critical
14-0162857	1/25/2014	17:52	43 - Road Rage	2 - Urgent
14-0165820	1/26/2014	1:32	12b - Business Alarm	3 - General Service
14-0285786	2/13/2014	14:18	20 - Robbery	2 - Urgent
14-0405091	3/2/2014	23:35	12b - Business Alarm	3 - General Service
14-0433841	3/7/2014	14:45	07 - Minor Accident	3 - General Service
14-1430966	7/24/2014	21:53	6x - Major Dist (Violence)	2 - Urgent
14-1469035	7/30/2014	8:50	24 - Abandoned Property	4 - Non Critical
15-0068943	1/11/2015	15:50	6x - Major Dist (Violence)	2 - Urgent
15-0440070	3/8/2015	19:08	Daef - Dist Armed Encounter Foot	1 - Emergency
15-1426390	7/17/2015	16:08	6xe - Disturbance Emergency	1 - Emergency
15-1662216	8/17/2015	10:27	16 - Injured Person	3 - General Service
15-2007872	10/2/2015	23:10	12b - Business Alarm	3 - General Service
16-2482301	12/17/2016	13:03	7x - Major Accident	2 - Urgent
17-0077269	1/12/2017	19:30	11v - Burg Motor Veh	3 - General Service
17-0106167	1/17/2017	11:19	Ph - Panhandler	4 - Non Critical
17-0877509	5/9/2017	19:13	Ph - Panhandler	4 - Non Critical
17-0965691	5/22/2017	9:56	40 - Other	3 - General Service
17-1127413	6/14/2017	9:13	40/01 - Other	2 - Urgent
17-1161569	6/19/2017	7:11	Ph - Panhandler	4 - Non Critical
17-1191691	6/23/2017	16:17	Ph - Panhandler	4 - Non Critical
17-1330866	7/13/2017	6:33	40 - Other	3 - General Service
17-1594949	8/21/2017	12:55	40 - Other	3 - General Service
17-1728981	9/10/2017	18:02	21b - Business Hold Up	2 - Urgent
17-1847860	9/28/2017	14:03	6x - Major Dist (Violence)	2 - Urgent
17-2228275	11/24/2017	16:04	46 - CIT	2 - Urgent
17-2273487	12/1/2017	19:16	6x - Major Dist (Violence)	2 - Urgent
18-0019340	1/3/2018	22:15	40/01 - Other	2 - Urgent
18-0037427	1/6/2018	19:03	40 - Other	3 - General Service
18-0059579	1/10/2018	11:18	Ph - Panhandler	4 - Non Critical
18-0081095	1/13/2018	19:41	6x - Major Dist (Violence)	2 - Urgent
18-0709131	4/23/2018	12:43	Ph - Panhandler	4 - Non Critical
18-0766695	5/2/2018	10:42	Ph - Panhandler	4 - Non Critical
18-0794051	5/6/2018	8:44	Ph - Panhandler	4 - Non Critical
18-0801101	5/7/2018	11:51	Ph - Panhandler	4 - Non Critical
18-0820398	5/10/2018	9:57	6x - Major Dist (Violence)	2 - Urgent
18-1027949	6/9/2018	8:07	40 - Other	3 - General Service

Proposed SUP No. 1935 Amendments

1. USE. The only use authorized by this specific use permit Is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on [**five** years from the passage of this ordinance] but is eligible for automatic renewal for additional **five**-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.) [~~January 8, 2019~~].
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

EXISTING SITE PLAN
(no changes)





Z178-345(SM)

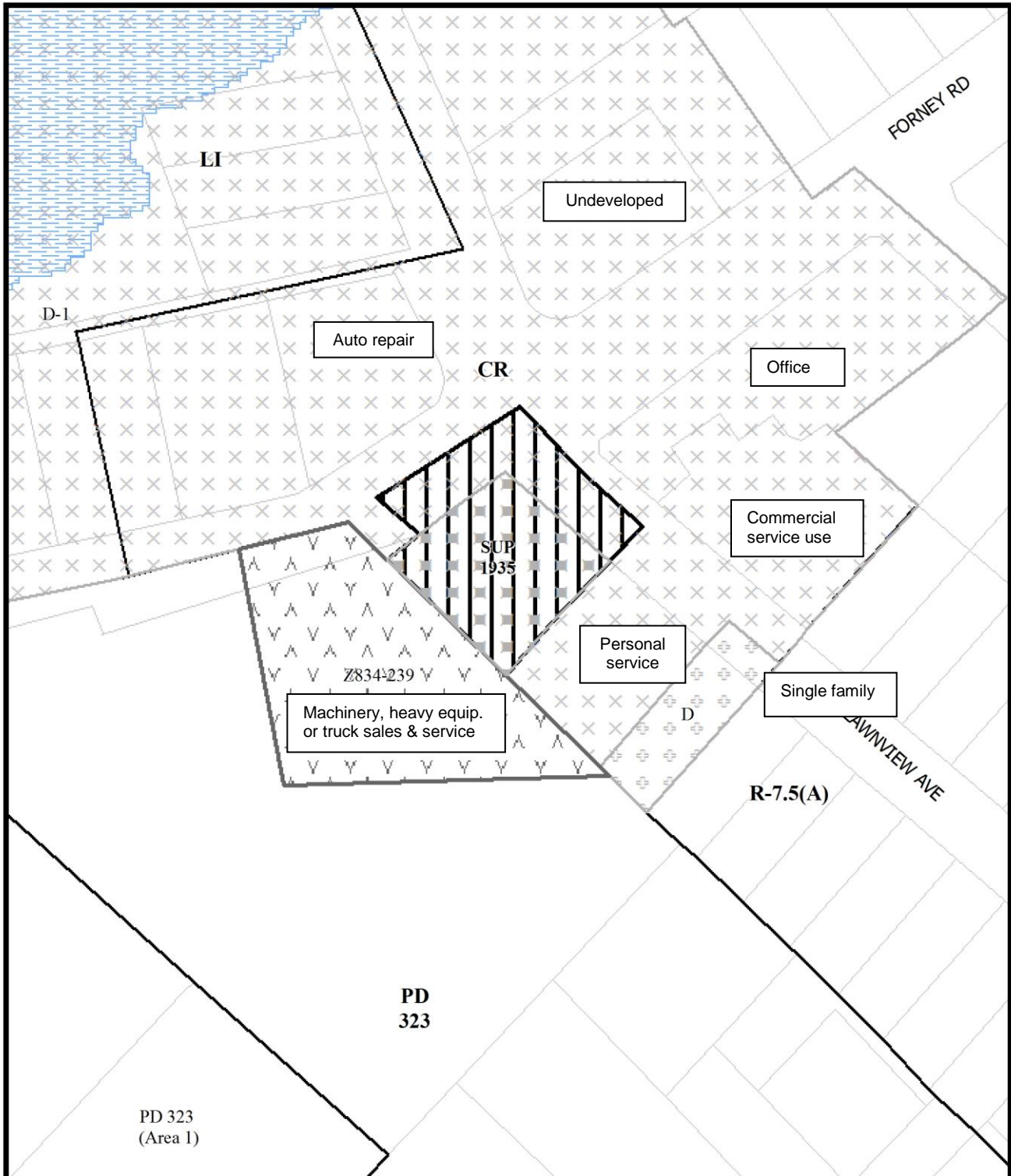


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AERIAL MAP

Case no: **Z178-345**

Date: **11/8/2018**

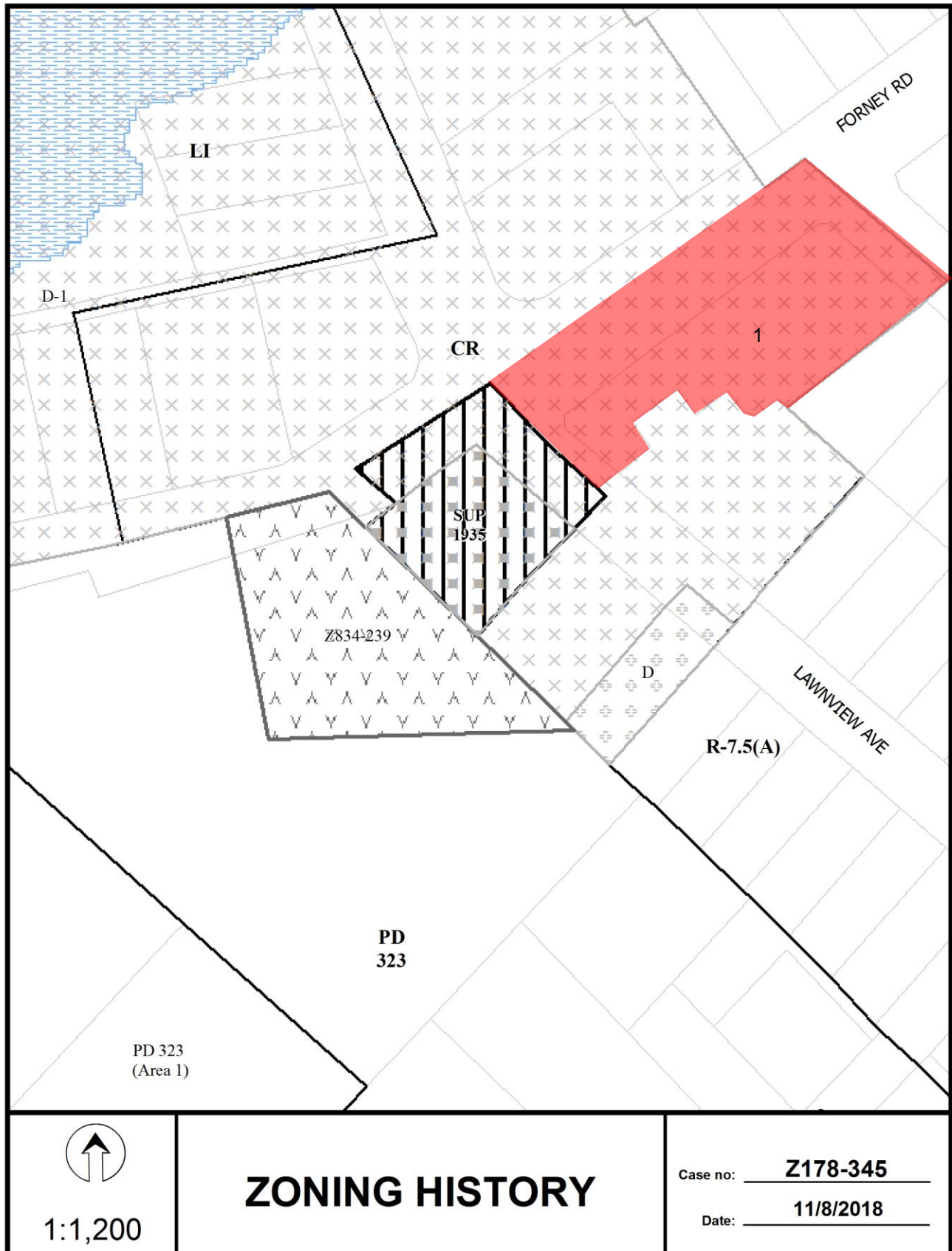


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ZONING AND LAND USE

Case no: **Z178-345**

Date: **11/8/2018**



Z178-345(SM)

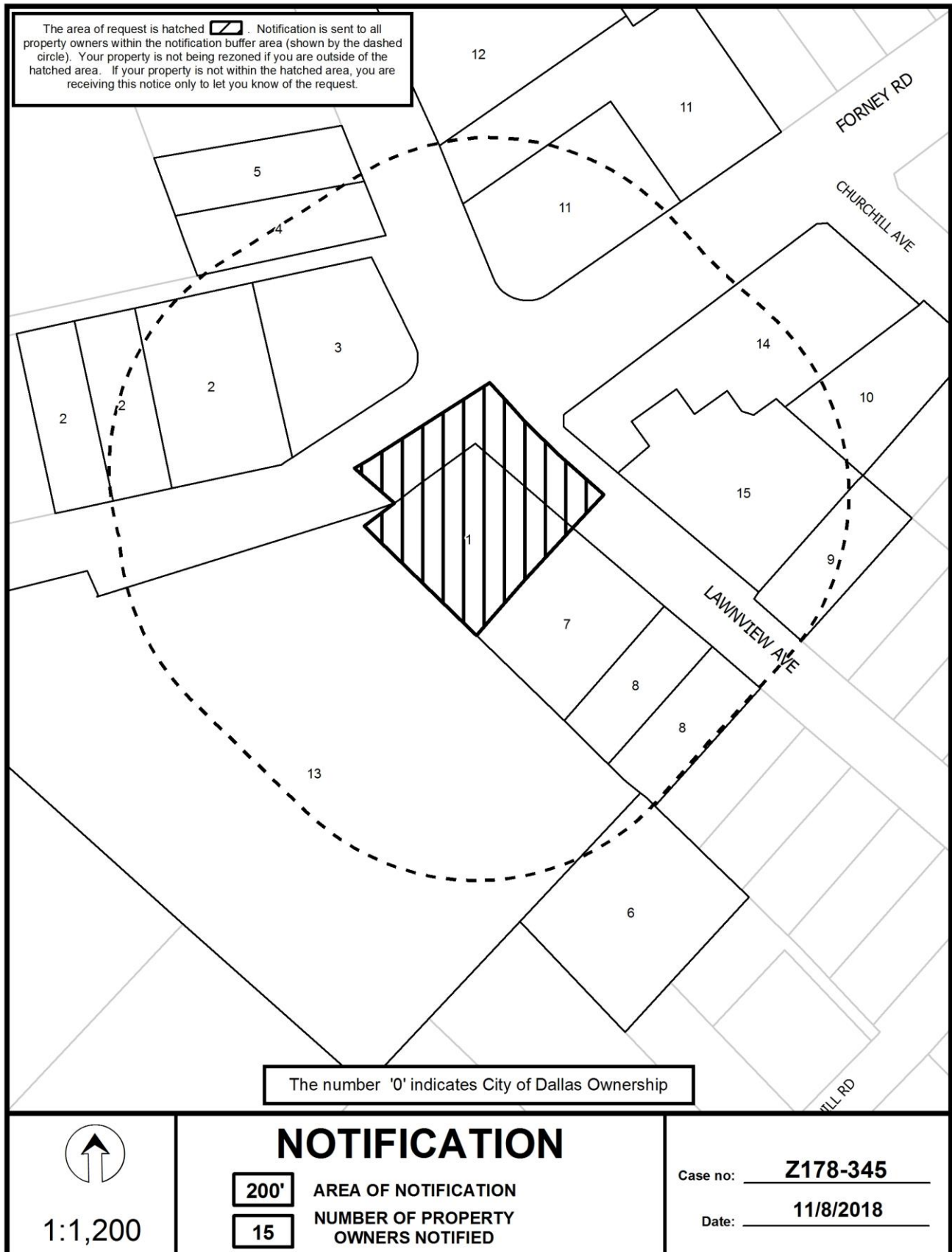


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AERIAL MAP

Case no: **Z178-345**

Date: **11/8/2018**



11/08/2018

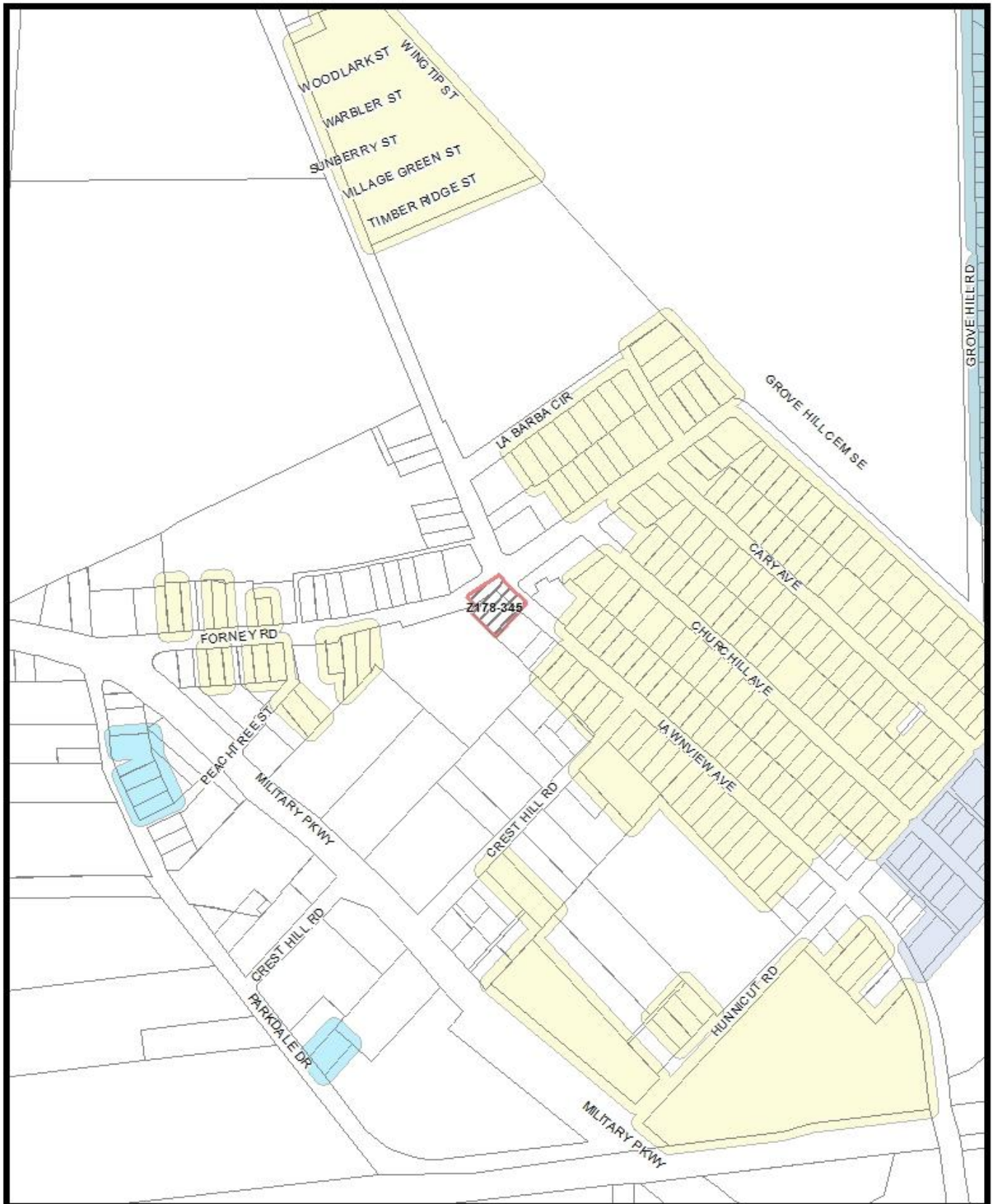
Notification List of Property Owners

Z178-345

15 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4441 LAWNVIEW AVE	LIMJUNG COMPANY LP
2	5431 FORNEY RD	ESCOBAR J ALEJANDRO &
3	4511 LAWNVIEW AVE	VARGAS GUILLERMO
4	4515 LAWNVIEW AVE	BLACK RICHARD &
5	4525 LAWNVIEW AVE	BURRESCIA FAMILY REVO TRUST
6	4045 CREST HILL RD	CRESTHILL ROAD COMPLEX LLC
7	4431 LAWNVIEW AVE	OTTO IRIS
8	4427 LAWNVIEW AVE	TVS210 INVESTMENTS LLC
9	4424 LAWNVIEW AVE	PEREZ-GUARDADO OLGA L
10	5610 CHURCHILL AVE	FAZ HECTOR &
11	5511 FORNEY RD	MANTZURANIS TONY
12	4540 LAWNVIEW AVE	SAM SURAJ LLC
13	5420 FORNEY RD	HAUS PROPERTIES LLC
14	4442 LAWNVIEW AVE	ESCOBAR J ALEJANDRO & GLORIA M ESCOBAR
15	4440 LAWNVIEW AVE	CLMTXAS HOLDINGS LLC

Z178-345(SM)



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



1:4,800

Market Value Analysis

Printed Date: 11/9/2018

Planner: Sarah May

FILE NUMBER: Z189-105(SM) **DATE FILED:** October 5, 2018

LOCATION: East line of South Belt Line Road, at the terminus of Airline Drive

COUNCIL DISTRICT: 6 **MAPSCO:** 11A F

SIZE OF REQUEST: Approx. 2.14 acres **CENSUS TRACT:** 141.27

OWNER / APPLICANT: Billingsley D&D, Inc.

REPRESENTATIVE: James Bryan, P.E., Kimley-Horn and Associates, Inc.

REQUEST: An application for 1) a Specific Use Permit for a government installation other than listed limited to an elevated water storage reservoir and 2) a development plan and landscape plan on property zoned Subarea A within Planned Development District No. 741 with Specific Use Permit No. 517 for a radio transmission station and tower use.

SUMMARY: The applicant requests to construct a 205-foot tall elevated water storage tank within the area of request.

STAFF RECOMMENDATION: Approval of a Specific Use Permit for a permanent period, subject to a site plan and conditions and approval of a development plan and landscape plan.

BACKGROUND INFORMATION:

- On January 25, 2006, Council approved Planned Development District (PDD) No. 741. This district is divided into four subareas: Subareas A, B, C, and D, each of which are depicted on the conceptual plan.
- The site is located within Subarea A and is currently used as grazing areas for an agricultural use within a larger parcel that is used for a radio transmission station use.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	ROW
S Belt Line Road	Local	120 ft.

Traffic:

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

COMPREHENSIVE PLAN:

The fowardDallas! Comprehensive Plan was adopted by the City Council in June 2006. The fowardDallas! Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The request does not support or obstruct the Plan's goals or policies.

Economic Element

GOAL 2.1 PROMOTE BALANCED GROWTH

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

GOAL 2.4 CREATE AND MAINTAIN AN ENVIRONMENT FRIENDLY TO BUSINESSES AND ENTREPRENEURS

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

STAFF ANALYSIS:**Surrounding Land Uses:**

	Zoning with SUP No. 517	Land Use
Site	PDD No. 741 Subarea A	Agricultural
North	PDD No. 741 Subarea A	Agricultural
East	PDD No. 741 Subarea A	Agricultural
South	PDD No. 741 Subarea A	Agricultural
West	PDD No. 741 Subarea A With DR No. Z078-309	Agricultural

Land Use Compatibility:

The site is currently used as grazing areas for an agricultural use within a larger parcel that is used for a radio transmission station use which is consistent with the abutting surrounding properties. The City of Coppell begins on the east line of Belt Line Road and the south line of Sanders Loop, further west and north of the area of request. Within the City of Coppell, the nearest developed parcels are a drive-through bank located north of the area of request, on the north line of Sanders Loop, and light industrial buildings to the west, on the west line of South Belt Line Road.

The applicant proposes to construct a 205-foot tall elevated water storage tank with a maximum diameter of 94 feet for Dallas Water Utilities. The purpose of the elevated water storage tank is to provide water utilities to future development in the vicinity.

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 request does not appear to have an adverse impact on the surrounding zoning and land uses.

Staff supports the request for a permanent period because the request complies with all other zoning regulations, provides a permanent utility for surrounding properties, and is not foreseen to be detrimental to surrounding properties.

Landscaping:

Landscaping, as shown in the proposed landscape plan, is in accordance to the landscaping requirements in Article X, as amended.

Parking:

Pursuant to the Dallas Development Code the parking requirements for a government installation other than listed use may be established in the ordinance granting the specific use permit. Because the elevated water storage tank will be remotely monitored by Dallas Water Utilities personnel from the White Rock Operations Center, there will not be personnel stationed at the tank itself. However, the applicant has proposed to construct three parking spaces on-site for routine maintenance. Therefore, a parking requirement of a minimum three spaces is one of the proposed SUP conditions.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). Because the area of request and vicinity is not residential land, the area of request and the vicinity are not within an identifiable MVA cluster.

List of Partner/Principals/Officers
--

Billingsley D&D, Inc.

1722 Routh Street, Suite 770, Dallas, Texas 75201

Phone : 214-270-1000

Trammell Crow Company No. 43, Ltd. is a Texas limited partnership. Its limited partners are Lucy Billingsley, Billingsley Holdings B, LLC, Crow Billingsley LBJ, Ltd., LCB Mill Creek Trust, Parkway Investors Limited #1, Billingsley Holdings ASB II, LLC, Billingsley Holdings LPB II, LLC, and Billingsley Chester Partners, Ltd. Its general partner is Henry GP, L.L.C., and the managers of the general partner are Lucy Billingsley, Kenneth D. Mabry and Kimberly H. Meyer.

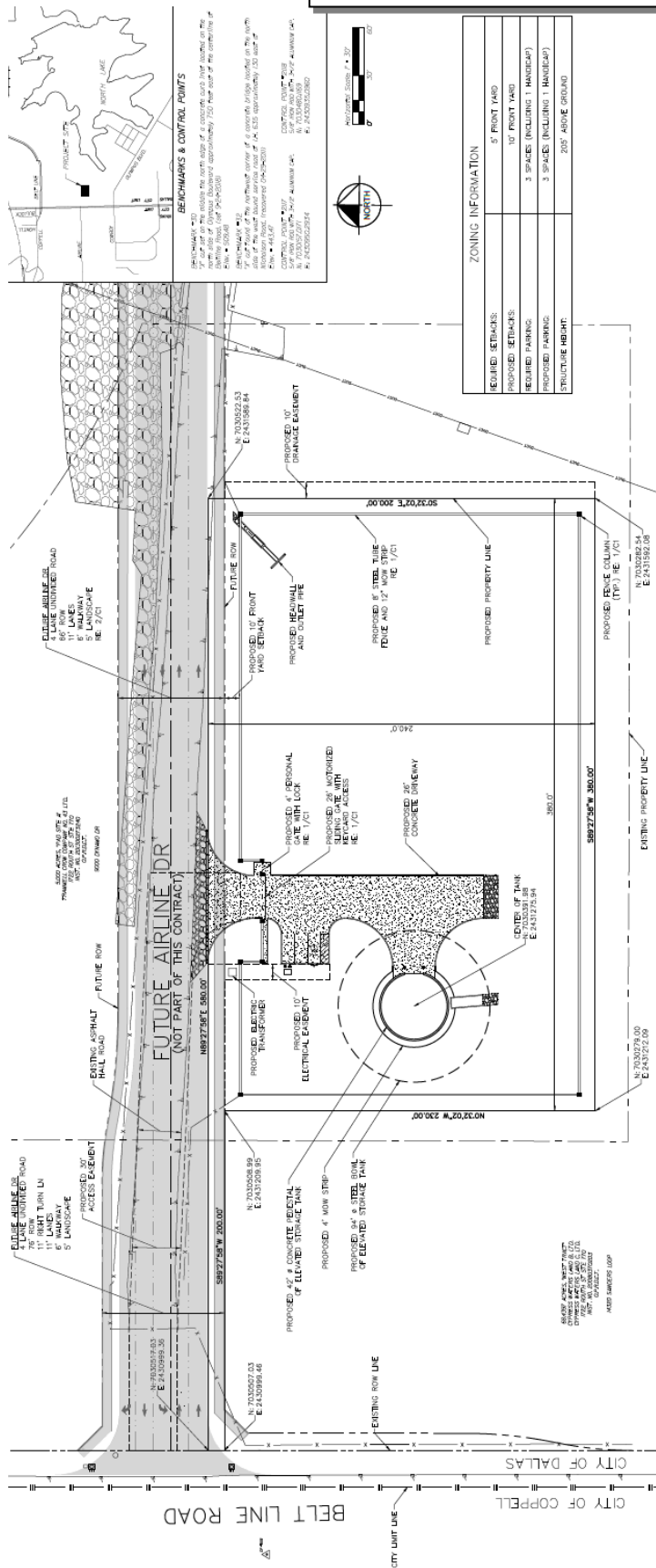
Cypress Waters Land B, Ltd. is a Texas limited partnership. Its limited partners are Billingsley Berkshire Partners, Ltd. and The Lucy Paige Billingsley Trust II. Its general partner is Billingsley 380 North GP, L.L.C., and the managers of the general partner are Lucy Billingsley, Kenneth D. Mabry and Kimberly H. Meyer.

Cypress Waters Land C, Ltd. is a Texas limited partnership. Its limited partner is Billingsley Berkshire Partners, Ltd. Its general partner is Billingsley 380 North GP, L.L.C., and the managers of the general partner are Lucy Billingsley, Kenneth D. Mabry and Kimberly H. Meyer.

Proposed SUP Conditions

1. USE: The only use authorized by this specific use permit is a utility or government installation other than listed, limited to an elevated water storage reservoir.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit has no expiration date.
4. PARKING: A minimum of three off-street parking spaces must be provided in the location shown on the attached site plan.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Proposed Site Plan



ZONING INFORMATION	
REQUIRED SETBACKS:	5' FRONT YARD
PROPOSED SETBACKS:	10' FRONT YARD
REQUIRED PARKING:	3 SPACES (INCLUDING 1 HANDICAP)
PROPOSED PARKING:	3 SPACES (INCLUDING 1 HANDICAP)
STRUCTURE HEIGHT:	20'5" ABOVE GROUND

FOR REVIEW ONLY NOT FOR
CONSTRUCTION OR PERMIT
PURPOSES.

Kimley-Horn

Engineer JAMES F. DEYAN

P.E. No. 100742

REGISTERED MAIL

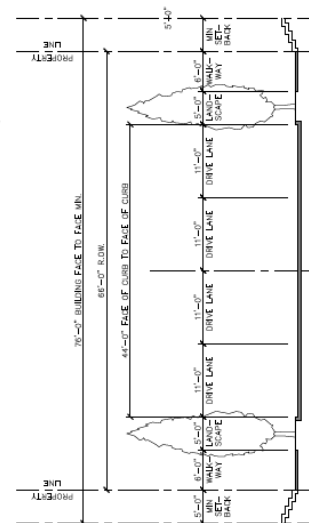
Kimley»»Horn

SITE PLAN

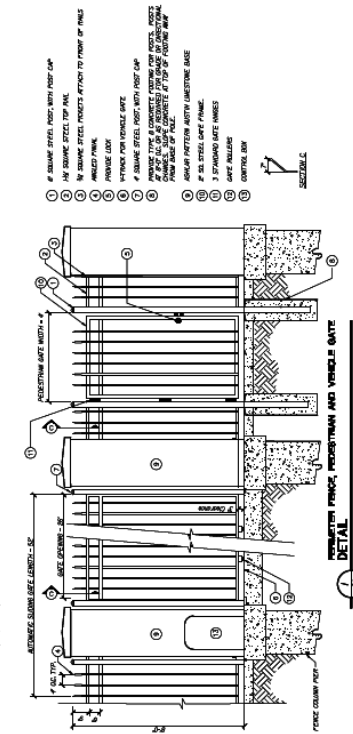
CITY OF DALLAS, TEXAS
DALLAS WATER UTILITIES
CYPRESS WATERS ELEVATED STORAGE TANK

DESIGN	DRAWN	DATE	NO	CONTRACT NO.	ZONING NO.
UEB	JCO	DEC 2008	8430	18-58-P	Z-189-005

13

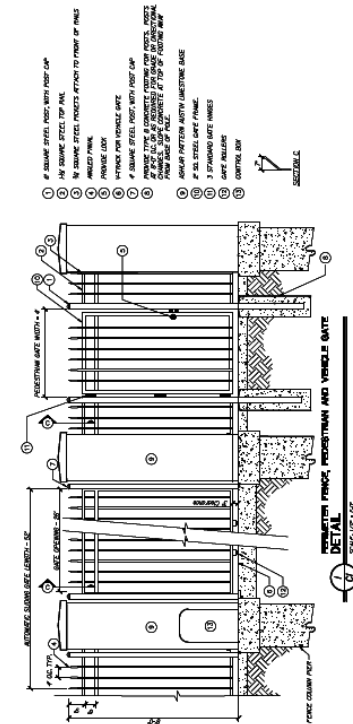
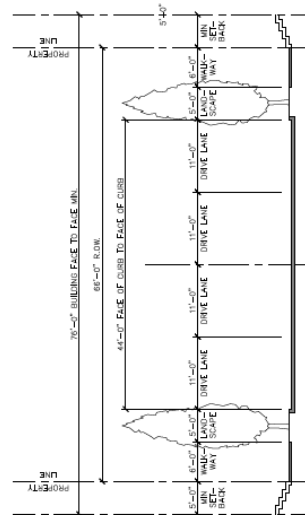


FUTURE AIRLINE DRIVE SECTION



DETAIL

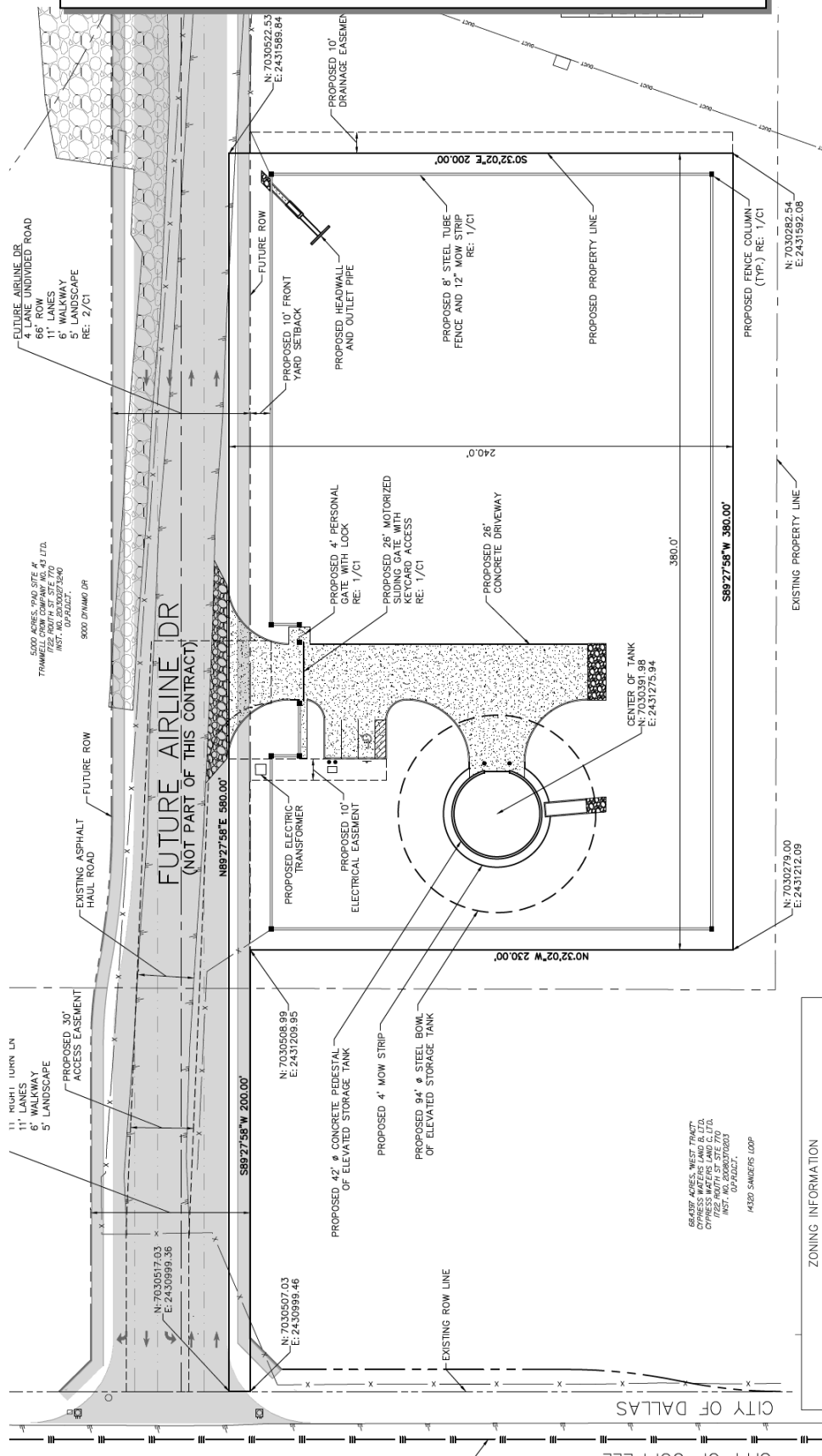
ZONING INFORMATION	
REQUIRED SETBACKS:	5' FRONT YARD
PROPOSED SETBACKS:	10' FRONT YARD
REQUIRED PARKING:	3 SPACES (INCLUDING 1 HANDICAP)
PROPOSED PARKING:	3 SPACES (INCLUDING 1 HANDICAP)
STRUCTURE HEIGHT:	20'5" ABOVE GROUND



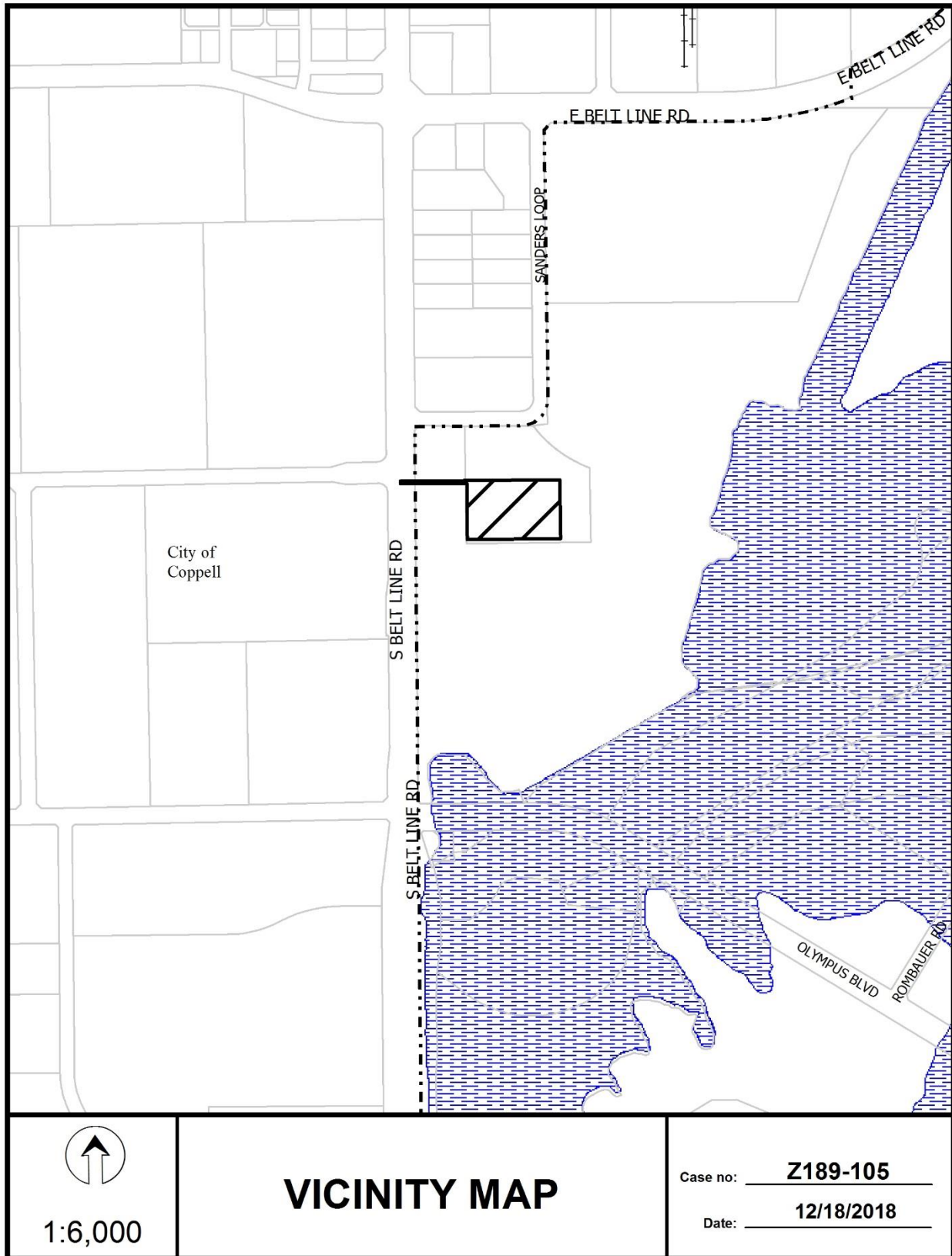
Kimley»Horn <small>AN ENGINEERING FIRM</small>				
DEVELOPMENT PLAN				
CYPRESS WATERS ELEVATED STORAGE TANK				
DALLAS WATER UTILITIES				
CITY OF DALLAS, TEXAS				
DESIGN	OWNER	PRO	CONTACT NO.	ZONING NO.
PER	ENGINEER	DATE	PROJECT	ADDRESS
				ZIP/CITY

13

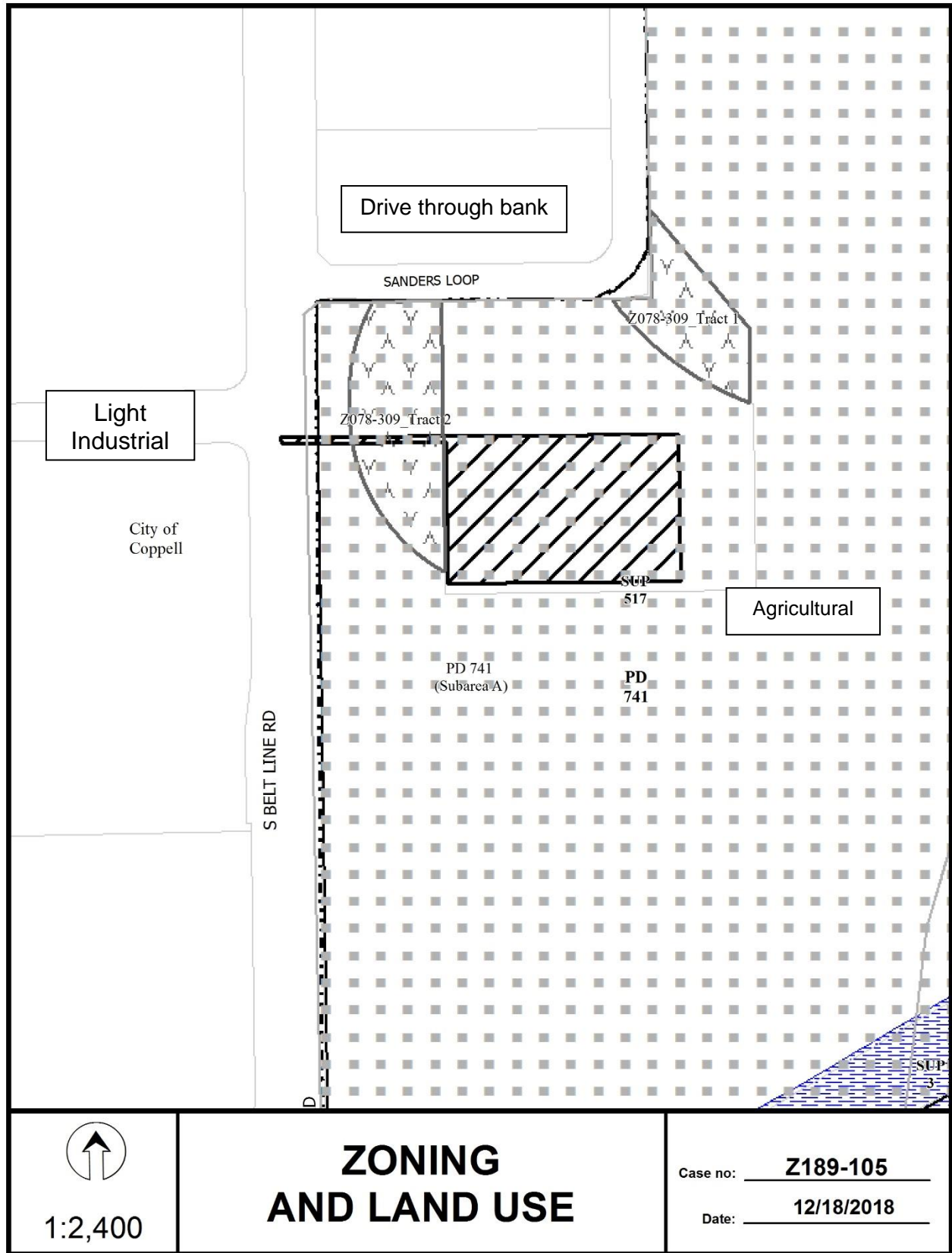
Proposed Enlarged Development and Site Plans

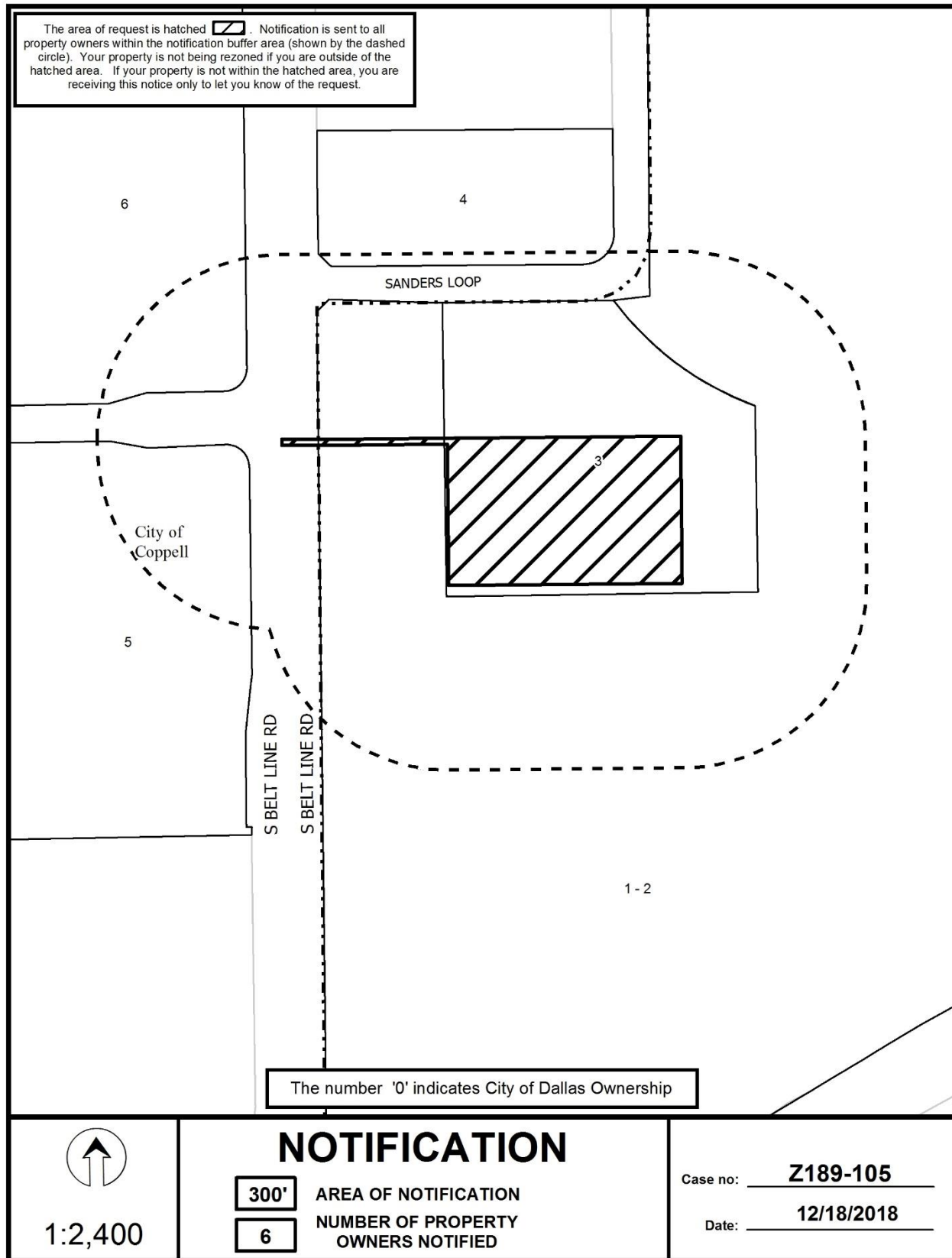


ZONING INFORMATION	
REQUIRED SETBACKS:	5' FRONT YARD
PROPOSED SETBACKS:	10' FRONT YARD
REQUIRED PARKING:	3 SPACES (INCLUDING 1 HANDICAP)
PROPOSED PARKING:	3 SPACES (INCLUDING 1 HANDICAP)
STRUCTURE HEIGHT:	205' ABOVE GROUND









12/18/2018

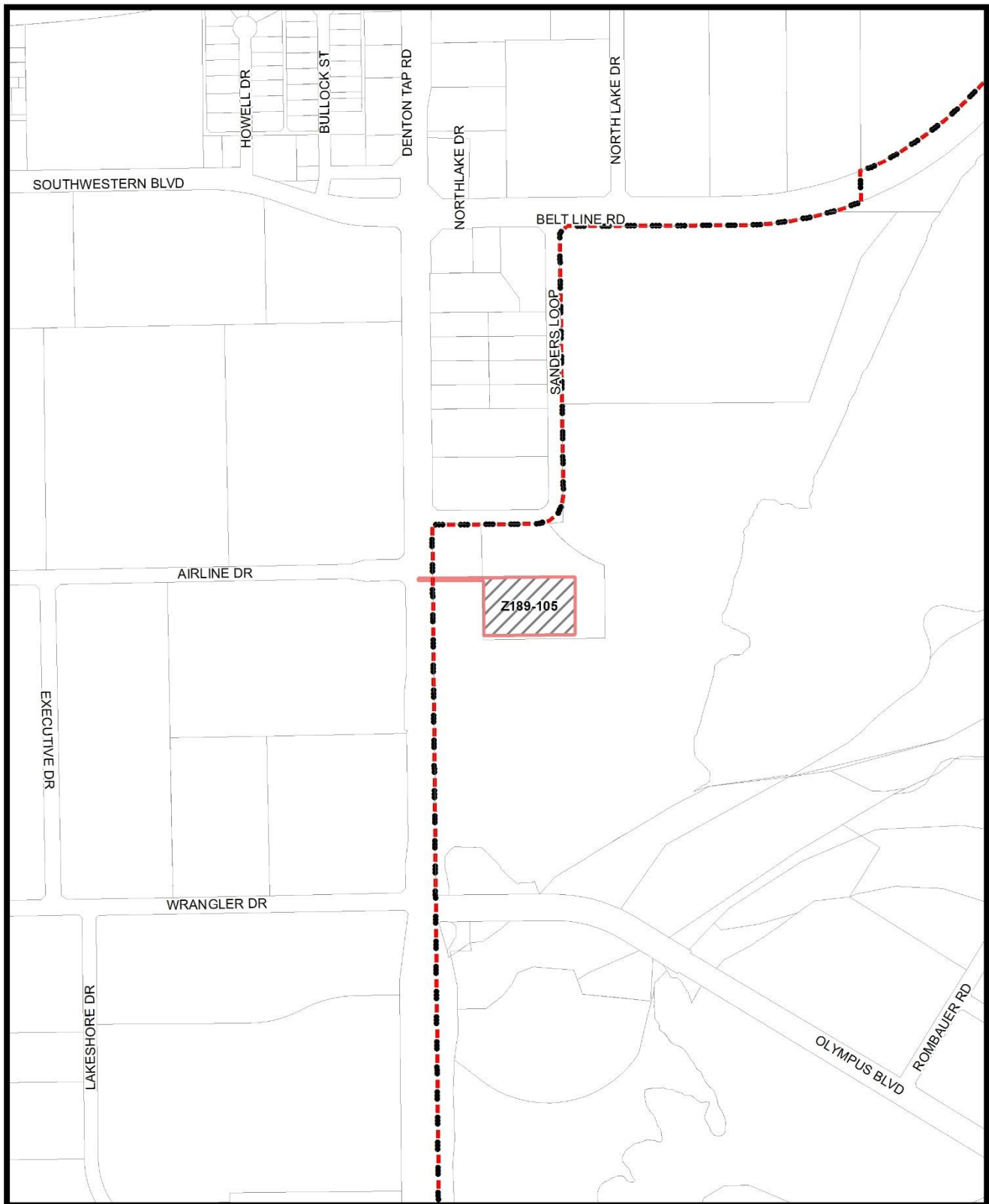
Notification List of Property Owners

Z189-105

6 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	14320 SANDERS LOOP	CYPRESS WATERS LAND B LTD
2	1002 SANDERS LOOP DR	KLIF CO
3	9000 DYNAMO DR	TRAMMELL CROW CO NO 43 LTD
4	1000 S BELT LINE RD	FIRST SECURITY BK COPPELL
5	1177 S BELTLINE RD	TCRG OPPORTUNITY II LLC
6	1025 S BELT LINE RD	NM MAJESTIC HOLDINGS LLC

Z189-105(SM)



MVACluster A B C D E F G H I NA



1:6,000

Market Value Analysis

Printed Date: 12/18/2018

Planner: Sarah May

FILE NUMBER: Z178-392(SM) **DATE FILED:** September 28, 2018
LOCATION: Southeast corner of South Saint Augustine Drive and Grady Lane
COUNCIL DISTRICT: 5 **MAPSCO:** 59 X
SIZE OF REQUEST: Approx. 29.446 acres **CENSUS TRACT:** 117.01

APPLICANT/OWNER: Dallas ISD

REPRESENTATIVE: Rob Baldwin

REQUEST: An application for an amendment to Planned Development District No. 989.

SUMMARY: The applicant [Dallas ISD] proposes to reduce the off-street parking requirements for Grady Spruce High School from nine and one-half spaces per classroom to nine spaces per classroom in order to construct a detention pond in the existing parking lot located on the northwest corner of the site, adjacent to North Saint Augustine Drive.

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

PLANNED DEVELOPMENT DISTRICT NO. 989:

<http://www.dallascityattorney.com/51P/Articles%20%20Supp%2048/ARTICLE%20989.pdf>

PLANNED DEVELOPMENT DISTRICT NO. 989 Exhibits:

http://www.dallascityattorney.com/51P/exhibits_cont.html#a989

BACKGROUND INFORMATION:

- The site was developed with a public school use, H. Grady Spruce High School, in 1972.
- On June 14, 2017, City Council approved Planned Development District No. 989 for R-7.5(A) Single Family District uses and public school other than an open-enrollment charter school uses, on property zoned an R-7.5(A) Single Family District located on the southeast corner of South St. Augustine Drive and Grady Lane and the northeast corner of Crenshaw Drive and Old Seagoville Road. The purpose of the request was to construct an addition to the existing structure including 10 additional classrooms and a total of 865 surface parking spaces.
- On February 26, 2018, the applicant applied for a minor amendment to provide 302 compact car spaces out of the total 865 required spaces (34.9 percent compact) for a total of 878 parking spaces provided in order to accommodate one of two detention areas to address the anticipated drainage for the previously proposed improvements. However, the City Plan Commission denied the minor amendment request on June 7, 2018.
- On August 2, 2018, CPC moved to approve a waiver of the two-year waiting period to submit a rezoning application for the site.

Zoning History: There have been three zoning cases in the area within the last five years.

1. **Z123-239:** On October 28, 2015, the City Council renewed SUP No. 2065 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on the southwest corner of Seagoville Road and South St. Augustine Drive.
2. **Z145-319:** On October 22, 2013, the City Council approved SUP No. 2065 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on the southwest corner of Seagoville Road and South St. Augustine Drive.
3. **Z145-321:** On January 27, 2016, the City Council approved Planned Development District No. 956 and SUP No. 2178 for a private school or open enrollment charter school use on the southwest corner of Old Seagoville Road and South Masters Drive.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Old Seagoville Road	Local	Varies
South St. Augustine Drive	Collector	60 feet
Grady Lane	Local	60 feet

Traffic: The Engineering Division of the Sustainable Development and Construction Department has reviewed the parking reduction request and recommends approval.

Comprehensive Plan:

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

The proposed zoning request meets the following goals and objectives of the comprehensive plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

1.1.5.7 Ensure that neighborhoods are served by and accessible to neighborhood commercial areas, parks and open space, libraries and schools. Encourage the development of these facilities in priority Area Plans.

NEIGHBORHOOD PLUS

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

STAFF ANALYSIS:**Surrounding Land Uses:**

	Zoning	Land Use
Site	R-7.5(A)	Public School
North	R-7.5(A), and , PD No. 662	Single Family, Public School [Julius Dorsey Elementary School], Undeveloped
East	R-7.5(A)	Undeveloped, Private Recreation Area
South	R-5(A), R-7.5(A), PD No. 956 w/SUP No. 2178, CR-D-1	Single Family, Retail, Undeveloped, and Church with an SUP for an Open-enrollment Charter School
West	R-7.5(A), and MF-2(A)	Multifamily, Fire Station, Single Family, & Undeveloped

Land Use Compatibility: Surrounding land uses consist of a public school [Julius Dorsey Elementary School], single family, and undeveloped land to the north; a private recreation area (tennis courts for the school) and undeveloped land to the east; retail uses, single family, a church with an open-enrollment charter school and undeveloped land to the south; and multifamily, a fire station, single family, and undeveloped land to the west. Land uses further east, across September Lane, include more single family residential.

The school has been serving the community for over 45 years. The use continues to be compatible with surrounding residential, institutional, and retail uses, as well as with the pockets of undeveloped land in the area.

Parking: The Dallas Development Code derives the off-street parking requirement for a school using the following criteria: 1) the number of classrooms and 2) the grade level of the school's students (e.g., elementary, middle or high school). The Dallas Development Code requirement for off-street parking for a high school is nine and one-half spaces for each high school classroom.

The applicant proposes to reduce the minimum parking requirement from nine and one-half spaces per high school classroom to nine spaces per high school classroom. The purpose of this parking reduction request is primarily to accommodate the proposed storm water detention area without providing an expansive compact car parking lot but also to build in a small amount of flexibility should future changes require more parking spaces or in the event that parking spaces are eliminated for some future reason. The

previously approved development plan required and provided 865 parking spaces. The proposed revised development plan would require 819 spaces and provides 840 parking spaces outside of the storm water detention area.

Although the applicant could provide the deficit of 25 parking spaces that are now within the proposed detention area by providing many more compact car stalls, staff supports the requested five percent parking reduction because high school parking reductions have been recently approved that are less than nine spaces per classroom and the site historically demands less than nine spaces per classroom based on field observations; therefore, staff concludes nine spaces per high school classroom will provide an adequate minimum number of parking spaces.

Landscaping: The site will comply with Article X.

Market Value Analysis: Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). Although the area of request is not within an identifiable MVA cluster, it is in the vicinity of an “F” MVA cluster on the west line of Saint Augustine Drive and an “H” MVA cluster to the north, east, south, and abutting the site on the east line of Saint Augustine Drive.

List of DISD Trustees

Dallas Independent School District

Board of Trustees

Dan Micciche

Edwin Flores

Audrey Pinkerton

Jaime Resendez

Dustin Marshall

Lew Blackburn

Joyce Foreman

Miguel Solis

Bernadette Nutall

PROPOSED AMENDMENTS TO

ARTICLE 989.

PD 989.

SEC. 51P-989.101. LEGISLATIVE HISTORY.

PD 989 was established by Ordinance No. 30514, passed by the Dallas City Council on June 14, 2017. (Ord. 30514)

SEC. 51P-989.102. PROPERTY LOCATION AND SIZE.

PD 989 is established on property located at the southeast corner of Saint Augustine Drive and Grady Lane. The size of PD 989 is approximately 31.543 acres. (Ord. 30514)

SEC. 51P-989.103. DEFINITIONS AND INTERPRETATIONS.

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

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

(c) This district is considered to be a residential zoning district. (Ord. 30514)

SEC. 51P-989.104. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 989A: development plan.

(2) Exhibit 989B: traffic management plan. (Ord. 30514)

SEC. 51P-989.105. DEVELOPMENT PLAN.

(a) For a public school other than an open-enrollment charter school, development and use of the Property must comply with the development plan (Exhibit 989A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) For all other uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan,

conceptual plan, development schedule, and landscape plan do not apply. (Ord. 30514)

SEC. 51P-989.106. MAIN USES PERMITTED.

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

(b) The following main use is permitted by right:

-- Public school other than an open-enrollment charter school. (Ord. 30514)

SEC. 51P-989.107. 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. (Ord. 30514)

SEC. 51P-989.108. 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) Encroachments. Accessory athletic field structures may encroach into the required front yard up to 16 feet, as shown on the development plan.

(c) Height. For a public school other than an open-enrollment charter school, maximum structure height is 38 feet. (Ord. 30514)

SEC. 51P-989.109. 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.

(b) For a public school other than an open-enrollment charter school, parking may be located in the required front yard along Saint Augustine Drive and the minimum off-street parking requirement is nine spaces per high school classroom. (Ord. 30514)

SEC. 51P-989.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 30514)

SEC. 51P-989.111. LANDSCAPING.

- (a) Landscaping must be provided in accordance with Article X.
- (b) Plant materials must be maintained in a healthy, growing condition. (Ord. 30514)

SEC. 51P-989.112. TRAFFIC MANAGEMENT PLAN.

(a) In general. Operation of a public school other than an open-enrollment charter school must comply with the traffic management plan (Exhibit 989B).

(b) 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, 2018. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by March 1 of each even-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.

(c) 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. (Ord. 30514)

SEC. 51P-989.113. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord. 30514)

SEC. 51P-989.114. ADDITIONAL PROVISIONS.

(a) For a public school other than open-enrollment charter school, at each driveway and sidewalk intersection, sidewalks must be constructed of a material that differs in color from that of vehicular ingress and egress driveways.

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

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

(d) Fencing in a required front yard surrounding a parking lot may not exceed six feet in height. (Ord. 30514)

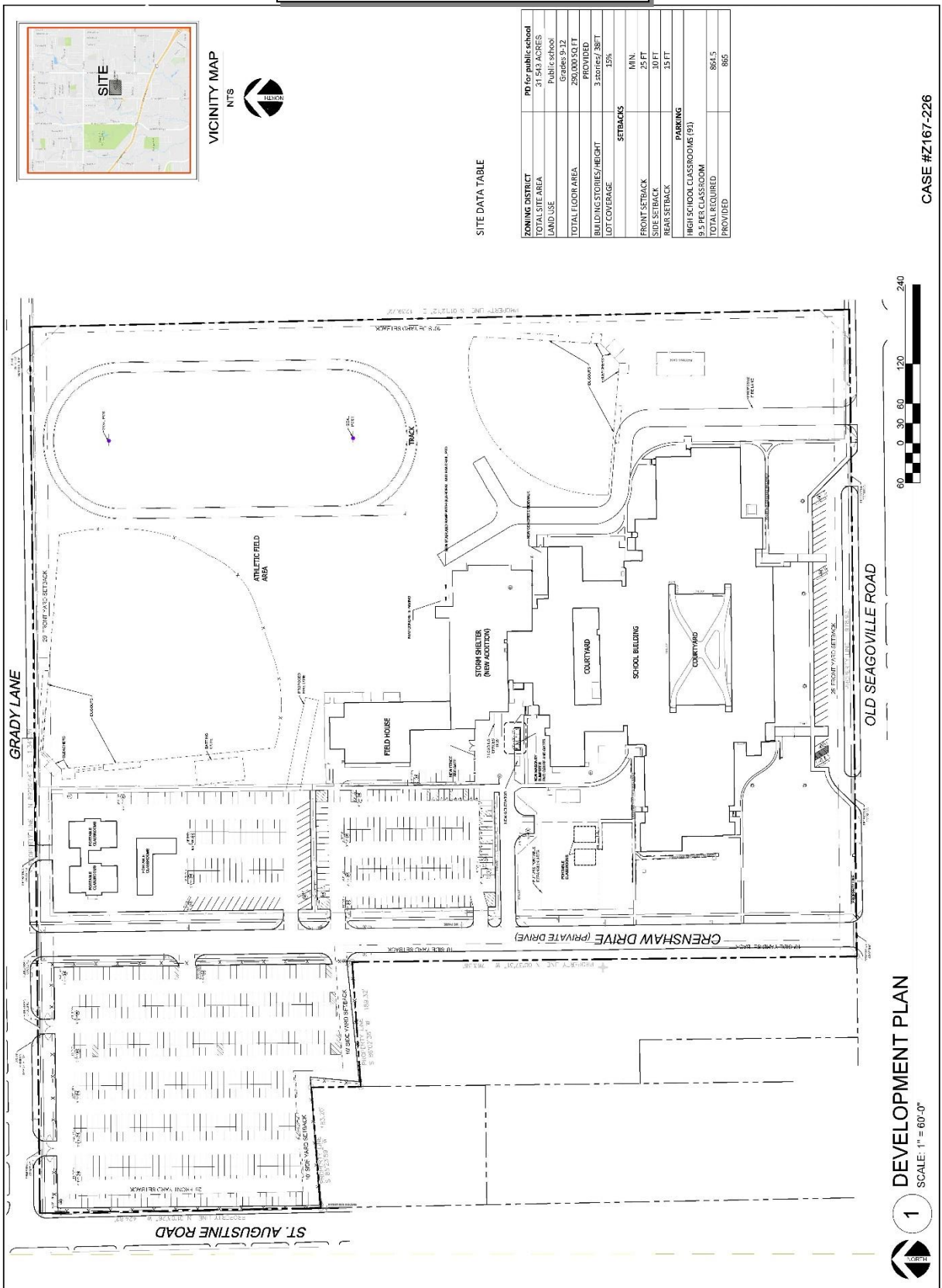
SEC. 51P-989.115. COMPLIANCE WITH CONDITIONS.

(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. (Ord. 30514)

Existing Development Plan



CASE #Z167-226

DEVELOPMENT PLAN
SCALE: 1" = 60'-0"

Proposed Revised Development Plan

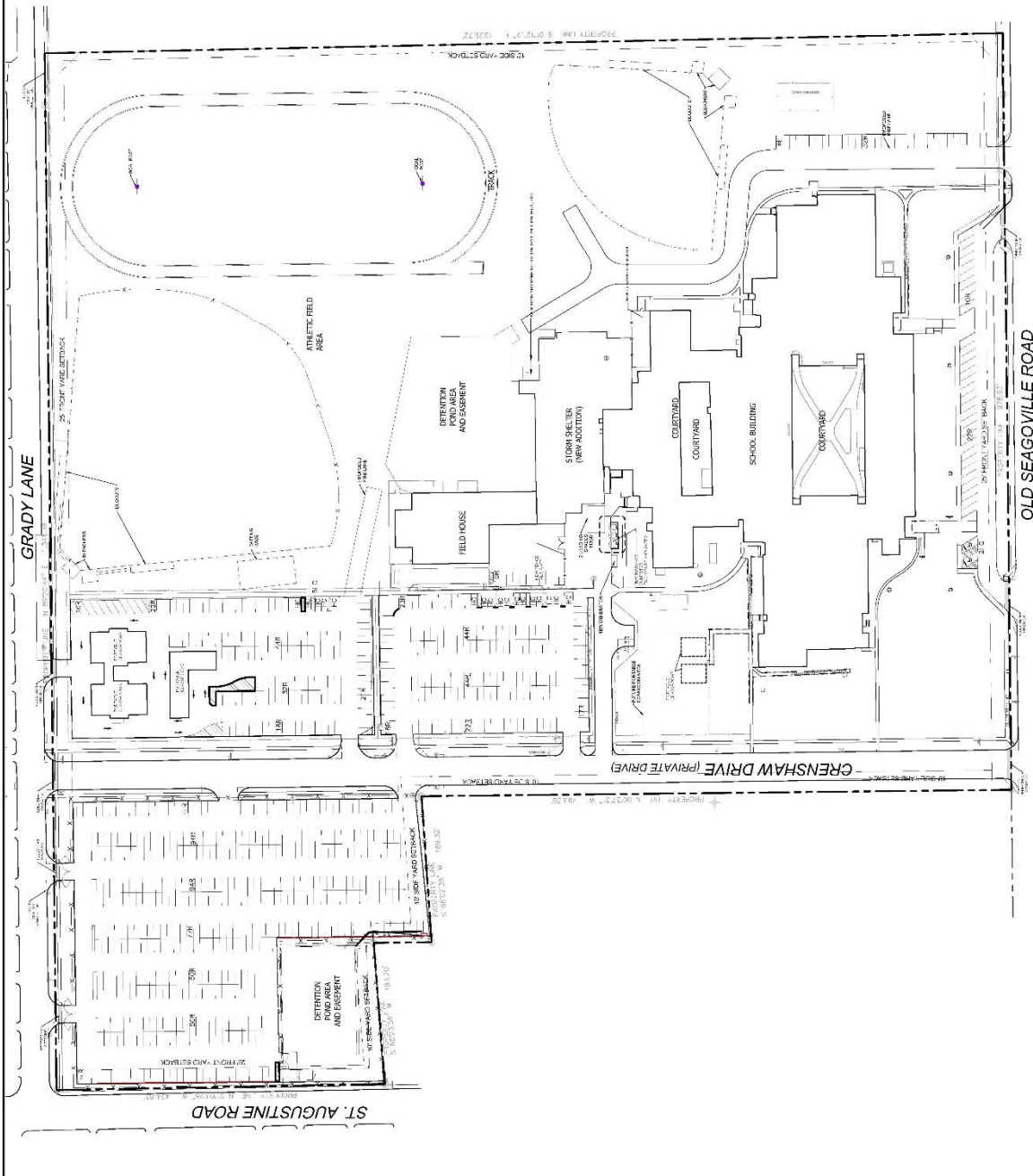


VICINITY MAP
NTS



SITE DATA TABLE

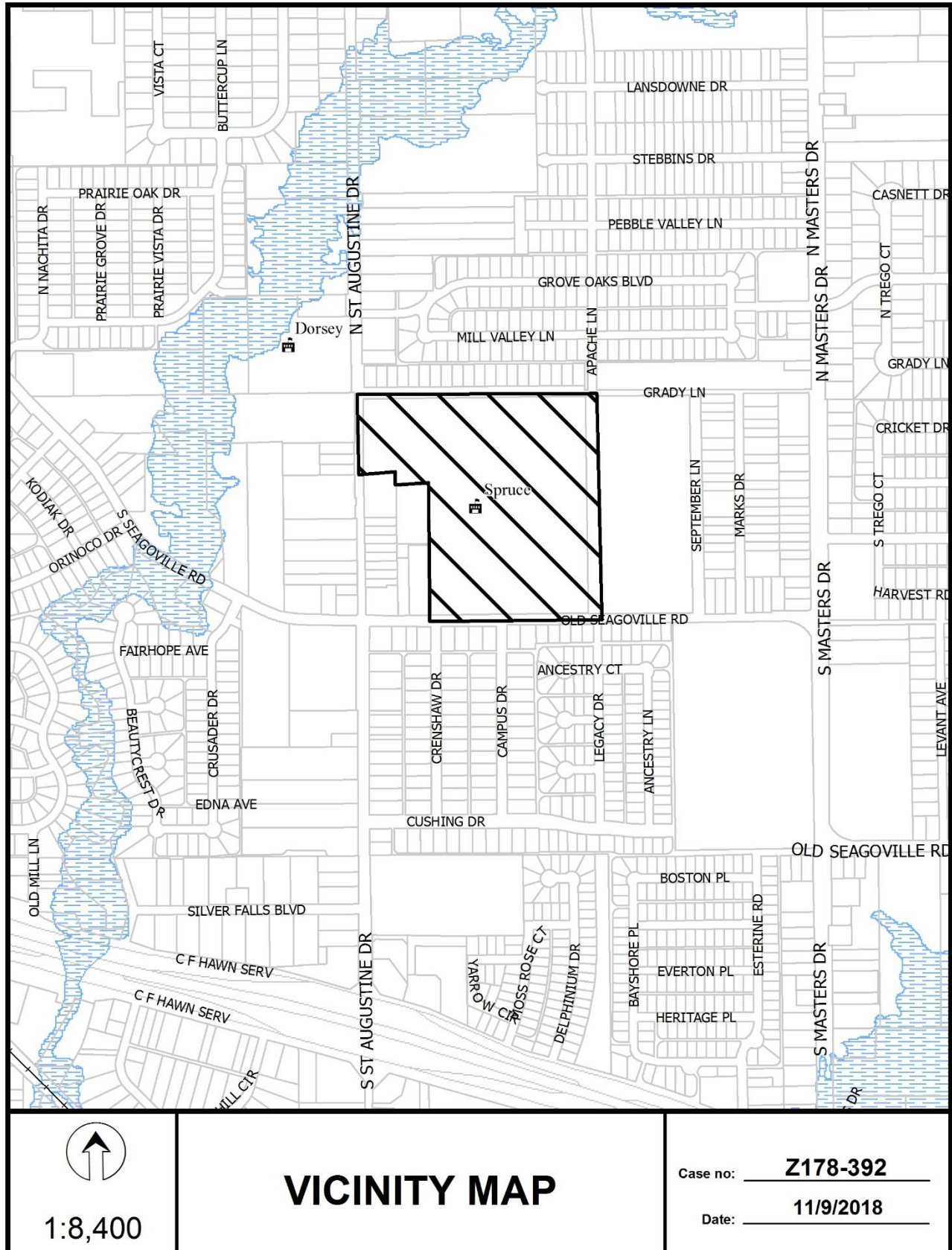
ZONING DISTRICT	PD for public school
TOTAL SITE AREA	29.446 AC
LAND USE	Public school
TOTAL FLOOR AREA	Grades K-12 280,000 S.F.
BUILDING STORIES/HEIGHT	3 stories / 38 FT
LOT COVERAGE	25%
SETBACKS	MIN.
FRONT SETBACK	25 FT
SIDE SETBACK	30 FT
REAR SETBACK	15 FT
PARKING	HIGH SCHOOL CLASSROOMS (91)
91 PER CLASSROOM	819
TOTAL REQUIRED	840
PROVIDED	

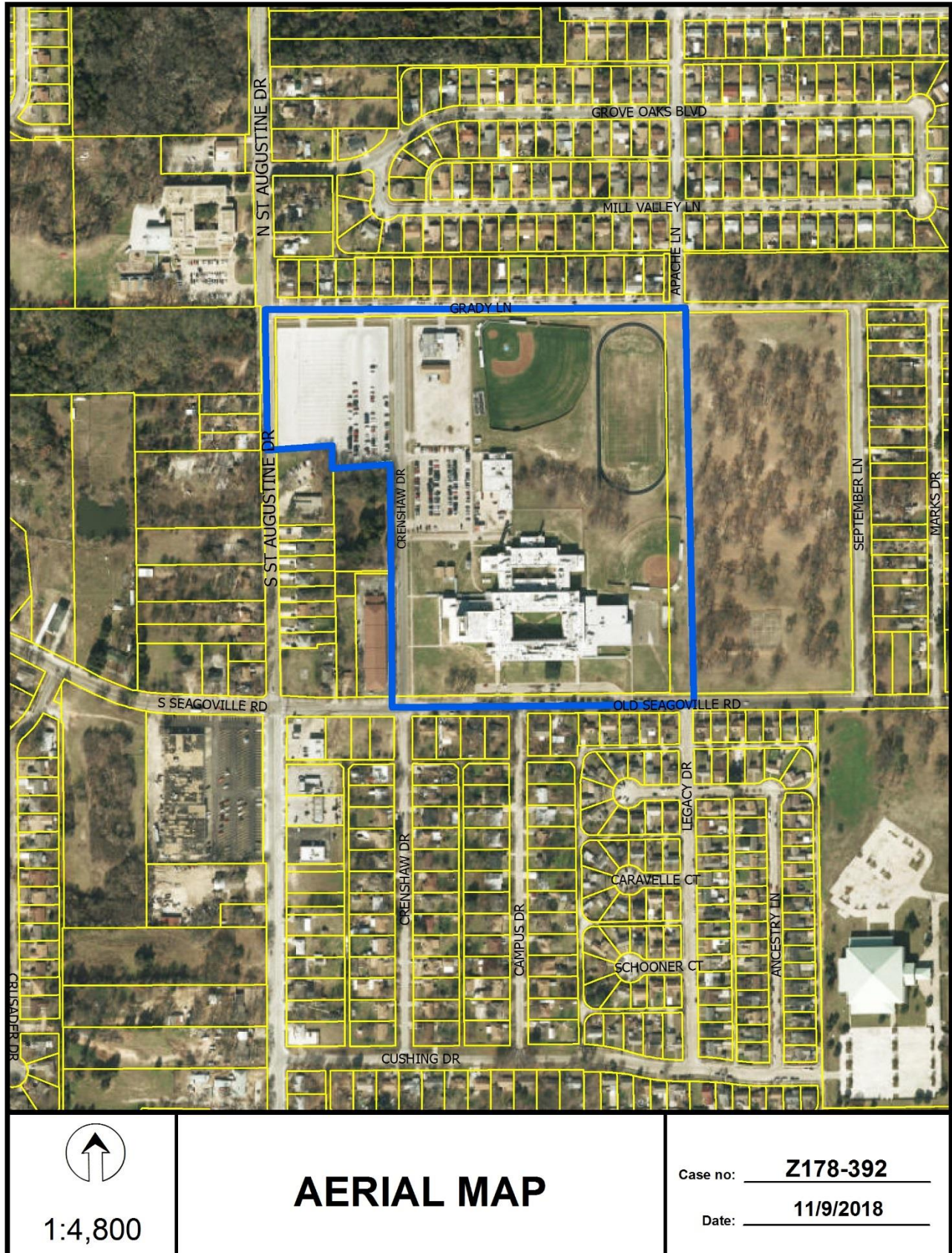


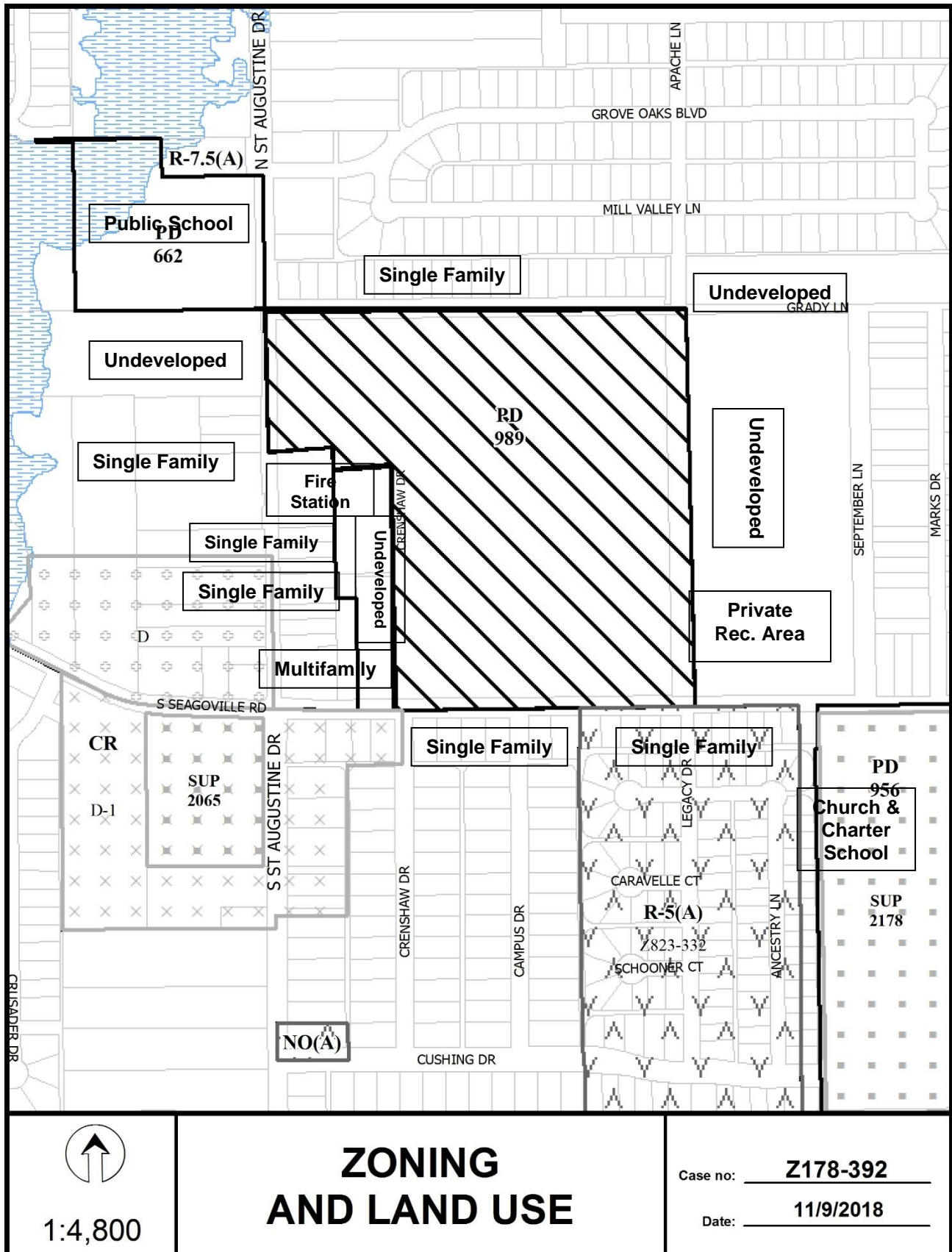
1 DEVELOPMENT PLAN
SCALE: 1" = 60'-0"

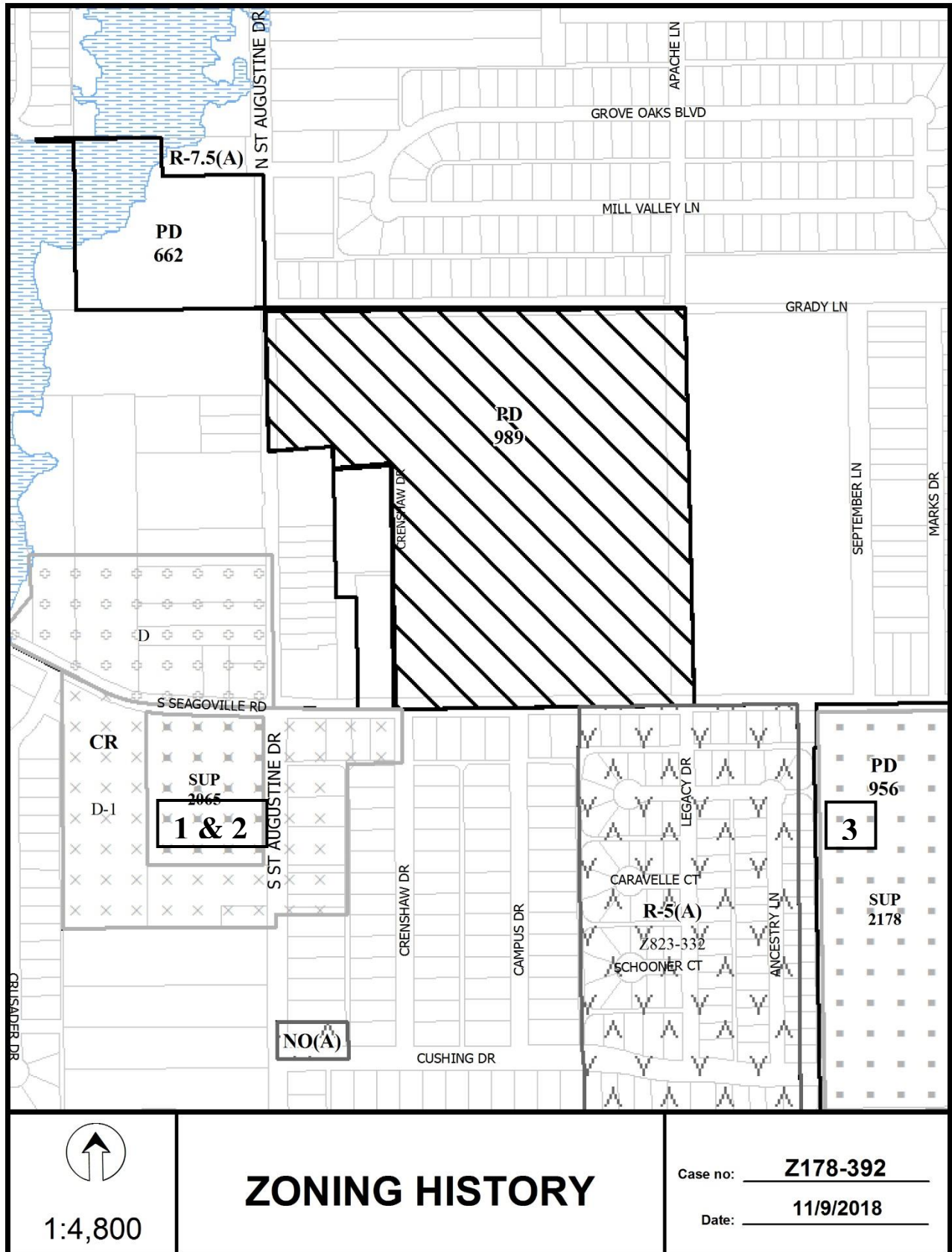


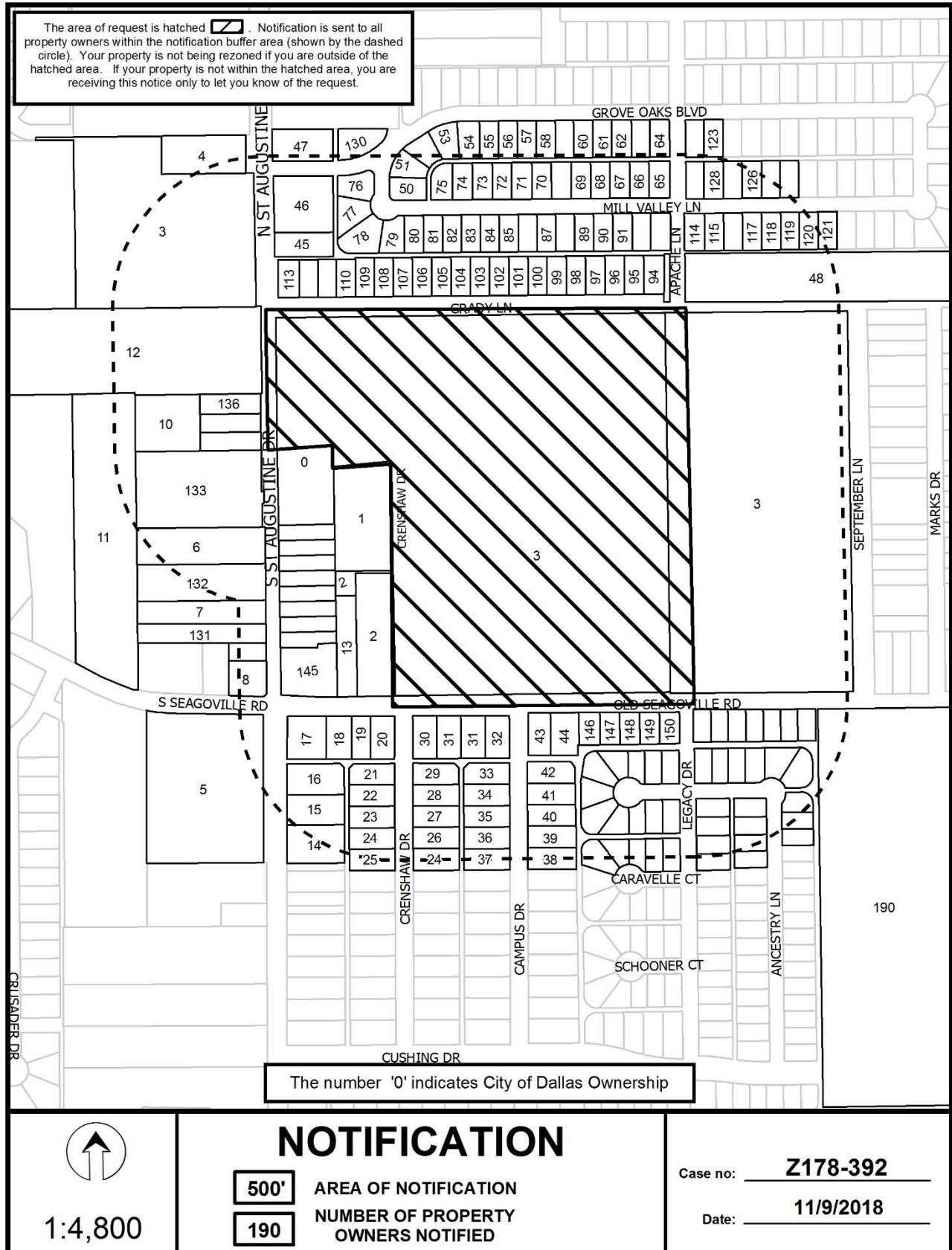
CASE #Z178-392











11/09/2018

Notification List of Property Owners***Z178-392******190 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	200 CRENSHAW DR	WOOD SHAUN D & JENNIFER L
2	9633 SEAGOVILLE RD	ARA MANAGEMENT LLC
3	133 N ST AUGUSTINE RD	Dallas ISD
4	149 N ST AUGUSTINE RD	ELAM CONGREGATION OF
5	333 S ST AUGUSTINE RD	BALLAS VICTOR E
6	201 S ST AUGUSTINE RD	REJINO JUAREZ
7	201 S ST AUGUSTINE RD	SOUTH CENTRAL MTG INC
8	237 S ST AUGUSTINE RD	PEREZ REFUCIO & MARIA
9	233 S ST AUGUSTINE RD	POMPA FELIPE & ENELBA
10	340 S SEAGOVILLE RD	SOUTH CENTRAL MORTGAGE INC
11	316 S SEAGOVILLE RD	CHANG ROGER A
12	115 S ST AUGUSTINE RD	ENGLISH MARC S
13	9625 OLD SEAGOVILLE RD	ARA MANAGEMENT LLC
14	332 S ST AUGUSTINE RD	MILLER W C TRUSTEE
15	326 ST AUGUSTINE RD	OPALACH THOMAS
16	316 S ST AUGUSTINE RD	DANG TUAN N &
17	300 S ST AUGUSTINE RD	PHAM VU T & THIEM PHAM
18	9612 SEAGOVILLE RD	SARAVIA LAURA
19	9618 SEAGOVILLE RD	MITCHELL DANIEL
20	9622 SEAGOVILLE RD	THE VILLAS ENTERPRISE GROUP LLC
21	315 CRENSHAW DR	AREVALO NORMA A
22	319 CRENSHAW DR	LENTO BARBARA S
23	325 CRENSHAW DR	PORTILLO REINA DE LAPAZ
24	331 CRENSHAW DR	SERRATO ADELFA
25	337 CRENSHAW DR	VILLEGAS ISIDRO &
26	330 CRENSHAW DR	SOSA MARTINA

11/09/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	324 CRENSHAW DR	SOSA JOSE J
28	318 CRENSHAW DR	DELGADO LUIS & SONIA
29	314 CRENSHAW DR	CHAVEZ LUCIANO NAVA
30	9706 SEAGOVILLE RD	COLLINS WILLIAM
31	9710 SEAGOVILLE RD	PAZ ANTONIO
32	9720 SEAGOVILLE RD	DELGADO LUIS & SONIA
33	317 CAMPUS DR	BLYTHE VALERIE
34	321 CAMPUS DR	MORA ORLANDO
35	327 CAMPUS DR	SIMMONS BOBBY A & ETTA
36	333 CAMPUS DR	RODRIGUEZ ROBERTO RODRIGUEZ &
37	339 CAMPUS DR	NEGRETE AVELINA M
38	338 CAMPUS DR	COOK LARITA ANN
39	332 CAMPUS DR	REYESGARCIA JUANA TERESA &
40	326 CAMPUS DR	SANDOVAL JOSE
41	320 CAMPUS DR	KASPOHL SANDRA C
42	316 CAMPUS DR	ESPINOZA MARIA
43	9804 SEAGOVILLE RD	NEMETH ERICH
44	9810 SEAGOVILLE RD	MORENO RAMON &
45	128 N ST AUGUSTINE RD	SIMS JIMMY R & PATRICIA L
46	134 N ST AUGUSTINE RD	LUNA SONIA IMELDA DE &
47	150 N ST AUGUSTINE RD	CORNELL MARVIN ALLAN
48	101 N MASTERS DR	SIBLEY CHILDREN'S TRUST
49	9700 GRADY LN	SIBLEY CHILDREN'S TRUST
50	9705 MILL VALLEY LN	OLIVA MARIA T
51	9706 GROVE OAKS BLVD	BONNER CORNELIUS
52	9714 GROVE OAKS BLVD	VAQUERA RUBEN
53	9720 GROVE OAKS BLVD	MARQUEZ JAVIER
54	9724 GROVE OAKS BLVD	CAMPOS JORGE A
55	9730 GROVE OAKS BLVD	HURD TARA L
56	9736 GROVE OAKS BLVD	DIAZ ALEJANDRINO
57	9740 GROVE OAKS BLVD	MOSLEY JANICE RUTH

11/09/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	9804 GROVE OAKS BLVD	OLIVA DIONICIO
59	9810 GROVE OAKS BLVD	RODRIGUEZ BENJAMIN
60	9816 GROVE OAKS BLVD	STEWART GARY D & SONIA R
61	9820 GROVE OAKS BLVD	RODRIGUEZ FERNANDO &
62	9824 GROVE OAKS BLVD	JACKSON CONSTANCE ELAINE
63	9830 GROVE OAKS BLVD	SANTIAGO ROGELIO
64	9834 GROVE OAKS BLVD	GARCIA JESUS ESPARZA &
65	9839 MILL VALLEY LN	MORENO DANNY &
66	9835 MILL VALLEY LN	NUNEZ FIGUEROA EXAR M &
67	9829 MILL VALLEY LN	TYNDALL JIMMIE
68	9825 MILL VALLEY LN	C3H LLC
69	9819 MILL VALLEY LN	HERRERA ANA M
70	9809 MILL VALLEY LN	HALL IVERY JR
71	9805 MILL VALLEY LN	GRIFFIN VERNELL
72	9747 MILL VALLEY LN	SILVA JUAN JOSE
73	9741 MILL VALLEY LN	HERNANDEZ AGUSTIN EST OF
74	9737 MILL VALLEY LN	KAUR DALJIT
75	9729 MILL VALLEY LN	HALL TONJA A
76	9706 MILL VALLEY LN	GOMEZ WILLIAM
77	9710 MILL VALLEY LN	RAMIREZ RAUL SERGIO &
78	9714 MILL VALLEY LN	WIGGINS CAROLYN
79	9718 MILL VALLEY LN	GIPSON RAYMOND L
80	9724 MILL VALLEY LN	PAUL ANNIE P
81	9728 MILL VALLEY LN	CARR TOMMY L
82	9734 MILL VALLEY LN	WILLEMS DAN
83	9738 MILL VALLEY LN	MARTINEZ ANDY
84	9742 MILL VALLEY LN	LOPEZ DIEGO MUNIZ &
85	9748 MILL VALLEY LN	COLEMAN VERLON R
86	9806 MILL VALLEY LN	TAYLOR CLOIS JAMES
87	9810 MILL VALLEY LN	MATTHEWS ALLEN WAYNE
88	9816 MILL VALLEY LN	BOWENS W B

11/09/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	9820 MILL VALLEY LN	MCDONALD THADDEUS A JR
90	9826 MILL VALLEY LN	PORTUGAL JUAN & IMELDA
91	9830 MILL VALLEY LN	RODEN RAYMOND W
92	9836 MILL VALLEY LN	KELLEY R D
93	9840 MILL VALLEY LN	ORTIZ VENTURA R &
94	9841 GRADY LN	ESQUIVEL NOEL
95	9835 GRADY LN	TOVAR JOSE A &
96	9829 GRADY LN	LINARES JULIO &
97	9823 GRADY LN	LINARES JAQUELYNE MITHCEL
98	9817 GRADY LN	FEGGETT SHAWN & TONYA
99	9811 GRADY LN	LINARES GLORIA L &
100	9805 GRADY LN	JOHNSON CECIL EARL &
101	9741 GRADY LN	GONZALES JOSE RUBEN &
102	9735 GRADY LN	LEIJA LUCIO & ROSALINDA
103	9729 GRADY LN	AGUILAR MA DE LOURDES CHAVEZ
104	9723 GRADY LN	CHITSEY DEBRA K TRUSTEE
105	9717 GRADY LN	RAOUFPOUR SAADAT K
106	9711 GRADY LN	MORALES PATRICIA &
107	9705 GRADY LN	PARKER RANDY & CAROLYN J
108	9635 GRADY LN	HARRELL EARNEST S
109	9629 GRADY LN	ASCENT INVESTMENTS LLC
110	9623 GRADY LN	AZA EMILIO &
111	9617 GRADY LN	AZA EMILIO & MARIA R
112	9611 GRADY LN	VALLE JOSE ROGELIO
113	9605 GRADY LN	VALARTA CARLOS
114	9906 MILL VALLEY LN	BLANDFORD GLADYS
115	9912 MILL VALLEY LN	WILLIAMS AMOS L
116	9918 MILL VALLEY LN	TERRY STEPHANIE AGENT &
117	9924 MILL VALLEY LN	NICKERSON CELENDIA
118	9930 MILL VALLEY LN	CALDERON JOSE &
119	9936 MILL VALLEY LN	DAWSON EUGENE

11/09/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	9942 MILL VALLEY LN	PERALES FLORENCIO V
121	10006 MILL VALLEY LN	DURAN AURELIANO B SR
122	9906 GROVE OAKS BLVD	MORENO DANNY &
123	9912 GROVE OAKS BLVD	NINO MARIA JUANA
124	9935 MILL VALLEY LN	ARNS INVESTMENTS LLC
125	9929 MILL VALLEY LN	GOMEZ ANTONIO LARRANAGA &
126	9923 MILL VALLEY LN	HART RUBY
127	9917 MILL VALLEY LN	SMALL LEE J & BRENDA
128	9911 MILL VALLEY LN	SANTIBANEZ RENE
129	9905 MILL VALLEY LN	REZA MARIA &
130	9619 GROVE OAKS BLVD	HARRIS CLIFFORD & TERESA
131	229 S ST AUGUSTINE RD	PATINA EVERARDO &
132	215 S ST AUGUSTINE RD	MARTINEZ GERARDO
133	137 S ST AUGUSTINE RD	VALENCIA JULIA
134	133 S ST AUGUSTINE RD	LOPEZ MARTIN & TERESA
135	129 S ST AUGUSTINE RD	OVALLE MARTIN
136	125 S ST AUGUSTINE RD	HERNANDEZ PRIMITIVO
137	278 S ST AUGUSTINE RD	HERNANDEZ JUAN & MARTHA
138	274 S ST AUGUSTINE RD	JIMENEZ PRISHNA
139	270 S ST AUGUSTINE RD	RAMIREZ SERGIO
140	266 S ST AUGUSTINE RD	SUAREZ HERMILO &
141	262 S ST AUGUSTINE RD	MORENO CHRISTI &
142	258 S ST AUGUSTINE RD	VELAZQUEZ WENDY
143	254 S ST AUGUSTINE RD	PEREZ JOSE LUIS
144	250 S ST AUGUSTINE RD	SANCHEZ JULIO &
145	9615 SEAGOVILLE RD	INTELL LILY INVESTMENT LP
146	9816 SEAGOVILLE RD	SESSION SHEILA
147	9822 SEAGOVILLE RD	HERRERA RAY A
148	9828 SEAGOVILLE RD	VAZQUEZ RAUL &
149	9834 SEAGOVILLE RD	HEATH DAVID ET AL
150	9840 SEAGOVILLE RD	STURNS EARLINE

11/09/2018

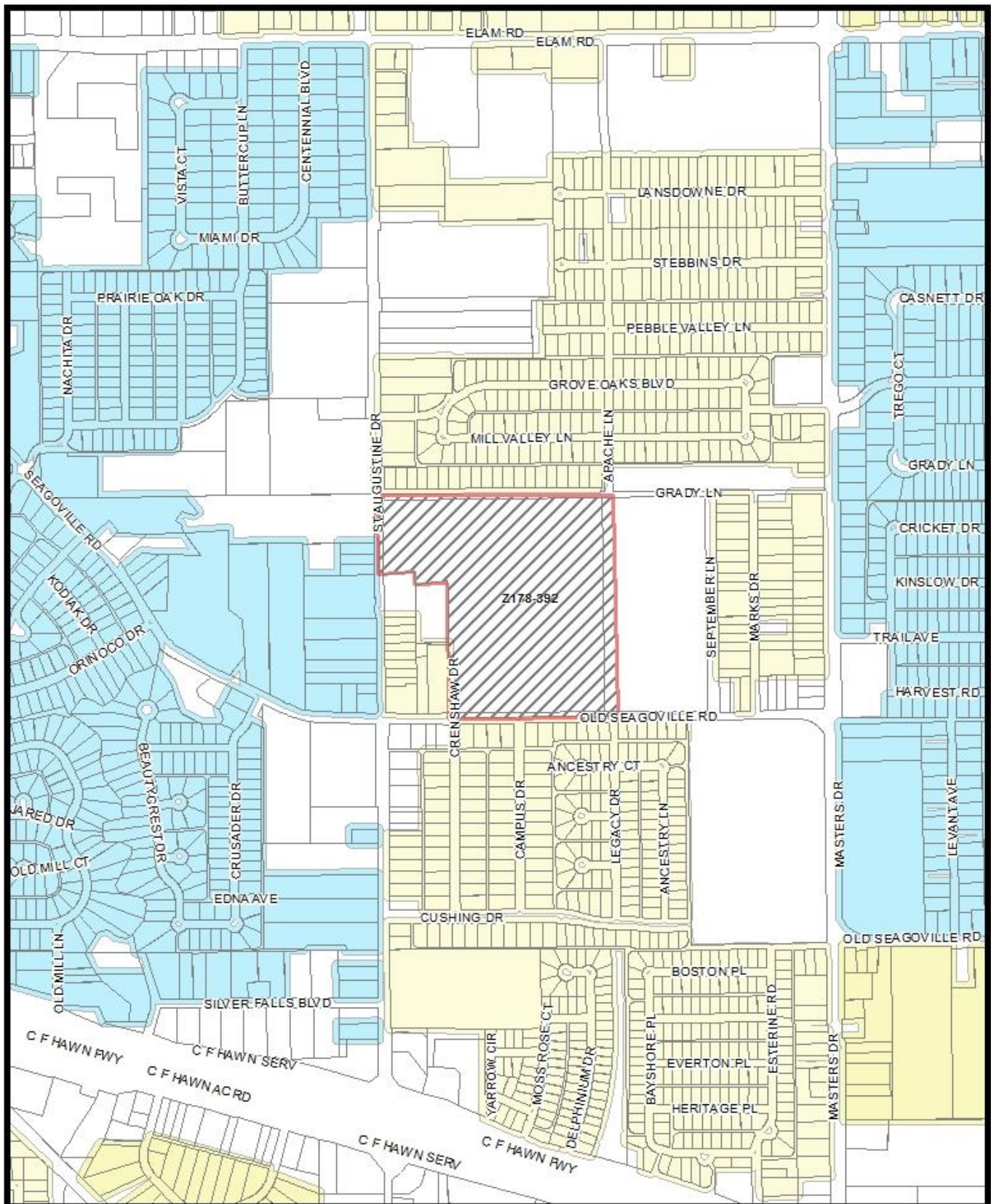
<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	9823 ANCESTRY CT	HERNANDEZ TRACY D
152	9819 ANCESTRY CT	FAZ ALEJANDRO & MA IRMA
153	9815 ANCESTRY CT	HILL MILTON JR
154	9809 ANCESTRY CT	ROSSUM LENORA & NATHANIEL
155	9805 ANCESTRY CT	HERNANDEZ RICARDO & PAULA
156	9806 ANCESTRY CT	GARCIA C JOSE
157	9810 ANCESTRY CT	BUIRL JESSE
158	9814 ANCESTRY CT	BARNES BARBARA JEAN
159	9818 ANCESTRY CT	MAYFIELD YOLAUDA
160	9822 ANCESTRY CT	TORRES RAMIRO & MINERVA BANUELOS ARRELLANO
161	9826 ANCESTRY CT	MEJIA FRANCISCO JAVIER &
162	9823 CARAVELLE CT	WALKER SHEILA J
163	9819 CARAVELLE CT	WILLIAMS GERALDINE
164	9815 CARAVELLE CT	CUEVAS ROCIO
165	9809 CARAVELLE CT	WOODS RAYE EVELYN
166	9805 CARAVELLE CT	WOOD RICHARD JR LIFE EST
167	334 LEGACY DR	HERNANDEZ MARTIN
168	330 LEGACY DR	HURNDON GWENDOLYN C
169	326 LEGACY DR	OLIVA JULIO & ERICA
170	322 LEGACY DR	MECCA APRIL INC
171	331 ANCESTRY LN	HEADWAY LLC
172	335 ANCESTRY LN	SOSA VICTOR R
173	339 ANCESTRY LN	RODRIGUEZ ALEJANDRO
174	343 ANCESTRY LN	MARTINEZ FEDERICO J &
175	336 ANCESTRY LN	BAZAN FRANCISCO
176	332 ANCESTRY LN	HERNANDEZ JOSE A &
177	328 ANCESTRY LN	ROBERTS BARBARA JEAN
178	324 ANCESTRY LN	HERNANDEZ SANJUANA &
179	320 ANCESTRY LN	DELGADO LUIS & SONIA
180	316 ANCESTRY LN	COLEMAN WANDA S &
181	312 ANCESTRY LN	SANDOVAL FEDERICO &

Z178-392(SM)

11/09/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	308 ANCESTRY LN	BUSTILLO JOSE ALFREDO &
183	304 ANCESTRY LN	BRUNDAGE BRENDA JOHNSON
184	9906 SEAGOVILLE RD	CARRANZA SABINO & BERTA
185	9918 SEAGOVILLE RD	OLVERA MIRNA ELVIA
186	9924 SEAGOVILLE RD	LOPEZ HUMBERTO VAZQUEZ &
187	9930 SEAGOVILLE RD	CHACON NELSON
188	9936 SEAGOVILLE RD	DIAZ ALICIA
189	9942 SEAGOVILLE RD	MORENO JOSE &
190	445 S MASTERS DR	A+ CHARTER SCHOOLS

Z178-392(SM)



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



1:8,400

Market Value Analysis

Printed Date: 11/9/2018

FILE NUMBER: Z189-102(SM)

DATE FILED: September 28, 2018

LOCATION: South line of Elm Street, east of Good Latimer Expressway

COUNCIL DISTRICT: 2

MAPSCO: 45 M

SIZE OF REQUEST: Approximately 0.11 acres

CENSUS TRACT: 204.00

OWNER: AP Deep Ellum, LLC

APPLICANT: Shawn Hodges, Heart in Hand

REPRESENTATIVE: Audra Buckley, Permitted Development

REQUEST: An application for the renewal of Specific Use Permit No. 2181 for a tattoo studio on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District.

SUMMARY: The applicant proposes to continue to operate a tattoo studio use [Heart in Hand] within the existing building.

STAFF RECOMMENDATION: Approval for a five-year period, subject to conditions.

PLANNED DEVELOPMENT DISTRICT No. 269:

<http://www.dallascityattorney.com/51P/Articles%20Supp%2038/ARTICLE%20269.pdf>

PLANNED DEVELOPMENT DISTRICT No. 269 EXHIBITS:

<http://www.dallascityattorney.com/51P/exhibits.html#a269>

BACKGROUND INFORMATION

- On February 24, 2016, City Council approved Specific Use Permit No. 2181 for a tattoo studio for a three-year period, subject to a site plan and conditions.
- On September 1, 2016, Certificate of Occupancy No. 1604201039 was issued.

Zoning History: There have been 10 recent zoning cases requested in the area in the past five years:

1. **Z167-270:** On April 11, 2018, City Council approved an expansion of Historic Overlay No. 46, Knights of Pythias Building (2551 Elm Street), and amendments to the preservation criteria on property zoned Tract B within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the northwest corner of Elm Street and North Good Latimer Expressway.
2. **Z145-207:** On June 10, 2015, City Council approved Specific Use Permit No. 2150 for an alcoholic beverage establishment limited to a bar, lounge, or tavern for a two-year period on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side District on the northeast corner of Elm Street and North Good Latimer Expressway.
3. **Z156-293:** On September 28, 2016, City Council approved renewal and amendment of Specific Use Permit No. 2150 for a bar, lounge, or tavern for a three-year period with the addition of a live music venue on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, at the northeast corner of Elm Street and South Good Latimer Expressway.
4. **Z156-134:** On February 24, 2016, City Council approved Specific Use Permit No. 2181 for a tattoo studio for a three-year period on property zoned Tract A in Planned Development District No. 269, the Deep Ellum/Near East Side District located on the south line of Elm Street, east of North Good Latimer Expressway.
5. **Z145-298:** On September 22, 2015, City Council approved Specific Use Permit No. 2158 for a tattoo studio for a three-year period on property zoned Tract A in Planned Development District No. 269, located on the south line of Elm Street, east of North Good Latimer Expressway.
6. **Z156-133:** On February 24, 2016, City Council repealed Specific Use Permit No. 2158 for a tattoo studio, located on the south line of Elm Street, east of North Good Latimer Expressway.
7. **Z156-230:** On June 22, 2016, City Council renewed Specific Use Permit No. 1913 for a bar, lounge, or tavern for a four-year period on property zoned

Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, located on the south line of Elm Street, east of North Good Latimer Expressway.

8. **Z145-114:** On February 27, 2013, City Council approved an amendment to and the renewal of Specific Use Permit No. 2019 for an alcoholic beverage establishment limited to a bar, lounge or tavern and to add commercial amusement (inside) limited to a live music venue for a two-year period on property zoned Planned Development District No. 269, Tract A the Deep Ellum/Near East Side District on the south side of Elm Street, east of North Good Latimer Expressway.
9. **Z167-142:** On March 22, 2017, City Council renewed Specific Use Permit No. 2019 for an alcoholic beverage establishment limited to a bar, lounge or tavern and a commercial amusement (inside) limited to a live music venue for a five-year period with eligibility for automatic renewals for additional five-year periods on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District on the south side of Elm Street, east of North Good Latimer Expressway.
10. **Z156-295:** On October 26, 2016, City Council renewed and amended Specific Use Permit No. 1767 for an alcoholic beverage establishment limited to a bar, lounge or tavern and the addition of an inside commercial amusement use limited to a live music venue for a four-year period on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side District, north of Commerce Street, east of South Good Latimer Expressway.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Special Cross Section Description
Elm Street	Collector	2 lanes, undivided, 60 ft ROW, 38 ft pavement

Traffic:

The Engineering Section of the Sustainable Development and Construction Department has reviewed the request and determined that it will not significantly impact the existing roadway 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 applicant's request is consistent with the following goals and policies of the comprehensive plan.

ECONOMIC ELEMENT

GOAL 2.3 BUILD A DYNAMIC AND EXPANDED DOWNTOWN

Policy 2.3.3 Work with property owners and stakeholders to preserve and enhance the image of Downtown Dallas.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	PD 269 Tract A	Tattoo studio
North	PD 269 Tract A	Restaurant
East	PD 269 Tract A	Restaurant
South	PD 269 Tract A	Surface parking
West	PD 269 Tract A	Vacant, Restaurant

Land Use Compatibility: The applicant proposes to continue to utilize approximately 1,206 square feet of the existing structure for a tattoo studio use. The surrounding land uses include restaurants to the north, east, and west, and a surface parking lot abuts the site to the south.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the

surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Staff supports the request and considers the continuance of the use compatible with the current surrounding uses. Therefore, staff recommends approval for a five-year time period.

Parking: Parking must be provided in accordance with the requirements of Planned Development District No. 269, the Deep Ellum/Near East Side District.

Landscaping: The applicant's request does not trigger any landscape requirements.

Police: Staff obtained a report from the Dallas Police Department containing the calls, incidents, and arrests for the site's address since the SUP was last renewed in February 24, 2016. Since the site's address contains multiple tenants, the report received by staff included uses that are not associated with this application. The report lists one of the 30 calls to be attributed to the tattoo studio, as indicated below. However, none of the nine incidents were attributed to the tattoo studio, and zero arrests were identified to the site's address.

Master Incident No.	Date	Time	Problem	Priority Description
18-0111239	1/18/2018	8:48:00 PM	6X - Major Dist (Violence)	2 - Urgent

Market Value Analysis: Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). Although the area of request is not within an identifiable MVA cluster, it is in the vicinity of an "E" MVA cluster.

List of Partners/Principals/Officers

AP Deep Ellum, LLC

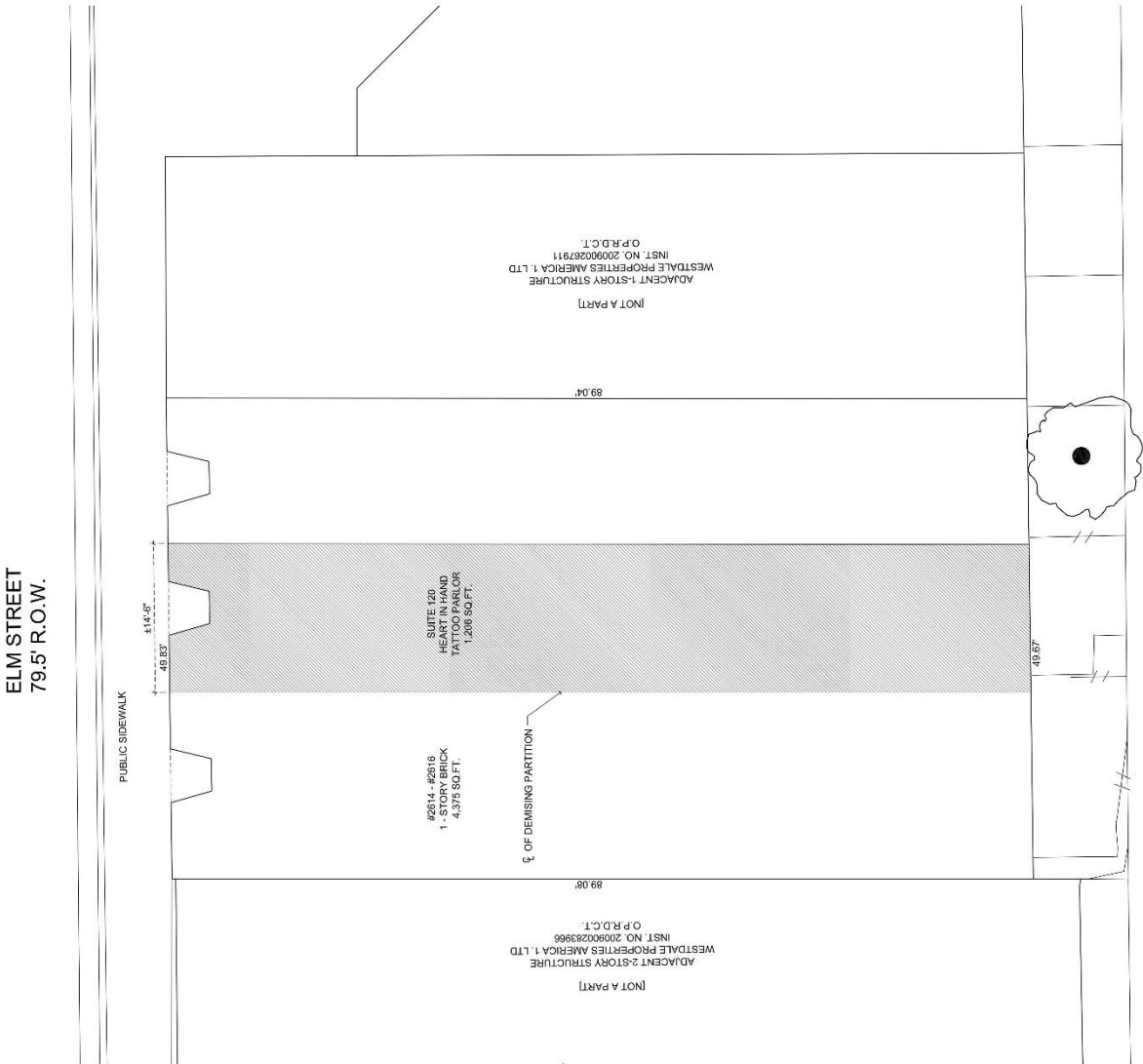
Asana Partners, LP

Terry S Brown, Managing Partner
Jason K. Tompkins, Managing Partner
Sam E. Judd, Managing Partner
R. Seth Black, Managing Director
Brian R. Purcell, Managing Director
Reed Kracke, Managing Director
Chris R. Dalton, Director
Katie Grissom, Director
G. Welch Liles, Associate - Development

Proposed SUP No. 2181 Amendments

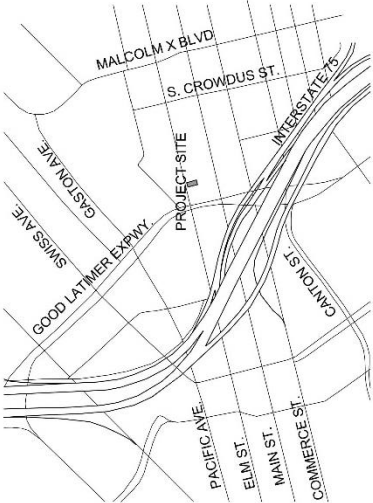
1. USE: The only use authorized by this specific use permit is a tattoo studio.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on [five years from the passage of this ordinance] [February 24, 2019].
4. FLOOR AREA: The maximum floor area is 1,264 square feet in the location shown on the attached site plan.
5. PARKING: Parking must be provided in accordance with the requirements of Planned Development District No. 269, the Deep Ellum/Near East Side District.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

EXISTING SITE PLAN (no changes)



a1.1-01 site plan
scale: 1/8" = 1'-0"

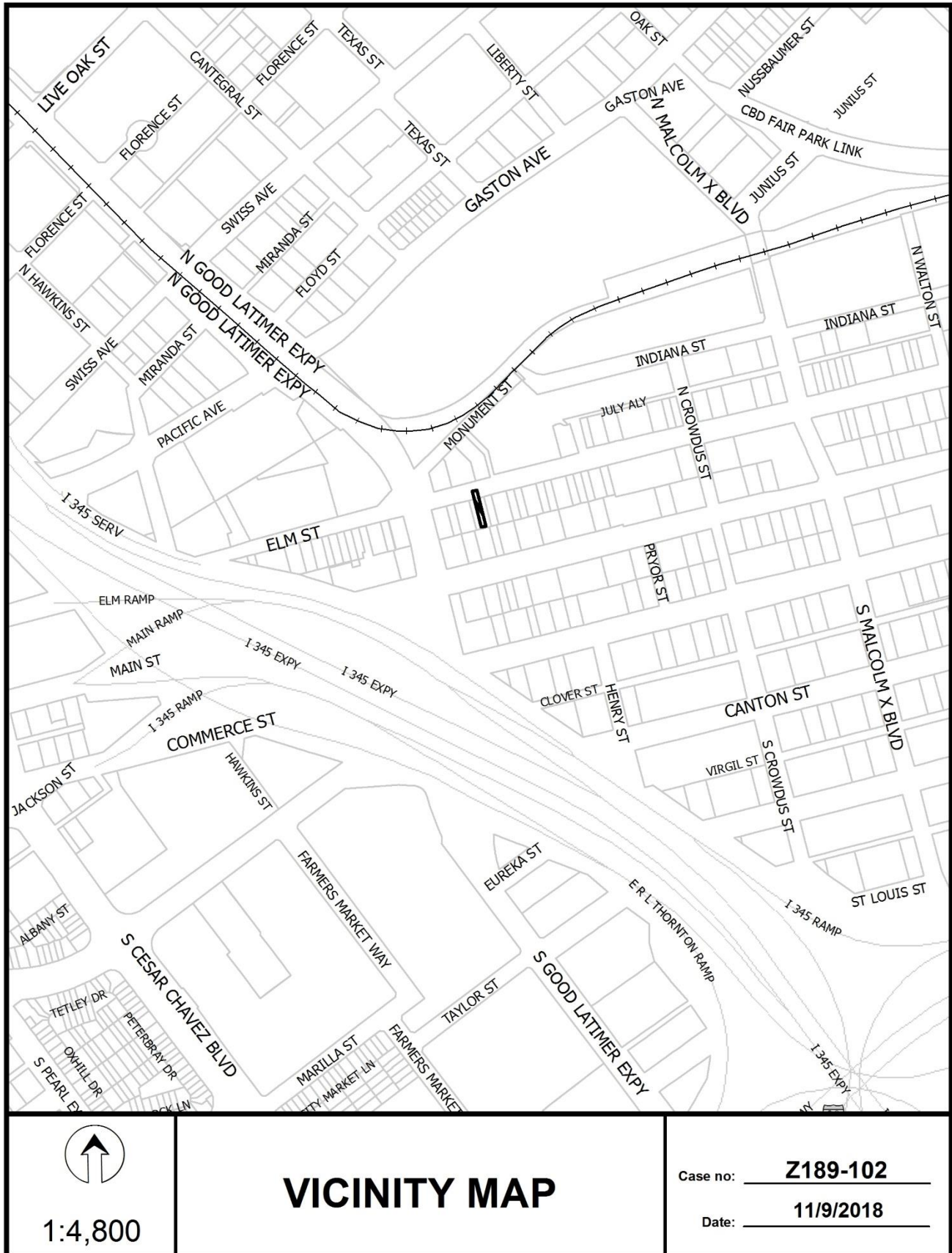
VICINITY MAP



SITE TABLE

Use:	Tattoo Studio
Zoning:	PD 285, Tract A
Site Information:	
Total Building Square Footage	4,375
Suite 120 Square Footage	1,206
Lot Area (SF)	5,000
Lot Coverage (%)	88
Approximate Year Built	1924
Total parking required for entire site	6
Less 5,000 SF Waiver	0
Net Parking Required:	0

Tattoo studios will be located at least 300' from all other tattoo studios on Elm Street.



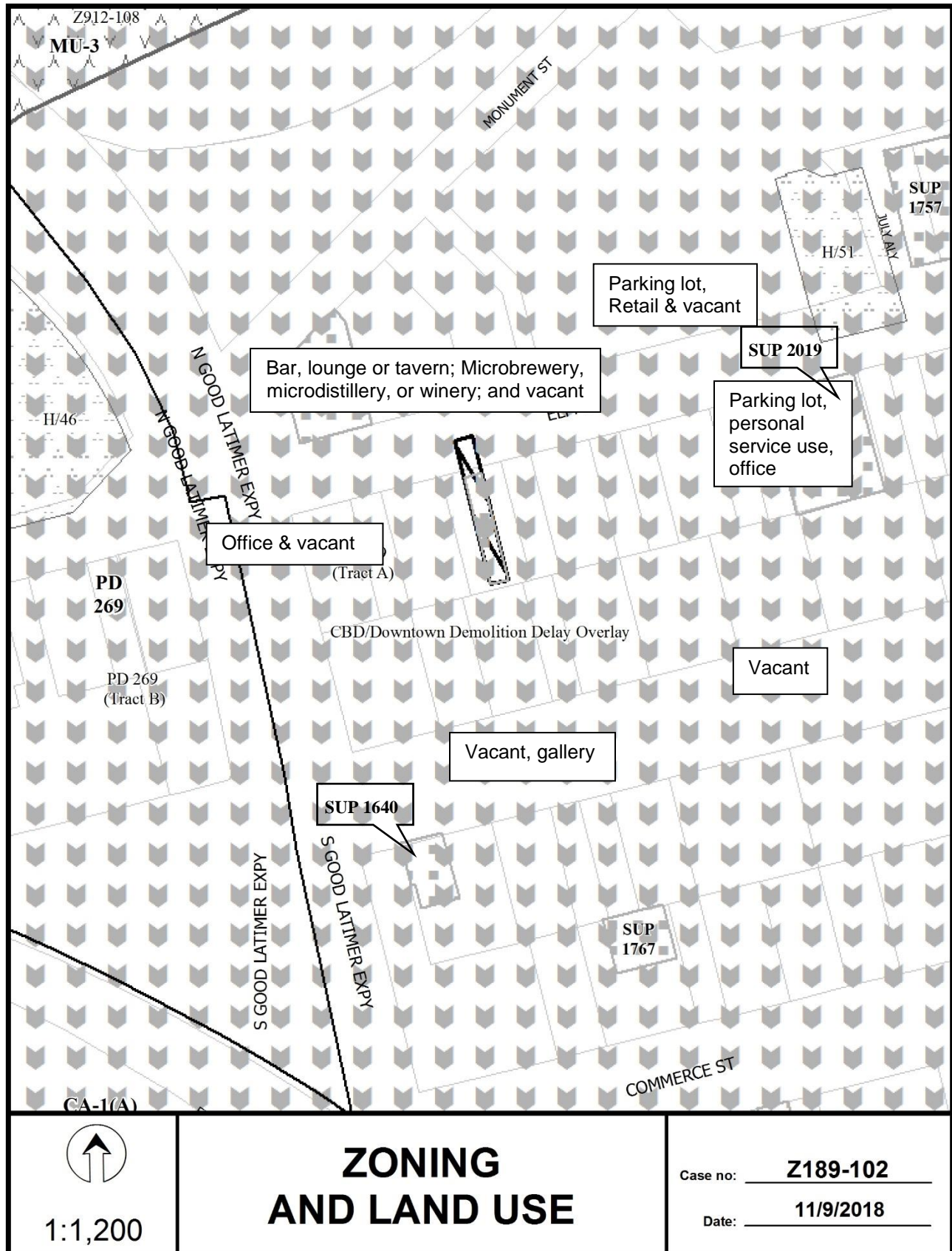


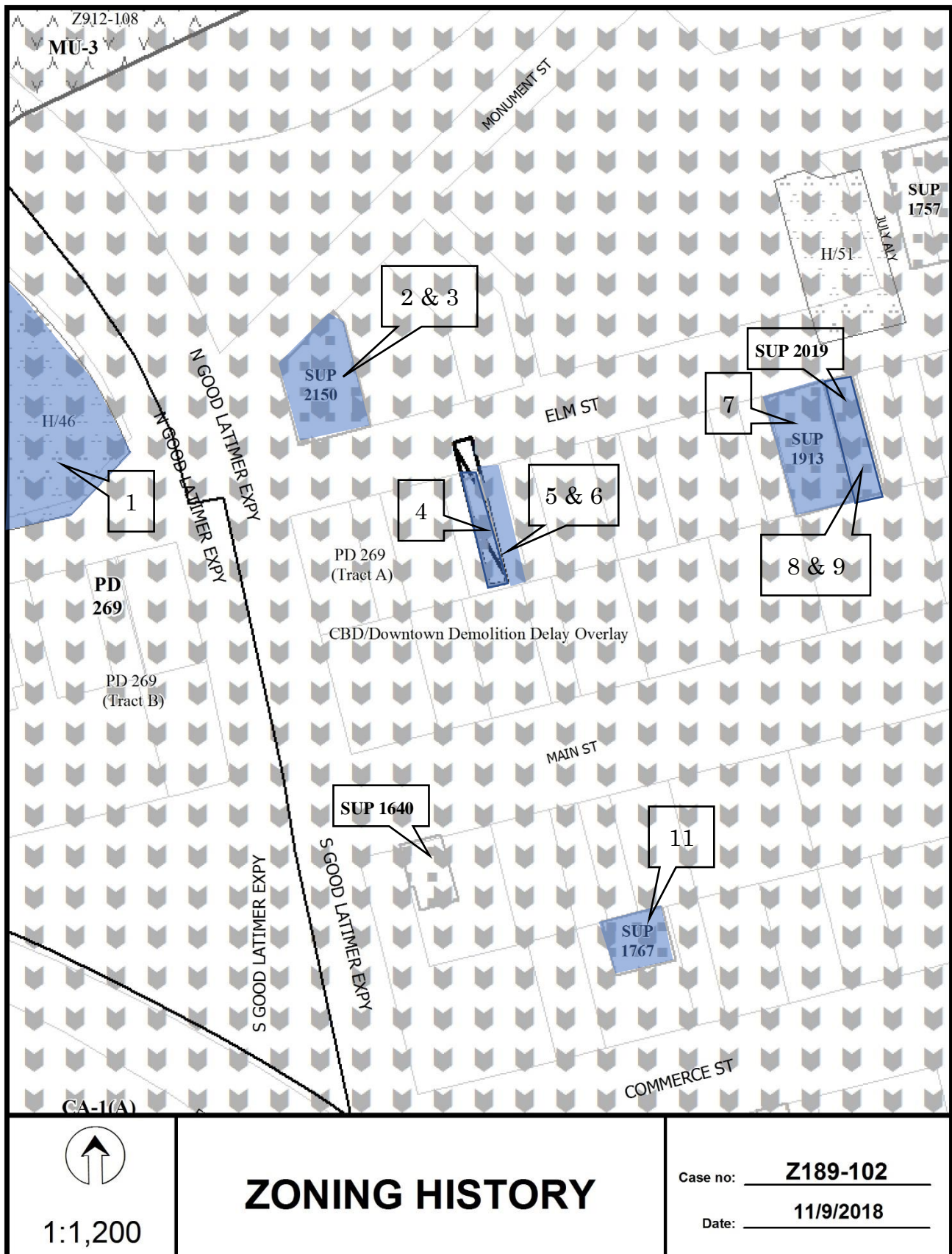
1:1,200

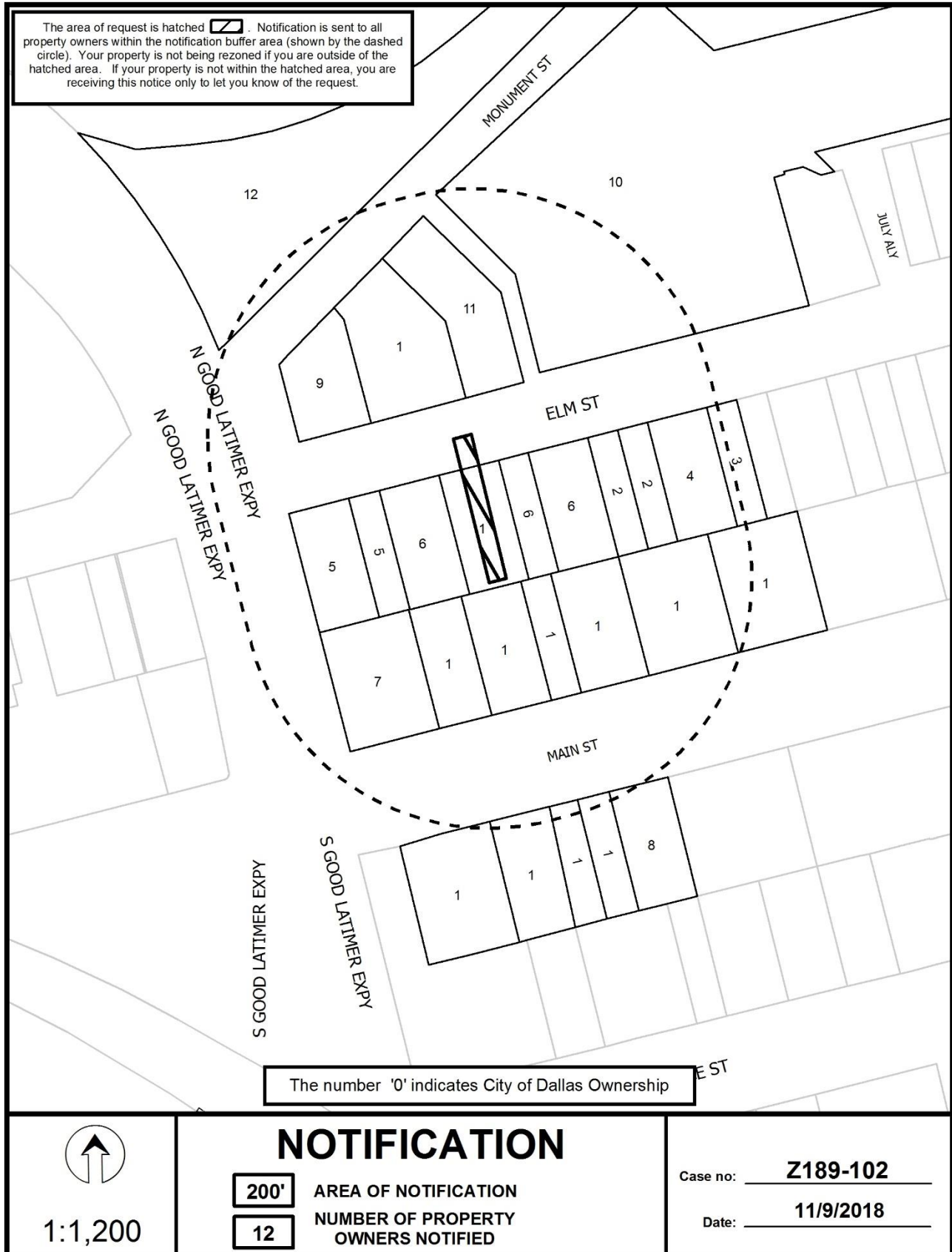
AERIAL MAP

Case no: **Z189-102**

Date: **11/9/2018**







11/09/2018

Notification List of Property Owners

Z189-102

12 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2625 MAIN ST	AP DEEP ELLUM LLC
2	2626 ELM ST	ELM STREET LOFTS LTD
3	2634 ELM ST	ROSE BARSHOP RESIDUARY TR
4	2628 ELM ST	ROSE BARSHOP RESIDUARY TR
5	2604 ELM ST	SEJ ASSET MGMT & INVESTMENT CO
6	2610 ELM ST	WESTDALE PROPERTIES AMERICA I LTD
7	2603 MAIN ST	PARKIN ART JOINT VENTURE
8	2620 MAIN ST	AP DEEP ELLUM LLC
9	2605 ELM ST	WESTDALE PROPERTIES AMERICA I LTD
10	2625 ELM ST	UPLIFT EDUCATION
11	2615 ELM ST	WESTDALE PPTIES AMERICA I LTD
12	2600 MONUMENT ST	DALLAS AREA RAPID TRANSIT



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



1:4,800

Market Value Analysis

Printed Date: 11/9/2018

FILE NUMBER: Z178-387(JM) **DATE FILED:** September 26, 2018

LOCATION: North line of Alta Avenue, west of Greenville Avenue

COUNCIL DISTRICT: 14 **MAPSCO:** 36 W

SIZE OF REQUEST: Approx. 8,975 Sq. ft. **CENSUS TRACT:** 10.02

APPLICANT: FC Alta, LLC aba/Feed Company

OWNER: Lowgreen PS Ltd.

REPRESENTATIVE: Sameer Patel, Partner

REQUEST: An application for the renewal of Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District.

SUMMARY: The applicant proposes to continue the operation of the restaurant [Feed Company] after midnight.

STAFF RECOMMENDATION: Approval for a three-year period, subject to conditions.

BACKGROUND INFORMATION:

- On September 13, 2011, the City Council approved Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a three-year period.
- On October 11, 2017 and October 8, 2014, the City Council approved a renewal of Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a one-year period and three-year period, respectively.
- The 8,975-square-foot request site is developed with an approximate 3,207-square-foot structure which currently has a Certificate of Occupancy, issued on March 18, 2010, for a restaurant without drive-in or drive-through service.
- The restaurant without drive-in or drive-through service use is allowed by right; however, pursuant to the provisions of PD No. 842, a Specific Use Permit for late hours is required in order for the establishment to operate after midnight.

Zoning History: There have been approximately five zoning cases in the area over the past five years.

1. **Z156-294:** On October 26, 2016, the City Council approved a renewal of Specific Use Permit No. 1912 for a late-hours establishment limited to a restaurant without drive-in or drive-through use on property within Planned Development District No. 842 for CR Community Retail District use with a MD-1 Modified Delta Overlay.
2. **Z156-300:** On October 26, 2016, the City Council approved a renewal of Specific Use Permit No. 1905 for a late-hours establishment limited to a restaurant without drive-in or drive-through use on property within Planned Development District No. 842 for CR Community Retail District use with a MD-1 Modified Delta Overlay.
3. **Z167-227:** On June 28, 2017, Specific Use Permit No. 1879 for a late-hours establishment limited to an alcoholic beverage establishment operated as a bar, lounge, or tavern was automatically renewed on property within Planned Development District No. 842 for CR Community Retail District use with a MD-1 Modified Delta Overlay.
4. **Z167-367:** On December 13, 2017, the City Council approved Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through use on property within Planned Development District No. 842 for CR Community Retail District use with a MD-1 Modified Delta Overlay.
5. **Z178-186:** On April 25, 2018, the City Council approved the Oak Lawn/East Dallas Demolition Delay Overlay District in an area generally bound by Live Oak Street, Bryan Parkway, Matilda Street, Martel Avenue, municipal boundary of

Dallas and Highland Park, Lemmon Avenue, Dallas North Tollway, Turtle Creek Boulevard, Carlisle Street, Blackburn Street, and Haskell Avenue to Main Street, both sides of Main Street from Haskell Avenue to Carroll Avenue, Main Place, Prairie Avenue, Columbia Avenue, and Fitzhugh Avenue; and containing approximately 3,277.30 acres.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Alta Avenue	Local	50 feet	--

Traffic:

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

Land Use:

Area	Zone	Use
Site	PD No. 842	Restaurant without drive-through service
North	PD No. 842	Retail and Restaurant
East	PD No. 842	Retail, Restaurant, and Surface parking
South	PD No. 842	Multifamily, Restaurant, and Masonic Lodge
West	PD No. 842	Medical office and Surface parking

STAFF ANALYSIS:

Comprehensive Plan:

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

The applicant's request is consistent with the following goals and policies of the comprehensive plan.

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Area Plans:

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

Land Use Compatibility:

The 8,975-square-foot request site is developed with an approximate 3,207-square-foot structure which currently has a certificate of occupancy, issued on March 18, 2010, for a restaurant without drive-in or drive-through service and SUP No. 1903 for late hours establishment.

The main uses permitted in PD No. 842 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. PD No. 842 is intended to help mitigate the possible negative impacts of late hour uses on adjacent residential neighborhoods. In order to operate certain uses between midnight and 6:00 a.m., the land use becomes a late-hours establishment and a Specific Use Permit is required. The owner or operator must obtain a certificate of occupancy for a late-hours establishment, in order to operate after 12:00 a.m. (midnight).

The PD gives additional criteria for evaluating a request for a specific use permit:

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

- (1) the number of citations issued by police to patrons of the establishment;
- (2) the number of citations issued by police for noise ordinance violations by the establishment;
- (3) the number of arrests for public intoxication or disorderly conduct associated with the establishment;
- (4) the number of Texas Alcoholic Beverage Code violations of the establishment; and
- (5) the number of violent crimes associated with the establishment, with emphasis on violent crimes originating inside the establishment.

The Dallas Police Department has provided responses to these criteria, which follow later in this report.

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

Landscaping:

The request will not trigger any Article X requirements, as no new construction is proposed on the site.

Market Value Analysis

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

purple representing the strongest markets to orange, representing the weakest markets. While the subject site is not located within a designated market type, Category C can be found sporadically surrounding the site in every direction, including immediately south on Alta Avenue.

Parking:

Pursuant to §51A-4.210, a restaurant requires one (1) space per 100 square feet of floor area. Therefore, the ±3,207-square foot restaurant requires 32 spaces. As depicted on the site plan, 9 spaces are provided onsite. The applicant owns the adjacent property to the west of the request site and utilizes the lot for restaurant parking. The required 32 spaces must be provided onsite and/or through a parking agreement. The applicant has a parking agreement filed with the Building Official in order to meet the required parking for the restaurant.

Police Department:

The Dallas Police Department reports that there have been 17 calls, no arrests, and five incidents from June 2017 to present, as outlined below:

Calls:

	B	C	D	E	F	G	H	I	J	K
1	Response_Date	Response_Time	Watch	MDivision	MSector	MBeat	Problem	Priority_Description	Location_Name	Address
2	8/16/2018	17:18	3	Central	140	144	11B - Burg of Bus	3 - General Service	FEED COMPANY	5631 Alta Ave
3	7/27/2018	17:23	3	Central	140	144	40/01 - Other	2 - Urgent	feed company eatery	5631 Alta Ave
4	3/17/2018	17:45	3	Central	140	144	40 - Other	3 - General Service		5631 Alta Ave
5	3/5/2018	7:58	1	Central	140	144	31 - Criminal Mischief	4 - Non Critical	FEED COMPANY EATERY	5631 Alta Ave
6	3/4/2018	13:59	2	Central	140	144	09 - Theft	4 - Non Critical	FEED COMPANY EATERY	5631 Alta Ave
7	1/20/2018	22:41	3	Central	140	144	40/01 - Other	2 - Urgent	FEED COMPANY	5631 Alta Ave
8	9/24/2017	16:45	3	Central	140	144	6X - Major Dist (Violence)	2 - Urgent	FEED COMPANY	5631 Alta Ave
9	9/5/2017	0:12	1	Central	140	144	40 - Other	3 - General Service	FEED COMPANY	5631 Alta Ave
10	9/3/2017	0:48	1	Central	140	144	07 - Minor Accident	3 - General Service		5631 Alta Ave
11	9/3/2017	0:24	1	Central	140	144	6X - Major Dist (Violence)	2 - Urgent	feed company	5631 Alta Ave
12	9/1/2017	21:44	3	Central	140	144	6X - Major Dist (Violence)	2 - Urgent	FEED COMPANY	5631 Alta Ave
13	7/11/2017	11:44	2	Central	140	144	11V - Burg Motor Veh	3 - General Service	seed co	5631 Alta Ave
14	7/11/2017	10:29	2	Central	140	144	PSE/09 - Theft	5 - Expediter		5631 Alta Ave
15	6/29/2017	3:01	1	Central	140	144	32 - Suspicious Person	2 - Urgent	FEED COMPANY	5631 Alta Ave
16	6/18/2017	1:42	1	Central	140	144	32 - Suspicious Person	2 - Urgent	FEED COMPANY	5631 Alta Ave
17	6/11/2017	15:58	2	Central	140	144	09 - Theft	4 - Non Critical	FEED COMPANY	5631 Alta Ave
18	6/6/2017	8:18	2	Central	140	144	11B - Burg of Bus	3 - General Service	FEED COMPANY	5631 Alta Ave

Incidents:

	A	B	C	D	E	F	G	H
1	IncidentNum	Date1	Time1	UCR_Offense	UCR_OffDesc	Address	ZipCode	Premise
2	127525-2017	6/6/2017	2:00	BURGLARY-BI	BURGLARY	5631 ALTA AVE	75206	Entertainment/Sports Venue
3	132027-2017	6/11/2017	12:00	OTHER THEFT	THEFT	5631 ALTA AVE	75206	Restaurant/Food Service/TABC Loca
4	157434-2017	7/10/2017	17:00	THEFT/BMV	THEFT	5631 ALTA AVE	75206	Parking Lot (All Others)
5	046770-2018	3/4/2018	23:00	VANDALISM	CRIMINAL MI	5631 ALTA AVE	75206	Restaurant/Food Service/TABC Loca
6	181142-2018	8/15/2018	23:30			5631 ALTA AVE	75206	Other

TABC violations are accessible through the State of Texas online database. No reports have been made.

Z178-387(JM)

[Back](#) [Export Status to Excel](#) [Export Admin Vios to Excel](#)

License #: MB978885
Trade Name: FEED COMPANY
Owner: FC ALTA LLC
Location Address: 5631 ALTA AVENUE
DALLAS , TX 75206

Mailing Address: 2257 LONGWOOD DR
CARROLLTON , TX 75010

County: Dallas
Status: Current

Orig. Issue Date: 4/13/2017
Exp. Date: 4/12/2019
Wine Percent:

Location Phone No.:
Subordinates: FB, LB
Related To:

Gun Sign: BLUE

Complaint #	Status	Violation Date	Code	Violation Description	Docket #	Disposition	Fine Amt	Paid Amt	Paid Date	Discipline Dates	
										Begin Date	End Date

LIST OF OFFICERS

FC Alta, LLC

Corporate Address:

- 2257 Longwood Drive
Carrollton, TX 75010

List of Partners/Principles/Officers

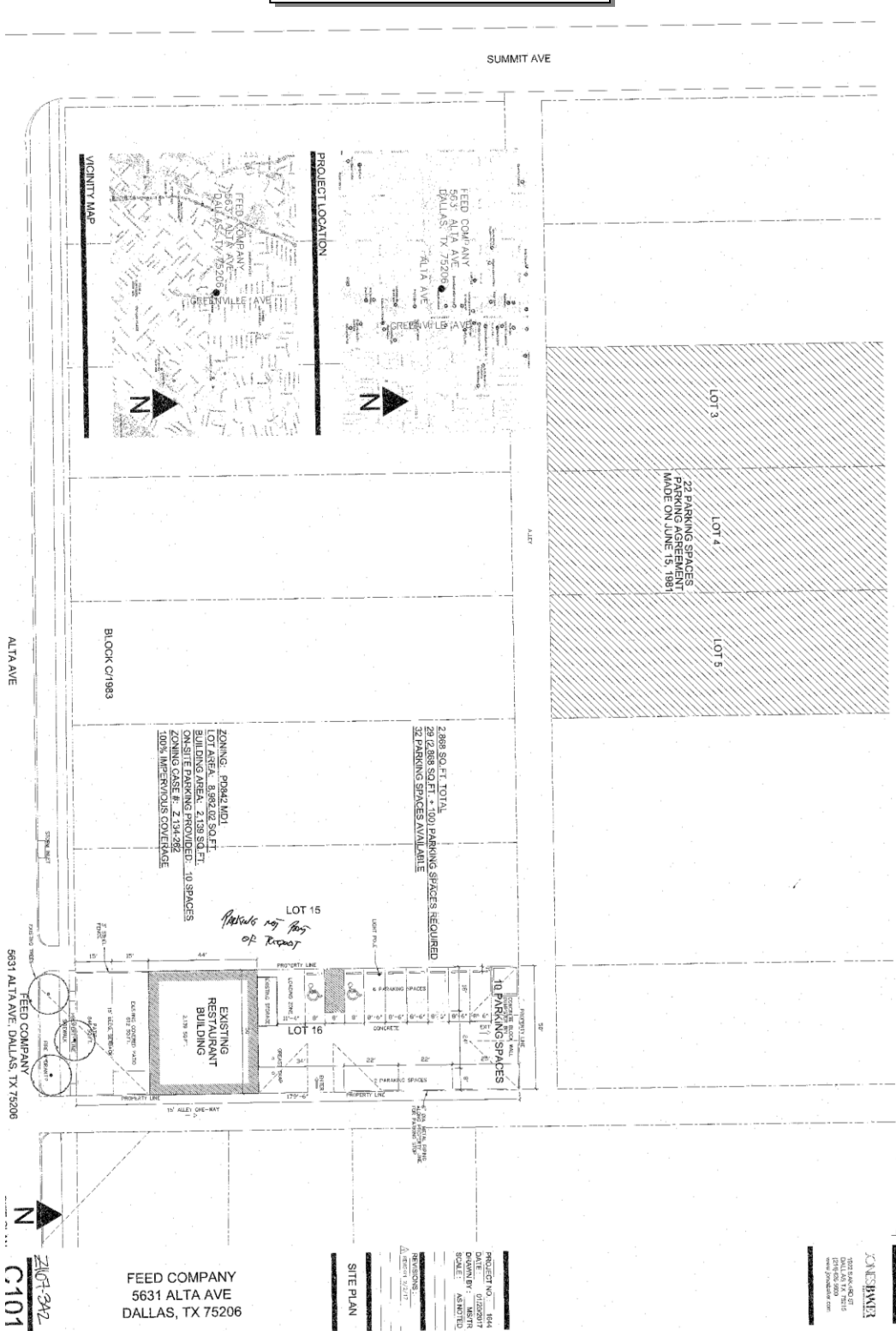
- Sameer Patel, Partner
- Patrick Bruce, Partner
- Kalpana Patel, Partner
- Peter Pena, Partner
- Patrick Pena, Partner
- Jena Collier, Partner
- Catherine Collier, Partner

Z178-387

PROPOSED SUP No. 1903 CONDITIONS

1. **USE:** The only use authorized by this specific use permit is a late-hours establishment limited to a restaurant without drive-in or drive-through service.
2. **SITE PLAN:** Use and development of the Property must comply with the attached site plan.
3. **TIME LIMIT:** This specific use permit expires on [~~October 8, 2017~~] (three year from date of passage of this ordinance).
4. **CERTIFICATE OF OCCUPANCY:** The owner or operator must obtain a certificate of occupancy for a late-hours establishment before operating after 12:00 a.m. (midnight).
5. **FLOOR AREA:** Maximum floor area is 3,207 square feet.
6. **HOURS OF OPERATION:** The late-hours establishment limited to a restaurant without drive-in or drive-through service may only operate between 12:00 a.m. (midnight) and 3:00 a.m., Monday through Sunday. No new customers may enter the restaurant without drive-in or drive-through service after 3:00 a.m., and all customers must leave the Property by 4:30 a.m.
7. **OUTDOOR SPEAKERS:** Use of outdoor speakers on the Property is prohibited.
8. **PARKING:** Parking must be provided in accordance with Planned Development District No. 842 and MD-1 Modified Delta Overlay No. 1.
9. **MAINTENANCE:** The Property must be properly maintained in a state of good repair and neat appearance.
10. **GENERAL REQUIREMENTS:** Use of the Property must comply with all federal and state laws and regulations and with all ordinances rules and regulations of the City of Dallas,

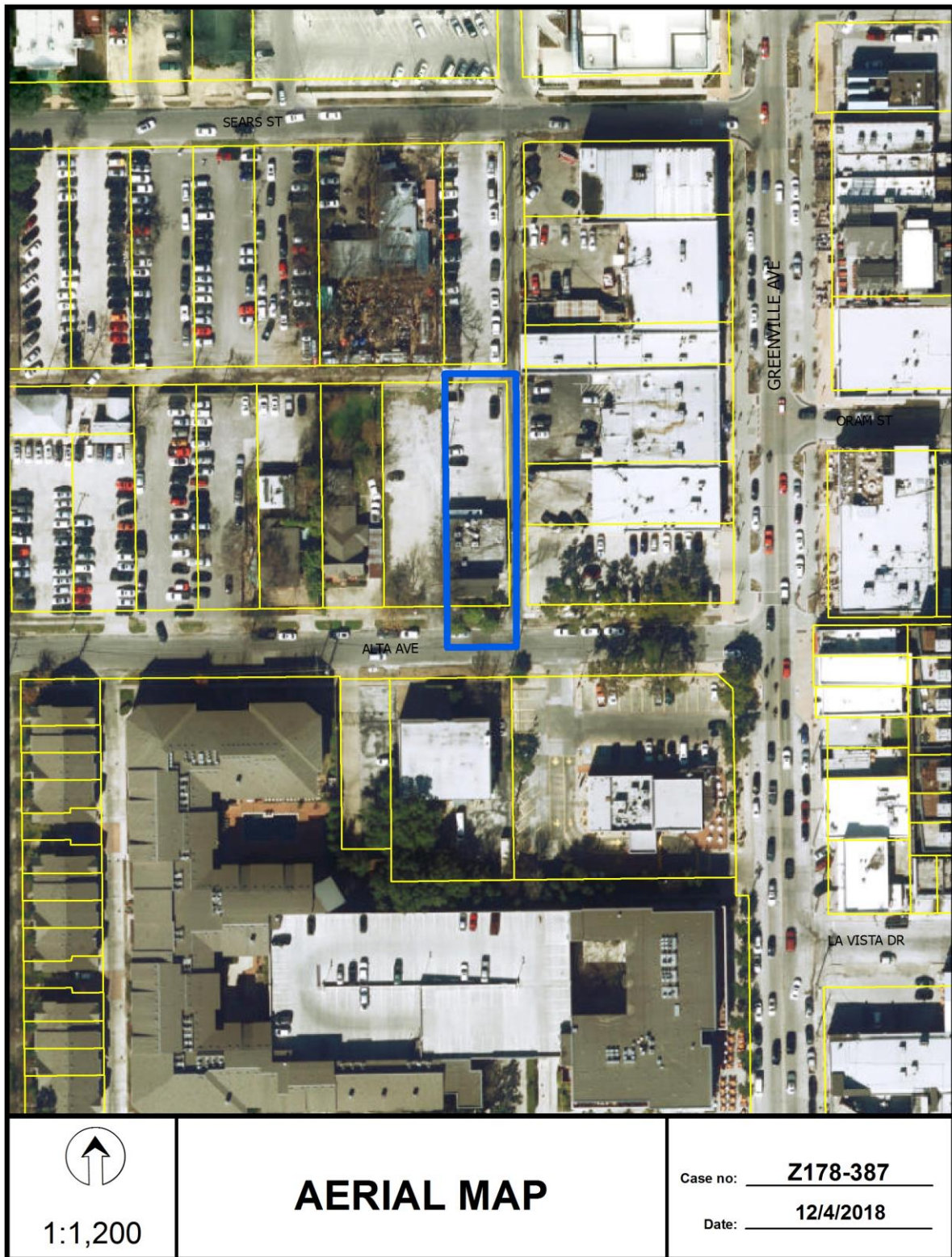
EXISTING SITE PLAN **No Proposed Changes**

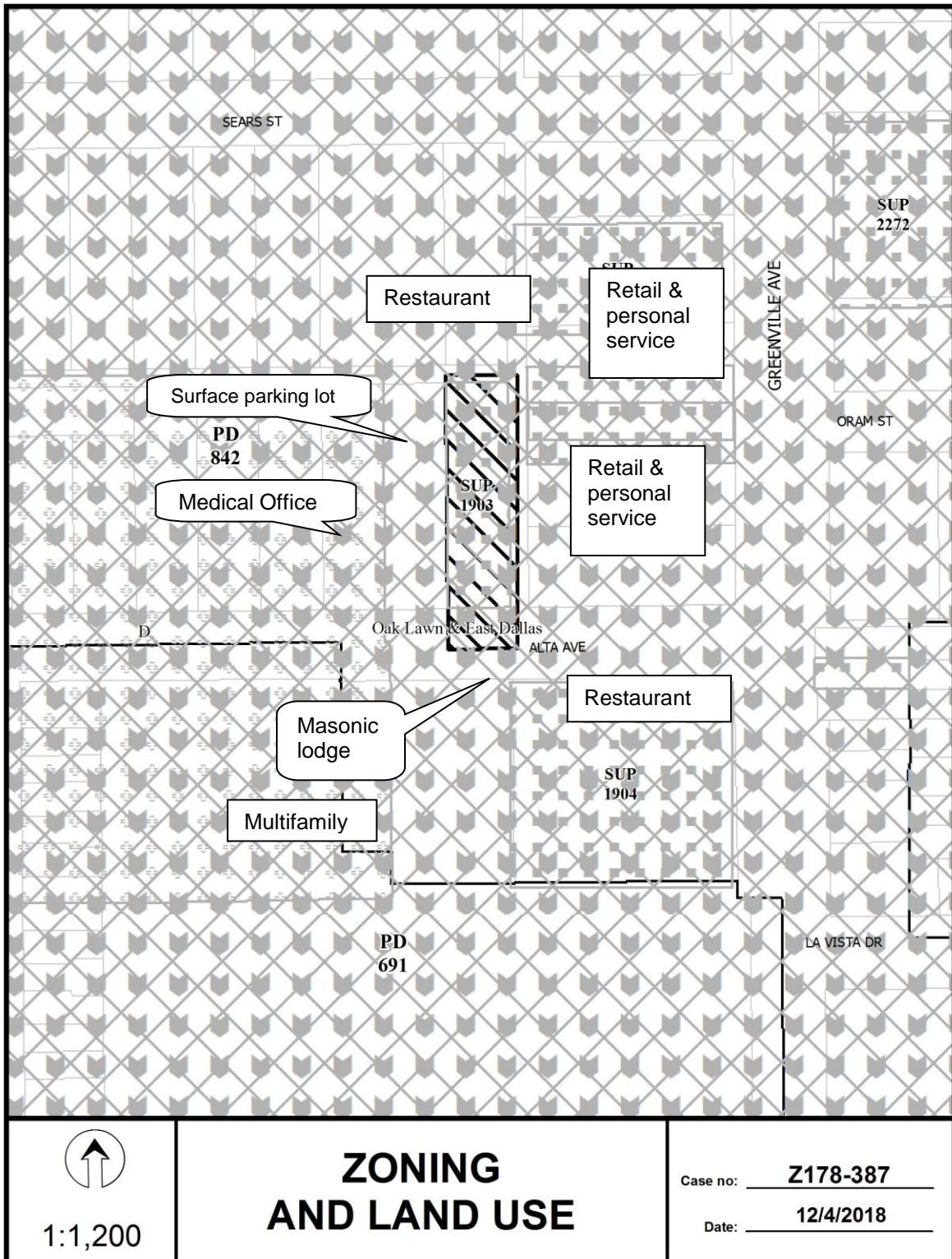


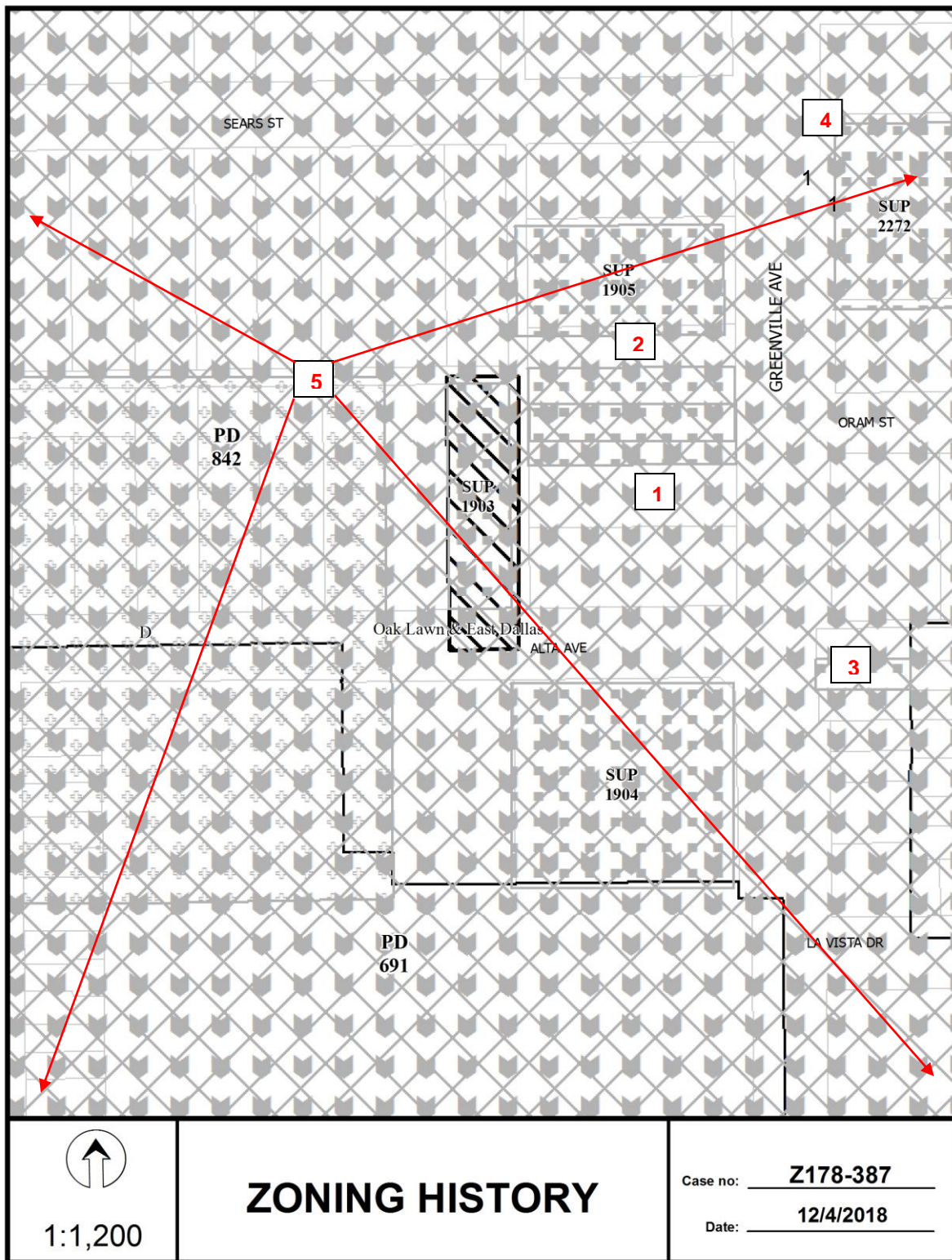
Z178-387(JM)

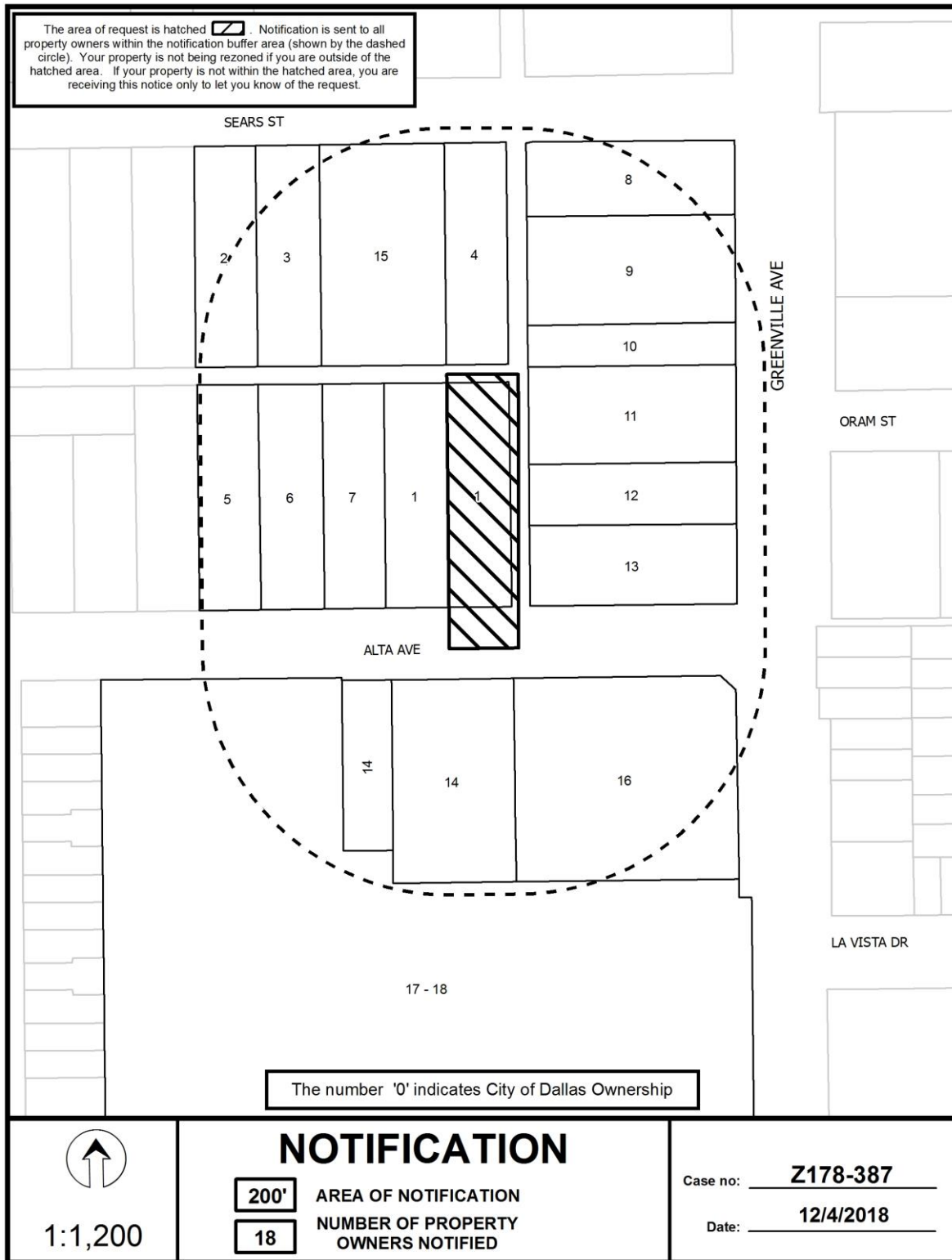


Z178-387(JM)









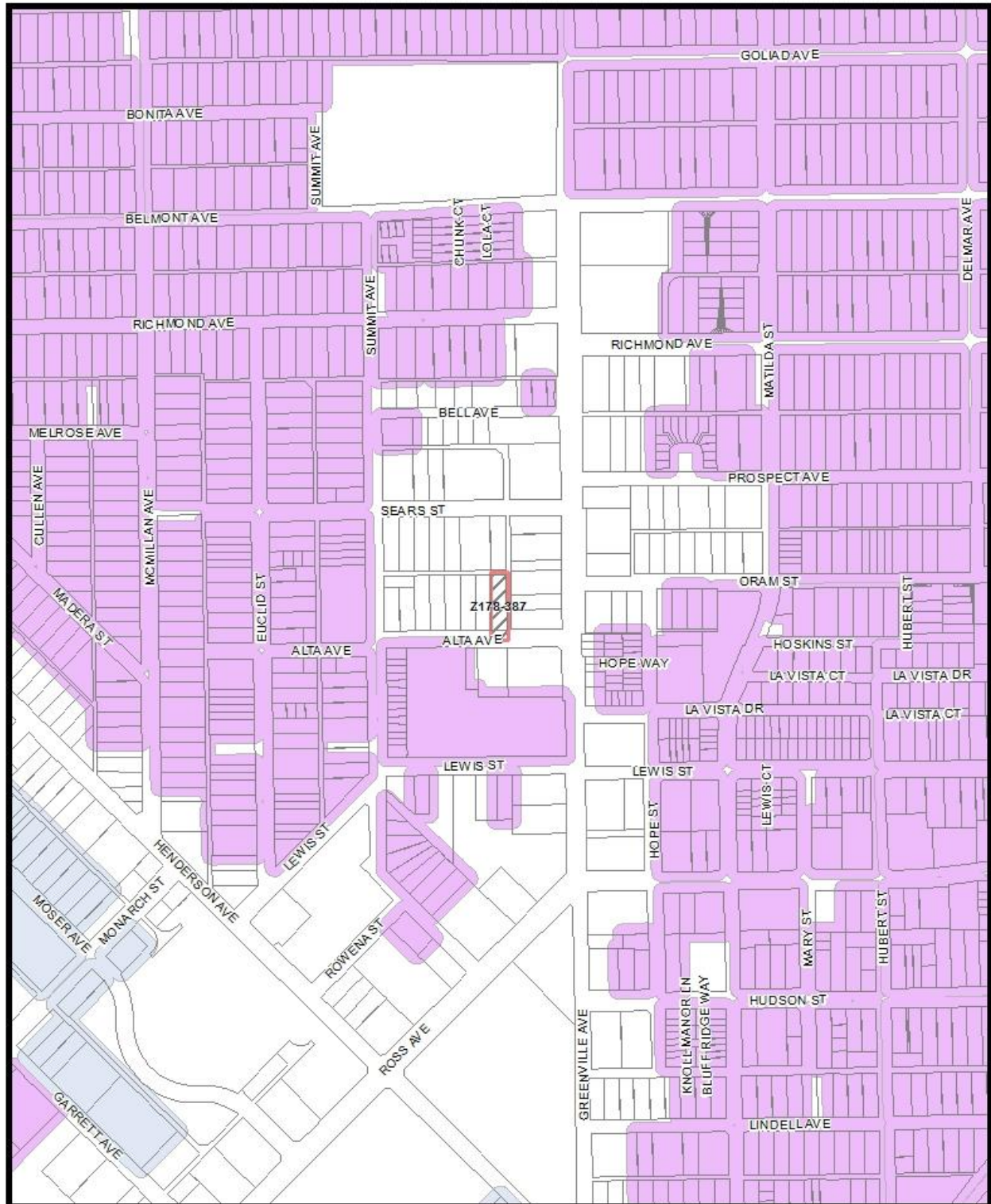
12/04/2018

Notification List of Property Owners

Z178-387

18 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5627 ALTA AVE	LOWGREEN PS LTD
2	5614 SEARS ST	GREENVILLE HOLDINGS INC
3	5618 SEARS ST	GREENVILLE HOLDINGS CO
4	5628 SEARS ST	ANDRES FAMILY TRUSTS
5	5615 ALTA AVE	THACKER RICHARD E
6	5619 ALTA AVE	THACKER RICHARD E JR
7	5623 ALTA AVE	GREENWAYSEARS LP
8	1931 GREENVILLE AVE	GREENWAY SEARS LP
9	1919 GREENVILLE AVE	1919 27 GREENVILLE LTD
10	1917 GREENVILLE AVE	SEB GROUP LLC
11	1911 GREENVILLE AVE	INTERCITY INVESTMENT PROP
12	1909 GREENVILLE AVE	WORLDWIDE FOOD INC
13	1903 GREENVILLE AVE	LOWGREEN PS
14	5626 ALTA AVE	LATORRE ROBERT INC
15	5622 SEARS ST	5624 SEARS STREET LTD
16	1827 GREENVILLE AVE	LOWGREEN PS
17	1811 GREENVILLE AVE	EGW GREENVILLE INVESTMENTS LP
18	1811 GREENVILLE AVE	GREENWAY GREENVILLE LP



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



1:4,800

Market Value Analysis

Printed Date: 12/17/2018

FILE NUMBER: Z178-370(PD)

DATE FILED: September 11, 2018

LOCATION: Northwest line of Jordan Valley Road, north of Palomino Road

COUNCIL DISTRICT: 8

MAPSCO: 69-V

SIZE OF REQUEST: ±3.5047 acres

CENSUS TRACT: 171.02

APPLICANT/OWNER: Maria & Alvaro Narvaez

REQUEST: An application for an R-16(A) Single Family District on property zoned an A(A) Agricultural District.

SUMMARY: The applicant intends to subdivide the property to allow the construction of approximately three single family dwellings.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The 3.5-acre request site is zoned an A(A) Agricultural District and is developed with a single family house fronting along Jordan Valley Road, with two accessory structures located on the northern portion of the property.
- The proposed use is to develop the property in conformity with the R-16(A) Single Family District to allow the construction of three single family dwelling units.

Zoning History: There have been no zoning requests in the vicinity within the past five years:

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Jordan Valley Road	Major Arterial	60 feet

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

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

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.2 Focus on Southern Sector development opportunities.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas. The City must ensure affordable, quality rental housing and investments in multifamily housing. Using creative financing options will help create higher standards of living for all Dallas residents.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.3 Support efforts to grow retail and residential opportunities in the Southern Sector.

NEIGHBORHOOD PLUS

Policy 3.2 Develop programs and partnerships to return blighted properties to productive uses.

Policy 3.3 Dispose of City-owned and land bank properties more strategically and efficiently.

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

West Kleberg Community Plan (2007):

The intent of “The West Kleberg Community Plan” is to provide an overall vision to create economic development that will stimulate specific types of development for the community. The West Kleberg Community Plan identified a vision statement as follows: “To reflect ‘Old Kleberg’s’ historical heritage, to promote a strong rural atmosphere, to allow for future growth with sensitivity to future amenities and infrastructure of a modern urban environment with the motto “country living in the city” reverberating throughout the course of the land use study.

Citizens within this community share a strong sense of place and a connection to its former identity as the small town of Kleberg. The “suburban/rural” character, developable land and easy freeway access to I-20/I-635 Hwy. 175 make it a very attractive place to live. Neighborhood organizations and stakeholders fought to protect it from speculators that deem the undeveloped parcels economical feasible for industrial and high density residential uses.

As such, the Community Vision section of the Plan was developed in close cooperation with community stakeholders and paints a picture of what the community envisions in the area regarding future development patterns. Based on the Community Plan, the request site is located within an area that is designated as Sub-area 2. Sub-area 2 is comprised of approximately 563 vacant acres. Vacant parcels within this area are also scattered with a majority of the large tracts more suitable for single family development. A typical distribution build-out would be 413 acres for residential, 100 acres for retail/commercial, and approximately 50 acres for mix use. The residential build-out would be 51 percent medium lot, 22 percent large lot, and 27 percent retail/commercial and mix use development. Based on these figures, the forecast would generate 1,295 new housing units and 2,286,029 new commercial square footage which translates into 1,256 new households and 2,719 new jobs.

TABLE 6: SUB-AREA 2 BUILD-OUT

Development Type	Net Vacant Land (Minus Streets, Civic, Parks)	DENSITY (DU/AC)	FAR (Input)	HOUSING UNITS	COMMERCIAL SQ FT
RESIDENTIAL					
- Large Lot SF	101	1	n/a	101	n/a
- Medium Lot SF	189	4	n/a	755	n/a
- Townhouse SF	23	6	n/a	139	n/a
RETAIL/COMMERCIAL					
- Neighborhood Commercial	35	n/a	0.25	n/a	383,328
- Highway Commercial Strip	53	n/a	0.20	n/a	459,994
MIX USE	<u>35</u>	n/a	1.2	<u>301</u>	<u>1,442,707</u>
Totals	436			1,295	2,286,029

Citizens are adamant about retention of the area as a “bedroom community” with neighborhood-serving businesses along Hwy. 175-freeway corridor. There is a need to ensure that development of residential subdivisions occurs in such a manner that it does not adversely impact existing low density residential neighborhoods and that adequate land is reserved for large-lot single family type development. Where higher density housing occurs, adequate setbacks, buffers and open space are needed to protect adjacent single family neighborhoods.

Surrounding Land Uses:

	Zoning	Land Use
Site	A(A)	Single Family with accessory structures
North	A(A)	Single Family
East	A(A)	Single Family
South	A(A), SUP No. 84	Wastewater Treatment Plant
West	A(A)	Single Family

Land Use Compatibility:

The request site is approximately 3.5 acres of land and is currently developed with a single family dwelling and two detached accessory structures. The property is located on the edge of the city limits, bordering the City of Seagoville. The applicant is proposing to build approximately three single family dwelling units. The subject site is

currently zoned an A(A) Agricultural District with the Dallas Development Code describing the purpose of this district as being largely transitional. As areas develop with utilities and urban services become available, these areas are anticipated to transition to other urban zoning categories based on development needs.

The surrounding properties to the west, north, east, and south are all zoned A(A) Agricultural District and contain single family dwellings, with the exception of the property to the south, which is developed with a City of Dallas wastewater treatment plant. While the A(A) Agricultural District allows single family residential uses; the most notable difference between the proposed zoning district and the existing zoning district is the required lot size. The A(A) District requires a minimum lot size of three acres compared to a minimum of 16,000 square feet for the proposed R-16(A) Single Family District. Additionally, while the front yard setback is greater for the existing A(A) district, any new construction fronting Jordan Valley Road will require continuity of the blockface. Therefore, the greater front yard setback required for the A(A) district will apply for all construction fronting Jordan Valley Road.

Although the yard, lot, and space requirements for the side yard, rear yard, height, and lot coverage will be regulated by the R-16(A) district requirements rather than the A(A) district requirements, as indicated in the table below; staff does not have concern. Staff believes that a rational zoning pattern should be encouraged by preventing inappropriate uses from intruding into residential areas, as proposed by this request. The proposed development will be internally constructed, compatible with the character of the existing built environment and consistent with the desires of the community to ensure new development with large-lot single family type construction.

Since the request proposes to allow for the construction of approximately three low-density developments on intermediate-sized lots, staff concludes that the request is consistent with the desires of the community as well as the West Kleberg Community Plan's vision for Sub-area 2 and therefore supported by staff.

Development Standards:

DISTRICT	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
A(A) Agricultural	50'	20'/50'	1 Dwelling Unit/3 Acres	24'	10%		Agricultural & single family
Proposed							
R-16(A) Single Family	35'	10'/10'	1 Dwelling Unit/ 16,000 sq. ft.	30'	40%		Single family, churches, public and private schools, and public parks

Parking:

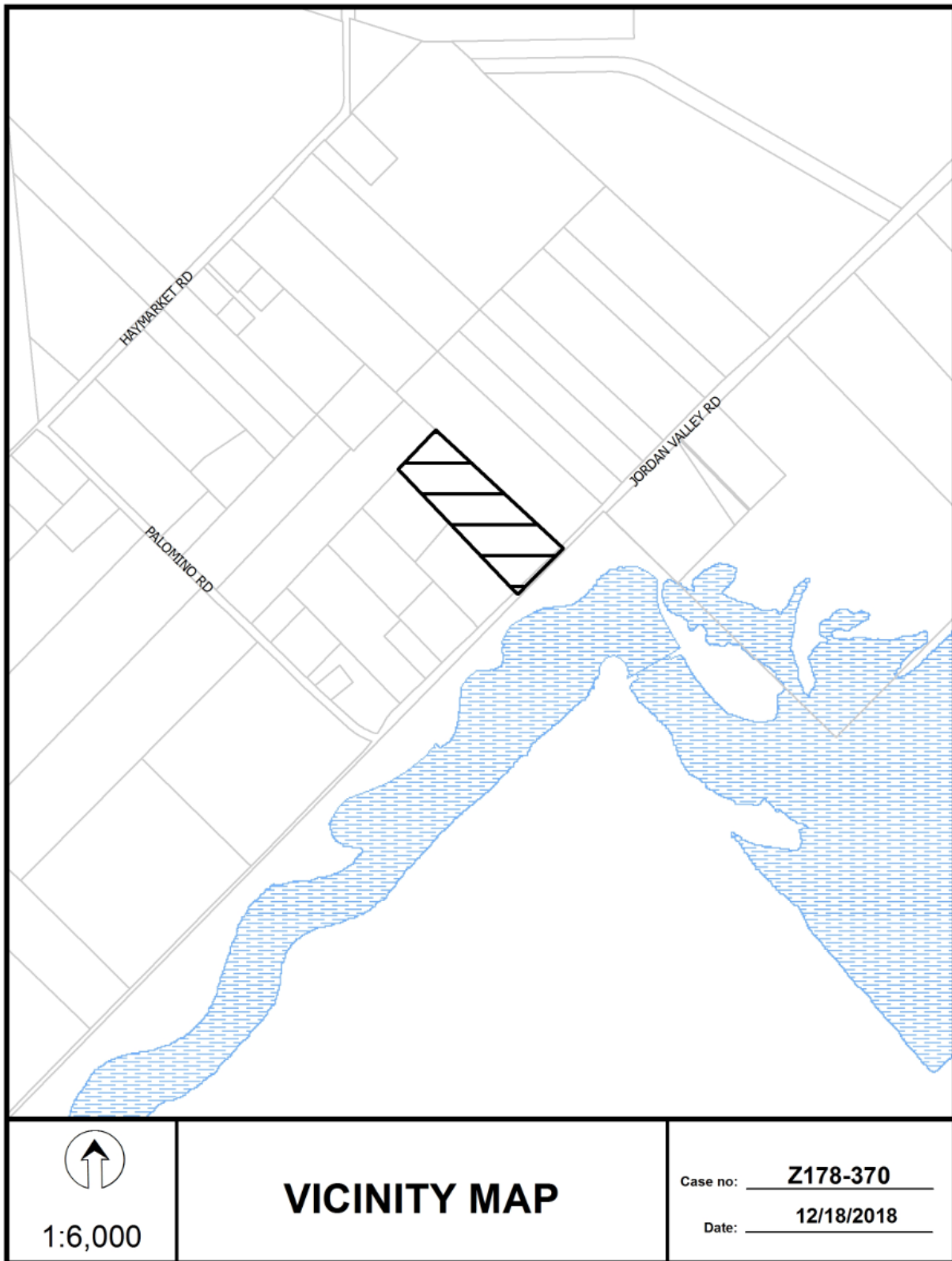
Pursuant to the Dallas Development Code, off-street parking must be provided in accordance with Division 51A-4.200 which has a requirement of two off-street parking spaces per dwelling.

Landscaping:

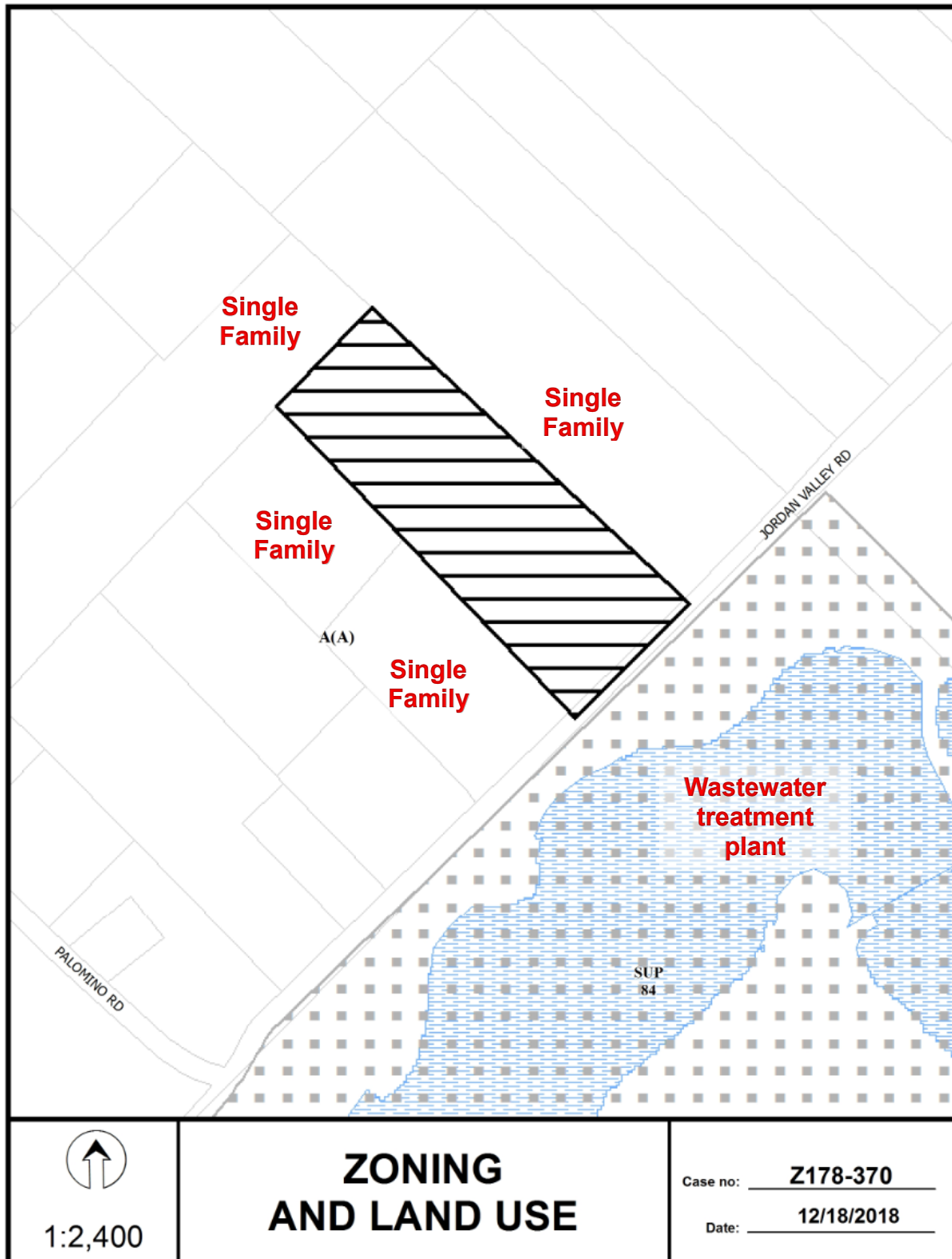
Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended.

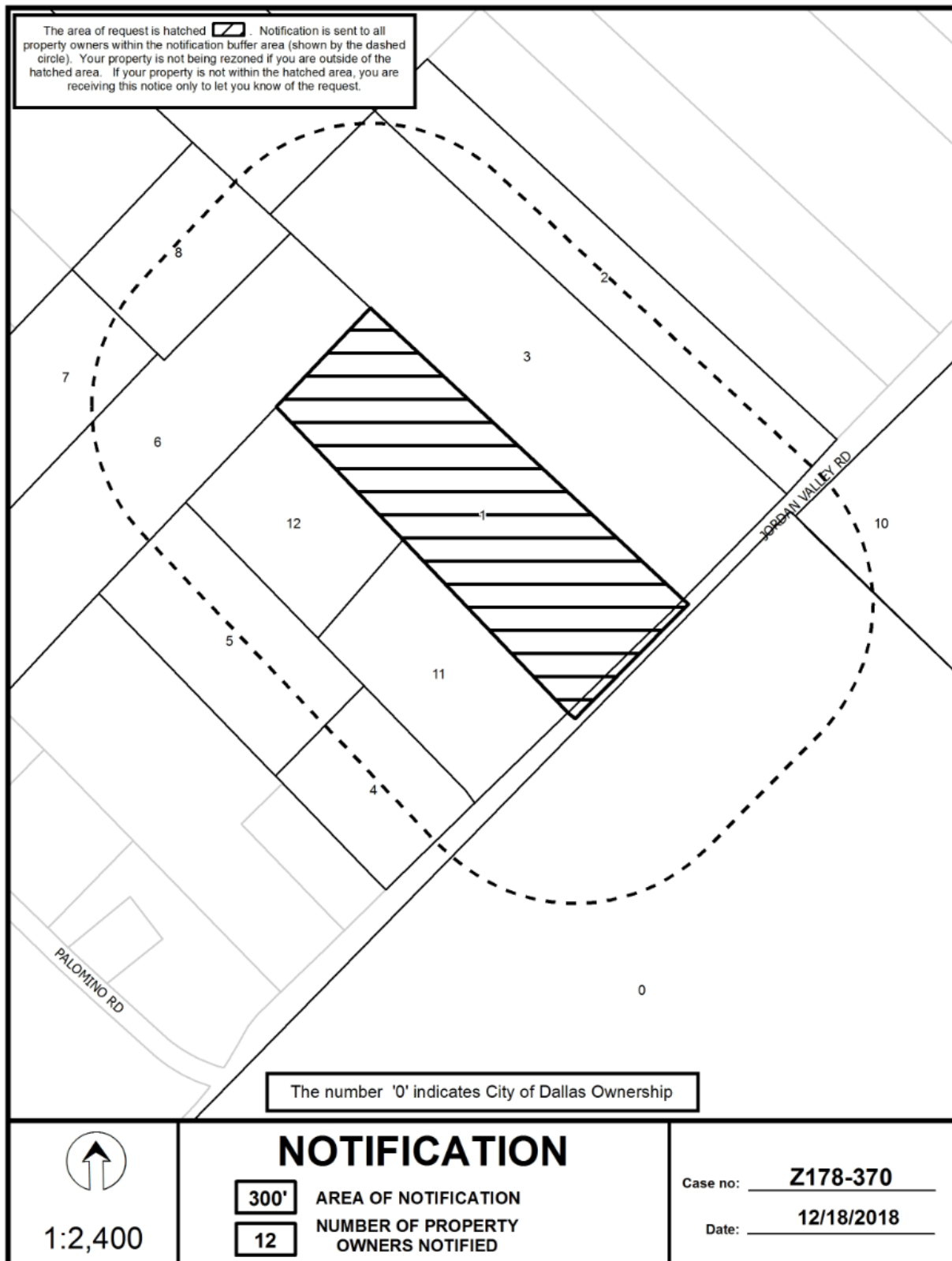
Market Value Analysis

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









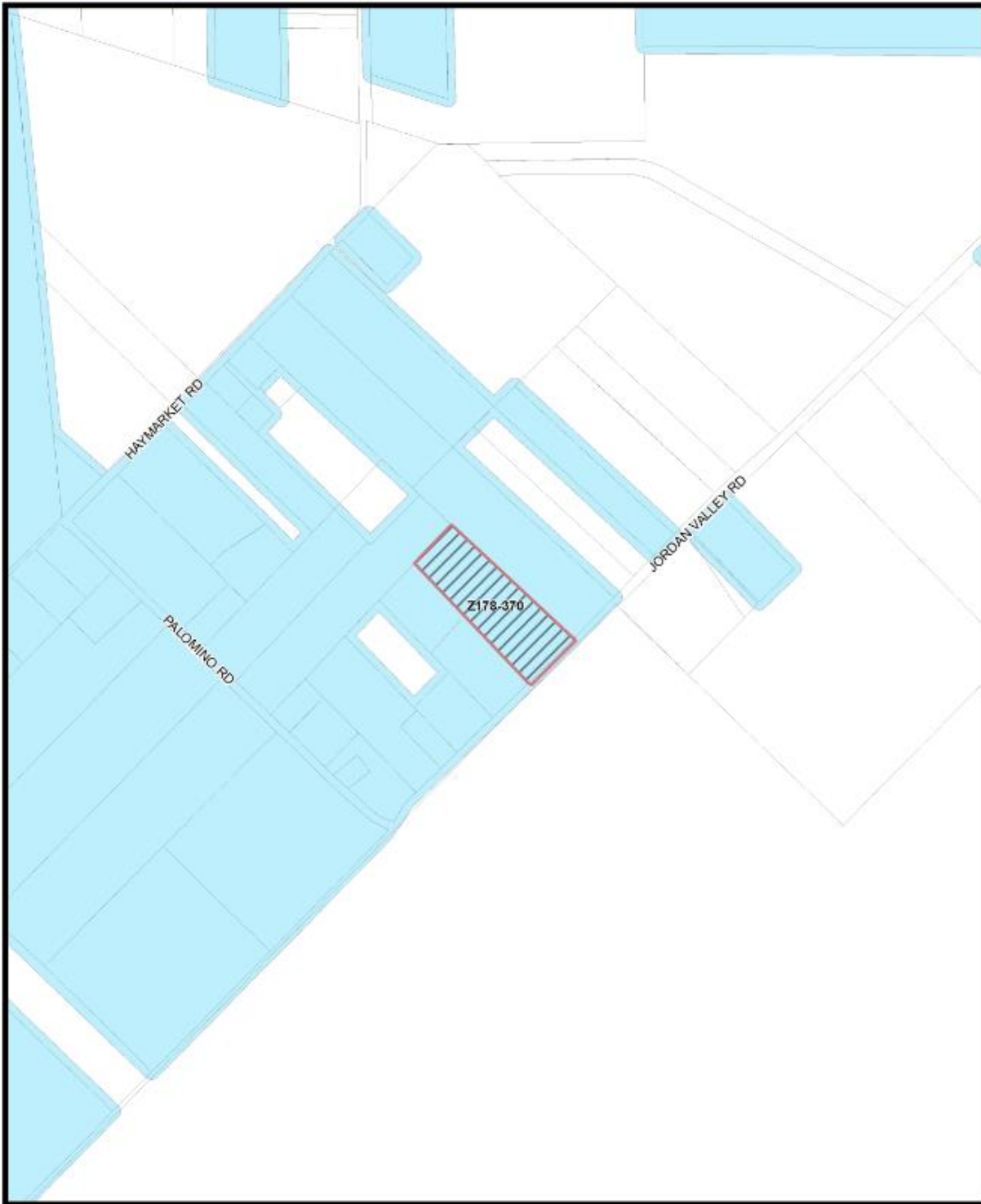
12/18/2018

Notification List of Property Owners

Z178-370

12 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3543 JORDAN VALLEY RD	NARVAEZ ALVARO &
2	3435 JORDAN VALLEY RD	VASQUEZ TOMAS & MARIA
3	3501 JORDAN VALLEY RD	CALDERON RICARDO &
4	3601 JORDAN VALLEY RD	BRADBURY BRUCE ALAN &
5	3621 JORDAN VALLEY RD	OVALLE SAMUEL & JAMIE
6	4211 PALOMINO RD	DIAZ RITA M
7	4121 PALOMINO RD	GARCIA HUMBERTO &
8	2242 HAYMARKET RD	ESQUIVEL PEDRO
9	2228 HAYMARKET RD	VILLAREAL DAVID
10	3464 JORDAN VALLEY RD	KANAMAN MALCOME ROGER JR
11	3553 JORDAN VALLEY RD	LIGON DOUGLAS G
12	3553 JORDAN VALLEY RD	LIGON DONALD G & MAZELL LIFE ESTATE



MVACluster A B C D E F G H I NA



1:6,000

Market Value Analysis

Printed Date: 12/18/2018

FILE NUMBER: Z178-393(AM) **DATE FILED:** September 28, 2018
LOCATION: East corner of Main Street and Exposition Avenue
COUNCIL DISTRICT: 2 **MAPSCO:** 46 J
SIZE OF REQUEST: ± .244 acres **CENSUS TRACT:** 204.00

OWNER: Coldbeer in Deep Ellum, LP

APPLICANT: Cold Beer Company

REPRESENTATIVE: Audra Buckley; Permitted Development

REQUEST: An application for the renewal of Specific Use Permit No. 2068 for a bar, lounge, or tavern on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District.

SUMMARY: This request will allow the continued operation of the bar, lounge, or tavern use [Cold Beer Company].

STAFF RECOMMENDATION: **Approval** for a five-year period, subject to conditions.

PLANNED DEVELOPMENT DISTRICT No. 269:

<http://www.dallascityattorney.com/51P/Articles%20Supp%2038/ARTICLE%20269.pdf>

PLANNED DEVELOPMENT DISTRICT No. 269 EXHIBITS:

<http://www.dallascityattorney.com/51P/exhibits.html#a269>

BACKGROUND INFORMATION:

- The site is developed with an existing one-story, approximately 1,803-square-foot building and a 395-square-foot pergola/deck.
- On January 22, 2014, City Council approved Specific Use Permit No. 2068 for a two-year time period.
- On September 28, 2018, an application to renew SUP No. 2068 was submitted.

Zoning History: There has been two zoning requests in the area within the last five years.

1. **Z178-283:** On September 26, 2018, City Council approved the renewal of Specific Use Permit No. 1695 for a bar, lounge, or tavern; and an inside commercial amusement limited to a live music venue [Double Wide Bar] for a five-year period.
2. **Z156-258:** On August 22, 2018, City Council approved the renewal of Specific Use Permit No. 1862 for the sale of alcoholic beverages in conjunction with a general merchandise or food store use 3,500 square feet or less for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.

Thoroughfares/Streets:

Thoroughfares/Streets	Type	Existing ROW
Exposition Avenue	Collector	80 feet
Main Street	Minor Arterial	100 feet

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

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

The proposed zoning request meets the following goals and objectives of the Comprehensive Plan:

ECONOMIC ELEMENT

Goal 2.3 BUILD A DYNAMIC AND EXPANDED DOWNTOWN

Policy 2.3.3 Work with property owners and stakeholders to preserve and enhance the image of Downtown Dallas

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Surrounding Land Uses:

	Zoning	Land Use
Site	PD 269; Tract A	Bar, Lounge, or Tavern
North	PD 269; Tract A	General Merchandise
East	PD 269; Tract A	Parking
South	PD 269; Tract A	General Merchandise
West	PD 269; Tract A	Parking / Commercial

Land Use Compatibility:

The site is developed with an 1,803-square-foot bar, lounge, or tavern use. The applicant's request is for the renewal of Specific Use Permit No. 2068 to continue operations of the existing bar, lounge, or tavern use.

A bar, lounge, or tavern means an establishment principally for the sale and consumption of alcoholic beverages on the premises that derives 75 percent or more of

its gross revenue from the service of alcoholic beverages, as defined in the Texas Alcoholic Beverage Code, for on-premise consumption.

The request site is located in proximity to general merchandise uses to the north and south, and vacant properties to the east and west. It is close to other uses such as retail, automotive service center, office, and bar, lounge, or tavern use with commercial amusement inside. The site is within a half-mile proximity to a DART Rail Station (Baylor University Medical Center Station).

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: 1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; 2) Each SUP application must be evaluated as to its probable effect on the adjacent rope try 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 renewal is consistent with the established development pattern of PD No. 269, the Deep Ellum/Near East Side District. Staff approves of the renewal of the SUP No. 2068.

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public Officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The subject site is not within an identifiable MVA Category; however, it is in proximity to an "E" MVA Cluster to the east on the south line of Main Street west of Exposition Avenue.

Z178-393(AM)

Parking:

Parking must be provided in accordance with the requirements of Planned Development District No. 269, the Deep Ellum/Near East Side District.

Landscaping:

Landscaping of any development will be in accordance with the approved site plan.

Police:

Staff obtained a report from the Dallas Police Department containing the calls, incidents, and arrests for the site's address since the Specific Use Permit was last renewed on October 13, 2015. The report lists the three incidents which were identified at and attributed to the site's address.

ArrestNumber	ArrestDate	ArrestDay	ChargeDesc	UCRArrestChg	UCROffense	PClass	Apprehended_Date
16-053522	12/25/2016	Sunday	DWI 1 PREV CONV	DWI	DWI	MA	12/25/2016
17-021378	5/25/2017	Thursday	DWI	DWI	DWI	MB	5/25/2017
18-027626	8/4/2018	Saturday	POSS MARIJUANA <2OZ	NARCOTIC CHARGES	NARCOTICS & DRUGS	MB	NULL

List of Partners/Principals/Officers

ColdBeer in Deep Ellum, LP

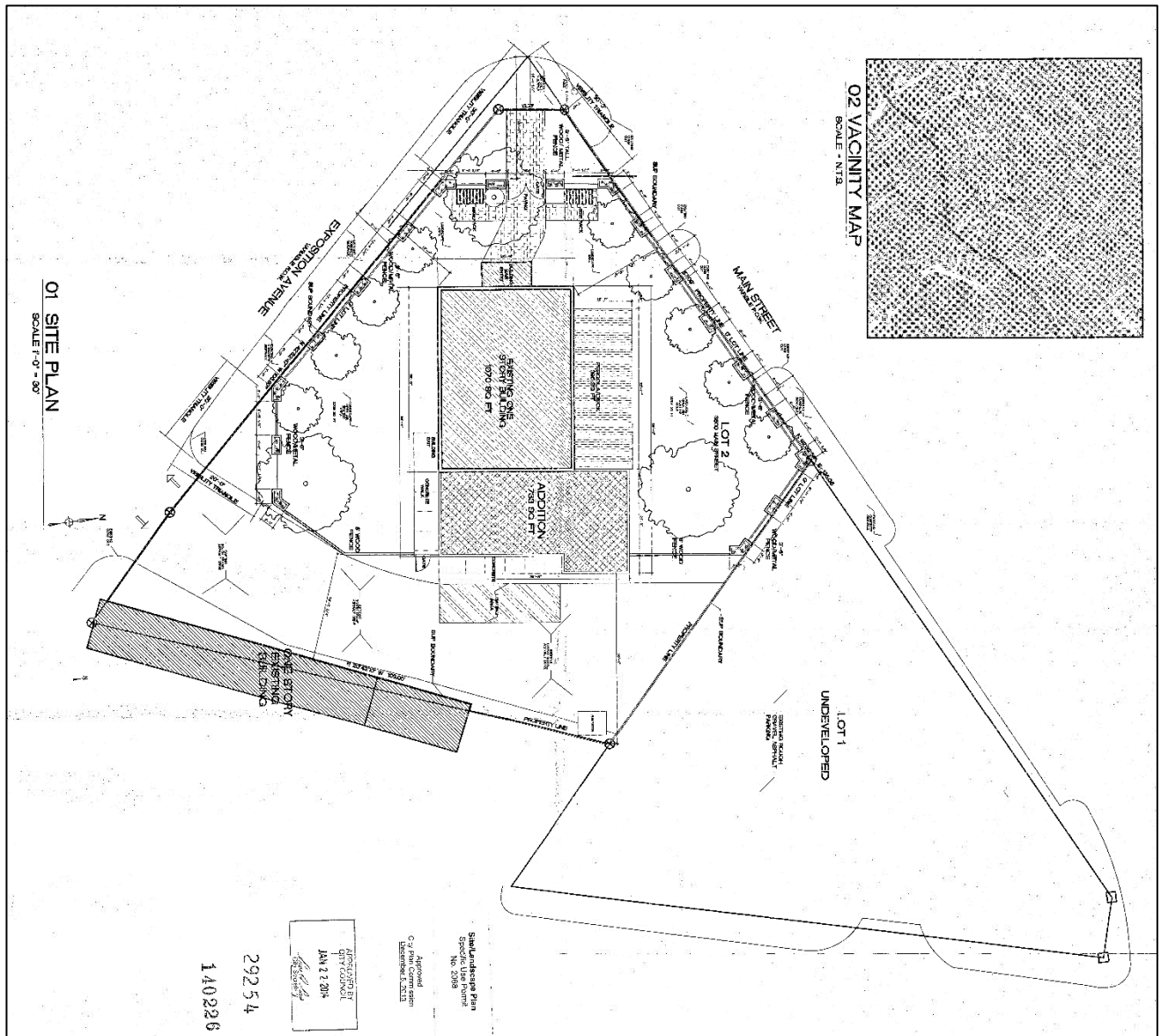
42 A, LLC — Scott Rohrman, Managing Member

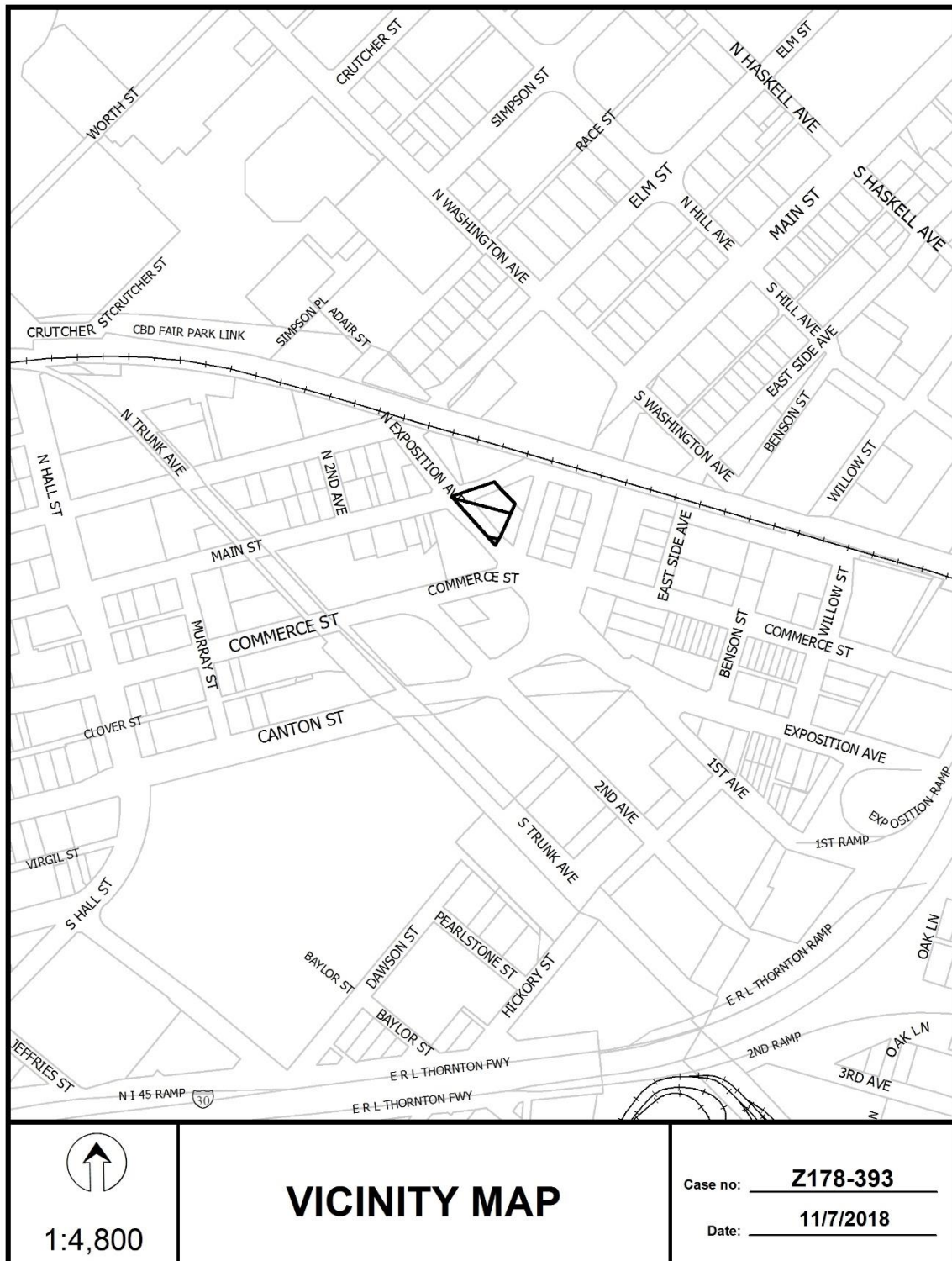
42 Deep Ellum, LP — Scott Rohrman, Managing Member

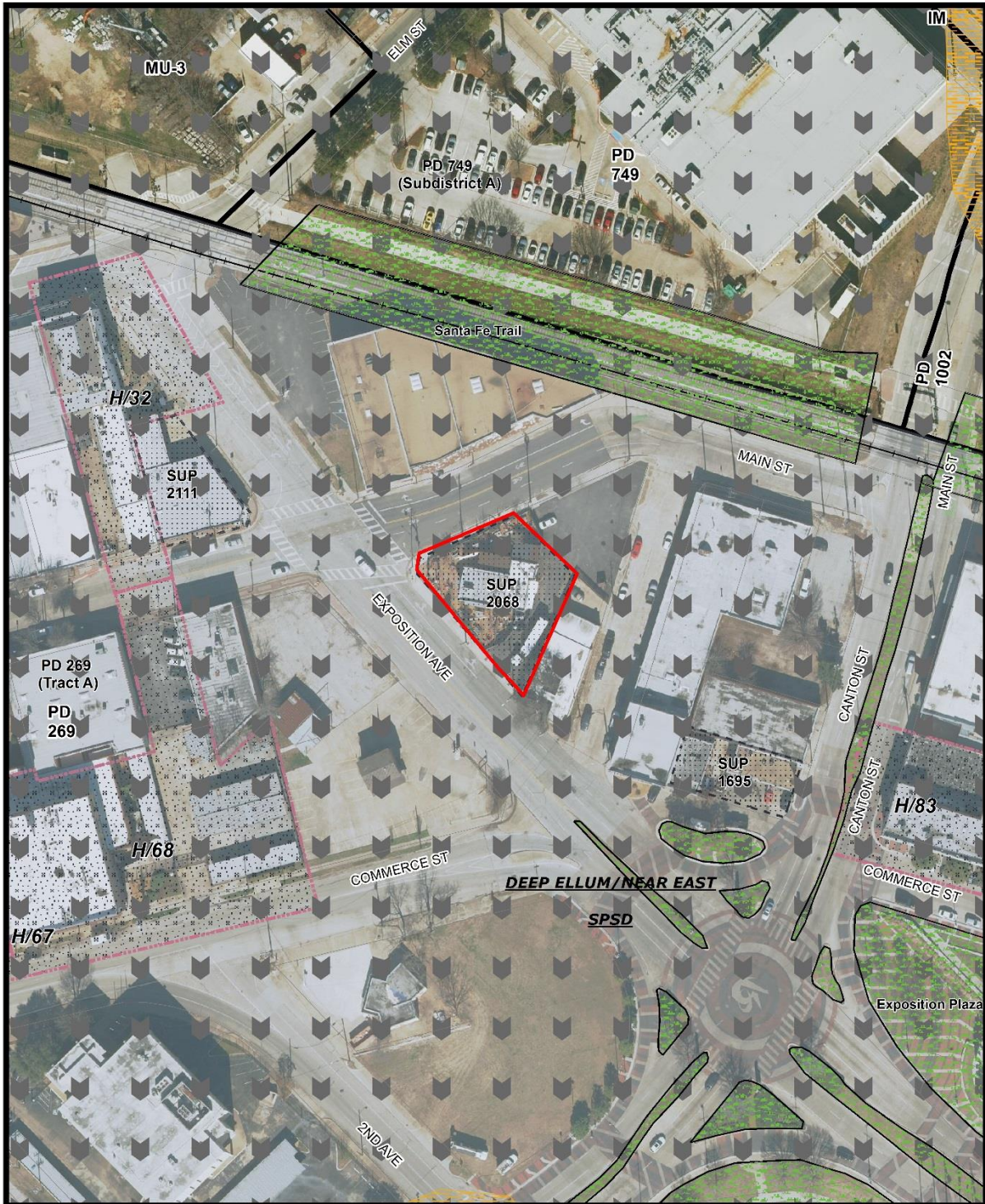
Z178-393
Proposed SUP Conditions

1. USE: The only use authorized by this specific use permit is a bar, lounge, or tavern.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan/landscape plan.
3. TIME LIMIT: This specific use permit expires on **(five-year period from the passage of this ordinance)** [~~October 14, 2018~~] [~~January 22, 2016~~].
4. LANDSCAPING: Landscaping must be provided as shown on the attached site/landscape plan.
5. FENCE: A fence must be provided in the location shown on the attached site/landscape plan.
6. FLOOR AREA: The maximum floor area for a bar, lounge, or tavern is 1,803 square feet in the location shown on the attached site/landscape plan. The maximum land [~~floor~~] area for the uncovered patio is 395 square feet in the location shown on the attached site/landscape plan.
7. HOURS OF OPERATION: The bar, lounge, or tavern may only operate between 3:00 pm and 2:00 am (the next day), Monday through Friday and 11:00 am and 2:00 am (the next day, Saturday and Sunday.
8. OFF-STREET PARKING: Parking must be provided in accordance with the requirements of Planned Development District No. 269. Delta credits, as defined in Section 51A-4.704(b)(4), may not be used to meet the off-street parking requirement.
9. OUTSIDE SPEAKERS: Outside speakers are prohibited.
10. MAINTENANCE: The Property must be property maintained in a state of good repair and neat appearance.
11. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas

EXISTING SITE PLAN (no changes)



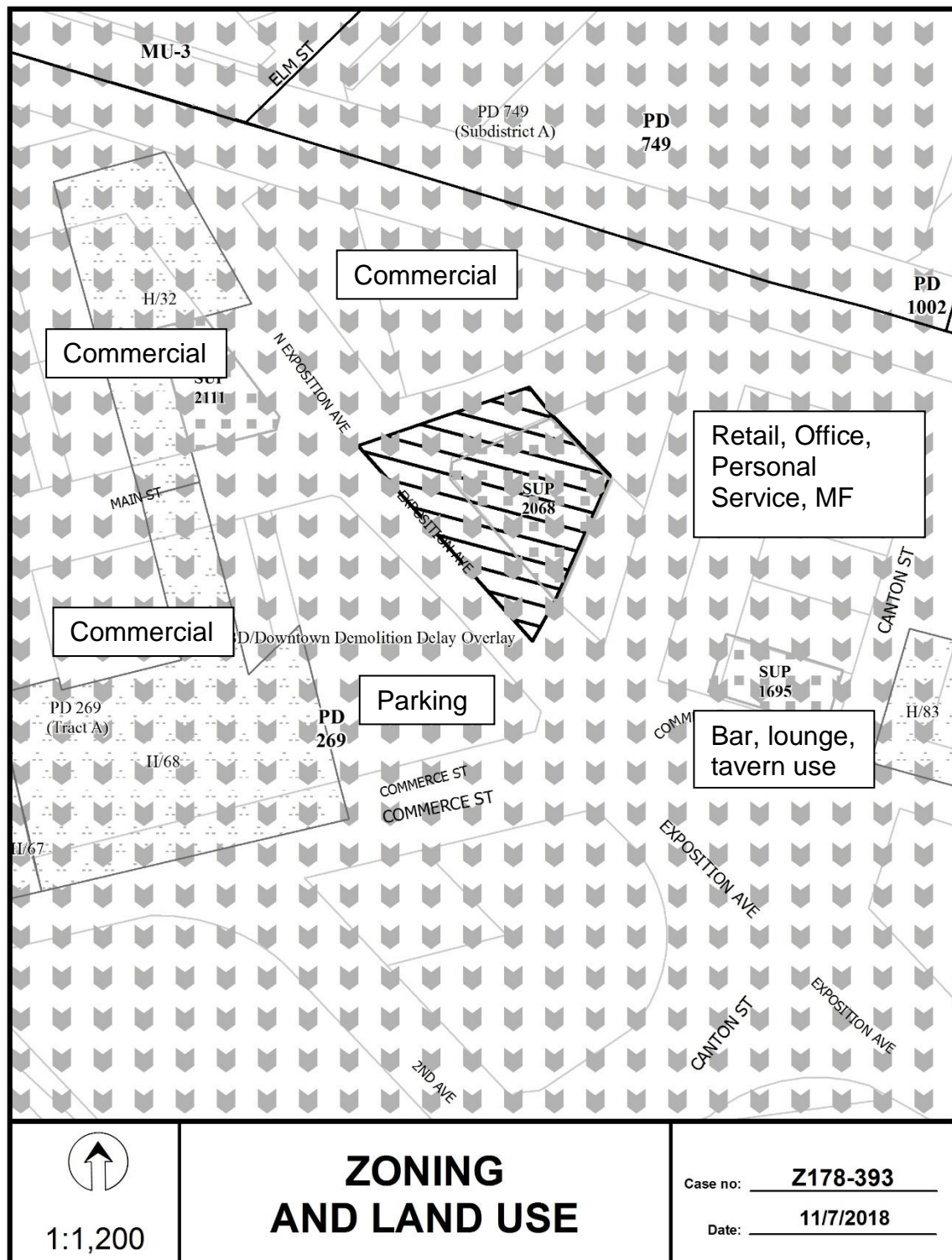


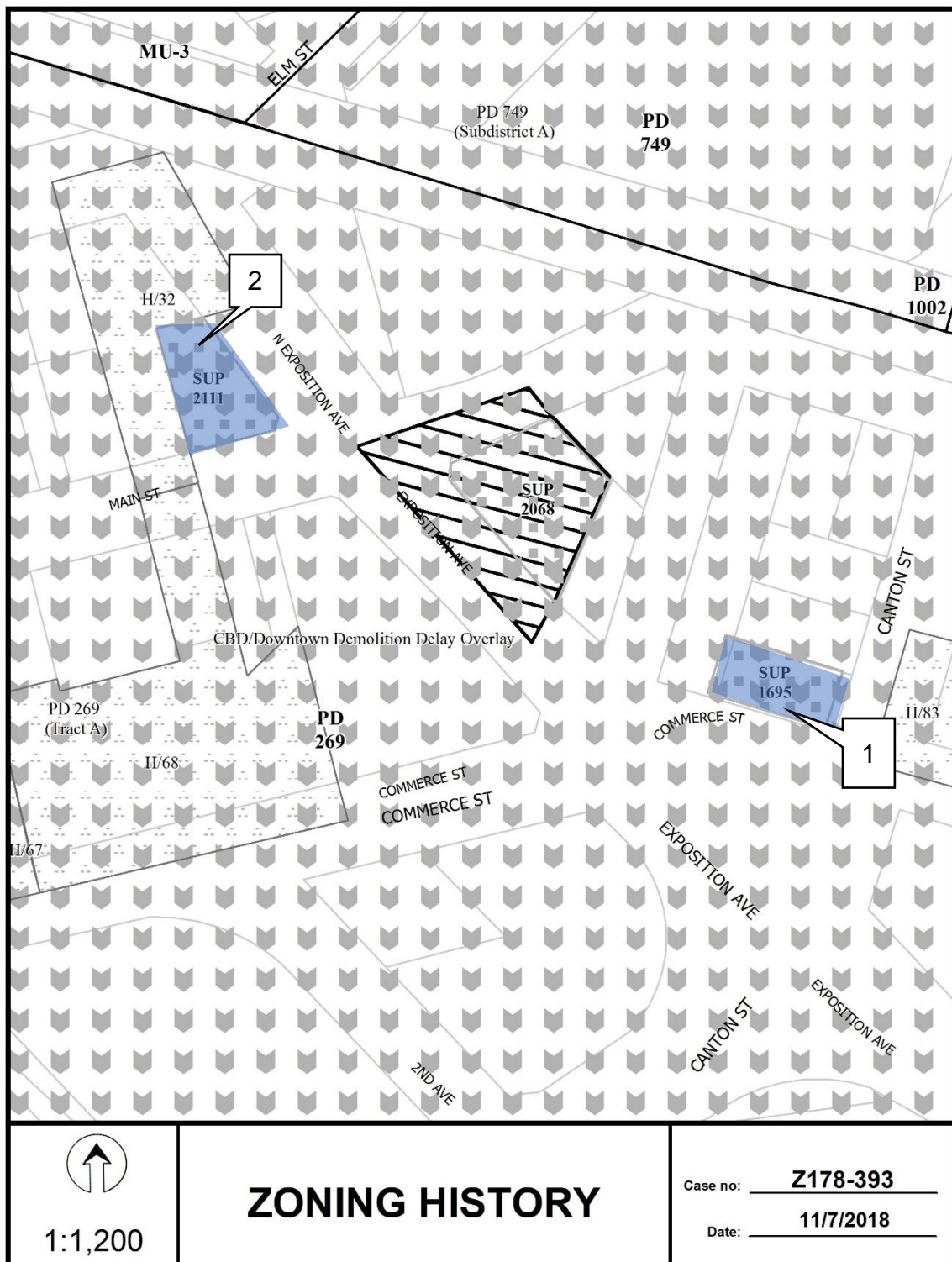


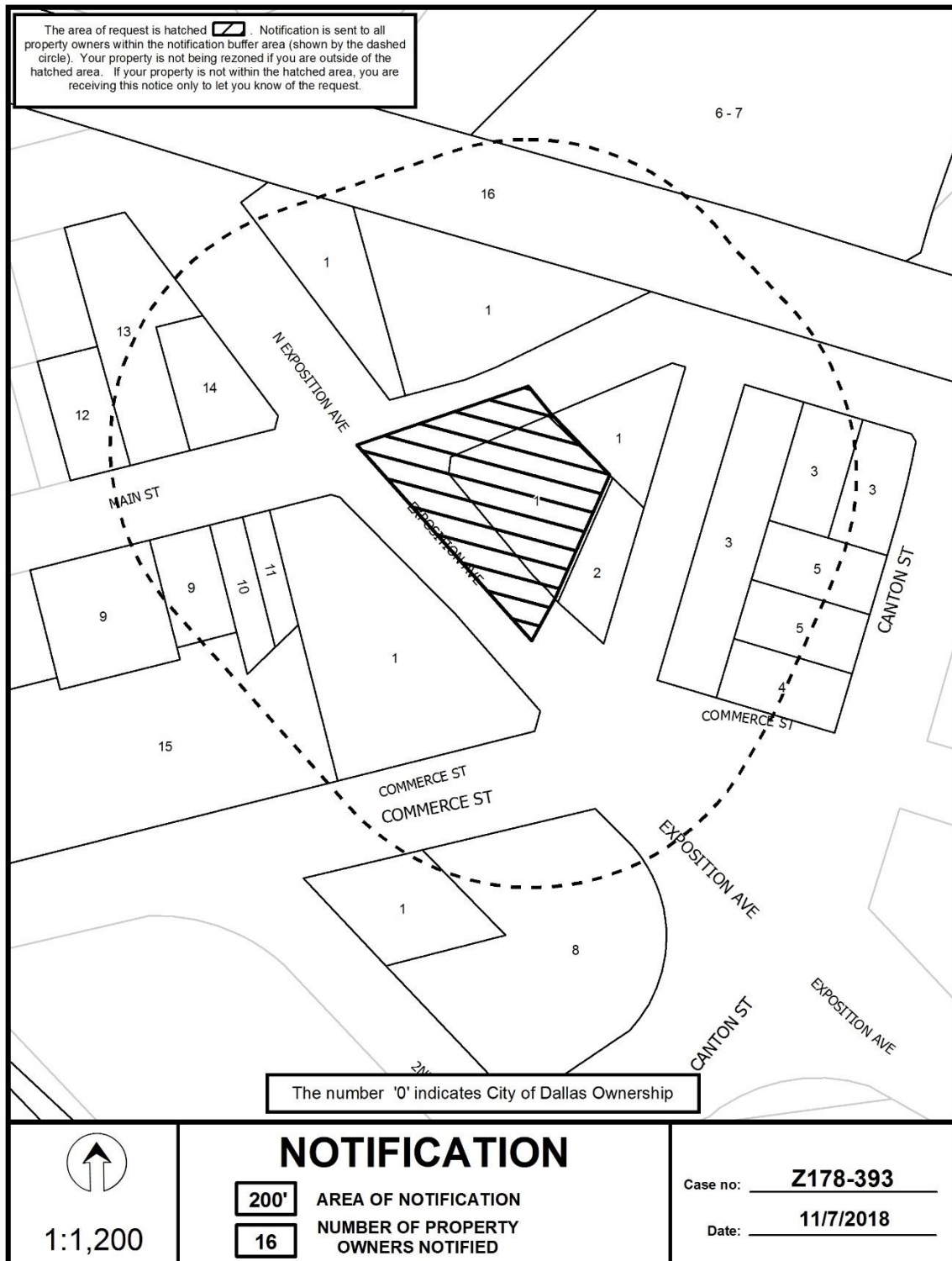
1:1,200

Aerial Map

Printed Date: 11/12/2018







11/07/2018

Notification List of Property Owners

Z178-393

16 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3600 MAIN ST	COLDBEER IN DEEP ELLUM LP
2	110 EXPOSITION AVE	HEYLAND PROPERTIES LLC
3	3500 COMMERCE ST	EAST ELLUM PPTIES LLC
4	3506 COMMERCE ST	SCHWARTZ HYMIE TRUST &
5	3713 CANTON ST	3700 CANTON PROPERTIES
6	3801 MAIN ST	BAYLOR UNIVERSITY MED CTR
7	3812 ELM ST	BAYLOR UNIVERSITY MED CTR
8	305 EXPOSITION AVE	MAIN STREET RETAIL LTD
9	3404 MAIN ST	JERNIGAN REALTY PTNR LP
10	3416 MAIN ST	CHOW JUNE C &
11	3418 MAIN ST	WITHERSPOON DAVID
12	3409 MAIN ST	AL JERNIGAN INVESTMENTS INC
13	3414 ELM ST	SONS OF HERMANN
14	3417 MAIN ST	JERNIGAN REALTY PTNRS LP
15	3300 MAIN ST	WESTDALE DEEP ELLUM LOFTS LTD
16	555 2ND AVE	DART

Z178-393(AM)



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



1:4,800

Market Value Analysis

Printed Date: 11/9/2018

FILE NUMBER: Z178-352(AM)**DATE FILED:** August 30, 2018**LOCATION:** Northeast corner of West Ledbetter Drive and Duncanville Road**COUNCIL DISTRICT:** 3**MAPSCO:** 62 G**SIZE OF REQUEST:** ± 4.169 acres**CENSUS TRACT:** 165.20

OWNER/APPLICANT: Lozoya Enterprise**REPRESENTATIVE:** Karla Calderon

REQUEST: An application for an IM Industrial Manufacturing District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District.

SUMMARY: The applicant proposes to allow for vehicle storage on the site.

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

PRIOR CPC ACTION: On December 13, 2018, the City Plan Commission held this item under advisement to allow for further consideration of the deed restrictions. The case report has been revised to include additional deed restrictions volunteered by the applicant.

BACKGROUND INFORMATION:

- The site is presently undeveloped.

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

Thoroughfares/Streets:

Thoroughfares/Streets	Type	Existing ROW
Duncanville Road	Minor Arterial	100 feet
West Ledbetter Drive	Principal Arterial	107 feet

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

The forwardDallas! Comprehensive Plan was adopted by the Dallas City Council on June 2006. The forwardDallas! Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in the evaluation of the applicant's request. The proposed zoning request meets the following goals and objectives of the Comprehensive Plan:

LAND USE ELEMENT

Goal 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Focus on Southern Sector development opportunities

ECONOMIC ELEMENT

Goal 2.1 PROMOTE BALANCED GROWTH

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

Surrounding Land Uses:

	Zoning	Land Use
Site	IR	Undeveloped
North	IR	Machinery, heavy equipment, or truck sales and service
East	IR	Machinery, heavy equipment, or truck sales and service
South	IR	Office/Warehouse
West	IR	Motor Vehicle Fueling Station

Land Use Compatibility:

The approximately 4.169 acre site is presently undeveloped. The property is surrounded by IR Industrial Research District with corresponding industrial uses. The proposed use of vehicle storage lot, which allows for a facility for the storage of vehicles that have been towed, repossessed, or are otherwise in the care and custody of the operator of the lot, is allowed only by SUP in the CS Commercial Service District and by right in the IM Industrial Manufacturing District.

Uses surrounding the area of request include the sales, service, and rental of heavy machinery and equipment along with warehouse uses. These uses are not dissimilar from the proposed use.

Staff's recommendation for approval is based on the proposed effects of the zoning change on the surrounding properties. Allowing this use via a zoning change to IM District, while limiting potentially undesirable uses that may be introduced through the implementation of deed restrictions, as the applicant has volunteered, would not adversely impact the surrounding properties. Moreover, an IM District is less intense than an IR district with maximum height allowed to developed permitted up to 110 feet, or 8 stories, in comparison to that in an IR District which allows up to 200 feet, or 15 stories, in height. The proposed zoning change with associated volunteered deed restrictions would uniformly align the area of request to the primary uses surrounding the property while having stricter development standards than the IR District in its vicinity. This request would not be detrimental to surrounding properties and would not introduce a use that could be considered incompatible with existing land use patterns.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
IR Industrial Research	15'	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/retail 0.5 retail	200' 15 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail
IM Industrial Mfg	15' 0' on minor	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/retail 0.5 retail	110' 8 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The site is not within an identifiable MVA Category; however, it is in proximity to a "F" MVA Cluster to the west, on the south line of Ledbetter Drive east of Duncanville Road, and a "H" MVA cluster to the east, on the north line of Ledbetter Drive east of Duncanville Road.

Parking:

At the time of development, off-street parking requirements must be provided in accordance with the Dallas Development Code, as amended.

Landscaping:

At the time of development, landscaping must be provided in accordance with Article X, of the Dallas Development Code, as amended.

Use Comparison Table:

The following table indicates allowable uses within the IR Industrial Research and IM Industrial Manufacturing. For comparison, uses within the IM column that are underlined represent a new use that is being introduced to the property; uses that are ***italicized and bolded*** within this column represent a use that is proposed to be prohibited per the applicant's volunteered deed restrictions.

IR Industrial Research District	IM Industrial Manufacturing District
A) Agricultural Uses <ul style="list-style-type: none"> • Crop production B) Commercial and Business Service Uses <ul style="list-style-type: none"> • Building repair and maintenance shop [RAR] • Bus or rail transit vehicle maintenance or storage facility [RAR] • Catering service • Commercial cleaning or laundry plant [RAR] • Custom business services • Custom woodworking, furniture construction, or repair • Electronics service center • Job or lithographic printing • Labor Hall [SUP may be required. See: 51A-4.202(8.1)] • Machine or welding shop [RAR] • Medical or scientific laboratory • Technical school • Tool or equipment rental • Vehicle or engine repair or maintenance [RAR] 	A) Agricultural Uses <ul style="list-style-type: none"> • Crop production B) Commercial and Business Service Uses <ul style="list-style-type: none"> • Building repair and maintenance shop [RAR] • Bus or rail transit vehicle maintenance or storage facility [RAR] • Catering service • Commercial cleaning or laundry plant [RAR] • Custom business services • Custom woodworking, furniture construction, or repair • Electronics service center • Job or lithographic printing • Labor Hall [SUP may be required. See: 51A-4.202(8.1)] • Machine or welding shop [RAR] • Medical or scientific laboratory • Technical school • Tool or equipment rental • Vehicle or engine repair or maintenance [RAR]
C) Industrial Uses <ul style="list-style-type: none"> • Alcoholic beverage manufacturing [RAR] • Gas drilling and production [SUP] • Industrial (inside) [See Sec. 51A4.203(b)(1)] • Industrial (inside) for light manufacturing • Industrial (outside) [See Sec. 51A-4.203(b)(2)] • Medical/infectious waste incinerator [SUP] • Municipal waste incinerator [SUP] • Organic compost recycling facility [SUP] • Pathological waste incinerator [SUP] • Temporary concrete or asphalt batching plant [By special authorization of the 	C) Industrial Uses <ul style="list-style-type: none"> • Alcoholic beverage manufacturing [RAR] • <i>Gas drilling and production [SUP]</i> • Industrial (inside) (BY SUP Only) • Industrial (inside) for light manufacturing (By SUP Only) • <i>Industrial (outside) [See Sec. 51A-4.203(b)(2)]</i> • <i>Medical/infectious waste incinerator [SUP]</i> • <i>Metal salvage facility [SUP]</i> • <i>Mining [SUP]</i> • <i>Municipal waste incinerator [SUP]</i> • <i>Organic compost recycling facility [SUP]</i> • <i>Outside salvage or reclamation [SUP]</i>

B.O.]	<ul style="list-style-type: none"> • <i>Pathological waste incinerator [SUP]</i> • Temporary concrete or asphalt batching plant [By special authorization of the B.O.]
D) Institutional and Community Service Uses <ul style="list-style-type: none"> • Adult day care facility • Cemetery or mausoleum [SUP] • Child-care facility • Church • College, university, or seminary • Community service center • Hospital [RAR] • Public or private school [SUP] 	D) Institutional and Community Service Uses <ul style="list-style-type: none"> • Adult day care facility • Cemetery or mausoleum [SUP] • Child-care facility • Church • College, university, or seminary • Hospital [SUP] • Public or private school
E) Lodging Uses <ul style="list-style-type: none"> • Extended stay hotel or motel [SUP] • Hotel or motel [RAR] • Lodging or boarding house • Overnight general purpose shelter [See Sec. 51A4-.205(2.1)] 	E) Lodging Uses <ul style="list-style-type: none"> • Extended stay hotel or motel [SUP] • Hotel or motel [RAR] • Lodging or boarding house [SUP]
F) Miscellaneous Uses <ul style="list-style-type: none"> • Attached non-premise sign [SUP] • Carnival or circus (temporary) [By special authorization of the building official] • Hazardous waste management facility [Except when operated as a hazardous waste incinerator] • Temporary construction or sales office 	F) Miscellaneous Uses <ul style="list-style-type: none"> • Attached non-premise sign [SUP] • Carnival or circus (temporary) [By special authorization of the BO] • <i>Hazardous waste management facility</i> • Temporary construction or sales office
G) Office Uses <ul style="list-style-type: none"> • Alternative financial establishment [SUP] • Financial institution without drive-in window • Financial institution with drive-in window [RAR] • Medical clinic or ambulatory surgical center • Office 	G) Office Uses <ul style="list-style-type: none"> • Alternative financial establishment [SUP] • Financial institution without drive-in window • Financial institution with drive-in window [RAR] • Medical clinic or ambulatory surgical center • Office
H) Recreation Uses <ul style="list-style-type: none"> • Country club with private membership • Private recreation center, club, or area • Public park, playground, or golf course 	H) Recreation Uses <ul style="list-style-type: none"> • Country club with private membership • Private recreation center, club, or area • Public park, playground, or golf course
I) Residential Uses <ul style="list-style-type: none"> • None permitted 	I) Residential Uses <ul style="list-style-type: none"> • None permitted
J) Retail and Personal Service Uses <ul style="list-style-type: none"> • Alcoholic beverage establishments [See Sec. 51A-4.210(b)(4)] • Animal shelter or clinic without outside 	J) Retail and Personal Service Uses <ul style="list-style-type: none"> • Alcoholic beverage establishments [See Section 51A-4.210(b)(4)] • Animal shelter or clinic without outside

<p>runs</p> <ul style="list-style-type: none"> • Animal shelter or clinic with outside runs. [SUP may be req. See Sec 51A-4.210(b)(2)] • Auto service center [RAR] • Business school • Car wash [RAR] • Commercial amusement (inside) [SUP may be req. See Sect 51A-4.210(b)(7)(B)] • Commercial motor vehicle parking [By SUP only if within 500 feet of a residential district] • Commercial parking lot or garage [RAR] • Convenience store with drive-through [SUP] • Dry cleaning or laundry store • Furniture store • General merchandise or food store 3,500 square feet or less • Home improvement center, lumber, brick or building materials sales yard [RAR] • Household equipment and appliance repair • Liquefied natural gas fueling station [By SUP only if the use has more than four fuel pumps or is within 1,000 feet of a residential zoning district or a planned development district that allows residential uses] • Motor vehicle fueling station • Paraphernalia shop [SUP] • Pawn shop • Personal service uses • Restaurant without drive-in or drive-through service [RAR] • Restaurant with drive-in or drive-through service [DIR] • Taxidermist • Temporary retail use • Theater • Truck stop [SUP] • Vehicle display, sales, and service [RAR] 	<p>runs</p> <ul style="list-style-type: none"> • Animal shelter or clinic with outside runs [SUP may be req. See Sec 51A-4.210(b)(2)] • Auto service center [RAR] • Business school • Car wash [RAR] • Commercial amusement (inside). [SUP may be req. See Sect 51A-4.210(b)(7)(B)] • Commercial motor vehicle parking [By SUP only if within 500 feet of a residential district] • Commercial parking lot or garage [RAR] • Convenience store with drive-through [SUP] • <u>Drive-in theater [SUP]</u> • Dry cleaning or laundry store • Furniture store • General merchandise or food store 3,500 square feet or less • Home improvement center, lumber, brick or building materials sales yard [RAR] • Household equipment and appliance repair • Liquefied natural gas fueling station [By SUP only if the use has more than four fuel pumps or is within 1,000 feet of a residential zoning district or a planned development district that allows residential uses] • Motor vehicle fueling station • <u>Paraphernalia shop [SUP]</u> • Pawn shop • Personal service uses • Restaurant without drive-in or drive-through service [RAR] • Restaurant with drive-in or drive-through service [DIR] • Taxidermist • Temporary retail use • Theater • Truck stop [SUP] • Vehicle display, sales, and service [RAR]
<p>K) Transportation Uses</p> <ul style="list-style-type: none"> • Airport or landing field [SUP] • Commercial bus station and 	<p>K) Transportation Uses</p> <ul style="list-style-type: none"> • Airport or landing field [SUP] • Commercial bus station and

terminal [RAR] <ul style="list-style-type: none"> • Heliport [RAR] • Helistop [RAR] • Railroad passenger station [SUP] • STOL (short takeoff or landing) port [SUP] • Transit passenger shelter • Transit passenger station or transfer center [By SUP or city council resolution. See Sec 51A-4.211] 	terminal [RAR] <ul style="list-style-type: none"> • Heliport [RAR] • Helistop [RAR] • Railroad passenger station [SUP] • <u>Railroad yard, roundhouse, or shops [RAR]</u> • STOL (short takeoff or landing) port [SUP] • Transit passenger shelter • Transit passenger station or transfer center [By SUP or city council resolution. See Sect 51A-4.211.]
L) Utility and Public Service Uses <ul style="list-style-type: none"> • Commercial radio or television transmitting station • Electrical substation • Local utilities [SUP or RAR may be req. See Sec. 51A-4.212(4)] • Police or fire station • Post office • Radio, television, or microwave tower [RAR] • Tower/antenna for cellular communication [See sec. 51A-4.212(10.1)] • Utility or government installation other than listed [SUP] • Water treatment plant [SUP] 	L) Utility and Public Service Uses <ul style="list-style-type: none"> • Commercial radio or television transmitting station • <u>Electrical generating plant [SUP]</u> • Electrical substation • Local utilities [SUP/RAR may be required. See Sec. 51A-4.212(4)] • Police or fire station • Post office • Radio, television, or microwave tower [RAR] • <u>Refuse transfer station [SUP]</u> • <u>Sanitary landfill [SUP]</u> • <u>Sewage treatment plant [SUP]</u> • Tower/antenna for cellular communication [See Sec. 51A-4.212(10.1)] • Utility or government installation other than listed [SUP] • <u>Water treatment plant [RAR]</u>
M) Wholesale, Distribution, and Storage Uses <ul style="list-style-type: none"> • Freight terminal [RAR] • Manufactured building sales lot [RAR] • Mini-warehouse • Office showroom/warehouse • Outside storage [RAR] • Recycling buy-back center [See Sec. 51A-4.213(11)] • Recycling collection center [See Sec. 51A-4.213(11.1)] • Recycling drop off container [See Sec. 51A-4.213(11.2)] • Recycling drop-off for special occasion collection [See Sec. 51A-4.213(11.3)] • Trade center • Warehouse [RAR] 	M) Wholesale, Distribution, and Storage Uses <ul style="list-style-type: none"> • <u>Auto Auction [SUP]</u> • <u>Building mover's temporary storage yard [SUP]</u> • <u>Contractor's maintenance yard [RAR]</u> • Freight terminal [RAR] • <u>Livestock auction pens or sheds [SUP]</u> • Manufactured building sales lot [RAR] • Mini-warehouse • Office showroom/warehouse • Outside storage [By SUP only] • <u>Petroleum product storage and wholesale [RAR]</u> • Recycling buy-back center [See Sec. 51A-4.213(11)] • Recycling collection center [See Sec. 51A-

	4.213(11.1)] <ul style="list-style-type: none"> • Recycling drop off container [See Sec. 51A-4.213(11.2)] • Recycling drop-off for special occasion collection [See Sec. 51A-4.213(11.3)] • <u>Sand, gravel, or earth sales and storage [By SUP Only]</u> • Trade center • <u>Vehicle storage lot</u> • Warehouse [RAR]
Accessory Uses	Accessory Uses
Not Permitted <ul style="list-style-type: none"> • Accessory community center (private) • Accessory pathological waste incinerator • Home occupation • Private stable SUP may be required <ul style="list-style-type: none"> • Accessory medical/infectious waste incinerator [See Sec. 51A-4.217(3.1)] 	Not Permitted <ul style="list-style-type: none"> • Accessory community center (private) • Accessory pathological waste incinerator • Home occupation • Private stable SUP may be required <ul style="list-style-type: none"> • Accessory medical/infectious waste incinerator [See Sec. 51A-4.217(3.1)]

Proposed Volunteer Deed Restrictions

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

(1) The following uses are prohibited:

(C) Industrial uses.

- Gas Drilling and Production
- Gas Pipeline Compressor station
- Industrial (outside)
- Medical/Infectious waste incinerator
- Metal salvage facility
- Mining.
- Municipal waste incinerator.
- Organic compost recycling facility
- Outside salvage or reclamation
- Pathological waste incinerator

(F) Miscellaneous uses.

- Hazardous waste management facility

(J) Retail and personal service uses.

- Drive-in theater
- Paraphernalia Shop

(K) Transportation uses

- Railroad yard, roundhouse, or shops.

(L) Utility and public service uses.

- Electrical generating plant
- Refuse transfer station
- Sanitary landfill
- Sewage treatment plant
- Water treatment plant

(M) Wholesale, distribution, and storage uses.

Z178-352(AM)

- Auto auction.
- Building mover's temporary storage yard.
- Contractor's maintenance yard.
- Livestock auction pens or sheds.
- Petroleum product storage and wholesale.

(2) The following uses will be restricted by SUP approval only.

(C) Industrial uses.

- Industrial (inside)

(M) Wholesale, distribution, and storage uses.

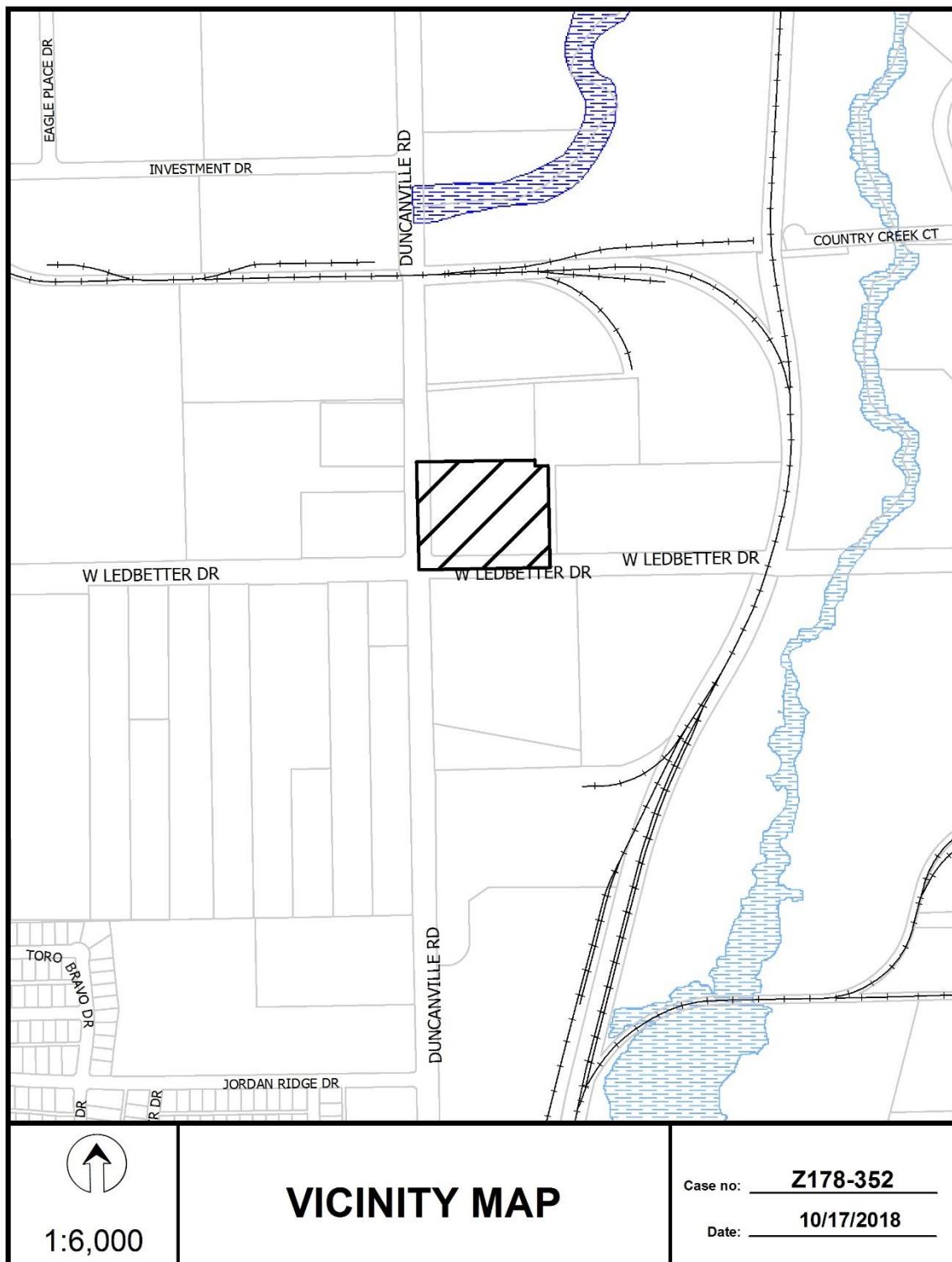
- Outside Storage
- Sand, gravel or earth sales and storage

Z178-352(AM)

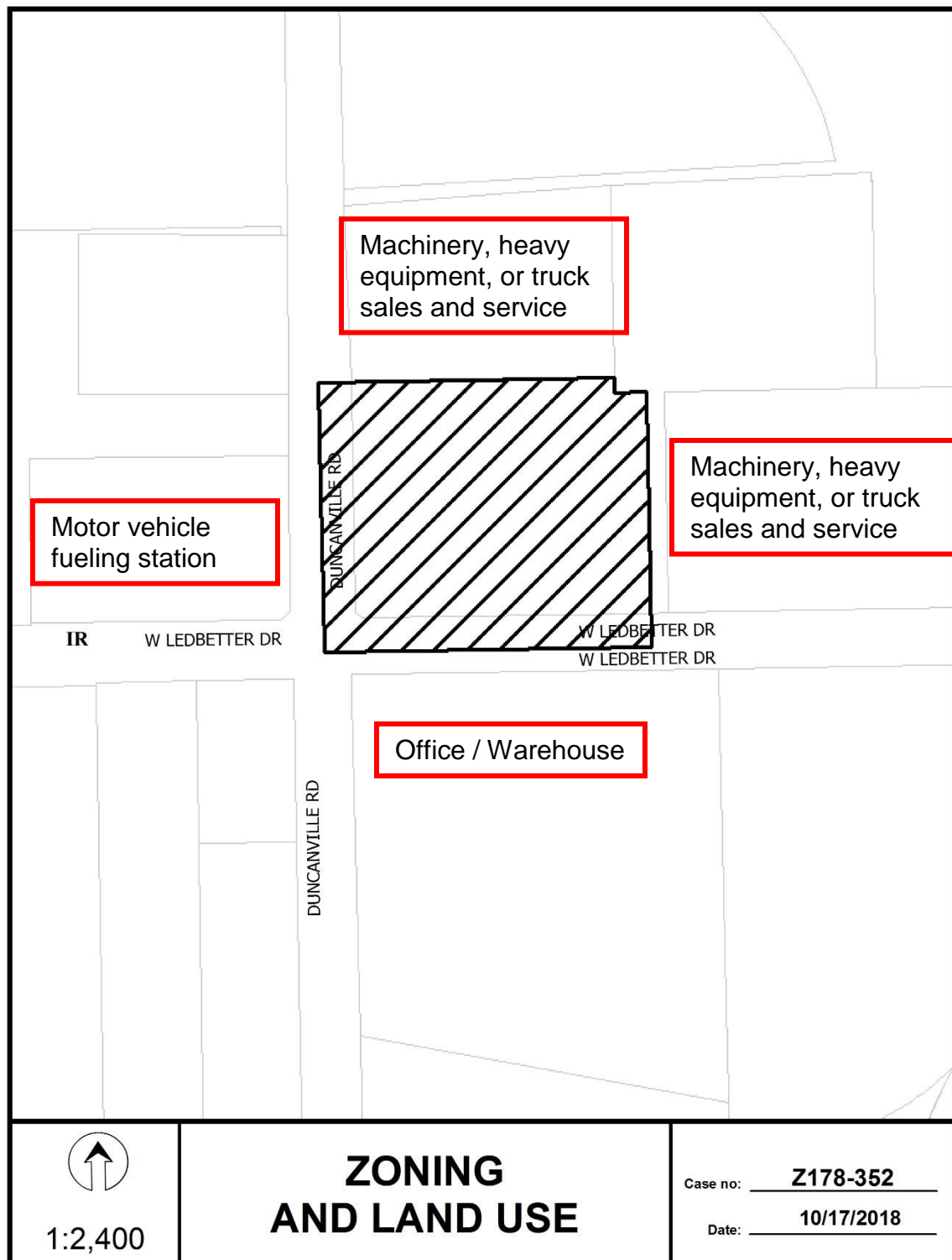
List of Owners

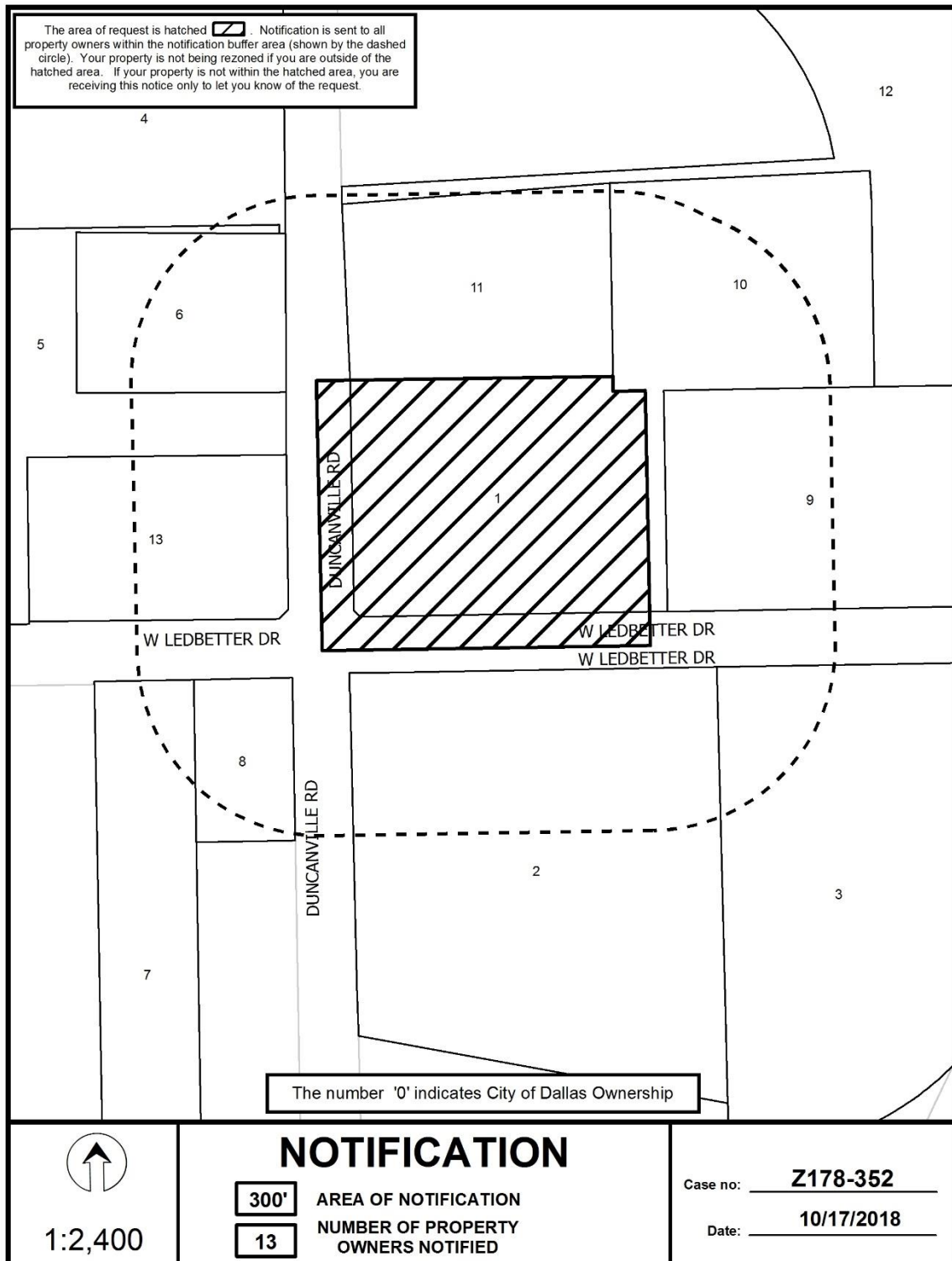
Lozoya Enterprises

Julio Lozoya – Sole Owner









10/17/2018

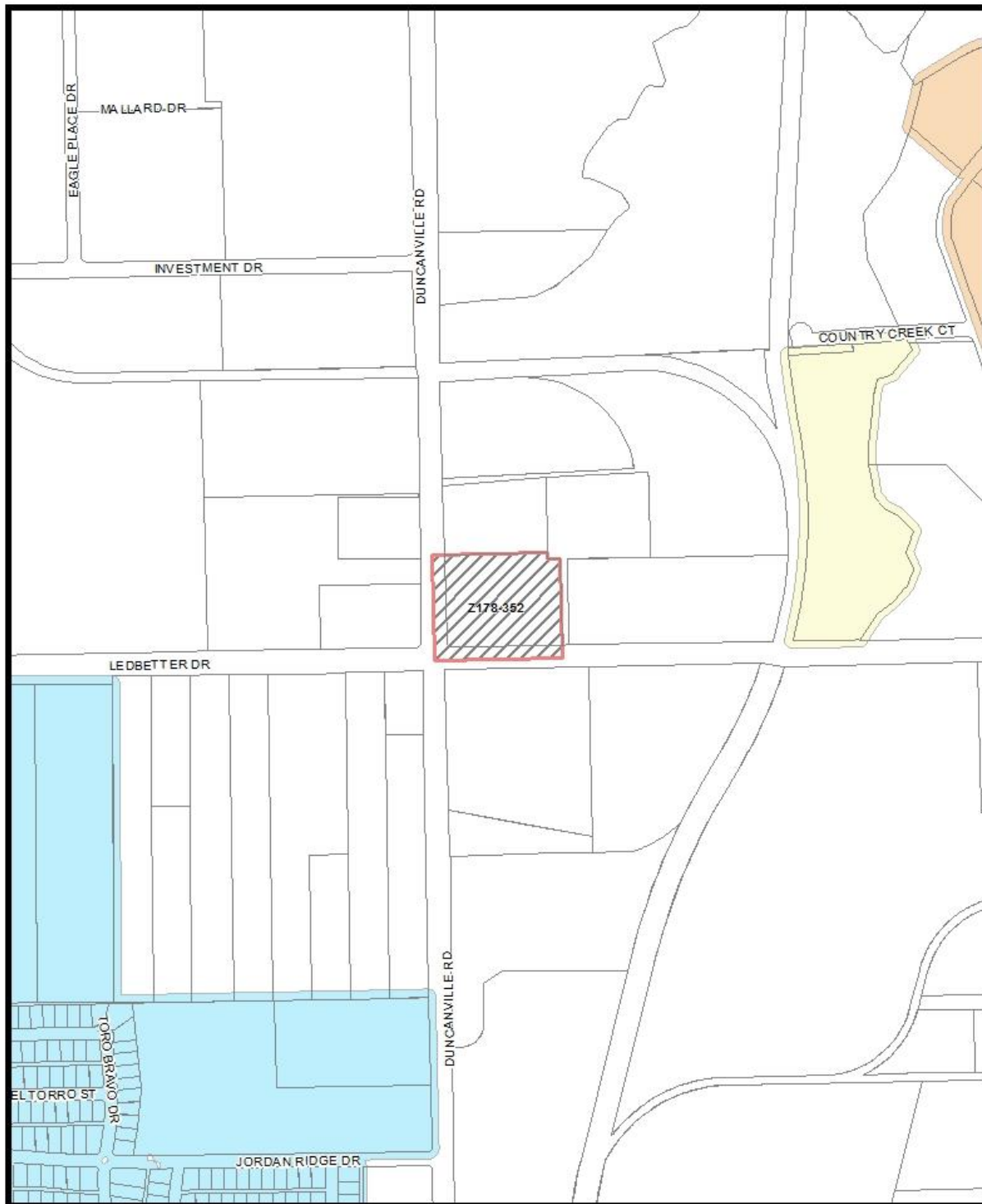
Notification List of Property Owners

Z178-352

13 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4321 W LEDBETTER DR	LOZOYA ENTERPRISE LLC
2	4320 DUNCANVILLE RD	REDDY ICE CORP
3	4850 W LEDBETTER DR	K & M REALTY INC
4	4200 DUNCANVILLE RD	RINGO JOHNNY LLC
5	4200 DUNCANVILLE RD	REI LEASING MANAGEMENT LLC
6	4200 DUNCANVILLE RD	JOHNNY RINGO LLC
7	5024 W LEDBETTER DR	TRANSPORT EQUIPMENT LEASING LLC
8	4307 DUNCANVILLE RD	AL WAAHID INC
9	4801 W LEDBETTER DR	DALLAS MAC LLC
10	4901 W LEDBETTER DR	GREASE SAFE OF DALLAS LLC
11	4100 DUNCANVILLE RD	ATKINSON SAMUEL J &
12	4060 DUNCANVILLE RD	NAUGATUCK LC
13	4243 DUNCANVILLE RD	ANG REGION 1 LLC

Z178-352(AM)



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

1:6,000

Market Value Analysis

Printed Date: 10/17/2018

FILE NUMBER: Z178-340(PD)**DATE FILED:** August 17, 2018**LOCATION:** North of the intersection of Storey Lane and Overlake Drive**COUNCIL DISTRICT:** 6**MAPSCO:** 23 X**SIZE OF REQUEST:** ± 2,103 sq. ft.**CENSUS TRACT:** 72.01

REPRESENTATIVE: Peter Kavanagh**APPLICANT:** Wild West Towers Corporation**OWNER:** Scott Olden**REQUEST:** An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned an IR Industrial Research District.**SUMMARY:** The applicant [T-Mobile] proposes to permit the construction of a monopole tower for cellular communication. The tower will have a maximum height of 80 feet and will be available for collocation. The approximately 2,103-square-foot wireless lease area is proposed to have access to Storey Lane and the tower and equipment is proposed to be surrounded by a six-foot-tall chain link fence.**STAFF RECOMMENDATION:** **Hold under advisement until February 7, 2019.****PRIOR CPC ACTION:** On November 15, 2018, the City Plan Commission held this case under advisement to allow for a redesign of the proposed tower. No changes have been made.

BACKGROUND INFORMATION:

- The ± 2,103-square-foot request site is currently developed with an office showroom/warehouse use [The Lawn Mowgul]. The tower/antenna for cellular communication is proposed to be located behind the existing use.
- The proposed 80-foot tower/antenna and equipment are proposed to be surrounded by a 6-foot-tall chain link fence and secured by a twelve-foot-tall access gate.
- The Specific Use Permit allows this additional use of the property and does not change the existing IR Industrial Research District zoning. The uses permitted by the present zoning will continue to be allowed.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Overlake Drive	Community Collector	60-ft.
Storey Lane	Community Collector	60-ft.

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed zoning change will not significantly impact the surrounding street system.

STAFF ANALYSIS:

Comprehensive Plan:

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

There are no goals or policies supporting or opposing the request.

Land Use:

	Zoning	Land Use
Site	IR	Office Showroom/Warehouse
North	MF-2(A)	Multifamily
South	CR	Convenience Store
East	R-7.5(A) & MF-2(A)	Single Family & Multifamily
West	IR	Industrial (inside) potentially incompatible

Land Use Compatibility:

The proposed location of the monopole tower is on the easternmost corner of the triangular-shaped lot, developed with an office/showroom warehouse use. The applicant [T-Mobile] proposes to permit the construction of a monopole tower for cellular communication to provide adequate radio frequency signal strength for the T-Mobile network in the area surrounding Nagle Street and Storey Lane.

The 2,103-square-foot wireless lease area is proposed approximately 170.30 feet northeast of Overlake Drive and 25 feet from the north line of Storey Lane. Additionally, the tower and equipment are proposed to be surrounded by planting material, a six-foot-tall chain link fence, and a twelve-foot-tall access gate accessible from Storey Lane.

The proposed location of the monopole tower is surrounded by multifamily uses to the north and east with some single family to the east, an industrial (inside) potentially incompatible use, a chemical manufacturing warehouse to the west across Overlake Drive, and a convenience store to the south, along Storey Lane.

Pursuant to Section 51A-4.212(10.1)(B)(iii), an SUP is required in any district where a monopole cellular tower is permitted by right but exceeds the residential proximity slope, in this case an IR Industrial Research District. Although the maximum structure height in an IR District is 200 feet, the maximum height for the tower/antenna cannot be obtained due a one-to-three residential proximity slope (RPS).

For the proposed 80-foot-tall tower to comply with RPS, it must be further than 240 feet away from the nearest single family and multifamily zoned properties to the north and east, called a *site of origination*. Since the closest site of origination to the proposed monopole is closer than 240 feet, an SUP is required.

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

The applicant proposes to construct a monopole tower at this location to primarily provide signal strength to the residential and commercial buildings surrounding the area along Storey Lane and Nagle Street. Previous optimization efforts in the area were not able to improve the area coverage. Therefore, the applicant has indicated that the request site is optimal to maintain network coverage.

Staff supports the request because (1) the proposed monopole tower will be consistent with the scale and character of the area as an 80-foot-tall TXU utility pole is currently erected on the site in front of the existing structure at the corner of Overlook Drive and Storey Lane, and (2) the public utility service increased capacity would significantly improve as shown by the following coverage maps.

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The area of request is not within an identifiable MVA category; however, it is immediately adjacent to the “E” MVA cluster to the north and south and the “H” MVA cluster to the east.

Parking:

Parking will be provided in accordance with the parking requirements in the Dallas Development Code, as amended, which is one space if the cellular communication tower/antenna has an auxiliary building housing electronic and communication equipment (“auxiliary building”) greater than 120 square feet. No auxiliary building is proposed and therefore no additional parking is triggered by the development of this use.

Landscaping:

In general, landscaping must be provided in accordance with the landscaping requirements in Article X, as amended. Per the current proposal, the area of request will not be required to provide landscaping because less than 2,000 square feet of non-permeable surface will be installed, however, the applicant is proposing to install planting material along the eastern portion of the property, as depicted on the site plan.

List of Partners/Principals/Officers

Wild West Towers Corporation

List of Officer and Directors

Randy O. Burden
President
700 Hardman Drive, Orland, FL 32806

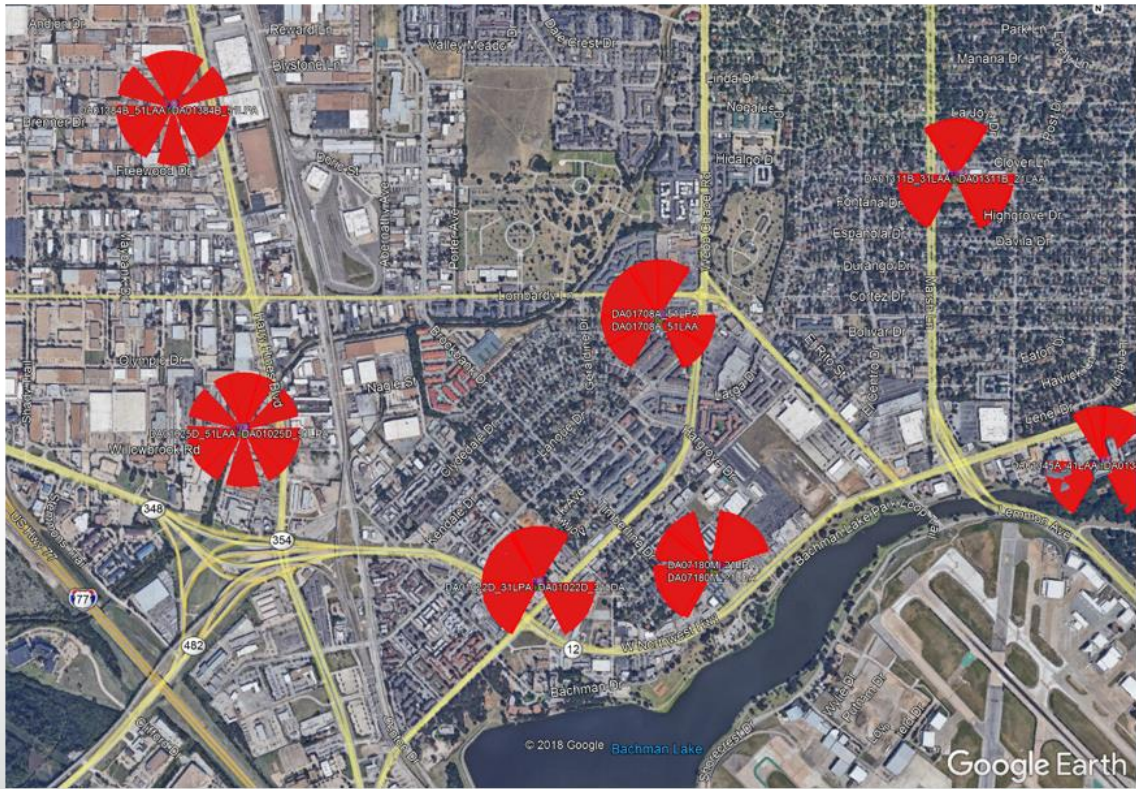
Gary Brundage II
Vice President
1750 Bellair Forest Drive, Unit A19, Bellair, FL 33756

Timothy O'Shaughnessy
Vice President
1123 Solana Avenue, Winter Park, FL 32789

Pamela N. Shaw
Secretary
2901 S. Osceola Avenue, Orlando, FL 32806

Applicant Coverage Maps

DA03046 – Surrounding area (Google Earth)



Applicant Coverage Maps

DA03046 – Search area (Google Earth)



T-Mobile

Applicant Coverage Maps

5

DA03046 – ACTUAL ZONE COVERAGE (RSRP)

CURRENT RSRP



DA01022D

DA01025D

DA01384B

DA01708A

DA07180M

T-Mobile

T-Mobile Confidential

T-Mobile

Applicant Coverage Maps

DA03046 – NEW COVERAGE @ 80' (RSRP)

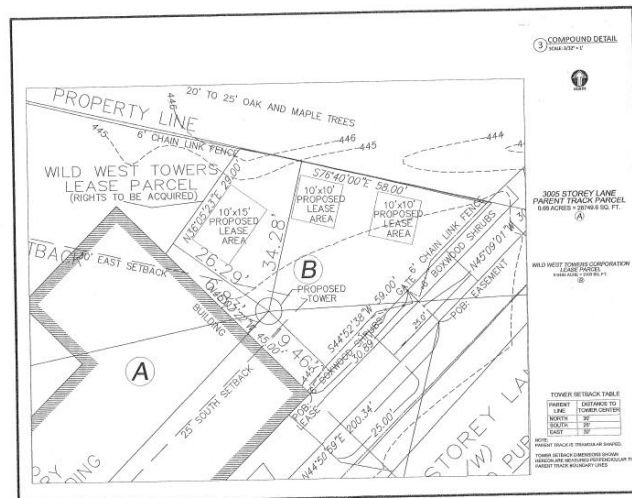
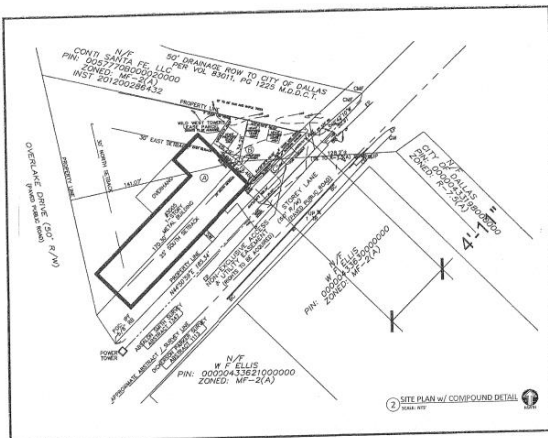
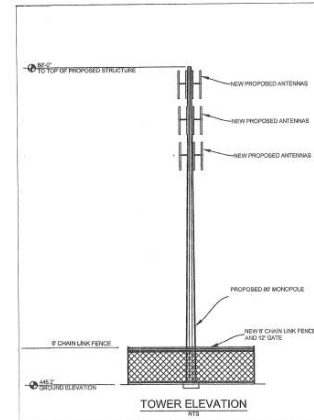
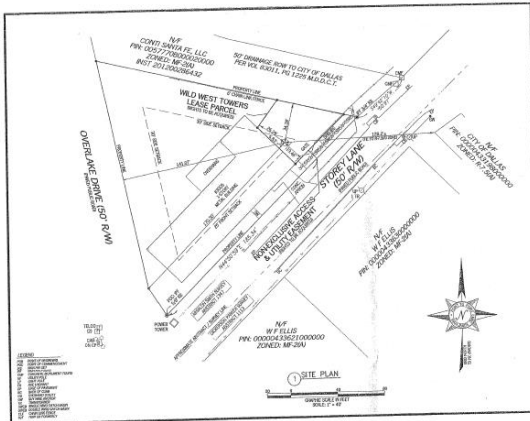
NEW RSRP



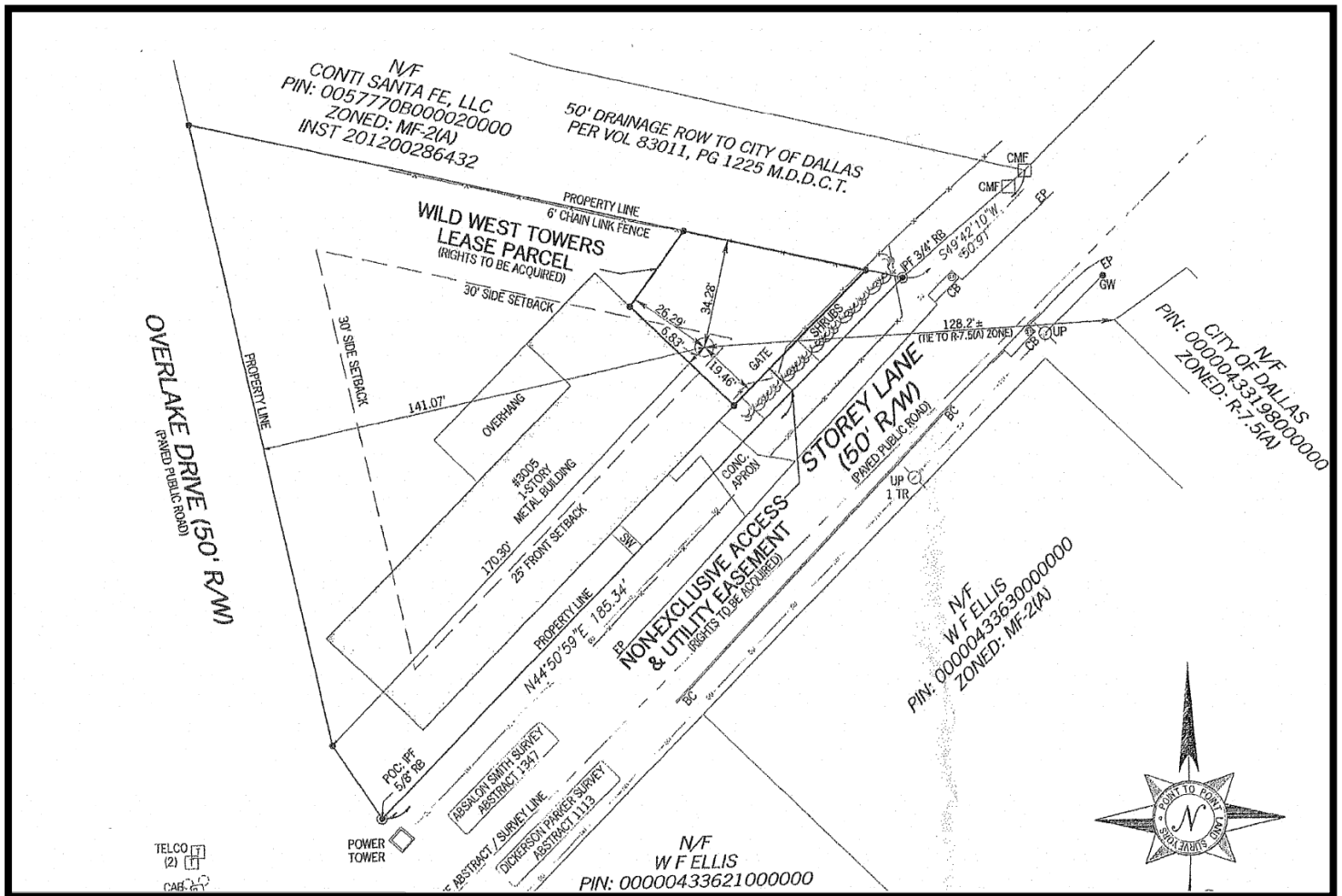
PROPOSED SUP CONDITIONS

1. **USE:** The only use authorized by this specific use permit is a tower/antenna for cellular communication.
2. **SITE PLAN:** Use and development of the Property must comply with the attached site plan and elevation.
3. **TIME LIMIT:** This specific use permit expires on (ten years from the passage of the ordinance), but is eligible for automatic renewal for additional ten-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. **CO-LOCATION:** The tower/antenna for cellular communication must be constructed to support the antenna arrays for at least two other wireless communication carriers, and must be made available to other carriers upon reasonable terms.
5. **HEIGHT:** The tower/antenna for cellular communication may not exceed 80 feet in height above ground level.
6. **SCREENING:** A minimum six-foot-tall chain link fence, secured by a twelve-foot-tall access gate in the location shown on the attached site plan.
8. **MAINTENANCE:** The Property must be properly maintained in a state of good repair and neat appearance.
9. **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.

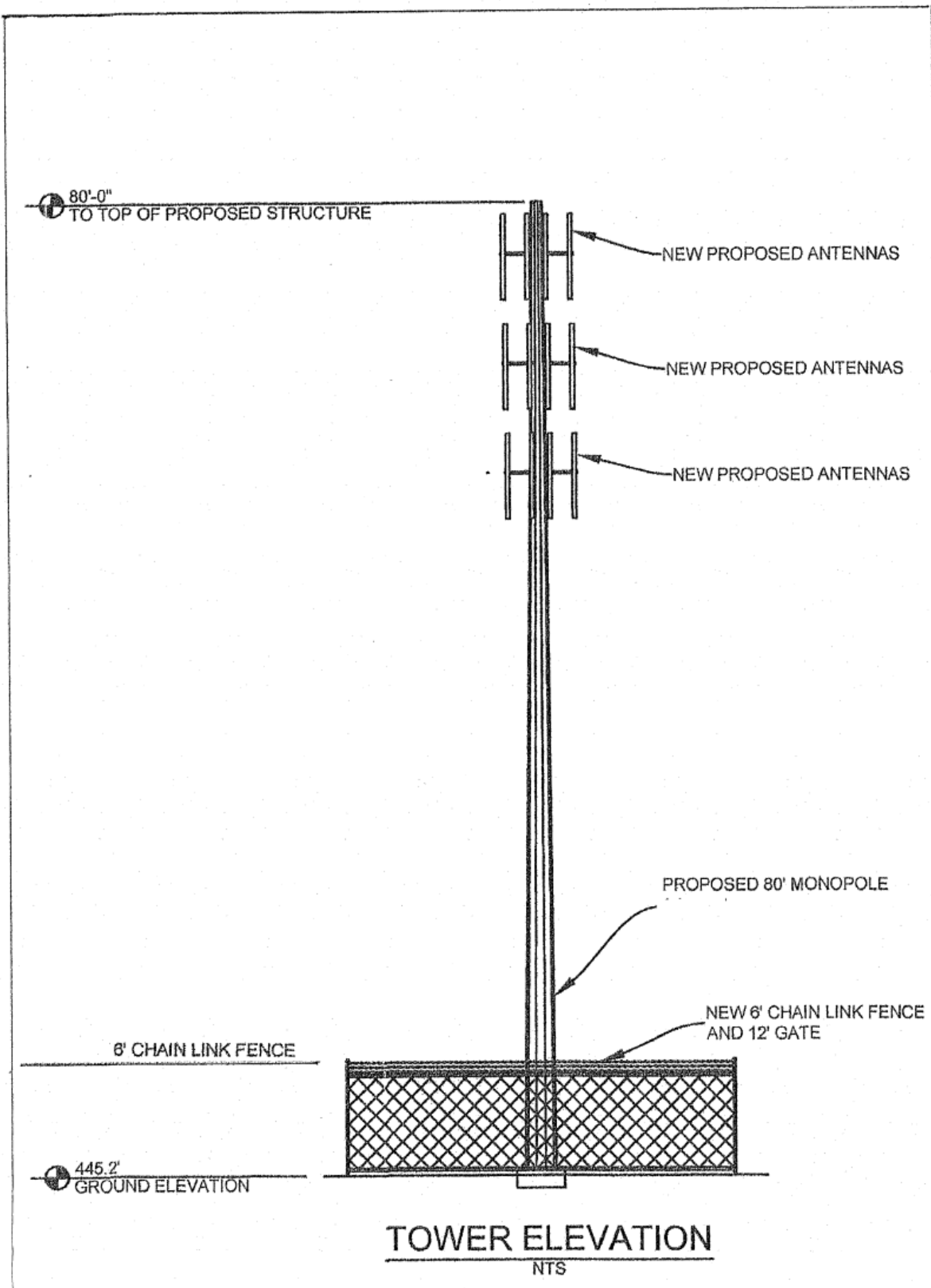
PROPOSED SITE PLAN

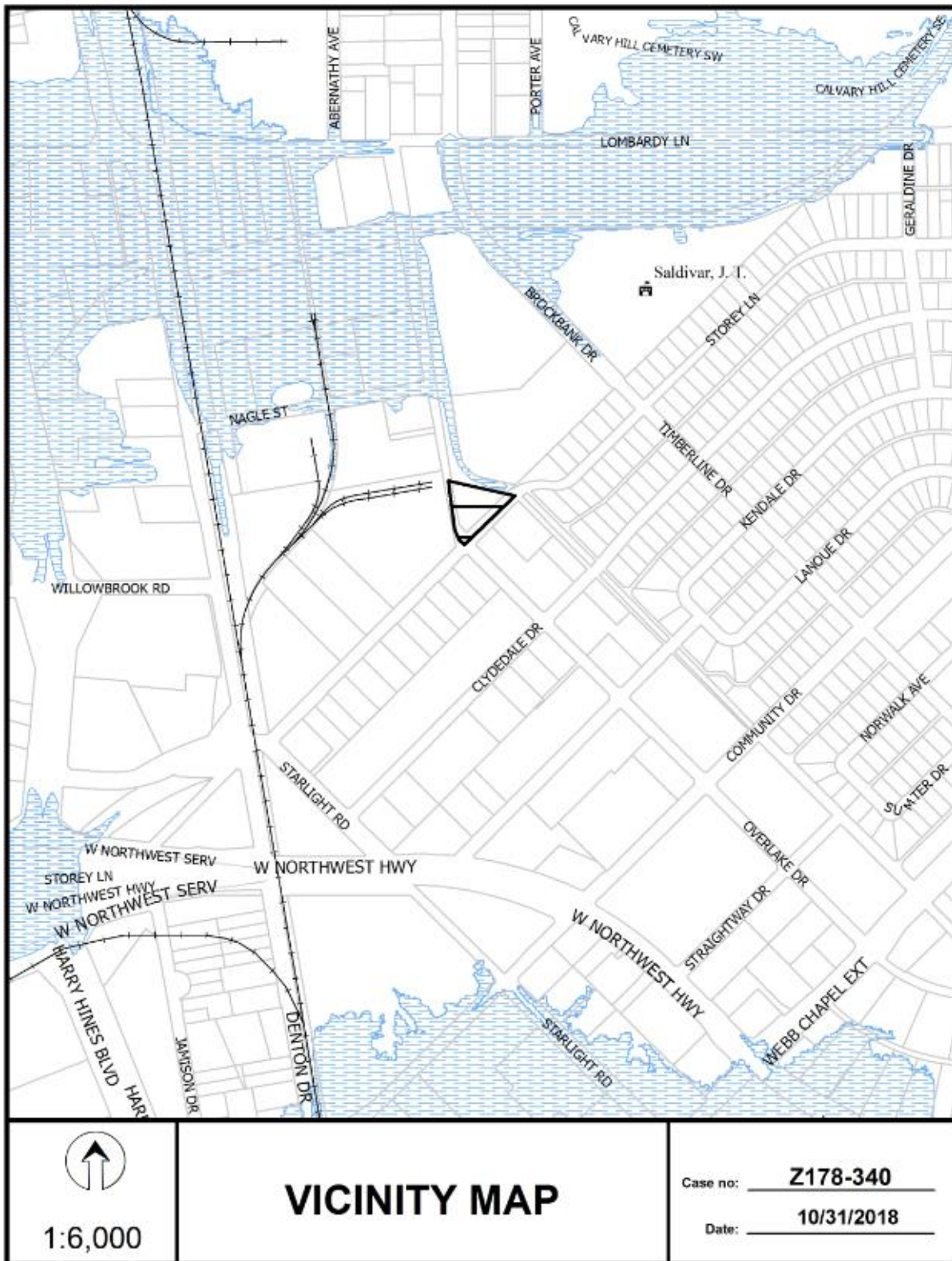


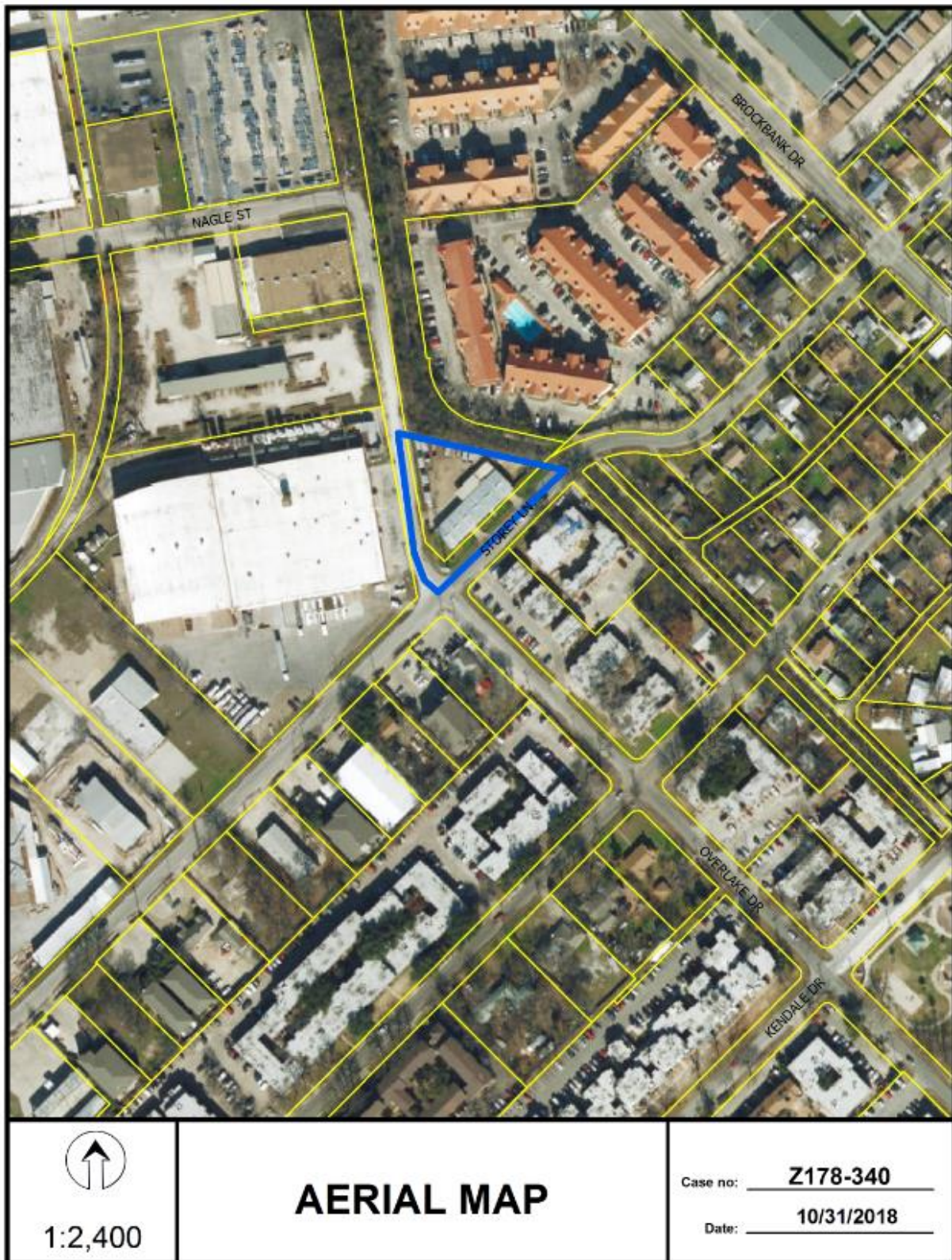
Enlarged Proposed Site Plan

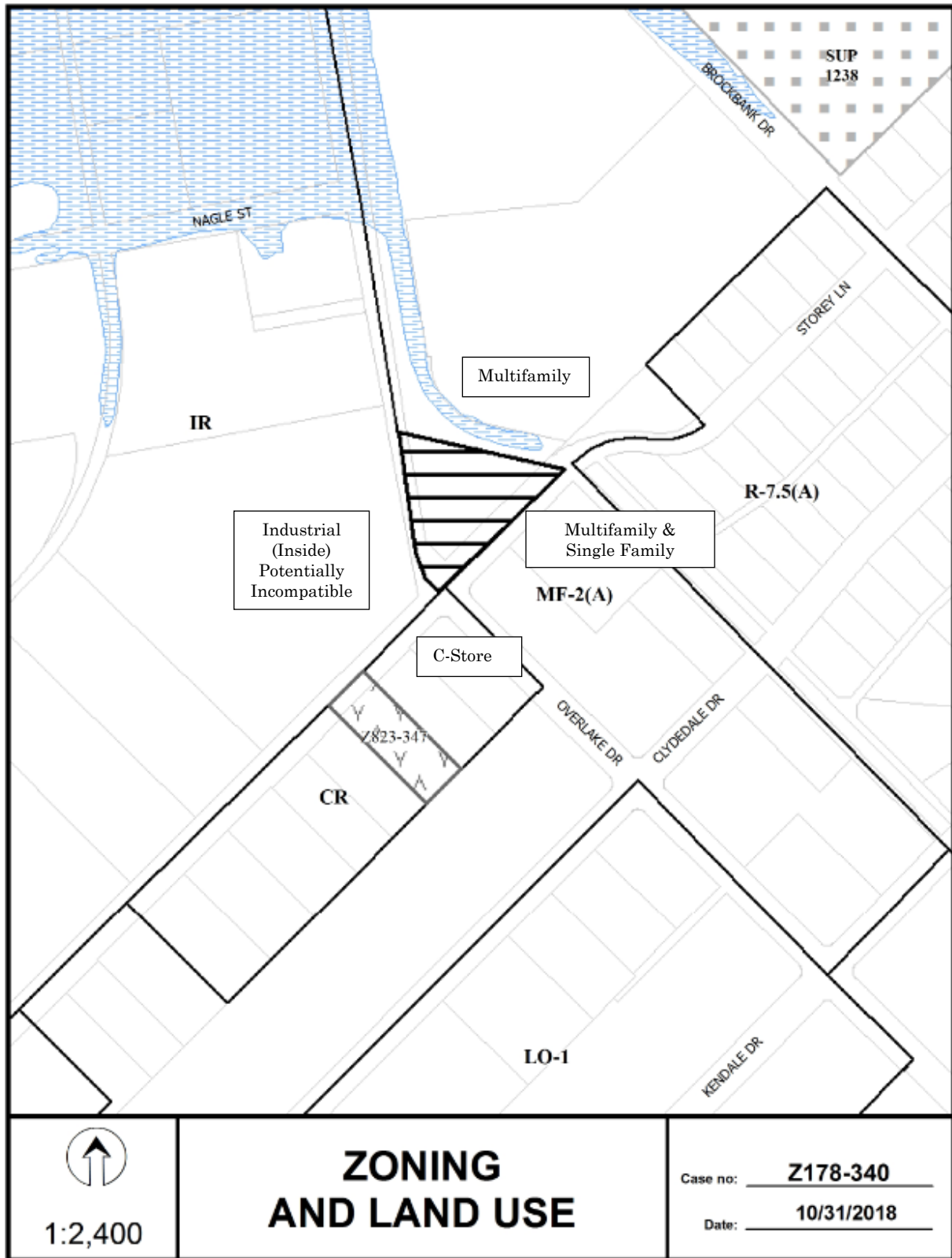


Enlarged Proposed Elevation Plan











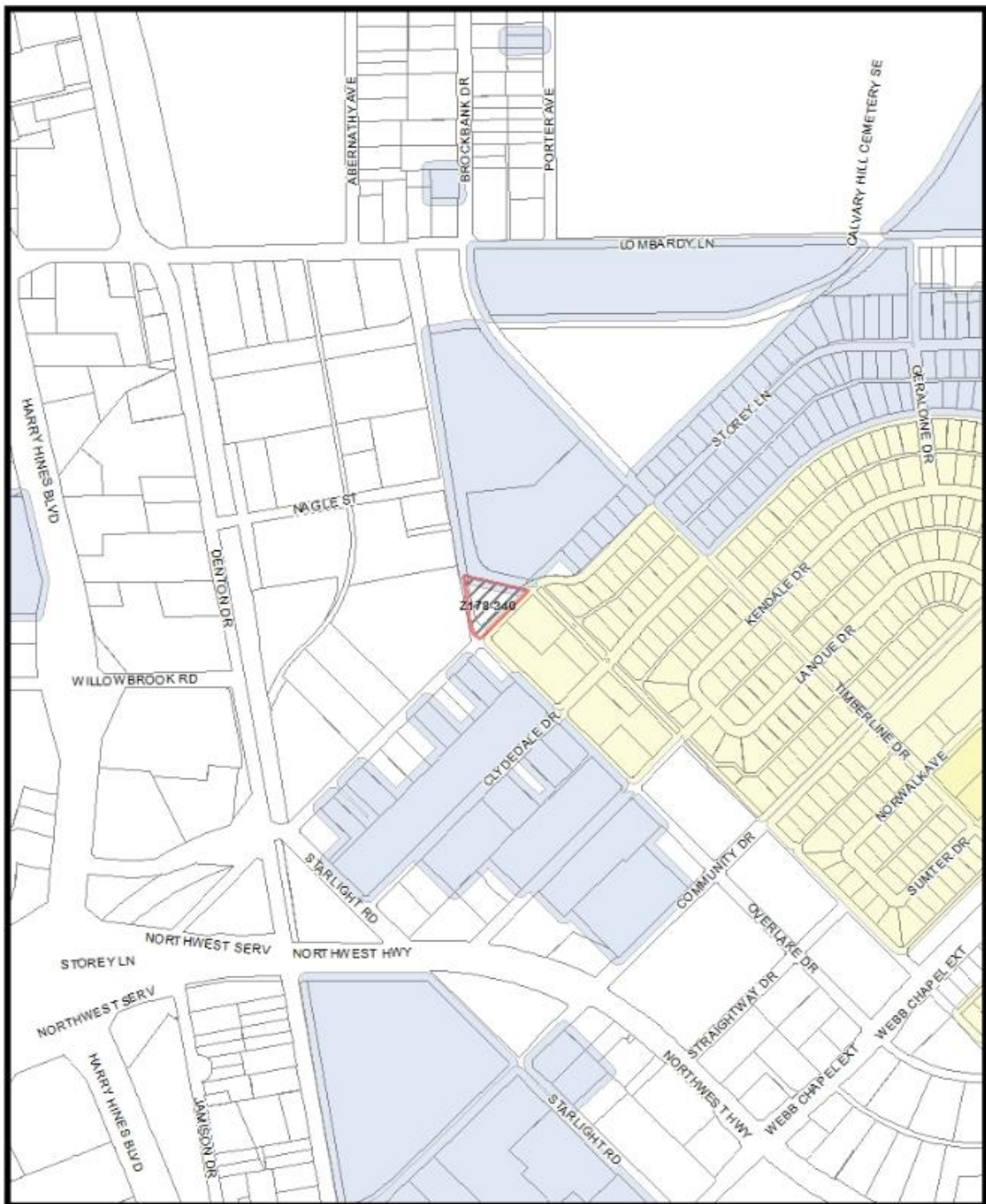
10/31/2018

Notification List of Property Owners***Z178-340******56 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3005 STOREY LN	OLDEN SCOTT
2	3038 CLYDEDALE DR	CAMACHO OCTAVIO
3	3034 CLYDEDALE DR	RUIZ TERESA CURIEL
4	3028 CLYDEDALE DR	ZARATE JOSE G &
5	3029 CLYDEDALE DR	DIAMANTE HOMES INC
6	3035 CLYDEDALE DR	BRIASHE MANAGEMENT LLC
7	3039 CLYDEDALE DR	GONZALEZ TIMOTEO & NELY
8	3043 CLYDEDALE DR	ACUNA MARIA &
9	3049 CLYDEDALE DR	MARTINEZ CRUZ
10	3053 CLYDEDALE DR	MENDOZA MARINA
11	3062 STOREY LN	ARAUJO JOSE LUIS
12	3058 STOREY LN	VALDEZ SERGIO OCANAS &
13	3052 STOREY LN	SANTIOGA MANUAL & ELOISA
14	3048 STOREY LN	TOBIAS YOLANDA
15	3042 STOREY LN	MARTINEZ MARIA GUADALUPE
16	3038 STOREY LN	LIRA JOSE ANDRES &
17	3034 STOREY LN	FLORES MARIA F
18	3028 STOREY LN	SEGURA JOSE & IGNACIA
19	3033 STOREY LN	CTC FAMILY LTD PS THE
20	3043 STOREY LN	GUERRERO JESUS & SILDAIN
21	3049 STOREY LN	FLORES ERIKE
22	3053 STOREY LN	LUPIAN ESTHER
23	3059 STOREY LN	ARAGON JOSE M
24	3063 STOREY LN	GRANDOS MARGARITA J
25	2828 NAGLE ST	PARK TAE K
26	2825 STOREY LN	SPALTEN EDDIE W FAMILY

10/31/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2929 STOREY LN	2929 STOREY LANE LTD
28	2850 NAGLE ST	ROSENFELD DAVID &
29	2852 NAGLE ST	EQUAL HEART
30	2839 NAGLE ST	RIESER PPTIES INC
31	3002 CLYDEDALE DR	IRG KENDALE LLC
32	3018 CLYDEDALE DR	FLORES JOE E
33	3019 CLYDEDALE DR	ONTIVEROS LORENZO M &
34	2911 CLYDEDALE DR	OVERMORE LLC
35	2938 STOREY LN	R A TINA CORPORATION
36	2922 STOREY LN	BLOCK DAVID E
37	2846 STOREY LN	SAWMILL PARTNERS LLC
38	2938 CLYDEDALE DR	HERNANDEZ ROBERT &
39	2930 CLYDEDALE DR	MORALES JOSE G & MARIA G
40	9505 BROCKBANK DR	CONTI SANTA FE LLC
41	2930 STOREY LN	STOREY LANE INDEPENDENT
42	2916 STOREY LN	JSK ENTERPRICE INC
43	2910 STOREY LN	CATHERINE P JOHNSON TRUST
44	2910 STOREY LN	HARKINS MARK DOUGLAS
45	2910 STOREY LN	WAGG JENNIFER ANN LF EST
46	2910 STOREY LN	DAVIS RAYMOND C
47	2910 STOREY LN	LITTON CLAIRE G
48	2910 STOREY LN	VIDAUD FREDDY
49	2910 STOREY LN	SWOBODA PAUL W
50	2910 STOREY LN	MEYERS MICHAEL
51	2910 STOREY LN	KASISCHKE MARTIN W &
52	2910 STOREY LN	DUNNING REBECCA ANNE SPECIAL
53	2910 STOREY LN	WATSON TRAVIS LEE &
54	2910 STOREY LN	MEYERS ROBERT D JR
55	2910 STOREY LN	CHILDS STEVE
56	2910 STOREY LN	MANKA STEPHANIE K



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

1:6,000

Market Value Analysis

Printed Date: 10/31/2018

FILE NUMBER: Z178-288(JM)

DATE FILED: June 25, 2018

LOCATION: Northwest corner of Telephone Road and Bonnie View Road

COUNCIL DISTRICT: 8

MAPSCO: 76 G

SIZE OF REQUEST: ±70.1 acres

CENSUS TRACT: 167.03

APPLICANT: RPG Acquisitions, LLC

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

REPRESENTATIVE: Rob Baldwin, Baldwin and Associates

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

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

STAFF RECOMMENDATION: Denial without prejudice

PRIOR CPC ACTION: On November 1, and September 20, 2018, the City Plan Commission held this case under advisement. No changes have been made. The applicant has requested denial without prejudice.

BACKGROUND INFORMATION:

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

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

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

Thoroughfares/Streets:

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

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

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

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

LAND USE ELEMENT

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

The Vision identifies the area as an Industrial Building Block. Industrial Areas, which offer important employment opportunities, occupy large areas of land and usually are near major roads and heavy rail lines. This request is characteristic of the building block in that it will provide a service to the mix of low- and medium-density industrial buildings and industrial yards supporting the Southport and the Agile Port, parts of West Dallas along I-30, and the Stemmons industrial area.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

Policy 2.2.4 Focus on logistics-related jobs for the expansion of employment opportunities, particularly in the Southern Sector.

Dallas' future development opportunities and much of the projected growth capacity lie in the Southern Sector, offering a great opportunity to guide development and direct economic activity. The vast majority of vacant land in the city is located in the Southern Sector. As such, developments similar to this are necessary in order to promote and encourage efforts for continued investment in these underutilized areas of the city.

Land Use Plan:

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

Surrounding Land Uses:

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

Land Use Compatibility:

The subject site is largely undeveloped, with a few single family houses located at the northeast corner of the property, and along Telephone Road. Surrounding land uses consist of crop production, single family, and undeveloped land to the northeast and northwest; a child-care facility to the northwest; single family, undeveloped land, truck sales and service, and commercial motor vehicle parking to the southeast; and, commercial motor vehicle parking, undeveloped land, and single family to the southwest. The area of request is fully surrounded by PD No. 980 for commercial and business service and industrial uses to the northwest, A(A) Agricultural District to the west, north, east, and south, with LI Light Industrial District further west, and PD No. 761 (for LI uses), The Dallas Logistics Port Special Purpose District, to the southeast.

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

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

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

Market Value Analysis

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

Development Standards:

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

Land Use Comparison:

	<u>Proposed</u>	<u>Existing</u>
<u>Use</u>	<u>LI</u>	<u>A (A)</u>
Animal production.		X
Commercial stable.		X
Building repair and maintenance shop.	RAR	
Bus or rail transit vehicle maintenance or storage facility.	RAR	
Catering service.	X	
Commercial bus station and terminal.	X	
Commercial cleaning or laundry plant.	RAR	
Custom business services.	X	
Custom woodworking, furniture construction, or repair.	X	
Electronics service center.	X	
Job or lithographic printing.	RAR	
Labor hall.	SUP	
Machine or welding shop.	RAR	
Machinery, heavy equipment, or truck sales and services.	RAR	
Medical or scientific laboratory.	X	
Technical school.	X	
Tool or equipment rental.	X	
Vehicle or engine repair or maintenance.	X	
Alcoholic beverage manufacturing.	RAR	
Industrial (inside) for light manufacturing.	X	
Inside industrial.	RAR	
Mining.		SUP
Organic compost recycling facility.		SUP

<u>Land Use Comparison:</u>	<u>Proposed</u>	<u>Existing</u>
<u>Use</u>	<u>LI</u>	<u>A (A)</u>
Adult day care facility.	X	SUP
Child-care facility.	X	SUP
Convalescent and nursing homes, hospice care, and related institutions.		SUP
Halfway house.	SUP	
Convent or monastery.		X
Foster home.		SUP
Library, art gallery, or museum.		SUP
Extended stay hotel or motel.	SUP	
Hotel or motel.	RAR or SUP	
Lodging or boarding house.	X	
Overnight general purpose shelter.	Check use.	
Attached non-premise sign.	SUP	
Alternative financial establishment.	SUP	
Financial institution without drive-in window.	X	
Financial institution with drive-in window.	RAR	
Medical clinic or ambulatory surgical center.	X	
Office.	X	
Country club with private membership.	X	SUP
Private recreation center, club, or area.	X	SUP
College dormitory, fraternity, or sorority house.		X
Handicapped group dwelling unit.		Check use.
Single family.		X
Alcoholic beverage establishments.	Check use.	
Animal shelter or clinic with outside run.	Check use.	SUP
Auto service center.	RAR	
Business school.	X	
Car wash.	RAR	
Commercial amusement (inside).	Check use.	
Commercial amusement (outside).		X
Drive-in theater.		SUP
Dry cleaning or laundry store.	X	
Furniture store.	X	

<u>Land Use Comparison:</u>	<u>Proposed</u>	<u>Existing</u>
<u>Use</u>	<u>LI</u>	<u>A (A)</u>
General merchandise or food store 3,500 square feet or less.	X	
General merchandise or food store 100,000 square feet or more.	SUP	
Home improvement center, lumber, brick or building materials sales yard.	RAR	
Household equipment and appliance repair.	X	
Liquefied natural gas fueling station.	Check use.	
Nursery, garden shop, or plant sales.		X
Motor vehicle fueling station.	X	
Paraphernalia shop.	SUP	
Personal service uses.	X	
Restaurant without drive-in or drive-thru service.	RAR	
Restaurant with drive-in or drive-through service.	DIR	
Taxidermist.	X	
Temporary retail use.	X	
Theater.	X	
Truck stop.	SUP	
Vehicle display, sales, and service.	RAR	
Commercial bus station and terminal.	RAR	
Heliport.	SUP	
Railroad passenger station.	SUP	
Transit passenger station or transfer center.	Check use.	SUP
Electrical substation.	X	SUP
Police or fire station.	X	SUP
Post office.	X	
Radio, television, or microwave tower.	RAR	SUP
Tower/antenna for cellular communication.	Check use.	Check use.
Water treatment plant.		SUP
Freight terminal.	RAR	
Livestock auction pens or sheds.		SUP
Manufactured building sales lot.	RAR	
Mini-warehouse.	X	
Office showroom/warehouse.	X	
Outside storage.	RAR	
Recycling buy-back center.	Check use.	

Land Use Comparison:

	Proposed	Existing
Use	<u>LI</u>	<u>A (A)</u>
Recycling collection center.	Check use.	
Recycling drop-off container.	Check use.	Check use.
Recycling drop-off for special occasion collection.	Check use.	Check use.
Sand, gravel, or earth sales and storage.		SUP
Trade center.	X	
Warehouse.	RAR	
<i>X indicates permitted by right.</i> <i>SUP indicates permitted with a Specific Use Permit.</i> <i>RAR indicates permitted, but subject to Residential Adjacency Review.</i> <i>Check use indicates special provisions in Sec.51A-4.200.</i>		
Alternating color pattern indicates a new category of uses as separated in the Dallas Development Code.		

Parking:

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

Landscaping:

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

List of Officers

Applicant:

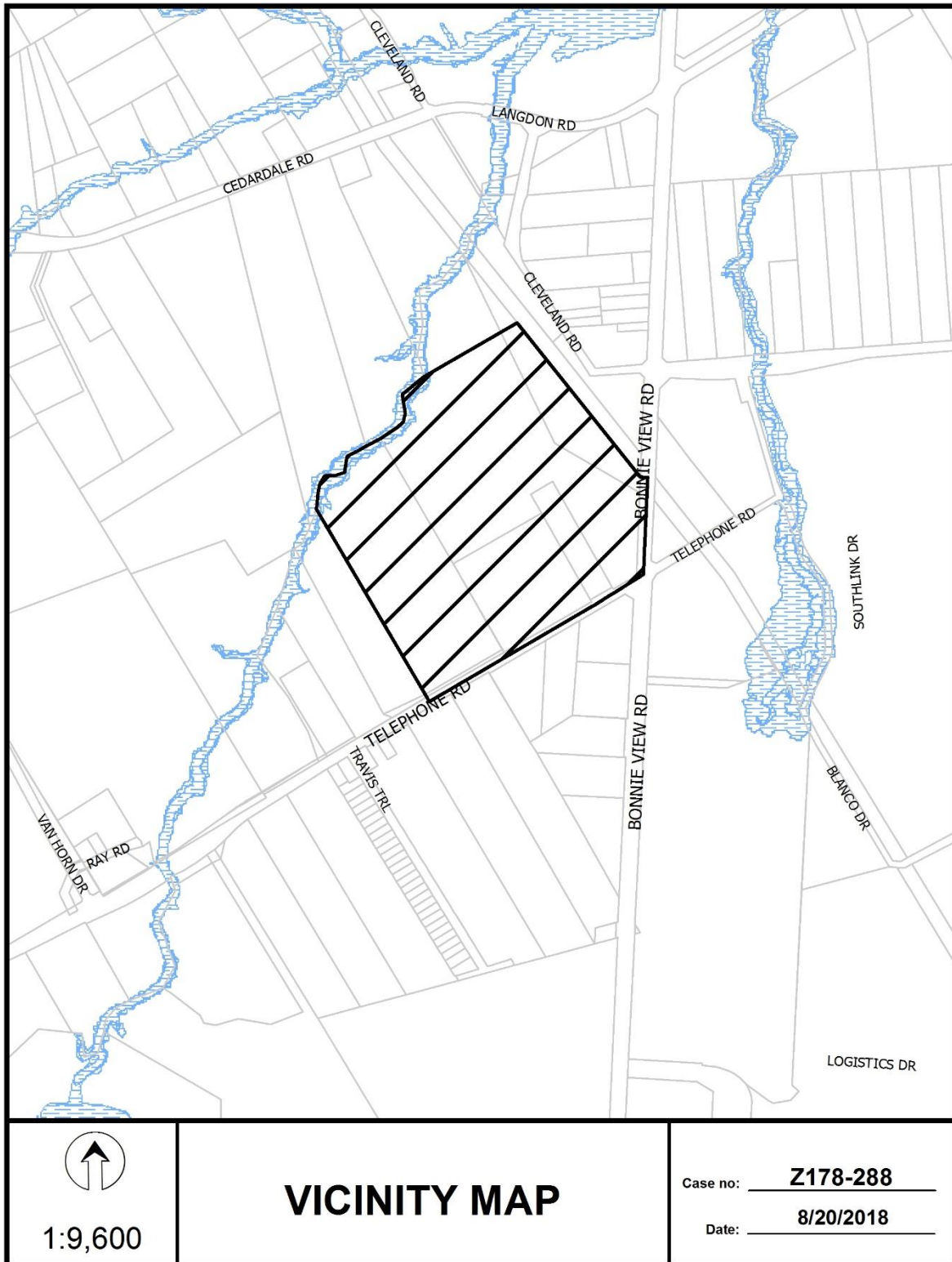
RPG Acquisitions, LLC
Christopher A. McClellan, Manager
Greg Franklin, Manager

Owners:

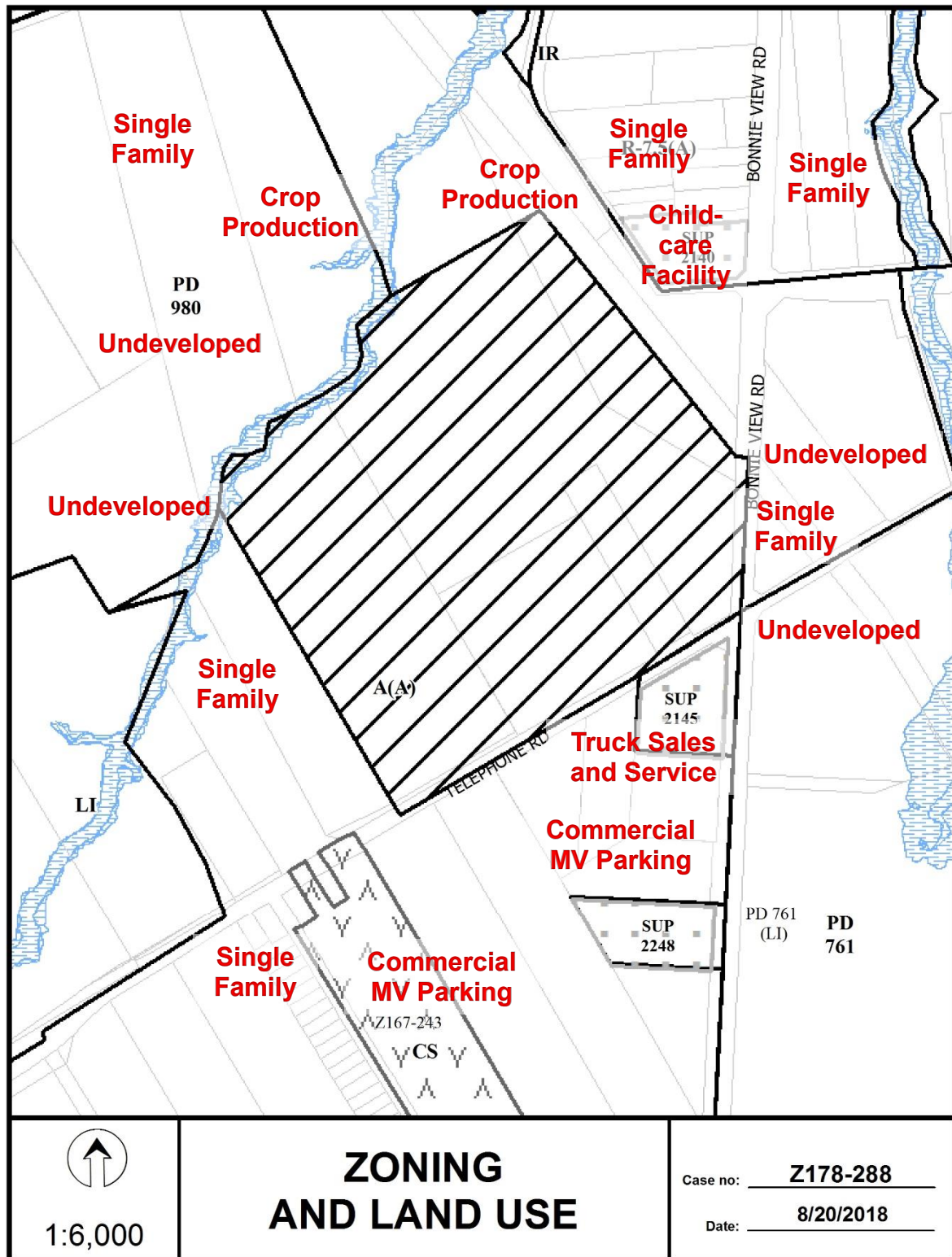
Clemmie Skief
2404 S. Beckley Ave
Dallas, TX 75224

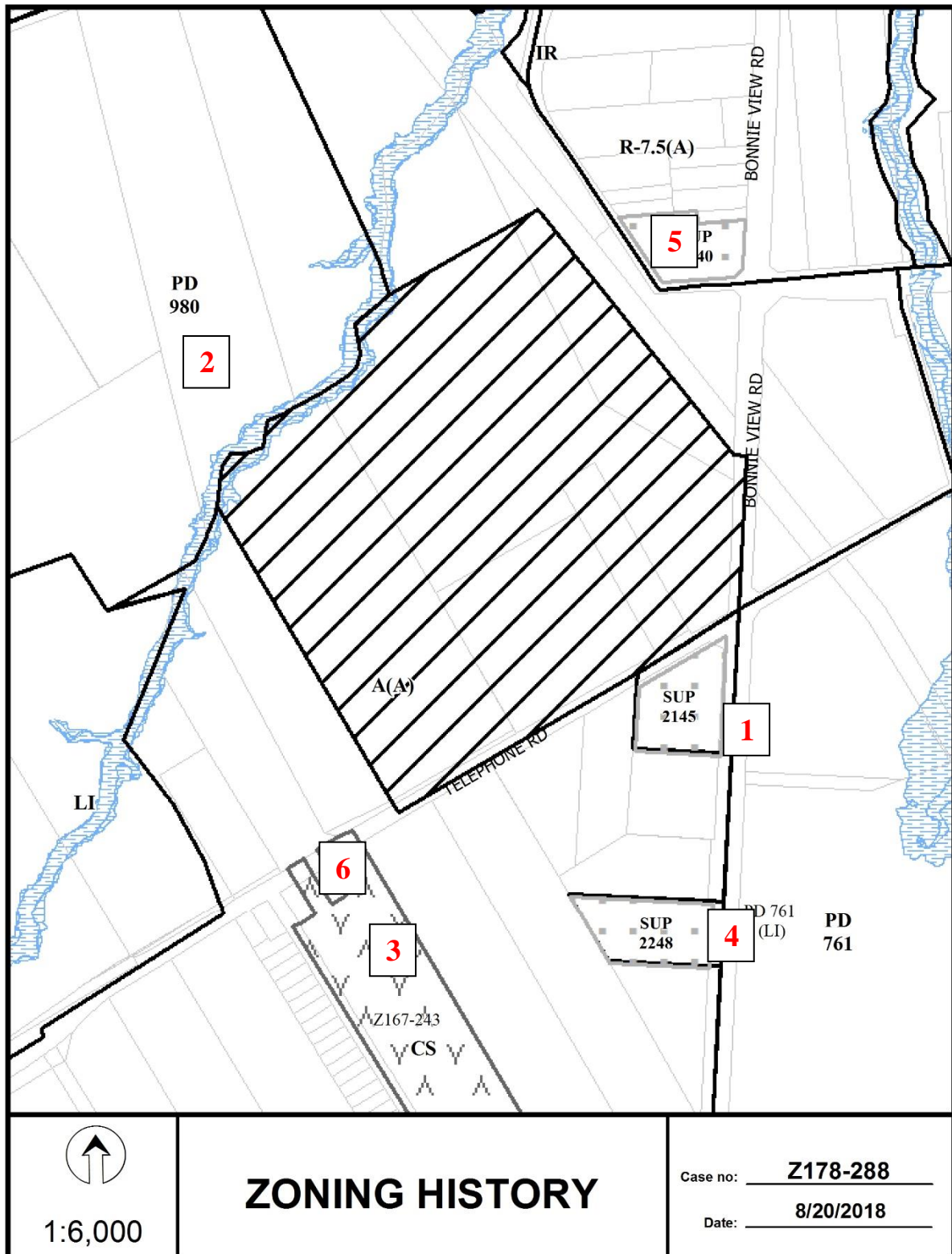
John H. Adams and Dolly D. Adams
2500 Peachtree Rd NW Suite 206N
Atlanta, GA 30305

Z178-288











08/20/2018

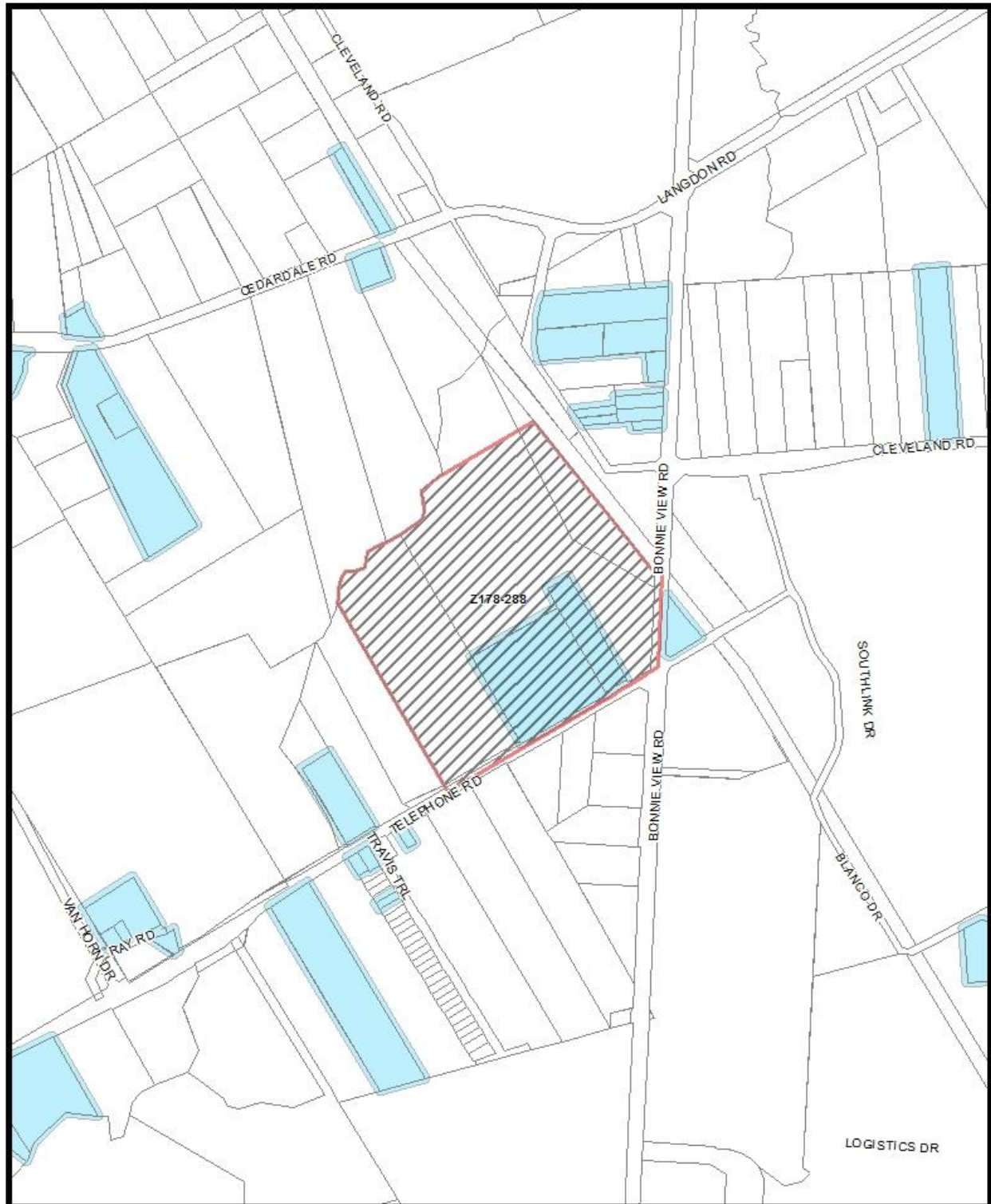
Notification List of Property Owners***Z178-288******30 Property Owners Notified***

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

Z178-288(JM)

08/20/2018

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



MVACluster A B C D E F G H I NA



1:9,600

Market Value Analysis

Printed Date: 9/7/2018

FILE NUMBER:	Z178-382(JM)	DATE FILED:	September 24, 2018
LOCATION:	Northwest line of Garland Road, southwest of North Buckner Boulevard		
COUNCIL DISTRICT:	9	MAPSCO:	38 J
SIZE OF REQUEST:	±3.9 acres	CENSUS TRACT:	81.00

APPLICANT: Slate Properties

OWNERS: Doctor Brothers, Ltd.

REPRESENTATIVE: Rob Baldwin, Baldwin and Associates

REQUEST: An application for **1)** a D-1 Liquor Control Overlay on a portion; **2)** a Planned Development District for Mixed Use District uses; and, **3)** a Specific Use Permit for an alcoholic beverage establishment limited to a microbrewery, microdistillery, or winery on property zoned an MU-1 Mixed Use District and a CR-D Community Retail District with a D Liquor Control Overlay.

SUMMARY: The purpose of this request is to allow for the construction of a three-story and a five-story residential tower with up to 220 multifamily units, and to permit a winery within the existing church building to remain.

STAFF RECOMMENDATION: Approval of a D-1 Liquor Control Overlay; approval of a Planned Development District for Mixed Use District uses, subject to a revised development plan, a revised elevation plan, and staff's recommended conditions; and, approval of a Specific Use Permit for a three-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The request site is divided into a CR-D Community Retail District with a D Liquor Control Overlay along Gaston Parkway, facing Garland Road, and an MU-1 Mixed Use District westward. The site is developed with a church and surface parking.
- The proposed Planned Development District for Mixed Use District uses will allow the site to be developed under a single zoning district for multifamily uses and a winery. The PD would modify the following development standards:
 - Allow carports, generators, and dumpsters to encroach within the 20-foot side/rear setbacks;
 - Allow a maximum 220 dwelling units;
 - Increase maximum height from 54 feet in a CR District found on a portion of the site, to 80 feet;
 - Classifying a portion of the existing church as a legacy building which does not require parking;
 - Not requiring residential adjacency landscaping buffers for the multifamily development;
 - Providing a minimum six-foot sidewalk along Garland Road;
 - Providing five-percent mixed income housing; and,
 - Allowing the existing detached pole sign and two proposed detached monument signs.

Zoning History: There have been four zoning cases at two sites in the area within the past five years.

1. **Z156-281:** On April 25, 2018, the City Plan Commission approved **(1)** a CR Community Retail District with deed restrictions volunteered by the applicant; **(2)** a D-1 Liquor Control Overlay; and **(3)** Specific Use Permit No. 2289 for the sale and service of alcoholic beverages in conjunction with a restaurant without drive in or drive through service located on the northwest side of Garland Road, southwest of North Buckner Boulevard.
2. **Z178-137:** An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive in or drive through service located on the southwest corner of Beachview Street and Garland Road, on property zoned an LO-1 D Light Office District with a D Liquor Control Overlay, located on the northwest side of Garland Road, southwest of North Buckner Boulevard. This application was withdrawn.
3. **Z167-201:** On July 20, 2017, the City Plan Commission recommended denial without prejudice of an application for a Planned Development District for MU-1 Mixed Use District uses on property zoned an MU-1 Mixed Use District, a CR-D Community Retail District with a D Liquor Control Overlay, and a LO-1-D Limited Office District with a D Liquor Control Overlay located on the northwest side of Garland Road, southwest of North Buckner Boulevard.

4. **Z178-226:** On September 12, 2018, the City Council denied an application for a CR Community Retail District on property zoned an LO-1-D Limited Office District with a D Liquor Control Overlay, located on Gaston Parkway, northwest of Garland Road, and northeast of Beachview Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Gaston Parkway	Local	50 feet	--
Garland Road	Principal Arterial	100 ft.	100 ft.

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not impact the surrounding street system for the proposed development.

Land Use:

Area	Zone	Use
Site	MU-1 and CR-D	Church w/surface parking
Northeast	PD No. 348, CR	Hospital and Retail and personal service
Southeast	LO-1-D, D(A)	Fire Station and Single Family
Southwest	LO-1-D	Medical offices
Northwest	MF-1(A), MF-2(A)	Multifamily

STAFF ANALYSIS:

COMPREHENSIVE PLAN:

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

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

NEIGHBORHOOD PLUS

GOAL 6 ENHANCE RENTAL HOUSING OPTIONS

Policy 6.1 Raise the quality of rental property through better design standards.

Garland Road Vision Plan:

The Garland Road Vision Plan was adopted in November 2010. The plan is intended to be a Small Area Action Plan in support of the *forwardDallas! Comprehensive Plan*. The plan's Future Land Development Vision shows the area as commercial.

The report recommends that the historic character of the existing building be retained, which has been addressed by identifying the structure as a legacy building in the proposed PD language and including an exhibit to control the façade and architectural components of the building.

Land Use Compatibility:

The request site is developed with a church and surface parking lot and is dually zoned a CR-D Community Retail District with a Liquor Control Overlay and an MU-1 Mixed Use District. The surrounding land uses consist of a hospital [PD No. 348] and various retail and personal uses to the northeast; a fire station and single family uses to the southeast; medical offices to the southwest; and multifamily uses to the northwest.

The applicant's request for a Planned Development District for Mixed Use District uses would allow for the construction of a multifamily development with up to 220 dwelling units and varying from three to five stories in height where surface parking and a part of the existing church will be removed. A portion of the existing church constructed before 1951 has been identified as a legacy building which is to be maintained according to the standards in the PD and elevation exhibit provided. The legacy building is proposed to operate as a winery from 5:00 am to midnight, within 3,000 square feet of floor area. Deliveries are only allowed between 7:00 a.m. and 9:00 p.m. Monday through Sunday to limit any possible disturbance to the residents of the area.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the

public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Staff believes the proposed winery will contribute to the mix of uses in the neighborhood. An initial term of three years with eligibility for automatic renewals for additional five-year periods has been recommended, which is consistent with the standard for a microbrewery, microdistillery, or winery use.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
CR Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office
MU-1 Mixed use-1	15'	20' adjacent to residential OTHER: No Min.	0.8 FAR base 1.0 FAR maximum + bonus for residential	90' 7 stories 120' 9 stories with retail	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential
Proposed PD Mixed use	15'	20' with accessory structures exempt.	220 dwelling units	80' and 5 Stories Max 54' w/in 200' of Garland Rd. 1 story and 30' w/in 100' of Garland Rd.	80%		Office, retail & personal service, lodging, residential

The proposed development will be governed mostly by the development rights and standards of the MU-1 District; however, certain deviations from the development standards include the side and rear yard setback which has been increased to 20 feet in all cases, but allows exemptions for carports, generators less than eight feet in height, and dumpsters. The property falls in elevation from the Garland Road frontage, approximately 28 feet northwesterly to the back of the property. The site most affected by the proposed increased setback with encroaching accessory structures limited to carports, generators, and dumpsters is the multifamily development to the northwest, which shares a similar elevation and directly abuts the proposed development. That property has a side/rear yard setback of 10 feet for the existing multifamily development. While the current request would exempt some items from the setback requirements, the major structures, like the apartment building, are required to be setback and additional 10 feet for a total of 20 feet. This helps alleviate any loss of open air intended by the side and rear yard requirements and minimizes the overall impact of the added structures within the setback area.

There is a grade change towards the western portion of the property and as a result, the rear portion of the development is proposed to have a maximum height of 80 feet and five stories. As the site approaches Garland Road, the grade raises. The maximum height has been negotiated with surrounding neighbors which led to a maximum of 54 feet between 100 and 200 feet of Garland Road, which is typical in a CR District as currently zoned. The closest frontage within 100 feet of Garland Road is restricted to a maximum height of 30 feet and one story.

The 3.96-acre site is proposed to have a maximum dwelling unit density of 220 units (56 dwelling units per acre). The MU-1 District would support up to 79 dwelling units across the site considering the two uses proposed (20 dwelling units per acre). Staff supports the MU-1 base for the request. According to the Mixed Income Housing Density Bonus Chart, a property in Category D that provides five-percent mixed income housing for families with an area median income (AMI) of 80 percent or less as offered by the applicant could receive a density bonus to increase the allowable density up to an 80-90 dwelling unit per acre range. This would allow from 317 to 356 dwelling units at the subject site. Staff supports the density bonus for 220 dwelling units, as assessed in the traffic impact analysis provided in relation to this request. The term for the mixed-income housing is 15 years. The applicant has chosen to eliminate the antidiscrimination statement for voucher holders in the mixed-income housing qualification requirements. Staff does not support this element of the request.

Finally, a portion of the existing church is being classified as a legacy building. In the proposed PD, a legacy building is defined as being constructed before 1951. An elevation plan shows architectural features the applicant has elected to maintain in an effort to satisfy neighborhood concerns over losing a prominent and long-time structure in the area. Staff supports this request, but at the time of this report, clarification is sought to ensure the statements made on the elevation plan are reasonable and enforceable. Once a few statements are clarified, the elevation plan should be included as an exhibit in the PD.

Signs:

The site has approximately 224 feet of frontage along Gaston Parkway and Garland Road. The proposed amendment to the sign regulations would allow a total of three detached signs. One is to allow an existing pole sign used for the church to remain. The other two are proposed monument signs. The Dallas Development Code Sec. 51A-7.304 states that only one detached sign is allowed per street frontage other than expressways. In the event that a property qualifies for more than one detached sign, the signs must be a minimum of 200 feet apart. This section of the code continues to regulate the setback, size or effective area, height, and tenancy of the allowable sign(s). The applicant is proposing to follow the regulations in the code, while allowing all three signs to be on-site, as identified on the development plan. This would allow for a monument sign for each the multifamily development and winery. Additionally, the site is allowed attached signs per Sec. 51A-7.305, which states that each primary façade, secondary façade, and suite maintaining an individual Certificate of Occupancy is allowed from 25 to 15 percent of maximum effective area. Staff does not support the

addition of two extra monument signs in addition to all allowable attached signs. Additionally, at the time of this report, the detached signs were being added to the development plan.

Landscaping:

Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended, except that for a multifamily use, residential adjacency does not apply. This means that a 10-foot residential adjacency buffer will not be required along a small portion of the northeasterly boundary where the site abuts an R-1ac(A) District. This is a triangular property which would trigger no more than a five-foot wide by 10-foot deep buffer. The property is not developed and would be difficult to develop with considering the limited access to the site.

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. While the subject site is not located within a designated market type, Category E is adjacent to the west; Category B can be found to the south and northeast; and, Category D is further to the southwest and far northwest.

Parking:

A parking study was requested to allow staff to review and make a recommendation on the proposed exemption of parking for the 3,000 square-foot legacy building. The representative was reluctant to provide the document or details requested by staff to perform the evaluation to potentially justify the requested parking reduction. Staff is supportive of the project, but recommends denial of the parking reduction due to a lack of information. Ultimately, the 3,000 square-foot space could be occupied by a number of allowable uses under the MU-1 District base for uses allowed within the PD area. This includes a restaurant or other more intensive uses. A cap is suggested to limit the potential for future parking issues for the neighborhood and surrounding businesses.

The proposed multifamily development is expected to be parked per the Dallas Development Code, which requires one parking space per bedroom. An additional one-quarter space per dwelling unit must be provided for guest parking if the required parking is restricted to resident parking only. No additional parking is required for accessory uses that are limited principally to residents. According to the development plan provided, there will be 220 dwelling units with 264 bedrooms. The parking area is comprised of 279 unassigned (open to the public) parking spaces, providing for a surplus of 15 parking spaces.

LIST OF OFFICERS

Slate Properties

Reid Beucler, CEO
Brad Hescocck, President

LIST OF OFFICERS

Doctor Brothers, Ltd.

Doctor Brothers, Ltd.

List of Partners/Officers/Directors

Doctor Brothers, Ltd.

a Texas limited partnership

General Partner: **DBL General, Inc.**
a Texas Close corporation

Keith E. Koop, Shareholder
Barry R. Waranch, Shareholder

Limited Partner: **Broomfield J.V.**
a Texas general partnership

See attached list of Partners/Officers/Directors

<p>LIST OF OFFICERS Doctor Brothers, Ltd. Continued</p>
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Broomfield J.V.
List of Partners/Officers/Directors

Broomfield J.V.

a Texas general Partnership

General Partner: **Broomfield Ltd.**
a Texas limited partnership

General Partner: West Pioneer Management, Inc.
a Texas corporation
Keith E. Koop – stockholder
Barry R. Waranch – stockholder
James E. Thweatt – stockholder

Limited Partners: Barry R. Waranch
Keith E. Koop
Opal Interest, L.P.
James E. Thweatt
Rebecca Thweatt

General Partner: **August Realty, Holdings, Ltd.**
a Texas limited partnership

General Partner: Bow Tie, LLC
a Texas limited liability company
Keith E. Koop – Sole member

Limited Partners: Barry R. Waranch
Keith E. Koop
JET Irrevocable Trust (James Thweatt)
RJT Irrevocable Trust (Rebecca Thweatt)

Proposed PD 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 along the northwest line of Garland Road, southwest of Buckner Boulevard. The size of PD _____ is approximately 3.9 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. In this district,

(1) LEGACY BUILDING means the existing chapel building built prior to 1951 as identified on the development plan (Exhibit ____A).

(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: legacy building elevation.

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

(a) 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.

(b) Accessory structures, including but not limited to carports, generators less than eight feet in height, and dumpsters, are not required to be shown on the development plan.

(c) For a Specific Use Permit, the SUP site plan may serve as the required development plan.

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

The only main uses permitted are those main uses permitted in the MU-1 Mixed Use District, subject to the same conditions applicable in the MU-1 Mixed Use District, as set out in Chapter 51A. For example, a use permitted in the MU-1 Mixed Use District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MU-1 Mixed Use District is subject to DIR in this district; etc.

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) In general. Except as provided in this section, the yard, lot, and space regulations for the MU-1 Mixed Use District apply.

(1) Side and rear yard. Minimum side and rear yard is 20 feet. Accessory structures, including but not limited to carports, generators less than eight feet in height, and dumpsters, may be located within a side or rear yard.

(2) Height. Except as provided, maximum structure height is 80 feet. Maximum height between 100 feet and 200 feet of Garland Road is 54 feet. Maximum height within 100 feet of Garland Road is 30 feet.

(3) Stories. Except as provided, maximum number of stories above grade is five. Maximum number of stories within 100 feet of Garland Road is one.

(b) Increased Development Standards. If the provisions of Section S-____.112 are met, then the regulations as set forth in the subsection apply.

(1) Density. Maximum number of dwelling units is 220.

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

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

Staff's Recommendation:

~~(b) No parking is required for a non-residential use in a legacy building for the first 3,000 square feet, as maintained per Section S-____.114.~~

Applicant's Request:

(b) No parking is required for a non-residential use in a legacy building for the first 3,000 square feet, as maintained per Section S-____.114.

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

See Article VI.

SEC. 51P- _____.111. LANDSCAPING.

- (a) Except as provided, landscaping must be provided in accordance with Article X.
- (b) For a multifamily use, residential adjacency does not apply.
- (c) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P- _____.112. MIXED-INCOME HOUSING.

(a) Applicability. For a project to qualify for the modifications to the MU-1 Mixed Use District yard, lot, and space regulations described in Section S-____.108, it must comply with all the requirements in this section.

(b) Definitions. In this section:

(1) **AFFIRMATIVE FAIR HOUSING MARKETING** means a marketing strategy designed to attract renters of all majority and minority groups, regardless of race, color, national origin, religion, sex, age, disability, or other protected class under Title VIII of the Civil Rights Act of 1964 and all related regulations, executive orders, and directives.

(2) **AFFORDABLE UNITS** means five percent of the rental units within a development that are available to be leased to or occupied by eligible households during the rental affordability period. Affordable units rented to eligible households shall be subject to the Monthly Maximum Rents per unit type listed for families at 80 percent of Adjusted Median Family Income in the Intown Housing Program Income and Rent Limits for Affordable Housing Unit Tenants published annually by the City of Dallas.

(3) **AREA MEDIAN INCOME** means the median income for the Dallas area Standard Metropolitan Statistical Area, adjusted for household size, as determined annually by the Department of Housing and Urban Development.

(4) **DEVELOPER** means the owner or operator of the Property during the rental affordability period.

(5) **DIRECTOR** means the director of the Office of Fair Housing or the director's representative.

(6) **ELIGIBLE HOUSEHOLDS** means households earning up to 80 percent of area median income.

(7) **RENTAL AFFORDABILITY PERIOD** means the period of time that the affordable units are available to be leased to and occupied by eligible households.

(c) Qualification requirements.

(1) Affordable units must be dispersed throughout the residential floor area of each building but may not be fixed to specific dwelling units and must float within each dwelling unit type.

(2) Affordable units must be of identical finish-out and materials as the market rate dwelling units and must be made available to eligible households on identical lease terms, except rent amount, as are available to market rate dwelling unit tenants.

(3) Except as provided in Subsection (f), affordable units must be dispersed substantially pro-rata among the affordable unit types so that not all the affordable units are efficiency or one-bedroom units. For example, if five percent of the multiple-family dwelling units are affordable units, five percent of the efficiency units, 10 percent of the one-bedroom units, 10 percent of the two-bedroom units, five percent of the three-bedroom units (and so on, if applicable) must be affordable units. A maximum of three specialty units such as club suites and penthouse suites are not required to be part of the dispersal of affordable units by type; however, the overall five percent requirement is calculated based on the total number of all units.

(4) Affordable units must be marketed in accordance with an affirmative fair housing marketing plan provided by the developer in coordination with the Office of Fair Housing.

(5) A household's status as an eligible household must be established no more than 30 days before the household's execution of a lease for an affordable unit and each lease must not exceed one year. All eligible tenants must recertify their household income for each subsequent lease renewal.

(6) The rent charged for affordable units must include all expenses that are mandatory for all tenants, but may not include optional reserved parking expenses, or other optional expenses approved by the director.

(7) Eligible households occupying affordable units may not be restricted from common areas and amenities, unless the restrictions apply to all dwelling unit occupants.

(8) The rental affordability period is 15 years beginning on the date the first affordable unit is leased to an eligible household. The modifications to the MU-1 Mixed Use District yard, lot, space, ~~and parking~~ regulations survives expiration of the rental affordability period.

(9) The affordable units must not be segregated or concentrated in any one floor or area of any buildings but must be dispersed throughout all residential buildings.

(10) Developer must execute deed restrictions, prior to approval of the certificate of occupancy, in a form acceptable to the city, in the city's sole discretion, and record the executed deed restrictions in the Deed Records of Dallas County, Texas to ensure that the Property will comply with all conditions.

Staff's Recommendation:

(11) Developer shall not discriminate against holders of any housing vouchers, including vouchers directly or indirectly funded by the federal government, in accordance with Section 20A-4 of the Dallas City Code.

Applicant's Request:

~~(11) Developer shall not discriminate against holders of any housing vouchers, including vouchers directly or indirectly funded by the federal government, in accordance with Section 20A-4 of the Dallas City Code.~~

(d) Request process.

(1) Building permit. If a permit for a multiple-family structure that meets the increased development standards described in Section S-XXX.108 is requested by the developer, an incentive zoning affordable housing plan must be submitted with an application for a building permit and must include:

(A) The date, names, addresses, and telephone numbers of the developer and the person preparing the incentive zoning affordable housing plan, if different;

(B) Lot and block descriptions, zoning classification, and census tracts of the lots for which the ~~parking reduction~~ is requested;

(C) The percentage of total dwelling units that will be affordable units and the actual number of dwelling units that will be affordable units; and

(D) The total number of one-bedroom dwelling units, two bedroom dwelling units, etc. being proposed.

(2) Affirmative fair housing marketing plan.

(A) The affirmative fair housing marketing plan must be in writing and must be submitted to, and receive written approval from, the director at least three months prior to the start of pre-leasing.

(B) The affirmative fair housing marketing plan must describe the advertising, outreach, community contacts, and other marketing activities that informs potential renters of the existence of the affordable units.

(C) The director must approve or deny the affirmative fair housing marketing plan within 60 days after a complete plan is submitted.

(i) Approval. The director shall approve the affirmative fair housing marketing plan if it complies with the requirements of this section and meets the purpose of the marketing requirements.

(ii) Denial. The director shall deny the affirmative fair housing marketing plan if it does not comply with the requirements of this section or does not meet the purpose of the marketing requirements. If the director denies the affirmative fair housing marketing plan, he or she shall state in writing the specific reasons for denial. If denied, a new affirmative fair housing marketing plan may be submitted.

(3) Certificate of occupancy. Before the issuance of a certificate of occupancy for a multiple family use that modifies the MU-1 Mixed Use District yard, lot, space, ~~or parking regulations~~, the developer must submit to the building official an incentive zoning affordable housing plan that must include:

(A) The approved affirmative fair housing marketing plan.

(B) A statement that all signatories agree to defend, indemnify, and hold harmless the City of Dallas from and against all claims or liabilities arising out of or in connection with a multiple family structure that modifies the MU-1 Mixed Use District yard, lot, and space regulations.

(C) A statement and acknowledgement from the developer that the qualifications in Subsection I will be continuously met.

(D) The signature of the director verifying that the developer has informed the Office of Fair Housing that the developer intends to apply for a certificate of occupancy.

(e) Annual report.

(1) An annual report must be submitted to the director in writing and must include the following:

(A) a rent roll;

- (B) a list of dwelling units deemed affordable units;
- (C) a list of the affordable units currently offered for lease;
- (D) the income and household size for each eligible household;
- (E) a signed statement by the developer acknowledging compliance with Subsection I; and
- (F) any other reasonable and pertinent information the director deems necessary to demonstrate compliance with Subsection I.

(2) The first annual report must be submitted to the director on the one year anniversary of the beginning of the affordability period. After the first annual report, the developer shall submit annual reports on subsequent anniversary dates.

(3) The final annual report must be signed by the director verifying that the rental affordability period has ended and must be filed with the building official.

(f) Consent to substitute.

(1) Notwithstanding the pro-rata distribution requirements in this section, if the developer cannot locate eligible households to lease two-bedroom or larger dwelling units, and if the director is satisfied that the developer has made best efforts to lease the two-bedroom or larger dwelling units, if applicable, including full compliance with the affirmative fair housing marketing plan, with written consent from the director, developer may from time to time substitute on a two-for-one basis additional one bedroom dwelling units and/or on a three-to-one basis additional efficiency units to meet the pro rata distribution requirements described in this subsection.

(2) Before granting written consent, the director shall review and approve an amended affirmative fair housing marketing plan detailing how the developer will target marketing to larger households who could qualify to lease the two-bedroom dwelling units (and larger dwelling units, if applicable). The director's written consent shall include a time period during which the agreed-upon substitutions satisfy the pro rata distribution requirements.

(g) Audit and income verification.

(1) The annual report may be audited by the director to verify the information provided in the annual report.

(2) The director may also randomly, regularly, and periodically select a sample of tenants occupying affordable units for the purpose of income verification. Any information received pursuant to this subsection remains confidential and may only be used for the purpose of verifying income to determine eligibility for occupation of the affordable units. All prospective tenants of an affordable unit must agree to provide or to allow the director to obtain sufficient information to enable income verification as contemplated in this section as a condition to leasing the unit.

SEC. 51P- ____ .113. SIGNS.

Staff's Recommendation:

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

Applicant's Request:

- (a) Except as provided, signs must comply with the provisions for business zoning districts in Article VII.
- (b) The existing pole sign is a permitted detached sign.
- (c) In addition to the existing pole sign, a maximum of two detached monument signs are permitted.

SEC. 51P- ____ .114. LEGACY BUILDING.

(a) In order to qualify for the parking reduction of this Article, the legacy building as shown on Exhibit A must retain the following building features. These building features may be maintained or replaced.

- (1) The main entrance must face Garland Road.
- (2) The street-facing facade must have windows and door openings consistent with the existing facade area as shown on Exhibit ____B. The area of street-facing openings may not increase or decrease more than 10% from the amount shown on Exhibit ____B.
- (3) The street-facing facade and the wraparound 40 feet on each side from the street-facing facade must maintain the roof pitch, massing, and architectural details as noted on Exhibit ____B.

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

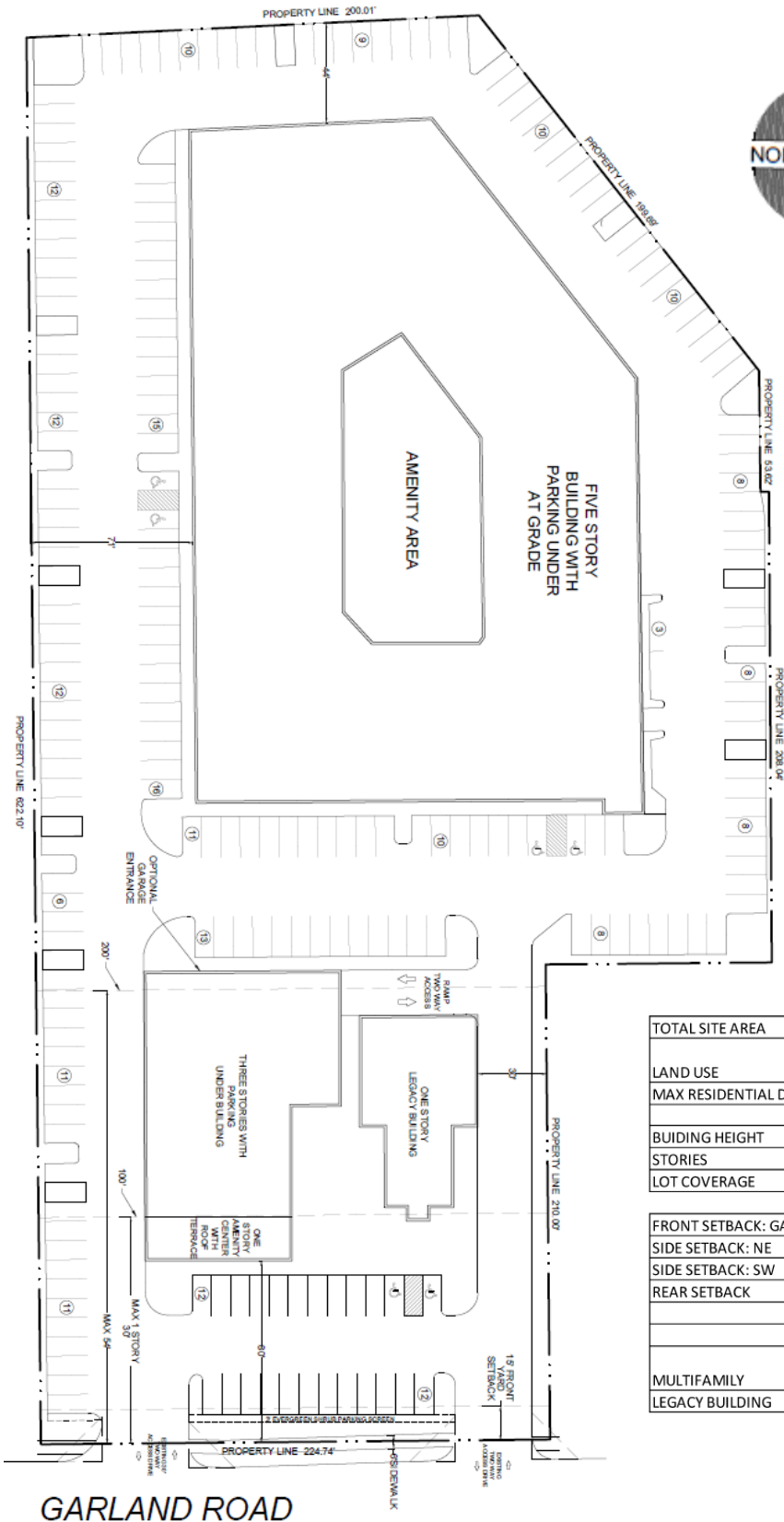
- (a) The Property must be properly maintained in a state of good repair and neat appearance.
- (b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.
- (c) A minimum sidewalk width of six feet is required along Garland Road.

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

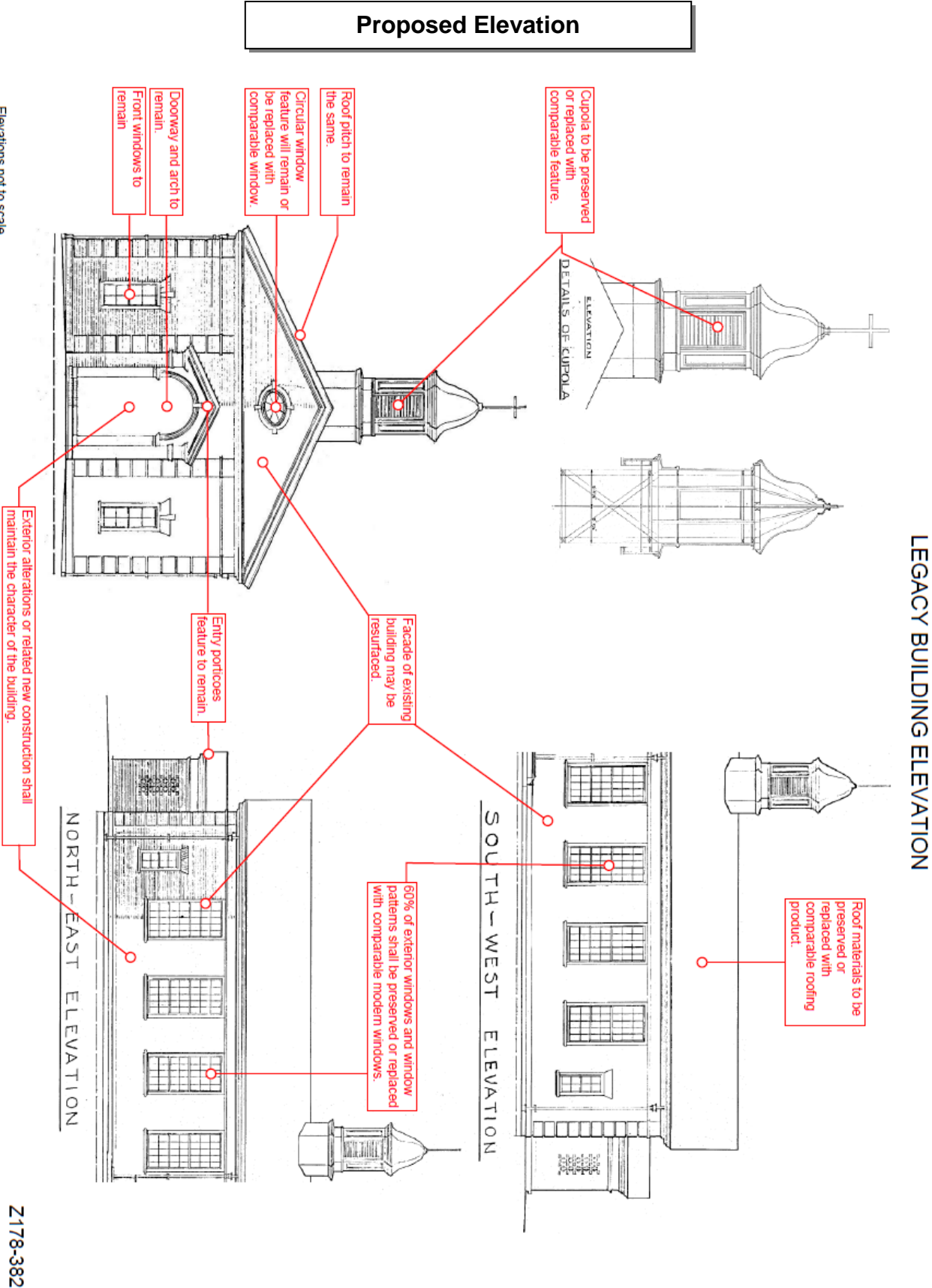
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

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

Proposed Development Plan



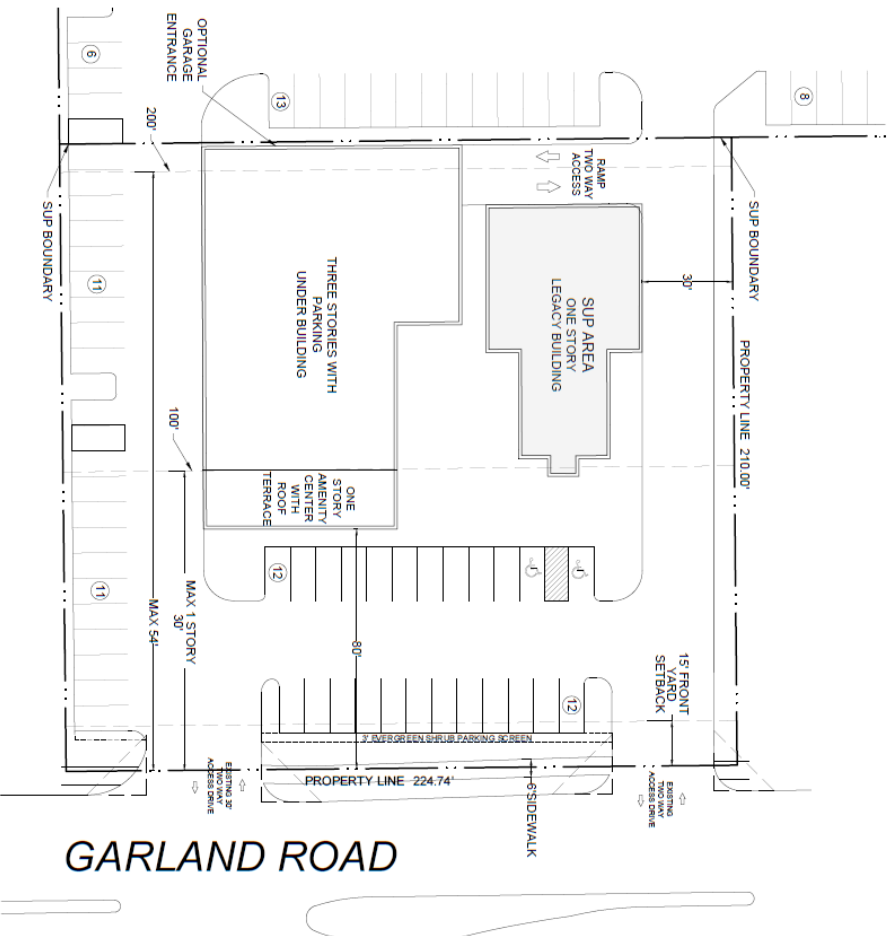
TOTAL SITE AREA	3.96 ACRES	
LAND USE	MULTIFAMILY, NON-RESIDENTIAL	
MAX RESIDENTIAL DENSITY	220 UNITS	
	MAX.	PROVIDED
BUILDING HEIGHT	80 FT	80 FT
STORIES	5	5
LOT COVERAGE	80%	40%
	MIN.	PROVIDED
FRONT SETBACK: GARLAND RD	15 FT	15 FT
SIDE SETBACK: NE	20 FT	30 FT
SIDE SETBACK: SW	20 FT	71 FT
REAR SETBACK	20 FT	44 FT
PARKING		
	REQ.	PROVIDED
MULTIFAMILY	1 / BEDROOM 264 BEDROOMS	279
LEGACY BUILDING	0	0



Proposed SUP Conditions

1. USE: The only use authorized by this specific use permit is an alcoholic beverage establishment limited to a microbrewery, micro-distillery, or winery.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (three years from passage of this ordinance) but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that the applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. FLOOR AREA: The maximum floor area allowed for the alcoholic beverage establishment limited to a microbrewery, micro-distillery, or winery is 3,000 square feet.
5. HOURS OF OPERATION: The alcoholic beverage establishment limited to a microbrewery, micro-distillery, or winery may only operate between 5:00 a.m. and 12:00 a.m. (midnight), Monday through Sunday. Deliveries are only allowed between 7:00 a.m. and 9:00 p.m. Monday through Sunday.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules and regulations of the City of Dallas.

Proposed SUP Site Plan



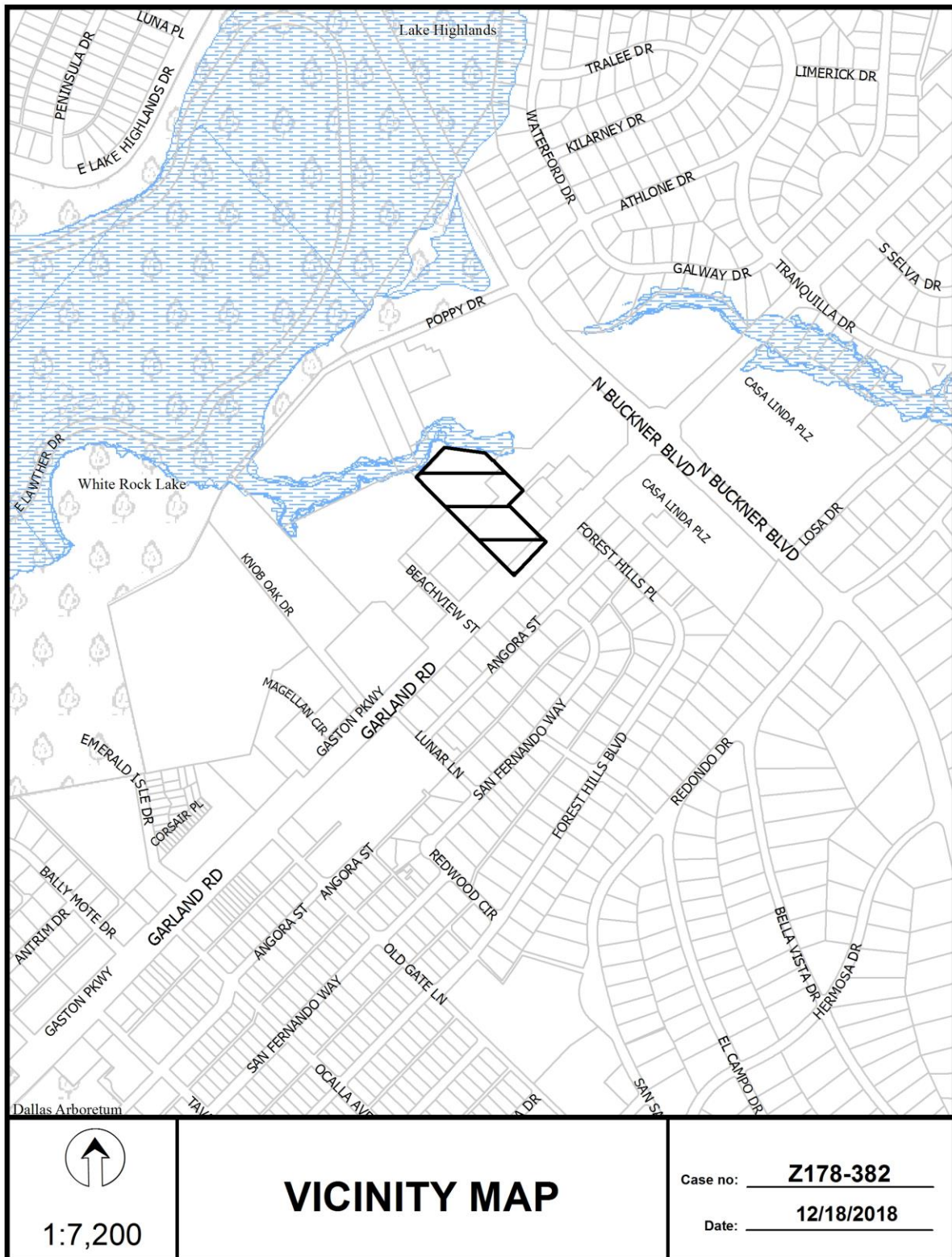
GARLAND ROAD

SUP SITE AREA	47032 SF, 1.0797 ACRES
SUP LAND USE	MICROBREWERY, MICRO-DISTILLERY, OR MICROWINERY
FLOOR AREA	3,000 SF
PARKING	REQ. PROVIDED
LEGACY BUILDING	0 0
SUP AREA IS LIMITED TO THE LEGACY BUILDING	



VICINITY MAP
NTS





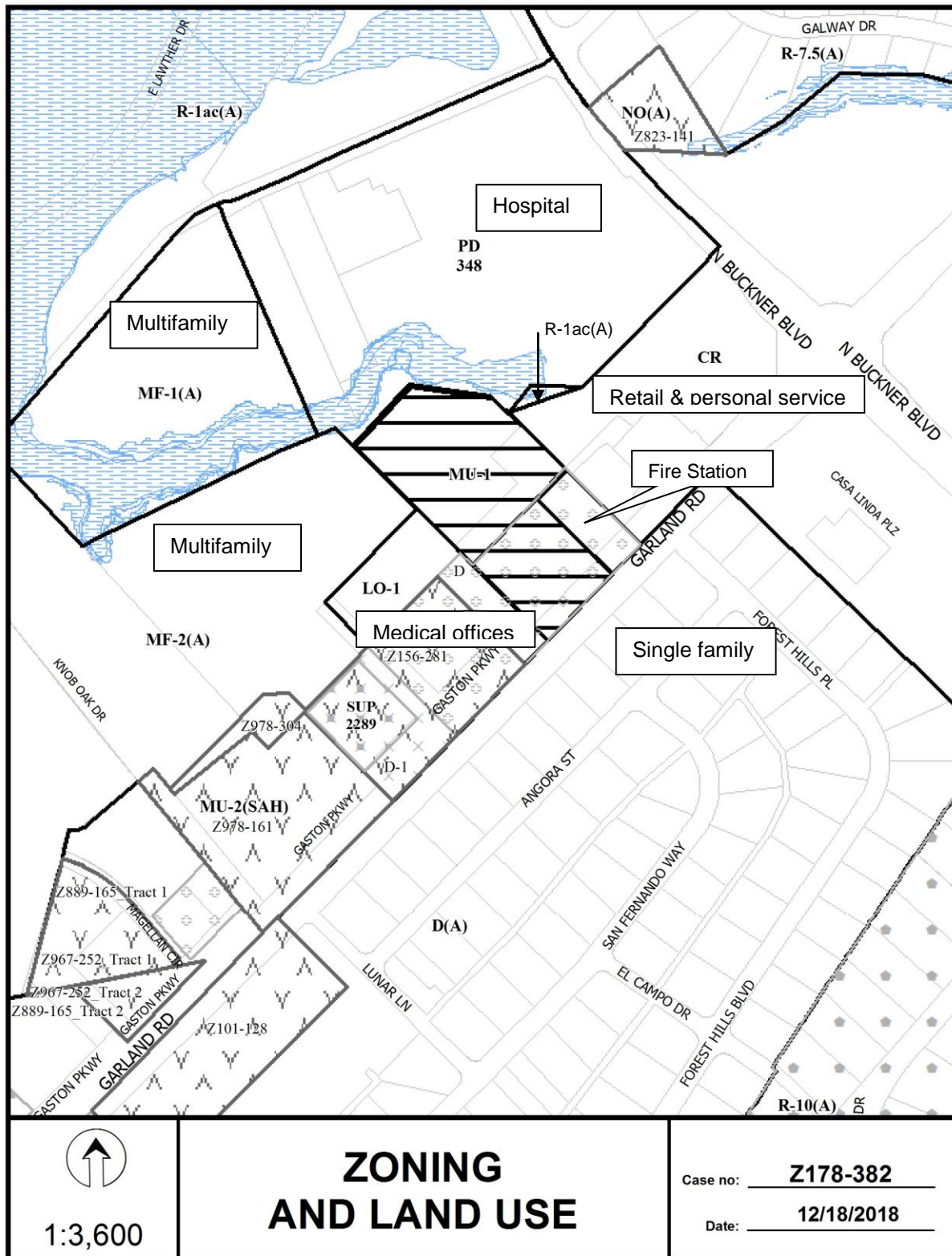


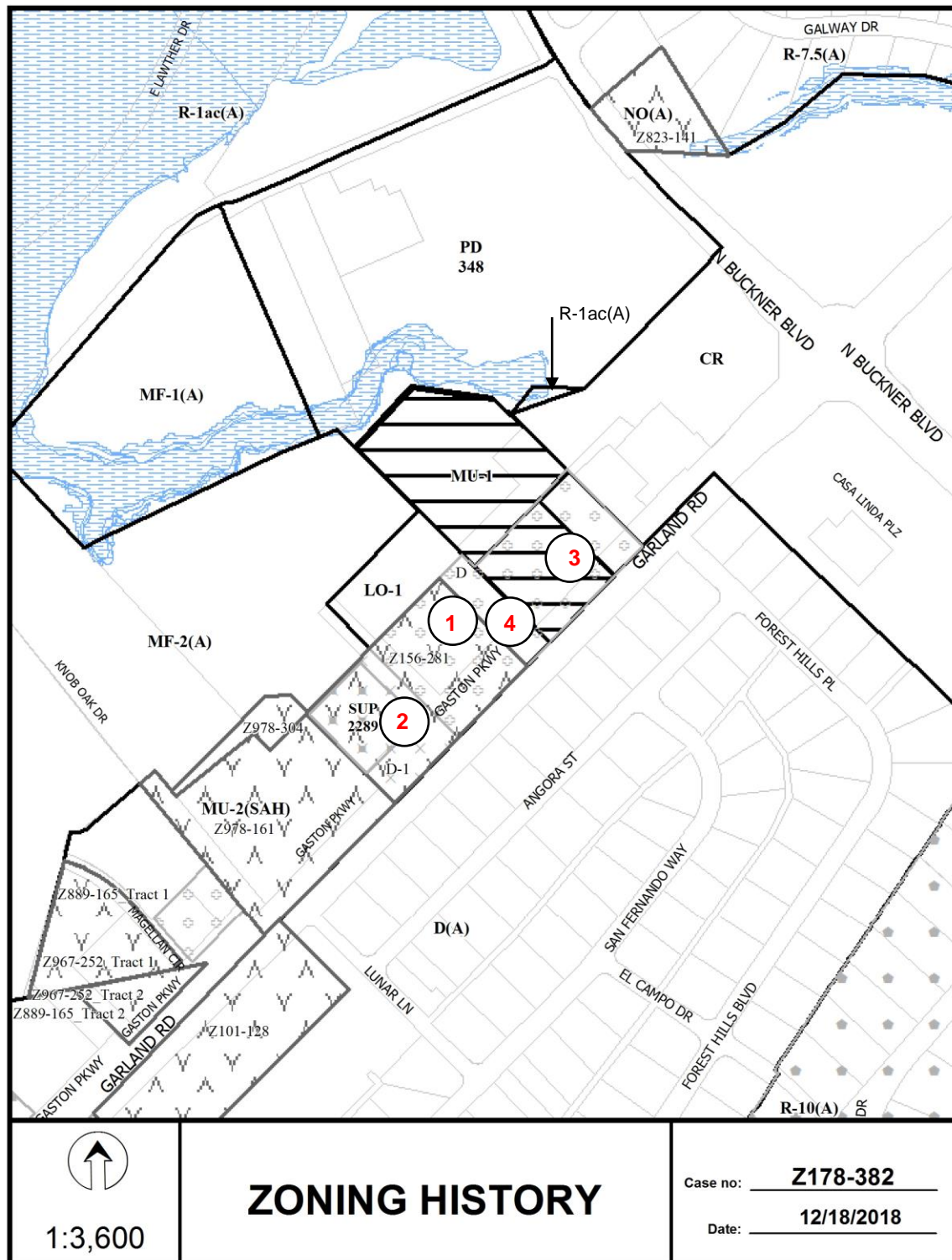
1:3,600

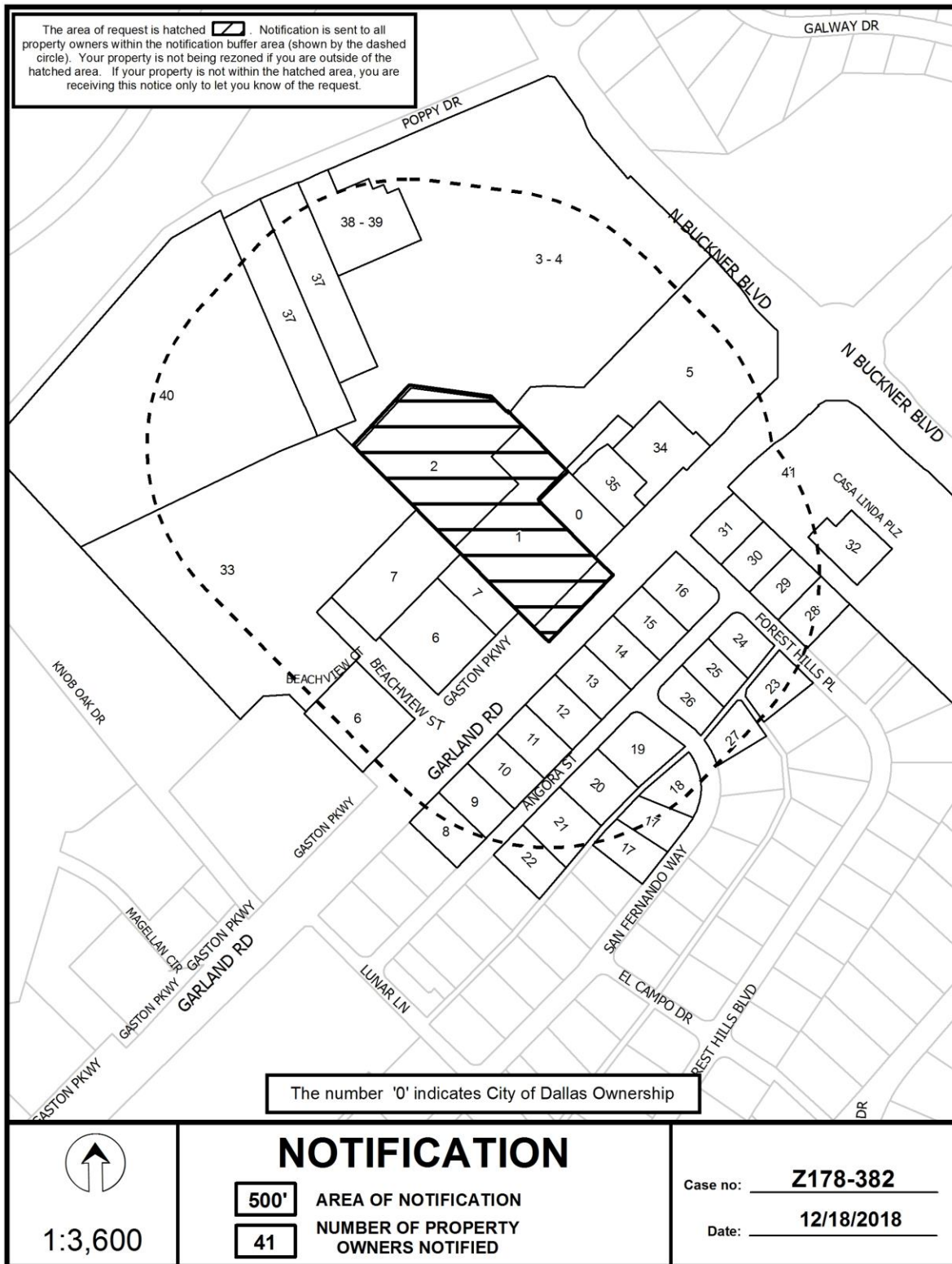
AERIAL MAP

Case no: **Z178-382**

Date: **12/18/2018**







12/18/2018

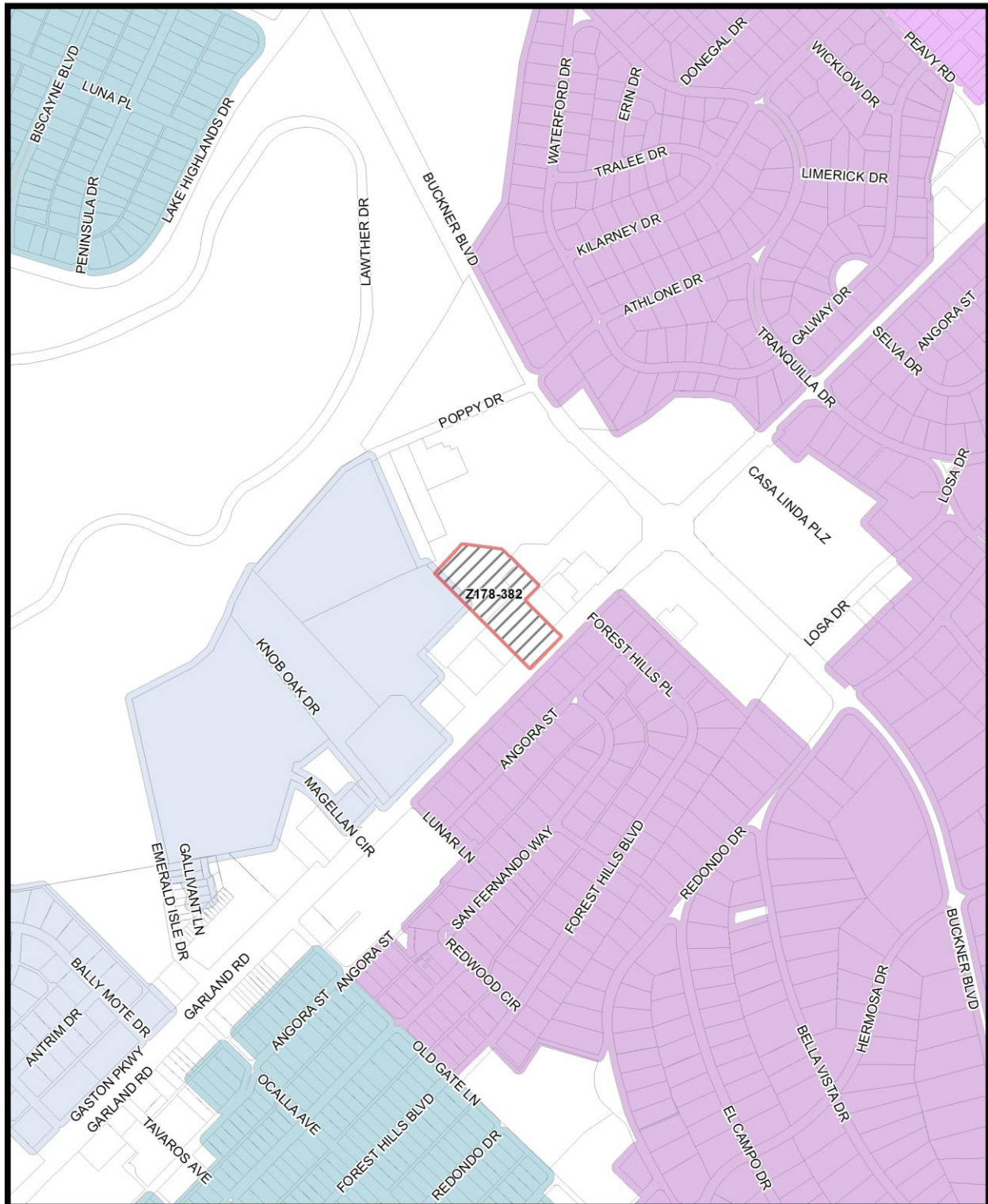
Notification List of Property Owners***Z178-382******41 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9353 GARLAND RD	WHITE ROCK COMMUNITY
2	9353 GARLAND RD	DOCTOR BROTHERS LTD
3	1151 N BUCKNER BLVD	GMR EAST DALLAS LAND LLC
4	1151 N BUCKNER BLVD	DALLAS MEDICAL OFFICE BUILDING, LLC
5	9409 GARLAND RD	CHASE BANK OF TX NA
6	9239 GARLAND RD	ONYX HOLDINGS LLC
7	9335 GASTON PKWY	BROOMFIELD J V
8	9231 ANGORA ST	STEWART NAOMI E
9	9309 ANGORA ST	C&AL INVESTMENTS LLC
10	9315 ANGORA ST	LOUDERMILK HUBERT LEE II
11	9321 ANGORA ST	EMMETT ROSS A
12	9331 ANGORA ST	LANE GEOFFREY A
13	9337 ANGORA ST	CASEY MARY TRUSTEE
14	9347 ANGORA ST	DENTON JAMES MASON III & BRIANNE
15	9353 ANGORA ST	TUCKER RICHARD A
16	9361 ANGORA ST	HALE TROY
17	9323 SAN FERNANDO WAY	JG RESIDENTIAL LLC
18	9339 SAN FERNANDO WAY	DITTMAR KAREN R
19	9345 SAN FERNANDO WAY	BRIDGES JAMES ERVIN &
20	9326 ANGORA ST	VASEK ROBERT G & JULIE
21	9314 ANGORA ST	PAGE JOHN W JR &
22	9304 ANGORA ST	CLEVINGER BRENDA K
23	9415 FOREST HILLS BLVD	JOHNSTON BILLYE RAMSEY
24	9358 ANGORA ST	MCBURNETT CLIFFORD &
25	9354 ANGORA ST	TYGART JOHN M & TERRI R
26	9360 SAN FERNANDO WAY	LOVE DIANNE LIFE EST

12/18/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	9348 SAN FERNANDO WAY	FARNHAM MELISSA
28	9422 FOREST HILLS BLVD	MARBLE SHIRLEY B & LESLIE C
29	9430 FOREST HILLS BLVD	BAXTER JESSICA
30	9436 FOREST HILLS BLVD	DURON PATRICK F
31	9444 FOREST HILLS BLVD	BOWLES JULIE CAROL
32	9400 GARLAND RD	CASA LINDA EDENS LLC
33	1111 BEACHVIEW ST	UNIFIED HOUSING OF HARVEST HILL III LLC
34	9403 GARLAND RD	SYSTEM CAPITAL REAL PPTY
35	9371 GARLAND RD	9371 GARLAND LLC
36	9371 GARLAND RD	CHASE BANK OF TX
37	9228 POPPY DR	TENET HOSPITALS LTD
38	9228 POPPY DR	GMR EAST DALLAS LAND LLC
39	9228 POPPY DR	TEX WEST TOWER LIMITED PS
40	9000 POPPY DR	OAKS ON SNELLING LLC &
41	9440 GARLAND RD	CASA LINDA (EDENS) LLC

Z178-382(JM)



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



1:7,200

Market Value Analysis

Printed Date: 12/18/2018

CITY PLAN COMMISSION

THURSDAY, JANUARY 3, 2019

Planner: Carolina Yumet

FILE NUMBER: Z178-316(CY) **DATE FILED:** July 27, 2018

LOCATION: Northeast corner of West Davis Street and North Plymouth Road

COUNCIL DISTRICT: 1 **MAPSCO:** 53 D

SIZE OF REQUEST: Approx. 19.872 acres **CENSUS TRACT:** 68.00

OWNER: West Davis Plymouth Development, LLC.

APPLICANT: David Weekley, LLC.

REPRESENTATIVE: Rob Baldwin

REQUEST: An application for 1) a new subdistrict to allow for a shared access development with up to 85 lots and served by two shared access points on property zoned Subdistrict 6 within Planned Development District No. 830 and a portion of Planned Development District No. 450; 2) an amendment to reduce Planned Development District No. 450 for a public school; and, 3) an amendment to the development plan and landscape plan

SUMMARY: The proposed subdistrict will allow for the same uses as Subdistrict 6 plus a shared access development with up to 85 lots and will reduce the boundaries of Planned Development District No. 450.

STAFF RECOMMENDATION: Approval, subject to a revised conceptual plan, street section exhibit and staff's recommended conditions and approval of a revised development plan and revised landscape plan.

PLANNED DEVELOPMENT DISTRICT No. 830:

<http://www.dallascityattorney.com/51P/Articles%20Supp%2047/ARTICLE%20830.pdf>

PLANNED DEVELOPMENT DISTRICT No. 450:

<http://www.dallascityattorney.com/51P/Articles%20Supp%207/Article%20450.pdf>

BACKGROUND INFORMATION:

- Planned Development District No. 830 was established by City Council on August 11, 2010 and comprises approximately 290.5 acres divided into 12 subdistricts.
- Planned Development District No. 450 was established by City Council on August 14, 1996 and comprises approximately 11.319 acres.
- The 19.872-acre area of request is zoned subdistrict 6, within Planned Development District No.830, the Davis Corridor and Planned Development District No. 450.
- Subdistrict 6 of PD No.830 is a non-residential district but allows for residential uses and PD No. 450 is considered to be a residential zoning districts but is currently developed with a public school.
- The area of request is mostly undeveloped except for one existing one-story building containing a furniture store use and the public school.
- On August 3, 2017, the City Plan Commission approved an authorized hearing to determine the proper zoning on property zoned Subdistrict 6 within Planned Development District No. 830 with consideration given to a new subdistrict with appropriate amendments to the Subdistrict 6 regulations pertaining to height, lot size, lot width, residential proximity slope, urban form setback and architectural designs such as articulation. There is not a set date for this public hearing.
- The applicant proposes to reduce the boundaries of Planned Development District No. 450 and to create a new subdistrict to allow for a shared access development containing up to 85 lots with two access points on a public street.

Zoning History: There have been two zoning changes in the vicinity.

1. **Z178-320** On November 28, 2018 City Council approved the renewal of Specific Use Permit No. 1919 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned Subdistrict 6 within Planned Development District No. 830 with a D-1 Liquor Control Overlay on the northwest corner of North Hampton Road and West Jefferson Boulevard, southeast of the area of request.
2. **Z178-235** On November 28, 2018, City Council approved Planned Development District No. 1006 for Single Family uses on property zoned R-7.5(A) Single Family District on the southwest corner of North Tennant Street and West Davis Street, southeast of the area of request.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
West Davis Street	Major Arterial	100'
North Plymouth Road	Community Collector	100'

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and recommended revisions to the proposed Conceptual Plan. Engineering does not approve the location of the shared access point on West Davis Street on the west side of the area of request. Staff recommends an access point that is aligned with Bernice Street. Alternatively, Engineering would approve an access point that is no less than 300 feet away from an existing stop bar at the northeast corner of the intersection of North Plymouth Road and West Davis Street, which is approximately 260 feet from the westernmost property line. This improvement will provide adequate driveway spacing for overlapping left turns on the two-way left turn lane.

As part of the request, the applicant proposes to provide for a new 50-foot public street that will connect to the school's existing driveway. This proposal was reviewed by the Engineering Division and indicated that the proposed street will require approval from the Department of Transportation given the proposed 90-foot offset (overlapping lefts) between the proposed new street and Bernice Street which is on the opposite side of West Davis Street. The Department of Transportation will also be required to review and approve the proposed street to evaluate the limited visibility distance existing at the intersection with West Davis Street.

STAFF ANALYSIS:**Comprehensive Plan:**

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

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

LAND USE ELEMENT**GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS****Policy 1.1.1 Create housing opportunities through Dallas**

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.2 Ensure that existing and future residential areas are appropriately linked in order to enhance economic development and urban design benefits.

URBAN DESIGN

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.2 Promote the character of the city's significant districts, linkages and areas.

Land Use Plan:

WEST DAVIS LAND USE STUDY (2002)

The West Davis Land Use Study was created in 2002 as the first of a two-part study which provided recommendations to address the issues West Davis Street was facing at that time. One of the recommendations of this study was an authorized hearing to determine proper zoning for the area which would constitute the second part of the study.

The study focused on evaluating zoning and land uses, improving economic viability, and improving the urban design of Davis Street from Hampton Road west to Walton Walker (Loop 12). The study area was divided into five different sections.

One of the primary issues the study seek to address was the mix of non-residential uses allowed that were not compatible with the existing residential neighborhoods. To address this issue, the study established three goals: 1) Protect residential neighborhoods from undesirable land uses, 2) increase the commercial viability on West Davis Street, and 3) Improve the image of West Davis Street.

Among the land use and zoning recommendations the study made was the adoption of a proposed land use plan which identifies the area of request within Section 1 of the study and proposes single-family uses to be allowed in the northern portion of the area of request and medium-density commercial/office uses on that portion of the site that fronts West Davis Street. While the proposed development does not propose any commercial use along Davis Street, the new subdistrict is proposed to retain the uses currently allowed in Subdistrict 6, which include the recommended medium-density commercial and retail and personal service uses found in this study.

BISHOP-DAVIS LAND USE STUDY (2010)

The Bishop-Davis Land Use Study was created in 2009 and revised in 2010 and provided recommendations that were later taken into consideration to create Planned Development District No. 830, the Davis Street Special Purpose District.

The goals of this land use study focused on the desired results envisioned for the area, which among other aspects included: stimulating reinvestment in the area, encourage density (in the right places), create incentives to increase open space and provide public art and to create a set of land uses for each subarea.

The Bishop-Davis Land Use Study identified the area of request within subarea 6 and established characteristics and objectives that included the beautification and rehabilitation of Davis Street streetscape, creating a desirable pedestrian experience and a pleasant walkable environment, street trees, sidewalks and other amenities. The study also proposed for this subarea uses that included a mix of residential and light to medium density commercial uses which are consistent with the uses allowed in the existing Subdistrict 6 within PD No. 830.

Land Use:

	Zoning	Land Use
Site	PD No. 830 (Subdistrict 6) and PD No. 450	Furniture Store, Undeveloped Land, Public School
North	PD No. 830 (Subdistrict 6) and PD No. 801 (Subarea 2)	Multifamily
East	PD No. 830 (Subdistrict 6) and TH-3(A) Townhouse District	Building Repair and Maintenance Shop, Restaurant, General Merchandise, Single Family.
South	PD No. 830 (Subdistrict 6)	Auto Service Center, Office, Retail and Personal Service
West	PD No. 631 (Tract 2) and R-7.5(A) Single Family District.	Pawn Shop, Single Family.

Land Use Compatibility:

The 19.872-acre area of request is zoned Subdistrict 6, within Planned Development District No. 830, and Planned Development District No. 450. The site is mostly undeveloped except for an existing one-story building occupied with a furniture store and a public school. Building Inspections' records and historical aerial images indicate that the northwest portion of the area of request was previously developed with a multifamily use that was demolished in 2008. The southern portion of the site that fronts

West Davis Street was developed with three commercial buildings. Two of them were demolished in 2009 leaving only the existing furniture store building. The portion of the area of request that is zoned PD No. 450 and that will be part of the proposed subdistrict is also undeveloped. The remainder of PD No. 450 is developed with a public school [Kahn Elementary School]

The purpose of the request is to reduce the boundaries of PD No. 450, amend the existing development plan and landscape plan for the existing school and to create a new subdistrict within PD No. 830 to allow for the same uses currently allowed in Subdistrict 6, plus a shared access development with 85 lots for single family uses.

The Dallas Development Code defines a shared access development as a development where one or more of the lots within the development do not front on a public or private street, where access to the lots within the development is provided via a shared access area and that meets all the requirements of Section 51A-4.411.

While Subdistrict 6 is a non-residential district, it allows for single-family uses; however, the current code regulations allow a shared access development to contain a maximum of 36 lots. In order to develop the site with a shared access development exceeding this maximum number of lots, the applicant proposes to create the new subdistrict establishing specific regulations for this type of development.

The area of request is surrounded by a mix of residential, commercial and retail and personal service uses. The residential uses are located to the north, northwest and east of the area of request and include a multifamily use containing 60 dwelling units located directly adjacent to the site to the northwest. Another multifamily use containing 104 units is located further north, across North Plymouth Road. Single family uses are further northwest, across North Plymouth Road, and to the east beyond a TH-3(A) Townhouse District that also contains single family uses.

The commercial and retail and personal services are located primarily to the west and south along West Davis Street and include a pawn shop, restaurant without drive-thru or drive-in service, auto service center, and a retail center with general merchandise, personal service, financial institution and medical clinic uses.

Development Standards

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Density</u>	<u>Height</u>	<u>Lot Coverage</u>	<u>Lot Size</u>	<u>PRIMARY Uses</u>
	<u>Front</u>	<u>Side/Rear</u>					
Existing: PD No. 830 Subdistrict 6	Min 0', Max 10' if fronting Davis Other Min. 10'	No minimum.	No maximum.	75' *	100%	No minimum	Commercial and Residential.
Existing: PD No. 450	15'	No minimum for SFD, 5' for Duplex, 10' for all other. Rear: 10' for Duplex, 15' All others	-	50' for public school, 36' all other structures	60% for residential structures, 50% for non-residential.	No Min. for public school, 1000 sf/unit sfd; 3,000 sf/unit duplex; 800 sf/ mfd unit no br; 1000sf/ mfd unit 1 br; 1200sf/ mfd unit 2 br, and 150sf/additional br	Commercial and Residential.
Proposed: PD No. 830 Subdistrict 6X	Min 10'	No change	85 units in a SAD (8.55 units per acre), other no maximum	36' for SFD structures, 75' all other structures*	60% for SFD structures, 100% for other.	No change	Commercial, Accessory Community Center (private) and Residential**

*no more than 80 percent of any building footprint may exceed 60 feet in height.

** Shared access development with up to 85 lots

The proposed subdistrict in general retains the uses and most of the development standards of the existing zoning with the following changes:

1. Conceptual Plan and Development Plan: Staff recommended that for single-family uses, the new subdistrict be subject to a Conceptual Plan (included as an Exhibit in the PD conditions) and that a final plat serve as a Development Plan for the new subdistrict when developed with single-family uses. This allows for the opportunity to ensure that the proposed regulations for the subdistrict are met. The applicant agreed to these provisions.

2. Uses: The only change proposed for the new subdistrict regarding the uses is allowing accessory community center (private) as a use by right. The purpose of this provision is to allow for the amenities to be on a separate lot than the main use. Staff has no objection to this request.

3. Density: The proposed subdistrict will limit the number of dwelling units in a shared access development to 85 [approximately 9.6 dwellings per acre] but proposes no maximum density in other cases. In supporting this dwelling density, staff considered that the existing zoning regulations don't include provisions that limit the density in the area since there is no maximum dwelling density, no maximum floor area ratio, no minimum lot size and the maximum lot coverage is 100 percent. So, the existing development rights of the area would potentially allow for a higher density. Staff also evaluated the density of the zoning districts in the surrounding areas and determined

that, with a minimum lot size of 7,500 square feet for a single-family residential use as required in the R-7.5(A) District to the northwest and to the east, a maximum density of approximately 5.8 dwelling units per acre is allowed. Subarea 2 within Planned Development District No. 801, located to the north of the area of request, allows a maximum density of 85 units per acre. Finally, in the TH-3(A) District to the east, the maximum dwelling unit density is 12 units per acre. The proposed subdistrict, if developed with a shared access development with up to 85 lots, would be consistent with the dwelling density in the surrounding areas. Staff finds this portion of the request reasonable.

4. Height: The height regulations in the existing zoning are retained for the proposed subdistrict except that for single family structures, the maximum height allowed is 36 feet with certain projections allowed to extend an additional 12 feet. Staff supports this regulation because it is consistent with the existing fire safety regulations that indicate that for structures higher than 30 feet, the access road for emergency vehicles must be a minimum of 26 feet in width. As depicted in the Conceptual Plan, the minimum width for the shared access areas providing access to the units is 26 feet. Additionally, the proposed height is consistent with the height requirements of the surrounding zoning, being 36 feet for the TH-3(A) District to the east, 85 feet for Subarea 2 in PD No. 801, to the north and 30 feet for the R-7.5(A) District to the west.

5. Lot coverage: The proposed subdistrict will maintain the lot coverage of 100 percent for structures other than single family. For single family use the maximum lot coverage will be 60 percent and the shared access area easement may be used to determine lot coverage. This lot coverage is consistent with the surrounding areas that range from a maximum lot coverage of 80 percent for single-family uses in PD No. 801, 60 percent in the TH-3(A) District, and 45 percent in the R-7.5(A) District.

More specific development standards for a shared access development are included as part of the proposed subdistrict conditions which in general will require the development to comply with the regulations in Section 51A-4.411 "Shared Access Development" of the Dallas Development Code, as amended, but also incorporates regulations as to the maximum number of lots, minimum number of access points, and architectural and urban design standards.

In regards to these regulations, some of staff's recommended conditions do not align with the applicant's request. Staff considers that the recommended conditions seek to ensure that as much as possible, the proposed development engages in creating a desirable pedestrian experience and pleasant walkable environment, especially along West Davis Street. Section 51P-830.123 includes provisions for street and sidewalk standards including pedestrian amenities required along Davis Street and applicable to the entire District that encourage developments to provide for this pedestrian experience. This development could serve as a catalyst for future developments that will help achieve this vision of Davis Street.

Staff's recommended conditions include requiring for all individual lots along West Davis Street that abut a mews, to provide a minimum ten-foot setback measured from the edge of the mews and to not allow any fences nor structures to encroach in this setback. The purpose of this provision is to create the impression that the proposed ten-foot-wide mews that front West Davis Street are wider and offer the perception of open space areas to the pedestrians and not just a ten-foot "alley", with fences or structures on each side.

Fence standards are also included as part of the new subdistrict conditions. The applicant proposes wood solid fences to be allowed along all street frontages except for West Davis Street. Staff's recommendation of requiring fences in the required front yard [Along North Plymouth Road and along West Davis Street], to be masonry, wrought iron, or a combination of these materials and with a specific condition for fences along West Davis Street to be a minimum of 50 percent open, seeks to ensure the two main street frontages of this development are provided with fences that are more welcoming to pedestrians. With this provision, wood solid fences would still be allowed in any side and rear yard¹.

An additional fence provision that staff recommends is prohibiting fences on either side of the mews fronting West Davis Street. The applicant does not agree with this condition and proposes that fences up to four feet in height to be allowed for the lots abutting a mews along West Davis Street. Staff considers this restriction necessary to preserve unobstructed yards that would provide additional width to the proposed ten-foot mews.

A minimum of 30 percent ground-level building transparency is recommended for all the dwelling units along West Davis Street. The applicant's request is to provide for a regulation that instead limits the maximum blank wall area to 30 feet measured per story. Staff does not support this request because it does not align with the goal of a pedestrian-friendly experience.

Parking:

The off-street parking and loading regulations in PD No. 830 indicate that parking must be provided per the use regulations in the Dallas Development Code, as amended. For the proposed shared access development, two parking spaces will be required for each dwelling unit and a minimum of 0.25 unassigned spaces available for guests must be provided for each dwelling unit [Sec. 51A-4.411(g)]. Guest parking spaces must be located where they will not impede access from any other guest parking space or dwelling unit to the shared access point.

For the proposed 85 units, a total of 21 guest parking spaces will be required. The proposed Conceptual Plan indicates parallel parking with curbed neck-downs will be provided along the 44-foot main shared access area as the required ratio. According to the applicant, a total of 45 parking spaces will be provided at these locations along the

¹ The shared access development is treated as one lot for purposes of compliance with front, side, and rear yard regulations. [Sec. 51A-4.411(f)(2)]

shared access area which will meet the requirement for guest parking. Additionally, each unit will also provide for a two-car garage to meet the required two parking spaces per unit.

Landscaping:

In general, the proposed development will be required to comply with the regulations in Section 51A-10.125(a)(2) of Article X of the Dallas Development Code that provides for regulations for shared access developments for up to 36 lots. However, due to the most recent amendments to this section of the code, the proposed PD conditions include a regulation for the proposed 85-lot development to provide for a landscape area equal to 20 percent of the total shared access development area. The proposed conceptual plan indicates that open space areas will be provided throughout the development. The applicant stated that per their calculations, the total open space area equals 143,659 square feet, which represents 39 percent of the total shared access development area. Staff consulted with the Chief Arborist in regards to counting the open space areas as the landscape areas required and it was determined that both landscape areas and open areas can occupy the same space.

Overall, staff is supportive of the request to create the new subdistrict to allow for the shared access development with a maximum of 85 lots and recommends approval subject to a revised conceptual plan that incorporates the Engineering Division's recommendation to relocate the westernmost shared access point, street section exhibit and staff's recommended conditions.

Staff also supports the second part of the request to amend PD No. 450 to reduce its boundaries and size and providing for a revised development plan and revised landscape plan for the existing public school use, finding that is consistent with the regulations and development standards in Article 450.

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The site is not within an identifiable MVA Category; however, it is in proximity to an "E" MVA Cluster to the northwest and to the east.

List of Officers

David Weekley, LLC

- David Weekley Chairman / CEO
- Dick Weekley Vice President
- John Johnson COO
- Heather Humphrey CFO
- Ken McDonald Dallas Area President

West Davis Plymouth Development, LLC

- Mark Branigan Manager
- Jay Y. Liao Manager

PROPOSED PD CONDITIONS

ARTICLE 830.

PD 830.

SEC. 51P-830.101. LEGISLATIVE HISTORY.

PD 830 was established by Ordinance No. 27944, passed by the Dallas City Council on August 11, 2010. (Ord. 27944)

SEC. 51P-830.102. PROPERTY LOCATION AND SIZE.

PD 830 is established on property located along the Bishop Avenue Corridor between Colorado Boulevard and Davis Street; property located along the Davis Street Corridor, bounded by Plymouth Road on the west and Zang Boulevard on the east; and excluding property zoned Planned Development District No. 160, Planned Development No. 340, Planned Development No. 87/Historic District 15, Conservation District No. 1, and Conservation District 7. The size of PD 830 is approximately 290.5 acres. (Ord. 27944)

SEC. 51P-830.103. CREATION OF SUBDISTRICTS.

This district is divided into the following subdistricts:

- (1) Subdistricts 1 and 1A: Bishop Avenue.
- (2) Subdistrict 2: **Subdistrict 2 is not created as part of this PD. See Conservation District No. 7 (Bishop/Eighth Street Conservation District) for the use regulations and development standards in that area.**
- (3) Subdistrict 3: East Garden District [~~and~~], Subdistrict 3A: Bishop Arts Branch Library, and Subdistrict 3B: Bishop Arts Mixed Use District.
- (4) Subdistrict 4: Kidd Springs Park.
- (5) Subdistrict 5: Kings Highway Gateway.
- (6) Subdistricts 6 ~~and~~ 6A, ~~and~~ 6B: Davis Corridor.
- (7) Subdistrict 7: Winnetka Heights Village.
- (8) Subdistricts 8 and 8A: West Garden District. (Ord. Nos. 27944; 28733; 28745; 29126; 29678; 30374)

SEC. 51P-830.104.

DEFINITIONS.

Unless otherwise stated, the definitions in Chapter 51A apply to this article. In this district:

(1) **A-FRAME SIGN** means a portable detached premise sign that is hinged at the top and is made of durable, rigid materials such as wood, plastic, or metal.

(2) **ANTIQUE SHOP** means an establishment for the retail sale of articles such as glass, china, furniture, or similar furnishings and decorations that have value and significance as a result of age, design, or sentiment.

(3) **ART GALLERY** means an establishment where original works of art or limited editions of original works of art are bought, sold, loaned, appraised, or exhibited to the general public.

(4) **ART OR CRAFT PRODUCTION FACILITY** means a facility for the production of handcrafted art or craft products through processes such as kiln firing, glass blowing, welding, or woodworking and for retail sale of the products to the general public.

(5) **ATTIC STORY** means that portion of a building between the top floor and the ceiling above it that is located within a roof structure.

(6) **BED AND BREAKFAST** means a lodging use that has no more than five guest rooms; provides accommodations for periods not to exceed five nights; serves no meals other than breakfast; and is a member of, or certified by, a recognized bed and breakfast association such as the National Bed and Breakfast Association (NBBA) or Historic and Hospitality Accommodation of Texas.

(7) **BLADE SIGN** means a sign that projects perpendicularly from a main building facade and is visible from both sides.

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

(9) **BOUTIQUE HOTEL** means a lodging facility with 30 or fewer guest rooms that are rented to occupants on a daily basis for not more than 14 consecutive days; provides food that is prepared on-site; and more than 50 percent of the guest rooms are internal-entry.

(10) **DOOR YARD** means the area between the edge of the sidewalk furthest from the street and the front building facade.

(11) **EVENT CENTER** means a facility with indoor and outdoor areas for gathering and entertainment.

(12) **HOTEL** means a lodging facility having between 31 and 120 guest rooms that are rented to occupants on a daily basis for not more than 14 consecutive days; provides food that is prepared on-site; and more than 50 percent of the guest rooms are internal-entry.

(13) **LEGACY BUILDING** means a building that fronts on Davis Street or Bishop Avenue and that is listed on Exhibit "830B" or determined to be a legacy building in accordance with

Section 51P-830.118.

(14) **MAJOR MODIFICATION** means reconstruction, alteration, or renovation of a single family or duplex structure that exceeds 50 percent of the structure assessed by the Dallas Central Appraisal District or any increase in the floor area of a structure if the expansion is over 50 percent of the floor area of the existing structure.

(15) **MASSAGE ESTABLISHMENT** and **MASSAGE** mean a massage establishment or massage as defined by Texas Occupation Code Chapter 455, as amended.

(16) **MIXED USE DEVELOPMENT** means a development that has both main residential and main nonresidential uses on the same building site.

(17) **MIXED USE RESIDENTIAL PROJECT (MURP)** means a development that has street-level nonresidential uses with hours of operation that are limited to 7:30 a.m. through 6:30 p.m., Monday through Saturday, and that has residential uses only above street level.

(18) **MULTI-VENDOR MARKET** means a retail location with independently owned and operated vendor spaces within it.

(19) **NEIGHBORHOOD MARKET** means a temporary outdoor marketplace.

(20) **OPEN SPACE** means an area that is open to the public for at least eight hours each day, limited to pedestrians, is at least 80 percent open to the sky, a contiguous area of not less than 15 feet in width and 25 feet in length, and where a minimum of 25 percent of the open space area is landscaped with turf, ground cover, shrubs, trees, seasonal plantings, or a combination of these plant materials.

(21) **PROJECTING SIGN** means an attached sign projecting more than 12 inches from a building at an angle other than parallel to the facade.

(22) **REMOTE SURFACE PARKING LOT** means a nonstructural passenger-vehicle parking facility where at least 30 percent of its parking spaces are subject to remote parking agreements and where the remaining parking spaces may serve as off-site parking for a valet service that may charge a fee.

(23) **RETAIL-RELATED USES** means any of the following uses:

- (A) Antique shop.
- (B) Art gallery.
- (C) Dry cleaning or laundry store.
- (D) General merchandise or food store.
- (E) Nursery, garden shop, or plant sales.
- (F) Personal service uses.

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

(25) TRANSPARENCY means the total area of windows and door openings with glass that is a percentage of the total street-level facade. (Ord. Nos. 27944; 30374)

SEC. 51P-830.105. INTERPRETATIONS.

- (a) Unless otherwise stated, the 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) Section 51A-2.101, “Interpretations,” applies to this article.
- (d) The following rules apply in interpreting the use regulations in this article:
 - (1) The absence of a symbol appearing after a listed use means that the use is permitted by right.
 - (2) The symbol **[L]** appearing after a listed use means that the use is permitted by right as a limited use only. (For more information regarding limited uses, see Section 51A- 4.218, “Limited Uses.”)
 - (3) The symbol **[SUP]** appearing after a listed use means that the use is permitted by specific use permit only. [“SUP” means “specific use permit.” For more information regarding specific use permits, see Section 51A-4.219, “Specific Use Permit (SUP).”]
 - (4) The symbol **[DIR]** appearing after a listed use means that a site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803, “Site Plan Review.” (“DIR” means “development impact review.” For more information regarding development impact review, see Division 51A-4.800, “Development Impact Review.”)
 - (5) The symbol **[RAR]** appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, “Site Plan Review,” a site plan must be submitted and approved in accordance with the requirements of that section. (“RAR” means “residential adjacency review.” For more information regarding residential adjacency review, see Division 51A-4.800, “Development Impact Review.”)
- (e) If there is a conflict, the text of this article controls over any charts, exhibits, graphic displays, or maps.
- (f) Subdistricts 1, 1A, 3, 4, 8, and 8A of this district are considered to be residential zoning districts. Subdistricts 3A, 3B, 5, 6, 6A, **6B**, and 7 are considered to be nonresidential zoning districts. (Ord. Nos. 27944; 28733; 28745; 29126; 29678; 30374)

SEC. 51P-830.106. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 830A: Subdistrict maps.
- (2) Exhibit 830B: Legacy buildings list.
- (3) Exhibit 830C: Mixed use development parking chart.
- (4) Exhibit 830D: Subdistrict 3A building corner marker elevation. (Ord. Nos. 27944; 28745)
- (5) Exhibit 830E: Subdistrict 6B Conceptual Plan.
- (6) Exhibit 830F: Subdistrict 6B Street Section.

SEC. 51P-830.107. CONCEPTUAL PLAN.

- (a) Except as provided in this section, ~~t~~There is no conceptual plan for this district.
- (b) The Bishop/Davis Land Use and Zoning Study should be consulted for goals, objectives, policy statements, and recommendations for development of this district. (Ord. 27944)
- (c) In Subdistrict 6B, for single family uses, use of the property must comply with the conceptual plan (Exhibit 830E). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls.

SEC. 51P-830.108. DEVELOPMENT PLAN.

- (a) Except as provided in this section, nNo development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply. (Ord. 27944)
- (b) In subdistrict 6B, for single family uses, a final plat may serve as the development plan. In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control.

**SEC. 51P-830.109. USE REGULATIONS AND DEVELOPMENT STANDARDS
IN SUBDISTRICTS 1, 1A, AND 1B: BISHOP AVENUE.**

OMITTED FOR BREVITY

**SEC. 51P-830.110. USE REGULATIONS AND DEVELOPMENT STANDARDS
IN SUBDISTRICT 2: THE BISHOP ARTS-EIGHTH STREET CONSERVATION DISTRICT.**

Subdistrict No. 2 is not part of this PD. *See* Conservation District No. 7 (Bishop/Eighth Street Conservation District) for the use regulations and development standards in that area. (Ord. 27944)

**SEC. 51P-830.111. USE REGULATIONS AND DEVELOPMENT STANDARDS
IN SUBDISTRICT 3: EAST GARDEN DISTRICT.**

OMITTED FOR BREVITY

**SEC. 51P-830.111.1. USE REGULATIONS AND DEVELOPMENT STANDARDS IN
SUBDISTRICT 3A: BISHOP ARTS BRANCH LIBRARY.**

OMITTED FOR BREVITY

**SEC. 51P-830.111.2. USE REGULATIONS AND DEVELOPMENT STANDARDS
IN SUBDISTRICT 3B: BISHOP ARTS MIXED USE DISTRICT.**

OMITTED FOR BREVITY

**SEC. 51P-830.112. USE REGULATIONS AND DEVELOPMENT STANDARDS
IN SUBDISTRICT 4: KIDD SPRINGS PARK.**

OMITTED FOR BREVITY

**SEC. 51P-830.113. USE REGULATIONS AND DEVELOPMENT STANDARDS
IN SUBDISTRICT 5: KINGS HIGHWAY GATEWAY.**

OMITTED FOR BREVITY

**SEC. 51P-830.114. USE REGULATIONS AND DEVELOPMENT STANDARDS
IN SUBDISTRICT 6: DAVIS CORRIDOR.**

(a) Uses. The following uses are the only main uses permitted:

(1) Agricultural uses.

-- Crop production.

(2) Commercial and business service uses.

-- Catering service.

-- Custom business services.

- (3) Industrial uses.
 - None permitted.
- (4) Institutional and community service uses.
 - Child-care facility.
 - Church.
 - Community service center. *[SUP]*
- (5) Lodging uses.
 - Bed and breakfast.
- (6) Miscellaneous uses.
 - Temporary construction or sales office.
- (7) Office uses.
 - Financial institution without drive-in window.
 - Medical clinic or ambulatory surgical center.
 - Office.
- (8) Recreation uses.
 - Private recreation center, club, or area. *[SUP]*
 - Public park, playground, or golf course.
- (9) Residential uses.
 - Duplex.
 - Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met.]*
 - Multifamily.
 - Retirement housing.
 - Single family.
- (10) Retail and personal service uses.
 - Alcoholic beverage establishments. *[SUP]*
 - Antique shop.
 - Art gallery.
 - Dry cleaning or laundry store.
 - Furniture store.
 - General merchandise or food store. *[By right if 50,000 square feet of floor area or less; otherwise by SUP.]*

- Nursery, garden shop, or plant sales.
- Personal service uses. *[Body piercing studios, massage establishments, and tattoo studios are prohibited.]*
- Restaurant without drive-in or drive-through service. *[RAR]*
- Remote surface parking lot.
- Theater. *[SUP]*

(11) Transportation uses.

- Transit passenger shelter.

(12) Utility and public service uses.

- Local utilities.

(13) Wholesale, distribution, and storage uses.

- 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.]*

(b) Drive-in and drive-through uses. Drive-in and drive-through lanes, windows, or services are not permitted.

(c) Accessory uses.

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

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

- Accessory community center (private).

(3) The following accessory uses are not permitted:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory pathological waste incinerator.

(d) Yard, lot, and space regulations.

(Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations in Division 51A-4.400, "Yard, Lot, and Space Regulations." If there is a conflict

between this subsection and Division 51A-4.400, this subsection controls.)

(1) Front yard.

(A) Except as provided in this paragraph, minimum front yard is 10 feet.

(B) For lots fronting on Davis Street, minimum front yard is 0 feet and maximum front yard is 10 feet. A minimum of 75 percent of the street-facing facade must be located within the area between the minimum and maximum front yard setback. The remaining street-facing facade (25 percent) is not required to comply with the maximum front yard setback.

(2) Side yard. No minimum side yard.

(3) Rear yard.

(A) Except as provided in this paragraph, no minimum rear yard.

(B) If abutting or across the alley from a single family district, minimum rear yard is 10 feet.

(4) Density. No maximum number of dwelling units.

(5) Floor area ratio. No maximum floor area ratio.

(6) Height.

(A) Except as provided in this paragraph and Section 51P- 830.122(g)(2), maximum structure height is 75 feet.

(B) South of Davis Street between Hampton Road and the east side of Rosemont Avenue, maximum structure height is 50 feet.

(C) Any portion of a structure over 30 feet in height may not be located above a residential proximity slope.

(i) The residential proximity slope is a plane projected upward and outward at a one-to-one rise over run from private property that is outside the district, abutting Subdistrict 6 with no intervening street, and zoned for residential uses with a density of less than 12 dwelling units per acre. An institutional use on a lot of two acres or more does not trigger the residential proximity slope.

(ii) Structures listed in Section 51A-4.408(a)(2) may project through the residential proximity slope to a height not to exceed the maximum structure height, or 12 feet above the residential proximity slope, whichever is less, provided that the total projections on a building are no more than 20 percent of the building foot print.

(7) Lot coverage. Except as provided in this paragraph, maximum lot coverage is 100 percent. South of Davis Street between Hampton Road and the east side of Rosemont Avenue, maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(8) Lot size. No minimum lot size.

(9) Lot width. No minimum or maximum lot width.

(10) Stories.

(A) Except as provided in this paragraph, maximum number of stories above grade is five.

(B) South of Davis Street between Hampton Road and the east side of Rosemont Avenue, maximum number of stories above grade is four. (Ord. 27944)

**SEC. 51P-830.114.1 USE REGULATIONS AND DEVELOPMENT STANDARDS
IN SUBDISTRICT 6A: DAVIS CORRIDOR.**

OMITTED FOR BREVITY

**SEC. 51P-830.114.2 USE REGULATIONS AND DEVELOPMENT STANDARDS
IN SUBDISTRICT 6B: DAVIS CORRIDOR.**

(a) Uses. The following uses are the only main uses permitted:

(1) Agricultural uses.

-- Crop production.

(2) Commercial and business service uses.

-- Catering service.

-- Custom business services.

(3) Industrial uses.

None permitted.

(4) Institutional and community service uses.

-- Child-care facility.

-- Church.

-- Community service center. [SUP]

- (5) Lodging uses.
 - Bed and breakfast.
- (6) Miscellaneous uses.
 - Temporary construction or sales office.
- (7) Office uses.
 - Financial institution without drive-in window.
 - Medical clinic or ambulatory surgical center.
 - Office.
- (8) Recreation uses.
 - Private recreation center, club, or area. [SUP]
 - Public park, playground, or golf course.
- (9) Residential uses.
 - Duplex.
 - Handicapped group dwelling unit. [SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met.]
 - Multifamily.
 - Retirement housing.
 - Single family.
- (10) Retail and personal service uses.
 - Alcoholic beverage establishments. [SUP]
 - Antique shop.
 - Art gallery.
 - Dry cleaning or laundry store.
 - Furniture store.
 - General merchandise or food store. [By right if 50,000 square feet of floor area or less; otherwise by SUP.]
 - Nursery, garden shop, or plant sales.
 - Personal service uses. [Body piercing studios, massage establishments, and tattoo studios are prohibited.]
 - Restaurant without drive-in or drive-through service. [RAR]
 - Remote surface parking lot.
 - Theater. [SUP]

(11) Transportation uses.

-- Transit passenger shelter.

(12) Utility and public service uses.

-- Local utilities.

(13) Wholesale, distribution, and storage uses.

-- 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.]

(b) Drive-in and drive-through uses. Drive-in and drive-through lanes, windows, or services are not permitted.

(c) Accessory uses.

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

(2) The following accessory use is permitted by right:

-- Accessory community center (private). When located within a shared access development, an accessory community center (private) does not have to be located on the same lot as the main use.

(3) The following accessory uses are not permitted:

-- Accessory helistop.

-- Accessory medical/infectious waste incinerator.

-- Accessory pathological waste incinerator.

(d) Yard, lot, and space regulations.

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

(1) Front yard.

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

(B) For non-residential main uses, lots fronting on Davis Street, minimum front yard is 0 feet and maximum front yard is 10 feet. A minimum of 75 percent of the street-facing facade of a non-residential main use must be located within the area between the minimum and maximum front yard setback. The remaining street-facing facade (25 percent) is not required to comply with the maximum front yard setback.

(2) Side yard. No minimum side yard.

(3) Rear yard. No minimum rear yard.

(4) Density. Maximum number of dwelling units is 85 in a shared access development; otherwise, no maximum density.

(5) Floor area ratio. No maximum floor area ratio.

(6) Height.

(A) Except as provided in this paragraph and Section 51P- 830.122(g)(2), maximum structure height is 75 feet.

(B) Any portion of a structure over 30 feet in height may not be located above a residential proximity slope.

(i) The residential proximity slope is a plane projected upward and outward at a one-to-one rise over run from private property that is outside the district, abutting Subdistrict 6B with no intervening street, and zoned for residential uses with a density of less than 12 dwelling units per acre. An institutional use on a lot of two acres or more does not trigger the residential proximity slope.

(ii) Structures listed in Section 51A-4.408(a)(2) may project through the residential proximity slope to a height not to exceed the maximum structure height, or 12 feet above the residential proximity slope, whichever is less, provided that the total projections on a building are no more than 20 percent of the building foot print.

(C) Except as provided, for single family structures, maximum height is 36 feet. Projections listed in Sec. 51A-4.408(a)(2) and stairwell bulkheads may project a maximum of 12 feet above the maximum structure height.

(7) Lot coverage. Except as provided in this paragraph, maximum lot coverage is 100 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(A) Maximum lot coverage is 60% for single family structures. The shared access easement may be counted towards the lot in calculating lot coverage.

- (8) Lot size. No minimum lot size.
- (9) Lot width. No minimum or maximum lot width.
- (10) Stories. Maximum number of stories above grade is five.

(e) Shared access development.

(1) Except as provided in this section, shared access development must comply with Section 51A-4.411, "Shared Access Development".

(2) Maximum number of lots in a shared access development is 85.

(3) Minimum number of access points in a shared access development containing up to 85 lots is 2.

Staff's Recommendation:

(4) In a shared access development, all individual lots along West Davis Street that abut a mews, must provide a minimum ten-foot setback measured from the edge of the mews. No structures or fences are allowed within this setback. Ordinary projections of window sills, belt courses, cornices and other architectural features may project a maximum of 12 inches into this required setback. Cantilevered roof eaves may project up to three feet into this required setback.

Applicant's Request:

(4) In a shared access development, all individual lots along West Davis Street that abut a mews, must provide a minimum ten-foot setback measured from the edge of the mews. Porches and roof eaves may encroach into this setback. ~~No structures or fences are allowed within this setback. Ordinary projections of window sills, belt courses, cornices and other architectural features may project a maximum of 12 inches into this required setback. Cantilevered roof eaves may project up to three feet into this required setback.~~

(f) Architectural and urban design standards.

(1) Except as provided in this subsection, see Section 51P-830.122, "Architectural Design Standards".

(2) In a shared access development, fences in the required front yard setback must not exceed six feet in height when fronting West Davis Street, and must not exceed eight feet in height when fronting North Plymouth Road.

Staff's recommendation:

(3) Except as provided, in a shared access development, fences in the required front yard may be masonry, wrought iron, or a combination of these materials.

(A) Fences along West Davis Street must be a minimum of 50 percent open.

Applicant's request:

(3) Except as provided, in a shared access development, fences in the required front yard along West Davis Street may be masonry, wrought iron, or a combination of these materials. Fencing along other street frontages may be wood, masonry, wrought iron, or a combination of these materials.

(A) Fences along West Davis Street must be a minimum of 50 percent open. Fences along all other frontages may be solid.

(i) Fences along open areas, mews and along a minimum of ten feet on each side of every mews that adjoins West Davis Street, must be of open fence materials such as wrought iron. A pedestrian access gate must be provided at each mews shown on the Subdistrict 6B Conceptual Plan (Exhibit 830E)

Staff's recommendation:

(4) Except as provided in 51P-830.114.2(f)(3)(B)(i), in a shared access development, and in accordance with 51P-830.114.2(e)(5), fences are not allowed within the ten-foot setback required for those lots along West Davis Street that abut a mews.

Applicant's request:

(4) Except as provided in 51P-830.114.2(f)(3)(B)(i), in a shared access development, and in accordance with 51P-830.114.2(e)(5), fences within the ten-foot setback required for those lots along West Davis Street that abut a mews have a maximum height of four feet.

(5) All dwelling units fronting West Davis Street, must provide all of the following:

(i) an entrance within the street-facing façade. The entrance may be recessed within a porch facing the street or the mews or at a corner angle and must have access to the street through an improved path connecting to the public sidewalk.

(ii) changes in plane such as an offset, reveal, recess or projection on all street-facing facades 50 feet in length. Changes in plane must have a width of no less than 24 inches and a depth of at least 24 inches; and

(iii) pedestrian-oriented elements such as balconies, porches or awnings; and.

Staff's recommendation:

(iv) a minimum ground-level building transparency of 30 percent.

Applicant's request

(iv) maximum blank wall area of 30 feet, measured per story.

(6) In a shared access development, minimum five-foot-wide unobstructed sidewalks must be provided along the shared access area as shown on the Subdistrict 6B Conceptual Plan (Exhibit 830E).

**SEC. 51P-830.115. USE REGULATIONS AND DEVELOPMENT STANDARDS
IN SUBDISTRICT 7: WINNETKA HEIGHTS VILLAGE.**

OMITTED FOR BREVITY

SEC. 51P-830.116. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICTS 8 AND 8A: WEST GARDEN DISTRICT.

OMITTED FOR BREVITY

SEC. 51P-830.117. OFF-STREET PARKING AND LOADING.

OMITTED FOR BREVITY

SEC. 51P-830.118. LEGACY BUILDING AMENDMENTS.

OMITTED FOR BREVITY

SEC. 51P-830.119. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 27944)

SEC. 51P-830.120. LANDSCAPING.

(a) In general.

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

(2) Required landscaping may be located in the public right-of-way.

(3) Required landscaping and design standards located in adjacent rights-of-way may count toward the site requirements.

(4) Except as provided in this subsection, in a shared access development in Subdistrict 6B, landscaping must be provided in accordance with section 51A-10.125(a)(2).

(A) A shared access development containing up to 85 lots must provide a minimum landscape area equal to 20 percent of the total shared access development area. Open space areas shown on the conceptual plan may count as landscape area.

(5) The additional landscaping provisions in Sec. 51P-830.120(b) do not apply to a shared access development in subdistrict 6B.

(b) Subdistricts 3, 3A, 3B, 6, and 6B. The following additional landscaping provisions apply:

(1) Street trees.

(A) Except as provided in this paragraph, in Subdistricts 3, 3B, 6, and 6B one large canopy tree having a caliper of at least three inches must be provided no closer than 25 feet on center for every 40 feet of street frontage and may be planted within 25 feet of back of curb. Except as provided in this paragraph, in Subdistrict 3A, one large canopy tree having a caliper of at least three inches must be provided no closer than 20 feet on center for every 40 feet of street frontage and may be planted within 25 feet of back of curb.

(B) If the city arborist determines that the planting space for the required tree is inadequate or that utility lines prohibit the planting, two small trees may count toward the street tree requirements.

(2) Surface parking landscaping.

(A) Parking spaces in a surface parking lot may be located no more than 75 feet from the trunk of a large canopy tree in a median or island.

(B) Each large canopy tree must have a caliper of at least two inches, must be located in a median or island that is no closer than four feet to the paved portion of the parking lot.

(C) A median or island that is located in a surface parking lot must be a minimum of 125 square feet in area.

(3) Residential adjacency buffer. In Subdistrict 3B, a residential adjacency buffer must have a minimum depth of five feet with a minimum six-foot tall solid screening fence. Shrubs must form a three-foot-high screen that is 95 percent opaque year-round within three years of planting. Landscaping must consist of hedge-like evergreen plant materials recommended for local area use by the building official. Landscaping must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Plants must be placed 24 inches on center over the entire length of the bed unless a landscape architect recommends an alternative planting density that the building official determines is capable of providing a solid appearance within three years.

(c) Private license granted.

(1) The city council hereby grants a revocable, non-exclusive license to the owners or tenants (with the written consent of the owner) of all property in this district for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this article. "Parkway" means the portion of a street right-of-way between the street curb and the lot line. An owner or tenant is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit. This private license will not terminate at the end of any specific period, however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when the purpose or use of the license is likely to become a nuisance or a threat to public safety. Upon termination of the license by the city council,

each owner or tenant shall remove all improvements and installations in the public rights-of-way to the satisfaction of the director of public works and transportation.

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

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

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

(d) Parkway landscape permit.

(1) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees, landscaping, or related amenities in the parkway. An application for a parkway landscape permit must be made to the building official. The application must be in writing on a form approved by the building official 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 building official 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 building official determines that the construction, planting, or other amenities proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, the building official shall issue a parkway landscape permit to the property owner; otherwise, the building official 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 building official's denial of a parkway landscape permit.

(4) A parkway landscape permit issued by the building official is subject to

immediate revocation upon written notice if at any time the building official 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 building official's revocation of a parkway landscape permit.

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

(e) Maintenance. Plant materials must be maintained in a healthy, growing condition.
(Ord. Nos. 27944; 30374)

SEC. 51P-830.121. SIGNS.

(a) In general.

(1) Except as provided in this subsection, for lots fronting on Bishop Avenue in Subdistricts 3 and 3B, Davis Street, Zang Boulevard, Hampton Road, Jefferson Boulevard, or 7th Street east of Madison Avenue, signs must comply with the provisions for business zoning districts in Article VII.

(2) For all other lots, signs must comply with the provisions for the non- business zoning districts in Article VII.

(3) Except for A-frame signs, movement control signs used for parking, and monument signs in Subdistricts 1, 1A, and 1B detached signs are prohibited.

(b) Signs in the right-of-way. All signs located in or intruding into the public right-of-way must have approval by the director of public works and transportation to prevent conflict with government signs. If the director of public works and transportation determines that a previously-approved sign must be removed or relocated because of safety requirements or changing traffic conditions, the relocation or removal must be done at the owner's expense within 30 days.

(c) A-frame signs. The following regulations apply:

(1) A-frame signs may identify a business use.

(2) The maximum size of an A-frame sign is 32 inches wide and 36 inches tall.

(3) An A-frame sign may only be displayed when the business it identifies is open.

(4) A-frame signs may be located on the sidewalk if a minimum of four feet of unobstructed sidewalk area is provided, and all necessary licenses and permits have been obtained.

(5) Only one A-frame sign is permitted for each business use.

- (6) A-frame signs must be separated by a minimum of 50 feet.
- (7) A-frame signs may not be located within 25 feet of an intersection or within a visibility triangle.
- (d) Blade signs. The following regulations apply:
 - (1) Blade signs must be attached premise signs.
 - (2) Blade signs may not be internally illuminated.
 - (3) There is no limit on the number of blade signs.
 - (4) The maximum effective area for blade signs is 30 square feet.
 - (5) The lowest part of a blade sign may be located no lower than 12 feet and no higher than 25 feet above street level.
 - (6) A blade sign may not project more than three feet into the right-of-way.
 - (7) A blade sign may not be located closer than 15 feet to another projecting sign.
- (e) Monument signs. The following regulations apply:
 - (1) Monument signs are only permitted in Subdistricts 1, 1A, 1B, and 6A. In Subdistrict 6A, the entire property is considered one lot.
 - (2) Monument signs must be premise signs.
 - (3) Monument signs may not be internally illuminated.
 - (4) Except as provided in this paragraph, one monument sign is permitted per premise. In Subdistrict 3A, one monument sign is permitted per street frontage; applied signage on exterior planters is permitted and not considered a monument sign. In Subdistrict 6A, two monument sign are permitted per premise.
 - (5) Except as provided in this paragraph, monument signs must be setback five feet from the right-of-way. In Subdistrict 3A, there is no setback requirement for monument signs.
 - (6) The maximum height for a monument signs is four feet.
 - (7) The maximum effective area for a monument sign is 40 square feet.
- (f) Building corner markers with graphic identification in Subdistrict 3A.

(1) “Building corner marker with graphic identification” means “a vertical architectural element on the corner of a project site for graphic identification of a civic project.”

(2) The maximum height for building corner markers with graphic identification is equal to the maximum building height set by the subdistrict regulations.

(3) Building corner markers with graphic identification may be internally illuminated.

(4) Design of the building corner marker with graphic identification must comply with Exhibit 380D. (Ord. Nos. 27944; 28733; 28745; 29126; 29678; 30374)

SEC. 51P-830.122.

ARCHITECTURAL DESIGN STANDARDS.

(a) Applicability.

(1) Except as provided in this subsection, architectural design standards apply only to new construction of buildings with multifamily, mixed-use, or nonresidential uses on a vacant lot in all subdistricts and new construction of single family and duplex uses on a vacant lot in Subdistrict 8 (see Section 51P-830.122(l) for standards for Subdistrict 8).

(2) Architectural design standards are not required for a motor vehicle fueling station and general merchandise or food store 3,500 square feet or less located in Subdistrict 6A.

(3) In Subdistrict 3B, structures fronting an access easement dedicated in accordance with Section 51P-830.124 must comply with the requirements for a street-facing facade. Paragraphs (d), (e), and (f) do not apply to a building that does not have any street frontage and is located more than 40 feet from a street.

OMITTED FOR BREVITY

SEC. 51P-830.123.

STREET AND SIDEWALK STANDARDS.

(a) Davis Street and Bishop Avenue (South of Davis).

(1) A minimum 10-foot-wide sidewalk, with a minimum seven-foot-wide unobstructed sidewalk must be provided.

(2) Where the existing right-of-way width does not allow for the required sidewalk width, an additional sidewalk easement must be provided at the time of platting to achieve a 10-foot-wide sidewalk, unless a building exists as of August 11, 2010 does not allow for the required sidewalk width.

(3) On-street parallel parking with curbed neck-downs is required in accordance with Article XIII, “Form Districts.”

(b) All other streets. A minimum six-foot-wide unobstructed sidewalk must be provided.

(c) Pedestrian amenities.

(1) In general.

(A) Pedestrian amenities must be accessible to the public.

(B) Pedestrian amenities must be located at least seven feet away from a transit stop.

(C) Canopies, awning, and street lamps must have a minimum clearance above a sidewalk of eight feet.

(D) Light fixtures may not exceed 14 feet in height. Light fixtures must be cut-off type luminaires that direct lighting downward.

(E) Except as provided in this subsection, pedestrian amenities must be provided on each building site with a minimum street frontage of 100 feet and must be located within the curb-to-building area, but may not be located within the unobstructed sidewalk width.

(2) Davis Street and Bishop Avenue.

(A) The following pedestrian amenities must be provided:

(i) At least one bench per 100 feet of street frontage.

(ii) At least one trash receptacle per 100 feet of street frontage.

(iii) Free-standing or wall-mounted street lamps as specified in Article XIII, "Form Districts."

(B) At least one of the following pedestrian amenities must be provided on each building site:

(i) Awnings or canopies with a minimum overhang of four feet and a minimum length of 25 feet per 100 feet of building facade along the street frontage.

(ii) At least one five-bicycle parking unit per 100 feet of street frontage.

(iii) Public art, approved in writing by the director of the office of cultural affairs or the cultural affairs commission.

(3) All other streets. The following pedestrian amenities must be provided:

(A) At least one free-standing street lamp, street light suspended between structures, or wall mounted street lamp per 60 feet of street frontage.

(B) At least one trash receptacle per 100 feet of street frontage.

(4) Maintenance. Pedestrian amenities must be maintained in a state of good repair and neat appearance.

(5) Driveway design.

(A) Pedestrian crosswalks across ingress and egress driveways must be clearly marked by colored concrete or patterned or stamped concrete and approved by the director of public works and transportation. Pedestrian crosswalk markings on the same block frontage must be consistent.

(B) Curb cuts for driveways must be at least 12 feet but not more than 24 feet in length measured parallel to the frontage.

In Subdistrict 3A, ingress/egress is prohibited on Bishop Avenue. Primary ingress/egress is permitted on Madison Avenue. Secondary ingress/egress is permitted on the alley south of the subdistrict running between Bishop Avenue and Madison Avenue.

(d) Subdistrict 6B.

(A) A public street may be constructed without a cul-de-sac or turnaround in the configuration shown on Exhibit 830F Subdistrict 6B Street Section. A minimum five-foot sidewalk is required as shown on Exhibit 830F.

SEC. 51P-830.124.

ADDITIONAL PROVISIONS.

(a) For purposes of platting, structures that exist as of August 11, 2010 that are nonconforming as to the zoning setback regulations or that encroach upon a setback line are not subject to the setback provisions in Sections 51A-8.501(a) or 51A-8.503(e)(1).

(b) If Ninth Street is abandoned, an access easement must be dedicated in the approximate location of the former street to provide pedestrian and vehicular access. Except for maintenance, the access easement may only be closed to public access a maximum of 15 days per month.

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

(d) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 27944; 30374)

SEC. 51P-830.125.

COMPLIANCE WITH CONDITIONS.

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

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 27944)

[illegible]

PROPOSED PD CONDITIONS

ARTICLE **450.**

PD 450.

SEC. 51P-450.101. LEGISLATIVE HISTORY.

PD 450 was established by Ordinance No. 22820, passed by the Dallas City Council on August 14, 1996. Ordinance No. 22820 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 22820; 26042)

SEC. 51P-450.102. PROPERTY LOCATION AND SIZE.

PD 450 is established on property generally located along the east and west lines of Franklin Avenue, north of the north line of Davis Street. The size of PD 450 is approximately 11.067 ~~11.319~~ acres. (Ord. Nos. 22820; 26042)

SEC. 51P-450.103. DEFINITIONS AND INTERPRETATIONS.

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

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

(c) This district is considered to be a residential zoning district. (Ord. Nos. 22820; 26042)

SEC. 51P-450.104. DEVELOPMENT PLAN.

(a) For a public school, development and use of the Property must comply with the development plan (Exhibit 450A). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control.

(b) For all other permitted uses, Subsection 51A-4.702(c)(2) through (i), regarding submission of and amendments to a site plan, a development plan, and a landscape plan, do not apply. (Ord. Nos. 22820; 26042)

SEC. 51P-450.105. MAIN USES PERMITTED.

OMMITTED FOR BRIEVITY.

SEC. 51P-450.106. ACCESSORY USES.

OMMITTED FOR BRIEVITY.

SEC. 51P-450.107. YARD, LOT, AND SPACE REGULATIONS.

OMMITTED FOR BRIEVITY.

SEC. 51P-450.108. OFF-STREET PARKING AND LOADING.

OMMITTED FOR BRIEVITY.

SEC. 51P-450.109. FENCING.

OMMITTED FOR BRIEVITY.

SEC. 51P-450.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

OMMITTED FOR BRIEVITY.

SEC. 51P-450.111. LANDSCAPING.

(a) For a public school, landscaping must be provided as shown on the landscape plan (Exhibit 450B) prior to the issuance of a certificate of occupancy. Plant materials must be maintained in a healthy, growing condition. Prior to the issuance of a building permit, tree preservation criteria must be met as outlined in Division 51A-10.101.

(b) For all other uses, landscaping must comply with the requirements contained in Article X, including the tree preservation regulations. (Ord. Nos. 22820; 26042)

SEC. 51P-450.112. SIGNS.

OMMITTED FOR BRIEVITY.

SEC. 51P-450.113. ADDITIONAL PROVISIONS.

OMMITTED FOR BRIEVITY.

SEC. 51P-450.114. PAVING.

OMMITTED FOR BRIEVITY.

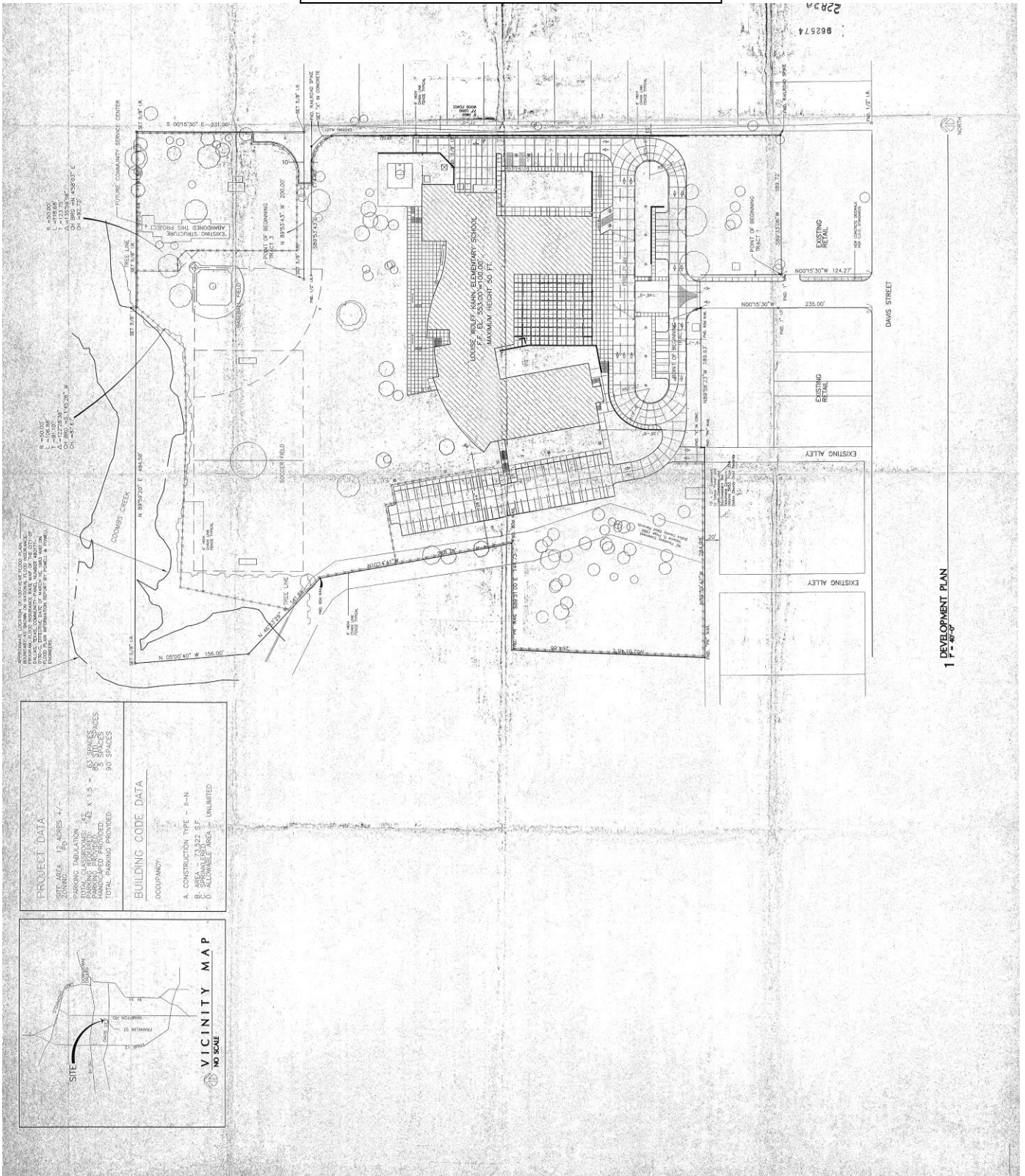
SEC. 51P-450.115. COMPLIANCE WITH CONDITIONS.

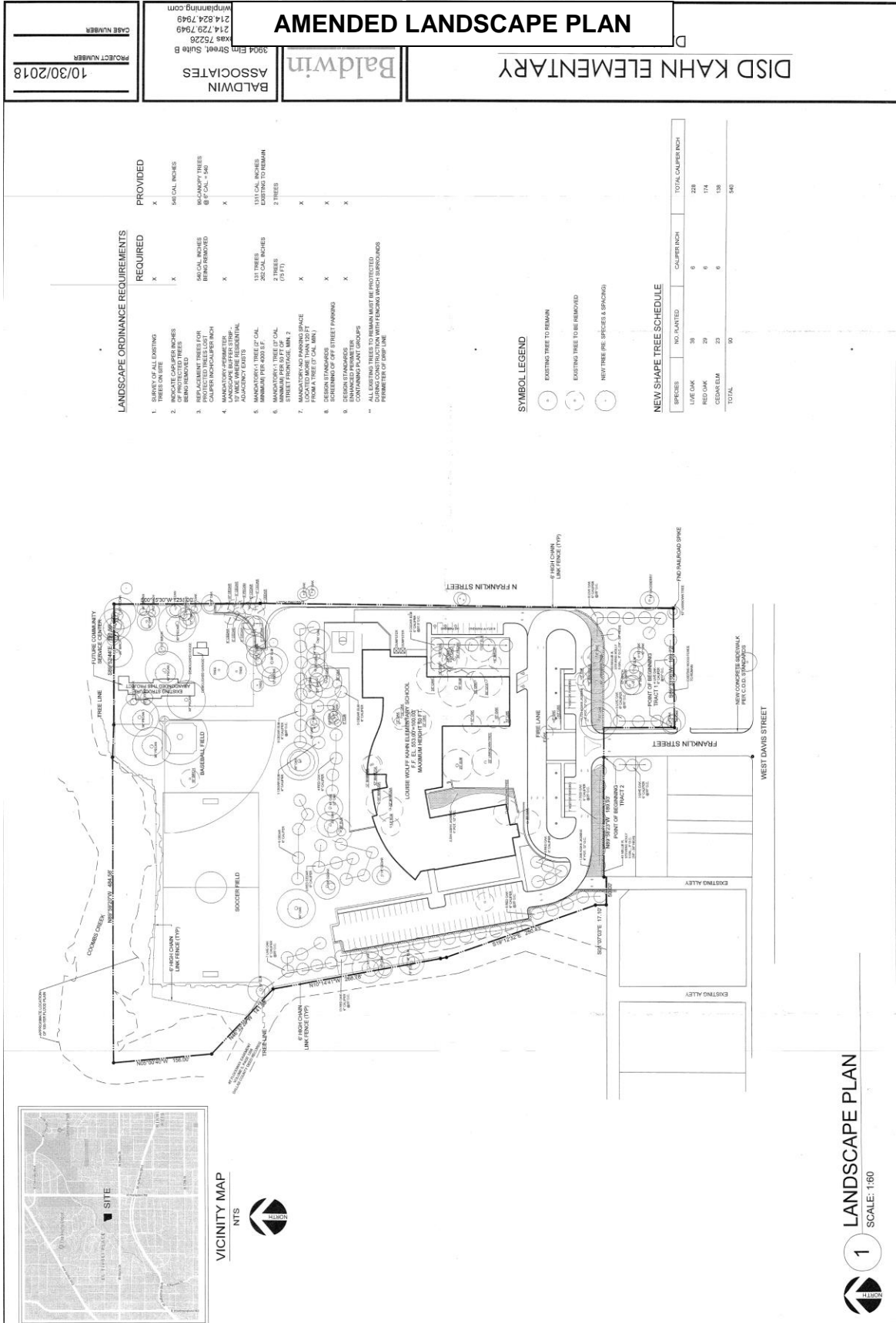
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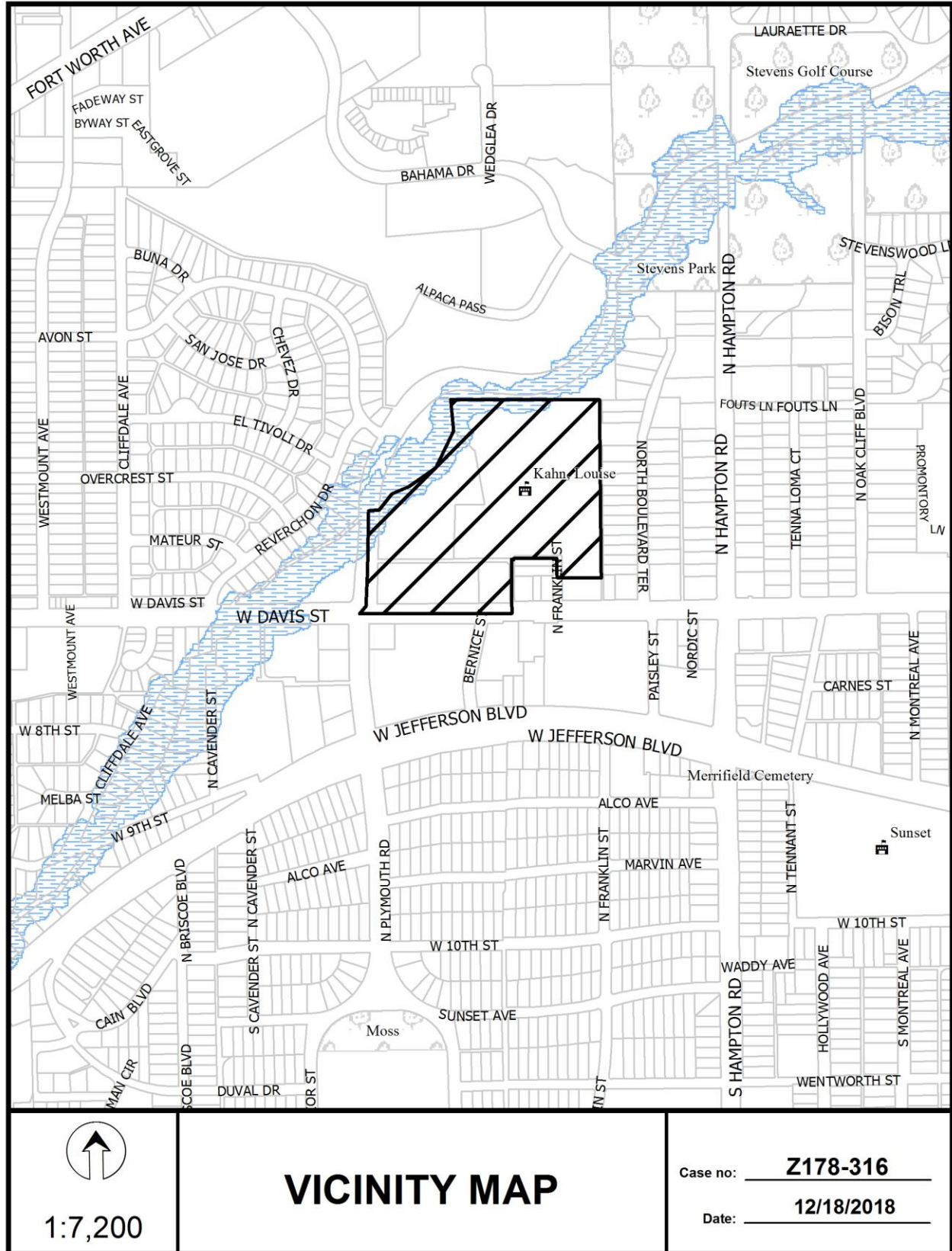
SEC. 51P-450.116. ZONING MAP.

OMMITTED FOR BRIEVITY.

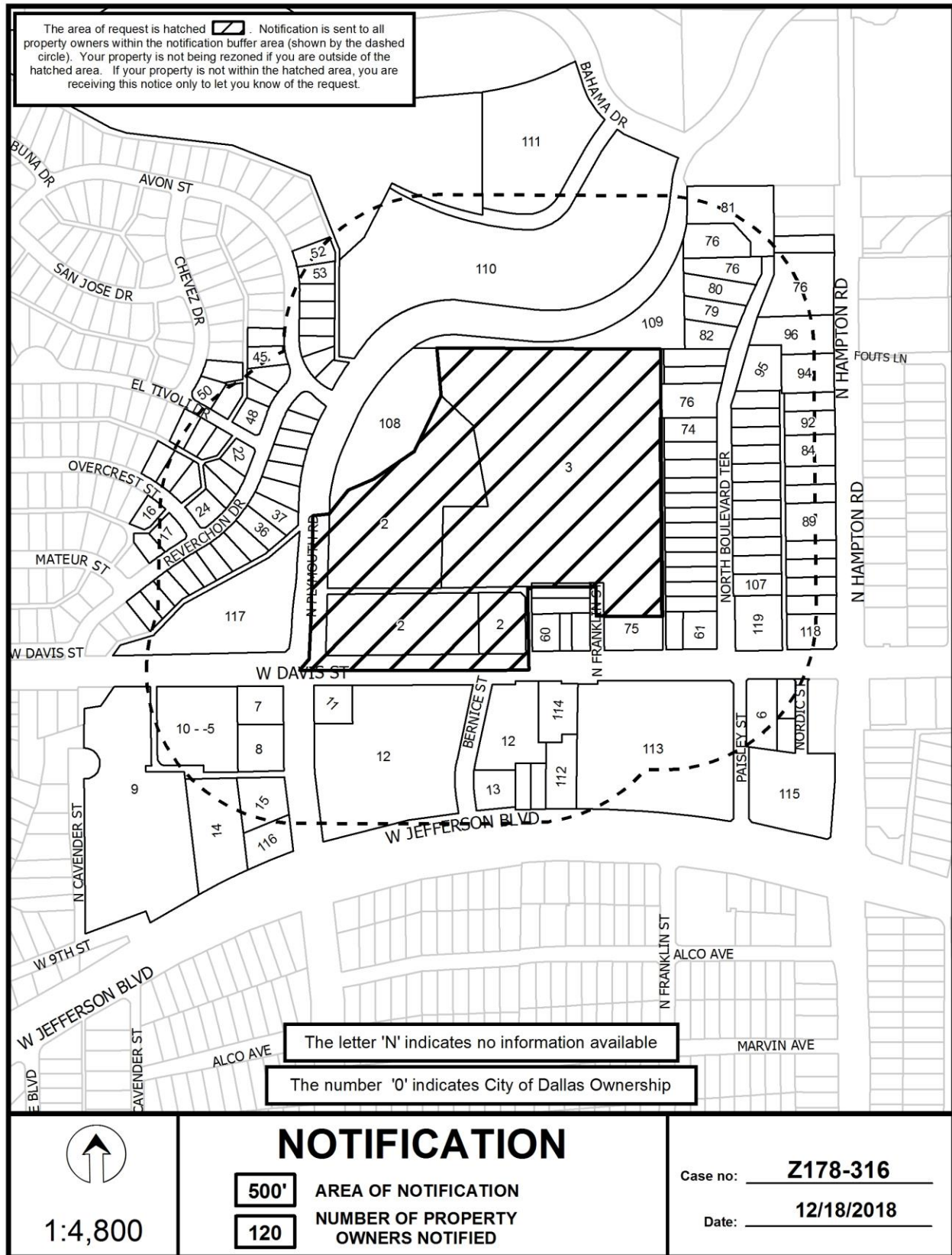
EXISTING DEVELOPMENT PLAN











12/18/2018

Notification List of Property Owners***Z178-316******120 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2539 W DAVIS ST	HINOJOSA MARIA ISABEL
2	640 N PLYMOUTH RD	WEST DAVIS PLYMOUTH DEVELOPMENT LLC
3	610 N FRANKLIN AVE	Dallas ISD
4	2537 W JEFFERSON BLVD	WILLIAMS ERNEST P &
5	2535 W JEFFERSON BLVD	FUENTES IRMA &
6	2414 W DAVIS ST	TEXAS UTILITIES ELEC CO
7	2716 W DAVIS ST	JUNIO VEINTINUEVE LP
8	515 N PLYMOUTH RD	AVANTI HOLDING INC
9	2738 W DAVIS ST	CANTERA CROSSING
10	2738 W DAVIS ST	CANTERA CROSSING
11	2650 W DAVIS ST	AGUILAR MARTIN B &
12	2627 W JEFFERSON BLVD	CENTRO NP HOLDINGS 12 SPE LLC
13	2603 W JEFFERSON BLVD	SAENZ GUADALUPE T
14	2717 W JEFFERSON BLVD	2717 CTYDS JEFFERSN I LLC
15	411 N PLYMOUTH RD	AL BRIDGEVIEW IL LLC
16	2714 OVERCREST ST	VARGAS ISIDRO IV
17	715 REVERCHON DR	STEWART DAVE V
18	711 REVERCHON DR	MEDINA MARICELA
19	2720 EL TIVOLI DR	MCNEIL STEPHANIE E
20	2714 EL TIVOLI DR	RAYMOND JORDAN E
21	2710 EL TIVOLI DR	JASSO JOSE D
22	2704 EL TIVOLI DR	JIMENEZ CHRISTOPHER & BERLINDA
23	811 REVERCHON DR	HERNANDEZ RUDY I &
24	2707 OVERCREST ST	SOTO ANIBAL
25	2711 OVERCREST ST	MARTINEZ LORENZO G &
26	2715 OVERCREST ST	BENITEZ JOSE A

12/18/2018

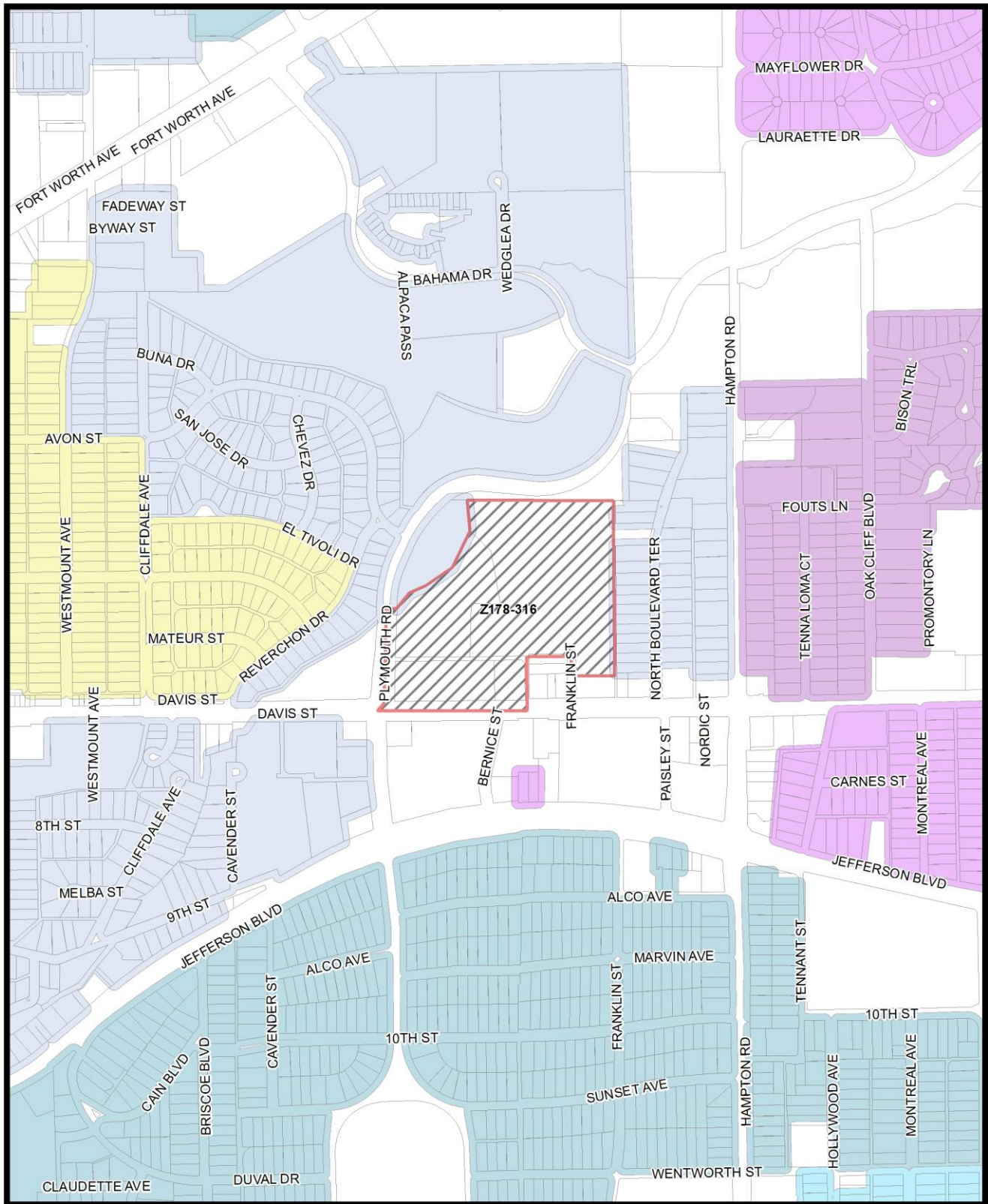
<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2719 OVERCREST ST	JACOBO SANTOS & FRANCES
28	620 REVERCHON DR	DIAZ VALENTIN
29	702 REVERCHON DR	GHISELLI KAITLIN M &
30	706 REVERCHON DR	HINOJOSA VICTORIA M &
31	710 REVERCHON DR	CASTILLO ERASMO &
32	714 REVERCHON DR	ALFARO ROBERTO
33	718 REVERCHON DR	DERDEYN DANIEL A
34	802 REVERCHON DR	BOTHUN TODD
35	806 REVERCHON DR	GONZALES IRENE R
36	810 REVERCHON DR	PEREZ ARTURO
37	814 REVERCHON DR	KING JOANNE G
38	820 REVERCHON DR	SANTIAGO JOSE M &
39	824 REVERCHON DR	ORTIZ BENITO FELIPE
40	828 REVERCHON DR	MARTINEZ JOSE & JOSEFA R
41	902 REVERCHON DR	MENDEZ RICHARD & MARY
42	906 REVERCHON DR	FAVORS BRADLEY
43	910 REVERCHON DR	SALTER DONALD Y ESTATE &
44	909 AVON ST	ARANDA ARTURO ALEX &
45	905 AVON ST	DUPLESSIS JILL EGBERT
46	913 REVERCHON DR	HUNT RUSSELL ALAN
47	911 REVERCHON DR	LUDY QASIM
48	907 REVERCHON DR	MORA MARIA L
49	2711 EL TIVOLI DR	KELEMEN ANNA &
50	2717 EL TIVOLI DR	CEBALLOS PEDRO SIMON
51	910 CHEVEZ DR	GLASS VIVIAN JOY
52	1002 AVON ST	TREVINODETORRES BLANCA A
53	934 AVON ST	SOLOMON YEMANE KIFLU
54	930 AVON ST	BRISTOW NATHAN RYAN &
55	926 AVON ST	CHAMBERLAIN MARJORIE E
56	920 AVON ST	KHURSHUDIAN ARTUR & ELLEN
57	914 AVON ST	MAZZMANIA LP

12/18/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	910 AVON ST	GEORGE K NICOLE
59	904 AVON ST	HATINGER PATRICIA PERRY
60	2547 W DAVIS ST	RANSOM RANDY W
61	2505 W DAVIS ST	DAVIS NP LLC
62	2515 W DAVIS ST	DILLING KEITH
63	613 N BOULEVARD TERRACE	ULLOA EUGENIO & ANA ELIZABETH VELASQUEZ
64	615 N BOULEVARD TERRACE	ESTRADA JOSE ALFREDO &
65	619 N BOULEVARD TERRACE	RODRIGUEZ JOSE & CIRA
66	623 N BOULEVARD TERRACE	JIMINEZ MARTIN
67	629 N BOULEVARD TERRACE	DOMINQUEZ JOSE LUIS LOPEZ &
68	633 N BOULEVARD TERRACE	MORALES ROLANDO
69	637 N BOULEVARD TERRACE	FLORES PANTALEON &
70	701 N BOULEVARD TERRACE	CORIA MELISSA SERRANO
71	705 N BOULEVARD TERRACE	MORENO JANE
72	717 N BOULEVARD TERRACE	COOK LILIA N
73	709 N BOULEVARD TERRACE	KELLEY MORAIMA &
74	721 N BOULEVARD TERRACE	ESCOBEDO MARIA ISABEL
75	2525 W DAVIS ST	PILLSBURY CO TAX DEPT
76	727 N BOULEVARD TERRACE	CHERNOCK CHRISTIAN
77	739 N BOULEVARD TERRACE	CASTRO JOSE A &
78	743 N BOULEVARD TERRACE	CABALLERO RIGOBERTO
79	807 N BOULEVARD TERRACE	CHERNOCK CHRISTIAN
80	815 N BOULEVARD TERRACE	CHERNOCK CHRISTIAN
81	845 N BOULEVARD TERRACE	CHERNOCK CHRISTIAN STEPHEN
82	803 N BOULEVARD TERRACE	RANKIN WILBURN ELLIS &
83	821 N HAMPTON RD	ESPER CARLOTA C
84	715 N HAMPTON RD	GINGERICH JAMES FREDRICK &
85	615 N HAMPTON RD	HALL AZURE
86	619 N HAMPTON RD	LOW SAVANNAH C
87	623 N HAMPTON RD	PAREDES JOSE M &
88	627 N HAMPTON RD	DUGAN JOE M LIFE ESTATE

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	635 N HAMPTON RD	SHEPHERD SHENTELY
90	703 N HAMPTON RD	HEWITT JOSEPH &
91	711 N HAMPTON RD	MILLER JERI LEIGH & JOHNATHON PETER
92	723 N HAMPTON RD	CARRIZALES GILBERT V &
93	727 N HAMPTON RD	PRADO JOSE LUIS JR
94	737 N HAMPTON RD	RUDD JOSEPH L
95	738 N BOULEVARD TERRACE	OPPELT PATRICIA
96	809 N HAMPTON RD	ORNELAS MANUEL H
97	732 N BOULEVARD TERRACE	MARTINEZ JOHNNY C &
98	724 N BOULEVARD TERRACE	ANWEILER DAVID WALTER
99	720 N BOULEVARD TERRACE	LOPEZ ALFREDO
100	716 N BOULEVARD TERRACE	LOPEZ ALBERTANO
101	710 N BOULEVARD TERRACE	HALCHE YARED &
102	704 N BOULEVARD TERRACE	BARRERA ERIC L
103	636 N BOULEVARD TERRACE	SANKOORIKAL NITTY
104	634 N BOULEVARD TERRACE	SANKOORIKAL NITTY &
105	626 N BOULEVARD TERRACE	MACIAS MIGUEL A & MARTHA
106	624 N BOULEVARD TERRACE	CABALLERO ANTONIO &
107	616 N BOULEVARD TERRACE	MARTINEZ LUIS & CARMEN
108	716 N PLYMOUTH RD	DALLAS SONOMA APARTMENTS LLC
109	800 S PLYMOUTH RD	RDDP PARTNERS PLYMOUTH LLC
110	811 N PLYMOUTH RD	WAK HH PARTNERS
111	2428 BAHAMA DR	2428 BAHAMA DR LLC
112	2531 W JEFFERSON BLVD	GARCIA CIRILO &
113	2515 W JEFFERSON BLVD	REALTY INCOME PPTIES 4 LLC
114	2534 W DAVIS ST	RODRIGUEZ FERNANDO &
115	2427 W JEFFERSON BLVD	DALLAS YANKEES LLC
116	2707 W JEFFERSON BLVD	MORELIA MEXICAN REST INC
117	2701 W DAVIS ST	FAMILY BS LP
118	2407 W DAVIS ST	AMPEX HOLDINGS OF DALLAS LLC
119	2433 W DAVIS ST	APOLLONIA MANAGEMENT GROUP PLLC
120	2450 BAHAMA DR	WAK BG PARTNERS

Z178-316(CY)



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



1:7,200

Market Value Analysis

Printed Date: 12/18/2018

FILE NUMBER: Z178-294(CY)**DATE FILED:** June 29, 2018**LOCATION:** South side of Rhoda Lane, west of North Masters Drive**COUNCIL DISTRICT:** 5**MAPSCO:** 59 P**SIZE OF REQUEST:** Approx. 0.918 acres**CENSUS TRACT:** 118.00**OWNER:** Macedonio and Judith Granado**APPLICANT:** Vertical Bridge**REPRESENTATIVE:** Rob Baldwin**REQUEST:** An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned an R-7.5(A) Single Family District**SUMMARY:** The applicant proposes to construct a 100-foot stealth monopole tower for cellular communication. The tower will include a four-foot lightning rod for a total height not to exceed 104 feet above ground level.**STAFF RECOMMENDATION:** Denial

BACKGROUND INFORMATION:

- The approximate 0.918-acre site is currently undeveloped.
- The proposed monopole tower will be a maximum height of 100 feet and will include a four-foot lightning rod for a total height not to exceed 104 feet above ground level.
- A monopole cellular tower is permitted only by specific use permit in the single family zoning districts.
- The Specific Use Permit allows this additional use of the property and does not change the existing R-7.5(A) Single Family District zoning. The uses permitted by the present zoning will continue to be allowed.

Zoning History: There has not been any zoning changes in the vicinity during the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Rhoda Lane	Local Street	50'

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The request does not support the following Plan's goals or policies.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Land Use:

	Zoning	Land Use
Site	R-7.5(A) Single Family District	Undeveloped Land
North	R-7.5(A) Single Family District	Single Family
East	R-7.5(A) Single Family District	Undeveloped Land
South	R-7.5(A) Single Family District	Single Family
West	R-7.5(A) Single Family District	Undeveloped Land

Land Use Compatibility

The approximate 0.918-acres area of request is zoned R-7.5(A) Single Family District and is currently undeveloped. Within the area of request, the applicant proposes to develop an approximate 2,500-square-foot lease area that will be improved with a stealth monopole tower for cellular communication. The monopole tower is proposed to be a maximum height of 100 feet and will include a four-foot lightning rod for a total height not to exceed 104 feet above ground level.

The surrounding area is predominately comprised of single family uses to the north and south, undeveloped tracts of land are directly adjacent to the east and west and a public park is further west. Traveling away from the area of request to the west, located on the east side of North St. Augustine Drive, is Planned Development District No. 705 which contains a public school.

The R-7.5(A) district allows for a tower/antenna for cellular communication, more specifically a monopole cellular tower, by SUP only. The SUP requirement affords the city and surrounding neighbors an opportunity to periodically evaluate whether or not the use is compatible with the surrounding area.

The development standards for the R-7.5(A) Single Family District allows for a maximum structure height of 30 feet and does not specify an additional limitation to height in the form of a residential proximity slope (RPS). Therefore, residential proximity slope does not apply to the subject site. Additionally, Section 51A-4.408(a)(D) of the Dallas Development Code, as amended, provides an exception to the RPS for a tower/antenna for wireless communication if a specific use permit is required.

However, since the impact of the tower height on adjacent properties and their uses and structures is considered in the SUP process, a one-to-three slope, similar to RPS, was utilized by staff as a tool to make this consideration. For the proposed 104-foot tall tower to comply with a spacing of one foot in height for every three feet in distance, it must be placed a minimum of 312 feet away from the nearest residentially zoned private property. Since the area of request is bounded by properties zoned as residential to the north, east, south and west, this measurement would have to be met in every direction.

The closest residential property lines to the proposed monopole are in two directions, the east and west, measuring approximately 50 feet to the center of the monopole. The furthest residential property lines within the vicinity of the subject site, are to the north and south, measuring approximately 251 feet from the center of the monopole to the property to the north and 201 feet to the property to the south. Should the properties to the east and west be developed with single family uses and considering that the development standards of the R-7.5(A) district establish a minimum side yard setback of five feet, the residential structures could potentially be as close as 55 feet from the 104-foot tall monopole.

The applicant is proposing a stealth monopole that will resemble a pine tree, which staff acknowledges lessens the impact of the tower height on the surrounding properties that include several mature trees. However, staff requested the applicant to perform a balloon or crane test in order to establish the proportionality of the proposed 104-foot stealth tower with the surrounding structures. At the time of this report, the applicant has not yet provided information regarding this test.

A tree survey was submitted by the applicant. Staff consulted with the Chief Arborist to determine if the proposed *monopine* design would blend in with the existing vegetation, and based on the classification of the existing trees to remain shown on the tree survey, the Chief Arborist determined that the maximum height the trees would reach is half the height of the proposed 104-foot high structure but that must likely the trees would remain below 40 feet for the site. The proposed cellular communication tower, although camouflaged as a tree, would still be a predominant element and will not be consistent with the surrounding area.

There are no structures or poles existing in the immediate vicinity that extend to the height of the proposed 104-foot monopole tower. The closest monopole is an 80-foot tall tower located at 829 North St. Augustine Road [approximately 2,300 feet northwest from the area of request], located on the same site of an existing church in an R-7.5(A) district, and allowed by SUP No 1657. The existing 80-foot monopole is located behind

one of the existing buildings on the site, and not in the direct line of sight from adjacent properties. Another 80-foot monopole is located at 9217 Elam Road [approximately 3,000 feet southwest from the area of request] in a CR Community Retail District, allowed by SUP No.1554; and still another 100-foot monopole is located at 10306 Lake June Road [approximately 4,400 feet northeast from the area of request] also in a CR Community Retail District and allowed by SUP No. 1313.

The applicant has expressed that the proposed tower site is needed in order to provide in-building signal strength to the residential and commercial buildings located south of Elam Road, west of Interstate Highway 635, east of South Masters Drive and north of Seagoville Road. A coverage map was provided by the applicant and is included further in this report.

Although monopole towers provide improved utility services to surrounding properties, it is staff's position that the location for the proposed tower is not appropriate. Staff is recommending denial given the drastic change in scale that the proposed monopole tower would create. Approving a Specific Use Permit that allows for a structure to be 74 feet taller than the height standards of the surrounding zoning, is not consistent with the integrity of the existing residential uses and does not align with the character of the neighborhood. If it is the Commission's decision to approve this request, suggested conditions are attached to this report which includes a time period of three years to allow for the review of the compatibility of this use with the surrounding area.

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

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
R-7.5(A)	Min. 25'	5'	1 dwelling unit / 7,500 sf	30'	45%	-	Single Family.

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The site is not within an identifiable MVA Category; however, it is in proximity to a “H” MVA Cluster to the north, east and south.

Parking:

Parking will be provided in accordance to the parking requirements in the Dallas Development Code, as amended, which is one space if the cellular communication tower/antenna has an auxiliary building housing electronic and communication equipment (“auxiliary building”) greater than 120 square feet. No auxiliary building is proposed and therefore no additional parking is triggered by the development of this use.

Landscaping:

In general, landscaping must be provided in accordance with the landscaping requirements in Article X, as amended. Per the current proposal, the area of request will not be required to provide landscaping because less than 2,000 square feet of non-permeable surface will be installed. However, as previously mentioned, the area of request is currently undeveloped and contains several trees. The Chief Arborist reviewed the tree survey submitted by the applicant and determine that two Class Two protected trees will be removed, which will require 18 inches of tree mitigation.

Screening:

A minimum eight-foot-tall wooden fence will be required to screen the 2,500-square-foot lease area, as depicted on the attached site plan.

List of Officers

VERTICAL BRIDGE, LLC

- | | |
|--------------------|--------------------------|
| • Marc Ganzi | Executive Chairman |
| • Alex Gellman | CEO |
| • Bernard Borghei | Executive Vice President |
| • Michael Belski | Executive Vice President |
| • Michael Romaniw | CFO |
| • Bob Paige | Senior Vice President |
| • Daniel Marinberg | Senior Vice President |
| • Johnny Crawford | Senior Vice President |
| • Jim McCulloch | Senior Vice President |
| • Vidette Pires | Vice President |
| • Buddy Norman | Vice President |
| • Paulette Hyder | Vice President |

SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a tower/antenna for cellular communication.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

Staff's recommended:

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

Applicant Requested:

3. TIME LIMIT: This specific use permit expires on ten years but is eligible for automatic renewal for additional ten-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property 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.)

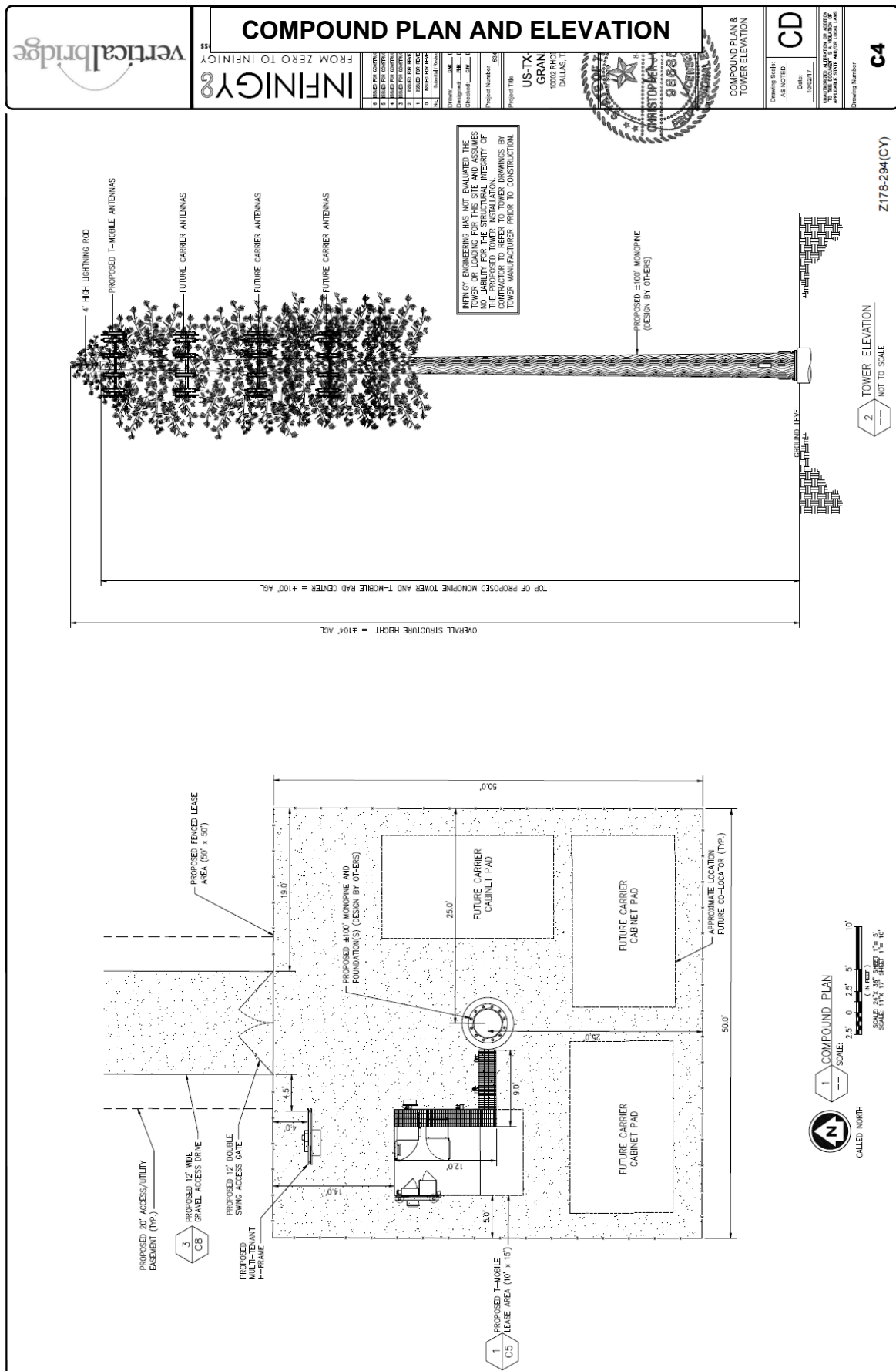
4. HEIGHT: The tower/antenna for cellular communication may not exceed 104 feet in height.

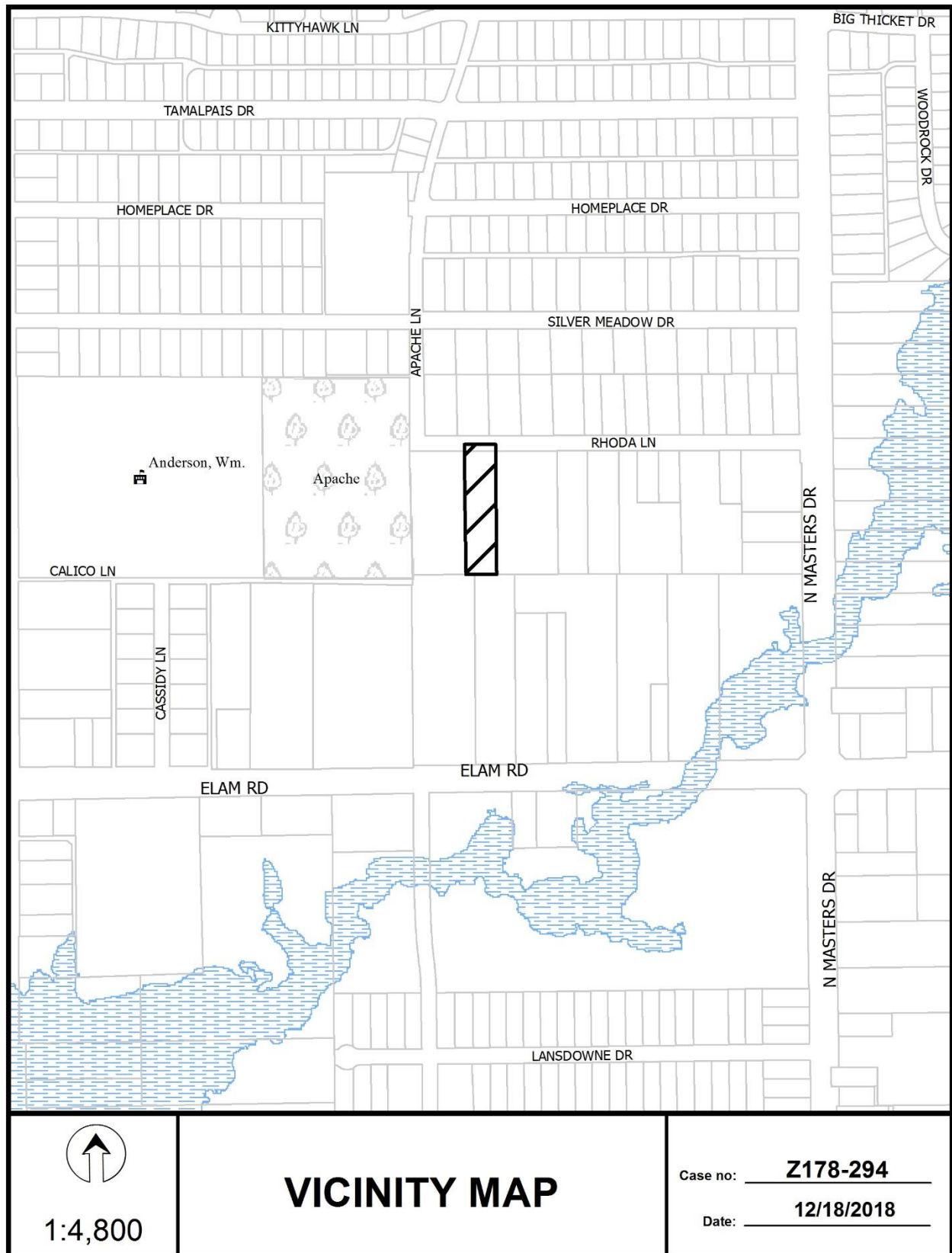
Staff's recommended:

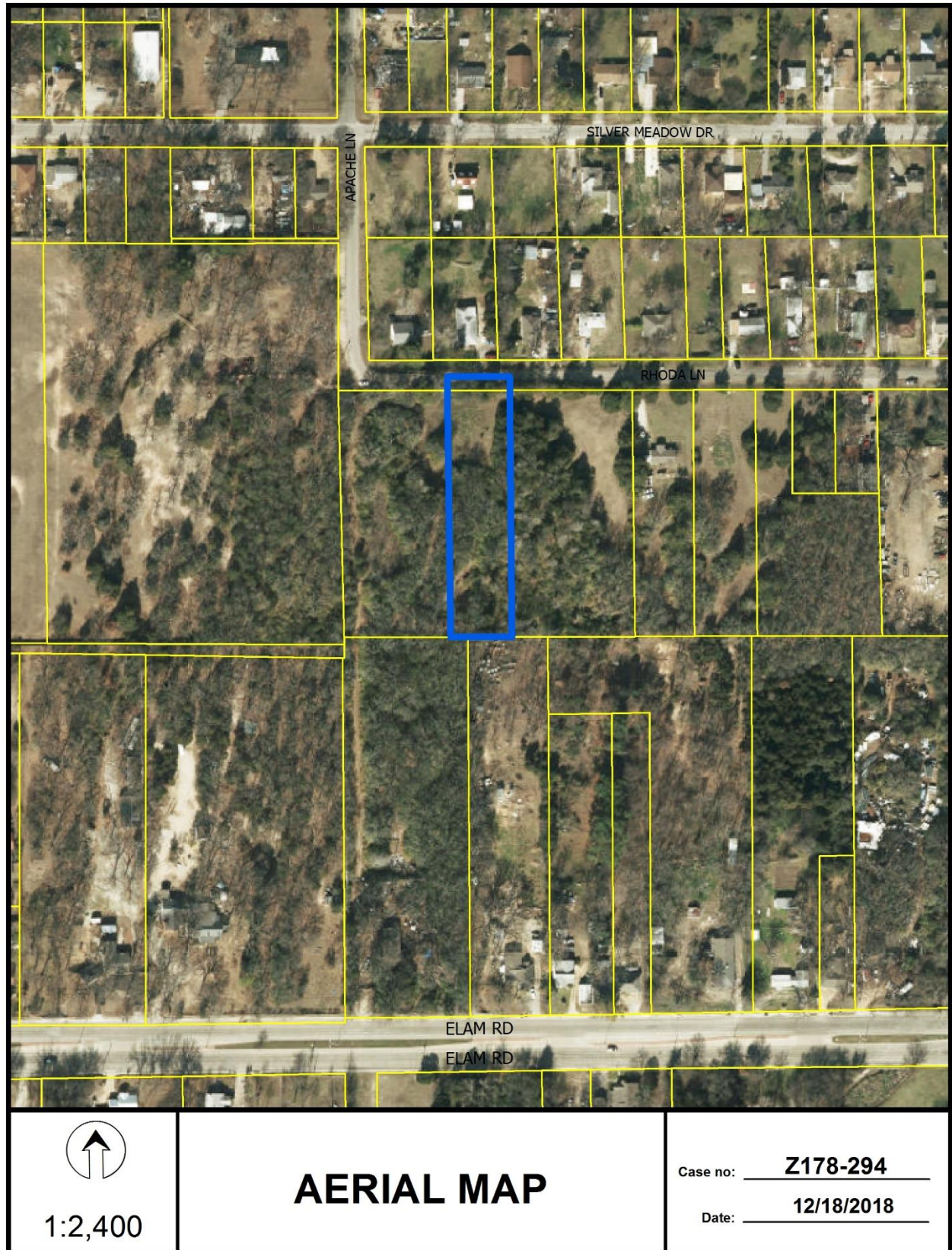
SCREENING: The lease area must be screened by an eight-foot-tall wooden fence and secured by an eight-foot-tall access gate in the location shown on the attached site plan.

5. SHARED USE WITH OTHER CARRIERS: Any tower/antenna for cellular communication over 65 feet in height must be constructed to support the antenna arrays for at least three other wireless communication carriers, and the tower/antenna for cellular communication must be made available to other carriers upon reasonable terms.
6. STEALTH DESIGN: The tower/antenna for cellular communication must be constructed with a stealth design with the platform concealed within the overall vertical design of the tower.
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.









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

The number '0' indicates City of Dallas Ownership

 <p>1:2,400</p>	<h2 style="margin: 0;">NOTIFICATION</h2> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="border: 1px solid black; padding: 2px 5px;">200'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="border: 1px solid black; padding: 2px 5px;">12</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	<p>Case no: Z178-294</p> <p>Date: 12/18/2018</p>
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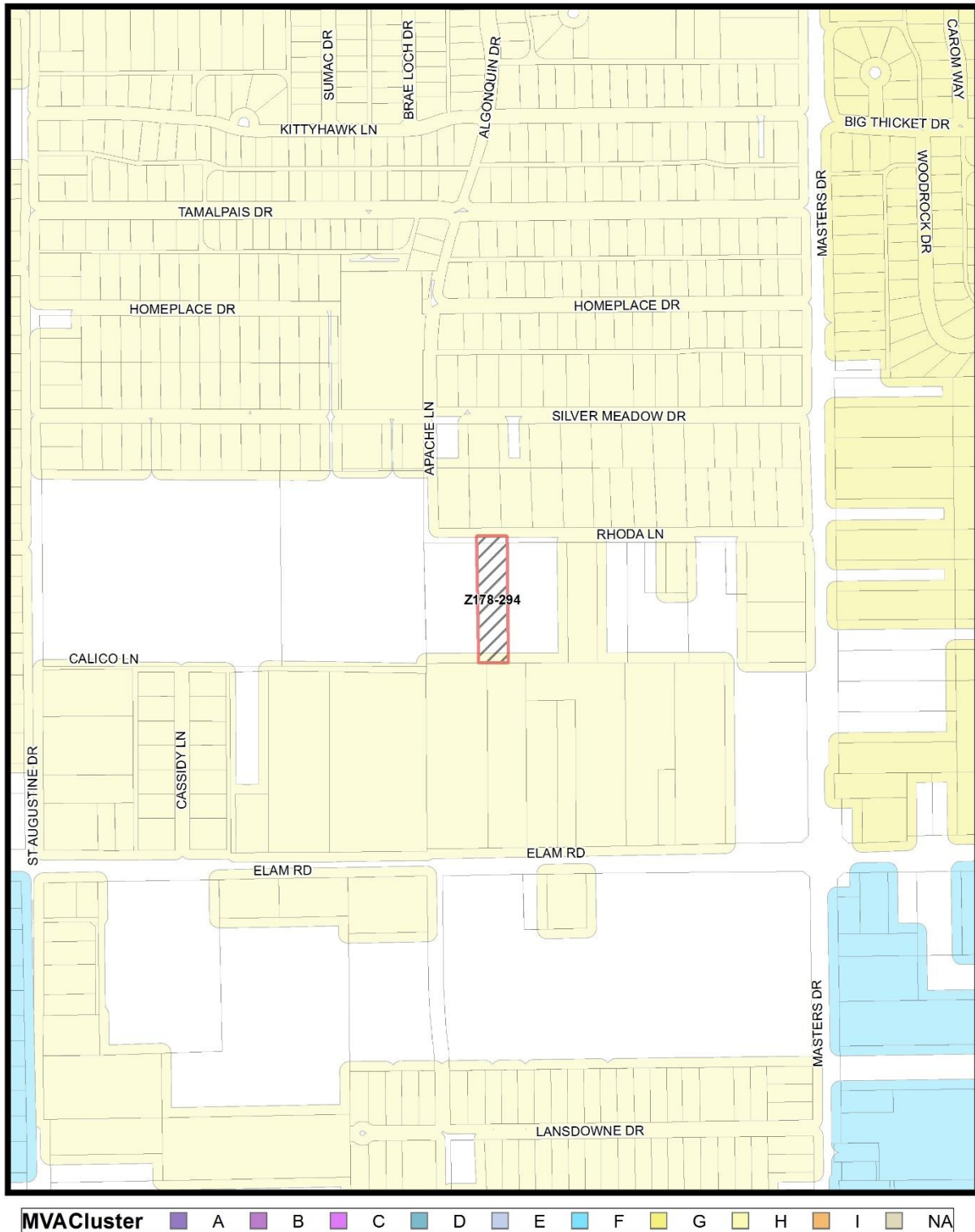
12/18/2018

Notification List of Property Owners

Z178-294

12 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10002 RHODA LN	GRANADO MACEDONIO H &
2	9819 ELAM RD	GONZALES NICOLAS & MARTINA
3	10009 ELAM RD	ALVAREZ JUAN FIDEL
4	9903 ELAM RD	GRANADO MACENDONIO H &
5	9927 ELAM RD	CARROLL LARRY DEAN
6	9923 ELAM RD	PEREZ CIRILA
7	10006 RHODA LN	HOUSE DEARL
8	10007 RHODA LN	SANGER MARCOS A
9	9931 RHODA LN	WATSON JERRY D
10	9923 RHODA LN	RESENDEZ JOSE &
11	9915 RHODA LN	SANTANA MARIO CRUZ
12	9907 RHODA LN	MA ST PARTNERS 6



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



Market Value Analysis

Printed Date: 12/18/2018

Memorandum



CITY OF DALLAS

DATE January 3, 2019

TO Gloria Tarpley, Chair and
City Plan Commissioners

SUBJECT City Plan Commission Authorized Hearing
On property generally bound by lots on both sides Llano Avenue, Skillman Street, the lots on both sides of Belmont Avenue (excluding the south side of Belmont Avenue between Greenville Avenue and Matilda Street), and Greenville Avenue

Commissioners Ridley, Rieves, and Jung request that the City Plan Commission authorize a public hearing to determine the proper zoning on property zoned Conservation District No. 12, the Belmont Addition Conservation District with Modified Delta Overlay No. 1 on a portion. Consideration is to be given to amending the development standards for driveway access and to allow for parking for accessory dwelling units. A map of the area to be considered is attached.

This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

A handwritten signature in blue ink that reads "Donna P. Moorman".

Donna Moorman, Chief Planner
Current Planning Division
Sustainable Development and Construction Department

Memorandum



CITY OF DALLAS

DATE December 13, 2018

TO Kris Sweckard, Director
Department of Sustainable Development and Construction

SUBJECT Request for Agenda Item for Authorized Hearing

We respectfully request that the following item be placed on the City Plan Commission agenda and advertised as required by Section 51A-4.701(a)(1) of the City of Dallas Development Code.

Consideration of authorizing a public hearing to determine the proper zoning on property zoned Conservation District No. 12, the Belmont Addition Conservation District with Modified Delta Overlay No. 1 on a portion, on property generally bound by lots on both sides Llano Avenue, Skillman Street, the lots on both sides of Belmont Avenue (excluding the south side of Belmont Avenue between Greenville Avenue and Matilda Street), and Greenville Avenue, and containing approximately 125 acres. Consideration is to be given to amending the development standards for driveway access and to allow for parking for accessory dwelling units. A map of the area to be considered is attached.

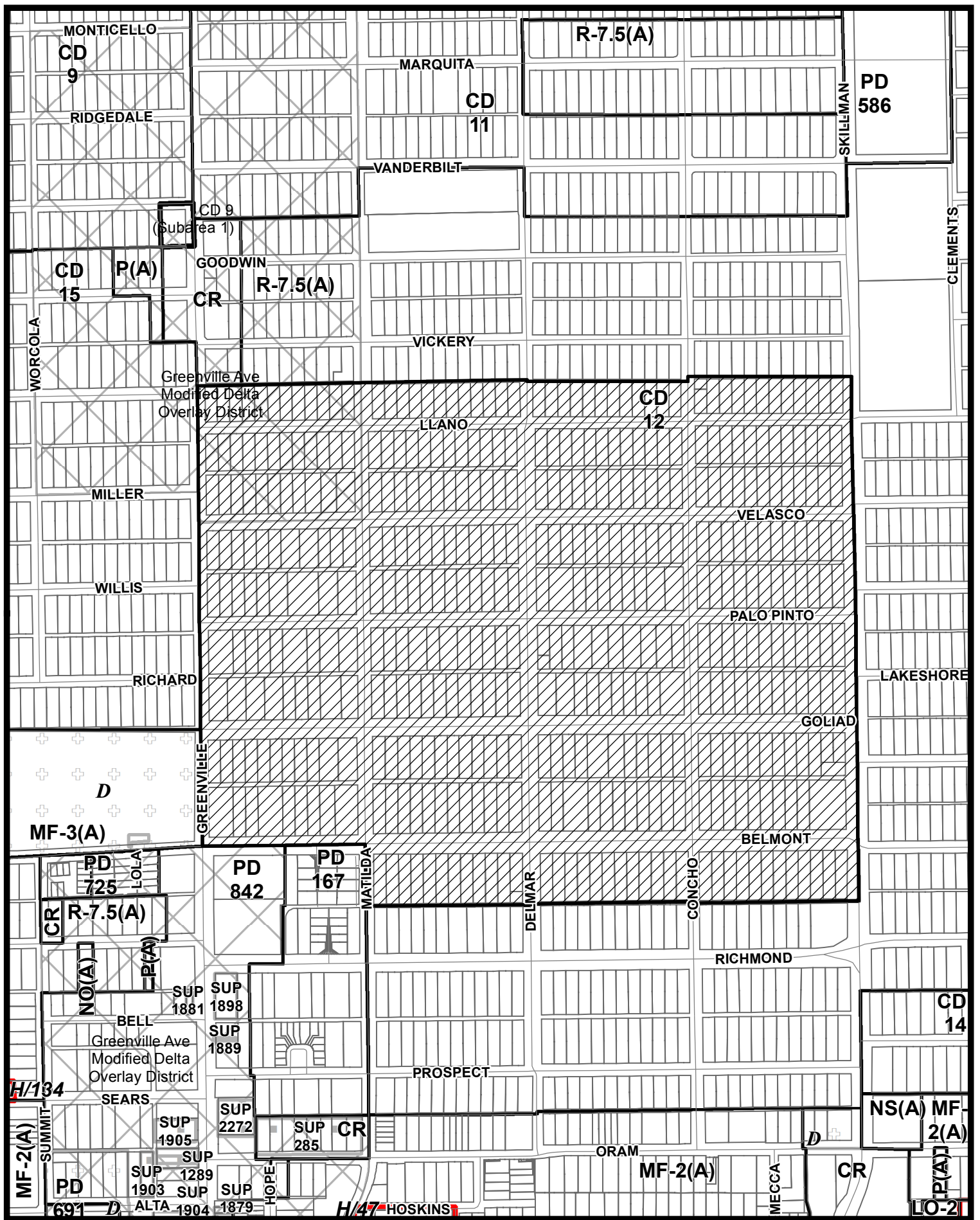
This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.


Paul Ridley, District 14 Commissioner


City Plan Commissioner


City Plan Commissioner

cc: Neva Dean, Assistant Director, Current Planning Division



1:6,000

Proposed Authorized Hearing
CD No. 12, Belmont Addition