CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, November 5, 2020
AGENDA

BRIEFINGS*:	(Videoconference)	10:30 a.m.
PUBLIC HEARING**:	(Videoconference)	1:30 p.m.

* The City Plan Commission may be briefed on any item on the agenda if it becomes necessary.
** The City Plan Commission meeting will be held by videoconference. Individuals who wish to speak in accordance with the City Plan Commission Rules of Procedure should contact the Sustainable Development and Construction Department at 214-670-4209 by 5:00 p.m. **Tuesday, November 3, 2020**. Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99 and bit.ly/cityofdallastv or YouTube.com/CityofDallasCityHall. The following videoconference link is available to the public to listen to the meeting WebEx link below:

https://dallascityhall.webex.com/dallascityhall/onstage/g.php?MTID=ec1a2faeb246d2013283abf85ab446410.

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

BRIEFINGS:

Subdivision Docket
Zoning Docket

PUBLIC TESTIMONY:

Waivers
Development Plans
Minutes

ACTION ITEMS:

Subdivision Docket — Planner: Sharmila Shrestha

Consent Items:

(1) **S201-500** (CC District 2)
An application to replat a 21.62-acre tract of land containing all of Lots 1A and 2 in City Block B/6055 to create one lot on property located at 1935 Medical District Drive, north of Stemmons Freeway/ Interstate Highway No. 35E.
Owner: Children's Medical Center of Dallas
Surveyor: Dunaway Associates, L.P.
Application Filed: October 8, 2020
Zoning: PD 882, PD 925
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(2) **S201-504** (CC District 7)
An application to create one 2.952-acre lot from a tract of land in City Block 6794 on property located on St. Augustine Road at Military Parkway, southeast corner.
Owner: Akram Abdul Alzoubi
Surveyor: Peiser & Mankin Surveying, LLC
Application Filed: October 8, 2020
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(3) **S201-505** (CC District 3)
An application to create one 22.0025-acre lot from a tract of land in City Block 8594 on property located on Ridge Center Drive, south of Lyndon B Johnson Freeway/ Interstate Highway No. 20.
Owner: Racetrac Petroleum, Inc.
Surveyor: Kimley-Horn and Assoc., Inc.
Application Filed: October 8, 2020
Zoning: PD 1036
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(4) **S201-506** (CC District 8)
An application to create one 30.1895-acre lot from a tract of land in City Block 8281 on property located on Cleveland Road, west of Al Lipscomb Way.
Owner: DLH Logistics, LLC
Surveyor: Kimley-Horn and Assoc., Inc.
Application Filed: October 8, 2020
Zoning: PD 761 (LI)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(5) **S201-508**
(CC District 2)

An application to create one 0.726-acre lot from a tract of land in City Block 4628 on property located on Cedar Springs Road, north of Inwood Road.
Owner: SRI Real Estate Properties, LLC
Surveyor: Spooner & Associates
Application Filed: October 9, 2020
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(6) **S201-509**
(CC District 1)

An application to replat a 0.982-acre tract of land containing all of Lots 3 and 4 in City Block A/6142 to create one lot on property located on Westmoreland Road, north of Fort Worth Avenue.
Owner: Pro Quick Lube
Surveyor: Jones/Carter
Application Filed: October 9, 2020
Zoning: PD 714 (Subdistrict 5)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(7) **S201-512**
(CC District 11)

An application to replat a 3.42-acre tract of land containing all of Lot 2A in City Block 4/7004 to create one 0.1168-acre lot and one 3.303-acre lot on property located on Southern Boulevard, west of Montfort Drive.
Owner: MPC Montfort, LP
Surveyor: Davis Land Surveying Co., Inc.
Application Filed: October 9, 2020
Zoning: PD 887 (Subdistrict 4A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

(8) **S201-501**
(CC District 12)

An application to replat a 10.208-acre tract of land containing all of Lot 1B in City Block T/8751 to create one lot and to add easements on property located on Kelly Boulevard at Timberglen Road, east of Timber Oaks Drive.
Owner: Carrollton-Farmers Branch ISD
Surveyor: 1519 Surveying, LLC
Application Filed: October 8, 2020
Zoning: TH-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(9) **S201-502**
(CC District 13)

An application to replat a 2.139-acre tract of land containing all of Lots 4 and 5 in City Block M/4982 to create one lot on property located on Watauga Road at Canyon Drive, southeast corner.
Owner: Christopher Bancroft
Surveyor: Rhodes Surveying
Application Filed: October 8, 2020
Zoning: PD 455 (Subdistrict A)
Staff Recommendation: **Denial.**

(10) **S201-503**
(CC District 4)

An application to replat a 0.2044-acre tract of land containing all of Lot 3 in City Block 2/4337 and part of City Block 4337 to create one lot on property located at 3816 Opal Avenue, southeast of Hudspeth Avenue.
Owner: City Wide Community Development Corporation
Surveyor: Sands Surveying Corporation
Application Filed: October 8, 2020
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(11) **S201-507**
(CC District 4)

An application to replat a 1.018-acre tract of land containing all of Lot 12 in City Block 28/4323 to create two 22,198 square foot lots on property located at 4119 Denley Drive, south of Fordham Street.
Owner: Brickman Homes & Construction, LLC
Surveyor: Salcedo Group, Inc.
Application Filed: October 8, 2020
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(12) **S201-510**
(CC District 9)

An application to replat a 3.926-acre tract of land containing all of Lots 2, 3, and 4 in City Block B/4406 to create one 43,562-square foot lot, one 58,883-square foot lot, and one 68,557-square foot lot on property located on Chapel Hill Road, at the terminus of Cathedral Drive.
Owners: Mark C. Holland, Patrick Thomas Perot
Surveyor: Winkelmann & Associates, Inc.
Application Filed: October 9, 2020
Zoning: R-1ac(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(13) **S201-511**
(CC District 6)

An application to replat a 3.865-acre tract of land containing part of Lots 1 and 2 in City Block 15/3976 to create one lot on property located on Fort Worth Avenue, east of Montclaire Avenue.
Owner: ADC Fort Worth, LLC
Surveyor: Pierce-Murray Land Solutions, LLC
Application Filed: October 9, 2020
Zoning: PD 714 (Subdistrict 2A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Street Name Change:

(14) **NC190-003**
(CC District 7)

An application to change South Lamar Street between Interstate 30 and South Central Expressway, to "Botham Jean Boulevard".
Applicant: City of Dallas
Application Filed: July 24, 2020
Notices Sent: 122 notices sent October 6, 2020
SRC Recommendation: **Approval.**
Staff Recommendation: **Approval.**

Miscellaneous Items:

W190-013
Neva Dean
(CC District 7)

An application for a waiver of the two-year waiting period to submit a zoning application on property zoned an R-7.5(A) Single Family District, on the north line of Interstate Highway 30, east of North Buckner Boulevard.
Staff Recommendation: **Denial.**
Applicant/Representative: Rob Baldwin, Baldwin Associates

D190-001(A)
Abraham Martinez
(CC District 10)

An application for a development plan and landscape plan on a portion of property zoned Subarea C within Planned Development District No. 758Southeast corner of Walnut Hill Lane and Skillman Street.
Staff Recommendation: **Approval.**
Applicant: GRI Lake Highlands, LLC
Representative: Sree Ravipati; Cumulus Design

Miscellaneous Items – Under Advisement:

D190-008
Abraham Martinez
(CC District 10)

An application for a development plan for a multifamily use on property zoned Subdistrict A and Subdistrict B within Planned Development District No. 758, on the north and south line of Whistle Stop Place, east of Wildcat Way.
Staff Recommendation: **Approval.**
Applicant: PC LH Land Partners, LP
Representative: Kiesha Kay, Masterplan
UA From: October 1, 2020 and October 15, 2020

Zoning Cases – Consent:

1. **Z190-186(AM)**
Abraham Martinez
(CC District 6)

An application for an amendment to and renewal of Specific Use Permit No. 1763 for a community service center use on property zoned an R-5(A) Single Family District, on the southeast corner of North Winnetka Avenue and Gallagher Street.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions.
Applicant: Robert Baldwin, Baldwin Planning

2. **Z190-338(LG)**
La'Kisha Girder
(CC District 2)

An application for an amendment to and an expansion of Subdistrict F within Planned Development Subdistrict No. 79 within Planned Development District No.193, the Oak Lawn Special Purpose District, on property zoned Planned Development Subdistrict No. 79 and an I-2 Industrial Subdistrict within Planned Development District No. 193, in an area generally bounded by North Harwood Street, Hunt Street, Harry Hines Boulevard and Randall Street, except for Lot 12 in Block 3/930.
Staff Recommendation: **Approval**, subject to a revised conceptual plan and conditions.
Applicant: Harwood International, Inc.
Representative: Richard Brown, rebZ Firm

3. **Z190-320(PD)**
Pamela Daniel
(CC District 3)

An application for a CR Community Retail District on property zoned an NS(A) Neighborhood Service District, on the southwest corner of Cockrell Hill Road and Red Bird Lane.
Staff Recommendation: **Approval.**
Applicant: Cockrell Hill Partners, Inc.
Representative: Peter Kavanagh, Zone Systems, Inc.

Zoning Cases – Under Advisement:

4. **Z190-308(PD)**
Pamela Daniel
(CC District 2)

An application for a Planned Development District for an LC Light Commercial Subdistrict uses on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southeast corner of Lemmon Avenue and Mahanna Street.
Staff Recommendation: **Denial.**
Applicant: 5033 Lemmon LP
Representative: Rob Baldwin, Baldwin Associates
UA From: October 15, 2020

5. **Z167-311(VP)**
Vasavi Pilla
(CC District 2)

A City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 317, the Cedars Area Special Purpose District, CA-1(A) Central Area District, and Planned Development District No. 715 with consideration to be given to expanding Planned Development District No. 317 on property zoned CA-1(A) Central Area District, and Planned Development District No. 715 and amending zoning regulations including use, development standards, and other appropriate regulations of Planned Development District No. 317, in an area generally bound by Interstate Highway 45, the DART Rail right-of-way, the Union Pacific Railroad right-of-way, the northwestern side of Interstate Highway 30 from Union Pacific Railroad to Griffin Street, Canton Street between Griffin Street and Ervay Street, Ervay Street, the northern border of the Interstate Highway 30 right-of-way between Ervay Street and St. Paul Street, and Interstate Highway 30.
Staff Recommendation: **Approval** of amendments to Planned Development District No. 317, subject to conditions; and **no change** to Planned Development District No. 715 and CA-1 (A) Central Area District properties.
Bus Tour Date: November 7, 2019.
UA From: February 6, 2020, March 26, 2020, May 21, 2020, July 23, 2020, August 20, 2020, September 3, 2020 and October 15, 2020

6. **Z190-229(CT)**
Carlos Talison
(CC District 6)

An application for an amendment to and an expansion of Planned Development District No. 774 on property zoned Planned Development District No. 774 and an IM Industrial Manufacturing District with Specific Use Permit No. 1203 for a government installation other than listed to be used as a medium security county jail on the southwest corner of North Riverfront Boulevard and Continental Avenue.
Staff Recommendation: **Approval**, subject to a conceptual plan, development plan for Blocks A and B, and staff's recommended conditions.
Applicant: 505 Riverfront, Ltd., Columbus Realty Partners, Ltd, Technically Scottish I, Ltd., Tribox Real Estate, LLC
Representative: Laura Morrison & Tommy Mann, Winstead PC
UA From: October 15, 2020

7. **Z190-283(CT)** Carlos Talison (CC District 14)

An application for 1) a D-1 Liquor Control Overlay; and 2) a Specific Use Permit for the sale of acholic beverages in conjunction with a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 859 with an H/128 Historical Overlay for the Junius Heights Historic District and a D Liquor Control Overlay, on the southeast line of Junius Street, between North Henderson Avenue and the terminus of Dumas Street.
Staff Recommendation: **Approval** of a D-1 Liquor Control Overlay; and **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service for a two-year period, subject to site plan and conditions.
Applicant: Dale Wootton
UA From: October 15, 2020

8. **Z190-290(LG)** La'Kisha Girder (CC District 14)

An application for an O-2 Office Subdistrict on property zoned an MF-2 Multiple-Family Subdistrict with deed restrictions volunteered by the applicant within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northeast corner of Rawlins Street and north of Knight Street.
Staff Recommendation: **Denial.**
Applicant: Ron Watterson & Michael Sambogna
Representative: Audra Buckley, Permitted Development
UA From: September 17, 2020 and October 1, 2020.

9. **Z190-182(AU)** Andreea Udrea (CC District 13)

An application for an MU-3 Mixed Use District on property zoned a GO(A) General Office District, on the northeast corner of North Central Expressway and Midtown Boulevard.
Staff Recommendation: **Approval.**
Applicant: Pillar Commercial
Representative: Tony Anderson – Signtastic II
UA From: September 3, 2020 and October 1, 2020

10. **Z190-230(AU)** Andreea Udrea (CC District 13)

An application for a P(A) Parking District on property zoned an R-16(A) Single Family District and an MF-2(A) Multifamily District, on the east line of Inwood Road, north of Lovers Lane.
Staff Recommendation: **Denial.**
Applicant: Intercity Investment Properties, Inc.
Representative: Dallas Cothrum, Masterplan
UA From: October 1, 2020

Zoning Cases – Individual:

11. **Z190-121(AU)** Andreea Udrea (CC District 5)
An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less use on property zoned Subdistrict 2 within Planned Development District No. 535, the C. F. Hawn Special Purpose District No. 3, with a D-1 Liquor Control Overlay, on the northeast corner of South St. Augustine Drive and C. F. Hawn Freeway.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and staff's recommended conditions.
Applicant: SAI Bhari Inc.
Representative: Ryan Hughes, Griffith Firm PLLC

12. **Z190-108(AU)** Andreea Udrea (CC District 9)
An application to amend Planned Development District No. 79 to update to CR Community Retail District regulations, on the southeast corner of East Mockingbird Lane and Abrams Road.
Staff Recommendation: **Approval**, subject to a revised development plan, revised landscape plan and staff's recommended conditions.
Applicant: Bristol Holds LLC, Mockingbird Square LTD, Riverbend Real Estate Group LLC
Representative: Rob Baldwin, Baldwin Associates

13. **Z190-237(CT)** Carlos Talison (CC District 2)
An application to create a new subdistrict to allow for MF-2(A) Multifamily District uses within Subarea 9 within Planned Development District No. 298 on property on the north, west, and south corners of Burlew Street and Scurry Street.
Staff Recommendation: **Approval**, subject to staff's conditions.
Applicant: Scurry Partners, LLC, One Mad Ox
Representative: Rob Baldwin, Baldwin Associates

14. **Z190-173(PD)** Pamela Daniel (CC District 1)
An application for a Specific Use Permit for an auto service center on property zoned Subdistrict 5 within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District for mixed uses, on the east side of North Westmoreland Road, northwest of Fort Worth Avenue.
Staff Recommendation: **Approval** for a five-year period, subject to a site plan and conditions.
Applicant: Pro Quick Lube
Representative: Rob Baldwin, Baldwin Associates

15. **Z190-158(PD)** Pamela Daniel (CC District 6)
An application for a Planned Development District for office and mixed uses on property zoned an IR Industrial Research District, on the northeast corner of Gulden Lane and Singleton Boulevard.
Staff Recommendation: **Approval**, subject to a revised development plan, a revised streetscape exhibit, and staff's recommended conditions.
Applicant: West Dallas Investments, L.P.
Representative: Laura Hoffman & Tommy Mann, Winstead PC

16. **Z190-180(PD)** Pamela Daniel (CC District 6)
An application for a Planned Development District for a GO General Office District and mixed uses on property zoned an R-5(A) Single Family District, an IR Industrial Research District, and a CS Commercial Service District, on the north side of Singleton Boulevard, between Bataan Street and Herbert Street.
Staff Recommendation: **Denial.**
Applicant: West Dallas Investments, L.P.
Representative: Laura Hoffman & Tommy Man, Winstead PC

17. **Z190-315(LG)** La'Kisha Girder (CC District 2)
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 north line of Empire Central, west of Harry Hines Boulevard.
Staff Recommendation: **Denial.**
Applicant: Vibrio Properties I LP
Representative: Dallas Cothrum, Masterplan

Other Matters:

Minutes: October 15, 2020

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, November 5, 2020

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, November 5, via videoconference, at 8:45 a.m., to consider (1) **DCA190-002** - Consideration of amending off-street parking and loading requirements in Chapters 51 and 51A of the Dallas Development Code. The public may attend the meeting via the videoconference link: http://bit.ly/ZOAC110520

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

EXECUTIVE SESSION NOTICE

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

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

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

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

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

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

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

7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex. Govt. Code §551.089]

Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2020**

FILE NUMBER: S201-500 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: 1935 Medical District Drive, north of Stemmons Freeway/ Interstate Highway No. 35E

DATE FILED: October 8, 2020 **ZONING:** PD 882 & PD 925

PD LINK: http://www.dallascityattorney.com/51P/Articles%20Supp%2034/Article%20882.pdf

http://www.dallascityattorney.com/51P/Articles%20Supp%2038/ARTICLE%20925.pdf

CITY COUNCIL DISTRICT: 2 **SIZE OF REQUEST:** 21.62-acres **MAPSCO:** 34X,34Y

OWNER: Children's Medical Center of Dallas

REQUEST: An application to replat a 21.62-acre tract of land containing all of Lots 1A and 2 in City Block B/6055 to create one lot on property located at 1935 Medical District Drive, north of Stemmons Freeway/ Interstate Highway No. 35E.

SUBDIVISION HISTORY:

1. S189-310 was a request northeast of the present request to replat a 3.083-acre tract of land containing all of Lot 1C in City Block 5745 to create one 1.366-acre lot, and one 1.718-acre lot on property located on Harry Hines Boulevard, south of Medical District Drive. The request was approved October 3, 2019 but has not been recorded. Phase one S189-310A was submitted but has not been recorded.

2. S178-277 was a request northeast of the present request to replat a 6.872-acre tract of land containing all of Lot 1 in City Block 5745 to create 4 lots ranging in size from 0.8609-acre to 3.083 on property located on Kendall Drive at Harry Hines Boulevard, north corner. The request was approved August 16, 2018 and recorded September 4, 2019. Amending plat minor S178-277APM was submitted and recorded September 26, 2019. Amending plat minor S178-277APM2 was submitted but has not been recorded.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 882 and PD 925; 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, 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. Prior to submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.

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

12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in 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).

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

14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval." Section 51A-8.611(e).

15. On the final plat, dedicate 50 feet of right-of-way from the established center line of Medical District Drive. Section *51A 8.602(c).*

16. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)."

17. Prior to the final plat submittal, coordination with Public Works (Project Manager: Cecelia Rutherford) may be required regarding Project: PB06U795 on Medical District Drive.

18. Location is in the Hampton-Oak Lawn Sump. Water Surface Elevation (WSE)=402.5. All construction for any proposed development must be above the WSE. Any improvement proposed in the areas where the existing elevation is below the WSE requires a fill permit applied for and approved by DWU Floodplain Management Department. A minimum finish floor elevation for those areas will have to be established during the process.

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

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

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

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

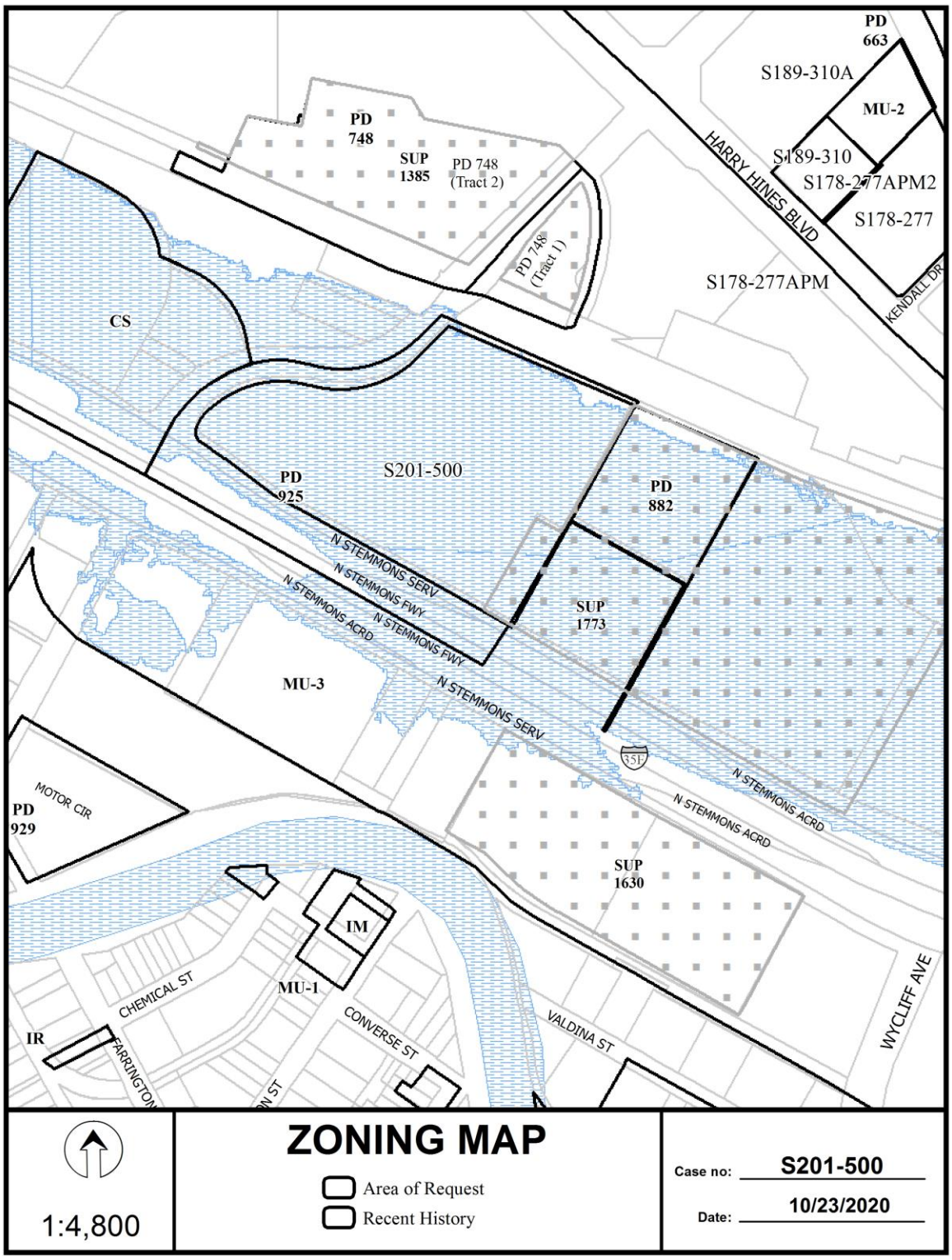
24. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum Dallas Water Utility easement size 20’ for one utility and 25’ for both water and sewer. Larger diameter or deeper mains may require additional width.

25. Prior to final plat submittal, ensure that any improvements located in the right-of-way along Stemmons Freeway have been licensed. Provide Real Estate division to confirm.

26. On the final plat, change “Medical District Drive” to “Medical District Drive (F.K.A. Motor Street)” per Ordinance 26947. Section 51A-8.403(a)(1)(A)(xii)

27. On the final plat, change “Interstate Highway 35E (North Stemmons Freeway)” to “Stemmons Freeway/ Interstate Highway No. 35E”. Section 51A-8.403(a)(1)(A)(xii)

28. On the final plat, identify the property as Lot 1B in City Block B/6055. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


PD 663
S189-310A
MU-2
S189-310
S178-277APM2
S178-277
HARRY HINES BLVD
KENDALL DR
PD 748
SUP 1385
PD 748 (Tract 2)
PD 748 (Tract 1)
S178-277APM
CS
S201-500
PD 925
PD 882
N STEMMONS SERV
N STEMMONS FWY
N STEMMONS ACRD
SUP 1773
MU-3
351
PD 929
MOTOR CIR
SUP 1630
IM
MU-1
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ZONING MAP
Area of Request
Recent History
1:4,800
Case no: S201-500
Date: 10/23/2020

S189-310S189-310A
S178-277APM
S178-277APM2
S178-277
S201-500
HARRY HINES BLVD
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SOUTHWESTERN MEDICAL AVE
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FARRINGTON
BRAMPTON ST
VALDINA ST
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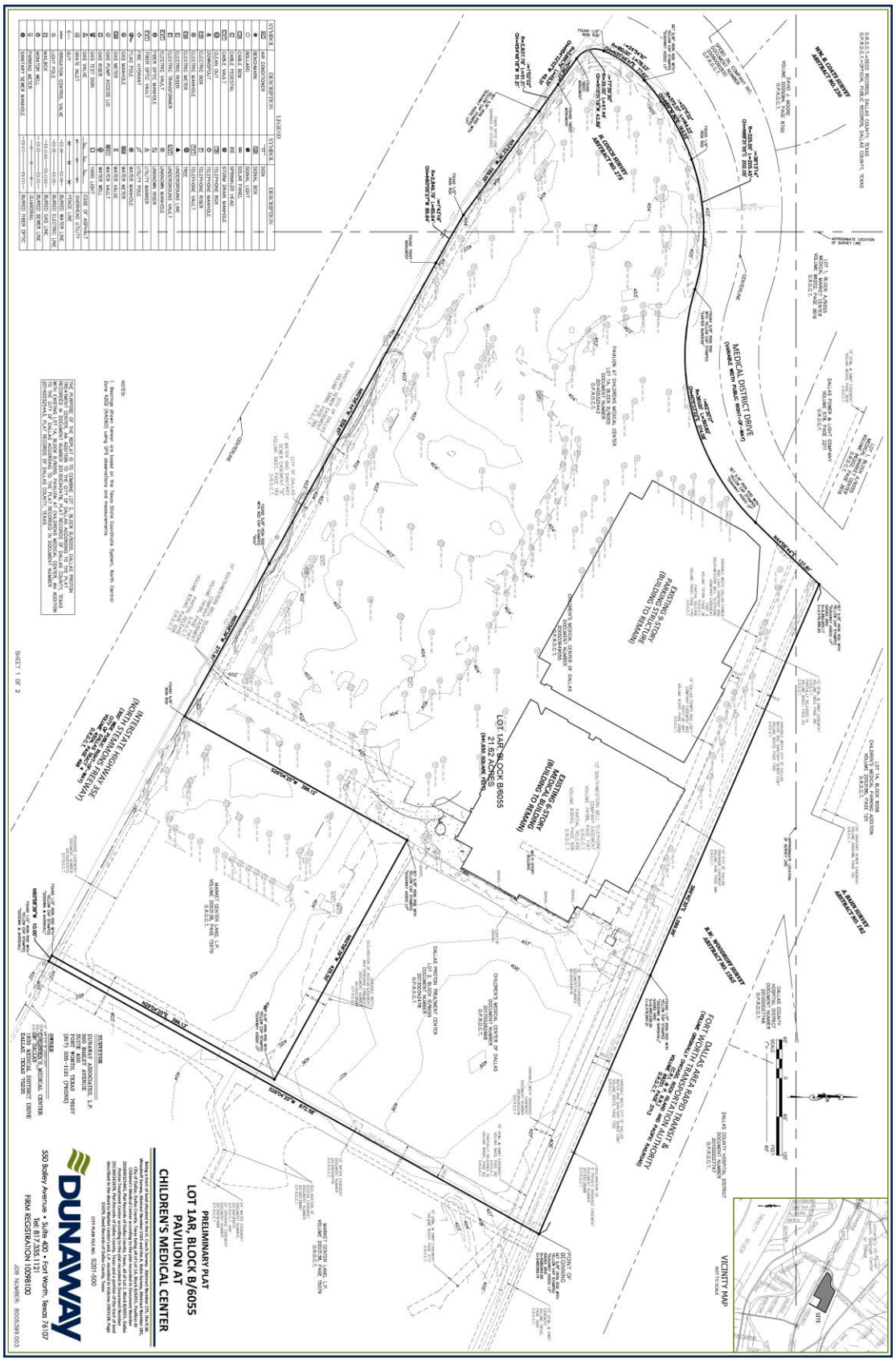
1:4,800
AERIAL MAP
Area of Request
Recent History
Case no: S201-500
Date: 10/26/2020


PRELIMINARY PLAT
LOT 1AR, BLOCK B/6055
PAVILION AT
CHILDREN'S MEDICAL CENTER
DUNAWAY
350 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
FIRM REGISTRATION: 100980-00
JOB NUMBER: 80053.89.003
MEDICAL DISTRICT DRIVE
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
LOT 14R, BLOCK B/6055
21.62 ACRES
(941,650 SQUARE FEET)
DALLAS AREA RAPID TRANSIT & TRINITY RAILWAY EXPRESS
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
FORT WORTH
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
INTERSTATE HIGHWAY 35E
(NORTH STEMMONS FREEWAY)
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
VICINITY MAP
SITE
SHEET 1 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

BEING a tract of land situated in the City of Dallas, Dallas County, Texas, and in the A. Bolton Survey, Abstract Number 1582, the A.W. Woodard Survey, Abstract Number 1581, the A.B. Woodard Survey, Abstract Number 1582, City of Dallas, Dallas County, Texas Map of Subdivision of Block 1 of Block 1/6055 Dallas Medical Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 2001250, Page 3274, Deed Records of Dallas County, Texas, and all of Lot 2, Block B/6055, Dallas Medical Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 2001250, Page 3274, Deed Records of Dallas County, Texas, and all of Lot 1, Block B/6055,

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2020**

FILE NUMBER: S201-504 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: St. Augustine Road at Military Parkway, southeast corner

DATE FILED: October 8, 2020 **ZONING:** CR

CITY COUNCIL DISTRICT: 7 **SIZE OF REQUEST:** 2.952-acres **MAPSCO:** 49T

OWNER: Akram Abdul Alzoubi

REQUEST: An application to create one 2.952-acre lot from a tract of land in City Block 6794 on property located on St. Augustine Road at Military Parkway, 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 CR Community Retail District; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure, new or existing, 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. Prior to submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.

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

12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in 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).

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

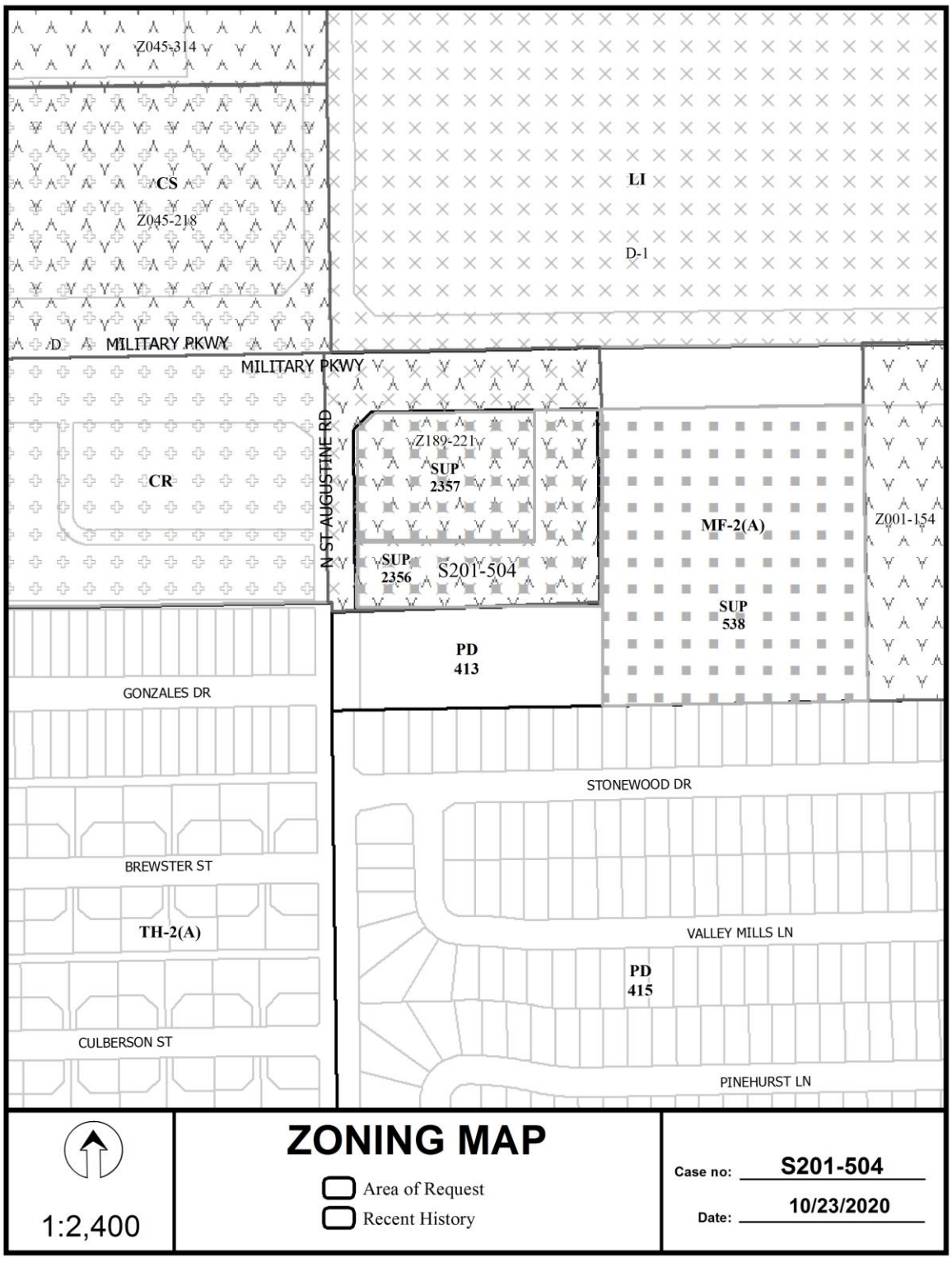
14. Place a note on the final plat stating “Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval.” Section 51A-8.611(e).

15. 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.

16. 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.

17. On the final plat, change “Gonzalez Drive” to “Gonzales Drive”. Section 51A-8.403(a)(1)(A)(xii)

18. On the final plat, identify the property as Lot 2 in City Block A/6794. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).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MILITARY PKWY
N ST AUGUSTINE RD
CR
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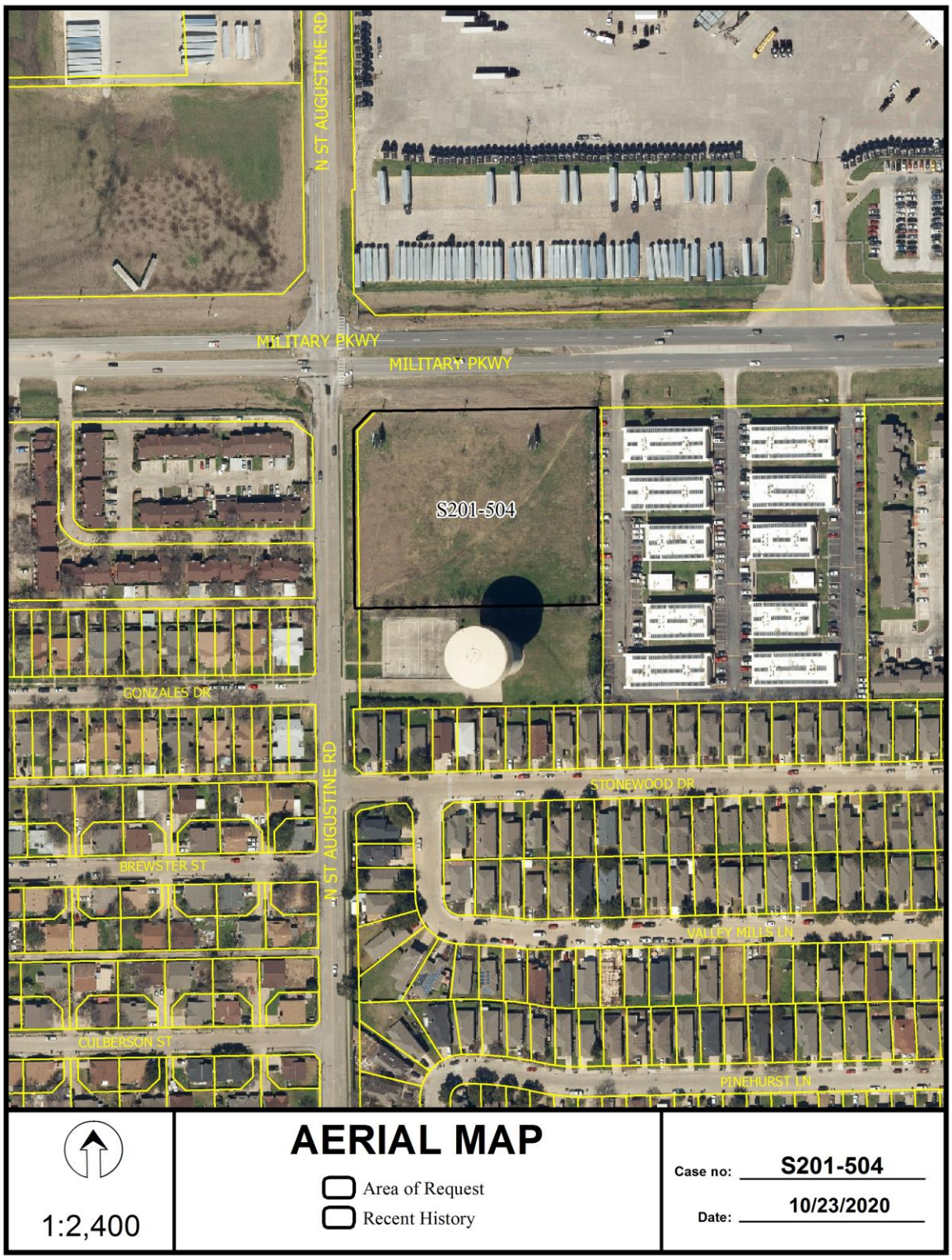
SUP 2357
SUP 2356
S201-504
MF-2(A)
Z001-154
SUP 538
PD 413
GONZALES DR
STONEWOOD DR
BREWSTER ST
TH-2(A)
VALLEY MILLS LN
PD 415
CULBERSON ST
PINEHURST LN
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S201-504
Date: 10/23/2020



1:2,400

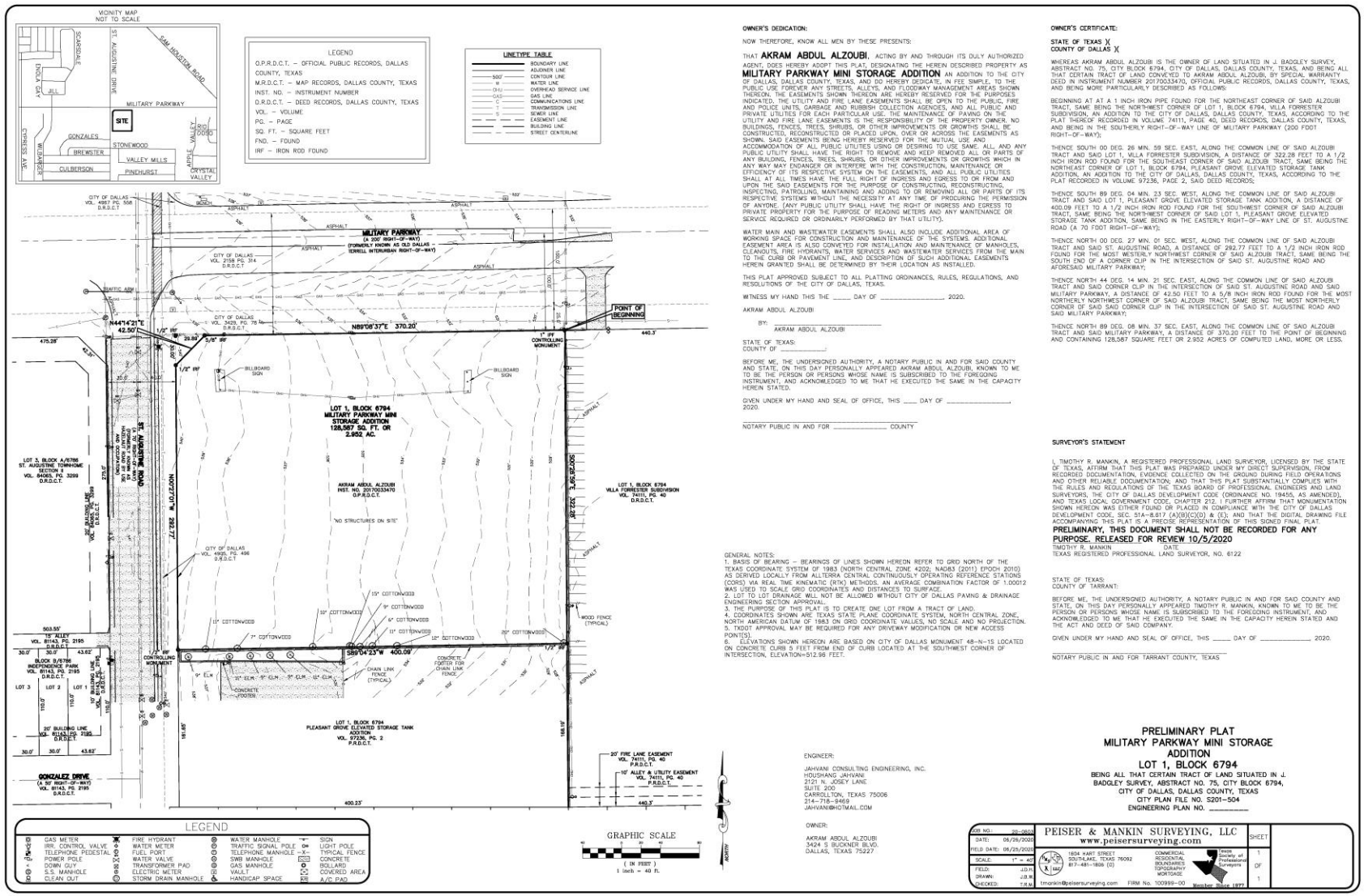
AERIAL MAP

Area of Request

Recent History

Case no: S201-504

Date: 10/23/2020



OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

WITNESS MY HAND THIS THE _____ DAY OF _____, 2020.

AKRAM ABDUL ALZOUBI

BY: _____
AKRAM ABDUL ALZOUBI

STATE OF TEXAS:
COUNTY OF _____:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED AKRAM ABDUL ALZOUBI, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2020.

_____
NOTARY PUBLIC IN AND FOR _____ COUNTY

OWNER'S CERTIFICATE:

STATE OF TEXAS)(
COUNTY OF DALLAS)(

WHEREAS AKRAM ABDUL ALZOUBI IS THE OWNER OF LAND SITUATED IN J. BADGLEY SURVEY, ABSTRACT NO. 75, CITY BLOCK 6794, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED TO AKRAM ABDUL ALZOUBI, BY SPECIAL WARRANTY DEED IN INSTRUMENT NUMBER 20170033470, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AT A 1 INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF SAID ALZOUBI TRACT, SAME BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 6794, VILLA FORRESTER SUBDIVISION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 74111, PAGE 40, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING IN THE SOUTHERLY RIGHT-OF-WAY LINE OF MILITARY PARKWAY (200 FOOT RIGHT-OF-WAY);

THENCE SOUTH 00 DEG. 26 MIN. 59 SEC. EAST, ALONG THE COMMON LINE OF SAID ALZOUBI TRACT AND SAID LOT 1, VILLA FORRESTER SUBDIVISION, A DISTANCE OF 322.28 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID ALZOUBI TRACT, SAME BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 6794, PLEASANT GROVE ELEVATED STORAGE TANK ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 97236, PAGE 2, SAID DEED RECORDS;

THENCE SOUTH 89 DEG. 04 MIN. 23 SEC. WEST, ALONG THE COMMON LINE OF SAID ALZOUBI TRACT AND SAID LOT 1, PLEASANT GROVE ELEVATED STORAGE TANK ADDITION, A DISTANCE OF 400.09 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID ALZOUBI TRACT, SAME BEING THE NORTHWEST CORNER OF SAID LOT 1, PLEASANT GROVE ELEVATED STORAGE TANK ADDITION, SAME BEING IN THE EASTERLY RIGHT-OF-WAY LINE OF ST. AUGUSTINE ROAD (A 70 FOOT RIGHT-OF-WAY);

THENCE NORTH 00 DEG. 27 MIN. 01 SEC. WEST, ALONG THE COMMON LINE OF SAID ALZOUBI TRACT AND SAID ST. AUGUSTINE ROAD, A DISTANCE OF 282.77 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE MOST WESTERLY NORTHWEST CORNER OF SAID ALZOUBI TRACT, SAME BEING THE SOUTH END OF A CORNER CLIP IN THE INTERSECTION OF SAID ST. AUGUSTINE ROAD AND AFORESAID MILITARY PARKWAY;

THENCE NORTH 44 DEG. 14 MIN. 21 SEC. EAST, ALONG THE COMMON LINE OF SAID ALZOUBI TRACT AND SAID CORNER CLIP IN THE INTERSECTION OF SAID ST. AUGUSTINE ROAD AND SAID MILITARY PARKWAY, A DISTANCE OF 42.50 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE MOST NORTHERLY NORTHWEST CORNER OF SAID ALZOUBI TRACT, SAME BEING THE MOST NORTHERLY CORNER OF SAID SAID CORNER CLIP IN THE INTERSECTION OF SAID ST. AUGUSTINE ROAD AND SAID MILITARY PARKWAY;

THENCE NORTH 89 DEG. 08 MIN. 37 SEC. EAST, ALONG THE COMMON LINE OF SAID ALZOUBI TRACT AND SAID MILITARY PARKWAY, A DISTANCE OF 370.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 128,587 SQUARE FEET OR 2.952 ACRES OF COMPUTED LAND, MORE OR LESS.

SURVEYOR'S STATEMENT

I, TIMOTHY R. MANKIN, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE CITY OF DALLAS DEVELOPMENT CODE (ORDINANCE NO. 19455, AS AMENDED), AND TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212. I FURTHER AFFIRM THAT MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED IN COMPLIANCE WITH THE CITY OF DALLAS DEVELOPMENT CODE, SEC. 51A–8.617 (A)(B)(C)(D) & (E); AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. RELEASED FOR REVIEW 10/5/2020

TIMOTHY R. MANKIN DATE:
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6122

STATE OF TEXAS:
COUNTY OF TARRANT:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TIMOTHY R. MANKIN, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2020.

_____
NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

GENERAL NOTES:
1. BASIS OF BEARING – BEARINGS OF LINES SHOWN HEREON REFER TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83 (2011) EPOCH 2010) AS DERIVED LOCALLY FROM ALLTERRA CENTRAL CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) METHODS. AN AVERAGE COMBINATION FACTOR OF 1.00012 WAS USED TO SCALE GRID COORDINATES AND DISTANCES TO SURFACE.
2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
3. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM A TRACT OF LAND.
4. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
5. TXDOT APPROVAL MAY BE REQUIRED FOR ANY DRIVEWAY MODIFICATION OR NEW ACCESS POINT(S).
6. ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF DALLAS MONUMENT 48–N–15 LOCATED ON CONCRETE CURB 5 FEET FROM END OF CURB LOCATED AT THE SOUTHWEST CORNER OF INTERSECTION, ELEVATION=512.96 FEET.

ENGINEER:

JAHVANI CONSULTING ENGINEERING, INC.
HOUSHANG JAHVANI
2121 N. JOSEY LANE
SUITE 200
CARROLLTON, TEXAS 75006
214–718–9469
JAHVANI@HOTMAIL.COM

OWNER:

AKRAM ABDUL ALZOUBI
3424 S BUCKNER BLVD.
DALLAS, TEXAS 75227

PRELIMINARY PLAT
MILITARY PARKWAY MINI STORAGE ADDITION
LOT 1, BLOCK 6794

BEING ALL THAT CERTAIN TRACT OF LAND SITUATED IN J. BADGLEY SURVEY, ABSTRACT NO. 75, CITY BLOCK 6794, CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S201–504
ENGINEERING PLAN NO. _____

JOB NO.:	20-0800
DATE:	06/26/2020
FIELD DATE:	06/25/2020
SCALE:	1" = 40'
FIELD:	J.D.T.
DRAWN:	J.B.R.
CHECKED:	T.R.M.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com
1904 HART STREET
SOUTHLAKE, TEXAS 76092
817-481-1808 (O)
tmankin@peisersurveying.com
FIRM No. 100999-00
Texas Society of Professional Surveyors
COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE
Member Since 1972

SHEET 1 OF 1

S201-504

2(e)

City Plan Commission Date: 11/5/2020

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2020**

FILE NUMBER: S201-505 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: Ridge Center Drive, south of Lyndon B Johnson Freeway/ Interstate Highway No. 20

DATE FILED: October 8, 2020 **ZONING:** PD 1036

PD LINK: currently not available

CITY COUNCIL DISTRICT: 3 **SIZE OF REQUEST:** 22.0025-acres **MAPSCO:** 61B-V

OWNER: Racetrac Petroleum, Inc.

REQUEST: An application to create one 22.0025-acre lot from a tract of land in City Block 8594 on property located on Ridge Center Drive, south of Lyndon B Johnson Freeway/ Interstate Highway No. 20.

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 PD 1036; 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, 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. Prior to submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.

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

12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in 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).

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

14. Place a note on the final plat stating “Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval.” Section 51A-8.611(e).

15. Provide Right–Of-Way, design and construction for a deceleration/acceleration Lane if the Traffic Impact Study (TIS) justifies this need.

16. On the final plat, add the note: “TxDOT approval may be required for any driveway modification or new access point(s).”

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

18. On the final plat, dedicate street easement in fee simple.

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

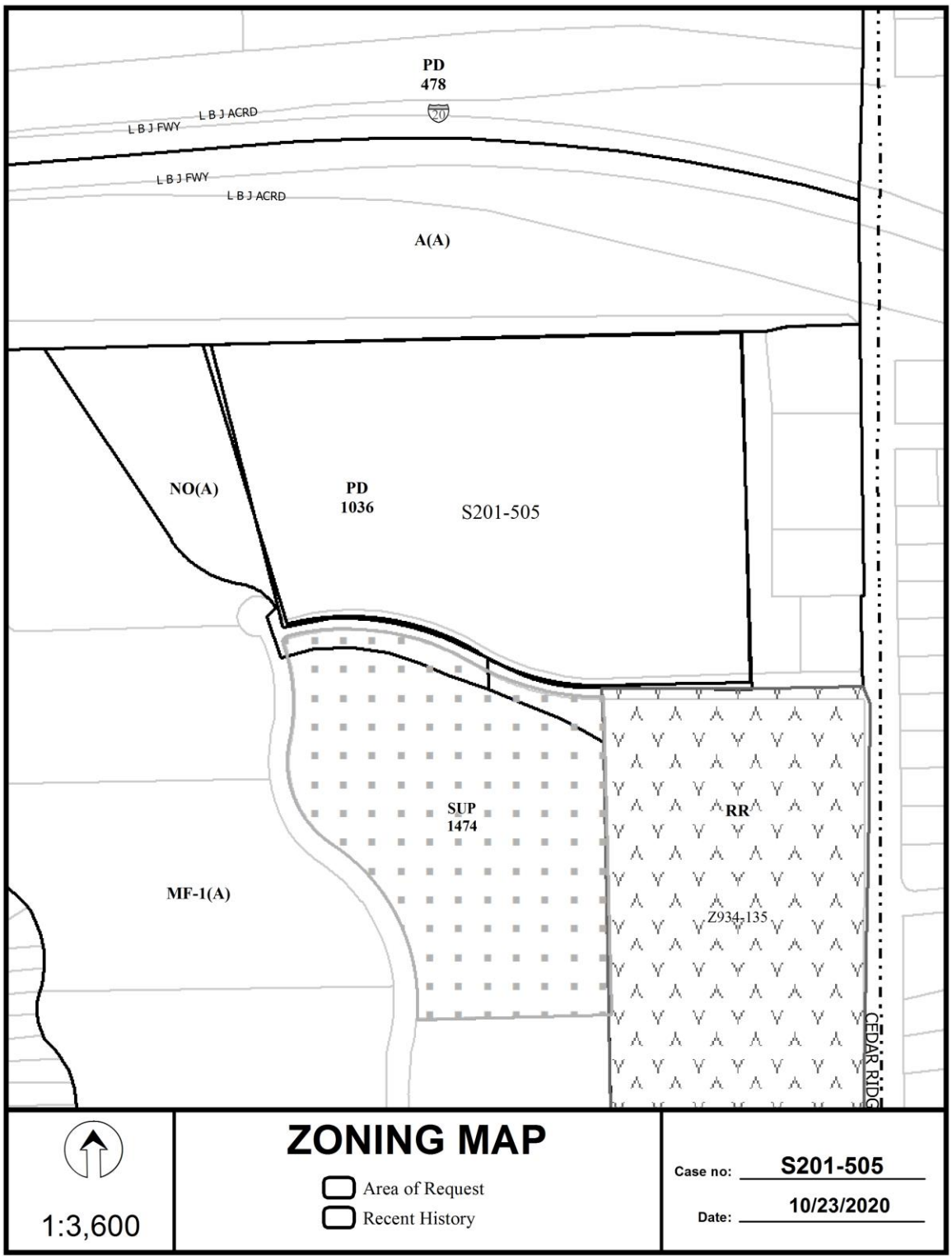
20. Water and wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

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

22. Prior to final plat submittal, verify Ridge Center Drive does not require a right-of-way abandonment.

23. On the final plat, change “Interstate Highway 20” to “Lyndon B Johnson Freeway/ Interstate Highway No. 20”. Section 51A-8.403(a)(1)(A)(xii)

24. On the final plat, identify the property as Lot 1 in City Block B/8593. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).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L B J ACRD
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Z934-135
CEDAR RIDG
ZONING MAP
Area of Request
Recent History
1:3,600
Case no: S201-505
Date: 10/23/2020

1:3,600

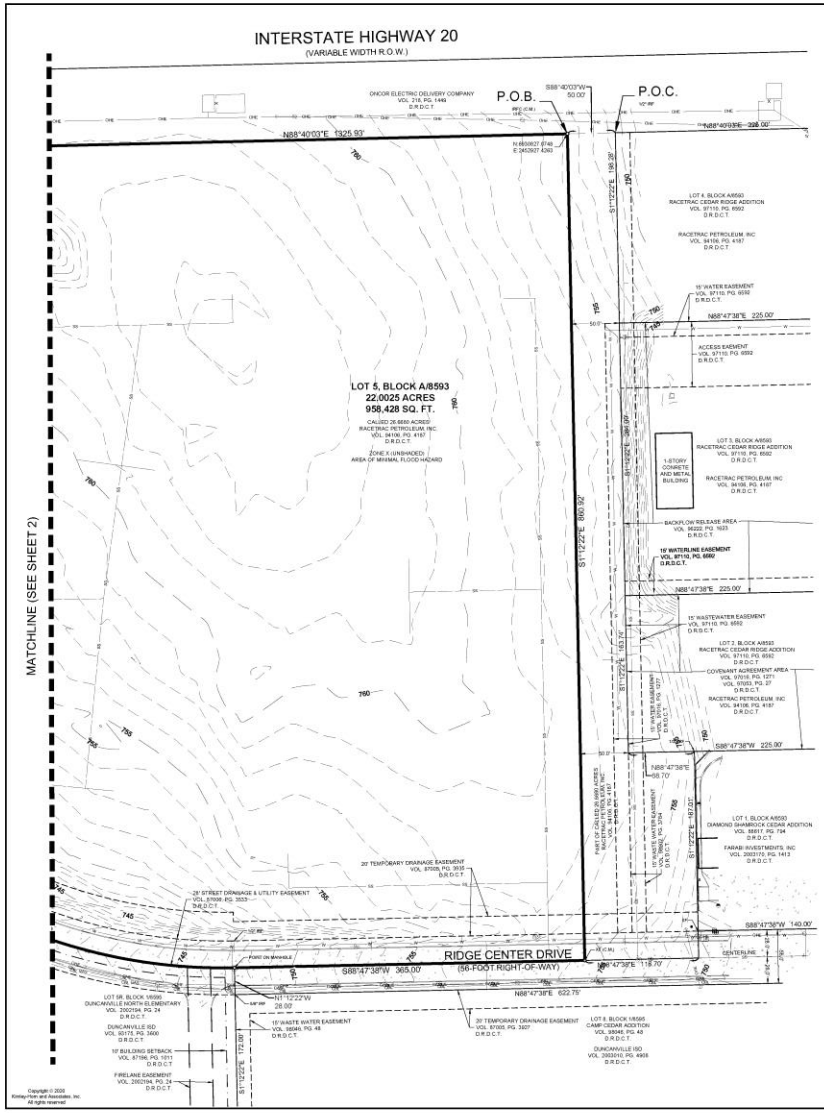
AERIAL MAP

Area of Request

Recent History

Case no: S201-505

Date: 10/23/2020



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

BEING a tract of land situated in the A.J.Wilson Survey, Abstract No.1534, City of Dallas, Dallas County, Texas and being a portion of a called 26.6680 acre tract of land described in Special Warranty Deed to RACETRAC PETROLEUM, INC recorded in Volume 94100, Page 4187, Deed Records Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" iron rod found for the northwest corner of Lot 4, Block A/8593, Racetrac Cedar Ridge Addition, an addition to the City of Dallas according to plat recorded in Volume 97110, Page 6592 of said Deed Records and being in the south line of an 80-foot right-of-way to Dallas Power and Light Company recorded in Volume 216, Page 1449 of said Deed Records and being the northeast corner of said 26.6680 acre tract;

THENCE with south line of said Dallas Power and Light Company tract and north line of said 26.6680 acre tract, South 88°40'03" West, a distance of 50.00 feet to the **POINT OF BEGINNING**;

THENCE departing said south right-of-way line, South 1°12'22" East, a distance of 860.92 feet to a "X" cut in concrete found for corner being in the center line of Ridge Center Drive (a 56-foot right-of-way);

THENCE continuing with the center line of Ridge Center Drive and the south line of said 26.6680 acre tract the following courses and distances:

South 88°47'38" West, a distance of 365.00 feet to a point on a sanitary sewer manhole and being the northeast corner of Lot 5R, Block 1/8595 an addition to the City of Dallas according to plat recorded in Volume 2002194, Page 24 of said Deed Records and being at the beginning of a tangent curve to the right having a central angle of 32°14'59", a radius of 560.00 feet, a chord bearing and distance of North 75°04'52" West, 311.06 feet;
In a northwesterly direction, with said curve to the right, an arc distance of 315.26 feet to an "X" cut in concrete found for corner, from which a "X" cut in concrete found bears South 49°49'29" East, a distance of 0.42 feet, and being the beginning of a reverse curve to the left having a central angle of 45°19'59", a radius of 620.00 feet, a chord bearing and distance of North 81°36'22" West, 477.19 feet;
In a northwesterly direction, with said curve to the left, an arc distance of 489.83 feet to a "X" cut in concrete found for corner;

THENCE departing north line of said Lot 5R and centerline of Ridge Center Drive, North 16°41'09" West, passing at a distance of 28.02 feet a 1/2" iron rod found in north line of a 28 foot street drainage and utility easement granted to City of Dallas by instrument recorded in Volume 87006, Page 3533 of said Deed Records, continuing in all a distance of 717.93 feet to a 5/8" iron rod with plastic cap stamped "KHA" found in said south line of Dallas Power and Light Company tract and being the northeast corner of a tract of land described in Quitclaim Deed to GUILLERMO FIGUEROA recorded in Instrument No. 20110092620 of the Official Public Records of Dallas County, Texas, from which a 1/2" iron rod found, bears North 29°22'21" East, a distance of 0.38 feet;

THENCE with south said line of Dallas Power and Light Company tract and north line of said 26.6680 acre tract, North 88°40'03" East, a distance of 1,325.93 feet to the **POINT OF BEGINNING** and containing 22.0025 acres or 958,428 square feet of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983(2011)

GENERAL NOTES:

1. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
2. THE BASIS OF BEARINGS IS BASED ON STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
3. THE GRID COORDINATES SHOWN ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES; NO SCALE AND NO PROJECTION.
4. PURPOSE OF THIS PLAT IS TO CREATE ONE LOT AND DEDICATE EASEMENTS FOR DEVELOPMENT FROM A 22.0025 ACRE UNPLATTED TRACT.
5. ALL KHA MONUMENTS REFERENCED FOUND ARE FROM ALTA SURVEY DATED APRIL 2, 2020
6. NO BUILDINGS EXIST ON SITE

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48113C0470K, for Dallas, Dallas County, Texas and incorporated areas, dated July 7, 2014, this property is located within

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

LEGEND:

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
"X" = "X" CUT IN CONCRETE FOUND
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IRF = IRON ROD FOUND
R.O.W. = RIGHT-OF-WAY
C.M. = CONTROLLING MONUMENT
VOL. PG. = VOLUME, PAGE
SQ. FT. = SQUARE FEET
INST. NO. = INSTRUMENT NUMBER
PKF = PK NAIL FOUND
M.R.D.C.T. = MAP RECORDS OF DALLAS COUNTY TEXAS
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

OWNER:
RACETRAC PETROLEUM, INC.
P.O.BOX 105386
ATLANTA, GEORGIA 30348-0806
CONTACT: Brian Thornton
PHONE: 770-431-7600
EMAIL: bthornton@racetrac.com

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
CONTACT: JOE FRASCARO, P. E.
PHONE: 469-305-3499
EMAIL: joe.frascaro@kimley-horn.com

SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
CONTACT: ANDY DOBBS, R.P.L.S.
PHONE: 972-770-1300
EMAIL: andy.dobbs@kimley-horn.com

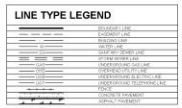
NORTH

GRAPHIC SCALE IN FEET
50 0 25 50 100
1" = 50' @ 24X36

VICINITY MAP N.T.S.

LEGEND

LINE TYPE LEGEND



PRELIMINARY PLAT
RIDGE CENTER ADDITION
LOT 5, BLOCK A/8593
BEING 22.0025 ACRES OUT OF THE
A.J.WILSON SURVEY, ABSTRACT NO. 1534
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S201-505
WASTEWATER NO. WW2K-____
PAVING AND DRAINAGE NO. DP20-____

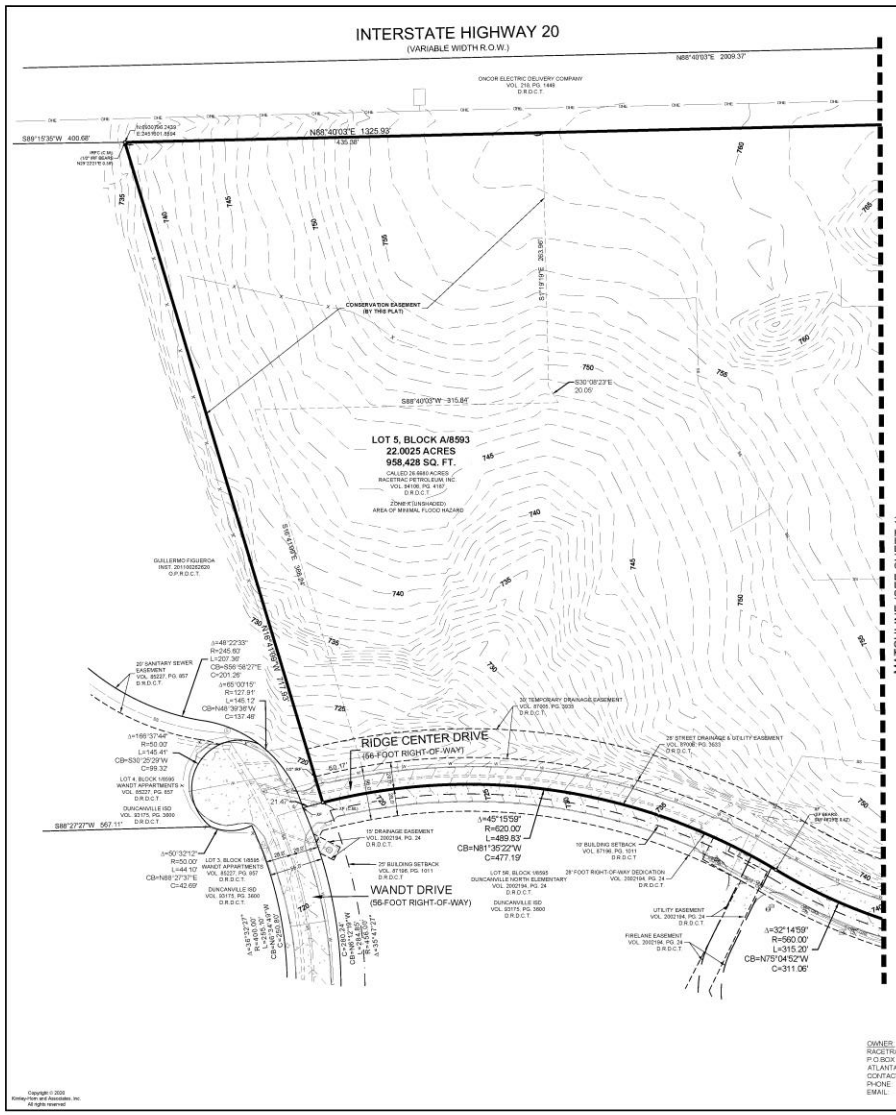
Kimley»Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	MGB	JAD	OCT. 2020	064445401	1 OF 2

S201-505

3(f)

City Plan Commission Date: 11/5/2020



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2020.

RACETRAC PETROLEUM, INC.

By_____
Signature

By_____
Name - Title

STATE OF TEXAS §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2020.

_____
Notary Public in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2020.

SURVEYOR'S STATEMENT

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

Dated this the _____ day of _____ 2020

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

_____
J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
972-770-1300

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

STATE OF TEXAS §
COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2020.

_____
Notary Public in and for the State of Texas

GENERAL NOTES:

1. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
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6. NO BUILDINGS EXIST ON SITE.

NORTH

GRAPHIC SCALE IN FEET
50 0 25 50 100
1" = 50' @ 24X36

VICINITY MAP N.T.S.

LEGEND

⊕ ROOF DRAIN	SAN. SEW.
CABLE TV BOX	SANITARY SEWER CLEANOUT
CABLE TV MANHOLE	SANITARY SEWER MANHOLE
CABLE TV MARKER	SANITARY SEWER MARKER FLAG
CABLE TV MARKER FLAG	SANITARY SEWER MARKER SIGN
CABLE TV MARKER SIGN	SANITARY SEWER METER TANK
CABLE TV VAULT	SPRINKLER SEWER VAULT
COMMUNICATIONS BOX	STORM SEWER
COMMUNICATIONS MANHOLE	STORM SEWER CLEANOUT
COMMUNICATIONS MARKER	STORM SEWER MANHOLE
COMMUNICATIONS MARKER FLAG	STORM SEWER VAULT
COMMUNICATIONS MARKER SIGN	TRAFFIC BASTES
COMMUNICATIONS VAULT	TRAFFIC BOLLARD
ELEVATION BENCHMARK	TRAFFIC BOX
FIBER OPTIC BOX	TRAFFIC CABLE SIGNAL
FIBER OPTIC MANHOLE	TRAFFIC CONTROL BOX
FIBER OPTIC MARKER FLAG	TRAFFIC MANHOLE
FIBER OPTIC MARKER SIGN	TRAFFIC MARKER SIGN
FIBER OPTIC VAULT	TRAFFIC METER
GUY ANCHOR	TRAFFIC VAULT
GUY MARKER	UNIDENTIFIED BOX
GAS METER	UNIDENTIFIED MANHOLE
GAS MARKER	UNIDENTIFIED METER
GAS MARKER FLAG	UNIDENTIFIED MARKER FLAG
GAS MARKER SIGN	UNIDENTIFIED MARKER SIGN
GAS VALVE	UNIDENTIFIED SIGN
GAS VENT	UNIDENTIFIED TANK
TELEPHONE BOX	UNIDENTIFIED VAULT
TELEPHONE MANHOLE	UNIDENTIFIED VALVE
TELEPHONE MARKER	WATER BOX
TELEPHONE MARKER FLAG	WATER METER
TELEPHONE MARKER SIGN	WATER MANHOLE
TELEPHONE VAULT	WATER MARKER
TELEPHONE BOOTH	WATER MARKER FLAG
ELECTRIC BOX	WATER MARKER SIGN
ELECTRIC CLEAT	WATER MANHOLE FLAG
ELEC. MANHOLE	WATER MARKER SIGN
ELECTRIC METER	WATER METER
ELECTRIC VAULT/VAULT	WATER VALVE
LIGHT STANDARD	WELL MANHOLE VALVE
ELECTRIC METER	WATER WELL
ELECTRIC MANHOLE	WELL TOP BOLT/CUT X/B TOP CAP SET
ELECTRIC MARKER FLAG	WORKING WITH CAP FOUND
ELECTRIC MARKER SIGN	WELL MAG NAIL SET
ELECTRIC VAULT	WELL MAG NAIL FOUND
ELECTRIC TELEPHONE BOX	WP WORKING POINT
ELECTRIC VAULT	WP WORKING POINT FOUND
OVERHEAD UTILITY LINES	WP WORKING POINT SET
SIGN	XCUT "X" CUT IN CONCRETE SET
OVERHEAD UTILITY LINES	XCUT "X" CUT IN CONCRETE FOUND
SIGN LOCATION	P.O.B. POINT OF BEGINNING
SIGN "Post"	P.O.C. POINT OF COMMENCING
SIGN "Post"	CONTROLLING MONUMENT FOUND
SPECIAL	SPECIAL PUBLIC RECORDS CALLED OUT / NOTES
SPECIAL	SEE SECTION / DETAILED SHEET / NOTES

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
	LOT LINE
	RIGHT-OF-WAY / STREET LINE
	SANITARY SEWER LINE
	UNDERGROUND GAS LINE
	OVERHEAD UTILITY LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND TELEPHONE LINE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

PRELIMINARY PLAT
RIDGE CENTER ADDITION
LOT 5, BLOCK A/8593
BEING 22.0025 ACRES OUT OF THE
A.J.WILSON SURVEY, ABSTRACT NO. 1534
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S201-505
WASTEWATER NO. WW20-____
PAVING AND DRAINAGE NO. DP20-____

OWNER:
RACETRAC PETROLEUM, INC.
P.O.BOX 105386
ATLANTA, GEORGIA 30348-0806
CONTACT: Brian Thornton
PHONE: 770-431-7600
EMAIL: bthornton@racetrac.com

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
CONTACT: JOE FRACCARO, P. E.
PHONE: 469-305-3499
EMAIL: joe.fraccaro@kimley-horn.com

SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD, TWO GALLERIA
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CONTACT: ANDY DOBBS, R.P.L.S.
PHONE: 972-770-1300
EMAIL: andy.dobbs@kimley-horn.com

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13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500
Tel No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	MGB	JAD	OCT. 2020	064445401	2 OF 2

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S201-505

3(g)

City Plan Commission Date: 11/5/2020

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2020**

FILE NUMBER: S201-506 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: Cleveland Road, west of Al Lipscomb Way

DATE FILED: October 8, 2020 **ZONING:** PD 761(LI)

PD LINK: http://www.dallascityattorney.com/51P/Articles%20Supp%2036/ARTICLE%20761.pdf

CITY COUNCIL DISTRICT: 8 **SIZE OF REQUEST:** 30.1895-acres **MAPSCO:** 77E

OWNER: DLH Logistics, LLC

REQUEST: An application to create one 30.1895-acre lot from a tract of land in City Block 8281 on property located on Cleveland Road, west of Al Lipscomb Way.

SUBDIVISION HISTORY:

1. S167-078 was a request southwest of the present request to create one 18.0542-acre lot, one 35.1825-acre lot, and one 66.0790-acre lot from a 124.918-acre tract of land in City Block 8279 on property located on Cleveland Road east of Bonnie View Road. The request was approved February 16, 2017 and recorded September 28, 2018.

2. S167-049 was a request west of the present request to create a 10.000-acre lot from a tract of land containing all in City Block 8281 on property located on Cleveland Road east of Blanco Drive. The request was approved January 5, 2017 and recorded February 8, 2018.

3. S156-206 was a request northwest of the present request to create a 17.195-acre lot from a tract of land in City Block 8284 on property located on Langdon Road, east of Bonnie View Road. The request was approved June 16, 2016 and but has not been recorded.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 761 (LI); 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, 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. Prior to submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.

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

12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in 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).

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

14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval." Section 51A-8.611(e).

15. Provide Right–Of-Way, design and construction for a deceleration/acceleration Lane if the Traffic Impact Study (TIS) justifies this need.

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

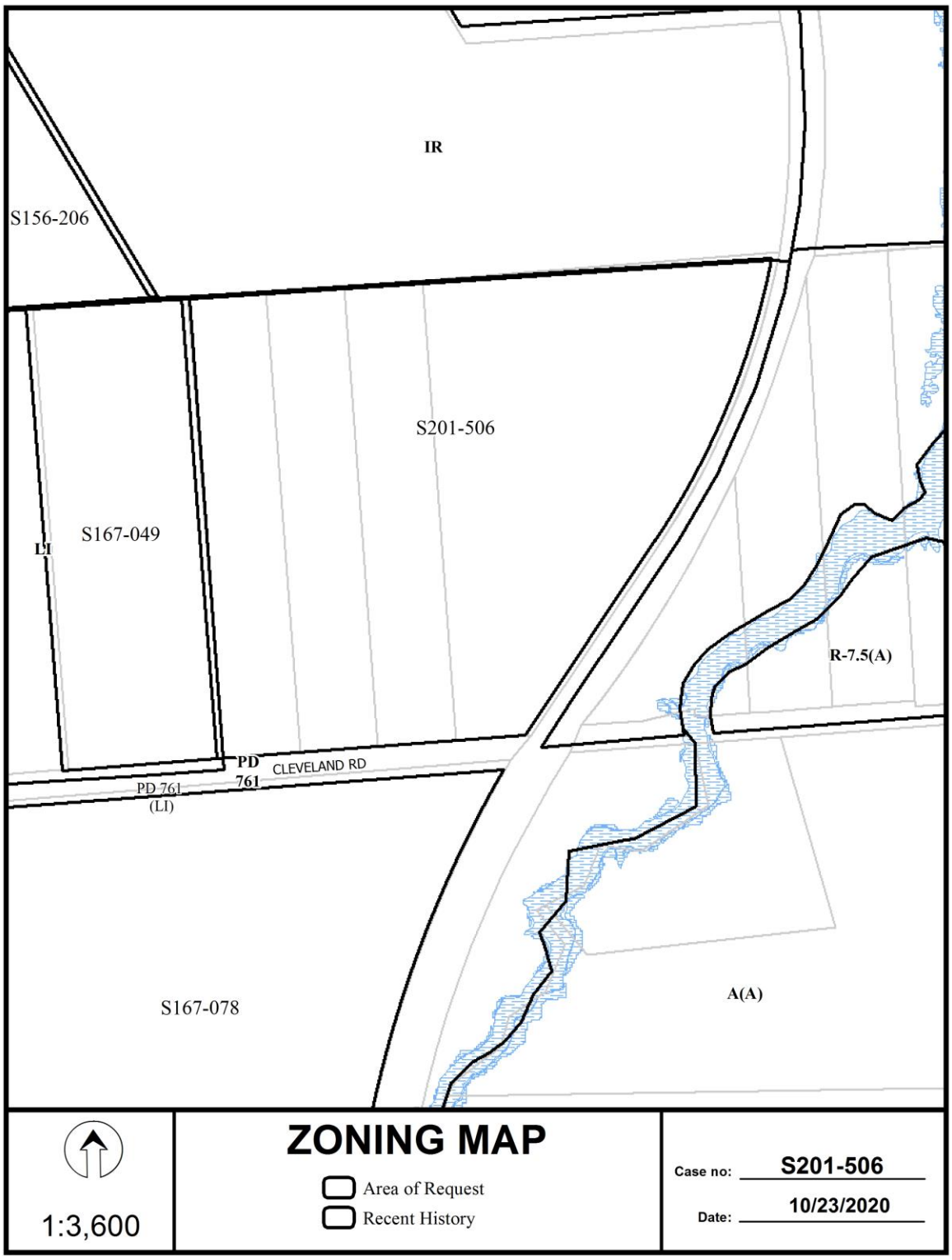
17. On the final plat, show and reference unrecorded plat.

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

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

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

20. On the final plat, identify the property as Lot 2 in City Block B/8281. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

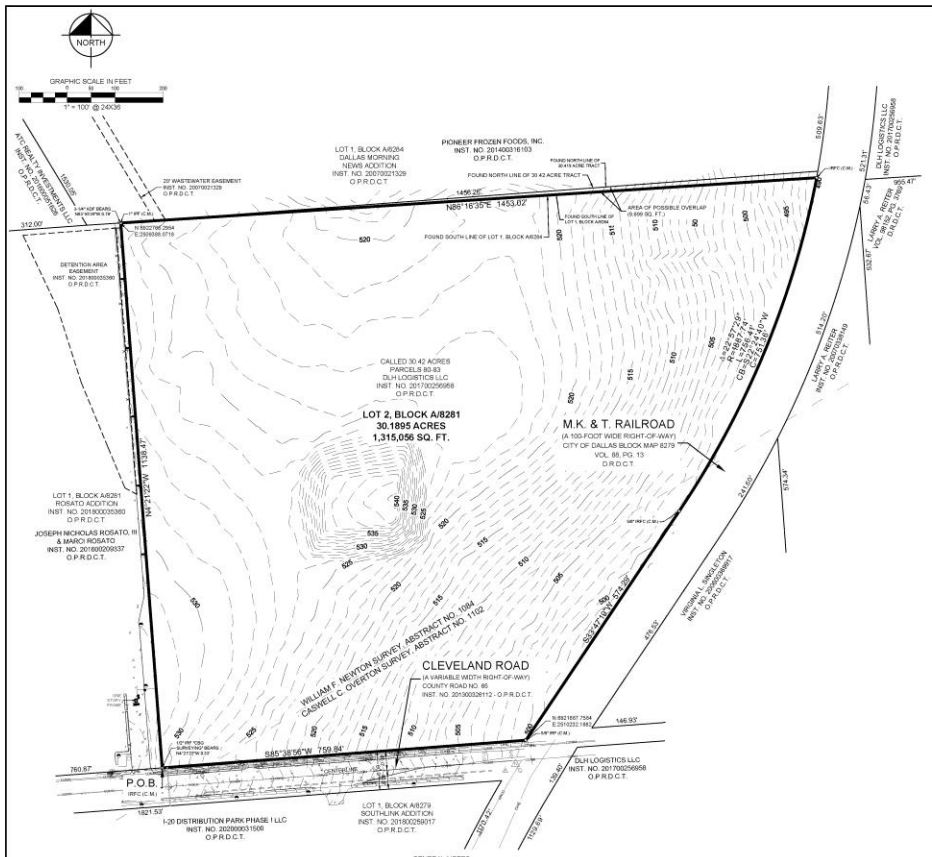

IR
S156-206
S201-506
S167-049
LI
R-7.5(A)
PD 761
CLEVELAND RD
PD 761
(LI)
S167-078
A(A)
ZONING MAP
1:3,600
Area of Request
Recent History
Case no: S201-506
Date: 10/23/2020

AERIAL MAP

1:3,600

Area of Request
Recent History

Case no: S201-506
Date: 10/23/2020



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According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48113C0513L, for Dallas, Dallas County, Texas and incorporated areas, dated July 7, 2014, this property is located within

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

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2. THE BASIS OF BEARINGS IS BASED ON STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
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4. PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FOR DEVELOPMENT FROM A 30.1895 ACRE UNPLATTED TRACT.
5. ALL KHA MONUMENTS REFERENCED FOUND ARE FROM ALTA SURVEY DATED JANUARY 7, 2020
6. NO BUILDINGS EXIST ON THE SITE.

LEGEND

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
XF = "X" CUT IN CONCRETE FOUND
IRFC = 5/8" IRON ROD W/ "KHA" CAP FOUND
IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
R.O.W. = RIGHT-OF-WAY
C.M. = CONTROLLING MONUMENT
VOL., PG. = VOLUME, PAGE
SQ. FT. = SQUARE FEET
INST. NO. = INSTRUMENT NUMBER
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M.R.D.C.T. = MAP RECORDS OF DALLAS COUNTY TEXAS
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

BEING a tract of land situated in the William F. Newton Survey, Abstract No. 1084 and the Caswell C. Overton Survey, Abstract No. 1102, City of Dallas, Dallas County, Texas and being a part of a called 30.419 acre tract of land described in Special Warranty Deed to DLH Logistics LLC recorded in Instrument No. 20170025958, Official Public Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "KHA" found for the southeast corner of Lot 1, Block A/8281 of Rosato Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in Instrument No. 201800035360 of said Official Public Records, and lying in the north right-of-way line of Cleveland Road (a variable width right-of-way);

THENCE with the east line of said Lot 1, Block A/8281, North 4°21'22" West, passing at a distance of 0.33 feet a 1/2" iron rod with cap stamped "CBG SURVEYING" and continuing in all a total distance of 1138.47 feet to a 1" iron pipe found for the northwest corner of said 30.419 acre tract of land, and in the south line of Lot 1, Block A/8264 of Dallas Morning News Addition, an addition to the City of Dallas according to the plat recorded in Instrument No. 20070023329 of said Official Public Records and from said point a 3-1/4" aluminum disk found bears North 83°45'39" West, a distance of 0.78 feet;

THENCE departing said east line and with said south line of Lot 1, Block A/8264, North 86°16'35" East, a distance of 1,453.02 feet to a 5/8" iron rod with plastic cap stamped "KHA" found in the northwest right-of-way line of M.K.T. Railroad (a called 100-foot wide right-of-way) at the beginning of a non-tangent curve to the right having a central angle of 22°57'29", a radius of 1887.74 feet, a chord bearing and distance of South 22°24'40" West, 751.36 feet;

THENCE with said northwest right-of-way line, the following courses and distances:

In a southwesterly direction, with said curve to the right, an arc distance of 756.41 feet to a 5/8" iron rod with cap found for corner;
South 33°47'19" West, a distance of 574.29 feet to a 5/8" iron rod with cap found for the southwest corner of said 30.419 acre tract and in said north right-of-way line of Cleveland Road for corner;

THENCE with said South 85°38'56" West, a distance of 759.84 feet to the **POINT OF BEGINNING** and containing 30.1895 acres or 1,315,056 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2020.

DLH LOGISTICS, LLC

By_____
Signature

By_____
Name - Title

STATE OF TEXAS §
COUNTY OF ____ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2020.

_____
Notary Public in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2020.

SURVEYOR'S STATEMENT

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

Dated this the _____ day of _____, 2020.

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

J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
972-770-1300

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

STATE OF TEXAS §
COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2020.

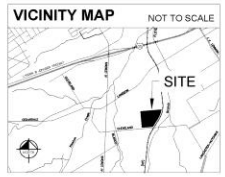
_____
Notary Public in and for the State of Texas

OWNER:
DLH LOGISTICS, LLC
1700 PACIFIC AVENUE, SUITE 2510
DALLAS, TX 75201
CONTACT: DANIEL J. MCAULIFFE
PHONE: 214-661-1801
EMAIL: dmcauliffe@allengroup.com

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
CONTACT: DAN GALLAGHER, P. E.
PHONE: 972-770-1780
EMAIL: dan.gallagher@kimley-horn.com

SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
CONTACT: ANDY DOBBS, R.P.L.S.
PHONE: 972-770-1300
EMAIL: andy.dobbs@kimley-horn.com

VICINITY MAP NOT TO SCALE



LEGEND

⊗	POST (SIGN)	SSC	SANITARY SEWER CLEAN OUT
☐	CABLE TV BOX	S	SANITARY SEWER MANHOLE
☐	CABLE TV MANHOLE	S	SANITARY SEWER MANHOLE (SUB)
☐	CABLE TV MARKER	S	SANITARY SEWER MANHOLE (SUB)
☐	CABLE TV PEDESTAL	⊗	SANITARY SEWER SERVICE RISER
CMB	CABLE TV VAULT	⊗	SANITARY SEWER VAULT
☐	COMMUNICATION BOX	☐	STORM SEWER BOX
☐	COMMUNICATIONS HANDHOLE	☐	STORM SEWER DRAIN
☐	COMMUNICATIONS MANHOLE	☐	STORM SEWER MANHOLE
☐	COMMUNICATIONS MARKER FLAG	☐	STORM SEWER VAULT
☐	COMMUNICATIONS MARKER SIGN	☐	STORM SEWER VAULT
☐	COMMUNICATIONS VAULT	☐	TRAFFIC BOX
☐	ELECTRIC BOX (HAND)	☐	TRAFFIC BOX
☐	ELECTRIC BOX	☐	TRAFFIC BOX (UNDER)
☐	ELECTRIC HANDHOLE	☐	TRAFFIC HANDHOLE
☐	ELECTRIC MANHOLE	☐	TRAFFIC MANHOLE
☐	ELECTRIC MARKER (SIGN)	☐	TRAFFIC MANHOLE (SUB)
☐	ELECTRIC MARKER FLAG	☐	TRAFFIC VAULT
☐	ELECTRIC VAULT	☐	TRAFFIC VAULT
☐	GAS HANDHOLE	☐	UNIDENTIFIED HANDHOLE
☐	GAS METER	☐	UNIDENTIFIED METER
☐	GAS MANHOLE	☐	UNIDENTIFIED MANHOLE
☐	GAS MARKER FLAG	☐	UNIDENTIFIED MARKER FLAG
☐	GAS MARKER SIGN	☐	UNIDENTIFIED MARKER SIGN
GAS	GAS VAULT	☐	UNIDENTIFIED POLE
☐	GAS TANK	☐	UNIDENTIFIED VALVE
☐	GAS VALVE	☐	UNIDENTIFIED VAULT
☐	TELEPHONE BOX	☐	UNIDENTIFIED VAULT
☐	TELEPHONE HANDHOLE	☐	VENT
☐	TELEPHONE MANHOLE	☐	WATER BOX
☐	TELEPHONE MARKER FLAG	☐	WATER DISCONNECTION
☐	TELEPHONE MARKER SIGN	☐	WATER HAND HOLE
☐	TELEPHONE VAULT	☐	WATER METER
☐	TRAFFIC BOX (SIGNAL)	☐	WATER MANHOLE
☐	ELECTRIC BOX	☐	WATER MANHOLE (SUB)
☐	GUY ANCHOR	☐	WATER MANHOLE (SUB)
☐	GUY ANCHOR POLE	☐	WATER VAULT
☐	ELECTRIC HANDHOLE	☐	WATER VALVE
☐	LIGHT STANDARD	☐	WATER WATER VALVE
☐	ELECTRIC METER	☐	WATER WELL
☐	ELECTRIC MANHOLE	☐	1/2" IRON ROD FOUND W/ CAP SET
☐	ELECTRIC MARKER BOX	IRFC	IRON ROD W/ CAP FOUND
☐	ELECTRIC MARKER SIGN	PKS	PK NAIL SET
☐	ELECTRIC POLE	PKF	PK NAIL FOUND
☐	ELECTRIC TRANSFORMER	IRF	IRON ROD FOUND
☐	ELECTRIC VAULT	IPF	IRON PIPE FOUND
HC	HANDICAP PARKING	ADF	ALUMINUM DISK FOUND
☐	MAIL BOX	☐	"X" CUT IN CONCRETE FOUND
SIGN	SIGN (DIRECTIONAL)	☐	"X" CUT IN CONCRETE FOUND
☐	WORK LOCATION	P.O.B.	POINT OF BEGINNING
■	FLAG POLE	P.O.C.	POINT OF COMMENCING
☐	UTILITY TENT		

LINE TYPE LEGEND

	EASEMENT LINE
	EASEMENT LINE
	BUILDING LINE
	CENTER LINE
	LOT LINE / LEASE LINE
	STORM SEWER LINE
	SUBDIVISION LINE
	OVERHEAD UTILITY LINE
	UNDERGROUND UTILITY LINE
	RIGHT-OF-WAY LINE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

LEGEND

☐	CABLE TV MARKER (SIGN)	WV	WATER VALVE
☐	FIBER OPTIC MARKER (SIGN)	WV	WATER VALVE
FD	FIRE DEPT. CONNECTION	WV	WATER VAULT
☐	FIRE HYDRANT	ADF	ALUMINUM DISC FOUND
☐	GUY ANCHOR	IESC	5/8" IRON ROD W/ YPM CAP SET
☐	POWER POLE	PKS	PK NAIL SET (NO WASHER)
☐	TELEPHONE MANHOLE	PKF	PK NAIL FOUND
TPED	TPED	APF	IRON PIPE FOUND
☐	TELEPHONE BOX	P.O.B.	POINT OF BEGINNING
■	TRAFFIC BOLLARD	P.O.C.	POINT OF COMMENCING
☐	UTILITY POLE		

PRELIMINARY PLAT
CLEVELAND ADDITION
LOT 2, BLOCK A/8281
BEING 30.1895 ACRES OUT OF THE
WILLIAM F. NEWTON SURVEY, ABSTRACT NO. 1084
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S201-506
WASTEWATER NO. WW20-___
PAVING AND DRAINAGE NO. DP20-___

Kimley»Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240
Tel No. (972) 770-1300
Fax No. (972) 239-3820
FIRM # 10115500

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MGB	JAD	OCT. 2020	063150009	1 OF 1

G:\Survey\Plat\Cleveland Addition\Cleveland Addition.dwg, 11/5/2020 4:47:37 PM, Matthew Gabbert, Kimley-Horn and Associates, Inc.

S201-506

4(f)

City Plan Commission Date: 11/5/2020

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2020**

FILE NUMBER: S201-508 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: Cedar Springs Road, north of Inwood Road

DATE FILED: October 9, 2020 **ZONING:** CR

CITY COUNCIL DISTRICT: 2 **SIZE OF REQUEST:** 0.726-acre **MAPSCO:** 34Q

OWNER: SRI Real Estate Properties, LLC

REQUEST: An application to create one 0.726-acre lot from a tract of land in City Block 4628 on property located on Cedar Springs Road, north of Inwood Road.

SUBDIVISION HISTORY:

1. S190-097 was a request north of the present request to replat a 9.680-acre tract of land containing all of Lot 1D in City Block 5716, 2C in City Block 1/4798, and lots 5 through 7 in City Block 2/4626 to create one lot on property located at terminus of Nash Street, northwest of Inwood Road. The request was approved March 5, 2020 but has not been recorded.

2. S189-193 was a request southwest of the present request to replat a 0.728-acre tract of land containing all of Lots 14, 15, 16, 17A and 18A in City Block 1/4624 to create one lot on property located on Denton Drive at Inwood Road, east corner. The request was approved June 6, 2019 but has not been recorded.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of the CR Community Retail District; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure, new or existing, 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. Prior to submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.

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

12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in 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).

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

14. Place a note on the final plat stating “Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval.” Section 51A-8.611(e).

15. On the final plat, dedicate 50 feet of right-of-way (via fee simple) from the established center line of Inwood Road. Section *51A 8.602(c).*

16. A larger corner clip may be requested during engineering plan review to accommodate an adequate turning radius, or to maintain public appurtenances within the area of the corner clip. Section 51A-8.602 (d) (1)

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

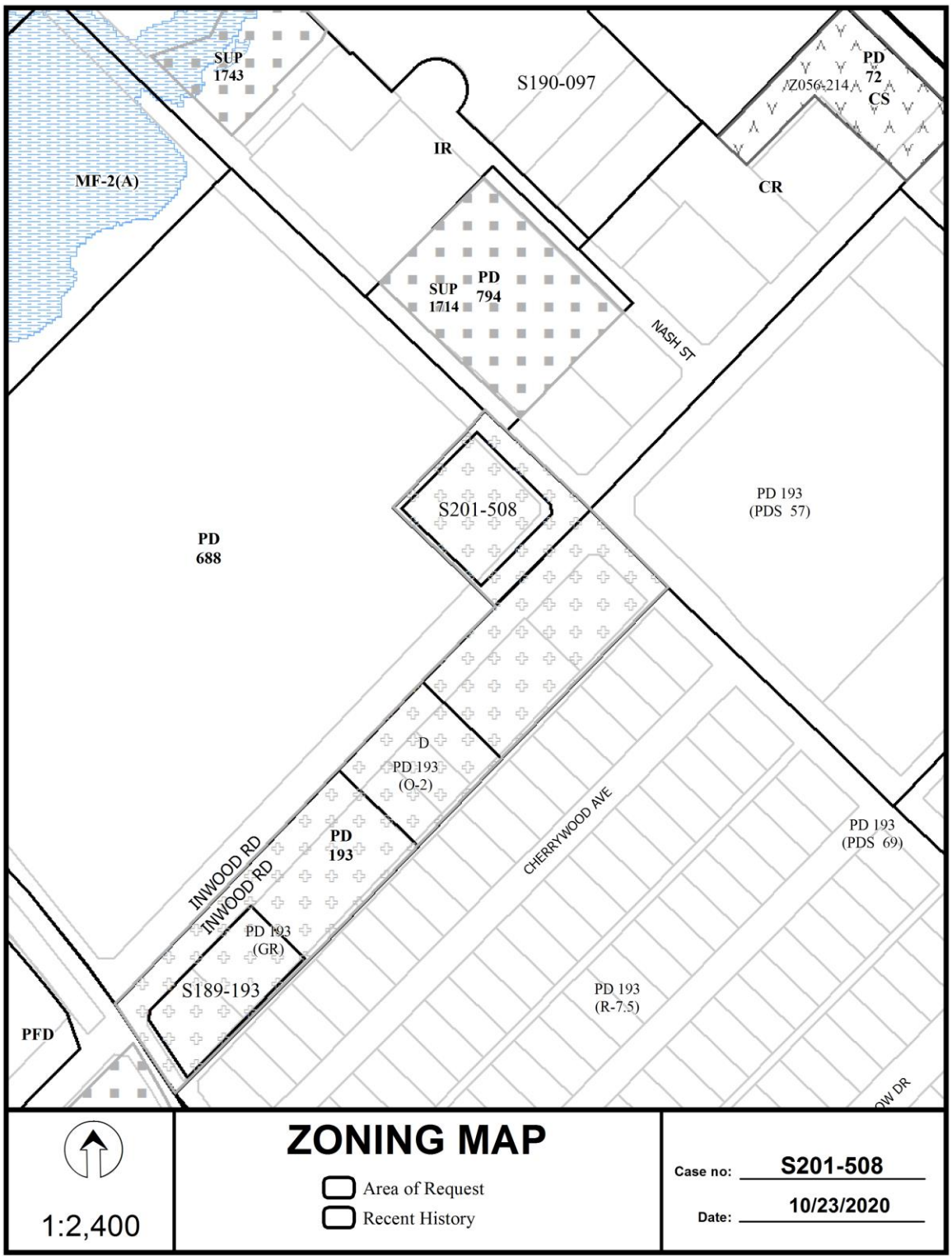
18. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering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

19. On the final plat, note the abandonment as “Abandonment authorized by Ordinance No._____, recorded as Instrument No. _____. Utility easements retained.”

20. On the final plat, change “Cedar Springs Avenue” to “Cedar Springs Road (F.K.A. Cedar Springs Avenue)” per Ordinance 5729. Section 51A-8.403(a)(1)(A)(xii)

21. On the final plat, change “Inwood Road” to “Inwood Road (F.K.A. Maple Lawn Avenue)”. Section 51A-8.403(a)(1)(A)(xii)

22. On the final plat, identify the property as Lot 2 in City Block 4628. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


SUP 1743
S190-097
PD 72
Z056-214
CS
IR
MF-2(A)
CR
SUP 1714
PD 794
NASH ST
S201-508
PD 193 (PDS 57)
PD 688
D
PD 193 (O-2)
PD 193
INWOOD RD
INWOOD RD
CHERRYWOOD AVE
PD 193 (PDS 69)
PD 193 (GR)
S189-193
PD 193 (R-7.5)
PFD
1:2,400
ZONING MAP
Area of Request
Recent History
Case no: S201-508
Date: 10/23/2020

AERIAL MAP

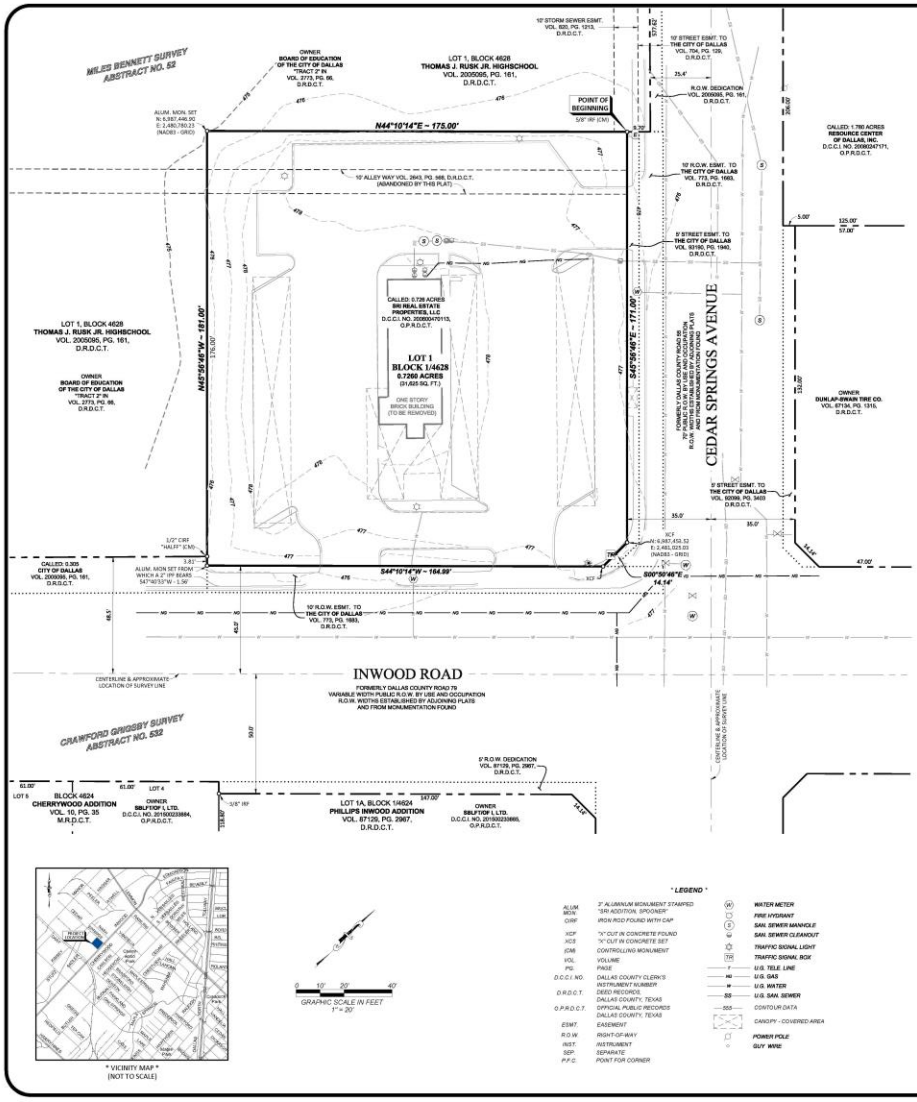
1:2,400

Area of Request

Recent History

Case no: S201-508

Date: 10/23/2020



* LEGEND *

ALUM. MON.	3" ALUMINUM MONUMENT STAMPED "SRI ADDITION, SPOONER"	W	WATER METER
CIRF	IRON ROD FOUND WITH CAP		FIRE HYDRANT
XCF	"X" CUT IN CONCRETE FOUND	S	SAN. SEWER MANHOLE
XCS	"X" CUT IN CONCRETE SET		SAN. SEWER CLEANOUT
CM	CONTROLLING MONUMENT		TRAFFIC SIGNAL LIGHT
VOL.	VOLUME	TS	TRAFFIC SIGNAL BOX
PG.	PAGE	T	U.G. TELE. LINE
D.C.C.I. NO.	DALLAS COUNTY CLERK'S INSTRUMENT NUMBER	G	U.G. GAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS	W	U.G. WATER
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS	SS	U.G. SAN. SEWER
ESMT.	EASEMENT	555	CONTOUR DATA
R.O.W.	RIGHT-OF-WAY		CANOPY - COVERED AREA
INST.	INSTRUMENT		POWER POLE
SEP.	SEPARATE		GUY WIRE
P.P.C.	POINT FOR CORNER		

* OWNER'S CERTIFICATE *

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS SRI REAL ESTATE PROPERTIES, LLC is the sole owner of a 0.7260 acre tract of and located in the Miles Bennett Survey, Abstract No. 52, City of Dallas, Dallas County, Texas, said 0.7260 acre tract of land being all of a called 0.726 acre tract of land conveyed to **SRI REAL ESTATE PROPERTIES, LLC**, by deed thereof filed for record in Dallas County Clerk's Instrument No. 20060070113, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), said 0.7260 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found (Controlling Monument) at the north property corner of the said 0.7260 acre tract, same being on a southeast lot line of Lot 1, Block 4628, Thomas J. Rusk Jr. Highschool, being an Addition to the City of Dallas, Dallas County, Texas, said iron rod found also being on the existing southwest right-of-way line of Cedar Springs Road (being a variable width public right-of-way);

THENCE South 45°56'46" East, along the east property line of the said 0.726 acre tract and along the said right-of-way line, a distance of 171.00 feet to an "X" cut in concrete found at an east property corner of the said 0.726 acre tract, same being at the northerly end of a corner clip located at the intersection of the said southwest right-of-way line with the northwest right-of-way line of Inwood Road (being a variable width public right-of-way);

THENCE South 00°50'46" East, along a southeast property line of the said 0.726 acre tract and along the said corner clip, a distance of 14.14 feet to an "X" cut in concrete found at an east property corner of the said 0.726 acre tract, same being at the southerly end of the said corner clip;

THENCE South 44°10'14" West, along the southeast property line of the said 0.726 acre tract, same being the said northwest right-of-way line of Inwood Road, a distance of 164.99 feet to a point for corner at the south property corner of the said 0.726 acre tract, from which a 2 inch iron pipe found bears South 47°40'33" West, a distance of 1.56 feet;

THENCE North 45°56'46" West, along the southwest property line of the said 0.726 acre tract, at a distance of 3.81' feet passing a 1/2 inch iron rod with a cap stamped "HALEY" found (Controlling Monument) at a southeast lot corner of the aforesaid Lot 1, Block 4628, and continuing along the said southwest property line and a northeast lot line of said Lot 1, in all a total distance of 181.00 feet to an aluminum monument stamped "SRI ADDITION, SPOONER" set at the west property corner of the said 0.726 acre tract, same being a northeast lot corner of said Lot 1;

THENCE North 44°10'14" East, along the northwest property line of the said 0.726 acre tract, same being a southeast lot line of said Lot 1, a distance of 175.00 feet to the **POINT OF BEGINNING.**

The hereinabove described tract of land contains a computed area of **0.7260 acres (31,625 square feet)** of land, more or less.

* OWNER'S DEDICATION *

STATE OF TEXAS §

COUNTY OF DALLAS §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, SRI REAL ESTATE PROPERTIES, LLC do hereby adopt this plat, designating the herein described property as **SRI ADDITION,** an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility). Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand this the____ day of_____, 2020 .

Wade Hardien, Duly Authorized Agent for
SRI Real Estate Properties, LLC

STATE OF _____ §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared WADE HARDIEN, a duly authorized agent for **SRI Real Estate Properties, LLC,** known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the _____ day of_____, 2020.

Notary Public, State of _____

* SURVEYOR'S STATEMENT*

I, **ERIC S. SPOONER**, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance No. 19455, as amended), and the Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (e)(3)(c)(b) & (e); and that the digital drawing file accompanying this plat is a precise representation of this signed final plat.

Eric S. Spooner, RPLS Date
Texas Registration No. 5922
TBPLS Firm No. 10014900

THIS DOCUMENT IS
PRELIMINARY
FOR REVIEW PURPOSES ONLY
ERIC S. SPOONER, R.P.L.S.
OCTOBER 9, 2020

STATE OF TEXAS §

COUNTY OF TARRANT §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the _____ day of_____, 2020.

Notary Public, State of Texas

* GENERAL NOTES *

1. The purpose of this plat is to create one lot out of a raw tract of land.
2. The bearings, distances and coordinates shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone (4202), and are based on the North American Datum of 1983, 2011 Adjustment. Coordinates shown are scaled to surface distances at 0.0, using a combined scale factor of 1.00013650S6. All areas shown hereon are calculated based on surface measurements.
3. Vertical control is based on NAVD88, established from the City of Dallas Benchmark No. 34-Q-5, having a published elevation of 478.86.
4. This plat was prepared without the benefit of a current Commitment for Title Insurance prepared by a title company. The easements shown hereon are the only easements known by Spooner & Associates, Inc. and does not imply that any other easements, covenants, restrictions, or other matters of record do not affect the subject property. No other research was performed by Spooner & Associates, Inc.
5. Lot-to-lot drainage will not be allowed without engineering section approval.
6. Unless shown otherwise hereon, all exterior subdivision corners are monumented with a 3 inch aluminum monument stamped SRI - SPOONER". All interior lot corners are monumented with a 5/8 inch iron rod with a cap stamped "SPOONER 5922".
7. Distances shown outside the boundary of this plat are not field measured.

OWNER/APPLICANT:
SRI REAL ESTATE PROPERTIES, LLC
PO BOX 2458
OKLAHOMA CITY, OK 73101
ATTN: WADE HARDEN

ENGINEER:
FORESITE group
TBPE FIRM No. F-12878
www.fg-inc.net
1999 Bryan St., Suite 890 214.939.7123
Dallas, Tx 75201 888.765.8135
ATTN: David Norris, PE

SURVEYOR:
Spooner & Associates
OVER 25 YEARS OF SERVICE
309 RYAN STREET, SUITE 100, ELGIN, TEXAS 78621
(817) 685-9448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10014900 SBA 20053
ATTN: ERIC S. SPOONER, RPLS

PRELIMINARY PLAT
SRI ADDITION
LOT 1, BLOCK 1/4628
BEING A PRELIMINARY PLAT OF A CALLED 0.726 ACRE TRACT OF LAND CONVEYED TO SRI REAL ESTATE PROPERTIES, LLC BY THE DEED FILED FOR RECORD IN D.C.C.I. NO. 20060070113, O.P.R.D.C.T.
MILES BENNET SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. 201-508
CITY ENGINEERING PLAN FILE NO. _____
& PLAN FILE NO. _____

0.7260 ACRES SHEET 1 OF 1

S201-508

5(f)

City Plan Commission Date: 11/5/2020

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2020**

FILE NUMBER: S201-509 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: Westmoreland Road, north of Fort Worth Avenue

DATE FILED: October 9, 2020 **ZONING:** PD 714 (Subdistrict 5)

PD LINK: http://www.dallascityattorney.com/51P/Supp%2060/Articles/ARTICLE%20714.pdf

CITY COUNCIL DISTRICT: 1 **SIZE OF REQUEST:** 0.982-acre **MAPSCO:** 43X, 53B

OWNER: Pro Quick Lube

REQUEST: An application to replat a 0.982-acre tract of land containing all of Lots 3 and 4 in City Block A/6142 to create one lot on property located on Westmoreland Road, north of Fort Worth Avenue.

SUBDIVISION HISTORY:

1. S156-171 was a request located on the present request to replat a 0.98-acre tract of land containing all of Lot 3 and 4 in City Block A/6172, to create one lot on property located at 1020 and 1030 North Westmoreland Road, north of Fort Worth Avenue. The request was withdrawn January 27, 2017.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 714 (Subdistrict 5); 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, 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. Prior to submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.

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

12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in 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).

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

14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval." Section 51A-8.611(e).

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

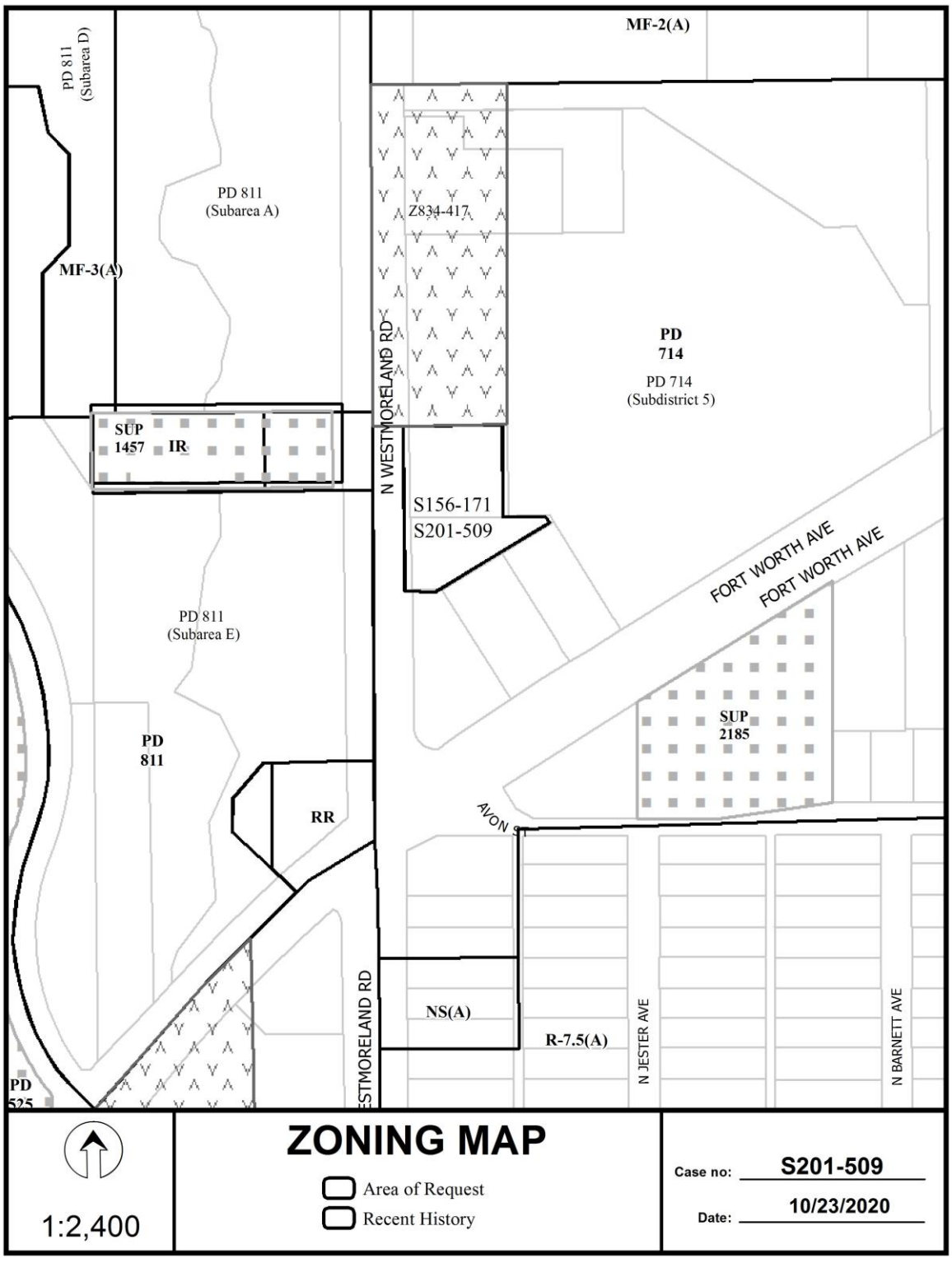
16. On the final plat, chose a new or different addition name. Platting Guidelines.

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. On the final plat, change "N. Westmoreland Avenue" to "Westmoreland Road". Section 51A-8.403(a)(1)(A)(xii)

19. On the final plat, change "Fort Worth Avenue" to "Fort Worth Avenue (F.K.A. Commerce Street Cutoff". Section 51A-8.403(a)(1)(A)(xii)

20. On the final plat, identify the property as Lot 3A in City Block A/6172. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


MF-2(A)
PD 811 (Subarea D)
PD 811 (Subarea A)
Z834-417
MF-3(A)
PD 714
PD 714 (Subdistrict 5)
N WESTMORELAND RD
SUP 1457
IR
S156-171
S201-509
FORT WORTH AVE
FORT WORTH AVE
PD 811 (Subarea E)
PD 811
SUP 2185
RR
AVON ST
NS(A)
R-7.5(A)
N JESTER AVE
N BARNETT AVE
WESTMORELAND RD
PD 525
ZONING MAP
1:2,400
Area of Request
Recent History
Case no: S201-509
Date: 10/23/2020

1:2,400

AERIAL MAP

Area of Request

Recent History

Case no: S201-509

Date: 10/23/2020

OWNER'S CERTIFICATE

STATE OF TEXAS :
COUNTY OF DALLAS :

WHEREAS, PRO QUICK LUBE, LLC., is the owner of a called 0.982 acre tract of land situated in the Anson McCracken Survey, Abstract No. 868, Dallas County Texas, and being all of Lot 3, Block A/6172 of Kessler Hills Shopping Center, an addition to the city of Dallas, Dallas County, Texas according to the plat recorded in Volume 93079, Page 1128, Map Records of Dallas County, Texas (M.R.D.C.T.)., being a tract of land as described in deed to Pro Quick Lube, LLC., as recorded in Instrument No. 201600072773 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), also being all of Lot 4, Block A/6172 of Kessler Hills Shopping Center Phase II, an addition to the city of Dallas, Dallas County, Texas according to the plat recorded in Volume 86072, Page 2597, M.R.D.C.T., being a tract of land as described in deed to Pro Quick Lube, LLC., as recorded in Instrument No. 201400033445, O.P.R.D.C.T., and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for the northwest corner of said Lot 3, and the southwest corner of Lot 2, Block A/6172 of said Kessler Hills Shopping Center and being the east line of Westmoreland Avenue (100' Right-of-Way) from said point a 5/8" iron with cap stamped "Johnson Pate" found bears North 00 Degrees 28 Minutes 47 Seconds West, a distance of 313.02 feet to the northwest corner of said Lot 2;

THENCE North 89 Degrees 31 Minutes 13 Seconds East, along the common line between said Lots 2 and 3, Block A/6172, a distance of 162.00 feet to a "PK" nail found for the northeast corner of said Lot 3;

THENCE South 00 Degrees 28 Minutes 47 Seconds East, along common line between said Lots 2 and 3, a distance of 150.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for southeast corner of said Lot 3, in the north line of said Lot 4;

THENCE North 89 Degrees 31 Minutes 13 Seconds East, along the common line between said Lots 2 and 4, Block A/6172, a distance of 69.40 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for northeast corner of said lot 4;

THENCE South 31 Degrees 11 Minutes 39 Seconds East, along the common line between said Lots 2 and 4, Block A/6172, a distance of 12.13 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for a southeast corner of said Lot 4, also being the northeast corner of Lot 7, Block A/6172 of said Kessler Hills Shopping Center Phase II;

THENCE South 58 Degrees 48 Minutes 21 Seconds West, along the common line between said Lots 4 and 7, Block A/6172, a distance of 100.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for the northeast corner of Lot 6, Block A/6172;

THENCE South 58 Degrees 25 Minutes 51 Seconds West, along the common line between said Lots 4 and 6, Block A/6172, a distance of 118.78 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for northeast corner of Lot 5, Block A/6172;

THENCE North 86 Degrees 58 Minutes 22 Seconds West, along the common line between said Lots 4 and 5, Block A/6172, a distance of 50.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for southwest corner of Lot 4, Block A/6172 being located in the east line of Westmoreland Avenue;

THENCE North 00 Degrees 28 Minutes 47 Seconds West, along the east line of said Westmoreland Avenue, a distance of 269.78 feet to a **POINT OF BEGINNING** and containing 42,789 square feet or 0.982 acres of land more or less.

OWNER'S DEDICATION

Now therefore, know all men by these presents:

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

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

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

Witness, my hand at Dallas, Texas, this the _____ day of _____, 20___.

Pro Quick Lube, LLC.

Signature: _____,
?????????????????????

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this the _____ day of _____ 20___.

_____
Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT:

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

FOR REVIEW ONLY

_____ Date: _____ day of _____, 20___.
Eduardo Martinez
Texas Registered Professional Land Surveyor No. 5274

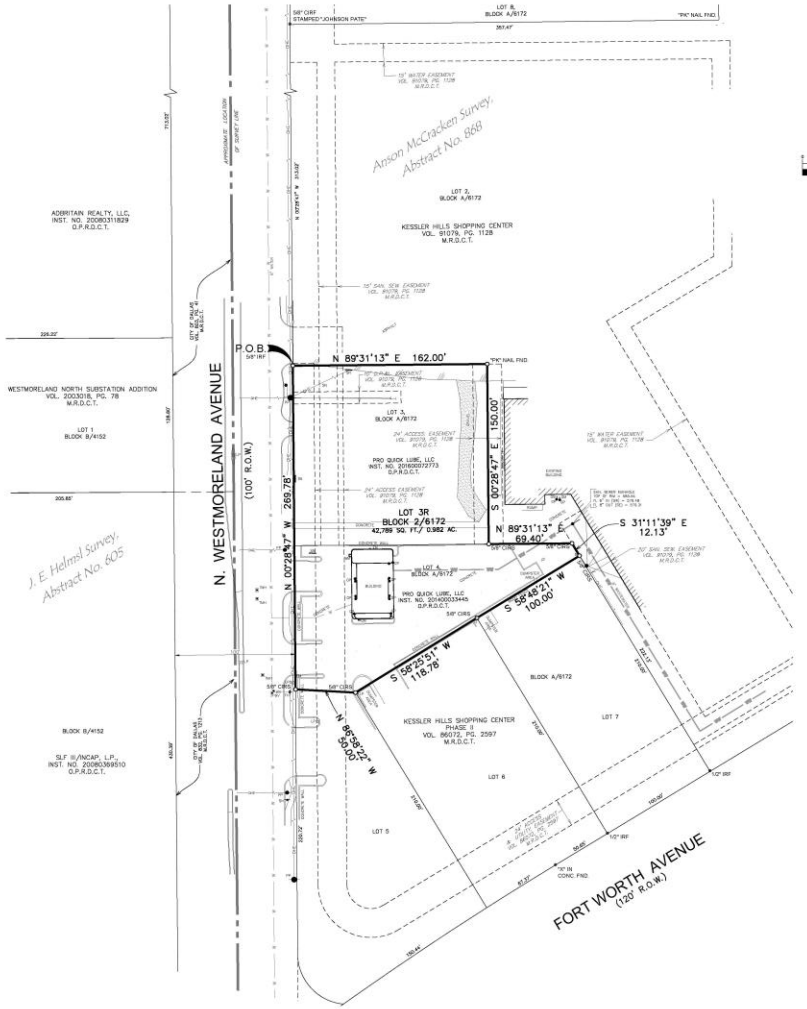
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

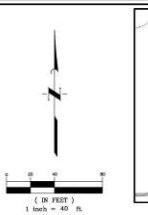
STATE OF TEXAS
COUNTY OF COLLIN

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____th day of _____, 20___.

_____
Notary Public in and for the State of Texas





LEGEND:

C.C.F. NO.	COUNTY CLERK'S FILE NUMBER
CM	CONTROLLING MONUMENT
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
VOL.	VOLUME
PG.	PAGE
SQ. FT.	SQUARE FEET
"X" FND	"X" FOUND CHISELED IN CONCRETE
ESMT.	EASEMENT
ALUM DISK SET	5/8 INCH IRON ROD SET W/ 3" ALUMINUM DISK STAMPED "JONES CARTER - RPLS 5274 - ROSS AVENUE"
P.K./WASHER	P.K. NAIL W/ WASHER "JONES CARTER" SET
INST. NO.	INSTRUMENT NUMBER
AC.	ACRE
_____	EXIST WATERLINE
_____	EXIST WASTEWATER

GENERAL NOTES:

1. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT APPROVAL.
2. TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
3. BEING LOT 8A IN CITY BLOCK 3/649. ORDINANCE 1A, PAGE 131 PAGES 131-148, SECTION 2 (PASSED AUGUST 13, 1872).
4. THE PURPOSE OF THIS PLAT IS TO COMBINE ALL LOTS 3 AND 4, BLOCK A/6142 INTO 1 LOT.
5. STRUCTURE IS TO REMAIN.

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

PRELIMINARY PLAT

NORTEX ADDITION

LOT 3R, BLOCK A/6142

BEING A REPLAT OF
LOT 3 , BLOCK A/6172,
KESSLER HILLS SHOPPING CENTER
AND LOT 4 , BLOCK A/6172,
KESSLER HILLS SHOPPING CENTER PHASE II
AND BEING OUT OF THE
ANSON McCRACKEN SURVEY, ABSTRACT NO. 868
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 201-509
ENGINEERING NO. _____

DEVELOPER / OWNER:
PRO QUICK LUBE
1214 VINEYARD DRIVE
ALLEN, TEXAS 75002-0987
PHONE: (972) 201-2800

ENGINEER / SURVEYOR:
JONES|CARTER
Texas Board of Professional Engineers and Land Surveyors
Engineering Firm Registration No. F-439 Surveying Firm No. LS-100011-01
1903 Dallas Parkway, Suite 600 • Plano, Texas 75093
972.490.9410

JOB No. 16691-0001 BAS/EM DWG No. 1807 **SHEET 1 OF 1**

K:\16691\16691-0001-00 Nortex Lube & Tune\1 Surveying Phase\CAD Files\First Dwg\16691 PRELIMINARY PLAT.dwg Oct 08,2020 – 1:05pm KLG

S201-509

6(e)

City Plan Commission Date: 11/5/2020

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2020**

FILE NUMBER: S201-512 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: Southern Boulevard, west of Montfort Drive

DATE FILED: October 9, 2020 **ZONING:** PD 887 (Subdistrict 4A)

PD LINK: http://www.dallascityattorney.com/51P/Supp%2056/Articles/ARTICLE%20887.pdf

CITY COUNCIL DISTRICT: 11 **SIZE OF REQUEST:** 3.42-acres **MAPSCO:** 15J

OWNER: MPC Montfort, LP

REQUEST: An application to replat a 3.42-acre tract of land containing all of Lot 2A in City Block 4/7004 to create one 0.1168-acre lot and one 3.303-acre lot on property located on Southern Boulevard, west of Montfort Drive.

SUBDIVISION HISTORY:

1. S189-119 was a request northwest of the present request to replat a 5.687-acre tract of land containing all of Lot 1A in City Block B/7005 to create one 2.791-acre lot and one 2.897-acre lot on property located on Noel Road at Southern Boulevard, northeast corner. The request was approved March 7, 2019 but has not been recorded.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 887 (Subdistrict 4A); 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, 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. Prior to submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.

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

12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in 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).

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

14. Place a note on the final plat stating “Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval.” Section 51A-8.611(e).

15. On the final plat, dedicate 58.5 feet of right-of-way (via fee simple) from the established center line of Montfort Drive. Section 5*1A 8.602(c).*

16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Southern Boulevard. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).

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.

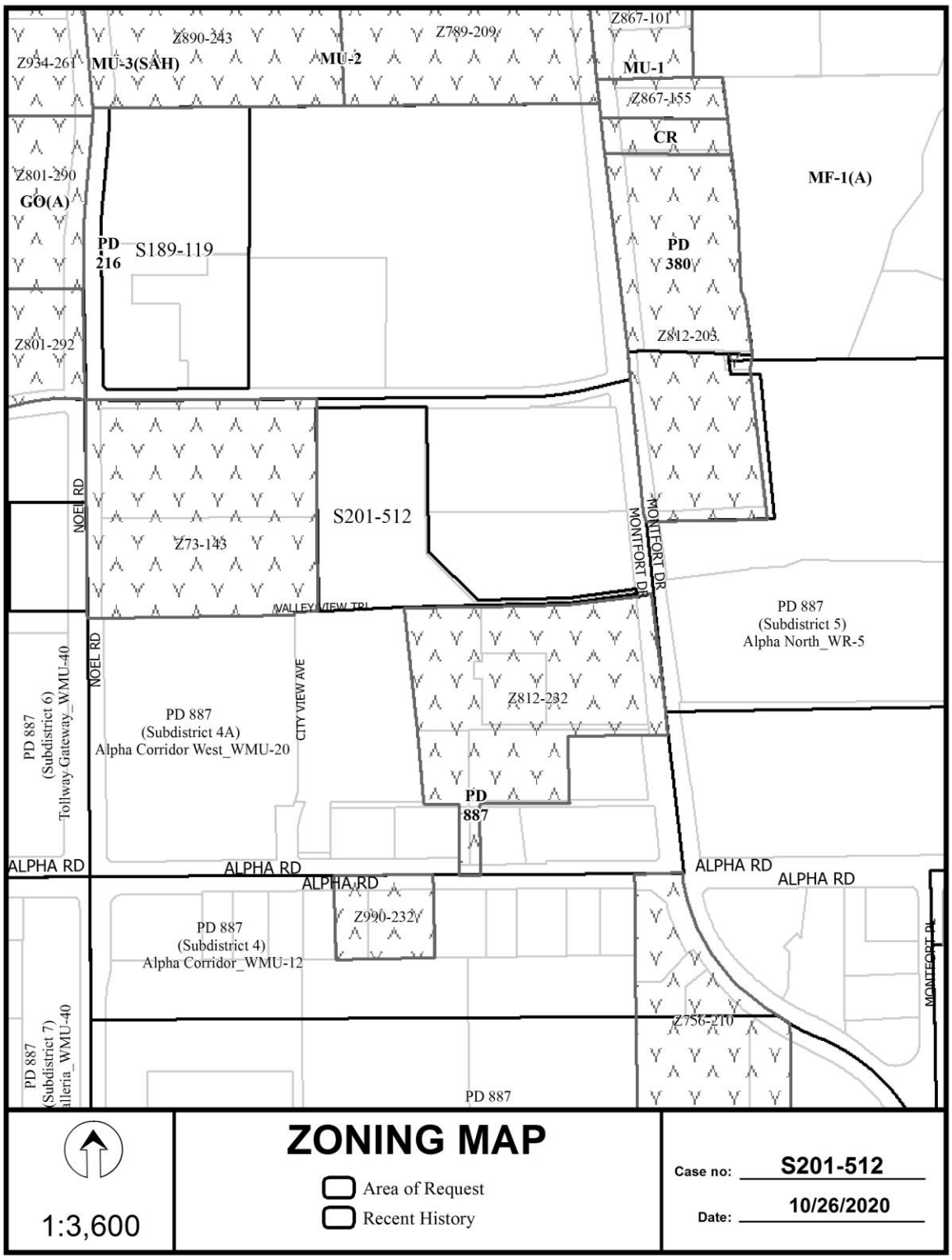
18. Wastewater main improvement may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

19. Capacity of existing wastewater system is questionable. Submit proposed wastewater discharge (gpm) of development for further assessment.

20. Prior to final plat, confirm the boundaries of the plat and depict Valley View Trail on the plat.

21. On the final plat, change “Montfort Drive” to “Montfort Drive (F.K.A. Noel Road)” per Ordinance 14580. Section 51A-8.403(a)(1)(A)(xii)

22. On the final plat, identify the property as Lot 2C and Lot 2D in City Block 4/7004. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


Z867-101
Z890-243
Z789-209
Z934-261
MU-3(SAH)
MU-2
MU-1
Z867-155
CR
Z801-290
GO(A)
MF-1(A)
PD 216
S189-119
PD 380
Z812-203
Z801-292
S201-512
NOEL RD
MONTFORT DR
Z73-143
VALLEY VIEW TRL
PD 887 (Subdistrict 5) Alpha North_WR-5
PD 887 (Subdistrict 6) Tollway Gateway_WMU-40
NOEL RD
CITY VIEW AVE
PD 887 (Subdistrict 4A) Alpha Corridor West_WMU-20
Z812-232
PD 887
ALPHA RD
ALPHA RD
ALPHA RD
ALPHA RD
ALPHA RD
Z990-232
PD 887 (Subdistrict 4) Alpha Corridor_WMU-12
MONTFORT PL
Z756-210
PD 887 (Subdistrict 7) alleria_WMU-40
PD 887
1:3,600
ZONING MAP
Area of Request
Recent History
Case no: S201-512
Date: 10/26/2020

1:3,600

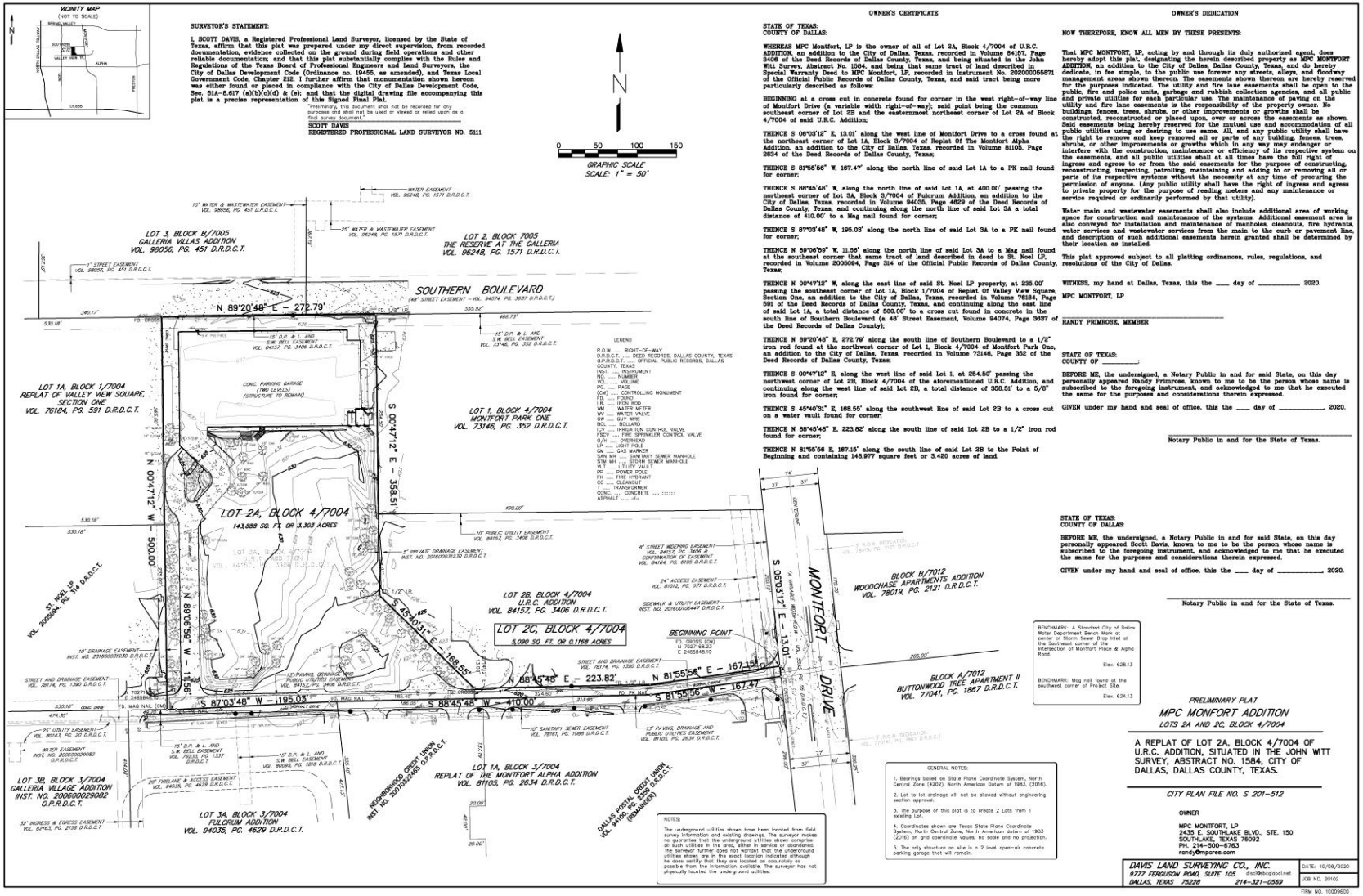
AERIAL MAP

Area of Request

Recent History

Case no: S201-512

Date: 10/23/2020



S201-512

7(f)

City Plan Commission Date: 11/5/2020

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2020**

FILE NUMBER: S201-501 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: Kelly Boulevard at Timberglen Road, east of Timber Oaks Drive

DATE FILED: October 8, 2020 **ZONING:** TH-2(A)

CITY COUNCIL DISTRICT: 12 **SIZE OF REQUEST:** 10.208-acres **MAPSCO:** 3C

OWNER: Carrollton-Farmers Branch ISD

REQUEST: An application to replat a 10.208-acre tract of land containing all of Lot 1B in City Block T/8751 to create one lot and to add easements on property located on Kelly Boulevard at Timberglen Road, east of Timber Oaks Drive.

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

PROPERTY OWNER NOTIFICATION: On October 20, 2020, 74 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."

It is a policy of the City of Dallas, that institutional uses generally require greater land area than traditional residential or non-residential lots and generally serve and are compatible with the neighborhood.

Staff has determined that the request is in compliance with Section 51A-8.503 and complies with the requirements of the TH-2(A) Townhouse 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, 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. Prior to submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.

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

12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in 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).

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

14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval." Section 51A-8.611(e).

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

16. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.

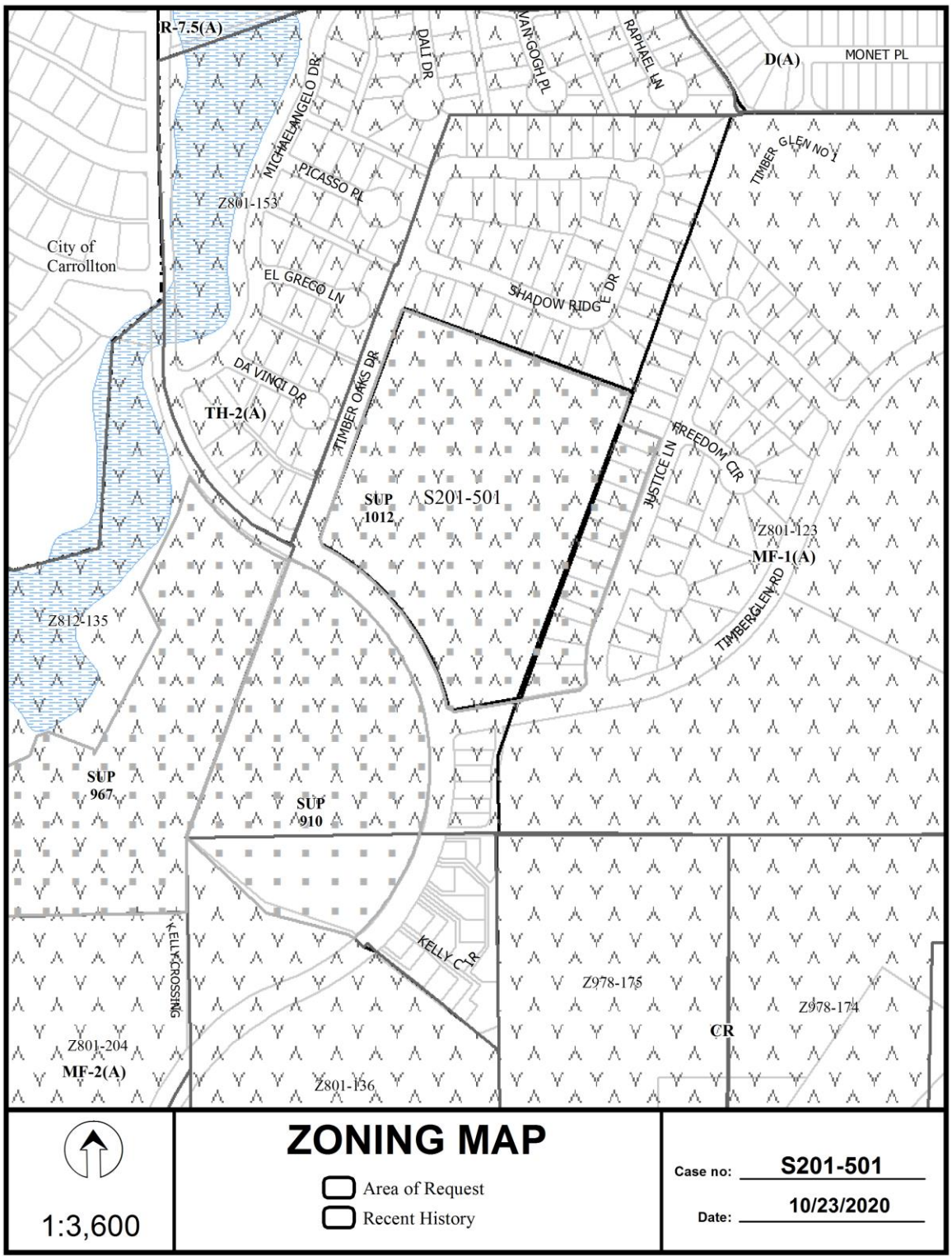
17. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering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

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

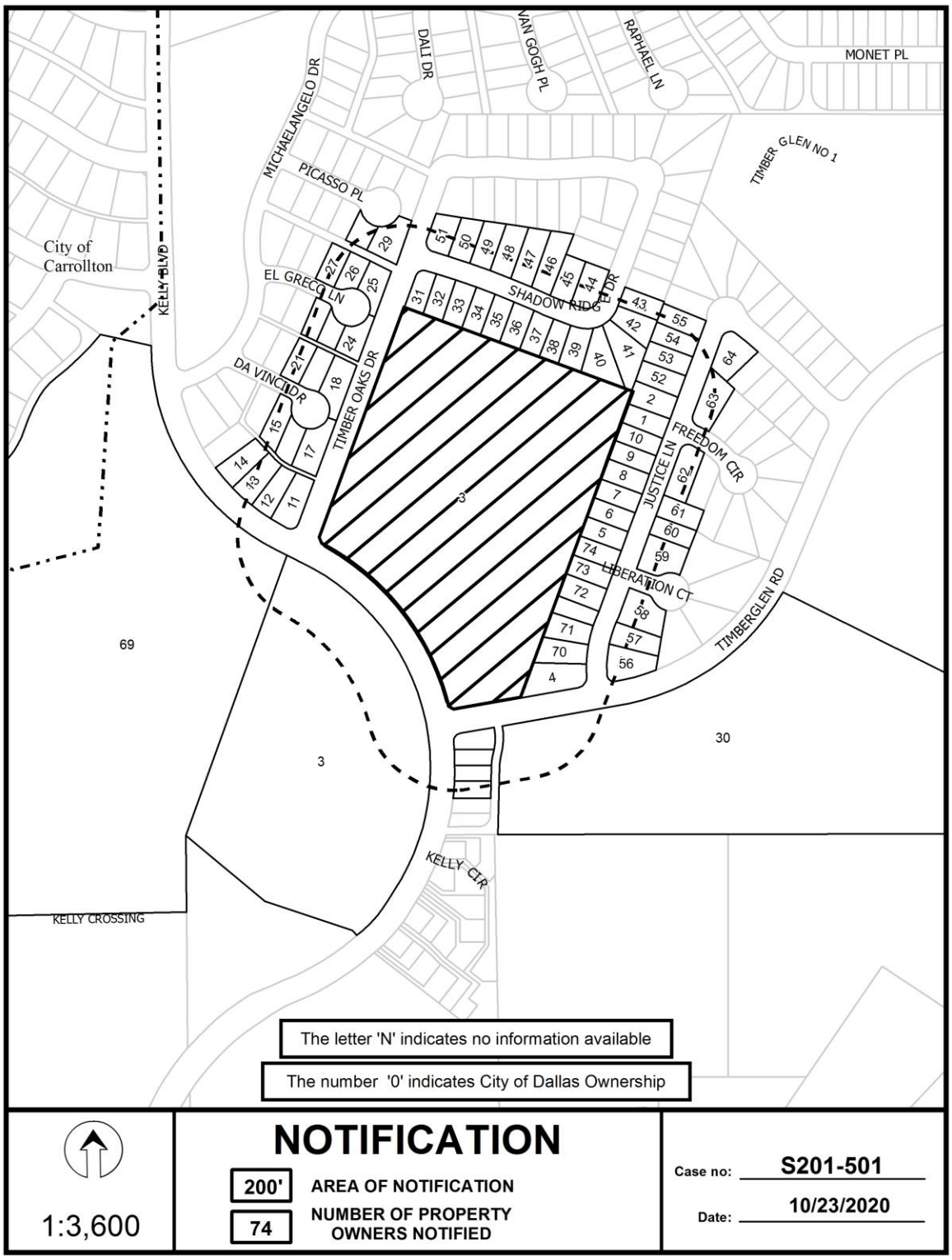
19. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum Dallas Water Utility easement size 20’ for one utility and 25’ for both water and sewer. Larger diameter or deeper mains may require additional width.

20. On the final plat, add labels for “Liberation Court”, “Da Vinci Drive”, and “El Greco Lane”. Section 51A-8.403(a)(1)(A)(xii)

21. On the final plat, identify the property as Lot 1B in City Block T/8751. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


R-7.5(A)
DALI DR
VAN GOGH PL
RAPHAEL LN
D(A)
MONET PL
MICHAELANGELO DR
PICASSO PL
TIMBER GLEN NO 1
Z801-153
City of Carrollton
EL GRECO LN
SHADOW RIDGE DR
DA VINCI DR
TIMBER OAKS DR
TH-2(A)
FREEDOM CIR
JUSTICE LN
SUP 1012
S201-501
Z801-123
MF-1(A)
TIMBERGLEN RD
Z812-135
SUP 967
SUP 910
KELLY CROSSING
KELLY CIR
Z978-175
Z978-174
CR
Z801-204
MF-2(A)
Z801-136
ZONING MAP
Area of Request
Recent History
1:3,600
Case no: S201-501
Date: 10/23/2020

City of Carrollton
KELLY BLVD
MICHELANGELO DR
DALI DR
VAN GOGH PL
RAPHAEL LN
MONET PL
PICASSO PL
EL GRECO LN
DA VINCI DR
TIMBER OAKS DR
TIMBER GLEN NO 1
FREEDOM CIR
LIBERATION CT
TIMBERGLEN RD
S201-501
KELLY CROSSING
AERIAL MAP
Area of Request
Recent History
1:3,600
Case no: S201-501
Date: 10/23/2020


MONET PL
RAPHAEL LN
VAN GOGH PL
DALI DR
MICHAELANGELO DR
PICASSO PL
TIMBER GLEN NO 1
City of Carrollton
KELLY BLVD
EL GRECO LN
SHADOW RIDGE DR
DA VINCI DR
TIMBER OAKS DR
JUSTICE LN
FREEDOM CIR
LIBERATION CT
TIMBERGLEN RD
KELLY CIR
KELLY CROSSING
69
3
30
The letter 'N' indicates no information available
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
74
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: S201-501
Date: 10/23/2020

10/13/2020

Notification List of Property Owners

S201-501

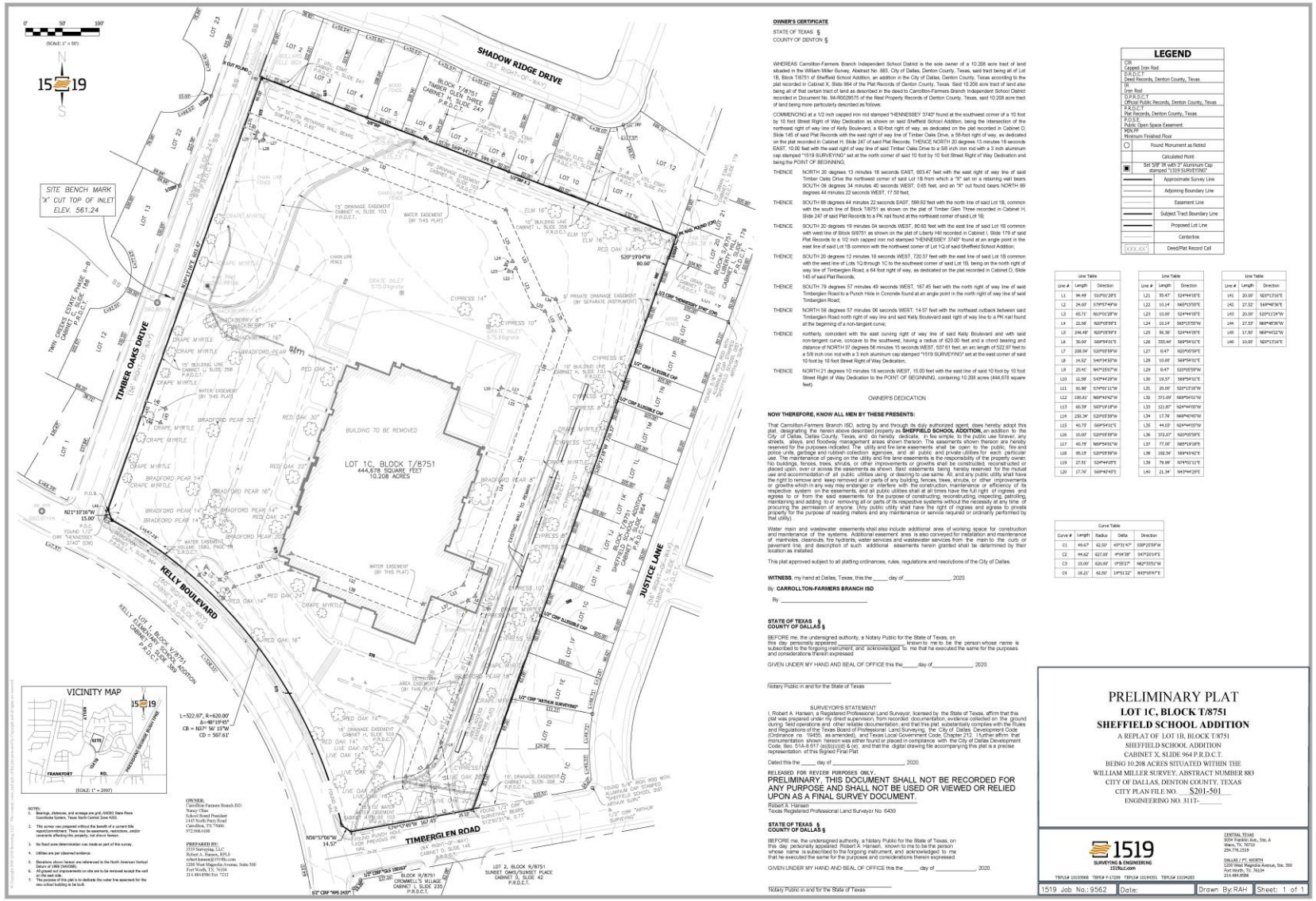
74 Property Owners Notified

Label #	*Address*		*Owner*
1	18223	JUSTICE LN	ROMAN, CRISTINA G
2	18227	JUSTICE LN	RODRIGUEZ, JOSE LUIS GUILLERMO SALAZAR & LILIANA DE LEON CASILLAS
3	18111	KELLY BLVD	CARROLLTON-FARMERSBRANCH ISD
4	18101	JUSTICE LN	SUMMERS, ROBERT & HSIEH, HSIN YI
5	18129	JUSTICE LN	CLAYTON, KATHERINR & GILBERT, KENNETH BRIAN
6	18133	JUSTICE LN	KEITH, JOHN E
7	18137	JUSTICE LN	SIKKA, AMAN & ZHANG, JENNY
8	18141	JUSTICE LN	KENNEDY, KEVIN B
9	18145	JUSTICE LN	BOUCHER, STEPHEN T & CHRISTEL
10	18149	JUSTICE LN	MARTINEZ, ADAN & ADRIANA
11	18204	KELLY BLVD	PANJVANI, GHULAM & FARIDA
12	18208	KELLY BLVD	FLORES, ALLAN S & SOFIA
13	18212	KELLY BLVD	FREELAND, MARY ELIZABETH
14	18216	KELLY BLVD	HUYNH, TRU C
15	2712	DA VINCI DR	LICO, TULIO A & ANGELICA A
16	2716	DA VINCI DR	MIAO, JIN & HONG GUAN
17	2720	DA VINCI DR	CONTRERAS, NELSON I
18	2719	DA VINCI DR	LORING, DIANNA CHEN
19	2715	DA VINCI DR	SHAIKH, IRFAN M
20	2715	DA VINCI DR	HASHSHAM, AMBREEN
21	2711	DA VINCI DR	DODSON, JOSEPH & DONNA
22	2712	EL GRECO LN	JAMES, JONATHAN
23	2716	EL GRECO LN	ALIREZAEI, MOHSEN & EMILY
24	2720	EL GRECO LN	MELDEJ, TALAL
25	2723	EL GRECO LN	LINSKIE, LORETTA
26	2719	EL GRECO LN	MARIN, JOSE M

Label #	*Address*		*Owner*
27	2715	EL GRECO LN	FISHER, KAREN HOLLAND & ANTHONY P
28	2720	PICASSO PL	BURKE, KEITH E
29	2724	PICASSO PL	OATES, JAMES M
30	3440	TIMBERGLEN RD	LODGE 260 LLC
31	18504	SHADOW RIDGE DR	BISHOP, JEFFREY G JR & RACHEL A TRS GJW FAMILY REVOCABLE TRUST
32	18508	SHADOW RIDGE DR	PIAMONTE, AMADO H, III
33	18512	SHADOW RIDGE DR	FOREMAN, RAEANN COLLETTE
34	18516	SHADOW RIDGE DR	HOMER, JOSEPH ANTONE & SHARI L
35	18520	SHADOW RIDGE DR	STOUT, JOSHUA E
36	18524	SHADOW RIDGE DR	NATALE, RONALD D
37	18528	SHADOW RIDGE DR	ACHKENAZY, SIVAN & BETANCOURT, KEVIN
38	18532	SHADOW RIDGE DR	CHOU, CHIH HONG
39	18536	SHADOW RIDGE DR	MCMAHEN, GENE F & VANESSA M
40	18540	SHADOW RIDGE DR	SHIJO, TAKAHITO
41	18604	SHADOW RIDGE DR	RODRIGUEZ, LARRY J & REBECCA B
42	18608	SHADOW RIDGE DR	NGUYEN, HUNG QUOC
43	18612	SHADOW RIDGE DR	MUSGROVE, PHILIP C
44	18531	SHADOW RIDGE DR	SEALE, JOHN & KATIE
45	18527	SHADOW RIDGE DR	WLODARCZYK, MONIKA
46	18523	SHADOW RIDGE DR	BOBBITT, CHRISTA L & WILLIAM B
47	18519	SHADOW RIDGE DR	MORRIS, MATTHEW L
48	18515	SHADOW RIDGE DR	WILLIAMS, JAMESON & LAUREN
49	18511	SHADOW RIDGE DR	EDDINGS, STEPHEN E & BRANDY L
50	18507	SHADOW RIDGE DR	DIAZ, GLORIA & VILLASECA EDDY
51	18503	SHADOW RIDGE DR	EDSALL, SHARON G
52	18231	JUSTICE LN	GOVIAS, RAYMOND J
53	18235	JUSTICE LN	KINIRY, CHRISTOPHER & NICOLE
54	18239	JUSTICE LN	CARPER, LUCAS & KASANDRA
55	18243	JUSTICE LN	TRAN, DANH L
56	18104	JUSTICE LN	COVEY, GABRIELA NAJERA, ETUX,BRIAN ALEXANDER
57	18108	JUSTICE LN	GORALSKI, STEPHANIE E & BRYAN, KYLE M

10/13/2020

Label #	*Address*		*Owner*
58	18112	JUSTICE LN	ALLEN, ELIZABETH V
59	18116	JUSTICE LN	SIVAPON, SAM & MARIA GARCIA FAMILY LIVING TRUST
60	18120	JUSTICE LN	BABALOLA, MICHAEL
61	18124	JUSTICE LN	NIDA, PAUL R
62	2804	FREEDOM CIR	LOPEZ, CARLOS EDUARDO & ALMA DELIA
63	2803	FREEDOM CIR	WHITLOCK, GWENDOLYN A
64	18316	JUSTICE LN	LUO, AIHUA
65	18080	KELLY BLVD	ROUCHON, BARRY
66	18076	KELLY BLVD	JARROU, RACHID & SEMRAU, ANNE
67	18072	KELLY BLVD	MCKAY, MICHELLE T
68	18068	KELLY BLVD	GRANT, ANN M
69	18211	KELLY BLVD	FRANKEL, EDWARD B MD TR
70	18105	JUSTICE LN	HAWKINS, JAMES D
71	18109	JUSTICE LN	NAHANGI, HODA
72	18117	JUSTICE LN	SEO, PHILLIP & TIANNA
73	18121	JUSTICE LN	HERNANDEZ, ELIGIO & GUADALUPE & HERNANDEZ, CESAR
74	18125	JUSTICE LN	RIEGEL, CAITLIN V & JULIEN P



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS Carrollton-Farmers Branch Independent School District is the sole owner of a 10.208 acre tract of land situated in the William Miller Survey, Abstract No. 883, City of Dallas, Denton County, Texas, said tract being all of Lot 1B, Block T/8751 of Sheffield School Addition, an addition in the City of Dallas, Denton County, Texas according to the plat recorded in Cabinet X, Slide 964 of the Plat Records of Denton County, Texas. Said 10.208 acre tract of land also being all of that certain tract of land as described in the deed to Carrollton-Farmers Branch Independent School District recorded in Document No. 94-R0029575 of the Real Property Records of Denton County, Texas, said 10.208 acre tract of land being more particularly described as follows:

COMMENCING at a 1/2 inch capped iron rod stamped "HENNESSEY 3740" found at the southwest corner of a 10 foot by 10 foot Street Right of Way Dedication as shown on said Sheffield School Addition, being the intersection of the northeast right of way line of Kelly Boulevard, a 80-foot right of way, as dedicated on the plat recorded in Cabinet D, Slide 145 of said Plat Records with the east right of way line of Timber Oaks Drive, a 56-foot right of way, as dedicated on the plat recorded in Cabinet H, Slide 247 of said Plat Records, THENCE NORTH 20 degrees 13 minutes 16 seconds EAST, 10.00 feet with the east right of way line of said Timber Oaks Drive to a 5/8 inch iron rod with a 3 inch aluminum cap stamped "1519 SURVEYING" set at the north corner of said 10 foot by 10 foot Street Right of Way Dedication and being the POINT OF BEGINNING;

THENCE NORTH 20 degrees 13 minutes 16 seconds EAST, 603.47 feet with the east right of way line of said Timber Oaks Drive the northwest corner of said Lot 1B from which a "X" set on a retaining wall bears SOUTH 08 degrees 34 minutes 40 seconds WEST, 0.65 feet, and an "X" cut found bears NORTH 69 degrees 44 minutes 22 seconds WEST, 17.50 feet;

THENCE SOUTH 69 degrees 44 minutes 22 seconds EAST, 599.92 feet with the north line of said Lot 1B, common with the south line of Block T/8751 as shown on the plat of Timber Glen Three recorded in Cabinet H, Slide 247 of said Plat Records to a PK nail found at the northeast corner of said Lot 1B;

THENCE SOUTH 20 degrees 19 minutes 04 seconds WEST, 80.60 feet with the east line of said Lot 1B common with west line of Block 9/8751 as shown on the plat of Liberty Hill recorded in Cabinet I, Slide 179 of said Plat Records to a 1/2 inch capped iron rod stamped "HENNESSEY 3740" found at an angle point in the east line of said Lot 1B common with the northwest corner of Lot 1Q of said Sheffield School Addition;

THENCE SOUTH 20 degrees 12 minutes 18 seconds WEST, 720.37 feet with the east line of said Lot 1B common with the west line of Lots 1Q through 1C to the southeast corner of said Lot 1B, being on the north right of way line of Timberglen Road; a 64 foot right of way, as dedicated on the plat recorded in Cabinet D, Slide 145 of said Plat Records;

THENCE SOUTH 79 degrees 57 minutes 49 seconds WEST, 167.45 feet with the north right of way line of said Timberglen Road to a Punch Hole in Concrete found at an angle point in the north right of way line of said Timberglen Road;

THENCE NORTH 58 degrees 57 minutes 06 seconds WEST, 14.57 feet with the northeast outback between said Timberglen Road north right of way line and said Kelly Boulevard east right of way line to a PK nail found at the beginning of a non-tangent curve;

THENCE northerly, coincident with the east curving right of way line of said Kelly Boulevard and with said non-tangent curve, concave to the southwest, having a radius of 620.00 feet and a chord bearing and distance of NORTH 37 degrees 58 minutes 15 seconds WEST, 507.61 feet, an arc length of 522.67 feet to a 5/8 inch iron rod with a 3 inch aluminum cap stamped "1519 SURVEYING" set at the east corner of said 10 foot by 10 foot Street Right of Way Dedication;

THENCE NORTH 21 degrees 10 minutes 16 seconds WEST, 15.00 feet with the east line of said 10 foot by 10 foot Street Right of Way Dedication to the POINT OF BEGINNING, containing 10.208 acres (444,678 square feet).

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2020.

By: **CARROLLTON-FARMERS BRANCH ISD**

By: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared _____ known to me to be the person whose name is subscribed to the forgoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the_____day of_____, 2020.

_____
Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

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

Dated this the _____ day of _____, 2020.

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

Robert A. Hansen
Texas Registered Professional Land Surveyor No. 6439

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared Robert A. Hansen, known to me to be the person whose name is subscribed to the forgoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2020.

_____
Notary Public in and for the State of Texas

LEGEND

CIR	Capped Iron Rod
D.R.D.C.T.	Deed Records, Denton County, Texas
IR	Iron Rod
O.P.R.D.C.T.	Official Public Records, Denton County, Texas
P.R.D.C.T.	Plat Records, Denton County, Texas
P.O.S.E.	Public Open Space Easement
MSN FF	Minimum Finished Floor
○	Found Monument as Noted
	Calculated Point
▣	Set 5/8" IR with 3" Aluminum Cap stamped "1519 SURVEYING"
	Approximate Survey Line
	Adjoining Boundary Line
	Easement Line
	Subject Tract Boundary Line
	Proposed Lot Line
	Centerline
XXX.XX'	Deed/Plat Record Call

Line Table		
Line #	Length	Direction
L1	94.49'	S19°01'28"E
L2	24.00'	S79°57'44"W
L3	65.71'	N10°01'28"W
L4	22.06'	N20°05'59"E
L5	246.48'	N20°05'59"E
L6	30.00'	S69°54'01"E
L7	208.94'	S20°05'59"W
L8	24.52'	S45°54'59"W
L9	25.41'	N47°15'07"W
L10	12.59'	S42°44'23"W
L11	91.98'	S79°01'11"W
L12	190.61'	N69°40'42"W
L13	60.39'	S65°19'18"W
L14	291.34'	S20°05'59"W
L15	40.79'	S69°54'01"E
L16	10.00'	S20°05'59"W
L17	40.79'	N69°54'01"W
L18	95.19'	S20°05'59"W
L19	27.51'	S24°44'43"E
L20	17.76'	S69°40'42"E

Line Table		
Line #	Length	Direction
L21	33.47'	S24°44'10"E
L22	10.14'	N65°15'50"E
L23	10.00'	S24°44'10"E
L24	10.14'	S65°15'50"W
L25	56.36'	S24°44'10"E
L26	333.44'	S69°54'01"E
L27	0.47'	N20°05'59"E
L28	10.00'	S69°54'01"E
L29	0.47'	S20°05'59"W
L30	19.37'	S69°54'01"E
L31	20.00'	S20°13'16"W
L32	371.09'	N69°54'01"W
L33	121.87'	N24°44'07"W
L34	17.76'	N69°40'40"W
L35	44.03'	N24°44'07"W
L36	372.07'	N20°05'59"E
L37	77.00'	N65°19'18"E
L38	192.34'	S89°40'42"E
L39	79.69'	S74°01'11"E
L40	21.34'	N15°44'23"E

Line Table		
Line #	Length	Direction
L41	20.00'	N20°13'16"E
L42	27.52'	S69°46'36"E
L43	20.00'	S20°13'24"W
L44	27.53'	N69°46'36"W
L45	17.50'	N69°46'22"W
L46	10.00'	N20°13'16"E

Curve Table				
Curve #	Length	Radius	Delta	Direction
C1	49.67'	62.50'	45°31'47"	S39°25'59"W
C2	44.62'	627.00'	4°04'39"	S47°23'14"E
C3	10.00'	620.00'	0°55'27"	N62°35'55"W
C4	16.21'	62.50'	14°51'22"	N43°05'47"E

PRELIMINARY PLAT

LOT 1C, BLOCK T/8751
SHEFFIELD SCHOOL ADDITION

A REPLAT OF LOT 1B, BLOCK T/8751
SHEFFIELD SCHOOL ADDITION
CABINET X, SLIDE 964 P.R.D.C.T.
BEING 10.208 ACRES SITUATED WITHIN THE
WILLIAM MILLER SURVEY, ABSTRACT NUMBER 883
CITY OF DALLAS, DENTON COUNTY, TEXAS
CITY PLAN FILE NO. S201-501
ENGINEERING NO. 311T-_____

1519
SURVEYING & ENGINEERING
1519LLC.com

CENTRAL TEXAS
9234 Franklin Ave., Ste. A
Waco, TX, 76710
254.776.1519

DALLAS / FT. WORTH
1200 West Magnolia Avenue, Ste. 300
Fort Worth, TX, 76104
214.484.8586

TBPLS# 10193966 TBPLS # 10193 TBPLS# 10194351 TBPLS# 10194283

1519 Job No.: 9562	Date:	Drawn By: RAH	Sheet: 1 of 1

S201-501

8(j)

City Plan Commission Date: 11/5/2020

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2020**

FILE NUMBER: S201-502 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: Watauga Road at Canyon Drive, southeast corner

DATE FILED: October 8, 2020 **ZONING:** PD 455 (Subdistrict A)

PD LINK: http://www.dallascityattorney.com/51P/Articles%20Supp%207/Article%20455.pdf

CITY COUNCIL DISTRICT: 13 **SIZE OF REQUEST:** 2.139-acres **MAPSCO:** 24Y&24X

OWNER: Christopher Bancroft

REQUEST: An application to replat a 2.139-acre tract of land containing all of Lots 4 and 5 in City Block M/4982 to create one lot on property located on Watauga Road at Canyon Drive, southeast corner.

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

PROPERTY OWNER NOTIFICATION: On October 20, 2020, 16 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 properties to the northwest of Watauga Road have widths ranging in size from 157 feet to 373 feet and lot areas ranging in size from 22,903 square feet to 73,920 square feet and are zoned PD 455 (Subdistrict A). (*please refer to the existing area analysis map)*

- The properties to the southwest of the request have widths ranging in size from 84 feet to 251 feet and lot areas ranging in size from 11,657 square feet to 42,723 square feet and are zoned PD 455 (Subdistrict A) (Subdistrict C). (*please refer to the existing area analysis map and Exhibit 455A)*

- The properties to the southeast of the request (east of Canyon Drive) have widths ranging in size from 84 feet to 160 feet and lot areas ranging in size from 15,492 square feet to 37,457 square feet and are zoned PD 455 (Subdistrict A) (Subdistrict B). (*please refer to the existing area analysis map and Exhibit 455A)*

- The properties to the northeast of the request have widths ranging in size from 76 feet to 209 feet and lot areas ranging in size from 21,675 square feet to 57,177 square feet and are zoned PD 455 (Subdistrict A). (*please refer to the existing area analysis map)*

The request lies in PD 455 (Subdistrict A) which has a minimum lot area requirement of 32,670 square feet. The request is to create one 93,193-square foot residential lot from 2 residential lots. The proposed lot has two frontages which have a width 422 feet, more or less, on Canyon Drive and a width of 132 feet, more or less, on Watauga Road. The natural topography of the proposed lot is similar to the lots along the southeast of Watauga Road. The proposed lot will be the largest lot in the immediate vicinity being almost 36,000 + square feet larger than the lots along the southeast of Watauga Road and much larger than the other lots in the immediate vicinity. (*please refer to the NCTCOG elevation contours map in page 9h*)

The request will create the largest lot in the immediate vicinity with larger width, depth, and area compared to the pattern already established in the adjacent areas. The request meets the zoning requirement of PD 455 (Subdistrict A) for platting but staff has determined that the request is not in compliance with Section 51A-8.503; therefore, staff recommends denial of the request; however, should the request be approved, we recommend 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, 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. Prior to submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.

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

12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in 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).

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

14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval." Section 51A-8.611(e).

15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Watauga Road. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).

16. On the final plat, show the correct recording information for the subject property. 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 recording information on all existing easements within 150 feet of the property.

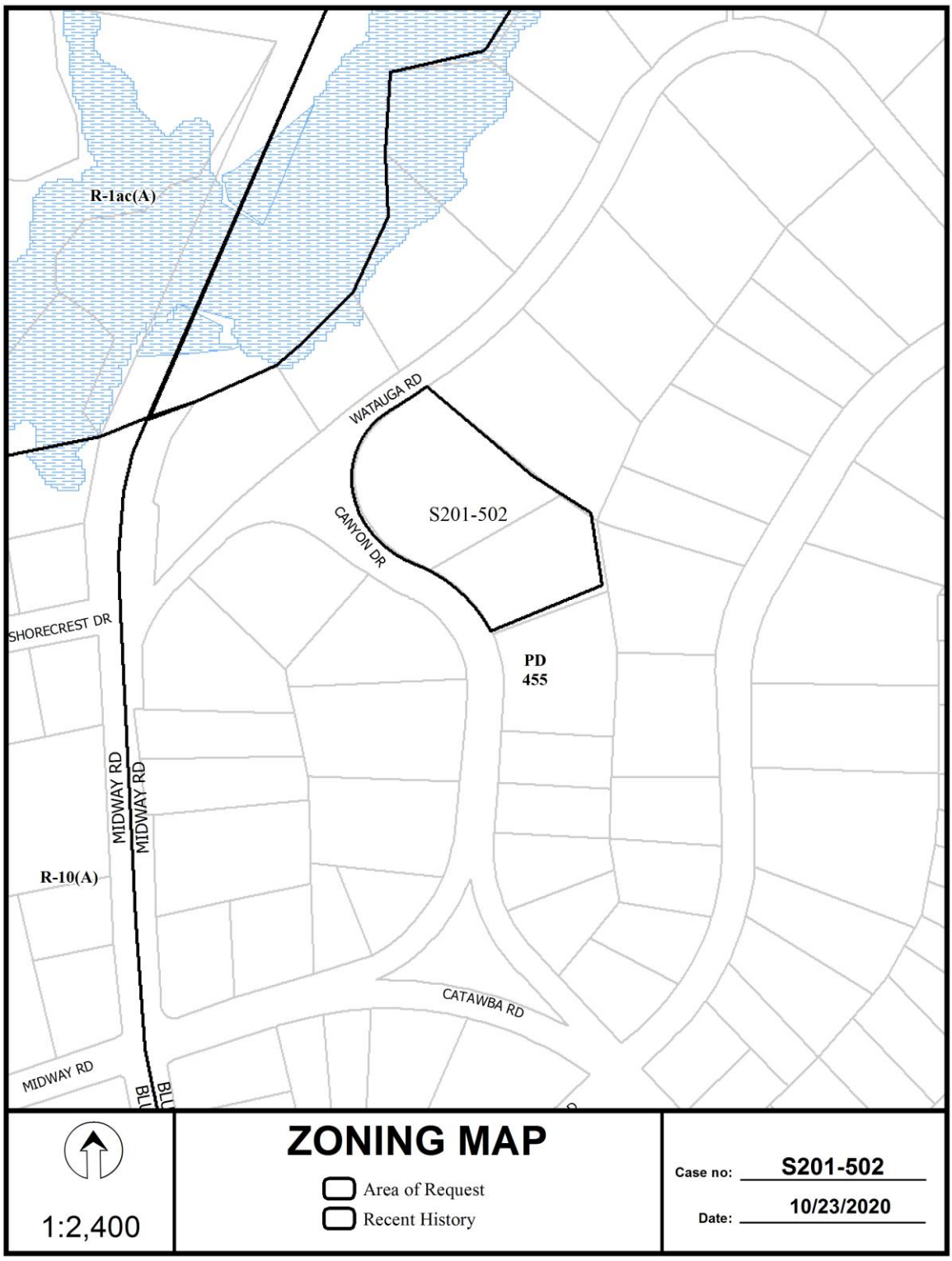
19. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

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

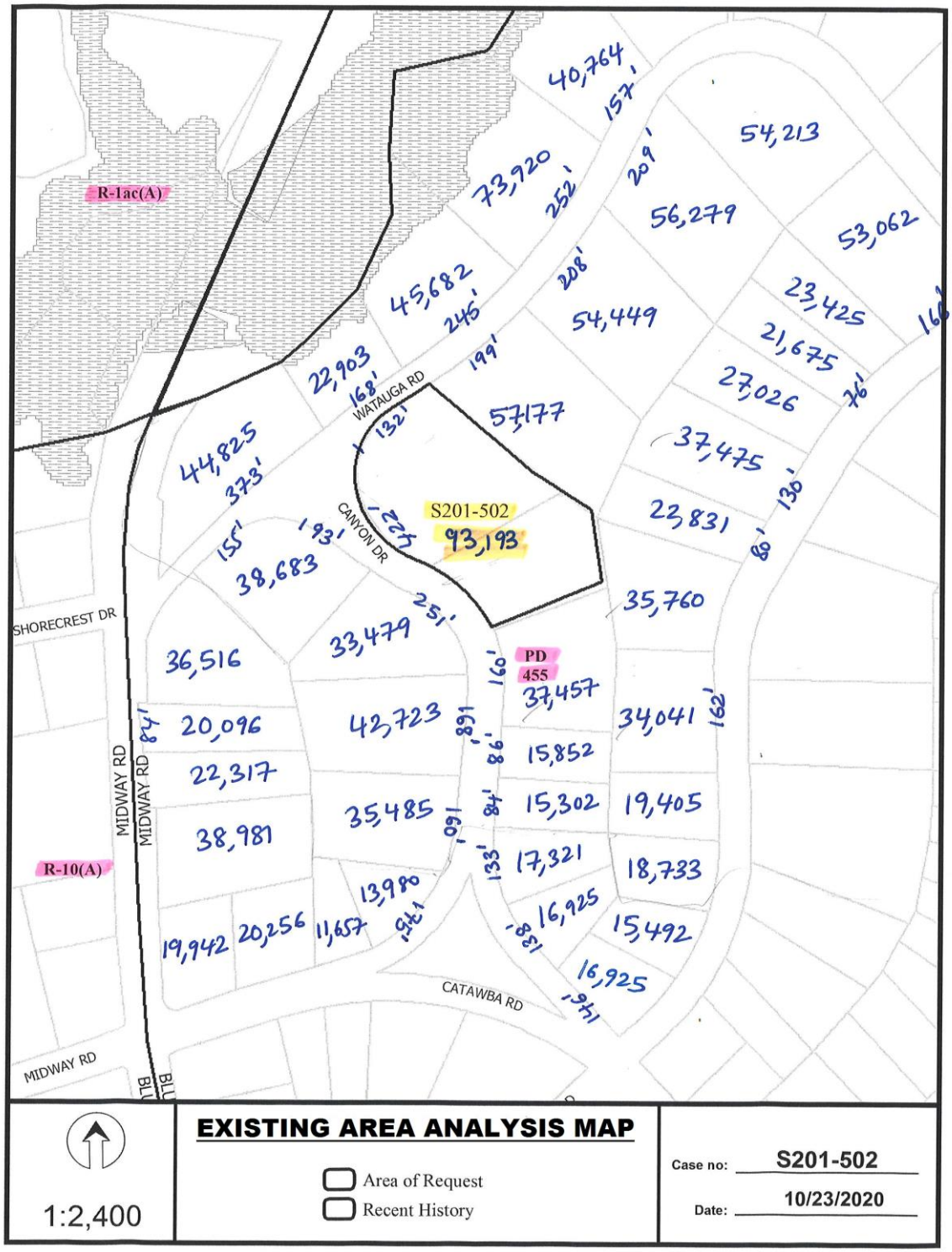
21. Water main improvement may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

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

23. On the final plat, identify the property as Lot 4A in City Block M/4982. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


R-1ac(A)
WATAUGA RD
S201-502
CANYON DR
SHORECREST DR
PD
455
MIDWAY RD
MIDWAY RD
R-10(A)
CATAWBA RD
MIDWAY RD
1:2,400
ZONING MAP
Area of Request
Recent History
Case no: S201-502
Date: 10/23/2020

ALL AREAS ARE IN SQUARE FEET



EXISTING AREA ANALYSIS MAP

1:2,400

Area of Request
Recent History

Case no: S201-502
Date: 10/23/2020

1:2,400

AERIAL MAP

Area of Request
Recent History

Case no: S201-502
Date: 10/23/2020

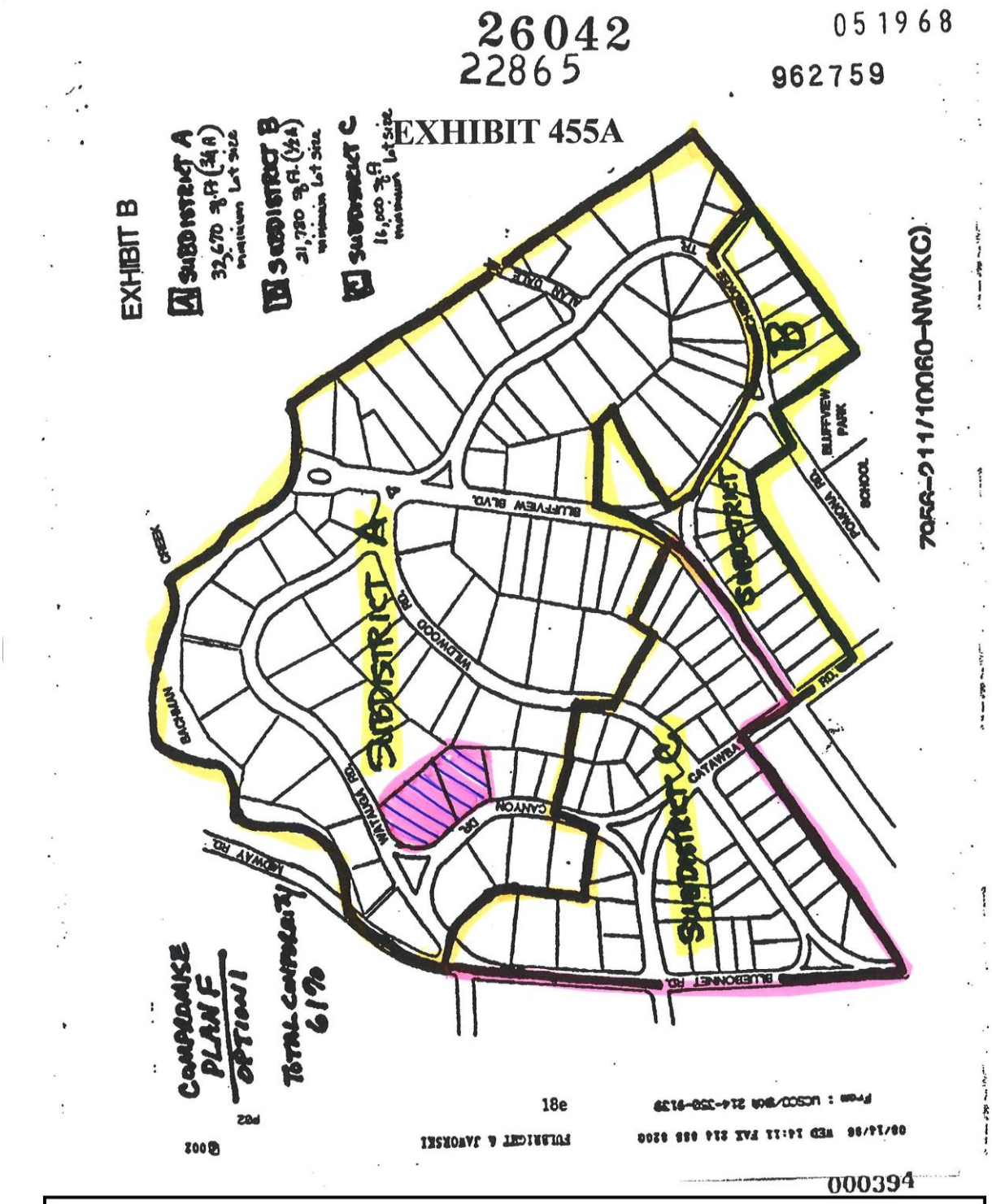
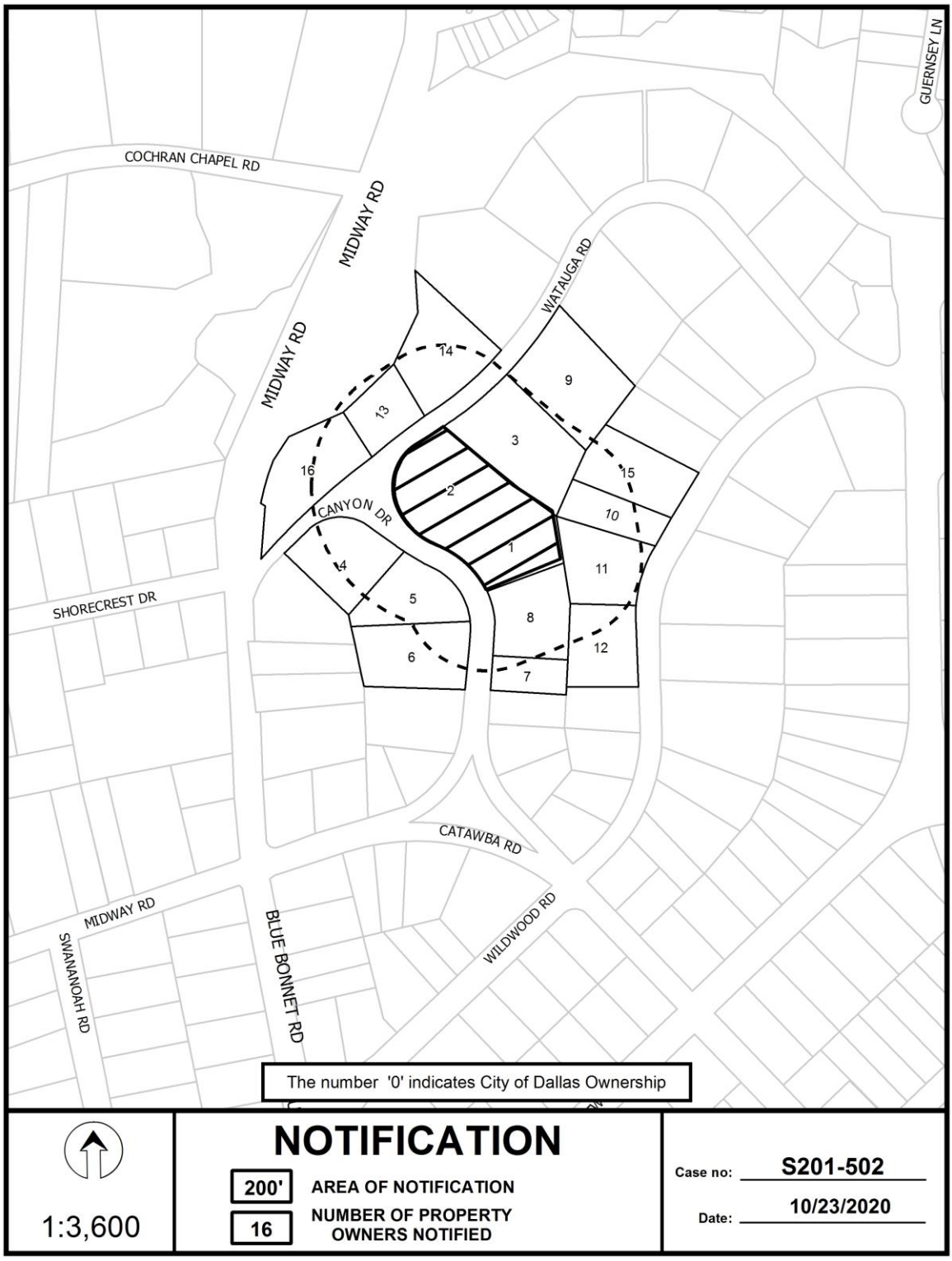


EXHIBIT 455A

Watauga Rd
Canyon Dr
Watauga Rd
Midway Rd
450
460
470
480
490
500
510
520
4619
4505
4511
8709
8708


COCHRAN CHAPEL RD
MIDWAY RD
MIDWAY RD
WATAUGA RD
GUERNSEY LN
CANYON DR
SHORECREST DR
CATAWBA RD
MIDWAY RD
SWANANOAH RD
BLUE BONNET RD
WILDWOOD RD
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
The number '0' indicates City of Dallas Ownership
1:3,600
NOTIFICATION
200'
AREA OF NOTIFICATION
16
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: S201-502
Date: 10/23/2020

10/12/2020

Notification List of Property Owners

S201-502

16 Property Owners Notified

Label #	*Address*		*Owner*
1	8738	CANYON DR	KENDALL ROBERT R
2	8740	CANYON DR	HILL ON CANYON LLC THE
3	4604	WATAUGA RD	LINDSLEY RUTH R
4	4506	WATAUGA RD	HUFF J WARREN & WINIFRED B
5	8737	CANYON DR	ALPERT J ROBERT & SIDSEL
6	8731	CANYON DR	MCNEILL SCOTT & ERIN
7	8726	CANYON DR	SCHOELLKOPF HUGO REV LVG TR &
8	8732	CANYON DR	KNUFF CHARLES &
9	4612	WATAUGA RD	CROW ROBERT N 2015 REV TRUST &
10	4703	WILDWOOD RD	WALTER STEPHEN H & JAN E
11	4631	WILDWOOD RD	KATZMAN STEVEN M &
12	4623	WILDWOOD RD	GROSS LYNN PETERSEN GS TRUST
13	4517	WATAUGA RD	WILSON JEAN D
14	4605	WATAUGA RD	MACMAHON FAMILY TRUST THE
15	4707	WILDWOOD RD	GOYER CHARLES W & ANNE J
16	4511	WATAUGA RD	GAVIN & GRAYSON FAMILY TRUST

PRELIMINARY PLAT
BANCROFT ESTATE
LOT 1
BEING A FIELD SURVEY PLAT OF LOT 1 IN BLOCK 1/6855, CITY OF DALLAS, DALLAS COUNTY, TEXAS
WITH RESTRICTIVE COVENANTS
CITY PLAN FILE NO. # 20S-XXX
OWNER/DEVELOPER
CHRISTOPHER BANCROFT
1201 E CAMPBELL RD #100
RICHARDSON, TEXAS 75081
972-714-0888
ENGINEER
GRAHAM ASSOCIATES, INC.
TBPE # F-1386
(M. PARRISH-GARCIA & ASSOCIATES
1000 E 8 MILE, STE 100
GARLAND, TEXAS 75043
PH (214) 503-4800
FAX (972) 276-3086
ATTN: BRIAN RHODES, RPLA
SURVEYOR
GRAHAM ASSOCIATES, INC.
TBPLS # 10194382
(M. DONDRELL CIRCLE
GARLAND, TEXAS 75043
PH (972) 276-3086
FAX (972) 276-3086
ATTN: BRIAN RHODES, RPLA
OWNER'S CERTIFICATE
STATE OF TEXAS }
COUNTY OF DALLAS }
BEING A 41,414.5 (0.95 ACRES) TRACT OF LAND SITUATED IN THE H.T. VERMONT SURVEY, ABSTRACT NO. 1549, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING THE SOUTH CORNER OF LOT 1 OF CANYON/MARSALIS ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS RECORDED IN INSTRUMENT NO. 20080000000000, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING THE SOUTH CORNER OF LOT 1 OF CANYON/MARSALIS ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS RECORDED IN INSTRUMENT NO. 20080000000000, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 1/2-INCH IRON ROD FOUND FOR CORNER AT THE INTERSECTION OF THE NORTHWEST RIGHT-OF-WAY LINE OF WATAUGA ROAD (60' R.O.W.) AND THE NORTHEAST RIGHT-OF-WAY LINE OF CANYON DRIVE (60' R.O.W.), SAID POINT BEING THE SOUTH CORNER OF SAID LOT 1 AND THE SOUTH CORNER OF THE TRACT HEREIN DESCRIBED;
THENCE North 43°16'13" West, along said northeast right-of-way line of Canyon Drive, a distance of 223.71 feet to a 1/2-inch iron rod found for corner;
THENCE North 52°37'10" West, continuing along said northeast right-of-way line of Canyon Drive, a distance of 197.36 feet to a 1/2-inch iron rod found for corner;
THENCE North 51°39'50" West, continuing along said northeast right-of-way line of Canyon Drive, a distance of 120.00 feet to a 1/2-inch iron rod found for corner;
THENCE North 35°37'37" East, departing said northeast right-of-way line of Canyon Drive, a distance of 223.77 feet to a 1/2-inch iron rod found for corner;
THENCE North 51°39'50" West, a distance of 120.00 feet to a 1/2-inch iron rod found for corner;
THENCE North 35°37'37" East, a distance of 223.77 feet to a 1/2-inch iron rod found for corner;
THENCE South 51°39'50" East, a distance of 120.00 feet to a 1/2-inch iron rod found for corner;
THENCE North 35°37'37" East, a distance of 223.77 feet to a 1/2-inch iron rod found for corner;
THENCE South 51°39'50" East, a distance of 197.36 feet to a 1/2-inch iron rod found for corner;
THENCE South 43°16'13" West, a distance of 223.71 feet to the POINT OF BEGINNING AND CONTAINING 41,414.5 square feet or 0.95 acres of land.
OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That CHRISTOPHER BANCROFT does hereby adopt this plat, designating the hereon described property as BANCROFT ESTATE, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The undersigned does hereby covenant and agree that all paving, drainage, and erosion control improvements and/or retaining walls required for the proper drainage and/or stability of streets adjacent to the subdivision shall be constructed in accordance with plans and specifications submitted to and approved by the Director of Public Works and Transportation. The undersigned does hereby covenant and agree that he shall construct upon the hereon described property in accordance with the regulations established by the Director of Public Works and Transportation. The undersigned does hereby covenant and agree that he shall maintain the hereon described property (including the alleys) until the improvements have been accepted by the City of Dallas. The undersigned does hereby covenant and agree that he shall provide adequate storm drainage facilities to prevent ponding of water on the hereon described property when it is developed. The undersigned does hereby covenant and agree that he shall maintain the hereon described property (including the alleys) in a state of good repair and neat appearance at all times until the improvements have been accepted by the City of Dallas. The undersigned does hereby covenant and agree that he shall develop the hereon described property in compliance with the requirements of the Texas Commission on Environmental Quality. The undersigned does hereby covenant and agree that he shall maintain the hereon described property (including the alleys) in a state of good repair and neat appearance at all times until the improvements have been accepted by the City of Dallas. The undersigned does hereby covenant and agree that he shall maintain the hereon described property (including the alleys) in a state of good repair and neat appearance at all times until the improvements have been accepted by the City of Dallas.
This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.
WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2020.
By: _____
CHRISTOPHER BANCROFT
STATE OF TEXAS }
COUNTY OF DALLAS }
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY APPEARS (OWNER), KNOWN TO ME TO BE THE PERSONS WHOSE NAMES SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2020
_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, MY COMMISSION EXPIRES _____
SURVEYOR'S STATEMENT:
I, BRIAN RHODES, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM OPERATING AND OTHER RELIABLE DOCUMENTATION, AND THAT THIS PLAT SUBSTANTIALLY ENGINEERS AND LAND SURVEYING, AND TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212.1 AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A TRUE REPRESENTATION OF THE SIGNED FINAL PLAT.
RELEASED FOR PRELIMINARY REVIEW, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
BRIAN RHODES
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5942
STATE OF TEXAS }
COUNTY OF DALLAS }
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY APPEARS (OWNER), KNOWN TO ME TO BE THE PERSONS WHOSE NAMES SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2020
_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, MY COMMISSION EXPIRES _____
DATED THIS THE _____ DAY OF _____, 2020.
GENERAL NOTES:
1. BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (NAD 83) TO CREATE LOT FROM TRACT AS SHOWN.
2. THE MINIMUM FINISH FLOOR ELEVATION SHALL BE 2 FEET ABOVE THE ADJACENT BACK OF CURB.
3. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING APPROVAL.
4. COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 83 (2011) EPOCH 2010.00 AND ARE GRID VALUES. DISTANCES SHOWN ARE GRID. TO OBTAIN SURFACE VALUES, MULTIPLY BY 1.00013.
5. EXISTING STRUCTURES TO BE DEMOLISHED UNDER SEPARATE PERMIT.
6. ACCORDING TO FEMA FIRM 48113C0353J, ZONE X, EFFECTIVE AUGUST 23, 2001, THE ABOVE LOT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, AT THIS TIME.
LEGEND
WOOD FENCE
CHAIN LINK
BARBED WIRE FENCE
IRON FENCE
(MP) – MONUMENTS OF RECORD DKDNTY
1/2" IRON ROD FOUND
1/2" YELLOW-CAPPED IRON ROD SET
3/4" IRON PIPE FOUND
IRON ROD FOUND
PP – POWER POLE
CO – CLEAN OUT
DE – ELECTRIC METER
PE – POOL EQUIP
TC – TELEPHONE CABLE
G – GAS METER
T – TELEPHONE
LP – LIGHT POLE
W – WATER METER
MH – MANHOLE
V – WATER VALVE
(UNLESS OTHERWISE NOTED)
BOUNDARY LINE
RIGHT-OF-WAY
EASEMENT LINE
RECORD BEARING
RECORD DKDNTY
WATAUGA ROAD (60' R.O.W.)
CANYON DRIVE (60' R.O.W.)
POINT OF BEGINNING
LOT 1
93,193.34 SQFT
2.139 ACRES
(8740)
93514 SQUARE FEET
1.320 ACRES
S 35°37'37" E 223.77'
(8738)
S 43°16'13" E 223.71'
(8738)
S 52°37'10" W 197.36'
S 51°39'50" E 120.00'
N 51°39'50" W 120.00'
R=917.60' – L=76.30'
D=004°45'51"
CH=N70°32'55"E – 76.28'
R=125.26' – L=178.70'
D=081°44'24"
CH=N31°15'08"E – 163.93'
R=170.00' – (PLAT 134.17') L=134.78'
D=045°25'26"
CH=N32°19'47"W – 131.27'
R=234.55' – (PLAT 177.88') L=170.83'
D=041°43'48"
CH=N34°57'54"W – 167.08'
GRAHAM & GRAYSON FAMILY TRUST
INSTR#201500058631
WILSON, JOHN D DONNER/RHODD
INST NO. 4481900D 002 D/N4819RHOD
MAGNAVOX FAMILY TRUST
INST#201900313898
HUFF, WORDD & WHITFIELD B
INST#201500230005
ALEXIS RISSEL
VOL80017/4486
MCNEILL SCOTT & ERIN
INST#201900018449
CHARLES KNUFF &
VOLUME 2001/251, PAGE 478
STEPHEN H. & JAN E.
VOLUME 83151, PAGE 1455
STEVEN M. KATZMAN
& KELLY M. ALBERTSON
VOLUME 96114, PAGE 2335
PROJECT SITE
DALLAS LOVE FIELD
CHADBOURNE
N/S
(MAPSCO NO. 24-Y & 24-X)
GRAPHIC SCALE
0 40 80
(IN FEET)
1 INCH = 40 FT

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2020**

FILE NUMBER: S201-503 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: 3816 Opal Avenue, southeast of Hudspeth Avenue

DATE FILED: October 8, 2020 **ZONING:** R-7.5(A)

CITY COUNCIL DISTRICT: 4 **SIZE OF REQUEST:** 0.2044-acre **MAPSCO:** 65C

OWNER: City Wide Community Development Corporation

REQUEST: An application to replat a 0.2044-acre tract of land containing all of Lot 3 in City Block 2/4337 and part of City Block 4337 to create one lot on property located at 3816 Opal Avenue, southeast of Hudspeth Avenue.

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

PROPERTY OWNER NOTIFICATION: On October 20, 2020, 26 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 properties to the southwest of Opal Avenue have widths ranging in size from 51 feet to 66 feet and lot areas ranging in size from 6,221 square feet to 8,712 square feet and are zoned R-7.5(A) Single Family District. (*please refer to the existing area analysis map)*

- The properties to the northeast of Opal Avenue have widths ranging in size from 50 feet to 65 feet and lot areas ranging in size from 5,553 square feet to 10,377 square feet except for one property (Lots 4 and 5) developed with 50-foot width and 15,289-square foot area. (*please refer to the existing area analysis map)*

The request lies in an R-7.5(A) Single Family District which has a minimum lot area requirement of 7,500 square feet. The request is to create one residential lot. The proposed lot has width of 65 feet and area of 8,905 square feet.

Staff finds that the proposed lot conforms in width, depth, and area to the pattern already established in the adjacent areas and the request is in compliance with Section 51A-8.503 and also with the requirements of the R-7.5(A) Single Family 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, 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. Prior to submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.

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

12. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval." Section 51A-8.611(e).

13. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e. non-311T). Section 51A-8.102 (c), 8.601 (b)(4), (5), (6), (7), (8), (9)

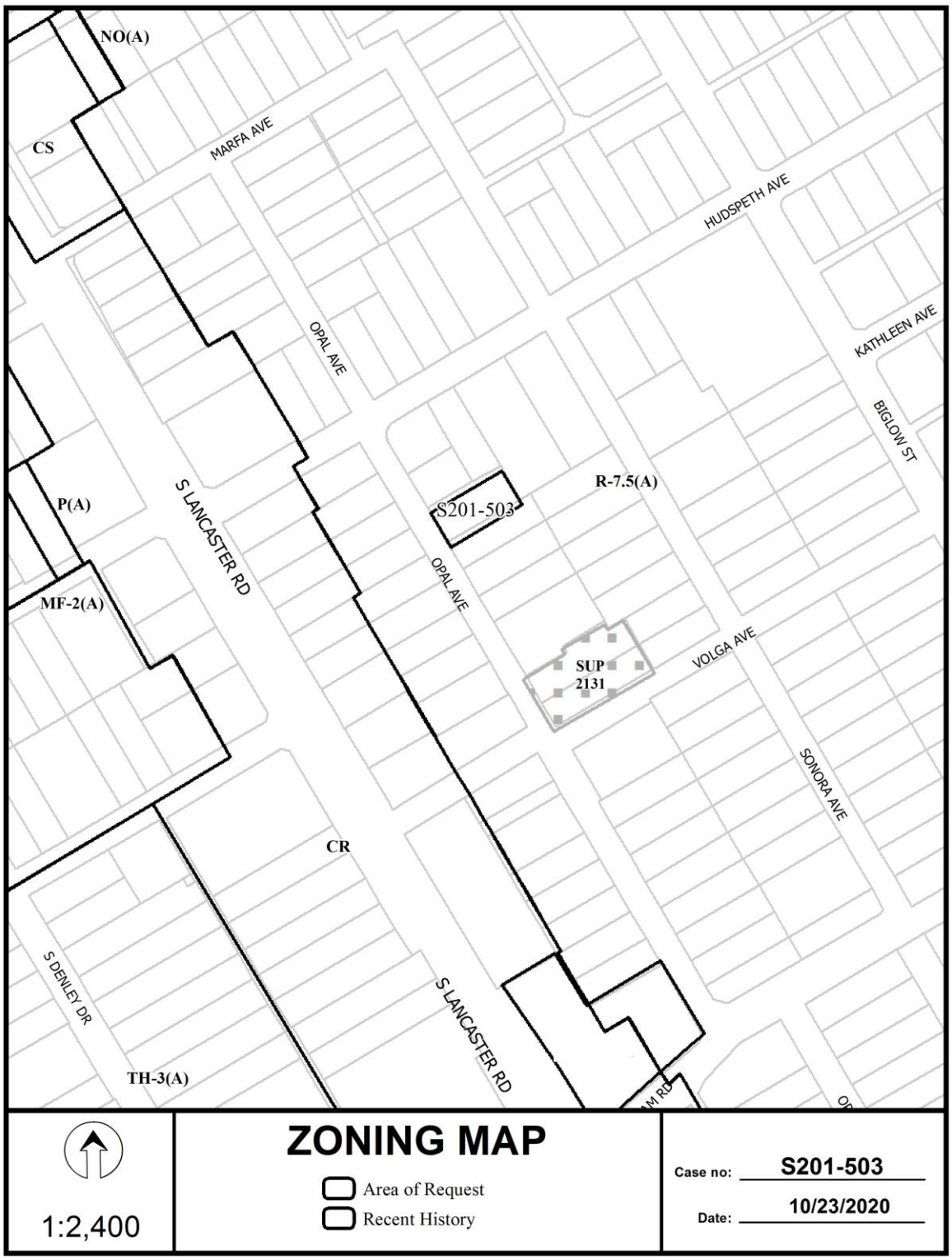
14. On the final plat, dedicate 26.5 feet of right-of-way (via fee simple or street easement) from the established centerline of Opal Avenue. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).

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

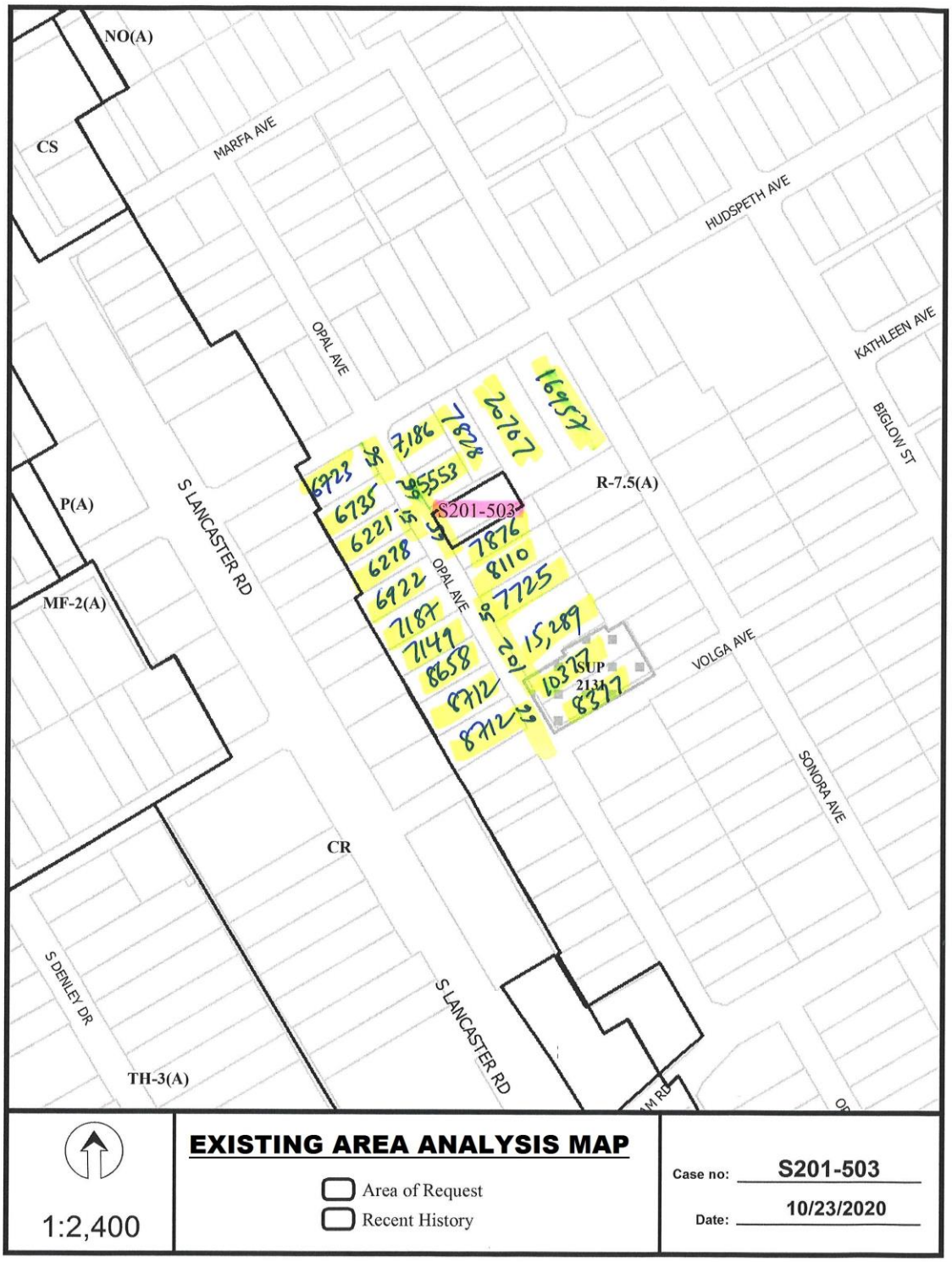
16. On the final plat, change "Opal Avenue" to "Opal Avenue (F.K.A. First Street) per Ordinance 2110. Section 51A-8.403(a)(1)(A)(xii)

17. On the final plat, change "Hudspeth Avenue" to "Hudspeth Avenue (F.K.A. Hollywood Street)" per Ordinance 2535. Section 51A-8.403(a)(1)(A)(xii)

18. On the final plat, identify the property as Lot 3A in City Block 2/4337. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


NO(A)
CS
MARFA AVE
HUDSPETH AVE
KATHLEEN AVE
BIGLOW ST
OPAL AVE
P(A)
S LANCASTER RD
S201-503
R-7.5(A)
OPAL AVE
MF-2(A)
SUP 2131
VOLGA AVE
SONORA AVE
CR
S DENLEY DR
S LANCASTER RD
TH-3(A)
ZONING MAP
1:2,400
Area of Request
Recent History
Case no: S201-503
Date: 10/23/2020

ALL AREAS ARE IN SQUARE FEET



EXISTING AREA ANALYSIS MAP

Area of Request
Recent History

1:2,400

Case no: S201-503

Date: 10/23/2020

1:2,400

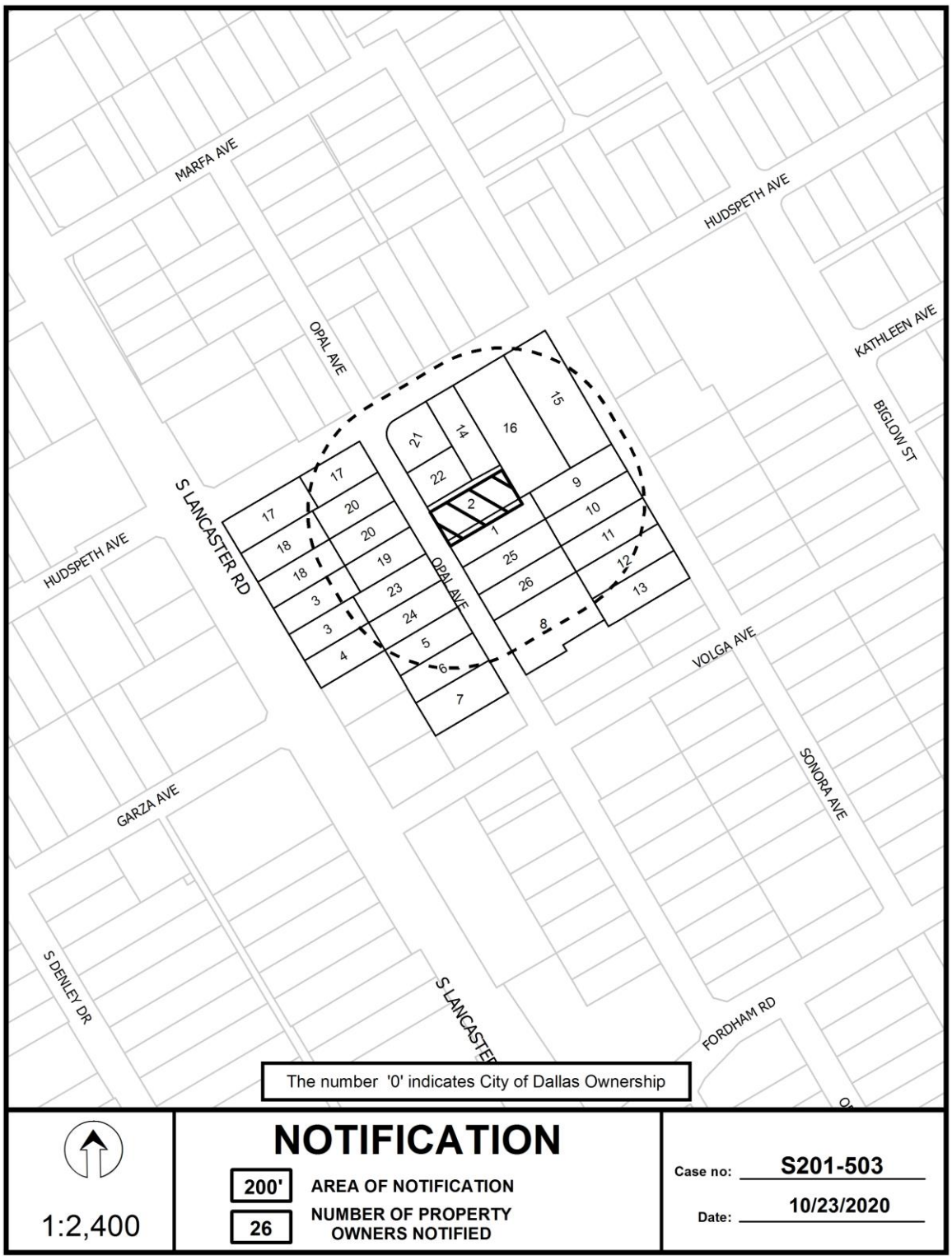
AERIAL MAP

Area of Request

Recent History

Case no: S201-503

Date: 10/23/2020


MARFA AVE
HUDSPETH AVE
OPAL AVE
KATHLEEN AVE
BIGLOW ST
S LANCASTER RD
HUDSPETH AVE
OPAL AVE
VOLGA AVE
SONORA AVE
GARZA AVE
S DENLEY DR
FORDHAM RD
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
26
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: S201-503
Date: 10/23/2020

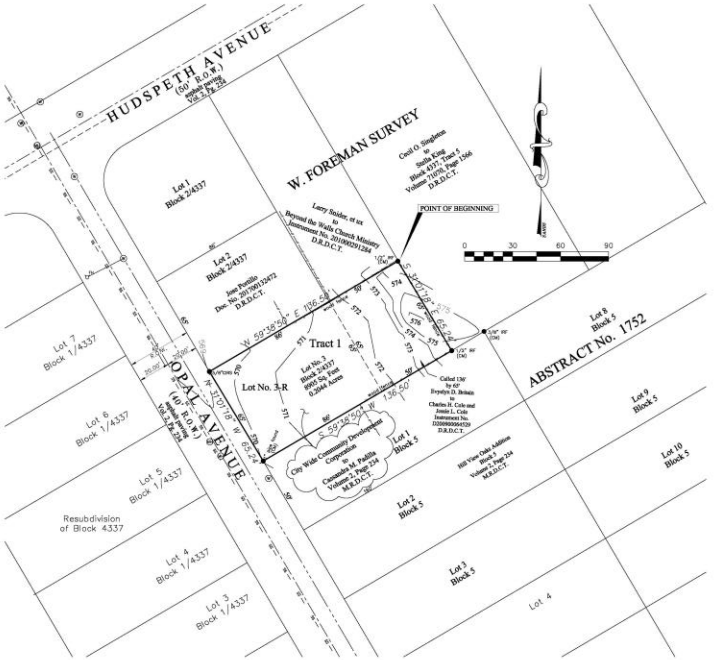
10/13/2020

Notification List of Property Owners

S201-503

26 Property Owners Notified

Label #	*Address*		*Owner*
1	3822	OPAL AVE	PADILLA CASSANDRA M
2	3816	OPAL AVE	CITY WIDE COMMUNITY DEVELOPMENT
3	3818	S LANCASTER RD	BELL MARY ELLA
4	3822	S LANCASTER RD	MOODY CLINTON &
5	3831	OPAL AVE	CITY WIDE COMMUNITY DEVELOPMENT CORP
6	3835	OPAL AVE	RICHARDSON BIRTHA A &
7	3839	OPAL AVE	SMITH THEO
8	3836	OPAL AVE	RANDLE MARY E EST OF
9	3823	SONORA AVE	BEYOND THE WALLS MINISTRY
10	3827	SONORA AVE	LOPEZ ENRIQUE
11	3831	SONORA AVE	ADAMS RACHEL
12	3835	SONORA AVE	RPL PROPERTIES LLC
13	3839	SONORA AVE	BERNAL GAUDENCIO S
14	1906	HUDSPETH AVE	BEYOND THE WALLS CHURCH MINISTRY INC
15	1918	HUDSPETH AVE	REBOLAR NINFA
16	1914	HUDSPETH AVE	KING STELLA L
17	3800	S LANCASTER RD	VAZQUEZ J AMADOR
18	3806	S LANCASTER RD	TRUESDALE REGINALD
19	3819	OPAL AVE	PUENTE GERARDO
20	3811	OPAL AVE	HERNANDEZ DANIEL
21	1902	HUDSPETH AVE	BEYOND THE WALLS CHURCH
22	3810	OPAL AVE	PORTILLO JOSE L
23	3827	OPAL AVE	RICHARDSON ERIC
24	3827	OPAL AVE	MATA MARTIN & TERESA
25	3826	OPAL AVE	LOPEZ ISIDRO FARIAS & NORMA P
26	3830	OPAL AVE	CJJ HOLDINGS LLC



SURVEYOR'S STATEMENT

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

Dated this the_____ day of _____, 20__

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

J. Scott Cole
Texas Registered Professional Land Surveyor No. 5411

STATE OF TEXAS REGISTERED J. SCOTT COLE 5411 SURVEYOR

STANDARD LEGEND OF SYMBOLS & ABBREVIATIONS

CIRS	Capped Iron Rod Set	Sanitary Sewer Line	—s—s—s—
Water Meter	wm	Water Line	—w—w—w—
Fire Hydrant	FH	Property Line	———
Overt Underground Elec.	—u—u—u—	Adjoiner Property Line	———
Light Pole	☼	Iron Fence	—o—o—o—
Power Pole	P	Wood Fence	—x—x—x—
Sanitary Sewer Manhole	S	Chain Link Fence	-o-o-o-o-o-
Clean Out	C	Barbed Wire Fence	———
Gas Meter	G	Overhead Powerline	—o—o—o—

File Number: S201-503

SANDS SURVEYING CORPORATION
2221 Justin Road #119-466
Flower Mound, TX 75028
PH: (214) 919-7883
Texas Firm Registration No. 10014600
www.sscltx.net

SSC

JOB # 180974
SCALE 1=50'
DRAWN BY RC
CHECKED BY SC

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DALLAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

Witness, my hand at Dallas, Texas, this the ___ day of _____, 2020

CITY WIDE COMMUNITY DEVELOPMENT

By: _____

STATE OF TEXAS §

COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS _____ DAY OF _____, 2020.

_____
NOTARY PUBLIC in and for the STATE OF TEXAS

(ADDITIONAL LEGEND & ABREVIATIONA)

D.R.D.C.T.	Deed Records, Dallas County, Texas
CM	Controlling Monument
IRF	Iron Rod Found
CIRS	Iron Rod Set with Yellow Plastic Cap Stamped "SANDS"
R.O.W	Right-of-Way
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
Center Line of Road	—·——·——·—
Waste Water	—s—s—s—s—s—s—
Water Line	——w——w——
Storm Drainage	— — — — — — — —
Water	W
Manhole	MH
Fire Hydrant	

OWNER

CITY WIDE COMMUNITY DEVELOPMENT CORPORATION
3440 SOUTH POLK ST STE A
DALLAS, TEXAS 752243899

SURVEYOR

SANDS SURVEYING CORPORATION
2221 JUSTIN ROAD #119-466
FLOWER MOUND TX 75208
PH: 214-919-7883

GENERAL NOTES:

1. Lot to lot drainage will not be allowed without Engineering Section approval.

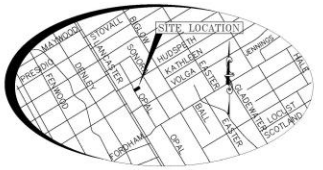
2. Basis of Bearing-Based on Northeast line (N 59°38'50" 'E) of Tract 1 and Tract 2, of the Hill View Addition, an Addition to the City of Dallas Plat Books

3. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North America Datum of 1983 on grid coordinates values, no scale and no projection.

4. Making 1 Lot and Tract

5. No Structures exist.

6. No Tree are on subject property.



STATE OF TEXAS §

COUNTY OF DALLAS §

Whereas, City Wide Community Development, is the sole owner of a tract of land located in the described W. FOREMAN SURVEY, ABSTRACT NO. 1752, City of Dallas, Dallas County, Texas and being all of a certain called Lot 3 and Part of a Tract described in Deed from Evyelyn D. Britain to Charles H. Cole, et ux and recorded in Instrument No. 200900064529 of the Deed Records of Dallas County, Texas and being more particularly described as follows;

BEGINNING at a 1/2" iron rod found for corner at the East corner of a certain called Tract 4 described in Deed from Larry Snider, et ux to Beyond the Walls Church Ministry recorded in Instrument No. 201000291284 of said Property Records and also being in the Southwest line of a certain called Tract 5 described in Deed from Cecil O. Singleton to Stella King and recorded in Volume 71070, Page 1566 of said Property Records ;

THENCE South 31°01'18" East with the Southwest line of said Tract 5 a distance of 65.24 feet to a 1/2" iron rod found for corner in the Northwest line of Lot 1, Block 5 of the Hill View Addition, an addition to Dallas County according to the map or plat thereof recorded in Volume 2, Page 234 the Map or Plat Records of Dallas County, Texas;

THENCE South 59°38'50" West with the Northwest line of said Lot 1, Block 5 a distance of 136.50 feet to a 1" pipe found for corner at the West corner of said Lot 1, Block 5;

THENCE North 31°01'18" West parallel with Opal Avenue a distance of 65.24 feet to a 5/8" iron rod marked "SANDS" set for corner at the South corner of Lot 2, Block 2/4337 of a Resubdivison Plat recorded in Volume 14, Page 445 of said Map or Plat Records;

THENCE North 59°38'50" East with the Southeast line of said Lot 2, Block 2/4337 a distance of 136.5 feet;
back to the POINT OF BEGINNING AND CONTAINING 8,905 square feet or 0.2044 acres of land, more or less.

PRELIMINARY PLAT
not for recording

PRELIMINARY REPLAT
Hill View Addition
Volume 2, Page 234
Lot 3, Block 2/4337
Replat of Lot 3 & Part of a Tract
W. Foreman Survey, Abstract No. 1752
City of Dallas,
Dallas County, Texas

3600 Opal Avenue, Dallas Texas

S201-503

10(i)

City Plan Commission Date: 11/5/2020

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2020**

FILE NUMBER: S201-507 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: 4119 Denley Drive, south of Fordham Road

DATE FILED: October 8, 2020 **ZONING:** R-7.5(A)

CITY COUNCIL DISTRICT: 4 **SIZE OF REQUEST:** 1.018-acre **MAPSCO:** 65C

OWNER: Brickman Homes & Construction, LLC

REQUEST: An application to replat a 1.018-acre tract of land containing all of Lot 12 in City Block 28/4323 to create two 22,198 square foot lots on property located at 4119 Denley Drive, south of Fordham Road.

SUBDIVISION HISTORY:

1. S189-111 was a request east of the present request to create one 7.758-acre lot from a tract of land in City Block 4325 on property bounded by Ann Arbor Avenue, Denley Drive, Paducah Avenue, and Lancaster Avenue. The request was approved February 21, 2019 and recorded June 3, 2020.

PROPERTY OWNER NOTIFICATION: On October 20, 2020, 22 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 properties to the west of Denley Drive have lot widths ranging in size from 49 feet to 116 feet and lot areas ranging in size from 6,712 square feet to 41,211 square feet and are zoned R-7.5(A) Single Family District. *(please refer to the existing area analysis map)*

- The properties to the east of Denley Drive have average lot width and area of 50 feet and 6,800 square feet. The properties have different street frontages. The larger lot with 339,255 square feet area is zoned PD 994 and the land use is for institutional. *(please refer to the existing area analysis map)*

The request lies in an R-7.5(A) Single Family District which has a minimum lot area requirement of 7,500 square feet. The request is to create two residential lots from one residential lot. The proposed lots have widths of 61.03 feet each and areas of 22,198 square feet each.

Staff finds that there is no established lot pattern within the immediate vicinity of the request; and the request is in compliance with Section 51A-8.503 and also with the requirements of the R-7.5(A) Single Family 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, 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. Prior to submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is two.
12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in 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).
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval." Section 51A-8.611(e).

15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Denley Drive. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).

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

17. On the final plat, change “Opal Avenue” to “Opal Avenue (F.K.A. First Street) per Ordinance 2110. Section 51A-8.403(a)(1)(A)(xii)

18. On the final plat, change “Fordham Street” to “Fordham Road (F.K.A. Fordham Road)”. Section 51A-8.403(a)(1)(A)(xii)

19. On the final plat, change “Paducah Ave” to “Paducah Avenue”. Section 51A-8.403(a)(1)(A)(xii)

20. On the final plat, change “Denley Drive” to “Denley Drive (F.K.A. Lisbondale Avenue)”. Section 51A-8.403(a)(1)(A)(xii)

21. On the final plat, identify the property as Lot 12A and Lot 12B City Block 28/4353. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

S DENLEY DR
FORDHAM RD
S LANCASTER RD
S LANCASTER RD
CR
FORDHAM RD
TH-3(A)
S201-507
PD
994
S189-111
R-7.5(A)
FERNWOOD AVE
SUP
930
EXETER AVE
SUP
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S201-507
Date: 10/23/2020

ALL AREAS ARE IN SQUARE FEET

1:2,400

EXISTING AREA ANALYSIS MAP

Area of Request
Recent History

Case no: S201-507
Date: 10/23/2020

AERIAL MAP

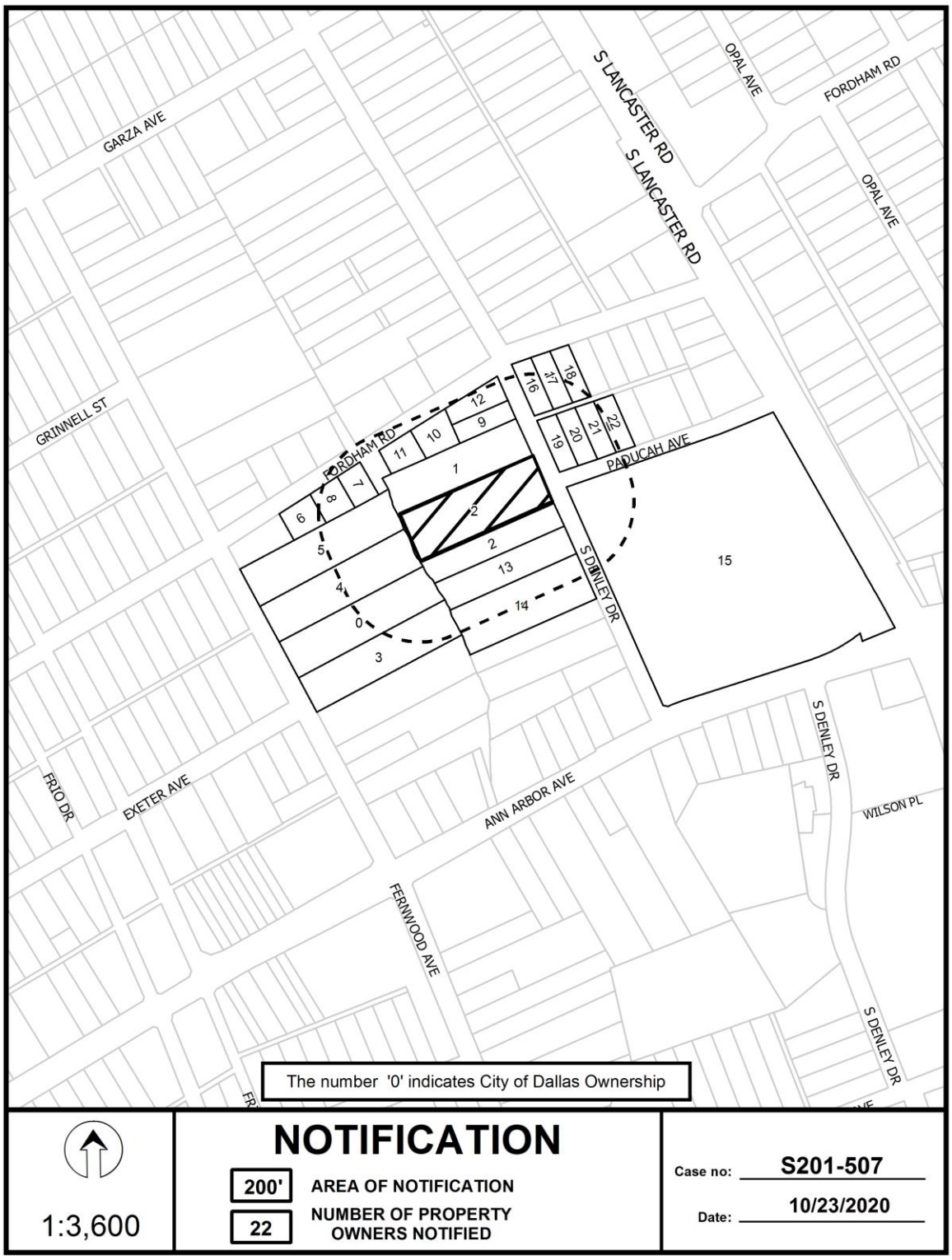
1:2,400

Area of Request

Recent History

Case no: S201-507

Date: 10/23/2020


S LANCASTER RD
S LANCASTER RD
OPAL AVE
FORDHAM RD
OPAL AVE
GARZA AVE
GRINNELL ST
FORDHAM RD
PADUCAH AVE
S DENLEY DR
S DENLEY DR
FRIO DR
EXETER AVE
ANN ARBOR AVE
WILSON PL
FERNWOOD AVE
S DENLEY DR
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
22
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: S201-507
Date: 10/23/2020

10/13/2020

Notification List of Property Owners

S201-507

22 Property Owners Notified

Label #	*Address*		*Owner*
1	4113	S DENLEY DR	SPURLOCK MARY JANET
2	4119	S DENLEY DR	MORNING STAR PRIMITIVE
3	4130	FERNWOOD AVE	BARRON MICHAEL
4	4114	FERNWOOD AVE	WHITLEY ALICE PARHAM
5	4120	FERNWOOD AVE	CAZARES CASAS LLC
6	1716	FORDHAM RD	JONES VERLINE COOKS
7	1726	FORDHAM RD	ANTHONY BOYD IRA LLC
8	1722	FORDHAM RD	JACKSON MATTIE
9	4107	S DENLEY DR	CRAWFORD CURTIS
10	1746	FORDHAM RD	HARRISON CORA L
11	1738	FORDHAM RD	MUNOZ MARIA DEL CARMEN
12	4101	S DENLEY DR	ROMERO JUAN
13	4135	S DENLEY DR	GARCIA JULIAN &
14	4207	S DENLEY DR	ALEXANDER LENA M &
15	4203	S LANCASTER RD	Dallas ISD
16	1802	FORDHAM RD	PRESTON MICHELLE ROBB
17	1806	FORDHAM RD	LIFE LIGHT DELIVERANCE
18	1810	FORDHAM RD	LIFE LIGHT DELIVERANCE CH
19	1803	PADUCAH AVE	AGUILAR ELIZABETH
20	1807	PADUCAH AVE	MOORE DAVID
21	1811	PADUCAH AVE	HERNANDEZ HUGO
22	1815	PADUCAH AVE	F & S PROPERTIES LLC

PROJECT SITE
FORDHAM ST (50' ROW) (ALL PAVED)
PADUCH AVE (40' ROW) (ALL PAVED)
DENLEY DRIVE (CALLED 60' ROW) (ALL PAVED)
BRICKMAN ADDITION TOTAL = 1.018 ACRES = 44,363 SQ.FT.
LOT 12A 22,198 SQ.FT.
LOT 12B 22,198 SQ.FT.
POINT OF BEGINNING
Legend of Symbols & Abbreviations
SCALE: 1" = 30'
GENERAL NOTES
OWNER'S DEDICATION
SURVEYOR'S CERTIFICATE
PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT
OWNER
BRICKMAN HOMES & CONSTRUCTION LLC
4101 S. DENLEY DR.
GRAND PRAIRIE, TX 75050
(214) 878-5342
SURVEYOR
SALCEDO GROUP, INC.
816 WOODRUFF ROAD, SUITE 406
GRAND PRAIRIE, TX 75050
(214) 432-3122
PRELIMINARY PLAT
BRICKMAN ADDITION
LOT 12A & 12B, BLOCK 28/4353
44,363 SQ. FT. OR 1.018 AC.
A REPLAT OF
INSTRUMENT NUMBER 20190020697 DR, O.P.R.D.C.T.
BELLEVUE ADDITION VOL. 1 PG 475 M.R.D.C.T.
IN THE
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER S201-507
SALCEDO GROUP, INC.
816 WOODRUFF ROAD, SUITE 406
Grand Prairie, TX 75050
Phone: (214) 432-3122
Texas P.E. F-5482 : Texas TBPLS Firm License 100780-00
10/08/2020
SGI Project No. 20011
SHEET 1 OF 1

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2020**

FILE NUMBER: S201-510 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: Chapel Hill Road, at the terminus of Cathedral Drive

DATE FILED: October 9, 2020 **ZONING:** R-1ac(A)

CITY COUNCIL DISTRICT: 9 **SIZE OF REQUEST:** 3.926-acres **MAPSCO:** 37F

OWNERS: Mark C. Holland, Patrick Thomas Perot

REQUEST: An application to replat a 3.926-acre tract of land containing all of Lots 2, 3, and 4 in City Block B/4406 to create one 43,562-square foot lot, one 58,883-square foot lot, and one 68,557-square foot lot on property located on Chapel Hill Road, at the terminus of Cathedral Drive.

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

PROPERTY OWNER NOTIFICATION: On October 20, 2020, 7 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 properties along the eastline of Chapel Hill Road have lot widths ranging in size from 141 feet to 195 feet and have lot areas ranging in size from 42,438 square feet to 53,649 square feet and are zoned an R-1ac(A) Single Family District. *(please refer to the existing area analysis map)*

- The properties along the westline of Chapel Hill Road have lot widths ranging in size from 125 feet to 393 feet and have lot areas ranging in size from 31,877 square feet to 113,609 square feet and are zoned R-1ac(A) Single Family District. *(please refer to the existing area analysis map)*

- The properties along the westline of Cathedral Drive are zoned an R-1/2ac(A) Single Family District have lot widths ranging in size from 69 feet to 127 feet and lot areas ranging in size from 22,232 square feet to 26,827 square feet. *(please refer to the existing area analysis map)*

The request lies in an R-1ac(A) Single Family District which has a minimum lot size requirement of 1.00 acre (43,560 square feet). The request is to adjust the internal lot lines and create three residential lots for development. The number of lots will remain the same as before. There is an existing structure between Lot 2 and Lot 3 and the existing building is to remain; and by relocating the Lot line between Lot 2 and Lot 3 will bring the existing building into compliance with the Dallas Development Code. The existing structure between Lot 3 and Lot 4 is to be removed.

The proposed Lots 2, 3, and 4 have existing lot widths of approximately 240 feet, 105 feet, and 100 feet respectively and have lot areas of 68,557 square feet, 43,562 square feet, and 58,883 square feet respectively. By relocating the lot lines, it makes the existing non-conforming structure conforming. Due to the street layout and the character of the lot boundary, proposed Lot 3 and Lot 4 have narrower frontages but widen as they go up to the back. *(please refer to the existing area analysis map and map in page 12f)*

Staff finds that the proposed lots conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, it's particular suitability for development, and taking into consideration the proposed layout of the streets. Staff finds that the request is in compliance with Section 51A-8.503 and also with the requirements of the R-1ac(A) Single Family 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, 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. Prior to submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is three.

12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in 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).

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

14. Place a note on the final plat stating “Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval.” Section 51A-8.611(e).

15. On the final plat, determine the 100-year water surface elevation across this addition.

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) DWU Floodplain Management, and 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), DWU Floodplain Management; Drainage Manual, Article V.

18. On the final plat, specify minimum fill and minimum finished floor elevations if Fill Permit exists. Section 51A-8.611(d), DWU Floodplain Management.

19. On the final plat, show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), DWU Floodplain Management.

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

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

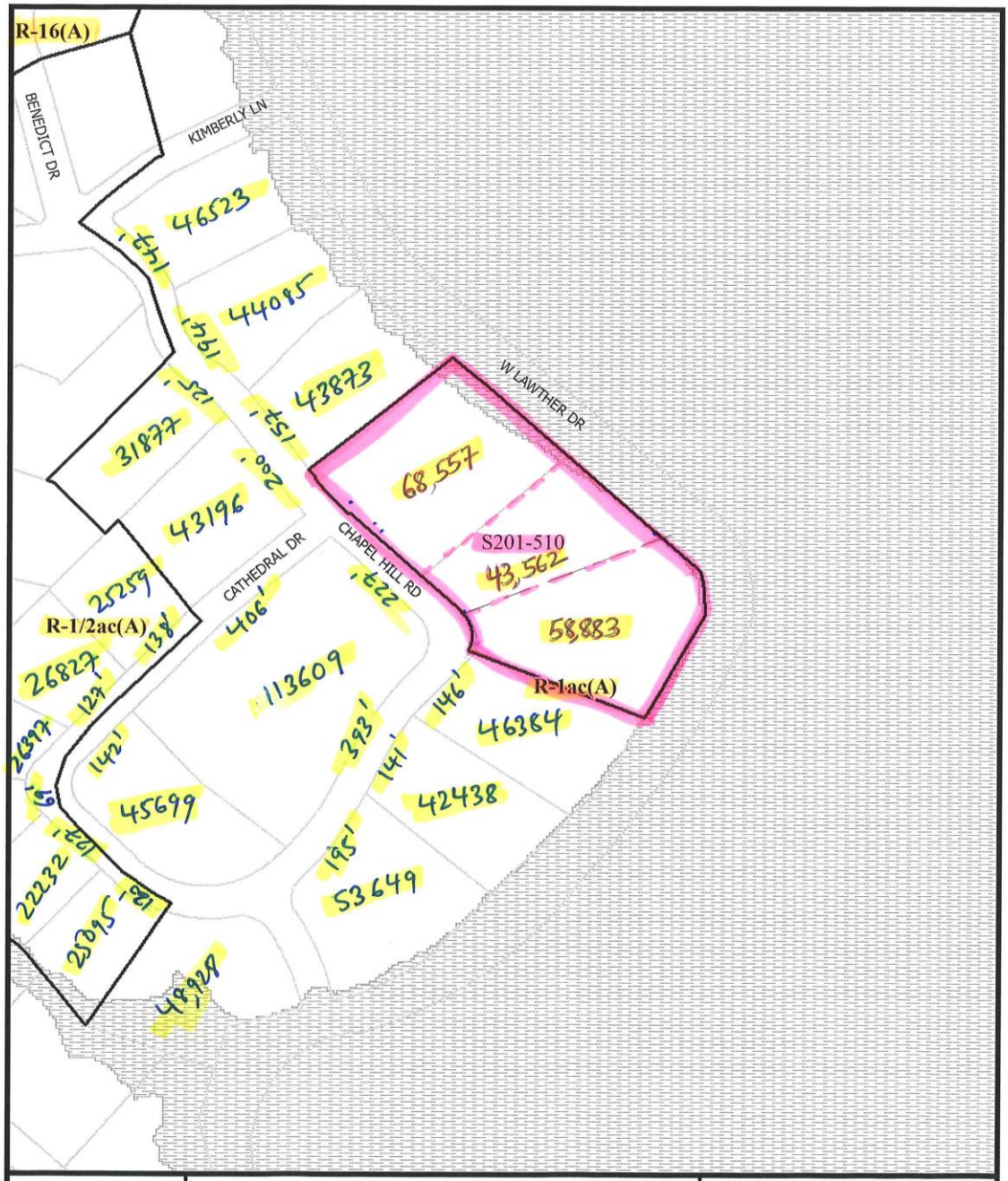
22. On the final plat, chose a new or different addition name. Platting Guidelines.

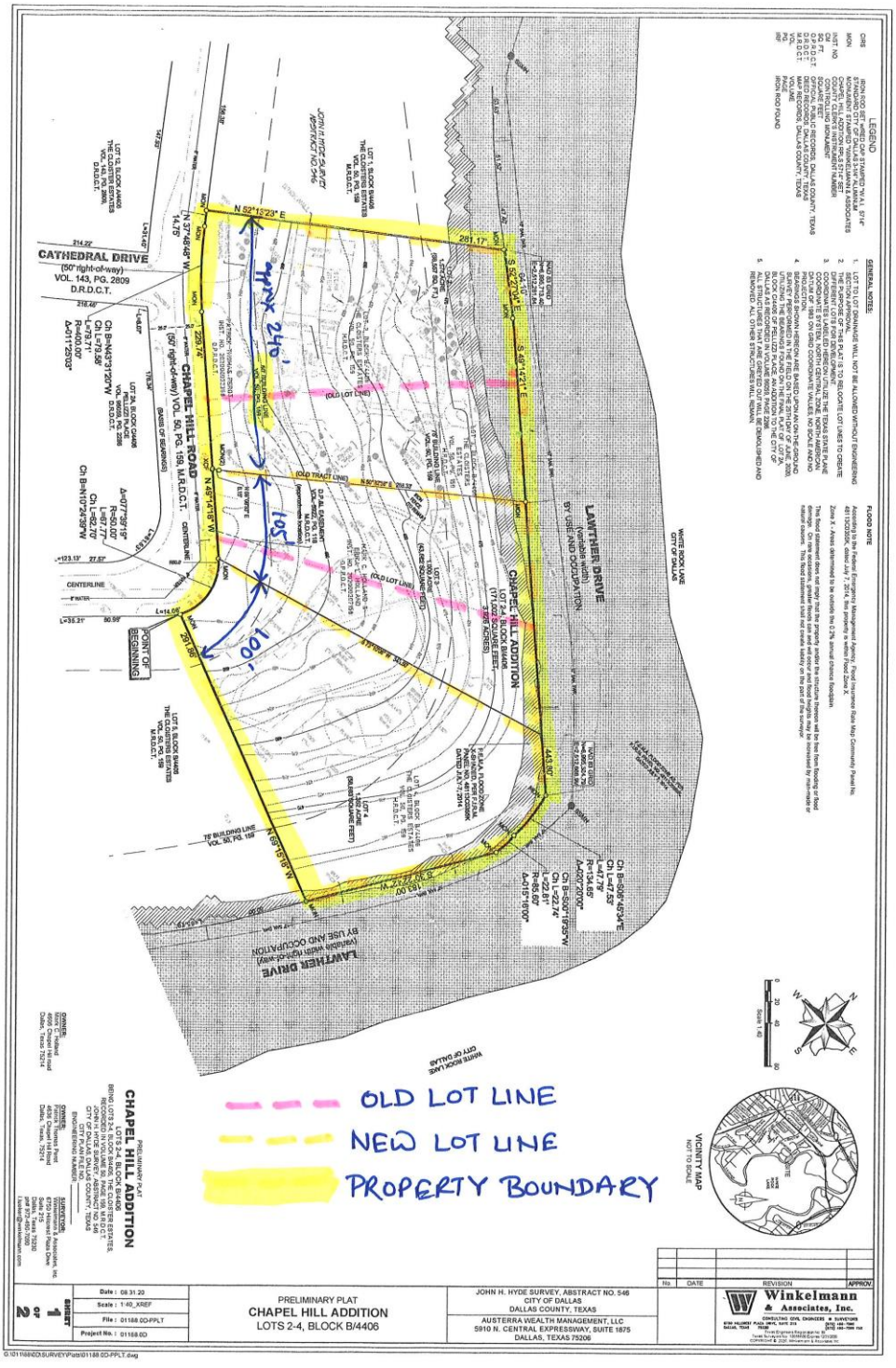
23. On the final plat, change “Cathedral Drive” to “Cathedral Drive (F.K.A. Cloisters Circle)”. Section 51A-8.403(a)(1)(A)(xii)

24. On the final plat, identify the property as Lots 2A, 3A, and 4A in City Block B/4406. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

R-16(A)
BENEDICT DR
KIMBERLY LN
W LAWTHER DR
S201-510
CATHEDRAL DR
CHAPEL HILL RD
R-1/2ac(A)
R-1ac(A)
1:2,400
ZONING MAP
Area of Request
Recent History
Case no: S201-510
Date: 10/26/2020

ALL AREAS ARE IN SQUARE FEET




CATHEDRAL DRIVE
(50' right-of-way)
VOL. 143, PG. 2809
D.R.D.C.T.
CHAPEL HILL ROAD
(50' right-of-way) VOL. 50, PG. 159, M.R.D.C.T.
(BASIS OF BEARINGS)
LAWTHER DRIVE
(variable width)
BY USE AND OCCUPATION
CHAPEL HILL ADDITION
LOT 2-4, BLOCK B/4406
(71,022 SQUARE FEET)
1.630 ACRES
POINT OF BEGINNING
N 52°15'23" E
281.17'
S 37°44'37" E
S 49°14'21" E
443.59'
N 49°14'18" W
251.00'
N 37°44'48" W
214.22'
Ch B=N43°31'20"W
Ch L=79.58'
R=400.00'
Δ=011°23'03"
Ch B=N10°24'39"W
Ch L=82.70'
R=50.00'
Δ=077°39'19"
Ch B=S06°48'34"E
Ch L=47.79'
R=50.00'
Δ=057°20'00"
Ch B=S09°16'59"W
Ch L=22.74'
R=65.00'
Δ=019°16'00"
JOHN H. HYDE SURVEY
ABSTRACT NO. 546
WHITE ROCK LAKE
CITY OF DALLAS
approx 240'
150'
100'
OLD LOT LINE
NEW LOT LINE
PROPERTY BOUNDARY
VICINITY MAP
NOT TO SCALE
LEGEND
GENERAL NOTES:
FLOOD NOTE
CHAPEL HILL ADDITION
PRELIMINARY PLAT
BEING LOTS 2-4, BLOCK B/4406, THE CLOISTER ESTATES,
RECORDED IN VOLUME 50, PAGE 159, M.R.D.C.T.
JOHN H. HYDE SURVEY, ABSTRACT NO. 546
CITY OF DALLAS, DALLAS COUNTY, TEXAS
ENGINEERING NUMBER _____
OWNER:
Austerra Wealth Management, LLC
4606 Chapel Hill Road
Dallas, Texas 75214
SURVEYOR:
Winkelmann & Associates, Inc.
8750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
(214) 484-7990
Date : 08.31.20
Scale : 1:40_XREF
File : 01188 CD-PPLT
Project No. : 01188.CD
SHEET 1 of 2
PRELIMINARY PLAT
CHAPEL HILL ADDITION
LOTS 2-4, BLOCK B/4406
JOHN H. HYDE SURVEY, ABSTRACT NO. 546
CITY OF DALLAS
DALLAS COUNTY, TEXAS
AUSTERRA WEALTH MANAGEMENT, LLC
5910 N. CENTRAL EXPRESSWAY, SUITE 1875
DALLAS, TEXAS 75206
No. DATE REVISION APPROV.
Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
8750 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS (214) 484-7990
Texas Engineers Registration No. F-2165
Texas Surveyors Registration No. 101088
COPYRIGHT © 2020 Winkelmann & Associates, Inc.
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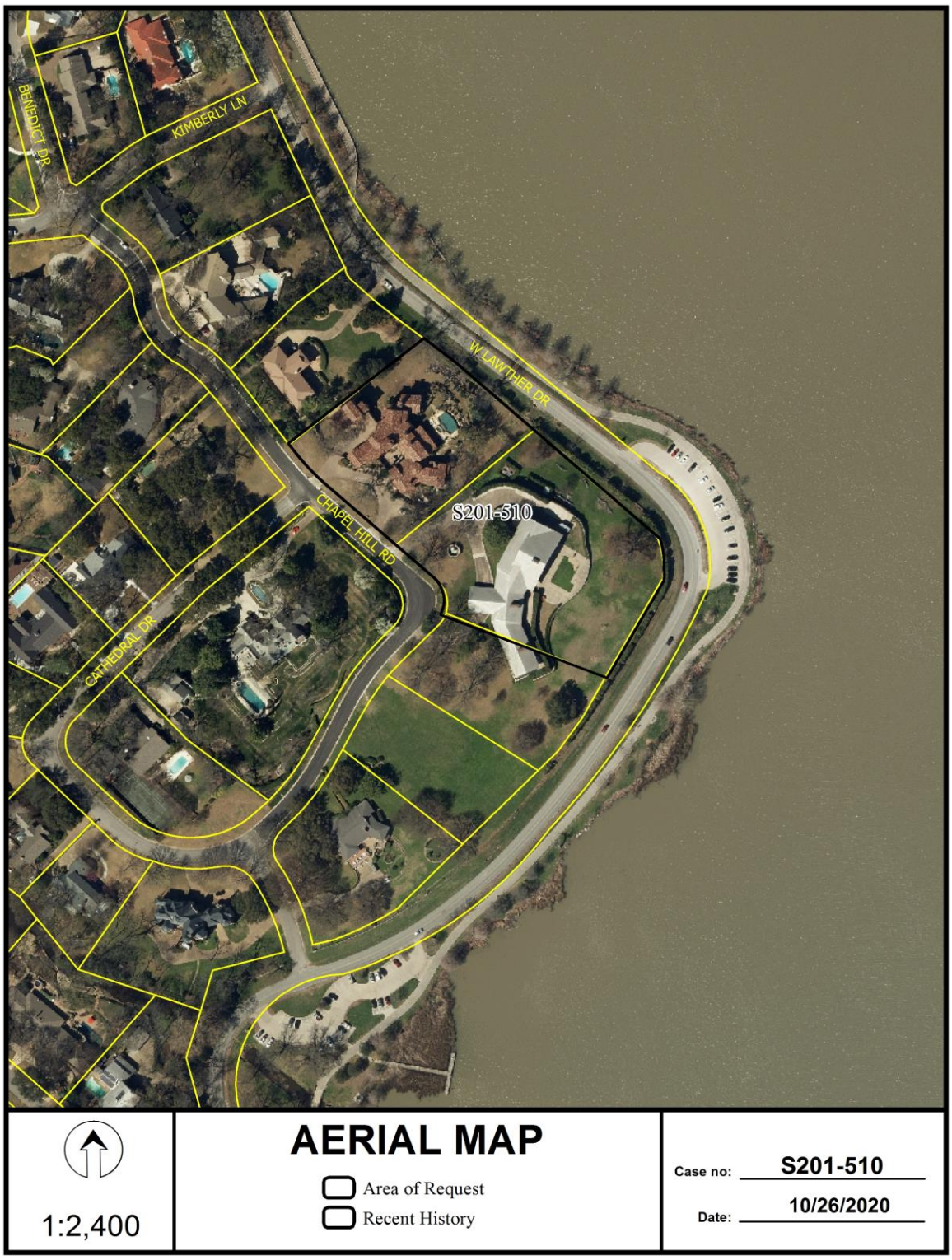
S201-510



1:2,400

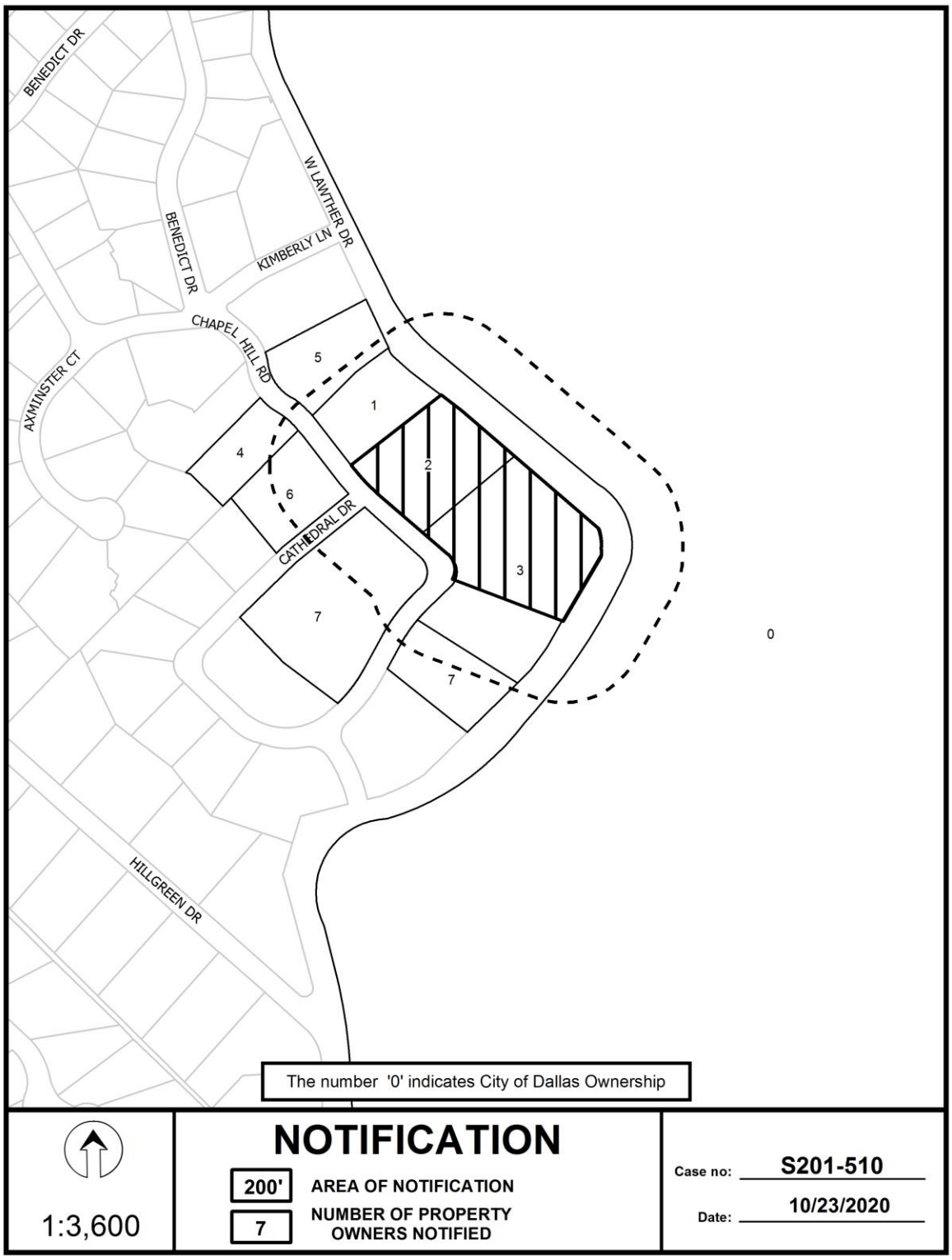
AERIAL MAP

Area of Request

Recent History

Case no: S201-510

Date: 10/26/2020


BENEDICT DR
W LAWTHER DR
BENEDICT DR
KIMBERLY LN
CHAPEL HILL RD
AXMINSTER CT
CATHEDRAL DR
HILLGREEN DR
1
2
3
4
5
6
7
7
0
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
7
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: S201-510
Date: 10/23/2020

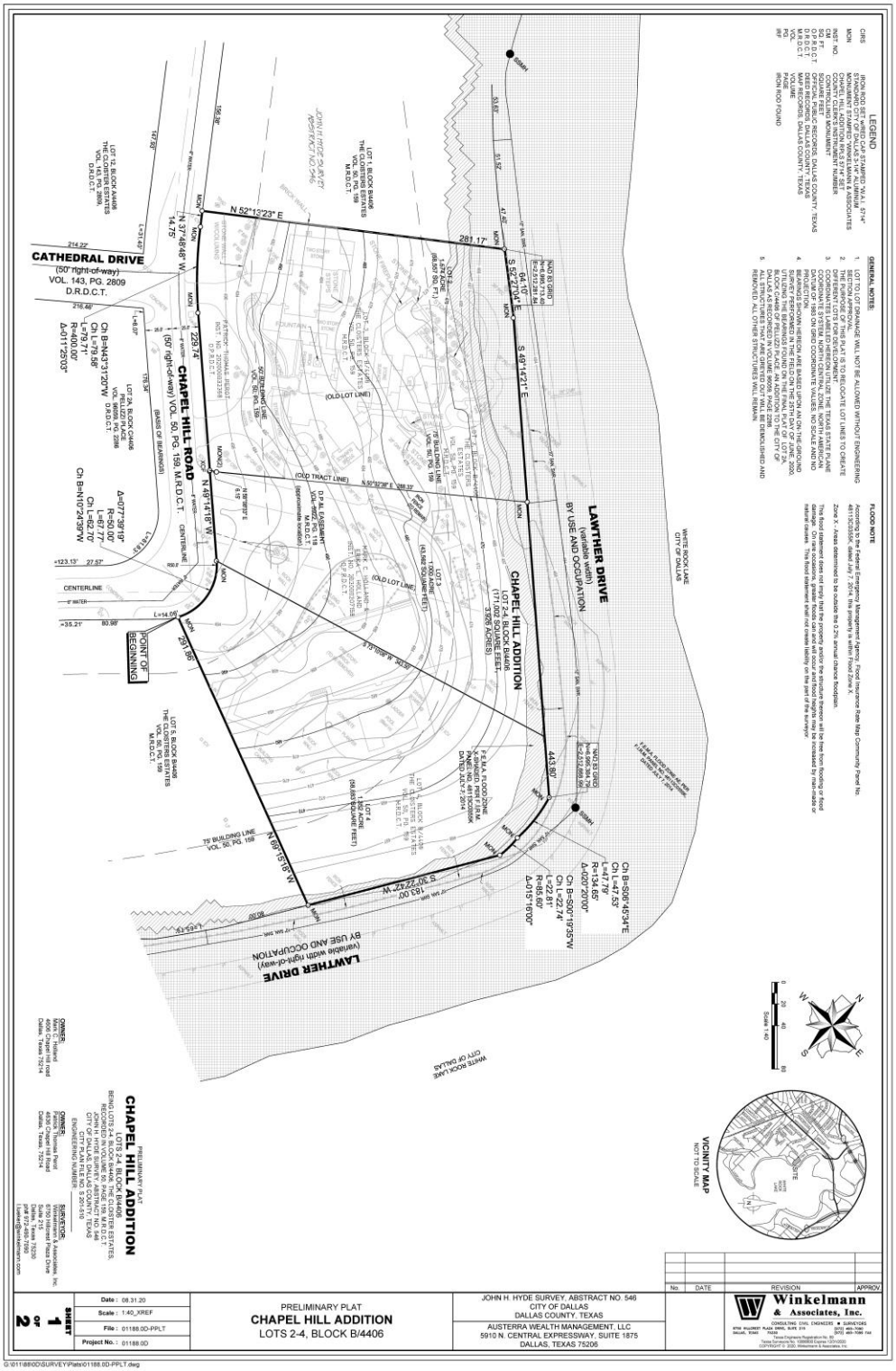
10/19/2020

Notification List of Property Owners

S201-510

7 Property Owners Notified

Label #	*Address*		*Owner*
1	4646	CHAPEL HILL RD	ROCHA RICARDO ARMANDO DR MD & NELLY P
2	4636	CHAPEL HILL RD	J SCOTT AND ILENE FOWLER INHERITORS TRUST
3	4606	CHAPEL HILL RD	ENGLISH FAMILY TRUST THE
4	4651	CHAPEL HILL RD	IRWIN STEVE & LESLIE
5	4656	CHAPEL HILL RD	FRANK GAIL
6	4565	CATHEDRAL DR	KLOS DAVID K & LAUREN D GARZA
7	4530	CHAPEL HILL RD	PELLIZZI AUGUST J JR &


CHAPEL HILL ADDITION
LOTS 2-4, BLOCK B/4406
CHAPEL HILL ROAD
(50' right-of-way) VOL. 50, PG. 159, M.R.D.C.T.
CATHEDRAL DRIVE
(50' right-of-way)
VOL. 143, PG. 2809
D.R.D.C.T.
LAWTHER DRIVE
(variable width)
BY USE AND OCCUPATION
POINT OF BEGINNING
N 37°48'48" W 14.75'
N 52°13'23" E 261.17'
S 49°14'21" E 443.87'
S 30°22'42" W 183.00'
N 69°15'18" W 231.95'
N 49°14'18" W 229.74'
Ch B=N43°31'20"W
Ch L=79.58'
R=50.00'
Δ=91°12'03"
Ch B=N10°24'39"W
Ch L=62.77'
R=50.00'
Δ=71°39'19"
Ch B=S06°45'34"E
Ch L=47.53'
R=134.65'
Δ=20°20'00"
Ch B=S30°19'35"W
Ch L=22.74'
R=85.60'
Δ=15°16'00"
LOT 2A, BLOCK G/4406
THE CLOISTERS ESTATES
VOL. 98055, PG. 2886
D.R.D.C.T.
LOT 12, BLOCK A/4400
THE CLOISTERS ESTATES
VOL. 81191, PG. 1599
D.R.D.C.T.
LOT 1, BLOCK B/4406
THE CLOISTERS ESTATES
VOL. 90, PG. 159
M.R.D.C.T.
LOT 3, BLOCK B/4406
THE CLOISTERS ESTATES
VOL. 90, PG. 159
M.R.D.C.T.
LOT 2, BLOCK B/4406
THE CLOISTERS ESTATES
VOL. 90, PG. 159
M.R.D.C.T.
LOT 4
1.360 ACRE
(59,265 SQUARE FEET)
LOT 3
1.000 ACRE
(43,560 SQUARE FEET)
LOT 2
1.000 ACRE
(43,560 SQUARE FEET)
LOT 1, BLOCK B/4406
(177,002 SQUARE FEET)
3.926 ACRES
JOHN H. HYDE SURVEY
ABSTRACT NO. 546
WHITE ROCK LAKE
CITY OF DALLAS
75' BUILDING LINE
VOL. 90, PG. 159
D.R.D.C.T.
D.P.&L. EASEMENT
VOL. 4522, PG. 183
M.R.D.C.T.
(approximate location)
(OLD TRACT LINE)
(OLD LOT LINE)
CENTERLINE
6" WATER
8" SAN. SWR.
12" SAN. SWR.
STORM SEWER
OVERHEAD UTILITIES
FENCE
BRICK WALL
WOOD FENCE
MON
IRF
BSMH
P.O.B.
FIRE HYDRANT
SIGN
LIGHT POLE
TELEPHONE PEDESTAL
TELEPHONE MANHOLE
ELECTRIC MANHOLE
ELECTRIC METER
GAS METER
GAS VALVE
WATER VALVE
WATER METER
SANITARY SEWER MANHOLE
STORM SEWER MANHOLE
STORM SEWER INLET
CLEANOUT
TRANSFORMER
AIR CONDITIONER
MAILBOX
TREE
BUSH
GUY WIRE
POWER POLE
LEGEND
GENERAL NOTES
FLOOD NOTE
VICINITY MAP
NOT TO SCALE
PRELIMINARY PLAT
CHAPEL HILL ADDITION
LOTS 2-4, BLOCK B/4406
BEING LOTS 2-4, BLOCK B/4406 OF THE CLOISTERS ESTATES,
RECORDED IN VOLUME 90, PAGE 159, M.R.D.C.T.
JOHN H. HYDE SURVEY, ABSTRACT NO. 546
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S 201-510
ZONING NUMBER: PD 619
OWNER:
Mark C. Holland
8080 Preston Road
Dallas, Texas 75234
OWNER:
Patrick Thomas Perot
8080 Preston Road
Dallas, Texas 75234
SURVEYOR:
Winkelmann & Associates, Inc.
8750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75243
(214) 691-7090
LSwink@winkelmann.com
Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ● SURVEYORS
8750 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75243 (972) 691-7090 FAX
Texas Engineering Registration No. 00 Texas Surveying Firm No. 100995-00 Expires 12/31/2020
COPYRIGHT © 2020, Winkelmann & Associates, Inc.
No. DATE REVISION APPROV
SHEET 1 OF 2
Date : 08.31.20
Scale : 1:40_XREF
File : 01188.0D-PPLT
Project No. : 01188.0D
PRELIMINARY PLAT
CHAPEL HILL ADDITION
LOTS 2-4, BLOCK B/4406
JOHN H. HYDE SURVEY, ABSTRACT NO. 546
CITY OF DALLAS
DALLAS COUNTY, TEXAS
AUSTERRA WEALTH MANAGEMENT, LLC
5910 N. CENTRAL EXPRESSWAY, SUITE 1875
DALLAS, TEXAS 75206
G:\01188\0D\SURVEY\Plats\01188.0D-PPLT.dwg

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Mark C. Holland and wife, Erika L. Holland and Patrick Thomas Perot, are the sole owners of a tract of land situated in the John H. Hyde Survey, Abstract No. 546, City of Dallas, Dallas County, Texas, and being all of the same tract of land described in General Warranty Deed with Vendor's Lien to Mark C. Holland, as recorded in Instrument No. 20190000000000, Official Public Records, Dallas County, Texas, and all of the same tract of land described in General Warranty Deed with Vendor's Lien to Patrick Thomas Perot, as recorded in County Clerk's Instrument No. 20190000000000, Official Public Records, Dallas County, Texas, and all of Lots 2-4, Block B/4406, The Cloisters Estates, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 80, Page 100, Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a brass cap stamped "WINKELMANN & ASSOCIATES" found for corner at the intersection of the Westerly right-of-way line of Chapel Hill Road (a variable width right-of-way) with the Northeasterly right-of-way line of Lee Parkway (a variable width right-of-way), said point being the most Southerly corner of said Lot 4, Block B/4406, said point also being the most Southerly corner of said The Cloisters Estates and being the beginning of a curve to the left having a radius of 25.00 feet, a central angle of 72° 00' 00", and a chord bearing of North 54° 00' 00" East;

THENCE Northeasterly along said curve to the left, an arc distance of 31.42 feet to a point for corner at the end of said curve, said point being the most Southerly corner of said Lot 2, Block B/4406;

THENCE North 18° 00' 00" East, along the Southeasterly line of said Lot 2, Block B/4406, a distance of 150.00 feet to a point for corner at the most Easterly corner of said Lot 2, said point being the most Southerly corner of said Lot 3, Block B/4406;

THENCE North 72° 00' 00" West, along the Southwesterly line of said Lot 3, Block B/4406, a distance of 150.00 feet to a point for corner at the most Westerly corner of said Lot 3, said point being the most Southerly corner of said Lot 4, Block B/4406, said point also being the most Northerly corner of said The Cloisters Estates, said point also being in the Northeasterly right-of-way line of said Lee Parkway;

THENCE North 18° 00' 00" East, along the Northwesterly line of said Lot 4, Block B/4406, said line also being the Southeasterly line of said The Cloisters Estates, a distance of 150.00 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 3.326 acres or 171,002 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 29th day of July, 2020 by Winkelmann & Associates, Inc. and controlled by GPS observations referenced to the City of Dallas as recorded in Volume 98026, Page 2258, DCAD and Petitot Tracts, an addition to the City of Dallas as recorded in Volume 99009, Page 2236, DCAD of Petitot Tracts, an addition to the City of Dallas as recorded in Volume 99009, Page 2236, DCAD.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Mark C. Holland & wife Erika L. Holland and Patrick Thomas Perot, do hereby adopt this plat, designating the herein described property as **CHAPEL HILL ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate to the public use forever, the streets and alleys shown thereon. The easements as shown thereon are hereby reserved for the purposes indicated. The utility easements may also be used for the mutual use and accommodation of all public utilities using or desiring to use the same. All and any public utility and the City of Dallas shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easements; and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. It is agreed that all modifications, maintenance and operation of the easement ways shall be done in a manner consistent with all applicable valid ordinances of the City of Dallas governing the same, and the maintenance of paving on the easement ways and all cost of operation thereof shall be borne by the owner of the lot or lots served by the easement, and not by the City of Dallas, whether such paving or cost of operation was initially installed by the City of Dallas or by the owner of the lot or lots served by the easement. It is agreed that the City of Dallas will not be responsible for the maintenance or repair of any paving or improvements in the easements other than the duty to repair the same after the exercise of the above mentioned rights by the City of Dallas, its successors and assigns, or any public utility, and then only to the extent of restoring the surface of the easement to its original grade. It is agreed that the City of Dallas will not be responsible for the maintenance or repair of any paving or improvements in the easements other than the duty to repair the same after the exercise of the above mentioned rights by the City of Dallas, its successors and assigns, or any public utility, and then only to the extent of restoring the surface of the easement to its original grade. It is agreed that the City of Dallas will not be responsible for the maintenance or repair of any paving or improvements in the easements other than the duty to repair the same after the exercise of the above mentioned rights by the City of Dallas, its successors and assigns, or any public utility, and then only to the extent of restoring the surface of the easement to its original grade.

Water main and wastewater easements shall also include additional area of working space for construction and maintenance, the exact amount of such additional working space being dependent upon the depth of the water or wastewater mains, open cuts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and dedication of such additional easements herein granted shall be determined by their location as installed.

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

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2020.

Mark C. Holland

By: _____
Owner's Signatory Name

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark C. Holland known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2020.

Notary Public in and for the State of Texas

Erika L. Holland

By: _____
Owner's Signatory Name

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Erika L. Holland known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2020.

Notary Public in and for the State of Texas

Patrick Thomas Perot

By: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Patrick Thomas Perot known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2020.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Leonard J. Lueker, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared from a survey made on the ground under my supervision; that all boundary corners and angle points are correctly shown thereon; that all applicable requirements of the Texas Board of Professional Land Surveying Rules of Practice and Procedure (22 TAC), as amended, and Texas Local Government Code, Chapter 212, I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617. (WINKELMANN & ASSOCIATES)

Dated this the ____ day of _____, 2020

PRELIMINARY; this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration #5714
6750 Hillcrest Plaza Drive, Suite 315
Dallas, Texas 75230
(972) 490-7090

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Leonard J. Lueker known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2020.

Notary Public in and for the State of Texas

No.	DATE	REVISION	APPROV.

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ● SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 315
DALLAS, TEXAS [972] 490-7090
Texas Engineers Registration No. 10 [972] 490-7094 FAX
Texas Surveyors Firm No. 100495-00 Expires 12/31/2020
COPYRIGHT © 2020, Winkelmann & Associates, Inc.

CHAPEL HILL ADDITION
LOTS 2-4, BLOCK B/4406
BEING LOTS 2, 3 & 4, BLOCK B/4406 OF THE CLOISTERS ESTATES,
RECORDED IN VOLUME 80, PAGE 100, M.R.D.C.T.
AND BEING ALL OF THE PETITOT TRACTS,
RECORDED IN VOLUME 99009, PAGE 2236, D.C.A.D.
JOHN H. HYDE SURVEY, ABSTRACT NO. 546
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S-201-510
171,002 SQUARE FEET / 3.926 ACRES

OWNER:
Mark C. Holland
6911 Lakeside Boulevard
Dallas, Texas 75214

OWNER:
Patrick Thomas Perot
6911 Lakeside Boulevard
Dallas, Texas 75214

SURVEYOR:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 315
Dallas, Texas 75230
(972) 490-7090
LJLueker@winkelmann.com

Date :	08.31.20
Scale :	N/A
File :	01168.0D-PPLT
Project No.	01168.0D

SHEET 2 of 2

PRELIMINARY PLAT
CHAPEL HILL ADDITION
LOTS 2-4, BLOCK B/4406

JOHN H. HYDE SURVEY, ABSTRACT NO. 546
CITY OF DALLAS
DALLAS COUNTY, TEXAS

AUSTERRA WEALTH MANAGEMENT, LLC
5910 N. CENTRAL EXPRESSWAY, SUITE 1875
DALLAS, TEXAS 75206

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CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2020**

FILE NUMBER: S201-511 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: Fort Worth Avenue, east of Montclaire Avenue

DATE FILED: October 9, 2020 **ZONING:** PD 714(Subdistrict 2A)

PD LINK: http://www.dallascityattorney.com/51P/Supp%2060/Articles/ARTICLE%20714.pdf

CITY COUNCIL DISTRICT: 6 **SIZE OF REQUEST:** 3.865-acres **MAPSCO:** 44T

OWNER: ADC Fort Worth, LLC

REQUEST: An application to replat a 3.865-acre tract of land containing part of Lots 1 and 2 in City Block 15/3976 to create one lot on property located on Fort Worth Avenue, east of Montclaire Avenue.

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

PROPERTY OWNER NOTIFICATION: On October 20, 2020, 33 notices were sent to property owners within 200 feet of the proposed plat.

STAFF RECOMMENDATION: The Council adopted Ordinance No. 31570 on June 12, 2020 to change the zoning classification on property "being a tract of land in City Block 15/3976 on the southeast corner of Castle Street and Montclair Avenue; fronting approximately 60 feet on the south line of Castle Street; fronting approximately 150 feet on the east line of Montclair Avenue; and containing approximately 0.2064-acre, from an R.7.5(A) Single Family District to PD 714 (Subdistrict 2A).

Per Section 51A-8.201(46) RESIDENTIAL REPLAT means a replat without vacation of the preceding plat for property: (a) any part of which was limited during the preceding five years by an interim or permanent zoning classification of residential use for not more than two residential units per lot; or (b) that contains a lot in the preceding plat that was limited by deed restrictions to residential use for not more than two residential units per lot.

The property referenced above is a part of the request. Since the Council adopted the zoning change on June 12, 2020 and per the definition of Residential Replat, the request is considered a residential replat.

The request lies in PD 714 (Subdistrict 2A) which has no minimum lot size requirement and allows for mixed-use development.

Staff has determined that the request complies with the requirements of PD 714 (Subdistrict 2A); 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, 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. Prior to submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.
12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in 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).
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
14. On the final plat, dedicate 50 feet of right-of-way (via fee simple or street easement) from the established centerline of Montclaire Avenue. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).

15. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Montclaire Avenue & Fort Worth Avenue. Section *51A 8.602(d)(1).*

16. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Montclaire Avenue & Castle Street. Section *51A 8.602(d)(1).*

17. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Castle Street & Windomere Avenue. Section *51A 8.602(d)(1).*

18. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Windomere Avenue & Fort Worth Avenue. Section *51A 8.602(d)(1).*

19. A larger corner clip may be requested during engineering plan review to accommodate an adequate turning radius, or to maintain public appurtenances within the area of the corner clip. Section 51A-8.602 (d) (1)

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

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

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

23. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.

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

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

26. Capacity of existing wastewater system is questionable. Submit proposed wastewater discharge (gpm) of development for further assessment.

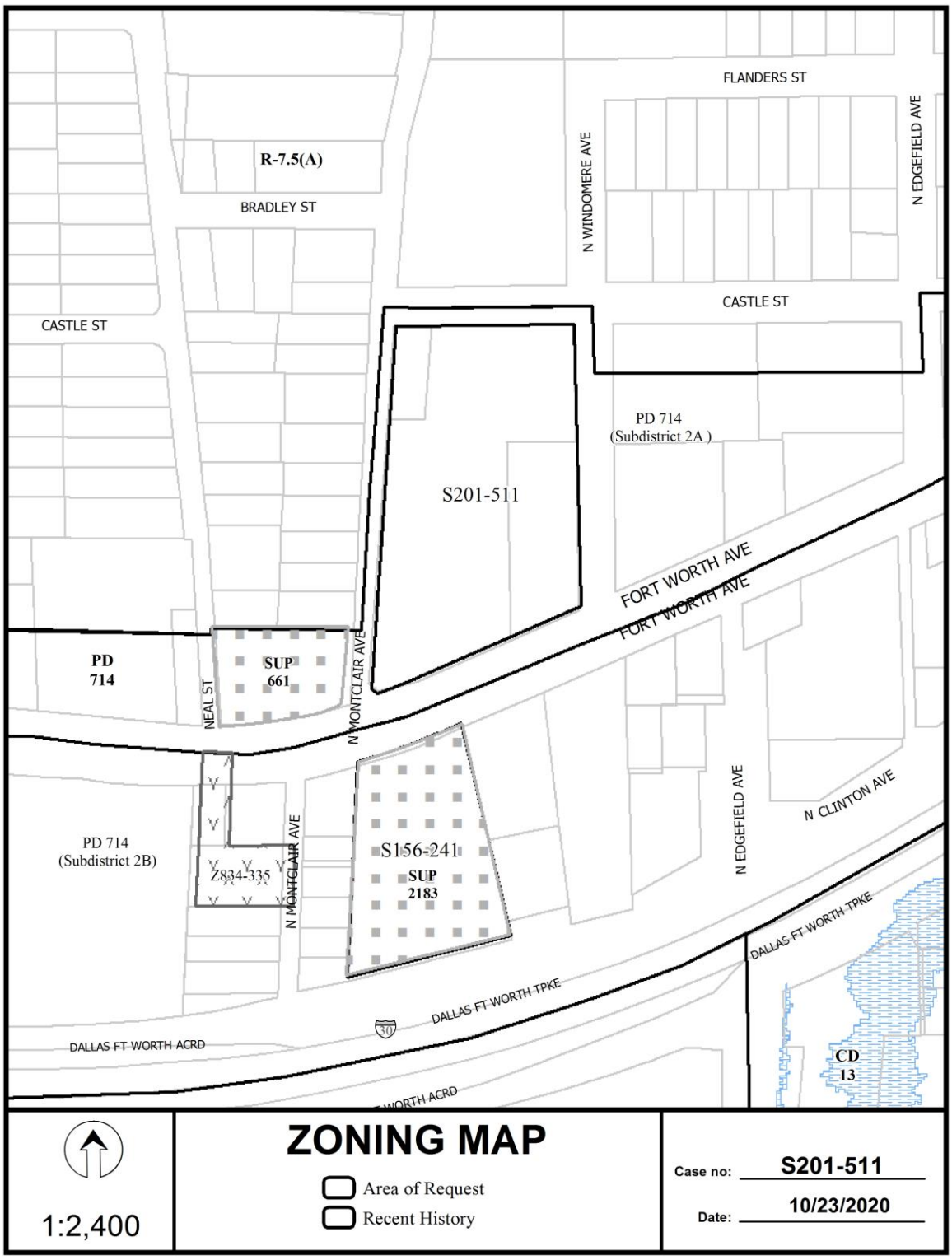
27. On the final plat, change “(Originally platted as Dallas Ave.)” to “(F.K.A. Dallas Avenue)”. Section 51A-8.403(a)(1)(A)(xii)

28. On the final plat, change “N Windomere Ave. (originally platted as Maggie Ave.)” to “Windomere Avenue (F.K.A. Maggie Street)”. Section 51A-8.403(a)(1)(A)(xii)

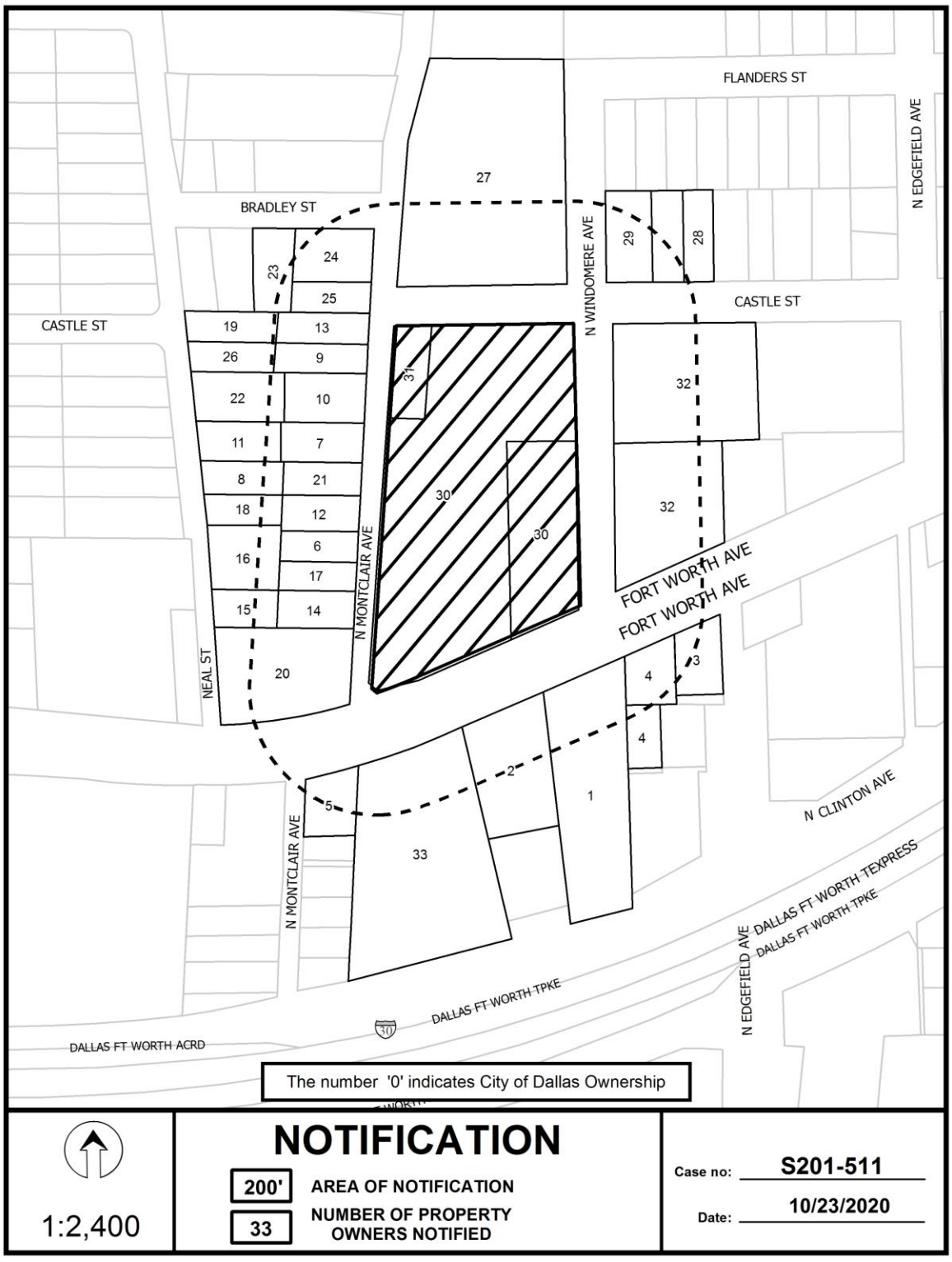
29. On the final plat, change “N. Montclaire Ave.” to “Montclaire Avenue”. Section 51A-8.403(a)(1)(A)(xii)

30. On the final plat, change “Originally platted as Louis Ave.)” to “(F.K.A. Louis Avenue)”. Section 51A-8.403(a)(1)(A)(xii)

31. On the final plat, identify the property as Lot 1A in City Block 15/3976. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


FLANDERS ST
N WINDOMERE AVE
N EDGEFIELD AVE
R-7.5(A)
BRADLEY ST
CASTLE ST
CASTLE ST
PD 714
(Subdistrict 2A)
S201-511
FORT WORTH AVE
FORT WORTH AVE
PD
714
SUP
661
NEAL ST
N MONTCLAIR AVE
N EDGEFIELD AVE
N CLINTON AVE
PD 714
(Subdistrict 2B)
Z834-335
N MONTCLAIR AVE
S156-241
SUP
2183
DALLAS FT WORTH TPKE
DALLAS FT WORTH TPKE
DALLAS FT WORTH ACRD
CD
13
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S201-511
Date: 10/23/2020

FLANDERS ST
BRADLEY ST
CASTLE ST
CASTLE ST
N WINDOMERE AVE
N EDGEFIELD AVE
S201-511
N MONTCLAIR AVE
NEAL ST
FORT WORTH AVE
FORT WORTH AVE
S156-241
N MONTCLAIR AVE
N CLINTON AVE
DALLAS FT WORTH TPKE
DALLAS FT WORTH TPKE
N EDGEFIELD AVE
DALLAS FT WORTH TPKE
DALLAS FT WORTH ACRD
AERIAL MAP
Area of Request
Recent History
1:2,400
Case no: S201-511
Date: 10/23/2020


FLANDERS ST
N EDGEFIELD AVE
BRADLEY ST
CASTLE ST
CASTLE ST
N WINDOMERE AVE
N MONTCLAIR AVE
NEAL ST
FORT WORTH AVE
FORT WORTH AVE
N CLINTON AVE
N MONTCLAIR AVE
N EDGEFIELD AVE
DALLAS FT WORTH TPKE
DALLAS FT WORTH TEXPRESS
DALLAS FT WORTH TPKE
DALLAS FT WORTH ACRD
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200' AREA OF NOTIFICATION
33 NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: S201-511
Date: 10/23/2020

10/19/2020

Notification List of Property Owners

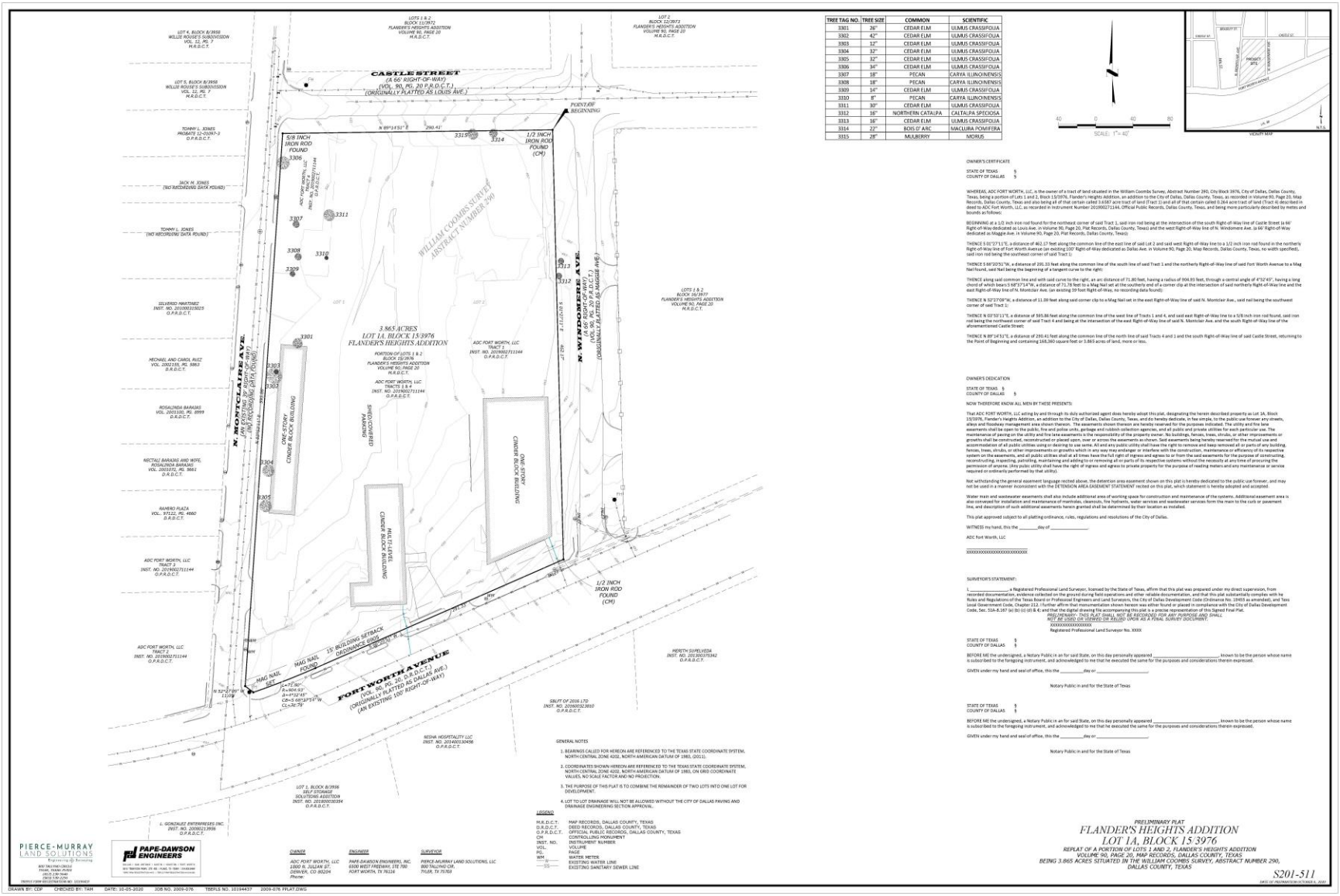
S201-511

33 Property Owners Notified

Label #	*Address*		*Owner*
1	1508	FORT WORTH AVE	SBLFT OF 2016 LTD
2	1512	FORT WORTH AVE	NISHA HOSPITALITY LLC
3	1402	FORT WORTH AVE	TORRES JOHN A
4	1535	N EDGEFIELD AVE	SEPULVEDA MERITH
5	1540	FORT WORTH AVE	L GONZALEZ ENTERPRISES INC
6	1623	N MONTCLAIR AVE	BARAJAS NECTALI &
7	1635	N MONTCLAIR AVE	MARTINEZ SILVERIO
8	1632	NEAL ST	RIVERA ANTONIA
9	1645	N MONTCLAIR AVE	JONES JACK M
10	1643	N MONTCLAIR AVE	JONES TOMMY L
11	1638	NEAL ST	FLORES RICARDO M &
12	1627	N MONTCLAIR AVE	BARAJAS ROSALINDA
13	1651	N MONTCLAIR AVE	JONES TOMMY L
14	1615	N MONTCLAIR AVE	DALLAS LITE &
15	1614	NEAL ST	MARRUFO MARIA ELENA GUTIERREZ
16	1620	NEAL ST	DAVIS MACARTHUR & NICOLE
17	1619	N MONTCLAIR AVE	PLAZA RAMIRO
18	1628	NEAL ST	ESPARZA ARACELY G
19	1650	NEAL ST	BOTELLO JUAN D &
20	1607	FORT WORTH AVE	DALLAS LITE & BARRICADE
21	1631	N MONTCLAIR AVE	RUIZ MICHAEL &
22	1642	NEAL ST	GONZALES STEVEN E &
23	1618	BRADLEY ST	BARAJAS NECTALI &
24	1707	N MONTCLAIR AVE	ROJAS JOSE ARMANDO &
25	1703	N MONTCLAIR AVE	JONES TOMMY LOU ETAL
26	1648	NEAL ST	GONZALEZ JOSE & LUZ

10/19/2020

Label #	*Address*		*Owner*
27	1400	WALMSLEY AVE	Dallas ISD
28	1327	CASTLE ST	LOPEZ CHRISTINA &
29	1335	CASTLE ST	MARISCAL ROSEMARY &
30	1515	FORT WORTH AVE	DALLAS LITE &
31	1418	CASTLE ST	DALLAS LITE & BARRICADE INC
32	1411	FORT WORTH AVE	MARTINEZ JOSE M
33	1526	FORT WORTH AVE	SELF STORAGE SOLUTIONS



TREE TAG NO.	TREE SIZE	COMMON	SCIENTIFIC
3301	26"	CEDAR ELM	ULMUS CRASSIFOLIA
3302	42"	CEDAR ELM	ULMUS CRASSIFOLIA
3303	32"	CEDAR ELM	ULMUS CRASSIFOLIA
3304	32"	CEDAR ELM	ULMUS CRASSIFOLIA
3305	32"	CEDAR ELM	ULMUS CRASSIFOLIA
3306	34"	CEDAR ELM	ULMUS CRASSIFOLIA
3307	18"	PECAN	CARYA ILLINOINENSIS
3308	18"	PECAN	CARYA ILLINOINENSIS
3309	14"	CEDAR ELM	ULMUS CRASSIFOLIA
3310	8"	PECAN	CARYA ILLINOINENSIS
3311	30"	CEDAR ELM	ULMUS CRASSIFOLIA
3312	16"	NORTHERN CATALPA	CALTALPA SPECIOSA
3313	16"	CEDAR ELM	ULMUS CRASSIFOLIA
3314	22"	BOIS D' ARC	MACLURA POMIFERA
3315	28"	MULBERRY	MORUS

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, ADC FORT WORTH, LLC, is the owner of a tract of land situated in the William Coombs Survey, Abstract Number 290, City Block 3976, City of Dallas, Dallas County, Texas, being a portion of Lots 1 and 2, Block 15/3976, Flander's Heights Addition, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 90, Page 20, Map Records, Dallas County, Texas and also being all of that certain called 3.6587 acre tract of land (Tract 1) and all of that certain called 0.264 acre tract of land (Tract 4) described in deed to ADC Fort Worth, LLC, as recorded in Instrument Number 201900271144, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the northeast corner of said Tract 1, said iron rod being at the intersection of the south Right-of-Way line of Castle Street (a 66' Right-of-Way dedicated as Louis Ave. in Volume 90, Page 20, Plat Records, Dallas County, Texas) and the west Right-of-Way line of N. Wndomere Ave. (a 66' Right-of-Way dedicated as Maggie Ave. in Volume 90, Page 20, Plat Records, Dallas County, Texas);

THENCE S 01°17'11"E, a distance of 462.17 feet along the common line of the east line of said Lot 2 and said west Right-of-Way line to a 1/2 inch iron rod found in the northerly Right-of-Way line of Fort Worth Avenue (an existing 100' Right-of-Way dedicated as Dallas Ave. in Volume 90, Page 20, Map Records, Dallas County, Texas, no width specified), said iron rod being the southeast corner of said Tract 1;

THENCE S 68°20'53"W, a distance of 191.15 feet along the common line of the south line of said Tract 1 and the northerly Right-of-Way line of said Fort Worth Avenue to a Mag Nail found, said Nail being the beginning of a tangent curve to the right;

THENCE along said common line and with said curve to the right, an arc distance of 71.80 feet, having a radius of 904.93 feet, through a central angle of 4°52'45", having a long chord of which bears S 68°13'34"W, a distance of 71.78 feet to a Mag Nail set at the southerly end of a corner clip at the intersection of said northerly Right-of-Way line and the east Right-of-Way line of N. Montclair Ave. (an existing 59 foot Right-of-Way, no recording data found);

THENCE N 52°27'09"W, a distance of 11.09 feet along said corner clip to a Mag Nail set in the east Right-of-Way line of said N. Montclair Ave., said nail being the southwest corner of said Tract 1;

THENCE N 01°57'11"E, a distance of 585.86 feet along the common line of the west line of Tracts 1 and 4, and said east Right-of-Way line to a 5/8 inch iron rod found, said iron rod being the northwest corner of said Tract 4 and being at the intersection of the east Right-of-Way line of said N. Montclair Ave. and the south Right-of-Way line of the aforementioned Castle Street;

THENCE N 89°14'51"E, a distance of 290.41 feet along the common line of the north line of said Tracts 4 and 1 and the south Right-of-Way line of said Castle Street, returning to the Point of Beginning and containing 168,360 square feet or 3.865 acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That ADC FORT WORTH, LLC acting by and through its duly authorized agent does hereby adopt this plat, designating the herein described property as Lot 1A, Block 15/3976, Flander's Heights Addition, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys and floodway management area shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Not withstanding the general easement language recited above, the detention area easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the DETENSION AREA EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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 form the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

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

WITNESS my hand, this the _____day of _____.

ADC Fort Worth, LLC

XXXXXXXXXXXXXXXXXXXXXXXXXX

SURVEYOR'S STATEMENT:

I, _____, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation, and that this plat substantially complies with he Rules and Regulations of the Texas Board or Professional Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance No. 19455 as amended), and Texs local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.167 (e) (b) (c) (d) & e) and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

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

XXXXXXXXXXXXXXXX
Registered Professional Land Surveyor No. XXXX

STATE OF TEXAS §
COUNTY OF DALLAS §

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

GIVEN under my hand and seal of office, this the _____day or _____.

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF DALLAS §

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

GIVEN under my hand and seal of office, this the _____day or _____.

Notary Public in and for the State of Texas

GENERAL NOTES

1. BEARINGS CALLED FOR HEREON ARE REFERENCED TO THE TEXAS STATE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011).
2. COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ON GRID COORDINATE VALUES, NO SCALE FACTOR AND NO PROJECTION.
3. THE PURPOSE OF THIS PLAT IS TO COMBINE THE REMAINDER OF TWO LOTS INTO ONE LOT FOR DEVELOPMENT.
4. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT THE CITY OF DALLAS PAVING AND DRAINAGE ENGINEERING SECTION APPROVAL.

LEGEND

M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
CM	CONTROLLING MONUMENT
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
WM ○	WATER METER
——W——	EXISTING WATER LINE
——S——	EXISTING SANITARY SEWER LINE

PRELIMINARY PLAT

FLANDER'S HEIGHTS ADDITION
LOT 1A, BLOCK 15/3976

REPLAT OF A PORTION OF LOTS 1 AND 2, FLANDER'S HEIGHTS ADDITION
VOLUME 90, PAGE 20, MAP RECORDS, DALLAS COUNTY, TEXAS
BEING 3.865 ACRES SITUATED IN THE WILLIAM COOMBS SURVEY, ABSTRACT NUMBER 290,
DALLAS COUNTY, TEXAS

S201-511

DATE OF PREPARATION OCTOBER 6, 2020

PIERCE-MURRAY LAND SOLUTIONS
Engineering & Surveying
800 TAILSTAIL CIRCLE
TYLER, TEXAS 75703
(903) 230-9660
TBPELS FIRM REGISTRATION NO. 10194437

PAPE-DAWSON ENGINEERS
TEXAS | NM, DENVER | AUSTIN | HOUSTON | FORT WORTH
801 TAILSTAIL CIRCLE, STE 400, TYLER, TX 75703 | 903.230.9660
www.pape-dawson.com | TBPELS FIRM REGISTRATION NO. 10194410

OWNER
ADC FORT WORTH, LLC
1800 N. JULIAN ST.
DENVER, CO 80204
Phone:

ENGINEER
PAPE-DAWSON ENGINEERS, INC.
6000 WEST FREEWAY, STE 700
FORT WORTH, TX 76116

SURVEYOR
PIERCE MURRAY LAND SOLUTIONS, LLC
800 TAILSTAIL CIR.
TYLER, TX 75703

DRAWN BY: CDF CHECKED BY: TAH DATE: 10-05-2020 JOB NO. 2009-076 TBEPLS NO. 10194437 2009-076 PFLAT.DWG

S201-511

13(j)

City Plan Commission Date: 11/5/2020

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2020**

FILE NUMBER: NC190-003 **PLANNER:** Sharmila Shrestha

LOCATION: Between Interstate 30 and South Central Expressway

DATE FILED: July 24, 2020

COUNCIL DISTRICT: 7 **MAPSCO:** 56(B-L)

APPLICANT: City of Dallas

REQUEST: Consider a request to change the name of South Lamar Street, between Interstate 30 and South Central Expressway, to "Botham Jean Boulevard".

SUMMARY:

- The justifications for this application are provided in the attached City Council Memorandum dated June 23, 2020.
- Notices were sent on August 17, 2020 to 122 property owners notifying them of the proposed street name change. Notification signs were put up on August 17, 2020 and newspaper notice was published on August 17, 2020.
- On September 3, 2020 Subdivision Review Committee held the above case under advisement to September 17, 2020.
- The Subdivision Review Committee by unanimous vote recommended approval of the Street Name Change on September 17, 2020.
- Notices for the City Plan Commission Hearing were sent on October 6, 2020 to 122 property owners notifying them of the proposed street name change. The newspaper notice was published on October 5, 2020 and the Notification signs were put up on August 17, 2020.

BACKGROUND INFORMATION:

Thoroughfare/Street	Roadway Status
South Lamar Street	Principal Arterial
South Central Expressway/SH 310	State Highway
Elsie Faye Heggins Way	Minor Arterial
Interstate 30	Interstate Highway

WAIVERS ARE NEEDED FOR:

- Section 51A-9.304(b)(1) "Number of names for a roadway" A roadway must have only one name.

The request is to change the name of part of South Lamar Street between Interstate 30 and South Central Expressway. The remainder part of South Lamar Street between Interstate 30 and Main Street will not be changed.

- Section 51A-9.304(c)(1) "Historic Street Name": A historic street name may not be changed.

South Lamar Street was named after Mirabeau B. Lamar (August 16, 1798 - December 25, 1859), 2nd President of Republic of Texas. South Lamar Street is a historic name.

STAFF ANALYSIS:

"Section 51A-9.304. STANDARDS FOR STREET NAMES AND STREET NAME CHANGES" are attached at the end of this report.

Street Name Change: In terms of compliance with Division 51A-9.300 of the Dallas Development Code, staff observes the following:

Section 51A-9.301(4) Historic street name is defined as a street name that commemorates:

"(A) a person who significantly contributed to the cultural, economic, social, religious, or political heritage of the city;

(B) a site or area where there occurred historic events which significantly contributed to the cultural, economic, social, religious, or political heritage of the city; or the occurrence of the event to be commemorated."

(C) a person or family founding or traditionally associated with the area where the street is located.

See the City Council memorandum to the City Manager outlining the justification of this application.

The approval of this request will make "Botham Jean Boulevard" a historic street name. If approved this change will require an amendment to the Thoroughfare Plan to change the name of South Lamar Street between Interstate 30 and South Central Expressway, to "Botham Jean Boulevard".

Section 51A-9.304(a)(5) states "A street name may not contain more than 14 characters providing; however, that the street-type designation may be abbreviated to comply with this requirement."

The proposed street name, "Botham Jean Boulevard" contains 14 characters. The street-type designation "Boulevard" can be abbreviated "Blvd." to comply with this requirement. The change of South Lamar Boulevard to "Botham Jean Boulevard" complies with Section 51A-9.304(a)(5).

Section 51A-9.304(b)(1) "Except as provided in paragraph (2) a roadway must have only one name".

(2) Different names must be given to the same roadway under the following conditions:

A. If a minor roadway deviates from its predominant course at a 90-degree angle for a distance of more than 300 feet, a different name must be used for the predominant course and for each portion of the roadway deviating from the predominant course.

B. If two segments of a minor roadway are separated by an intervening land use that prohibits vehicular passage, and if future connections of the street segments through the use is unlikely, the segments of roadway on each side of the intervening use must have different names.

C. If a street is interrupted and offsets more than 150 feet at a cross street, different names must be given to the offset street segments

The change of South Lamar Street, between Interstate 30 and South Central Expressway to "Botham Jean Boulevard" does not comply with Section 51A-9.304(b)(1). The request is to change the name of part of South Lamar Street between Interstate 30 and South Central Expressway. The remainder part of South Lamar Street between Interstate 30 and Main Street will not be changed. The approval of this request will require waiver for Section 51A-9.304(b)(1).

Section 51A-9.304 (c) (1) "A historic street name may not be change."

South Lamar Street was named after Mirabeau B. Lamar (August 16, 1798 - December 25, 1859), 2nd President of Republic of Texas. South Lamar Street is a historic name. The approval of this request will require waiver for Section 51A-9.304 (c) (1).

STAFF RECOMMENDATION: This request requires a waiver of Section 51A-9.304(b) (1) and Section 51A-9.304(c)(1). Staff recommends approval provided that the required waivers are granted.

Departmental Response: Information on this case was routed to the following entities on August 4, 2020.

Department/Entity	Date of response	Department/Entity	Date of response
AT&T	**N/R**	Property Management	**8/7/2020**
Atmos Energy	**8/4/2020**	Dallas Police Department	**8/24/2020**
Building Inspection	**N/R**	Mobility Planning	**8/27/2020**
City Archivist	**8/7/2020**	Public Works	**8/5/2020**
City Attorney	**8/11/2020**	Sanitation Services	**N/R**
Comprehensive Planning	**N/R**	School District	**N/R**
Dallas County Historical Commission	**N/R**	Texas DOT	**N/R**
DART	**N/R**	SD&C_ENG.	**N/R**
Fire Department	**8/11/2020**	TXU Electric	**N/R**
Long Range Planning	**NR**	US Post Office	**N/R**
Park and Recreation	**N/R**	Street Name Coordinator	**8/14/2020**

N/R= **N**o written **R**esponse

Memorandum

CITY OF DALLAS

DATE July 23, 2020

TO T.C Broadnax, City Manager

SUBJECT **Street Name Request – S. Lamar St. Between Interstate 30 and S. Central Expy**

In accordance with the provisions of Section 51A-9.302 of the City of Dallas Development Code, please proceed with the process for the consideration of the street name change of S. Lamar St. between Interstate 30 and S. Central Expressway to Botham Jean Boulevard.

Mr. Jean was born September 29, 1991, in Castries, St. Lucia. At age 19, he came to the United States to attend Harding University in Searcy, Arkansas. While at Harding, he was an influential member of the student body who participated in student government, was a member of Sub T-16 social club, sang in the Good New Singers and was involved in numerous service and outreach events in the community.

Mr. Jean graduated with a bachelor's degree in accounting and management and information systems. He began his career at the accounting firm PricewaterhouseCoopers in Dallas, Texas.

He was a lifelong member of the church of Christ and was most known for his charismatic and powerful worship leading and led songs at the Dallas West Church of Christ. Mr. Jean had an enthusiasm for life that was contagious. His smile lit up a room. He was passionate about people and – because of his faith – shared his love and joy with everyone that he came in contact with during his short life.

Mr. Jean was a beloved son, brother and grandson, nephew and cousin and friend. He was an exemplary student, mentor and leader.

Botham Shem Jean, 26, was killed, Thursday, September 6, 2018 in Dallas, Texas when he was gunned down by a Dallas Police officer in his home at Southside Flats 1210 S. Lamar Street.

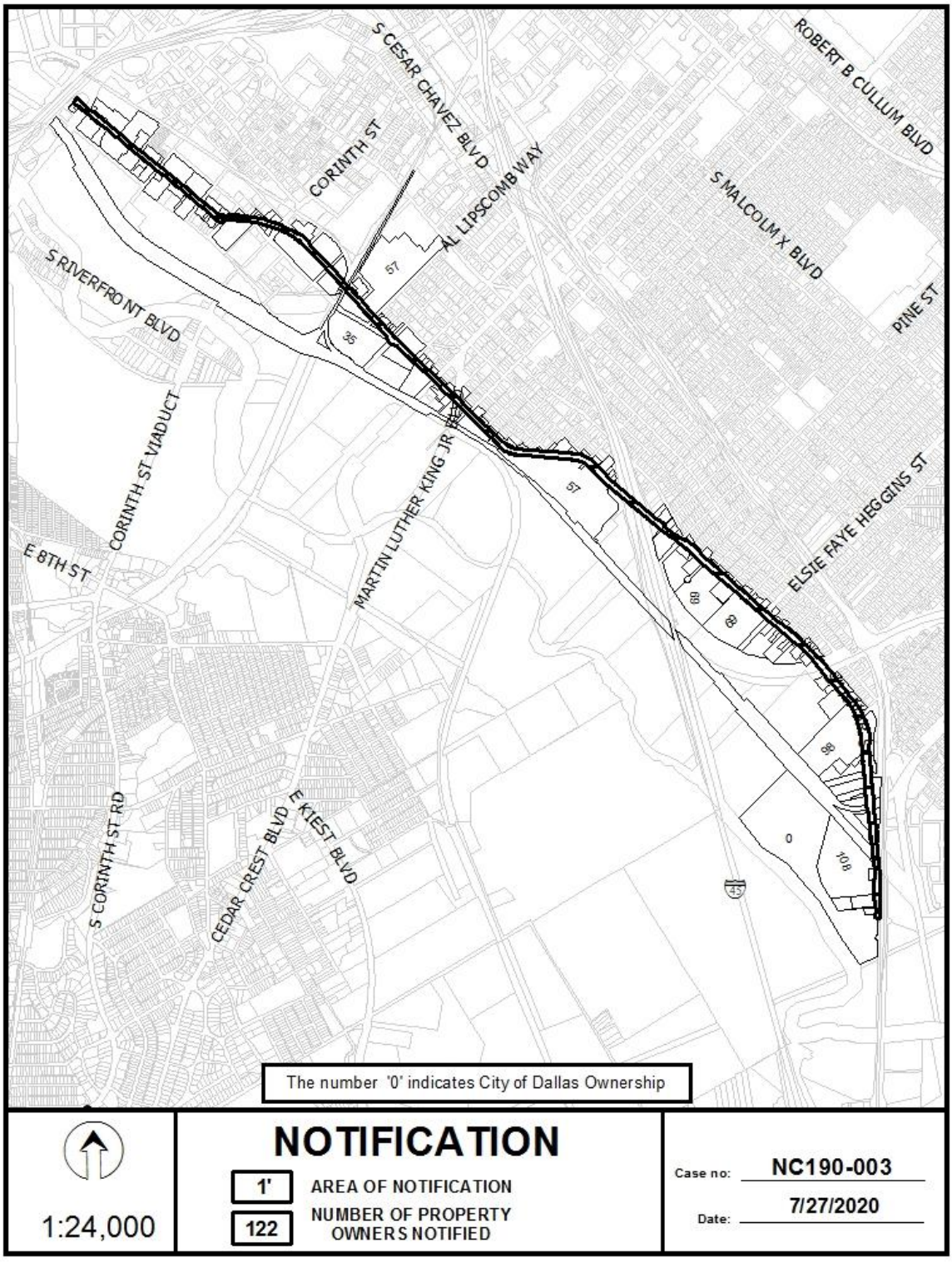
Renaming the street in honor of Botham Jean would show the citizens of Dallas that his death was not in vain and show the world that his life mattered.

Adam Medrano
Mayor Pro Tem
District 2

Omar Narvaez
Council Member
District 6

Adam Bazaldua
Council Member
District 7

"Our Product is Service"
Empathy | Ethics | Excellence | Equity


S CESAR CHAVEZ BLVD
ROBERT B CULLUM BLVD
CORINTH ST
AL LIPSCOMB WAY
S MALCOLM X BLVD
S RIVERFRONT BLVD
PINE ST
CORINTH ST VIADUCT
MARTIN LUTHER KING JR BLVD
ELSIE FAYE HEGGINS ST
E 8TH ST
S CORINTH ST RD
CEDAR CREST BLVD
E KIEST BLVD
The number '0' indicates City of Dallas Ownership
NOTIFICATION
1'
AREA OF NOTIFICATION
122
NUMBER OF PROPERTY OWNERS NOTIFIED
1:24,000
Case no: NC190-003
Date: 7/27/2020

07/27/2020

Notification List of Property Owners

NC190-003

122 Property Owners Notified

Label #	*Address*		*Owner*
1	1111	S LAMAR ST	DESIGN & PRODUCTION INC
2	2011	S LAMAR ST	EUN DO LLC
3	2927	S LAMAR ST	CCH LAMAR PARTNEERS I LP
4	5210	S LAMAR ST	FIRST THOMPSON MISSIONARY
5	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
6	9999	NO NAME ST	UNION PACIFIC RR CO
7	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
8	5500	S LAMAR ST	MILK PRODUCTS LP
9	4213	S LAMAR ST	LIEU BROTHERS INC
10	5214	S LAMAR ST	CATERING BY CHEF RICHARD INC
11	5211	S LAMAR ST	GLENVIEW MGMT INC
12	969	S LAMAR ST	CCH LAMAR PARTNERS I LP
13	969	S LAMAR ST	LIM SCOTT
14	967	S LAMAR ST	LADDS ZELVA WARNER
15	908	CADIZ ST	MLW HOLDINGS LTD
16	904	CADIZ ST	ANDERSON BARRY
17	2500	S LAMAR ST	ONCOR ELECRIC DELIVERY COMPANY
18	2200	PARNELL ST	DALLAS TERM RY & UN DEPOT
19	1115	ALMA ST	MAGNOLIA GOODSON ROAD LTD &
20	1221	S LAMAR ST	BOSSON LLC
21	1135	S LAMAR ST	SCHEPPS LIBBIE LLC
22	900	ARNOLD ST	SOUTH SIDE PLAZA 455 LTD
23	1409	S LAMAR ST	SOUTH SIDE PLAZA 455 LTD
24	1401	S LAMAR ST	TERMINAL FREIGHT HANDLING
25	1409	S LAMAR ST	SOUTHSIDE PLAZA 455 LTD
26	1601	S LAMAR ST	DALLAS COUNTY COMMUNITY

Label #	*Address*		*Owner*
27	1715	S LAMAR ST	COMPANY ONE PARTNERS LLC
28	1812	S LAMAR ST	COMPANY ONE PARTNERS LLC
29	2015	WALL ST	TONY COLLINS ART INC
30	1916	S LAMAR ST	COLLINS TONY ART INC
31	1900	COCKRELL AVE	COMPANY ONE
32	1910	S LAMAR ST	KEATON R E SR &
33	1011	CORINTH ST	1011 SOUTH CORINTH I LP
34	2101	S LAMAR ST	EVERGREEN PLAZA PARTNERS LLC
35	2710	COCKRELL AVE	WILLOW DISTRIBUTORS INC
36	2510	COCKRELL AVE	FREEWOOD JOSEY LTD
37	2724	LAMAR ST	SCHEPPS GARY
38	2700	S LAMAR ST	CUBIC PARTNERS LLC
39	2704	LAMAR ST	CUBIC PARTNERS LLC
40	2724	S LAMAR ST	LMARSTRTGROUP3 LLC
41	2928	S LAMAR ST	JOHNSON RODNEY E
42	2900	S LAMAR ST	MELISSA INVESTMENTS LLC
43	2910	S LAMAR ST	LOVEJOY BROOKS S
44	3113	S LAMAR ST	RECYCLING PROP LP
45	3007	S LAMAR ST	RECYCLING PROPERTIES LP
46	3000	S LAMAR ST	CHESTNUT HILL HOLDINGS LLC
47	3008	S LAMAR ST	FOREST HEIGHTS NEIGHBORHOOD
48	3100	S LAMAR ST	FITZHUGH DEVELOPMENT GROUP LLC
49	3122	LAMAR ST	AMERICAN TRANSPORT XPRESS
50	1202	PENNSYLVANIA AVE	BROWN DAVID A
51	3216	S LAMAR ST	FRANK HERBERT A JR
52	1206	COLEMAN AVE	WARREN WARD & G WILLIAMS
53	1205	LENWAY ST	G & A CORPORATION
54	3520	S LAMAR ST	ACTION METALS INC
55	3606	S LAMAR ST	HALL JAMES &
56	3614	PARNELL ST	WESS WILLIE
57	3701	S LAMAR ST	Dallas ISD

Label #	*Address*		*Owner*
58	3650	S LAMAR ST	MARIGOS MIKE
59	3621	CLEVELAND ST	3620 LAMAR LLC
60	1403	LOOMIS AVE	STEPHANIES LIQUOR INC
61	1402	METROPOLITAN AVE	COLEMAN ALTON & BARBRA
62	1410	LOOMIS AVE	SU LEE SOON
63	3850	S LAMAR ST	ROBINSON GEORGE
64	1600	PINE ST	HAYNES F L
65	1601	PEAR ST	ST PAUL MISSIONARY BAPTIST
66	1600	PEAR ST	ST PAUL BAPTIST CHURCH
67	3929	HOLMES ST	ST PAUL BAPTIST CHURCH
68	4101	S LAMAR ST	BLUE POLLIWOG LLC
69	4235	S LAMAR ST	GMR RECYCLING LLC
70	4501	S LAMAR ST	GMR RECYCLING LLC
71	4605	S LAMAR ST	MLOK LLC
72	1603	STONEMAN ST	MCQUINNEY GEORGIA V EST OF
73	1603	MARBURG ST	GOLDBERG NEIL
74	1600	STONEMAN ST	BARRS JEANETTE
75	4520	S LAMAR ST	MEMON ASIF MOHAMMAD
76	1600	MARBURG ST	TEFERRA BINIAM &
77	4606	S LAMAR ST	SALINAS ERICA M
78	4614	S LAMAR ST	LOSHEL COMPANY LLC
79	4620	S LAMAR ST	CANYON O C & DELMA
80	4702	S LAMAR ST	VALDEZ CRESENCIO P &
81	4910	S LAMAR ST	AHI REAL ESTATE CO
82	4900	S LAMAR ST	PERDOMO MARIO CHAVEZ
83	4804	S LAMAR ST	4800 SOUTH LAMAR ST LLC
84	1601	HERALD ST	VALDEZ CRESENCIO P &
85	5002	S LAMAR ST	SNOW JIM EDD
86	5012	S LAMAR ST	MANZANO HERMINIO
87	5202	S LAMAR ST	TSEGU RUSOM
88	5310	S LAMAR ST	DENON INVESTMENT INC

07/27/2020

Label #	*Address*		*Owner*
89	5318	S LAMAR ST	EKUKPE AUGUSTINE
90	5324	S LAMAR ST	ERICKSON EVELYN KYNARD
91	5328	S LAMAR ST	CHAVEZ MARIO
92	4717	S LAMAR ST	MLOK LLC
93	4801	S LAMAR ST	KUBER ENTERPRISE LLC
94	5433	S LAMAR ST	VAM341 LLC
95	5019	S LAMAR ST	HUYNH LONG &
96	4809	S LAMAR ST	MALDONADO JAIME &
97	4915	S LAMAR ST	POOLE KEITH L &
98	5327	S LAMAR ST	MILK PRODUCTS LLC
99	4819	S LAMAR ST	LOSHEL COMPANY
100	5001	S LAMAR ST	NOB INVESTMENTS LLC
101	5435	S LAMAR ST	VAM341 LLC
102	5003	S LAMAR ST	YANGTZE RIVER REALTY
103	5209	S LAMAR ST	MABERY DARLENE M
104	5419	S LAMAR ST	5427 LAMAR LLC
105	5417	S LAMAR ST	5427 LAMAR LLC
106	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
107	6043	S LAMAR ST	LCH MASSIF LLC
108	5901	S LAMAR ST	5901 SOUTH LAMAR STREET LLC
109	5501	S LAMAR ST	CUSTOM MANUFACTURING CO
110	5815	S LAMAR ST	5901 LAMAR LP
111	5608	S LAMAR ST	LAY LANG TENG &
112	5600	S LAMAR ST	LAY SRUN
113	5506	S LAMAR ST	CANTU MAYRA ALEJANDRA H
114	5504	S LAMAR ST	MILK PRODUCTS LP
115	1210	S LAMAR ST	WRPV XIII SOUTHSIDE FLATS DALLAS
116	1290	S LAMAR ST	7 ELEVEN INC
117	2112	S LAMAR ST	BENTON SUE
118	1005	S LAMAR ST	CCH ALAMO LP
119	1325	S LAMAR ST	1325 SOUTH LAMAR HOTEL LP

07/27/2020

Label #	*Address*		*Owner*
120	1819	S LAMAR ST	IRON MOUNTAIN MORTAGE
121	1319	S LAMAR ST	CARD DAVID
122	1313	S LAMAR ST	CCH LAMAR PARTNERS I LP

51A-9.304. STANDARDS FOR STREET NAMES AND STREET NAME CHANGES:

(a) In general.

(1) A proposed label in a street name may not duplicate any existing label.

(2) A proposed street name may not be similar to an existing street name so that it creates confusion or an obstacle to the provision of emergency services.

(3) If all of the standards in this section are met, a roadway that extends into the city of Dallas from a contiguous municipality must adopt the street name given the street by the contiguous municipality.

(4) A street name that uniquely identifies a particular tract, tenant, or product name is prohibited.

(5) A street name may not contain more than 14 characters providing, however, that the street-type designation may be abbreviated to comply with this requirement.

(6) Hyphenated and apostrophied street names are prohibited.

(b) Number of names for a roadway.

(1) Except as provided in Paragraph (2), a roadway must have only one name.

(2) Different names must be given to the same roadway under the following conditions:

(A) If a minor roadway deviates from its predominant course at a 90-degree angle for a distance of more than 300 feet, a different name must be used for the predominant course and for each portion of the roadway deviating from the predominant course.

(B) If two segments of a minor roadway are separated by an intervening land use that prohibits vehicular passage, and if future connections of the street segments through the use is unlikely, the segments of roadway on each side of the intervening use must have different names.

(C) If a street is interrupted and offsets more than 150 feet at a cross street, different names must be given to the offset street segments.

(c) Historic street names.

(1) A historic street name may not be changed.

(2) A street name commemorating a person, or a historic site or area is prohibited until at least two years after the death of the person to be honored or the occurrence of the event to be commemorated.

(d) Street type and label designation.

(1) A street name may not contain more than one street-type designation. For example, the street name “John Doe Place Road” is not permitted.

(2) The designation of the street type must be based upon the features of the roadway, such as the traffic volumes carried by the roadway, its physical design and construction characteristics, and its role in the surrounding street network.

(3) No street name may have more than two labels before the street-type designation.

(e) Directional prefix and suffix.

(1) A directional prefix is permitted only when the roadway intersects one of the official baselines used by the city.

(2) A directional suffix is permitted as an indicator for address location.

(f) Guidelines.

(1) A street name may be based upon physical, political, or historic features of the area.

(2) The name of a subdivision and names thematically related to the name of a subdivision may be given to a street within the subdivision.

(g) Waiver.

The city council, by a three-fourths vote of its members, may waive any of the standards contained in this section when waiver would be in the public interest and would not impair the public health, safety, or welfare. (Ord. Nos. 19832; 23407)

CITY PLAN COMMISSION **THURSDAY, OCTOBER 5, 2020**

Planner: Neva Dean

FILE NUMBER: W190-013 **DATE FILED:** September 25, 2020

LOCATION: North line of Interstate Highway 30, east of North Buckner Boulevard

COUNCIL DISTRICT: 7 **MAPSCO:** 48 D

SIZE OF REQUEST: Approx. 16.8 acres **CENSUS TRACT:** 123.02

MISCELLANEOUS DOCKET ITEM:

REPRESENTATIVE/ APPLICANT: Rob Baldwin, Baldwin Associates

OWNER: Chapel Downs Dallas, LLC

REQUEST: An application for a waiver of the two-year waiting period to submit a zoning application on property zoned an R-7.5(A) Single Family District.

SUMMARY: On October 23, 2019, the City Council denied an application for a Planned Development District for LI Light Industrial District uses on property zoned an R-7.5(A) Single Family District.

The applicant is requesting a waiver of the two-year waiting period in order to submit an application for a specific use permit for an open-enrollment charter school. The applicant has stated that the previous case sought industrial zoning and, in their opinion, the proposed school is more compatible with the surrounding uses. Further, the applicant states "the change in circumstance with the land is the pending Thoroughfare Plan Amendment request to remove this segment from the Thoroughfare Plan." The change in the Thoroughfare Plan is regarding an unimproved extension of Chenault Street that bisects the property.

According to Section 51A-4.701(d) of the Dallas Development Code, a new application on this property cannot be filed prior to October 17, 2021, without a waiver of the two-year waiting period. According to the Dallas Development Code, "the commission may waive the time limitation if there are changed circumstances regarding the property sufficient to warrant a new hearing." However, staff believes circumstances regarding the property have not considerably changed.

STAFF RECOMMENDATION: Denial.

List of Officers

Chapel Downs Dallas, LLC

Northfield Development LLC

Neil Blanchard, President

KW CDD Holdings LLC

Kelly S. Walker, Director

Chapel Downs Dallas Management LLC Northfield Development LLC

Neil Blanchard, President

APPLICATION FOR WAIVER OF TWO-YEAR WAITING PERIOD

Zoning File No. Z189-233

Location 9743 E. RL Thornton & 2200 John West Rd

Date of last CPC or CC Action 10/23/2019

Applicant's Name, Address & Phone Number Rob Baldwin, Baldwin Associates

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

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

CHAPEL DOWNS DALLAS LLC

13727 NOEL RD STE 200, Dallas, TX 75240

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

The purpose of this request is to allow for an application for a Specific Use Permit for a charter school. The previous zoning case had sought industrial zoning. The proposed charter school is more compatible with the surrounding uses. The property is bisected by an unimproved extension of Chenault Street, which is on the Thoroughfare Plan. The change is circumstance with the land is the pending Thoroughfare Plan Amendment request to remove this segment from the Thoroughfare Plan.

Applicant's Signature

Receipt #10019

RECEIVED
SEP 25 2020
BY: .....

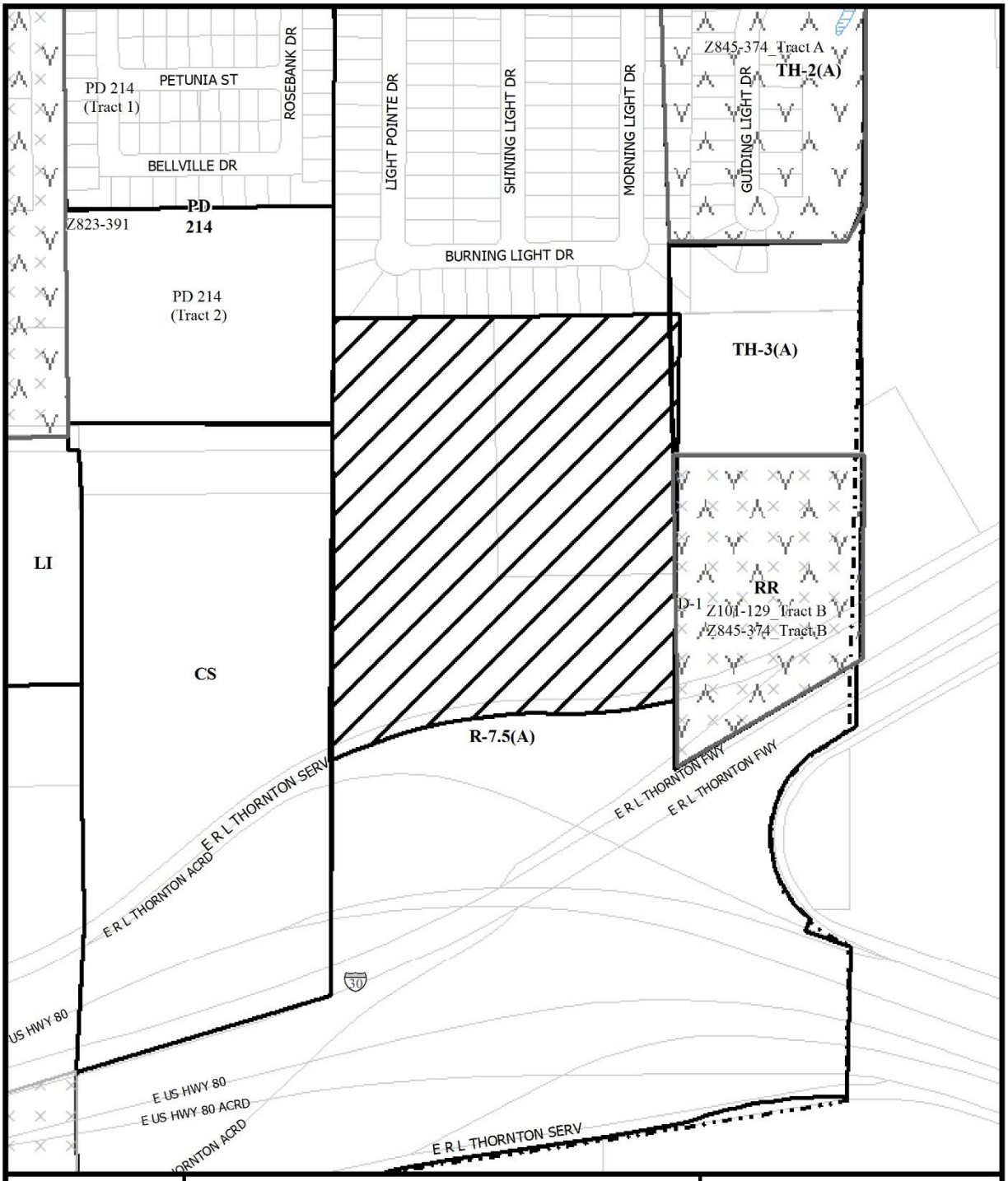
See attached letter

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

Date Received
Fee: **$300.00**

W190-013

CT 123.02
M 48D
CC 7


PD 214
(Tract 1)
PETUNIA ST
ROSEBANK DR
BELLVILLE DR
PD
214
Z823-391
PD 214
(Tract 2)
LIGHT POINTE DR
SHINING LIGHT DR
MORNING LIGHT DR
BURNING LIGHT DR
Z845-374_Tract A
TH-2(A)
GUIDING LIGHT DR
TH-3(A)
LI
CS
R-7.5(A)
RR
D-1
Z101-129_Tract B
Z845-374_Tract B
E R L THORNTON SERV
E R L THORNTON ACRD
E R L THORNTON FWY
E R L THORNTON FWY
US HWY 80
E US HWY 80
E US HWY 80 ACRD
E R L THORNTON SERV
1:3,600
ZONING MAP
Case no: W190-013
Date: 11/5/2020

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2020**

Planner: Abraham Martinez

FILE NUMBER: D190-001(A) **DATE FILED:** December 24, 2019

LOCATION: Southeast corner of Walnut Hill Lane and Skillman Street

COUNCIL DISTRICT: 10 **MAPSCO:** 27 P

SIZE OF REQUEST: ± 1.28 acres **CENSUS TRACT:** 78.26

REPRESENTATIVE: Sree Ravipati; Cumulus Design

OWNER/APPLICANT: GRI Lake Highlands, LLC

REQUEST: An application for a development plan and landscape plan on a portion of property zoned Subarea C within Planned Development District No. 758.

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

This request seeks the approval of a development plan and landscape plan for a proposed one-story, approximately 3,919-square-foot financial institution with a drive-in window and pedestrian plaza (Chase Bank).

Sec. 51P-758.106(e) allows for development plans to be submitted in phases.

PRIOR CPC ACTION: The plans were previously approved by the City Plan Commission on June 4, 2020. The June 4, 2020, plans are deemed invalid as the plans did not meet the PD required setbacks. The plans are being re-submitted to replace the previously approved plans in order to comply with the 15-foot maximum setback located on Lookout Point as required per the PD No. 758.

STAFF RECOMMENDATION: **Approval.**

PLANNED DEVELOPEMNT DISTRICT No. 758:
http://www.dallascityattorney.com/51P/Articles%20Supp%2053/ARTICLE%20758.pdf

PDD No. 758 Exhibits:
http://www.dallascityattorney.com/51P/exhibits.html#a758

List of Officers

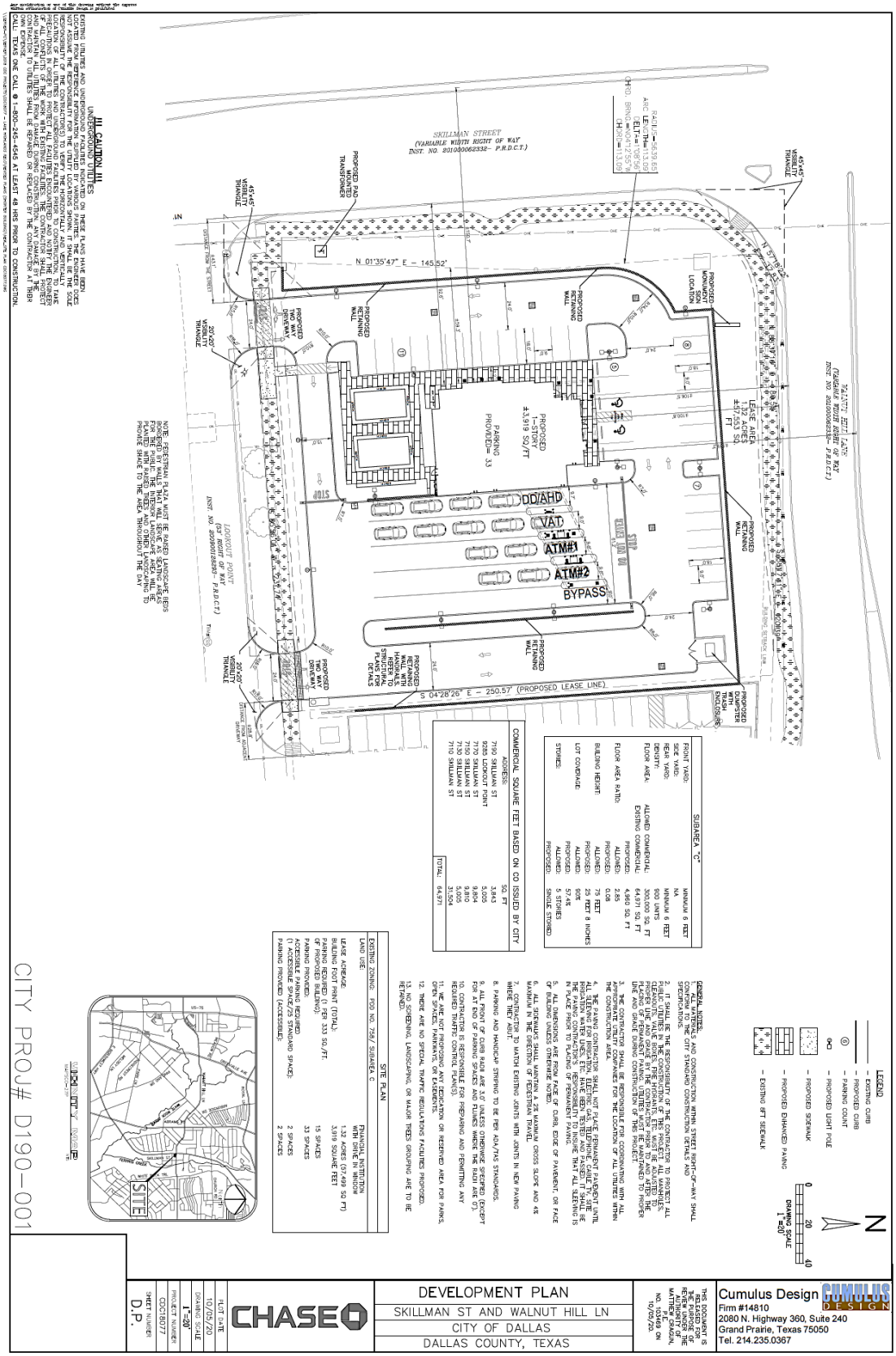
GRI Lake Highlands, LLC

Principals

Global Retail Investors, LLC, Sole Member

[*Note*: First Washington Realty, Inc. is the Manager of Global Retail Investors, LLC]

Proposed Development Plan



LEGEND
- EXISTING CURB
- PROPOSED CURB
- PARKING COUNT
- PROPOSED LIGHT POLE
- PROPOSED SIDEWALK
- PROPOSED ENHANCED PAVING
- EXISTING 6FT SIDEWALK

N

0 20 40
DRAWING SCALE 1"=20'

GENERAL NOTES:
1. ALL WORK SHALL COMPLY WITH THE CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION. ANY DAMAGE TO UTILITIES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC. MUST BE ADJUSTED TO PROPER USE AND GRADE AT THE CONTRACTOR'S EXPENSE. ALL UTILITIES SHALL BE ADJUSTED TO PROPER USE AND GRADE AFTER THE CONSTRUCTION OF THIS PROJECT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL THE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA.
4. THE PAVING CONTRACTOR SHALL NOT PLACE PERMANENT PAVEMENT UNTIL ALL SLEEVING FOR IRRIGATION, ELECTRIC GAS, TELEPHONE, CABLE TV, SITE LIGHTING, ETC. HAS BEEN INSTALLED. IT SHALL BE THE PAVING CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL SLEEVING IS IN PLACE PRIOR TO PLACING OF PERMANENT PAVING.
5. ALL DIMENSIONS ARE FROM FACE OF CURB, EDGE OF PAVEMENT, OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
6. ALL RAMPS AND SIDEWALKS ACROSS DRIVEWAYS SHALL HAVE A MAXIMUM CROSS SLOPE AND 4% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL.
7. CONTRACTOR TO MATCH EXISTING JOINTS WITH JOINTS IN NEW PAVING WHERE THEY ABUT.
8. PARKING AND HANDICAP STRIPING TO BE PER ADA/TAS STANDARDS.
9. ALL FRONT OF CURB RADII ARE 3.0' UNLESS OTHERWISE SPECIFIED (EXCEPT FOR AT END OF PARKING SPACES AND FLUMES WHERE THE RADII ARE 0').
10. CONTRACTOR IS RESPONSIBLE FOR PREPARING AND PERMITTING ANY REQUIRED TRAFFIC CONTROL PLAN(S).
11. WE ARE NOT PROPOSING ANY DEDICATION OR RESERVED AREA FOR PARKS, OPEN SPACES, PARKWAYS, OR EASEMENTS.
12. THERE ARE NO SPECIAL TRAFFIC REGULATIONS FACILITIES PROPOSED.
13. NO SCREENING, LANDSCAPING, OR MAJOR TREES GROUPING ARE TO BE REMOVED.

SUBAREA "C"		
FRONT YARD:		MINIMUM 6 FEET
SIDE YARD:		NA
REAR YARD:		MINIMUM 6 FEET
DENSITY:		600 UNITS
FLOOR AREA	ALLOWED COMMERCIAL	300,000 SQ. FT
	EXISTING COMMERCIAL	64,971 SQ. FT
	PROPOSED:	4,560 SQ. FT
FLOOR AREA RATIO:	ALLOWED:	2.5
	PROPOSED:	0.06
BUILDING HEIGHT:	ALLOWED:	75 FEET
	PROPOSED:	25 FEET 8 INCHES
LOT COVERAGE:	ALLOWED:	80%
	PROPOSED:	57.4%
STORIES:	ALLOWED:	5 STORIES
	PROPOSED:	SINGLE STORIED

COMMERCIAL SQUARE FEET BASED ON CO ISSUED BY CITY	
ADDRESS:	SQ. FT
7751 SKILLMAN ST	3,843
9285 LOOKOUT POINT	5,005
7175 SKILLMAN ST	9,804
7751 SKILLMAN ST	10,000
7135 SKILLMAN ST	5,813
7110 SKILLMAN ST	31,504
TOTAL	64,971

SITE PLAN

EXISTING ZONING: PDD NO. 759/ SUBAREA C	
LAND USE:	FINANCIAL INSTITUTION WITH DRIVE IN WINDOW
LEASE AREA/SF:	17,553 (0.4 ACRES)
BUILDING FOOT PRINT (TOTAL):	3,919 SQUARE FEET
PARKING REQUIRED (1 PER 333 SQ./FT. OF PROPOSED BUILDING):	15 SPACES
PARKING PROVIDED:	33 SPACES
ACCESSIBLE PARKING REQUIRED: (1 ACCESSIBLE SPACE/25 STANDARD SPACE):	2 SPACES
PARKING PROVIDED (ACCESSIBLE):	2 SPACES

CITY PROJ# D190-001

CHASE

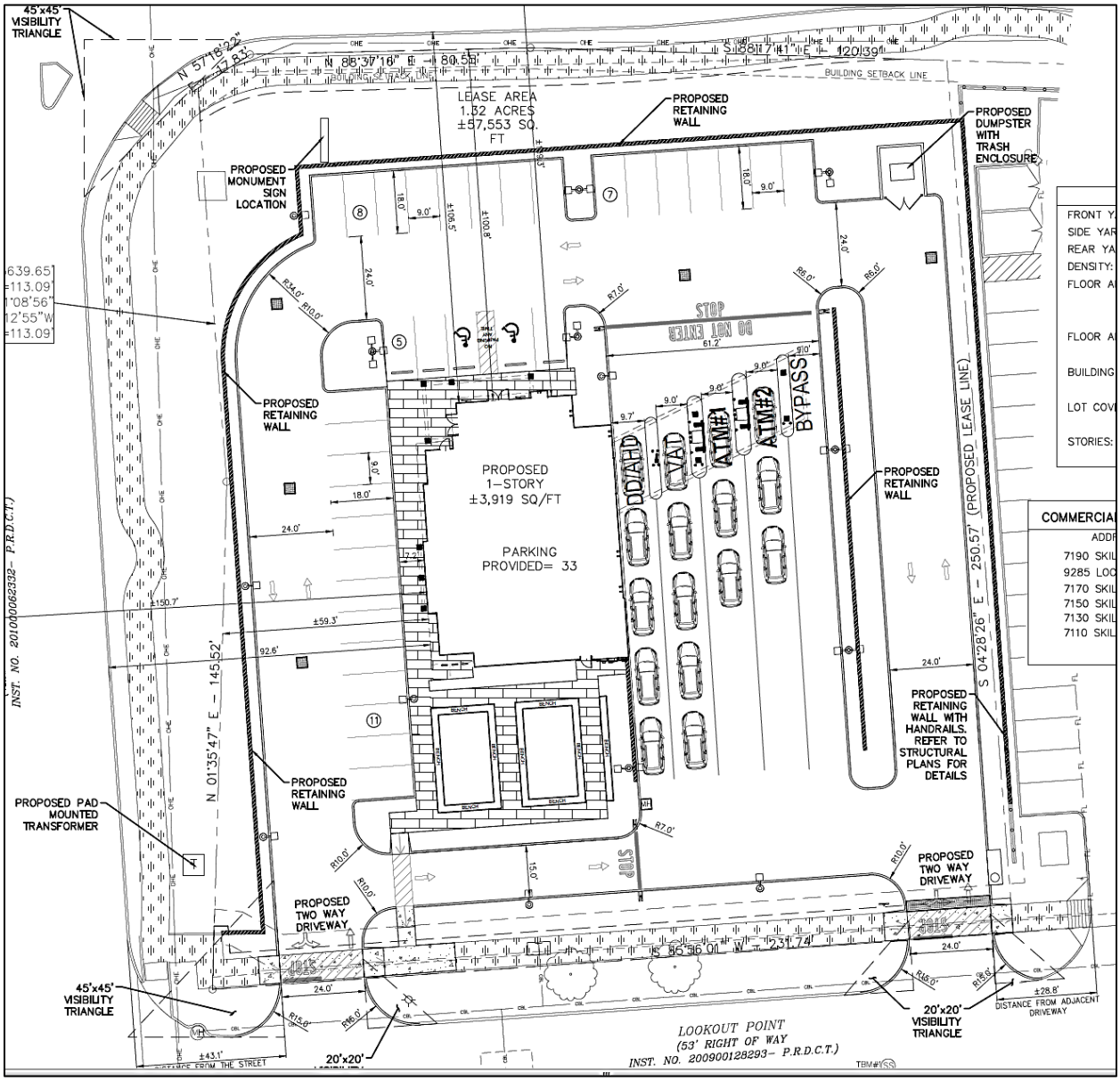
PLOT DATE	10/05/20
DRAWING SCALE	1"=20'
PROJECT NUMBER	CCC18077
SHEET NUMBER	D.P.

DEVELOPMENT PLAN
SKILLMAN ST AND WALNUT HILL LN
CITY OF DALLAS
DALLAS COUNTY, TEXAS

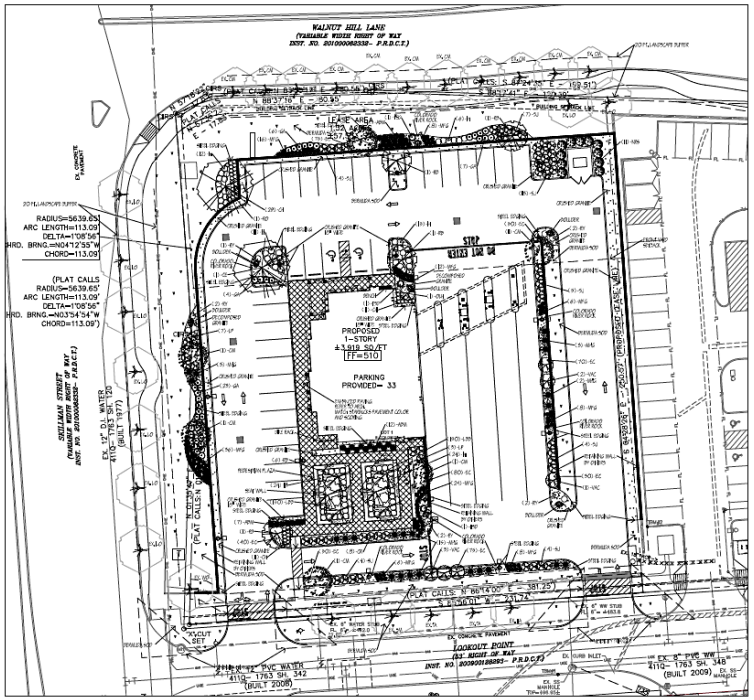
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF MATTHEW E. GRAGAN, NO. 103469 ON 10/05/20

Cumulus Design
Firm #14810
2080 N. Highway 360, Suite 240
Grand Prairie, Texas 75050
Tel. 214.235.0367

Proposed Development Plan - Enlarged



Proposed Landscape Plan



01 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

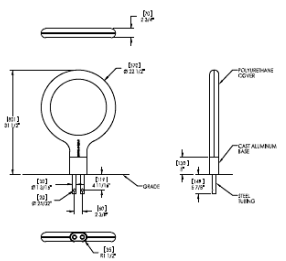
PLANT MATERIAL LIST

KEY	QUANTITY	TREES DESCRIPTION	SIZE
CE	1	ULMUS CRASSIFOLIA CEDAR ELM	4" CAL., MIN. 4' SPREAD, MIN. 14 FT. HT.
RO	1	QUERCUS SHUMARDII RED OAK	4" CAL., MIN. 4' SPREAD, MIN. 14 FT. HT.
KEY	**QUANTITY**	**ORNAMENTAL TREES DESCRIPTION**	**SIZE**
CM	6	LAGERSTROEMIA INDICA 'RED' CRAPE MYRTLE	10 GAL., 8' HT., MIN. 3 CANES
OLH	1	HYDRANGEA QUERCIFOLIA OAKLEAF HYDRANGEA	7 GAL., 3' HT.,
RB	10	CERCIS CANADENSIS 'OKLAHOMA' OKLAHOMA REDBUD	3" CAL., MIN. 7' HT., 5' SPREAD
VAC	6	VITEX AGNUS CASTUS VITEX	10 GAL., 8' HT., MIN. 3 CANES
KEY	**QUANTITY**	**SHRUBS DESCRIPTION**	**SIZE**
CH	51	ILEX BURFORDII 'CARISSA' CARISSA HOLLY	5 GAL., MIN. 15" HT., 24" O.C.
DR	8	ROSA X 'NOVAROSPOP' POPCORN DRIFT ROSE	5 GAL., MIN. 20" HT., 24" O.C.
GA	40	ABELIA GRANDIFLORA GLOSSY ABELIA	5 GAL., MIN. 15" HT., 36" O.C.
LP	23	CHINESE FRINGEFLOWER 'PURPLE DIAMOND'	5 GAL., MIN. 15" HT., 36" O.C.
IH	92	RAPHIOLEPSIS INDICA ' PINK LADY' INDIAN HAWTHORN	5 GAL., MIN. 15" HT., 24" O.C.
NRS	11	ILEX X 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY	30 GAL., 9' HT., 5' SPREAD
RY	9	HESPERALOE PARVIFOLIA RED YUCCA	5 GAL., MIN. 15" HT., 36" O.C.
SJ	28	JUNIPERUS SABINA 'TAMARISCIFOLIA' TAM JUNIPER	5 GAL., MIN. 15" HT., 36" O.C.
TSD	3	DASYLIRION TEXANUM GREEN DESERT SPOON	5 GAL., MIN. 15" HT.
KEY	**QUANTITY**	**GROUND COVER DESCRIPTION**	**SIZE**
LBB	300	LIRIOPE MUSCARI LIRIOPE 'BIG BLUE'	4" POT, FULL PLANT 10" O.C.
EC	470	EUONYMUS FORTUNEI 'COLORATUS' PURPLE WINTERCREEPER	4" POT, 3 RUNNERS 10" LONG, 10" O.C.
KEY	**QUANTITY**	**ORNAMENTAL GRASSES DESCRIPTION**	**SIZE**
ABM	35	MUHLENBERGIA CAPILLARIS 'REGAL MIST' AUTUMN BLUSH MUHLY	1 GAL., FULL PLANT 24" O.C.
MHG	23	MISCANTHUS SINENSIS 'ADAGIO' ADAGIO MAIDENHAIR GRASS	1 GAL., FULL PLANT 36" O.C.
MFG	124	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	1 GAL., FULL PLANT 16" O.C.

CITY OF DALLAS
PD 798, SUBAREA C
LANDSCAPE REQUIREMENTS

DESCRIPTION OF PROPERTY	Developed Area = 55,760 S.F.	Site Points: 20 points
20 FT. LANDSCAPE BUFFER	38 ft Landscape Buffer Provided along Walnut Hill at 159 l.f. @ (1) Tree provided every 30 l.f. - Required - (5) Trees Provided - (11) Trees 42 ft. Landscape Buffer Provided along Skillman St. @ (1) Tree provided every 30 l.f. - Required (7) Trees Provided - (7) Trees	
REQUIREMENTS PLANT MATERIAL	(15) Points for Front Yard - 15,369 s.f. 2 Large Trees (1 RO, 1 CE & 2 ex. LO), 2 Large Shrubs (11 Nellie R. Stevens Holly) & 5 Small Trees (3 Red Bud, 2 Crape Myrtle)	
REQUIREMENTS SITE AMENITIES	(5) Points - (1) Bike Rack, (1) Bench and Enhanced Pedestrian Paving - 3,213 s.f. of new Pedestrian Paving - 50 % Required - 1,607 s.f. Provided - 2,440 s.f. - Seat walls creating raised planters with ornamental trees and grasses and shrubs accessible to the public.	
	Total Points Required (15 PLANT MATERIAL AND 5 SITE AMENITIES) **20 POINTS**	

Key Bike Rack, Embedded
Product Drawing
www.landscapeforms.com
Date: 8/1/2013
Ph: 800.521.2546



landscapeforms Drawing: KY710-01
Dimensions are in inches [mm]
Language Community Design P.O. 0005009473 © LANDSCAPE FORMS, INC.

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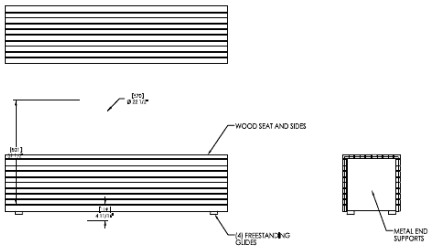
A BIKE RACK
SCALE: NTS

Parallel 42
Bench, straight backless unit, 67in length, freestanding
Product Drawing
www.landscapeforms.com
Date: 6/19/2015
Ph: 800.521.2546



landscapeforms Drawing: MU103-01
Dimensions are in inches [mm]
Patent Pending

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B BACKLESS BENCH
SCALE: NTS

J. CAMILLE LA FOY
LANDSCAPE ARCHITECTURE CITIZENSHIP
REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS

PROJECT # D190-001

CHASE

CHASE RETAIL BANKING CENTER
SEC OF WALNUT HILL LANE AND SKILLMAN STREET
DALLAS, TEXAS 75231

ROUGH ARCHITECTS
1445 ROSS AVENUE
SUITE 3700
DALLAS, TEXAS 75202
214 497 6029

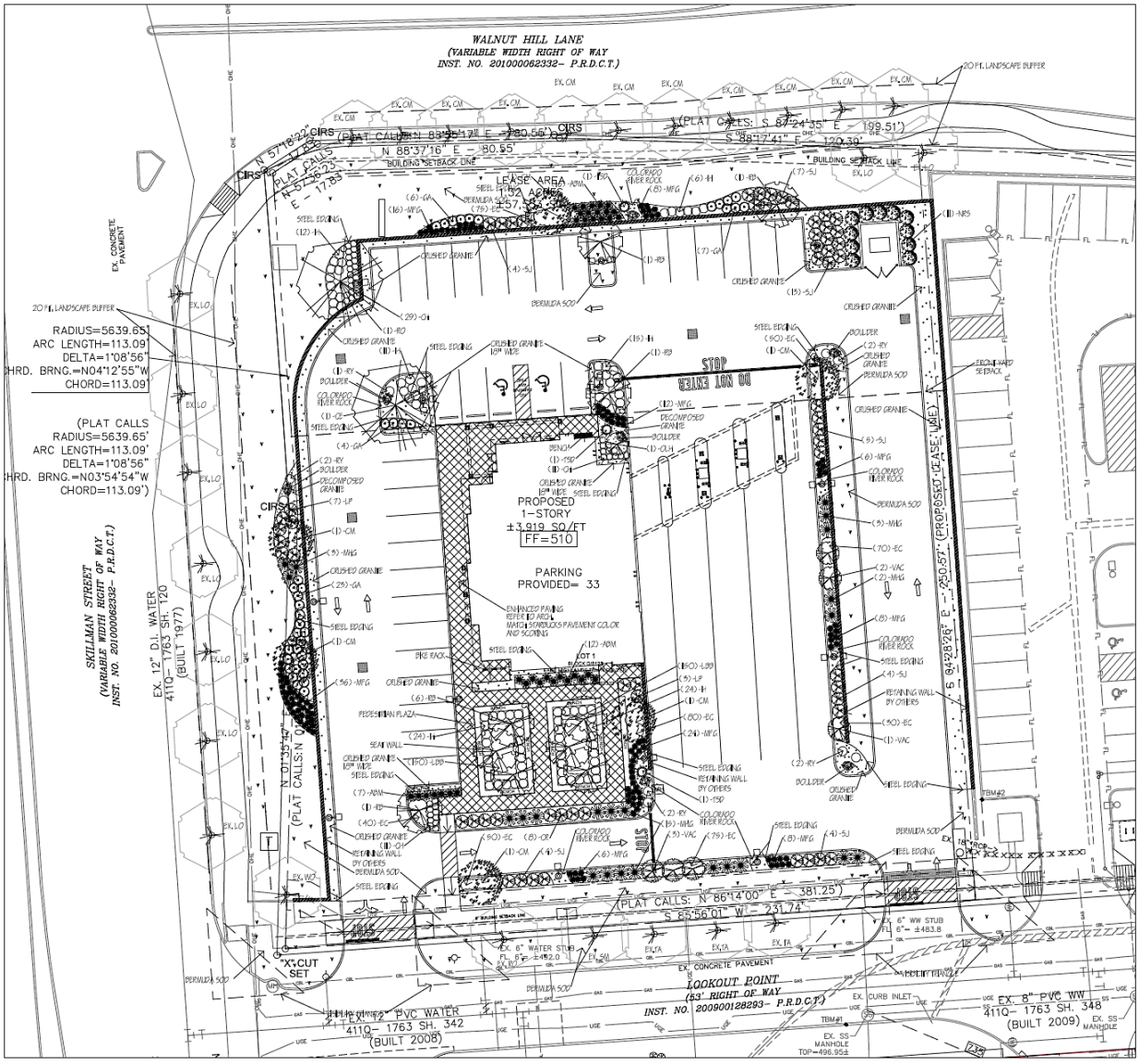
ROUGH ARCHITECTS, LLC COPYRIGHT © 2020

10/02/2020

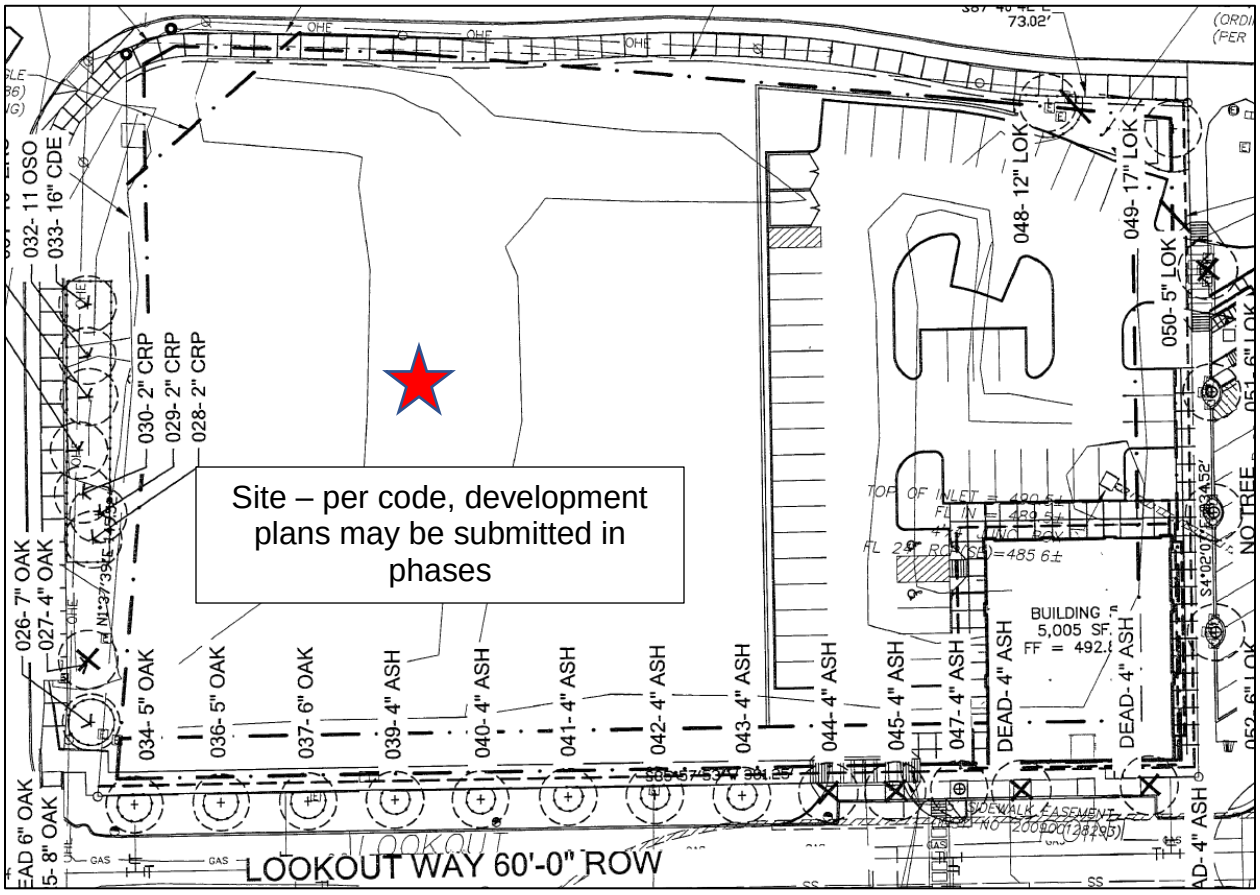
REVISIONS

DATE ISSUED: MAY 15, 2020
JOB #: 2019073
SHEET NAME: LANDSCAPE PLANS
SHEET: L1.02

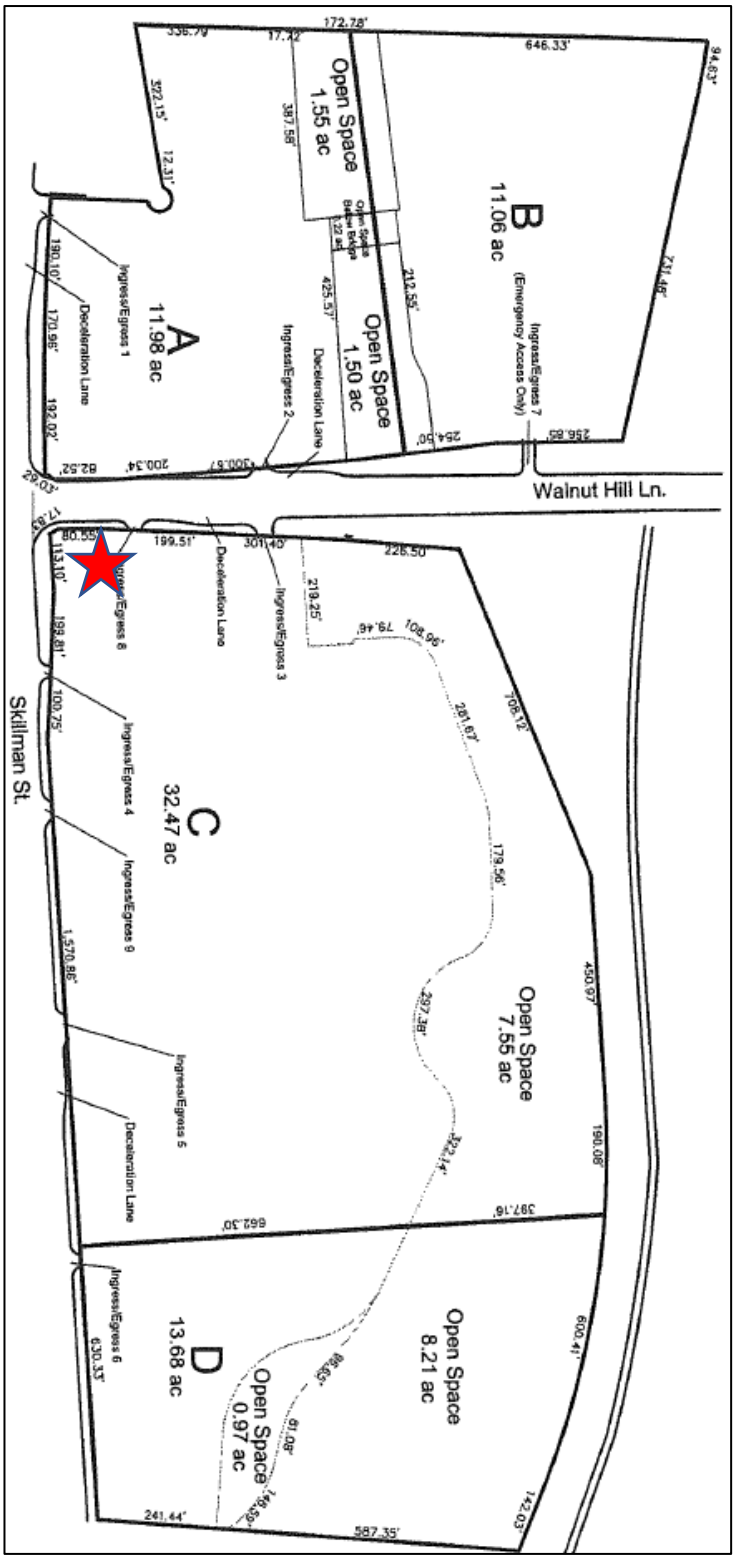
Proposed Landscape Plan - Enlarged

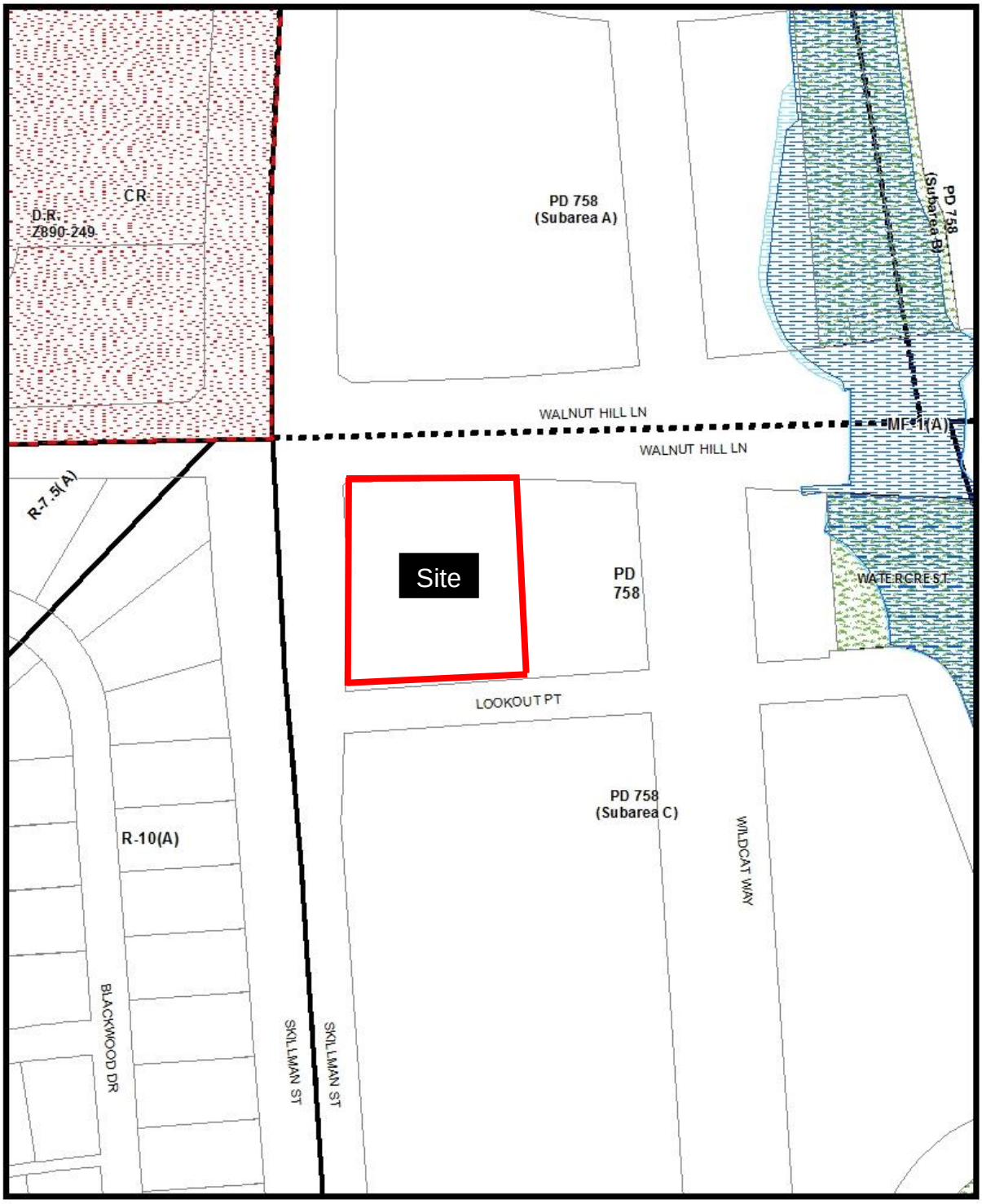


Prior Development Phase



Conceptual Plan





1:1,800

Zoning Map

Printed Date: 5/20/2020

1:1,800

Aerial Map

Printed Date: 5/20/2020

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2020**

Planner: Abraham Martinez

FILE NUMBER: D190-008 **DATE FILED:** August 10, 2020

LOCATION: North and south line of Whistle Stop Place, east of Wildcat Way

COUNCIL DISTRICT: 10 **MAPSCO:** 27 P

SIZE OF REQUEST: ± 12.78 acres **CENSUS TRACT:** 78.27

REPRESENTATIVE: Kiesha Kay, Masterplan

OWNER/APPLICANT: PC LH Land Partners, LP

REQUEST: An application for a development plan for a multifamily use on property zoned Subdistrict A and Subdistrict B within Planned Development District No. 758.

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

This request seeks the approval of a development plan for a multifamily use on three lots with a combined gross square footage of 441,700-square-feet providing a combined 424 units in the development.

Lot 1 in Block F/812 will accommodate two buildings – one being 3 stories in height and the second being 4 stories in height with a gross square footage area of 116,200-square-feet with 90 units provided. Lot 3 in Block F/8125 will accommodate three buildings – one being 3 stories in height, the second being 2 stories in height, and the third being 4 stories in height with a gross square footage area of 174,500-square-feet with 181 units provided. Lot 3 in Block G/8125 will accommodate two buildings – one being 4 stories in height and the second being 3 stories in height with a gross square footage area of 151,000-square-feet with 153 units provided.

A revised plan was not provided prior to distribution of the case report, the plan presented at the October 15, 2020 City Plan Commission hearing is included in the report.

STAFF RECOMMENDATION: **Approval.**

PRIOR CPC ACTION: On October 15, 2020 the City Plan Commission moved to hold this item under advisement.

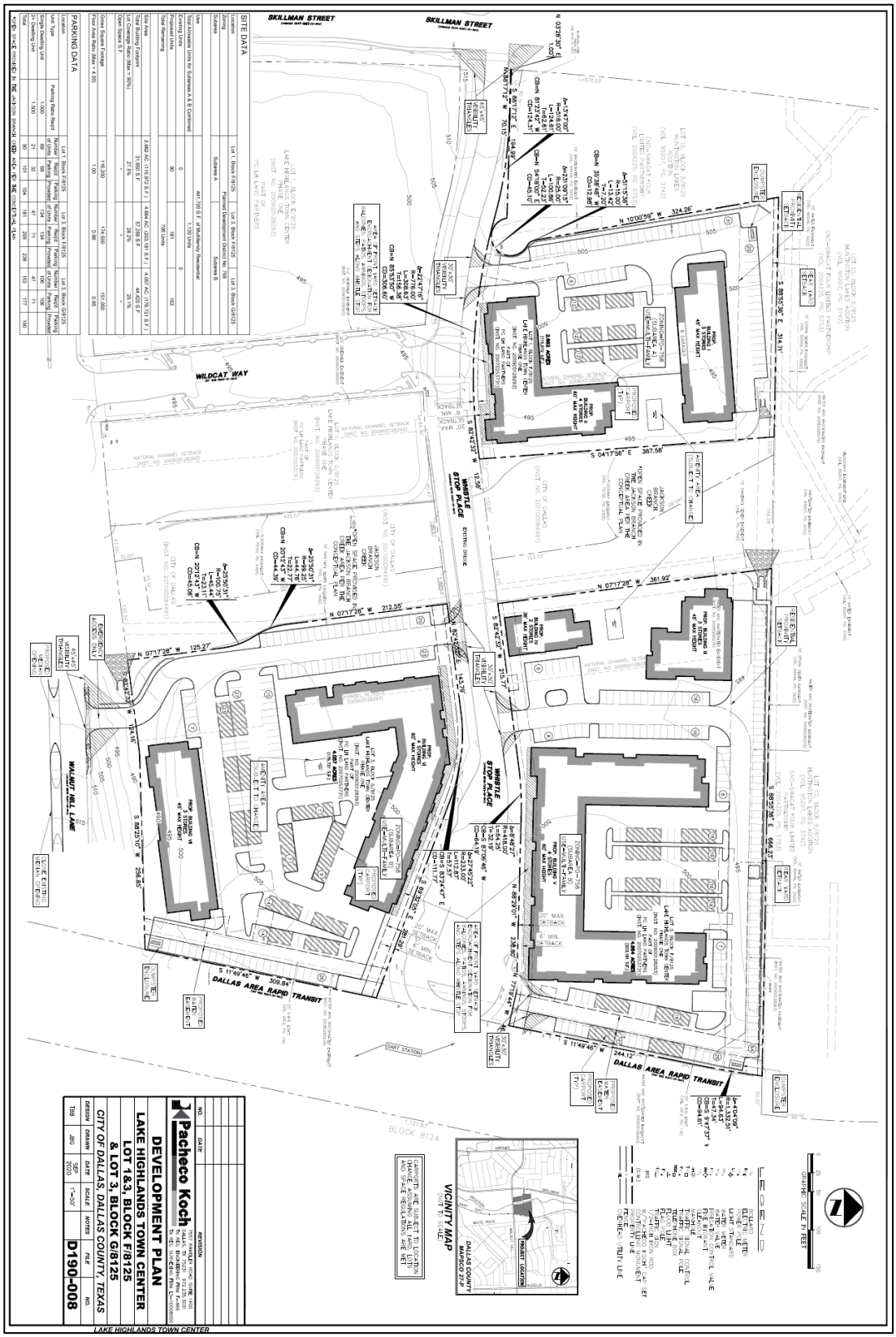
PLANNED DEVELOPEMNT DISTRICT No. 758:
http://www.dallascityattorney.com/51P/Articles%20Supp%2053/ARTICLE%20758.pdf
PDD No. 758 Exhibits:
http://www.dallascityattorney.com/51P/exhibits.html#a758

List of Officers

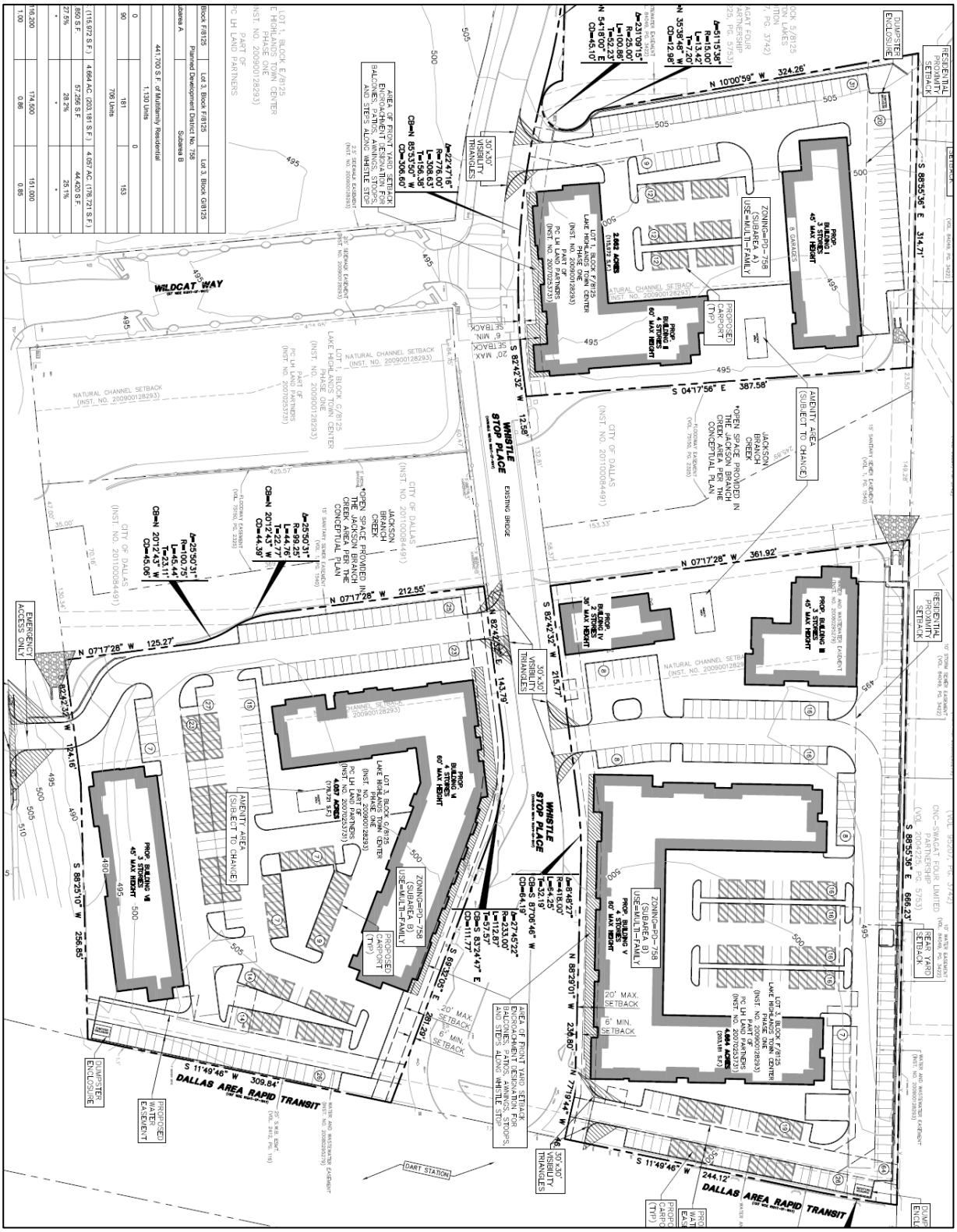
PC LH Land Partners, LP

- Steve Clark
- Tim Clark
- John Burnham
- Dudley Simmons

Proposed Development Plan

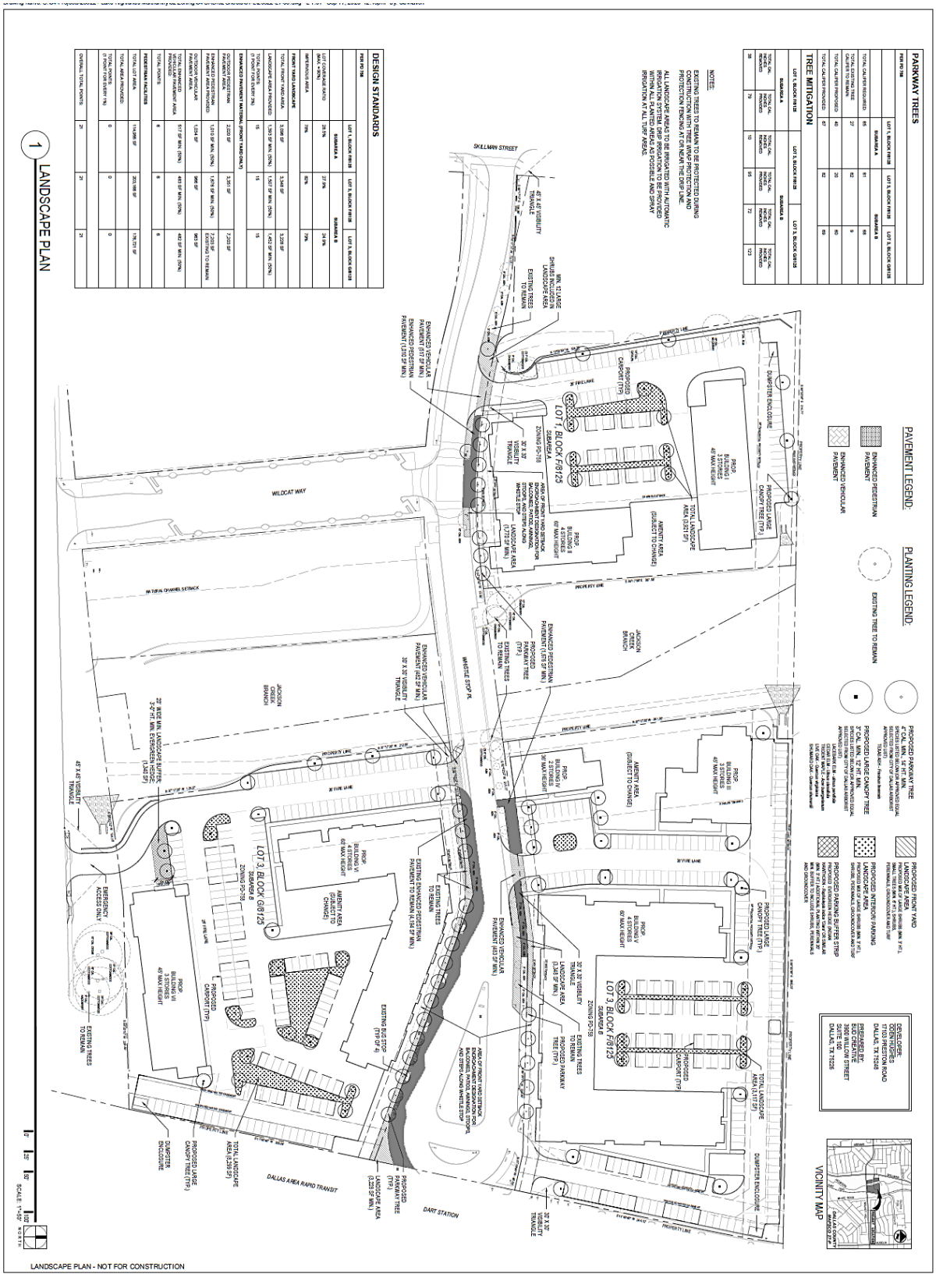


Proposed Development Plan - Enlarged

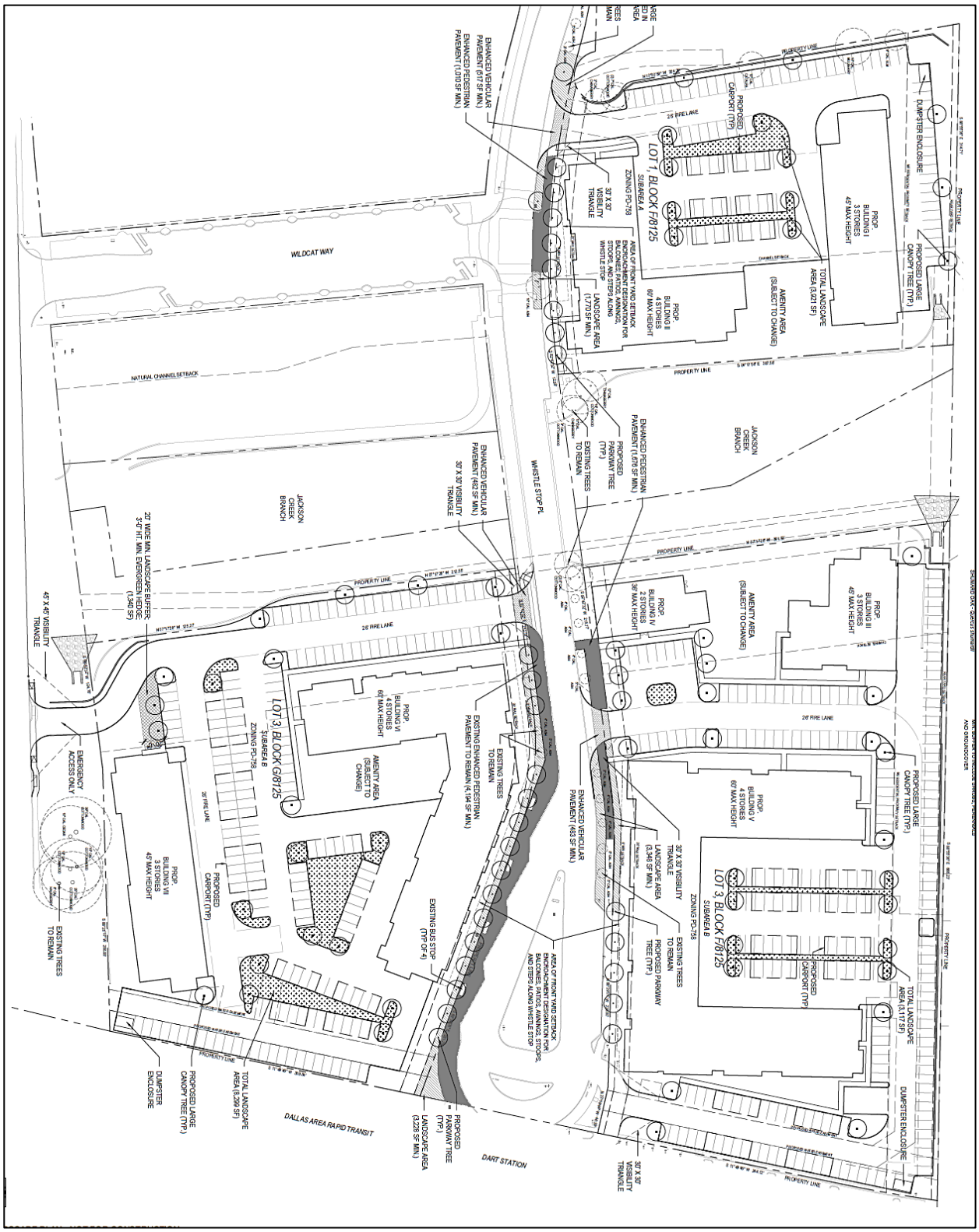


Block F/8125		Lot 3, Block F/8125	Lot 3, Block G/8125
Planned Development District No. 758			
Subarea A	Subarea B		
441,700 S.F. of Multifamily Residential			
1,130 Units			
0	181	0	153
90	706 Units		
(115,672 S.F.)	4.664 AC. (203,181 S.F.)	4.057 AC. (176,721 S.F.)	
850 S.F.	57,256 S.F.	44,420 S.F.	
27.5%	28.2%	25.1%	
*	*	*	
*	*	*	
116,200	174,500	151,000	
1.00	0.86	0.86	

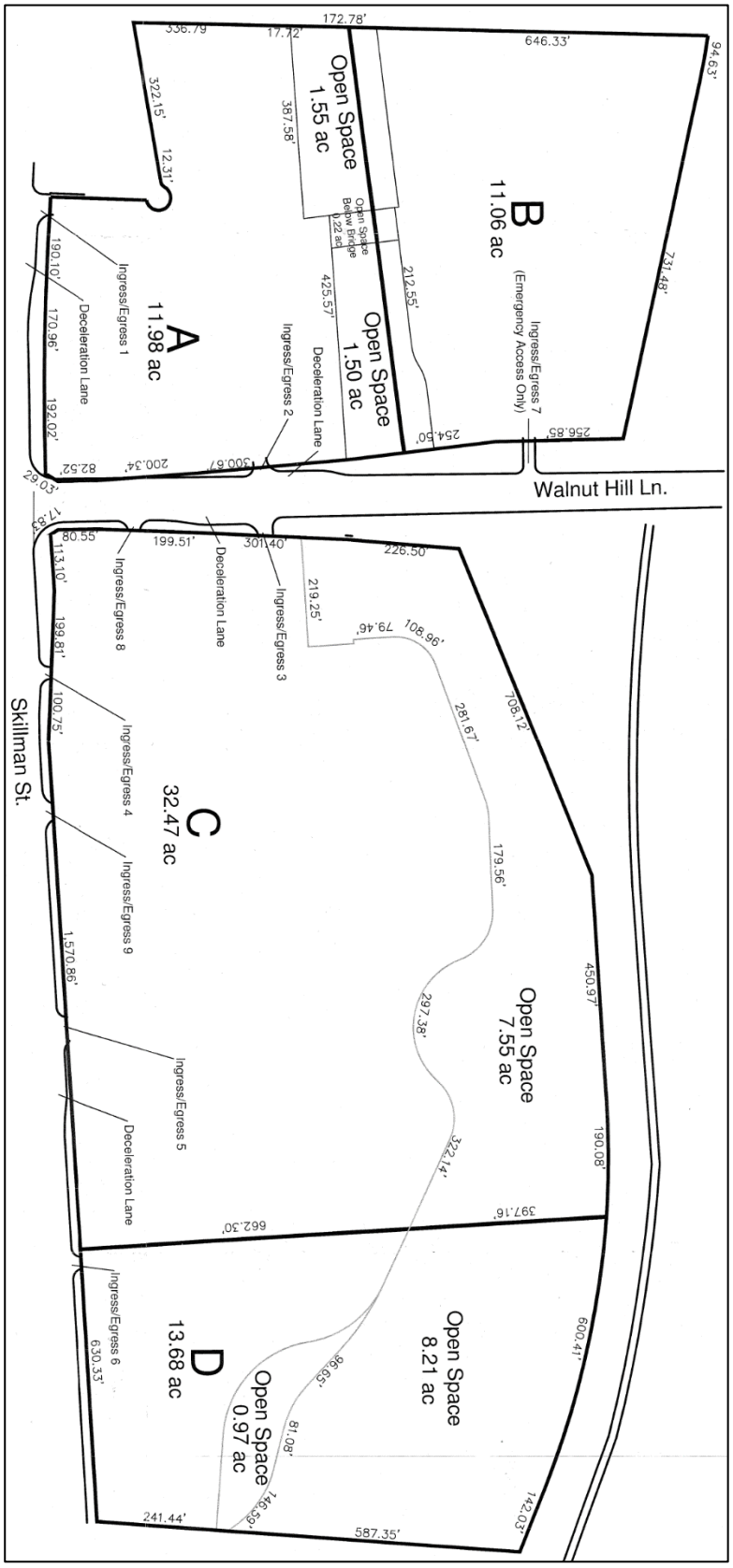
Proposed Landscape Plan

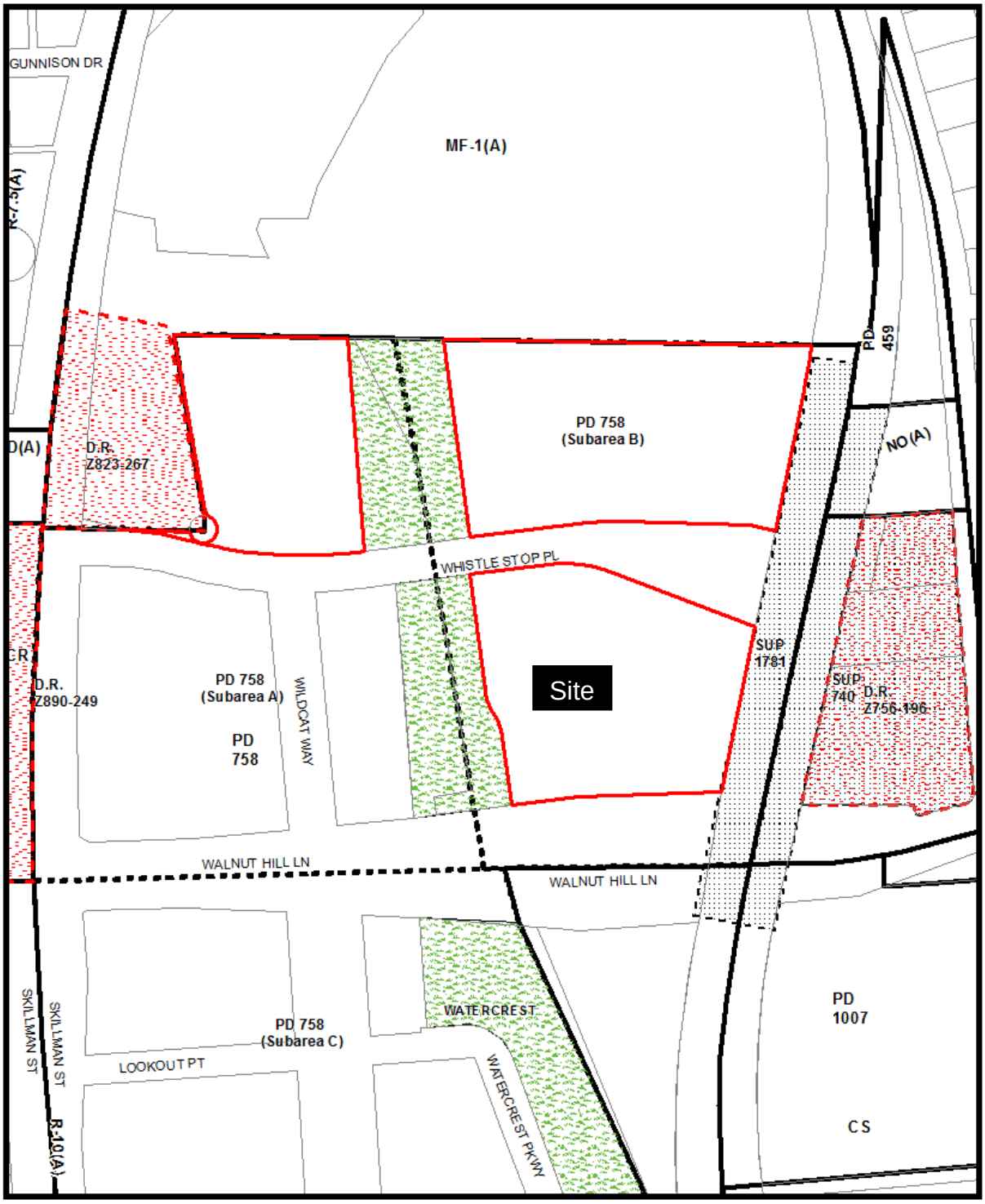


Proposed Landscape Plan - Enlarged



Conceptual Plan





1:2,600

Zoning Map

Printed Date: 9/22/2020

1:2,600

Aerial Map

Printed Date: 9/22/2020

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2020**

Planner: Abraham Martinez

FILE NUMBER: Z190-186(AM) **DATE FILED:** January 22, 2020

LOCATION: Southeast corner of North Winnetka Avenue and Gallagher Street

COUNCIL DISTRICT: 6 **MAPSCO:** 44 K

SIZE OF REQUEST: ±0.512 acres **CENSUS TRACT:** 101.02

APPLICANT: Robert Baldwin; Baldwin Planning

OWNER: Vickery Meadow Learning Center

REQUEST: An application for an amendment to and renewal of Specific Use Permit No. 1763 for a community service center use on property zoned an R-5(A) Single Family District.

SUMMARY: The purpose of this request is to amend the existing site plan to allow for an exterior playground recreation area. A total of five off-street parking spaces will be removed from the site to accommodate the proposed playground recreation area. [*Vickery Meadow Learning Center*]

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

BACKGROUND INFORMATION:

- SUP No.1783 was originally granted by the City Council on June 24, 2009 for a five-year period with five-year automatic renewals.
- SUP No.1783 was renewed by the City Council on May 30, 2015 for a five-year period with five-year automatic renewals.
- On January 11, 2020 the applicant applied for an automatic renewal of SUP No. 1783.
- Upon review of the site to verify compliance staff discovered changes to the site which differed from the existing site plan. These changes included the addition of an outdoor playground and the reduction of the number of the off-street parking spaces. The applicant was notified of these discrepancies and given the option to bring the site into compliance or amend the site plan.
- The applicant went before the Board of Adjustment to request a special exception for five off-street parking spaces in order to allow for the continued use of the exterior playground on the site. On August 17, 2020, the Board of Adjustment Panel C granted the applicant's request for the parking reduction.
- The applicant amended the existing site plan to reflect the changes as permitted by the Board of Adjustment to reflect a revised site plan for the property. The applicant is requesting the site plan be amended to allow for the playground area and to revise the parking spaces.

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

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
North Winnetka Ave	Local	56 feet
Gallagher Street	Local	53 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the original SUP request and determined that the existing development would not have a negative impact on the surrounding street system and the Engineering Division maintains this recommendation.

STAFF ANALYSIS:

Comprehensive Plan:

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

The proposed zoning request meets the below goals and objectives of the Comprehensive Plan.

Neighborhoods Element
Goal 7.1 Promote Vibrant and Viable Neighborhoods
Policy 7.1.1 Systemize neighborhood outreach.

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

Surrounding Land Uses:

	Zoning	Land Use
Site	R-5(A)	Community Service Center
North	R-5(A)	Single Family
East	R-5(A)	Single Family
South	R-5(A)	Single Family
West	R-5(A)	Single Family

Land Use Compatibility:
The request site is currently developed with a one story ±4,977-square-foot structure. The site has been used as a community service center since 2009 and will continue to be used as such.

The site is located in a residential neighborhood with single family homes located directly to the north, east, south, and west of the property. Benito Juarez Park can be found on the east line of Winnetka Avenue, approximately 200 feet south of the property.

Pursuant to §51A-4.204 a community service center use requires one off-street parking space per 200 square feet of floor area. Although 25 off-street parking spaces would be required for this use, the applicant received a special exception from the Board of

Adjustment for five parking spaces on August 19, 2020. The applicant intends to provide 20 off-street parking spaces. The revised plan includes a playground area where prior parking was previously shown. As the intended demographic of the Vickery Meadow Learning center is individuals and their families in and around the surrounding neighborhood, the impact of reducing the required parking by five spaces and the impact this would pose on the surrounding neighborhood is deemed to be minimal.

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 community service center has been operational since 2009. As the request does not alter the operational standards of the SUP, and the use has been in good standing, staff considers an amendment, which has been approved by the Board of Adjustment, to be appropriate and recommends the continuation of the SUP for a five-year time period with eligibility for automatic renewals for five-year periods.

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 bordered on the north, east, south, and west by the “G" MVA category.

Landscaping:

The landscaping is shown on the site plan.

List of Partners

Vickery Meadow Learning Center

David M. Hundley, President
Shelton G. Hopkinds, Vice President
Sarah Papert, Executive Director
Jeff Morales, Treasurer
Myra Fischel, Secretary

Proposed SUP Conditions

1. USE: The only use authorized by this specific use is a community service center.

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 ~~May 27, 2020~~ (five-year period from the passage of this ordinance) but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)

4. LANDSCAPING: Landscaping must be provided as shown on the attached Site Plan. Plant materials must be maintained in a health, growing condition.

5. FLOOR AREA: The maximum floor area for the community service center is 4,977 square feet in the location shown on the attached site plan.

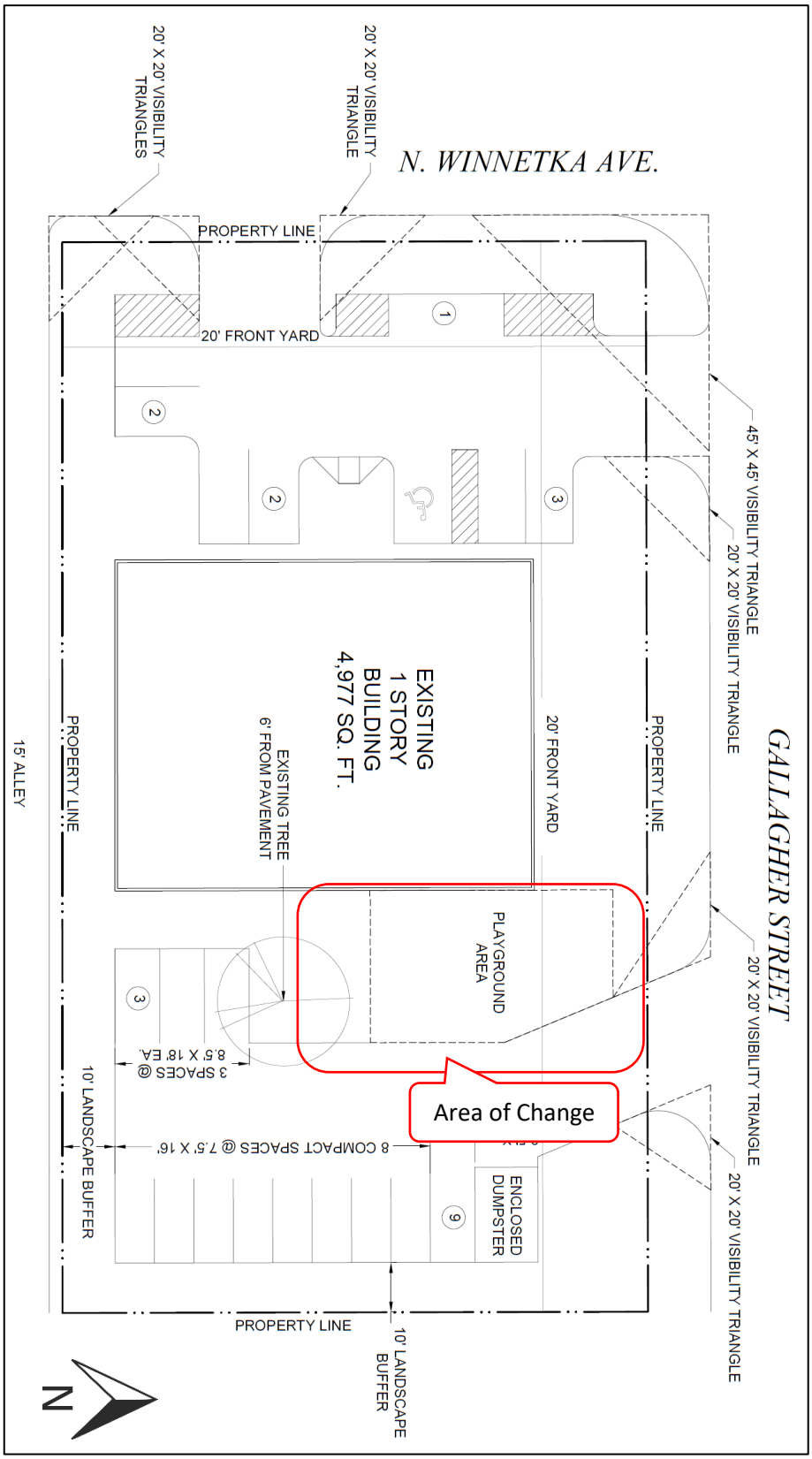
6. HOURS OF OPERATION: The community service center may only operate between 9:00 a.m. and 2:00 p.m., Monday through Friday, and from August 1st through May 31st between 6:00 p.m. and 9:00 p.m., Tuesday and Thursday.

7. INGRESS/EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.

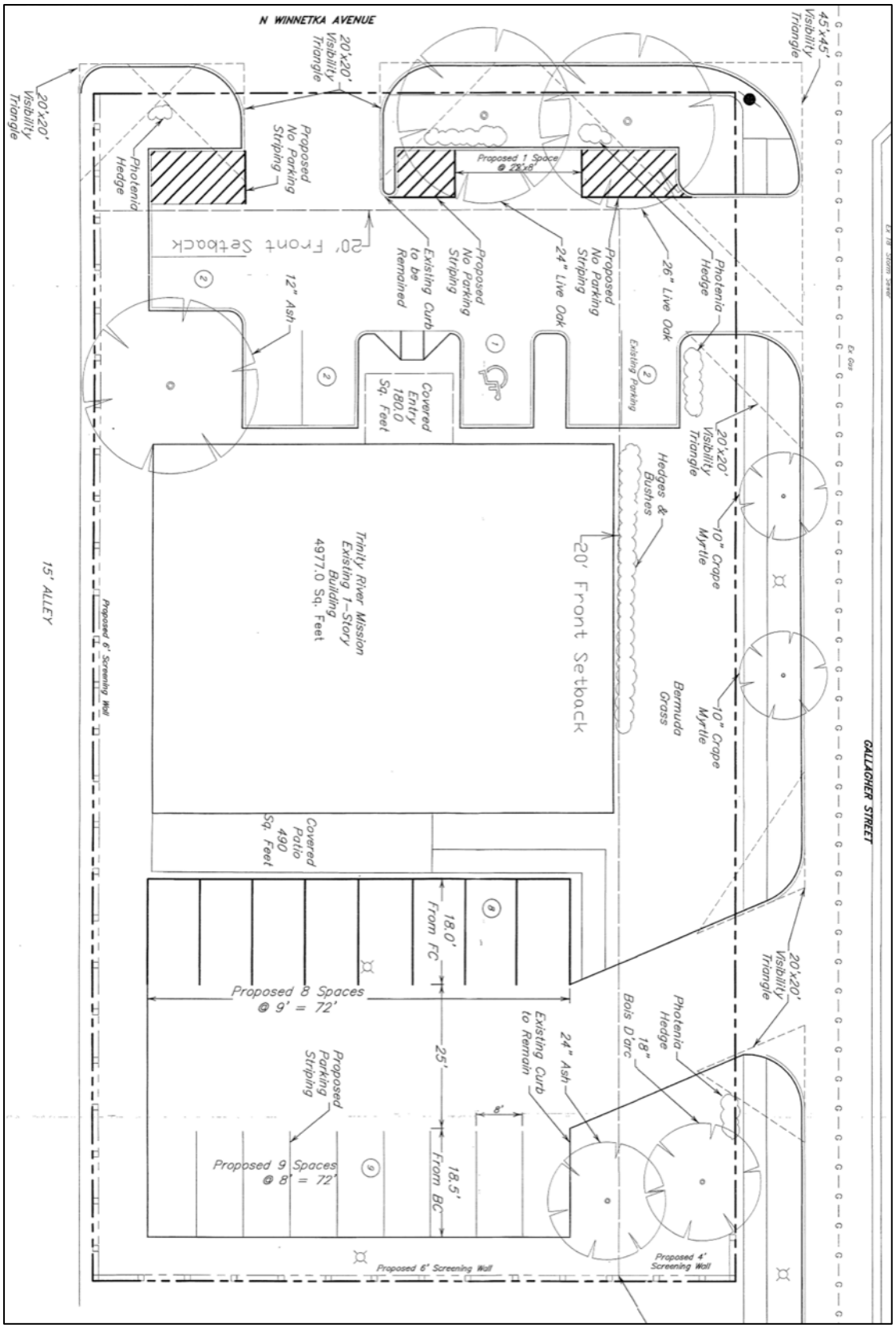
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

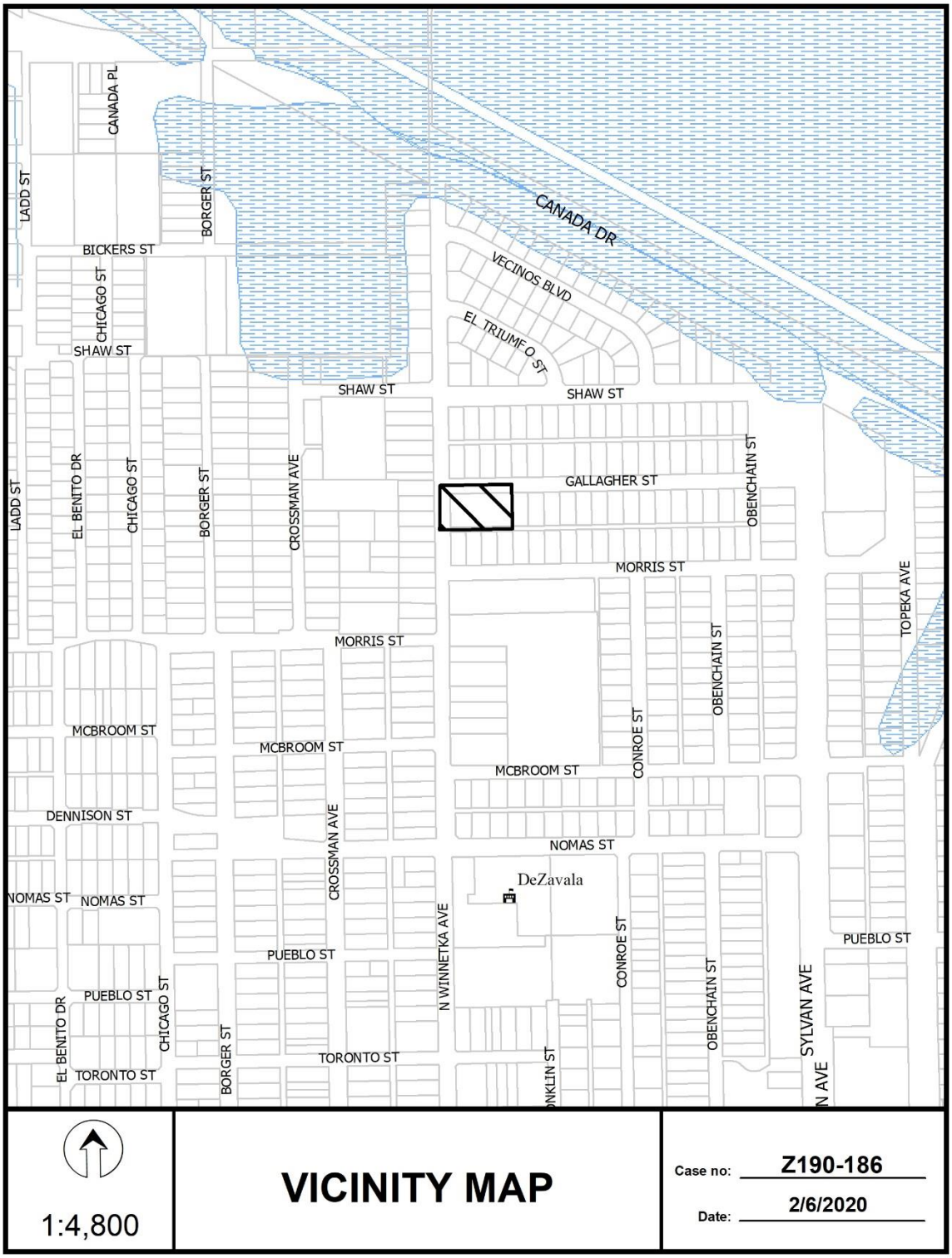
9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas

Proposed Site Plan



Existing Site Plan




CANADA PL
LADD ST
BORGER ST
CANADA DR
BICKERS ST
VECINOS BLVD
CHICAGO ST
EL TRIUMFO ST
SHAW ST
SHAW ST
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EL BENITO DR
CHICAGO ST
BORGER ST
CROSSMAN AVE
LADD ST
GALLAGHER ST
OBENCHAIN ST
MORRIS ST
TOPEKA AVE
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TORONTO ST
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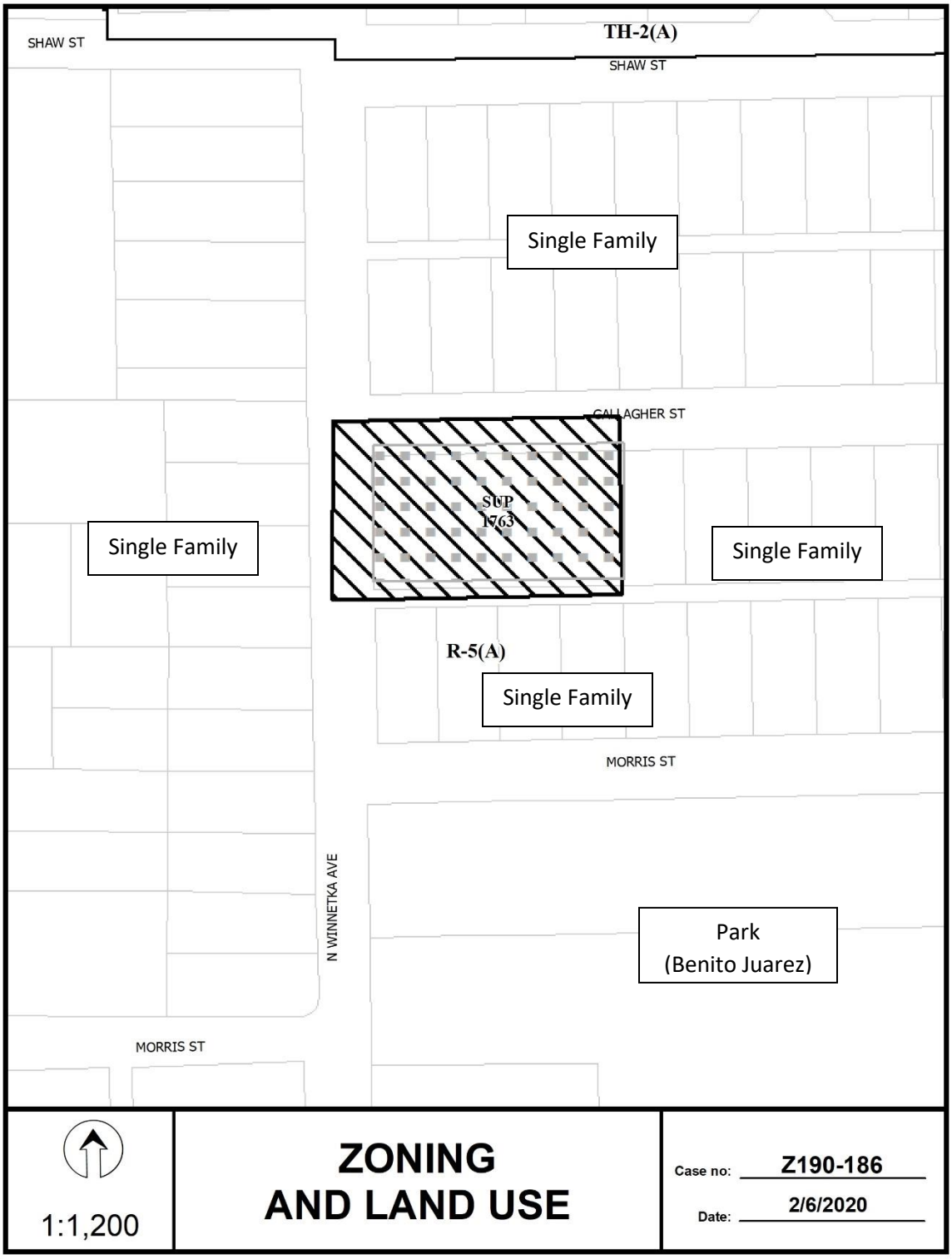
VICINITY MAP
Case no: Z190-186
Date: 2/6/2020

1:1,200

AERIAL MAP

Case no: Z190-186

Date: 2/6/2020


SHAW ST
TH-2(A)
SHAW ST
Single Family
GALLAGHER ST
SUP
1763
Single Family
Single Family
R-5(A)
Single Family
MORRIS ST
N WINNETKA AVE
Park
(Benito Juarez)
MORRIS ST
1:1,200
ZONING
AND LAND USE
Case no: Z190-186
Date: 2/6/2020

CANADA PL
LADD ST
BORGER ST
CANADA DR
BICKERS ST
VECINOS BLVD
EL TRIUMFO ST
CHICAGO ST
SHAW ST
SHAW ST
SHAW ST
GALLAGHER ST
Z190-186
OBENCHAIN ST
MORRIS ST
EL BENITO DR
CROSSMAN AVE
MORRIS ST
TOPEKA AVE
OBENCHAIN ST
CONROE ST
MCBROOM ST
MCBROOM ST
MCBROOM ST
DENNISON ST
NO MAS ST
SYLVAN AVE
CROSSMAN AVE
NO MAS ST
NO MAS ST
CHICAGO ST
BORGER ST
WINNETKA AVE
CONROE ST
OBENCHAIN ST
SYLVAN AVE
PUEBLO ST
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PUEBLO ST
EL BENITO DR
CONKLIN ST
TORONTO ST
TORONTO ST
Market Value Analysis
A
B
C
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F
G
H
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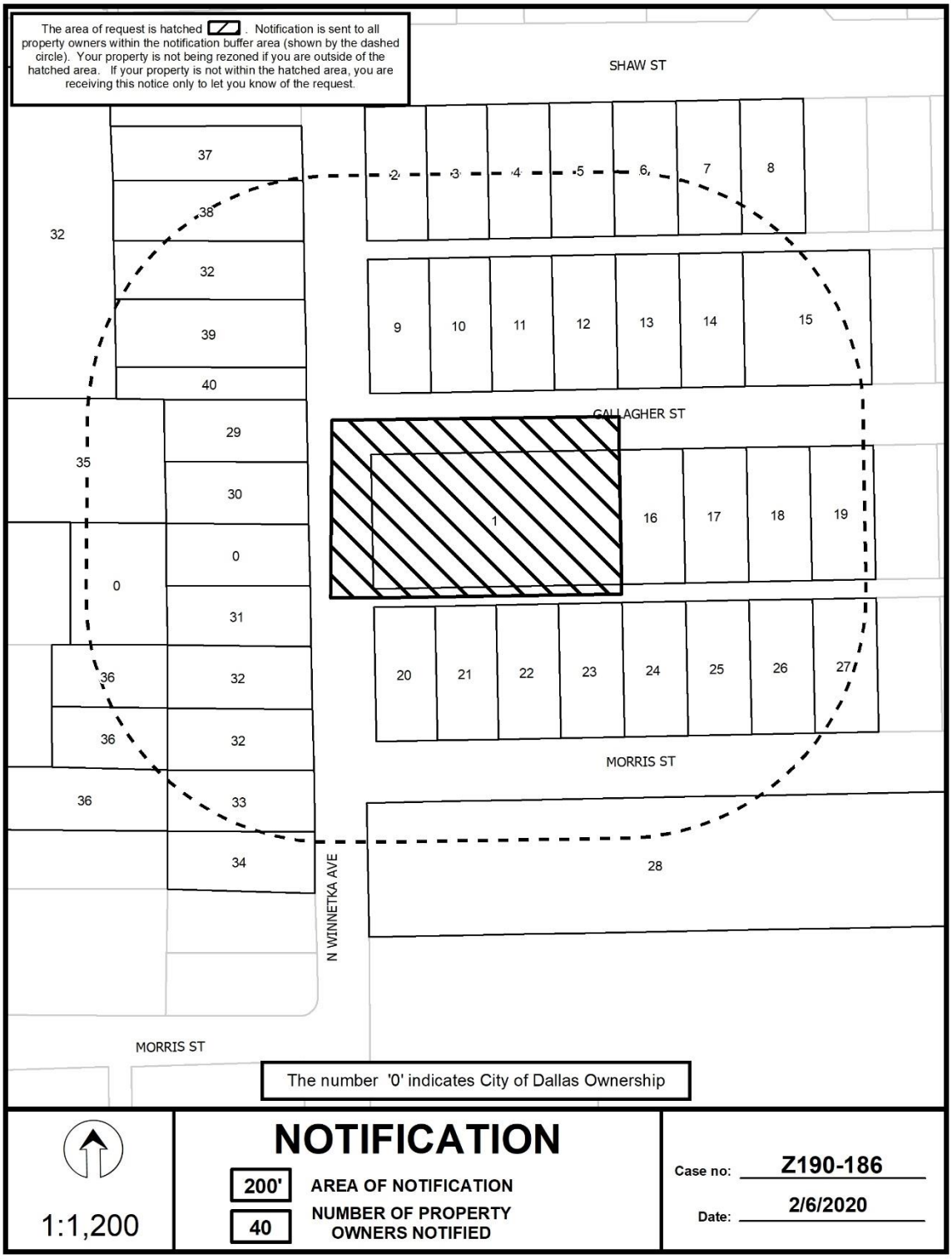
NA
1:4,800
Market Value Analysis
Printed Date: 2/6/2020


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.
SHAW ST
GALLAGHER ST
MORRIS ST
N WINNETKA AVE
MORRIS ST
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
40
NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: Z190-186
Date: 2/6/2020

02/06/2020

Notification List of Property Owners

Z190-186

40 Property Owners Notified

Label #	*Address*		*Owner*
1	1018	GALLAGHER ST	VICKERY MEADOW LEARNING CENTER
2	1022	SHAW ST	TORRES ODILON &
3	1018	SHAW ST	MARTINEZ SILVERIO
4	1014	SHAW ST	LEIJA ANGELITA
5	1010	SHAW ST	ARREDONDO MARIA O &
6	1006	SHAW ST	LEOS ELENA
7	1002	SHAW ST	CASTILLO PETE &
8	926	SHAW ST	MARTINEZ MARINO CERDA
9	1023	GALLAGHER ST	MARTINEZ DIONICIO
10	1019	GALLAGHER ST	LUGO RACHEL FLORES ET AL
11	1015	GALLAGHER ST	TORRES MARIA CONSUELO
12	1011	GALLAGHER ST	SHERIN FREIDA M &
13	1007	GALLAGHER ST	ELIZONDO AMY
14	1003	GALLAGHER ST	CASANOVA PAMELA
15	927	GALLAGHER ST	SALAZAR JUAN &
16	1006	GALLAGHER ST	RUSSELL W A EST
17	1002	GALLAGHER ST	REYES TERESA
18	926	GALLAGHER ST	SIMMONS DOYLE L
19	922	GALLAGHER ST	RIVERA MARIA ESTELA REYES
20	1023	MORRIS ST	HILL AMBER
21	1019	MORRIS ST	TIPTON TOM L JR
22	1015	MORRIS ST	DANIEL FRANCISCO C &
23	1011	MORRIS ST	FLORES HECTOR D
24	1007	MORRIS ST	FLORES HECTOR
25	1003	MORRIS ST	PROJECT CMB LLC
26	923	MORRIS ST	HEREDIO ISIDRO CRUZ &

02/06/2020

Label #	*Address*		*Owner*
27	919	MORRIS ST	MARISCAL FRANCISCO
28	1020	MORRIS ST	Dallas ISD
29	3439	N WINNETKA AVE	MATA JOSE ANTONIO &
30	3435	N WINNETKA AVE	IPINA JOEL
31	3427	N WINNETKA AVE	GLORIA LUIS ETAL
32	3423	N WINNETKA AVE	HMK LTD
33	3415	N WINNETKA AVE	VEGA ALBERTO C
34	3411	N WINNETKA AVE	LOPEZ DAVID
35	3438	CROSSMAN AVE	YBARRA MARY MAGDALENA
36	3411	N WINNETKA AVE	LOPEZ DAVID
37	3457	N WINNETKA AVE	GAMEZ MANUEL JR & LORIE ADRIANA
38	3453	N WINNETKA AVE	SANCHEZ UBALDO &
39	3443	N WINNETKA AVE	VILLATORO SANTOS E
40	3441	N WINNETKA AVE	MATA JOSE A & MA M

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2020**

Planner: La'Kisha Girder

FILE NUMBER: Z190-338(LG) **DATE FILED:** August 19, 2020

LOCATION: Bounded by North Harwood Street, Hunt Street, Harry Hines Boulevard and Randall Street, except for Lot 12 in Block 3/930.

COUNCIL DISTRICT: 2 **MAPSCO:** 45 E

SIZE OF REQUEST: ± 26.84 Acres **CENSUS TRACT:** 19.00

REPRESENTATIVE: Richard Brown, rebZ Firm

APPLICANT/OWNER: Harwood International, Inc.

REQUEST: An application for an amendment to and an expansion of Subdistrict F within Planned Development Subdistrict No. 79 within Planned Development District No.193, the Oak Lawn Special Purpose District, on property zoned Planned Development Subdistrict No. 79 and an I-2 Industrial Subdistrict within Planned Development District No. 193.

SUMMARY: The applicant proposes to increase the total land area of Subarea F of Planned Development Subdistrict No. 79 by approximately one acre.

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

PLANNED DEVELOPMENT SUBDISTRICT No. 79:
http://dallascityattorney.com/51P/Articles%20Supp%2027/Div%20S-79%20[Part%20II%20PD%20193].pdf

PLANNED DEVELOPMENT SUBDISTRICT No. 79 EXHIBITS:
http://dallascityattorney.com/51P/exhibits.html#s79

Background Information:

- On February 8, 1985, City Council approved Planned Development District No. 193, the Oak Lawn Special Purpose District. The PD is comprised of approximately 2,593 acres. PD 193 is divided into residential districts (A, R, TH, MF) and non-residential districts (O, NS, SC, GR, LC, HC, CA, I). PD 193 also contains 154 subdistricts.

- On June 13, 2007, City Council approved the creation of Planned Development Subdistrict No. 79, subject to a conceptual plan and conditions; a development plan and landscape plan for the Subarea B, C, D, and G portions of the request site; the termination of existing deed restrictions; the termination of Subdistrict Nos.18 and 25; and, the removal of the Dry Liquor Control Overlay.

- The PDS has 11 subareas and the proposed expansion area is undeveloped, with the exception of a parcel that abuts the area of request, which has a billboard.

- The applicant proposes to add approximately 1.64 acres (6 parcels) to Subarea F.

Zoning History:

There have been no zoning cases requested in the area in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Harry Hines Boulevard	Principal Arterial	100 feet/100 feet

Traffic:

The Engineering Division of the Department of Sustainable Construction and Development has reviewed the preliminary traffic assessment submitted by the applicant. Overall, staff supports proposed design showing all loading operations off-street. Before the applicant can obtain permits for any new development, the applicant must provide information regarding the design of the clearance required for off street loading spaces and driveway with standards; relocate the driveway on Hunt Street at least 40 feet away from Harry Hines Boulevard and align the driveway with an existing one on Hunt Street; and provide a parking study for any proposed deviations from PD No. 193. The applicant must also provide a signage and striping plan during the civil review process. The applicant can construct a pedestrian skybridge by obtaining a Specific Use Permit if it meets the requirements of Section 51-4.217.

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies that 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 5.2 Promote a sense of place, safety and walkability

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Policy 5.1.2 Define urban character in Downtown and urban cores.

Policy 5.1.3 Encourage complementary building height, scale, design and character.

Area Plans:

The *Downtown Dallas 360 Plan* was adopted in April 2011 and updated in December 2017. The Plan was adopted as a guide to future City Council actions concerning land use and development regulations, transportation and economic development, and capital improvement expenditures in the area generally bounded by a two-and-a-half-mile radius centered on the intersection of Main Street and Akard Street.

The Plan recognizes Uptown as one of the Core / Supporting Districts as "one of the city's most vibrant urban neighborhood, boasting a lively mix of residences and retailers, restaurants and offices, walkable, bikeable streets, and green spaces, all connected via the area's beloved McKinney Avenue Trolley." Uptown is largely successful in balancing jobs, housing and services. As Dallas's most dense neighborhood, Uptown consists of a wide mix of apartments, condominiums, townhouses, residential towers and historic homes. Despite these assets, large blocks and inward-oriented building architecture present challenges to pedestrian activity in many parts of the district. In the future, developments are expected to fill in gaps to assist in creating a truly walkable, transit-oriented urban neighborhood.

The Plan's key recommendations include:

- Create a transit-oriented, walkable neighborhood by developing new projects and redeveloping existing buildings with small setbacks, ground floors with high transparency, and retail/restaurant uses; address parking needs while envisioning no surface parking in front of buildings.
- Provide workforce housing options to encourage greater income diversity.

The applicant's request is consistent with the goals and policies of the *Dallas 360* Area Plan.

The *Oak Lawn Special Purpose District* and the *Oak Lawn Plan* was established in February 1985 and includes ten objectives for the area. The applicant's proposal is consistent with the following objectives highlighted by the Plan:

(1) To achieve buildings more urban in form.
(2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.
(3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.
(4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.
(5) To promote landscape/streetscape quality and appearance.

The proposal meets all of the stated objectives of the Oak Lawn Plan.

STAFF ANALYSIS

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 193 / PDS No. 79 I-2, Subarea F	Undeveloped, Billboard
North	PD No. 193 O-2	Office, restaurant, structured parking
Northeast East	PD No. 193 / PDS No. 79 Subareas A & B	Office, restaurant, structured parking
Southeast	PD No. 193 / PDS No. 79 Subarea C	Office, restaurant, structured parking
South	PD No. 193 / PDS No. 79 Subarea G	Office, restaurant, structured parking
Southwest	PD No. 193 MF-2	Multiple family, structured parking
West	PD No. 193 MF-2	Open Space (Ballpark and public park)
Northwest	PD No. 193 I-2, PD No. 193 PDS No. 95 and PD No. 582	Multiple Family

Land Use Compatibility:

The area of request is currently zoned an I-2 Industrial Subdistrict and is undeveloped. The area of request is surrounded by a mix of uses within the vicinity of the site, including office space, restaurants, and structured parking north, south, and east of the site. Multiple family uses are located northwest and southwest of the site. There is also a ballpark and public park west of the site.

Development Standards:

	PD No. 193, PDS No. 79, Subarea F (existing and proposed) for Light Commercial uses	**PD No. 193, I-2 for Industrial Uses**
Front Yard (min)	No minimum	No minimum
Side / Rear Yard (min)	No minimum/ No minimum	No minimum
Lot area (min)	No minimum	No minimum
FAR (max)	9:1	10:1
Height (max)	Any legal height consistent with the Federal Aviation Administration air space limitations.	Any legal height consistent with the Federal Aviation Administration air space limitations.
Density (max)	No maximum	160 DU/acre
Lot Coverage (max)	100%	60%
Open Space Requirements	15%	None

The applicant is proposing to increase the total acreage of the PDS from 25.2 acres to 26.84 acres with all of the new area within Subarea F. No text changes are being requested with this request. However, the increase in acreage will result in an increase in the amount of square footage required for open space in Subarea F. The addition of these parcels to Subarea F will allow for a more uniform development for the applicant's proposed building on the southern half of Subarea F

The parcels being added are located in the block of Subarea F and have been acquired by the applicant in recent years. If approved, one parcel in the block that not be within PDS No. 79. This lot is where a billboard is located.

Subarea F has a maximum floor area of 750,000 square feet. the applicant is not requesting to increase the maximum floor area. The maximum floor area in the entire subdistrict is 5,421,380

PDS No. 79 includes urban design standards for public realm and minimum ten-foot wide sidewalk, except along Harwood Street, McKinnon Avenue, and Harry Hines Boulevard, which have a minimum sidewalk width of twelve feet. **10**is also required.

Parking:

When PDS No. 79 was created in 2007, the following parking chart was adopted. No changes are proposed to the parking regulations.

Mixed Use Development Parking Chart
(for calculating adjusted standard parking requirement)

USE CATEGORIES	STANDARD PARKING REQUIREMENT	PARKING ADJUSTMENT PERCENTAGES BY THE TIME OF DAY (weekday)					PARKING ADJUSTMENT PERCENTAGES BY TIME OF DAY (weekend)
		Morning	Noon	Afternoon	Late Afternoon	Evening	Weekend
Residential uses (excluding multi-family)	per Code	80%	60%	60%	70%	100%	100%
Multifamily uses	1 space/1 bdrm	80%	60%	60%	70%	100%	100%
Office uses	per Code	100%	80%	100%	85%	35%	10%
Retail & personal service uses	per Code	60%	75%	70%	65%	70%	100%
Bar & restaurant uses	per Code	20%	100%	30%	30%	100%	100%
Any other use	per Code	100%	100%	100%	100%	100%	100%

(Unless other factors can be demonstrated by a parking study and approved
by the Building Official.)

Landscaping:

Landscaping will be per PDS No. 79.

Market Value Analysis:

Market Value Analysis (MVA) is a tool to aid residents and policymakers 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 uncategorized. Properties located in the general area surrounding the area of request are within Category “C.” There are also properties within Category “E” located northeast and southeast of the proposed site.

LIST OF OFFICERS/PARTNERS/PRINCIPALS

APPLICANT / OWNER:

Harwood International, Inc.
2501 N. Harwood St., Suite 1400
Dallas, Texas 75201

Affiliates:
Harwood International Center XIII, L.P. and HPO, Inc.
2501 N. Harwood St., Suite 1400
Dallas, Texas 75201

OFFICERS (Applicant/Owner and Affiliates):

J. Gabriel Barbier-Mueller, CEO/President
David O. Roehm, Executive Vice-President
Jeri Hunter, Treasurer

Proposed PD Conditions

Division S-79. PD Subdistrict 79.

Harwood Special Purpose District

SEC. S-79.101. LEGISLATIVE HISTORY.

PD Subdistrict 79 was established by Ordinance No. 26781, passed by the Dallas City Council on June 13, 2007. (Ord. 26781) Subsequently, Ordinance No. 26781 was amended by Ordinance No. ____, passed by the Dallas City Council on ___, 2020.

SEC. S-79.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict 79 is established on property generally bounded by McKinnon Street, Olive Street, Akard Street, Ashland Street, Field Street, Olin Welborne Street, Payne Street, Harry Hines Boulevard, and Randall Street. The size of PD Subdistrict 79 is approximately ~~25.2~~ 26.84 acres. (Ord. 26781 ____)

SEC. S-79.103. PURPOSE.

The standards of this division complement the development pattern in the area and recognize the area's unique identity as a gateway into downtown and a bridge between downtown and Oak Lawn. The objectives of these standards are as follows:

(1) To promote the health, safety, welfare, convenience, and enjoyment of the public.

(2) To achieve buildings more urban in form.

(3) To promote a pedestrian environment that connects to public open space.

(4) To encourage development that complements nearby properties.

(5) To achieve buildings efficient in design and use of space while providing view corridors, light, and air to nearby properties.

(6) To achieve buildings that reduce natural resource consumption, enhance occupant comfort and health, lower utility consumption, minimize strain on local infrastructures, and improve quality of life.

(7) To create development flexibility that promotes active pedestrian use.

(8) To promote new sign construction and existing sign alterations that:

(A) enhance, preserve, and develop the unique character of the district;

(B) insure compatibility with the area's architectural character; and

(C) do not obstruct significant architectural features. (Ord. 26781)

SEC. S-79.104. CREATION OF SUBAREAS.

(a) This subdistrict is divided into Subareas A, B, C, D, E, F, G, H, I, J, and K as shown on the conceptual plan (Exhibit S-79A).

(b) If a structure is located within more than one subarea, each portion of the structure must comply with the yard, lot, and space regulations of the subarea where that portion of the structure is located. (Ord. 26781)

SEC. S-79.105. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part I of this article apply to this division. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part I of this article, Part I of this article controls.

(b) In this division:

(1) AQUARIUM means a facility where people gather to view aquatic life.

(2) ARCADE SIGN means any sign that is mounted under a canopy or awning and is perpendicular to the building to which the canopy or awning is attached. This sign is intended to be read from the pedestrian walkway that the canopy or awning covers.

(3) AUTOMATED PARKING means a parking space or facility that uses mechanical equipment to park vehicles in a specially-designed structure.

(4) AWNING means a fabric or vinyl surface supported by a metal structure, which is applied to the face of a building.

(5) AWNING SIGN means a sign attached to, painted on, or otherwise applied to an awning.

(6) BANNER means a sign applied on a strip of cloth, vinyl, or similar material and attached to a building or structure. Awning signs, canopy signs, and flags are not banners.

(7) CANOPY means a permanent, non-fabric architectural element projecting from the face of a building.

(8) CANOPY SIGN means a sign attached to, applied on, or supported by a canopy.

(9) DISTRICT IDENTIFICATION SIGN means a sign that is a marker for the subdistrict.

(10) EFFECTIVE AREA means:

(A) for a detached sign other than outlined in Subparagraph (B), the area within a minimum imaginary rectangle of vertical and horizontal lines that fully contains all extremities of the sign, excluding its supports. This rectangle is calculated from an orthographic projection of the sign viewed horizontally. The viewpoint for this projection that produces the largest rectangle must be used. If elements of the sign are moveable or flexible, such as a flag or a string of lights, the measurement is taken when the elements are fully extended and parallel to the plane of view;

(B) for a sign placed on a fence, non-enclosing wall, planter, or similar structure that is designed mainly for another purpose, the entire area is not computed and the effective area must be measured by the rule for effective area for attached signs; and

(C) for an attached sign, the sum of the areas within minimum imaginary rectangles of vertical and horizontal lines, each of which fully contains a word. If a design, outline, illustration, or interior illumination surrounds or attracts attention to a word, then it is included in the calculation of effective area.

(11) FACADE means any separate face of a building, including parapet walls and omitted wall lines, or any part of a building that encloses or covers usable space, chimneys, roof-mounted equipment, mounted antennas, or water towers. Where separate faces are oriented in the same direction or in directions within 45 degrees of one another, the faces are to be considered as part of a single facade. A roof is not a part of a facade.

(12) FLOOR PLATE means the floor area of a specific story.

(13) GENERIC GRAPHICS means any pattern of shapes, colors, or symbols that does not commercially advertise.

(14) GOURMET MARKETPLACE means a facility that offers prepared meals, catered meals, and retail grocery items that may include the sale of alcoholic beverages for consumption on-premise or off-premise and which may also allow customers in motor vehicles to pick-up food for off- premise consumption. The display area for the sale of alcoholic beverages may not exceed 40 percent of the floor area for this use.

(15) LANDSCAPE SIGN means a sign that is integrated into a landscape feature, such as a planting bed or fountain that acts as a base for the sign.

(16) MONUMENT SIGN means a detached sign applied directly onto a grade-level support structure (instead of a pole support) with no separation between the sign and grade.

(17) MOVEMENT CONTROL SIGN means a sign that directs vehicular and pedestrian movement within this subdistrict.

(18) OPEN SPACE means publicly or privately-owned accessible plaza, terrace, balcony, or outdoor area, including the roof of a structure.

(19) PUBLIC AREA means any publicly or privately-owned open space that is accessible to the public.

(20) RESIDENTIAL HOTEL means a facility that receives more than 50 percent of its rental income from occupancies of 30 consecutive days or more and contains:

(A) six or more guest rooms with living and sleeping accommodations, but no kitchen or kitchenette;

(B) six or more guest rooms with living, sleeping, and kitchen or kitchenette facilities that are offered for rental on a daily basis; or

(C) six or more guest rooms with living and sleeping accommodations, each of which is individually secured and rented separately to one or more individuals who have access to bathroom, kitchen, or dining facilities outside the guest room on a common basis with other occupants of the structure.

(21) ROOF SIGN means a sign that is attached to or supported by the roof of a building.

(22) SIGN HARDWARE means the structural support system for a sign, including the fastening devices that secure a sign to a building facade or pole.

(23) SUBDISTRICT means the Hardwood Special Purpose Subdistrict.

(24) TEMPORARY RETAIL means a temporary facility for the retail sale of seasonal products, such as food, Christmas trees, and live plants.

(25) TEMPORARY SIGN means a sign erected for a limited time that identifies an event or activity of limited duration. Examples include signs advertising the sale or lease of property, construction activity in progress, or a concert or other cultural event.

(26) VIDEO BOARD SIGN means a flat screen that is capable of displaying moving images similar to television images, by light-emitting diode or other similar technology, and that is mounted to the exterior of a building.

(a) Unless otherwise stated, all references to articles, divisions, or sections in this division are to articles, divisions, or sections in Chapter 51.

(b) This subdistrict is considered to be a nonresidential zoning district. (Ord. 26781)

SEC. S-79.106. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan. If there is a conflict between the text of this division and the conceptual plan, the text of this division controls. (Ord. 26781 __)

SEC. S-79.107. DEVELOPMENT PLAN.

(a) Except as provided in this section, a development plan that complies with the conceptual plan must be approved by the city plan commission before the issuance of a building permit.

(b) No development plan is required for the following:

(1) repair or demolition of existing structures;

(2) grading;

(3) the installation of fencing or other structures for security purposes;

(4) work associated with permitted temporary uses; or

(5) work intended to provide for the irrigation or maintenance of landscaping.

(c) In addition to Section 51-4.702 requirements, a development plan must also include the following:

(1) A table listing:

(A) the ground level elevations for each subarea;

(B) total square footage of land for each subarea;

(C) maximum floor area for each subarea;

(D) maximum structure height for each subarea;

(E) maximum lot coverage for each subarea;

(F) developed floor area for each subarea;

(G) developed structure height for each subarea;

(H) minimum required open space for each subarea;

(I) actual open space for each subarea;

(J) required parking spaces for each subarea;

(K) parking provided on site;

(L) parking provided off site;

(M) total cumulative floor area for subdistrict;

(N) total developed cumulative floor area for subdistrict; and

(O) remaining total cumulative floor area available in subdistrict.

(1) Ingress and egress locations.

(d) The portion of Section 51-4.702(c) requiring development plan submission within six months of the city council's approval of this subdistrict does not apply.

(e) Signs are not required to be shown on a development plan.

(f) A development plan is not required to reflect the entire Subdistrict.

(g) Development and use of Subarea B must comply with the development plan for Subarea B (Exhibit S-79B). If there is a conflict between the text of this division and the development plan for Subarea B, the text of this division controls.

(h) Development and use of Subarea C must comply with the development plan for Subarea C (Exhibit S-79C). If there is a conflict between the text of this division and the development plan for Subarea C, the text of this division controls.

(i) Development and use of Subarea D must comply with the development plan for Subarea D (Exhibit S-79D). If there is a conflict between the text of this division and the development plan for Subarea D, the text of this division controls.

(j) Development and use of Subarea G must comply with the development plan for Subarea G (Exhibit S-79E). If there is a conflict between the text of this division and the development plan for Subarea G, the text of this division controls.

(k) If there is a conflict between the text of this division and a development plan, the text of this division controls. (Ord. Nos. 26781; 27322)

SEC. S-79.108. MAIN USES PERMITTED.

(a) Except as otherwise provided in this section, the only main uses permitted in this subdistrict are those main uses permitted in the LC Light Commercial Subdistrict, subject to the same conditions applicable in the LC Light Commercial Subdistrict, as set out in Part I of this article. For example, a use permitted only by specific use permit (SUP) in the LC Light Commercial Subdistrict is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the LC Light Commercial Subdistrict is subject to DIR in this subdistrict; etc.

(b) Residential adjacency review (RAR) is not required for uses in this subdistrict.

(c) The following main uses are permitted by right:

(1) Bar and restaurant uses.

-- Gourmet marketplace.

(2) Commercial uses.

-- Flea market.

(3) Motor vehicle and related uses.

-- Surface parking.

(4) Professional, personal service, and custom craft uses.

-- Bank or saving and loan office (without drive-in window).
-- Bank or saving and loan office (with drive-in window).

(5) Recreation and entertainment uses.

-- Aquarium.
-- Outside commercial amusement.

(6) Residential uses.

-- Hotel and motel.
-- Residential hotel.

(7) Retail uses.

-- Temporary retail use.

(8) Transportation uses.

-- Heliport. (Ord. 26781)

SEC. S-79.109. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P- 193.108.

(b) Private streets or alleys are permitted by right.

(c) A pedestrian skybridge is permitted by SUP if it complies with Section 51-4.217, except that a pedestrian skybridge may be located within 300 feet of an historic overlay district. (Ord. 26781)

SEC. S-79.110. YARD, LOT, AND SPACE REGULATIONS.

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

(a) Front, side, and rear yard. Except as provided in this subsection, no minimum front, side, and rear yard is required. A minimum 10-foot side and rear yard setback must be provided in Subarea H from part of Lot 5 in Block 363/6 at the east intersection of Payne Street and North Field Street unless that lot is replatted into Subarea H to become a part of a larger building site.

(b) Density. No maximum dwelling unit density.

(c) Floor area ratio.

(1) Except as otherwise provided, no maximum floor area ratio.

(2) In Subarea J, maximum floor area ratio is 12.0.

(3) In Subarea K, maximum floor area ratio is 12.0.

(d) Floor area.

(1) Maximum floor area permitted in this subdistrict is 5,421,380 square feet.

(2) Maximum floor area permitted in each subarea is as follows:

(A) Subarea A: 350,000 square feet.

(B) Subarea B: 350,000 square feet.

(C) Subarea C: 750,000 square feet.

(D) Subarea D: 300,000 square feet.

(E) Subarea E: 135,000 square feet.

(F) Subarea F: 750,000 square feet.

(G) Subarea G: 500,000 square feet.

(H) Subarea H: 225,000 square feet.

(I) Subarea I: 500,000 square feet.

(J) Subarea J: 1,214,568 square feet.

(K) Subarea K: 1,479,264 square feet.

(e) Height.

(1) Maximum structure height for each subarea is as follows:

(A) Subarea A: 365 feet.

(B) Subarea B: 280 feet.

(C) Subarea C: 240 feet.

(D) Subarea D: 240 feet.

(E) Subarea E: 325 feet.

(F) Subarea F: any legal height consistent with the Federal Aviation Administration air space limitations.

(G) Subarea G: 225 feet.

(H) Subarea H,

(i) for a structure containing any office uses, 240 feet; and

(ii) for a structure not containing any office uses, 350 feet.

(I) Subarea I: any legal height consistent with the Federal Aviation Administration air space limitations.

(J) Subarea J: any legal height consistent with the Federal Aviation Administration air space limitations.

(K) Subarea K: any legal height consistent with the Federal Aviation Administration air space limitations.

(2) The following structures located on a roof may project up to 25 feet above the maximum structure height:

(A) chimneys;

(B) clerestories;

(C) communication towers;

(D) cooling towers;

(E) elevator penthouses or bulkheads;

(F) mechanical equipment rooms;

(G) plaza or terrace structures, including a food preparation/service or congregation area;

(H) pool structures, including a cabana;

(I) skylights;

(J) vent stacks; and

(K) visual screens that surround mechanical equipment.

(f) Lot coverage.

(1) Except as provided in this subsection, no maximum lot coverage.

(2) In Subarea E, any portion of a structure that is above 100 feet in height may not have a floor plate greater than 55 percent of the lot area.

(3) In Subarea H, any portion of the structure that is above 140 feet in height may not have a floor plate greater than 55 percent of the lot area, unless the structure contains office uses.

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

(g) Lot size. No minimum lot size.

(h) Building orientation. In Subarea H, for a structure not containing office uses, the longest linear portion of the building facade must be generally parallel to Payne Street. The purpose of this provision is to orient pedestrian-serving buildings toward the pedestrian area. (Ord. 26781)

SEC. S-79.111. OFF-STREET PARKING AND LOADING.

(a) In general. Except as provided in this section, consult Part I of this article for the specific off-street parking and loading requirements for each use.

(b) Residential hotel. A minimum of 0.5 spaces per guest room must be provided.

(c) Aquarium. A minimum of one space per 500 square feet of floor area must be provided.

(d) Gourmet marketplace. A minimum of one space per 220 square feet of floor area must be provided.

(e) Temporary retail use. Minimum off-street parking and loading requirements may be satisfied by:

(1) providing a minimum of one space per 500 square feet of lot area,

(2) using existing parking and loading spaces for other uses located within the subdistrict; or

(3) providing temporary parking and loading spaces that do not strictly comply with the construction and maintenance provisions for off-street parking and loading if the building official determines that the temporary off-street parking or loading spaces are adequately designed to accommodate the parking and loading needs and will not adversely affect surrounding uses.

(f) On-street parking credit. Required parking for multi-family uses may be reduced by one space for every parking space located in the right-of-way adjacent to the use. To receive credit, parking spaces must be marked in accordance with city regulations and are subject to the following restrictions:

(1) An on-street parking space may not be used to reduce the required parking for more than one use (i.e. it cannot be counted more than once as a space for a use), except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed-use project.

(2) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of a parking space (8/24 = one-third). The total of the limited availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(g) Mixed use development parking reduction.

(1) In general.

(A) The off-street parking requirement for a mixed use development may be reduced in accordance with the mixed use development (MUD) parking chart (Exhibit S-79F).

(B) For purposes of this section, mixed use development means all subareas collectively in this Subdistrict.

(C) This reduction may be used in combination with other parking reductions, except that the requirement for a mixed use development may not be reduced by more than 30 percent.

(2) Calculation of adjusted off-street parking requirement. The adjusted off-street parking requirement for a mixed use development is calculated as follows:

(A) The parking requirements for each of the uses in the mixed use development must be ascertained.

(B) The parking demand for each use is determined for each of the six times of day shown in the MUD parking chart by multiplying the standard off-street parking requirement for each use by the percentage in the chart assigned to the category of use. If a use in the development does not fall within one of the categories shown in the MUD parking chart, the percentage assigned to that use is 100 percent for all six times of day unless other factors can be demonstrated by a parking study and approved by the building official.

(C) The "time of day" columns are totaled to produce sums that represent the aggregate parking demand for the development at each time of day. The largest of these six sums is the adjusted off-street parking requirement for the development.

(3) Minimum parking requirement. If one or more of the main uses in a mixed use development is a retail or personal service use, the minimum parking requirement for the mixed use development cannot be reduced to a number of spaces that is less than the sum of the standard parking spaces required for each of the retail and personal service uses in the mixed use development.

(h) Parking structure setback. Below-grade parking structures may project to the lot line.

(i) Required parking distance. Required parking for all uses, except residential uses, may be located within a walking distance of up to 1,200 feet from the use served by the required parking without a remote parking agreement. Required parking for residential uses must be provided in the same subarea as the use served by the required parking.

(j) Automated parking.

(1) Automated parking spaces may be counted as required parking.

(2) The parking space design in automated parking facilities is not required to comply with the dimensional standards as defined in Part I of this article.

(3) If the automated parking facility is not handicapped accessible, then handicapped parking must be provided in accordance with Part I of this article.

(4) The design of the automated parking facility must be approved by the building official.

(5) The minimum number of required spaces approved for automated parking must be shown on a city plan commission-approved development plan. (Ord. 26781)

SEC. S-79.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

(a) In general. Except as provided in this section, see Article VI.

(b) LEED certification.

(1) A United States Green Building Council's Leadership in Energy and Environmental Design (LEED) checklist, effective May 1, 2004, must be submitted with an application for a building permit for development of a new structure within the subdistrict, indicating how development will comply with a certified designation. The development plans submitted for a building permit must be certified by a LEED accredited professional. A building permit may not be issued unless the building official determines that the project is consistent with the standards and criteria for a LEED certified designation.

(2) If during development within the subdistrict, the developer is unable to achieve all of the green building rating system points identified on the checklist set forth in Paragraph (1), the developer must replace any points not achieved with other green building rating system points acceptable under the United States Green Building Council's LEED rating system.

(3) All supporting documentation and templates related to the points previously approved by the city for the LEED certified level designation must be submitted with an application for a certificate of occupancy. A certificate of occupancy may not be issued until a LEED accredited professional designated by the department of development services certifies that the building complies with the LEED certified credit amount set forth in Paragraph (1).

(4) LEED certification is only required for new structures within the subdistrict. If an existing building is being repaired, renovated, or expanded, LEED certification is not required. (Ord. 26781)

SEC. S-79.113. LANDSCAPING.

(a) Landscape plan.

(1) Except as provided in this section, a landscape plan must be approved by the city plan commission before issuance of a building permit to authorize work in this subdistrict.

(2) Except as provided in this section, the landscape plan must comply with the landscape, streetscape, and fencing requirements of Part I of this article, and landscaping must be provided in accordance with the landscape plan.

(3) A landscape plan is not required to reflect the entire subdistrict but must include the property subject to an application for a building permit.

(4) Landscaping for Subarea B must be provided as shown on the landscape plan for Subarea B (Exhibit S-79G).

(5) Landscaping for Subarea C must be provided as shown on the landscape plan for Subarea C (Exhibit S-79H).

(6) Landscaping for Subarea D must be provided as shown on the landscape plan for Subarea D (Exhibit S-79I).

(7) Landscaping for Subarea G must be provided as shown on the landscape plan for Subarea G (Exhibit S-79J).

(8) Section 51P-193.126(b)(1)(D)(iv) does not apply.

(9) Section 51P-193.126(b)(3)(D) does not apply.

(b) Required open space.

(1) The minimum open space for each subarea must be provided as shown on the conceptual plan.

(2) At least 50 percent of the minimum open space in each subarea must be accessible by the public.

(3) At least 25 percent of the minimum open space in each subarea, exclusive of parking lot screening and trees, must be landscaped with natural grass, ground cover, or other natural plant materials.

(c) Sidewalks.

(1) Except as provided in this paragraph, a minimum sidewalk width of 10 feet measured from back-of-curb must be provided with at least eight feet of unobstructed sidewalk width.

(2) Along Harwood Street, McKinnon Avenue, and Harry Hines Boulevard, a minimum sidewalk width of 12 feet measured from back-of-curb must be provided with at least eight feet of unobstructed sidewalk width.

(3) Along Olive Street, a minimum unobstructed sidewalk width of 20 feet must be provided on one side of Olive Street with a minimum height clearance of 18 feet above the surface of the sidewalk as shown on the development plan for Subarea J or K. If the Katy Trail is not located along Olive Street, as evidenced by a city council approved plan, by June 13, 2008, the sidewalk requirements along Olive Street must comply with Section 79.113(c)(1). No vehicular ingress or egress is permitted within the 20 foot sidewalk width.

(4) Landscaped parkways are not required.

(d) Street trees.

(1) Except as provided in this section, one street tree must be provided for each 25 linear feet of street frontage and must be planted on center, except that no trees may be located in a visibility triangle or driveway.

(2) Street trees must be located approximately 2.5 feet from the back-of-curb.

(3) Street trees may be located in custom designed tree grates flush with the sidewalk or in planters or pots.

(4) Street trees planted in an open space count toward the tree requirements in the Subdistrict if they are located within 50 feet of grade and within 50 feet of a public or private street frontage.

(e) Amenities. Amenities, including bollard lights, benches, planters, or pots may be located between required street trees.

(f) Street sections.

(1) Except Harwood Street and streets included in the landscape plans for Subareas B, C, D, and G, streetscaping, including street trees, amenities, sidewalks, buffer zones, and street paving widths must be provided as shown on the street section exhibit (Exhibit S-79K).

(2) Except those portions of Harwood Street included in the landscape plans for Subareas B, C, D, and G, streetscaping for Harwood Street, including street trees, amenities, sidewalks, buffer zones, and street paving widths must be provided as shown on the Harwood Street section exhibit (Exhibit S-79L).

(g) 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 subdistrict for the exclusive purpose of authorizing compliance with the landscaping requirements of this article. An owner or tenant is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a landscape permit. This private license will not terminate at the end of any specific time period, however, the city council reserves the right to terminate this license at

will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city 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 this 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 right-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 shall be on an occurrence basis and the city shall be named as an 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 the same 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 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 in the installation or maintenance of trees, landscaping, and related amenities in the public right-of-way.

(h) Maintenance. Plant materials must be maintained in a healthy, growing condition. (Ord. 26781)

SEC. S-79.114. SIGNS.

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

(1) Signs in this subdistrict may contain the logo of a company that owns or controls a business entity that owns a portion of the property. A company owns or controls the business entity that owns a property in this subdistrict if it has the legal authority to manage, direct, superintend, restrict, regulate, govern, administer, or oversee the activities of the business entity that owns the property.

(2) Signs that contain the logo of a company that owns or controls a business entity that owns a portion of the property may be internally illuminated and may be used without limit as to number if they do not exceed 25 square feet in effective area.

(3) Highway Beautification Act signs are not permitted.

(4) For purposes of complying with the sign regulations, the premise is the entire subdistrict.

(b) Signs in the public 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.

(2) The director of public works and transportation must 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.

(3) No portion of a sign may be located less than two feet from the back of a street curb.

(c) Roof signs in the subdistrict.

(1) No roof sign may exceed 400 square feet in effective area.

(2) Roof signs may be externally or internally illuminated.

(3) The sign's light source for illumination may not be visible from above the sign.

(d) Video board signs.

(1) Two video board signs may be attached to a facade fronting on to Harwood Street.

(2) A video board sign must be mounted parallel to and primarily visible from Harwood Street.

(3) The maximum size of the video board is 1,500 square feet, but the effective area of the video board sign may not exceed 500 square feet.

(4) A video board sign may display any message relating to the premises.

(5) A video board sign may not be placed on a landmark structure.

(e) Attached premise signs.

(1) In general.

(A) An attached premise sign may only identify the building or the name of the building owner or occupants located within the subarea.

(B) Signs located on the first 200 feet of a facade, measured from grade, may not exceed 500 square feet in effective area. Signs located on a facade above the first 200 feet, measured from grade, may not exceed 1,000 square feet in effective area.

(C) Attached signs may not project more than four feet above the roof line.

(D) Attached signs may not project more than five feet into the public right-of-way.

(2) Arcade signs.

(A) An arcade sign must be located at least 15 feet from another arcade sign.

(B) No arcade sign may exceed six square feet in effective area.

(C) No arcade sign may be lower than 10 feet above grade.

(3) Awning signs.

(A) No awning sign may:

(i) project more than two inches from the surface of the awning; or

(ii) be lower than 10 feet above grade.

(B) The total effective area for any one awning sign may not exceed eight square feet.

(4) Canopy signs.

(A) No canopy sign may:

(i) exceed 50 percent of the length of the facade to which it is attached;

(ii) project horizontally more than two inches from the surface of the canopy; or

(iii) be lower than 10 feet above grade.

(B) The total effective area for all canopy signs combined on each street frontage may not exceed 150 square feet.

(C) No canopy sign may project vertically above the surface of the canopy more than 15 percent of the overall length of the sign.

(D) A canopy sign may only be located over a pedestrian entrance to a building.

(E) No canopy sign may have a changeable message area.

(f) Detached premise signs.

(1) Except as provided in this section, all detached premise signs must be monument signs or landscape signs.

(2) Detached premise signs located within 15 feet of a public right-of-way may not exceed 30 square feet in effective area or eight feet in height.

(3) A detached premise sign with a setback of 15 feet or greater from a public right-of-way may not exceed 50 square feet in effective area or 15 feet in height.

(4) A detached premise sign may contain only the name, logo, and address of the premise and its occupants and the logo of a company that owns or controls a business entity that owns a portion of the premise or other premise within the subdistrict.

(5) A detached premise sign may be externally or internally illuminated.

(6) Section 51-7.304(c) does not apply to monument signs or landscape signs in this subdistrict.

(7) Each lot may have one detached premise sign for each street frontage. A lot having more than 500 feet of street frontage may have one additional detached premise sign for each additional 250 feet of street frontage or fraction thereof. For purposes of this subsection, "street" means a right-of-way that provides primary access to adjacent property.

(g) Signs on construction barricades.

(1) No sign may be affixed to a construction barricade until a building permit has been issued for the site.

(2) Signs affixed to a construction barricade must be removed within 30 months after the issuance of the initial building permit for the site or issuance of a certificate of occupancy, whichever occurs first.

(3) Signs on construction barricades are permitted without limit to number and size if they only convey information about:

(A) what is being built on the site; and

(B) who is involved in the building on the site, including the owners, developers, future tenants, lenders, architects, engineers, project consultants, and contractors.

(4) Signs affixed to a construction barricade may be illuminated with back, up, down, or other similar lighting, except that no strobe lighting is permitted.

(5) Signs affixed to a construction barricade may not contain a changeable message.

(h) Banners on streetlight poles.

(1) A banner may only display a promotional message, a welcome message, generic graphics, or flags of countries, states, or other government entity.

(2) Up to 20 percent of the effective area of a banner may contain:

(A) the words or logos that identify a sponsor of a cultural event or activity if the sponsor's name is part of the name of the activity or event; or

(B) the logo of a company that owns or controls a business entity that owns a portion of the property.

(3) The sign hardware for a banner may be left in place between displays of a banner.

(4) A banner and its sign hardware must:

(A) be mounted on a streetlight pole;

(B) meet the sign construction and design standards in the Dallas Building Code;

(C) be at least 12 feet above grade, unless it overhangs a roadway, in which case it must be at least 15 feet above grade;

(D) be made out of weather-resistant and rust-proof material;

(E) not project more than three feet from the pole onto which it is mounted; and

(F) not exceed 20 square feet in effective area.

(5) No sign permit is required to erect or remove a banner.

(i) Movement control signs.

(1) Movement control signs must direct vehicular or pedestrian movement within this subdistrict or to adjacent districts and may include the name or logo of any destination located in this subdistrict or the name or logo of any adjacent district.

(2) Movement control signs may be externally or internally illuminated.

(3) Movement control signs may:

(A) be attached or detached signs;

(B) not exceed 40 square feet in effective area;

(C) not exceed 10 feet in height;

(D) be located in a public right-of-way; and

(E) be erected anywhere within the subdistrict without limit as to number.

(j) District identification signs.

(1) A district identification sign may:

(A) only be a detached sign;

(B) not exceed 600 square feet in effective area;

(C) not exceed 20 feet in height;

(D) be located in a public right-of-way;

(E) be erected anywhere within the subdistrict;

(F) be a letter of the alphabet with a logo or symbol; and

(G) contain up to 3 words.

(2) A maximum of 10 district identification signs are permitted within the subdistrict.

(k) Special purpose signs.

(1) Illumination. Special purpose signs may be externally or internally illuminated.

(2) Attached signs.

(A) Only one attached premise special purpose sign may be located on each facade per building up to four times within any 12-month period as long as:

(i) the sign is maintained for no more than 60 days each time during that 12-month period;

(ii) the sign conforms to all other regulations for attached signs; and

(iii) the effective area of the sign does not exceed 30 percent of the facade area to which it is located.

(B) There is no limit to the number of words permitted on an attached special purpose sign.

(3) Detached signs. Detached special purpose signs are prohibited in this subdistrict.

(l) Other temporary signs. In addition to the protective signs permitted under Section 51- 7.921 temporary protective signs may be erected anywhere on a construction site at any time during construction subject to the following provisions:

(A) There is no limit on the number of temporary protective signs on a construction site.

(B) No sign may exceed 200 square feet in effective area or twenty feet in height.

(C) Temporary protective signs may be illuminated, but no lighting source may project more than three inches from the vertical surface or six inches above the top of the sign.

(D) All temporary protective signs must be removed upon completion of the construction. (Ord. Nos. 26781; 27322; 28554)

SEC. S-79.115. 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) Development and use of the Property must comply with Part I of this article. (Ord. 26781)

SEC. S-79.116. COMPLIANCE WITH CONDITIONS.

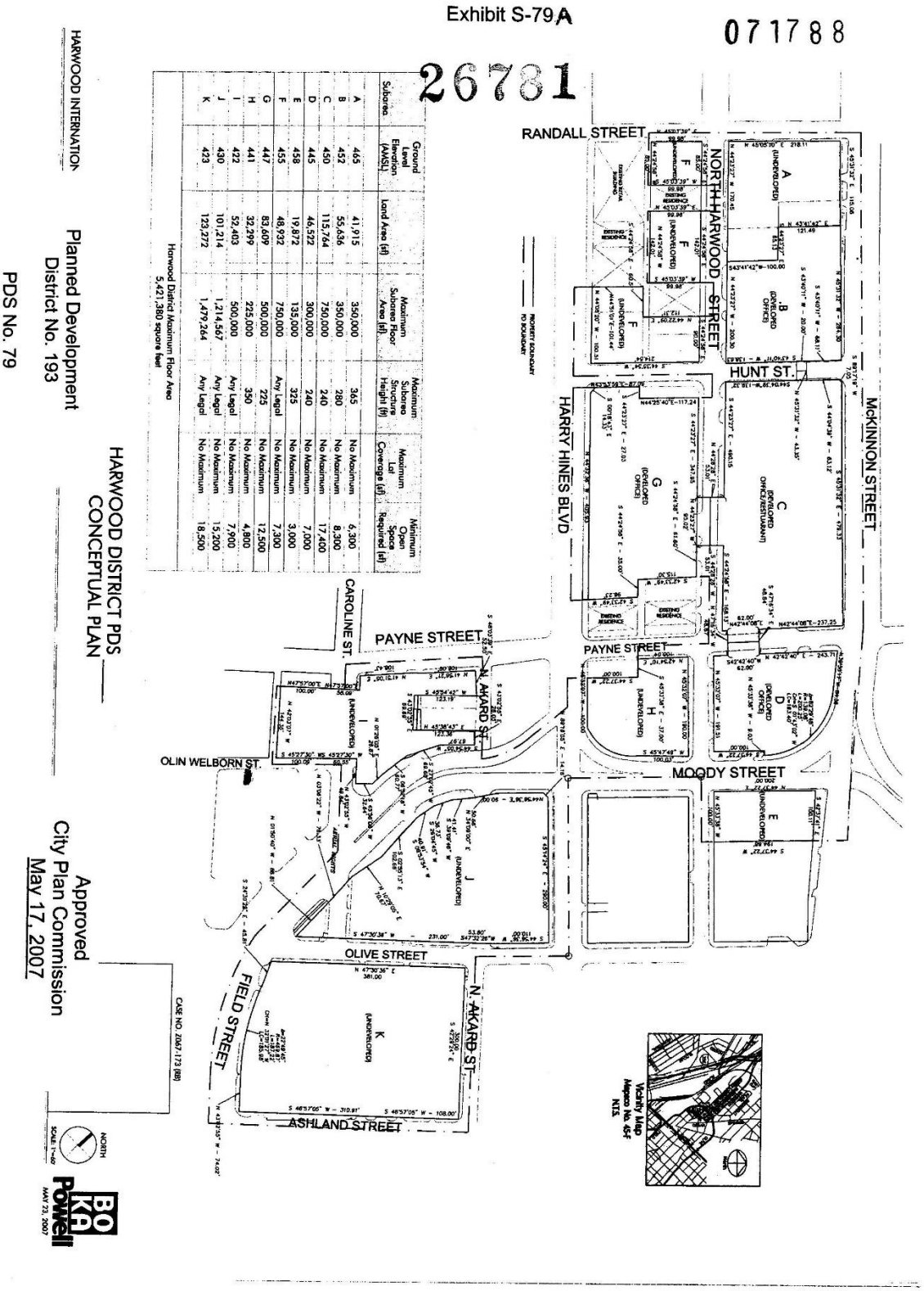
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 26781)

SEC. S-79.117. ZONING MAP.

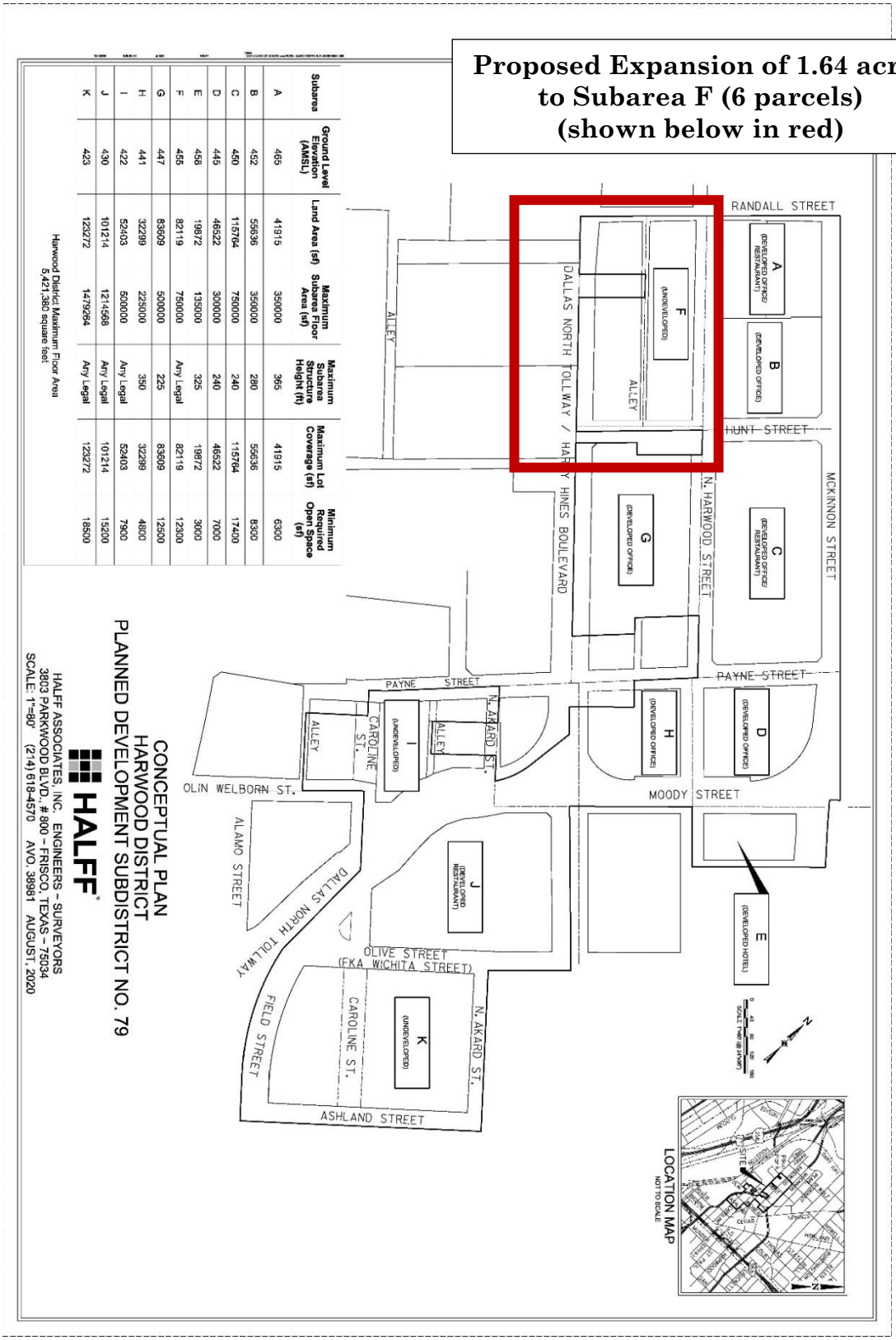
PD Subdistrict S-79 is located on Zoning Map No. J-7. (Ord. 26781 ___)

EXISITING CONCEPTUAL PLAN



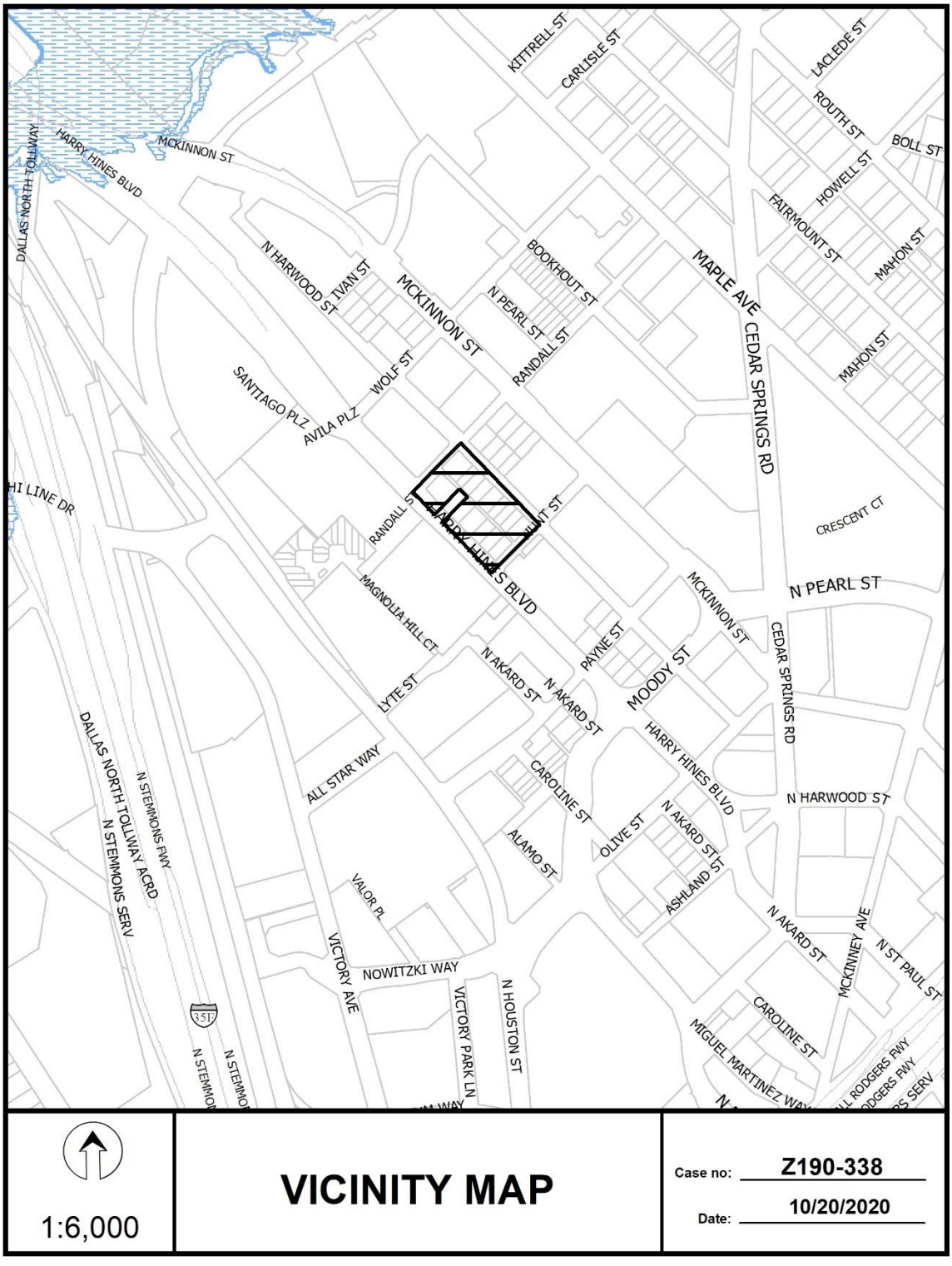
Subarea	Ground Level Elevation (AMSL)	Land Area (sf)	Maximum Subarea Floor Area (sf)	Maximum Subarea Structure Height (ft)	Maximum Lot Coverage (sf)	Minimum Open Space Required (sf)
A	465	41,915	350,000	365	No Maximum	6,300
B	452	55,636	350,000	280	No Maximum	8,300
C	450	115,764	750,000	240	No Maximum	17,400
D	445	46,522	300,000	240	No Maximum	7,000
E	458	19,872	135,000	325	No Maximum	3,000
F	455	48,932	750,000	Any Legal	No Maximum	7,300
G	447	83,609	500,000	Any Legal	No Maximum	12,500
H	441	32,299	225,000	350	No Maximum	4,800
I	422	52,403	500,000	Any Legal	No Maximum	7,900
J	430	101,214	1,214,567	Any Legal	No Maximum	15,200
K	423	123,272	1,479,264	Any Legal	No Maximum	18,500
Harwood District Maximum Floor Area 5,421,380 square feet						

PROPOSED CONCEPTUAL PLAN



Subarea	Ground Level Elevation (AMSL)	Land Area (sf)	Maximum Subarea Floor Area (sf)	Maximum Subarea Structure Height (ft)	Maximum Lot Coverage (sf)	Minimum Required Open Space (sf)
A	465	41915	350000	365	41915	6300
B	452	55636	350000	280	55636	8300
C	450	115764	750000	240	115764	17400
D	445	46522	300000	240	46522	7000
E	458	19872	135000	325	19872	3000
F	455	82119	750000	Any Legal	82119	12300
G	447	83609	500000	225	83609	12500
H	441	32299	225000	350	32299	4800
I	422	52403	500000	Any Legal	52403	7900
J	430	101214	1214568	Any Legal	101214	15200
K	423	123272	1479264	Any Legal	123272	18500

Harwood District Maximum Floor Area
5,421,380 square feet



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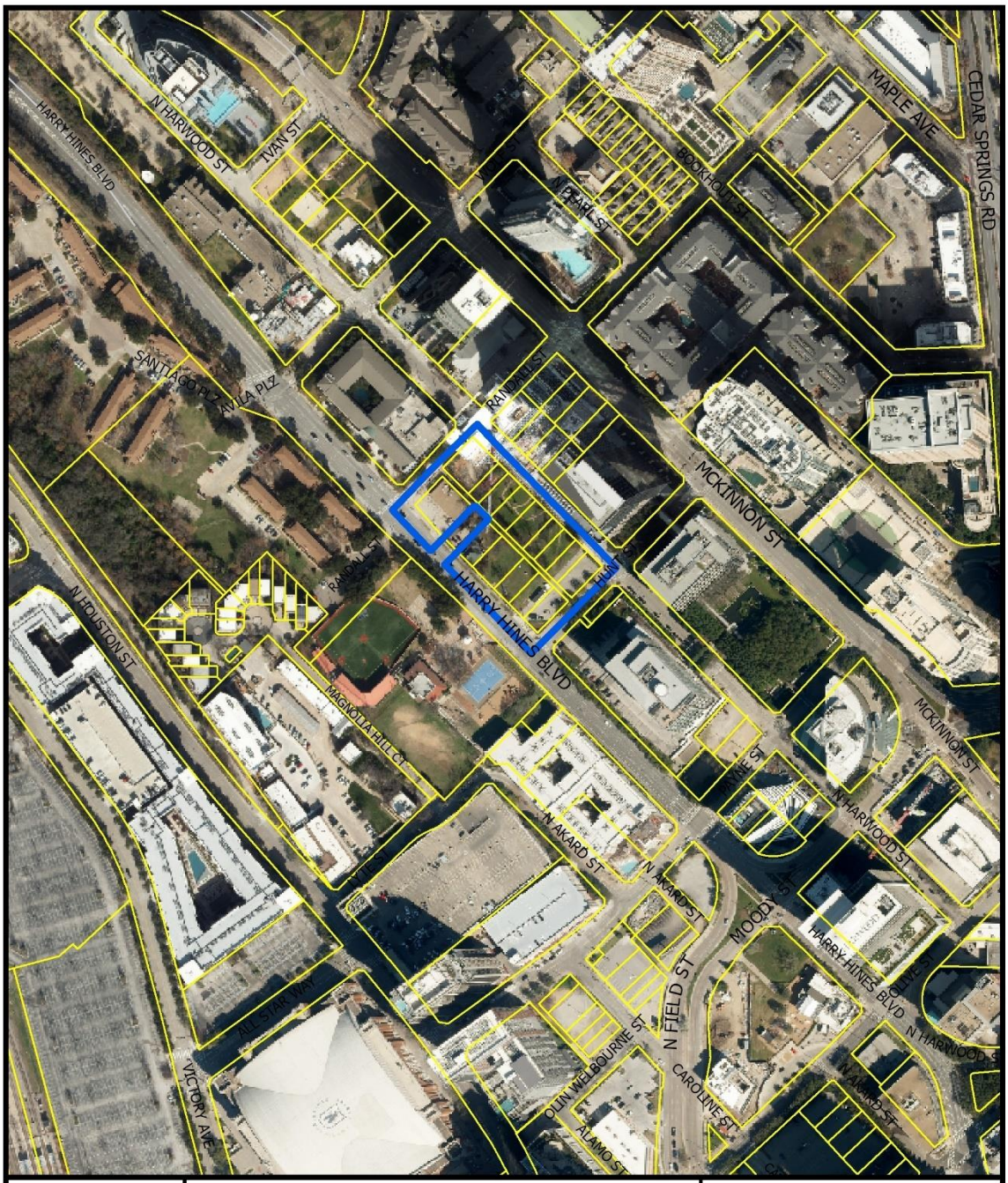
VICINITY MAP

Case no: Z190-338

Date: 10/20/2020



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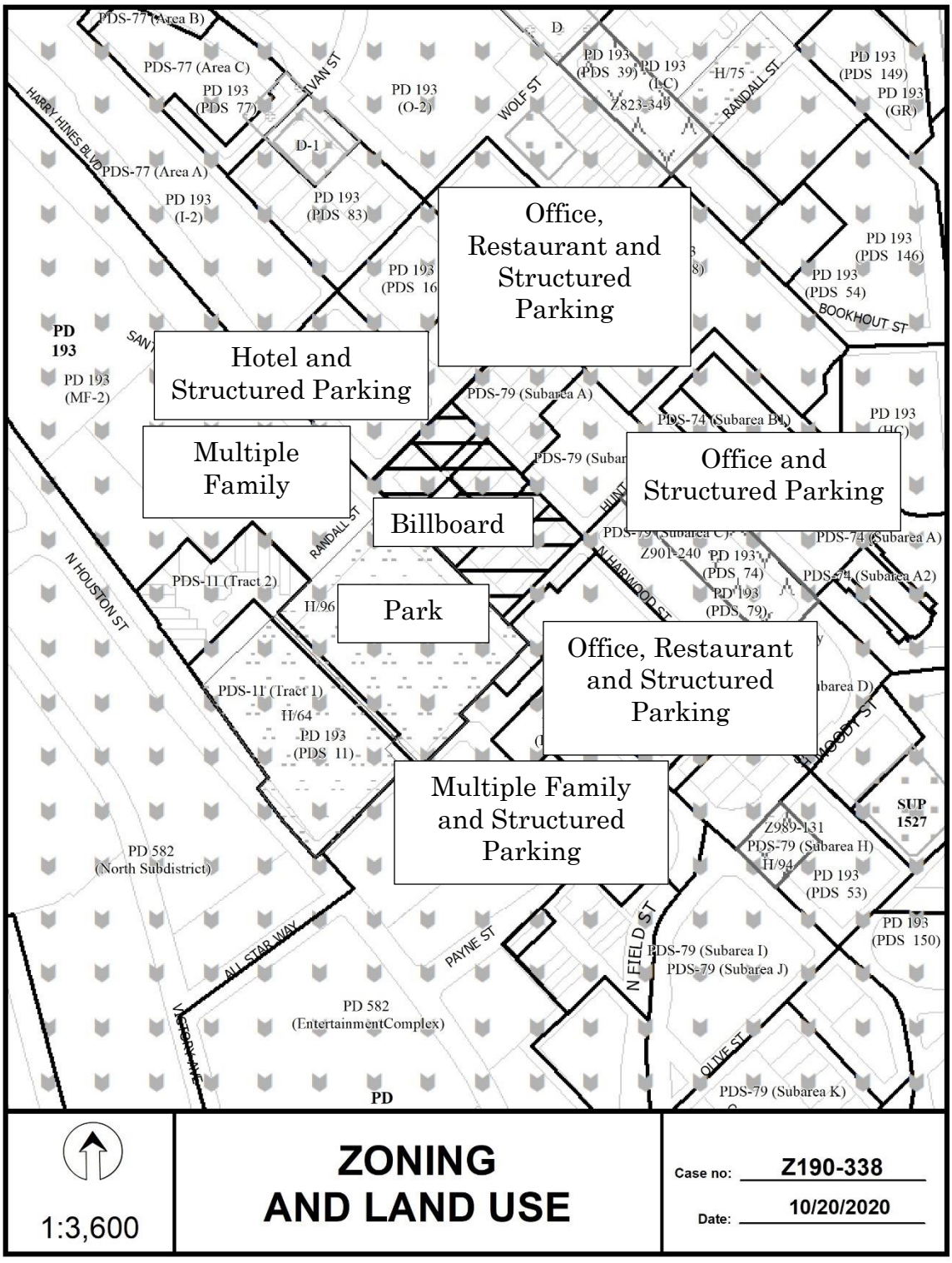
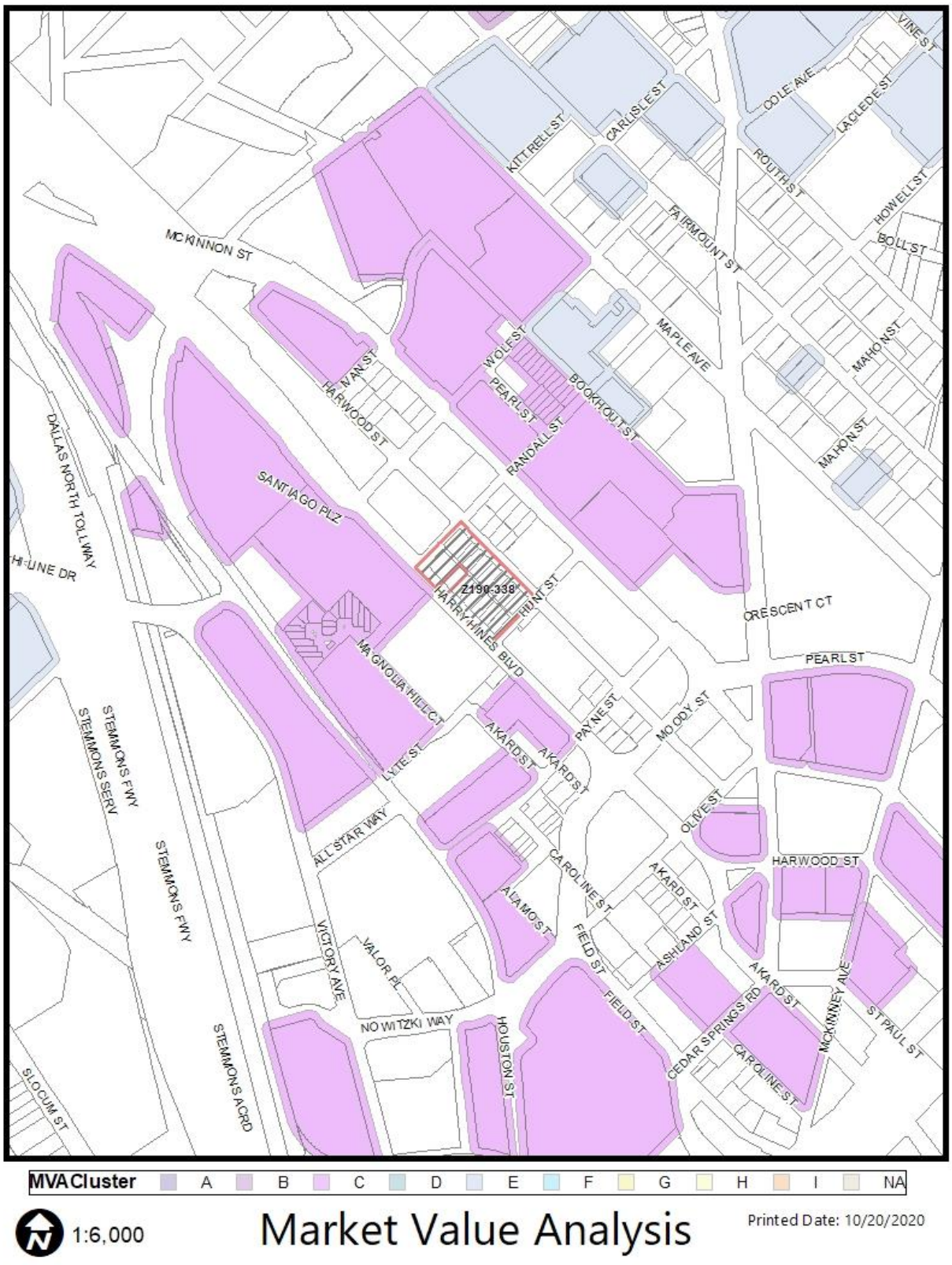
AERIAL MAP

Case no: Z190-338

Date: 10/20/2020


Office, Restaurant and Structured Parking
Hotel and Structured Parking
Multiple Family
Billboard
Office and Structured Parking
Park
Office, Restaurant and Structured Parking
Multiple Family and Structured Parking
PDS-77 (Area B)
PDS-77 (Area C)
PDS-77 (Area A)
PD 193 (PDS 77)
PD 193 (I-2)
PD 193 (PDS 83)
PD 193 (O-2)
PD 193 (PDS 39)
PD 193 (I-C)
Z823-349
H/75
PD 193 (PDS 149)
PD 193 (GR)
PD 193 (PDS 146)
PD 193 (PDS 54)
PD 193 (MF-2)
PDS-79 (Subarea A)
PDS-74 (Subarea B1)
PDS-79 (Subarea C)
Z901-240
PD 193 (PDS 74)
PD 193 (PDS 79)
PDS-74 (Subarea A)
PDS-74 (Subarea A2)
PDS-11 (Tract 2)
H/96
PDS-11 (Tract 1)
H/64
PD 193 (PDS 11)
PD 582 (North Subdistrict)
PD 582 (EntertainmentComplex)
SUP 1527
Z989-131
PDS-79 (Subarea H)
H/94
PD 193 (PDS 53)
PD 193 (PDS 150)
PDS-79 (Subarea I)
PDS-79 (Subarea J)
PDS-79 (Subarea K)
D
D-1
WOLF ST
IVAN ST
RANDALL ST
HARRY HINES BLVD
BOOKHOUT ST
HUNT ST
N HARWOOD ST
N HOUSTON ST
MOODY ST
ALL STAR WAY
PAYNE ST
N FIELD ST
OLIVE ST
VICTORY AVE
PD 193
1:3,600
ZONING AND LAND USE
Case no: Z190-338
Date: 10/20/2020

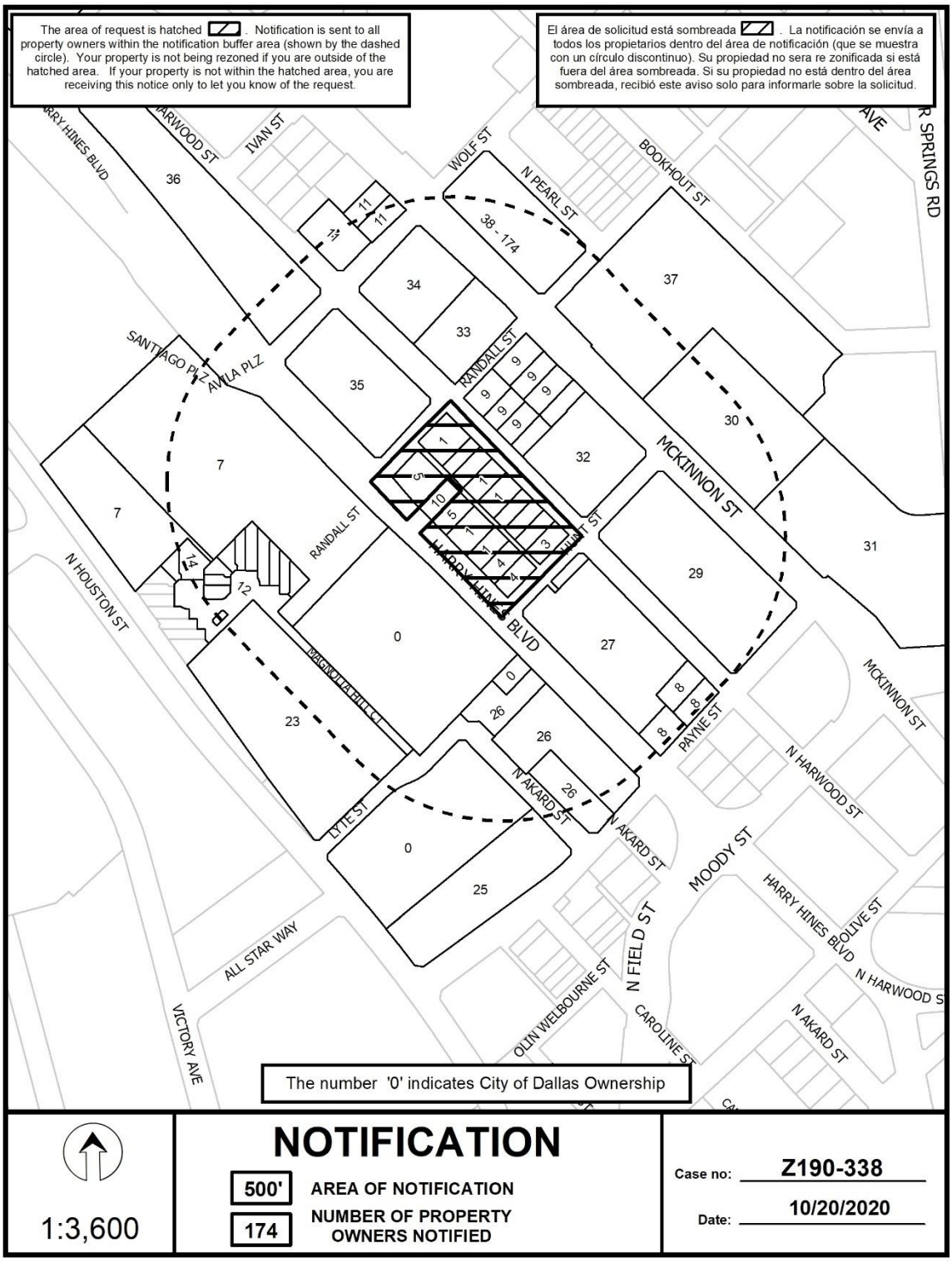


MVA Cluster A B C D E F G H I NA

1:6,000

Market Value Analysis

Printed Date: 10/20/2020


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.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500' AREA OF NOTIFICATION
174 NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z190-338
Date: 10/20/2020

10/20/2020

Notification List of Property Owners

Z190-338

174 Property Owners Notified

Label #	*Address*		*Owner*
1	2821	N HARWOOD ST	HPO INC
2	2807	N HARWOOD ST	HPO INC
3	2801	N HARWOOD ST	HARWOOD INTERNATIONAL CENTER
4	2805	N HARWOOD ST	HARWOOD INTERNATIONAL CENTER XIII LP
5	2830	HARRY HINES BLVD	VILLASANA CHARLES
6	2809	N HARWOOD ST	GLAZER JUDY B
7	2927	HARRY HINES BLVD	DALLAS HOUSING AUTHORITY
8	2701	N HARWOOD ST	NORTHLAND DEVELOPMENTS INC
9	2819	MCKINNON ST	HARWOOD INTERNATIONAL CENTER V LP
10	2818	HARRY HINES BLVD	AVALOS SAMUEL R III ET AL
11	3005	MCKINNON ST	ONE HARWOOD BLVD LTD
12	2900	MAGNOLIA HILL CT	MAGNOLIA HILL CO LC THE
13	2931	MAGNOLIA HILL CT	MOOTY JERRY W JR
14	2935	MAGNOLIA HILL CT	CLARK JON
15	2943	MAGNOLIA HILL CT	FLANDERS BRODIE
16	2947	MAGNOLIA HILL CT	FISHEL JASON T
17	2951	MAGNOLIA HILL CT	HARDNER SCOTT
18	2955	MAGNOLIA HILL CT	UPHAM NOWELL C
19	2959	MAGNOLIA HILL CT	WILKINSON JASON B &
20	2963	MAGNOLIA HILL CT	LEATHERWOOD MIKE
21	2967	MAGNOLIA HILL CT	TIMMONS KEVIN & LORI
22	2971	MAGNOLIA HILL CT	WELSH SEAN K & MARTHA J WELSH
23	1607	LYTE ST	MAGNOLIA STATION LLC
24	2979	MAGNOLIA HILL CT	IMAI AKIRA
25	1701	PAYNE ST	NGI-BCDC VP LLC
26	1855	PAYNE ST	WAFRA INVEST MODA LP

10/20/2020

Label #	*Address*		*Owner*
27	2727	N HARWOOD ST	HARWOOD INTERNATIONAL CENTER III LP
28	2737	N HARWOOD ST	JAGANNATHAN SURAJ
29	2728	N HARWOOD ST	INTERNATIONAL CENTER II LLC
30	2728	MCKINNON ST	ALTA UPTOWN LLC
31	2101	CEDAR SPRINGS RD	ROSEWOOD COURT LLC
32	2828	N HARWOOD ST	INTERNATIONAL CENTER
33	2007	RANDALL ST	BENCHMARK BANK
34	2950	N HARWOOD ST	INTERNATIONAL CENTER DEVELOPMENT
35	2914	HARRY HINES BLVD	RLJ III SF DALLAS UT LP
36	3000	HARRY HINES BLVD	NORTH TEXAS PUBLIC
37	2820	MCKINNON ST	CH REALTY VIIIKNIGHTVEST MF
38	2900	MCKINNON ST	BAIRD JON MARC &
39	2900	MCKINNON ST	POLLOCK HUGH &
40	2900	MCKINNON ST	ROJAS SADIEL
41	2900	MCKINNON ST	DEPA MARYLINE
42	2900	MCKINNON ST	BURDORF BRIAN
43	2900	MCKINNON ST	FARREN SUZANN D
44	2900	MCKINNON ST	JOHNSON LONNIE
45	2900	MCKINNON ST	HARIZ DIANE G & GEORGE M
46	2900	MCKINNON ST	CHOQUETTE ANGELA V
47	2900	MCKINNON ST	INTERNATIONAL CENTER DEV
48	2900	MCKINNON ST	AKINA RENEE A TR &
49	2900	MCKINNON ST	OXFORD ENTERPRISES INC
50	2900	MCKINNON ST	BOBBITT CHARLES M
51	2900	MCKINNON ST	BOWDEN BILLY C
52	2900	MCKINNON ST	AZURE501 LLC
53	2900	MCKINNON ST	CRYSTAL PREMIER HOLDINGS LLC
54	2900	MCKINNON ST	LICHTENSTEIN DAVID G
55	2900	MCKINNON ST	GRAVES BLAKE A D
56	2900	MCKINNON ST	HAYWARD GORDON H
57	2900	MCKINNON ST	MOOLJI ALY

10/20/2020

Label #	*Address*		*Owner*
58	2900	MCKINNON ST	MALLOY HELEN
59	2900	MCKINNON ST	ROMANO SAMUEL P 2008
60	2900	MCKINNON ST	AM ESTATE LLC
61	2900	MCKINNON ST	FILIPOVIC JIRI
62	2900	MCKINNON ST	HARPER LEONA MARIE
63	2900	MCKINNON ST	GROSCHUP STEPHANIE C &
64	2900	MCKINNON ST	RILEY JESSICA RAE TRUST
65	2900	MCKINNON ST	BISCHOFF OTTO
66	2900	MCKINNON ST	PENG DAVID & JAYNE CECERE
67	2900	MCKINNON ST	HAKIM HALFA & CAMILLE
68	2900	MCKINNON ST	SHAH BIPIN C
69	2900	MCKINNON ST	FRANKEL JEFFREY S
70	2900	MCKINNON ST	FITZGERALD ROBERT L &
71	2900	MCKINNON ST	FRANCOIS SERGE P
72	2900	MCKINNON ST	DEWAN MASHRUR M & AFREEN M
73	2900	MCKINNON ST	HASSOUNI VICKY
74	2900	MCKINNON ST	VALUE GROCERIES INC
75	2900	MCKINNON ST	LE MENER FAMILY TR THE
76	2900	MCKINNON ST	SNB LIMITED PARTNERSHIP
77	2900	MCKINNON ST	CARBONNEAU KRISTINA A
78	2900	MCKINNON ST	FERREIRA CLAUDIA CHRISTMANN
79	2900	MCKINNON ST	ABRAMOV BORIS &
80	2900	MCKINNON ST	PORTER JACQUELINE
81	2900	MCKINNON ST	BORNO MOUNIR Y &
82	2900	MCKINNON ST	FATOURE ARA
83	2900	MCKINNON ST	MAHARAJ SABITA J
84	2900	MCKINNON ST	ABEL ELIZABETH
85	2900	MCKINNON ST	ROZZELL CHRIS D & ANNE M
86	2900	MCKINNON ST	FEARHEILEY STEVE
87	2900	MCKINNON ST	GERARD YVES
88	2900	MCKINNON ST	MAULTSBY VANCE K JR & BETH M

10/20/2020

Label #	*Address*		*Owner*
89	2900	MCKINNON ST	MUHL BRANDEN BOWEN
90	2900	MCKINNON ST	GILBERT LOREEN TRUST THE
91	2900	MCKINNON ST	LELAH TRACEY
92	2900	MCKINNON ST	VUILLEMOT WILLIAM G &
93	2900	MCKINNON ST	HOOPER ROBERT SCOTT
94	2900	MCKINNON ST	TIGGES GARY
95	2900	MCKINNON ST	KHAN AMIN & SURAIYA
96	2900	MCKINNON ST	GUTIERREZ JAVIER
97	2900	MCKINNON ST	STONE CHRISTOPHER & SUSAN
98	2900	MCKINNON ST	MCKINNON STREET CAPITAL LLC
99	2900	MCKINNON ST	BUTERBAUGH COURTNEY H & SHAWN
100	2900	MCKINNON ST	MOLLOY HELEN
101	2900	MCKINNON ST	HOLLIS EMILY M
102	2900	MCKINNON ST	POINDEXTER ALONZO J &
103	2900	MCKINNON ST	MENSING KEVIN R &
104	2900	MCKINNON ST	GROSSBERG MARK P
105	2900	MCKINNON ST	KELLY JOSEPH J
106	2900	MCKINNON ST	LELAND JANET SWARTZ
107	2900	MCKINNON ST	ARMSTRONG CAPPY RAY &
108	2900	MCKINNON ST	CUTLER WILLIAM P
109	2900	MCKINNON ST	LORENTZEN KYLE
110	2900	MCKINNON ST	DREWS R ERIC & BARBARA B
111	2900	MCKINNON ST	HEDRICK GARY R & LEANNE B
112	2900	MCKINNON ST	NIR ADI & SHERYL
113	2900	MCKINNON ST	HAKERT JAMES DAMIAN &
114	2900	MCKINNON ST	MARTTER RICHARD P &
115	2900	MCKINNON ST	SCALLA INVESTMENTS LLC
116	2900	MCKINNON ST	ELLEN MARTIN M &
117	2900	MCKINNON ST	NAZNAT LP
118	2900	MCKINNON ST	SHAH BIPIN & MRUNALINI
119	2900	MCKINNON ST	NEWELL DANIEL & KATHRYN

10/20/2020

Label #	*Address*		*Owner*
120	2900	MCKINNON ST	CHOI ANGE
121	2900	MCKINNON ST	BRAYMAN JONATHAN L &
122	2900	MCKINNON ST	GLADDEN JEFFREY R
123	2900	MCKINNON ST	COUNTER MICHAEL J
124	2900	MCKINNON ST	ROEHM DAVID O
125	2900	MCKINNON ST	TOUNTAS VICTORIA E
126	2900	MCKINNON ST	RICHEY CHRISTOPHER ALAN
127	2900	MCKINNON ST	KIRWAN REVOCABLE LIVING TRUST
128	2900	MCKINNON ST	VICIOSO BELINDA &
129	2900	MCKINNON ST	MONSOUR FAMILY LP
130	2900	MCKINNON ST	MCKINNON STREET CAPITAL LLC AZURE 2003
131	2900	MCKINNON ST	KHAN AMINUL HAQ & SURAIYA NASREEN
132	2900	MCKINNON ST	TRUONG CHAU
133	2900	MCKINNON ST	BORICK STEVEN J REV TR THE
134	2900	MCKINNON ST	MCKINNON PPTIES LLC
135	2900	MCKINNON ST	GAUTIER ELISE M
136	2900	MCKINNON ST	MACATEE WILLIAM F JR
137	2900	MCKINNON ST	CARR JEFFREY &
138	2900	MCKINNON ST	BOECKMANN ALAN & LISA
139	2900	MCKINNON ST	FURNER JOINT REVOCABLE TRUST
140	2900	MCKINNON ST	LONTOS DEAN J &
141	2900	MCKINNON ST	FLORIN COMPANY LTD
142	2900	MCKINNON ST	YU KUN WON & JAE EUN
143	2900	MCKINNON ST	MONTGOMERY MELANIE G
144	2900	MCKINNON ST	MAGUIRE MICHAEL F & COLLEEN J
145	2900	MCKINNON ST	MICHELSEN JOHN J III
146	2900	MCKINNON ST	HARRIS CYNTHIA H &
147	2900	MCKINNON ST	DAVILA JOSEPH A & CARA L
148	2900	MCKINNON ST	HAKIM HAIFA & CAMILLE
149	2900	MCKINNON ST	LAMBA ANU R & INDU
150	2900	MCKINNON ST	BLOND HEATHER JOY &

10/20/2020

Label #	*Address*		*Owner*
151	2900	MCKINNON ST	RIBELIN GLENDA A
152	2900	MCKINNON ST	HENRIETTA EDWARD B TR &
153	2900	MCKINNON ST	LYNCH PETER H
154	2900	MCKINNON ST	HASTINGS EXCHANGE LLC
155	2900	MCKINNON ST	DUWAJI IYAD &
156	2900	MCKINNON ST	GLOBER DEIRDRE DENMAN
157	2900	MCKINNON ST	MCMORRAN MICHAEL &
158	2900	MCKINNON ST	VANDERPOOL NICK III
159	2900	MCKINNON ST	DEWAN MAHBUB & AFREEN
160	2900	MCKINNON ST	CKMC INVESTMENTS
161	2900	MCKINNON ST	BACHMAN MARVIN A & YVONNE
162	2900	MCKINNON ST	WALGREN ELIZABETH ANNE
163	2900	MCKINNON ST	MATITSINE SERGUEI &
164	2900	MCKINNON ST	LUTER JASON S
165	2900	MCKINNON ST	MUELLERBARBIER J GABRIEL
166	2900	MCKINNON ST	FIJOLEK RICHARD M
167	2900	MCKINNON ST	MDC LLC
168	2900	MCKINNON ST	GUTIERREZ JAVIER G
169	2900	MCKINNON ST	AZOULAY MOSHE
170	2900	MCKINNON ST	WISHNICK JOEL & LESLIE
171	2900	MCKINNON ST	RANADE PRASHANT NARAYAN &
172	2900	MCKINNON ST	TROTTER JAMES F
173	2900	MCKINNON ST	MIKLES LEE E & LORI L
174	2900	MCKINNON ST	FISCHER CLIFFORD

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2020**

Planner: Pamela Daniel

FILE NUMBER: Z190-320(PD) **DATE FILED:** July 27, 2020

LOCATION: Southwest corner of Cockrell Hill Road and Red Bird Lane

COUNCIL DISTRICT: 3 **MAPSCO:** 62 R

SIZE OF REQUEST: ± 2.50 acres **CENSUS TRACT:** 165.20

REPRESENTATIVE: Peter Kavanagh, Zone Systems, Inc.

APPLICANT/OWNER: Cockrell Hill Partners, Inc.

REQUEST: An application for a CR Community Retail District on property zoned an NS(A) Neighborhood Service District.

SUMMARY: The applicant proposes to construct a general merchandise or food store use greater than 3,500 square feet with a motor vehicle fueling station.

STAFF RECOMMENDATION: **Approval**.

BACKGROUND:

- The request site consists of three undeveloped parcels.
- The request site is at the intersection of two six lane thoroughfares [Cockrell Hill Road and Red Bird Lane]. The applicant intends to develop the property with a retail use greater than 3,500 square feet with a permitted fueling station use.
- Currently retail uses greater than 3,500 square feet are not allowed in the NS(A) District; therefore, the applicant is seeking to rezone the property to a CR Community Retail District. However, a fueling station use is currently allowed by SUP in the NS(A) District but will be allowed by right in the CR District.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Red Bird Lane	Principal Arterial	100 feet
Cockrell Hill Road	Principal Arterial	100 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department 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 City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

LAND USE ELEMENT

GOAL 1.1 Align land use strategies with economic development priorities.

Policy 1.1.15 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

Implementation measure 1.1.5.3 Encourage neighborhood-serving office, retail, or other non-residential uses to be located in residential community areas, primarily on significant roadways or at key intersections.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

URBAN DESIGN

GOAL 5.3 ESTABLISH WALK-TO CONVENIENCE

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

Surrounding Land Use:

	Zoning	Land Use
Site	NS(A)	Undeveloped
North	R-7.5(A), NO(A)	Single Family
Northeast	IR	Undeveloped
East	CS, CR w/DR Z889-208	Undeveloped
South	NS(A)	Undeveloped
West	City of Duncanville	Warehouse

Land Use Compatibility:

The site currently consists of three undeveloped parcels fronting along the intersection of two major thoroughfares consisting of six lanes divided by a median. The request to rezone the site is to allow for a retail use greater than 3,500 square feet with a fueling station. Ultimately the proposal seeks to construct a shopping center with approximately 14,000 square feet or floor area that will include an anchor tenants, a convenience store, and fueling station.

The request site is currently zoned an NS(A) Neighborhood Service District that allows a fueling station by SUP but does not allow retail uses greater than 3,500 square feet. The request site is surrounded by residential uses to the north across W. Red Bird Lane, undeveloped tracts to the northeast and east across S. Cockrell Hill Road and an undeveloped tract immediately adjacent to the south. The property immediately

adjacent to the west lies within the Duncanville City limits and observed to be developed with warehouse uses. Additionally, deed restrictions exist on the properties to the west within the CS and CR Districts. The deed restricts restrict the following:

1) the combined floor area ratio for retail, office and lodging uses to .50 and may not exceed 75.
2) lot coverage may not exceed 70 percentage; and,
3) the following uses are prohibited: ambulance service; animal shelter or clinic with outside runs; bar, lounge, or tavern; liquor store; and building mover's temporary storage yard.

The proposed CR Community Retail District is described as being able to accommodate community-serving retail, personal services and office uses principally servicing and at a scale and intensity compatible with residential communities. Generally, this district is similar to an NS(A) District since both districts are envisioned to serve adjacent neighborhoods and communities. However, the CR District is more intensive since the district allows more density, height and lot coverage compared to the NS(A) District. Additionally, staff supports the request because the subject property is consistent with the zoning patterns existing along two principal arterial roads with minimum widths of 100-feet that can support a slightly more intensive district.

Development Standards:

DISTRICT	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
NS(A) Neighborhood Service	15'	20' adjacent to residential OTHER: No Min.	.50 FAR	35' for a gable, hip, or gambrel rood 30' all other	40%	Proximity Slope Visual Intrusion	Retail & personal service, office
Proposed							
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

A comparison chart of uses allowed in the proposed CR Community Retail District and the existing NS(A) Neighborhood Service District follows.

Comparison Use Chart

	Proposed	Existing
Use	**CR**	**NS(A)**
Crop production.	**X**	**X**
Building repair and maintenance shop.	**RAR**	
Catering Service.	**X**	
Custom business services.	**X**	
Electronics service center.	**X**	
Medical or scientific laboratory.	**SUP**	
Tool or equipment rental.	**X**	
Gas drilling and production	**SUP**	**SUP**
Temporary concrete or asphalt batching plant.	**See Use Regs**	**See Use Regs**
Adult daycare facility.	**X**	
Cemetery or mausoleum.	**SUP**	**SUP**
Child-care facility.	**X**	**X**
Church	**X**	**X**
College, university, or seminary.	**X**	**SUP**
Community service center.	**SUP**	**SUP**
Convent or monastery.	**X**	**X**
Hospital.	**SUP**	
Library, art gallery, or museum.	**X**	**X**
Open-enrollment charter school or private school.	**SUP**	**SUP**
Public school other than an open-enrollment charter school	**RAR**	**RAR**
Hotel and motel.	**SUP**	
Lodging or boarding house.	**SUP**	
Overnight general purpose shelter.	**See Use Regs**	
Attached non-premise sign.	**SUP**	**SUP**
Carnival or circus (temporary).	**See Use Regs**	**See Use Regs**
Temporary construction or sales office.	**X**	**X**

Alternative financial establishment	**SUP**	
Financial institution without drive-in window	**X**	**X**
Financial institution with drive-in window.	**See Use Regs**	
Medical clinic or ambulatory surgical center.	**X**	**X**
Office.	**X**	**X**
Country club with private membership.	**X**	**X**
Private recreation center, club, or area.	**X**	**SUP**
Public park, playground, or golf course.	**X**	**X**
College dormitory, fraternity, or sorority house.	**X**	**SUP**
Alcoholic beverage establishments.	**See Use Regs**	
Ambulance service.	**RAR**	
Animal shelter or clinic without outside runs.	**RAR**	
Auto service center.	**RAR**	
Business school.	**X**	
Car wash.	**See Use Regs**	
Commercial amusement (inside).	**See Use Regs**	
Commercial amusement (outside).	**SUP**	
Commercial parking lot or garage.	**RAR**	**RAR**
Convenience store with drive-through.	**SUP**	
Dry cleaning or laundry store.	**X**	**X**
Furniture store.	**X**	
General merchandise or food store less than 3,500 square feet.	**X**	**X**
General merchandise or food store greater than 3,500 square feet.	**X**	
General merchandise or food store 100,000 square feet or more.	**SUP**	
Home improvement center, lumber, brick or building materials sales yard.	**L**	
Household equipment and appliance repair.	**L**	
Liquor store.	**X**	
Mortuary, funeral home, or commercial wedding chapel.	**X**	
Motor vehicle fueling station.	**X**	**SUP**
Nursery, garden shop, or plant sales.	**X**	
Pawn shop.	**X**	

Personal service uses.	**X**	**X**
Restaurant without drive-in or drive-through service.	**RAR**	**X**
Restaurant with drive-in or drive-through service.	**See Use Regs**	
Swap or buy shop.	**SUP**	
Temporary retail use.	**X**	
Theater.	**X**	
Transit passenger shelter.	**X**	**X**
Transit passenger station or transfer center.	**SUP or City Council resolution**	**SUP or City Council resolution**
Commercial radio and television transmitting station.	**X**	
Electrical substation.	**X**	**SUP**
Local utilities	**SUP or RAR**	**SUP or RAR**
Police or fire station.	**X**	**SUP**
Post office.	**X**	**SUP**
Radio, television, or microwave tower.	**SUP**	**SUP**
Tower/antenna for cellular communication.	**See Use Regs**	**See Use Regs**
Utility or government installation other than listed.	**SUP**	**SUP**
Mini-warehouse.	**SUP**	
Recycling buy-back center.	**See Use Regs**	
Recycling collection center.	**See Use Regs**	
Recycling drop-off container.	**See Use Regs**	**See Use Regs**
Recycling drop-off for special occasion collection.	**See Use Regs**	**See Use Regs**
Accessory community center (private).	**L**	**L**
Home occupation.	**L**	**L**
Private stable.	**L**	**L**
Accessory helistop.	**L**	**L**
Accessory medical/infectious water incinerator.	**L**	**L**
X *indicates permitted by right.* ***SUP*** *indicates permitted with a Specific Use Permit.* ***L*** *indicates use permitted by right as limited use* ***See Use Regs*** *indicates permitted, but that the use must conform to specific regulations in different districts, as outlined in the Development Code.* ***Blank*** *indicates prohibited use*		

Parking:
Parking requirements will be contingent on the use and provided according to the Dallas Development Code.

Landscaping and Screening:
Landscaping and screening will be provided per 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. While the area of request is not categorized as being within an MVA cluster, surrounding properties immediately adjacent to the north is located within an “F” MVA category across W. Red Bird Lane and a “G” MVA category to the east across S. Cockrell Hill Road.

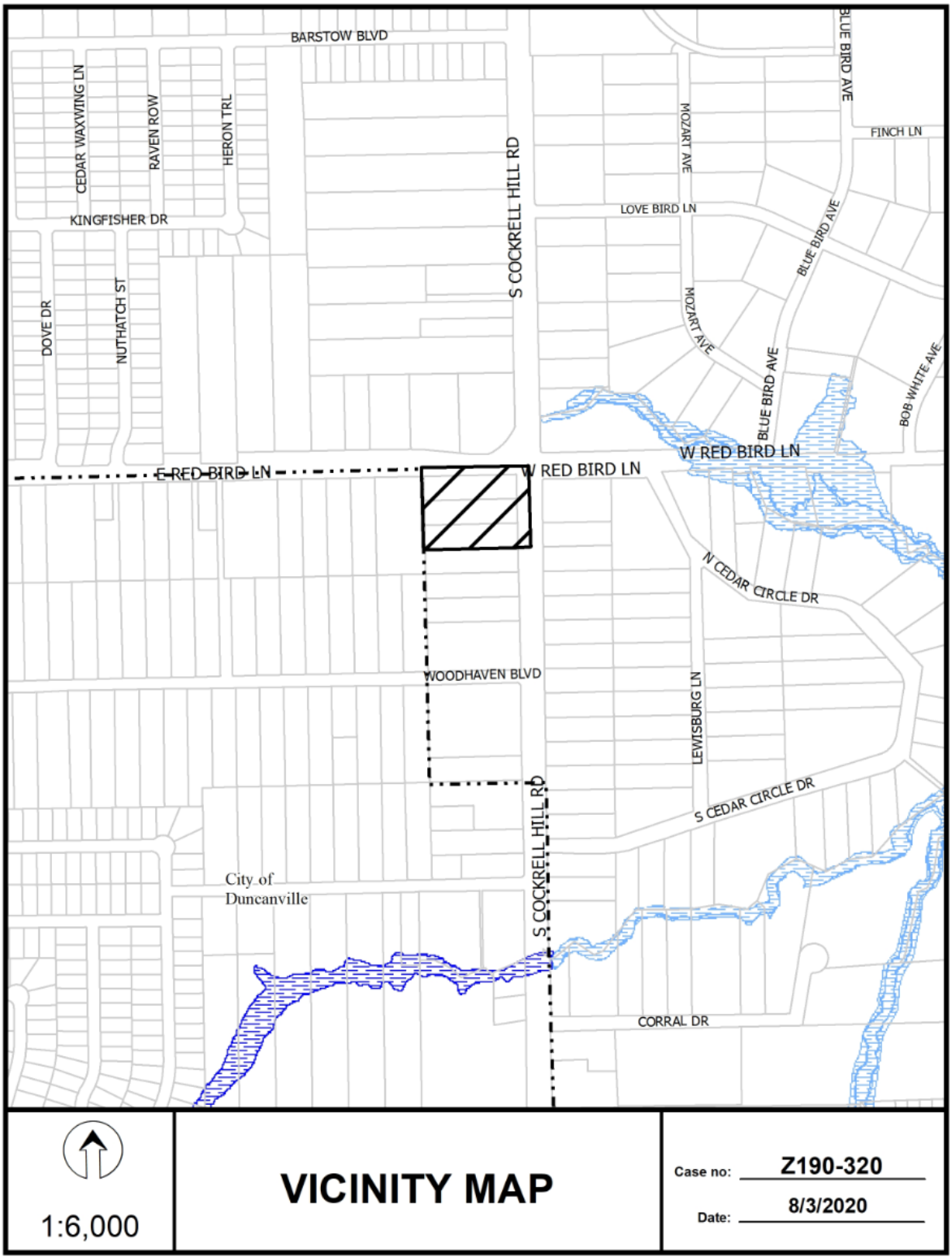
LIST OF PARTNERS

Member of Cockrell Hill Partners, Inc.

Aslam Hemani

Salman Arab

Faroq Mohammad Wazirali

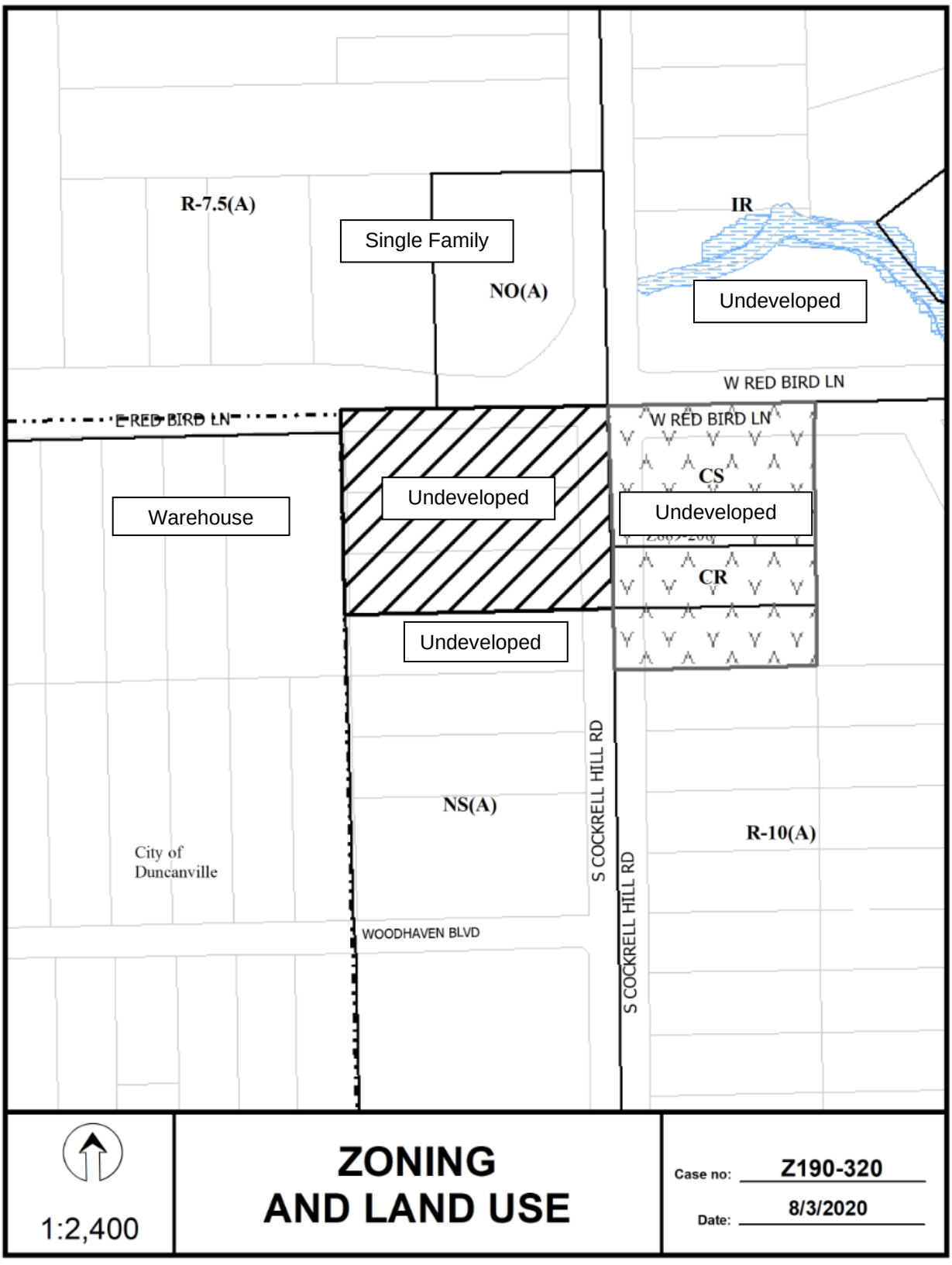

BARSTOW BLVD
CEDAR WAXWING LN
RAVEN ROW
HERON TRL
KINGFISHER DR
DOVE DR
NUTHATCH ST
S COCKRELL HILL RD
MOZART AVE
BLUE BIRD AVE
FINCH LN
LOVE BIRD LN
BOB WHITE AVE
E RED BIRD LN
W RED BIRD LN
N CEDAR CIRCLE DR
WOODHAVEN BLVD
LEWISBURG LN
S CEDAR CIRCLE DR
City of Duncanville
CORRAL DR
1:6,000
VICINITY MAP
Case no: Z190-320
Date: 8/3/2020

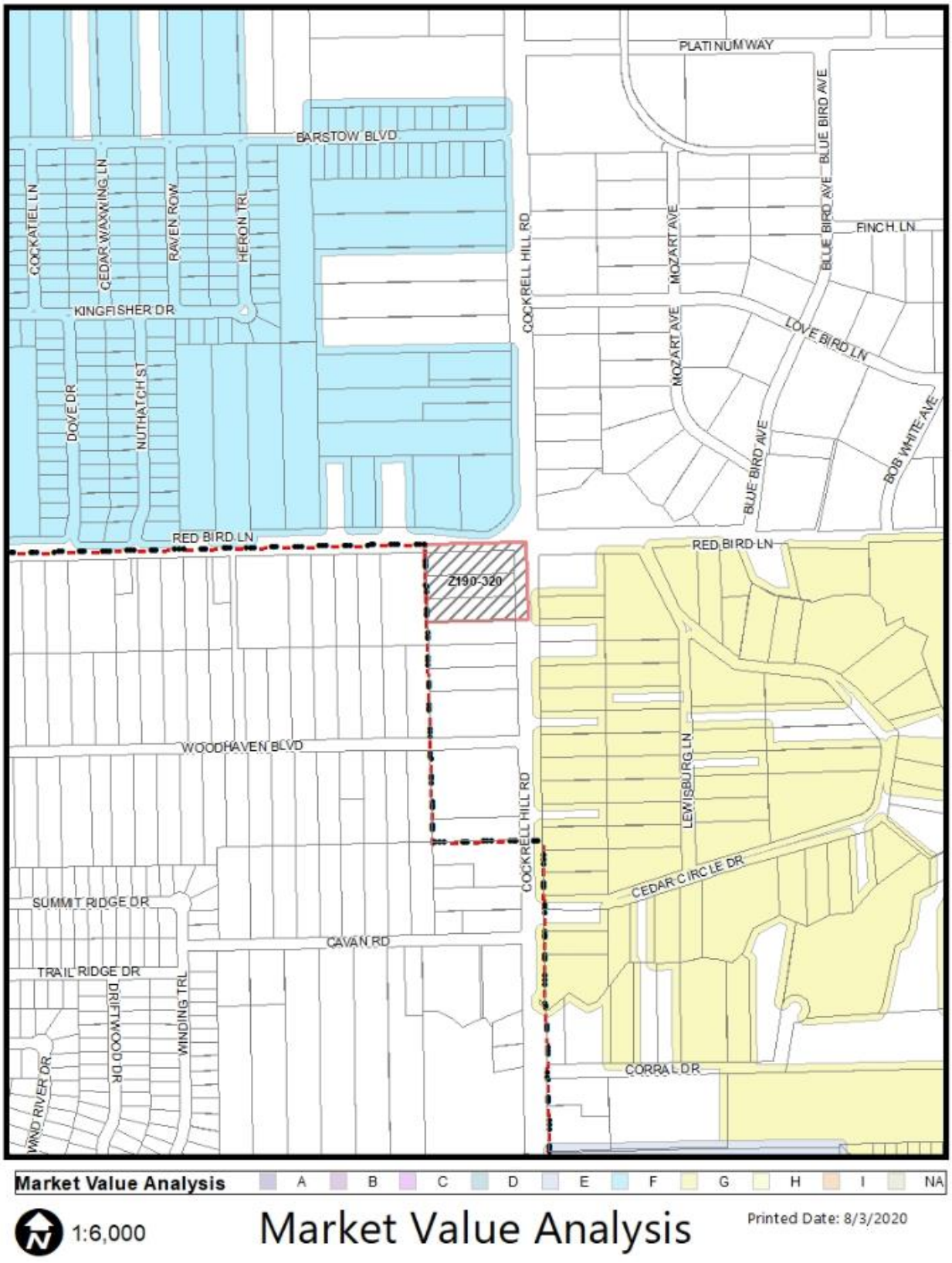
1:2,400

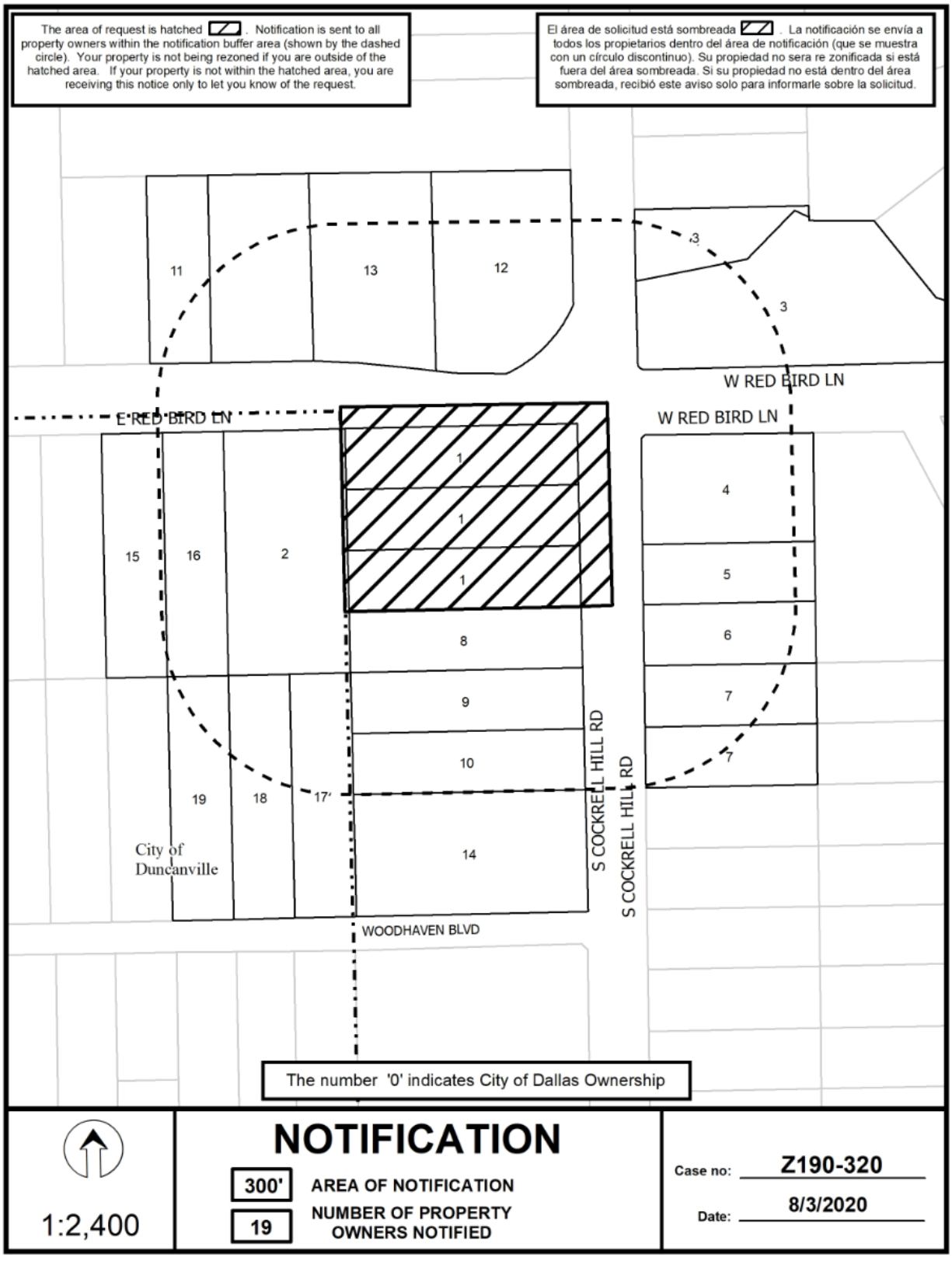
AERIAL MAP

Case no: Z190-320

Date: 8/3/2020


R-7.5(A)
Single Family
NO(A)
IR
Undeveloped
W RED BIRD LN
E RED BIRD LN
W RED BIRD LN
CS
Undeveloped
Warehouse
Undeveloped
CR
Undeveloped
S COCKRELL HILL RD
NS(A)
R-10(A)
City of
Duncanville
WOODHAVEN BLVD
S COCKRELL HILL RD
1:2,400
ZONING
AND LAND USE
Case no: Z190-320
Date: 8/3/2020


PLATINUM WAY
BARSTOW BLVD
COCKATIEL LN
CEDAR WAXWING LN
RAVEN ROW
HERON TRL
KINGFISHER DR
DOVE DR
NUTHATCH ST
COCKRELL HILL RD
MOZART AVE
BLUE BIRD AVE
FINCH LN
LOVE BIRD LN
BOB WHITE AVE
RED BIRD LN
Z190-320
WOODHAVEN BLVD
LEWISBURG LN
CEDAR CIRCLE DR
SUMMIT RIDGE DR
CAVAN RD
TRAIL RIDGE DR
DRIFTWOOD DR
WINDING TRL
WIND RIVER DR
CORRAL DR
Market Value Analysis
A
B
C
D
E
F
G
H
I
NA
1:6,000
Market Value Analysis
Printed Date: 8/3/2020


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.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
11
13
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W RED BIRD LN
E RED BIRD LN
W RED BIRD LN
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17
14
City of Duncanville
S COCKRELL HILL RD
S COCKRELL HILL RD
WOODHAVEN BLVD
The number '0' indicates City of Dallas Ownership
NOTIFICATION
300'
AREA OF NOTIFICATION
19
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z190-320
Date: 8/3/2020

08/03/2020

Notification List of Property Owners

Z190-320

19 Property Owners Notified

Label #	*Address*		*Owner*
1	5807	S COCKRELL HILL RD	COCKRELL HILL PTNRS INC
2	706	E RED BIRD LN	MAZAYA INVESTMENTS LLC
3	5706	S COCKRELL HILL RD	VALK DON
4	5806	S COCKRELL HILL RD	CAZARES MARIA D &
5	5822	S COCKRELL HILL RD	JOHNSON MARIE O TR
6	5826	S COCKRELL HILL RD	OJEH GIBSON & VIVIAN
7	5914	S COCKRELL HILL RD	KUYKENDALL TIMMIE SUE SEDBE
8	5831	S COCKRELL HILL RD	PRADO TERESA GARCIA
9	5907	S COCKRELL HILL RD	HERNANDEZ RAYMOND
10	5915	S COCKRELL HILL RD	HERNANDEZ RAYMOND M JR
11	4455	W RED BIRD LN	SANTOS IGNACIO &
12	5717	S COCKRELL HILL RD	TOLEDO YUNIER &
13	4431	W RED BIRD LN	STOKER JOHN W
14	5923	S COCKRELL HILL RD	TEMPLO PODER DE DIOS
15	620	E RED BIRD LN	612 RED BIRD LLC
16	702	E RED BIRD LN	MAURICIO LOPEZ FAMILY GROUP LP
17	711	WOODHAVEN BLVD	CROMWELL DEV CORP
18	707	WOODHAVEN BLVD	RAMIREZ BENJAMIN
19	703	WOODHAVEN BLVD	ARBAIZA JOSE HERNAN

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2020**

Planner: Pamela Daniel

FILE NUMBER: Z190-308(PD) **DATE FILED:** July 15, 2020

LOCATION: Southeast corner of Lemmon Avenue and Mahanna Street

COUNCIL DISTRICT: 2 **MAPSCO:** 34 R; V

SIZE OF REQUEST: ± 4.213 acres **CENSUS TRACT:** 6.01

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

OWNER/APPLICANT: 5033 Lemmon LP

REQUEST: An application for a Planned Development District for an LC Light Commercial Subdistrict uses on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The request seeks to construct a metal fence with openings for an automobile or motorcycle display, sales, and service (inside display) use. PD No. 193 requires a screening wall not less than six feet in height constructed of solid wood or masonry and maintained within 18 inches of the lot line that is contiguous to or perpendicularly across an adjoining alley or street from the residential subdistrict.

STAFF RECOMMENDATION: **Denial.**

PRIOR CPC ACTION: On October 15, 2020, the City Plan Commission held the request under advisement until November 5, 2020.

PLANNED DEVELOPMENT NO. 193:
http://www.dallascityattorney.com/51P/Articles%20Supp%2021/Article%20193%20Part%20I.pdf

BACKGROUND INFORMATION:

- On February 8, 1985, Planned Development District No. 193 was approved by the City Council. According to the corresponding Land Use Map, the subject site was developed with a single-family use at the time of adoption of the Ordinance.

- The PD is now comprised of approximately 2,593 acres, and provides standards to promote and protect the health, safety, welfare, convenience, and enjoyment of the public, and in part, to achieve the following objectives outlined in the Oak Lawn Area Plan.

- The request site is developed with a 67,355-square foot, one-story vehicle display sales and service use built in 2003. Of the 67,355 square foot of floor area, 29,923 square feet was constructed in 2018.

- The request seeks to construct a metal fence with openings for an automobile or motorcycle display, sales, and service (inside display) use. PD No. 193 requires a screening wall not less than six feet in height constructed of solid wood or masonry and maintained within 18 inches of the lot line that is contiguous to or perpendicularly across an adjoining alley or street from the residential subdistrict.

- Previously the request did not provide a development plan. Since being held under advisement, a development plan with a fence elevation has been provided. Additionally, the conditions have been revised to provide a percentage of 20% for maximum openness, a maximum height of six feet, and a minimum thickness of 1/16 of an inch.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Lemmon Avenue	Principal Arterial	100 ft.
Mahanna Street	Local Collector	50 ft.

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the proposed request and has determined that the request will have no impact on the adjacent 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.

In general, the applicant's request is inconsistent with the following goal and policy of the Comprehensive Plan.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5.1 Recognize adopted area/neighborhood plans in guiding development and zoning decisions.

Oak Lawn Area Plan:

(1) To achieve buildings more urban in form.

(2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.

(3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.

(4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.

(5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.

(6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.

(7) To promote landscape/streetscape quality and appearance.

The applicant's request for a PDS to allow a metal fence with openings fails to comply with any of the objectives of the Oak Lawn Area Plan and the regulations of the Oak Lawn Special Purpose District. Approval of the applicant's request would further encourage the use of a zoning change solely to thwart compliance to the standards imposed by the planned development district, which objective 6 discourages.

Land Use:

Zoning	Land Use

Site	PDD No. 193 (LC)	Automobile or motorcycle display, sales, and service (inside display)
Northwest	PDD No. 193 (MF-2)	Multiple-Family, single family
Northeast	PDD No. 193 (LC)	Retail and personal service
Southeast	PDD No. 193 (LC)	Carwash
Southwest	PDD No. 193 (MF-2)	Multifamily

Land Use Compatibility:

The site is currently developed with an occupied 67,355-square foot, one-story automobile or motorcycle display, sales, and service (inside display) use along the Lemmon Avenue frontage. The applicant seeks to create a Planned Development Subdistrict to deviate from the requirements of the fence materials and openings.

The property is surrounded by multiple-family uses along the Mahanna Street corridor to the southwest, northwest and northeast, and a carwash use to the southeast.

Based on surrounding residential development and the characteristics of the site with off-street parking spaces immediately adjacent to the residential districts, staff believes the request site can comply with the objectives of the area plan as well as the requirements set forth in PDD No. 193. Therefore, staff cannot justify a land use rationale to support a zoning change for a Planned Development Subdistrict solely for the intent to retain a metal fence with openings rather than comply with the current development codes, PD regulations and the objectives of the Oak Lawn Area Plan.

Parking:

The off-street parking requirement for an automobile or motorcycle display, sales, and service (inside display) use is one space per 500 square feet of floor area. The site complies with the off-street parking requirements and no deviations are requested.

Landscaping:

Landscaping will comply with Part I of PDD No. 193.

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, the subject site is adjacent to an E" MVA category to the northwest and west, and a "C" MVA category to the east.

List of Partners

5033 Lemmon LP

Sananca G.P., LLC

Michael L. Carter, Director

Kathy Levy Hornbach, Director

Sally Levy Rosen, Director

Nancy Levy Szor, Director

PROPOSED CONDITIONS

Proposed PD conditions

Division S-___. PD Subdistrict ___.

SEC. S-___.___. LEGISLATIVE HISTORY.

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

SEC. S-___.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict ___ is established on property located at the southeast corner of Lemmon Avenue and Mahanna Street. The size of PD Subdistrict ___is 4.21 acres.

SEC. S-___.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part I of this article apply to this division. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part I of this article, Part I of this article controls.

(b) In this division, SUBDISTRICT means a subdistrict of PD 193.

(c) Unless otherwise stated, all references to articles, divisions, or sections in this division are to articles, divisions, or sections in Chapter 51.

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

SEC. 51P-____.104. EXHIBIT.

The following exhibit is incorporated into this article:

(1) Exhibit ___A: development plan.

SEC. S-___.105. DEVELOPMENT PLAN.

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

SEC. S-___.106. MAIN USES PERMITTED.

(a) Except as provided, the only main uses permitted are those main uses permitted in the LC Light Commercial District, subject to the same conditions applicable in the LC Light Commercial District, as set out in Chapter 51A. For example, a use permitted in the LC Light Commercial 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 LC Light Commercial District is subject to DIR in this district; etc.

(b) Automobile or motorcycle display, sales and service is permitted by right. A required screening wall for residential adjacency may be constructed of metal and may have openings. Metal screening wall panels must not exceed 20% openness or six feet in height. A metal screening wall must have a minimum thickness of 1/16 of an inch and generally comply with the Fence Elevation shown on Exhibit ___A in materials and openness.

SEC. S-___.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

SEC. S-___.108. YARD, LOT, AND SPACE REGULATIONS.

The yard, lot, and space regulations for the LC Light Commercial District apply.

SEC. S-___.109. OFF-STREET PARKING AND LOADING.

Consult Part I of this article for the specific off-street parking and loading requirements for each use.

SEC. S-___.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-___.111. LANDSCAPING.

(a) Landscaping must comply with Part I.

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

SEC. S-___.112. SIGNS.

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

SEC. S-___.114. ADDITIONAL PROVISIONS.

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

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

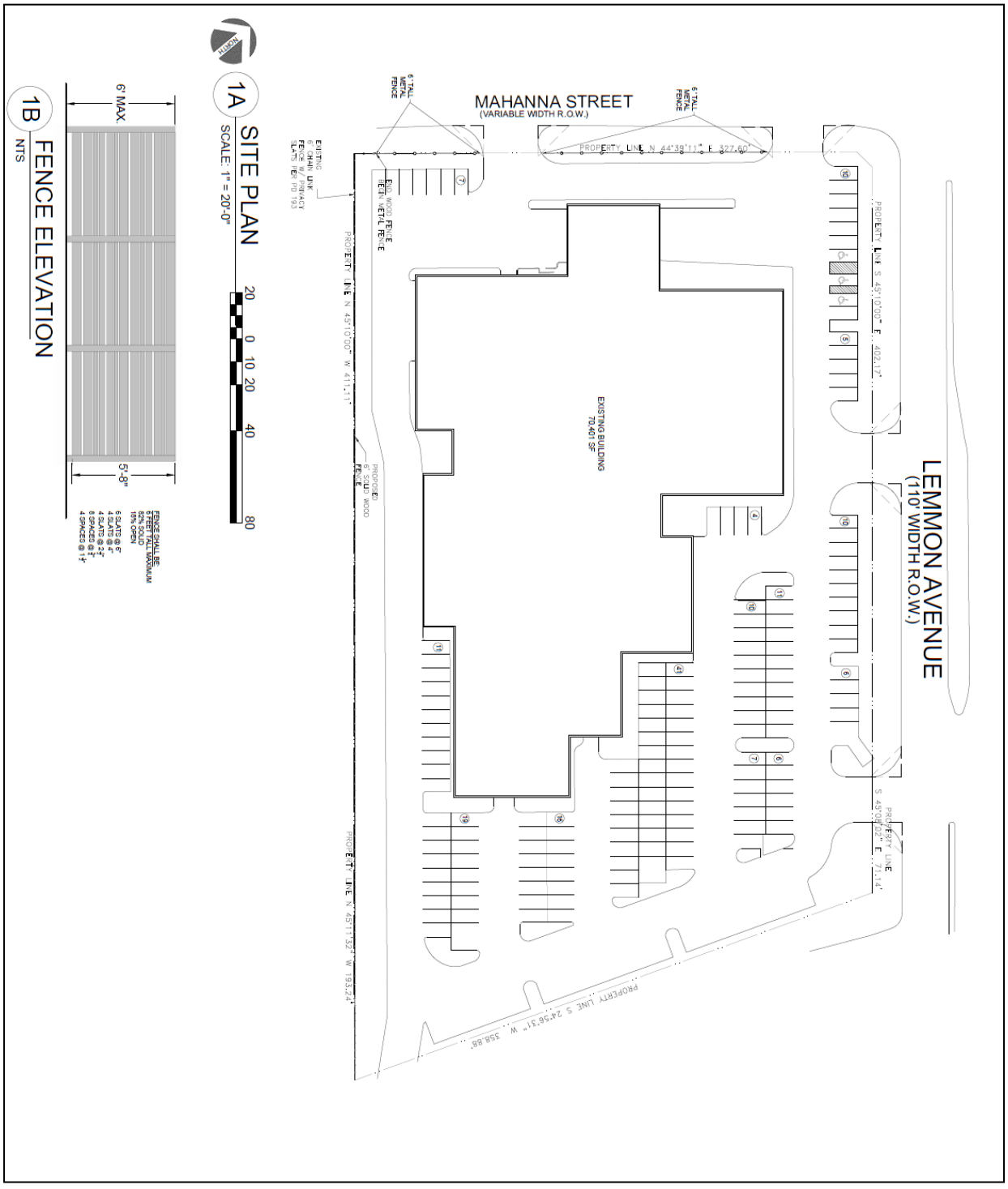
(c) Development and use of the Property must comply with Part I of this article.

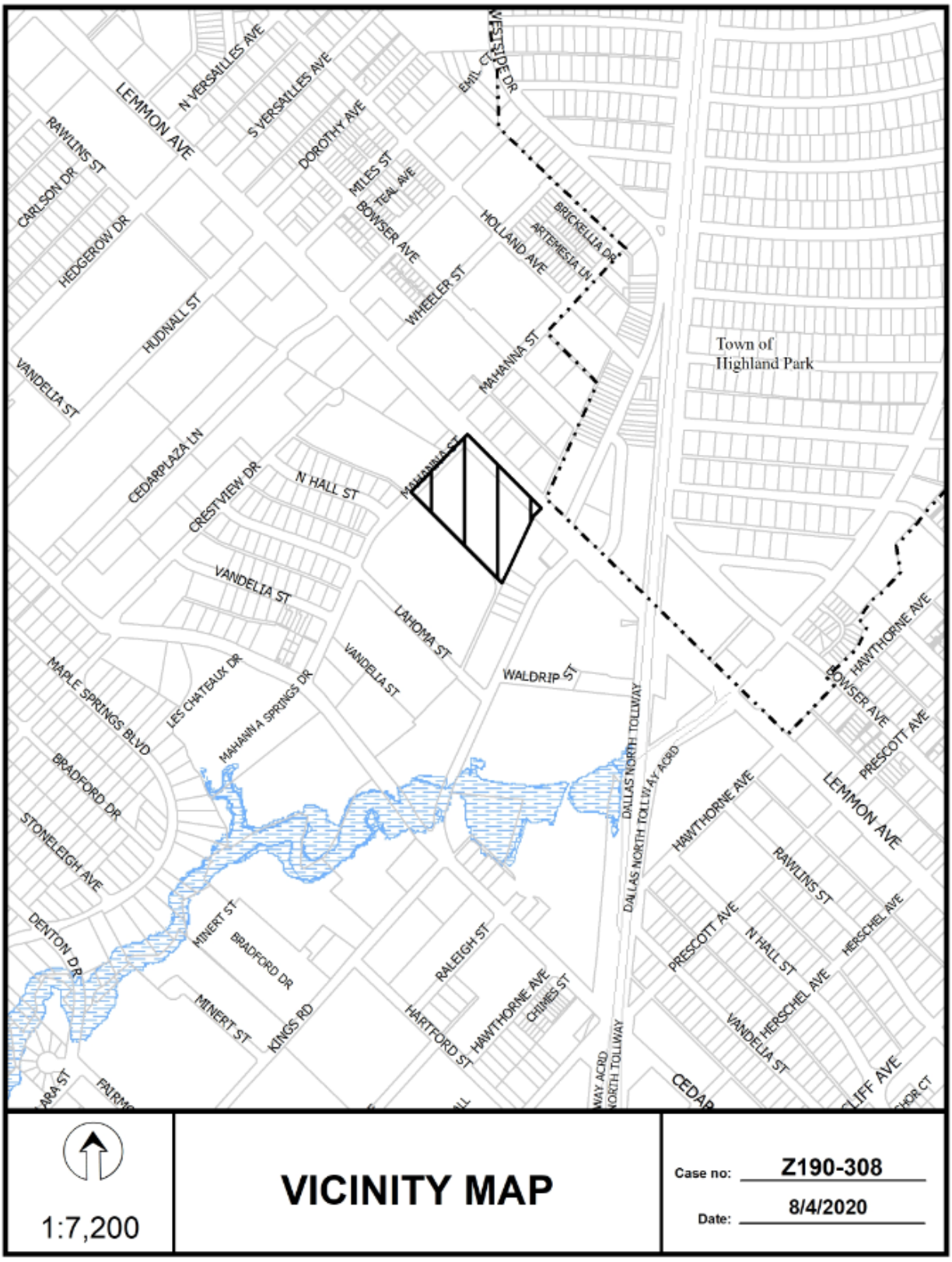
SEC. S-___.115. COMPLIANCE WITH CONDITIONS.

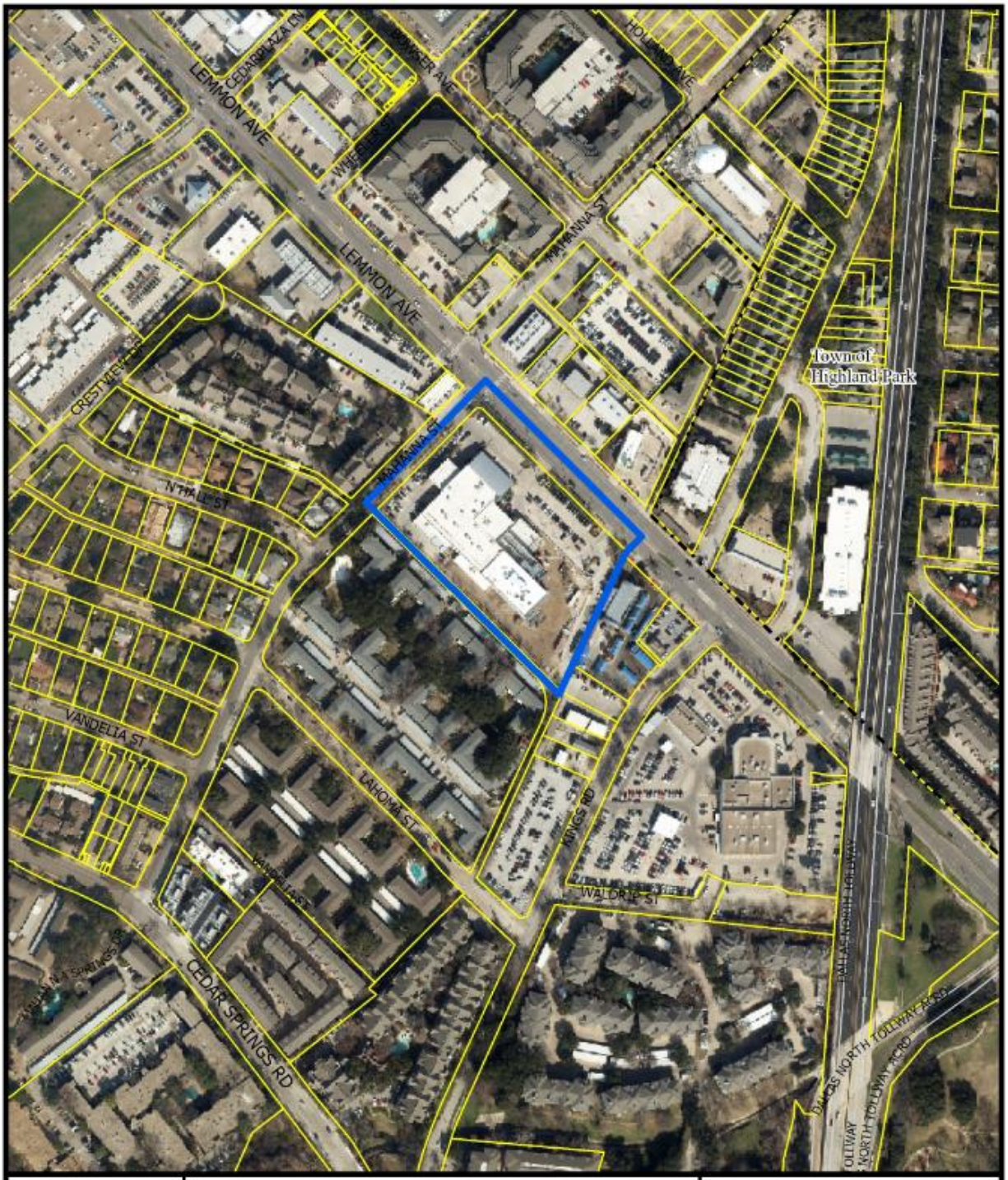
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

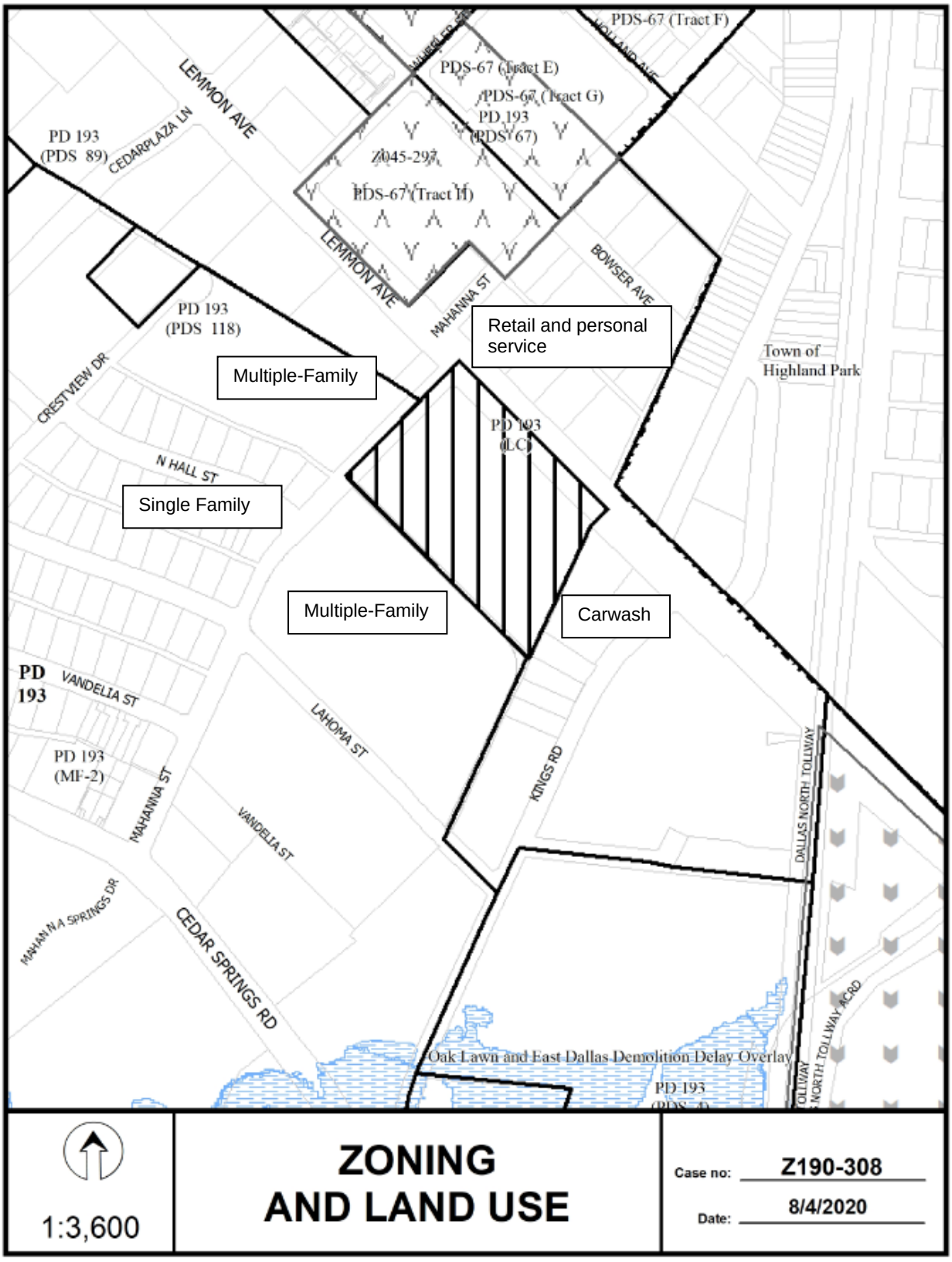
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances,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

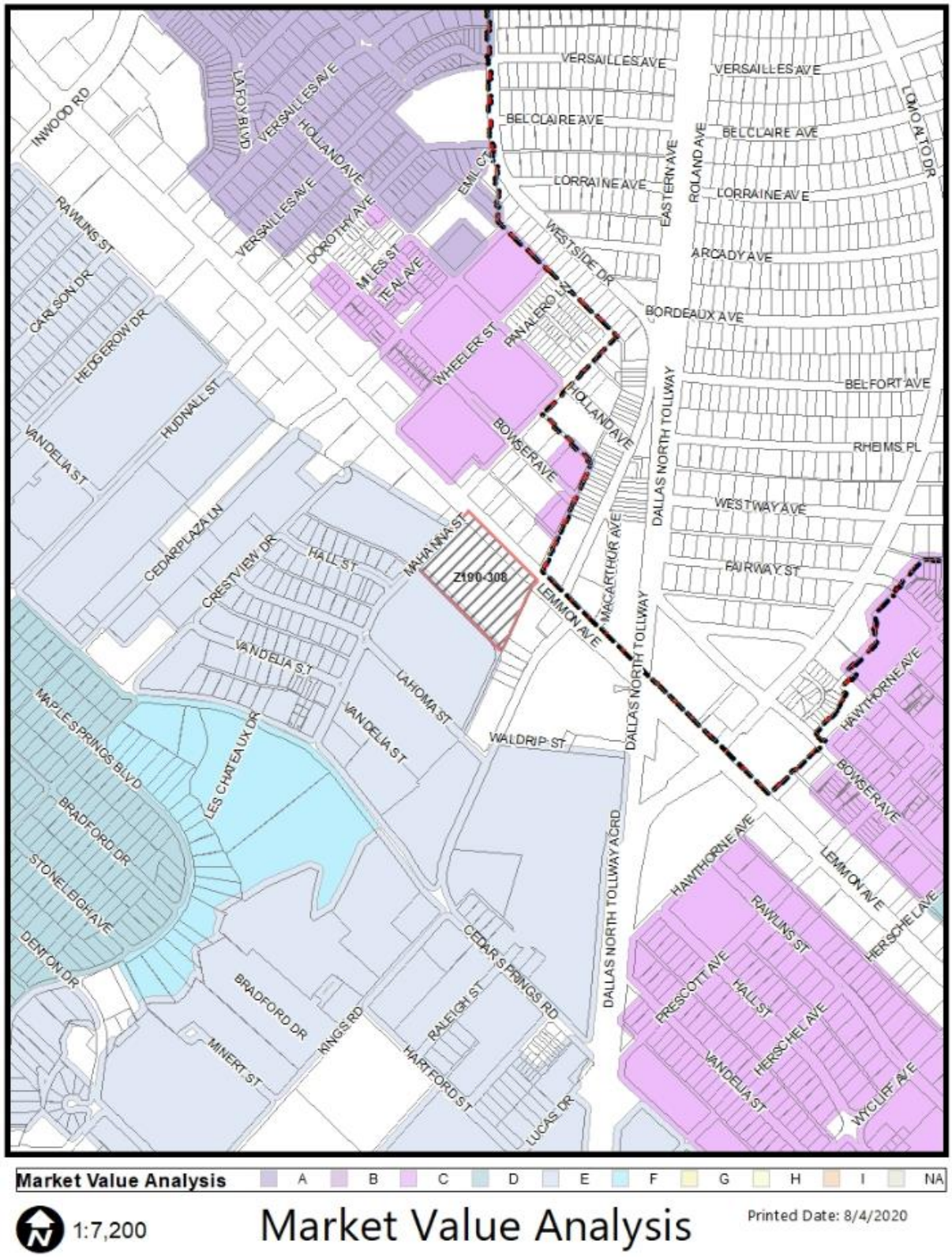
PROPOSED DEVELOPMENT PLAN


MAHANNA STREET
(VARIABLE WIDTH R.O.W.)
LEMMON AVENUE
(110' WIDTH R.O.W.)
EXISTING BUILDING
70,401 SF
PROPOSED 6' SOLID WOOD FENCE
6' TALL METAL FENCE
EXISTING 6' CHAIN LINK FENCE TO REMAIN
END WOOD FENCE BEGIN METAL FENCE
PROPERTY LINE N 44°39'11" E 327.60'
PROPERTY LINE S 45°10'00" E 402.17'
PROPERTY LINE N 45°10'00" W 411.11'
PROPERTY LINE S 45°10'00" E 71.14'
PROPERTY LINE N 45°11'52" W 193.24'
PROPERTY LINE S 24°56'31" W 358.88'
1A SITE PLAN
SCALE: 1" = 20'-0"
20 0 10 20 40 80
1B FENCE ELEVATION
NTS
6' MAX.
5'-8"
FENCE SHALL BE 6 FEET TALL MAXIMUM
82% SOLID
18% OPEN
6 SLATS @ 6"
4 SPACES @ 2"
4 SLATS @ 3.5"
8 SPACES @ 2"
4 SPACES @ 1"


LEMMON AVE
N VERSAILLES AVE
S VERSAILLES AVE
DOROTHY AVE
MILES ST
TEAL AVE
BOWSER AVE
WESTRIDGE DR
EMIL CT
BRICKELLIA DR
ARTEMESIA LN
HOLLAND AVE
WHEELER ST
MAHANNA ST
RAWLINS ST
CARLSON DR
HEDGEROW DR
HUDNALL ST
VANDELIA ST
CEDARPLAZA LN
CRESTVIEW DR
N HALL ST
Town of
Highland Park
LAHOMA ST
WALDRIP ST
DALLAS NORTH TOLLWAY
DALLAS NORTH TOLLWAY ACRD
HAWTHORNE AVE
PRESCOTT AVE
HERSCHEL AVE
MAPLE SPRINGS BLVD
LES CHATEAUX DR
MAHANNA SPRINGS DR
BRADFORD DR
STONELEIGH AVE
DENTON DR
MINERT ST
KINGS RD
RALEIGH ST
HARTFORD ST
CHIMES ST
CLIFF AVE
1:7,200
VICINITY MAP
Case no: Z190-308
Date: 8/4/2020


LEMMON AVE
CEDAR PLAZA CIR
WHEELER ST
BOWSER AVE
HOLLAND AVE
MIHANNA ST
LEMMON AVE
CRESTVIEW DR
MIHANNA ST
NTHALL ST
Town of Highland Park
VANDELIA ST
OKLAHOMA ST
KINGS RD
WALDRIP ST
CEDAR SPRINGS RD
DALLAS NORTH TOLLWAY
DALLAS NORTH TOLLWAY ACCESS RD
1:3,600
AERIAL MAP
Case no: Z190-308
Date: 8/4/2020


PDS-67 (Tract F)
PDS-67 (Tract E)
PDS-67 (Tract G)
PD 193 (PDS 67)
Z045-297
PDS-67 (Tract H)
LEMMON AVE
PD 193 (PDS 89)
CEDARPLAZA LN
PD 193 (PDS 118)
CRESTVIEW DR
MAHANNA ST
BOWSER AVE
Retail and personal service
Multiple-Family
Town of Highland Park
PD 193 (LC)
N HALL ST
Single Family
Multiple-Family
Carwash
PD 193
VANDELIA ST
LAHOMA ST
PD 193 (MF-2)
KINGS RD
DALLAS NORTH TOLLWAY
VANDELIA ST
MAHANNA SPRINGS DR
CEDAR SPRINGS RD
Oak Lawn and East Dallas Demolition Delay Overlay
PD 193
1:3,600
ZONING AND LAND USE
Case no: Z190-308
Date: 8/4/2020


Z190-308
VERSAILLES AVE
BELCLAIRE AVE
LORRAINE AVE
ARCADY AVE
BORDEAUX AVE
BELFORT AVE
RHEIMS PL
WESTWAY AVE
FAIRWAY ST
WESTSIDE DR
EASTERN AVE
ROLAND AVE
LOMO ALTO DR
INWOOD RD
LAUTON BLVD
HOLLAND AVE
EMIL CT
DOROTHY AVE
MILES ST
TEAL AVE
WHEELER ST
PANALERO
RAWLINS ST
CARLSON DR
HEDGEROW DR
HUDNALL ST
VANDELIA ST
CEDARPLAZA LN
CRESTVIEW DR
HALL ST
MAHANNA ST
LEMMON AVE
MACARTHUR AVE
DALLAS NORTH TOLLWAY
VANDELIA S T
LAHOMA ST
WALDRIP ST
MAPLESPRINGS BLVD
LES CHATEAUX DR
BRADFORD DR
STONELEIGH AVE
DENTON DR
MINERT ST
KINGS RD
RALEIGH ST
HARTFORD ST
CEDAR SPRINGS RD
LUCAS DR
DALLAS NORTH TOLLWAY ACRD
HAWTHORNE AVE
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RAWLINS ST
PRESCOTT AVE
HALL ST
HERSCHEL AVE
VANDELIA ST
WYCLIFF AVE
Market Value Analysis
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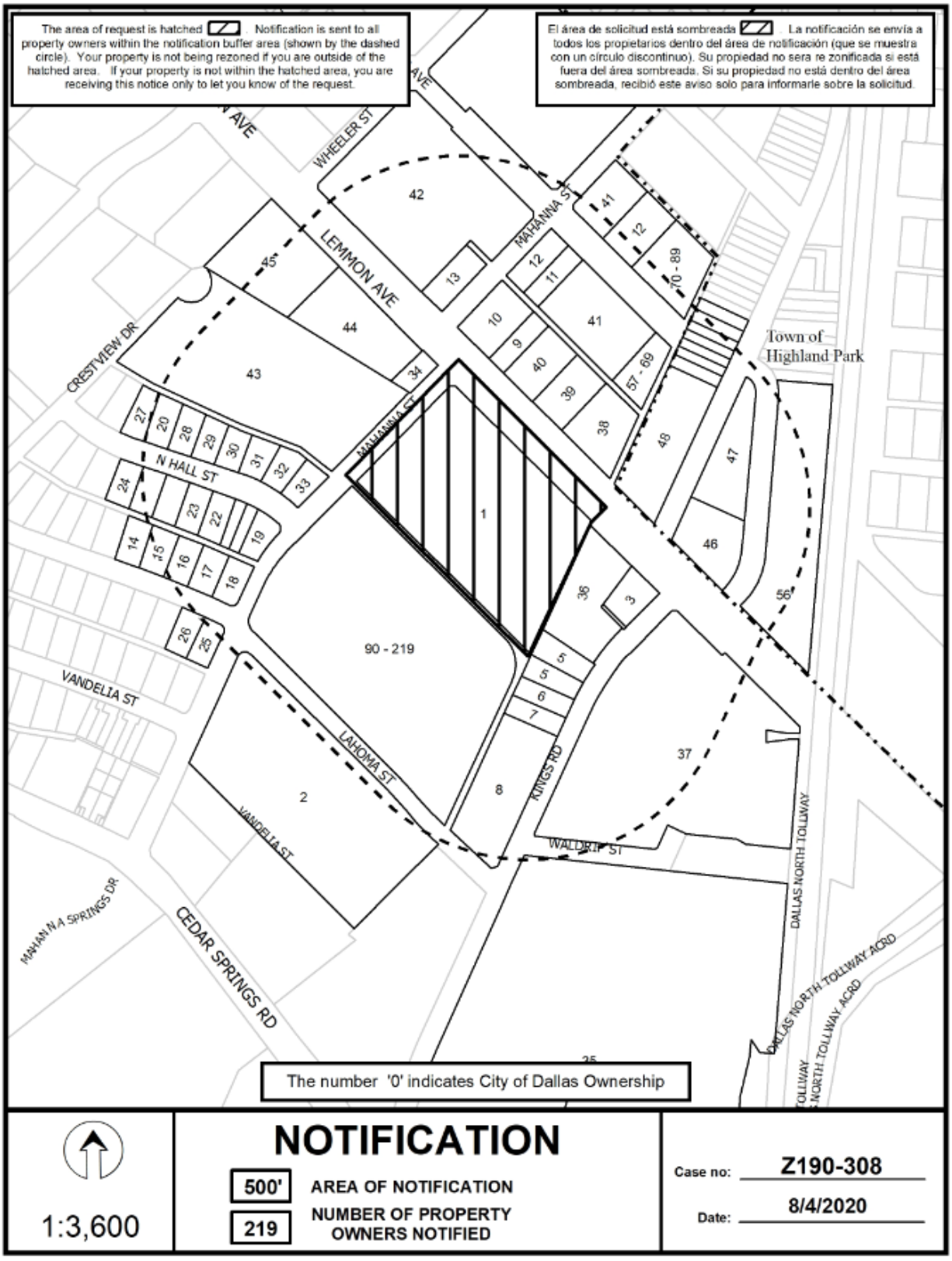
1:7,200
Market Value Analysis
Printed Date: 8/4/2020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WHEELER ST
LEMMON AVE
MAHANNA ST
CRESTVIEW DR
N HALL ST
VANDELIA ST
LAHOMA ST
KINGS RD
WALDRIP ST
DALLAS NORTH TOLLWAY
DALLAS NORTH TOLLWAY ACRD
CEDAR SPRINGS RD
MAHANNA SPRINGS DR
Town of Highland Park
90 - 219
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
219
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z190-308
Date: 8/4/2020

08/04/2020

Notification List of Property Owners

Z190-308

219 Property Owners Notified

Label #	*Address*		*Owner*
1	5029	LEMMON AVE	5033 LEMMON LP
2	4923	LAHOMA ST	MONROE APARTMENTS DALLAS LLC
3	4903	LEMMON AVE	TOMAINO PROPERTIES LP
4	3415	KINGS RD	TIVOLI REALTY INC
5	3411	KINGS RD	FORBES TODD AUTOMOTIVE II LLC
6	3403	KINGS RD	CABLE MARCUS ASSOC L P
7	3403	KINGS RD	CABLE MARCUS ASSOC L P
8	3329	KINGS RD	FORBES TODD AUTOMOTIVE
9	5030	LEMMON AVE	SMOOTH FUTURE INC
10	5040	LEMMON AVE	CONSTANCE 5040 LEMMON LTD
11	5025	BOWSER AVE	OTHER DOOR INC THE
12	5029	BOWSER AVE	OTHER DOOR INC THE
13	5100	LEMMON AVE	CUNNINGHAM DIANA PINSON
14	5122	LAHOMA ST	KING STANLEY
15	5118	LAHOMA ST	LEWIS WILLIAM H &
16	5114	LAHOMA ST	LILLINGTON DAVID
17	5108	LAHOMA ST	VAZQUEZ NICASIO F
18	5100	LAHOMA ST	HERNANDEZ RUBEN JR
19	5101	N HALL ST	RODNEY E JOHNSON
20	5109	N HALL ST	JOHNSON RODNEY E PROPERTIES LLC
21	5107	N HALL ST	ARCE JAVIER & CRISTINA
22	5111	N HALL ST	BINYON MERELENE &
23	5117	N HALL ST	LEE RANDELL
24	5131	N HALL ST	DANIEL DORIS
25	5103	LAHOMA ST	WHITLEY JEFFREY PAUL
26	5109	LAHOMA ST	BAKER DALE

08/04/2020

Label #	*Address*		*Owner*
27	5134	N HALL ST	SERESEROZ EVA
28	5124	N HALL ST	RIVERA RAUL
29	5118	N HALL ST	NEAGOE ALEXANDRU &
30	5114	N HALL ST	VILLASANA EULALIA R
31	5110	N HALL ST	VILLASANA EULALIA &
32	5104	N HALL ST	AVES VICTOR R
33	5100	N HALL ST	GARCIA ENRIQUE
34	5103	LEMMON AVE	SERVICE KING PAINT &
35	4606	CEDAR SPRINGS RD	NXRT ATERA LLC &
36	4915	LEMMON AVE	BRODERSEN ENTERPRISES INC
37	4801	LEMMON AVE	FORBES TODD AUTOMOTIVE LLC
38	5006	LEMMON AVE	5006 LEMMON AVE PARTNERS LLC
39	5016	LEMMON AVE	PAWN TX INC
40	5020	LEMMON AVE	ROYSS LLC
41	5021	BOWSER AVE	BOWSER ONE LLC
42	5100	BOWSER AVE	HIGHLAND PARK WEST LEMMON LLC
43	3443	MAHANNA ST	TEXAS MSI LTD
44	5107	LEMMON AVE	SERVICE KING PAINT & BODY
45	5151	LEMMON AVE	RT LEMMON LP
46	4848	LEMMON AVE	PRESCOTT INTERESTS 4848
47	4305	MACARTHUR AVE	4310 WESTSIDE LLC
48	4301	WESTSIDE DR	L & L REALTY CORPORATION
49	4327	WESTSIDE DR	BROWN ROSAMOND S 1998 TR
50	4329	WESTSIDE DR	AVILES JOSE
51	4331	WESTSIDE DR	ROSS MALCOLM
52	4333	WESTSIDE DR	4333 WESTSIDE DR LLC
53	4335	WESTSIDE DR	ORR ELIZABETH H
54	4337	WESTSIDE DR	STROCK ANNE T
55	4339	WESTSIDE DR	STEIN FRANCIS STEVEN &
56	4300	MACARTHUR AVE	4300 MACARTHUR PTNR LP
57	5001	BOWSER AVE	WEISFELD HERSCHEL A

08/04/2020

Label #	*Address*		*Owner*
58	5001	BOWSER AVE	IPENEMA INVESTMENTS LTF
59	5001	BOWSER AVE	FAN XIAOMENG &
60	5001	BOWSER AVE	KAMINSKI HOLDINGS INC
61	5001	BOWSER AVE	BERGANZA JOSE
62	5001	BOWSER AVE	MONTGOMERY DAVID
63	5001	BOWSER AVE	AMINI RAMIN
64	5001	BOWSER AVE	ARRIETA ALEJANDRO
65	5001	BOWSER AVE	BRICKMAN THOMAS
66	5001	BOWSER AVE	TAYLOR KENT L
67	5001	BOWSER AVE	FUNK JOSEPH M &
68	5001	BOWSER AVE	PFLANZER JOSEPH & JIA
69	5001	BOWSER AVE	WEDGE REVOCABLE LIVING TRUST
70	5000	BOWSER AVE	EQUITY TRUST COMPANY CUSTODIAN
71	5000	BOWSER AVE	WEISFELD HERSCHEL A
72	5000	BOWSER AVE	PFLANZER JOSEPH & JIA
73	5000	BOWSER AVE	LLAMAS SILVIA
74	5000	BOWSER AVE	TAYLOR KENT L
75	5000	BOWSER AVE	TUVENG JASON
76	5000	BOWSER AVE	WIGNALL PAUL G
77	5000	BOWSER AVE	ONE PEL COMMUNICATION
78	5000	BOWSER AVE	PUTNAM JAMES PERLEY JR
79	5000	BOWSER AVE	TODD ANTHONY H
80	5000	BOWSER AVE	NGUYEN HAI
81	5010	BOWSER AVE	IPENEMA INVESTMENTS LTF
82	5010	BOWSER AVE	IBANEZ CARLOS
83	5010	BOWSER AVE	GRAVEMAN ANTHONY T
84	5010	BOWSER AVE	MOSHINSKI KEVIN C
85	5010	BOWSER AVE	PATTERSON STEVE
86	5010	BOWSER AVE	FOOTE JERROD NATHAN
87	5000	BOWSER AVE	MONTES LYDIA &
88	5000	BOWSER AVE	HARBORTH DANNY G EST OF &

08/04/2020

Label #	*Address*		*Owner*
89	5000	BOWSER AVE	TYG LLC
90	4902	N HALL ST	TAMACAS CARLOS ALEJANDRO
91	4904	N HALL ST	MABE ROGER A
92	4906	N HALL ST	ELLYETT PATTI L
93	4908	N HALL ST	WEINER DORIS
94	4910	N HALL ST	HAUGHT CHRISTEL
95	4912	N HALL ST	DRAKE DARREL
96	4914	N HALL ST	CRUZ PETE G JR & GLADYS V
97	4916	N HALL ST	SCHAAL SAMUEL R
98	4918	N HALL ST	2016 GARRETT J GENTILLINI
99	4920	N HALL ST	SCHWEIGER GENEVIEVE
100	4922	N HALL ST	PROUDFOOT VALARIE A
101	4924	N HALL ST	BOOTH THEODORE J
102	4930	N HALL ST	GLAZ ANNETTE M &
103	4932	N HALL ST	HODGES KEVIN B
104	4934	N HALL ST	HEDIN MICHELLE
105	4936	N HALL ST	WADDLE THERON G
106	4938	N HALL ST	CLAROS JESUS
107	4940	N HALL ST	PRESNELL ROLLAN SCOTT
108	4942	N HALL ST	BARKER RONNY W
109	4944	N HALL ST	TAYLOR STEPHANIE R
110	4946	N HALL ST	PIRES MICHAEL
111	4948	N HALL ST	NILO JOSEPH
112	4950	N HALL ST	LAMB MELINDA G
113	4952	N HALL ST	CORDOVA VERONICA
114	5002	N HALL ST	SOLIMAN RAMSEY
115	5004	N HALL ST	BLACKWELL CHARLES A &
116	5006	N HALL ST	PAVEL BRENTON JAMES
117	5008	N HALL ST	CRUZ PATRICK G & MATTHEW G
118	5010	N HALL ST	LOCKE KATHERINE A
119	5014	N HALL ST	HUTFILZ ROBERT A

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Label #	*Address*		*Owner*
120	5016	N HALL ST	VAUGHN DALE LYNN
121	5018	N HALL ST	MILLIKEN ERIC M
122	5020	N HALL ST	TUCKER JOHN W JR
123	5022	N HALL ST	DORIS ALKIVIADIS
124	5024	N HALL ST	OCHS GLEN W
125	5034	N HALL ST	SAVAGE JAMES D
126	5036	N HALL ST	LACEY CATHRYN L
127	5038	N HALL ST	NEWTON NICHOLAS I
128	5040	N HALL ST	BRISTOW NICOL ROBERT &
129	5042	N HALL ST	ROBERTSON DAVID
130	5044	N HALL ST	CARMODY JOSEPH
131	5046	N HALL ST	SAILORS THOMAS L &
132	5030	N HALL ST	SMITH LAURA LYNN
133	5030	N HALL ST	BERGANZA JOSE
134	5030	N HALL ST	PHAN HAN T
135	5030	N HALL ST	HAMM JOEL VINCENT
136	4903	N HALL ST	OAKES DANIEL J
137	4905	N HALL ST	HARBIN DUANE
138	4907	N HALL ST	ISHIBASHI LATEER & SUSAN G
139	4909	N HALL ST	WARRINER EDWARD MERLE &
140	4911	N HALL ST	GOMEZ REBECCA
141	4915	N HALL ST	LEAVERTON JOHN R
142	4917	N HALL ST	SCHIELD JAMES L
143	4919	N HALL ST	MCDONALD CHARLIE N
144	4921	N HALL ST	BAILEY MICHAEL A
145	4923	N HALL ST	DAVIDSON DONALD
146	4927	N HALL ST	MCDANIEL THOMAS A
147	4933	N HALL ST	CARRERAS CAMERON L
148	4935	N HALL ST	WARBINGTON RICK
149	4937	N HALL ST	SAVAGE JAMES DAVID
150	4939	N HALL ST	GHEEN BOBBY D

08/04/2020

Label #	*Address*		*Owner*
151	4941	N HALL ST	MINERVINI JOHAN ANDERSON
152	4943	N HALL ST	CRON GLENN F & NICHOLAS B
153	4945	N HALL ST	ZEINALI TINA
154	4947	N HALL ST	JONES BRENT H
155	4949	N HALL ST	FRUTH CHARLES P
156	4951	N HALL ST	BRANNAN ROBERT D
157	4953	N HALL ST	MCDONNOUGH KARI A
158	4955	N HALL ST	RIZOS STRATIS NICK
159	5003	N HALL ST	FITZGERALD LORETTA JOAN
160	5005	N HALL ST	CARDONA ANDRES
161	5007	N HALL ST	GREGG JACK JR
162	5009	N HALL ST	PARKLAND TOMAS TORRES
163	5011	N HALL ST	GIBBONS LUKE AARON &
164	5015	N HALL ST	THORNHILL THOMAS MARC
165	5017	N HALL ST	SOTO JOSE
166	5019	N HALL ST	WENNING SAMUEL P
167	5021	N HALL ST	SPRANGLER SANDRA L
168	5023	N HALL ST	LEFEVRE SALLY
169	5025	N HALL ST	DUFF ROBERT H IV
170	5027	N HALL ST	KINCEL STEVEN
171	5033	N HALL ST	SHIPMAN DANIEL L
172	5035	N HALL ST	WEATHERWAX KIT &
173	5037	N HALL ST	COMBS TIMOTHY
174	5039	N HALL ST	CONDRA KURT D
175	5041	N HALL ST	HILL LOUIS
176	5043	N HALL ST	CARPENTER KYLE
177	5045	N HALL ST	SIMOKAITIS JOHN C
178	5047	N HALL ST	FUNK JOSEPH M &
179	5049	N HALL ST	WALTERS JARRETT J & CHELSEA M
180	5051	N HALL ST	VENEGAS HOWARD E & ASHLEE S
181	4902	LAHOMA ST	SUHREN DAVID

08/04/2020

Label #	*Address*		*Owner*
182	4904	LAHOMA ST	CEDERSTROM CHRISTOPHER
183	4906	LAHOMA ST	ANTHONY DENTON LIFE ESTATE
184	4908	LAHOMA ST	DAVIS JOHN C
185	4910	LAHOMA ST	WEBER FRANK B III
186	4912	LAHOMA ST	RICHMOND JOE DAVID
187	4914	LAHOMA ST	ARREDONDO RODOLFO &
188	4916	LAHOMA ST	ALLEN JOHN B
189	4918	LAHOMA ST	ALLENROSA LEE
190	4920	LAHOMA ST	PETTUS STACI M
191	4924	LAHOMA ST	FRAZIER BART
192	4926	LAHOMA ST	WILLIAMS LISA
193	4928	LAHOMA ST	TARANTO EDWARD
194	4930	LAHOMA ST	METZGER ROBERT L
195	4932	LAHOMA ST	FORRESTERREICHENSTEIN
196	4934	LAHOMA ST	RIEK STEVEN LIVING TRUST
197	4936	LAHOMA ST	ASTON DAVID W
198	4938	LAHOMA ST	ANDERSON BROOKE P
199	4940	LAHOMA ST	HOEFT GREG N
200	4942	LAHOMA ST	YBARRA RAQUEL A
201	5002	LAHOMA ST	TAYLOR CHARLES D
202	5004	LAHOMA ST	OCCM INC
203	5006	LAHOMA ST	JENTZ PAUL
204	5008	LAHOMA ST	KORDSMEIER VINCENT J
205	5010	LAHOMA ST	BENZAIA BRITTANY
206	5012	LAHOMA ST	BOERGER JOHN LEE
207	5014	LAHOMA ST	EPPERSON RICHARD D
208	5016	LAHOMA ST	RHEE DANIEL
209	5018	LAHOMA ST	FREDERICK PATRICK J
210	5020	LAHOMA ST	SOKOLAK ELIZABETH JEAN &
211	5024	LAHOMA ST	WALKER MICHAEL E
212	5026	LAHOMA ST	BARBER BROOKE

08/04/2020

Label #	*Address*		*Owner*
213	5028	LAHOMA ST	BERRY DAVID W
214	5030	LAHOMA ST	HALE MICHAEL ANTHONY
215	5032	LAHOMA ST	COX CHRISTOPHER REEVES
216	5034	LAHOMA ST	TODD ROBERT B
217	5036	LAHOMA ST	WICK ADAM &
218	5038	LAHOMA ST	ROBERTS JAMES R REVOCABLE
219	5040	LAHOMA ST	BARTUSH ZACHARY

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2020**

Planner: Vasavi Pilla

FILE NUMBER: Z167-311(VP) **DATE FILED:** May 18, 2017

LOCATION: Generally bound by Interstate Highway 45, the DART Rail right-of-way, the Union Pacific Railroad right-of-way, the northwestern side of Interstate Highway 30 from Union Pacific Railroad to Griffin Street, Canton Street between Griffin Street and Ervay Street, Ervay Street, the northern border of the Interstate Highway 30 right-of-way between Ervay Street and St. Paul Street, and Interstate Highway 30.

COUNCIL DISTRICT: 2 **MAPSCO:** 45 Q; R; U; V; Y; Z, 45 N; S

SIZE OF REQUEST: Approx. 588 acres **CENSUS TRACT:** 204.00

REQUEST: A City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 317, the Cedars Area Special Purpose District, CA-1(A) Central Area District, and Planned Development District No. 715 with consideration to be given to expanding Planned Development District No. 317 on property zoned CA-1(A) Central Area District, and Planned Development District No. 715 and amending zoning regulations including use, development standards, and other appropriate regulations of Planned Development District No. 317.

SUMMARY: The purpose of this authorized hearing is to provide for appropriate land use and development standards; to promote pedestrian connectivity; and to provide guidelines to ensure compatibility with existing and future development.

STAFF RECOMMENDATION: **Approval** of amendments to Planned Development District No. 317, subject to conditions; and **no change** to Planned Development District No. 715 and CA-1(A) Central Area District properties.

PRIOR CPC ACTION: This item was held under advisement on February 6, 2020, March 26, 2020, May 21, 2020, July 23, 2020, August 20, 2020, September 3, 2020 and October 15, 2020.

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

PLANNED DEVELOPMENT DISTRICT No. 715:
http://www.dallascityattorney.com/51P/Articles%20Supp%206/ARTICLE%20715.pdf

PLANNED DEVELOPMENT DISTRICT No. 715 EXHIBITS:
http://www.dallascityattorney.com/51P/Exhibits%20Supp%206/715A.pdf

BACKGROUND INFORMATION:

- On July 26, 1989, City Council approved Planned Development District No. 317, the Cedars Area Special Purpose District.

- On May 18, 2017, the City Plan Commission (CPC) initiated an authorized hearing to determine proper zoning for the area.

- On January 10, 2019, the 1st Community Meeting was held by the City and hosted by Mayor Pro-Tem Medrano to review existing zoning, the authorized hearing process, next steps, and to gather input from members of the community. Approximately 100 people attended.

- Between February 25, 2019, and September 9, 2019 staff met with the 13- member Steering Committee appointed by Mayor Pro-Tem Medrano 9 times to discuss proposed changes for the area. An average of 11 of the 13 Steering Committee members attended the meetings. An average of 20 community members and interested parties attended the meetings.

- On November 5, 2019, the 2nd Community meeting was held by the City and hosted by Mayor Pro-Tem Medrano to present the proposed zoning amendments. Approximately 150 people attended.

- On November 7, 2019, as part of the CPC Bus Tour, the Commission toured the authorized hearing area.

- On December 12, 2019, January 9, 2020, June 4, 2020 and July 9, 2020, CPC was briefed on this case.

- On February 6, 2020 and March 26, 2020 CPC held the item under advisement. On May 21, 2020 CPC provided items for further study and held the case under advisement. On July 23, 2020 and August 20, 2020 CPC held the case under advisement. On September 3, 2020 CPC provided recommendations to be considered and held the case under advisement. On October 15, 2020 CPC held the item under advisement.

  The items for futher study as provided by CPC on May 21, 2020 are highlighted in green in this case report.

  The recommendations provided by CPC on September 3, 2020 are shown in the *Proposed Conditions Draft Ordinance* in this case report. It is the revised version dated 10.20.2020 which was distributed to CPC, the Cedars Authorized Hearing Steering Committee, the Cedars Interested parties, and posted to the Cedars webpage on October 21, 2020. However, Exhibit 317L - *Designated Legacy*

Building Areas Location Map has been added to the list of Exhibits in SEC. 51P-317.103.1. EXHIBITS.

Zoning History:

There have been 10 zoning cases in the vicinity in the past five years.

1. Z189-297 On October 23, 2019, the City Council approved creation of a new subdistrict for mixed uses on property zoned Tract 2 in Subdistrict 4 - Warehouse/Residential Transition and Subdistrict 5 - Industrial within Planned Development District No. 317, the Cedars Special Purpose District, located on the east line of Cesar Chavez Boulevard, west line of Good Latimer Expressway, north of Corinth Street and south of Dawson Street.

2. Z178-247 On August 6, 2018, the City Council approved a Specific Use Permit for a bar, lounge, or tavern on property zoned Subdistrict 2 within Planned Development District No. 317, the Cedars Special Purpose District.

3. Z167-246 On August 6, 2018, the City Council approved creation of a new subdistrict for mixed uses on property zoned Subdistrict 2 (the Moderate Density Mixed Use Corridors), within Planned Development District No. 317, the Cedars Area Special Purpose District.

4. Z178-131 On April 25, 2018, the City Council approved the expansion of Subdistrict 2 (Moderate Density Mixed Use Corridors) on property zoned Subdistrict 1 (Moderate Density Residential) within Planned Development District No. 317, the Cedars Area Special Purpose District.

5. Z 156-353 On January 11, 2017, the City Council approved a new subdistrict for Subdistrict 3A uses and an alcoholic beverage manufacturing use on property zoned Subdistrict 3A within Planned Development District No. 317, the Cedars Area Special Purpose District

6. Z156-275 On December 14, 2016, the City Council approved a new subdistrict for single family uses and office showroom/warehouse use on property zoned Subdistrict 3A within Planned Development District No. 317, the Cedars Area Special Purpose District, located in an area

generally bounded by both sides of Cockrell Avenue, McKee Street, Pitt/Wall Street and southwest of Alexander Avenue.

7. Z156-127 On April 13, 2016, the City Council approved a new subdistrict (2A) for property zoned Subdistrict 2 within PD No. 317, the Cedars Area Special Purpose District, located on the southwest corner of Beaumont Street and Ervay Street.

8. Z156-158 On March 23, 2016 the City Council approved an ordinance granting a Subdistrict 2 (Moderate Density Mixed Use Corridors) on property zoned Subdistrict 6 (Old City Park Institutional) within Planned Development District No. 317, the Cedar Area Special Purpose District, located on the southeast line of Gano Street, northwest of Beaumont Street South Ervay Street and Gano Street, east corner.

9. Z145-342 On November 10, 2015, the City Council approved a Demolition Delay Overlay District in the greater Downtown area.

10. Z134-336 On January 14, 2015, the City Council approved an expansion to Subdistrict 2 onto property zoned Subdistrict 6 within Planned Development District No. 317, the Cedars Area Special Purpose District

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Good Latimer Expressway	Principal Arterial	100 feet Keep existing
Cesar Chavez Boulevard	Principal Arterial	100 feet to 105 feet Keep existing
Ervay Street	Community Collector	60 feet Keep existing
Harwood Street	Minor Arterial	60 feet Keep existing
Lamar Street	Principal Arterial	80 feet Keep existing
Corinth Street	Principal Arterial	80 feet Keep existing
Belleview Street	Community Collector	60 feet Keep existing

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the proposed amendments and recommended changes to the visibility triangle requirements and a loading space for the multifamily units.

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies that can serve as a framework for assisting in evaluating the amendments to the authorized hearing area.

The proposed amendment 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 1.1.3 Build a dynamic and expanded Downtown.

Implementation Measures 1.1.3.4 Strengthen connections between Downtown, the Trinity River Corridor and adjacent neighborhoods.

Staff's proposed amendments establishing primary streets and corridors through the Cedars into Downtown, strengthens the pedestrian connections between the Cedars and Downtown.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

Implementation Measures 1.3.1.6 Promote incentives for ownership and affordable housing development in Dallas.

Implementation Measures 1.3.1.7 Implement zoning tools to accommodate alternative housing products.

The comprehensive Housing Policy focuses on encouraging the development of affordable housing within the city. Staff's proposed regulations include development bonuses for providing mixed income housing within the Cedars area. Additional tools like accessory dwelling

units and accessory live units will create an opportunity to develop more housing units within the area.

GOAL 1.4 COORDINATE PLANNING ACTIVITIES TO BALANCE TRANSPORTATION, LAND USE, INFRASTRUCTURE AND THE ENVIRONMENT

Policy 1.1.4 Capitalize on Transit Oriented Development Opportunities.

Implementation Measures 1.1.4.1 Maximize development opportunities around DART stations.

Implementation Measures 1.1.4.2 Initiate Area Plans to identify and evaluate land for high density mixed-use development near transit centers. Coordinate public investment and land use regulations with development activity. Include area business leaders as well as neighborhood stakeholders when creating Area Plans.

Implementation Measures 1.1.4.3 Use existing and historic buildings when possible to retain the character of surrounding neighborhoods, to build neighborhood identity and to provide opportunities for mixed-use development.

Implementation Measures 1.1.4.4 Use land use regulations to define the appropriate mix and density of uses and appropriate transitions to adjacent areas. The range of regulatory measures should reflect the need for various scale and densities in transit centers.

Cedars is one of Dallas' oldest neighborhoods and has many older buildings. Staff's recommendations encourage the preservation of older buildings to keep the uniqueness of the area by recommending a parking reduction for legacy buildings, encourages repurposing/reuse of older buildings to keep the uniqueness of the area. The area is well connected with the highways, DART light rail station and DART bus stations. However, the infrastructure is not conducive for walking. The proposed regulations provide parking incentives to the developers for providing enhanced pedestrian connectivity to the DART station and a development bonus near the proposed high-speed-rail. Additionally, the proposed regulations require all new sidewalks along the street frontage with a minimum unobstructed width of six feet.

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.

Implementation Measures 2.3.3.2 Identify priority corridors and connections to surrounding neighborhoods and among Downtown destinations and amenities. Develop strategies to strengthen these connections.

Implementation Measures 2.3.3.4 Encourage development with high quality streetscaping and pedestrian amenities. Promote such development opportunities by developing a plan for a modern streetcar circulator system to enhance linkages between major destinations within Downtown and the DART light rail transit system.

Cedars area is located adjacent to Downtown Dallas and provides the housing for the employees who work in downtown. Staff's proposed regulations encourage developments to provide enhanced pedestrian connectivity to the DART station. The proposed front yard setback regulations facilitate café space and patio spaces to activate the pedestrian realm.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Policy 5.1.3 Encourage complementary building height, scale, design and character

Cedars area provides the entryway into downtown from south of Dallas. Staff's proposed regulations fosters appropriate building height, scale and massing, that is complementary to the downtown area not to create another downtown. Staff's proposed regulations focus on augmenting the unique character of the Cedars area.

Area Plans:

Downtown Dallas 360 Plan

The *Downtown Dallas 360 Plan* was adopted in April 2011 and updated in December 2017. The Plan was adopted as a guide to future City Council actions concerning land use and development regulations, transportation and economic development, and capital improvement expenditures in the area generally bounded by a two-and-a-half-mile radius centered on the intersection of Main Street and Akard Street.

The Plan recognizes the Cedars area as the diverse, eclectic neighborhood that has the potential to accommodate new workforce housing that can take advantage of Downtown views and accessibility near I-30. Staff's proposed regulations boosts the mix of housing options, encourages affordable and workforce housing in the area, improves the sense of community by preservation of existing older homes through development bonuses. Steering Committee proposed regulations encourages live units and accessory dwelling units and wider sidewalks. The regulations emphasized pedestrian friendly design elements promoting walkability and connecting the Cedars area to the major downtown attractions.

Cedars Area Plan

The Cedars Area Plan was adopted in 2002, creating a vision for future development in the area focusing on compatible land uses, zoning, urban design and transportation issues. The Plan encourages residential, mixed-use development and consolidation of industrial, heavy warehouse/distribution uses. The focus of the plan was to improve the connectivity, pedestrian and bicycle network, traffic circulation, linking the Cedars area to the major attractions like the Old City Park, DART station, Downtown, and Trinity Corridor. The area has many old houses with historical remnants of the old Cedars neighbor and these are valuable assets and can serve to preserve the unique character of the area.

Other Plans:

Cedars Tax Increment Financing District Plan:

The Planned Development District No. 317 is within the Cedars Tax Increment Financing District (TIF). The Cedars TIF District was established by Dallas City Council by Ordinance No. 21492, on December 9, 1992 with mission to attract new residential and commercial development, facilitate growth and increase its tax base, capitalizing on the District's proximity to Downtown Dallas and major transportation arteries. The Cedars TIF Plan provides incentives to promote redevelopment of the area by utilizing public investment to attract new private investment primarily for mixed income residential housing, hotel/motel rooms, retail and office space. The Plan emphasizes design elements to improve pedestrian connectivity, vehicular circulation connecting the area to with the Downtown, the Farmers Market, and Dallas Convention Center.

Staff's proposed recommendations for PD No. 317 are based on the *forwardDallas! Comprehensive Plan*, Downtown Dallas 360 Plan, Cedars Area Plan 2002, and Cedars Tax Increment Financing Plan. Staff's proposal supports the area plan goals and policies to foster appropriate development scale, encourage the reuse of older buildings and retain the unique character of the neighborhood.

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 target intervention strategies in weak markets more precisely 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 uncategorized. Properties located in the general area surrounding the area of request are within Category C to the northwest, Category E to the east and west, and Category H to the southeast.

Surrounding Land Uses:

	Zoning	Land Use
Site	CA-1(A) Central Area District	Government uses, and parking lots
Site	PD No. 715	Homeless assistance center
Site	PD No. 317 Subdistrict 1 – Residential Subdistrict 2 – Moderate Density Mixed Use Corridor Subdistrict 3 – Moderate Density Mixed Use Corridor Subdistrict 4 – Industrial Subdistrict 5 – Transition Subdistrict 6 – Old City Park	Parking lots, vacant properties, Single family, duplex, multifamily, church, retail, bar and restaurant, hotel, office, commercial, DART properties
North	CA -1 (A) Central Area District	Government uses, and parking lots
Northeast	PD No. 357	Dallas Farmers Market, townhomes, multifamily
South	PD No. 747	Commercial, vacant lots

South east	PD No. 513	Multifamily
East	MU-1 PD No. 841 PD No. 346	Commercial, Multifamily, office buildings
West	PD No. 800 PD No. 784	Commercial, vacant lots

STAFF ANALYSIS

The authorized hearing area includes properties zoned CA-1 (A), Central Area District, Planned Development District No. 715 and Planned Development District No. 317.

CA-1 (A) Central Area District properties and Planned Development District No. 715:

The authorized hearing area includes approximately 7 acres zoned CA-1(A) Central Area District, generally bound by Ervay Street, Akard Street, Canton Street, and Corsicana Street. The purpose of the CA-1(A) district is to provide to accommodate existing development into the central area of the city, to encourage appropriate future use of land, and to prevent the increase of street congestion. Currently, the area contains parking lots and government buildings. The CA-1(A) area is to the north and separated by I-30 from the Cedars area.

Planned Development District No. 715 is located on the southeast corner of South Ervay Street and Cadiz, contains approximately 22,575 square feet, with a homeless assistance center by specific use permit. This area is located to the north and across I-30 from the Cedars area.

Based on the purpose of the areas, there are no changes proposed to the CA-1(A) properties and PD No. 715.

Planned Development District No. 317:

GENERAL OVERVIEW:

Originally, when the Planned Development District was created in 1989, it had 12 subdistricts: residential district, commercial district, Akard Street commercial corridor district, two freeway frontage corridor district, hotel district, commercial/secondary/utility uses district, industrial/warehouse district, heavy industrial district, park district, industrial manufacturing district and commercial service district. Due to market trends and complexities of the PD, the community leaders initiated an area wide vision process in 2000. Community leaders, and developers led the vision efforts, with property owners and City staff from current planning, economic development, public works, code, and city attorney's office involved in the process. That visioning process resulted in the creation of the 2002 Cedars Area Plan and was the foundation for the revised PD No. 317, which consolidated 12 subdistricts into 6 new subdistricts: residential district, moderate density mixed use corridor district, freeway-oriented high-density mixed-use district, warehouse/residential transition district, industrial district and Old City Park institutional district. However, since then, multiple amendments have been made to PD 317 through individual zoning cases and by October 2019, the PD was comprised of 14 subdistricts.

Due to the multiple amendments and recent changes in the Cedars area, CPC authorized a hearing to determine proper zoning for the area. Mayor Pro-Tem Medrano appointed a 13-member Steering Committee and the authorized hearing process began.

The Steering Committee and Staff met nine times between February 25, 2019, and September 9, 2019. At the conclusion of the meetings, the Steering Committee and Staff agreed on most regulations. However, there are six areas in which recommendations differ: front yard setbacks, side and rear yard setbacks, height, Floor Area Ratio (FAR), lot coverage and the off-street parking regulations. The highlighted areas in the following chart reflect the differences.

On May 21, 2020, CPC suggested Items for further study, these were included in the documents as " CPC Items for further study."

Steering Committee, Staff Recommendation, CPC Items for further study, Comparison Chart:

Development Regulations	Steering Committee Recommendation	Staff Recommendation	CPC Items for further study
front yard (feet)	**Subdistricts 1, 2, 3, and 4**		
	0'	Min.- Max. 0' - 10' Primary Street 0' - 5' all other streets No max. - Legacy Bldg.	Min.- Max. 5' - 10' Primary Street 5' -8' all other streets No setbacks - Legacy Bldg.
	Subdistrict 5		
	15'	15'	15'
side/rear yard (feet)	**Subdistrict 1**		
	0' or 10'	Min.- Max. 0' - 10' No max. - Legacy Bldg.	Additions: structure above 45' side and rear yard - 1' for every 2 ' of height above 45'
	Subdistricts 2, 3, and 4		
	Side yard: 5' - duplex 10' - MF structures<36' ht. 0' - other structures Rear yard: 10' - duplex 15' - MF structures<36' ht. 0' - other structures	Same	Same
		Staff Addition: No min. - Legacy Bldg.	Same as staff. Recomm
	Subdistrict 5		
	0' or 10'	Same	Same

Development Regulations	Steering Committee Recommendation	Staff Recommendation	CPC Items for further study
FAR	**Subdistrict 1**		
	2	Same	Same
	Subdistricts 2, and 4		
	20	-6 - Base -7, 8, 9 - Mixed Income Housing Bonus -20 - High Speed Rail Bonus	3 - base; 4 with 5% open space 4,5,6(or) 5,6,7 with 5% open space 20 - Hight Speed Rail Bonus
	Subdistrict 3		
	20	-6 - Base -7, 8, 9 - Mixed Income Housing Bonus -20 - High Speed Rail Bonus	Additions: 5% open space required
	Subdistrict 5		
	0.5	Same	Same
Height	**Subdistrict 1**		
	90	Same	Same
	Subdistricts 2, and 4		
	Unlimited Height	300' ht. 400' ht. Mixed Income Housing Bonus 500' ht. High Speed Rail Bonus	180' ht. 300' ht. Mixed Income Housing Bonus 500' ht. High Speed Rail Bonus
	Subdistrict 3		
	Unlimited Height	300' ht. 400' ht. Mixed Income Housing Bonus 500' ht. High Speed Rail Bonus	Same as staff. Recommend.
	Subdistrict 5		
	70 ft	Same	Same

Development Regulations	Steering Committee Recommendation	Staff Recommendation	CPC Items for further study
Lot Coverage	**Subdistricts 2, 3, and 4**		
	1	80% - Base 85% - Mixed Income Housing Bonus 85% - High Speed Rail Bonus	Same as staff. Recommend.
	Subdistrict 5		
	80%	80%	Max. lot coverage 50%

Development Regulations	Steering Committee Recommendation	Staff Recommendation	CPC Items for further study
Parking	CA - 2 (A) Parking: - 0 spaces. for bldg. built prior to June 1, 1981 and - 1 space/2,000 sf. of floor area over 5,000 sf. for additions. - 0 spaces for < 5,000 sf. and 1 space/2,000 sf. of floor area over 5,000 sf.	51 A parking regulations per uses and per specific uses defined in the PD with Parking Reductions: - 40% - Legacy building - 40% - Proximity to DART (1500') and providing pedestrian connectivity and amenities - 5% - Ride Share Parking - On-street parking credit -1 off-street loading space for MF	Follow Staff Recommendations, except: Legacy Building Parking Reduction Multi-family uses: No parking first 5 units Restaurant uses. No parking first 5,000 square feet of floor area in a ground level Inside Commercial Amusement. For an inside commercial amusement use other than dance hall sues, no off-street parking spaces first 2,500 square feet of floor area in a ground level use Retail-related uses or professional, personal service uses. No off-street parking spaces are required for the first 5,000 square feet of floor area in a ground level Pedestrian Amenities parking reduction: Parking for uses on a lot that are located within 2,000 feet
	Single Family and Duplex use park per Division 51A-4.200	Same	Same
	Remote parking distance up to 1300' with enhanced pedestrian amenities and connectivity provided	Same	Same

Based on the Comprehensive Plan, Dallas 360 Plan, and Cedars Area Plan 2002, Staff recommendations are intended to support:

- Preservation of the unique character of Cedars: Cedars area has a lot of older buildings that are unique and to the area. The proposed parking reduction for Legacy Buildings intends to incentivize the reuse of these older buildings without demolishing them.
- Complementary building height, scale, and mass appropriate for the area: Cedars area consists of vacant lots, empty parking spaces, and abandoned buildings. Staff's proposed regulations are higher than the existing PD regulations. The proposed gradual height and setback will encourage development to complement the character of the neighborhood.
- Promoting walkable, active neighborhood: by allowing wider sidewalks and disallowing parking in the front yard setback, Staff's recommendations intend

to promote walkability, encourage café/ patio spaces and an active public realm with "eyes on the street" to promote an active and safe neighborhood.

- Enhanced Pedestrian Connectivity: parking for uses on a lot that is located within 1,500 feet of a Dallas Area Rapid Transit (DART) light rail station may be reduced by 40 percent if enhanced pedestrian amenities are provided. Staff's proposed regulations include keeping this existing parking reduction to improve pedestrian connectivity to DART light rail station.
- Encourage mixed income housing opportunities: The area is located adjacent to the major employment center, downtown Dallas. To support and promote housing for the employees who work in downtown, Staff's proposed regulations provide development density bonuses for providing mixed income housing in the Cedars.

PROPOSED REGULATIONS:

The proposed regulations include consolidation of existing subdistricts, land uses, and development regulations.

Subdistrict 1 (Moderate Density Residential) Tract -1 and Tract 2:

The residential encourages the development of a stable mix of low and moderate density residential land uses alone or in combination with limited office and retail land uses in areas that are isolated from heavy traffic routes; to encourage development patterns that support alternative modes of transportation; and to encourage the preservation of structures with historic value.

The Steering Committee reviewed the area and recommended minor changes to the boundary of the district.

Land Uses – Subdistrict 1:

- Agricultural uses
  - Urban Garden
- Industrial uses
  - Art or craft production facility
  - Temporary concrete or asphalt batching plant
- Institutional and community service uses
  - Child-care facility [SUP]
  - Church
  - College, university, or seminary [SUP]
  - Community service center [SUP]
  - Library, art gallery or museum
  - ~~Convalescent and nursing homes and related institutions~~ ~~[SUP]~~
  - ~~Convent or monastery~~
- Lodging uses

- Boutique hotel
- Bed and Breakfast

- Miscellaneous uses
  - Carnival or circus
  - Temporary construction or sales office [By special authorization of the building official]
- Office uses.
  - Office [L]
- Recreation uses
  - Private recreation center, club, or area [SUP]
  - Public park, playground, or golf course
- Residential uses
  - Duplex
  - Handicapped group dwelling
  - Multifamily
  - Single family
  - Retirement housing
- Retail and personal service uses
  - ~~Dry cleaning or laundry store [L]~~
  - ~~General merchandise or food store 3,500 square feet or less [L]~~
  - ~~Personal service uses [L]~~
  - Bar, lounge, or tavern [SUP]
  - Nursery, garden shop or plant sales [SUP]

CPC Items for further study:

- Dry cleaning or laundry store [L]
- General merchandise or food store 3,500 square feet or less [L]
- Personal service uses [L]
- Restaurant 3,500 square feet or less [SUP]

- Transportation uses
  - Transit passenger shelter
- Utility and public service uses
  - Electrical substation [SUP]
  - Local utilities [SUP or RAR]
  - Police or fire station [SUP]
  - Post office [SUP]
  - Utility or government installation other than listed [SUP]
- Wholesale, distribution, and storage uses.
  - Office showroom/warehouse [R]
- Accessory uses
  - Amateur communications tower [SUP]
  - Accessory Dwelling Unit
  - Home Occupation

- Occasional sales (garage sales)
- Pedestrian skybridges [SUP]
- Swimming pool (private)
- Live Unit

Subdistrict 1 - Development Regulations:

Subdistrict 1	Steering Committee Recommendation	Staff Recommendation	CPC Items for further study
Front Yard	No minimum front yard	i) Front yard facing the primary street must have a minimum setback of 0 feet and maximum setback of 10 feet; (ii) For a Legacy Building, if a front yard is provided no maximum setback is required; (iii) All other streets must have a minimum setback of 0 feet and maximum setback of 5 feet.	(i)Front yard facing the primary street must have a minimum setback of 5 feet and maximum setback of 10 feet; (ii)For a Legacy Building no front yard setback is required; (iii)All other streets must have a minimum setback of 5 feet and maximum setback of 8 feet.
Side and Rear Yard	No side and rear yard is required; however, if a side or rear yard is provided, it must be a minimum of 10 feet.	Staff Addition: For a Legacy Building, if a side yard and rear yard is provided no minimum setback is required;	CPC Items for further study to add: structure above 45 feet, an additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 feet in height up to a total setback of 30 feet.
FAR	2	2	2
Height	90 feet	90 feet	90 feet
Lot Coverage	80%	80%	80%

Subdistrict 2 and 2D (Moderate Density Mixed Use Corridor):

This subdistrict is intended to encourage the development of moderate-density office, lodging, retail, and residential uses in compatible combinations along the main street corridors that serve the Cedars Area Special Purpose District; to encourage development that supports increased pedestrian and bicycle use; and to encourage the preservation of structures with historic value.

The Steering Committee recommended creating a new Subdistrict 2. The new Subdistrict 2 consists of existing subdistricts 2, 2A, 2B and 2C and several parcels at the corner of Griffin Street east to Belleview street. The Subdistrict 2D was not part of the Steering Committee discussions as it was created on October 23, 2019 and the last Streeting Committee meeting was held on September 9, 2019.

Land Uses - Subdistrict 2, 2D:

- Agricultural uses.
  - Crop Production
  - Urban Garden
- Commercial and business service uses.
  - Building repair and maintenance shop [RAR]
  - Catering service. [RAR]
  - Custom business services [RAR]
  - Commercial engraving/etching facility [SUP]
  - Custom woodworking, furniture construction, or repair [RAR]
  - Electronics service center
  - Job or lithographic printing [RAR]
  - Medical or scientific laboratory [RAR]
  - Technical school [RAR]
- Industrial uses.
  - Alcoholic beverage manufacturing [SUP]
  - Art or craft production facility
  - Temporary concrete or asphalt batching plant [By special authorization of the building official]
- Institutional and community service uses
  - Child-care facility [SUP]
  - Church
  - College, university, or seminary [SUP]
  - Community service center [SUP]
  - Convalescent and nursing homes and related institutions [SUP]
  - Convent or monastery.
  - ~~Foster home~~
  - ~~Institution for special education~~
  - Library, art gallery, or museum
  - Public or private school.
- Lodging uses
  - Boutique hotel
  - Bed and Breakfast
  - Hotel or motel
  - Lodging or boarding house
- Miscellaneous uses
  - Carnival or circus (temporary) [Special authorization of the building official]
  - Temporary construction or sales office
- Office uses
  - Financial institution without drive-in window.
  - Financial institution with drive-in window [SUP]
  - Medical clinic or ambulatory surgical center
  - Office

CPC Items for further study:

- Medical clinic or ambulatory surgical center [SUP]

- Recreation uses.
  - Private recreation center, club, or area.
  - Public park, playground, or golf course.
- Residential uses.
  - Duplex.
  - Handicapped group dwelling
  - Multifamily
  - Single family
  - Retirement housing
- Retail and personal service uses
  - Animal shelter or clinic without outside run [RAR]
  - ~~Auto service center [RAR]~~
  - Bar, lounge, or tavern. [SUP]
  - Business school
  - Car wash [~~RAR~~ SUP]
  - Commercial amusement (inside) [SUP]
  - Commercial parking lot or garage [RAR]
  - Dry cleaning or laundry store
  - Furniture store
  - General merchandise or food store 3,500 square feet or less [RAR]
  - General merchandise or food store greater than 3,500 square feet [RAR]
  - Household equipment and appliance repair
  - Liquor Store [SUP]
  - Microbrewery, micro distillery, and winery. [SUP]
  - Motor vehicle fueling station [~~RAR~~ SUP]
  - Nursery, garden shop, or plant sales
  - Personal service uses
  - Restaurant with drive-in or drive-through services. [DIR]
  - ~~o~~ Restaurant without drive-in or drive-through service ~~[RAR. SUP in Subdistrict 2C when operated on a roof]~~
  - Temporary retail use
  - Theater [RAR]
  - Surface parking [RAR]

CPC Items for further study:

- Auto service center [SUP and limited to 20,000 square feet]

- Transportation uses
  - Helistop. *[Only in Subdistrict 2D by SUP.]*
  - Transit passenger shelter.
- Utility and public service uses
  - Commercial radio or TV transmitting station [RAR]
  - Electrical substation [SUP]
  - Local utilities [SUP or RAR]
  - Police or fire station [RAR]
  - Post office [RAR]
  - Utility or government installation other than listed [SUP]
  - Utility or government service center
- Wholesale, distribution, and storage uses

- Mini-warehouse [RAR]
- Office showroom/warehouse [RAR]
- Recycling drop-off container
- Recycling drop-off for special occasion collection
- Warehouse [RAR]

CPC Items for further study:

- ~~Mini-warehouse [RAR]~~

- Accessory uses
  - Accessory Dwelling Unit
  - Accessory community center (private)
  - Accessory electric vehicle charging station
  - Accessory game court (private)
  - Accessory medical/infectious waste incinerator [SUP]
  - Accessory outside display of merchandise
  - Accessory outside storage
  - Accessory pathological waste incinerator [SUP]
  - Amateur communication tower [SUP]
  - Home occupation
  - Live unit
  - Occasional sales (garage sales)
  - Swimming pool (private)
  - Pedestrian skybridges [SUP]

CPC Items for further study:

- ~~Accessory medical/infectious waste incinerator [SUP]~~
- ~~Accessory pathological waste incinerator [SUP]~~

Subdistrict 2 - Development Regulations:

Subdistrict 2	Steering Committee Recommendation	Staff Recommendation	CPC Items for further study
Front Yard	No minimum front yard	i) Front yard facing the primary street must have a minimum setback of 0 feet and maximum setback of 10 feet; (ii) For a Legacy Building, if a front yard is provided no maximum setback is required; (iii) All other streets must have a minimum setback of 0 feet and maximum setback of 5 feet.	(i)Front yard facing the primary street must have a minimum setback of 5 feet and maximum setback of 10 feet; (ii)For a Legacy Building no front yard setback is required; (iii)All other streets must have a minimum setback of 5 feet and maximum setback of 8 feet.

Side and Rear Yard	(i) Minimum side yard is: (a) five feet for duplex structures; (b) 10 feet for multifamily structures 36 feet or less in height; and (c) no minimum in all other cases. (ii) Minimum rear yard is: (a) 10 feet for duplex structures; (b) 15 feet for multifamily structures 36 feet or less in height; and (cc) no minimum in all other cases.	Staff Addition: For a Legacy Building, if a side yard and rear yard is provided no minimum setback is required;	CPC Items for further study to add: structure above 45 feet, an additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 feet in height up to a total setback of 30 feet.
FAR	20	6	3; with FAR Bonus -4
Height	Any legal height	300	180
Lot Coverage	100%	80%	80%

Mixed-income Housing Development Bonus - Staff Recommendation:

Considering the opportunity for mixed-income housing in this area of the city, Staff recommends development bonuses for lot coverage and FAR to provide mixed income housing per the chart below.

Open Space Floor Area Ratio (F.A.R) Bonus- CPC Items for further study:

To encourage open spaces within the district, CPC suggested floor area ration bonus if five percent of the building site is reserved for the Open Space as shown in the chart below.

Subdistrict 2								
	Base		Bonus					
	Staff Rec	CPC Items for further study	Staff Rec	CPC Items for further study	Staff Rec	CPC Items for further study	Staff Rec	CPC Items for further study
			5% units at 51-60%		5% units at at 51-60% and 5% units at 61-80%		5% units at at 51-60% and 5% units at 61-80% and 5% units at 81-100%	
FAR	6	3	7	4	8	5	9	6
FAR Bonus (5% Open Space)		4		5		6		7
Lot Coverage	80%	80%	85%	85%	85%	85%	85%	85%
Height	300 feet	180 feet	300 feet	180 feet	400 feet	240 feet	400 feet	300 feet

High-Speed-Rail Bonus - Staff Recommendation:

To encourage high density mixed-use development near the proposed High-Speed Rail, Staff is recommending a high-speed-rail bonus. The bonus is given to the properties within a 1/2 a mile radius of the High-Speed Rail, if the following standards are met:

- Mix of uses (minimum of 3 uses): Lodging, Office, Residential, Retail and personal service uses; and
- Limit the residential use no more than 50% of the development; if more, meet the mixed-income development bonus: 5% units to households earning 51-60% and 5% units to households earning 61-80% and 5% units households earning 81-100%; and
- Enhanced pedestrian amenities; and
- Active uses; then
    - FAR: 20
    - Height: 500 feet
    - Lot coverage: 85%

Subdistrict 3 and 3B (Freeway-oriented High-Density Mixed Use):

This subdistrict is intended to encourage high-density office, lodging, retail, and residential uses along the Interstate Highway 30 frontage, and to encourage development that takes advantage of the regional freeway access and the excellent downtown views while preserving these views for other subdistricts in the Cedars Area Special Purpose District.

The Steering Committee recommended to combine the existing Subdistricts 3, 3A, 3C, Subdistrict 4 tract 1, and Subdistrict 4A into new Subdistrict 3.

The new Subdistrict 3 and existing 3B allow the same land uses, however the development regulations differ.

Land Uses - Subdistrict 3 and 3B:

- Agricultural uses.
  - Urban Garden.
- Commercial and business service uses
  - ~~Building repair and maintenance shop~~
  - ~~Bus or rail transit vehicle maintenance or storage facility~~
  - Catering service [R]
  - Commercial engraving and etching facility [SUP]
  - Custom business services.
  - Custom woodworking, furniture construction, or repair.
  - Electronics service center.
  - ~~Job or lithographic printing~~
  - ~~Machinery, heavy equipment, or truck sales and services~~
  - ~~Machine or welding shop~~
  - Medical or scientific laboratory
  - Technical school.
  - ~~Tool or equipment rental~~
  - ~~Vehicle or engine repair or maintenance.~~

CPC Items for further study:

- Building repair and maintenance shop
- Bus or rail transit vehicle maintenance or storage facility
- Job or lithographic printing
- Machinery, heavy equipment, or truck sales and services
- Machine or welding shop
- Tool or equipment rental
- Vehicle or engine repair or maintenance. [limited to a maximum of 20,000 square feet of floor area]

- Industrial uses.
  - Art or craft production facility
  - Alcohol beverage manufacturing
  - ~~Industrial (inside) light manufacturing~~
  - ~~Seafood processing plant~~
  - Temporary concrete or asphalt batching plant [Special authorization of the building official]

CPC Items for further study:

- Alcohol beverage manufacturing [SUP]
- Industrial (inside) light manufacturing
- Seafood processing plant

- Institutional and community service uses
  - Child-care facility [SUP]
  - ~~Cemetery or mausoleum~~
  - Church.
  - College, university, or seminary [SUP]
  - Community service center [SUP]
  - Convalescent and nursing homes and related institutions [SUP]
  - Convent or monastery [SUP]
  - ~~Foster home~~
  - Group home or shelter for indigent or abused persons
  - ~~Hospital~~
  - Library, art gallery, or museum.
  - Public or private school.
- Lodging uses.
  - Boutique hotel
  - Bed and Breakfast
  - Hotel or motel.
  - Lodging or boarding house.

- Miscellaneous uses.
  - Carnival or circus [Special authorization of the building official]
  - Temporary construction or sales office.
- Office uses.
  - Financial institution without drive-in window.
  - Financial institution with drive-in window [SUP]
  - Medical clinic or ambulatory surgical center [SUP]
  - Office.
- Recreation uses
  - ~~Country club with private membership~~
  - Private recreation center, club, or area
  - Public park, playground, or golf course.
- Residential uses
  - Duplex
  - Handicapped group dwelling
  - Multifamily
  - Single family
  - Retirement housing
- Retail and personal service uses.
  - ~~Ambulance Service~~
  - Animal shelter or clinic without outside run.
  - Auto service center [SUP]
  - Bar, lounge, or tavern [SUP]
  - Business school

- Car wash.
- Commercial amusement (inside) [SUP]
- Commercial parking lot or garage
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Household equipment and appliance repair.
- ~~Home improvement center, lumber, brick, or building materials sales yard~~
- Liquor store [SUP]
- Microbrewery, micro distillery, and winery [SUP]
- ~~Mortuary, funeral home, or commercial wedding chapel.~~
- Motor vehicle fueling station [SUP]
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant with drive-in or drive-through service [DIR]
- Restaurant without drive-in or drive-through service.
- Surface Parking
- Temporary retail use
- Theater
- ~~Vehicle display, sales, and service~~

CPC Items for further study:

- Car wash. [SUP]
- Auto service center [SUP and limited to 20,000 square feet]
- Home improvement center, lumber, brick, or building materials sales yard [limited to 20,000 square feet]
- Vehicle display, sales, and service [limited to 20,000 square feet]

- Transportation uses
  - ~~Commercial bus station and terminal.~~
  - Heliport
  - ~~Helistop~~
  - Railroad passenger station [SUP]
  - Transit passenger shelter.
  - Transit passenger station or transfer center [SUP]

- Utility and public service uses.
  - Commercial radio or TV transmitting station.
  - Electrical substation [SUP]
  - Local utilities [SUP or RAR]
  - Police or fire station.
  - Post office.
  - ~~Radio, television, or microwave tower~~
  - Tower/antenna for cellular communication [SUP]

- Utility or government installation other than listed [SUP]
- ~~Utility or government service center~~

CPC Items for further study:

- Radio, television, or microwave tower
- Utility or government service center

- Wholesale, distribution, and storage uses
  - ~~Auto auction~~
  - ~~Contractor's maintenance yard.~~
  - ~~Mini-warehouse~~
  - ~~Outside storage (with visual screening)~~
  - Office showroom/warehouse
  - Recycling drop-off container
  - ~~Recycling center~~
  - Recycling drop-off for special occasion collection
  - Warehouse

CPC Items for further study:

- Recycling center

- Accessory uses
  - Accessory Dwelling Unit
  - Accessory community center (private).
  - Accessory electric vehicle charging station.
  - Accessory game court (private).
  - Accessory helistop [SUP]
  - Accessory medical/infectious waste incinerator [SUP]
  - Accessory outside display of merchandise
  - Accessory outside storage
  - Accessory pathological waste incinerator [SUP]
  - Amateur communication tower [SUP]
  - Home occupation.
  - Live unit
  - Occasional sales (garage sales).
  - Swimming pool (private).
  - Pedestrian skybridges [SUP]

Subdistrict 3 - Development Regulations:

Subdistrict 3	Steering Committee Recommendation	Staff Recommendation	CPC Items for further study
Front Yard	No minimum front yard	i) Front yard facing the primary street must have a minimum setback of 0 feet and maximum setback of 10 feet; (ii) For a Legacy Building, if a front yard is provided no maximum setback is required; (iii) All other streets must have a minimum setback of 0 feet and maximum setback of 5 feet.	(i)Front yard facing the primary street must have a minimum setback of 5 feet and maximum setback of 10 feet; (ii)For a Legacy Building no front yard setback is required; (iii)All other streets must have a minimum setback of 5 feet and maximum setback of 8 feet.
Side and Rear Yard	(i) Minimum side yard is: (a) five feet for duplex structures; (b) 10 feet for multifamily structures 36 feet or less in height; and (c) no minimum in all other cases. (ii) Minimum rear yard is: (a) 10 feet for duplex structures; (b) 15 feet for multifamily structures 36 feet or less in height; and (cc) no minimum in all other cases.	Staff Addition: For a Legacy Building, if a side yard and rear yard is provided no minimum setback is required;	CPC items for further stud to add: structure above 45 feet, an additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 feet in height up to a total setback of 30 feet.
FAR	20	6	New con. Over 20,000 sq. ft, 5% open space
Height	Any legal height	300	300
Lot Coverage	100%	80%	80%

Mixed-income Housing Development Bonus - Staff Recommendation:

Considering the opportunity for mixed-income housing in this area of the city, Staff recommends development bonuses for lot coverage and FAR to provide mixed income housing per the chart below.

Open Space Floor Area Ratio (F.A.R) Bonus- CPC Items for further study:

To encourage open spaces within the district, any new construction or major modification over 20,000 square feet of floor area is required to reserve 5% building site for the Open Space as shown in the chart below.

Subdistrict 3

	Base	Bonus		
		5% units at 51-60%	5% units at at 51-60% and 5% units at 61-80%	5% units at at 51-60% and 5% units at 61-80% and 5% units at 81-100%
FAR	6	7	8	9
Lot Coverage	80%	85%	85%	85%
Height	300 feet	300 feet	400 feet	400 feet
CPC Items for further study - 5% of the building site is reserved for the Open Space				

High-Speed-Rail Bonus - Staff Recommendation:

To encourage high density mixed-use development near the proposed High-Speed Rail, Staff is recommending a high-speed-rail bonus. The bonus is given to the properties within a 1/2 a mile radius of the High-Speed Rail, if the following standards are met:

- Mix of uses (minimum of 3 uses): Lodging, Office, Residential, Retail and personal service uses; and
- Limit the residential use no more than 50% of the development; if more, meet the mixed-income development bonus: 5% units to households earning 51-60% and 5% units to households earning 61-80% and 5% units households earning 81-100%; and
- Enhanced pedestrian amenities; and
- Active uses; then
    - FAR: 20
    - Height: 500 feet
    - Lot coverage: 85%

Subdistrict 4 (Warehouse/Residential Transition):

This subdistrict is intended to accommodate warehouse and distribution, commercial and business service, retail, and multifamily residential uses; and to encourage transition to a loft-style mixed residential and commercial environment.

The Steering Committee recommended to combine the existing Subdistrict 4 tract 2 and Subdistrict 5 into a new Subdistrict 4.

Land Uses - Subdistrict 4:

- Agricultural uses
  - Urban Garden
- Commercial and business service uses
  - Building repair and maintenance shop
  - Bus or rail transit vehicle maintenance or storage facility
  - Catering service
  - Custom business services
  - Custom woodworking, furniture construction, or repair
  - Electronics service center
  - Job or lithographic printing
  - Machine or welding shop
  - Machinery, heavy equipment, or truck sales and services
  - Medical or scientific laboratory
  - Technical school
  - Tool or equipment rental
  - ~~Vehicle or engine repair or maintenance~~
  - Labor Hall

CPC Items for further study:

- Vehicle or engine repair or maintenance [limited to 20,000 square feet]

- Industrial uses
  - Alcohol beverage manufacturing ~~[SUP]~~
  - Art or craft production facility
  - Industrial (inside) light manufacturing
  - ~~Industrial (inside) potentially incompatible. SUP~~
  - ~~Industrial (outside) potentially incompatible~~
  - ~~Metal salvage facility [SUP]~~
  - Temporary concrete or asphalt batching plant [Special authorization of the building official]

CPC Items for further study:

- Alcohol beverage manufacturing [SUP]
- Industrial (inside) potentially incompatible. SUP only
- Industrial (outside) potentially incompatible
- Metal salvage facility [SUP]

- Institutional and community service uses
  - ~~Cemetery or mausoleum [SUP]~~
  - Child-care facility [SUP]

- Church.
- Library, art gallery or museum
- ~~Convent or monastery~~
- ~~Hospital~~
- Public or private school [SUP]

- Lodging uses
  - Boutique hotel
  - Bed and Breakfast
  - Hotel or motel
  - Lodging or boarding house
- Miscellaneous uses
  - Carnival or circus (temporary) [Special authorization of the building official]
  - Temporary construction or sales office
- Office uses
  - Financial institution without drive-in window
  - Financial institution with drive-in window [~~DIR~~ SUP]
  - Medical clinic or ambulatory surgical center
  - Office
- Recreation uses
  - Country club with private membership
  - Private recreation center, club, or area
  - Public park, playground, or golf course
- Residential uses
  - Multifamily
  - Retirement housing
- Retail and personal service uses
  - ~~Ambulance service~~
  - Animal shelter or clinic without outside run
  - Auto service center
  - Bar, lounge, or tavern [SUP]
  - Business school
  - Car wash [SUP]
  - Commercial amusement [SUP]
  - Commercial parking lot or garage
  - Dry cleaning or laundry store
  - Furniture store
  - General merchandise or food store 3,500 square feet or less
  - General merchandise or food store greater than 3,500 square feet
  - Home improvement center, lumber, brick, or building materials sales yard
  - Household equipment and appliance repair.
  - Liquor store [SUP]
  - Microbrewery, micro distillery, and winery [SUP]
  - Mortuary, funeral home, or commercial wedding chapel
  - Motor vehicle fueling station [SUP]

- Nursery, garden shop, or plant sales
- Personal service uses.
- Restaurant with drive-in or drive-through service [DIR]
- Restaurant without drive-in or drive-through service.
- Surface Parking
- ~~Taxidermist~~
- Temporary retail use
- Theater
- Vehicle display, sales, and service

- Transportation uses.
  - ~~Commercial bus station and terminal.~~
  - Heliport
  - Helistop [SUP]
  - Transit passenger shelter
- Utility and public service uses
  - Commercial radio or television transmitting station
  - Electrical substation
  - Local utilities [SUP or RAR]
  - Police or fire station
  - Post office
  - Radio, television, or microwave tower
  - Utility or government service center
  - Utility or government installation other than listed [SUP]
- Wholesale, distribution, and storage uses
  - ~~Auto auction [SUP]~~
  - ~~Contractor's maintenance yard.~~
  - ~~Freight terminal~~
  - Mini-warehouse
  - ~~Petroleum product storage & wholesale [SUP]~~
  - Office showroom/warehouse
  - Outside storage (with visual screening)
  - Recycling center [SUP]
  - Recycling collection center
  - ~~Trade Center~~
  - Warehouse

CPC Items for further study:

- ~~Mini-warehouse~~

- Accessory uses
  - Accessory Dwelling Unit
  - Accessory community center (private)
  - Accessory electric vehicle charging station
  - Accessory game court (private)
  - Accessory helistop [SUP]

- Accessory medical/infectious waste incinerator [SUP]
- Accessory outside display of merchandise
- Accessory outside storage
- Accessory pathological waste incinerator [SUP]
- Amateur communication tower [SUP]
- ~~Day Home~~
- Home occupation
- Live unit
- Occasional sales (garage sales)
- Swimming pool (private)
- Pedestrian skybridges [SUP]

Subdistrict 4 - Development Regulations:

Subdistrict 4	Steering Committee Recommendation	Staff Recommendation	CPC Items for further study
Front Yard	No minimum front yard	i) Front yard facing the primary street must have a minimum setback of 0 feet and maximum setback of 10 feet; (ii) For a Legacy Building, if a front yard is provided no maximum setback is required; (iii) All other streets must have a minimum setback of 0 feet and maximum setback of 5 feet.	(i)Front yard facing the primary street must have a minimum setback of 5 feet and maximum setback of 10 feet; (ii)For a Legacy Building no front yard setback is required; (iii)All other streets must have a minimum setback of 5 feet and maximum setback of 8 feet.
Side and Rear Yard	(i) Minimum side yard is: (a) five feet for duplex structures; (b) 10 feet for multifamily structures 36 feet or less in height; and (c) no minimum in all other cases. (ii) Minimum rear yard is: (a) 10 feet for duplex structures; (b) 15 feet for multifamily structures 36 feet or less in height; and (cc) no minimum in all other cases.	Staff Addition: For a Legacy Building, if a side yard and rear yard is provided no minimum setback is required;	CPC items for further study to add: structure above 45 feet, an additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 feet in height up to a total setback of 30 feet.
FAR	20	6	3; with FAR Bonus -4

Height	Any legal height	300	180
Lot Coverage	100%	80%	80%

Mixed-income Housing Development Bonus - Staff Recommendation:

Considering the opportunity for mixed-income housing in this area of the city, Staff recommends development bonuses for lot coverage and FAR to provide mixed income housing per the chart below.

Open Space Floor Area Ratio (F.A.R) Bonus- CPC Items for further study:

To encourage open spaces within the district, CPC suggested floor area ration bonus if five percent of the building site is reserved for the Open Space as shown in the chart below.

Subdistrict 4								
	Base		Bonus					
	Staff Rec	CPC Items for further study	Staff Rec	CPC Items for further study	Staff Rec	CPC Items for further study	Staff Rec	CPC Items for further study
			5% units at at 51-60%		5% units at at 51-60% and 5% units at 61-80%		5% units at at 51-60% and 5% units at 61-80% and 5% units at 81-100%	
FAR	6	3	7	4	8	5	9	6
FAR Bonus		4		5		6		7
Lot Coverage	80%	80%	85%	85%	85%	85%	85%	85%
Height	300 feet	180 feet	300 feet	180 feet	400 feet	240 feet	400 feet	300 feet

Subdistrict 5 (Old City Park Institutional):

This subdistrict is intended to encourage the preservation of open space and the development of compatible institutional, residential, and retail land uses; and to protect the city institution of Old City Park.

The Steering Committee recommended renaming existing Subdistrict 6 to new Subdistrict 5. Several land uses were added however, there are no changes proposed to the existing development regulations.

Land Uses - Subdistrict 5:

- Agricultural uses
  - Crop production
  - Urban Garden
- Commercial and business service uses

- Custom woodworking, furniture construction, or repair
- Machine or welding shop

- Industrial uses
  - Art or craft production facility
  - Temporary concrete or asphalt batching plant
- Institutional and community service uses
  - Church
  - Community service center [SUP]
  - Library, art gallery, or museum
  - Public or private school [SUP]
- Lodging uses
  - Boutique hotel
  - Bed and Breakfast
  - Hotel or motel
  - Lodging or boarding house
- Miscellaneous uses
  - Carnival or circus [Special authorization of the building official]
  - Temporary construction or sales office.
- Office uses
  - Office
- Recreation use
  - Public park, playground, or golf course
- Residential uses
  - None permitted

CPC Items for further study:

- Duplex.
- Handicapped group dwelling
- Multifamily
- Single family
- Retirement housing

- Retail and personal service uses
  - Commercial amusement (inside). [SUP]
  - Commercial parking lot or garage
  - Furniture store.
  - Nursery, garden shop, or plant sales.
  - Surface parking
  - Personal service uses.
  - Restaurant without drive-in or drive-through service.
  - Temporary retail use
  - Theater
- Transportation uses
  - Transit passenger shelter
- Utility and public service uses.
  - Local utilities [SUP or RAR]
  - Police or fire station
  - Post office.

- Utility or government installation other than listed [SUP]

- Wholesale, distribution, and storage uses
  - Non permitted
- Accessory uses
  - Accessory community center (private).
  - Accessory electric vehicle charging station.
  - Accessory game court (private).
  - Accessory helistop. [SUP]
  - Accessory medical/infectious waste incinerator [SUP].
  - Accessory outside display of merchandise
  - Accessory outside storage
  - Accessory pathological waste incinerator [SUP]
  - Amateur communication tower [SUP]
  - General waste incinerator
- CPC Items for further study:

  ~~o Accessory medical/infectious waste incinerator [SUP].~~
  ~~o Accessory pathological waste incinerator [SUP]~~

Subdistrict- 5 Development Regulations:

Subdistrict 5	Steering Committee & Staff	CPC Items for further study
Front Yard	Minimum front yard is 15 feet.	Same
Side and Rear Yard	No side and rear yard is required; however, if a side or rear yard is provided, it must be a minimum of 10 feet.	Same
FAR	0.5	Same
Height	70	Same
Lot Coverage	80%	Maximum lot coverage is 50 percent. Maximum nonpermeable coverage of a lot is 60 percent. A minimum of twenty percent of each building site must be reserved for Open Space

Subdistricts 2D and 3B - Existing:

Existing two subdistricts 2D and 3B will remain the same:

- On December 14, 2016, City Council approved Ordinance No.30276, Subdistrict 3B, tract 1, for shared access development. No changes are recommended to this subdistrict by the Streeting Committee.
- October 23, 2019, City Council approved Ordinance No. 31373, Subdistrict 2D, for SoGood mixed use development. No changes are

recommended to this subdistrict. Steering Committee did not make recommendations on this Subdistrict, as it was created after the Steering Committee meetings.

Off-Street Parking:

The proposed parking regulations consist of two options: (a) Steering committee Recommended parking regulations; OR (b) Staff recommended parking regulations. These two options are separate.

Steering Committee Recommended Parking Regulations:
The Steering Committee Recommendation: park per CA-2(A), Central Area District parking:

- off-street parking is only required for a building built after June 1, 1981, except for the single family and duplex uses;
- no off-street parking is required for a building with 5,000 square feet or less of floor area;
- new addition over 5,000 square feet, parking is provided at one parking space for 2,000 square feet of floor area;
- single family and duplex uses park per Division 51A-4.200.

Staff Recommended Parking Regulations:
Staff recommended parking regulations include current regulations in the PD, like the parking reduction for specific uses, DART proximity/pedestrian amenities parking reduction and on street parking credit as described below:

Uses defined within the PD that have their parking regulations:
Cedars PD defines the following uses and specific parking regulations for these uses. The staff recommendation is to retain these uses as defined:

- Art or Craft Production Facility
- Boutique Hotel
- Bed and Breakfast
- Commercial Engraving/Etching Facility
- Group home or shelter
- Multifamily
- Recycling Center
- Seafood processing facility
- Utility or Govt Service

Parking Reductions:

- Legacy building parking reduction: The off-street parking requirements for a lot with a legacy building may be reduced by 40 percent; and this parking reduction cannot be combined with the DART proximity/pedestrian amenities parking reduction.

- A building is defined as a legacy building if it is constructed before January 1, 1971 meeting the following criteria:
  i. a minimum of 75% of each original street-facing facade remains; and
  ii. the floor area of the structure has not increased by more than: 150 percent if the increase is 5,000 square feet or less (or) increased by more than 100 percent if the increase is greater than 5,000 square feet.
  iii.

  CPC Items for further study to change (i):

  i. a minimum of 50% of each original street-facing facade remains; and with at least 90% of re-purposed façade is transparent; and no significant architectural feature or element may be removed or screened.

- Designated Legacy Buildings includes the Legacy Buildings are buildings located at: 1311 S. Ervay Street; 1703 S Ervay Street 1711 S Ervay Street, and 1111 S. Lamar Street.

- Ride Share parking reduction:
  - reduced parking requirements up to five spaces for each dedicated carshare vehicle parking space as required in this article.
- DART Proximity/Pedestrian Amenities parking reduction (existing regulation):
  - 40% parking reduction for use located within 1,500 feet of DART light rail station if enhanced pedestrian amenities are provided per the requirements.
- On street parking credit (existing regulation):
  - Existing on street parking credits and delta credits will remain the same.

CPC Items for further study on Parking Regulations:

Follow Staff Recommendations, except:

- Legacy Building Parking Reduction
  - Multi-family uses: For a legacy building used for or converted to a multi-family use, not off-street parking is required for the first 5 units
  - Restaurant uses. No off-street parking spaces are required for the first 5,000 square feet of floor area in a ground level
  - Inside Commercial Amusement. For an inside commercial amusement use other than dance hall sues, no off-street parking spaces are required for the first 2,500 square feet of floor area in a ground level use
  - Retail-related uses or professional, personal service uses. No off-street parking spaces are required for the first 5,000 square feet of floor area in a ground level use in a retail-related use, or professional, personal service use
- Pedestrian Amenities parking reduction:
  - Parking for uses on a lot that are located within 2,000 feet of a Dallas Area Rapid Transit (DART) light rail station may be reduced by 40 percent if enhanced pedestrian amenities are provided

Landscaping:

Planned Development District No. 317 specifies that landscaping will be in accordance with Article X of Dallas Development Code, but also includes additional regulations for street trees, site trees, and screening. The Steering Committee and Staff recommends that landscaping will be in accordance with Article X of Dallas Development Code.

Primary Street:

To promote connectivity and walkability to the downtown and surrounding attractions, the Steering Committee and Staff identified the following streets as the Primary Streets. These streets are part of the Dallas Thoroughfare Plan. By identifying these as Primary Streets within the District, any changes to the Thoroughfare Plan will not impact the regulations related to the Primary Street within the area.

- Akard Street
- Cesar Chavez Blvd
- Corinth Street
- Ervay Street
- Harwood Street
- Good Latimer Blvd
- Lamar Street

CPC items for further study:

- Follow Staff recommendation, and add the following regulations:
  - i. Additional Primary Streets:
    - Belleview Street.
    - East Griffin Street.
    - West Griffin Street.
    - Sullivan Street.
  - ii. Structures over 54 feet in height shall have an additional 20 foot urban form front yard setback at primary streets. At corner lots, urban form setback required at both street frontages.
  - iii. Design Elements are required to be incorporated in the new construction or major modification on a building facing primary streets.
    Please make note that design elements are subjective are not specific to be able to issue building permits.

Staff Additions:

Staff proposes additional regulations to promote walkability, encourage café space or patio space, promote multimodal transit use within the area.

- Front yard setback facing the Primary Street is 10 feet;
- Bicycle parking regulations per Division 51 A-4.330
- Parking is not allowed in front yard setback.
- Off street parking screening as per 51A.4.602 (b)
- One loading space required for multifamily use.

Signs:

PD No. 317 includes the standards for signs as per Article VII, the business rules.

CPC Items for further study:

- Attached and detached signs are allowed:
  - iv. Arcade Sign
  - v. Awning Sign
  - vi. Marquee signs

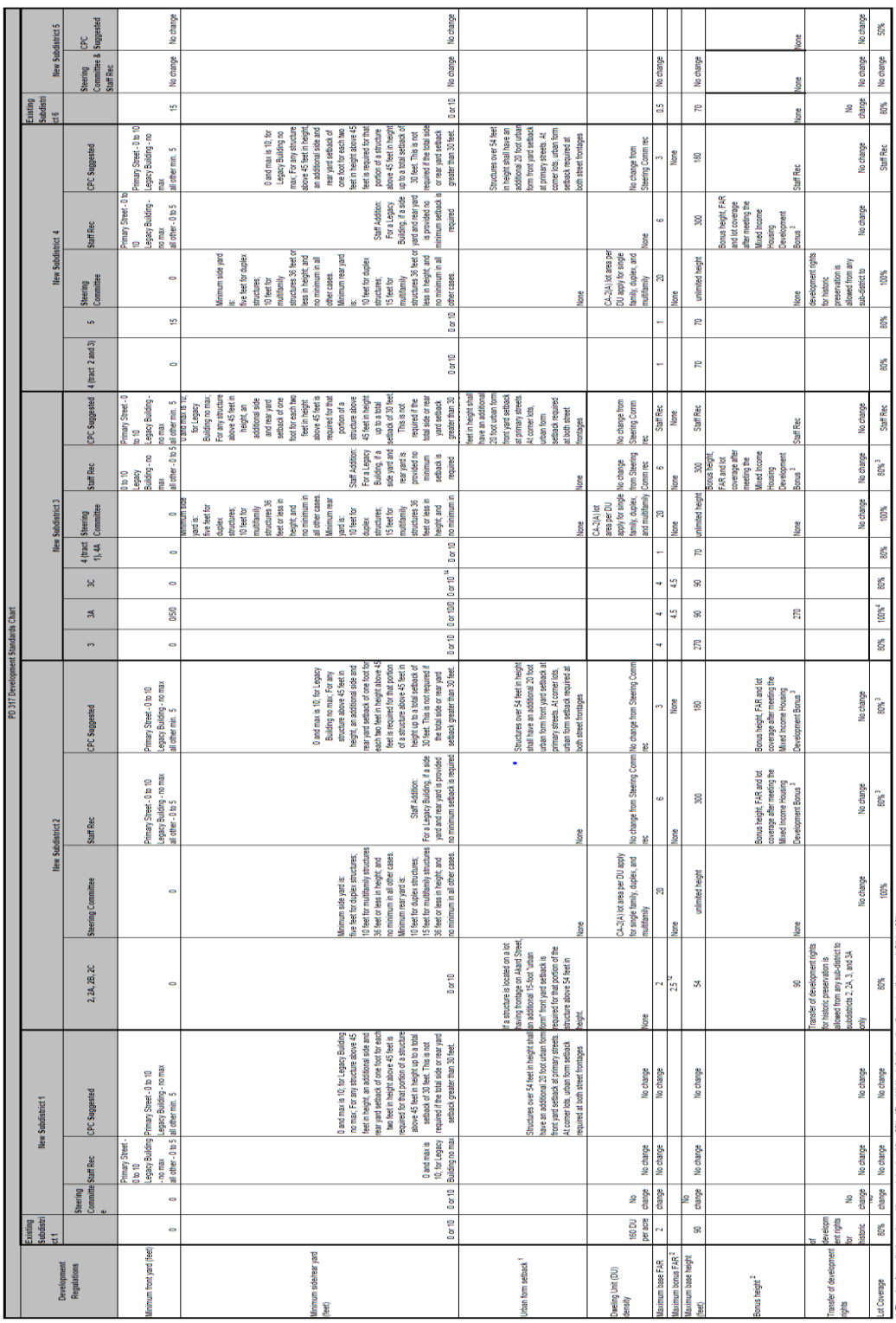
Development Regulations Comparison Chart:

PD 317 Development Standards Chart													
Development Regulations	Existing Subdistrict 1	New Subdistrict 1		Existing Subdistricts						New Subdistricts 2, 3, 4		Existing Subdistrict 6	New Subdistrict 5
		Steering Committee	Staff Rec	2, 2A, 2B, 2C	3	3A	3C	4, 4A	5	Steering Committee	Staff Rec		Steering Committee & Staff Rec
Minimum front yard (feet)	0	0	Primary Street - 0 to 10 Legacy Building - no max all other - 0 to 5	0	0	0/5/0	0	0	15	0	Primary Street - 0 to 10 Legacy Building - no max all other - 0 to 5	15	No change
Minimum side/rear yard (feet)	0 or 10	0 or 10	0 and max is 10; for Legacy Building no max	0 or 10	0 or 10	0 or 10/0	0 or 10 [14]	0 or 10	0 or 10	Minimum side yard is: five feet for duplex structures; 10 feet for multifamily structures 36 feet or less in height; and no minimum in all other cases. Minimum rear yard is: 10 feet for duplex structures; 15 feet for multifamily structures 36 feet or less in height; and no minimum in all other cases.	Staff Addition: For a Legacy Building, if a side yard and rear yard is provided no minimum setback is required	0 or 10	No change
Urban form setback [1]				If a structure is located on a lot having frontage on Akard Street, an additional 15-foot "urban form" front yard setback is required for that portion of the structure above 54 feet in height.						None			
Dweling Unit (DU) density	160 DU per acre	No change	No change	None						CA-2(A) lot area per DU apply for single family, duplex, and multifamily	None		
Maximum base FAR	2	No change	No change	2	4	4	4	1	1	20	6	0.5	No change
Maximum bonus FAR [2]				2.5 [12]		4.5	4.5			None			
Maximum base height (feet)	90	No change	No change	54	270	90	90	70	70	unlimited height	300	70	No change
Bonus height [2]				90		270				None	Bonus height, FAR and lot coverage after meeting the Mixed Income Housing Development Bonus [3]		
Transfer of development rights				Transfer of development rights for historic preservation is allowed from any sub-district to subdistricts 2, 2A, 3, and 3A only						Transfer of development rights for historic preservation is allowed from any sub-district to subdistricts 2, and 3 only			
Lot Coverage	80%	No change	No change	80%	80%	80%/85%	80%	80%	80%	100%	80% [3]	80%	No change

1. The urban form setback requirement is amended, reduced from 20' to 15' and kicking in for the portion of a structure that exceeds 54' (not 36')
2. Bonus FAR and height applies for mixed-use projects that have at least 50% of floor area under residential use and not less than 50% of the ground floor area under retail or personal service uses
3. Mixed Income Housing Development Bonus in the DRAFT regulations/presentation

Development Regulations Comparison Chart -Steering Committee, Staff Recommendation and CPC Items for further study:

Development Regulations Comparison Chart:

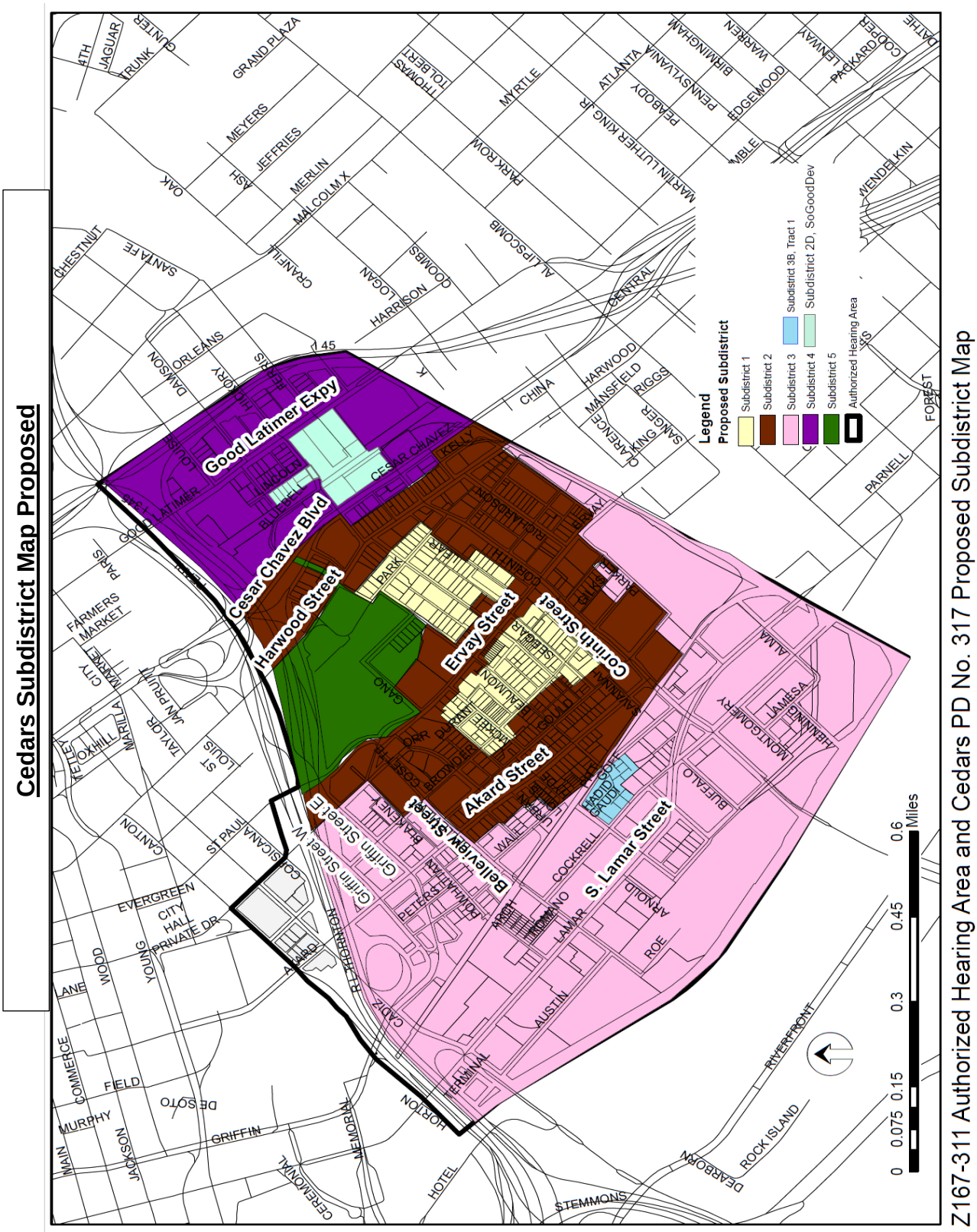


PD 317 Development Standards Chart

Development Regulations	Existing Subdistrict 1	New Subdistrict 1			New Subdistrict 2			New Subdistrict 3					New Subdistrict 4				Existing Subdistrict 6	New Subdistrict 5	
		Steering Committee	Staff Rec	CPC Suggested	2, 2A, 2B, 2C	Steering Committee	Staff Rec	CPC Suggested	3	3A	3C	4 (tract 1), 4A	Steering Committee	Staff Rec	CPC Suggested	4 (tract 2 and 3)	5	Steering Committee	Staff Rec	CPC Suggested		Steering Committee & Staff Rec	CPC Suggested
Minimum front yard (feet)	0	0	Primary Street - 0 to 10 Legacy Building - no max all other - 0 to 5	Primary Street - 0 to 10 Legacy Building - no max all other min. 5	0	0	Primary Street - 0 to 10 Legacy Building - no max all other - 0 to 5	Primary Street - 0 to 10 Legacy Building - no max all other min. 5	0	0/50	0	0	Minimum side yard is: five feet for duplex structures; 10 feet for multifamily structures 36 feet or less in height, and no minimum in all other cases. Minimum rear yard is: 10 feet for duplex structures; 15 feet for multifamily structures 36 feet or less in height, and no minimum in	0 to 10 Legacy Building - no max all other - 0 to 5	Primary Street - 0 to 10 Legacy Building - no max all other min. 5	0	0	Minimum side yard is: five feet for duplex structures; 10 feet for multifamily structures 36 feet or less in height, and no minimum in all other cases. Minimum rear yard is: 10 feet for duplex structures; 15 feet for multifamily structures 36 feet or less in height, and no minimum in all other cases.	Primary Street - 0 to 10 Legacy Building - no max all other - 0 to 5	Primary Street - 0 to 10 Legacy Building - no max all other min. 5	15	No change
Minimum side/rear yard (feet)	0 or 10	0 or 10	0 and max is 10; for Legacy Building no max. For any structure above 45 feet in height, an additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 feet in height up to a total setback of 30 feet. This is not required if the total side or rear yard setback greater than 30 feet.	0 and max is 10; for Legacy Building no max. For any structure above 45 feet in height, an additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 feet in height up to a total setback of 30 feet. This is not required if the total side or rear yard setback greater than 30 feet.	0 or 10	0	Staff Addition: For a Legacy Building, if a side yard and rear yard is provided no minimum setback is required	0 and max is 10; for Legacy Building no max. For any structure above 45 feet in height, an additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 feet in height up to a total setback of 30 feet. This is not required if the total side or rear yard setback greater than 30 feet.	0 or 10	0 or 10/0	0 or 10 [14]	0 or 10		Staff Addition: For a Legacy Building, if a side yard and rear yard is provided no minimum setback is required	0 and max is 10; for Legacy Building no max. For any structure above 45 feet in height, an additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 feet in height up to a total setback of 30 feet. This is not required if the total side or rear yard setback greater than 30 feet.	0 or 10	0 or 10	Staff Addition: For a Legacy Building, if a side yard and rear yard is provided no minimum setback is required	0 and max is 10; for Legacy Building no max. For any structure above 45 feet in height, an additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 feet in height up to a total setback of 30 feet. This is not required if the total side or rear yard setback greater than 30 feet.	0 or 10	No change
Urban form setback [1]			If a structure is located on a lot having frontage on Akard Street, Structures over 54 feet in height shall have additional 15-foot 'urban form' front yard setback is required for that portion of the structure above 54 feet in height.	Structures over 54 feet in height shall have an additional 20 foot urban form front yard setback at primary streets. At corner lots, urban form setback required at both street frontages		None	No change from Steering Comm rec	No change from Steering Comm rec					None	No change from Steering Comm rec	Structures over 54 feet in height shall have an additional 20 foot urban form front yard setback at primary streets. At corner lots, urban form setback required at both street frontages						
Dwelling Unit (DU) density	160 DU per acre	No change	No change	None	CA-2(A) lot area per DU apply for single family, duplex, and multifamily	No change from Steering Comm rec	No change from Steering Comm rec						CA-2(A) lot area per DU apply for single family, duplex, and multifamily	No change from Steering Comm rec	No change from Steering Comm rec		CA-2(A) lot area per DU apply for single family, duplex, and multifamily	No change from Steering Comm rec	No change from Steering Comm rec			
Maximum base FAR	2	No change	No change		2.5 [4]	20	6	3	4	4	4	1	20	6	Staff Rec	1	1	20	6	3	0.5	No change
Maximum bonus FAR [2]						None	None	None		4.5	4.5		None	None	None			None		None			
Maximum base height (feet)	90	No change	No change	No change	54	unlimited height	300	160	270	90	90	70	unlimited height	300	Staff Rec	70	70	unlimited height	300	160	70	No change	
Bonus height [2]					90	None	Bonus height, FAR and lot coverage after meeting the Mixed Income Housing Development Bonus [3]	Bonus height, FAR and lot coverage after meeting the Mixed Income Housing Development Bonus [3]	270				None	Bonus height, FAR and lot coverage after meeting the Mixed Income Housing Development Bonus [3]	Staff Rec			None	Bonus height, FAR and lot coverage after meeting the Mixed Income Housing Development Bonus [3]	Staff Rec	None	None	None
Transfer of development rights	Transfer of development rights for historic	No change	No change	Transfer of development rights for historic preservation is allowed from any sub-district to subdistricts 2, 2A, 3, and 3A only	No change	No change	No change	No change					No change	No change	No change			No change	No change	No change		No change	No change
Lot Coverage	80%	No change	No change	No change	80%	100%	80% [3]	80% [3]	80%	100% [4]	80%	80%	100%	80% [3]	Staff Rec	80%	80%	100%		Staff Rec	80%	No change	50%

1. The urban form setback requirement is amended, reduced from 20' to 15' and kicking in for the portion of a structure that exceeds 54' (not 36')
2. Bonus FAR and height applies for mixed-use projects that have at least 50% of floor area under residential use and not less than 50% of the ground floor area under retail or personal service uses
3. Mixed Income Housing Development Bonus in the DPD-PT regulations/presentation
4. A lot in the subdistrict with frontage on Lamar Street or Belleview Street is permitted 100% lot coverage if they meet the pedestrian amenity requirements.

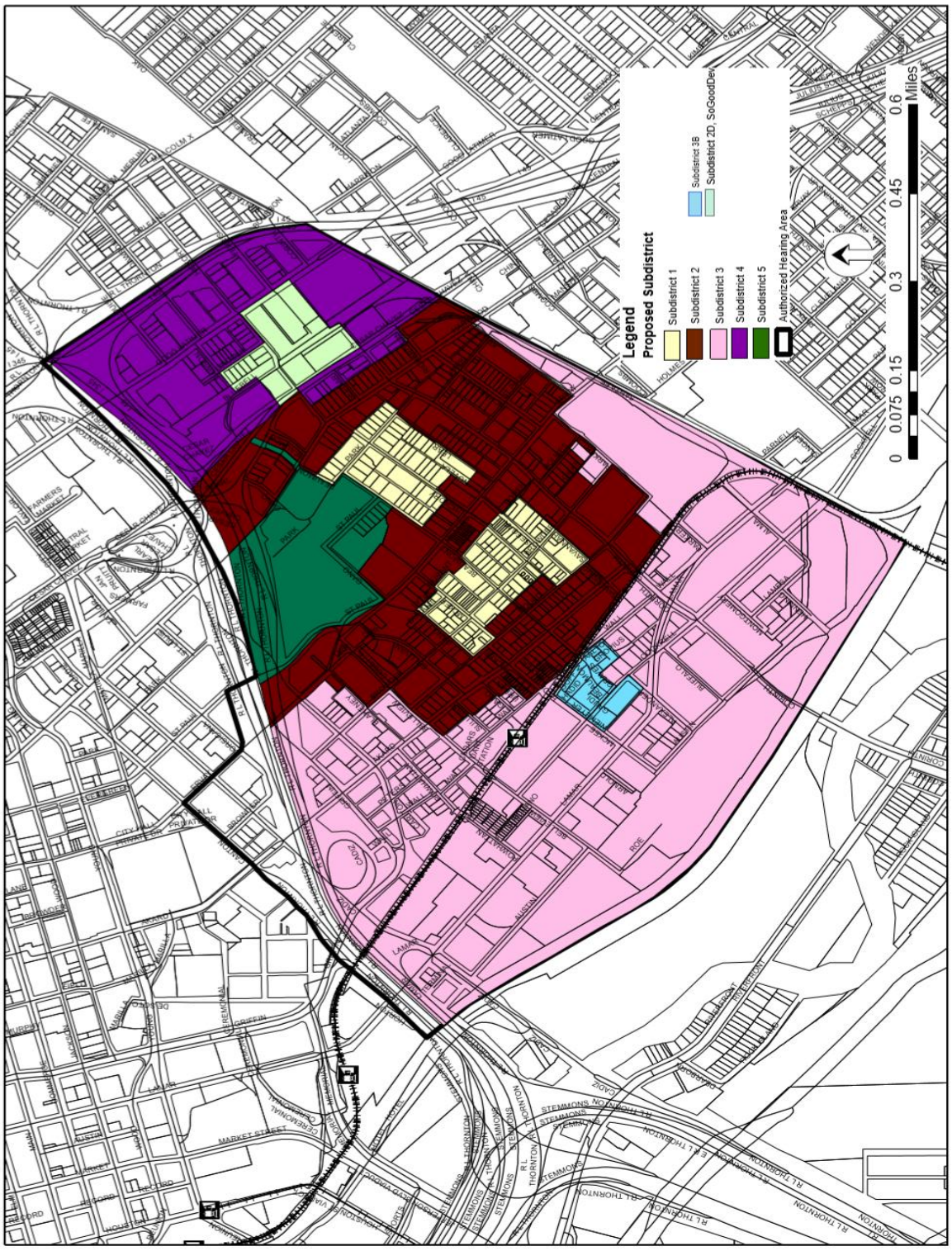
PD 317 Cedars Subdistrict Map – Steering Committee Proposed:



PD 317 Cedars Subdistrict Map – *CPC Recommendation 9.3.2020*

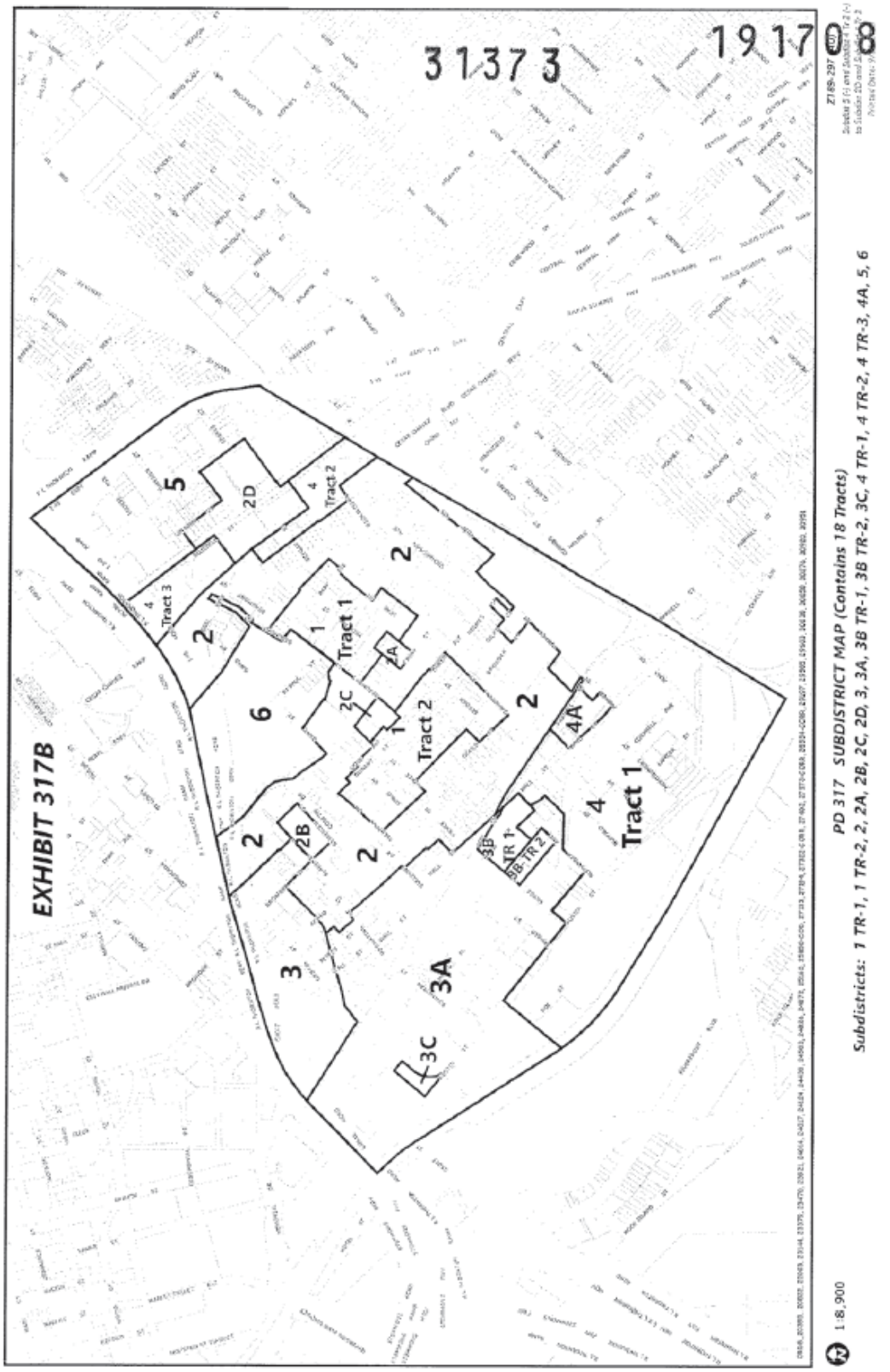
(Boundary adjusted between Subdistricts 1 and 2 along Lear Street)

Cedars Subdistrict Map - *CPC Recommendation 9.3.2020*

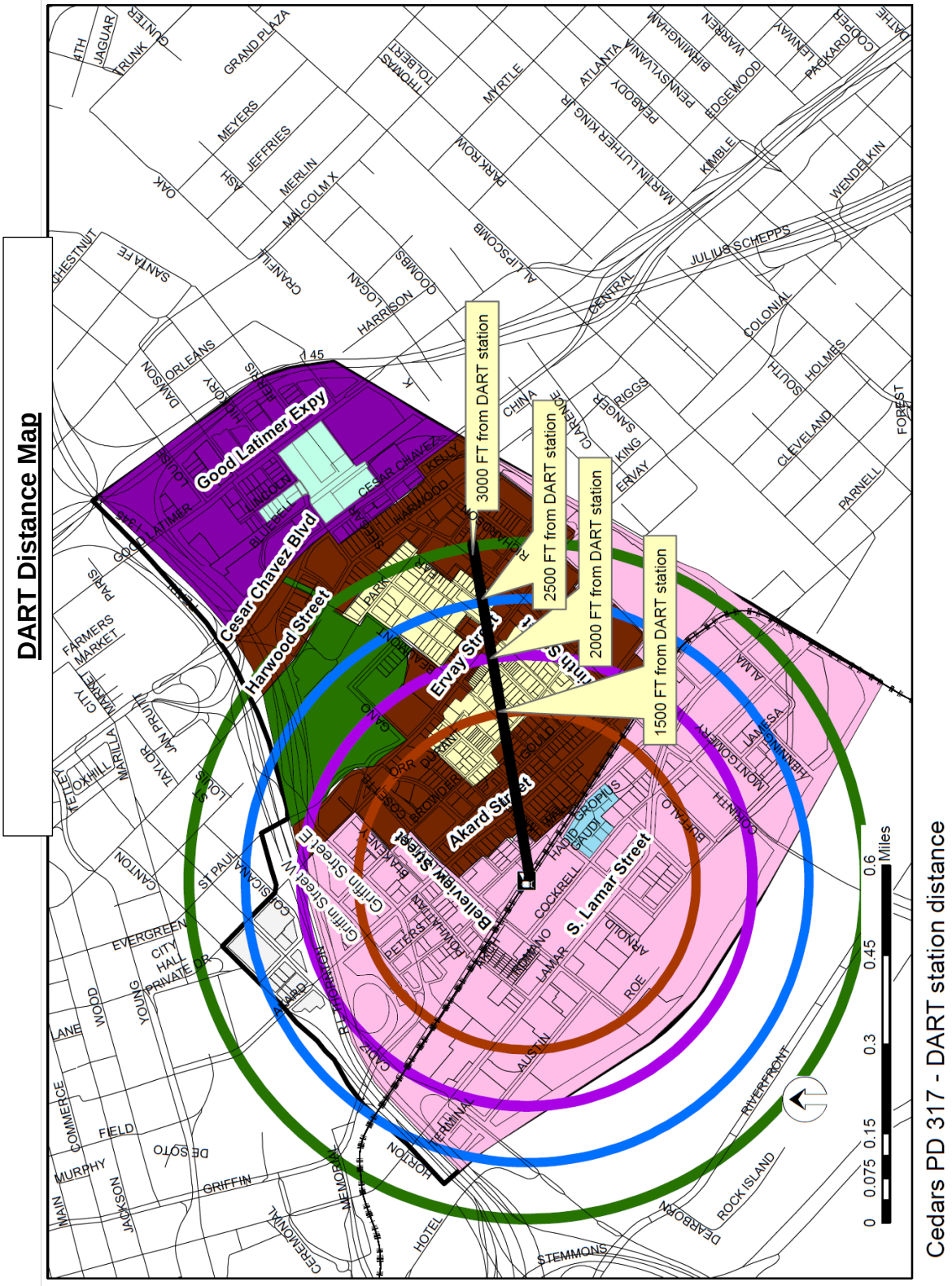


PD 317 Cedars Subdistrict Map - Existing:

Cedars Subdistrict Map Existing



DART Distance Map:



CPC ACTION
February 6, 2020

Motion: In considering a City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 317, the Cedars Area Special Purpose District, CA-1(A) Central Area District, and Planned Development District No. 715 with consideration to be given to expanding Planned Development District No. 317 on property zoned CA-1(A) Central Area District, and Planned Development District No. 715 and amending zoning regulations including use, development standards, and other appropriate regulations of Planned Development District No. 317, in an area generally bound by Interstate Highway 45, the DART Rail right-of-way, the Union Pacific Railroad right-of-way, the northwestern side of Interstate Highway 30 from Union Pacific Railroad to Griffin Street, Canton Street between Griffin Street and Ervay Street, Ervay Street, the northern border of the Interstate Highway 30 right-of-way between Ervay Street and St. Paul Street, and Interstate Highway 30, it was moved to **hold** this case under advisement until March 26, 2020.

Maker: Hampton
Second: Carpenter
Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Johnson, Shidid, Carpenter, Blair, Housewright, Schultz, Schwope, Garcia, Rubin

Against: 0
Absent: 1 - Murphy
Vacancy: 1 - District 3
Conflict: 1 - Jung**
Abstain: 1 - Jackson***

**out of the room, when vote taken
***abstained due to absence from bus tour

Notices: Area: 200 Mailed: 741
Replies: For: 12 Against: 35

Speakers: For: Buddy Keeley, 1500 E. Griffin St., Dallas, TX, 75215
Brad Friedman, 1505 Seegar St., Dallas, TX, 75215
Todd Howard, 1506 W. Griffin St., Dallas, TX, 75215
Against: Eric Hall, 1419 E. Griffin St., Dallas, TX, 75215
Tommy Mann, 500 Winstead Building, Dallas, TX, 75201
Joe Blair, 1103 E. Spring Valley Rd., Richardson, TX, 75081
William Dealcuaz, 6432 Connie Ln, Rockwall, TX, 75032

Christopher Weiss, 2400 S. Ervay St., Dallas, TX, 75215
Wade Masterson, 5641 SMU Blvd., Dallas, TX, 75206
Against (Did not speak): Jane Hardin, 1708 Gould St., Dallas, TX, 75213
Russell Roden, 1001 Belleview St., Dallas, TX, 75215
Richard Maxwell, 1419 E. Griffin St., Dallas, TX, 75215

CPC ACTION
March 26, 2020

Motion: In considering a City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 317, the Cedars Area Special Purpose District, CA-1(A) Central Area District, and Planned Development District No. 715 with consideration given to expanding Planned Development District No. 317 on property zoned CA-1(A) Central Area District and Planned Development District No. 715 and amending zoning regulations including use, development standards, and other appropriate regulations of Planned Development District No. 317, in an area generally bound by Interstate Highway 45, the DART Rail right-of-way, the Union Pacific Railroad right-of-way, the northwestern side of Interstate Highway 30 from Union Pacific Railroad to Griffin Street, Canton Street between Griffin Street and Ervay Street, Ervay Street, the northern border of the Interstate Highway 30 right-of-way between Ervay Street and St. Paul Street, and Interstate Highway 30, it was moved to **hold** this case under advisement until May 21, 2020.

Maker: Hampton
Second: Carpenter
Result: Carried: 12 to 0

For: 12 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Blair, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 1 - Housewright
Vacancy: 0
Conflict: 1 - Jung**
Abstain: 1 - Jackson***

**out of the room, when vote taken
***abstained due to absence from bus tour

Notices: Area: 200 Mailed: 741
Replies: For: 15 Against: 42

Speakers: For: None
Against: Eric Hall, 1419 Griffin St. East, Dallas, TX, 75215

Christopher Weiss, 2400 S. Ervay St., Dallas, TX, 75215

CPC ACTION
May 21, 2020

Motion: In considering a City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 317, the Cedars Area Special Purpose District, CA-1(A) Central Area District, and Planned Development District No. 715 with consideration given to expanding Planned Development District No. 317 on property zoned CA-1(A) Central Area District and Planned Development District No. 715 and amending zoning regulations including use, development standards, and other appropriate regulations of Planned Development District No. 317, in an area generally bound by Interstate Highway 45, the DART Rail right-of-way, the Union Pacific Railroad right-of-way, the northwestern side of Interstate Highway 30 from Union Pacific Railroad to Griffin Street, Canton Street between Griffin Street and Ervay Street, Ervay Street, the northern border of the Interstate Highway 30 right-of-way between Ervay Street and St. Paul Street, and Interstate Highway 30, it was moved to **hold** this case under advisement until July 23, 2020.
(Note: CPC directed staff to review new conditions distributed at the hearing on behalf of the Commission)

Maker: Hampton
Second: Schultz
Result: Carried: 13 to 0

For: 13 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Blair, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 0
Conflict: 1 - Jung**
Abstain: 1 - Jackson***

**out of the room, when vote taken
***abstained due to absence from bus tour

Notices: Area: 200 Mailed: 741
Replies: For: 15 Against: 42

Speakers: For: None
Against: Eric Hall, 1419 Gripping Street E. Dallas, TX 75215
Christopher Weiss, 2400 S. Ervay St., Dallas, TX, 75215
Against (Did not speak): Bill Dahlstrom, 2323 Ross Ave., Dallas, TX, 75201

CPC ACTION
July 23, 2020

Motion: In considering a City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 317, the Cedars Area Special Purpose District, CA-1(A) Central Area District, and Planned Development District No. 715 with consideration given to expanding Planned Development District No. 317 on property zoned CA-1(A) Central Area District and Planned Development District No. 715 and amending zoning regulations including use, development standards, and other appropriate regulations of Planned Development District No. 317, in an area generally bound by Interstate Highway 45, the DART Rail right-of-way, the Union Pacific Railroad right-of-way, the northwestern side of Interstate Highway 30 from Union Pacific Railroad to Griffin Street, Canton Street between Griffin Street and Ervay Street, Ervay Street, the northern border of the Interstate Highway 30 right-of-way between Ervay Street and St. Paul Street, and Interstate Highway 30, it was moved to **hold** this case under advisement until August 20, 2020.

Maker: Hampton
Second: Rubin
Result: Carried: 12 to 0

For: 12 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Schultz, Schwope, Garcia, Rubin

Against: 0
Absent: 1 - Murphy
Vacancy: 1 - District 10
Conflict: 1 - Jung**

**out of the room, when vote taken

Notices: Area: 200 Mailed: 741
Replies: For: 15 Against: 42

Speakers: For: Benton Payne, 5738 Vanderbilt Ave., Dallas, TX, 75206
Bill Dahlstrom, 2323 Ross Ave., Dallas, TX, 75201
Against: Eric Hall, 1419 Griffin Street E. Dallas, TX 75215
Christopher Weiss, 2400 S. Ervay St., Dallas, TX, 75215

CPC ACTION
August 20, 2020

Motion: In considering a City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 317, the Cedars Area Special Purpose District, CA-1(A) Central Area District, and Planned Development District No. 715 with consideration to be given to expanding Planned Development District No. 317 on property zoned CA-1(A) Central Area District, and Planned Development District No. 715 and amending zoning regulations including use, development standards, and other appropriate regulations of Planned Development District No. 317, in an area generally bound by Interstate Highway 45, the DART Rail right-of-way, the Union Pacific Railroad right-of-way, the northwestern side of Interstate Highway 30 from Union Pacific Railroad to Griffin Street, Canton Street between Griffin Street and Ervay Street, Ervay Street, the northern border of the Interstate Highway 30 right-of-way between Ervay Street and St. Paul Street, and Interstate Highway 30, it was moved to **hold** this case under advisement until September 3, 2020.

Maker: Hampton
Second: MacGregor
Result: Carried: 13 to 0

For: 13 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 1 - District 10
Conflict: 1 - Jung

Notices: Area: 200 Mailed: 741
Replies: For: 15 Against: 42

Speakers: For: Bill Dahlstrom, 2323 Ross Ave., Dallas, TX, 75201
Against: Christopher Weiss, 2400 S. Ervay St., Dallas, TX, 75215
Tommy Mann, 2728 N. Harwood St., Dallas, TX, 75201
Joe Blair, 2728 N. Harwood St., Dallas, TX, 75201

CPC ACTION
September 3, 2020

Motion: In considering a City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 317, the Cedars Area Special Purpose District, CA-1(A) Central Area District, and Planned Development District No. 715 with consideration given to expanding Planned Development District No. 317 on property zoned CA-1(A) Central Area District and Planned Development District No. 715 and amending zoning regulations including use, development standards, and other appropriate regulations of Planned Development District No. 317, in an area generally bound by Interstate Highway 45, the DART Rail right-of-way, the Union Pacific Railroad right-of-way, the northwestern side of Interstate Highway 30 from Union Pacific Railroad to Griffin Street, Canton Street between Griffin Street and Ervay Street, Ervay Street, the northern border of the Interstate Highway 30 right-of-way between Ervay Street and St. Paul Street, and Interstate Highway 30, it was moved to **hold** this case under advisement until October 15, 2020, and direct staff to review the conditions as read into the record (distributed 9/3/2020), post to the authorized hearing webpage for the Cedars, and take any other appropriate action.

Maker: Hampton
Second: MacGregor
Result: Carried: 13 to 0

For: 13 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Schultz, Schwope, Murphy, Garcia, Rubin
Against: 0
Absent: 0
Vacancy: 1 - District 10
Conflict: 1 - Jung**

**out of the room, when vote taken

Notices: Area: 200 Mailed: 741
Replies: For: 15 Against: 42

Speakers: For: Tod Howard, 1506 Griffin St. West, Dallas, TX, 75215
Against: Eric Hall, 1419 Griffin St. East, Dallas, TX, 75215
Eric Anderson, 7329 Lakehurst Dr., Dallas, TX, 75230
Christopher Weiss, 2400 S. Ervay St., Dallas, TX, 75215
Benton Payne, 2030 Main St., Dallas, TX, 75201
William Baker, 1922 S. Akard St., Dallas, TX, 75215
Tommy Mann, 500 Winstead Building, Dallas, TX, 75201
Joe Blair, 1103 Spring Valley Road, Richardson, TX, 75081

CPC ACTION
October 15, 2020

Motion: In considering a City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 317, the Cedars Area Special Purpose District, CA-1(A) Central Area District, and Planned Development District No. 715 with consideration given to expanding Planned Development District No. 317 on property zoned CA-1(A) Central Area District and Planned Development District No. 715 and amending zoning regulations including use, development standards, and other appropriate regulations of Planned Development District No. 317, in an area generally bound by Interstate Highway 45, the DART Rail right-of-way, the Union Pacific Railroad right-of-way, the northwestern side of Interstate Highway 30 from Union Pacific Railroad to Griffin Street, Canton Street between Griffin Street and Ervay Street, Ervay Street, the northern border of the Interstate Highway 30 right-of-way between Ervay Street and St. Paul Street, and Interstate Highway 30, it was moved to **hold** this case under advisement until November 5, 2020.

Maker: Hampton
Second: Schwope
Result: Carried: 12 to 0

For: 12 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 1 - District 11
Conflict: 1 - Jung**
Abstain: 1 - Myers***

**out of the room, when vote taken
***abstained due to absence from bus tour

Notices: Area: 200 Mailed: 741
Replies: For: 15 Against: 42

Speakers: For: Bill Dahlstrom, 2323 Ross Ave., Dallas, TX, 75201
For (Did not speak): Mark Rieves, 5530 Goodwin Ave., Dallas, TX, 75206
Against: Benton Payne, 2030 Main St., Dallas, TX, 75201
William Baker, 1922 S. Akard St., Dallas, TX, 75215
Herschel Weisfeld, 1800 Lear St., Dallas, TX, 75214
Christopher Weiss, 2400 S. Ervay St., Dallas, TX, 75215

PROPOSED CONDITIONS
DRAFT ORDINANCE

ARTICLE 317.

PD 317.

Cedars Area Special Purpose District

SEC. 51P-317.101. LEGISLATIVE HISTORY.

PD 317 was established by Ordinance No. 20395, passed by the Dallas City Council on July 26, 1989. Ordinance No. 20395 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. Subsequently, Ordinance No. 20395 was amended by Ordinance No. 20822, passed by the Dallas City Council on November 28, 1990; Ordinance No. 22003, passed by the Dallas City Council on March 23, 1994; Ordinance No. 23144, passed by the Dallas City Council on May 28, 1997; Ordinance No. 23379, passed by the Dallas City Council on December 10, 1997; Ordinance No. 23470, passed by the Dallas City Council on March 25, 1998; Ordinance No. 23921, passed by the Dallas City Council on June 23, 1999; Ordinance No. 24014, passed by the Dallas City Council on September 8, 1999; Ordinance No. 24017, passed by the Dallas City Council on September 8, 1999; Ordinance No. 24124, passed by the Dallas City Council on December 8, 1999; Ordinance No. 24430, passed by the Dallas City Council on October 25, 2000; and Ordinance No. 24503, passed by the Dallas City Council on January 24, 2001.

SEC. 51P-317.102. PROPERTY LOCATION AND SIZE.

PD 317 is established on property generally bounded by Interstate Highway 30 on the north, Interstate Highway 45 on the east, the G.C. & S.F. Railroad right-of-way on the south, and the M.K. & T. Railroad right-of-way on the west. The size of PD 317 is approximately 580.328 acres.

SEC. 51P-317.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless the context clearly indicates otherwise, in this article:

(1) AREA means one of the areas referred to in Section 51P-317.105 of this article.

(2) ACTIVE USE means any use other than parking, mini-warehouse and warehouse.

(X) ARCADE SIGN means an attached sign suspended below an arcade, gallery, or awning.

(X) AWNING SIGN means any sign on the sides or top of an awning (excluding awnings over gas pumps).

(3) 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.

(4) BED AND BREAKFAST means a lodging use that provides over-night accommodations; 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.

(5) CHANGEABLE MESSAGE means the portion of a sign composed of Light Emitting Diode (LED)/Liquid Crystal Display (LCD) elements, "Diamond Vision" technology, slide lettering, slated rotation surfaces, or other changeable message technology that displays different designs or messages.

(6) DIR means development impact review pursuant to Division 51A-4.800.

(7) ENHANCED PEDESTRIAN AMENITIES means improvements located in the enhanced pedestrian amenities area that are designed to encourage pedestrian traffic and that meet all of the standards set forth in Section 51P-317.122.2(c).

(8) ENHANCED PEDESTRIAN AMENITIES AREA means an area used by pedestrians adjacent to a street, and that meets all of the standards set forth in Section 51P-317.122.2(c).

[~~(9) LARGE TREE means a tree of a species which normally reaches a height of 30 feet or more upon maturity.~~

~~(10) LEGACY BUILDING means a building constructed on or before January 1, 1960.~~]

CPC Recommendation 9.2.2020

(11) LEGACY BUILDING means

(A) a building constructed on or before January 1, 1960 within the Designated Legacy Building Area 1, Designated Legacy Building Area 2, or Designated Legacy Building Area 3 in Exhibit 317K; or

(B) a building constructed before January 1, 1971 meeting the following criteria

(i) a minimum of 50% of each original street-facing facade remains; and with at least 90% of re-purposed façade is transparent; and no significant architectural feature or element may be removed or screened, and

(ii) re-cladding of an existing façade per original construction, or with material more compatible to period of construction is allowed provided no significant architectural feature is removed.

(iii) the floor area of the structure has not increased by more than:

(aa) 150 percent if the increase is 5,000 square feet or less; (or)

(bb) increased by more than 100 percent if the increase is greater than 5,000 square feet.

(C) Rebuilding damaged or destroyed structures. If a Legacy Building is destroyed by other than the intentional act of the owner or owner's agent, it may be rebuilt. For the purposes of this section, a structure is "damaged or destroyed" if 50 percent or more of the structure must be rebuilt to replace original structure

Steering Committee Recommendation

~~(11) LEGACY BUILDING means~~

~~(A) a building constructed on or before January 1, 1960 within the Designated Legacy Building Area 1, Designated Legacy Building Area 2, or Designated Legacy Building Area 3 in Exhibit 317K; or~~

~~(B) a building constructed before January 1, 1971 meeting the following criteria~~

~~(i) a minimum of 50% of each original street-facing facade remains; and with at least 90% of re-purposed façade is transparent; and no significant architectural feature or element may be removed or screened, and~~

~~(ii) re-cladding of an existing façade per original construction, or with material more compatible to period of construction is allowed provided no significant architectural feature is removed.~~

~~(iii) the floor area of the structure has not increased by more than:~~

~~(aa) 150 percent if the increase is 5,000 square feet or less; (or)~~

~~(bb) increased by more than 100 percent if the increase is greater than 5,000 square feet.~~

~~(C) Rebuilding damaged or destroyed structures. If a Legacy Building is destroyed by other than the intentional act of the owner or owner's agent, it may be rebuilt. For the purposes of this section, a structure is "damaged or destroyed" if 50 percent or more of the structure must be rebuilt to replace original structure~~

CPC Recommendation 9.3.2020

(12) MAJOR MODIFICATION means renovation, reconstruction, alteration, of any building that:

(A) increases by 35 percent or 10,000 square feet, whichever is less, the floor area of the structure, or

(B) increases height of the building.

Steering Committee Recommendation

~~(12) MAJOR MODIFICATION means renovation, reconstruction, alteration, of any building that:~~

~~(A) increases by 35 percent or 10,000 square feet, whichever is less, the floor area of the building, or~~

~~(B) increases the height of the building.~~

(14) MARQUEE SIGN means a sign attached to, applied on, or supported by a permanent canopy projecting over a pedestrian street entrance of a building, and consisting primarily of changeable panels, words, changeable messages, or characters.

CPC Recommendation 9.3.2020

(15) NEW CONSTRUCTION means construction of a main structure, street, or sidewalk that did not exist prior to *[date of passage of this ordinance]*.

Steering Committee Recommendation

~~(15) NEW CONSTRUCTION means construction of a main structure, street, or sidewalk that did not exist prior to *[date of passage of this ordinance]*. .~~

(15) OWNER means the owner or owners, from time to time, of property in this district.

CPC Recommendation 9.3.2020

(16) PRIMARY STREET means the following streets within the District:

(A) Akard Street.

(B) Cesar Chavez Blvd.

(C) Corinth Street.

(D) Ervay Street.

(E) Harwood Street.

(F) Good Latimer Blvd.

(G) Lamar Street

(H) Belleview Street.

(I) East Griffin Street.

(J) West Griffin Street.

(K) Sullivan Street.

Steering Committee Recommendation

~~(16) PRIMARY STREET means the following streets within the District:~~

~~(A) Akard Street.~~

~~(B) Cesar Chavez Blvd.~~

~~(C) Corinth Street.~~

~~(D) Ervay Street.~~

~~(E) Harwood Street.~~

~~(F) Good Latimer Blvd.~~

~~(G) Lamar Street~~

~~(H) Belleview Street.~~

~~(I) East Griffin Street.~~

~~(J) West Griffin Street.~~

~~(K) Sullivan Street.~~

CPC Recommendations 9.3.2020

(17) PEDESTRIAN SCALE LIGHTING means lighting that emanates from a source that is no more than 14 feet above the grade of the sidewalk or an equivalent pedestrian light fixture approved by the director of transportation. The design and placement of both the standards and fixtures must be approved by the director of transportation.

Steering Committee Recommendation

~~(17) PEDESTRIAN SCALE LIGHTING means lighting that emanates from a source that is no more than 14 feet above the grade of the sidewalk or an equivalent pedestrian light fixture approved by the director of transportation. The design and placement of both the standards and fixtures must be approved by the director of transportation.~~

(18) PARAGRAPH means the first division of a subsection. Paragraphs are designated by arabic numerals in parentheses, e.g. "(1)."

(18) PARKWAY means that portion of the street right-of-way located between the street curb and the front lot line.

(19) PROJECTED STREET CURB means the future location of the street curb consistent with the city's thoroughfare plan, as determined by the director of public works and transportation.

(20) RAR means residential adjacency review pursuant to Division 51A-4.800.

(21) RECYCLABLE MATERIALS means clothing, aluminum cans, steel cans, glass, paper, plastics, and household and industrial metals.

(22) RIDESHARE PARKING means a parking space dedicated for the short term pick up and drop off of patrons or employees of a main use.

(23) SECTION means a section of this article.

(24) SUBPARAGRAPH means the first division of a paragraph. Subparagraphs are designated by capital letters in parentheses, e.g. "(A)."

(25) SUBSECTION means the first division of a section. Subsections are designated by lower case letters in parentheses, e.g. "(a)."

(26) SUP means specific use permit.

CPC Recommendation 9.3.2020

(27) TRANSPARENCY means the total area of windows and door openings or other openings, expressed as a percentage of the total facade area, excluding facade openings for garage entrances and service area access, by street frontage.

Steering Committee Recommendation

~~(27) TRANSPARENCY means the total area of windows and door openings or other openings, expressed as a percentage of the total facade area, excluding facade openings for garage entrances and service area access, by street frontage.~~

(27) THIS DISTRICT means the entire planned development district created by Ordinance No. 20395, as amended.

(i) Unless otherwise stated, the definitions contained in Chapter 51A apply to this article. In the event of a conflict, this article controls.

(ii) Unless otherwise stated, all references to code divisions or sections in this article refer to divisions or sections in Chapter 51A.

CPC Recommendation 9.3.2020

(28) VISIBILITY TRIANGLE means:

(i) where a primary street intersects with another street or another primary street, the portion of a corner lot within a triangular area formed by connecting together the point of intersection of adjacent street curb lines (or, if there are no street curbs, what would be the normal street curb lines) and points on each of the street curb lines 45 feet from the intersection;

(ii) where other streets (nonprimary streets) within the District intersects, the portion of a corner lot within a triangular area formed by connecting together the point of intersection of adjacent street curb lines (or, if there are no street curbs, what would be the normal street curb lines) and points on each of the street curb lines 30 feet from the intersection; and

(iii) where an alley or driveway intersects with a street, the portion of a lot within a triangular area formed by connecting together the point of intersection of the edge of a driveway or alley and adjacent street curb line (or, if there is no street curb, what would be the normal street curb line) and points on the driveway or alley edge and the street curb line 20 feet from the intersection.

Steering Committee Recommendation

(28) VISIBILITY TRIANGLE means:

(i) the portion of a corner lot within a triangular area formed by connecting together the point of intersection of adjacent street curb lines (or, if there are no street curbs, what would be the normal street curb lines) and points on each of the street curb lines 30 feet from the intersection; and

(ii) the portion of a lot within a triangular area formed by connecting together the point of intersection of the edge of a driveway or alley and an adjacent street curb line (or, if there is no street curb, what would be the normal street curb line) and points on the driveway or alley edge and the street curb line 20 feet from the intersection.

(b) Unless otherwise stated, the definitions contained in Chapter 51A apply to this article. In the event of a conflict, this article controls.

(c) Unless otherwise stated, all references to code divisions or sections in this article refer to divisions or sections in Chapter 51A.

(d) The provisions of Section 51A-4.702, "Planned Development (PD) District Regulations," relating to site plans, conceptual plans, and development plans do not apply to this district.

(e) Section 51A-2.101, "Interpretations," applies to this article.

(f) 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.

(3) The symbol *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only.

(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. ("DIR" means "development impact review." For more information regarding development impact review generally, see Division 51A-4.800.)

(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, a site plan must be submitted and approved in accordance with the requirements of that section. (RAR means residential adjacency review. For more information regarding residential adjacency review generally, see Division 51A-4.800.)

(g) For purposes of determining the applicability of regulations in this article and in Chapter 51A triggered by adjacency or proximity to another zoning district, and for purposes of interpreting the DIR and RAR requirements of Division 51A-4.800:

(1) this district and each subdistrict within this district except Subdistrict 1 is considered to be a "nonresidential zoning district"; and

(2) Subdistrict 1 is considered to be a residential district.

SEC. 51P-317.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 317A: property descriptions of the district, and subdistricts.

(2) Exhibit 317B: subdistrict map.

(3) Exhibit 317C: site and landscape plan for the shelter property in Subdistrict 3.

~~(4) Exhibit 317D: land use and development standards chart.~~

(5) Exhibit 317E: conceptual plan for Subdistrict 3B.

(6) Exhibit 317F: development/landscape plan for Tract 1 in Subdistrict 3B.

(7) Exhibit 317G: development plan for Tract 2 in Subdistrict 3B.

(8) Exhibit 317H: typical street section for Subdistrict 3B.

(9) Exhibit 317I: conceptual plan for Subdistrict 2D.

(10) Exhibit 317J: mixed use development parking chart. (Ord. Nos. 29197; 30276; 30295; 31373)

(11) Exhibit 317K: property descriptions of Designated Legacy Building Areas.

(12) Exhibit 317L: Designated Legacy Building Areas Location Map.

CPC Recommendation 9.3.2020

(13) Exhibit 317x: Height Overlay Map Illustration

(14) Exhibit 317x: Primary Street Map Illustration

(15) Exhibit 317x: Primary Streetscape Sections Illustration

Staff Recommendation

~~(13) Exhibit 317x: Height Overlay Map Illustration~~

~~(14) Exhibit 317x: Primary Street Map Illustration~~

~~(15) Exhibit 317x: Primary Streetscape Sections Illustration~~

SEC. 51P-317.104. ZONING CLASSIFICATION CHANGE AND DISTRICT IDENTIFICATION.

Chapters 51 and 51A are amended by changing the zoning classification on the property described in Exhibit A of Ordinance No. 20395 to Planned Development District No. 317, to be known as the Cedars Area Special Purpose District.

SEC. 51P-317.105. CREATION OF SEPARATE SUBDISTRICTS.

This district is divided into 7 ~~14~~ subdistricts: 1 (Tract 1 and Tract 2), 2, ~~2A, 2B, 2C~~, 2D, 3, ~~3A~~, 3B (Tract 1 and Tract 2), ~~3C~~, 4, ~~4A~~, and 5. ~~and 6.~~ The boundaries of all subdistricts are verbally described in Exhibit 317A. A map showing the boundaries of the subdistricts is labeled Exhibit 317B. If there is a conflict, the verbal descriptions in Exhibit 317A control over the graphic description in Exhibit 317B.

SEC. 51P-317.105.1. CONCEPTUAL PLAN.

(a) Development and use of the Property in Subdistrict 2D must comply with the conceptual plan for Subdistrict 2D (Exhibit 317I). If there is a conflict between the text of this article and the conceptual plan for Subdistrict 2D, the text of this article controls.

(b) Development and use of the Property in Subdistrict 3B must comply with the conceptual plan for Subdistrict 3B (Exhibit 317E). If there is a conflict between the text of this article and the conceptual plan for Subdistrict 3B, the text of this article controls. (Ord. Nos. 30276; 31373)

SEC. 51P-317.105.2. DEVELOPMENT PLAN.

(a) Subdistrict 2D. A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this subdistrict. If there is a conflict between the text of this article and the development plan, the text of this article controls. Open spaces and associated amenities must be shown on the development plan.

(b) Tract 1 in Subdistrict 3B. Development and use of the Property for Tract 1 in Subdistrict 3B must comply with development/landscape plan for Tract 1 in Subdistrict 3B (Exhibit 317F). If there is a conflict between the text of this article and the development/landscape plan for Tract 1 in Subdistrict 3B, the text of this article controls.

(c) Tract 2 in Subdistrict 3B. Development and use of the Property for Tract 2 in Subdistrict 3B must comply with the development plan for Tract 2 in Subdistrict 3B (Exhibit 317G). If there is a conflict between the text of this article and the development plan for Tract 2 in Subdistrict 3B, the text of this article controls. (Ord. Nos. 30276; 31373)

SEC. 51P-317.106. PRESERVATION INCENTIVES.

(a) The provisions of Section 51A-4.501 relating to the transfer of development rights, the transfer process, and the historic landmark tax freeze apply to buildings in this district except as those provisions may be expressly modified in this article. (Note: The term "development rights" is defined in Section 51A-4.501.) If Section 51A-4.501 is amended in the future, such amendments shall apply in this district to the extent that they do not conflict with this article. In the event of a conflict, this article controls.

(b) Development rights in a building may be transferred if:

(1) the building is a designated historic landmark in this district;

(2) the building is a contributing structure listed in the National Register of Historic Places; and

(3) the building has been restored within the past five years, and the total value of the building improvements exceeds 50 percent of the assessed value of the structure immediately prior to the restoration.

(c) Development rights may only be transferred to building sites in Subdistricts 2, ~~2A, 2B~~, ~~2C,~~ 2D, and 3. ~~and 3A~~.

(d) The ability to transfer development rights does not authorize a setback violation on the building site to which the rights are transferred. The maximum floor area ratio of a building site may be increased by no more than 20 percent through the transfer of development rights, and the maximum structure height may not be increased. (Ord. Nos. 20395; 24826; 25160; 27402; 30058; 30951; 31373)

SEC. 51P-317.107. ADDITIONAL PROVISIONS.

(a) The "additional provisions" in Division 51A-4.200 apply to all uses in this district. In addition, the following "additional provision" supplements and is cumulative of the "additional provisions" in that division applicable to the: "Commercial radio or television transmitting station" use: A structure supporting antennae that transmit or receive any portion of the electromagnetic spectrum must not be visible from the street. (Ord. Nos. 20395; 24826)

(b) Height Overlay (HO) is a 100 feet buffer, generates from the boundary line of the Subdistrict 1 (Residential Subdistrict) and Subdistrict 5 (Old City Park). The maximum height in the HO buffer is 120 feet. In the event of the changes in the subdistricts, the origin of the HO is from the boundary line of the residential subdistrict and the Old City Park. The 100 feet buffer is measured outward from the Subdistrict 1 and Subdistrict 5 boundary lines.

CPC Recommendation 9.3.2020

(c) Solid screening required along residential adjacency on lots containing uses permitted with RAR.

(d) Structures over 54 feet in height shall have an additional 20 foot urban form front yard setback at primary streets. Where both street frontages of a corner lot are primary streets, urban form setback is required along both street frontages.

Steering Committee Recommendation

~~(c) Solid screening required along residential adjacency on lots containing uses permitted with RAR.~~

~~(d) Structures over 54 feet in height shall have an additional 20 foot urban form front yard setback at primary streets. Where both street frontages of a corner lot are primary streets, urban form setback is required along both street frontages.~~

CPC Recommendation 9.3.2020

SEC. 51P-317.107.1 DESIGN ELEMENTS FOR BUILDINGS FACING PRIMARY STREETS.

(a) A minimum of two Design Elements are required for primary street facing facades for any new construction or major modification of a building.

(1) Arcades are permitted in all uses except agricultural uses, industrial uses and wholesale, distribution and storage uses, with the following regulations:

(A) An arcade must have a clear depth from the support columns to the building facade of at least eight feet and a clear height above the sidewalk of at least 10 feet;

(B) An arcade must be contiguous and extend over at least 50 percent of the (3) width of the building facade.

(C) No arcade may encroach into the door yard or the public right-of-way.

(2) Galleries are permitted in all uses with the following regulations:

(A) A gallery must have a clear depth from the support columns to the building's facade of at least eight feet and a clear height above the sidewalk of at least 10 feet. A gallery must be contiguous and extend over at least 50 percent of the width of the building facade from which it projects.

(B) A gallery may encroach into the door yard.

(C) No gallery may encroach into the public right-of-way without a license for the use of that right-of-way.

(3) Awning is allowed in all uses with the following regulations:

(A) A ground-story awning must have a minimum clearance of 10 feet above the sidewalk and must have a minimum depth of six feet.

(B) An awning may encroach into the door yard.

(C) No awning may encroach into the public right-of-way without a Awnings license for the use of that right-of-way.

(4) Balconies are permitted in all uses except agricultural uses, industrial uses, office uses, and wholesale, distribution and storage uses, with the following regulations:

(A) No balcony may project within five feet of a common lot line.

(B) A balcony may encroach into the door yard.

(C) No balcony may encroach into the public right-of-way without a license for the use of that right-of-way.

(5) Stoops are permitted in all residential uses, with the following regulations:

(A) A stoop must be no more than five feet deep (including the steps) and six feet wide.

(B) A stoop may be roofed, but not enclosed.

(C) Partial walls and railings on a stoop may be no higher than 3 1/2 feet.

(D) A stoop may encroach into the door yard. No stoop may encroach into the public right-of-way without a license for the use of that right-of-way.

(6) Front porches are permitted in all residential uses with the following regulations:

(A) A front porch must be a minimum of six feet deep (not including the steps).

(B) A front porch must be contiguous with a width not less than 50 percent of the building facade from which it projects.

(C) A front porch may be roofed, but not enclosed. Partial walls and railings on a porch may be no higher than 3 1/2 feet.

(D) A front porch may encroach into the door yard. No front porch may encroach into the public right-of-way without a license for the use of that right-of-way. roof treatments.

(7) Dormers are permitted in an attic story. Dormers must not break the primary eave line, be individually more than 15 feet wide, and collectively be more than 60 percent of the facade length. building entrances.

(8) Transparency: 70% of the building on the ground level use required to provide Transparency.

(9) Special Lighting Requirement. Exterior lighting sources, if used, must be oriented down and onto the property they light and generally away from adjacent residential properties.

(A) Pedestrian scale lighting. For any use greater than 20,000 square feet of floor area, pedestrian scale lighting that provides a minimum maintained average illumination level of 1.5 footcandles must be provided along public sidewalks and adjacent to public streets.

(b) If the director determines that the above listed design elements are not appropriate on building, director may suggest an alternative design element to meet the requirements.

Steering Committee Recommendation

~~**SEC. 51P-317.107.1 DESIGN ELEMENTS FOR BUILDINGS FACING PRIMARY STREETS.**~~ (conditions omitted for brevity)

SEC. 51P-317.108. UTILITY OR GOVERNMENT SERVICE CENTER.

(a) Definition. UTILITY OR GOVERNMENT SERVICE CENTER means a public or private facility for the storage of supplies, and the repair and maintenance of operational equipment.

(b) Required off-street parking. The off-street parking requirement for a utility or government service center is one space per 2,000 square feet of site area; a minimum of four spaces is required.

(c) Required off-street loading. The off-street loading requirement for a utility or government service center is as follows:

SQUARE FEET OF FLOOR AREA IN STRUCTURE	TOTAL REQUIRED SPACES OR BERTHS
0 to 50,000	**1**
50,000 to 100,000	**2**
Each additional 100,000 or fraction thereof	**1 additional**

(d) Additional provisions. The following additional provisions apply to a utility or government service center:

(1) The outside storage portion of this use must be screened by a solid visual screen of at least nine feet in height.

(2) Outside storage may not be stacked higher than nine feet.

(3) Paragraphs (1) and (2) and the area restrictions in Section 51A-4.217 do not apply to the outside storage of vehicles.

SEC. 51P-317.109. GROUP HOME OR SHELTER PERMITTED, SUBJECT TO RESTRICTIONS, IN SUBDISTRICT 3.

(a) Subject to the restrictions in Subsection (c), a group home or shelter for indigent or abused persons is permitted on the property described in Subsection (b) ("the Shelter Property").

(b) The Shelter Property is described as follows, to wit:

Being a tract of land located in Block 439, Official City Number, in the City of Dallas, Texas, being part of the John Neely Bryan Survey, Abstract 495, Dallas County, Texas, being the property conveyed to Pure Ice and Cold Storage Company by deeds recorded in Volume 65692, Page 264, Volume 65693, Page 16, and Volume 6577, Page 404 of the Deed Records of Dallas County, Texas, and being described more particularly as follows:

BEGINNING at the intersection of the southwest line of Griffin Street with the southeast line, as widened, of Cadiz Street, said beginning point being the east corner of the strip of land conveyed to the City of Dallas for widening Cadiz Street described in Volume 17, Page 311 of the Minutes of County Court No. 2 of Dallas County;

Thence S 43º18' E along the southwest line of Griffin Street, a distance of 391.29 feet to a point at the east corner of said tract described in Volume 65717, Page 404;

Thence S 44º55'40" W along the southeast line of said tract, a distance of 91.87 feet to a point for corner on the northeasterly line of the 50.0 foot wide Gulf, Colorado & Santa Fe Railroad Right-of-Way;

Thence N 56º27' W along said Railroad Right-of-Way line, a distance of 399.94 feet to a point for corner on the southeast line of Cadiz Street at the south corner of said City of Dallas tract;

Thence N 45º14' E along the southeast line of Cadiz Street, a distance of 182.87 feet to the PLACE OF BEGINNING; and containing 53,776 square feet of land.

(c) The following restrictions apply to the group home or shelter use authorized under Subsection (a):

(1) Development on the Shelter Property must comply with the site and landscape plan (Exhibit 317C).

(2) The maximum number of overnight guests permitted on the Shelter Property is 500. Single-bed sleeping quarters must have a minimum usable floor area of 125 square feet. Sleeping quarters containing two or more beds must have a minimum usable floor area that is equal to or greater than 60 square feet times the number of beds in the room. This paragraph does not apply during extreme weather conditions. For purposes of this paragraph, the term "bed" means a piece of furniture, mat, cushion, or other device on or in which a person may lie and sleep;

and the term "extreme weather conditions" means any day during which at any time the wind chill factor is 32 degrees Fahrenheit or less.

(3) No less than seven professionally-trained security guards must be on duty to secure the building and ground at all times.

(4) Ingress and egress to and from the facility through its main entrance is prohibited between the hours of 10:00 p.m. and 5:30 a.m. each day, and at least one professionally-trained security guard must be stationed at any other entrance to the facility used for ingress or egress during this time period.

(5) Required off-street parking is one space per 3,000 square feet of residential area, plus one space per 500 square feet of office area. If more than 10 off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.

(6) Required off-street loading must be provided as follows:

SQUARE FEET OF FLOOR AREA IN STRUCTURE	**TOTAL REQUIRED SPACES OR BERTHS**
0 to 50,000	**NONE**
50,000 to 150,000	**1**
Each additional 100,000 or fraction thereof	**1 additional**

(7) Landscaping must be provided on the Shelter Property as shown on the site and landscape plan. ~~All landscaping must be installed within six months after the passage of Ordinance No. 20822.~~ All plant materials must be maintained in a healthy, growing condition at all times.

(8) Use of the Shelter Property must comply with all applicable federal and state laws and regulations, and with all applicable ordinances, rules, and regulations of the city. At least once every two years, the city staff shall:

(A) inspect the Shelter Property to confirm adherence to all applicable codes relating to operations; and

(B) ascertain general neighborhood conditions surrounding the Shelter Property, including housing conditions and crime statistics for the area.

CPC Recommendation 9.3.2020

SEC. 51P-317.110. SEAFOOD PROCESSING FACILITY.

(a) Definition. SEAFOOD PROCESSING FACILITY means an industrial facility where the processing of edible fish, edible shellfish, and edible seafood related products, including but not limited to seafood salads and sauces, takes place wholly within an enclosed building. Notwithstanding anything contained herein to the contrary, the processing of beef, pork, and poultry is prohibited.

(b) Required off-street parking. The off-street parking requirement for a seafood processing facility is one space per 500 square feet of floor area. If more than 10 off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.

(c) Required off-street loading. The off-street loading requirement for a seafood processing facility is as follows:

SQUARE FEET OF FLOOR AREA IN STRUCTURE	TOTAL REQUIRED SPACES OR BERTHS
0 to 50,000	**1**
50,000 to 100,000	**2**
Each additional 100,000 or fraction thereof	**1 additional**

(d) Screening requirements: All outside storage and dumpsters to be fully enclosed and screened from the public right of way.

(Ord. Nos. 22003; 24826)

Steering Committee Recommendation:

SEC. 51P-317.110. SEAFOOD PROCESSING FACILITY.

~~(a) Definition. SEAFOOD PROCESSING FACILITY means an industrial facility where the processing of edible fish, edible shellfish, and edible seafood related products, including but not limited to seafood salads and sauces, takes place wholly within an enclosed building. Notwithstanding anything contained herein to the contrary, the processing of beef, pork, and poultry is prohibited.~~

~~(b) Required off-street parking. The off-street parking requirement for a seafood processing facility is one space per 500 square feet of floor area. If more than 10 off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.~~

~~(c) Required off-street loading. The off-street loading requirement for a seafood processing facility is as follows:~~

~~SQUARE FEET OF FLOOR AREA IN STRUCTURE~~	~~TOTAL REQUIRED SPACES OR BERTHS~~
~~**0 to 50,000**~~	~~**1**~~
~~**50,000 to 100,000**~~	~~**2**~~
~~**Each additional 100,000 or fraction thereof**~~]	~~**1 additional**~~

~~(d) Screening requirements: All outside storage and dumpsters to be fully enclosed and careened from the public right of way.~~

SEC. 51P-317.111 ART OR CRAFT PRODUCTION FACILITY.

(a) Definition. ART OR CRAFT PRODUCTION FACILITY means a facility for the production of handcrafted art or craft products on a small scale, involving processes including, but not limited to, kiln-firing, glass-blowing, welding, or woodworking. In order to qualify as an art or craft production facility, a facility must meet all of the following requirements:

~~(1) It must have a floor area of 5,000 square feet or less.~~

(2) It must limit the delivery and pick-up of materials to twice a week or less.

(3) It must not conduct business, including producing art or craft products, between 7:00 p.m. and 7:00 a.m.

(b) Required off-street parking. The off-street parking requirement for an art or craft production facility is one space per 1,000 square feet of floor area. ~~If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.~~

(c) Required off-street loading. The off-street loading requirement for an art or craft production facility is one space.

SEC. 51P-317.112. COMMERCIAL ENGRAVING/ETCHING FACILITY.

(a) Definition. COMMERCIAL ENGRAVING/ETCHING FACILITY means a facility for making engraved, etched, or silk-screened items or laminating paper, plastic, or metal.

(b) Required off-street parking. The off-street parking requirement for a commercial engraving/etching facility is one space per 1,000 square feet of floor area. [~~If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.~~]

(c) Required off-street loading. The off-street loading requirement for a commercial engraving/etching facility is one space.

(d) Floor area. Maximum floor area for a commercial engraving/etching facility is 45,000 square feet. The building containing the commercial engraving/etching facility use must be wholly enclosed.

SEC. 51P-317.113. RECYCLING CENTER.

(a) Definition. RECYCLING CENTER means a facility wholly enclosed within a building used for the collection and temporary storage of recyclable materials.

(b) Receiving recyclable materials. The recycling center shall not purchase any recyclable materials from a person who does not deliver the recyclable materials to the recycling center in a motor vehicle or in a trailer attached to a motor vehicle.

(c) Required off-street parking. The minimum off-street parking requirement is one space per 1,000 square feet of floor area.

(d) Additional provisions:

(1) Mechanical processing of permitted recyclable materials is limited to crushing, bailing, and shredding.

(2) Materials stored at this use must be removed at least once a week or before reaching capacity. The facilities must be maintained in proper repair and the exterior must have a neat and clean appearance.

(3) The maximum floor area may be established in the ordinance granting the SUP.

(4) No more than one recycling use is permitted on a building site.

(5) This use must be located at least 1,000 feet from another recycling use. Measurements of distance under this paragraph are taken radially. "Radial" measurement means a measurement taken along the shortest distance between the nearest point of the building sites where recycling uses are located. This use is considered a recycling use for spacing requirements.

(6) The collection of hazardous waste, as defined in Section 51A-4.206(4)(A)(iii), is prohibited.

(7) An SUP for this use may not be granted for more than a two-year period.

SEC. 51P-317.114. ACCESSORY DWELLING UNIT (ADU)

(a) Definition. ACCESSORY DWELLING UNIT (ADU) means a rentable additional dwelling unit, subordinate to the main unit, located on a building site with a single family use.

(b) An accessory dwelling unit may not be sold separately from the main building.

(1) Yard, lot, and space regulations:

(A) In general. Except as provided in this subsection, the yard, lot, and space regulations of the underlying zoning remain in effect.

(B) Side and rear yard.

(i) If the structure containing the accessory dwelling unit is less than 15 feet in height and is located in the rear 30 percent of the lot, minimum side yard is three feet.

(ii) If the structure containing the accessory dwelling unit is less than 15 feet in height, minimum rear yard is three feet.

(iii) Structures 15 feet or more in height containing accessory dwelling units must comply with the side and rear yard setbacks of the base zoning.

(C) Floor area.

(i) Detached accessory dwelling unit.

(aa) Minimum floor area is 200 square feet.

(bb) Maximum floor area is the greater of 700 square feet or 25 percent of the main structure.

(ii) Attached accessory dwelling unit. Maximum floor area is the greater of 700 square feet or 25 percent of the main use.

(D) Height.

(i) General. Except as provided in this subparagraph, the maximum height of the structure containing the accessory dwelling unit must not exceed the height of the main dwelling unit.

(ii) For a detached garage containing an accessory dwelling unit above the structure the maximum structure height may not exceed the maximum structure height allowed in the Subdistrict .

(E) Location.

(i) An accessory dwelling unit may not be located in front of a main structure.

(ii) The Board of Adjustment (BDA) may grant a special exception to authorize the placement of an accessory dwelling unit in front of a structure when, in the opinion of the board, the accessory dwelling unit:

(aa) will not adversely affect neighboring properties;

(bb) will not be contrary to the public interest; and

(cc) denial of the special exception will unduly burden the property.

(F) Off-street parking.

(i) Except as provided in this paragraph, a minimum of one space is required.

(ii) Off-street parking is not required for an accessory dwelling unit located within 1,200 feet of a DART bus or transit stop.

(G) Stories. Maximum number of stories for an accessory dwelling unit is one.

(H) Utility meters. A lot with an accessory dwelling unit may be supplied by not more than two electrical utility services, and metered by not more than two electrical meters.

(I) Single family rental program. The rental unit must be registered in the city single family rental program.

(J) If there is a conflict between this section and the single-family use regulations in Section 51A-4.209, this section controls.

CPC Recommendation 9.3.2020:

(K) Owner occupancy.

(i) The property owner must reside in the main structure or the accessory dwelling unit during the tenancy;

(ii) The owner may be absent for one year with director approval.

Steering Committee Recommendation:

~~(K) Owner occupancy.~~

~~(i) The property owner must reside in the main structure or the accessory dwelling unit during the tenancy;~~

~~(ii) The owner may be absent for one year with director approval.~~

SEC. 51P-317.115 DESIGNATED LEGACY BUILDINGS

(a) Exhibit 317K, Designated Legacy Building Areas contains the legal property descriptions of Designated Legacy Building Area 1, Designated Legacy Building Area 2, and Designated Legacy Building Area 3.

(b) Except as provided in this section, provisions of Section 51P-317.118, Section 51P-317.118.1, Section 51P-317.118, Section 51P-317.118.1, Section 51P-317.118.2, and Section 51P-317.122 apply.

(c) Designated Legacy Building Area 1: ~~(Subdistrict 2B)~~

(1) Off-street parking and loading.

(A) The off-street parking requirements for a lot with a legacy building may be reduced by 20 percent if the following standards are met:

~~(i) Additional landscaping, including site trees, street trees, and other plantings are provided that meet the spirit and intent of the landscaping regulations of Section 51P-317.111(b)(7)~~.

(ii) Except as provided in this subparagraph, each street facing facade that is within 15 feet of a right-of-way or a future right-of-way has a minimum of 30 percent transparency for the first 15 feet above the adjacent ground surface. If an existing legacy building facade has less than 30 percent transparency, a minimum of 50 percent of the facade may be enhanced with murals, sculptures, or other art work; and

(iii) The site with the legacy building or the legacy building is located within 1,500 feet of a Dallas Area Rapid Transit (DART) light rail station.

(B) This provision may not be combined with the pedestrian amenities parking reduction of ~~Subparagraph (E~~ Section 51P-317.118.1(a)(1)

(C) For purposes of this this subparagraph, TRANSPARENCY means the total area of window and door opening filled with glass, expressed as a percentage of the total facade area by story.

(d) Designated Legacy Building Area 2: ~~(Subdistrict 2C)~~

(1) Off-street parking and loading.

(A) For parking purposes, Designated Legacy Building Area 2

~~Subdistrict 2C~~ is considered one lot.

(B) The off-street parking requirements for a lot with a legacy building may be reduced by 50 percent if the following standards are met:

~~(i) Additional landscaping, including site trees, street trees, and other plantings are provided that meet the spirit and intent of the landscaping regulations of Section 51P-317.111(b)(7); and~~

(i) Except as provided in this subparagraph, each street-facing facade that is within 15 feet of a right-of-way or a future right-of-way has a minimum of 30 percent transparency for the first 15 feet above the adjacent ground surface. If an existing legacy building facade has less than 30 percent transparency, a minimum of 50 percent of the facade may be enhanced with murals, sculptures, or other art work.

(ii) For purposes of this this subparagraph, TRANSPARENCY means the total area of window and door opening filled with glass, expressed as a percentage of the total facade area by story.

(2) Landscape regulations.

(A) ~~Subdistrict 2C.~~ For legacy buildings, the following improvements may count as a design standard:

(i) A minimum of 30 percent transparency.

(ii) A minimum of 50 percent of the structure facade is enhanced with murals, sculptures, or other art work.

(3) Signs ~~in Subdistrict 2C~~. Except as provided in this paragraph, signs must comply with the provisions for business zoning districts in Article VII. When located on a legacy building, the following modifications to attached signs apply:

(A) No single face of a marquee sign may exceed 75 square feet in effective area.

(B) Marquee signs may project up to nine feet from a vertical building plane of a legacy building.

(C) One attached premise sign projecting no more than nine feet from the vertical facade of a legacy building is allowed.

(D) No single face of a sign projecting more than 18 inches from the vertical facade of a legacy building may exceed 90 square feet in effective area.

(e) Designated Legacy Building Area 3: ~~(Subdistrict 3C)~~

(1) Off-street parking and loading.

(A) Alcoholic beverage manufacturing ~~in Subdistrict 3C~~. If located in a legacy building, off-street parking for food service preparation and seating areas must be provided at a ratio of one space per 100 square feet of floor area.

(B) There is no limitation on the percentage of required parking spaces that can be provided by remote parking or other special parking.

(C) Remote parking.

(i) For a legacy building ~~in Subdistrict 3C~~, there is no limitation on the percentage of required parking spaces that can be provided by remote parking or other special parking.

(D) Uses in this area may share loading docks.

(2) For a legacy building ~~in Subdistrict 3C~~, the following enhanced pedestrian amenities are the only pedestrian amenities that must be provided in order to qualify for 100 percent lot coverage, ~~under Section 51P-317.111(d)(4)(F)~~ ~~the~~ a 40 percent parking reduction when located within 1,500 feet of a Dallas Area Rapid Transit (DART) light rail station ~~under Section 51P-317.111(d)(5)(H)~~, and the 1,300 foot extension of the walking distance for remote parking ~~under Section 51P-317.111(d)(5)(I)~~:

(A) Planter boxes must be installed and maintained along the Lamar Street curb having a minimum width of 12 inches and a minimum soil depth of 14 inches and planted with evergreen and seasonal plantings. The linear distance of the adjacent street frontage occupied by planter boxes must be between 40 percent and 50 percent of the street frontage length. Planter boxes must be constructed of fiberglass, concrete, or metal and not exceed 24 inches in height.

(B) Screening meeting the requirements of Section 51A-4.602 must be provided for the length of the loading dock area along Austin Street, except for visibility triangles.

(C) Windows must be provided within the Austin Street facade.

(D) The sidewalk along Austin Street to the northwest of the property must be extended along the Austin Street side of the property, and a pedestrian scaled light fixture must be installed adjacent to the sidewalk, if permitted by the director of mobility and street services.

(E) Trash receptacles must be provided along the Lamar Street and Austin Street sidewalk areas. (Ord. Nos. 24872; 25160; 27133; 27322; 30295)

SEC. 51P-317.116[~~111~~]. USE REGULATIONS AND DEVELOPMENT STANDARDS.

The following use regulations and development standards apply in the various subdistricts [~~and are summarized in the chart attached as Exhibit 317D~~]. In the event of a conflict, the text in this section controls over the graphic representations [~~and text in Exhibit 317D~~].

(a) Subdistrict 1 (Moderate Density Residential) Tract 1 and Tract 2.

(1) Purpose. To encourage the development of a stable mix of low and moderate density residential land uses alone or in combination with limited office and retail land uses in areas that are isolated from heavy traffic routes; to encourage development patterns that support alternative modes of transportation; and to encourage the preservation of structures with historic value.

(2) Main uses permitted.

(A) Agricultural uses.

Urban Garden [~~None permitted~~].

(B) Commercial and business service uses.

None permitted.

(C) Industrial uses.

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

(D) Institutional and community service uses.

-- Child-care facility. *[SUP]*
-- Church.
-- College, university, or seminary. *[SUP]*
-- Community service center. *[SUP]*
-- Library, art gallery or museum.
[~~-- Convalescent and nursing homes and related institutions. *[SUP]*~~
~~-- Convent or monastery.~~]

(E) Lodging uses.

-- Boutique hotel.
-- Bed and Breakfast.
[~~-- None permitted.~~]

(F) Miscellaneous uses.

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

(G) Office uses.

-- Office. *[L]*

(H) Recreation uses.

-- Private recreation center, club, or area. *[SUP]*
-- Public park, playground, or golf course.

(I) Residential uses.

-- Duplex.
-- Handicapped group dwelling.
-- Multifamily.
-- Retirement housing.
-- Single family.

(J) Retail and personal service uses.

-- Bar, lounge, or tavern. *[SUP]*

CPC Recommendation 9.3.2020

-- Dry cleaning or laundry store. *[L]*
-- General merchandise or food store 3,500 square feet or less. *[L]*

Steering Committee Recommedation

~~-- Dry cleaning or laundry store. *[L]*~~
~~-- General merchandise or food store 3,500 square feet or less. *[L]*~~

-- Nursery, garden shop or plant sales. *[SUP]*

CPC Recommendation 9.3.2020

-- Personal service uses. *[L]*

Steering Committee Recommendation

~~-- Personal service uses. *[L]*~~

CPC Recommendation 9.3.2020

-- Restaurant 3,500 square feet or less [SUP]

Steering Committee Recommendation

~~-- Restaurant 3,500 square feet or less [SUP]~~

(K) Transportation uses.

-- Transit passenger shelter.

(L) Utility and public service uses.

-- Electrical substation. *[SUP]*
-- Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4).]*
-- Police or fire station. *[SUP]*
-- Post office. *[SUP]*
-- Utility or government installation other than listed. *[SUP]*

(M) Wholesale, distribution, and storage uses.

-- Office showroom/warehouse *[R]*

[~~--~~ ~~None permitted.~~]

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

-- Amateur communications tower. *[SUP]*
-- Accessory Dwelling Unit
-- Home Occupation
-- Occasional sales (garage sales)
-- Pedestrian skybridges. *[SUP]*
-- Swimming pool (private)
-- Live Unit

[~~(A) The following accessory uses are not permitted in this subdistrict:~~

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

~~– Accessory outside storage.~~
~~– Accessory pathological waste incinerator.~~
~~– Day home.~~
~~– General waste incinerator.~~
~~– Private stable.~~

~~(B) In this subdistrict, the following accessory uses are permitted by SUP only:~~

~~– Amateur communications tower.~~
~~– Pedestrian skybridges.~~]

(4) Yard, lot, and space regulations.

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

CPC Recommendation 9.3.2020

(A) Front yard.

(i) In general. Minimum setback is five feet and maximum setback is eight feet.

(ii) Primary street. Minimum setback is five feet and maximum setback is 10 feet.

(iii) Legacy Building. No setback is required;

Steering Committee Recommendation:

(A) Front Yard: No minimum front yard.

Staff Recommendation 9.3.2020

(A) Front yard.

(i) In general. Minimum setback is zero feet and maximum setback is five feet.

(ii) Primary street. Minimum setback is five feet and maximum setback is 10 feet.

(iii) Legacy Building. No setback is required;

CPC Recommendation 9.3.2020

(B) Side and rear yard. ~~No side and rear yard is required; however, if a side or rear yard is provided, it must be a minimum of 10 feet.~~

(i) a minimum setback of 0 feet and maximum setback of 10 feet;

(ii) For a Legacy Building, if a side yard and rear yard is provided no maximum setback is required;

(iii) For any structure above 45 feet in height, an additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 feet in height up to a total setback of 30 feet. This is not required if the total side or rear yard setback is greater than 30 feet.

Steering Committee Recommendation:

(B) Side and rear yard. No side and rear yard is required; however, if a side or rear yard is provided, it must be a minimum of 10 feet.

(C) Dwelling unit density. Maximum dwelling unit density is 160 dwelling units per acre.

(D) Floor area ratio.

(i) Maximum floor area ratio is 2.0.

CPC Recommendation 9.3.2020

(ii) Floor area ratio bonus for open space: if five percent of the building site is reserved for open space, the floor area ratio is 3.0. See section 51P-317.121 for Open Space regulations.

Steering Committee Recommendation

~~(ii) Floor area ratio bonus for Open Space: if five percent of the building site is reserved for open space, the floor area ratio is 3.0. See section 51P-317.121 for Open Space regulations.~~

(E) Height. Maximum structure height is 90 feet.

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

(G) Lot size. No minimum lot size.

(H) Stories. No maximum number of stories.

(5) Off-street parking and loading.

CPC Recommendation 9.3.2020

(A) See Section 51P-317.118, OFF STREET PARKING, LOADING, AND BICYCLE PARKING, and

(B) Section 51P-317.118.1 PARKING REDUCTIONS.

Steering Committee Recommendations

(A) CA-2(A) district parking regulations. Except for uses in SEC. 51P-108, 109, 111, 112, 113, and 114.

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

~~(B) Tandem parking. For single family, duplex, and multifamily uses, tandem parking is permitted.~~

~~(C) Multifamily. One off-street parking space per bedroom per dwelling unit is required; not less than one space or more than two spaces are required for each dwelling unit.~~

~~(D) On-street parking credit. Required parking for nonresidential and multifamily uses may be reduced by one space for every parking space in the street right-of-way abutting the use. To receive credit, parking spaces must be marked per city regulations and must be approved by the director of public works and transportation.~~

~~(i) An on-street parking space may not be used to reduce the required parking for more than one use (i.e. it cannot be counted more than once as a space for a use), except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed-use project.~~

~~(ii) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of a parking space (8 ÷ 24 = one-third). The total of the limited availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.~~

~~(iii) If the director of public works and transportation determines that on-street parking in the street right-of-way abutting the use, approved accordance with Paragraph (5)(D), has become a traffic hazard and prohibits the on-street parking, the on-street parking credit will be treated as a delta credit.~~

~~(E) Pedestrian amenities parking reduction.~~

~~(i) Parking for uses on a lot that are located within 1,500 feet of a Dallas Area Rapid Transit (DART) light rail station may be reduced by 40 percent if enhanced pedestrian amenities are provided.~~

~~(ii) To qualify,~~

~~(aa) the enhanced pedestrian amenities must be located within the pedestrian amenities area on the lot or on the parkway abutting the lot receiving the reduction, and~~

~~(bb) the enhanced sidewalk must provide the shortest walking pathway to the DART light rail station.~~

~~(iii) See Section 51P-317.112.1(c) for enhanced pedestrian amenities regulations.~~]

(6) Environmental performance standards. See Article VI.

(7) Landscape regulations. See Section 51P-317.122 LANDSCAPING

[~~(A) In general. This subdistrict is exempt from compliance with Article X of Chapter 51A, except that Article X requirements for street trees, site trees, parking lot trees, parking lot screening, garbage storage screening, and off-street loading screening, apply in this subdistrict, as modified in this paragraph.~~

~~(B) Street trees. The city arborist recommends the following list of trees as being most suitable for planting in this subdistrict, and the city strongly encourages the use of these trees as street trees:~~

~~(i) Bald cypress.~~

~~(ii) Caddo maple.~~

~~(iii) Cedar elm.~~

~~(iv) Cercis canadensis, Redbud.~~

~~(v) Cercis canadensis, Eastern redbud.~~

~~(vi) Chilopsis linearis, Desert-willow.~~

~~(vii) Chinquapin oak.~~

~~(viii) Diospyros texana, Texas persimmon.~~

~~(ix) Gleditsia triacanthos 'inermis', Thornless honeylocust.~~

~~(x) Ilex decidua, Possumhaw.~~

~~(xi) Ilex vomitoria, Yaupon holly.~~

~~(xii) Lacebark elm.~~

~~(xiii) Lagerstroemia indica, Crape myrtle.~~

~~(xiv) Pistachia chinensis, Chinese pistachio.~~

~~(xv) Prunus mexicana, Mexican plum.~~

~~(xvi) Quercus virginiana 'Highrise', 'Highrise' live oak.~~

~~(xvii) Sapindus drumondii, Western soapberry.~~

~~(xviii) Sophora affinis, Eve's necklace.~~

~~(xix) Sweetgum.~~

~~(xx) Taxodium ascendens, Pond cypress.~~

~~It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating street trees in the parkway. For more information regarding the parkway landscape permit requirement, consult Section 51P-317.112 of this article.~~

[~~(C) Maximum nonpermeable coverage of a lot is 85 percent.~~]

(8) Signs. See Section 51P-317.120 SIGNS. This Subdistrict is considered a nonbusiness zoning district.

(9) Additional provisions.

(i) See SEC. 51P-317.118.3 SIDEWALK STANDARDS. [~~All lots must have a sidewalk along the street frontage with a minimum unobstructed width of six feet.~~]

(ii) Maximum nonpermeable coverage of a lot is 85 percent.

(b) Subdistrict 2[~~, 2A, 2B, 2C,~~] and 2D (Moderate Density Mixed Use Corridors).

(1) Purpose. To encourage the development of moderate-density office, lodging, retail, and residential uses in compatible combinations along the main street corridors that serve the Cedars Area Special Purpose District; to encourage development that supports increased pedestrian and bicycle use; and to encourage the preservation of structures with historic value.

(2) Main uses permitted.

(A) Agricultural uses.

-- Crop production. *[Only in Subdistrict 2D]*
-- Urban Garden.

(B) Commercial and business service uses.

-- Building repair and maintenance shop. *[RAR]*
-- Catering service. *[RAR]*
-- Custom business services. *[RAR]*
-- Commercial engraving/etching facility. *[[~~Only in Subdistrict 2A by~~] SUP. See Section 51P-317.112.]*
-- Custom woodworking, furniture construction, or repair. *[RAR]*
-- Electronics service center.
-- Job or lithographic printing. *[RAR]*

CPC Recommendation 9.3.2020

-- Medical or scientific laboratory. *[SUP]*

Steering Committee Recommendation

-- Medical or scientific laboratory. *[RAR]*
-- Technical school. *[RAR]*

(C) Industrial uses.

-- Alcoholic beverage manufacturing. *[[~~Only in Subdistricts 2B and 2D by~~] SUP.]*
-- Art or craft production facility.
-- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(D) Institutional and community service uses.

-- Child-care facility. *[SUP]*
-- Church.
-- College, university, or seminary. *[SUP]*
-- Community service center. *[SUP]*
-- Convalescent and nursing homes and related institutions. *[SUP]*
-- Convent or monastery.
-- ~~Foster home.~~
-- ~~Institution for special education.~~
-- Library, art gallery, or museum.
-- Public or private school.

(E) Lodging uses.

-- Boutique hotel
-- Bed and Breakfast
-- Hotel or motel.
-- Lodging or boarding house.

(F) Miscellaneous uses.

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

(G) Office uses.

-- Financial institution without drive-in window.
-- Financial institution with drive-in window. *[SUP* [~~*DIR*~~]*]*

CPC Recommendation 9.3.2020

-- Medical clinic or ambulatory surgical center. *[SUP]*

Steering Committee Recommendation

-- Medical clinic or ambulatory surgical center.
-- Office.

(H) Recreation uses.

-- Private recreation center, club, or area.
-- Public park, playground, or golf course.

(I) Residential uses.

-- Duplex.
-- Handicapped group dwelling.
-- Multifamily.
-- Retirement housing.
-- Single family.

(J) Retail and personal service uses.

-- Animal shelter or clinic without outside run. *[RAR]*

CPC Recommendation 9.3.2020

-- Auto service center 20,000 square feet or less *[SUP]*

Steering Committee Recommendation

~~-- Auto service center. *[RAR]*~~
-- Bar, lounge, or tavern. *[SUP]*
-- Business school.
-- Car wash. *[SUP* [~~*RAR*~~]*]*

-- Commercial amusement (inside). *[SUP*[~~*may be required. See Section 51A-4.210(b)(7)(B). SUP in Subdistrict 2C when operated on a roof.*~~]*]*
-- Commercial parking lot or garage. *[RAR]*
-- Dry cleaning or laundry store.
-- Furniture store.
-- General merchandise or food store 3,500 square feet or less. *[RAR]*
-- General merchandise or food store greater than 3,500 square feet. *[RAR]*
-- Household equipment and appliance repair.
-- Liquor Store. *[SUP]*
-- Microbrewery, microdistillery, and winery. *[*[~~*Only in Subdistricts 2B and 2D by*~~] *SUP.]*
-- Motor vehicle fueling station. *[SUP* [~~*RAR*~~]*]*
-- Nursery, garden shop, or plant sales.
-- Personal service uses.
-- Restaurant with drive-in or drive-through services. *[DIR.* [~~*SUP in Subdistrict 2C when operated on a roof.*~~]*]*
-- Restaurant without drive-in or drive-through service. ~~*[RAR. SUP in Subdistrict 2C when operated on a roof.]*~~
-- Surface parking *[RAR]*
-- Temporary retail use.
-- Theater. *[RAR]*

(K) Transportation uses.

-- Helistop. *[Only in Subdistrict 2D by SUP.]*
-- Transit passenger shelter.

(L) Utility and public service uses.

-- Commercial radio or TV transmitting station *[RAR]*
-- Electrical substation. *[SUP]*
-- Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4).]*
-- Police or fire station. *[RAR]*
-- Post office. *[RAR]*
-- Utility or government installation other than listed. *[SUP]*
-- Utility or government service center. *[See Section 51P-317.108.]*

(M) Wholesale, distribution, and storage uses.

CPC Recommendation 9.3.2020

~~-- Mini-warehouse. *[RAR]*~~

Steering Committee Recommendation

-- Mini-warehouse. *[RAR]*

-- Office showroom/warehouse. *[RAR]*

-- Recycling drop-off container. *[See Section 51A-4.213(11.2).]*

-- Recycling drop-off for special occasion collection. *[See Section 51A-4.213(11.3).]*

-- Warehouse. *[RAR]*

(3) Accessory uses. 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. For more information regarding accessory uses, consult Section 51A-4.217. The following accessory uses are permitted in this subdistrict:

-- Accessory Dwelling Unit.

-- Accessory community center (private).

-- Accessory electric vehicle charging station.

-- Accessory game court (private).

-- Accessory helistop. *[Permitted in Subdistrict 2D only.]*

CPC Recommendation 9.3.2020

~~-- Accessory medical/infectious waste incinerator. [SUP]~~

Steering Committee Recommendation

-- Accessory medical/infectious waste incinerator. [SUP].

-- Accessory outside display of merchandise. *[Permitted in Subdistrict 2D only.]*

-- Accessory outside sales. *[Permitted in Subdistrict 2D only.]*

-- Accessory outside storage.

CPC Recommendation 9.3.2020

~~-- Accessory pathological waste incinerator [SUP]~~

Steering Committee Recommendation

-- Accessory pathological waste incinerator [SUP]

-- Amateur communication tower. [SUP]

-- Home occupation.

-- Live unit

-- Occasional sales (garage sales).

-- Swimming pool (private).

-- Pedestrian skybridges. [SUP]

[~~(A) Except as provided in this subparagraph, the following accessory uses are not permitted:~~

~~-- Accessory helistop. *[Permitted in Subdistrict 2D only.]*~~

~~-- Accessory medical/infectious waste incinerator.~~

~~-- Accessory outside display of merchandise. *[Permitted in*~~

~~*Subdistrict 2D only.]*~~

- ~~Accessory outside sales. *[Permitted in Subdistrict 2D only.]*~~
- ~~Accessory outside storage.~~
- ~~Accessory pathological waste incinerator.~~
- ~~Day home.~~
- ~~General waste incinerator.~~
- ~~Private stable.~~

~~(B) In these subdistricts, the following accessory use is permitted by SUP only:~~

- ~~Pedestrian skybridges.~~]

(4) Yard, lot, and space regulations.

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

(A) Front yard.

CPC Recommendation 9.3.2020

(i) In general. Minimum setback is five feet and maximum setback is eight feet.

(ii) Primary street. Minimum setback is five feet and maximum setback is 10 feet.

(iii) Legacy Building. No setback is required.

Steering Committee Recommendation

(i) In general. ~~Except as provided in this subparagraph, n~~No minimum front yard is required.

~~(ii) Frontage on Akard Street. If a structure is located on a lot having frontage on Akard Street, an additional 15-foot "urban form" front yard setback is required for that portion of the structure above 54 feet in height.~~

Staff Recommendation

(i) In general. Minimum setback is zero feet and maximum setback is five feet.

(ii) Primary street. Minimum setback is five feet and maximum setback is 10 feet.

(iii) Legacy Building. If a front yard is provided no maximum setback is required;

(iv) Subdistrict 2D.

(aa) Structures adjacent to Good Latimer Expressway and Cesar Chavez Boulevard must have a minimum setback of zero feet and a maximum setback of 10 feet for no less than 50 percent of a facade adjacent to these streets and a maximum of 20 feet for the remaining facade.

(bb) For a legacy building, if a front yard is provided, no maximum setback is required.

(cc) Structures adjacent to all other streets must have a minimum setback of zero feet and a maximum setback of 10 feet for no less than 50 percent of the facade adjacent to these streets and a maximum of 15 feet for the remaining facade.

(B) Side and rear yard.

~~(i) In general. Except as provided in this subparagraph, no side and rear yard is required; however, if a side or rear yard is provided, it must be a minimum of 10 feet.~~

(i) Minimum side yard is:

(aa) five feet for duplex structures;

(bb) 10 feet for multifamily structures 36 feet or less in height; and

(cc) no minimum in all other cases.

(ii) Minimum rear yard is:

(aa) 10 feet for duplex structures;

(bb) 15 feet for multifamily structures 36 feet or less in height; and

(cc) no minimum in all other cases.

CPC Recommendation 9.3.2020

(iii) For a Legacy Building, if a side yard and rear yard is provided no minimum setback is required;

Steering Committee Recommendation

~~(iii) For a Legacy Building, if a side yard and rear yard is provided no minimum setback is required;~~

CPC Recommendation 9.3.2020

(iv) For any structure above 45 feet in height, an additional side and rear yard setback of one foot for each two feet in height above 45 feet is required with a maximum setback of 30 feet. This is not required if the total side or rear yard setback greater than 30 feet.

Steering Committee Recommendation

~~(iv) For any structure above 45 feet in height, an additional side and rear yard setback of one foot for each two feet in height above 45 feet is required with a maximum setback of 30 feet. This is not required if the total side or rear yard setback greater than 30 feet.~~

(v) Subdistrict 2D.

(aa) In general. No minimum side or rear yard is required.

(bb) Multifamily structures. Minimum side yard is 10 feet and minimum rear yard is 15 feet for structures that are 36 feet or less in height.

(C) Dwelling unit density. No maximum dwelling unit density.

(D) Floor area ratio.

~~(i) Except as provided in this subparagraph, maximum floor area ratio is:~~

~~(aa) 2.5 in a structure with 50 percent or more of its total floor area restricted to residential use and 50 percent or more of its ground floor area restricted to retail and personal services uses; and~~

~~(bb) 2.0 in all other structures.~~

CPC Recommendation 9.3.2020

(i) Except as provided in this subparagraph, maximum floor area ratio is: 3.0.

(aa) Floor Area Ratio Bonus for Open Space: if five percent of the building site is reserved for the Open Space, floor area ratio is 4. See Section 51P-317.121 for Open Space requirement.

Steering Committee Recommendation

(i) Maximum floor area ratio is 20.0.

Staff Recommendation

(i) Maximum floor area ratio is 6.0.

(ii) Subdistrict 2D.

(aa) For purposes of floor area ratio, Subdistrict 2D is considered one lot.

(bb) Except as provided in this romanette, maximum floor area ratio is 6.0.

(cc) When a multifamily use complies with the mixed-income housing requirements in Section 51P-317.119, the proposed maximum floor area ratio may be increased to a maximum of 7.0 if two-and-a-half percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices.

(dd) When a multifamily use complies with the mixed-income housing requirements in Section 51P-317.119, the proposed maximum floor area ratio may be increased to a maximum of 8.0 if:

(I) two-and-a-half percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; and

(II) two-and-a-half percent of the units are available to households earning between 61 and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices.

(ee) When a multifamily use complies with the mixed-income housing requirements in Section 51P-317.119, the proposed maximum floor area ratio may be increased to a maximum of 10.0 if:

(I) two-and-a-half percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices;

(II) two-and-a-half percent of the units are available to households earning between 61 and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; and

(III) 12 percent of the units are available to households earning between 81 and 100 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices.

(E) Height.

~~(i) Except as provided in this subparagraph, maximum structure height is:~~

~~(aa) 90 feet for a structure with at least 50 percent of its total floor area restricted to residential uses and 50 percent or more of its ground floor area restricted to retail and personal services uses; and~~

~~(bb) 54 feet for all other structures.~~

CPC Recommendation 9.3.2020

(i) Maximum structure height is: 180 feet.

Steering Committee Recommendation

(i) Maximum structure height is any legal height.

Staff Recommendation

(i) Maximum structure height is: 300 feet.

(ii) Subdistrict 2D. Maximum structure height is:

(aa) 200 feet for a structure with at least 50 percent of its total floor area restricted to residential uses and 50 percent or more of its ground floor area restricted to nonresidential uses; and

(bb) 90 feet for all other structures.

(F) Lot coverage.

CPC Recommendation 9.3.2020

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

Steering Committee Recommendation

(i) Maximum lot coverage is 100 percent.

(ii) Subdistrict 2D.

(aa) Maximum lot coverage is 80 percent except when a multifamily use complies with the requirements in Section 51P-317.119, the proposed lot coverage may be increased to a maximum of 85 percent if two-and-a-half percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices.

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

(cc) For purposes of lot coverage, Subdistrict 2D is considered one lot.

CPC Recommendations 9.3.2020

(G) Mixed Income Housing Development Bonus:

(i) If the provisions of Section 51P-317.119 are met and a minimum of five percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; then:

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

(I) Open Space Floor Area Ratio (F.A.R) Bonus: if five percent of the building site is reserved for the Open Space, floor area ratio allowed is 5. See Section 51P-317.121 for Open Space requirements.

(bb) Height. Maximum structure height is 180 feet.

(cc) Lot coverage. Maximum lot coverage is 85 percent.

(ii) If the provisions of Section 51P-317.119 are met and a minimum of five percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices and a minimum of five percent of the units are available to households earning between 61 percent and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; then:

(aa) Floor area ratio. Maximum floor area ratio is 5.

(I) Open Space Floor Area Ratio (F.A.R) Bonus: if five percent of the building site is reserved for the Open Space, floor area ratio allowed is 6. See Section 51P-317.121 for Open Space requirements.

(bb) Height. Maximum structure height is 240 feet.

(cc) Lot coverage. Maximum lot coverage is 85 percent.

(iii) If the provisions of Section 51P-317.119 are met and a minimum of five percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and

offered at affordable rent prices and a minimum of five percent of the units are available to households earning between 61 percent and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices and an additional five percent of the units are available to households earning between 81 percent and 100 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; then

(aa) Floor area ratio. Maximum floor area ratio is 6.

(I) Open Space Floor Area Ratio (F.A.R) Bonus: if five percent of the building site is reserved for the Open Space, floor area ratio allowed is 7. See Section 51P-317.121 for Open Space requirements.

(bb) Height. Maximum structure height is 300 feet.

(cc) Lot coverage. Maximum lot coverage is 85 percent.

Steering Committee Recommendation

~~(G) Mixed Income Housing Development Bonus:~~ (conditions omitted for brevity)

Staff Recommendation

(G) Mixed Income Housing Development Bonus:

(i) If the provisions of Section 51P-317.119 are met and a minimum of five percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; then:

(aa) Floor area ratio. Maximum floor area ratio is 7.

(bb) Height. Maximum structure height is 300 feet.

(cc) Lot coverage. Maximum lot coverage is 85 percent.

(ii) If the provisions of Section 51P-317.119 are met and a minimum of five percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices and a minimum of five percent of the units are available to households earning between 61 percent and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; then:

(aa) Floor area ratio. Maximum floor area ratio is 8.

(bb) Height. Maximum structure height is 400 feet.

(cc) Lot coverage. Maximum lot coverage is 85 percent.

(iii) If the provisions of Section 51P-317.119 are met and a minimum of five percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices and a minimum of five percent of the units are available to households earning between 61 percent and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices and an additional five percent of the units are available to households earning between 81 percent and 100 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; then

(aa) Floor area ratio. Maximum floor area ratio is 9.

(bb) Height. Maximum structure height is 400 feet.

(cc) Lot coverage. Maximum lot coverage is 85 percent.

(H) Lot size. Minimum lot area per dwelling unit is as follows:

TYPE OF STRUCTURE	MINIMUM LOT AREA PER DWELLING UNIT
Single family	1000 sq. ft.
Duplex	2500 sq. ft.
Multifamily:	
No separate bedroom	50 sq. ft.
One bedroom	65 sq. ft.
Two bedrooms	75 sq. ft.
More than two bedrooms (Add this amount for each bedroom over two)	10 sq. ft.

(I) Additional provisions for Single family structure spacing: a minimum of 15 feet between each group of eight single family structures must be provided by plat.

(J) Stories. No maximum number of stories.

(5) Off-street parking and loading.

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

each use. Consult the off-street parking and loading regulations (Division 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(B) Tandem parking. For single family, duplex, and multifamily uses, tandem parking is permitted.

(C) Multifamily.

(i) Except as provided in this subparagraph, one off-street parking space per bedroom per dwelling unit is required; not less than one space nor more than two spaces are required for each dwelling unit.

(ii) In Subdistrict 2D, one off-street parking space per dwelling unit is required.

(D) On-street parking credit. Required parking for nonresidential and multifamily uses may be reduced by one space for every parking space in the street right-of-way abutting the use. To receive credit, parking spaces must be marked per city regulations and must be approved by the director of public works and transportation.

(i) An on-street parking space may not be used to reduce the required parking for more than one use (i.e. it cannot be counted more than once as a space for a use), except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed-use project.

(ii) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of a parking space (8 ÷ 24 = one-third). The total of the limited availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(iii) If the director of public works and transportation determines that on-street parking in the street right-of-way abutting the use, approved in accordance with Paragraph (5)(D), has become a traffic hazard and prohibits the on-street parking, the on-street parking credit will be treated as a delta credit.

(E) Pedestrian amenities parking reduction.

(i) Parking for uses on a lot that are located within 1,500 feet of a Dallas Area Rapid Transit (DART) light rail station may be reduced by 40 percent if enhanced pedestrian amenities are provided.

(ii) To qualify,

(aa) the enhanced pedestrian amenities must be located

within the pedestrian amenities area on the lot or on the parkway abutting the lot receiving the reduction, and

(bb) the enhanced sidewalk must provide the shortest walking pathway to the DART light rail station.

(iii) See Section 51P-317.112.1(c) for enhanced pedestrian amenities regulations.

(F) Subdistrict 2B.

(i) The off-street parking requirements for a lot with a legacy building may be reduced by 20 percent if the following standards are met:

(aa) Additional landscaping, including site trees, street trees, and other plantings are provided that meet the spirit and intent of the landscaping regulations of Section 51P-317.111(b)(7);

(bb) Except as provided in this subparagraph, each street facing facade that is within 15 feet of a right-of-way or a future right-of-way has a minimum of 30 percent transparency for the first 15 feet above the adjacent ground surface. If an existing legacy building facade has less than 30 percent transparency, a minimum of 50 percent of the facade may be enhanced with murals, sculptures, or other art work; and

(cc) The site with the legacy building or the legacy building is located within 1,500 feet of a Dallas Area Rapid Transit (DART) light rail station.

(ii) This provision may not be combined with the pedestrian amenities parking reduction of Subparagraph (E).

(iii) For purposes of this this subparagraph, TRANSPARENCY means the total area of window and door opening filled with glass, expressed as a percentage of the total facade area by story.

(G) Subdistrict 2C.

(i) For parking purposes, Subdistrict 2C is considered one lot.

(ii) A five percent parking reduction may be applied when a minimum of three parking spaces are designated as rideshare parking. Signs must be prominently displayed at each rideshare space. Each rideshare sign must:

(aa) illustrate or describe the rideshare space and location of the main use;

(bb) be constructed of weather resistant material;

(cc) be less than 30 inches wide and 24 inches long; and

(dd) contain clearly legible letters in a color that contrasts with the background material of the sign.

(iii) The off-street parking requirements for a lot with a legacy building may be reduced by 50 percent if the following standards are met:

(aa) Additional landscaping, including site trees, street trees, and other plantings are provided that meet the spirit and intent of the landscaping regulations of Section 51P-317.111(b)(7); and

(bb) Except as provided in this subparagraph, each street-facing facade that is within 15 feet of a right-of-way or a future right-of-way has a minimum of 30 percent transparency for the first 15 feet above the adjacent ground surface. If an existing legacy building facade has less than 30 percent transparency, a minimum of 50 percent of the facade may be enhanced with murals, sculptures, or other art work. For purposes of this this subparagraph, TRANSPARENCY means the total area of window and door opening filled with glass, expressed as a percentage of the total facade area by story.

(iv) Except as provided in this paragraph, remote parking is permitted if the requirements of Division 51A-4.320, "Special Parking Regulations," are met. An agreement authorizing remote parking may be based on a lease of the remote parking spaces in lieu of a remote parking agreement only if the lease:

(aa) is in writing;

(bb) contains legal descriptions of the properties affected;

(cc) specifies the special parking being provided and the hours of operation of any use involved;

(dd) is governed by the laws of the state of Texas;

(ee) is signed by all owners of the properties affected;

(ff) is for a minimum term of three years; and

(gg) provides both the owner of the lot occupied by the main use and the owner of the remote parking lot shall notify the building official in writing if there is a breach of any provision of the lease, or if the lease is modified or terminated.

(v) An agreement authorizing remote parking based on a lease is not required to be filed in the deed records.

CPC Recommendation 9.3.2020

(A) See Section 51P-317.118, OFF STREET PARKING, LOADING, AND BICYCLE PARKING, and

(B) Section 51P-317.118.1 PARKING REDUCTIONS.

Steering Committee Recommendations

(A) CA-2(A) district parking regulations. Except for uses in SEC. 51P-108, 109, 111, 112, 113, and 114.

(6) Environmental performance standards: See Article VI.

(7) Landscape regulations. See Section 51P-317.122

~~(A) In general. This subdistrict is exempt from compliance with Article X of Chapter 51A, except that Article X requirements for street trees, site trees, parking lot trees, parking lot screening, garbage storage screening, and off-street loading screening, apply in this subdistrict, as modified in this paragraph.~~

~~(B) Street trees. The city arborist recommends the list of trees set forth in the street tree subparagraph of the landscaping regulations for Subdistrict 1 as being most suitable for planting in this subdistrict, and the city strongly encourages the use of these trees as street trees. It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating street trees in the parkway. For more information regarding the parkway landscape permit requirement, consult Section 51P-317.112 of this article.~~

~~(C) Nonpermeable coverage. Maximum nonpermeable coverage of a lot is 90 percent.~~

~~(D) Site trees.~~

~~(i) Alternate methods of compliance. The site tree requirements of Division 51A-10.125, "Mandatory Provisions," of Article X apply with the following additional provisions. If a property owner in this subdistrict cannot plant all of the required site trees on the lot, the property owner may comply with one of the following two requirements for up to a maximum of 50 percent of the required site trees:~~

~~(aa) Plant the trees in the parkway along the frontage of the lot, in addition to required street trees, with the written permission of the building official.~~

~~(bb) Make a payment into the Cedars Open Space Fund.~~

~~(ii) Cedars open space fund. The department of sustainable development and construction shall administer a city account to be known as the Cedars Open Space Fund. Funds from the Cedars Open Space Fund must be used only for acquiring park and~~

~~open-space property, and for the purchase, planting, and maintenance of landscaping on public property in Subdistrict 3A. The amount of the payment required for each site tree not planted is calculated by using the formula for appraising the value of a two-inch tree, as derived from the most recent edition of the Guide for Establishing Values of Trees and Other Plants published by the Council of Tree & Landscape Appraisers, unless another publication is designated by the building official, and adding the cost of planting and maintaining a two-inch tree for two years.~~

~~(E) Subdistrict 2C. For legacy buildings, the following improvements may count as a design standard:~~

~~(i) A minimum of 30 percent transparency.~~

~~(ii) A minimum of 50 percent of the structure facade is enhanced with murals, sculptures, or other art work.~~

~~(F) Subdistrict 2D. For legacy buildings, the following improvement may count as a design standard: a minimum of 30 percent transparency on the ground floor adjacent to public streets.~~

(8) Signs. See Section 51P-317.120. This Subdistrict is considered a business zoning district

~~(10) Signs in Subdistrict 2C. See Section 51P-317.119, except for 2D as provided in this paragraph, signs must comply with the provisions for business zoning districts in Article VII. When located on a legacy building, the following modifications to attached signs apply:~~

~~(A) No single face of a marquee sign may exceed 75 square feet in effective area.~~

~~(B) Marquee signs may project up to nine feet from a vertical building plane of a legacy building.~~

~~(C) One attached premise sign projecting no more than nine feet from the vertical facade of a legacy building is allowed.~~

~~(D) No single face of a sign projecting more than 18 inches from the vertical facade of a legacy building may exceed 90 square feet in effective area.~~]

(9) Additional Provisions.

(A) Sidewalk Standards.

(i) See Section 51P-317.118.3 for Sidewalk Standards.

(ii) Subdistrict 2D. All lots must have a sidewalk along the street frontage with a minimum unobstructed width of six feet.

(B) Nonpermeable coverage. Maximum nonpermeable coverage of a lot is 90 percent.

(C) In Subdistrict 2D. Developer Report. Once the multifamily portion of the project has reached 80 percent occupancy, or within one year of issuance of its final certificate of occupancy, whichever occurs first, the property owner or operator must submit a developer report to the director in accordance with Section 51A-1.109(b). The director shall then determine if any infrastructure improvements are needed following the procedure set forth in Section 51A-1.109.

(D) Screening from residential. Lots containing uses permitted with RAR must have solid screening on the sides of the property that have residential adjacency.

(E) Additional provisions for Single family structure spacing: a minimum of 15 feet between each group of eight single family structures must be provided by plat.

(10) High-Speed Rail Bonus: See Section 51P-317.117.

(12) Open space in Subdistrict 2D.

(A) For purposes of open space requirements, Subdistrict 2D is considered one lot.

(B) A minimum of five percent of Subdistrict 2D must be open space.

(C) At least two of the following amenities must be provided in open space areas:

-- Benches, tables, and other miscellaneous furniture.
-- Bioswales.
-- Covered or uncovered event spaces.
-- Dark-sky friendly site lighting.
-- Lawn areas.
-- Monumental stairs or bleachers.
-- Murals and artwork.
-- Paved or decked plazas.
-- Pedestrian bridges.
-- Pedestrian pathways.
-- Planters.
-- Pocket parks;
-- Sculptural elements.
-- Shading devices.
-- Urban playgrounds.

-- Similar amenities approved by the director of the park and recreation department or his designee.

(c) Subdistrict 3, 3B (Tract 1, and Tract 2), (Freeway-oriented High Density Mixed Use).

(1) Purpose. To encourage high-density office, lodging, retail, and residential uses along the Interstate Highway 30 frontage, and to encourage development that takes advantage of the regional freeway access and the excellent downtown views while preserving these views for other subdistricts in the Cedars Area Special Purpose District.

(2) Main uses permitted.

(A) Agricultural uses.

-- Urban Garden [~~None permitted~~].

(B) Commercial and business service uses.

~~-- Building repair and maintenance shop.~~

CPC Recommendation 9.3.2020

-- Bus or rail transit vehicle maintenance or storage facility.

Steering Committee Recommendation

~~-- Bus or rail transit vehicle maintenance or storage facility.~~

-- Catering service. *[R]*
-- Commercial engraving and etching facility *[SUP]*
-- Custom business services.
-- Custom woodworking, furniture construction, or repair.
-- Electronics service center.

CPC Recommendation 9.3.2020

-- Job or lithographic printing

Steering Committee Recommendation

~~-- Job or lithographic printing~~

~~-- Machine or welding shop~~

CPC Recommendation 9.3.2020

-- Machinery, heavy equipment, or truck sales and services

Steering Committee Recommendation

~~-- Machinery, heavy equipment, or truck sales and services~~

-- Medical or scientific laboratory.
-- Technical school.

~~-- Tool or equipment rental~~

CPC Recommendation 9.3.2020

-- Vehicle or engine repair or maintenance. [Limited to a maximum of 20,000 square feet of floor area.]

Steering Committee Recommendation

-- ~~Vehicle or engine repair or maintenance.~~

(C) Industrial uses.

-- Art or craft production facility. *[See Section 51P-317.111.]*

CPC Recommendation 9.3.2020

-- Alcohol beverage manufacturing *[SUP]*

Steering Committee Recommendation

-- *Alcohol beverage manufacturing ~~[SUP]~~*

CPC Recommendation 9.3.2020

-- Industrial (inside) light manufacturing.

Steering Committee Recommendation

-- ~~Industrial (inside) light manufacturing.~~

CPC Recommendation 9.3.2020

-- Seafood processing facility.

Steering Committee Recommendation

-- ~~Seafood processing facility. *[See Section 51P-317.110.]*~~

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

(D) Institutional and community service uses.

-- ~~Cemetery or mausoleum. [*SUP*]~~
-- Child-care facility. *[SUP]*
-- Church.
-- College, university, or seminary. *[SUP]*
-- Community service center. *[SUP]*
-- Convalescent and nursing homes and related institutions. *[SUP]*
-- Convent or monastery. *[SUP]*
-- ~~Foster home.~~]
-- Group home or shelter for indigent or abused persons. *[This use is only allowed as specifically provided in Section 51P-317.109 of this article.]*
-- ~~Hospital.~~
-- Library, art gallery, or museum.
-- Public or private school.

(E) Lodging uses.

-- Boutique hotel
-- Bed and Breakfast
-- Hotel or motel.

-- Lodging or boarding house.

(F) Miscellaneous uses.

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

(G) Office uses.

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

(H) Recreation uses.

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

(I) Residential uses.

-- Duplex
-- Handicapped group dwelling.
-- Multifamily.
-- Retirement housing.
-- Single family.

(J) Retail and personal service uses.

[-- ~~Ambulance Service~~]
-- Animal shelter or clinic without outside run.

CPC Recommendation 9.3.2020

-- Auto service center [SUP and Limited to 20,000 square feet.

Steering Committee Recommendation

-- Auto service center. *[SUP]*
-- Bar, lounge, or tavern. *[SUP]*
-- Business school.

CPC Recommendation 9.3.2020

-- Car wash. [SUP]

Steering Committee Recommendation

-- Car wash.
-- Commercial amusement (inside). *[SUP* [~~*may be required. See Section 51A-4.210(b)(7)(B).*~~]*]*
-- Commercial parking lot or garage.

-- Dry cleaning or laundry store.
-- Furniture store.
-- General merchandise or food store 3,500 square feet or less.
-- General merchandise or food store greater than 3,500 square feet.
-- Household equipment and appliance repair.

CPC Recommendation 9.3.2020

-- Home improvement center, lumber, brick, or building materials sales yard [Limited to 20,000 square feet.]

Steering Committee Recommendation

~~-- Home improvement center, lumber, brick, or building materials sales yard~~

-- Liquor store. *[SUP]*
-- Microbrewery, microdistillery, and winery. *[SUP]*
[~~-- Mortuary, funeral home, or commercial wedding chapel~~.]
-- Motor vehicle fueling station. *[SUP]*
-- Nursery, garden shop, or plant sales.
-- Personal service uses.
-- Restaurant with drive-in or drive-through service. *[DIR]*
-- Restaurant without drive-in or drive-through service.
-- Surface Parking
-- Temporary retail use.
-- Theater.

CPC Recommendation 9.3.2020

-- Vehicle display, sales, and service [Limited to 20,000 square feet.]

Steering Committee Recommendation

~~-- Vehicle display, sales, and service~~

(L) Transportation uses.

~~-- Commercial bus station and terminal.~~
-- Heliport
-- ~~Helistop~~
-- Railroad passenger station [*SUP*]
-- Transit passenger shelter.
-- Transit passenger station or transfer center *[SUP]*

(M) Utility and public service uses.

-- Commercial radio or TV transmitting station.
-- Electrical substation. *[SUP]*

-- Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4).]*
-- Police or fire station.
-- Post office.

CPC Recommendation 9.3.2020

-- Radio, television, or microwave tower. *[SUP]*

Steering Committee Recommendation

~~-- Radio, television, or microwave tower.~~

-- Tower/antenna for cellular communication. *[SUP. See Section 51A-4.212(10.1).]*
-- Utility or government installation other than listed. *[SUP. See Section 51P-317.108.]*

CPC Recommendation 9.3.2020

-- Utility or government service center

Steering Committee Recommendation

~~-- Utility or government service center.~~]

(N) Wholesale, distribution, and storage uses.

~~-- Auto auction~~
~~-- Contractor's maintenance yard.~~
~~-- Mini-warehouse~~]
-- Office showroom/warehouse.
~~-- Outside storage (with visual screening)~~
-- Recycling drop-off container. *[See Section 51A-4.213(11.2).]*

CPC Recommendation 9.3.2020

-- Recycling Center *[SUP]*

Steering Committee Recommendation

~~-- Recycling Center [*SUP*]~~
~~-- Recycling collection Center.~~
-- Recycling drop-off for special occasion collection. *[See Section 51A-4.213(11.3).]*
-- Warehouse

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

-- Accessory Dwelling Unit.
-- Accessory community center. (private)
-- Accessory electric vehicle charging station.
-- Accessory game court. (private)

-- Accessory helistop. *[SUP]*

CPC Recommendation 9.3.2020

~~-- Accessory medical/infectious waste incinerator. *[SUP]*~~

Steering Committee Recommendation

-- Accessory medical/infectious waste incinerator. *[SUP]*

-- Accessory outside display of merchandise.

-- Accessory outside storage.

CPC Recommendation 9.3.2020

~~-- Accessory pathological waste incinerator.~~

Steering Committee Recommendation

-- Accessory pathological waste incinerator. *[SUP]*

-- Amateur communication tower. *[SUP]*

-- Home occupation.

-- Live unit.

-- Occasional sales (garage sales).

-- Swimming pool (private).

-- Pedestrian skybridges. *[SUP]*

[~~(A) The following accessory uses are not permitted in this subdistrict:~~

~~-- Accessory helistop.~~

~~-- Accessory outside sales.~~

~~-- Day home.~~

~~-- General waste incinerator.~~

~~-- Private stable.~~

~~(B) In this subdistrict, the following accessory uses are permitted by SUP only:~~

~~-- Pedestrian skybridges.~~

~~(C) In this subdistrict, an SUP may be required for the following accessory use:~~

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

(4) Yard, lot, and space regulations.

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

(A) Front yard.

CPC Recommendation 9.3.2020

(i) Front yard facing the primary street must have a minimum setback of 5 feet and maximum setback of 10 feet;

(ii) For a Legacy Building no front yard setback is required;

(iii) All other streets must have a minimum setback of 5 feet and maximum setback of 8 feet.

Steering Committee Recommendation

(i) No minimum front yard.

Staff Recommendation

(A) Front yard.

(i) Front yard facing the primary street must have a minimum setback of 0 feet and maximum setback of 10 feet;

(ii) For a Legacy Building, if a front yard is provided no maximum setback is required;

(iii) All other streets must have a minimum setback of 0 feet and maximum setback of 5 feet.

(iv) For a shared access development in Subdistrict 3B, minimum front yard is five feet. Cantilevered roof eaves, steps, stoops, and balconies may project up to five feet into required front yards.

(B) Side and rear yard.

(i) Minimum side yard is:

(aa) five feet for duplex structures;

(bb) 10 feet for multifamily structures 36 feet or less in height; and

(cc) no minimum in all other cases.

(ii) Minimum rear yard is:

(aa) 10 feet for duplex structures;

(bb) 15 feet for multifamily structures 36 feet or less in height; and

(cc) no minimum in all other cases.

CPC Recommendation 9.3.2020

(iii) For a Legacy Building, if a side yard and rear yard is provided no minimum setback is required;

Steering Committee Recommendation

~~(iii) For a Legacy Building, if a side yard and rear yard is provided no minimum setback is required;~~

CPC Recommendation 9.3.2020

(iv) For any structure above 45 feet in height, an additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 feet in height up to a total setback of 30 feet. This is not required if the total side or rear yard setback greater than 30 feet.

Steering Committee Recommendation

~~(iv) For any structure above 45 feet in height, an additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 feet in height up to a total setback of 30 feet. This is not required if the total side or rear yard setback greater than 30 feet.~~

(C) Dwelling unit density.

(i) No maximum dwelling unit density.

(ii) In Subdistrict 3B the maximum number of dwelling units is 90.

(D) Floor area ratio

CPC Recommendation 9.3.2020

(i) Maximum floor area ratio is 6.0.

Steering Committee Recommendation

(i) Maximum floor area ratio is 20.0.

(E) Height

CPC Recommendation 9.3.2020

(i) Maximum structure height is 300 feet.

Steering Committee Recommendation

(i) Maximum structure height is any legal height.

(ii) 55 feet for a residential development in Tract 1 of Subdistrict 3B

(F) Lot coverage.

CPC Recommendation 9.3.2020

(i) Maximum lot coverage is 80 percent.

Steering Committee Recommendation

(i) Maximum lot coverage is 100 percent.

(ii) In Tract 1 of Subdistrict 3B, a shared access development is considered one lot for the purposes of determining lot coverage. The maximum lot coverage for Tract 1 of Subdistrict 3B is 85 percent.

CPC Recommendation 9.3.2020

(G) Mixed Income Housing Development Bonus:

(i) If the provisions of Section 51P-317.119 are met and a minimum of five percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; then:

(aa) Floor area ratio. Maximum floor area ratio is 7.

(bb) Height. Maximum structure height is 300 feet.

(cc) Lot coverage. Maximum lot coverage is 85 percent.

(ii) If the provisions of Section 51P-317.119 are met and a minimum of five percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices and a minimum of five percent of the units are available to households earning between 61 percent and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; then:

(aa) Floor area ratio. Maximum floor area ratio is 8.

(bb) Height. Maximum structure height is 400 feet.

(cc) Lot coverage. Maximum lot coverage is 85 percent.

(iii) If the provisions of Section 51P-317.119 are met and a minimum of five percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and

offered at affordable rent prices and a minimum of five percent of the units are available to households earning between 61 percent and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices and an additional five percent of the units are available to households earning between 81 percent and 100 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; then

(aa) Floor area ratio. Maximum floor area ratio is 9.

(bb) Height. Maximum structure height is 400 feet.

(cc) Lot coverage. Maximum lot coverage is 85 percent.

Steering Committee Recommendation

~~(G) Mixed Income Housing Development Bonus~~ (conditions omitted for brevity)

CPC Recommendation 9.3.2020

(H) Any new construction or major modification over 20,000 square feet of floor area is required to reserve 5% of the building site for Open Space and meet the regulations listed in Section 51P-317.121. This requirement is not applicable for major modification for Legacy Buildings or Designated Legacy Buildings.

Steering Committee Recommendation

~~(H) Any new construction or major modification over 20,000 square feet of floor area is required to reserve 5% of the building site for Open Space and meet the regulations listed in Section 51P-317.121. This requirement is not applicable for major modification for Legacy Buildings or Designated Legacy Buildings.~~

(I) Lot size. Minimum lot area per dwelling unit is as follows:

TYPE OF STRUCTURE	MINIMUM LOT AREA PER DWELLING UNIT
Single family	1000 sq. ft.
Duplex	2500 sq. ft.
Multifamily:	
No separate bedroom	50 sq. ft.
One bedroom	65 sq. ft.
Two bedrooms	75 sq. ft.
More than two bedrooms (Add this amount for each bedroom over two)	10 sq. ft.

(K) Stories. No maximum number of stories.

(5) Off-street parking and loading.

CPC Recommendation 9.3.2020

(A) See Section 51P-317.118, OFF STREET PARKING, LOADING, AND BICYCLE PARKING, and

(B) Section 51P-317.118.1 PARKING REDUCTIONS.

Steering Committee Recommendations

(A) CA-2(A) district parking regulations. Except for uses in SEC. 51P-108, 109, 111, 112, 113, and 114.

(6) Environmental performance standards: Article VI.

(7) Landscape regulations. See Section 51P-317.122

(8) Signs. Except for 3B, see Section 51P-317.120

(9) Additional provisions.

(A) Nonpermeable coverage.

(i) Maximum nonpermeable coverage of a lot is 85 percent.

(ii) Subdistrict 3B.

(aa) A lot in this area with frontage on Lamar Street or Bellview Street may have a maximum of 100 percent non permeable coverage if the owner of the lot provides and maintains enhanced pedestrian amenities along the frontage of the lot. See Section 51P-317.122.2(c) regarding enhanced pedestrian amenities.

(bb) Maximum nonpermeable coverage of a lot is 90 percent in all other cases.

(B) Sidewalk Standards. see Section 51P-317.118.3 for Sidewalk Standards.

(C) Additional provisions for Single family structure spacing: a minimum of 15 feet between each group of eight single family structures must be provided by plat.

(D) Shared access development in Tract 1 of Subdistrict 3B.

(i) Shared access easement drives must be provided as shown on the conceptual plan for Subdistrict 3B (Exhibit 317E) and the development/landscape plan for Tract 1 in Subdistrict 3B (Exhibit 317F).

(ii) All street and drive pavement widths must be measured perpendicularly from the edge of the pavement to the opposite edge of the pavement.

(iii) Beaumont Street must have a minimum right-of-way width of 50 feet with a minimum pavement width of 33 feet. On Cockrell Avenue and McKee Street, minimum pavement width is 20 feet and minimum right-of-way width is 59 feet as shown on the typical street section for Subdistrict 3B (Exhibit 317H).

(iv) Minimum visibility triangles are required at all driveways and intersections with public streets. At all driveways and intersections, visibility triangles must be 10 feet by 10 feet for interior intersections of shared access easement drives, 20 feet by 20 feet for shared access easement drives at street intersections; 30 feet by 30 feet at the intersection of Wall Street and Beaumont Street and at the intersection of Beaumont Street and Cockrell Avenue; and 45 feet by 45 feet at the intersection of Cockrell Avenue and McKee Street.

(v) A minimum of six feet must be provided by plat between each group of single-family structures. No more than eight single-family structures are permitted per group.

(vi) Lots may have frontage on two opposite sides.

(vii) Mailboxes are allowed in common areas.

(16) High-Speed Rail Bonus: See Section 51P-317.117.

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

~~(A) Front yard. No minimum front yard.~~

~~(B) Side and rear yard. No side or rear yard is required; however, if a side or rear yard is provided, it must be a minimum of 10 feet.~~

~~(C) Dwelling unit density. No maximum dwelling unit density.~~

~~(D) Floor area ratio. Maximum floor area ratio is 4.0.~~

~~(E) Height. Maximum structure height is 270 feet.~~

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

(G) Lot size. No minimum lot size.

(H) Stories. No maximum number of stories.]

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

(B) Tandem parking. For multifamily uses, tandem parking is permitted.

(C) Multifamily. One off-street parking space per bedroom per dwelling unit is required; not less than one space or more than two spaces are required for each dwelling unit.

(D) On-street parking credit. Required parking for nonresidential and multifamily uses may be reduced by one space for every parking space in the street right-of-way abutting the use. To receive credit, parking spaces must be marked per city regulations and must be approved by the director of public works and transportation.

(i) An on-street parking space may not be used to reduce the required parking for more than one use (i.e. it cannot be counted more than once as a space for a use), except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed-use project.

(ii) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of a parking space (8 ÷ 24 = one-third). The total of the limited availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(iii) If the director of public works and transportation determines that on-street parking in the street right-of-way abutting the use, approved in accordance with Paragraph (5)(D), has become a traffic hazard and prohibits the on-street parking, the on-street parking credit will be treated as a delta credit.

(E) Pedestrian amenities parking reduction.

(i) Parking for uses on a lot that are located within 1,500 feet of a Dallas Area Rapid Transit (DART) light rail station may be reduced by 40 percent if enhanced pedestrian amenities are provided.

(ii) To qualify,

(aa) the enhanced pedestrian amenities must be located within the pedestrian amenities area on the lot or on the parkway abutting the lot receiving the reduction, and

(bb) the enhanced sidewalk must provide the shortest walking pathway to the DART light rail station.

(iii) See Section 51P-317.112.1(c) for enhanced pedestrian amenities regulations.]

(6) Environmental performance standards. See Article VI.

(7) Landscape regulations. Except Subdistrict 3B, See Section 51P-317.120

[(A) In general. This subdistrict is exempt from compliance with Article X of Chapter 51A, except for Article X requirements for street trees, site trees, parking lot trees, parking lot screening, garbage storage screening, and off-street loading screening, as modified in this paragraph.

(B) Street trees. The city arborist recommends the list of trees set forth in the street tree subparagraph of the landscaping regulations for Subdistrict 1 as being most suitable for planting in this subdistrict, and the city strongly encourages the use of these trees as street trees. It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating street trees in the parkway. For more information regarding the parkway landscape permit requirement, consult Section 51P-317.112 of this article.

(C) Nonpermeable coverage. Maximum nonpermeable coverage of a lot is 90 percent.]

(8) Signs. See Section 51P-317.119

[Additional provisions. All lots must have a sidewalk along the street frontage with a minimum unobstructed width of six feet.]

(9) Except Subdistrict 3B, maximum nonpermeable coverage of a lot is 85 percent.

(10) Additional provisions. Except Subdistrict 3B, see Section 51P-317.118 for Sidewalk Standards. All lots must have a sidewalk along the street frontage with a minimum unobstructed width of six feet.

[(d) Subdistrict 3A, 3B, and 3C (Transit-oriented High Density Mixed Use).

(1) Purpose. To encourage high-density residential, retail, office, and lodging uses in compatible combinations within walking distance of DART light rail stations; and to encourage development that supports day and night-time activity, use of mass transit, increased pedestrian and bicycle use, and more efficient use of parking spaces.

(2) Main uses permitted.

(A) Agricultural uses.

None permitted.

(B) Commercial and business service uses.

- Building repair and maintenance shop.
- Custom business services.
- Custom woodworking, furniture construction, or repair.
- Electronics service center.
- Job or lithographic printing.
- Machinery, heavy equipment, or truck sales and services.
- Medical or scientific laboratory.
- Technical school.

(C) Industrial uses.

- Alcoholic beverage manufacturing. *[Permitted only in a legacy building in Subdistrict 3C. Floor area devoted to manufacturing, blending, fermentation, processing, and packaging of alcoholic beverages may not exceed 10,000 square feet. All spent grains stored outside must be in sealed containers. Food service and meeting and event space are permitted with this use.]*
- Art or craft production facility.
- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(D) Institutional and community service uses.

- Child-care facility.
- Church.
- College, university, or seminary.
- Community service center.
- Convalescent and nursing homes and related institutions.

- ~~Convent or monastery.~~
- ~~Foster home.~~
- ~~Hospital.~~
- ~~Library, art gallery, or museum.~~
- ~~Public or private school.~~

~~(E)~~ ~~Lodging uses~~.

- ~~Hotel or motel.~~
- ~~Lodging or boarding house.~~

~~(F)~~ ~~Miscellaneous uses~~.

- ~~Carnival or circus (temporary). *[By special authorization of the building official.]*~~
- ~~Temporary construction or sales office.~~

~~(G)~~ ~~Office uses~~.

- ~~Financial institution without drive-in window.~~
- ~~Medical clinic or ambulatory surgical center.~~
- ~~Office.~~

~~(H)~~ ~~Recreation uses~~.

- ~~Private recreation center, club, or area.~~
- ~~Public park, playground, or golf course.~~

~~(I)~~ ~~Residential uses~~.

- ~~Duplex.~~
- ~~Handicapped group dwelling.~~
- ~~Multifamily.~~
- ~~Single family.~~

~~(J)~~ ~~Retail and personal service uses~~.

- ~~Animal shelter or clinic without outside run.~~
- ~~Auto service center.~~
- ~~Bar, lounge, or tavern.~~
- ~~Business school.~~
- ~~Commercial amusement (inside).~~
- ~~Commercial parking lot or garage.~~
- ~~Dry cleaning or laundry store.~~
- ~~Furniture store.~~

- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store more than 3,500 square feet.
- Household equipment and appliance repair.
- Liquor store.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant without drive-in or drive-through service.
- Temporary retail use.
- Theater.

(K) Transportation uses.

- Heliport.
- Helistop. *[SUP]*
- Railroad passenger station. *[SUP]*
- Transit passenger shelter.
- Transit passenger station or transfer center. *[SUP]*

(L) Utility and public service uses.

- Commercial radio or TV transmitting station.
- Electrical substation. *[SUP]*
- Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4).]*
- Police or fire station.
- Post office.
- Tower/antenna for cellular communication. *[SUP. See Section 51A-4.212(10.1).]*
- Utility or government installation other than listed.

(M) Wholesale. distribution. and storage uses.

- Mini-warehouse.
- Office showroom/warehouse.
- Recycling drop-off container. *[See Section 51A 4.213(11.2).]*
- Recycling drop-off for special occasion collection. *[See Section 51A-4.213(11.3).]*
- Warehouse.

(3) Accessory uses. 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. For more information regarding accessory uses, consult Section 51A-4.217.

(A) The following accessory uses are not permitted:

- Accessory outside sales.
- Accessory pathological waste incinerator.
- Day home.
- General waste incinerator.
- Private stable.

(B) In these subdistricts, the following accessory use is permitted by SUP only:

- Pedestrian skybridges.

(C) In these subdistricts, an SUP may be required for the following accessory use:

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

(4) Yard. lot. and space regulations.

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

(A) Front yard. No minimum front yard.

(i) Except as provided in this subparagraph, no minimum front yard.

(ii) For a shared access development in Subdistrict 3B, minimum front yard is five feet. Cantilevered roof eaves, steps, stoops, and balconies may project up to five feet into required front yards.

(B) Side and rear yard.

(i) Except as provided in this subparagraph, no side or rear yard is required; however, if a side or rear yard is provided, it must be a minimum of 10 feet.

(ii) For a shared access development in Subdistrict 3B, if a side or rear yard is provided, the 10 foot minimum setback is not required.

(iii) For a legacy building in Subdistrict 3C, if a side yard is provided, no minimum setback is required.

(C) Dwelling unit density. No maximum dwelling unit density.

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

(i) 4.5 for a structure with at least 50 percent of its total floor area devoted to residential uses and 50 percent or more of the ground floor area is restricted to retail and personal services uses; and

(ii) 4.0 for all other structures.

(E) Height. Maximum structure height is:

(i) 270 feet for a structure where at least 50 percent of its total floor area devoted to residential uses and 50 percent or more of the ground floor area is restricted to retail and personal services uses;

(ii) 55 feet for a residential development in Tract 1 of Subdistrict 3B; and

(iii) 90 feet for all other structures.

(F) Lot coverage.

(i) In Subdistrict 3A, a lot in this subdistrict with frontage on Lamar Street or Belleview Street is permitted 100 percent lot coverage if the owner of the lot provides and maintains enhanced pedestrian amenities in the enhanced pedestrian amenities area for that lot. See Section 51P-317.112.1(c) for enhanced pedestrian amenities regulations.

(ii) In Tract 1 of Subdistrict 3B, a shared access development is considered one lot for the purposes of determining lot coverage. The maximum lot coverage for Tract 1 of Subdistrict 3B is 85 percent.

(iii) Maximum lot coverage is 80 percent in all other cases.

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

(G) Lot size. No minimum lot size.

(H) Stories. No maximum number of stories.

(5) Off-street parking and loading.

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

(B) Tandem parking. For single family, duplex, and multifamily uses, tandem parking is permitted.

(C) Multifamily. One off-street parking space per bedroom per dwelling unit is required; not less than one space or more than two spaces are required for each dwelling unit.]

(D) Off-street parking and loading, Subdistrict 3B, Shared access developments.

(i) In general. Except as provided in this subparagraph, two off-street parking spaces are required per dwelling unit.

(ii) Guest parking. A 0.25 parking space is required per dwelling unit. These spaces may cross lot lines.

(iii) On-street parking. A minimum of five guest parking spaces must be provided in the shared access area as shown on the development plan for Tract 1.

(iv) Accessory uses. No parking is required for accessory uses, such as a sales office, accessory community center (private) or fitness center, provided the accessory use is principally for the residents.

(E) Office showroom/warehouse use. In Tract 2 of Subdistrict 3B, one parking space is required for each 3,160 square feet of the use.

[(F) Alcoholic beverage manufacturing in Subdistrict 3C. Off-street parking for food service preparation and seating areas must be provided at a ratio of one space per 100 square feet of floor area.

(G) On-street parking credit. Required parking for nonresidential and multifamily uses may be reduced by one space for every parking space in the street right-of-way abutting the use. To receive credit, parking spaces must be marked per city regulations and must be approved by the director of mobility and street services.

(i) An on-street parking space may not be used to reduce the required parking for more than one use (i.e., it cannot be counted more than once as a space for a use), except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed-use project.

(ii) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of a parking space (8 ÷ 24 = one-third). The total of the

limited availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(iii) If the director of mobility and street services determines that on-street parking in the street right-of-way abutting the use, approved in accordance with Paragraph (5)(G), has become a traffic hazard and prohibits the on-street parking, the on-street parking credit will be treated as a delta credit.

(H) Pedestrian amenities parking reduction.

(i) Parking for uses on a lot that are located within 1,500 feet of a Dallas Area Rapid Transit (DART) light rail station may be reduced by 40 percent if enhanced pedestrian amenities are provided.

(ii) To qualify,

(aa) the enhanced pedestrian amenities must be located within the pedestrian amenities area on the lot or on the parkway abutting the lot receiving the reduction, and

(bb) the enhanced sidewalk must provide the shortest walking pathway to the DART light rail station.

(iii) See Section 51P-317.112.1(c) for enhanced pedestrian amenities regulations.

(I) Remote parking.

(i) Remote parking may be located within a maximum walking distance of 1,300 feet from the use served by the remote parking if there are enhanced pedestrian amenities in the enhanced pedestrian amenities area connecting the lot to the remote parking lot. See Section 51P-317.112.1(c) regarding enhanced pedestrian amenities.

(ii) For a legacy building in Subdistrict 3C, there is no limitation on the percentage of required parking spaces that can be provided by remote parking or other special parking.

(J) Loading docks. For a legacy building in Subdistrict 3C, uses may share loading docks.

(6) Environmental performance standards. See Article VI.]

(7) Subdistrict 3B, Landscape regulations.

(A) In general. This subdistrict is exempt from compliance with Article X of Chapter 51A, except that Article X requirements for street trees, site trees, parking lot trees, parking lot screening, garbage storage screening, and off-street loading screening, apply in this subdistrict, as modified in this paragraph.

(B) Street trees.

(i) In general. The city arborist recommends the list of trees set forth in the street tree subparagraph of the landscaping regulations for Subdistrict 1 as being most suitable for planting in this subdistrict, and the city strongly encourages the use of these trees as street trees. It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating street trees in the parkway. For more information regarding the parkway landscape permit requirement, consult Section 51P-317.112 of this article.

(ii) Shared access development in Tract 1 of Subdistrict 3B.

(aa) One large canopy street tree must be provided for each 25 feet of street frontage, excluding points of ingress and egress, with a minimum of two street trees required. Street trees may be located within the front yard or parkway if all private licensing requirements of the city code and charter are met. In this subparagraph, parkway means the portion of a street right-of-way between the projected street curb and the front lot line or corner side lot line. If the director determines that a large canopy tree would interfere with utility lines, a small street tree from the list in Section 51P-317.111(a)(7)(B) may be provided.

(bb) Except as provided in this item, street trees must be provided in accordance with the requirements for street trees in a shared access development in districts other than single family districts. If the director determines that a large canopy tree would interfere with utility lines, a small street tree from the list in Section 51P-317.111(a)(7)(B) may be provided.

(cc) On Cockrell Avenue, McKee Street, Wall Street, and Beaumont Street, all street trees must be planted within a four-foot wide planting area that is adjacent to the curb and planted between one-and-a-half and three feet from the back of the projected street curb.

(dd) All street trees must be planted within 12 months of issuance of the first building permit for each phase.

(C) Parking lot trees. A parking lot may not contain more than 60,000 square feet of paved area uninterrupted by a row or cluster of trees.

(D) Site trees, Shared access development in Tract 1 of Subdistrict 3B .

(i) In general. Except as provided in this subparagraph, no site trees are required in these subdistricts for a lot with frontage on Lamar Street or Belleview Street

~~or if the lot has 100 percent lot coverage and the owner of the lot provides and maintains enhanced pedestrian amenities (see Section 51P-317.122.2(c)) along the frontage of the lot.~~

~~(ii) Shared access development in Tract 1 of Subdistrict 3B. One site tree must be provided for every 4,000 square feet within the shared access development. Site trees must be evenly distributed throughout the shared access development. The trunk of any site tree must be located at least two-and-one-half feet from any pavement. Site trees must be a species listed in Section 51A-10.134.~~

~~(iii) Alternate methods of compliance. In all other cases, the site tree requirements of Division 51A-10.125, "Mandatory Provisions," of Article X apply with the following additional provisions. If a property owner in these subdistricts cannot plant all of the required site trees on the lot, the property owner may comply with one of the following two requirements for up to a maximum of 50 percent of the required site trees:~~

~~(aa) Plant the trees in the parkway along the frontage of the lot, in addition to required street trees, with the written permission of the building official.~~

~~(bb) Make a payment into the Cedars Open Space Fund.~~

~~(iv) Cedars open space fund. The department of sustainable development and construction shall administer a city account to be known as the Cedars Open Space Fund. Funds from the Cedars Open Space Fund must be used only for acquiring park and open space property, and for the purchase, planting, and maintenance of landscaping on public property in Subdistrict 3A. The amount of the payment required for each site tree not planted is calculated by using the formula for appraising the value of a two-inch tree, as derived from the most recent edition of the Guide for Establishing Values of Trees and Other Plants published by the Council of Tree & Landscape Appraisers, unless another publication is designated by the building official, and adding the cost of planting and maintaining a two-inch tree for two years.~~

~~(E) Nonpermeable coverage.~~

~~(i) A lot in this area with frontage on Lamar Street or Bellview Street may have a maximum of 100 percent non permeable coverage if the owner of the lot provides and maintains enhanced pedestrian amenities along the frontage of the lot. See Section 51P-317.122.2(c) regarding enhanced pedestrian amenities.~~

~~(ii) Maximum nonpermeable coverage of a lot is 90 percent in all other cases.~~

~~(F) Additional landscaping requirements for a shared access development in Tract 1 of Subdistrict 3B.~~

~~(i) In Subdistrict 3B, all of Tract 1, including both sides of Beaumont Street, are considered one lot with regard to landscape requirements.~~

(ii) Landscaping may be completed in phases. Each phase must be indicated on a landscape plan submitted with the construction documents. All landscaping in a phase must be complete prior to final inspection of the last structure built in that phase.

(iii) A minimum of 15 percent of the shared access development must be designated as landscape area. Permeable pavement does not count as landscape area.

(iv) Tree grates are prohibited.

(8) Subdistrict 3 B, Additional provisions.

(B) Shared access development in Tract 1 of Subdistrict 3B.

(i) Shared access easement drives must be provided as shown on the conceptual plan for Subdistrict 3B (Exhibit 317E) and the development/landscape plan for Tract 1 in Subdistrict 3B (Exhibit 317F).

(ii) All street and drive pavement widths must be measured perpendicularly from the edge of the pavement to the opposite edge of the pavement.

(iii) Beaumont Street must have a minimum right-of-way width of 50 feet with a minimum pavement width of 33 feet. On Cockrell Avenue and McKee Street, minimum pavement width is 20 feet and minimum right-of-way width is 59 feet as shown on the typical street section for Subdistrict 3B (Exhibit 317H).

(iv) Minimum visibility triangles are required at all driveways and intersections with public streets. At all driveways and intersections, visibility triangles must be 10 feet by 10 feet for interior intersections of shared access easement drives, 20 feet by 20 feet for shared access easement drives at street intersections; 30 feet by 30 feet at the intersection of Wall Street and Beaumont Street and at the intersection of Beaumont Street and Cockrell Avenue; and 45 feet by 45 feet at the intersection of Cockrell Avenue and McKee Street.

(v) A minimum of six feet must be provided by plat between each group of single-family structures. No more than eight single-family structures are permitted per group.

(vi) Maximum number of dwelling units is 90.

(vii) Lots may have frontage on two opposite sides.

(viii) Mailboxes are allowed in common areas.

(e) Subdistrict 4 (Warehouse/Residential Transition).

(1) Purpose. To accommodate warehouse and distribution, commercial and business service, retail, and multifamily residential uses; and to encourage transition to a loft-style mixed residential and commercial environment.

(2) Main uses permitted.

(A) Agricultural uses.

-- Urban Garden [~~None permitted~~].

(B) Commercial and business service uses.

-- Building repair and maintenance shop.
-- Bus or rail transit vehicle maintenance or storage facility.
-- Catering service.
-- Custom business services.
-- Custom woodworking, furniture construction, or repair.
-- Electronics service center.
-- Job or lithographic printing.
-- Labor Hall
-- Machine or welding shop.
-- Machinery, heavy equipment, or truck sales and services.
-- Medical or scientific laboratory.
-- Technical school.
-- Tool or equipment rental.

CPC Recommendations 9.3.2020

-- Vehicle or engine repair or maintenance [Limited to 20,000 square feet].

Steering Committee Recommendation

~~--~~ ~~Vehicle or engine repair or maintenance.~~

(C) Industrial uses.

CPC Recommendation 9.3.2020

-- Alcohol beverage manufacturing *[SUP]*

Steering Committee Recommendation

-- Alcohol beverage manufacturing ~~*[SUP]*~~
-- Art or craft production facility. *[See Section 51P-317.11~~0.5~~1.]*
-- Industrial (inside) light manufacturing.

CPC Recommendation 9.3.2020

~~--~~ Industrial (inside) [if this is potentially incompatible, it is permitted by SUP only. See Section 51-A.203(a)

Steering Committee Recommendation

~~-- Industrial (inside) [if this is potentially incompatible, it is permitted by SUP only. See Section 51-A.203(a)~~

~~-- Industrial (outside) [Potentially incompatible use not permitted. See Section 51A-4.203(a)]~~

CPC Recommendation 9.3.2020

-- Metal salvage facility [SUP]

Steering Committee Recommendation

~~-- Metal salvage facility [SUP]]~~

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

(D) Institutional and community service uses.

[~~--~~ ~~Cemetery or mausoleum. *[SUP]*~~]
-- Child-care facility. *[SUP]*
-- Church.
[~~--~~ ~~Convent or monastery.~~
~~--~~ ~~Hospital.~~]
-- Library, art gallery or museum.
-- Public or private school. *[SUP]*

(E) Lodging uses.

-- Boutique hotel.
-- Bed and Breakfast
-- Hotel or motel.
-- Lodging or boarding house.

(F) Miscellaneous uses.

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

(G) Office uses.

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

(H) Recreation uses.

-- Country club with private membership.
-- Private recreation center, club, or area.

-- Public park, playground, or golf course.

(I) Residential uses.

-- Multifamily.
-- Retirement housing

(J) Retail and personal service uses.

[-- ~~Ambulance service.~~]
-- Animal shelter or clinic without outside run.

CPC Recommendation 9.3.2020

-- Auto service center. [SUP and limited to 20,000 square feet

Steering Committee Recommendation

-- Auto service center.
-- Bar, lounge, or tavern. *[SUP]*
-- Business school.
-- Car wash. *[SUP]*
-- Commercial amusement (inside). *[SUP* [~~*may be required. See Section 51A-4.210(b)(7)(B)*~~]*.]*
-- Commercial parking lot or garage.
-- Dry cleaning or laundry store.
-- Furniture store.
-- General merchandise or food store 3,500 square feet or less.
-- General merchandise or food store greater than 3,500 square feet.

CPC Recommendations 9.3.2020

-- Home improvement center, lumber, brick, or building materials sales yard. [Limited to 20,000 square feet

Steering Committee Recommendations

-- Home improvement center, lumber, brick, or building materials sales yard.

-- Household equipment and appliance repair.
-- Liquor store. *[SUP]*
-- Microbrewery, microdistillery, and winery. *[SUP]*
-- Mortuary, funeral home, or commercial wedding chapel.
-- Motor vehicle fueling station. *[SUP]*
-- Nursery, garden shop, or plant sales.
-- Personal service uses.
-- Restaurant with drive-in or drive-through service. *[DIR]*
-- Restaurant without drive-in or drive-through service.
-- Surface Parking
[-- ~~Texidermist.~~]
-- Temporary retail use.
-- Theater.

CPC Recommendations 9.3.2020

--	Vehicle display, sales, and service. [Limited to 20,000 square feet or less]

Steering Committee Recommendations

--	Vehicle display, sales, and service.

(L) Transportation uses.

[-- ~~Commercial bus station and terminal.~~]
-- Heliport.
-- Helistop. *[SUP]*
-- Transit passenger shelter.

(M) Utility and public service uses.

-- Commercial radio or television transmitting station.
-- Electrical substation.
-- Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4).]*
-- Police or fire station.
-- Post office.

CPC Recommendation 9.2.2020

--	Radio, television, or microwave tower. [SUP]

Steering Committee Recommendations

--	Radio, television, or microwave tower.

-- Utility or government service center. *[See Section 51P-317.108.]*
-- Utility or government installation other than listed. *[SUP]*

(N) Wholesale, distribution, and storage uses.

[-- ~~Auto auction. *[SUP]*~~
-- ~~Contractor's maintenance yard.~~
-- ~~Freight terminal~~]
-- Mini-warehouse.
[-- ~~Petroleum product storage & wholesale *[SUP]*~~]
-- Office showroom/warehouse.
-- Outside storage (with visual screening).
-- Recycling center. *[SUP. ~~Subdistrict 4A only~~.]*
-- Recycling collection center.
[-- ~~Trade Center~~]
-- Warehouse.

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

-- Accessory Dwelling Unit.
-- Accessory community center. (private).
-- Accessory electric vehicle charging station.
-- Accessory game court. (private).
-- Accessory helistop. *[SUP]*

CPC Recommendation 9.3.2020

~~-- Accessory medical/infectious waste incinerator.~~

Steering Committee Recommendation

-- Accessory medical/infectious waste incinerator. *[SUP].*

-- Accessory outside display of merchandise.
-- Accessory outside storage.

CPC Recommendation 9.3.2020

~~-- Accessory pathological waste incinerator.~~

Steering Committee Recommendation

-- Accessory pathological waste incinerator. *[SUP]*

-- Amateur communication tower. *[SUP]*

CPC Recommendation 9.3.2020

-- Commercial motor vehicle parking on another lot within 105 feet of the main use

Staff Recommendation

~~-- Commercial motor vehicle parking on another lot within 105 feet of the main use~~ (an accessory use must be located on the same lot as the main use)

~~[-- Day Home]~~
-- Home occupation.
-- Live unit.
-- Occasional sales (garage sales).
-- Swimming pool (private).
-- Pedestrian skybridges. *[SUP]*

(4) Yard, lot, and space regulations.

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

(A) Front yard.

CPC Recommendation 9.3.2020

(i) Front yard facing the primary street must have a minimum setback of 5 feet and maximum setback of 10 feet;

(ii) For a Legacy Building no front yard setback is required;

(iii) All other streets must have a minimum setback of 5 feet and maximum setback of 8 feet.

Steering Committee Recommendation

(i) No minimum front yard.

Staff Recommendation

(i) Front yard facing the primary street must have a minimum setback of 0 feet and maximum setback of 10 feet;

(ii) For a Legacy Building, if a front yard is provided no maximum setback is required;

(iii) All other streets must have a minimum setback of 0 feet and maximum setback of 5 feet.

(B) Side and rear yard.

(ii) Minimum side yard is:

(aa) five feet for duplex structures;

(bb) 10 feet for multifamily structures 36 feet or less in height; and

(cc) no minimum in all other cases.

(ii) Minimum rear yard is:

(aa) 10 feet for duplex structures;

(bb) 15 feet for multifamily structures 36 feet or less in height; and

(cc) no minimum in all other cases.

CPC Recommendation 9.3.2020

(iii) For a Legacy Building, if a side yard and rear yard is provided no minimum setback is required;

(iv) For any structure above 45 feet in height, an additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 feet in height up to a total setback of 30 feet. This is not required if the total side or rear yard setback greater than 30 feet.

Steering Committee Recommendation

~~(iii) For a Legacy Building, if a side yard and rear yard is provided no minimum setback is required;~~

~~(iv) For any structure above 45 feet in height, an additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 feet in height up to a total setback of 30 feet. This is not required if the total side or rear yard setback greater than 30 feet.~~

(C) Dwelling unit density. No maximum dwelling unit density.

(D) Floor area ratio.

CPC Recommendation 9.3.2020

(i) Except as provided in this subparagraph, maximum floor area ratio is 3.0

(ii) Floor area ratio bonus for Open Space: if five percent of the building site is reserved for open space, the floor area ration is 4.0. See section 51P-317.121 for Open Space regulations.

Steering Committee Recommendation

(i) Maximum floor area ratio is 20.0

Staff Recommendation

(i) Maximum floor area ratio is 6.0

(E) Height.

CPC Recommendation 9.3.2020

(i) Maximum structure height is: 180 feet.

Steering Committee Recommendation

(i) Maximum structure height is any legal height.

Staff Recommendation

(i) Maximum structure height is: 300 feet.

(F) Lot coverage.

CPC Recommendation 9.3.2020

(i) Maximum lot coverage is 80 percent.

Steering Committee Recommendation

(i) Maximum lot coverage is 100 percent.

CPC Recommendations 9.3.2020

(G) Mixed Income Housing Development Bonus:

(i) If the provisions of Section 51P-317.119 are met and a minimum of five percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; then:

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

(I) Open Space Floor Area Ratio (F.A.R) Bonus: if five percent of the building site is reserved for the Open Space, floor area ratio is 5. See Section 51P-317.121 for Open Space requirements.

(bb) Height. Maximum structure height is 180 feet.

(cc) Lot coverage. Maximum lot coverage is 85 percent.

(ii) If the provisions of Section 51P-317.119 are met and a minimum of five percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices and a minimum of five percent of the units are available to households earning between 61 percent and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; then:

(aa) Floor area ratio. Maximum floor area ratio is 5.

(I) Open Space Floor Area Ratio (F.A.R) Bonus: if five percent of the building site is reserved for the Open Space, floor area ratio is 6. See Section 51P-317.121 for Open Space requirements.

(bb) Height. Maximum structure height is 240 feet.

(cc) Lot coverage. Maximum lot coverage is 85 percent.

(iii) If the provisions of Section 51P-317.119 are met and a minimum of five percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices and a minimum of five percent of the units are available to households earning between 61 percent and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices and an additional five percent of the units are available to households earning between 81 percent and 100 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; then

(aa) Floor area ratio. Maximum floor area ratio is 6.

(I) Open Space Floor Area Ratio (F.A.R) Bonus: if five percent of the building site is reserved for the Open Space, floor area ratio is 7. See Section 51P-317.121 for Open Space requirements.

(bb) Height. Maximum structure height is 300 feet.

(cc) Lot coverage. Maximum lot coverage is 85 percent.

Steering Committee Recommendation

~~(G) Mixed Income Housing Development Bonus:~~ (conditions omitted for brevity)

Staff Recommendation

(D) Mixed Income Housing Development Bonus:

(i) If the provisions of Section 51P-317.119 are met and a minimum of five percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; then:

(aa) Floor area ratio. Maximum floor area ratio is 7.

(bb) Height. Maximum structure height is 300 feet.

(cc) Lot coverage. Maximum lot coverage is 85 percent.

(ii) If the provisions of Section 51P-317.119 are met and a minimum of five percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices and a minimum of five percent of the units are available to households earning between 61 percent and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; then:

(aa) Floor area ratio. Maximum floor area ratio is 8.

(bb) Height. Maximum structure height is 400 feet.

(cc) Lot coverage. Maximum lot coverage is 85 percent.

(iii) If the provisions of Section 51P-317.119 are met and a minimum of five percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices and a minimum of five percent of the units are available to households earning between 61 percent and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices and an additional five percent of the units are available to households earning between 81 percent and 100 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; then

(aa) Floor area ratio. Maximum floor area ratio is 9.

(bb) Height. Maximum structure height is 400 feet.

(cc) Lot coverage. Maximum lot coverage is 85 percent.

(H) Lot size. Minimum lot area per dwelling unit is as follows:

TYPE OF STRUCTURE	MINIMUM LOT AREA PER DWELLING UNIT
Single family	1000 sq. ft.
Duplex	2500 sq. ft.
Multifamily:	
No separate bedroom	50 sq. ft.
One bedroom	65 sq. ft.
Two bedrooms	75 sq. ft.
More than two bedrooms (Add this amount for each bedroom over two)	10 sq. ft.

(I) Additional provisions for Single family structure spacing: a minimum of 15 feet between each group of eight single family structures must be provided by plat.

(J) Stories. No maximum number of stories.

(5) Off-street parking and loading.

CPC Recommendation 9.3.2020

(A) See Section 51P-317.118, OFF STREET PARKING, LOADING, AND BICYCLE PARKING, and

(B) Section 51P-317.118.1 PARKING REDUCTIONS.

Steering Committee Recommendations

(A) CA-2(A) district parking regulations. Except for uses in SEC. 51P-108, 109, 111, 112, 113, and 114.

(6) Environmental performance standards: Article VI.

(7) Landscape regulations. See Section 51P-317.122

(8) Signs. See Section 51P-317.120

(9) Additional Provisions.

(A) Sidewalk Standards. See Section 51P-317.118.3 for Sidewalk Standards.

(B) Nonpermeable coverage. Maximum nonpermeable coverage of a lot is 85 percent.

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

~~(A) Front yard. No minimum front yard.~~

~~(B) Side and rear yard. No side and rear yard is required; however, if a side or rear yard is provided, it must be a minimum of 10 feet.~~

~~(C) Dwelling unit density. No maximum dwelling unit density.~~

~~(D) Floor area ratio. Maximum floor area ratio is 1.0.~~

~~(E) Height. Maximum structure height is 70 feet.~~

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

~~(G) Lot size. No minimum lot size.~~

~~(H) Stories. No maximum number of stories.~~]

~~(5) Off-street parking and loading. See Section 51P-317.117, Off-Street, Loading, and Section 51P-317.117.1 Parking Reduction.~~

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

~~(B) Tandem parking. For multifamily uses, tandem parking is permitted.~~

~~(C) Multifamily. One off-street parking space per bedroom per dwelling unit is required; not less than one space or more than two spaces are required for each dwelling unit.~~

~~(D) On-street parking credit. Required parking for nonresidential and multifamily uses may be reduced by one space for every parking space in the street right-of-way abutting the use. To receive credit, parking spaces must be marked per city regulations and must be approved by the director of public works and transportation.~~

~~(i) An on-street parking space may not be used to reduce the required parking for more than one use (i.e. it cannot be counted more than once as a space for a use), except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed-use project.~~

~~(ii) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of a parking space (8 ÷ 24 = one-third). The total of the limited availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.~~

~~(iii) If the director of public works and transportation determines that on-street parking in the street right-of-way abutting the use, approved in accordance with Paragraph (5)(D), has become a traffic hazard and prohibits the on-street parking, the on-street parking credit will be treated as a delta credit.~~

~~(E) Pedestrian amenities parking reduction.~~

~~(i) Parking for uses on a lot that are located within 1,500 feet of a Dallas Area Rapid Transit (DART) light rail station may be reduced by 40 percent if enhanced pedestrian amenities are provided.~~

(ii) To qualify,

(aa) the enhanced pedestrian amenities must be located within the pedestrian amenities area on the lot or on the parkway abutting the lot receiving the reduction, and

(bb) the enhanced sidewalk must provide the shortest walking pathway to the DART light rail station.

(iii) See Section 51P-317.112.1(c) for enhanced pedestrian amenities regulations.]

(6) Environmental performance standards. See Article VI.

(7) Landscape regulations. See Section 51P-317.120 [Landscaping must be provided on all property in accordance with Article X of Chapter 51A and this paragraph.

(A) Nonpermeable coverage. Maximum nonpermeable coverage of a lot is 85 percent.

(B) Street trees. The city arborist recommends the list of trees set forth in the street tree subparagraph of the landscaping regulations for Subdistrict 1 as being most suitable for planting in this subdistrict, and the city strongly encourages the use of these trees as street trees. It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating street trees in the parkway. For more information regarding the parkway landscape permit requirement, consult Section 51P-317.112 of this article.]

(8) Signs. See Section 51P-317.116

(9) Nonpermeable coverage. Maximum nonpermeable coverage of a lot is 85 percent.

(10[8]) Additional provisions. See Section 51P-317.118 for Sidewalk Standards. [All lots must have a sidewalk along the street frontage with a minimum unobstructed width of four feet.]

[(f) Subdistrict 5 (Industrial).

(1) Purpose. To consolidate and concentrate industrial, warehouse, distribution, and commercial business service land uses in a contiguous area; and to minimize negative impacts on residential areas.

(2) Main uses permitted.

(A) Agricultural uses.

None permitted.

(B) Commercial and business service uses.

- Building repair and maintenance shop.
- Bus or rail transit vehicle maintenance or storage facility.
- Catering service.
- Custom business services.
- Custom woodworking, furniture construction, or repair.
- Electronics service center.
- Job or lithographic printing.
- Labor hall.
- Machine or welding shop.
- Machinery, heavy equipment, or truck sales and services.
- Medical or scientific laboratory.
- Technical school.
- Tool or equipment rental.
- Vehicle or engine repair or maintenance.

(C) Industrial uses.

- Art or craft production facility. *[See Section 51P-317.110.5.]*
- Industrial (inside). *[If this use is potentially incompatible, it is permitted by SUP only. See Section 51A-4.203(a).]*
- Industrial (inside) for light manufacturing.
- Industrial (outside). *[Potentially incompatible uses are not permitted. See Section 51A-4.203(a).]*
- Metal salvage facility. *[SUP]*
- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(D) Institutional and community service uses.

- Cemetery or mausoleum. *[SUP]*
- Child-care facility.
- Church.
- Hospital.
- Public or private school. *[SUP]*

(E) Lodging uses.

- Hotel or motel.
- Lodging or boarding house.

(F) Miscellaneous uses.

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

(G) Office uses.

- Financial institution without drive-in window.
- Financial institution with drive-in window. *[DIR]*
- Medical clinic or ambulatory surgical center.
- Office.

(H) Recreation uses.

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

(I) Residential uses.

None permitted.

(J) Retail and personal service uses.

- Auto service center.
- Bar, lounge, or tavern.
- Business school.
- Car wash.
- Commercial parking lot or garage.
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Home improvement center, lumber, brick, or building materials sales yard.
- Household equipment and appliance repair.
- Liquor store.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant with drive-in or drive-through service. *[DIR]*
- Restaurant without drive-in or drive-through service.
- Taxidermist.

- ~~Temporary retail use.~~
- ~~Theater.~~
- ~~Vehicle display, sales, and service.~~

~~(K)~~ ~~Transportation uses~~.

- ~~Commercial bus station and terminal.~~
- ~~Heliport.~~
- ~~Transit passenger shelter.~~

~~(L)~~ ~~Utility and public service uses~~.

- ~~Commercial radio or television transmitting station.~~
- ~~Electrical substation.~~
- ~~Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4).]*~~
- ~~Police or fire station.~~
- ~~Post office.~~
- ~~Radio, television, or microwave tower.~~
- ~~Utility or government service center. *[See Section 51P-317.108.]*~~
- ~~Utility or government installation other than listed. *[SUP required.]*~~

~~(M)~~ ~~Wholesale, distribution, and storage uses~~.

- ~~Auto auction. *[SUP]*~~
- ~~Contractor's maintenance yard.~~
- ~~Freight terminal.~~
- ~~Mini-warehouse.~~
- ~~Office showroom/warehouse.~~
- ~~Outside storage (with visual screening).~~
- ~~Petroleum product storage and wholesale. *[SUP]*~~
- ~~Recycling collection center.~~
- ~~Trade center.~~
- ~~Warehouse.~~

~~(3)~~ ~~Accessory uses~~. ~~As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.~~

~~(A) The following accessory uses are not permitted in this subdistrict:~~

- ~~Day home.~~
- ~~Home occupation.~~

-- Private stable.
-- Swimming pool (private).

(B) In this subdistrict, the following accessory uses are permitted by SUP only:

-- Accessory helistop.
-- Pedestrian skybridges.

(C) In this subdistrict, an SUP may be required for the following accessory use:

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

(4) Yard, lot, and space regulations.

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

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

(B) Side and rear yard. No side and rear yard is required; however, if a side or rear yard is provided, it must be a minimum of 10 feet.

(C) Dwelling unit density. No maximum dwelling unit density.

(D) Floor area ratio. Maximum floor area ratio is 1.0.

(E) Height. Maximum structure height is 70 feet.

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

(G) Lot size. No minimum lot size.

(H) Stories. No maximum number of stories.

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

(6) Environmental performance standards. See Article VI.

~~(7) Landscape regulations. Landscaping must be provided on all property in accordance with Article X of Chapter 51A and this paragraph.~~

~~(A) Nonpermeable coverage. Maximum nonpermeable coverage of a lot is 85 percent.~~

~~(B) Street trees. The city arborist recommends the list of trees set forth in the street tree subparagraph of the landscaping regulations for Subdistrict 1 as being most suitable for planting in this subdistrict, and the city strongly encourages the use of these trees as street trees. It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating street trees in the parkway. For more information regarding the parkway landscape permit requirement, consult Section 51P-317.112 of this article.~~

~~(8) Additional provisions. All lots must have a sidewalk along the street frontage with a minimum unobstructed width of four feet.~~]

(f[g]) Subdistrict 5 [~~6~~] (Old City Park Institutional).

(1) Purpose. To encourage the preservation of open space and the development of compatible institutional, residential, and retail land uses; and to protect the city institution of Old City Park.

(2) Main uses permitted.

(A) Agricultural uses.

-- Crop production.
-- Urban Garden

(B) Commercial and business service uses.

-- Custom woodworking, furniture construction, or repair.
-- Machine or welding shop.

(C) Industrial uses.

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

(D) Institutional and community service uses.

-- Church.
-- Community service center. [*SUP*]
-- Library, art gallery, or museum.

-- Public or private school. [*SUP*]

(E) Lodging uses.

-- Boutique hotel
-- Bed and Breakfast
-- Hotel or motel.
-- Lodging or boarding house.

(F) Miscellaneous uses.

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

(G) Office uses.

-- Office.

(H) Recreation uses.

-- Public park, playground, or golf course.

(I) Residential uses.

CPC Recommendation 9.3.2020

-- Duplex.
-- Handicapped group dwelling.
-- Multifamily.
-- Single Family.
-- Retirement housing.

Steering Committee Recommendation

None permitted.

(J) Retail and personal service uses.

-- Commercial amusement (inside). *[SUP [~~may be required. See Section 51A-4.210(b)(7)(B).~~]]*
-- Commercial parking lot or garage
-- Furniture store.

CPC Recommendation 9.3.2020

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

Steering Committee Recommendation

-- ~~General merchandise or food store 3,500 square feet or less~~
-- Nursery, garden shop, or plant sales.
-- Personal service uses.
-- Restaurant without drive-in or drive-through service.
-- Surface parking
-- Temporary retail use.
-- Theater.

(K) Transportation uses.

-- Transit passenger shelter.

(L) Utility and public service uses.

-- Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4).]*
-- Police or fire station.
-- Post office.
-- Utility or government installation other than listed. *[SUP]*

(M) Wholesale, distribution, and storage uses.

None permitted.

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

-- Accessory community center (private).
-- Accessory electric vehicle charging station.
-- Accessory game court (private).
-- Accessory helistop. [SUP]

CPC Recommendation 9.3.2020

-- ~~Accessory medical/infectious waste incinerator.~~

Steering Committee Recommendation

-- ~~Accessory medical/infectious waste incinerator.~~ *[SUP]*
-- Accessory outside display of merchandise
-- Accessory outside storage

CPC Recommendation 9.3.2020

-- ~~Accessory pathological waste incinerator.~~

Steering Committee Recommendation

-- Accessory pathological waste incinerator. *[SUP]*

-- Amateur communication tower [SUP]
-- General waste incinerator
-- Pedestrian skybridges. [SUP]

[(~~A)~~ ~~The following accessory uses are not permitted in this subdistrict:~~

-- ~~Accessory helistop.~~
-- ~~Accessory medical/infectious waste incinerator~~
-- ~~Accessory outside sales.~~
-- ~~Accessory outside storage.~~
-- ~~Accessory pathological waste incinerator.~~
-- ~~Day home.~~
-- ~~Home occupation.~~
-- ~~Private stable.~~
-- ~~Swimming pool (private).~~

~~(B) In this subdistrict, the following accessory use is permitted by SUP only:~~

-- ~~Pedestrian skybridges.~~]

(4) Yard, lot, and space regulations.

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

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

(B) Side and rear yard. No side and rear yard is required; however, if a side or rear yard is provided, it must be a minimum of 10 feet.

(C) Dwelling unit density. No maximum dwelling unit density.

(D) Floor area ratio. Maximum floor area ratio is 0.5.

(E) Height. Maximum structure height is 70 feet.

CPC Recommendation 9.3.2020

(F) Lot coverage. Maximum lot coverage is 50 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

Steering Committee Recommendation

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

(G) Lot size. No minimum lot size.

(H) Stories. No maximum number of stories.

(5) Off-street parking and loading.

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

CPC Recommendation 9.3.2020

(A) See Section 51P-317.118, OFF STREET PARKING, LOADING, AND BICYCLE PARKING, and

(B) Section 51P-317.118.1 PARKING REDUCTIONS.

Steering Committee Recommendations

(A) CA-2(A) district parking regulations. Except for uses in SEC. 51P-108, 109, 111, 112, 113, and 114.

(6) Environmental performance standards. See Article VI.

(7) Landscape regulations. See Section 51P-317.122.

[~~(A) Nonpermeable coverage. Maximum nonpermeable coverage of a lot is 85 percent.~~

~~(B) Street trees. The city arborist recommends the list of trees set forth in the street tree subparagraph of the landscaping regulations for Subdistrict 1 as being most suitable for planting in this subdistrict, and the city strongly encourages the use of these trees as street trees. It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating street trees in the parkway. For more information regarding the parkway landscape permit requirement, consult Section 51P-317.112 of this article.~~]

(8) Signs. See Section 51P-317.120.

(9) Additional provisions.

(i) See SEC. 51P-317.118.3 SIDEWALK STANDARDS. [~~All lots must have a sidewalk along the street frontage with a minimum unobstructed width of six feet.~~]

CPC Recommendation 9.3.2020

(ii) Maximum nonpermeable coverage of a lot is 60 percent.

(iii) A minimum of twenty percent of each building site must be reserved for Open Space and meet regulations listed in Section 51P-317.121

Steering Committee Recommendations

(ii) Maximum nonpermeable coverage of a lot is 85 percent.

CPC Recommendation 9.3.2020

SEC. 51P-317.117. HIGH-SPEED RAIL BONUS

(a) Purpose. A high-speed-rail bonus is provided to encourage high density mixed-use development near the High-Speed Rail. The bonus is given to the properties within a 1/2 a mile radius of the High-Speed Rail station, if the following standards are met:

(1) Mixed Use Project, for the purpose of this section, a development must contain uses in three or more of the Lodging, Office, Residential, Retail and personal service uses. Except for residential uses, the combined floor areas of the uses in each category must equal or exceed the following percentages of the total floor area of the project:

(A) 10% or more for Lodging use

(B) 15% or more for Office use

(C) Not to exceed 50% for Residential

(D) 5% or more of Retail and personal service uses

(2) Limit the residential use to no more than 50% of the development. If residential use is more than 50% of the development, then the provisions of Section 51P-317. 119 are met and a minimum of five percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices and a minimum of five percent of the units are available to households earning between 61 percent and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices and an additional five percent of the units are available to households earning between 81 percent and 100 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices.

(3) enhanced pedestrian amenities as per Section 51P-317. 122.2. (c); and

(4) active uses on the ground and upper floor; then

(A) Floor area ratio. Maximum floor area ratio is 20.0.

(B) Height. Maximum structure height is 500 feet.

(C) Lot coverage. Maximum lot coverage is 85 percent.

Steering Committee Recommendation

~~***SEC. 51P-317.117. HIGH SPEED RAIL BONUS***~~ (conditions omitted for brevity)

SEC. 51P-317.118. OFF STREET PARKING, LOADING, AND BICYCLE PARKING.

(a) Off-street parking and loading.

CPC Recommendation 9.3.2020

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

(2) Tandem parking. For multifamily uses, tandem parking is permitted.

(3) Multifamily. One off-street parking space per bedroom per dwelling unit is required; not less than one space or more than two spaces are required for each dwelling unit.

(4) On-street parking credit. Required parking for nonresidential and multifamily uses may be reduced by one space for every parking space in the street right-of-way abutting the use. To receive credit, parking spaces must be marked per city regulations and must be approved by the director of public works and transportation.

(A) An on-street parking space may not be used to reduce the required parking for more than one use (i.e. it cannot be counted more than once as a space for a use), except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed-use project.

(B) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of a parking space (8 ÷ 24 = one-third). The total of the limited availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(C) If the director of public works and transportation determines that on-street parking in the street right-of-way abutting the use, approved in accordance with Paragraph (f)(4), has become a traffic hazard and prohibits the on-street parking, the on-street parking credit will be treated as a delta credit.

(5) Parking is not allowed in front yard setback.

(6) Off street parking screening as per 51A.4.602 (b) is required.

(7) Loading space for multifamily shall be provided as:

(A) 3-5 units: 0 off-street loading spaces

(B) 6 units and 100,000 square feet multifamily use, a small or medium size loading space is required

(C) multifamily use of 100,001 square feet and above, a minimum 2 small or medium size loading spaces are required

Steering Committee Recommendation

(1) For all uses except single family and duplex, off-street parking is only required for a building built after June 1, 1981, or an addition to an existing building, at a ratio of one parking space for each 2,000 square feet of floor area which exceeds 5,000 square feet. No off-street parking is required for a building with 5,000 square feet or less of floor area. If there is a conflict, this paragraph controls over other off-street parking regulations in this chapter. Consult the off-street parking and loading regulations (Division 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(8) Boutique Hotel. Parking: 0.75 space is required for each unit. No required off-street loading.

(9) Bed and Breakfast. .75 space is required for each unit. No required off-street loading.

(10) Subdistrict 2D.

(A) For parking purposes, Subdistrict 2D is considered one lot.

(C) One off-street parking space required per dwelling unit for multifamily use.

(B) A five percent parking reduction not to exceed 20 parking spaces, may be applied when a minimum of three off-street parking spaces are designated as rideshare parking. Signs must be prominently displayed at each rideshare space. Each rideshare sign must:

(i) illustrate or describe the rideshare space and location of the

main use;

(ii) be constructed of weather resistant material;

(iii) be less than 12 inches wide and 18 inches long; and

(iv) contain clearly legible letters in a color that contrasts with the background material of the sign.

(D) Subdistrict 2D with mixed use development.

(i) In general. A property owner may reduce the standard off-street parking requirement for a mixed use development by using the mixed use development (MUD) parking chart (Exhibit 317J), to calculate an "adjusted" standard off-street parking requirement for the development. This reduction option may be used in combination with any other reduction options available under this article and the Dallas Development Code. In no event may the standard requirement for a mixed use development be reduced by more than 30 percent.

(ii) Calculation of adjusted standard off-street parking requirement. An adjusted standard off-street parking requirement for a mixed use development is calculated as follows:

(aa) The standard parking requirements for each of the uses in the mixed use development must be ascertained.

(bb) The parking demand for each use is determined for each of the five times of day shown in the MUD parking chart by multiplying the standard off-street parking requirement for each use by the percentage in the chart assigned to that category of use. If a use in the development does not fall within one of the categories shown in the MUD parking chart, the percentage assigned to that use is 100 percent for all five times of day.

(cc) The “time of day” columns are totaled to produce sums that represent the aggregate parking demand for the development at each time of day. The largest of these five sums is the adjusted standard off-street parking requirement for the development.

(iii) Minimum parking requirement. If one or more of the main uses in a mixed use development is a retail-related use, the minimum parking requirement for the development under this reduction option is the sum of the standard parking requirements for each of the retail-related uses in the development.

(iv) Visitor parking required. If a property owner uses the mixed use development reduction option, a number of parking spaces equal to or greater than the difference between the aggregate standard and aggregate adjusted standard off-street parking requirement for the development must be available for use by visitors.

(D) The off-street parking requirements for a lot with a legacy building may be reduced by 50 percent if the following standards are met:

~~(i) Additional landscaping, including site trees, street trees, and other plantings are provided that meet the spirit and intent of the landscaping regulations of Section 51P-317.122 and~~

(ii) Except as provided in this subparagraph, each street-facing facade that is within 15 feet of a right-of-way or a future right-of-way has a minimum of 30 percent transparency for the first 15 feet above the adjacent ground surface. If an existing legacy building facade has less than 30 percent transparency, a minimum of 50 percent of the facade may be enhanced with murals, sculptures, or other art work. For purposes of this this subparagraph, TRANSPARENCY means the total area of window and door opening, expressed as a percentage of the total facade area by story.

(E) Except as provided in this paragraph, remote parking distance up to 1,300 feet is permitted by providing enhanced pedestrian amenities along pathways connecting remote parking to the site served and if the requirements of Division 51A-4.320, "Special Parking Regulations," are met. An agreement authorizing remote parking may be based on a lease of the remote parking spaces in lieu of a remote parking agreement only if the lease:

(i) is in writing;

(ii) contains legal descriptions of the properties affected;

(iii) specifies the special parking being provided and the hours of operation of any use involved;

(iv) is governed by the laws of the state of Texas;

(v) is signed by all owners of the properties affected;

(vi) is for a minimum term of three years; and

(vii) provides both the owner of the lot occupied by the main use and the owner of the remote parking lot shall notify the building official in writing if there is a breach of any provision of the lease, or if the lease is modified or terminated.

(F) In Subdistrict 2D, a minimum of 90 percent of the required parking must be structured parking. Temporary surface parking is permitted during construction of parking structures.

(G) Parking garages along Good Latimer Expressway, Hickory Street, and Cesar Chavez Boulevard must contain commercial uses (retail/restaurant/office/lobby space) on no less than 70 percent of the first floor. The remaining facades of a garage facing Good Latimer Expressway, Hickory Street, and Cesar Chavez Boulevard, other than vehicular access,

must be screened. Vehicular access to a parking garage is permitted from Good Latimer Expressway, Hickory Street, and Cesar Chavez Boulevard.

(11) Subdistrict 3B, Shared access developments.

(A) In general. Except as provided in this subparagraph, two off-street parking spaces are required per dwelling unit.

(B) Guest parking. A 0.25 parking space is required per dwelling unit. These spaces may cross lot lines.

(C) On-street parking. A minimum of five guest parking spaces must be provided in the shared access area as shown on the development plan for Tract 1.

(D) Accessory uses. No parking is required for accessory uses, such as a sales office, accessory community center (private) or fitness center, provided the accessory use is principally for the residents.

(E) Office showroom/warehouse use. In Tract 2 of Subdistrict 3B, one parking space is required for each 3,160 square feet of the use.

(b) Bicycle parking. Consult bicycle parking regulations in Division 51 A-4.330 for bicycle parking requirements.

SEC. 51P-317.118.1 PARKING REDUCTION

CPC Recommendation 9.3.2020

(a) Pedestrian amenities parking reduction.

(1) Parking for uses on a lot that is located within 2,000 feet of a Dallas Area Rapid Transit (DART) light rail station may be reduced by 40 percent if enhanced pedestrian amenities are provided.

(2) Amenity requirements:

(A) Enhanced pedestrian amenities must be located within the pedestrian amenities area on the lot or on the parkway abutting the lot receiving the reduction, and

(B) Enhanced sidewalk must provide the shortest walking pathway to the DART light rail station.

(3) See Section 51P-317.122.2(c) for enhanced pedestrian amenities regulations.

(b) Ride Share Parking Reductions:

(1) A five percent parking reduction may be applied when a minimum of three parking spaces are designated as rideshare parking. Signs must be prominently displayed at each rideshare space. Each rideshare sign must:

(A) illustrate or describe the rideshare space and the location of the main use;

(B) be constructed of weather resistant material;

(C) be no less than 30 inches wide and 24 inches long; and

(D) contain clearly legible letters in a color that contrasts with the background material of the sign.

(c) Legacy Building Parking Reduction.

(1) No off-street parking requirements for the first 5,000 square feet of floor area in a ground level use that has a sperate certificate of occupancy if the use is located in a Legacy Building, except for the following uses:

(A) Multifamily uses. For a Legacy Building used or converted to a multifamily use, off-street parking may be reduced by 40 percent.

(B) Bar uses. No off-street parking spaces are required for the first 2,500 square feet of floor area in a ground level use that has a sperate certificate of occupancy if the use is located in a Legacy Building.

(C) Inside Commercial Amusement. For an inside commercial amusement use other than dance hall uses, no off-street parking spaces are required for the first 2,500 square feet of floor area in a ground level use that has a separate certificate of occupancy if the use is located in a Legacy Building.

(2) The above provision may not be combined with the pedestrian amenities parking reduction of Section 51P-317.118.1(a)(1).

(3) For a Legacy Building, if Enhanced Pedestrian Amenities are provided per 51P-317.122.2(c) a two percent reduction of required parking is allowed.

(d) Tree Preservation parking reduction.

(1) A reduction in the number of parking spaces required by one space for each protected tree (as defined by Article X) retained that otherwise would have been removed to provide requie3d parking is allowed.

(2) The preserved tree must be protected from vehicular traffic through the use of concrete curbs, wheel stops, or other permanent barriers and meet the planting area requirements of Section 51A-10.104

(3) The maximum reduction allowed is five percent or 1 space, whichever is greater.

Steering Committee Recommendation

~~(a) Pedestrian amenities parking reduction.~~

~~(1) Parking for uses on a lot that is located within 2,00 feet of a Dallas Area Rapid Transit (DART) light rail station may be reduced by 40 percent if enhanced pedestrian amenities are provided.~~

~~(2) To qualify:~~

~~(A) the enhanced pedestrian amenities must be located within the pedestrian amenities area on the lot or on the parkway abutting the lot receiving the reduction, and~~

~~(B) the enhanced sidewalk must provide the shortest walking pathway to the DART light rail station.~~

~~(3) See Section 51P-317.122.2(c) for enhanced pedestrian amenities regulations.~~

~~(b) Ride Share Parking Reductions:~~

~~(1) A five percent parking reduction may be applied when a minimum of three parking spaces are designated as rideshare parking. Signs must be prominently displayed at each rideshare space. Each rideshare sign must:~~

~~(A) illustrate or describe the rideshare space and the location of the main use;~~

~~(B) be constructed of weather resistant material;~~

~~(C) be no less than 30 inches wide and 24 inches long; and~~

~~(D) contain clearly legible letters in a color that contrasts with the background material of the sign.~~

~~(c) Legacy Building Parking Reduction.~~

~~(1) No off-street parking requirements for the first 5,000 square feet of floor area in a ground level use that has a sperate certificate of occupancy if the use is located in a Legacy Building, except for the following uses:~~

~~(A) Multifamily uses. For a Legacy Building used or converted to a multifamily use, off-street parking may be reduced by 40 percent.~~

~~(B) Bar uses. No off-street parking spaces are required for the first 2,500 square feet of floor area in a ground level use that has a sperate certificate of occupancy if the use is located in a Legacy Building.~~

~~(C) Inside Commercial Amusement. For an inside commercial amusement use other than dance hall uses, no off-street parking spaces are required for the first 2,500 square feet of floor area in a ground level use that has a separate certificate of occupancy if the use is located in a Legacy Building.~~

~~(2) The above provision may not be combined with the pedestrian amenities parking reduction of Section 51P-317.118.1(a)(1).~~

~~(3) For a Legacy Building, if Enhanced Pedestrian Amenities are provided per 51P-317.122.2 a two percent reduction of required parking is allowed.~~

~~(d) Tree Preservation parking reduction.~~

~~(1) A reduction in the number of parking spaces required by one space for each protected tree (as defined by Article X) retained that otherwise would have been removed to provide requie3d parking is allowed.~~

~~(2) The preserved tree must be protected from vehicular traffic through the use of concrete curbs, wheel stops, or other permanent barriers and meet the planting area requirements of Section 51A-10.104~~

~~(3) The maximum reduction allowed is 5% or 1 space, whichever is greater.~~

SEC. 51P-317.118.2. REMOTE PARKING

(a) Remote Parking: Remote parking is allowed to a maximum of 1,300 feet providing enhanced pedestrian amenities along pathways connecting remote parking to the site served and the requirements of Division 51A-4.320, "Special Parking Regulations," are met. An agreement authorizing remote parking may be based on a lease of the remote parking spaces in lieu of a remote parking agreement only if the lease is in writing and meets the following requirements:

(1) contains legal descriptions of the properties affected;

(2) specifies the special parking being provided and the hours of operation of any use involved;

(3) is governed by the laws of the state of Texas;

(4) is signed by all owners of the properties affected;

(5) is for a minimum term of three years; and

(6) provides both the owner of the lot occupied by the main use and the owner of the remote parking lot shall notify the building official in writing if there is a breach of any provision of the lease, or if the lease is modified or terminated.

(7) An agreement authorizing remote parking based on a lease is not required to be filed in the deed records.

SEC. 51P-317.118.3 SIDEWALK STANDARDS

(a) Sidewalks required. Except as provided in this section, the standards, provisions, and requirements of the Dallas City Code apply to all sidewalks. The street and sidewalk standards of this section apply only to new construction or a major modification.

(1) All sidewalks must be designed and constructed to be barrier-free to the handicapped and in accordance with the construction requirements contained in the Paving Design Manual and the Standard Construction Details of the City of Dallas.

(2) No certificate of occupancy may be issued until sidewalks are provided in accordance with this section.

(3) An existing sidewalk may be used to comply with this section if it meets the construction standards and the minimum unobstructed widths.

(4) Minimum sidewalk widths for new sidewalks: Must have a sidewalk along the street frontage with a minimum unobstructed width of six feet.

(A) Subdistrict 3B: minimum sidewalk widths

(i) All lots with frontage on Lamar Street or Belleview Street must have a sidewalk along the Lamar Street or Belleview Street frontage with a minimum unobstructed width of seven and one-half feet.

(ii) All other lots must have a sidewalk along the street frontage with a minimum unobstructed width of six feet.

SEC. 51P-317.119[~~112.2~~]. MIXED-INCOME HOUSING

CPC Recommendation 9.3.2020

(a) Except as provided in this section, compliance with Division 51A-4.1100 is required to obtain the density bonus..

(b) Compliance with Section 51A-4.1107 is not required.

Steering Committee Recommendation

~~(a) Except as provided in this section, compliance with Division 51A-4.1100 is required to obtain the density bonus..~~

~~(b) Compliance with Section 51A-4.1107 is not required.~~

SEC. 51P-317.120. SIGNS

(a) In general. Signs must comply with the provisions in Article VII. For purposes of complying with this section, the premise is the Property.

CPC Recommendations 9.3.2020

(1) The use of neon lighting is permitted, except in the Subdistrict 4.

(2) Only the wording on a sign can be illuminated by back-lighting.

(3) No sign may be illuminated by an independent, external light source (such as an external floodlight).

(4) Attached and Detached Signs are allowed in all subdistricts

(A) The provisions of Section 51A-(A) 7.304 apply.

(B) Attached Signs.

(i) Arcade Sign:

(aa) Minimum linear distance between arcade signs is 15 feet.

(bb) Must be located a minimum of 10 feet above the sidewalk.

(cc) May project above the arcade, gallery, or awning to which it is attached.

(dd) May only identify the premise or occupant or an address.

(ii) Awning Sign:

(aa) May exceed six square feet in effective area.

(bb) Maximum combined effective area on a building facade is 150 square feet.

(cc) Not permitted on an awning located above the second story.

(iii) Marquee signs.

(aa) Only allowed on a theater, commercial amusement (inside), or entertainment facility use.

(bb) May not exceed 1,000 square feet of effective area.

(cc) May not exceed two-thirds of the length building frontage of the building to which the marquee is attached.

(dd) The message area may utilize LED, LCD, or other changeable message technologyn may not exceed 60 percent of the effective area of the sign.

(ee) Limited to one per lot for each street frontage.

(ff) The message may alternate no more than three times in a 24 hour period.

(gg) A maximum of two marquee signs are allowed.

(5) Signs located at a Legacy Building to be placed such that no significant architectural feature is screened. Sign attachment to be integrated with the existing façade materials.

Steering Committee Recommendation

~~(1) The use of neon is permitted, except in the Subdistrict 4.~~

~~(2) No portion of a sign other than the words themselves may be illuminated by back-lighting (for example, channel letters may be back lit).~~

~~(3) No sign may be illuminated by an independent, external light source (such as an external floodlight).~~

(4) Attached and Detached Signs are allowed in all subdistricts

(A) Detached Signs: the provisions of Section 51A-(A) 7.304, "Detached Signs," apply.

(B) Attached Sings:

(i) Arcade Sign:

(aa) The minimum linear distance between any two arcade signs is 15 feet.

(bb) An arcade sign must be at least 10 feet above the sidewalk.

(cc) No arcade sign may project above the arcade, gallery, or awning to which it is attached.

(dd) Arcade signs may only identify the premise or occupant of the premise and provide an address.

(ii) Awning Sign:

(aa) No awning sign may exceed six square feet in effective area.

(bb) The maximum combined effective area for all awning signs on a building facade is 150 square feet.

(cc) No sign is permitted on an awning which is located above the second story.

(iii) Marquee signs.

(aa) Only a theater, commercial amusement (inside), or entertainment facility use may have a marquee sign.

(bb) A marquee sign may not exceed 1,000 square feet of effective area.

(cc) A marquee sign may not be longer than two-thirds of the length of the frontage of the building to which the marquee is attached.

(dd) The message area on a marquee sign may consist of LED, LCD, or other changeable message technology. The message area on any marquee sign may not exceed 60 percent of the effective area of the sign.

(ee) No lot may have more than one marquee sign per street frontage.

~~(ff) The message cannot change more than three times in a 24 hour period.~~

~~(gg) A maximum of two marquee signs are allowed.~~

~~(5) Signs located at a Legacy Building to be placed such that no significant architectural feature is screened. Sign attachment to be integrated with the existing façade materials.~~

SEC. 51P-317.121. OPEN SPACE

CPC Recommendation 9.3.2020

(a) Open Space is defined as the land that is partly or completely covered with grass, trees, shrubs, or other vegetation and used for activity such as active or passive recreation, groundwater recharge, or landscaping.

(b) Open Space provisions:

(1) Open space must be located between the exterior structure facade and the property line.

(2) Structures that are not fully enclosed such as pergolas and gazebos, window projections, architectural features, and pedestrian amenities are allowed.

(3) Parking spaces, drive aisles and areas primarily intended for vehicular use are not considered open space and do not count towards the open space requirement.

(4) Except for emergency and grounds maintenance vehicles, operation or parking of vehicles is prohibited.

Steering Committee Recommendation

~~(a) Open Space is defined as the land that is partly or completely covered with grass, trees, shrubs, or other vegetation and used for activity such as active or passive recreation, groundwater recharge, or landscaping.~~

~~(b) Open Space provisions:~~

~~(1) Open space must be located between the exterior structure facade and the property line.~~

~~(2) Structures that are not fully enclosed such as pergolas and gazebos, window projections, architectural features, and pedestrian amenities are allowed.~~

~~(3) Parking spaces, drive aisles and areas primarily intended for vehicular use are not considered open space and do not count towards the open space requirement.~~

~~(4) Except for emergency and grounds maintenance vehicles, operation or parking of vehicles is prohibited.~~

SEC. 51P-317.122. LANDSCAPING

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

CPC Recommendation 9.3.2020

(1) For major modifications except for Section 51A-10.125(b)(4), (B), and Section 51A-10.126.

(2) Subdistrict 2D. For legacy buildings, the following improvement may count as a design standard: a minimum of 30 percent transparency on the ground floor adjacent to public streets.

(3) Surface Parking Lots:

(A) Article X applied except for Section 51A-10.126.

(B) Special screening requirements. Except for driveways and accessways at points of ingress and egress, off-street parking for newly constructed buildings that is adjacent to sidewalks, public rights-of-way, or other public areas must be screened. Service areas for newly constructed buildings that are adjacent to sidewalks or open areas intended for pedestrians must be screened, except where the director determines that such screening would: (i) not reasonably accomplish any useful purpose; or (ii) create a safety hazard.

(4) Subdistrict 3B, Landscape regulations.

(A) In general. This subdistrict is exempt from compliance with Article X of Chapter 51A, except that Article X requirements for street trees, site trees, parking lot trees, parking lot screening, garbage storage screening, and off-street loading screening, apply in this subdistrict, as modified in this paragraph.

(B) Street trees.

~~(i) In general. The city arborist recommends the list of trees set forth in the street tree subparagraph of the landscaping regulations for Subdistrict 1 as being most suitable for planting in this subdistrict, and the city strongly encourages the use of these trees as street trees. It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating street trees in the parkway. For more information regarding the parkway landscape permit requirement, consult Section 51P-317.112 of this article.~~

(ii) Shared access development in Tract 1 of Subdistrict 3B.

(aa) One large canopy street tree must be provided for each 25 feet of street frontage, excluding points of ingress and egress, with a minimum of two street trees required. Street trees may be located within the front yard or parkway if all private licensing requirements of the city code and charter are met. In this subparagraph, parkway means the portion of a street right-of-way between the projected street curb and the front lot line or corner side lot line. ~~If the director determines that a large canopy tree would interfere with utility lines, a small street tree from the list in Section 51P-317.111(a)(7)(B) may be provided~~.

(bb) Except as provided in this item, street trees must be provided in accordance with the requirements for street trees in a shared access development in districts other than single family districts~~. If the director determines that a large canopy tree would interfere with utility lines, a small street tree from the list in Section 51P-317.111(a)(7)(B) may be provided.~~

(cc) On Cockrell Avenue, McKee Street, Wall Street, and Beaumont Street, all street trees must be planted within a four-foot wide planting area that is adjacent to the curb and planted between one-and-a-half and three feet from the back of the projected street curb.

(dd) All street trees must be planted within 12 months of issuance of the first building permit for each phase.

(C) Parking lot trees. A parking lot may not contain more than 60,000 square feet of paved area uninterrupted by a row or cluster of trees.

(D) Site trees, Shared access development in Tract 1 of Subdistrict 3B .

(i) In general. Except as provided in this subparagraph, no site trees are required in these subdistricts for a lot with frontage on Lamar Street or Belleview Street or if the lot has 100 percent lot coverage and the owner of the lot provides and maintains enhanced pedestrian amenities (see Section 51P-317.122.2(c)) along the frontage of the lot.

(ii) Shared access development in Tract 1 of Subdistrict 3B. One site tree must be provided for every 4,000 square feet within the shared access development. Site trees must be evenly distributed throughout the shared access development. The trunk of any site tree must be located at least two-and-one-half feet from any pavement. Site trees must be a species listed in Section 51A-10.134.

(iii) Alternate methods of compliance. In all other cases, the site tree requirements of Division 51A-10.125, "Mandatory Provisions," of Article X apply with the following additional provisions. If a property owner in these subdistricts cannot plant all of the required site trees on the lot, the property owner may comply with one of the following two requirement~~s~~ for up to a maximum of 50 percent of the required site trees:

(aa) Plant the trees in the parkway along the frontage of the lot, in addition to required street trees, with the written permission of the building official.

(bb) Make a payment into the ~~Cedars Open Space Fund.~~ Reforestation Fund (per Sec. 51A-10.135(i)

~~(iv) Cedars open space fund. The department of sustainable development and construction shall administer a city account to be known as the Cedars Open Space Fund. Funds from the Cedars Open Space Fund must be used only for acquiring park and open-space property, and for the purchase, planting, and maintenance of landscaping on public property in Subdistrict 3A. The amount of the payment required for each site tree not planted is calculated by using the formula for appraising the value of a two-inch tree, as derived from the most recent edition of the Guide for Establishing Values of Trees and Other Plants published by the Council of Tree & Landscape Appraisers, unless another publication is designated by the building official, and adding the cost of planting and maintaining a two-inch tree for two years.~~

(E) Additional landscaping requirements for a shared access development in Tract 1 of Subdistrict 3B.

(i) In Subdistrict 3B, all of Tract 1, including both sides of Beaumont Street, are considered one lot with regard to landscape requirements.

(ii) Landscaping may be completed in phases. Each phase must be indicated on a landscape plan submitted with the construction documents. All landscaping in a phase must be complete prior to final inspection of the last structure built in that phase.

(iii) A minimum of 15 percent of the shared access development must be designated as landscape area. Permeable pavement does not count as landscape area.

(iv) Tree grates are prohibited.

SEC. 51P-317.122.1[~~112~~]. LANDSCAPING IN THE PARKWAY.

The city council hereby grants a revocable, non-exclusive license to the owners, or with the written consent of the owner, to the tenants ("property owner") of all property in this district for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this article. A property owner is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit in accordance with the Dallas Building Code, or Subsection (b) of this section. This private license shall not terminate at the end of any specific time period, however, the city council reserves and has the absolute right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city of the necessity for such termination shall be final and binding and the city shall become entitled to possession of the premises without giving any notice and without the necessity of legal proceedings to obtain

possession whenever in its judgment the purpose or use of this license is inconsistent with the public use of the right-of-way or when the purpose or use of this license is likely to become a nuisance or a public safety issue. Upon termination of the license by the director, each property owner shall remove all improvements and installations in the public rights-of-way in a manner satisfactory to the director of public works and transportation.

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

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

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

(b) Parkway landscape permit.

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

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

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

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

(5) The issuance of a parkway landscape permit under this section does not excuse the property owner, his agents, or employees from liability in the installation or maintenance of trees or other amenities in the public right-of-way. (Ord. Nos. 20395; 24826; 24872; 25160)

SEC. 51P-317.122.2[~~112.1~~]. PEDESTRIAN AMENITIES IN THE PARKWAY.

(a) Private license granted.

(1) The city council hereby grants a revocable, non-exclusive license to the owners, or with the written consent of the owners, to the tenants ("property owner") of all parkway property in Subdistrict 1, 2, 3, 3A, 3C, and 4 (the “premises") for the exclusive purpose of authorizing compliance with the enhanced pedestrian amenities provisions of this article. A property owner is not required to pay an initial or annual fee for this license, although a fee maybe charged for issuance of a parkway amenities permit in accordance with the Dallas Building Code, or Subsection (b) of this section. This private license shall not terminate at the end of any specific time period, however, the city council reserves and has the absolute right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city of the necessity for such termination shall be final and binding and the city shall become entitled to possession of the premises without giving any notice and without the necessity of legal proceedings to obtain possession whenever in its judgment the purpose or use of this license is inconsistent with the public use of the right-of-way or when the purpose or use of this license is likely to become a nuisance or a public safety issue. Upon termination of the license by the director, each property owner shall remove all improvements and installations in the public rights-of-way in a manner satisfactory to the director of mobility and street services
.

(2) A property owner is not required to comply with any enhanced pedestrian amenities requirement if compliance is made impossible due to the property management director’s revocation of a parkway amenities permit or the revocation of the license granted herein affecting enhanced pedestrian amenities.

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

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

(b) Parkway pedestrian amenities permit.

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

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

(3) A parkway pedestrian amenities permit issued by the director is subject to immediate revocation upon written notice if at any time the director determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way.

(4) A property owner is not required to comply with any enhanced pedestrian amenities requirement of this section if compliance is made impossible due to the director's denial or revocation of a parkway pedestrian amenities permit.

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

(c) Enhanced pedestrian amenities. Enhanced pedestrian amenities refer to a higher standard of improvements in the enhanced pedestrian amenities area, aimed at increasing the attractiveness of the street for pedestrians. These amenities may be provided by property owners in order to take advantage of such incentives as increased ground coverage, reduced parking requirements, increased remote parking distance, and exemption from minimum permeable surface and site tree requirements.

(1) An enhanced pedestrian amenities area may not extend more than 30 feet from the curb, and must be accessible to the public at all times.

(2) To qualify, enhanced pedestrian amenities must be located on the lot or in the parkway abutting the lot receiving amenities credit.

(3) The following minimum amenity standards must be provided in order to qualify for the enhanced pedestrian amenity incentives provided in this article:

(A) Trees. A minimum of one large or medium tree per 25 feet of frontage in the pedestrian amenities area per Article X.

(B) Enhanced sidewalks.

(i) Enhanced sidewalks must be located within the pedestrian amenities area. (See Section 51P-317.118 for minimum unobstructed sidewalk requirements for each subdistrict.)

CPC Recommendation 9.3.2020

(ii) For lots with frontage on Primary Streets a sidewalk a minimum of 10 feet wide must be provided.

Steering Committee Recommendation

(ii) For lots fronting on Primary Streets and ~~Akard Street,~~ Belleview Street, East Griffin Street, West Griffin Street, ~~and Lamar Street,~~ a minimum sidewalk width of 10 feet must be provided

(iii) For lots fronting on all other streets, a minimum sidewalk width of eight feet must be provided.

(iv) For lots with structure constructed before March 27, 2002 (effective date of Ordinance No. 24872 that established the pedestrian amenities regulations), if the building official determines that a structure's location makes the required minimum sidewalk width regulations unenforceable,

(aa) a minimum sidewalk width of six feet must be provided if the sidewalk is abutting an existing curb, or

(bb) a minimum sidewalk width of five feet must be provided if the sidewalk is not abutting the existing curb.

(C) Canopies and awnings. A minimum of 20 percent of the street facing facade width.

(4) The following optional amenities are encouraged and may be provided in addition to the minimum requirements specified above. These optional amenities are considered to be enhanced pedestrian amenities for the purpose of Subsections 51P-317.122.2(a) and (b), and are subject to the conditions in Paragraph 51P-317.122.2(c)(4):

(A) Flag poles.

(B) Public art.

(C) Tree or shrub planters.

(D) Water fountains.

(E) Newspaper racks.

(F) Pedestrian street lamps. A minimum of one per 50 feet of frontage in the pedestrian amenities area.

(G) Bicycle parking racks. A minimum of 5 bicycle parking spaces per 100 foot of frontage in the pedestrian amenities area.

(H) Benches. A minimum of one per 100 feet of frontage in the pedestrian amenities area.

(I) Trash receptacles. A minimum of one per 100 feet of frontage in the pedestrian amenities area.

(5) The following conditions must be met for provision of enhanced pedestrian amenities:

(A) All amenities must be placed in a manner that does not impede the movements of pedestrians on the sidewalk and automobiles on the street.

(B) All amenities must be placed in a manner that does not obstruct visibility triangles at street intersections.

[~~**SEC. 51P-317.113. NONCONFORMING USES AND STRUCTURES.**~~

~~(a) The provisions of Section 51A-4.704 relating to nonconforming uses and structures apply to all uses and structures in this district, except as provided in this section.~~

~~(b) The right to operate a nonconforming use in this district shall automatically terminate on January 21, 2013, or ten years after the date the use became nonconforming, whichever is later.~~

~~(c) An owner of a nonconforming use in this district may request an extension of the compliance deadline in Subsection (b) by filing an application with the director on a form provided by the city for that purpose. The application must be filed at least 180 days before the deadline in Subsection (b). If a fee is required, the application shall not be considered filed until the fee is paid. Failure to timely file a complete application for extension shall constitute a waiver of the right to contest the reasonableness of the deadline in Subsection (b).~~

~~(d) Upon the filing of a complete application for extension, the board shall, in accordance with the law, determine whether it is necessary to extend the compliance deadline for the nonconforming use. The board shall consider the factors listed in Section 51A-4.704(a)(1)(D) in determining whether to grant the request for extension.~~

~~(e) If, based on evidence presented at the public hearing, the board finds that additional time is needed to recoup the owner's actual investment in the use before the use became nonconforming, the board shall grant the request for extension and establish a new compliance deadline consistent with its determination of a reasonable amortization period; otherwise, the board shall deny the request. If the board denies the request, the right to operate the nonconforming use shall automatically terminate on the deadline in Subsection (b), or 30 days after the date of the board's decision to deny, whichever is later.~~]

SEC. 51P-317.<u>123</u>[~~114~~]. CERTIFICATE OF OCCUPANCY CONDITIONED ON COMPLIANCE.

The building official shall not issue a certificate of occupancy for a use on the Property until there has been full compliance with this article and with the construction codes and all other applicable ordinances, rules, and regulations of the city."

SECTION 2. That the property descriptions of the district and subdistricts, Exhibit 317A of Article 317, "PD 317," of Chapter 51P of the Dallas City Code, is replaced by the Exhibit 317A attached to this ordinance.

SECTION 3. That the subdistrict map, Exhibit 317B of Article 317, "PD 317," of Chapter 51P of the Dallas City Code, is replaced by the Exhibit 317B attached to this ordinance.

SECTION 4. That development of this district must comply with the full-scale versions of Exhibit 317A (property descriptions of the district and subdistricts) and Exhibit 317B (subdistrict map) attached to this ordinance. Reduced-sized versions of these plans shall be provided in Chapter 51P. Permits shall be issued based on information provided on the full-scale versions of the plans.

SECTION 5. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed $2,000.

SECTION 6. That Chapter 51P of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 7. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 8. That this ordinance shall take effect immediately from and after its passage and publication, in accordance with the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

CHRISTOPHER J. CASO, City Attorney

By_____
Assistant City Attorney

Passed _____

Exhibit 317K
Property Descriptions for
DESIGNATED LEGACY BUILDING AREAS

DESIGNATED LEGACY BUILDING AREA 1

BEING a 1.97 acre tract of land situated in the John Grisby Survey, Abstract No. 495, in the City of Dallas Block No. B/93, and No. 448, Dallas County, Texas, and being a portion of tracts of land conveyed to WINRS, LTD., a Texas limited partnership by deed recorded in Volume 2002250, Page 07268, of the Deed Records of Dallas, County, Texas, and being a portion of that certain tract of land to Matthews CCH Partners, LP, by Special Warranty Deed dated March 11, 2013, and recorded in Instrument No. 201300075811, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an 'X' cut found for the North corner of said Matthews CCH Partners tract, same being in the South intersection of Blakeney Street and Orr Street;

THENCE South 47 deg. 11 min. 39 sec. East, along the common line of said Matthews CCH Partners tract and said Orr Street, a distance of 207.96 feet to a City of Dallas mag nail found for the East corner of the herein described tract, same being the North corner of Belleview Street Extension (57.5 foot right-of-way per Instrument Number 201400312061), same being the beginning of a non-tangent curve to the right, having a radius of 221.28 feet, a central angle of 11 deg. 19 min. 24 sec., and a chord bearing and distance of South 39 deg. 47 min. 58 sec. West, 43.65 feet;

THENCE along the Northwest line of said Belleview Street Extension as follows:

Along said non-tangent curve to the right, an arc distance of 43.73 feet to a point in a building for angle point; South 45 deg. 27 min. 38 sec. West, a distance of 123.28 feet to a City of Dallas mag nail found for angle point, same being the beginning of a curve to the right, having a radius of 5550.66 feet, a central angle of02 deg. 03 min. 14 sec., and a chord bearing and distance of South 46 deg. 29 min. 15 sec. West, 198.97 feet;

Along said curve to the right, an arc distance of 198.98 feet to a City of Dallas mag nail found for angle point; South 47 deg. 30 min. 52 sec. West, a distance of 43.08 feet to a City of Dallas mag nail found for the South corner of the herein described tract, same being the West corner of said Belleview Street Extension, same being in the Northeast right-of-way line of Browder Street;

THENCE North 45 deg. 16 min. 24 sec. West, along the Northeast right-of-way line of said Browder Street, a distance of 209.09 feet to a mag nail found for the West corner of the herein described tract, same being in the Northwest line of said Matthews CCH Partners tract, same being in the East intersection of said Browder Street and aforesaid Blakeney Street;

THENCE North 45 deg. 45 min. 59 sec. East, along the common line of said Matthews CCH Partners tract and said Blakeney Street, a distance of 401.77 feet to the POINT OF BEGINNING and containing 118,535.290 square feet or 2.721 acres, more or less.

DESIGNATED LEGACY BUILDING AREA 2

BEGINNING at the southwest line of South Ervay Street with the northwest line of Beaumont Street;
THENCE South 38° 50' 11" West, a distance of 165 feet;
THENCE North 50° 41' 20" West, a distance of 10.10 feet;
THENCE South 45° 48' 10" West, a distance of 25.16 feet;
THENCE South 50° 41' 20" East, a distance of 8.05 feet;
THENCE South 45° 47' 40" West, a distance of 52.88 feet;
THENCE North 43° 02' 00" West, a distance of 145.86 feet;
THENCE North 44° 31' 35" East, a distance of33.25 feet;
THENCE South 50° 41' 20" East, a distance of 10.05 feet;
THENCE North 44° 32' 15" East, a distance of25.10 feet;
THENCE North 50° 4' 20" West, a distance of 171.93 feet;
THENCE North 42° 59' 46" East, a distance of 165.34 feet;
THENCE South 50° 41' 20" East, a distance of 300 feet to the POINT OF BEGINNING, and containing approximately 1.3780 acres of land more or less. *(Containing a total calculated area of 83,470.6566 square feet or 1,9162 acres.)*

DESIGNATED LEGACY BUILDING AREA 3

BEING a 40,583 square feet or 0.9317 acre tract of land situated in the John N. Bryan Survey, Abstract No. 149, Dallas County, Texas, being more particularly described as follows:
BEGINNING at a found 1/2 inch iron pipe for a corner in the Southwest line of S. Lamar Street (an 80 foot right of way), said point being South 49 degrees 30 minutes 00 seconds East, a distance of 302.40 feet from a found 1 inch iron rod at the intersection of the Southwest line of S. Lamar Street with the Southeast line of Cadiz Place (a 166 foot right of way at this location),
THENCE South 49 degrees 30 minutes 00 seconds East, with the Southwest line of S. Lamar Street, a distance of 115.00 feet a found 1/2 inch iron pipe found a corner;
THENCE South 40 degrees 30 minutes 00 seconds West, departing the Southwest line of S. Lamar Street, a distance of 50.00 feet to a set 1/2 inch iron rod for a corner;
THENCE North 49 degrees 30 minutes 00 seconds West, a distance of 1.50 feet to a point for a corner;
THENCE South 40 degrees 30 minutes 00 seconds West, a distance of 50.00 feet to a set 1/2 inch iron rod at the beginning of a tangent curve to the left with a central angle of 57 degrees 23 minutes 49 seconds, a radius of 237.41 feet, a chord bearing of South 11 degrees 48 minutes 05 seconds West and a chord distance of 228.01 feet;
THENCE Southeasterly, along said curve, an arc distance of 237.83 feet to a set PK nail for a corner in the Northeast line of Austin Street (a 60 foot right of way);
THENCE N011h 49 degrees 30 minutes 00 seconds West, with the Northeast line of Austin Street, a distance of 222.99 feet to a set 1/2 inch iron rod for a corner, said point being the South corner of the above said Tract 10;
THENCE North 40 degrees 30 minutes 00 seconds East, departing the Northeast line of Austin Street, a distance of 300.00 feet to the POINT OF BEGINNING.

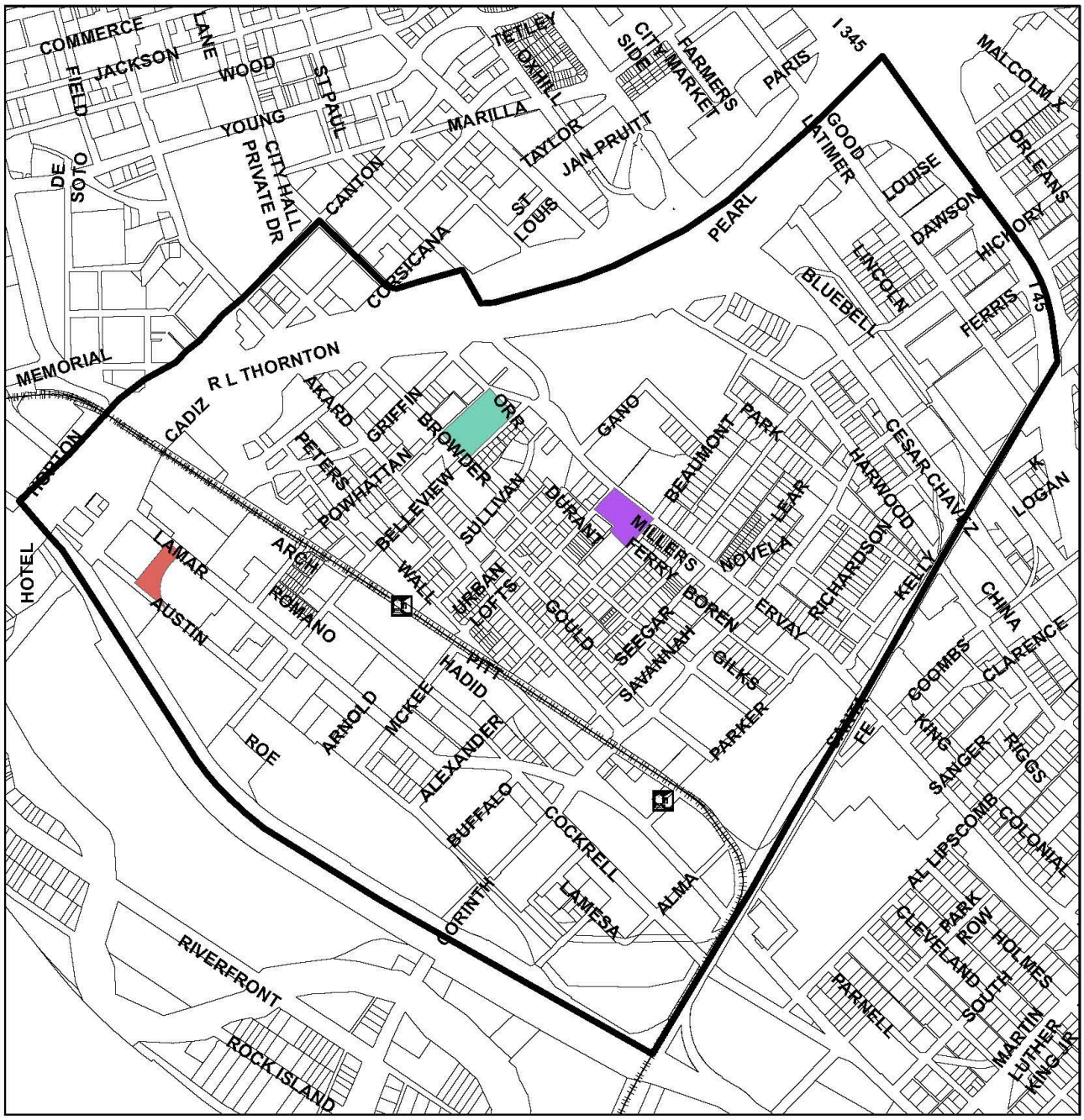


Exhibit 317L

Designated Legacy Building Areas

Designated Legacy Building Area 1
Designated Legacy Building Area 2
Designated Legacy Building Area 3

0 500 1,000 2,000 3,000 4,000 Feet

EXHIBIT 317x

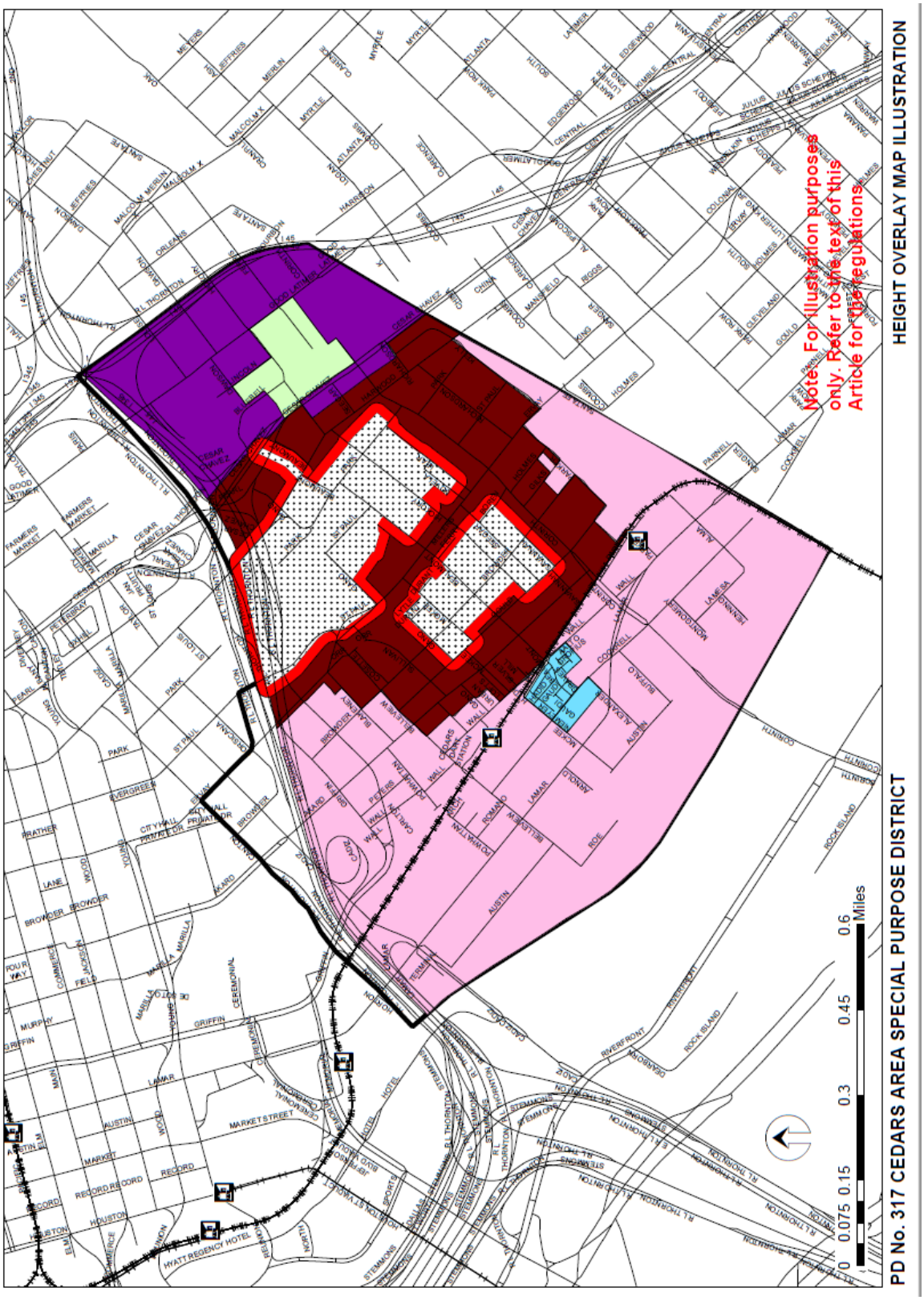


EXHIBIT 317X

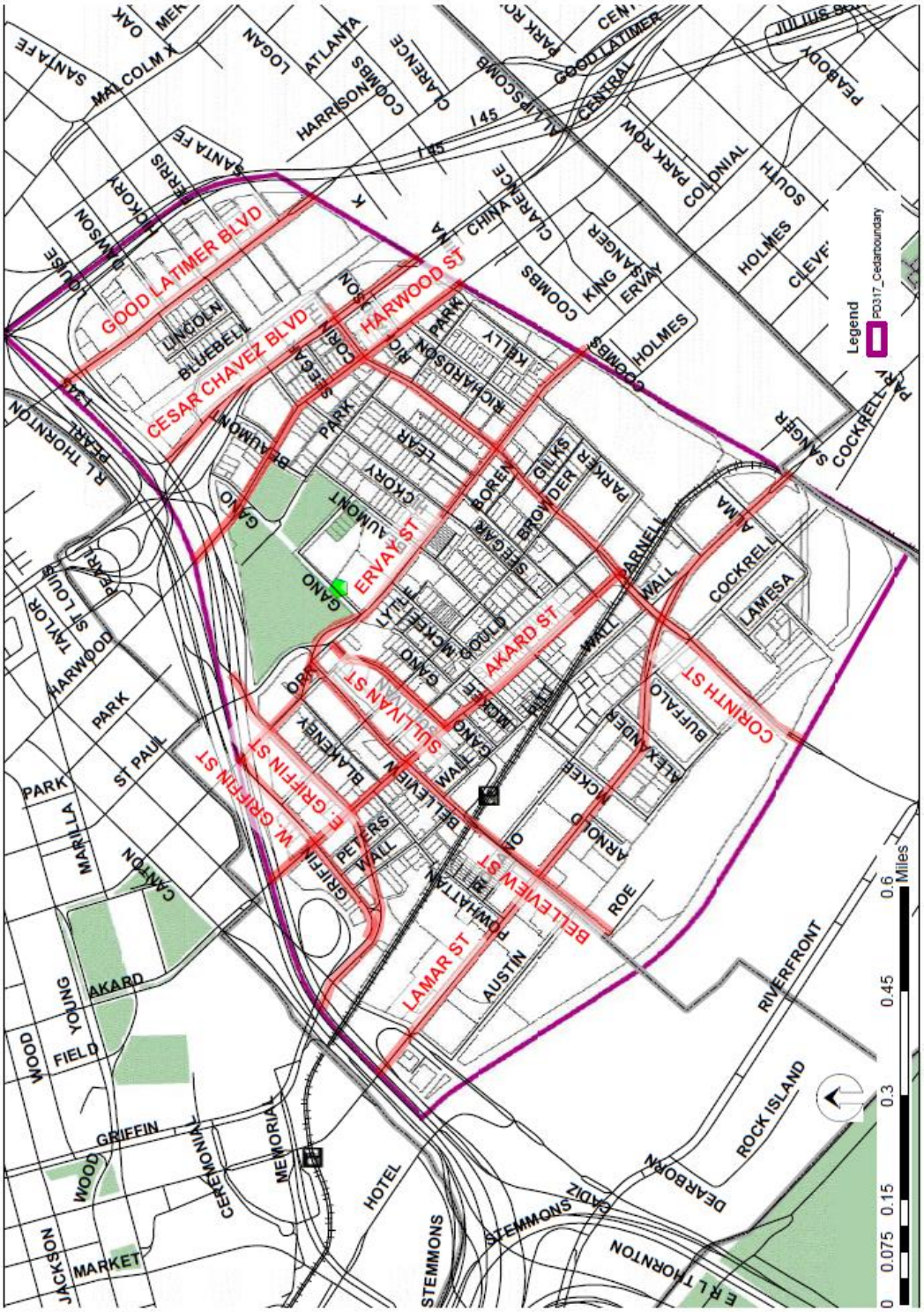
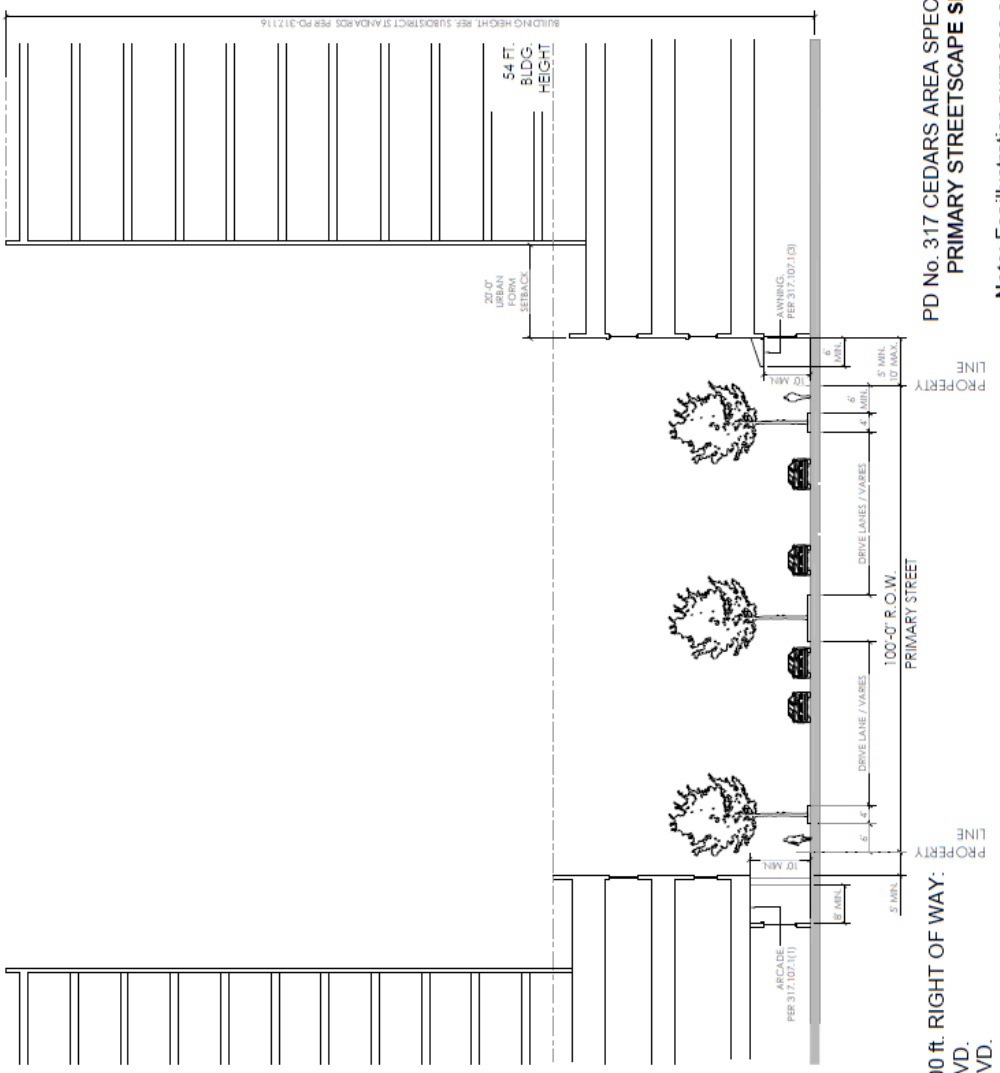


EXHIBIT 317X

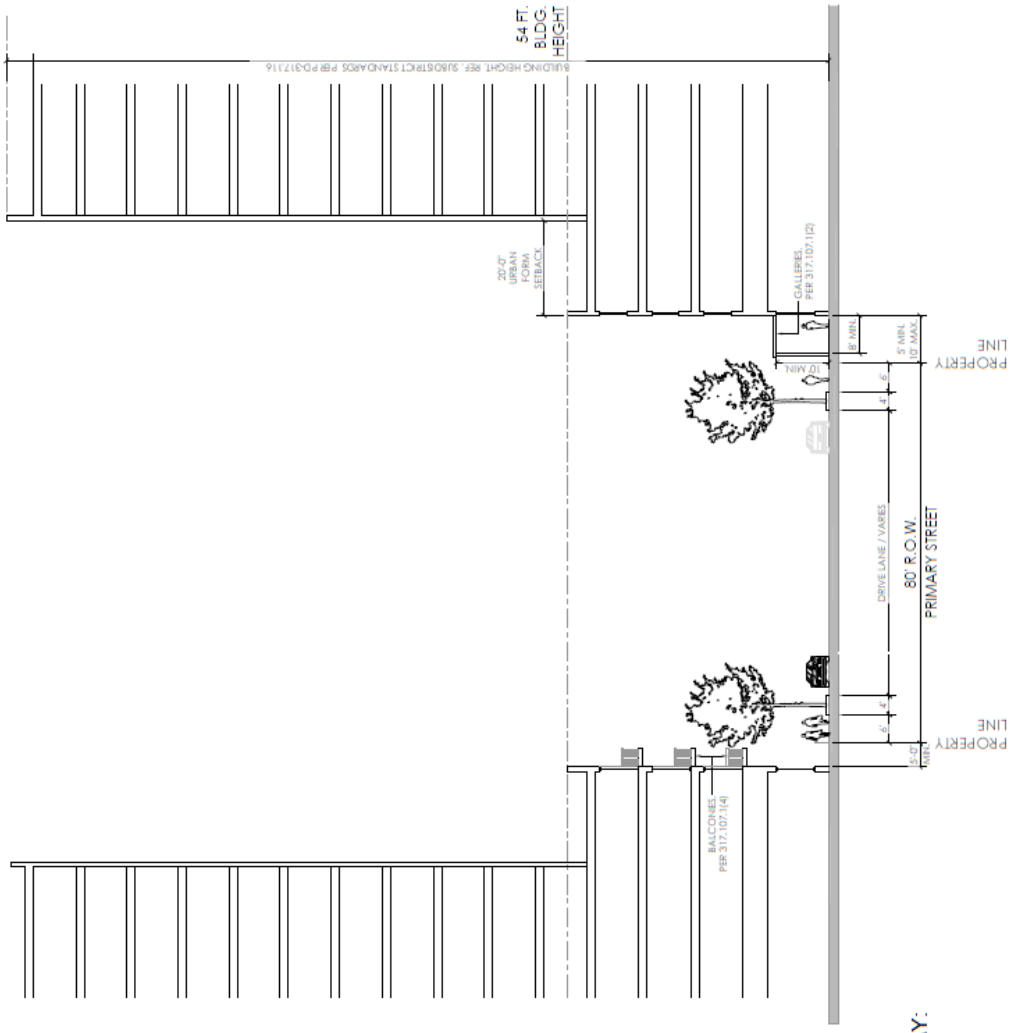


PD No. 317 CEDARS AREA SPECIAL PURPOSE DISTRICT
PRIMARY STREETSCAPE SECTIONS ILLUSTRATION

Note: For illustration purposes only. Refer to the text of this Article for the regulations.

PRIMARY STREETS 100 ft. RIGHT OF WAY:
GOOD LATIMER BLVD.
CESAR CHAVEZ BLVD.

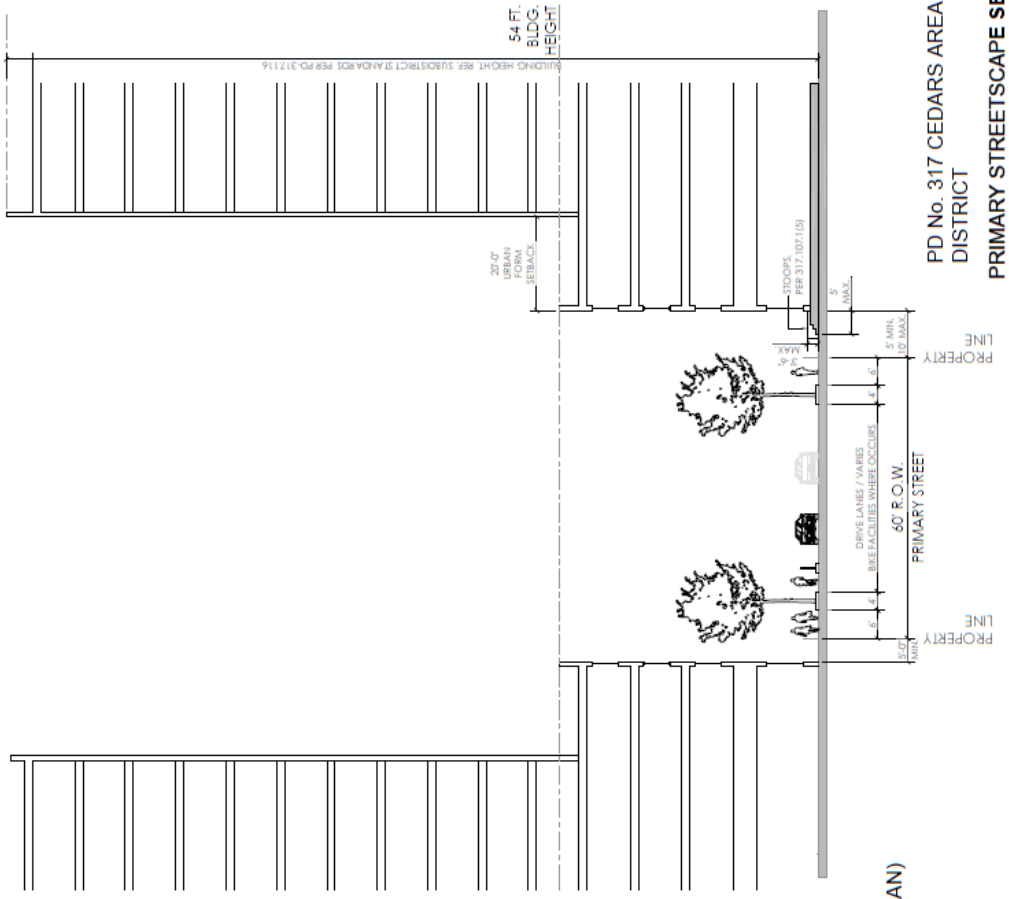
EXHIBIT 317X



PD No. 17 CEDARS AREA SPECIAL PURPOSE DISTRICT
PRIMARY STREETSCAPE SECTIONS ILLUSTRATION
Note: For illustration purposes only. Refer to the text of this Article for the regulations.

PRIMARY STREETS 80 ft. RIGHT OF WAY:
CORINTH STREET
LAMAR STREET

EXHIBIT 317X



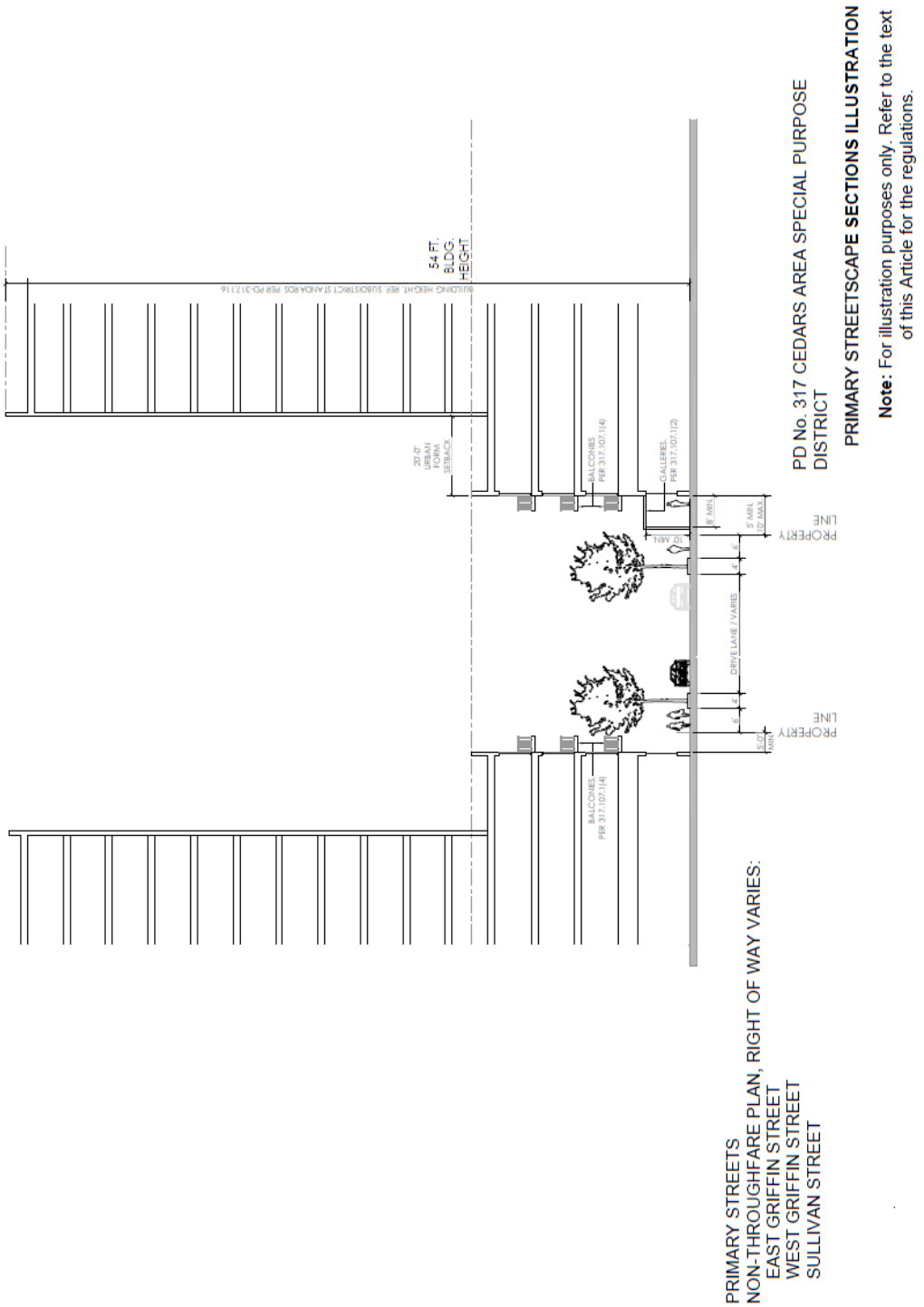
PD No. 317 CEDARS AREA SPECIAL PURPOSE DISTRICT

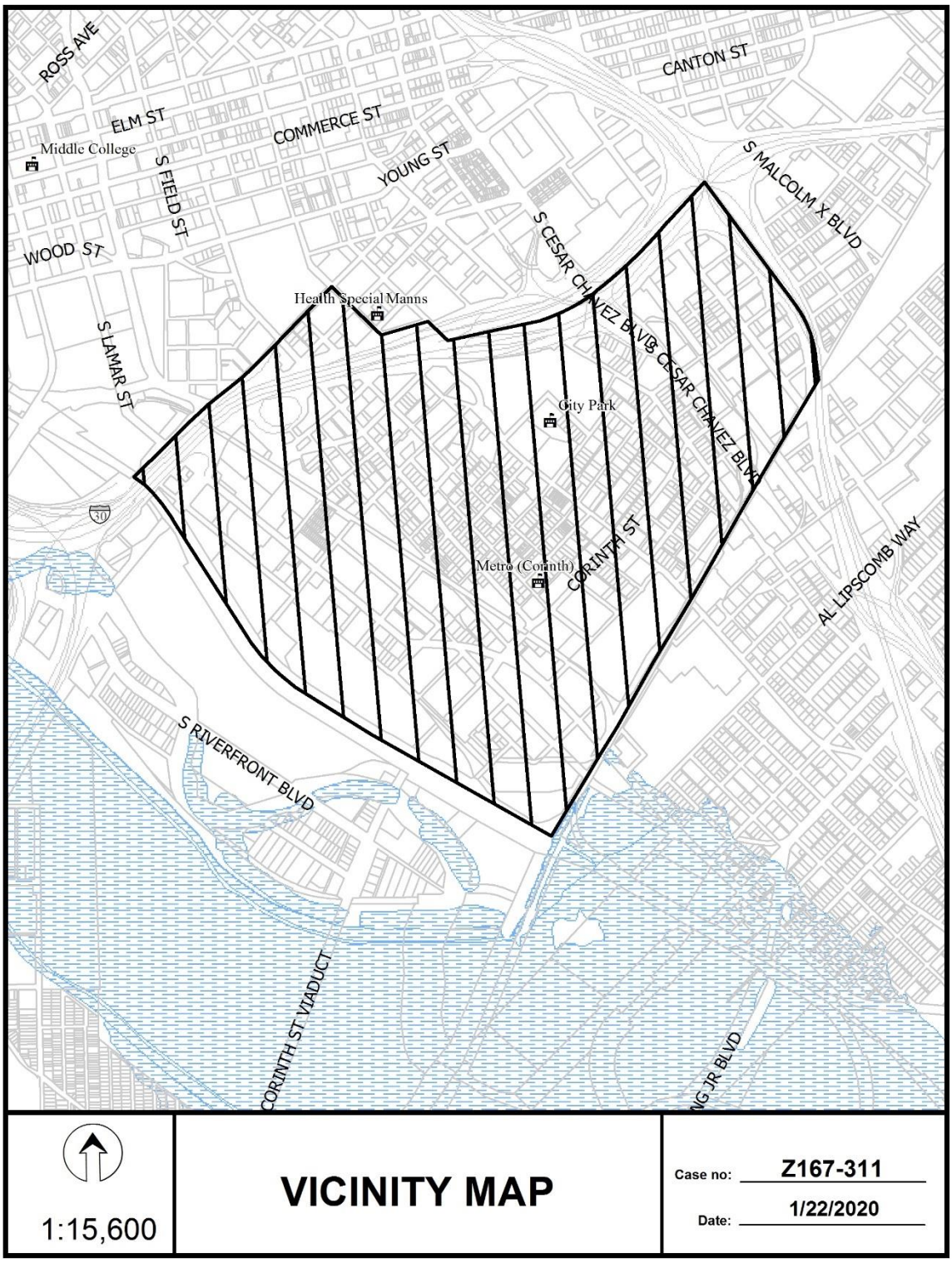
PRIMARY STREETSCAPE SECTIONS
ILLUSTRATION

Note: For illustration purposes only. Refer to the text of this Article for the regulations.

PRIMARY STREETS 60 ft. RIGHT OF WAY:
(BIKE FACILITIES PER THROUGHFARE PLAN)
ARKARD STREET
BELLEVIEW STREET
ERVAY STREET
HARWOOD STREET

EXHIBIT 317X



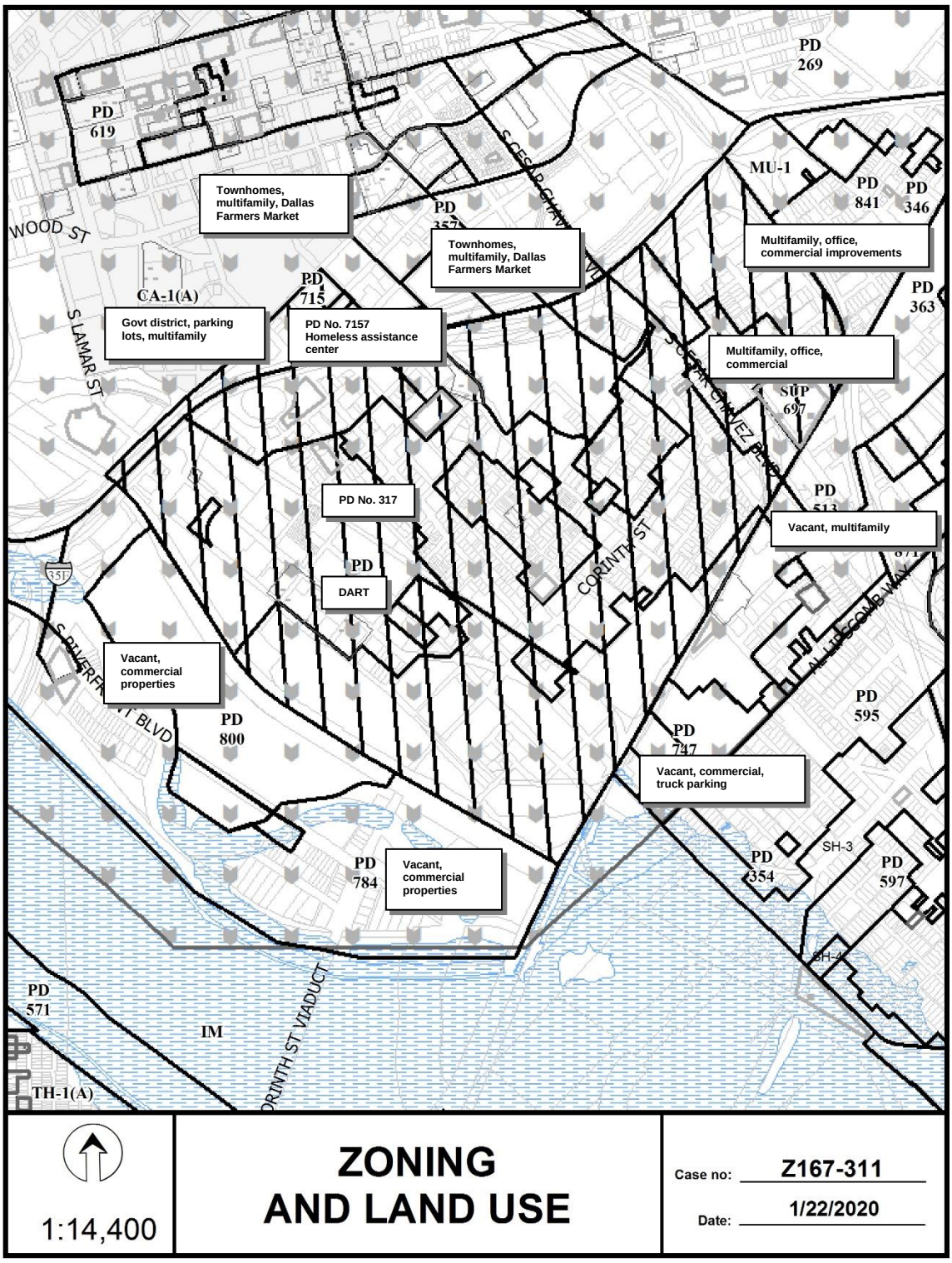

ROSS AVE
ELM ST
COMMERCE ST
CANTON ST
Middle College
S FIELD ST
YOUNG ST
S MALCOLM X BLVD
WOOD ST
S CESAR CHAVEZ BLVD
Health Special Manns
S LAMAR ST
City Park
CORINTH ST
AL LIPSCOMB WAY
Metro (Corinth)
S RIVERFRONT BLVD
CORINTH ST VIADUCT
1:15,600
VICINITY MAP
Case no: Z167-311
Date: 1/22/2020

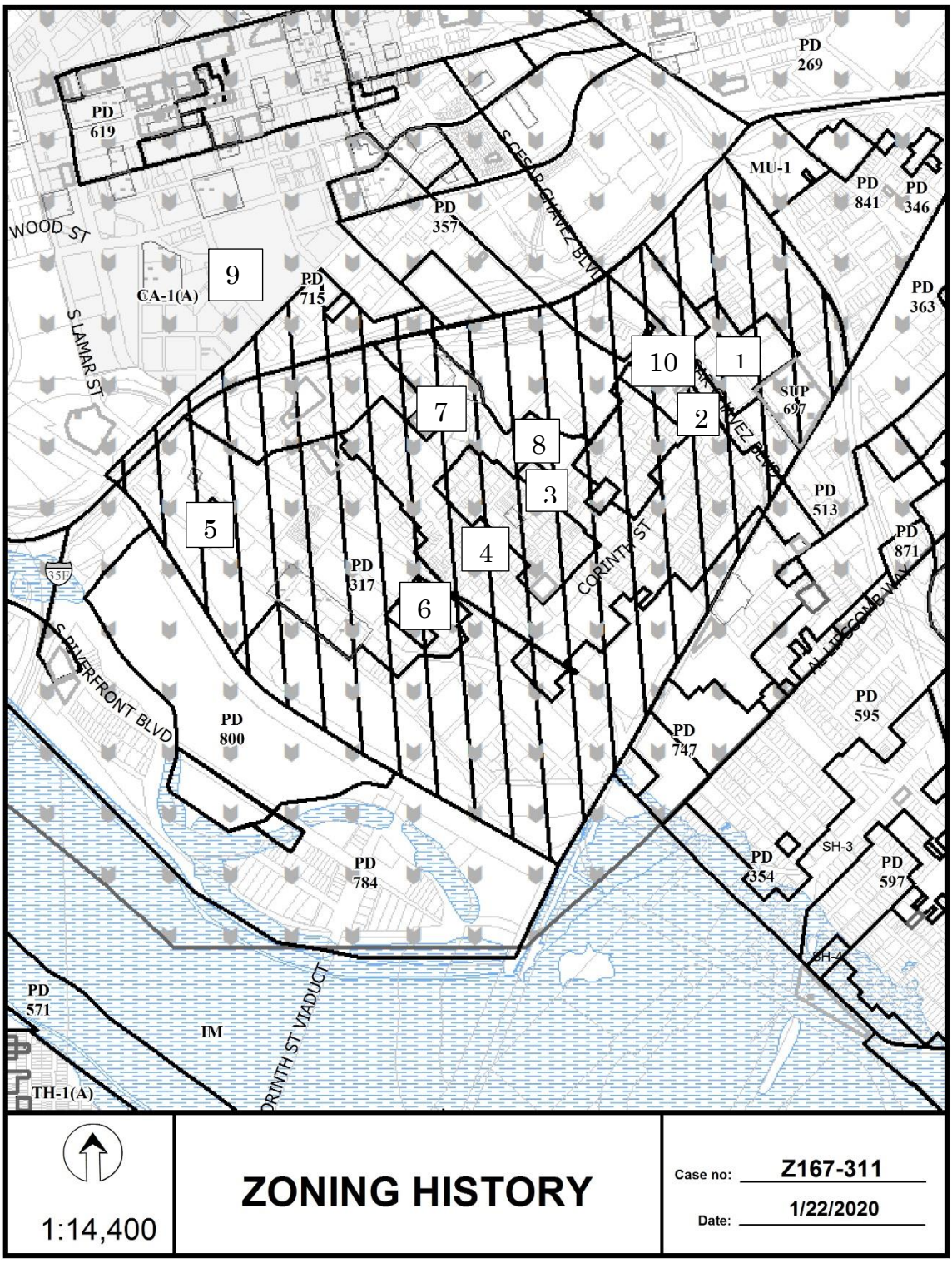
1:14,400

AERIAL MAP

Case no: Z167-311

Date: 1/22/2020


PD 619
PD 269
Townhomes, multifamily, Dallas Farmers Market
WOOD ST
PD 357
Townhomes, multifamily, Dallas Farmers Market
MU-1
PD 841
PD 346
Multifamily, office, commercial improvements
CA-1(A)
PD 715
Govt district, parking lots, multifamily
PD No. 7157 Homeless assistance center
S LAMAR ST
PD 363
Multifamily, office, commercial
SUP 697
PD No. 317
PD 513
Vacant, multifamily
PD
DART
CORINTH ST
Vacant, commercial properties
PD 800
PD 595
PD 747
Vacant, commercial, truck parking
SH-3
PD 784
Vacant, commercial properties
PD 354
PD 597
PD 571
IM
TH-1(A)
1:14,400
ZONING AND LAND USE
Case no: Z167-311
Date: 1/22/2020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S CESAR CHAVEZ BLVD
MU-1
PD 841
PD 346
WOOD ST
PD 357
9
CA-1(A)
PD 715
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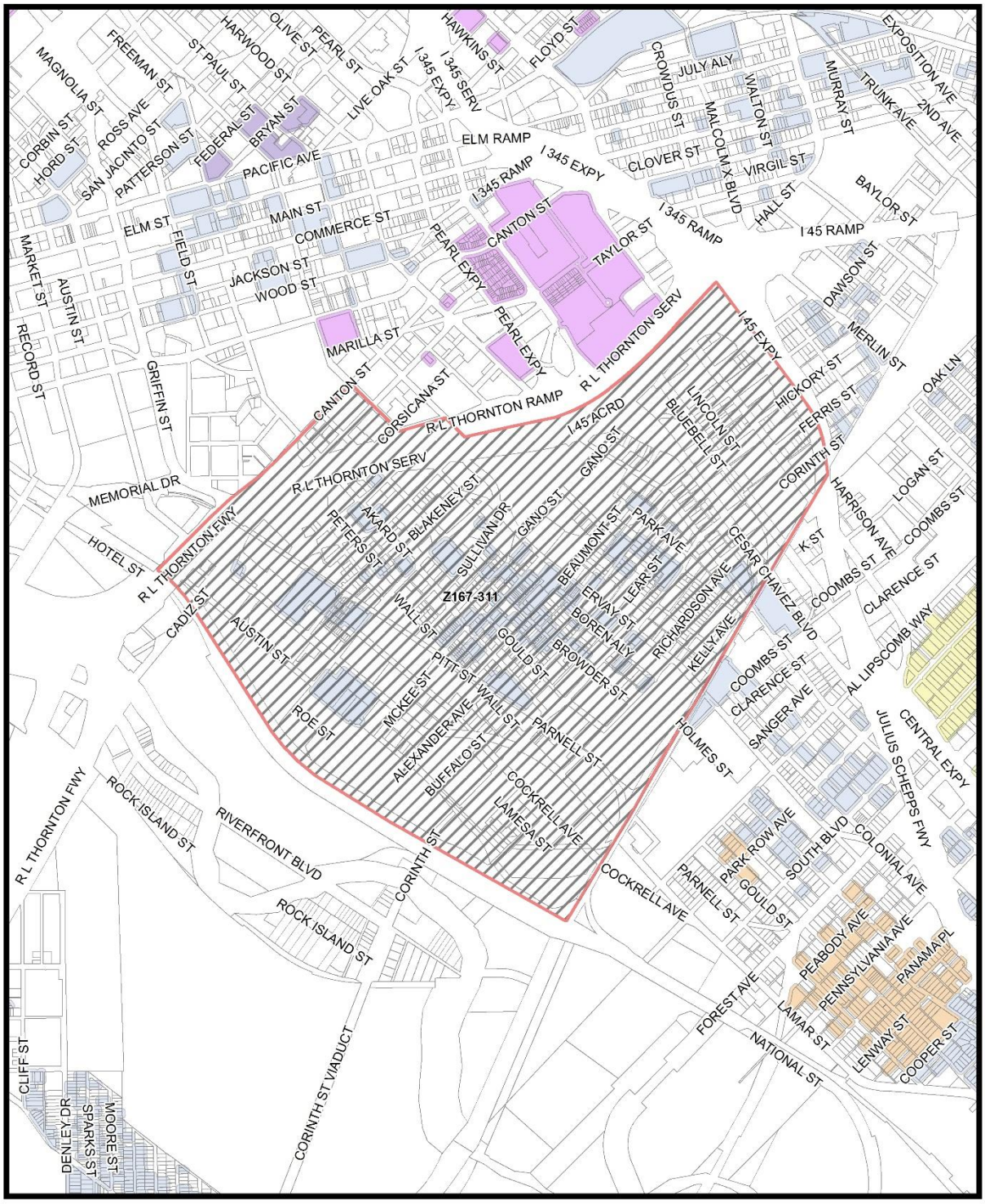
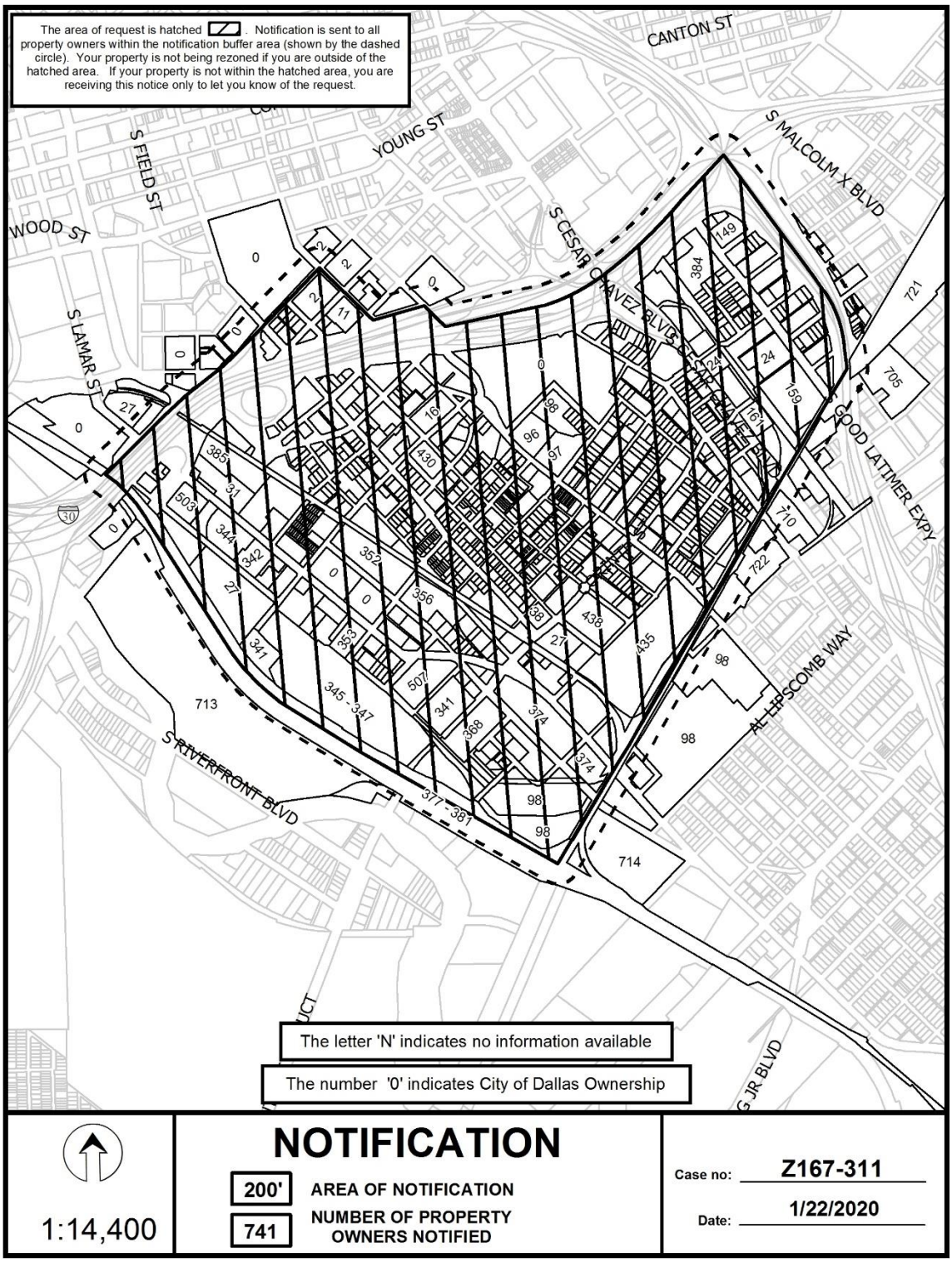
S LAMAR ST
10
1
SUP 697
7
2
8
3
PD 513
5
4
PD 871
PD 317
CORINTH ST
6
I-35E
S RIVERFRONT BLVD
PD 800
PD 595
PD 747
PD 784
SH-3
PD 354
PD 597
PD 571
IM
CORINTH ST VIADUCT
TH-1(A)
1:14,400
ZONING HISTORY
Case no: Z167-311
Date: 1/22/2020


Z167-311
MVACluster
A
B
C
D
E
F
G
H
I
NA
1:15,600
Market Value Analysis
Printed Date: 1/23/2020


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.
CANTON ST
YOUNG ST
S FIELD ST
WOOD ST
S LAMAR ST
S CESAR CHAVEZ BLVD
S MALCOLM X BLVD
GOOD LATIMER EXPY
AL LIPSCOMB WAY
S RIVERFRONT BLVD
The letter 'N' indicates no information available
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
741
NUMBER OF PROPERTY OWNERS NOTIFIED
1:14,400
Case no: Z167-311
Date: 1/22/2020

01/22/2020

Notification List of Property Owners

Z167-311

741 Property Owners Notified

Label #	*Address*		*Owner*
1	807	BROWDER ST	CANTON CADIZ PHASE 1 LLC
2	817	BROWDER ST	CANTON CADIZ PHASE 1 LLC
3	907	BROWDER ST	UNIVERSAL CHURCH INC
4	1000	S AKARD ST	FAULKNER INV CO LTD
5	1423	W GRIFFIN ST	TIME WARNER CABLE TEXAS LLC
6	1413	N GRIFFIN ST	TIME WARNER CABLE DALLAS
7	1407	N GRIFFIN ST	VOGEL ALCOVE
8	1018	S AKARD ST	M A FAMILY INVESTMENTS LTD
9	1418	N GRIFFIN ST	M A FAMILY INVESTMENTS
10	1407	N GRIFFIN ST	JSK CEDARS CORNER LP
11	901	S ERVAY ST	ALL SAINTS CHURCH DALLAS
12	1506	W GRIFFIN ST	TCH BROWDER ST LLC &
13	1201	S ERVAY ST	BOWDON FAMILY FOUNDATION THE
14	1219	S ERVAY ST	BAKER JAY E II
15	1220	BROWDER ST	SEAFOOD SUPPLY CO INC
16	1311	S ERVAY ST	FOUR CORNERS BREWING
17	1300	S AKARD ST	DALLAS POLICE ASSOCIATION
18	1214	S AKARD ST	AXRON LLC
19	12	BLAKENEY ST	DALLAS POLICE ASSOC
20	1200	S AKARD ST	42 AKARD LP
21	2424	E R L THORNTON FWY	1889 ACQUISITIONS LLC
22	1747	LINCOLN ST	NCWPCS MPL 28
23	1747	LINCOLN ST	NCWPCS MPL 28
24	2301	HICKORY ST	CEDAR EAST PHASE I LLC
25	811	S AKARD ST	YELED VENTURE LTD
26	905	S LAMAR ST	DALLAS TERM RY & UN DEPOT

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Label #	*Address*		*Owner*
27	855	S GRIFFIN ST	CCH LAMAR PARTNERS I LP
28	969	S LAMAR ST	LIM SCOTT
29	967	S LAMAR ST	LADDS ZELVA WARNER
30	969	TERMINAL ST	PRASIFKA J A
31	908	CADIZ ST	MLW HOLDINGS LTD
32	904	CADIZ ST	ANDERSON BARRY
33	913	BELLEVIEW ST	CND-SOUTHSIDE LLC
34	1100	CADIZ ST	DALLAS MISSION FOR LIFE
35	1011	S AKARD ST	TEOF HOTEL LP
36	1201	W GRIFFIN ST	DE DIEGO ARMANDO
37	1075	W GRIFFIN ST	EJAZ INVESTMENT GROUP INC
38	1201	S AKARD ST	42 AKARD LP
39	1209	S AKARD ST	STAGGS GAYLE F &
40	1213	S AKARD ST	STANLEY RON
41	1208	W GRIFFIN ST	1901 HARWOOD LLC
42	1216	PETERS ST	GIBSON PROPERTY MGMT LLC
43	1301	POWHATTAN ST	GIBSON PPTY MGMT LLC
44	1301	S AKARD ST	42 AKARD LP
45	1311	S AKARD ST	CURTIN RICHARD D
46	1225	BELLEVIEW ST	SELF STORAGE SOLUTIONS
47	1201	BELLEVIEW ST	BELLEWALL LLC
48	1308	POWHATTAN ST	ANDOR PROPERTIES LLC
49	1304	POWHATTAN ST	D REALTY INVESMENTS INC
50	1300	POWHATTAN ST	D REALTY INVESTMENTS INC
51	1214	POWHATTAN ST	MARTINEK MARK
52	1204	POWHATTAN ST	RAFIE MOSTAFA
53	1200	POWHATTAN ST	TORRES PAULITA T
54	1110	POWHATTAN ST	QUALITY CHEMICAL INC
55	1108	POWHATTAN ST	DALLAS AREA RAPID TRANSIT
56	1204	W GRIFFIN ST	JAHAN SEBASTIAN ENTERPRISE LLC
57	1112	WALL ST	ONCOR ELECRIC DELIVERY COMPANY

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Label #	*Address*		*Owner*
58	1100	W GRIFFIN ST	OAKCLIFF HAMPTON INC
59	1111	WALL ST	DE IRREVOCABLE DYNASTY TRUST
60	1115	WALL ST	CCH LAMAR PARTNERS I L P
61	933	S GRIFFIN ST	DALLAS MISSION FOR LIFE
62	1117	POWHATTAN ST	GUESTWISER VENTURE 1 LLC
63	1401	GANO ST	KAPLAN HARRY L ESTATE
64	1400	SULLIVAN DR	BLUESKY STUDIOS LLC
65	1409	GANO ST	KAPLAN HARRY L
66	1408	GANO ST	CHARALAMBOPOULOS FAY
67	1400	GANO ST	BLANCHARD BECKER FAMILY TRUST
68	1610	GOULD ST	DANIEL DAVID O
69	1407	MCKEE ST	DANIEL DAVID
70	1611	BROWDER ST	1611 BROWDER LLC
71	1525	SULLIVAN DR	HILL CARL
72	1401	S ERVAY ST	GULF CONE LOFTS LP
73	1507	SULLIVAN DR	HILL CARL L
74	1311	S ERVAY ST	GRBK FRISCO LLC
75	1512	SULLIVAN DR	LEONG HERBERT & EDNA TR
76	1509	GANO ST	ALBRITTON CLAUDE C III
77	1513	GANO ST	ALBRITTON ALEXANDER HELDT
78	1517	GANO ST	DAY DAVID & REBECCA
79	1508	SULLIVAN DR	BENNETT ANDREW JOSEPH
80	1507	S ERVAY ST	I L & K L INC
81	1521	GANO ST	NORTH CEDARS THIRTY LLC
82	1514	SULLIVAN DR	LOPEZ DOMINGO & MIGUEL
83	1500	SULLIVAN DR	LEBROM PPTIES LLC
84	1605	DURANT ST	HERNDON SUSAN W &
85	1602	BROWDER ST	BANOWSKY BRITTON B
86	1509	MCKEE ST	SHIPBUILD LLC
87	1508	GANO ST	BANOWSKY BRITTON B
88	1513	MCKEE ST	SHIPBUILD PARTNERS LP

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Label #	*Address*		*Owner*
89	1608	BROWDER ST	RA TOWNHOMES INC
90	1609	DURANT ST	RE SOURCE PROFESSIONALS
91	1600	DURANT ST	LEONG CRAIG S
92	1627	S ERVAY ST	SALVATO SARAH A
93	1519	MCKEE ST	VIDALES JUAN
94	1601	MCKEE ST	SALVATO SARAH A
95	1621	S ERVAY ST	1621 ERVAY LTD
96	1610	S ERVAY ST	GANO HOLDINGS LLC
97	1700	S ERVAY ST	WILLIAMS C D BLDG ACCT
98	912	S ERVAY ST	Dallas ISD
99	1805	PARK AVE	MAJESTIC CAST INC
100	1813	PARK AVE	HICKORY CDR LLC
101	1825	PARK AVE	PATEL DHAVAL I
102	1901	PARK AVE	GANO15 LLC
103	1905	PARK AVE	GANO15 LLC
104	1917	PARK AVE	PAGANELLA HOLDINGS LLC
105	2003	PARK AVE	CORINTH PARK JV
106	1900	PARK AVE	KHAN ESTHER J &
107	1904	PARK AVE	MAVERICK CDR LLC
108	1908	PARK AVE	MAVERICK CDR LLC
109	1918	PARK AVE	PARK CDR LLC
110	2009	S HARWOOD ST	MCNEELY MILINDA L &
111	2001	S HARWOOD ST	IRA HARDWOOD LLC
112	1905	CORINTH ST	HARWOOD LW LLC
113	1821	S HARWOOD ST	KAOLIN RE HOLDINGS CORPORATION
114	1835	S HARWOOD ST	TOMAINO PPTIES LP
115	1800	PARK AVE	1621 ERVAY LTD
116	1804	PARK AVE	HICKORY WEST LLC
117	1605	S PEARL EXPY	KJM 5X5 PROPERTY HOLDINGS LLC
118	1601	S PEARL EXPY	PRICE HARRY & SONS INC
119	2012	GANO ST	TAYLOR ALVIN O

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Label #	*Address*		*Owner*
120	1702	S HARWOOD ST	PRICE HARRY H & SON INC
121	1705	S PEARL EXPY	PRICE HARRY H & SO INC
122	1709	S PEARL EXPY	HARRY H PRICE & SON INC
123	1715	S PEARL EXPY	ROSIE APARTMENTS LTD
124	1710	S HARWOOD ST	ECHOLS JULIAN B
125	1900	S HARWOOD ST	CLAMS CASINO LLC
126	1910	S HARWOOD ST	1910 HARWOOD LLC
127	1912	S HARWOOD ST	1910 HARWOOD LLC
128	1916	S HARWOOD ST	BOUCHER DANIEL D
129	1920	S HARWOOD ST	HICKORY CDR EAST LLC
130	2010	SEEGAR ST	2000 HARWOOD LLC
131	2025	CORINTH ST	TITAANINIS LLC
132	2015	CORINTH ST	SOLIS JONATHAN
133	2019	S CESAR CHAVEZ BLVD	HOPKINS CESAR CHAVEZ LTD
134	1702	S CESAR CHAVEZ BLVD	OURCALLING INC
135	1600	S CESAR CHAVEZ BLVD	CEDAR EAST PHASE I LLC
136	2401	HICKORY ST	WELLS B B
137	2415	HICKORY ST	PARK PLACE REALTY & PROPERTY MANAGEMENT
138	1825	S GOOD LATIMER EXPY	PARK PLACE REALTY & PPTY MGMT LLC
139	1829	S GOOD LATIMER EXPY	PARK PLACE REALTY & PROPERTY MANAGEMENT &
140	1816	LINCOLN ST	GAY LOUIS
141	1812	LINCOLN ST	CEDAR EAST PH I LLC
142	1810	LINCOLN ST	CEDAR EAST PHASE I LLC
143	1800	LINCOLN ST	DUARTE ALFREDO & JESSE MENDOZA PT
144	1801	S GOOD LATIMER EXPY	DUARTE ALFREDO &
145	1805	S GOOD LATIMER EXPY	EVELYN JO ANN GROUP LP
146	1815	S GOOD LATIMER EXPY	EVELYN JO ANN GROUP LP &
147	1732	LINCOLN ST	ENNA JOELLA &
148	1526	S GOOD LATIMER EXPY	A LITTLE GOOD LLC
149	2525	LOUISE AVE	BRIDGFORD DISTRIBUTING CO

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Label #	*Address*		*Owner*
150	2506	LOUISE AVE	DUARTE ALFREDO &
151	2528	LOUISE AVE	DUARTE ALFREDO &
152	2503	HICKORY ST	1808 PARTNERS LP
153	2511	HICKORY ST	STEGER T P JR ETAL
154	2500	HICKORY ST	CHILDRESS FURNITURE &
155	2526	HICKORY ST	HICKORY STREET PROP LLC
156	2010	S GOOD LATIMER EXPY	COMMERCIAL METALS
157	2520	FERRIS ST	COMMERCIAL METALS COMPANY
158	2528	FERRIS ST	SMITH MIKE
159	2116	S GOOD LATIMER EXPY	COMMERCIAL METALS CO
160	2200	S CESAR CHAVEZ BLVD	COMMERCIAL METALS CO
161	2102	S CESAR CHAVEZ BLVD	RININI LLC
162	1505	SEEGAR ST	FRIEDMAN BRADLEY H
163	2200	PARNELL ST	DALLAS TERM RY & UN DEPOT
164	1115	ALMA ST	MAGNOLIA GOODSON ROAD LTD &
165	2107	PARNELL ST	BENTON SUE
166	2117	PARNELL ST	CLAXTON MARION E
167	1110	CORINTH ST	BENTON SUE
168	2106	S LAMAR ST	CLAXTON SUE
169	2131	S ERVAY ST	INTERRANTE FRANK J
170	1516	CORINTH ST	RUIZ DANIEL
171	1520	CORINTH ST	SCHWARTZ JERRY TRUSTEE &
172	2109	HOLMES ST	JIMENEZ ANA
173	2105	HOLMES ST	RUIZ DANIEL &
174	2121	HOLMES ST	BRIGHT TRUCK LEASING LP
175	2125	HOLMES ST	CHRYSLER S A
176	1515	PARKER RD	FORTY THREE ONE CORP
177	2120	BROWDER ST	BRIGHT TRUCK LEASING LP
178	2017	S ERVAY ST	2017 S ERVAY LLC
179	1607	CORINTH ST	2017S ERVAY LLC
180	2007	S ERVAY ST	CEDARS PARK LOFTS LP
181	1602	SEEGAR ST	CEDARS PARK LOFTS LP

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Label #	*Address*		*Owner*
182	2008	BROWDER ST	JAMAICA HENRIETTA GARZA &
183	1502	SEEGAR ST	ADC SEEGAR 2 LLC
184	1503	CORINTH ST	1200 AKARD LLC
185	1506	SEEGAR ST	JAMAICA LUZ MARIA
186	1529	CORINTH ST	SCHWARTZ JERRY TRUSTEE &
187	1518	SEEGAR ST	CEDARS HOLDINGS 18 LLC
188	1513	CORINTH ST	FRESH REALTY INVESTMENTS
189	2012	BROWDER ST	MARTINEZ VICTORIA MARGARITA &
190	1508	SEEGAR ST	SEEGAR DEVELOPMENT LLC
191	1418	SEEGAR ST	WOOD PRINTING COMPANY
192	2009	BROWDER ST	RAMIREZ OPHELIA RODRIQUEZ M &
193	2004	WALL ST	CITY INDUSTRIES INC
194	1206	BEAUMONT ST	LONCAR FRANK
195	1813	S AKARD ST	STAY ON THE MARK LLC
196	1809	S AKARD ST	LONCAR FRANK
197	1805	S AKARD ST	CITY INDUSTRIES INC
198	1928	S AKARD ST	JLK IRREVOCABLE TRUST &
199	1917	GOULD ST	BAKER WILLIAM HURT III
200	1917	GOULD ST	HURT OLSON ENTERPRISES LLC
201	1922	S AKARD ST	HURT OLSON ENTERPRISES
202	1903	GOULD ST	HURT OLSEN ENTERPRISES
203	1914	S AKARD ST	HURST OLSON ENTERPRISES L
204	1910	S AKARD ST	BROCK CHRISTOPHER
205	1904	S AKARD ST	BROCK CHRIS
206	1800	S AKARD ST	JOHNSON VERTA MAE &
207	1801	GOULD ST	SMITH SETH A
208	1414	HICKORY ST	LUNA SALVADOR LEPE &
209	1416	HICKORY ST	TAYLOR LILY
210	1909	BROWDER ST	DEVNATH INVESTMENTS LLC
211	1403	SEEGAR ST	DANIEL DAVID O
212	1401	SEEGAR ST	HESS CARL F II &

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Label #	*Address*		*Owner*
213	1817	BROWDER ST	WATKINS GREGORY
214	1819	BROWDER ST	SITARZEWSKI MICHAEL & HEATHER
215	1815	BROWDER ST	ZARA TOWNHOMES INVESTMENT LLC
216	1815	BROWDER ST	NACN LLC
217	1815	BROWDER ST	GLASGOW ROANLD ALLEN II
218	1815	BROWDER ST	GOLLIDAY DANIEL T &
219	1811	BROWDER ST	KVALE J NOEL &
220	1805	BROWDER ST	STEPHANIE REID COMPANY LLC &
221	1418	BEAUMONT ST	TAYLOR NAKALAH
222	1416	BEAUMONT ST	WILLIAMS AUSTIN BEAU
223	1420	BEAUMONT ST	HENDERSON WILLIAM L
224	1802	GOULD ST	SMITH SETH
225	1804	GOULD ST	BLACKLAND LAND & PROPERTY
226	1808	GOULD ST	FOSTER ROY
227	1820	GOULD ST	DANIEL CRUZ
228	1719	S AKARD ST	LONCAR FRANK & CHAROLETTE
229	1721	S AKARD ST	ADDIE MARREO LP
230	1713	S AKARD ST	FUENTES ERNEST JR
231	1208	MCKEE ST	KAPLAN HARRY L TR
232	1717	GOULD ST	MARTINEK MARK K
233	1612	S AKARD ST	GALINET DAVID BRUCE
234	1601	S AKARD ST	HURT OLSON ENTERPRISES LLC
235	1200	GANO ST	CROY H E
236	1315	BEAUMONT ST	SMITH KATELIN BURTON
237	1730	S AKARD ST	LLOYD SCOTT
238	1722	S AKARD ST	LLOYD SCOTT
239	1309	BEAUMONT ST	SMITH SETH AUSTIN
240	1716	S AKARD ST	SOUTHPAW 1712 LLC
241	1715	GOULD ST	BLACKLAND LAND & PPTY MGMT LLC
242	1719	GOULD ST	BLACKLAND LAND AND PROPERTY
243	1718	S AKARD ST	SOUTHPAW 1712 LLC

Label #	*Address*		*Owner*
244	1709	GOULD ST	SHIPBUILD LLC
245	1308	MCKEE ST	MENDOZA JOSEFINA
246	1312	MCKEE ST	RITETRACK BUILDER INC
247	1704	S AKARD ST	AMORY STREET PPTIES LLC SERIES A
248	1621	WALL ST	KAPLAN LEON J
249	1207	GANO ST	RESOURCE ONE CREDIT UNION
250	1201	GANO ST	DONSKY CAL TRUSTEE
251	1200	SULLIVAN DR	RESOURCE ONE CREDIT UNION
252	1206	SULLIVAN DR	SEARS EMPL FED CR UN
253	1401	S AKARD ST	DODD EDUC & SUPPORT INC
254	1500	S AKARD ST	KAPLAN HARRY L
255	1400	S AKARD ST	MATTHEWS CCH PARTNERS LP
256	1404	S AKARD ST	CHRYSLER S A
257	1701	BROWDER ST	ZOHA INVESTMENTS LLC
258	1409	BEAUMONT ST	SMITH KATELIN BURTON
259	1419	BEAUMONT ST	ROSENFIELD HISTORIC
260	1712	GOULD ST	TORRES SAUL & JENNIFER LEA
261	1411	BEAUMONT ST	PINA EDELIA
262	1415	BEAUMONT ST	CRAFT KEN & CAROLYN
263	1708	GOULD ST	FEIGENSON JEFFREY &
264	1704	GOULD ST	DIJKMAN CELIA MARIA TRUST
265	1400	MCKEE ST	VELA STEVEN
266	1703	S ERVAY ST	CITY PARK ASSOCIATES LTD
267	1524	MCKEE ST	VIDALES SILVESTER G
268	1522	MCKEE ST	VIDALES SILVESTRE &
269	1518	MCKEE ST	JONES OWEN
270	1505	BEAUMONT ST	GO URBAN 1 INC
271	1501	BEAUMONT ST	GO URBAN 1 INC
272	1520	BEAUMONT ST	PULLMAN TILLIE
273	1518	BEAUMONT ST	WAYSIDE MISSIONARY BAPTIST CHURCH
274	1514	BEAUMONT ST	LOVELADY ENTERPRISES INC

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Label #	*Address*		*Owner*
275	1510	BEAUMONT ST	AZN DESTINATION LLC
276	1508	BEAUMONT ST	DELAFUENTE LUIS EST OF
277	1802	BROWDER ST	RESOURCE PROFESSIONALS
278	1804	BROWDER ST	MATAMORAS ESTABAN
279	1531	HICKORY ST	1531 HICKORY LLC
280	1527	HICKORY ST	1525 HICKORY LLC
281	1529	HICKORY ST	DUBLE KENNETH B &
282	1523	HICKORY ST	MOON RICHARD STEVEN
283	1517	HICKORY ST	GALLERIES ON HICKORY LLC
284	1818	BROWDER ST	MCBRIDE JOHN &
285	1814	BROWDER ST	RA TOWNHOMES INC
286	1820	BROWDER ST	THOMAS JEFFREY BROOKS &
287	1615	SEEGAR ST	CASTILLO CARL &
288	1509	SEEGAR ST	GARTNER MANAGEMENT TRUST THE
289	1515	SEEGAR ST	GARTNER MANAGEMENT TRUST THE
290	1900	BROWDER ST	HUERTA ESTANISLAO
291	1818	S ERVAY ST	GMR SPECIAL TRUST THE
292	1810	S ERVAY ST	FOX BRIAN E
293	1806	S ERVAY ST	UNDERWOOD JEFFREY &
294	1800	S ERVAY ST	BUTLER L F
295	1922	S ERVAY ST	CEDARS DEVELOPMENT LLC
296	1815	LEAR ST	VASQUEZ JOSE P
297	1908	S ERVAY ST	ERVAY PLATE LLC
298	1823	LEAR ST	CHESTNUT HILL HOLDINGS LLC
299	1829	LEAR ST	ZAMORA JOSE
300	1831	LEAR ST	YBARRA THERESA R
301	1719	CORINTH ST	COMUNE DI REVO LP
302	1809	CORINTH ST	ROMALLO LP
303	1812	LEAR ST	WEISFELD HERSCHEL ALAN
304	1808	LEAR ST	WEISFELD HERSCHEL A
305	2100	ERVAY ST	BAKER JAY ELDRED II

Label #	*Address*		*Owner*
306	2116	S ERVAY ST	MARREO ADDIE LP
307	1812	CORINTH ST	SCOBEE FOODS INC
308	1824	CORINTH ST	SCOBEE FOODS
309	2107	PARK AVE	CHESTNUT HILL HOLDINGS
310	1833	RICHARDSON AVE	GOOD SHEPHERD PRIMITIVE
311	1827	RICHARDSON AVE	LATIN AMERICAN COUNCIL OF CHRISTIAN CHURCHES
312	1819	RICHARDSON AVE	MERINO ROCIO
313	1815	RICHARDSON AVE	HANSEL VON QUENZER LLC
314	1811	RICHARDSON AVE	GO URBAN 2 INC
315	1803	RICHARDSON AVE	ADC AMERICAN LLC
316	1711	KELLY AVE	GALINET DAVID B &
317	2208	S ERVAY ST	RE/SOURCE PROFESSIONALS
318	2212	S ERVAY ST	TOPLETZ INVESTMENTS
319	1802	RICHARDSON AVE	SOUTHWESTERN BELL
320	1814	RICHARDSON AVE	GALINET DAVID B
321	1818	RICHARDSON AVE	GALLINET DAVID BRUCE
322	1820	RICHARDSON AVE	GO URBAN 2 INC
323	1830	RICHARDSON AVE	LATIN AMERICAN COUNCIL OF CHRISTIAN CHURCHES
324	2209	PARK AVE	TOPLETZ DENNIS D
325	1900	CORINTH ST	RAYAS MARIA GUADALUPE
326	2110	PARK AVE	2131 SOUTH HARWOOD LLC
327	2116	PARK AVE	WAUGH JERRY W & CHARLSEY A
328	2111	S HARWOOD ST	2111 HARWOOD LAND TRUST
329	1916	CORINTH ST	PREFER REALTY ADVISORS INC
330	1902	RICHARDSON AVE	SCHIERA RICHARD &
331	2206	PARK AVE	SCHIERA RICHARD &
332	2218	PARK AVE	MANNION TIFFANY
333	2201	S HARWOOD ST	SCHIERA RICHARD &
334	1714	KELLY AVE	KELLY STREET LAND LTD
335	1810	KELLY AVE	1810 KELLY STREET PPTIES LLC

Label #	*Address*		*Owner*
336	1818	KELLY AVE	PARKEL LLC
337	2108	S HARWOOD ST	LENOVITZ J MARSHALL
338	2112	S HARWOOD ST	LENOVITZ MARSHALL
339	2013	RICHARDSON AVE	GUERRA MARIA
340	2223	S CESAR CHAVEZ BLVD	PREMIER LEVEL HOMES CORPORATION
341	701	BELLEVIEW ST	1600 ROE STREET LLC
342	1221	S LAMAR ST	BOSSON LLC
343	1111	S LAMAR ST	DESIGN & PRODUCTION INC
344	1135	S LAMAR ST	SCHEPPS LIBBIE LLC
345	702	BELLEVIEW ST	DALLAS TERM RY & UN DEPOT
346	1803	WALL ST	BLACKSTONE MINERALS
347	710	BELLEVIEW ST	1600 ROE STREET LLC
348	900	ARNOLD ST	SOUTH SIDE PLAZA 455 LTD
349	1409	S LAMAR ST	SOUTH SIDE PLAZA 455 LTD
350	1401	S LAMAR ST	TERMINAL FREIGHT HANDLING
351	1409	S LAMAR ST	SOUTHSIDE PLAZA 455 LTD
352	1000	BELLEVIEW ST	ADVANTIS
353	1601	S LAMAR ST	DALLAS COUNTY COMMUNITY
354	1728	S AUSTIN ST	COMPANY ONE PARTNERS LLC
355	808	MCKEE ST	COMPANY ONE
356	1700	COCKRELL AVE	TEXAS INTOWNHOMES LLC
357	1812	S LAMAR ST	COMPANY ONE PARTNERS LLC
358	1724	COCKRELL AVE	EDDIE DEEN & COMPANY INC
359	1800	COCKRELL AVE	DEEN EDDIE
360	2015	WALL ST	TONY COLLINS ART INC
361	1916	S LAMAR ST	COLLINS TONY ART INC
362	1910	S LAMAR ST	KEATON R E SR &
363	2011	S LAMAR ST	EUN DO LLC
364	1011	CORINTH ST	1011 SOUTH CORINTH I LP
365	2021	COCKRELL AVE	FIESTA ENTERTAINMENT LLC
366	2125	N AUSTIN ST	DALLAS TERM RY & UN DEPOT
367	1900	S AUSTIN ST	1600 ROE STREET LLC

Label #	*Address*		*Owner*
368	2121	COCKRELL AVE	1600 ROE STREET LLC
369	7010	HENNING AVE	DALLAS TERM RY & UN DEPOT
370	700	HENNING ST	1600 ROE STREET LLC
371	816	MONTGOMERY ST	GALINE DAVID BRUCE
372	817	HENNING AVE	TWIN G 2 LLC
373	800	HENNING AVE	TWIN G 2 LLC
374	2229	COCKRELL AVE	EVERGREEN PLAZA PARTNERS LLC
375	900	ALMA ST	VLH VENTURES LLC
376	1114	ALMA ST	MAGNOLIA GOODSON ROAD LTD &
377	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
378	9999	NO NAME ST	UNION PACIFIC RR CO
379	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
380	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
381	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
382	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
383	1300	S ERVAY ST	AMBASSADOR HOTEL PARTNERS LP
384	1601	S GOOD LATIMER EXPY	BRIDGFORD FOODS CORP
385	1010	CADIZ ST	B H DALLAS PORTFOLIO LLC
386	1210	S LAMAR ST	WRPV XIII SOUTHSIDE FLATS DALLAS
387	1290	S LAMAR ST	7 ELEVEN INC
388	1355	FITTS PL	CND SOUTHSIDE LLC
389	1012	BELLEVIEW ST	CND-SOUTHSIDE LLC
390	1310	BRANCHWOOD PL	REDDY SREERAM M &
391	1324	BRANCHWOOD PL	SAX CHRISTIAN & AMELIA HAYES
392	1352	BRANCHWOOD PL	HEARNE CHARLES &
393	1366	BRANCHWOOD PL	DHILLON MANPREET
394	1380	BRANCHWOOD PL	FLORIO DANIEL
395	1394	BRANCHWOOD PL	JOHNSON SOPHIA ROSE &
396	1395	BRANCHWOOD PL	ARCHIN MARC A & JULIE T
397	1381	BRANCHWOOD PL	WOODS THOMAS FRANCIS III
398	1367	BRANCHWOOD PL	THIRA MARTIN

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Label #	*Address*		*Owner*
399	1353	BRANCHWOOD PL	SORORIAN ROZBEH
400	1339	BRANCHWOOD PL	STAN JOSHUA
401	1325	BRANCHWOOD PL	DUBOSE MODEL HOME INVESTORS
402	1311	BRANCHWOOD PL	WEEKLEY HOMES LLC
403	1310	FITTS PL	MULDER HINDRIK & JENNIFER
404	1324	FITTS PL	NABULSI NADIA WALID
405	1338	FITTS PL	BENTLEY ELIZABETH
406	1352	FITTS PL	HAWKINS ZACHARY K & KAREN
407	1366	FITTS PL	GIBBS AIGNER &
408	1380	FITTS PL	BRODY CHERI LYNNE & STEPHAN
409	1394	FITTS PL	CARLSON KEVIN R
410	1304	ROMANO PL	MORGAN JENNIFER CHO &
411	1314	ROMANO PL	CHAMBERLIN BLAKE BARRETT
412	1324	ROMANO PL	KNOWLES MATTHEW &
413	1334	ROMANO PL	DALTON ERIC ALEXANDER
414	1344	ROMANO PL	PETTY JEREMY S & ELISABETH G
415	1354	ROMANO PL	BOSWELL PAUL W & PAULA C
416	1334	ARCH PL	THOMAS FRED DENNIS &
417	1362	ARCH PL	BOST DARRELL & JENNIFER
418	1376	ARCH PL	MCELVEEN LYMAN E JR & JONI E
419	1390	ARCH PL	ASIRVADAM SHANT &
420	1393	ARCH PL	MACKAY CLIFFORD R & MELISSA
421	1379	ARCH PL	ETUK MFON IBANGA
422	1365	ARCH PL	JOWELL AMY L
423	1351	ARCH PL	ZASADZINSKI JAMES R &
424	1337	ARCH PL	ORR PATRICE A
425	1309	ARCH PL	SATTAR WASIF
426	1364	ROMANO PL	JAGERS SHEILA M
427	1374	ROMANO PL	HENDERSON RICHARD
428	1315	S AKARD ST	THOMAS CLIFTON WADE
429	1412	SULLIVAN DR	HAU HA & HUYNH

01/22/2020

Label #	*Address*		*Owner*
430	1400	BELLEVIEW ST	1400 BELLEVIEW LP
431	1501	S ERVAY ST	NORTH CEDARS THIRTY LLC
432	1601	S ERVAY ST	NORTH CEDARS THIRTY LLC
433	1605	MCKEE ST	TOLLEN ALEXANDER G
434	1804	S HARWOOD ST	POLA LTD
435	1400	PARKER ST	STANDARD FRUIT & VEG CO
436	2112	S LAMAR ST	BENTON SUE
437	1500	CORINTH ST	MKLM PROPERTIES LLC
438	1400	CORINTH ST	DALLAS COUNTY COMMUNITY
439	1403	CORINTH ST	LAMAR SCHOOL RESIDENCES LLC
440	1919	S AKARD ST	PPX INC &
441	1213	SILVER MILL DR	GRASSMUCK GREGORY A & TIFFANY
442	1209	SILVER MILL DR	ROEBUCK ADAM
443	1207	SILVER MILL DR	REYNOLDS DEAN & CATHERINE
444	1205	SILVER MILL DR	RUI TORMOD
445	1203	SILVER MILL DR	MASINELLI JEFFRY P
446	1211	SILVER MILL DR	ARNOLD TRAVIS DANIEL
447	1205	HYDE CT	HYKKONEN PATRICK & HEATHER L
448	1215	HYDE CT	TURNER KIMBERLY I
449	1225	HYDE CT	CALLOWAY CUSTIS DAVIS
450	1235	HYDE CT	MANSOOR MARIE
451	1234	HYDE CT	RIOS RAYMOND & DEEANNA M
452	1224	HYDE CT	LAMONTE KIRK & JENNIFER
453	1214	HYDE CT	URBAN LOFTS PARTNERS INC
454	1204	HYDE CT	POWELL KARLA P & LINDEL B
455	1203	URBAN LOFTS DR	GNK INVESTMENTS LLC
456	1205	URBAN LOFTS DR	RYAN J. SOLIZ
457	1207	URBAN LOFTS DR	BURKLUND JANIS G
458	1209	URBAN LOFTS DR	KING JOHN PATRICK
459	1204	URBAN LOFTS DR	BURKE TYLER A
460	1213	URBAN LOFTS DR	BINDER JENNIFER R

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Label #	*Address*		*Owner*
461	1215	URBAN LOFTS DR	MALLOW MICHAELEEN MARIE
462	1210	URBAN LOFTS DR	WITKOWSKI SHAUN CHARLES
463	1217	URBAN LOFTS DR	RESNICK M W &
464	1219	URBAN LOFTS DR	ZHOU NING
465	1221	URBAN LOFTS DR	WILKINSON JOSEPH S
466	1223	URBAN LOFTS DR	RUDY MASON
467	1214	URBAN LOFTS DR	ROBERTS DANIELLE & ANDREW G
468	1218	URBAN LOFTS DR	KELLY KEVIN
469	1509	S AKARD ST	PLUTUS GROUP LLC
470	1245	GANO ST	PLUTUS GROUP INC
471	1711	S ERVAY ST	CITY PARK ASSOC LTD
472	1516	MCKEE ST	CARROLL KEYUNA
473	1514	MCKEE ST	NUGENT MICHAEL B
474	1512	MCKEE ST	RIPPY DARRAH
475	1510	MCKEE ST	FREEMAN RICHARD H SR &
476	1508	MCKEE ST	REMUS MICHAEL &
477	1506	MCKEE ST	PARKER AMANDA
478	1504	MCKEE ST	WALLACE MICHAEL
479	1502	MCKEE ST	KIM SANGHYUN D & HYEREE
480	1500	MCKEE ST	ROBINSON PHILLIP T & STEPHANIE
481	1803	S ERVAY ST	THOMAS JEFFREY B &
482	1805	S ERVAY ST	STEPHENS MARK R
483	1602	BEAUMONT ST	BARRETT MICHAEL
484	1807	S ERVAY ST	SIMMONS VERONICA
485	1809	S ERVAY ST	DAVIS KENNETH E
486	1811	S ERVAY ST	RAMICK R BLAKE & KENDRA
487	1813	S ERVAY ST	NOVACK TAYLOR A
488	1815	S ERVAY ST	BADIR NADER
489	1817	MILLERS FERRY ROW	DELGADO DAMIAN G
490	1817	S ERVAY ST	KILGORE BRAD
491	1819	S ERVAY ST	GARNER LINDA A

01/22/2020

Label #	*Address*		*Owner*
492	1821	S ERVAY ST	ACCOMMODATION SERVICES LLC
493	1823	S ERVAY ST	FAIRES HEATHER
494	1525	SEEGAR ST	MARTINSON STACEY
495	1525	SEEGAR ST	AMATE STEPHANIE
496	1527	SEEGAR ST	REICHENBACH FAMILY TR
497	1529	SEEGAR ST	LAGER JAMES
498	1531	SEEGAR ST	HILL DAVID & NAIMA
499	1533	SEEGAR ST	ORIHUELAGONZALES LAURIE &
500	1535	SEEGAR ST	VEGA REBECCA M
501	1603	SEEGAR ST	HARTZLER STEPHEN M
502	2206	S HARWOOD ST	FRESH REALTY INVESTMENTS
503	1005	S LAMAR ST	CCH ALAMO LP
504	1325	S LAMAR ST	1325 SOUTH LAMAR HOTEL LP
505	1709	COCKRELL AVE	IRON MOUNTAIN RECORDS
506	1717	COCKRELL AVE	IRON MOUNTAIN RECORDS MGT
507	1819	S LAMAR ST	IRON MOUNTAIN MORTAGE
508	2011	COCKRELL AVE	LEAL DAVID
509	2204	LAMESA ST	TWIN G 2 LLC
510	2220	LAMESA ST	ROGERS JAMES F & MARGARET W
511	2400	COCKRELL AVE	CANDLER D B &
512	2300	AL LIPSCOMB WAY	BNSF RAILWAY
513	401	S BUCKNER BLVD	DART
514	401	S BUCKNER BLVD	DART
515	555	2ND AVE	DART
516	403	REUNION BLVD	DALLAS AREA RAPID TRANSIT
517	403	REUNION BLVD	DALLAS AREA RAPID TRANSIT
518	403	REUNION BLVD	DALLAS AREA RAPID TRANSIT
519	1529	SULLIVAN ST	LJUNGAR KENNETH ROGER
520	1529	SULLIVAN ST	LJUNGAR KENNETH ROGER
521	1529	SULLIVAN ST	LJUNGAR KENNETH R
522	1529	SULLIVAN ST	PRITCHARD LESLIE

01/22/2020

Label #	*Address*		*Owner*
523	1529	SULLIVAN ST	CAUDILL DOUGLAS W &
524	1408	S AKARD ST	DPC CEDARS LLC
525	1001	BELLEVIEW ST	JOHNSON WILLIS &
526	1001	BELLEVIEW ST	CORN HUGH
527	1001	BELLEVIEW ST	MATTHEWS SHANNON E
528	1001	BELLEVIEW ST	PANDYA PARIMAL & NICOLE
529	1001	BELLEVIEW ST	HAYES JILL BETH
530	1001	BELLEVIEW ST	MJL III FAMILY TRUST THE
531	1001	BELLEVIEW ST	KITLAND INC
532	1001	BELLEVIEW ST	KASTIEL ELIZABETH M
533	1001	BELLEVIEW ST	RANSOM INTERESTS LLC
534	1001	BELLEVIEW ST	VANZANDT MARGIE JANE & CURTIS JOE
535	1001	BELLEVIEW ST	SMITH DANIEL &
536	1001	BELLEVIEW ST	ENTRUST ADMINISTRATION INC
537	1001	BELLEVIEW ST	MCBURNETT JONMICHAEL
538	1001	BELLEVIEW ST	VOLPE GERARD S
539	1001	BELLEVIEW ST	HENRY RICK
540	1001	BELLEVIEW ST	GLASGOW RONALD ALLEN II & TRISHA
541	1001	BELLEVIEW ST	VOLPE GERARD S
542	1001	BELLEVIEW ST	GILIOTTI MATTHEW
543	1001	BELLEVIEW ST	BARNARD KYLE A
544	1001	BELLEVIEW ST	MOTOMOCHI AMANDA &
545	1001	BELLEVIEW ST	CROOK KEVYN R
546	1001	BELLEVIEW ST	HARRIS ASHLEY
547	1001	BELLEVIEW ST	ACS REAL ESTATE LLC
548	1001	BELLEVIEW ST	BENTEL JONATHAN P & KELLY M
549	1001	BELLEVIEW ST	KOOHBANANI POOYA MALCOLM
550	1001	BELLEVIEW ST	GRIESBACH KURT C
551	1001	BELLEVIEW ST	ASIRVADAM SHANT
552	1001	BELLEVIEW ST	MESSER ROBERT K
553	1001	BELLEVIEW ST	HENRY RICHARD

01/22/2020

Label #	*Address*		*Owner*
554	1001	BELLEVIEW ST	MATTHEWS JOHN H
555	1001	BELLEVIEW ST	LORMAND LEE E
556	1001	BELLEVIEW ST	FLORES JOHN P
557	1001	BELLEVIEW ST	SCHULZE TRAVIS
558	1001	BELLEVIEW ST	RODEN RUSSELL H & JANE E
559	1001	BELLEVIEW ST	MILLS RANDY A
560	1001	BELLEVIEW ST	JACKSON KENNETH E
561	1001	BELLEVIEW ST	ROSE JOHN
562	1001	BELLEVIEW ST	DORITY JOHN T & JANET L
563	1001	BELLEVIEW ST	MITCHELL DONALD R JR
564	1001	BELLEVIEW ST	ADKINS DANA & TERRY LYN
565	1001	BELLEVIEW ST	CARTER G JACK III
566	1001	BELLEVIEW ST	MORALES OSCAR III
567	1001	BELLEVIEW ST	STACHURSKI TONY M
568	1001	BELLEVIEW ST	LIM PRECIOUS & GARY CHAME COX II
569	1001	BELLEVIEW ST	WILLIAMS ENISHA
570	1001	BELLEVIEW ST	STURGESS LARRY B
571	1001	BELLEVIEW ST	STANSELL ANDREW C
572	1001	BELLEVIEW ST	RUSSO ANTHONY M
573	1001	BELLEVIEW ST	VOLPE GERARD
574	1001	BELLEVIEW ST	KENNEDY JORDAN S
575	1001	BELLEVIEW ST	TURNER PHILLIP M & ALYSSA M
576	1001	BELLEVIEW ST	DAVENPORT LEE MORRIS
577	1001	BELLEVIEW ST	VAZQUEZ JULIE &
578	1001	BELLEVIEW ST	SORGE JOE & ANGELA
579	1001	BELLEVIEW ST	MONTEMAYOR ROMAN
580	1001	BELLEVIEW ST	WALTON KERRY
581	1001	BELLEVIEW ST	BROWN JIMMY CHRIS
582	1001	BELLEVIEW ST	TORRES ELIZA
583	1001	BELLEVIEW ST	SAMUEL DEXTER
584	1001	BELLEVIEW ST	CROWDER KIMBERLY & KEITH

01/22/2020

Label #	*Address*		*Owner*
585	1001	BELLEVIEW ST	JOE CHUPEE
586	1001	BELLEVIEW ST	ECHOLS BRADLEY R & VICKIE F
587	1001	BELLEVIEW ST	SHAW STEVEN R
588	1001	BELLEVIEW ST	JACKS RUTH
589	1001	BELLEVIEW ST	THOMPSON TERRY L
590	1001	BELLEVIEW ST	HUNTER SUNNY LYN
591	1001	BELLEVIEW ST	KIM ERNEST YOON
592	1001	BELLEVIEW ST	YEARY CHESTER II
593	1001	BELLEVIEW ST	VOLPE GERARD
594	1001	BELLEVIEW ST	MONTAGUE AMI MICHELLE
595	1001	BELLEVIEW ST	RAYMOND RICHARD
596	1001	BELLEVIEW ST	RA SESSION II
597	1519	BEAUMONT ST	GARZA ANTHONY
598	1519	BEAUMONT ST	CHESTNUT ROBERT
599	1519	BEAUMONT ST	WADDELL ZACHARY C
600	1519	BEAUMONT ST	BAKER JAY E II
601	1519	BEAUMONT ST	SHIELDS MELISSA
602	1519	BEAUMONT ST	FORD MARK C
603	1111	S AKARD ST	JM1111 LLC
604	1111	S AKARD ST	BAINES ROBERT E
605	1111	S AKARD ST	REED THOMAS MARK
606	1111	S AKARD ST	HYMAN TIMOTHY
607	1111	S AKARD ST	KIM SUNG SIK
608	1111	S AKARD ST	DIFONZO THOMAS TIMOTHY
609	1111	S AKARD ST	AHMAD SYED M &
610	1111	S AKARD ST	COTTER VICTORIA ANN
611	1111	S AKARD ST	BAYER CHRISTOPHER
612	1111	S AKARD ST	CHOW WINSTON
613	1111	S AKARD ST	DUBLE KENNETH BRYAN &
614	1111	S AKARD ST	CORTEZ EMILIO
615	1111	S AKARD ST	MARINO FERNANDO L

01/22/2020

Label #	*Address*		*Owner*
616	1111	S AKARD ST	DUKE DAVID A
617	1111	S AKARD ST	RIVERA JOSE &
618	1111	S AKARD ST	REISMAN MARK L
619	1111	S AKARD ST	EMORY JULIE A
620	1111	S AKARD ST	BASS PAUL R
621	1111	S AKARD ST	ANDERSON THOMAS I
622	1111	S AKARD ST	MENDEZ ROBERT G
623	1111	S AKARD ST	WATSON RICHARD D
624	1111	S AKARD ST	OGOR JESSE SR
625	1111	S AKARD ST	BELL FREDERICK M &
626	1111	S AKARD ST	TEA HOUSE COACHING LLC
627	1111	S AKARD ST	PHILIP SIMI SUSAN & BINOJ K PETER
628	1111	S AKARD ST	KELLY PATRICK J
629	1111	S AKARD ST	DESSOUKY SHIMAA Y
630	1111	S AKARD ST	SEYLER ALLISON JOY
631	1111	S AKARD ST	BLAZIN MICHAEL J
632	1111	S AKARD ST	SANCHEZ JAY P &
633	1111	S AKARD ST	DONNELLY ELIZABETH SAUNDERS &
634	1111	S AKARD ST	WEN HOWARD
635	1111	S AKARD ST	CASTANEDA ERIK
636	1111	S AKARD ST	ACOSTA RAUL A
637	1111	S AKARD ST	KLEIN ROBERT &
638	1111	S AKARD ST	RODRIGUEZ ALANA
639	1111	S AKARD ST	MILLER PAUL
640	1111	S AKARD ST	FOSTER GREGORY R & DEANN
641	1111	S AKARD ST	MIRHOSSEINI NASRIN &
642	1111	S AKARD ST	TOWNSEL MELODY
643	1111	S AKARD ST	RAZI RAMIN
644	1111	S AKARD ST	PAKZAD MINA
645	1111	S AKARD ST	BARNES SARA ELIZABETH &
646	1111	S AKARD ST	JAMES JEFFREY

01/22/2020

Label #	*Address*		*Owner*
647	1111	S AKARD ST	ESPINOZA ANABELLE
648	1111	S AKARD ST	RLMK WOLF FINANCIAL SVCS LLC
649	1111	S AKARD ST	CURRY KEVIN
650	1111	S AKARD ST	MONUS KATHERINE
651	1111	S AKARD ST	REED THOMAS M
652	1615	S ERVAY ST	MALONE CINDY S & TONY LYNN
653	1615	S ERVAY ST	
654	1615	S ERVAY ST	CRISWELL RYAN ALEXANDER
655	1615	S ERVAY ST	MILLER SEAN A &
656	1615	S ERVAY ST	MACELHOSE BRIAN &
657	1615	S ERVAY ST	UNDERWOOD JEFFREY L
658	1615	S ERVAY ST	CLAPNER KATHERINE LEE
659	1615	S ERVAY ST	DUNHAM JOE BRENT JR &
660	1419	E GRIFFIN ST	MAXWELL RICHARD A
661	1419	E GRIFFIN ST	SCRUBY ROGER &
662	1419	E GRIFFIN ST	BOWMAN JAMES E &
663	1419	E GRIFFIN ST	EDWARDS JOE
664	1419	E GRIFFIN ST	HALL ERIC
665	1625	HICKORY ST	TAJANI AZEEM
666	1625	HICKORY ST	DIETRICH KYLE &
667	1625	HICKORY ST	JOHNSON DUSTIN
668	1625	HICKORY ST	CRITCHLEY DAVID
669	1625	HICKORY ST	BANDYOPADHAYA MONALISA
670	1625	HICKORY ST	MUTUKU KENNEDY
671	1625	HICKORY ST	ROZIER ANTONIO REEVES
672	2220	S HARWOOD ST	FORD MERLE D
673	2220	S HARWOOD ST	HODGES DON
674	2220	S HARWOOD ST	MADRID JORGE
675	2220	S HARWOOD ST	MORTENSEN AMBER
676	2220	S HARWOOD ST	PETERSON BRYAN &
677	2220	S HARWOOD ST	WYNNE AUSTIN J & LINDSEY A

01/22/2020

Label #	*Address*		*Owner*
678	2220	S HARWOOD ST	LEVINTHAL DAVID
679	2220	S HARWOOD ST	MULLIN GARRETT &
680	2220	S HARWOOD ST	LITT ALAN
681	2220	S HARWOOD ST	FRAZIER DEBBIE
682	2220	S HARWOOD ST	BELLAVER GUY J II
683	2220	S HARWOOD ST	DIGUETTE JOHN
684	1319	S LAMAR ST	CARD DAVID
685	1313	S LAMAR ST	CCH LAMAR PARTNERS I LP
686	904	S ERVAY ST	MILLET HOLDINGS LP
687	944	S LAMAR ST	944 SOUTH LAMAR LLC
688	2617	DAWSON ST	TAXCO INVESTMENTS INC
689	2621	HICKORY ST	PRENGLER HERSCHEL
690	2612	DAWSON ST	ARMSTRONG BERGER
691	2614	HICKORY ST	ESQUEDA AMY
692	2010	BOURBON ST	ESPINOZA RAFAELA
693	2608	FERRIS ST	WAGLIARDO ERIC
694	2612	FERRIS ST	ANGUIANO JOSE ESTATE OF
695	2616	FERRIS ST	BORREGO MARY DOLLY MONTEZ
696	2619	SANTA FE AVE	TORRES HILARIO
697	2014	BOURBON ST	ARIFUDDIN M
698	2016	BOURBON ST	KUNOFSKY MORRIS &
699	2609	SANTA FE AVE	COOMBES MRS BERTHA
700	2609	SANTA FE AVE	COOMBES ZACHARIAH ELLIS III &
701	2611	SANTA FE AVE	SPRADLIN DON E
702	2611	SANTA FE AVE	F&S PROPERTIES LLC
703	2022	BOURBON ST	LARA MARIA
704	2020	BOURBON ST	SEGURA RICHARD
705	2601	LOGAN ST	ENSERCH CORP
706	2315	HARRISON ST	KUNOFSKY WILLIAM TRUST ASSETS &
707	2401	LOGAN ST	TITA BECKY LLC
708	2407	K ST	GILMORE PRODUCE LTD

01/22/2020

Label #	*Address*		*Owner*
709	2424	S CESAR CHAVEZ BLVD	FARMERS MARKET PLACE LLC
710	2425	S CESAR CHAVEZ BLVD	CITY POCKET LTD
711	2405	S HARWOOD ST	TOWNSEND MURRELL
712	2400	S ERVAY ST	AMERICAN BEAUTY LOFTS LTD
713	318	CADIZ ST	TEXAS CENTRAL REAL ESTATE
714	2601	COCKRELL AVE	WILLOW DISTRIBUTORS INC
715	2510	COCKRELL AVE	FREEWOOD JOSEY LTD
716	503	CORINTH ST	TEASLEY DOLORES LIFE ESTATE
717	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
718	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
719	1000	S ERVAY ST	MILLET THE PRINTER INC
720	605	S GRIFFIN ST	944 SOUTH LAMAR
721	3101	OAK LN	DALLAS AREA RAPID TRANSIT
722	1815	COOMBS ST	WAUGH JERRY W
723	555	2ND AVE	DART
724	403	REUNION BLVD	DALLAS AREA RAPID TRANSIT
725	2401	S ERVAY ST	COHEN STEWART
726	2401	S ERVAY ST	JACOBSONSANDERS KIRSTAN LEIGH
727	2401	S ERVAY ST	COHEN STEWART
728	2401	S ERVAY ST	JACKSON JONATHAN W
729	2401	S ERVAY ST	LEATHERS LARRY F
730	2401	S ERVAY ST	COHEN STEWART CHARLES
731	2401	S ERVAY ST	COHEN STEWART
732	2401	S ERVAY ST	COHEN STEWART
733	2401	S ERVAY ST	COHEN STEWART
734	2401	S ERVAY ST	ELTING KIMBERLEY A &
735	2401	S ERVAY ST	COHEN STEWART CHARLES
736	2401	S ERVAY ST	COHEN STEWART CHARLES
737	2401	S ERVAY ST	THOMAS PHILLIP
738	2401	S ERVAY ST	COHEN STEWART
739	2401	S ERVAY ST	NUNNELEY BARBARA D

01/22/2020

Label #	*Address*		*Owner*
740	2401	S ERVAY ST	COHEN STEWART
741	2401	S ERVAY ST	COHEN STEWART

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2020**

Planner: Carlos A. Talison Sr., J.D.

FILE NUMBER: Z190-229(CT) **DATE FILED:** March 9, 2020

LOCATION: Southwest corner of North Riverfront Boulevard and Continental Avenue

COUNCIL DISTRICT: 6 **MAPSCO:** 44 M, 45 J; N

SIZE OF REQUEST: Approx. 46.905 Acres **CENSUS TRACT:** 100.00

OWNER/APPLICANT: 505 Riverfront, Ltd., Columbus Realty Partners, Ltd, Technically Scottish I, Ltd., Tribox Real Estate, LLC

REPRESENTATIVE: Laura Morrison & Tommy Mann, Winstead PC

REQUEST: An application for an amendment to and expansion of Planned Development District No. 774 on property zoned Planned Development District No. 774 and an IM Industrial Manufacturing District with Specific Use Permit No. 1203 for a government installation other than listed to be used as a medium security county jail.

SUMMARY: The purpose of the request is to allow for the addition of 2.8 acres of land to PD No. 774, changes to the conceptual plan, and text amendments to allow multifamily and mixed-use development.

STAFF RECOMMENDATION: **Approval**, subject to a conceptual plan, development plan for Blocks A and B, and staff's recommended conditions.

PRIOR CPC ACTION: On October 15, 2020, City Plan Commission held this case under advisement.

PLANNED DEVELOPMENT DISTRICT NO. 774
http://www.dallascityattorney.com/51P/Articles%20Supp%2018/Article%20774.pdf

Exhibits
http://www.dallascityattorney.com/51P/exhibits.html#a774

BACKGROUND INFORMATION:

- Planned Development District No. 774 was approved by City Council on December 12, 2007.

- The current request is to allow (i) an amendment to the boundaries of PD 774 to add approximately 2.8 acres that was formerly owned by TXDOT at the time the PD was initially created and has since been acquired by the applicant; (ii) changes to the concept plan and street sections to more efficiently lay out the streets and update the street types to more current design standards for urban development; (iii) text amendments to allow for a multifamily development and future mixed-use development; and (iv) text amendments to render the existing Jack-in-the-box within PD No. 774 conforming.

- The request site is currently developed with a fueling station, restaurant, and office with a large portion of the Planned Development District remaining undeveloped

Zoning History:

There have been no zoning cases requested in the area in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
North Riverfront Boulevard	Principal Arterial	130’
Continental Avenue	Principal Arterial	134’ – 150’

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.

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies that 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.

Land Use Element

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas

Urban Design Element

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.3 Encourage complementary building height, scale, design and character

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY.

Policy 5.2.1 Maintain neighborhood scale and character.

Trinity River Corridor Comprehensive Land Use Plan

Vision

The 2050 Vision Statement for the Trinity River Corridor in Dallas: The Trinity River Corridor is a unified collection of diverse neighborhoods and business centers at the heart of a unified and thriving Dallas, connected by a ribbon of blue water and green spaces that is the Trinity River. Additionally, the Trinity River Corridor is the City's model for economic growth without physical, social or economic barriers, which attracts residents and visitors to live, learn, work, shop and play within a cosmopolitan urban core, and alongside the river's meandering environment. Five objectives for future development in the Trinity Corridor add detail to the 2050 Vision Statement. They provide guidance that shapes this plan's recommendations for each part of this very large corridor.

5. Trinity Corridor District Plans

Study Area 17: Old Trinity Industrial

Along the levee, Residential – Urban uses will offer views across the river and access to park and open space areas. In most of the area, Mixed Use development will create lively new urban places for living, working and playing. The areas on both sides of the Woodall Rodgers extension will enjoy close and dramatic views of the Margaret Hunt Hill Bridge; they are designated for Office use and are appropriate sites for distinctive corporate headquarters locations.

The 360 Plan

Urban Form

C. Access and Circulation

C.1 Encourage multiple public sidewalk entrances to buildings (i.e.limit single-entrance lobbies or retail courts wherever appropriate and possible)

Ground Floor Articulation

A. General Guidelines

A.1 Locate ground floor uses along the building edge to actively engage the pedestrian realm in the street right-of-way

Character

A. Identity and Character

A.5 Announce and celebrate individual districts in the design and strategic location of signature/iconic buildings through innovative façade design and site programming.

STAFF ANALYSIS

Surrounding:

	Zoning	Land Use
Site	PD No. 774, IM with SUP No. 1203	Undeveloped Office Restaurant
North	PD No. 621, Subdistrict 1A	Retail/Personal Service
East	IM, CA-1(A)	Restaurant, freeway
South	PD No. 784, Mixmaster Riverfront Subdistrict	County Courts County Jail
West	A(A)	Trinity River

Land Use Compatibility

The request site is currently developed with a fueling station, restaurant, and office with a large portion of the Planned Development District remaining undeveloped. The applicant seeks to begin development with the construction of two multifamily developments. Surrounding land uses consist of a mixture of restaurant, retail and personal service uses north of the site across Continental Avenue. East of the site across Riverfront Boulevard are retail and restaurant uses. South of the subject site is the Dallas County Criminal Courts and Jail and west of the site is the Trinity River.

The applicant seeks (i) an amendment to the boundaries of PD No. 774 to add approximately 2.8 acres that was formerly owned by TXDOT at the time the PD was initially created; (ii) changes to the conceptual plan and street sections to more efficiently lay out the streets and update the street types to more current design standards for urban development; (iii) text amendments to allow for a multifamily development and future mixed-use development; and (iv) text amendments to render the existing restaurant with drive-through within PD No. 774 conforming.

Multifamily is allowed in the PD. The restaurant with drive-through use requires a SUP in all blocks except Block G and the alcohol beverage establishment use is allowed by right within a hotel use. The applicant proposes the addition of several uses to include financial institution with drive-through service, convenience store without drive-through, and mobile food establishment.

The previously approved Planned Development District does not require a development plan. The applicant is proposing a development plan for Blocks A and B and there is no requirement for a development plan for the remaining blocks. Staff has added the requirement of development plans for the remaining blocks as well as a measure for city staff to review future development within the subject site.

The applicant proposes to define an event center or rental hall which will be a type of commercial amusement (inside) use.

The proposed convenience store use in the conditions is not need as the general merchandise and food store use in the Code encompasses the sale of food or convenient goods.

The PD outlines Street Type on the conceptual plan and within the regulations. Currently the street types require a minimum of 75 percent of the street-level frontage, excluding ingress, egress, and visibility triangles, be one or a combination of retail and personal service. The applicant proposes to amend street types to be add office as a use allowed on the street level in the area of the building that is 30 feet from the building façade. Street Types A, D, and E are allowed residential or lodging use within 30 feet depth measured from the building façade.

Minimum right-of-way requirements have been increased from 70-feet to 74 feet on Street Type A and 70 feet to 72 feet in Street Type B, Street Type C has been decreased from 64 feet to 46 feet. Street Types are established for Street Type D at a minimum of 66 feet and Street Type E at 60 feet. The applicant proposes that variations to the Street Type alignments within 200 feet for Street Types A, B, C, D, E, F, or G and 250 feet for Street Types H, J, K, L, M, N, and O do not require minor amendments to the conceptual plan. Staff cannot support change in the alignment of the Street Types without the amendment process. Currently conceptual plans require a full amendment if changes are required. The conceptual plan provides the framework for the PD and should be vetted through the public hearing process.

Staff considers the requested amendment to be compatible with the surrounding neighborhood as there are many multifamily and retail uses in the area. The Trinity Corridor District Plan calls for the implementation of mixed uses what once an industrial area transitions a gateway connector between downtown and West Dallas.

Development Standards

District	Setbacks			Height (max)	Lot Coverage (max)	Density
	Front (min)	Side (min)	Rear (min)			
Existing: PD No. 774	0'	0'	0'	FAA Limitation	No Maximum	Minimum 60 units per acre No maximum

Overall, the development is remaining within the Planned Development No. 774 conditions as it pertains to yard, lot, and spacing.

Parking:

Parking must be provided in accordance with Division 51A-4.200 for the off-street parking for required uses. Changes are proposed for hotel parking. A hotel use is proposed to be parked at one-half of a parking space per guest room, as opposed to the one parking space per guest room for units 1 to 250; ¾ space for each guest room for units 251 to 500; ½ space for all units over 500 and one space per 200 square feet of meeting room. Additionally, remote parking is proposed to be allowed within 1,000 feet of any main use.

Landscaping:

Landscaping must be provided in accordance with Article X, as amended with street trees for street types A-E located in the designated pedestrian zone.

Signs:

The applicant is proposing to add detached signs to the PD, which were previously prohibited. With the addition of detached signs, the applicant is proposing a maximum effective area of 180 for each side totaling 360-foot effective area and maximum height on internal streets of 15 feet and on Riverfront and Continental Avenue a maximum height of 20 feet. The applicant proposes defining certain signs such as attached sign, detached signs, signs on commercial building facades and murals. Staff recommends removing several of these proposed definitions as they are currently allowed in Article VII and are redundant in the PD. The applicant proposes to allow one roof sign within Blocks A, B,

C/D, E, F, or G and one roof sign within H, J, K, L, M, N, O, or P. Staff does not support roof signs as they are currently prohibited in the Code.

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policymakers 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 within a MVA Category, there are small patches of “B” and “D” MVA categories in the area.

LIST OF PARTNERS

Technically Scottish I, Ltd.
General Partner: Potts Holdings, Inc.
Sole Officer and Director: Catherine Camille Walsh

505 Riverfront, Ltd.
General Partner: GEMCO Riverfront, LLC

Manager and President: George H. Bishop
Manager, Vice President, Secretary, and Treasurer: Margaret W. Molleston

Columbus Realty Partners, Ltd.
General Partner: Columbus G.P., LLC

President: Robert L. Shaw
Vice/President/Treasurer: Richard R. Reupke

Tribox Real Estate, LLC
President: Christopher M. Aslam
Vice President: Yasin Choudry

PROPOSED PD CONDITIONS

ARTICLE 774.

PD 774.

SEC. 51P-774.101. LEGISLATIVE HISTORY.

PD 774 was established by Ordinance No. 27045, passed by the Dallas City Council on December 12, 2007 and amended by Ordinance No. _____ passed by the Dallas City Council on _____. (Ord. 27045)

SEC. 51P-774.102. PROPERTY LOCATION AND SIZE.

PD 774 is established on property located at ~~Industrial~~Riverfront Boulevard and Continental Avenue. The size of PD 774 is approximately ~~45.58~~46.9054 acres. (Ord. 27045)

SEC. 51P-774.103. 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) 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) ~~(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) ~~(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 the sale of the products to the general public.

(5) ~~(5)~~ BLADE SIGN means a sign that projects perpendicularly from a main building facade and is visible from both sides.

(6) ~~(6) BUILD-TO LINE means the location where a street-facing facade must be constructed on a lot.~~BUILD-TO ZONE means an area between zero and fifteen feet measured from the right-of-way line, in which a specified minimum percentage of a building's street facing façade must be constructed.

Staff's Recommendation

(10) ~~CONVENIENCE STORE means a business that is primarily engaged in the retail sale of convenience goods, or both convenience goods and gasoline, and that is located in a building with 10,000 square feet of floor area or less.~~

Applicant's Request

(10) CONVENIENCE STORE means a business that is primarily engaged in the retail sale of convenience goods, or both convenience goods and gasoline, and that is located in a building with 10,000 square feet of floor area or less.

(11) DISTRICT IDENTIFICATION SIGN means a sign that is a marker for the district or identifies the name or logo of the district.

(12) DRIVE-THROUGH LANE means the portion of a drive from the drive-through speaker to the drive-through window.

(13) EVENT CENTER OR RENTAL HALL means an establishment that is leased on a temporary basis before the event by individuals or groups who reserve the facility to accommodate private functions, including but not limited to banquets, weddings, anniversaries, receptions, business organizational meetings, concerts, and other similar functions, to which the general public is not admitted. No admission charge is required, but the facility or group that reserves the facility may choose to impose a fee for admittance. Such establishments may include kitchen facilities for the preparation of food and areas for dancing, dining and other entertainment activities that customarily occur in association with banquets, weddings or receptions. An event center or rental hall does not include a billiard hall, bar, lounge or tavern that may be rented periodically for events, a dance hall, or a banquet room or rental hall located within a hotel. An event center or rental hall is a type of commercial amusement (inside).

(14) GROUND STORY means the story closest to and above grade.

(15) ~~(7)~~ INTERNAL STREET means a public or private street that is designated as Street Type A, B, C, D, or ~~C~~E.

(16) MASSAGE ESTABLISHMENT means a massage establishment as defined by the Texas Occupation Code 455, as amended, where massage is practiced by anyone not a duly licensed physician or chiropractor. This term does not include, however, massage establishments operated in conjunction with or as part of duly licensed beauty parlors or barbershops (including, but not limited to an establishment that also holds a cosmetology salon license and/or barber shop permit regulated by the Texas Department of Licensing and Registration), gyms, fitness studios, massage establishments operated in conjunction with or as part of a hotel use or a place wherein registered physical therapists treat only patients recommended by a licensed physician. MASSAGE means a massage as defined by the Texas Occupation Code 455, as amended, but does not include massage by duly licensed physicians and chiropractors, registered physical therapists who treat only patients recommended by a licensed physician, massage services provided in conjunction with a gym, fitness studio or hotel, or massage practiced as part of duly licensed beauty parlors or barbershops, including establishments that hold a cosmetology salon license.

(17) NEWLY CONSTRUCTED BUILDING means a building that is not an original building.

(18) ORIGINAL BUILDING means a building constructed on or before August 1, 1984, the floor area of which has not since _____ _____, 2020 [INSERT EFFECTIVE DATE OF THE ORDINANCE AMENDMENT], been increased by more than ten percent.

(19) ~~(8)~~ PARKWAY means the portion of a street right-of-way between the ~~projected street curb~~edge of the vehicular zone and the front lot line.

(20) ~~(9)~~ PEDESTRIAN SKYBRIDGE means a structure constructed above grade primarily to cross the Trinity River levee.

(21) PEDESTRIAN ZONE means the pedestrian zone as shown on Exhibit 774B (street types).

(22) POLE SIGN means a detached sign that is permanently supported in a fixed location by a structure of one or more poles or posts from the ground and not supported by a building or a base structure.

Staff's Recommendation

~~(23) ROOF SIGN means a sign that is attached to or supported by the roof of a building constructed after _____ _____, 2020 [INSERT EFFECTIVE DATE OF THE ORDINANCE AMENDMENT].~~

Applicant's Request

(25) ROOF SIGN means a sign that is attached to or supported by the roof of a building constructed after _____ _____, 2020 [INSERT EFFECTIVE DATE OF THE ORDINANCE AMENDMENT].

(26) ~~(10)~~ STREET WALL means the vertical plane of facades within a block face that frame the public space.

(27) ~~(11)~~ TANDEM PARKING means one parking space in front of another parking space, making it necessary to pass through one parking space to gain vehicular access to the other parking space from a street, lane, or driveway.

(28) TATTOO OR BODY PIERCING STUDIO means a business in which tattooing or body piercing is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment. BODY PIERCING means the piercing of body parts, other than ears, for purposes of allowing the insertion of jewelry.

(29) TRANSPARENCY means the total area of window opening, door opening, or other opening, expressed as a percentage of the total facade area by story.

(30) VEHICULAR ZONE means the vehicular zone as shown on Exhibit 774B (street types), which includes the paved area for on-street parking and vehicular drive lanes.

(31) WAYFINDING SIGN means a sign that provides directions to, or indications of, specific facilities within the district.

(c) This district is considered to be a nonresidential zoning district. (Ord. 27045)

SEC. 51P-774.104. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 774A: conceptual plan.

(2) Exhibit 774B: form-based urban design standards (illustrations and street types). (Ord. Nos. 27045; 27322)

(32) Exhibit 774C: development plan for Block A

(33) Exhibit 774D: development plan for Block B

SEC. 51P-774.105. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit 774A) and the form-based urban design standards (Exhibit 774B). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls. If there is a conflict between the text of this article and the form-based urban design standards, the text of this article controls. If there is a conflict between the conceptual plan and the form-based urban design standards, the conceptual plan controls. (Ord. 27045)

SEC. 51P-774.106. MINOR AMENDMENTS TO THE CONCEPTUAL PLAN.

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

(b) The city plan commission shall authorize amendments to the conceptual plan ~~only~~ for block ~~layouts,~~layout and street ~~layouts, or build-to lines~~layout changes that:

(1) are required because of right-of-way modifications on Continental Avenue, ~~Industrial~~Riverfront Boulevard, or Woodall Rodgers Freeway; ~~and~~or

(2) do not change the~~:(A)~~ basic relationship of the proposed development to abutting property~~;~~.

Staff's Recommendation

(c) ~~Internal streets and drives shown on the conceptual plan adjacent to Blocks A, B, C/D, E, F, or G may change alignments with variations of 200 feet or less without requiring an amendment to the conceptual plan. Internal streets and drives shown on the conceptual plan adjacent to Blocks H, J, K, L, M, N, or O may change alignments with variations of 250 feet or less without requiring an amendment to the conceptual plan.~~

Applicant's Request

(c) Internal streets and drives shown on the conceptual plan adjacent to Blocks A, B, C/D, E, F, or G may change alignments with variations of 200 feet or less without requiring an amendment to the conceptual plan. Internal streets and drives shown on the conceptual plan adjacent to Blocks H, J, K, L, M, N, or O may change alignments with variations of 250 feet or less without requiring an amendment to the conceptual plan.

~~(B) internal street shown on the conceptual plan; or a build-to line abutting streets other than Continental Avenue, Industrial Boulevard, or Woodall Rodgers Freeway. (Ord. 27045)~~

(d) Changes to the alignment and network of streets and drives shown on the conceptual plan to accommodate open space areas or a public park may be approved through the Director procedure for minor amendments in SEC. 51A-4.702(h).

SEC. 51P-774.107. DEVELOPMENT PLAN.

(a) Development and use of the area designated on the conceptual plan as Block A must comply with the development plan labeled Exhibit 774C. Development and use of the area designated on the conceptual plan as Block B must comply with the development plan labeled Exhibit 774D. In the event of a conflict between the text of this article and the development plans, the text of this article controls.

Staff's Recommendation

(b) For all other portions of the Property, a ~~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. 27045)

Applicant's Request

(b) For all other portions of the Property, 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. 27045)

(c) Amendments to the locations of garage entry points from public streets shown on the development shall be approved through the Director procedure minor amendment process in Section 51A-4.702.

SEC. 51P-774.108. ~~TREE SURVEY AND~~ SITE PLAN.

~~(a) Tree survey. A tree survey must be submitted to the building official before any demolition or other construction activity may occur on the Property.~~

(e) ~~(b)~~ Site plan review.

(1) ~~A~~Except for Block A and Block B, a site plan and landscaping plan must be submitted to the building official before an application is made for a building permit.

(2) The site plan must include:

(A) existing and proposed building entrances, exits, service areas, and windows;

(B) all public and private right-of-way lines and easements;

(C) the location, type, size, and height of perimeter fencing, screening, and buffering elements proposed or required;

(D) all provisions to be made to direct and detain storm water;

(E) mitigation to erosion during construction;

(F) ~~(F)~~ the location, type, orientation, size, and height of light standards;

(G) ~~(G)~~ the location of existing and proposed signs;

(H) ~~(H)~~ the location of existing and proposed exterior loudspeakers and sound amplifiers;

(I) ~~(I)~~ the existing and proposed locations for all mechanical equipment capable of producing high levels of noise;

(J) ~~(J)~~ pedestrian zones and circulation, including the location and description of amenities provided, including:

(i) enhanced pavement in all pedestrian zones,

(ii) benches,

(iii) trash receptacles,

(iv) pedestrian street lamps,

(v) awnings and canopies,

(vi) bicycle parking, and

(vii) tree grates;

(K) ~~(K)~~ demonstration of eligibility for off-street parking reductions if requested by the applicant;

(L) ~~(L)~~ location of existing and proposed public and private utilities;

(M) ~~(M)~~ information sufficient to determine tower coverage on a block;

(N) ~~(N)~~ build-to ~~lines~~zone and curb lines; and

(O) ~~(O)~~ any other information that the building official determines is necessary.

(3) The landscape plan must include:

(A) date, scale, north point, and the names, addresses, and telephone numbers of both the property owner and the person preparing the plan;

(B) location of existing boundary lines and dimensions of the lot, the zoning classification of the lot, the subarea classification of adjacent properties and a vicinity map;

(C) approximate centerlines of existing water courses and the location of the 100-year flood plain; the approximate location of significant drainage features; and the location and size of existing and proposed streets and alleys, utility easements, driveways, and sidewalks on or adjacent to the lot;

(D) project name, street address, and lot and block description;

(E) location, height, and material of proposed screening and fencing (with berms to be delineated by one-foot contours);

(F) locations and dimensions of proposed landscape buffer strips;

(G) complete description of plant materials shown on the plan, including names (common and botanical name), locations, quantities, container or caliper sizes at installation, heights, spread, and spacing, and specifically indicating the location and type of all existing trees on the lot over six inches in caliper;

(H) complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including information as to the amount (in square feet) of landscape area to be provided interior to parking areas, and the number and location of required off-street parking and loading spaces;

(I) location of existing and proposed public and private utilities;

(J) size, height, location, and material of proposed seating, lighting, planters, sculptures, and water features;

(K) a description of proposed watering methods;

(L) location of visibility triangles on the lot (if applicable);

(M) location of all trees to remain on the property, in the parkway, or within 15 feet on adjacent property;

(N) location and dimensions of pedestrian amenities and enhanced pavement;

(O) the adjacent parkway area and any landscaping within the parkway area;

(P) the location and amount of open space provided to satisfy the requirements of SEC. 51P-774.111(i) within the development site (if applicable); and

(Q) ~~(P)~~ any other information that the building official determines is necessary. (Ord. 27045)

SEC. 51P-774.109. MAIN USES PERMITTED.

(a) Main uses. The following uses are the only main uses permitted in this district:

(1) Agricultural uses.

~~None permitted.~~

— Crop production. *[Limited to an urban garden.]*

(2) Commercial and business services uses.

— Catering service.
— Custom business services.
— Custom woodworking, furniture construction or repair. *[SUP. Limited to inside only. Outside storage is prohibited.]*
— Job or lithographic printing.
— Medical or scientific laboratory. *[SUP. Prohibited at street level.]*
— Technical school. *[SUP. Prohibited at street level.]*

(3) Industrial uses.

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

(4) Institutional and community service uses.

- Adult day care facility.
- Child-care facility.
- Church.
- College, university, or seminary.
- ~~Community service center.~~
- Convalescent and nursing homes, hospice care, and related institutions.
- Hospital.
- Library, art gallery, or museum.
- Private school or open-enrollment charter school. *[SUP]*
- Public school. *[SUP]*

(5) Lodging uses.

- Hotel or motel. ~~[No fewer than 80 guest rooms. Guest rooms are prohibited at street level.]~~

(6) Miscellaneous uses.

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

(7) Office uses.

- Financial institution without drive-through service.
- Financial institution with drive-through service. *[See ~~Section~~Sections 51P-774.109(c) and 51P-774.111(d)(2).]*
- Medical clinic or ambulatory surgical center.
- Office.

(8) Recreation uses.

- Private recreation center, club, or area.
- Public park, playground, or golf course.

(9) Residential uses.

- Handicapped group dwelling unit. *[See Section 51A-4.209(b)(3.1).]*
- Multifamily.
- Residential hotel.
- Retirement housing.
- Single family. *[A minimum of four single family structures must be attached together.]*

(10) Retail and personal service uses.

— Alcoholic beverage establishments. *[SUP required except within the same building as a hotel use. See Section 51A-4.210774.109(be)(4).]*

— Animal shelter or clinic. *[Limited to inside only. Outside runs are prohibited.]*

— Business school.

— Commercial amusement (inside). *[An event center or rental hall requires an SUP. Additionally, an SUP may be required for other subtypes. See Section 51A-4.210(b)(7)(B). Treat as if in a mixed use district. Adult arcade, adult cabaret, and adult theater are expressly prohibited.]*

— Commercial parking lot or garage. *[SUP. Limited to structured parking only, except when located under the Woodall Rodgers Freeway right-of-way.]*

Staff's Recommendation

— ~~Convenience store without drive-through *[Block G only. A convenience store may be located in the same building as a restaurant with drive-through so long as the drive-through serves the restaurant and not the convenience store use.]*~~

Applicant's Request

— Convenience store without drive-through *[Block G only. A convenience store may be located in the same building as a restaurant with drive-through so long as the drive-through serves the restaurant and not the convenience store use.]*

—

— Dry cleaning or laundry store. *[On-site dry cleaning is prohibited.]*

— Furniture store.

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

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

— General merchandise or food store 100,000 square feet or more

— Motor vehicle fueling station. *[~~SUP~~Block G by right. Only by SUP in Block P if located on the same building site as a general merchandise or food store greater than 20,000 square feet.]*

— Nursery, garden shop, or plant sales. *[Limited to inside only. Outside storage is prohibited.]*

— Personal service uses. *[Excluding massage establishment.]*

— Restaurant without drive-in or drive-through service. ~~[See Section 51P-774.109(c).]~~

— Restaurant with drive-in or drive-through service. *[*~~SUP~~*Block G by right. SUP required other than on Block G. See* ~~Section~~*Sections 51P-774.109(c)*~~.~~ *(d) and 51P-774.111(d)(2).]*

— Tattoo or body piercing studio. *[SUP]*

— Temporary retail use.

— Theater.

— Vehicle display, sales, and service. *[Limited to inside only. Outside storage prohibited.]*

(11) Transportation uses.

— Helistop. *[SUP]*

— Private street or alley. *[Gated streets are prohibited.]*

— Railroad passenger station.

— Transit passenger shelter.

— Transit passenger station or transfer center. *[SUP]*

(12) Utility and public service uses.

— Commercial radio or television transmitting station. *[SUP]*

— Electrical substation. *[SUP]*

— Local utilities. *[Utility services by right. Communication exchange facility by SUP only.]*

— Police or fire station.

— Post office.

— Tower/antenna for cellular communication. *[Limited to mounted only as defined in Section 51A-4.212(10.1)(A)(i) and only when integrated into the building facade or when mounted on the roof of a main structure and not visible from the street.]*

— Utility or government installation other than listed. *[SUP]*

(13) Wholesale, distribution, and storage uses.

— Recycling drop-off container. *[SUP. See Section 51A-4.213 (11.2).]*

(b) Pedestrian-oriented uses.

(1) Street Type A. A minimum of 75 percent of the street-level frontage, excluding ingress, egress, and visibility triangles, must be one or a combination of (i) retail and personal service~~,~~ or office uses that have a minimum depth of 40 feet measured from the building façade; or (ii) residential~~, office,~~ or lodging uses that have a minimum depth of ~~40~~30 feet measured from the building facade.

(2) Street Type B. A minimum of 30 percent of the street-level frontage, excluding ingress, egress, and visibility triangles, must be one or a combination of (i) retail and personal service~~,~~ or office uses that have a minimum depth of 40 feet measured from the building façade; or (ii) residential, ~~office,~~ or lodging uses that have a minimum depth of 30 feet measured from the building facade.

(3) Street Types D and E. A minimum ~~depth~~ of 40 percent of the street-level frontage excluding ingress, egress, and visibility triangles must be one or a combination of (i) retail and personal service or office uses that have a minimum depth of 40 feet measured from the building façade; or (ii) residential or lodging uses that have a minimum depth of 30 feet measured from the building facade.

(c) Drive-through uses in newly constructed buildings.

(1) To maintain the district's street wall and urban character, drive-through lanes~~,~~ and drive-through windows~~, or services~~ in a newly constructed building may only:

(A) ~~(1)~~ be located ~~in the side or rear yard~~ at least 20 feet from the edge of ~~the pavement~~any street right-of-way line;

(B) ~~(2) front~~be located on a building site that fronts onto Street Type ~~C~~E, ~~Industrial~~Riverfront Boulevard, and Continental Avenue; and

(C) ~~(3)~~ have a maximum of two drive-through lanes for each use. (Ord. 27045)

(f) Restaurant with drive-through uses on blocks other than Block G. Approval of a specific use permit is required for drive-through restaurant uses on all blocks except Block G.

(g) Additional requirements for alcoholic beverage establishments.

(1) Except as provided in subsection 51P-774.109(e)(2), approval of a specific use permit is required for alcoholic beverage establishment uses.

(2) A bar, lounge, or tavern use is allowed by right if located within the same building as a hotel use.

(h) Prohibited use. A bail bonding service is specifically prohibited in this district.

SEC. 51P-774.110. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to

additional regulations in Section 51A 4.217. For more information regarding accessory uses, consult Section 51A 4.217.

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

— Pedestrian skybridge.

(c) The following accessory uses are prohibited:

— Accessory medical/infectious waste incinerator.
— Accessory outside storage.
— Accessory pathological waste incinerator.
— Amateur communication tower.
— Day home.
— General waste incinerator.
— Private stable.

SEC. 51P-774.111. 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. If there is a conflict between this subsection and Division 51A-4.400, Division 51A-4.400 controls.)

(a) Front, side, or rear yards. No front, side, or rear yard is required.

(b) Build-to ~~line~~zone.

(1) In general. ~~Except as provided in this paragraph, the build-to lines are as shown on the conceptual plan. If a built-to line is not shown on the conceptual plan, the build-to line is the property line abutting the right-of-way.~~ There is no build-to ~~line~~zone for Block P ~~.~~

~~(2) Building articulations. Building articulations are permitted within two feet of the build-to line~~P.

(1) ~~(3)~~ Facade required ~~at~~within build-to ~~line~~zone. The minimum amount of lot frontage that must have a facade constructed ~~at~~within the build-to ~~line~~zone is as follows:

(A) Street Type A: ~~80~~70 percent.

(B) Street Type B: 60 percent.

(C) Other street types: 40 percent.

(c) Dwelling unit density.

(1) Maximum. No maximum dwelling unit density.

(2) Minimum.

(A) For multifamily uses, minimum dwelling unit density is 60 units per acre for each building site.

(B) For a mixed use project, minimum dwelling unit density must be 60 units per acre for any portion of the project devoted to residential uses, as calculated using the following formula:

residential floor area / total project floor area	x	60 units per acre	x	acres	=	required dwelling units

(d) Floor area.

(1) Except as provided in this subsection, maximum floor area ratio is 20.0.

(2) ~~For~~Except on Block G, for uses with drive-through lanes, windows, or services, maximum floor area is 8,000 square feet. On Block G maximum floor area for uses with drive-through lanes, windows, or services~~, maximum floor area~~ is ~~8,000~~10,000 square feet.

(e) Height.

(1) Maximum structure height is any legal height consistent with the Federal Aviation Administration air space limitations.

(2) ~~(2 Except as provided Paragraph (3), m~~ Minimum structure height is 30 feet. For the purposes of this section, at least 50% ~~all portions~~ of a main building must have a vertical facade that is a minimum of 30 feet in height.

(3) ~~(4)~~ Height is measured from grade at the abutting street level to the top of the vertical facade.

(a) Stories.

(1) No maximum number of stories.

(2) For structures with multifamily uses, minimum number of stories is four.

(b) Lot size. No minimum lot size.

(c) Lot coverage. No maximum lot coverage.

(d) Open space.

(1) ~~Open space must be provided in the location shown on the conceptual plan.~~No certificate of occupancy may be issued that would authorize the use of floor area that would cause the total floor area within Blocks H, J, K, L, M, N, and O to exceed 500,000 square feet until a minimum of 0.41 acres of open space has been provided in the district.

(2) In addition to the 0.41 acres of open space required pursuant to SEC. 51P-774.111(i)(1), no certificate of occupancy may be issued that would authorize the use of floor area that would cause the total floor area within Blocks H, J, K, L, M, N, and O to exceed 1,000,000 square feet until a minimum of 0.59 acres of contiguous open space has been provided. The 0.59 acres of contiguous open space required pursuant to this subsection is in addition to the 0.41 acres of open space required pursuant to SEC. 51P-774.111(i)(1), so that the total minimum open space required in the district prior to the issuance of a certificate of occupancy that would cause the total floor area within Blocks H, J, K, L, M, N, and O to exceed 1,000,000 square feet is one acre (adding 0.41 + 0.59). The 0.59 acres of contiguous open space must be located a minimum of 200 feet from the Woodall Rodgers Freeway and a minimum of 200 feet from the southern boundary of the district (abutting the Texas & Pacific Railroad).

(3) ~~(2)~~ Except as provided, open space must be unobstructed to the sky.

(4) ~~(3)~~ Open space may not have permanent structures except structures supporting pedestrian or outdoor recreational uses, including but not limited to shade structures, pavilions, seating, play equipment, gazebos, kiosks that provide information related to the open space, security, audio-visual, or maintenance equipment. (Ord. 27045)

SEC. 51P-774.111. SITE LAYOUT AND DESIGN STANDARDS.

(a) Purpose. The site layout and design standards are intended to:

(1) ensure that new development enhances the character of the Trinity River corridor;

(2) ensure that increased density and height provides an urban environment; and

(3) create and enhance the character and environment for pedestrians.

(b) Entrances.

(1) Street-facing building entrances must be clearly visible from the street. The primary facade and primary entrance must face ~~the~~a street and must be accessible from ~~the sidewalk.~~

~~(2) Primary entrances for retail and personal service uses must face the street and must be accessible from the~~a sidewalk. For corner lots, primary entrances for retail and personal service uses located at the corner may be oriented toward the corner.

(2) Primary entrances for retail and personal service uses must have two or more of the following architectural details:

(A) Arcade.

(B) Arch.

(C) Awning.

(D) Canopy.

(E) Decorative elements such as tile work, molding, raised banding, or projected banding.

(F) Display windows.

(G) Integral planters or wing walls that incorporate landscaped areas or places for sitting.

(H) Patio.

(I) Porch.

~~(3) Residential dwelling units with direct access to the sidewalk must have entrances raised or lowered a minimum of two feet from grade.~~

(3) ~~(4)~~ Lots that front on more than one street must have at least one street-facing building entrance ~~and must face~~that faces the highest priority street. Street Type A has priority over Street Types B or C, Continental Avenue, and ~~Industrial~~Riverfront Boulevard; Street ~~Type~~Types B ~~has~~, D, and E have priority over Street Type C, Continental Avenue, and ~~Industrial~~Riverfront Boulevard; Street Type D has priority over Street Type B; Continental Avenue has priority over ~~Industrial~~Riverfront Boulevard.

(4) A minimum of fifty percent (50%) of multifamily units on the ground-level of a building facing a street must connect to sidewalks through open space, private stoops, pathways, or similar features.

(c) Facades.

(1) Street-facing facades must be similar to and compatible with the architectural design of other street-facing facades on the same block face.

(2) Street-facing facades exceeding 30 feet in length must have at least two of the following elements. Street-facing facades exceeding 100 feet in length must have at least four of the following elements.

(A) Change in plane, such as an offset, reveal, recess, or projection. Changes in plane must have a width of no less than 24 inches, a depth of at least eight inches, and may include columns, planters, arches, and niches.

(B) Architectural details such as raised bands, projected or recessed balconies, projected or bay windows, and cornices.

(C) Architecturally prominent public entrance.

(D) Attached tower or turret.

(E) Awnings.

(F) Change in color.

(G) ~~Change in material.~~

~~(H) Change in texture.~~

~~(I)~~ Change in height of at least 10 feet ~~while complying with the minimum structure height~~.

(A) Cantilevered or column-supported canopy.

(B) Private residential unit entries or stoops.

(d) Story dimensions.

(1) A minimum 10-foot floor-to-floor story dimension is required for the ground floor of residential structures. Parking structures must comply with this story dimension requirement.

(2) A minimum 14-foot floor-to-floor story dimension is required for the ground floor of nonresidential structures. Parking structures are excluded from this story dimension requirement.

(e) ~~Storefront treatments.~~Ground story transparency.

(1) ~~For facades facing Street Types A or B, no more than 10 continuous linear feet of a street-fronting, street-level facade may lack a transparent surface (e.g. a window or a transparent door). The purpose of this provision is to prevent long expanses of walls.~~The ground story of a façade in a newly constructed building facing Street Type A must have a minimum transparency of forty percent.

(2) The ground story of a façade in a newly constructed building facing Street Types B, D, and E must have a minimum transparency of thirty percent.

(3) The ground story transparency requirement does not apply to loading areas.

(f) ~~(2)~~ Corner lot entrances. Corner lots with structures that have a corner entrance must comply with the visibility triangle regulations in Chapter 51A.

~~(3) Windows on street-fronting, street-level structures must be:~~

~~(A) clear and unpainted or made of similarly treated glass that provides a transparent surface (spandrel glass or back-painted glass is prohibited);~~

~~(B) a minimum of 50 percent of the street-fronting, street-level facade;~~

~~(C) located a maximum of three feet above the base of the structure; and~~

~~(D) at least 10 feet in height.~~

(g) ~~(f)~~ Garage doors. Garage doors for a single-family use may not face ~~a~~ Streets Type A, B, D, or ~~B~~E.

(h) ~~(g)~~ Maximum tower coverage.

(1) To prevent a wall effect along the Trinity River, any portion of the building above ~~75~~85 feet in height may not exceed the total maximum tower coverage for that block.

(2) In Blocks ~~4~~C, ~~9~~D, ~~10~~H, J, and ~~11~~K, total maximum tower coverage is 50 percent.

(3) In Blocks ~~3~~E, L and ~~8~~N, total maximum tower coverage is 75 percent.

(4) In all other blocks, no total maximum tower coverage.

(i) ~~(h)~~ Tower orientation. West of ~~Industrial~~Riverfront Boulevard, towers ~~must be~~ must be oriented with the shorter dimension of the tower facing the Trinity River levee. See Exhibit 774B.

(j) ~~(i)~~ Pedestrian amenities.

(1) In general.

(A) Open spaces and pedestrian amenities must be made available to the public.

(B) Pedestrian amenities must be located at least seven feet from a transit stop.

(C) Canopies, awnings, and street lamp fixtures must have a minimum clearance of eight feet in height.

(D) ~~Lamp fixtures may not exceed 14 feet in height.~~ Light fixtures, except for string lights, must be cut-off type luminaries that direct lighting downward.

(2) Street Types A, B, D, and ~~B~~E.

(A) The following pedestrian amenities must be provided on each block and must be located within the ~~curb-to-building area~~pedestrian zone:

(i) Benches (at least one per every 100 feet of street frontage, with the exception of visibility triangles and driveways).

(ii) Trash receptacles (at least one per every 100 feet of street frontage, with the exception of visibility triangles and driveways).

(iii) Free-standing or wall-mounted street lamps (at least one per ~~50~~every 75 feet of street frontage, with the exception of visibility triangles and driveways).

(B) At least one of the following pedestrian amenities must be provided on each block and must be located within the curb-to building area (or, if there are no street curbs, what would be the normal street curb lines to building area):

(i) Awnings or canopies with a minimum overhang of four feet and a minimum length of 25 feet per 100 feet of building ~~facade~~façade within the build-to zone along the street frontage.

(ii) At least one ~~five~~ bicycle parking ~~unit~~rack per 100 feet of street frontage.

(iii) Public art, approved in writing by the Director of the City of Dallas Office of Cultural Affairs or the Cultural Affairs Commission.

(iv) Hanging lights, including but not limited to pendant lights and string lights.

(C) Hanging lights may be considered in meeting required photometrics for street and pedestrian zones.

(D) Benches and bicycle racks required pursuant to this subsection may be grouped or concentrated at focal areas of the project.

(3) Street Type C. Free-standing or wall-mounted street lamps (at least one per ~~50~~every 75 feet of street frontage, with the exception of visibility triangles and driveways) must be provided on each block and must be located within the ~~curb-to-building area~~pedestrian zone.

(4) Maintenance.

(A) A maintenance agreement for the open spaces, street trees, and pedestrian amenities must be provided. The agreement must be approved as to form by the city attorney and executed by the homeowner's association (if applicable), merchant's association (if applicable), and the property owner~~. If there is more than one property owner in the district, all owners must execute the~~(s) abutting the open space, street trees and/or pedestrian amenities. A separate maintenance agreement may be executed for separate building sites.

(B) The open spaces and pedestrian amenities must be maintained in a state of good repair and neat appearance.

(k) ~~(j)~~ Driveway design.~~(1)~~ Pedestrian crosswalks across ingress and egress driveways must be clearly marked by colored concrete, patterned or stamped concrete, or brick pavers. Pedestrian markings must be consistent on Street Types A, B, D, and ~~C~~E.

~~(2) Curb cuts must be at least 12 feet but not more than 24 feet in length (measured parallel to the frontage). (Ord. 27045)~~

SEC. 51P-774.111. STREET AND SIDEWALK STANDARDS.

(a) Streets.

(1) Applicability. Street standards apply to internal streets only. The Margaret Hunt Hill Bridge shall not be considered a street for purposes of this Section 51P-774.113.

(2) Construction standards. Internal streets must be constructed in accordance with this subsection and the rights-of-way standards and pavement widths shown in the street type sections in the form-based design standards (Exhibit 774B). If there is a conflict between this subsection and the street type sections in the form-based design standards, this subsection controls.

(3) ~~Pavement width. Minimum pavement widths must include on~~On-street parking. On-street parking that is a minimum of ~~eight~~seven feet in width ~~and that abuts each curb. Pavement widths must be approved by the Director of Public Works and Transportation~~shall be provided within the vehicular zone shown on Exhibit 774B (street sections). Neck-downs and landscape islands are permitted in that portion of the ~~minimum pavement width~~vehicular zone designated for on-street parking.

(4) Street Type A. Minimum right-of-way is ~~70~~74 feet ~~with a minimum pavement width of 40 feet from back-of-curb to back-of-curb~~.

(5) Street Type B. Minimum right-of-way is ~~70~~72 feet ~~with a minimum pavement width of 40 feet from back-of-curb to back-of-curb~~.

(6) Street Type C. Minimum right-of-way is ~~64~~46 feet ~~with a minimum pavement width of 44 feet from back-of-curb to back-of-curb~~.

(7) Street Type D. Minimum right-of-way is 66 feet.

(8) Street Type E. Minimum right-of-way is 60 feet.

(9) The maximum width of vehicular drive lanes within the minimum right-of-way dimensions for internal streets is 13' per drive lane (26' total drive lane width) unless a greater width is either (i) required by the City of Dallas Fire Department standards; or (ii) approved by the Director of Public Works and Transportation. The maximum width of vehicular drive lanes required by this section does not include pavement area for (i) on-street parking; (ii) driveways; or (iii) additional paving widths separate from drive lanes.

(10) The vehicular zone may be defined by curbs, bollards or other structures that define the vehicular zone as shown on Exhibit 774B (street sections).

(b) Sidewalks and Pedestrian Realm.

(1) Applicability. Sidewalk and pedestrian realm standards in this section apply to internal streets, Riverfront Boulevard, and the portion of Continental Avenue~~, and Industrial Boulevard~~ adjacent to paved vehicular travel lanes. The sidewalk and pedestrian realm standards in this section do not apply to the portion of Continental Avenue that is used as a pedestrian walkway to connect to the Ronald Kirk Pedestrian Bridge.

(2) ~~Street Type A, B, and~~ Continental Avenue. Minimum sidewalk width is ~~15~~6 feet ~~with at least 10 feet of~~ unobstructed.

(3) Riverfront Boulevard. Minimum sidewalk width is 6 feet unobstructed.

(4) ~~(3)~~ Street ~~Type~~Types A, B, C, D and ~~Industrial Boulevard~~E. Minimum sidewalk width is ~~10 feet with at least seven feet of unobstructed width~~as shown on Exhibit 774B (street sections).

(5) ~~(4)~~ Curbs and grates. Street curbs and tree grates may not be counted as part of the unobstructed sidewalk width.

(6) ~~(5)~~ Variance. The board of adjustment may not grant a variance to the sidewalk requirements.

(7) ~~(6)~~ Waiver. No sidewalk waivers are permitted. (Ord. 27045)

(8) Within 150 feet of the intersection of Continental Avenue and Riverfront Boulevard and within a zone extending 15 feet in from the back of sidewalk, a minimum of 50% of the ground surface not occupied by building area or driveways shall be provided with hardscape, which may include without limitation paved areas, decomposed granite, cellular grassed paving, walkways, pedestrian amenities, water features, and any other landscaping made up of hard wearing materials such as wood, stone, and concrete.

SEC. 51P-774.112. VISUAL OBSTRUCTION REGULATIONS.

(a) Except as provided in this section, the visual obstruction regulations in Section 51A-4.602(d) apply.

(b) The visibility triangle is the portion of a corner lot within a triangular area formed by connecting together the point of intersection of adjacent street curb lines (or, if there are no street curbs, what would be the normal street curb lines) and points on each of the street curb lines 30 feet from the intersection.

(c) A 45-foot visibility triangle is required at:

(1) the Continental Avenue and ~~Industrial~~Riverfront Boulevard intersection; and

(2) any internal street intersecting with ~~Industrial~~Riverfront Boulevard and Continental Avenue. (Ord. 27045)

SEC. 51P-774.113. OFF-STREET PARKING AND LOADING.

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

(b) Required parking. ~~Except~~Unless Chapter 51A requires less parking for a particular use and except as provided in this subsection, one off-street parking space for each 300 square feet of floor area is required.

(1) Antique shop, art gallery, art or craft production facility, or furniture store use. One space per 1,000 square feet of floor area is required.

(2) Hotel use. One ~~space per guest room for guest rooms one to 250; three-quarters of a space per guest room for guest rooms 251 to 500; one~~-half of one space per guest room ~~for all guest rooms over 500;~~, plus one space per 200 square feet of meeting room floor area is required.

(3) Restaurant use. One space per ~~150~~100 square feet of floor area is required. ~~Outside seating is counted as~~

(4) Bar, lounge, or tavern and private club-bar. One space per 100 square feet of floor area is required.

(5) ~~(4)~~ Office use. One space per 400 square feet of floor area is required.

(6) ~~(5)~~ Single family use. ~~One space per dwelling unit with one or fewer bedrooms is required;~~A minimum of two spaces per dwelling unit ~~with more than one bedroom~~ are required.

(7) ~~(6)~~ Multifamily use. One space per bedroom with a minimum of one space per dwelling unit ~~with one or fewer bedrooms~~and a maximum of two spaces per dwelling unit.

(8) Mobile food establishment. No off-street parking is required.

(9) Event center or rental hall. One space per 100 square feet of floor area is required.

(c) Parking reductions.

(1) Remote parking. Remote parking is permitted if it is located within 1,000 feet of the main use and complies with Division 51A-4.320.

(2) On-street parking.

(A) On-street parking spaces abutting building sites may be counted toward the off-street parking requirement of non-residential and multifamily uses on the building site. On-street parking must be striped in accordance with standard city specifications. On-street parking spaces may not be used to reduce the required parking for more than one use. An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of a parking space (8 ÷ 24 = one-third). The total of the limited availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(B) Except as provided in this subparagraph, parallel parking spaces are permitted.

(C) Except for off-peak metered parallel parking in the curb lane, on-street parking spaces are prohibited on Continental Avenue or ~~Industrial~~Riverfront Boulevard. Off-peak metered parallel parking in the curb lane must be approved by the Director of Public Works and Transportation.

(D) On-street parking spaces are prohibited within 60 feet of Continental Avenue or ~~Industrial~~Riverfront Boulevard.

(E) ~~An on~~On-street parking spaces are prohibited where maneuvering into or out of the space requires backing into any crosswalk, alley, or driveway. On-street parking spaces are prohibited where the vehicle may obstruct the required intersection, alley, or driveway visibility triangle.

(3) Special parking.

(A) In general. Except as provided in this paragraph, see Division 51A-4.320 for special parking requirements.

(B) Packed parking. Required off-street parking may be special parking, including packed parking that complies with Section 51A-4.329.

(C) Shared parking. An adjusted standard off-street parking requirement for a mixed-use development is calculated as follows:

(i) The standard parking requirements for each of the uses in the mixed-use development must be ascertained.

(ii) The parking demand for each use is determined for each of the five times of day shown in the mixed-use development parking chart by multiplying the standard off-street parking requirement for each use by the percentage in the chart assigned to the category of use. If a use in the development does not fall within one of the categories shown in the mixed use development parking chart, the percentage assigned to that use is 100 percent for all five times of day.

(iii) The time of day columns are totaled to produce sums that represent the aggregate parking demand for the development at each time of day. The largest of these five sums is the adjusted standard off-street parking requirement for the mixed-use development.

(iv) A special exception for the number of required parking spaces may not be combined with a shared parking reduction.

Table 1: Shared Parking Table
(For calculating the parking requirement for standard parking)

Use Category	Morning	Noon	Afternoon	Late Afternoon	Evening
Residential and lodging uses	80%	60%	50%	70%	100%
Office related uses	100%	80%	100%	85%	35%
Retail related uses	60%	75%	70%	65%	70%
Bar and restaurant uses	20%	100%	30%	30%	100%
All other uses	100%	100%	100%	100%	100%

(D) Tandem parking. For residential uses, tandem parking may be counted toward required off-street parking.

(E) Fees. A property owner may charge a fee on a daily, hourly, or other basis for the use of required off-street parking located in a parking structure.

(4) Surface parking lot pedestrian pathways. Surface parking lots having more than two rows of parking across the width of the lot must have a pedestrian pathway system. To qualify, the pedestrian pathway must be distinguished from the parking and driving surface by landscape barriers or a change in surface materials such as pavers or patterned concrete. Pedestrian pathways may not be distinguished by paint only. Pedestrian pathways must be a minimum of four feet wide.

(d) Parking structures.

~~(1) Parking structure egress is permitted onto Industrial Boulevard only.(2)~~ A parking structure vehicular entry gate must provide adequate queuing to prevent traffic hazards. (Ord. 27045)

SEC. 51P-774.114. SCREENING REGULATIONS.

(a) In general. Except as provided in this section, the provisions of Section 51A-4.301(f) apply.

(b) Parking lots.

(1) Except pedestrian openings and ingress and egress points, a minimum four-foot-high fence must be provided along the perimeter of surface parking lots that abut right-of-way. A maximum of two pedestrian access points are permitted for each street frontage. Pedestrian access points may not exceed 10 feet in width. Surface parking lot screening is not required to be fully sight-obscuring.

(2) Materials for required fencing may include masonry ~~and,~~ metal, and wood. To prevent visual monotony, at least 20 percent of a fence longer than 200 feet must have alternate materials, alternate textures, combination of materials, gates, offsets, openings, or landscape area between the fence and the sidewalk. Landscape areas must be a minimum of two-and-one-half feet wide and include a combination of ground cover, shrubs, and trees.

(c) Parking ~~structures. Above-ground parking structure facades must have the appearance of a multiple-story structure and must have materials similar to the main structure or the closest main structure in the district. Except on Street Type C, sloped or ramped garage floors may not be visible from abutting streets.~~Structures.

(9) Except where parking levels are concealed by a main building or on parking structure façades within Blocks K, N, O, and P facing the the southern boundary of the district (facing the Texas & Pacific Railroad), sloping ramps located at the perimeter of garage structures must be screened through use of vegetation, panels, solid walls, or other architectural elements to obscure at least half of the sloping ramps' length from view (such screening shall not prohibit the garage from being considered "open air" for ventilation purposes).

(10) Exterior parking structure façade openings must provide solid screening with a painted, stained, or masonry-like finish a minimum of 42 inches from the floor level within the parking structure to screen vehicles and vehicle headlights.

(d) Off-street loading spaces.

(1) Loading spaces. Solid screening of off-street loading spaces must be provided.

(2) Dumpsters and garbage storage areas.

(A) Dumpsters and garbage storage areas must be screened on all sides with a solid fence, except that one side may be a gate.

(B) Screening materials must be consistent and compatible with the main structure and must include brick, stone, or concrete masonry; stucco; concrete; or wood.

(C) Screening must be at least as high as the objects being screened, but not less than six feet in height. (Ord. 27045)

SEC. 51P-774.115. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 27045)

SEC. 51P-774.116. LANDSCAPE REGULATIONS.

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

(b) Tree spacing. Trees must be planted no closer than 2.5 feet on center from a curb or paved surface ~~and must be spaced as uniformly as practicable. Large trees must be planted no closer than 10 feet on center from a building wall and no closer than 20 feet on center from another large tree~~.

(c) Street trees.

(1) Location of street trees.

(A) Street trees ~~may be planted in the area parallel to~~required pursuant to SEC. 51P-774.118(c)(2) for Street Types A, B, C, D and E shall be located within ~~10 feet from the back of the street curb~~the pedestrian zone.

(B) Street trees may be planted within ~~the street curbs when located in~~ landscaping islands protected with ~~curbing~~the street curb, raised landscape planters, bollards, or similar protection means.

(C) Street trees may be counted towards site tree requirements.

(2) Number and type of trees required. ~~The number and type of street trees is determined by street type. Required street trees must be of a species recommended by the building official and listed in Subsection (e).(A)~~ Along Street Types A, B, C, D, and E, Continental Avenue~~. One street tree having a caliper of at least three inches must be provided per 50 feet of street frontage.~~

~~(B) Industrial,~~ and Riverfront Boulevard~~. One street tree~~ large trees having a caliper of at least ~~three~~four inches must be provided at a quantity of one per every 30 feet of street frontage, excluding frontage with (i) visibility triangles; (ii) driveways; (iii) easement restrictions which prohibit trees being located in the pedestrian zone; and (iv) overhead or underground utility conflicts. Fractions are rounded to the nearest whole number, with .5 being rounded to the next highest whole number. When existing conditions prohibit planting large trees, the building official may approve either (i) one medium tree; or (ii) two small trees be substituted for each large tree.

(d) Open space trees. Before the certificate of occupancy may be issued for a use ~~located on a block~~ abutting ~~the~~ open space provided to satisfy the requirements of SEC. 51P-774.111(i), as shown on a landscape plan submitted pursuant to SEC. 51P-774.108, one tree having a caliper of at least three inches must be provided in the open space shown on the landscape plan for each 2,000 square feet of open space. Street trees and site trees may count toward the requirements.

~~(e) Recommended~~ Open space trees~~. The following trees are recommended for use as street trees:~~

~~(1) Cedar elm.~~
~~(2) Red oak.~~
~~(3) Chinese Pistachio.~~
~~(4) Sweetgum.~~
~~(5) Bald Cypress.~~
~~(6) Lacebark elm.~~
~~(7) Caddo maple.~~
~~(8) Chinquapin oak.~~
~~(9) Mexican plum.~~
~~(10) Texas persimmon.~~
~~(11) Desert-willow.~~
~~(12) Redbud.~~
~~(13) Crape myrtle.~~
~~(14) Yaupon holly.~~
~~(15) Possumhaw.~~
~~(16) 'Highrise' live oak.~~
~~(17) Pond cypress~~ may count towards site tree requirements.

(e) ~~(f)~~ Additional landscaping provisions.

(1) Planting areas ~~in protected landscaping islands~~ must be covered with ground cover, natural mulch, crushed rock, or other natural plant materials.

(2) Surface parking lot spaces may not be located more than 60 feet from a large canopy tree. Large canopy trees within parking areas must be planted in five-foot by five-foot tree diamonds or in a landscaping island greater than five-foot by five-foot area that is protected with curbing.

(3) The design standards required in Section 51A-10.126 may be provided in the parkway.

(4) Irrigation systems that use and promote water conservation are encouraged.

~~(5) Use of structural soil systems is encouraged for providing root expansion areas.~~

(f) ~~(g)~~ Woodall Rodgers Freeway. ~~Except street trees, the~~The property underneath Woodall Rodgers Freeway is exempt from the landscaping requirements. Surface parking must comply with the surface parking lot screening requirements. (Ord. 27045)

SEC. 51P-774.117. PRIVATE LICENSE GRANTED FOR LANDSCAPING AND PEDESTRIAN AMENITIES.

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

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

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

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

(b) Parkway landscape permit.

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

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

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

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

(5) The issuance of a parkway landscape permit under this subsection does not excuse the property owner, his agents, or employees from liability for the installation or maintenance of trees or other amenities in the public right-of-way. (Ord. 27045)

SEC. 51P-774.118. SIGNS.

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

~~(b) Except A-frame signs and way-finding signs for parking, detached signs are prohibited.~~

(c) ~~(c)~~ 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 regulatory or warning 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.

(d) Attached signs, detached signs, signs on the side facade of a commercial building, and murals are permitted.

(e) Blade signs may be horizontal or vertical and may not have a changeable message. Blade signs may be internally or externally illuminated.

(f) Arcade signs may be mounted under a canopy, awning, or similar feature.

(g) ~~(d)~~ The following regulations apply to detached signs in Blocks A, B, C/D, E, F, G, H, J, K, L, M, N, and O:

(1) The maximum effective area for each side of a detached sign is 180 square feet, for a maximum total effective area of 360 square feet.

(2) The maximum height of a detached sign along an internal street is 15 feet above grade.

(3) The maximum height of a detached sign along Riverfront Boulevard or Continental Avenue is 20 feet above grade.

(4) Excluding wayfinding signs, the maximum total number of pole signs located within Blocks A, B, C/D, E, F, G, H, J, K, L, M, N, and O is thirteen.

(5) Additional regulations ~~apply to~~for A-frame signs:

(A) ~~(1)~~ A-frame signs may identify a business use.

(B) ~~(2)~~ The maximum size of the sign is 32 inches wide and 36 inches tall.

(C) ~~(3)~~ The maximum effective area for each side is 1,200 square inches.

(D) ~~(4)~~ A-frame signs may only be displayed during the hours of operation for that use.

(E) ~~(5)~~ 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.

(F) ~~(6)~~ Only one A-frame sign is permitted for each business use.

(G) ~~(7)~~ A-frame signs must be separated by a minimum of 50 feet.

(H) ~~(8)~~ A-frame signs may not be located within 25 feet of an intersection or within a visibility triangle.

~~(e) Blade signs, signs on the side facade of a commercial building, murals, and signs for home occupations are permitted.~~

(g) Except as provided in this subsection, detached signs are allowed in Block P in accordance with the requirements of SEC. 51A-7.304. A maximum of two pole signs (including any expressway signs) are permitted within Block P.

(h) Except for buildings that have frontage on more than one street, only one awning or canopy sign is permitted for each business use. For businesses that front on more than one street, one awning or canopy sign is permitted for each street facing façade.

Staff Recommendation

~~(i) One roof sign is permitted within Blocks A, B, C/D, E, F, or G and one roof sign is permitted within Blocks H, J, K, L, M, N, O, or P, subject to the following conditions:~~

~~(5) A roof sign must be a district identification sign.~~

~~(6) (f) Blade signsA roof sign may not be internally illuminated and may be horizontal or vertical. (Ord. 27045)internally or externally or both.~~

~~(7) A roof sign may not exceed 1,200 square feet in effective area.~~

~~(8) A maximum of twenty-five percent (25%) of the total effective area of a roof sign may advertise the premise.~~

~~(9) A roof sign must comply with the Dallas Fire Code and must be approved by the fire marshal before a sign permit may be approved by the director.~~

Applicant's Request

(j) One roof sign is permitted within Blocks A, B, C/D, E, F, or G and one roof sign is permitted within Blocks H, J, K, L, M, N, O, or P, for a total maximum of two roof signs within the district, subject to the following conditions:

(1) A roof sign must be a district identification sign.

(2) ~~(f) Blade signs~~A roof sign may ~~not~~ be ~~internally~~ illuminated ~~and may be horizontal or vertical. (Ord. 27045)~~internally or externally or both.

(3) A roof sign may not exceed 1,200 square feet in effective area.

(4) A maximum of twenty-five percent (25%) of the total effective area of a roof sign may advertise the premise.

(5) A roof sign must comply with the Dallas Fire Code and must be approved by the fire marshal before a sign permit may be approved by the director.

(k) External sources of signage illumination are encouraged. Back lit plastic signage is not permitted. Acceptable illumination examples include: up-lighting or down-lighting with a concealed lamp from an external light source, internally lit metal signage, LED, and neon.

SEC. 51P-774.119. PLATTING.

(a) Maximum block length abutting Street Types A, B, or C is 600 feet. Maximum block length does not apply to the portion of a block abutting the Woodall Rodgers Freeway.

(b) Turnarounds are required if street connections are not provided by abutting property owners in the locations shown on the conceptual plan. ~~No waiver for dead-end streets is permitted.~~ (Ord. 27045)

SEC. 51P-774.120. ADDITIONAL PROVISIONS.

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

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. 27045)

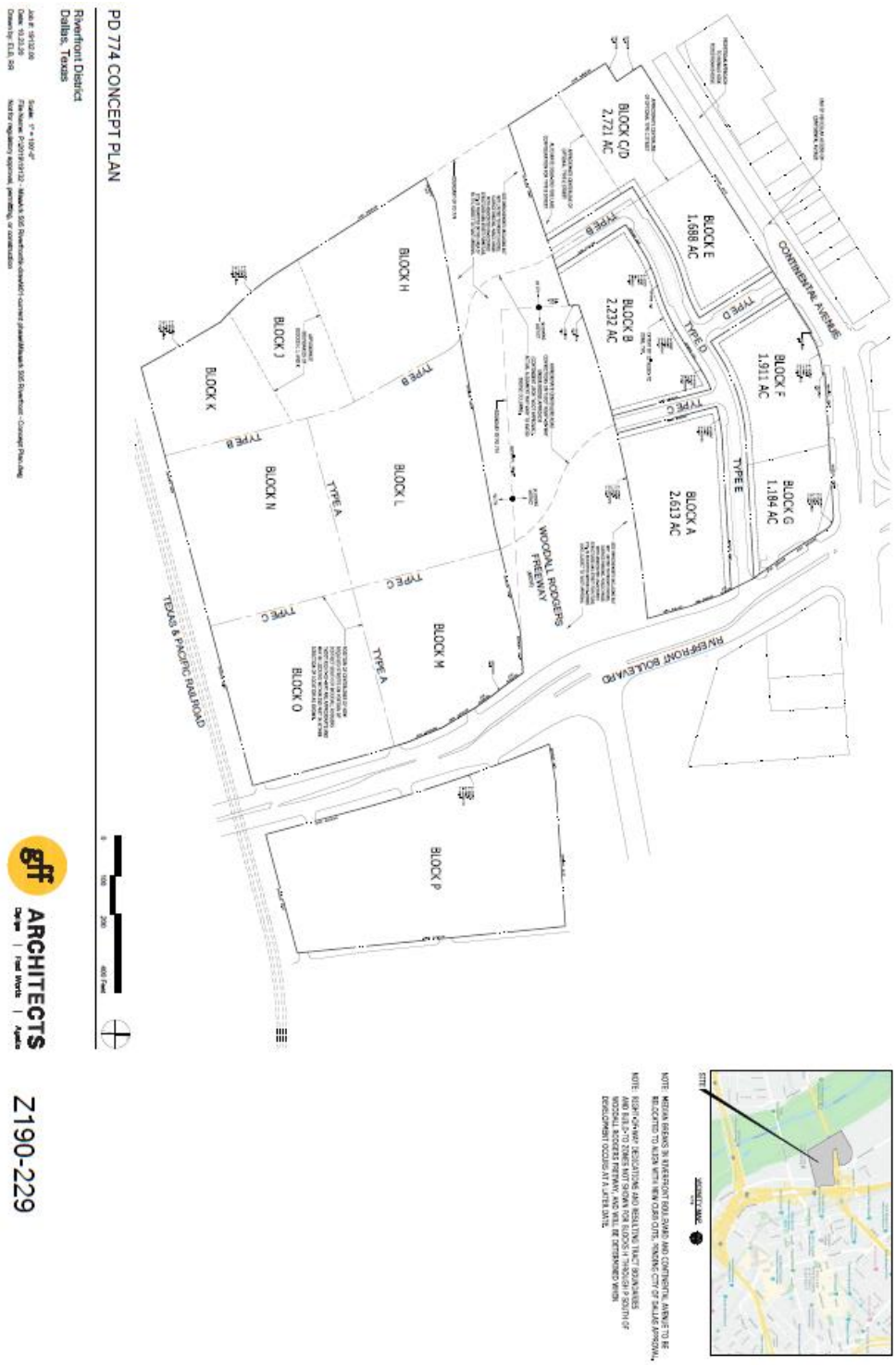
(c) No certificate of occupancy may be issued that would authorize the use of floor area that would cause the total floor area within Blocks H, J, K, L, M, N, O, and P to exceed 500,000 total square feet until a signal warrant analysis for the intersection of (i) Street Type A (as shown on the conceptual plan, Exhibit 774A); and (ii) Riverfront Boulevard has been provided to the director. The signal warrant analysis will include traffic counts at the aforementioned intersection of Street Type A and Riverfront Boulevard, as well as any drive connection to Block P at that intersection and apply the traffic volumes towards signal warrant criteria defined in the Texas Manual on Uniform Traffic Control Devices. The traffic counts shall be accompanied with a memorandum documenting the findings.

SEC. 51P-774.121. COMPLIANCE WITH CONDITIONS.

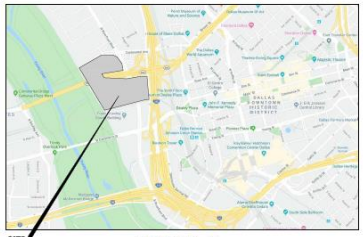
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the Director of Public Works and Transportation.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 27045)

Proposed Conceptual Plan



Proposed Conceptual Plan



NOTE: MEDIAN BREAKS IN RIVERFRONT BOULEVARD AND CONTINENTAL AVENUE TO BE RELOCATED TO ALIGN WITH NEW CURB CUTS, PENDING CITY OF DALLAS APPROVAL.

NOTE: RIGHT-OF-WAY DEDICATIONS AND RESULTING TRACT BOUNDARIES AND BUILD-TO ZONES NOT SHOWN FOR BLOCKS H THROUGH P SOUTH OF WOODALL RODGERS FREEWAY, AND WILL BE DETERMINED WHEN DEVELOPMENT OCCURS AT A LATER DATE.

PD 774 CONCEPT PLAN

0 100 200 400 Feet

Riverfront District
Dallas, Texas

Job #: 19132.00
Date: 09.30.20
Drawn by: ELB, RR

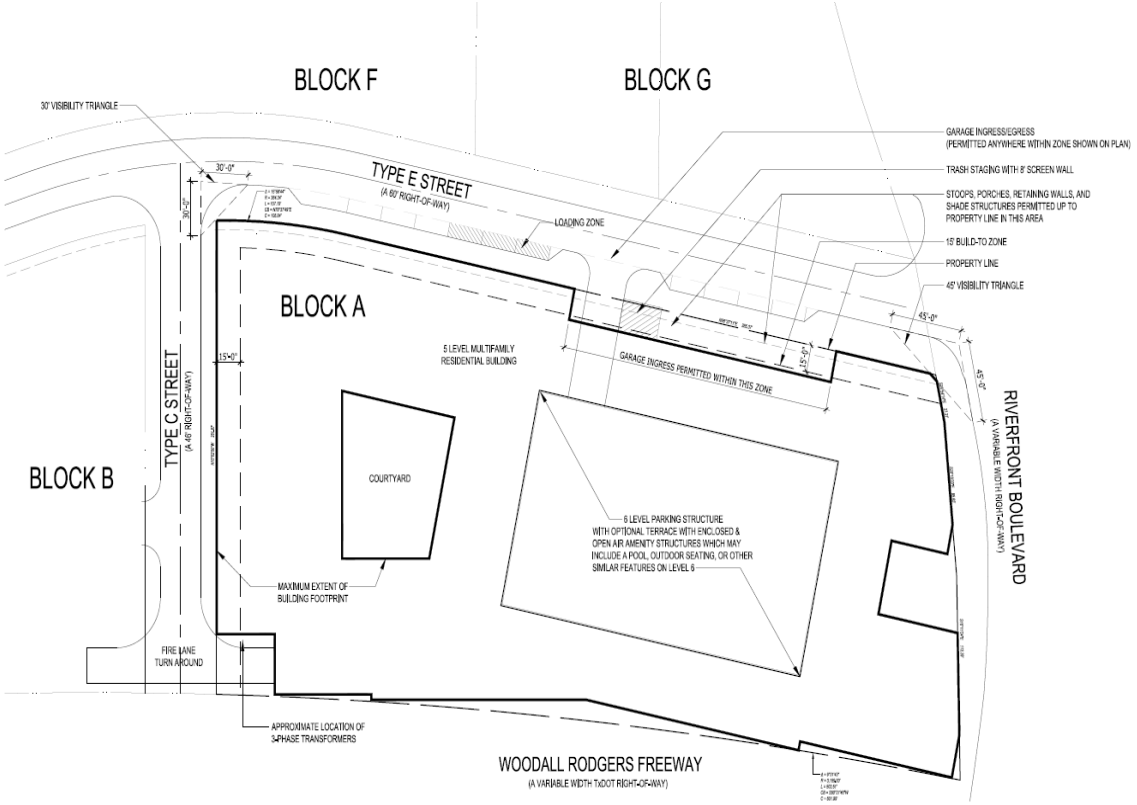
Scale: 1" = 100'-0"
File Name: P:\2019\19132 - MissArk 505 Riverfront\k-draw\k01-current phase\Missark 505 Riverfront - Concept Plan.dwg
Not for regulatory approval, permitting, or construction

gff ARCHITECTS
Dallas | Fort Worth | Austin

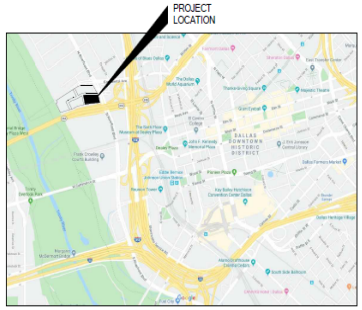
Z190-229

Z190-229(CT)

Proposed Development Plan for Block A



TRACT A PROJECT DATA	
SITE	113,843 SF, 2.613 AC
USE	MULTIFAMILY
DENSITY	MAX. 320 DWELLING UNITS
MAXIMUM LOT COVERAGE	80%
STRUCTURE HEIGHT	NO MAXIMUM HEIGHT
MAXIMUM FLOOR-AREA RATIO	20 TO 1



PD 774 BLOCK A DEVELOPMENT PLAN

0 30 60 120 Feet

Columbus Realty Partners
Riverfront Multifamily
Dallas, Texas

Job #: 19215.00
Date: 08.19.20
Drawn by: ELB, RR

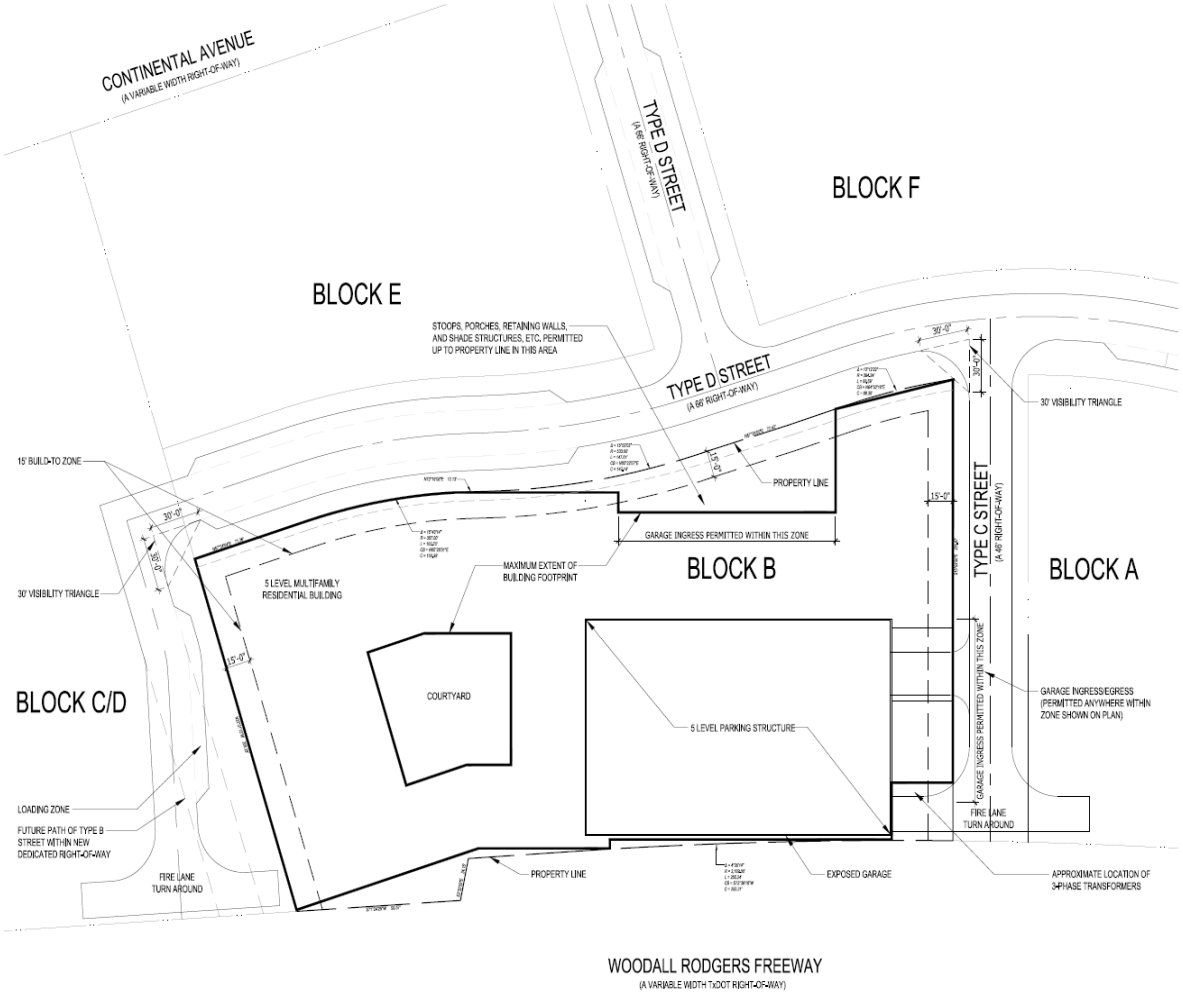
Scale: 1" = 50'-0"
File Name: P:\2019\19215 - CRP 505 Riverfront Phase 1 MF\05 - Models\CAD\02 - CAD\01 - Site\CRP Riverfront SP-1.dwg
Not for regulatory approval, permitting, or construction

gff ARCHITECTS
Dallas | Fort Worth | Austin

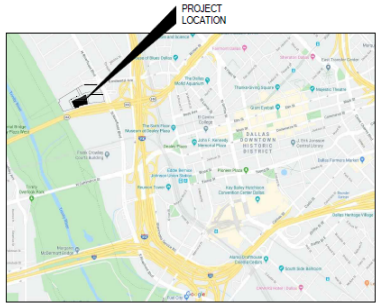
Z190-229

Z190-229(CT)

Proposed Development Plan for Block B



TRACT B PROJECT DATA	
SITE	97,243 SF, 2.232 AC
USE	MULTIFAMILY
DENSITY	MAX. 240 DWELLING UNITS
MAXIMUM LOT COVERAGE	80%
STRUCTURE HEIGHT	NO MAXIMUM HEIGHT
MAXIMUM FLOOR-AREA RATIO	20 TO 1



PD 774 BLOCK B DEVELOPMENT PLAN

0 30 60 120 Feet

Columbus Realty Partners
Riverfront Multifamily
Dallas, Texas

Job #: 19215.00
Date: 08.19.20
Drawn by: ELB, RR

Scale: 1" = 50'-0"
File Name: P:\2019\19215 - CRP 505 Riverfront Phase 1 MF\05 - ModelsCAD\02 - CAD\01 - Site\CRP Riverfront SP-1.dwg
Not for regulatory approval, permitting, or construction

gff ARCHITECTS
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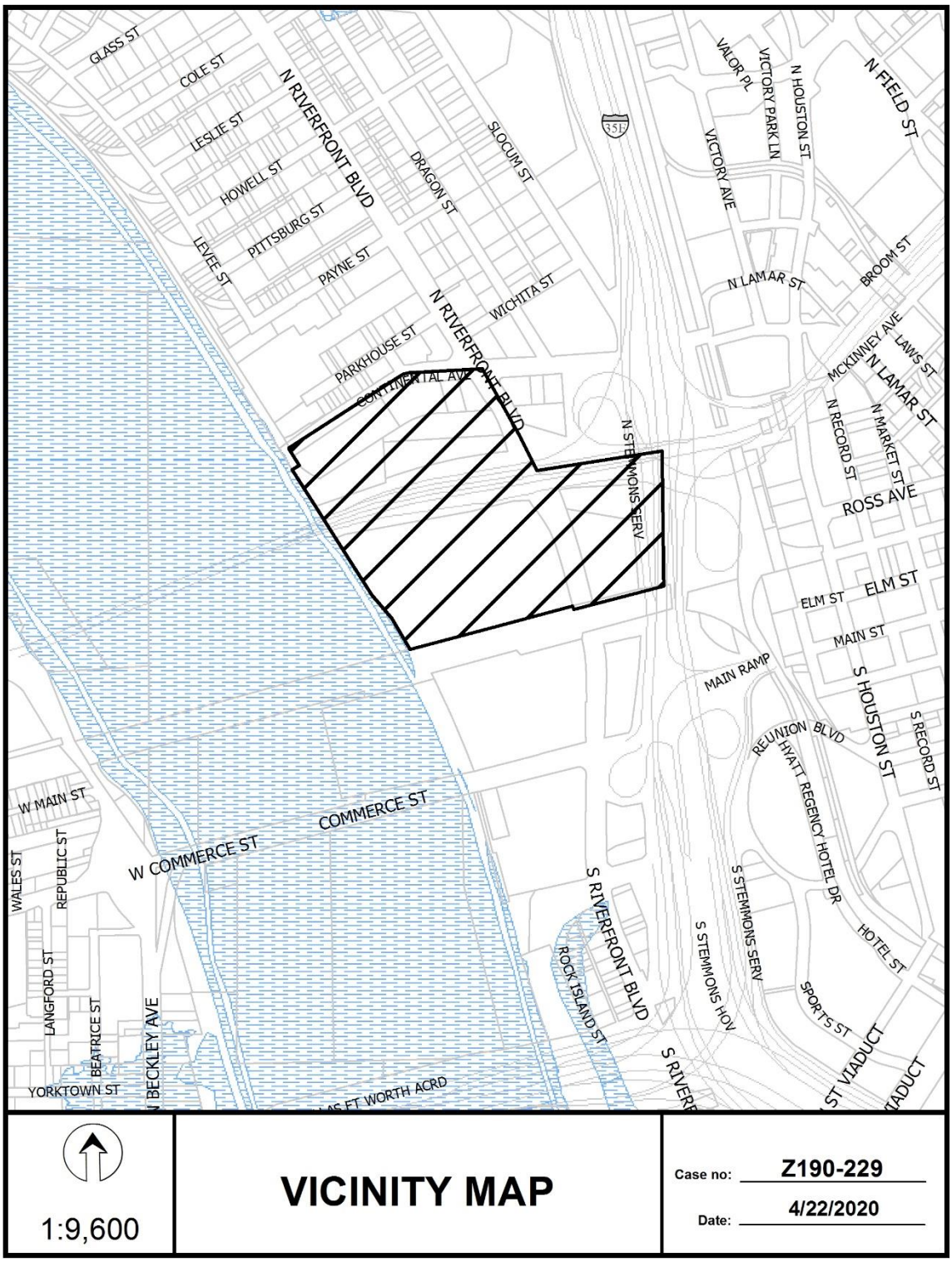
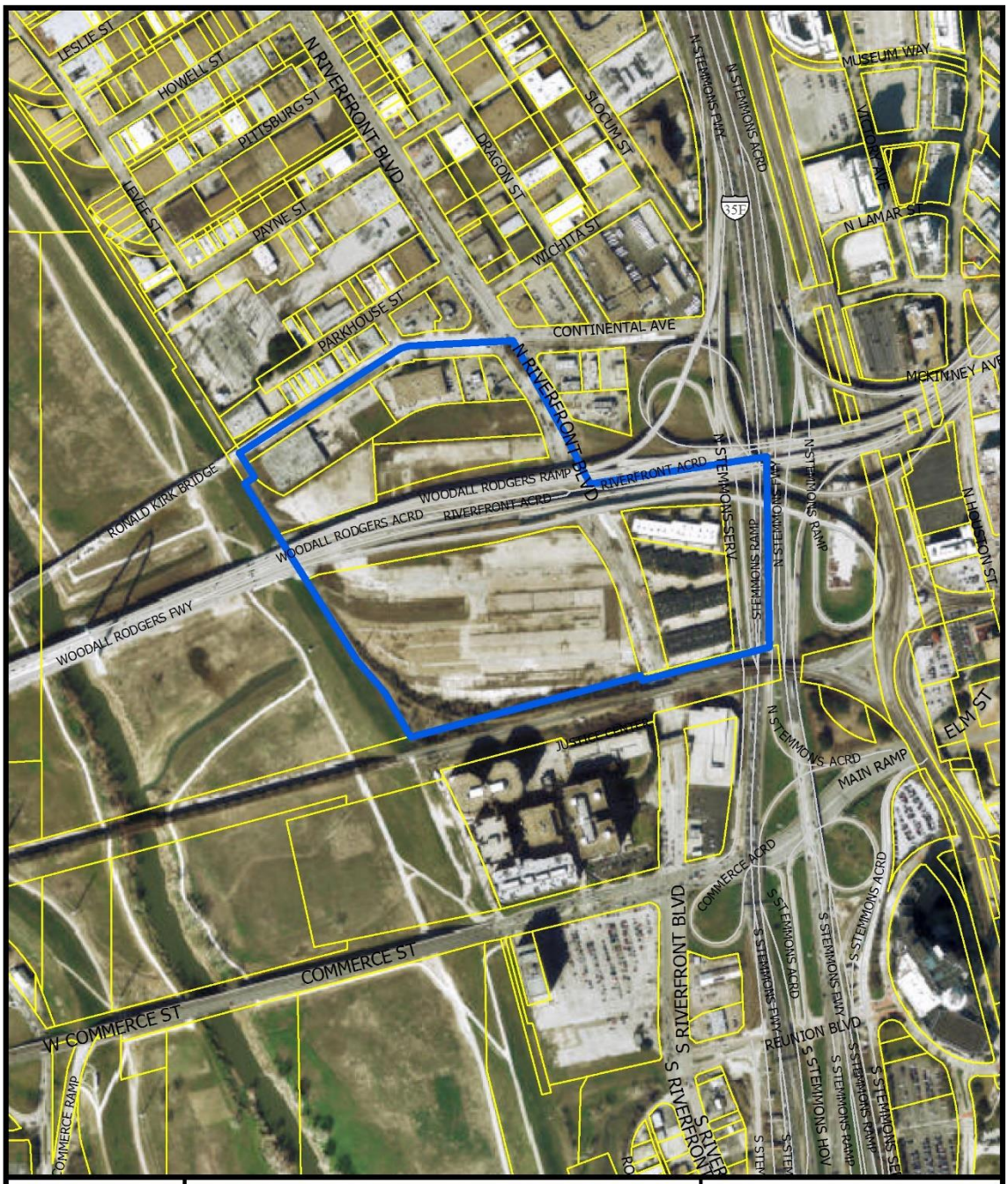
Z190-229

Z190-229(CT)


GLASS ST
COLE ST
LESLIE ST
HOWELL ST
PITTSBURG ST
LEVEE ST
PAYNE ST
N RIVERFRONT BLVD
DRAGON ST
SLOCUM ST
WICHITA ST
PARKHOUSE ST
CONTINENTAL AVE
N RIVERFRONT BLVD
N STEMMONS SERV
35E
VALOR PL
VICTORY PARK LN
N HOUSTON ST
N FIELD ST
VICTORY AVE
N LAMAR ST
BROOM ST
MCKINNEY AVE
LAWS ST
N LAMAR ST
N RECORD ST
N MARKET ST
ROSS AVE
ELM ST
ELM ST
MAIN ST
MAIN RAMP
S HOUSTON ST
S RECORD ST
RELUNION BLVD
HYATT REGENCY HOTEL DR
HOTEL ST
SPORTS ST
S STEMMONS SERV
S STEMMONS HOV
S RIVERFRONT BLVD
ROCK ISLAND ST
W MAIN ST
COMMERCE ST
W COMMERCE ST
WALES ST
REPUBLIC ST
LANGFORD ST
BEATRICE ST
N BECKLEY AVE
YORKTOWN ST
TRINITY RIVER
TRINITY RIVER
TRINITY RIVER

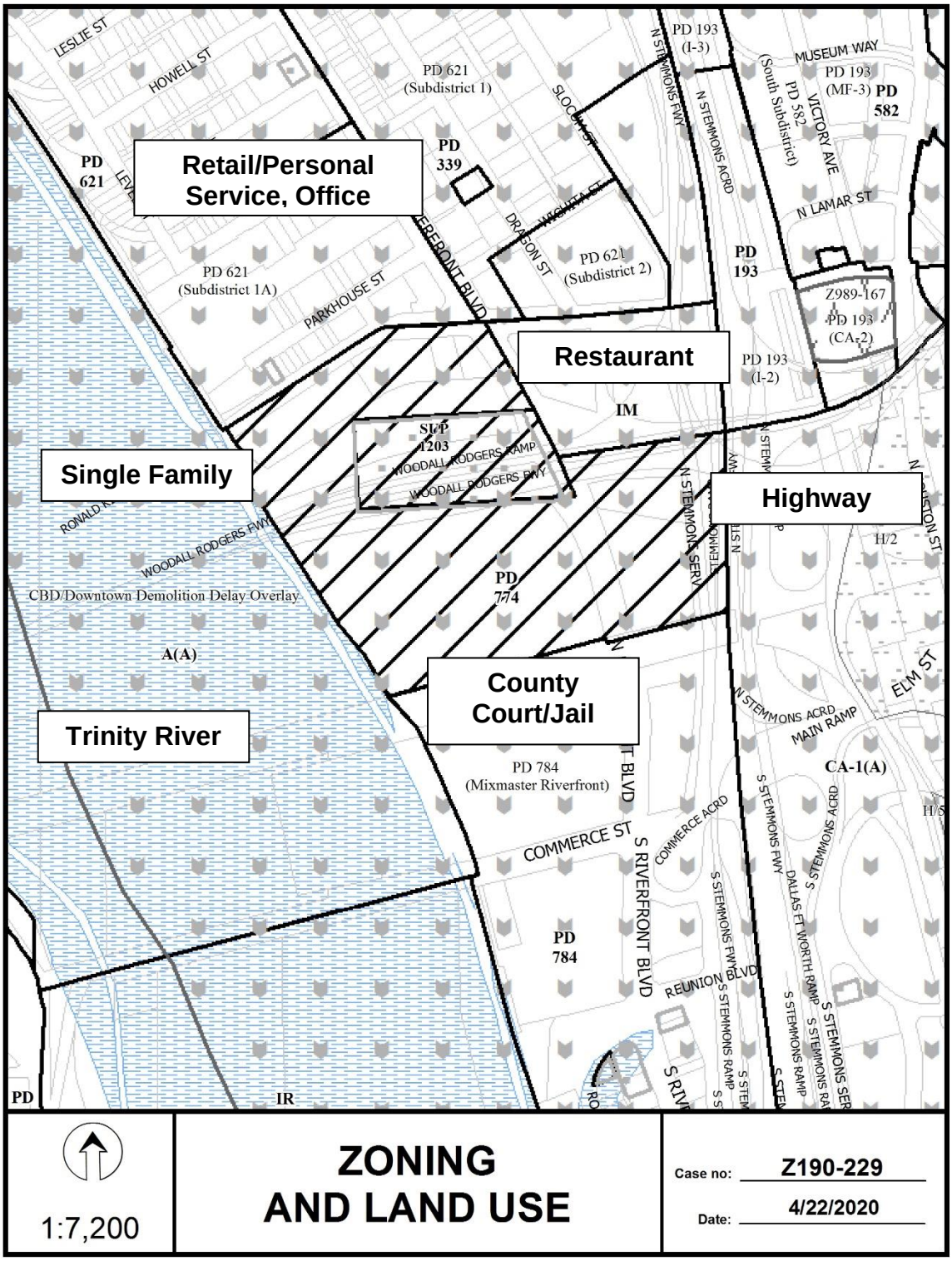


1:7,200

AERIAL MAP

Case no: Z190-229

Date: 4/22/2020


Retail/Personal Service, Office
Restaurant
Single Family
Highway
County Court/Jail
Trinity River
PD 621 (Subdistrict 1)
PD 621 (Subdistrict 1A)
PD 621 (Subdistrict 2)
PD 339
PD 193 (I-3)
PD 193 (MF-3) PD 582
PD 582 (South Subdistrict)
PD 193 (I-2)
PD 193 (CA-2)
Z989-167
IM
SUP 1203
PD 774
PD 784 (Mixmaster Riverfront)
PD 784
CA-1(A)
H/2
CBD/Downtown Demolition Delay Overlay
A(A)
PD
IR
LESLIE ST
HOWELL ST
SLOCUM ST
N STEMMONS FWY
N STEMMONS ACRD
MUSEUM WAY
VICTORY AVE
N LAMAR ST
DRAGON ST
WICHITA ST
EREFRONT BLVD
PARKHOUSE ST
WOODALL RODGERS RAMP
WOODALL RODGERS FWY
RONALD R
N STEMMONS SERV
ELM ST
N STEMMONS ACRD MAIN RAMP
T BLVD
COMMERCE ST
S RIVERFRONT BLVD
COMMERCE ACRD
S STEMMONS FWY
DALLAS FT WORTH RAMP
S STEMMONS ACRD
S STEMMONS RAMP
REUNION BLVD
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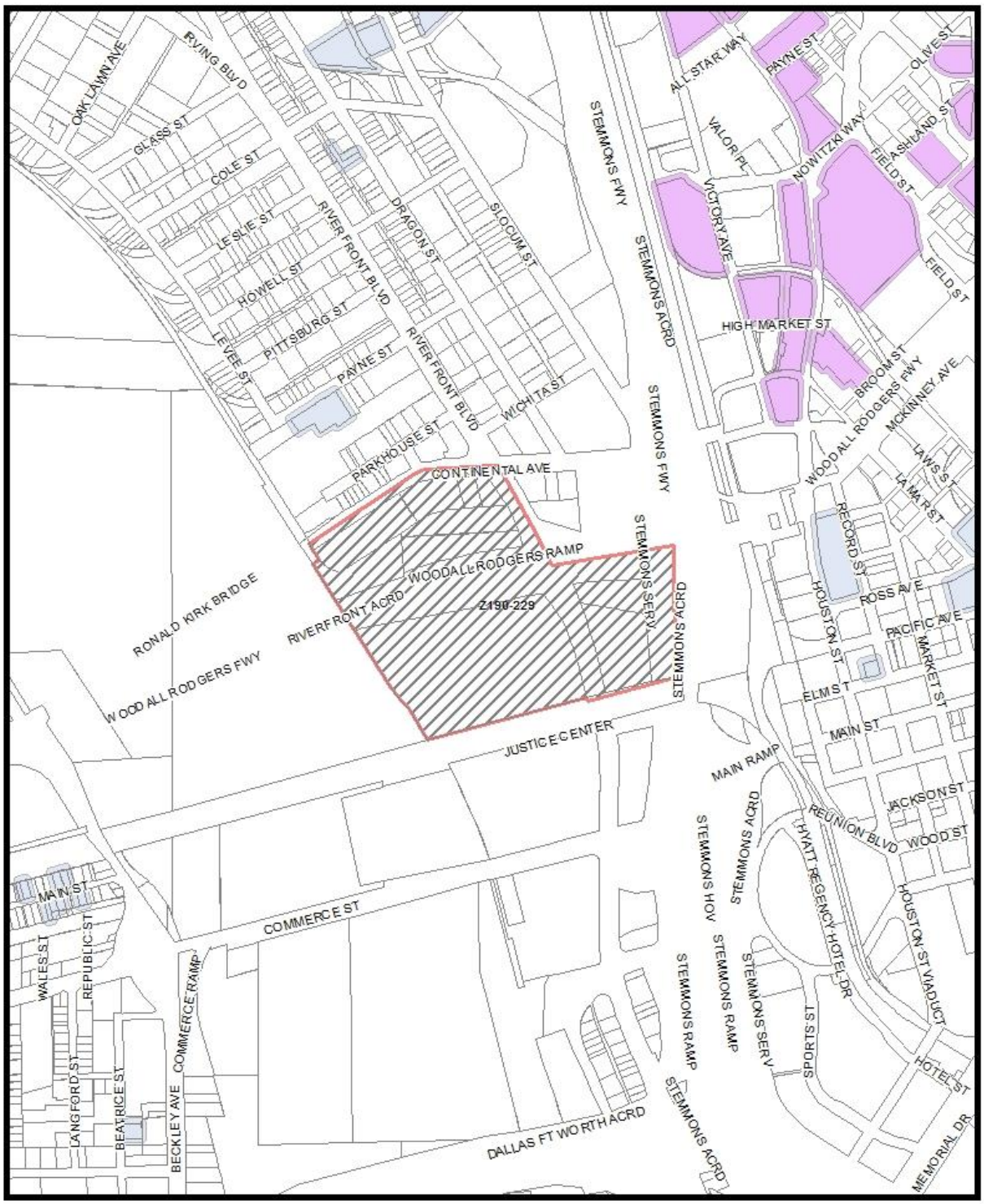
ZONING AND LAND USE
Case no: Z190-229
Date: 4/22/2020

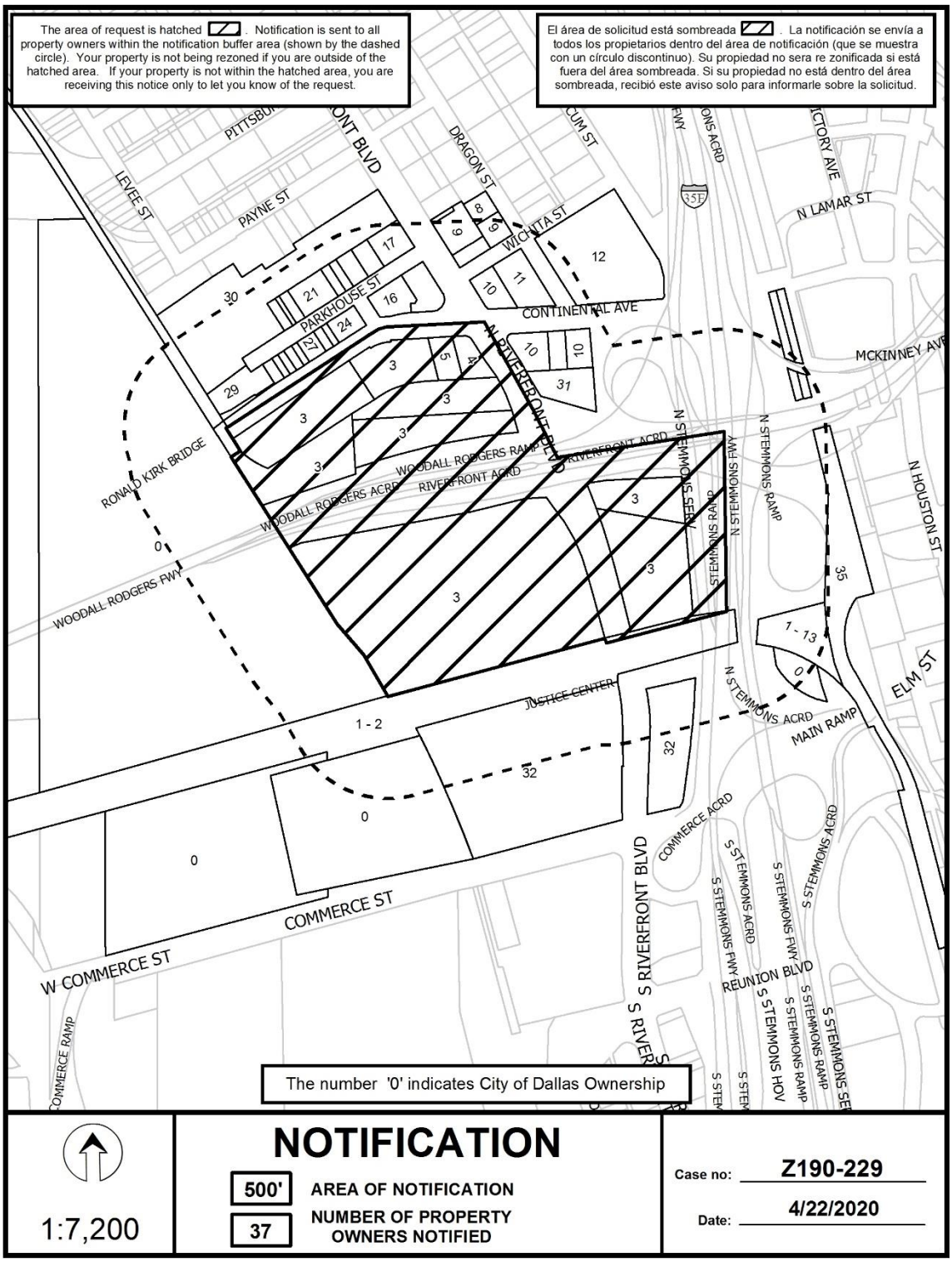


Market Value Analysis A B C D E F G H I NA

1:9,600

Market Value Analysis

Printed Date: 4/22/2020


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.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
PAYNE ST
LEVEE ST
DRAGON ST
WICHITA ST
CONTINENTAL AVE
PARKHOUSE ST
N LAMAR ST
MCKINNEY AVE
N RIVERFRONT BLVD
RONALD KIRK BRIDGE
WOODALL RODGERS FWY
WOODALL RODGERS RAMP
WOODALL RODGERS ACRD
RIVERFRONT ACRD
N STEMMONS FWY
N STEMMONS RAMP
N STEMMONS SERVICE
N HOUSTON ST
ELM ST
JUSTICE CENTER
N STEMMONS ACRD
MAIN RAMP
COMMERCE ST
W COMMERCE ST
COMMERCE ACRD
S RIVERFRONT BLVD
S STEMMONS ACRD
S STEMMONS FWY
REUNION BLVD
S STEMMONS HOV
S STEMMONS RAMP
COMMERCE RAMP
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
37
NUMBER OF PROPERTY OWNERS NOTIFIED
1:7,200
Case no: Z190-229
Date: 4/22/2020

04/22/2020

Notification List of Property Owners

Z190-229

37 Property Owners Notified

Label #	*Address*		*Owner*
1	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
2	9999	NO NAME ST	UNION PACIFIC RR CO
3	450	N RIVERFRONT BLVD	505 RIVERFRONT LTD
4	707	N RIVERFRONT BLVD	TECHNICALLY SCOTTISH I LTD
5	190	CONTINENTAL AVE	TRIBOX REAL ESTATE LLC
6	920	N RIVERFRONT BLVD	CCFP LIMITED
7	902	N RIVERFRONT BLVD	REPPAS INC
8	915	DRAGON ST	SEELCCO PARTNERS LTD
9	905	DRAGON ST	RUSSELL DONALD V
10	201	CONTINENTAL AVE	PNYX LTD
11	233	CONTINENTAL AVE	GREYHOUND LINES INC
12	315	CONTINENTAL AVE	GLI ACQUISITION CO
13	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
14	801	N RIVERFRONT BLVD	RIVERFRONT GATEWAY LLC
15	801	N RIVERFRONT BLVD	BURGER KING CORPORATION
16	801	N RIVERFRONT BLVD	RIVERFRONT GATEWAY LLC
17	909	N RIVERFRONT BLVD	INVESTMENT PROPERTIES INC
18	179	PARKHOUSE ST	STEVENS DAVID & SHELLEY
19	171	PARKHOUSE ST	STEVENS DAVID &
20	167	PARKHOUSE ST	SHARIFF ENTERPRISES LLC
21	155	PARKHOUSE ST	PARKHOUSE PROP 155 LLC
22	147	PARKHOUSE ST	GALICHIA ALAN & GINA
23	135	PARKHOUSE ST	SEELCCO STREET PARTNERS LTD
24	801	CORE ST	OS 8989 LLC
25	148	PARKHOUSE ST	US SPRINT COMMUNICATIONS
26	146	PARKHOUSE ST	SPRINT COMMUNICATIONS CO

04/22/2020

Label #	*Address*		*Owner*
27	140	PARKHOUSE ST	SHOWCASE PRODUCTIONS INC
28	114	PARKHOUSE ST	HALEBIAN INVESTMENTS LLC
29	100	PARKHOUSE ST	ROBBIE DRIVE LTD
30	919	N RIVERFRONT BLVD	ONCOR ELECRTIC DELIVERY COMPANY
31	650	N RIVERFRONT BLVD	PRESCOTT INTERESTS
32	188	N RIVERFRONT BLVD	County of Dallas
33	555	2ND AVE	DART
34	555	2ND AVE	DART
35	1900	OAK LAWN AVE	DART & FT WORTH TRANSP AUTH
36	1900	OAK LAWN AVE	DART & FT WORTH TRANSP AUTH
37	1900	OAK LAWN AVE	DART & FT WORTH TRANSP AUTH

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2020**

Planner: Carlos A. Talison Sr., J.D.

FILE NUMBER:	Z190-283(CT)	**DATE FILED:**	June 10, 2020
LOCATION:	Southeast line of Junius Street, between North Henderson Avenue and the terminus of Dumas Street		
COUNCIL DISTRICT:	14	**MAPSCO:**	46 B
SIZE OF REQUEST:	Approx. 3,499 sq. ft.	**CENSUS TRACT:**	13.02

OWNER/APPLICANT: Dale Wootton

REQUEST: An application for 1) a D-1 Liquor Control Overlay; and 2) a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 859 with an H/128 Historical Overlay for the Junius Heights Historic District and a D Liquor Control Overlay.

SUMMARY: The applicant proposes to sell acholic beverages in conjunction with an existing restaurant use. [Garden Café]

STAFF RECOMMENDATION: **Approval** of a D-1 Liquor Control Overlay; and **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service for a two-year period, subject to site plan and conditions.

PRIOR CPC ACTION: On October 15, 2020, the City Plan Commission held this item under advisement.

BACKGROUND INFORMATION:

- The area of request is zoned Planned Development District No. 859 and the restaurant use is currently within a commercial retail development.
- The restaurant use occupies an approximately 1,776-square-foot suite within the multi-tenant building.
- The purpose of the request is to change the D Liquor Control Overlay to a D-1 Liquor Control Overlay and obtain a SUP for sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service.

Zoning History: There have been no zoning changes for the area of request in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Junius Street	Local	50 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:

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

URBAN DESIGN

GOAL 5.3 ESTABLISH WALK-TO CONVENIENCE

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

Land Use:

	Zoning	Land Use
Site	Planned Development District No. 859 H/128 – Junius Heights Historic District	Restaurant
Northwest	Planned Development District No. 97 H/128 – Junius Heights Historic District	Public Park Single Family
Northeast	Planned Development District No. 397 H/128 – Junius Heights Historic District NS(A)	Single Family
Southwest	Planned Development District No. 859 Planned Development District No. 97 H/11 – Munger Place Historic District	Retail/Personal Service Single Family
Southeast	Planned Development District No. 397 Planned Development District No. 97 H/128 – Junius Heights Historic District H/11 – Munger Place Historic District	Public Park Single Family

Land Use Compatibility:

The site is zoned Planned Development District No. 859 with a D Liquor Control Overlay and is currently developed with a restaurant use. The restaurant use is located inside of a suite within a small retail strip in the neighborhood. There is a city park to the north of the site, single family homes to the northeast, northwest, southeast, and southwest of the site. Planned Development District No. 859 allows for mainly institutional and community service, office uses, recreation uses, and a limited amount of retail uses.

The property located to the northwest and southwest of the area of request, across Junius is zoned Planned Development District No. 97 and are mainly residential in nature. Planned Development District No. 397 are north and east of the subject site and includes single family homes.

The “D” Overlay District is a Liquor Control Overlay District that prohibits an individual from selling or serving alcoholic beverages, or setups for alcoholic beverages, for consumption on or off the premises.

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 purpose of requesting the change from a D Liquor Control Overlay to a D-1 Liquor Control Overlay, is to allow for the applicant to obtain a Specific Use Permit for the sale of alcoholic beverages for on-premise consumption in conjunction with the proposed restaurant.

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.

In general, the applicant's request is consistent with the existing zoning and with the general provisions for a Specific Use Permit and is not foreseen to have a negative impact on the surrounding properties.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PD No. 859	15'	20' adjacent to residential OTHER: No Min.	0.5	35' 2 stories	40%	Visual Intrusion	Retail & personal service, office

Parking:

Off-street parking and loading requirements must comply with the Dallas Development Code, as amended.

A 1,776-square-foot restaurant without drive-through is located within a suite in a multi-tenant building. The restaurant will be required to provide 18 parking spaces calculated at a ratio of 1 space for every 100 square feet [1,776/100 = 18 required spaces]. The parking lot abutting the area of request to the northeast provides parking for the retail strip that houses the restaurant use. Parking has been provided for the site and the off-street parking requirements have been met.

Landscaping:

For the proposed development, compliance with Article X will be required.

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 Site is not within an identifiable MVA Category; however, it is in proximity to a “G” MVA Cluster to the northwest, west, and southwest of the subject site and an “F” MVA Cluster to the southeast.

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a restaurant for on-premise consumption as part of the operation of a restaurant.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit automatically terminates on (two years from the passage of the ordinance.)

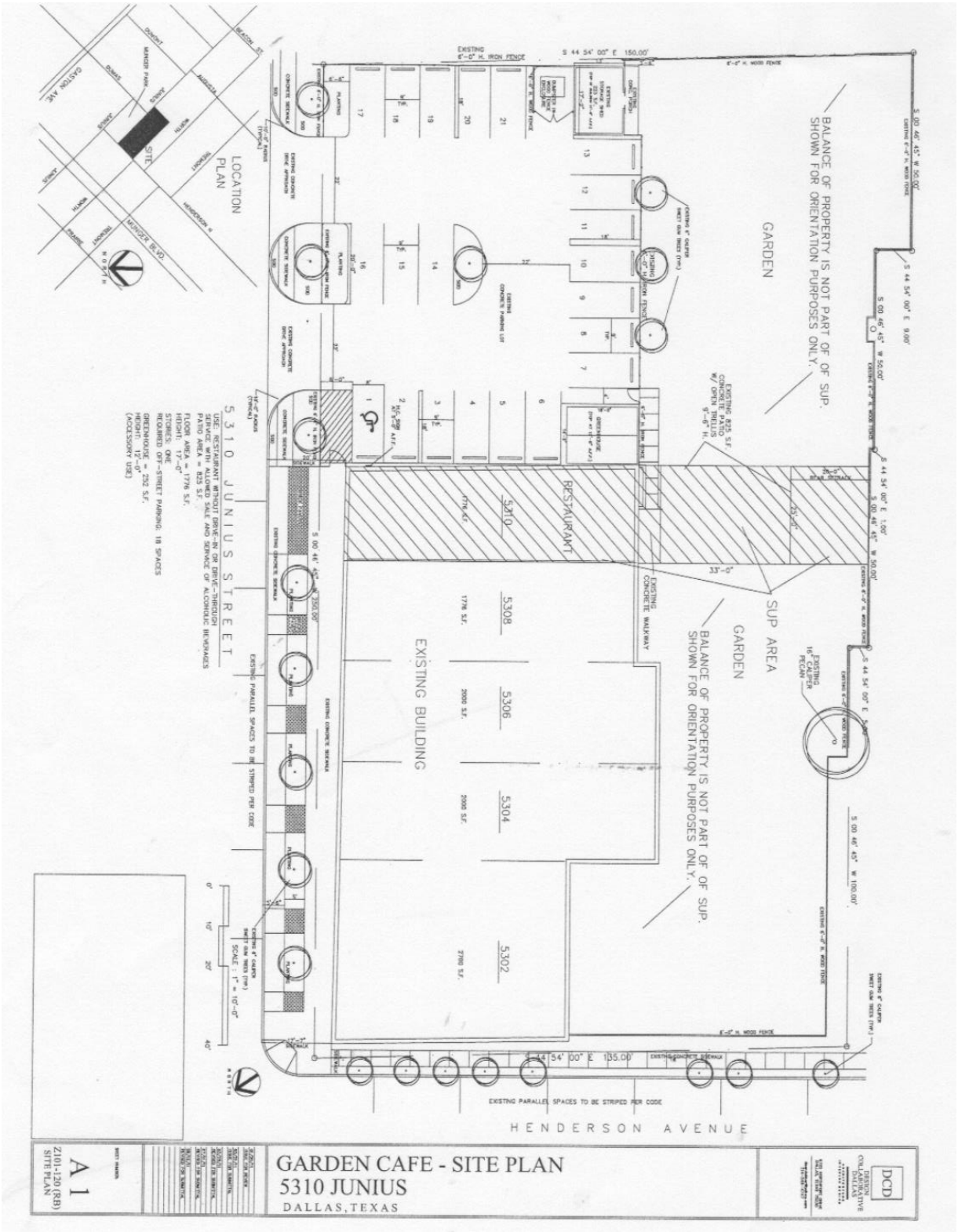
4. FLOOR AREA: The maximum floor area is 1,776 square feet in the location shown on the attached site plan.

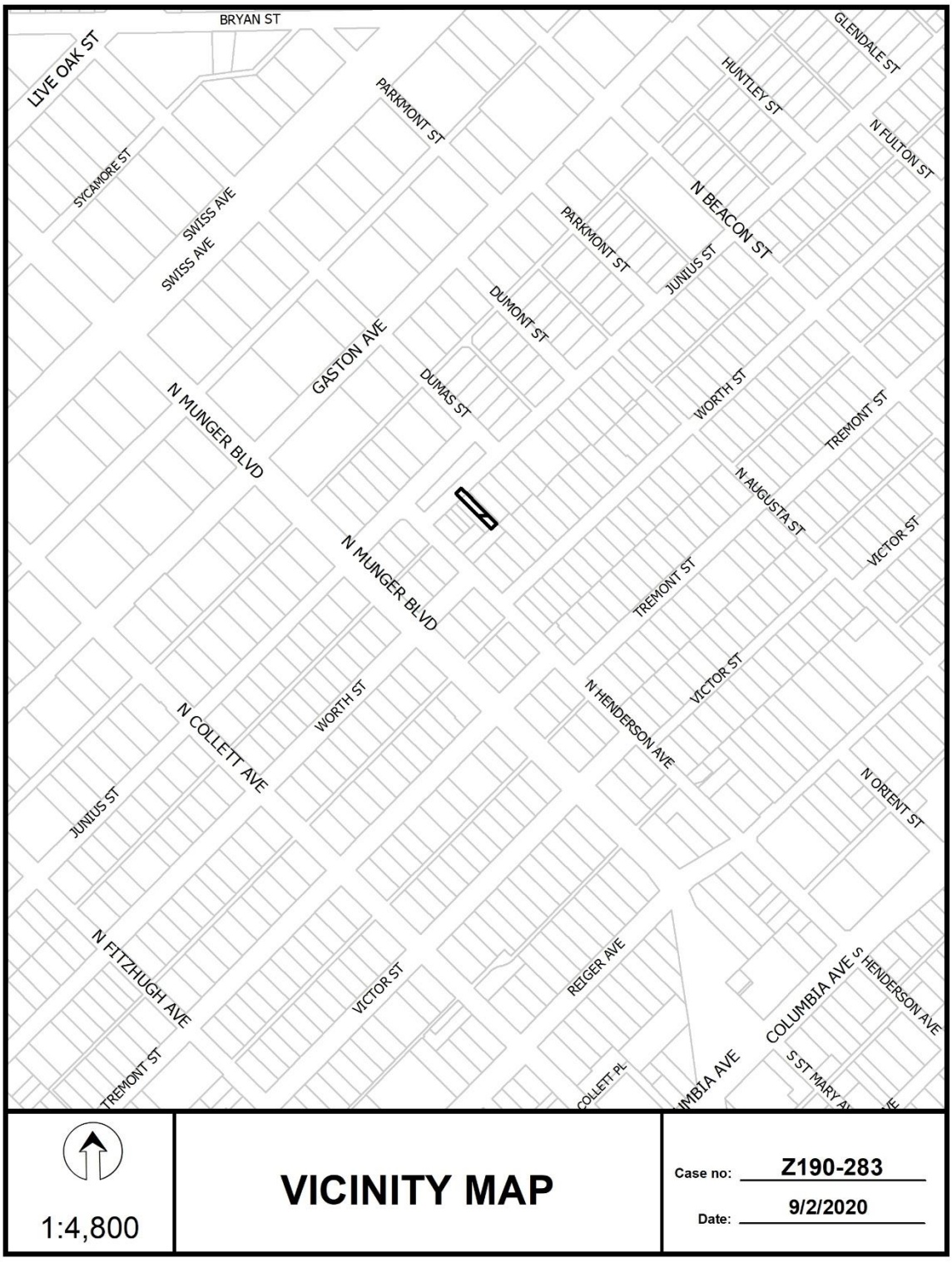
5. HOURS OF OPERATION: The restaurant use may only operate between 8:00 a.m. and 10:00 p.m. Monday through Sunday.

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





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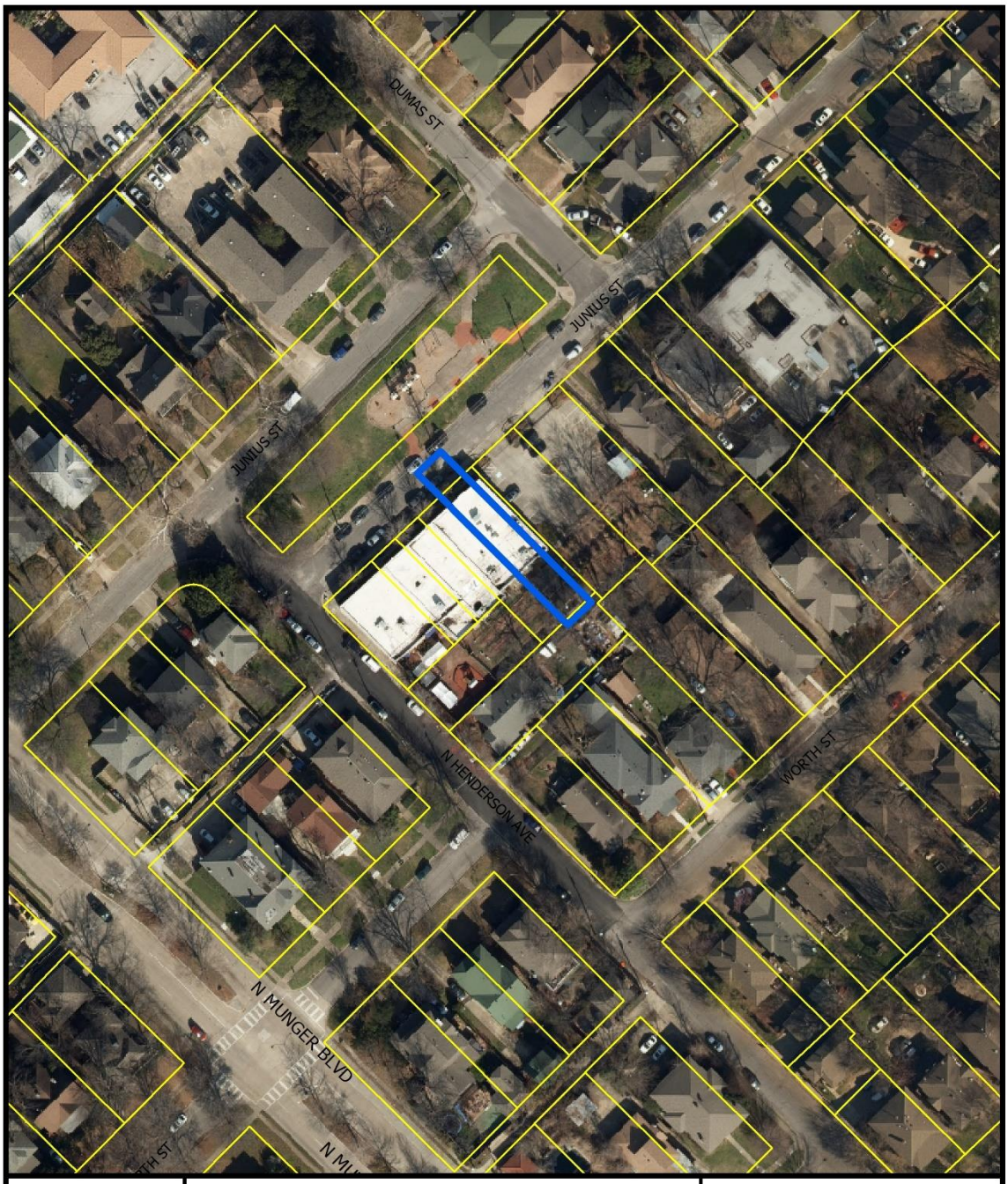
VICINITY MAP

Case no: Z190-283

Date: 9/2/2020



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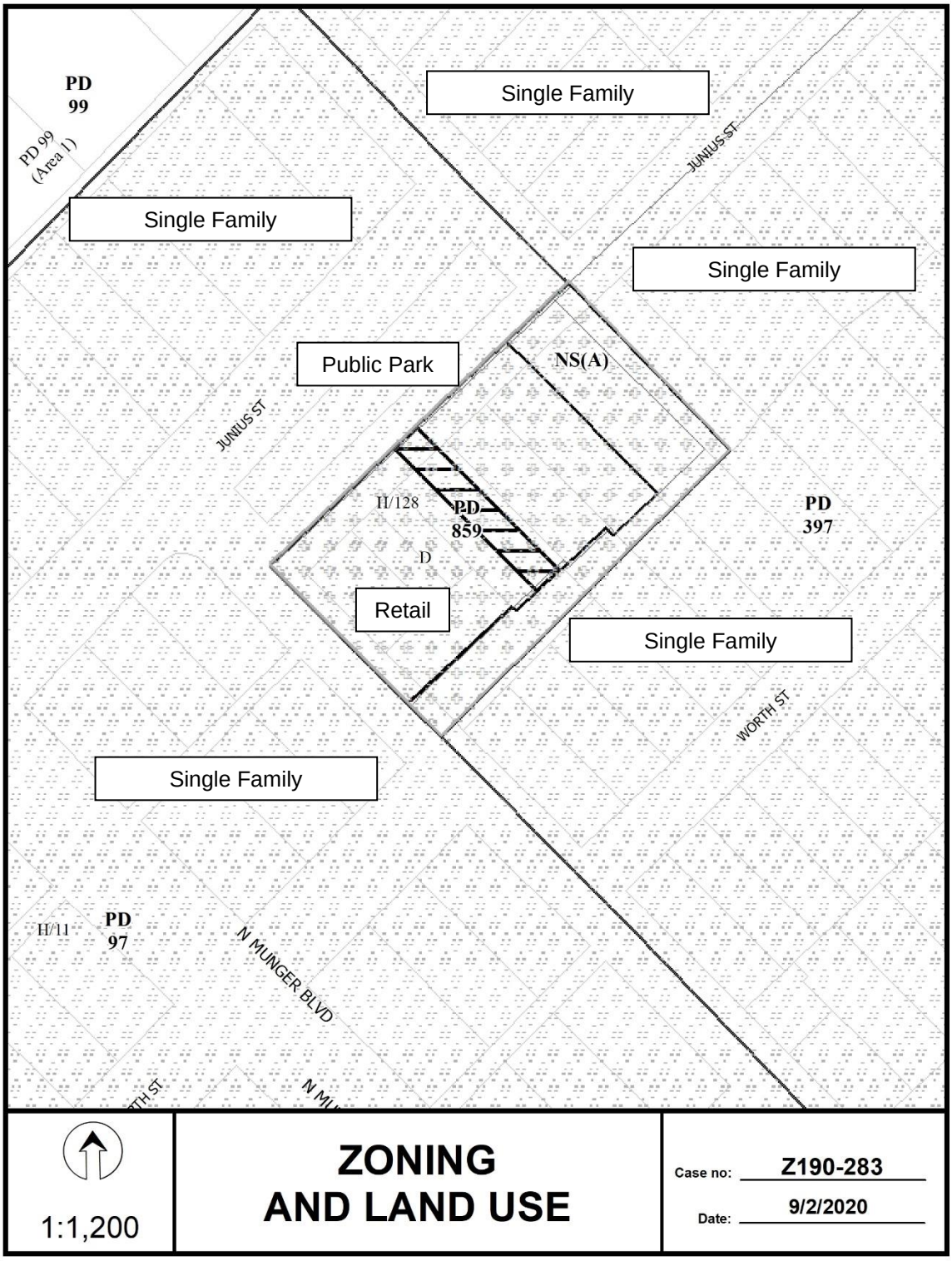
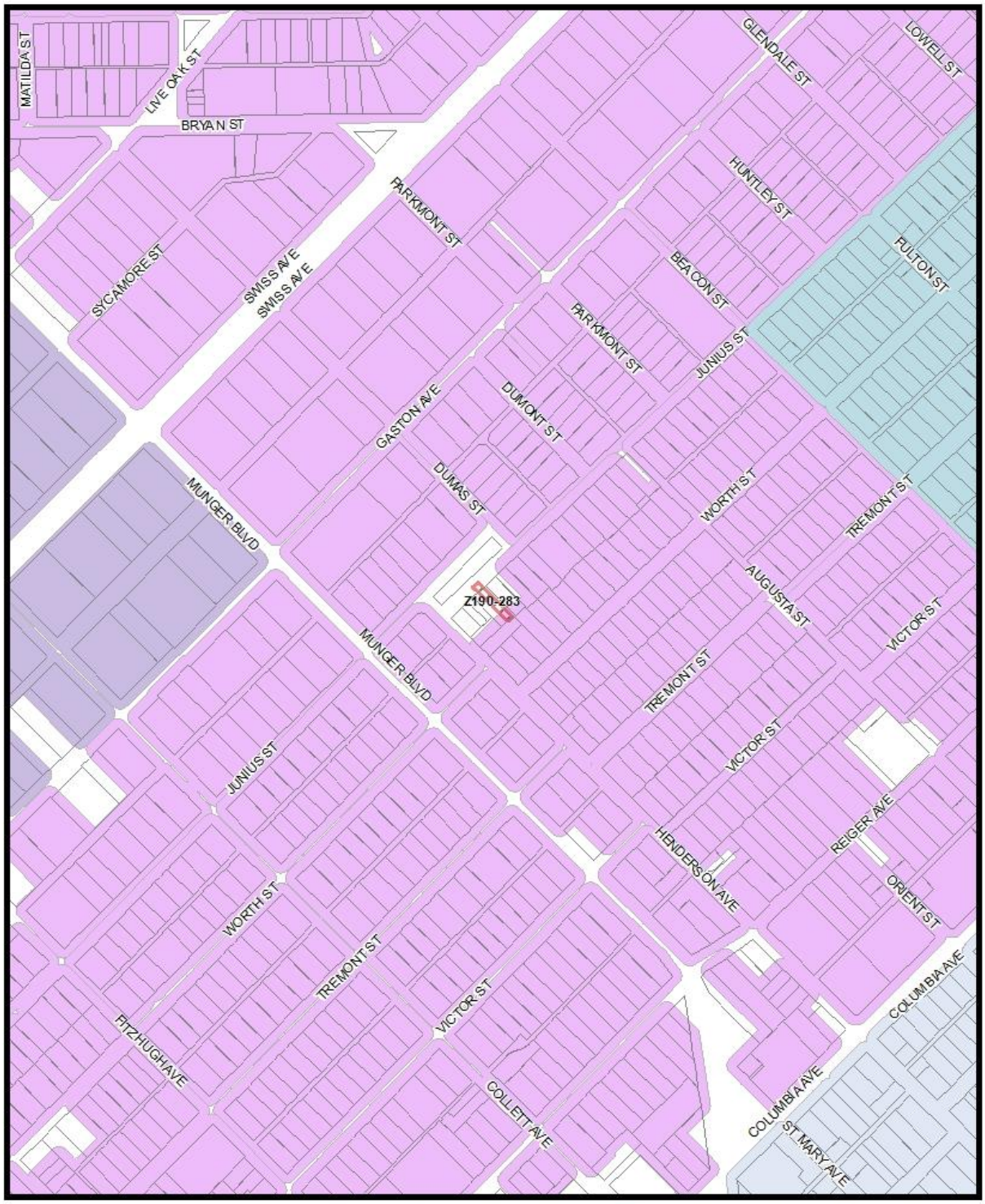
AERIAL MAP

Case no: Z190-283

Date: 9/2/2020


PD 99
PD 99 (Area 1)
Single Family
JUNIUS ST
Single Family
Single Family
Public Park
NS(A)
JUNIUS ST
H/128
PD 859
D
PD 397
Retail
Single Family
WORTH ST
Single Family
H/11
PD 97
N MUNGER BLVD
1:1,200
ZONING AND LAND USE
Case no: Z190-283
Date: 9/2/2020


MATILDA ST
LIVE OAK ST
BRYAN ST
GLENDALE ST
LOWELL ST
HUNTLEY ST
PARKMONT ST
SYCAMORE ST
SWISS AVE
SWISS AVE
BEACON ST
FULTON ST
PARKMONT ST
JUNIUS ST
GASTON AVE
DUMONT ST
DUMAS ST
WORTH ST
TREMONT ST
MUNGER BLVD
Z190-283
AUGUSTA ST
VICTOR ST
MUNGER BLVD
TREMONT ST
VICTOR ST
JUNIUS ST
REIGER AVE
HENDERSON AVE
ORIENT ST
WORTH ST
TREMONT ST
VICTOR ST
COLUMBIA AVE
FITZHUGH AVE
COLLETT AVE
COLUMBIA AVE
ST MARY AVE
Market Value Analysis
A
B
C
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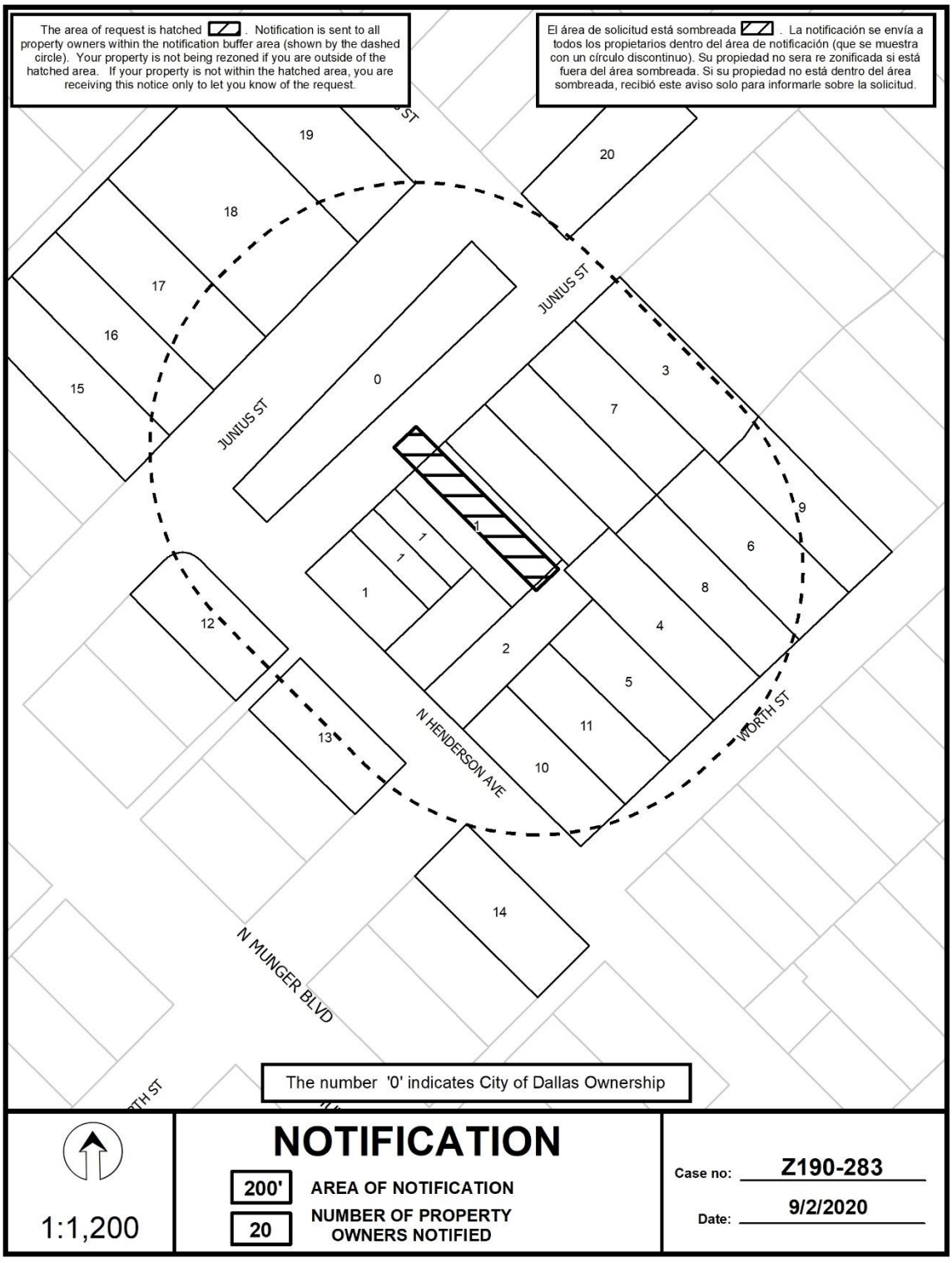
1:4,800
Market Value Analysis
Printed Date: 9/2/2020


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.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
JUNIUS ST
N HENDERSON AVE
WORTH ST
N MUNGER BLVD
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
20
NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: Z190-283
Date: 9/2/2020

09/02/2020

Notification List of Property Owners

Z190-283

20 Property Owners Notified

Label #	*Address*		*Owner*
1	5304	JUNIUS ST	WOOTTON ROBERT DALE
2	612	N HENDERSON AVE	WOOTTON DALE
3	5326	JUNIUS ST	GRAHAM ERIC & ELEANOR
4	5315	WORTH ST	OBRIEN DEBORAH &
5	5311	WORTH ST	JIMENEZ RAYMOND
6	5323	WORTH ST	BROWN JASON & TRACI
7	5322	JUNIUS ST	SHAW JOHN STEPHENS
8	5319	WORTH ST	RATNER SETH &
9	5327	WORTH ST	EICHLER PROPERTIES LLC
10	5301	WORTH ST	CARROLL ROBERT W & MARY J
11	5307	WORTH ST	JONES BARRETT & CARLY MCGLAUN
12	5212	JUNIUS ST	NEWMAN RICHARD J
13	5211	WORTH ST	STAYER MARIANNE
14	5212	WORTH ST	MARKEY JAMES P &
15	5301	JUNIUS ST	OBRIEN MOLLY M & JUSTIN BURKE
16	5305	JUNIUS ST	MILLER DONNA C
17	5309	JUNIUS ST	COLOMBO BRANDON
18	5317	JUNIUS ST	BROADMINDED TEXAS LLC
19	5327	JUNIUS ST	USREY TOM & CINDY E
20	700	DUMAS ST	CARBAJAL ADAN ARROYO &

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2020**

Planner: La'Kisha Girder

FILE NUMBER:	Z190-290(LG)	**DATE FILED:**	June 23, 2020
LOCATION:	Northeast corner of Rawlins Street and north of Knight Street		
COUNCIL DISTRICT:	14	**MAPSCO:**	35 W
SIZE OF REQUEST:	±0.26 acres	**CENSUS TRACT:**	6.05

REPRESENTATIVE: Audra Buckley, Permitted Development

APPLICANTS/OWNERS: Ron Watterson & Michael Sambogna

REQUEST: An application for an O-2 Office Subdistrict on property zoned an MF-2 Multiple-Family Subdistrict with deed restrictions volunteered by the applicant within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The purpose of the request is to allow a barber and beauty shop as a street level use. The applicant is volunteering deed restrictions that will limit certain uses, lot coverage and height regulations

STAFF RECOMMENDATION: **Denial.**

PRIOR CPC ACTIONS: On September 17, 2020 and October 1, 2020, the CPC held this item under advisement at the applicants' request to revise their volunteered deed restrictions. The revised volunteered deed restrictions are included in this report.

Background Information:

- On February 8, 1985, City Council approved Planned Development District No. 193, the Oak Lawn Special Purpose District. The PD is comprised of approximately 2,593 acres. PD 193 is divided into residential districts (A, R, TH, MF) and non-residential districts (O, NS, SC, GR, LC, HC, CA, I). PD 193 also contains 153 subdistricts.

- The request site currently developed as a two-story single-family home on one lot with fencing around the perimeter of the property.

- The applicant proposes to open a barber and beauty shop on the street level. This use is not a permitted use in an MF-2 Subdistrict**.** The remainder of the house, including the second floor, will continue to be used as a residence.

Zoning History:

There have been two zoning cases requested in the area in the past five years.

1. Z190-324 An application for a Planned Development Subdistrict for GR General Retail uses. (In review).

2. Z178-186: On April 25, 2018, the City Council approved a Historic Building Demolition Delay Overlay (DDO) for a larger area of East Dallas and Oak Lawn.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Lemmon Avenue	Principal Arterial	90 feet

Traffic:

The Engineering Division of the Department of Sustainable Development and Construction has reviewed the application and has determined traffic in the area would not be adversely impacted due to the proposed project.

Comprehensive Plan:

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

request is not consistent with the following goals and policies of the comprehensive plan.

Urban Design Element

Goal 5.2 Strengthen community and neighborhood identity

Policy 5.1.3 Encourage complementary building height, scale, design and character.

Policy 5.2.1 Maintain neighborhood scale and character.

Area Plans:

The *Oak Lawn Special Purpose District* and the *Oak Lawn Plan* was established in February 1985 and includes seven objectives for the area. The applicant's proposal is consistent with the following objectives highlighted by the Plan:

(1) To achieve buildings more urban in form.

(2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.

(3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.

(4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.

(5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.

(6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.

(7) To promote landscape/streetscape quality and appearance.

The proposal has the potential to achieve only one of the seven stated objectives of the Oak Lawn Plan, which is objective 2 of the Oak Lawn Plan. Currently, the O-2 Office Subdistrict within PD No. 193 allows a maximum height of 240 feet. Deed restrictions have been volunteered by the application limits height to 36 feet with the plan to maintain the existing structure's height.

STAFF ANALYSIS

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 193 MF-2	Single Family
North	PD No. 193 MF-2	Multi-family
East	PD No. 193 GR	Commercial
South	PD No. 193 MF-2	Multi-family
West	PD No. 193 MF-2	Multi-family

Land Use Compatibility:

The request site is comprised of one lot and is located within the MF-2 Subdistrict and was constructed over 100 years ago. The home will still be used as a residence for the owners with a barber and beauty shop on the first floor of the home. Surrounding uses in the area include single-family and multifamily residences north, south and west of the area of request. There is a commercial development located on Lemmon Avenue east of the site. A medical office and beauty salon are located across Rawlins Street to the northeast of the area of request on property that is zoned O-2 Office Subdistrict in PD No. 193.

A barber and beauty shop is a limited use that is only permitted on the street level (see Section 51P-193.110). According to Section 51P-193.109 of PD No. 193, the requirements are as follows for limited uses:

> A limited use must:
> (1) be primarily for the service of the occupants of a building;
> (2) be contained entirely within the main building;
> (3) have no exterior public entrance except through the general building entrances; and
> (4) have no exterior advertising or signs.

O-2 Office Subdistrict also have the following additional requirements in the PD No. 193 regulations:

> (A) No additional use may have a floor area greater than 2,000 square feet.
> (B) The aggregate floor area of retail uses and the additional uses listed in Subsection (c)(2) of this section on a street level of a building may not exceed 50 percent of the aggregate floor area of all uses on the street level. Some of the additional uses in Subsection (c)(2) of this section are already permitted as limited uses.

Three sides of the area of request are zoned an MF-2 Subdistrict. Were the request site located adjacent to the O-2 Subdistrict, staff may have considered approval.

Development Standards:

	MF-2 (existing)	O-2 (proposed)
Front yard (min)	0’	15’* Applicant: 20’
Side / rear yard (min)	0’ For duplex: 5’ / 10’ For multifamily under 36’ in height: 10’ /15’	0’* Additional setback must be equal to half the height of the building if it exceeds 36’
Rear yard (min)	0’	0’* Additional setback must be equal to half the height of the building if it exceeds 36’
Height (max)	36’	240’ Applicant via deed restrictions: 36’
Stories (max)	-	Applicant via deed restrictions: no max
Lot coverage (max)	60%	60%

**Encroachment bonuses applies to this subdistrict. An encroachment bonus means the portion of the building over 36 feet in height that would violate the additional setback requirements of neighboring properties that are classified as TH, MF-1 and MF-2 subdistricts in PD. No. 193.*

The proposed O-2 Subdistrict has many of the same regulations as the current zoning designation when it comes to residential uses and regulations for single family structures. Differences are the front yard setback of 15’ and the non-residential uses not permitted in the MF-2 Multifamily Subdistrict. Since the proposed site abuts an MF-2 Multifamily Subdistrict, the applicant would have to make sure it followed the encroachment bonus guidelines, which means the setbacks would have to follow the setback requirements of the adjacent subdistrict.

While the applicant is using an existing house, restrictions limiting the uses to single family or multifamily were volunteered in the deed restrictions under *Additional Conditions*. Staff acknowledges the restrictions in place would encourage redevelopment of the site in a manner that is compatible to the existing neighborhood and surrounding areas regardless of whether the existing structure is damaged or destroyed.

Parking:

The applicant provided a site plan for staff to review. The site plan is for illustrative purposes only and is not binding through this request. The Engineering Division staff reviewed the proposed plan and supports the proposed parking plan. The Engineering staff will review the plan when it is submitted for building permits to provide final comments and approval. The applicant illustrates that ten parking spaces (nine regular, one accessible) can be developed in the rear of the property. The applicant can also use Rawlins Street for two on-street parking spaces, since it is wide enough to accommodate on-street parking as well. Parking on Knight Street is prohibited. Parking for any uses would meet PD No. 193 parking regulations and would include parking for the single-family use.

Landscaping:

Landscaping is not being triggered as a result of this project.

Market Value Analysis

Market Value Analysis (MVA) is a tool to aid residents and policymakers 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 in Category “C.” Properties within the vicinity of the subject site are in Categories “C,” “D,” and “E.”

Volunteered Deed Restrictions (Updated as of September 29, 2020)

The following uses are PROHIBITED:

(1) Residential uses.
-- Duplex
-- Hotel and motel.
-- Group Residential Facility
-- Handicapped Group Dwelling Unit
-- Retirement Housing
-- Overnight general purpose shelter

(2) Utility and Service uses.
-- Utility or governmental installation other than listed
-- Local Utilities
-- Electrical substation
-- Radio, television, or microwave tower
-- Sewage pumping station
-- Commercial radio or television transmitting station
-- Sewage treatment plant
-- Telephone exchange, switching, and transmitting requirement
-- Water reservoir, well, or pumping station.
-- Water treatment plant

(3) Transportation uses.
-- Airport or landing field
-- Helistop

(4) Community service uses.
-- Adult day care facility-limited
-- Post office
-- Community Service Center
-- Foster home
-- Child-care facility
-- Halfway house

(5) Medical uses.
-- Hospital.
-- Medical Clinic
-- Medical or scientific laboratory.

(6) Educational uses.
-- Public or private school
-- Business school.
-- College, university, or seminary
-- College fraternity or sorority house
-- College dormitory

(7) Recreation and entertainment uses.
-- Public park or playground
-- Private recreation club or area
-- Wax museum

(8) Bar and restaurant uses.
-- Bar, lounge or tavern
-- Restaurant without drive-in or drive-through service
-- Private club

(9) Professional, personal service, and custom crafts uses.
-- Bank or savings and loan office.
-- Health studio.
-- Key shop.
-- Shoe repair.
-- Tailor, custom sewing, and millinery.
-- Broadcasting or recording studio.
-- Handcraft Bookbinding

(10) Retail uses.
-- Camera shop.
-- Cigar, tobacco and candy store.
-- Clothing store.
-- Drug store.

(11) Motor vehicle related uses.
-- Service station

(12) Commercial uses.
-- Stone, sand, or gravel mining
-- Duplication shop
-- Diamond and precious stone sales.

(13) Storage and waste disposal uses.
-- Recycling drop-off container
-- Recycling drop-off for special occasion collection

(14) Animal related uses.
-- Veterinarian's office

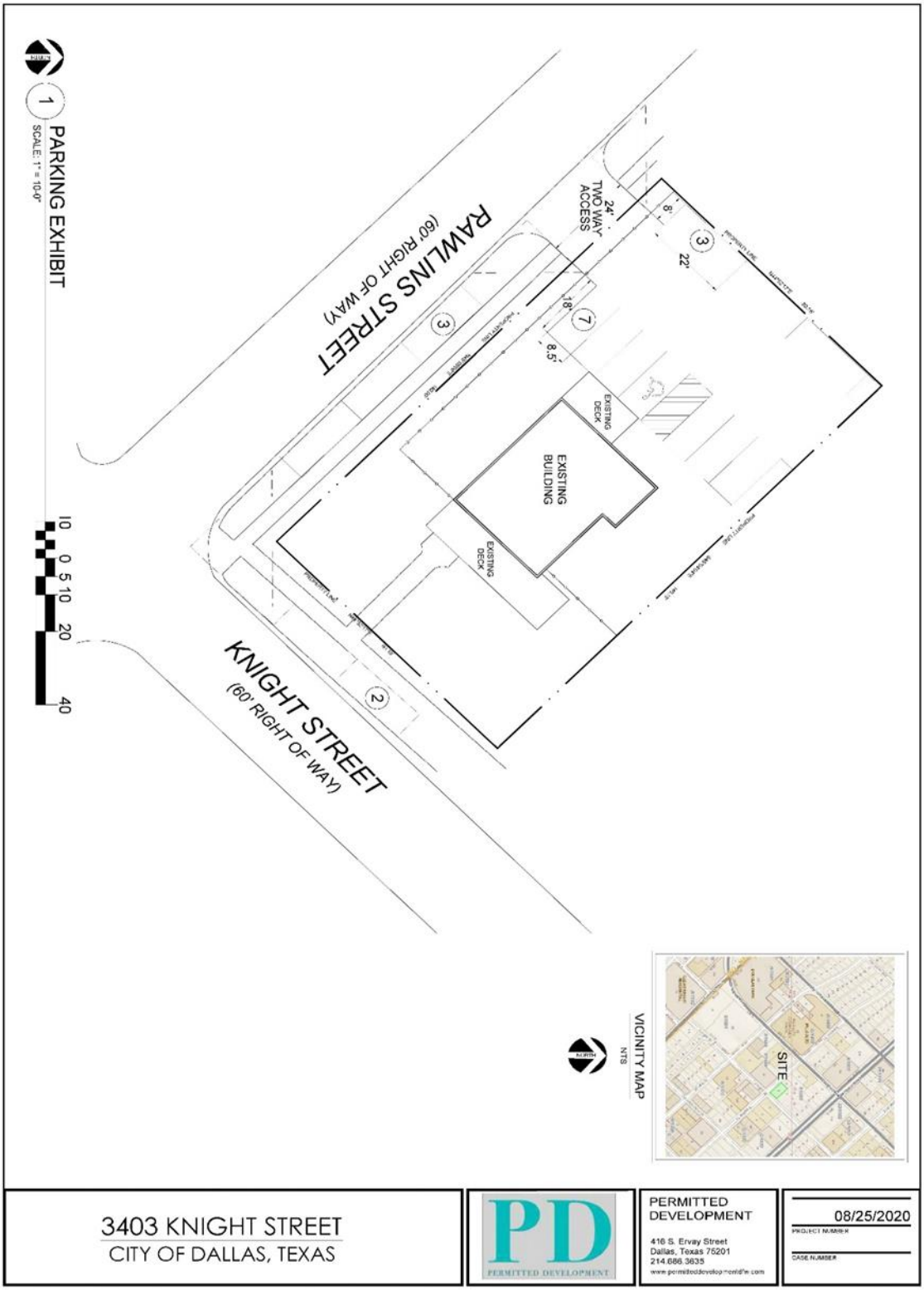
Additional Conditions:
(1) The only main use allowed on the property is single family, unless the existing structure is occupied by a non-residential use. If the structure is destroyed, either intentionally or unintentionally, the only uses allowed will be single

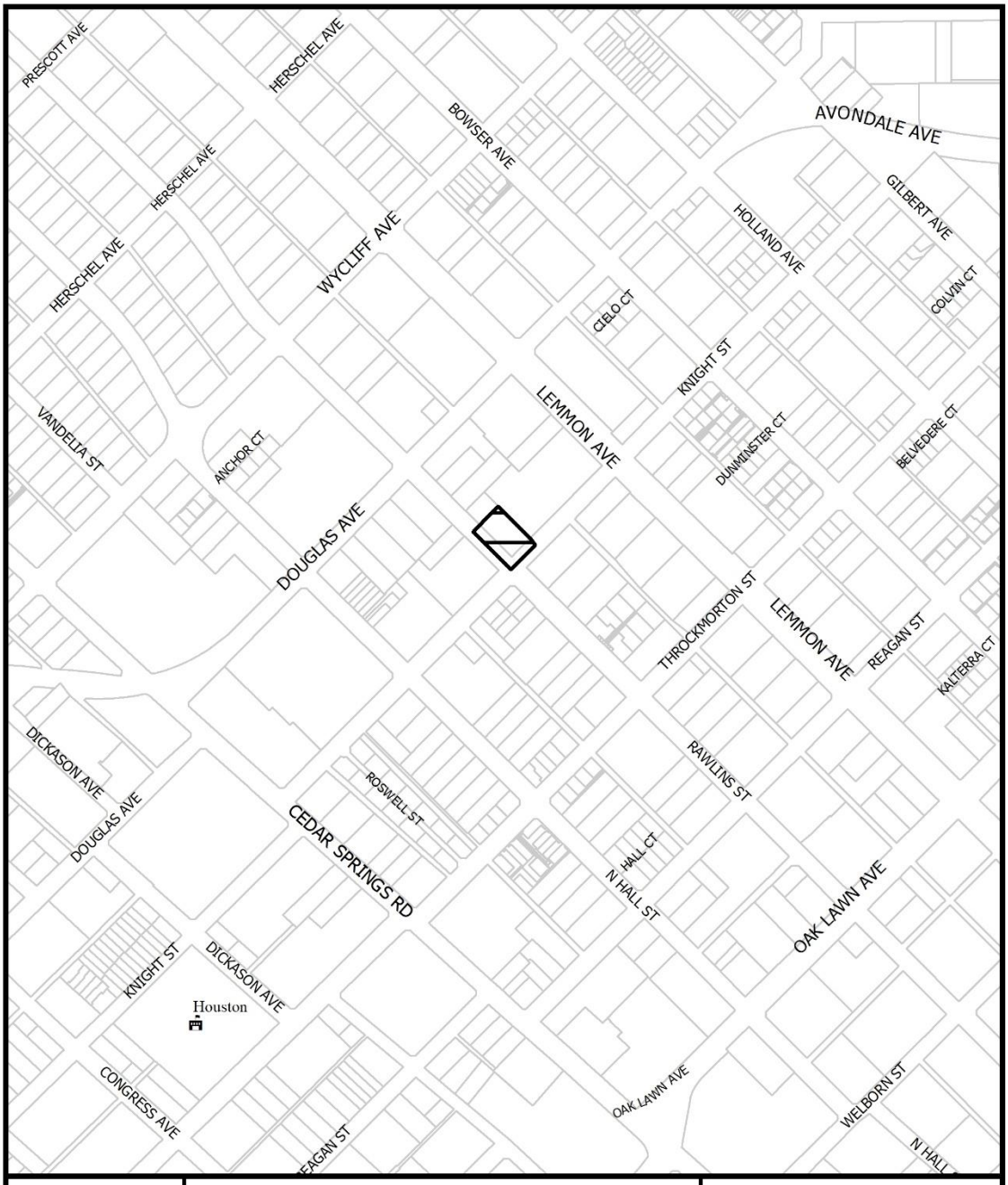
family or multifamily.
(2) Minimum front yard setback is 20 feet.
(3) Minimum side yard setback is 10 feet.
(4) Maximum height is 36 feet.
(5) Maximum lot coverage is 60 percent.

III.

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

PROPOSED SITE PLAN
(For Illustrative Purposes)





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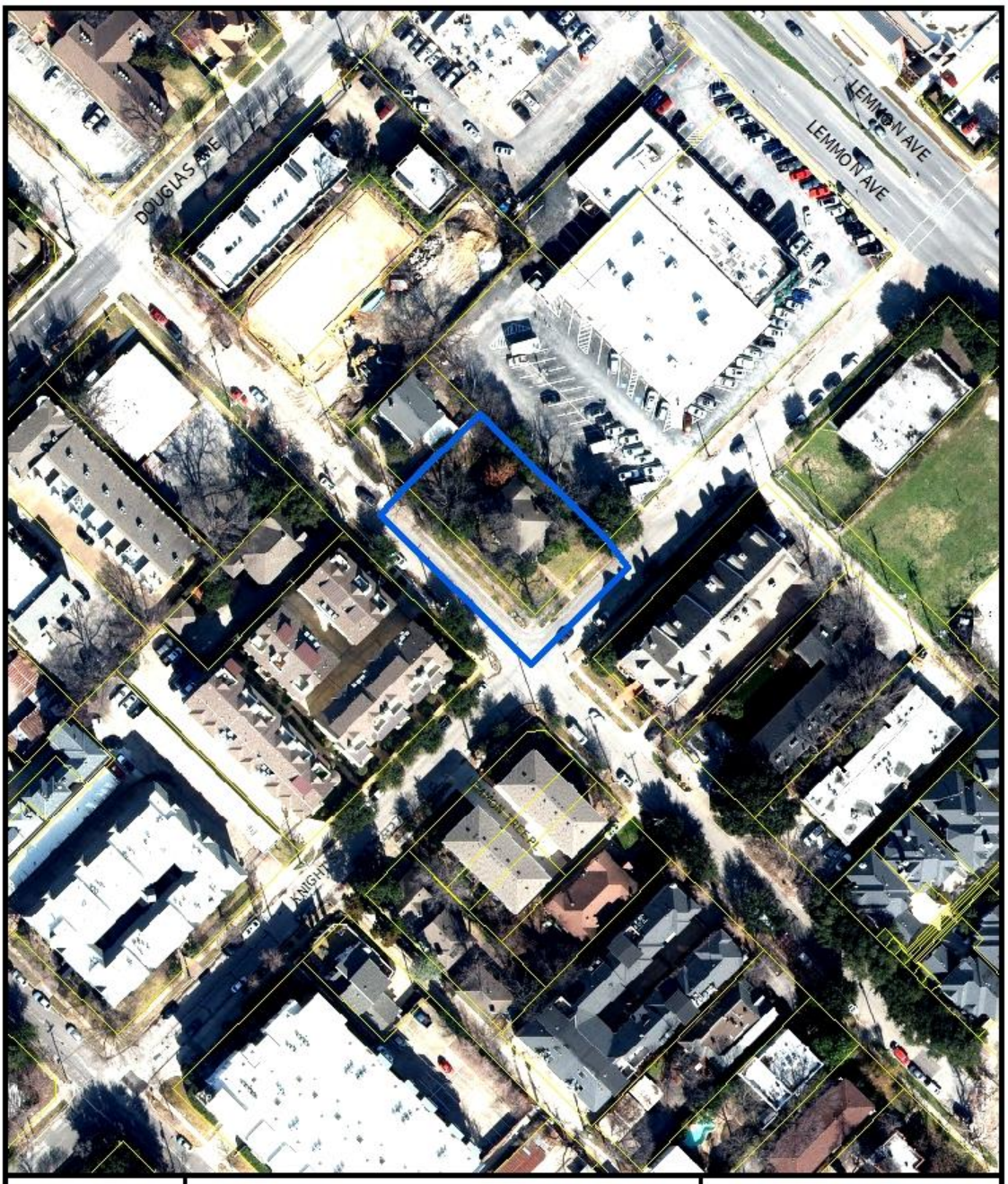
VICINITY MAP

Case no: Z190-290

Date: 7/15/2020



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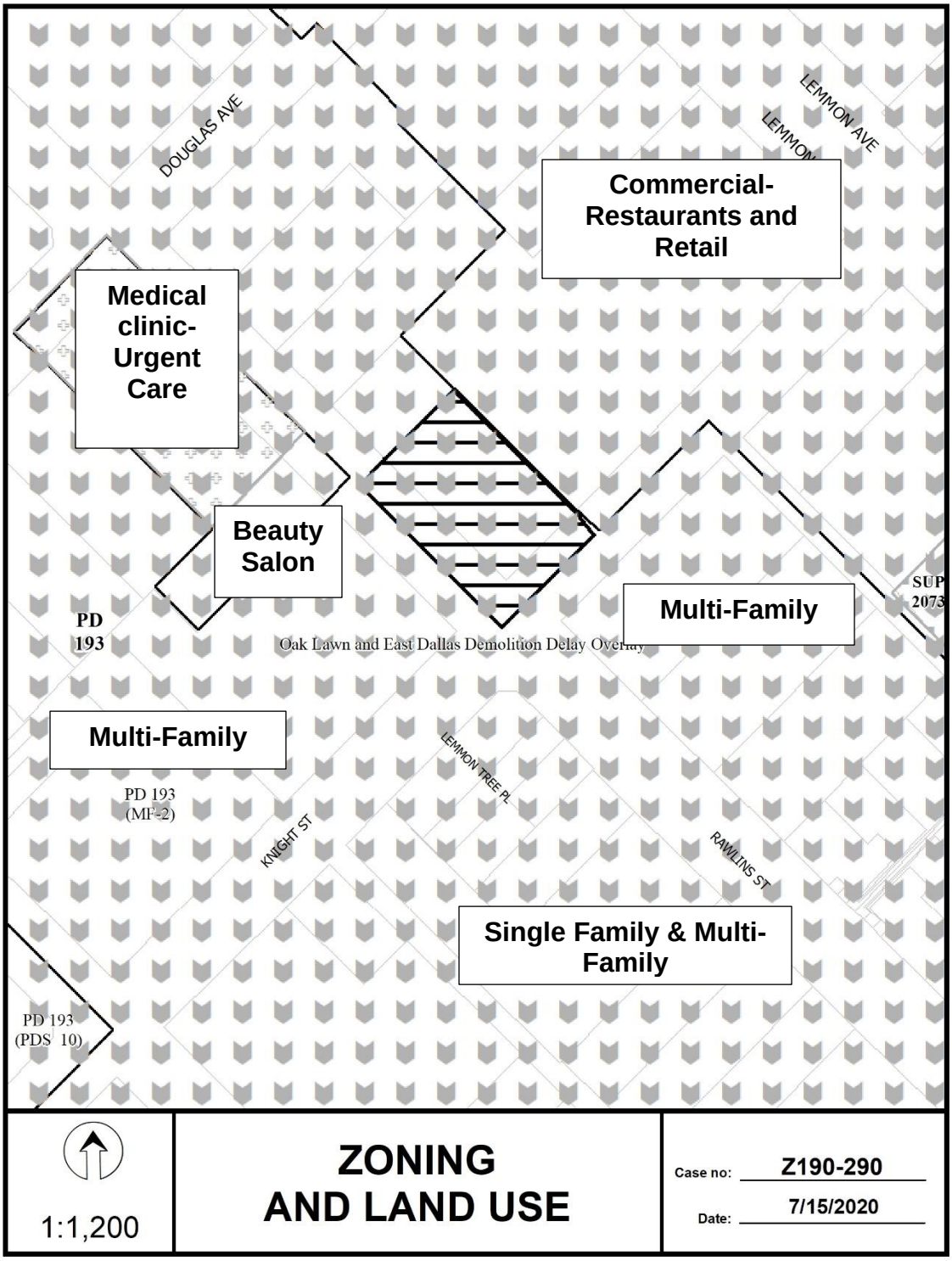
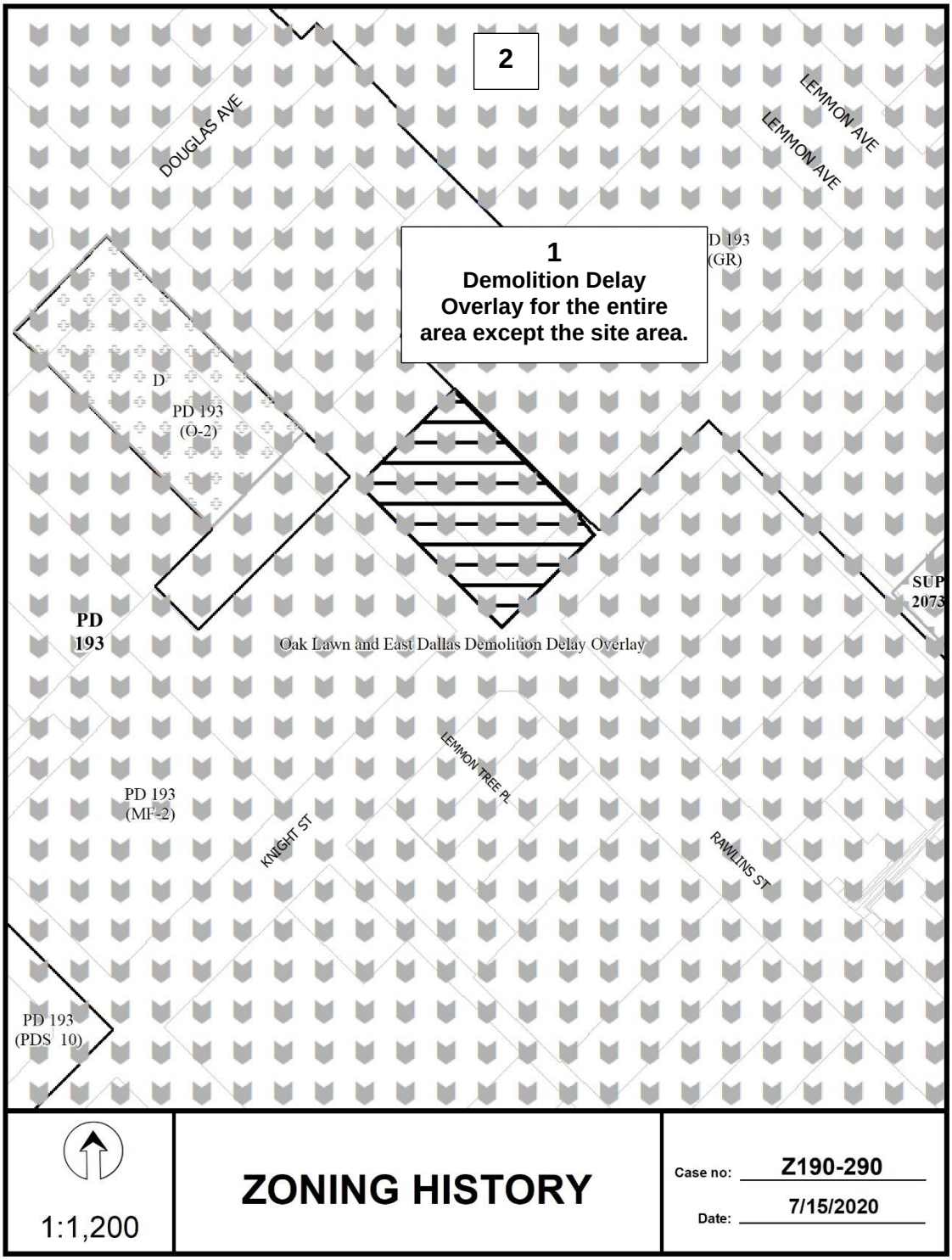
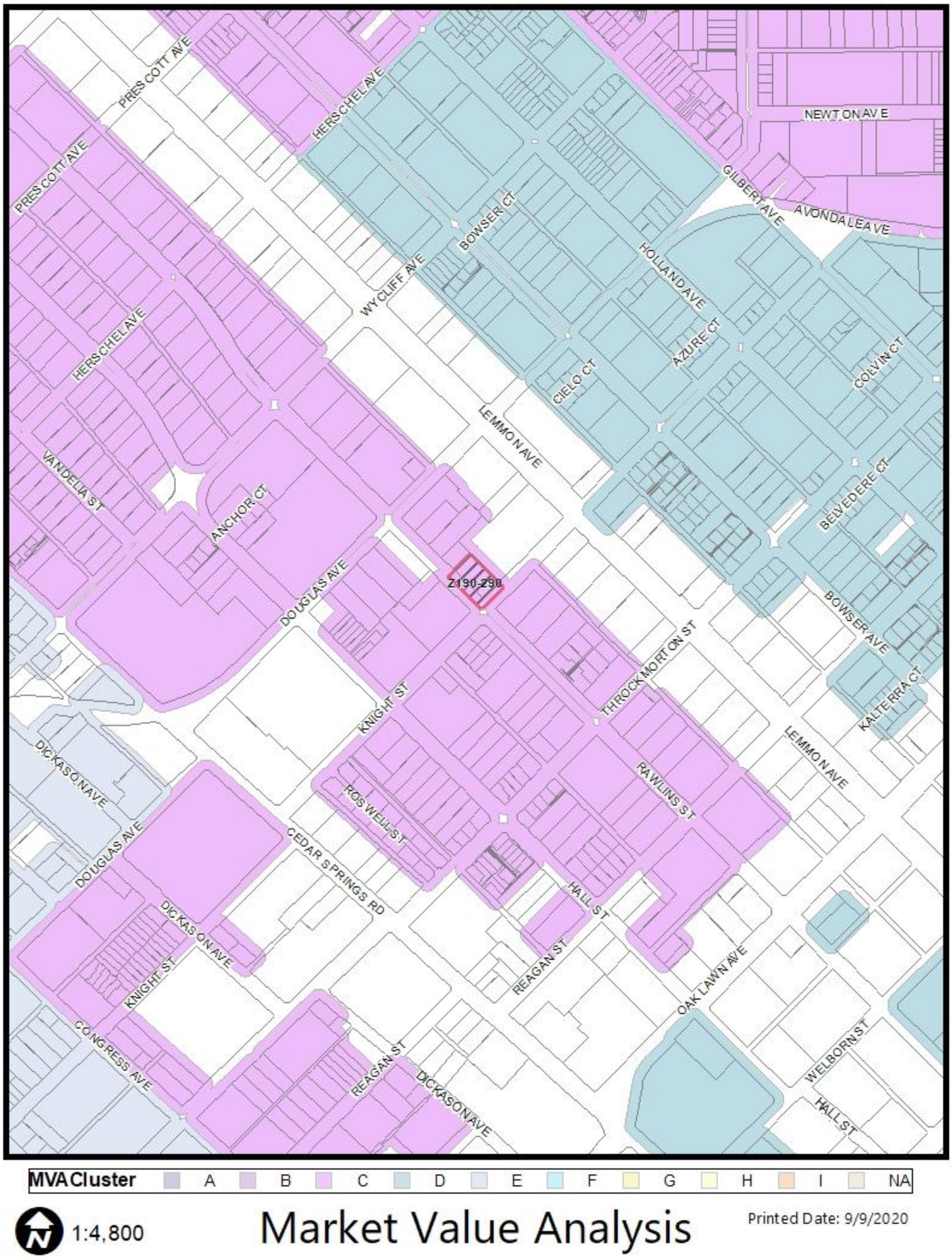
AERIAL MAP

Case no: Z190-290

Date: 7/15/2020


DOUGLAS AVE
LEMMON AVE
LEMMON
Commercial- Restaurants and Retail
Medical clinic- Urgent Care
Beauty Salon
Multi-Family
SUP 2073
PD 193
Oak Lawn and East Dallas Demolition Delay Overlay
Multi-Family
LEMMON TREE PL
PD 193 (MF-2)
KNIGHT ST
RAWLINS ST
Single Family & Multi-Family
PD 193 (PDS 10)
1:1,200
ZONING AND LAND USE
Case no: Z190-290
Date: 7/15/2020


2
DOUGLAS AVE
LEMMON AVE
LEMMON AVE
1
Demolition Delay Overlay for the entire area except the site area.
D 193 (GR)
D
PD 193 (O-2)
PD 193
Oak Lawn and East Dallas Demolition Delay Overlay
SUP 2073
LEMMON TREE PL
PD 193 (MF-2)
KNIGHT ST
RAWLINS ST
PD 193 (PDS 10)
1:1,200
ZONING HISTORY
Case no: Z190-290
Date: 7/15/2020


PRESCOTT AVE
HERSCHEL AVE
NEWTON AVE
GILBERT AVE
AVONDALE AVE
BOWSER CT
WYCLIFF AVE
HOLLAND AVE
AZURE CT
COLVIN CT
CIELO CT
LEMMON AVE
VANDELIA ST
ANCHOR CT
BELVEDERE CT
Z190-290
DOUGLAS AVE
BOWSER AVE
THROCKMORTON ST
KALTERRA CT
KNIGHT ST
DICKASON AVE
RAWLINS ST
ROSWELL ST
CEDAR SPRINGS RD
HALL ST
REAGAN ST
OAK LAWN AVE
CONGRESS AVE
WELBORN ST
MVA Cluster
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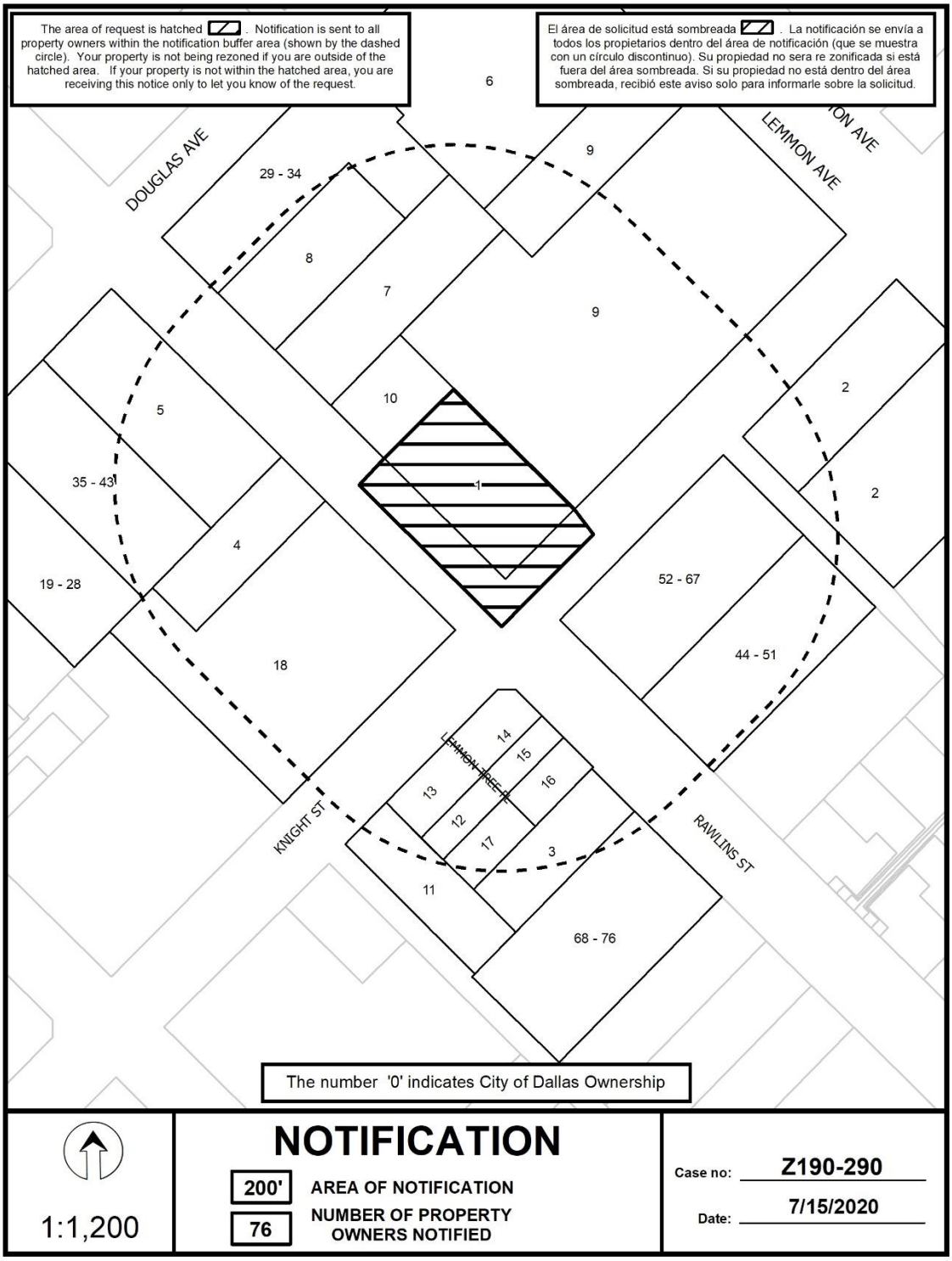
1:4,800
Market Value Analysis
Printed Date: 9/9/2020


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.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
DOUGLAS AVE
LEMMON AVE
KNIGHT ST
RAWLINS ST
LEMMON FREEWAY
29 - 34
35 - 43
19 - 28
52 - 67
44 - 51
68 - 76
The number '0' indicates City of Dallas Ownership
1:1,200
NOTIFICATION
200'
AREA OF NOTIFICATION
76
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z190-290
Date: 7/15/2020

07/15/2020

Notification List of Property Owners

Z190-290

76 Property Owners Notified

Label #	*Address*		*Owner*
1	3403	KNIGHT ST	WATTERSON RONALD E &
2	4037	LEMMON AVE	RTK RESOURCES LP
3	4031	RAWLINS ST	4031 RAWLINS LLC
4	4115	RAWLINS ST	DYKEMAN ALICE M
5	3330	DOUGLAS AVE	CAUTHEN DON & JULIA
6	4125	LEMMON AVE	JHS PARTNERS LP
7	4116	RAWLINS ST	RAWLINS STREET HOLDINGS LP
8	4122	RAWLINS ST	RAWLINS STREET HOLDINGS LP
9	4117	LEMMON AVE	LEMMON AVE RETAIL LP
10	4110	RAWLINS ST	LEE BENJAMIN &
11	3318	KNIGHT ST	SANDEN THOMAS G &
12	4025	LEMMON TREE PL	HERLIHY JOHN ANDREW
13	4035	LEMMON TREE PL	DEMERS CYNTHIA
14	4030	LEMMON TREE PL	JAMESON MARK L
15	4020	LEMMON TREE PL	WILLIAMS ZACHARY A
16	4010	LEMMON TREE PL	WEIR MATTHEW EVAN &
17	4015	LEMMON TREE PL	HENDRICSON AARON
18	4111	RAWLINS ST	RYEGRASS RAWLINS LLC
19	3314	DOUGLAS ST	TOMES BRYAN D
20	3314	DOUGLAS ST	VARGHESE THOMAS & RUBY THOMAS
21	3314	DOUGLAS ST	WANGLER LAWRENCE & SUSAN
22	3314	DOUGLAS ST	AYYALAPU ANITHA &
23	3314	DOUGLAS ST	GUADALUPE ISMAEL II
24	3314	DOUGLAS ST	RAM VIJAY &
25	3314	DOUGLAS ST	FARHA DOUG &
26	3314	DOUGLAS ST	GRISWOLD THOMAS AIDAN

Label #	*Address*		*Owner*
27	3314	DOUGLAS ST	SCHOTT ASHLEY
28	3314	DOUGLAS ST	MCCARVER LORI K
29	3400	DOUGLAS AVE	MINDER DAVID M &
30	3404	DOUGLAS AVE	COX MATTHEW L
31	3408	DOUGLAS AVE	BAINES DONNA D
32	3412	DOUGLAS AVE	YELVINGTON RICHARD GLENN
33	3416	DOUGLAS AVE	HALL WENDELL E & KAREN O
34	3420	DOUGLAS AVE	BACK JUSTIN CHARLES & COURTNEY
35	3320	DOUGLAS AVE	KAKADIARIS IOANNIS A
36	3320	DOUGLAS AVE	BUTTON RUSSELL
37	3320	DOUGLAS AVE	NAJERA RICARDO G
38	3320	DOUGLAS AVE	CLARK CHRISTINA &
39	3320	DOUGLAS AVE	SHORE TODD
40	3320	DOUGLAS AVE	LABRADOR FREDERICK
41	3320	DOUGLAS AVE	TING ALBERT C
42	3320	DOUGLAS AVE	FREYDBERG CHERYL
43	3320	DOUGLAS AVE	ROCA LEONARDO F
44	4030	RAWLINS ST	HAYES NATALIE I
45	4030	RAWLINS ST	WU CHI YUAN & WEI YING
46	4030	RAWLINS ST	WALL RICHARD JOHN
47	4030	RAWLINS ST	MEDLEY CHARLOTTE
48	4030	RAWLINS ST	ATKINSON PRESTON
49	4030	RAWLINS ST	CORLEW JOSEPH A
50	4030	RAWLINS ST	BURKE MARONDA JAN
51	4030	RAWLINS ST	WU JAFFEE CHIH KAI
52	4034	RAWLINS ST	BONNING BRIDGET
53	4034	RAWLINS ST	ROE MICHAEL ALAN
54	4034	RAWLINS ST	KELLY ALAN J & ELYZA H
55	4034	RAWLINS ST	MINDE COLLEEN E
56	4034	RAWLINS ST	CHAPEL BRENDA
57	4034	RAWLINS ST	ROWAN MARCUS

Label #	*Address*		*Owner*
58	4034	RAWLINS ST	NEGRON EDGAR E
59	4034	RAWLINS ST	NELSON SCOTT & MARTHA
60	4034	RAWLINS ST	PALMER BRITTANY
61	4034	RAWLINS ST	DALSANIA JENNY &
62	4034	RAWLINS ST	GIACOBBE ROBERT L
63	4034	RAWLINS ST	FLOYD LAWSON E &
64	4034	RAWLINS ST	GILLELAND LIVING TRUST
65	4034	RAWLINS ST	VULPITTA RACHEL
66	4034	RAWLINS ST	REMZ MATTHEW AARON &
67	4034	RAWLINS ST	NGUYEN VU
68	4023	RAWLINS ST	WALKER JAMES ROBERT & STEPHANIE YVETTE
69	4023	RAWLINS ST	BETTY YOUNG FAMILY LIMITED PARTNERSHIP
70	4023	RAWLINS ST	ALBERT DONALD E & MELISSA
71	4023	RAWLINS ST	FAWCETT BROOKE
72	4023	RAWLINS ST	ALVAREZ EDGAR M
73	4023	RAWLINS ST	PINNER ARCHIE R III
74	4023	RAWLINS ST	CHAUDHRY OMAR
75	4023	RAWLINS ST	EDSON LUCAS P
76	4023	RAWLINS ST	DESALVATORE COURTNEY

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2020**

Planner: Andreea Udrea, PhD, AICP

FILE NUMBER: Z190-182(AU) **DATE FILED:** January 13, 2020

LOCATION: Northeast corner of North Central Expressway and Midtown Boulevard

COUNCIL DISTRICT: 13 **MAPSCO:** 26 F

SIZE OF REQUEST: Approximately 3.41 acres **CENSUS TRACT:** 78.23

REPRESENTATIVE: Tony Anderson – Signtastic II

APPLICANT: Pillar Commercial

OWNER: BVP NCE LLC

REQUEST: An application for an MU-3 Mixed Use District on property zoned a GO(A) General Office District.

SUMMARY: The purpose of the request is to allow additional signage than what is allowed in the GO(A) General Office District. The applicant is proposing an additional 80-square-foot sign on the western façade.

STAFF RECOMMENDATION: **Approval.**

PRIOR CPC ACTION: On September 3 and October 1, 2020, City Plan Commission held this item under advisement.

Background Information

- The 3.41-acre request site is currently developed with a seven-story office building. The property is located within a GO(A) General Office District and is subject to non-business zoning signage regulations.

- The applicant is proposing an additional 80-square foot sign on the western façade.

Zoning History

There have been two zoning changes requested in the area in the past five years:

1. Z167-103: On February 8, 2017, the City Council approved an MU-3 Mixed-Use District on property zoned an GO(A) General Office District with deed restrictions volunteered by the applicant, located on the east line of Central Expressway, north of Meadow Road.

2. Z167-338: On February 14, 2018, City Council approved an amendment to, and an expansion of, the Subarea D portion on property zoned Subareas C and D within Planned Development District No. 745, located on the east line of Manderville Lane at the eastern terminus of Midtown Boulevard.

Thoroughfares/Streets

Thoroughfares/Street	Type	Existing ROW / Proposed ROW
North Central Expressway	US Highway	Varies
Midtown Boulevard	Local Street	65 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 existing roadway system.

Comprehensive Plan

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The Plan outlines several goals and policies that 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 2.1 PROMOTE BALANCED GROWTH

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

STAFF ANALYSIS

Surrounding Land Uses

	Zoning	Land Use
Site	GO(A)	Office
North	PD No. 577 – Subdistrict 1	Auto-repair
East	PD No. 745 – Subarea E	Multifamily
Southeast	PD No. 745 – Subarea C	Hotel
South	PD No. 895	Undeveloped
Southwest	PD No. 904 – Subarea A	Self-storage
West	MF-3(A)	Multifamily
Northwest	GO(A)	Multifamily

Land Use Compatibility

The request site is currently developed with a seven-story office building and a three-story aboveground parking garage in the rear portion of the property. The property is located within a GO(A) General Office District and is subject to non-business zoning signage regulations.

The site is surrounded by auto-repair to the north, multifamily and hotel to the east, self-storage and multifamily to the west, across the highway.

The purpose of the request is to allow an additional 80-square-foot sign on the western façade.

The existing seven-story office building currently has two attached signs, on the northern and northwestern facades, on the upper portion of the building, under the cornice. In addition, there is also a monument sign on the west side of the property, along North Central Expressway frontage. The existing monument signs is approximately six feet in height, 72 square feet in area, and is setback approximately 30 feet from the property line.

For sign regulation purposes, the GO(A) District is considered a non-business zoning district. According to the non-business signs regulations, each tenant is allowed one sign not to exceed 40 square feet per façade on the first two levels. The Development Code also includes provisions allowing for larger signs in various office zoning districts, GO(A) being one of them. Under these provisions one sign per façade, and up to a maximum of two signs per building, may have an additional 40 square feet for every story above the first two stories. The existing building on the request site, being seven stories in height, is allowed to have two signs, located on different facades, totaling 240 square feet, both of which are in place on the building (north & northwest facades). The remaining two signs allowed on the façades would be limited to 40 square feet and must be located below the first two floors of the building.

The applicant proposes an additional 80-square-foot sign on the western façade. The applicant is proposing to rezone the property to an MU-3 District which is considered a business zoning district.

The sign regulations in a business zoning district allow the combined effective area of all attached signs to be 25 percent of the primary façade. On each secondary facade, the combined effective area of all attached signs may not exceed 15 percent of the total area of that secondary facade.

For development standards comparison purposes, the following details the differences between the existing GO(A) district and the proposed MU-3 district.

Detached signs comparison:

Sign regulations for non-business zoning districts, as they apply to GO(A) District are:

- Each premise may have one detached sign for each 600 feet, or fraction thereof, of frontage along a public way, other than an alley.
- A minimum setback of five feet is required of all detached signs.
- A minimum setback of 10 feet is required for signs exceeding 10 square feet in effective area or 15 feet in height.

- A minimum setback of 20 feet is required for all signs exceeding 20 square feet in effective area or 20 feet in height.
- A minimum setback of 15 feet is required if any part of the sign, other than supports that do not exceed a total cross-sectional area of one square foot, occupies the space between two feet and 10 feet above grade.
- A detached sign may not exceed 50 square feet in effective area or 25 feet in height.

Sign regulations for business zoning districts, as they apply to MU-3 District are:

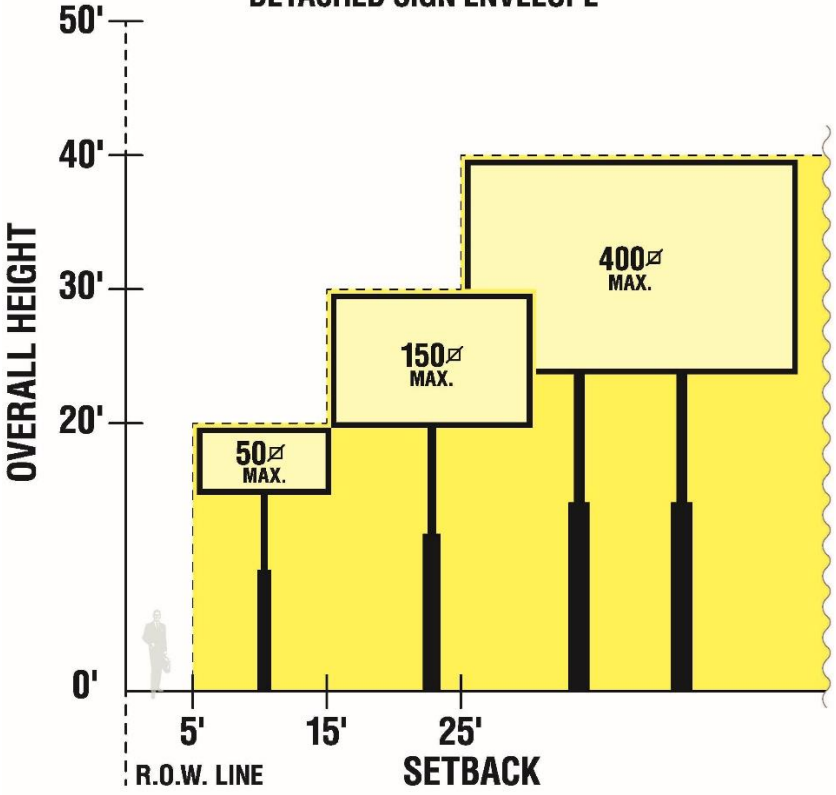
- Only one detached sign is allowed per street frontage other than expressways. One expressway sign is allowed for every 450 feet of frontage or fraction thereof on an expressway.
- Detached signs on the same premise must be at least 200 feet apart.
- For multi-tenant signs:
    - The minimum setback for a multi-tenant monument sign is five feet; The minimum setback for a multi-tenant non-monument sign is 15 feet.
    - The height of a multi-tenant sign may not exceed a 1:1 setback-to-height slope or 35 feet, whichever is less; The effective area of a multi-tenant monument sign may not exceed a 10:1 effective-area-to-height ratio or 200 square feet, whichever is less.
    - The effective area of a multi-tenant non-monument sign may not exceed a 5:1 effective-area-to-height ratio or 200 square feet, whichever is less.

The requested MU-3 District would allow only one detached sign, since the frontage on the freeway is approximately 398 feet. However, the allowable detached sign would be larger and taller, per the setback-to-height slope allowances available to signs within the business districts. Considering the setback-to-height requirements and the limitations on area, staff feels comfortable with the provisions of MU-3 for this property.

City of Dallas

EXPRESSWAY SIGNS

BUSINESS ZONE
DETACHED SIGN ENVELOPE



* Sec. 51A-7.304(b)(4) allows (1) detached sign per 450' of expressway frontage or fraction thereof
* 51A-7.304(b)(5) Detached signs on the same premise must be at least 200' apart

Uses comparison:

The following table contains the uses categories with different uses allowed.

L – limited use
SUP – Specific Use Permit
RAR – residential adjacency review

Existing: **GO(A)**	**Proposed:** **MU-3**
Purpose. This district represents a group of uses which would accommodate sophisticated office developments and may include certain complementary retail and residential uses as a minor component of such developments. This district is intended to serve city-wide needs and should be located near higher density zoning districts, especially where the potential trip generation allowed by this group will have a minimal effect on low density communities.	Purpose. To provide for the development of high density retail, office, hotel, and/or multifamily residential uses in combination on single or contiguous building sites; to encourage innovative and energy conscious design, efficient circulation systems, the conservation of land, and the minimization of vehicular travel.
(B) Commercial and business service uses. - Catering service. *[L]* - Electronics service center. *[L]* - Medical or scientific laboratory.	**(B) Commercial and business service uses.** - Catering service. ~~- Custom business services.~~ - Electronics service center. ~~- Labor hall. *[SUP]*~~ - Medical or scientific laboratory. ~~- Tool or equipment rental.~~
(D) Institutional and community service uses. - Adult day care facility. *[L]* - Cemetery or mausoleum. *[SUP]* - Child-care facility. *[L]* - Church. - College, university, or seminary. - Community service center. [SUP] - Convent or monastery. - Hospital. *[RAR]* - Library, art gallery, or museum. - Open-enrollment charter school or private school. *[SUP]* - Public school other than an open-enrollment charter school. *[RAR]*	**(D) Institutional and community service uses.** - Adult day care facility. - Cemetery or mausoleum. *[SUP]* - Child-care facility. - Church. - College, university or seminary. - Community service center. *[SUP]* ~~- Convalescent and nursing homes, hospice care, and related institutions. *[RAR]*~~ - Convent or monastery. ~~- Foster home.~~ ~~- Halfway house. *[SUP]*~~ - Hospital. *[RAR]* - Library, art gallery, or museum. - Open-enrollment charter school or private school. *[SUP]* - Public school other than an open-enrollment charter school. *[RAR]*
(I) Residential uses. - College dormitory, fraternity or sorority house. - Handicapped group dwelling	**(I) Residential uses.** - College dormitory, fraternity or sorority house. ~~- Duplex.~~

unit. *[See Section 51A-4.209(3.1).]* - Single family, duplex, and multifamily uses may occupy up to five percent of the total floor area of any building. See the "additional provisions" [Paragraph (8)] in this subsection.	~~- Group residential facility. [See Section 51A-4.209(3).]~~ - Multifamily. ~~- Residential hotel.~~ ~~- Retirement housing.~~
(J) Retail and personal service uses.* - Alcoholic beverage establishments. *[See Section 51A-4.210 (b)(4).]* - Business school. - Dry cleaning or laundry store. - General merchandise or food store 3,500 square feet or less. - Motor vehicle fueling station. *[L]* - Nursery, garden shop, or plant sales. - Personal service uses. - Restaurant without drive-in or drive-through service. *[RAR]* - Theater. *[SUP]* *In this district, a retail and personal service use: (1) must be contained entirely within a building; and (2) may not have a floor area that, in combination with the floor areas of other retail and personal service uses in the building, exceeds 10 percent of the total floor area of the building.	**(J) Retail and personal service uses.** - Alcoholic beverage establishments. *[See Section 51A-4.210(b)(4).]* ~~- Animal shelter or clinic without outside runs. [RAR]~~ ~~- Auto service center. [RAR]~~ - Business school. - Car wash. *[RAR]* - Commercial amusement (inside). *[SUP may be required. See Section 51A-4.210(b)(7)(B).]* - Commercial amusement (outside). *[SUP]* - 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. ~~- General merchandise or food store greater than 3,500 square feet.~~ ~~- General merchandise or food store 100,000 square feet or more. [SUP]~~ ~~- Household equipment and appliance repair.~~ ~~- Liquor store.~~ ~~- Mortuary, funeral home, or commercial wedding chapel.~~ ~~- Motor vehicle fueling station.~~ - Nursery, garden shop, or plant sales. - Paraphernalia shop. *[SUP]* - Personal service uses. - Restaurant without drive-in or drive-through service. *[RAR]* ~~- Restaurant with drive-in or drive-through service. [DIR]~~ - Swap or buy shop. *[SUP]* - Temporary retail use. - Theater.
(K) Transportation uses. - Helistop. *[SUP]* - Railroad passenger station. *[SUP]* - Transit passenger shelter. - Transit passenger station or transfer center. *[By SUP or city council resolution. See Section 51A-4.211.]*	**(K) Transportation uses.** - Heliport. *[SUP]* - Helistop. *[SUP]* - Railroad passenger station. *[SUP]* - Transit passenger shelter. - Transit passenger station or transfer center. *[By SUP or city council resolution. See Section 51A-4.211.]*
(M) Wholesale, distribution, and storage uses. - Recycling drop-off container. *[See*	**(M) Wholesale, distribution, and storage uses.** - Mini-warehouse. *[SUP]*

Section 51A-4.213 (11.2).] - Recycling drop-off for special occasion collection. *[See Section 51A-4.213 (11.3).]*	- Office showroom/warehouse. - Recycling buy-back center *[See Section 51A-4.213 (11).]* - Recycling collection center. *[See Section 51A-4.213 (11.1).]* - Recycling drop-off container. *[See Section 51A-4.213 (11.2).]* - Recycling drop-off for special occasion collection. *[See Section 51A-4.213 (11.3).]* - Trade center.
(3) Accessory uses. […] The following accessory uses are not permitted in these districts: - Accessory community center (private). - Accessory pathological waste incinerator. - Home occupation. - Private stable.	**(3) Accessory uses.** […] The following accessory use is not permitted in this district: - Private stable.

The most significant differences between the two districts is that residential uses are allowed without restrictions in MU-3, and that MU-3 allows more types of retail uses.

Development standard comparison:

Existing GO(A)	Proposed MU-3
Front yard. Min 15 feet. Urban form setback. An additional 20-foot front yard setback is required for that portion of a structure over 45 feet in height.	**Front yard.** Min. 15 feet. Urban form setback. An additional 20-foot front yard setback is required for that portion of a structure above 45 feet in height.
Side and rear yard. Min. 20 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and no min. in all other cases. Tower spacing. An additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure over 45 feet in height, up to a total setback of 30 feet. This subparagraph does not require a total side or rear yard setback greater than 30 feet.	**Side and rear yard.** Min. 20 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and no minimum in all other cases. Tower spacing. An additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 feet in height up to a total setback of 30 feet. This subparagraph does not require a total side or rear yard setback greater than 30 feet.
FAR Max 4.0.	**FAR** varies on uses combination in MUP [max, with all mixed-uses, 4.5]
Height. RPS applies Max. 270 feet	**Height.** RPS applies Max. 270 feet
Lot coverage. Max 80% Aboveground parking structures are included in lot coverage calculations; surface parking lots and	**Lot coverage.** Max 80% Aboveground parking structures are included in lot coverage calculations; surface parking lots and

underground parking structures are not.	underground parking structures are not.
Stories. Max 20. Parking garages are exempt	**Stories.** Max 20. Parking garages are exempt
	Development bonuses for mixed-income housing. (Increases to FAR up to +3:1, lot coverage up to +5%, and parking reductions)
Additional provisions. Development impact review. Visual intrusion. Garbage collection and mechanical equipment areas. Screening surface parking lots from street. Screening side and rear yards from residential districts. Residential use restrictions. Retail and personal service use restrictions.	**Additional provisions.** Development impact review. Visual intrusion.

The only differences between the GO(A) District and the MU-3 District are a slight increase in allowable FAR for mixed-use projects, additional development bonuses if exchange of mixed-income housing, and the loss of additional provisions mostly in regard to adjacency to residential districts. And quite a few more uses allowed in addition to the additional signs.

Considering that the two zoning districts are comparable, the location along a highway, and surrounding zoning with similar development standards on the same side of the highway, staff supports the requested zoning district.

Parking

No changes to the building or site are proposed, therefore no additional parking is required. The site must comply with parking standards contained the development code.

Landscaping

No changes to the building or site are proposed, therefore no landscape requirements will be triggered by this request. The site must comply with landscape standards contained in Article X.

Market Value Analysis

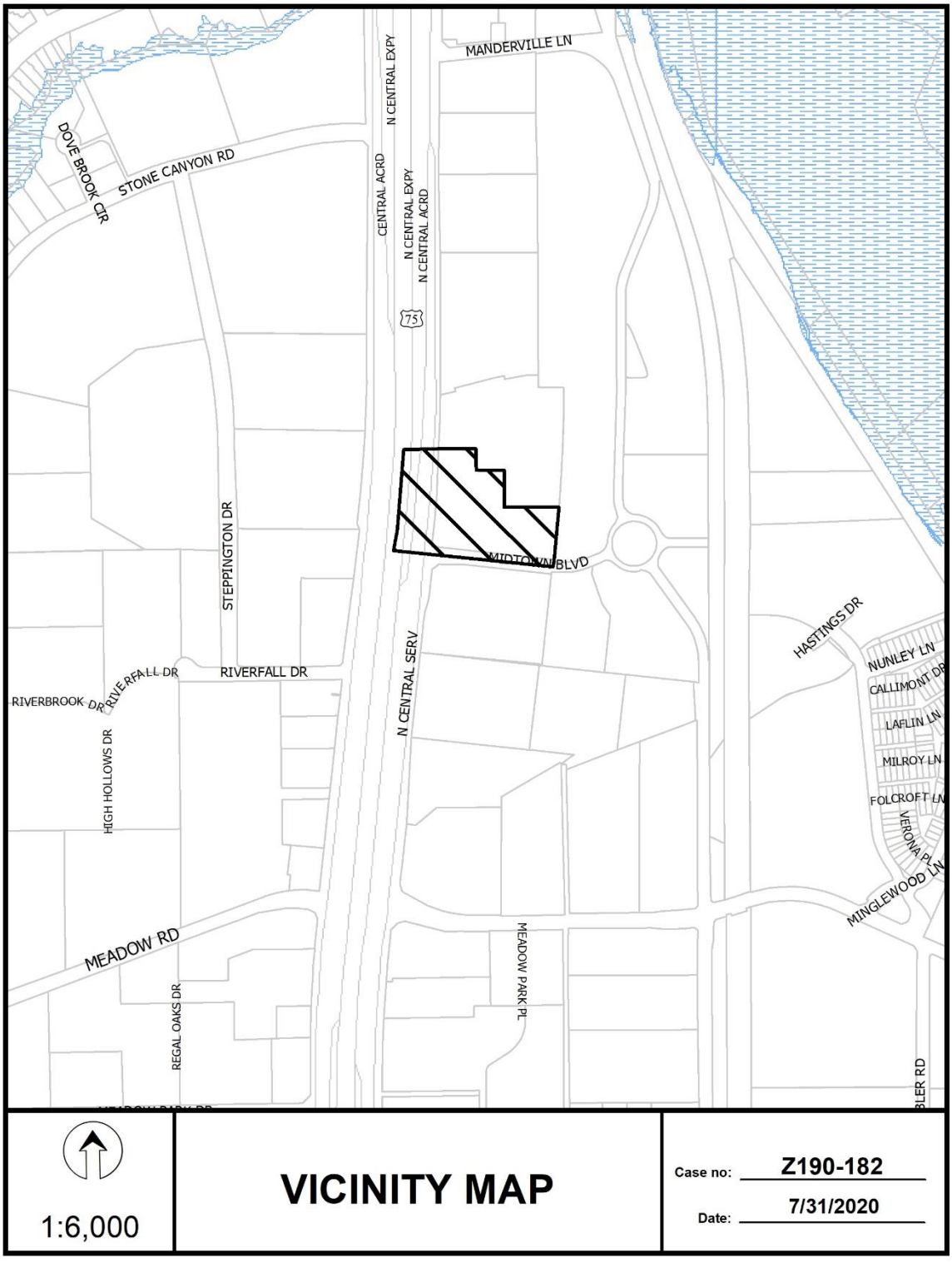
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas 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). While the request site is uncategorized, surrounding properties located further southeast are located within an “E” MVA cluster to the west and north west within an “G” MVA cluster to the east and northeast.

LIST OF PARTNERS

BVP NCE LLC

Manny Ybarza GP
Randy Irlbeck
Michael Nadeau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DOVE BROOK CIR
STONE CANYON RD
CENTRAL ACRD
N CENTRAL EXPY
N CENTRAL ACRD
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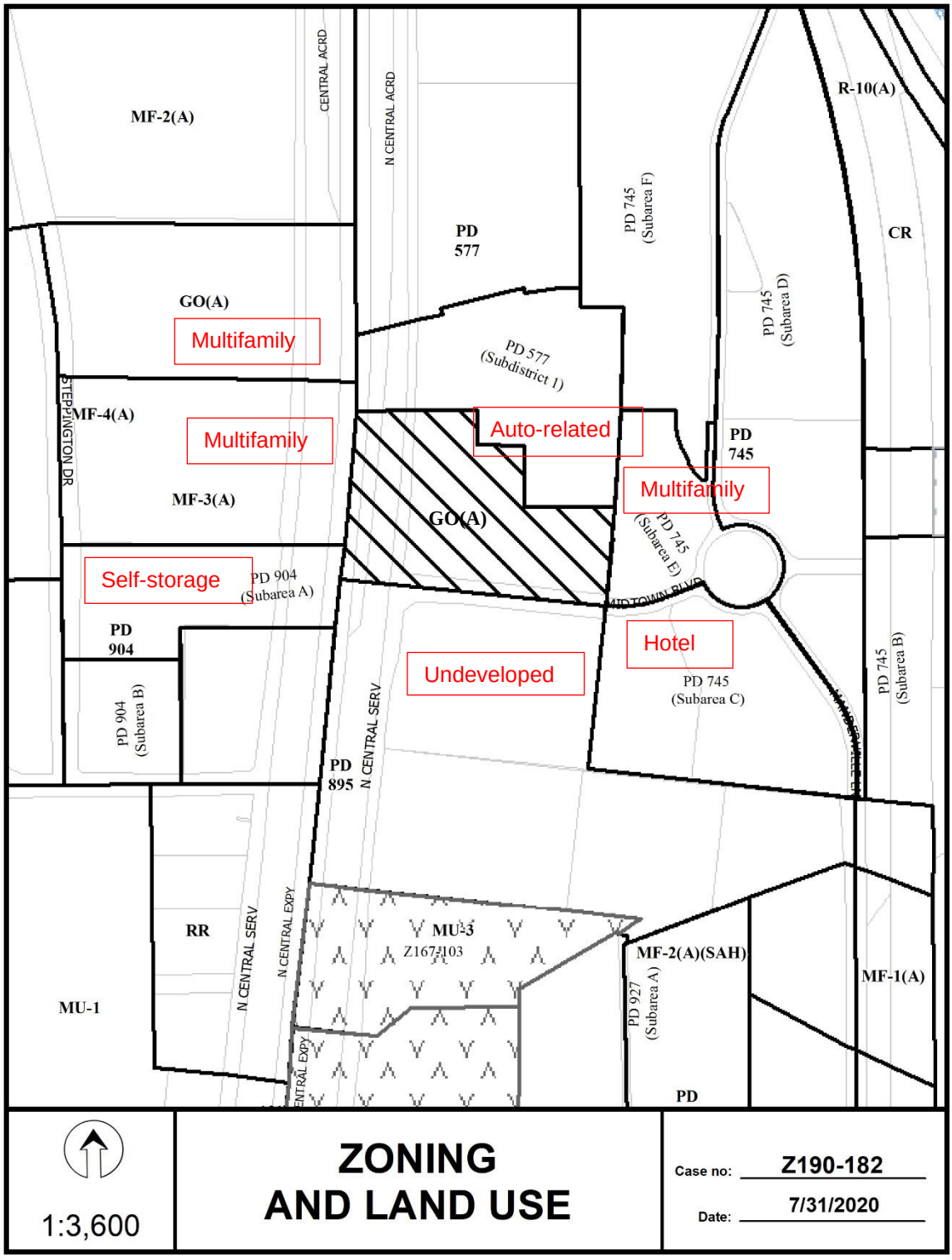
STEPPINGTON DR
MIDTOWN BLVD
HASTINGS DR
NUNLEY LN
CALLIMONT DR
LAFLIN LN
MILROY LN
FOLCROFT LN
VERONA PL
MINGLEWOOD LN
RIVERFALL DR
RIVERFALL DR
RIVERBROOK DR
HIGH HOLLOWS DR
N CENTRAL SERV
MEADOW RD
REGAL OAKS DR
MEADOW PARK PL
BLER RD
1:6,000
VICINITY MAP
Case no: Z190-182
Date: 7/31/2020

1:3,600

AERIAL MAP

Case no: Z190-182

Date: 7/31/2020


MF-2(A)
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PD 577
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R-10(A)
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GO(A)
Multifamily
PD 577 (Subdistrict 1)
PD 745 (Subarea D)
STEPPINGTON DR
MF-4(A)
Multifamily
Auto-related
PD 745
MF-3(A)
GO(A)
Multifamily
PD 745 (Subarea E)
Self-storage
PD 904 (Subarea A)
MID TOWN BLVD
PD 904
Hotel
Undeveloped
PD 745 (Subarea C)
PD 745 (Subarea B)
PD 904 (Subarea B)
PD 895
N CENTRAL SERV
RR
MU-3
Z167-103
MF-2(A)(SAH)
MF-1(A)
MU-1
N CENTRAL SERV
N CENTRAL EXPY
PD 927 (Subarea A)
PD
1:3,600
ZONING
AND LAND USE
Case no: Z190-182
Date: 7/31/2020

MF-2(A)
CENTRAL ACRD
N CENTRAL ACRD
PD 577
PD 745 (Subarea F)
R-10(A)
CR
GO(A)
PD 577 (Subdistrict 1)
PD 745 (Subarea D)
STEPPINGTON DR
MF-4(A)
MF-3(A)
PD 745
PD 745 (Subarea E)
PD 904 (Subarea A)
MID TOWN BLVD
PD 904
2
PD 745 (Subarea C)
PD 745 (Subarea B)
PD 904 (Subarea B)
N CENTRAL SERV
PD 895
RR
N CENTRAL EXPY
MU-3
Z167-103
MF-2(A)(SAH)
MF-1(A)
MU-1
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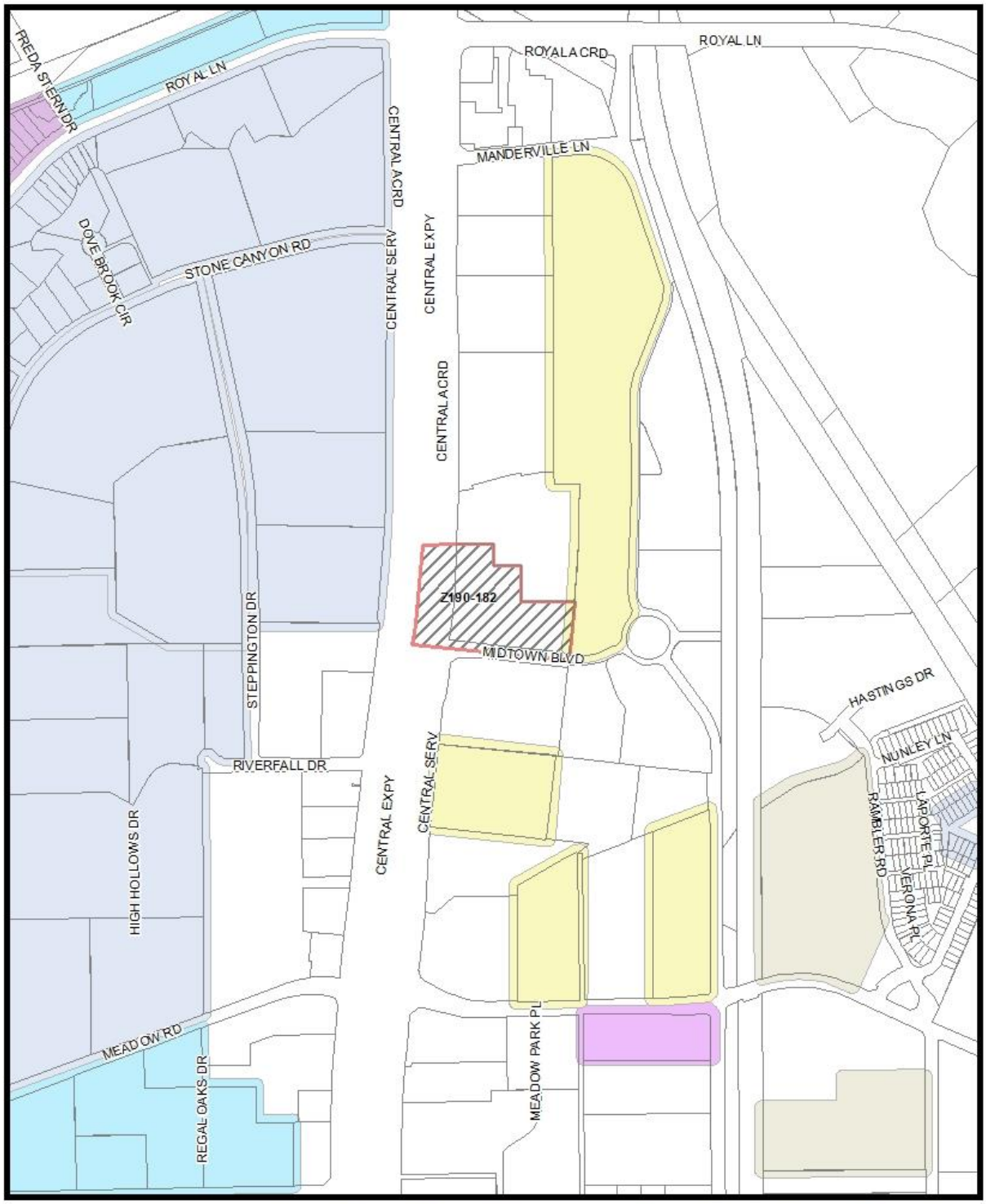
PD 927 (Subarea A)
PD
1:3,600
ZONING HISTORY
Case no: Z190-182
Date: 7/31/2020


FREDA STERN DR
ROYAL LN
DOVE BROOK CIR
STONE CANYON RD
CENTRAL ACRD
CENTRAL SERV
CENTRAL EXPY
ROYAL CRD
ROYAL LN
MANDERVILLE LN
CENTRAL ACRD
Z190-182
MIDTOWN BLVD
STEPPINGTON DR
RIVERFALL DR
CENTRAL SERV
CENTRAL EXPY
HIGH HOLLOWS DR
MEADOW RD
REGAL OAKS DR
MEADOW PARK PL
HASTINGS DR
NUNLEY LN
LAPORTE PL
RAMBLER RD
VERONA PL
Market Value Analysis
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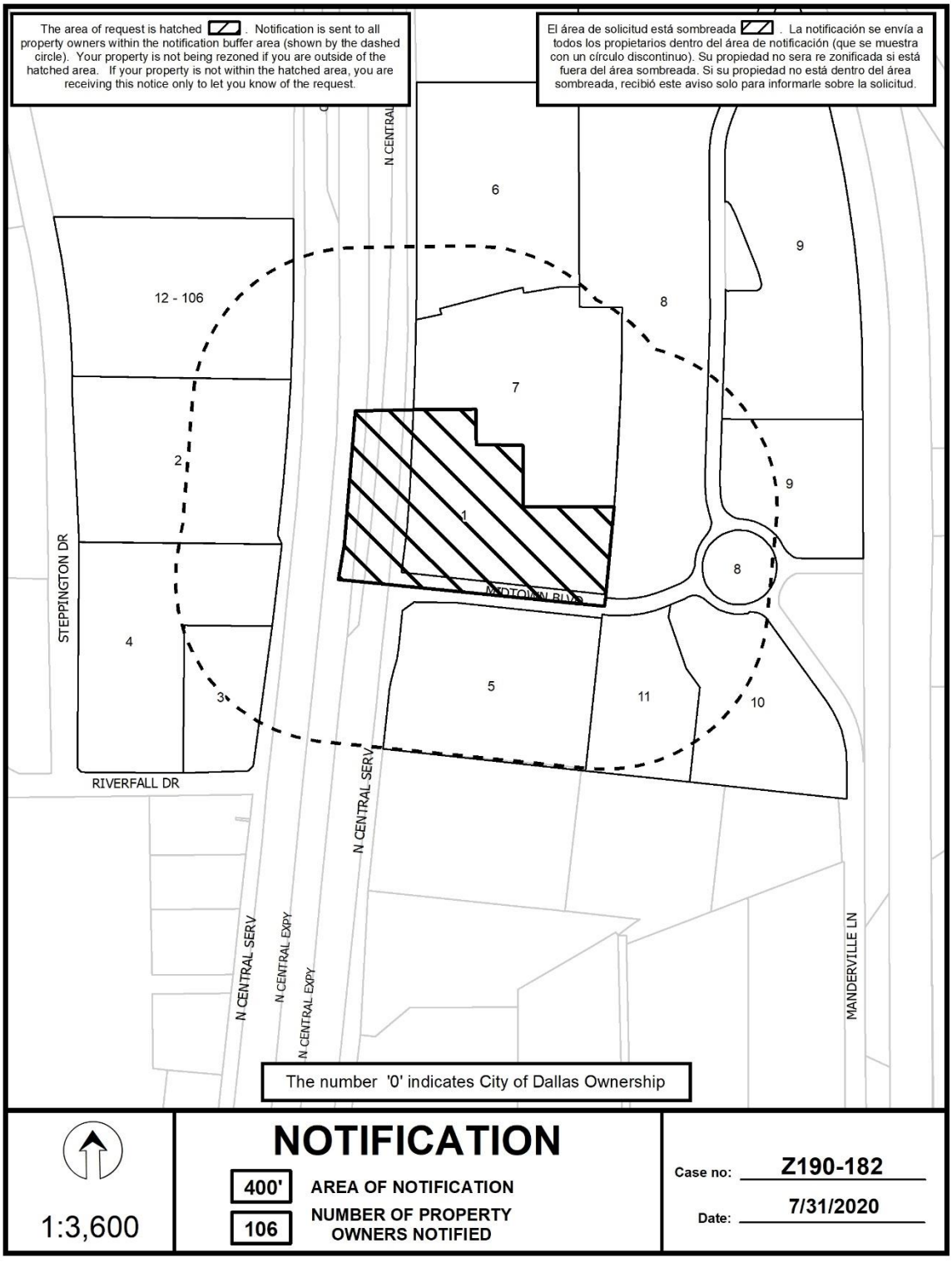
Market Value Analysis
Printed Date: 7/31/2020


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.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
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STEPPINGTON DR
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N CENTRAL EXPY
N CENTRAL EXPY
MANDERVILLE LN
The number '0' indicates City of Dallas Ownership
1:3,600
NOTIFICATION
400'
AREA OF NOTIFICATION
106
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z190-182
Date: 7/31/2020

07/31/2020

Notification List of Property Owners

Z190-182

106 Property Owners Notified

Label #	*Address*		*Owner*
1	10670	N CENTRAL EXPY	BVP NCE LLC
2	10640	STEPPINGTON DR	STEPPINGTON APARTMENTS LLC
3	10501	N CENTRAL EXPY	GO FEDERAL CREDIT UNION
4	7895	RIVERFALL DR	PS LPT PROPERTIES INVESTORS
5	10650	N CENTRAL EXPY	COMMODORE PTNRS LTD
6	10740	N CENTRAL EXPY	FAEC HOLDINGS LLC
7	10720	N CENTRAL EXPY	SK23 NORTH DALLAS LTD
8	8169	MIDTOWN BLVD	BREIT MF MIDTOWN
9	8182	MANDERVILLE LN	LEGACY AT MIDTOWN PARK INC
10	8190	MIDTOWN BLVD	SOUTHWEST TRANSPLANT ALLIANCE INC
11	8180	MIDTOWN BLVD	FREEDOM HOSPITALITY LLC
12	10650	STEPPINGTON DR	GALVEZ CHARLES
13	10650	STEPPINGTON DR	DUCHON MADELINE
14	10650	STEPPINGTON DR	CABRIA MARIOLA M
15	10650	STEPPINGTON DR	MAREK SHAUN J & MONIKA MUSILOVA
16	10650	STEPPINGTON DR	KAZIC EDIN
17	10650	STEPPINGTON DR	MINIKES ALAN N
18	10650	STEPPINGTON DR	HERRON RODNEY GLEEN &
19	10650	STEPPINGTON DR	MOORE JACQUELINE P
20	10650	STEPPINGTON DR	LONG MICHAEL A
21	10650	STEPPINGTON DR	BOSWELL YOLANDA ANN EST OF
22	10650	STEPPINGTON DR	NAIK MADHU
23	10650	STEPPINGTON DR	COBOS PEDRO &
24	10650	STEPPINGTON DR	KIRR REVOCABLE TRUST
25	10650	STEPPINGTON DR	PAHWA AMAN
26	10650	STEPPINGTON DR	ONORATO JUANITA

07/31/2020

Label #	*Address*		*Owner*
27	10650	STEPPINGTON DR	ACEVES LUIS GONZAGA PUENTE
28	10650	STEPPINGTON DR	LEJEUNE AMANDA
29	10650	STEPPINGTON DR	DELEON KELLER SHELLEY SUE
30	10650	STEPPINGTON DR	ZOU YONGLONG & WANG YUAN
31	10650	STEPPINGTON DR	JUREERATANA CINDY KWAN &
32	10650	STEPPINGTON DR	ANDRADE MIRIAM C
33	10650	STEPPINGTON DR	BEHROOZI KAMRAN
34	10650	STEPPINGTON DR	CREIGHTON LARRY &
35	10650	STEPPINGTON DR	GASPAR DAN
36	10650	STEPPINGTON DR	ADCOCK SHIRLEY A
37	10650	STEPPINGTON DR	DARRAH JOHN S
38	10650	STEPPINGTON DR	BRASLAVSKY GEORGY & LILYA
39	10650	STEPPINGTON DR	PYSIAK FAMILY REVOCABLE LIVING TR
40	10650	STEPPINGTON DR	BRUER HOMER L
41	10650	STEPPINGTON DR	THOMPSON JEANNA LYNN
42	10650	STEPPINGTON DR	SUTTERFIELD PROPERTIES LLC
43	10650	STEPPINGTON DR	RUBIO ROSA
44	10650	STEPPINGTON DR	KELLY JOYCE ELLEN
45	10650	STEPPINGTON DR	BURKET JAMES R &
46	10650	STEPPINGTON DR	PRADHAN SHAMREEN S
47	10650	STEPPINGTON DR	EDWARDS RONALD
48	10650	STEPPINGTON DR	YERENA FIDEL
49	10650	STEPPINGTON DR	CAUSEVIC HASAN & DIKA
50	10650	STEPPINGTON DR	WHITE SUE
51	10650	STEPPINGTON DR	GARVIN CATHERINE L
52	10650	STEPPINGTON DR	SMITH RITA
53	10650	STEPPINGTON DR	HARRISON MARY B
54	10650	STEPPINGTON DR	SPANN LIBERTY MANAGEMENT
55	10650	STEPPINGTON DR	MENDOZA IRMA Y LOREDO
56	10650	STEPPINGTON DR	LA LUZ PROPERTY MANAGEMENT INC
57	10650	STEPPINGTON DR	GATLIN AMANDA KAY

07/31/2020

Label #	*Address*		*Owner*
58	10650	STEPPINGTON DR	UYS SHANE M
59	10650	STEPPINGTON DR	SPRUIELL STANLEY M
60	10650	STEPPINGTON DR	GALVIN DAVID &
61	10650	STEPPINGTON DR	PETCHKUROW JOHN A & SHARON C
62	10650	STEPPINGTON DR	MURILLO ESTALLA B
63	10650	STEPPINGTON DR	WALERCZYK CHRISTOPHER A
64	10650	STEPPINGTON DR	CAUSEVIC ADEL
65	10650	STEPPINGTON DR	CLARK MICHAEL & LYNNE
66	10650	STEPPINGTON DR	ANDERSON JARVIS W
67	10650	STEPPINGTON DR	BAILEY TONYA B
68	10650	STEPPINGTON DR	FIELDS CAMERON RAEANNE &
69	10650	STEPPINGTON DR	STANLEY JOHN R & JENNIFER J
70	10650	STEPPINGTON DR	KIRR REVOCABLE TRUST
71	10650	STEPPINGTON DR	MORALES MARIBEL G
72	10650	STEPPINGTON DR	SMITH SHIRLEY A
73	10650	STEPPINGTON DR	GHEBRAY STEFANOS T
74	10650	STEPPINGTON DR	TEPLITSKAYA FAINA I
75	10650	STEPPINGTON DR	MEDASA INVESTMENTS LLC
76	10650	STEPPINGTON DR	LIU YAN
77	10650	STEPPINGTON DR	FUENTES ALMA
78	10650	STEPPINGTON DR	GREBOW MARTIN
79	10650	STEPPINGTON DR	ABAY ASMAMAW
80	10650	STEPPINGTON DR	PEAT MARIE NICOLE
81	10650	STEPPINGTON DR	SHULTS JANICE S &
82	10650	STEPPINGTON DR	REASONOVER TODD
83	10650	STEPPINGTON DR	CHERNYAKHOVSKY CYNTHIA
84	10650	STEPPINGTON DR	ZERMENO MARIA
85	10650	STEPPINGTON DR	GHEBRAY MICHAEL
86	10650	STEPPINGTON DR	GARCIA VICTOR MANUEL
87	10650	STEPPINGTON DR	PRESKITT ELIZABETH
88	10650	STEPPINGTON DR	MURPHY STEPHEN CHAD

07/31/2020

Label #	*Address*		*Owner*
89	10650	STEPPINGTON DR	RIOPELLE ONEIDA
90	10650	STEPPINGTON DR	PERL JACK &
91	10650	STEPPINGTON DR	ANDREWS SUSAN
92	10650	STEPPINGTON DR	WEAVER MARNY & CODY
93	10650	STEPPINGTON DR	ORTEGA JUAN J
94	10650	STEPPINGTON DR	BROWN COURTNEY
95	10650	STEPPINGTON DR	LIM WILLIAM
96	10650	STEPPINGTON DR	GANE SUE H EST OF
97	10650	STEPPINGTON DR	LAL REVOCABLE TRUST
98	10650	STEPPINGTON DR	MCGIVERN ASHLEY
99	10650	STEPPINGTON DR	MCCLURE JOSHUA
100	10650	STEPPINGTON DR	SCHENKLER BRUCE G
101	10650	STEPPINGTON DR	KAZIC ESMA
102	10650	STEPPINGTON DR	MILLER SHERALYN O
103	10650	STEPPINGTON DR	SUMMEY JOHN M
104	10650	STEPPINGTON DR	YOUNG LAUREN A
105	10650	STEPPINGTON DR	MCINTOSH JAMES L
106	10650	STEPPINGTON DR	NGUYEN MYLY T

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2020**

Planner: Andreea Udrea, PhD, AICP

FILE NUMBER: Z190-230(AU) **DATE FILED:** March 13, 2020

LOCATION: East line of Inwood Road, north of Lovers Lane

COUNCIL DISTRICT: 13 **MAPSCO:** 34 D

SIZE OF REQUEST: ± 1.04 Ac **CENSUS TRACT:** 73.01

REPRESENTATIVE: Dallas Cothrum - Masterplan

APPLICANT/OWNER: Intercity Investment Properties, Inc.

REQUEST: An application for a P(A) Parking District on property zoned an R-16(A) Single Family District and an MF-2(A) Multifamily District.

SUMMARY: The purpose of the request is to allow the development of a parking lot under the regulations of the P(A) Parking District. The proposed parking lot will be used as remote parking by the shopping center on Lovers Lane.

STAFF RECOMMENDATION: Denial.

PRIOR CPC ACTION: On October 1, 2020, City Plan Commission held this item under advisement until November 5, 2020.

BACKGROUND INFORMATION

- The request site is comprised of two lots, each situated in a different zoning district, R-16(A) Single Family District and MF-2(A) Multifamily District. The area of request is undeveloped. A portion of the area of request, on the southeast corner, is developed with a surface parking lot with 11 parking spaces.

- The applicant is proposing to rezone both lots to a P(A) Parking District to allow the development of a parking lot with 61 parking spaces. The proposed parking lot will be used as remote parking by the shopping center on Lovers Lane, as excess parking. The request is based on additional parking needs for a variety of use that may be accommodated in the shopping center and it is intended to increase the flexibility of the use combination.

Zoning History

There has been one zoning request in the surrounding area in the past five years:

1. Z167-395: On September 7, 2017, City Plan Commission authorized a hearing to determine proper zoning in an area generally bounded by Lovers Lane to the north, Inwood Road to the east, Mockingbird Lane to the south, and Lemmon Avenue and Bluffview Boulevard to the west. The case is first virtual community meeting is scheduled for October 12, 2020.

Thoroughfares/Streets

Thoroughfare/Street	Type	Existing / Proposed ROW
Inwood Road	Principal Arterial	80 feet

Traffic

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

STAFF ANALYSIS

Comprehensive Plan

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

The applicant's request is not consistent with the following goals and policies of the comprehensive plan.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES
Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

1.1.5.4 Provide appropriate transitions between non-residential uses and neighborhoods to protect stability and quality of life.

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.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY
Policy 5.1.1 Promote pedestrian-friendly streetscapes.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY
Policy 5.2.1 Maintain neighborhood scale and character.
Policy 5.2.2 Promote the character of the city's significant districts, linkages and areas.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE
Policy 5.3.2 Direct pedestrian routes to home, school, or work.

Surrounding Land Uses

	Zoning	Land Use
Site	R-16(A), MF-2(A)	Undeveloped
Northeast	MF-2(A)	Multifamily
East	P(A)	Parking
South	P(A)	Parking
Southwest	P(A)	Retail, parking
West	R-16(A) w SUP No. 852	Church
Northwest	R-16(A)	Single family

Land Use Compatibility

The request site is comprised of two lots, each situated in a different zoning district, R-16(A) Single Family District and MF-2(A) Multifamily District. The area of request is undeveloped. A portion of the area of request, on the southeast corner, is developed with a surface parking lot with 11 parking spaces.

The applicant is proposing to rezone both lots to a P(A) Parking District to allow the development of a parking lot with 61 parking spaces. The proposed parking lot will be used as remote parking by the shopping center on Lovers Lane, as excess parking.

The request site is surrounded by multifamily to the northeast, surface parking to the south, a church to the west, and single family to the north. Further south, facing Lovers Lane, there is a shopping center with multiple suites.

Use comparison table for existing zoning districts:

EXISTING R-16(A)	**EXISTING MF-2(A)**
(A) Agricultural uses. Crop production.	(A) Agricultural uses. Crop production.
(C) Industrial uses. Gas drilling and production. *[SUP]* Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*	(C) Industrial uses. Gas drilling and production. *[SUP]* Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*
(D) Institutional and community service uses. Adult day care facility. *[SUP]* Cemetery or mausoleum. *[SUP]* Child-care facility. *[SUP]* Church. College, university or seminary. *[SUP]* Community service center. *[SUP]*	(D) Institutional and community service uses. Adult day care facility. *[SUP]* Cemetery or mausoleum. *[SUP]* Child-care facility. *[SUP]* Church. College, university or seminary. *[SUP]* Community service center. *[SUP]*

Convent or monastery. *[SUP]* Foster home. *[SUP]* Library, art gallery, or museum. *[SUP]* Public or private school. *[SUP]*	Convalescent and nursing homes, hospice care, and related institutions. *[RAR]* Convent or monastery. Foster home. Hospital. *[SUP]* Library, art gallery, or museum. *[SUP]* Public or private school. *[SUP]*
(E) Lodging uses. None permitted.	(E) Lodging uses. Lodging or boarding house.
(F) Miscellaneous uses. Carnival or circus (temporary). *[By special authorization of the building official.]* Temporary construction or sales office.	(F) Miscellaneous uses. Carnival or circus (temporary). *[By special authorization of the building official.]* Temporary construction or sales office.
(H) Recreation uses. Country club with private membership. *[SUP]* Private recreation center, club, or area. *[SUP]* Public park, playground, or golf course.	(H) Recreation uses. Country club with private membership. *[RAR]* Private recreation center, club, or area. *[SUP]* Public park, playground, or golf course.
(I) Residential uses. Handicapped group dwelling unit. *[See Section 51A-4.209(3.1).]* Single family.	(I) Residential uses. College dormitory, fraternity, or sorority house. Duplex. Group residential facility. *[See Section 51A-4.209(3).]* Handicapped group dwelling unit. *[See Section 51A-4.209(3.1).]* Multifamily. Residential hotel. Retirement housing. Single family.
(K) Transportation uses. Private street or alley. *[SUP]* Transit passenger shelter. *[See Section 51A-4.211.]* Transit passenger station or transfer center. *[SUP]*	(K) Transportation uses. Transit passenger shelter. Transit passenger station or transfer center. *[SUP]*
(L) Utility and public service uses. Electrical substation. *[SUP]* Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4).]* Police or fire station. *[SUP]* Radio, television, or microwave tower. *[SUP]* Tower/antenna for cellular communication. *[See Section 51A-4.212 (10.1).]* Utility or government installation other than listed. *[SUP]*	(L) Utility and public service uses. Electrical substation. *[SUP]* Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4).]* Police or fire station. *[SUP]* Radio, television, or microwave tower. *[SUP]* Tower/antenna for cellular communication. *[See Section 51A-4.212(10.1).]* Utility or government installation other than listed. *[SUP]*
(M) Wholesale, distribution, and storage uses. Recycling drop-off container. *[See Section 51A-4.213 (11.2).]* Recycling drop-off for special occasion collection. *[See Section 51A-4.213 (11.3).]*	(M) Wholesale, distribution, and storage uses. Recycling drop-off container. *[See Section 51A-4.213 (11.2).]* Recycling drop-off for special occasion collection. *[See Section 51A-4.213 (11.3).]*

The proposed P(A) District allows only surface parking use by right, and local utilities, tower/antenna for cellular communication, and recycling uses subject to additional conditions.

Development Standards

Development standards comparison table for existing zoning districts:

District	Setbacks		Height (max)	Lot Coverage (max)	Special Standards
	Front (min)	**Side / Rear** (min)			
Existing: R-16(A)	35 feet	SF: 10' Other: 15' / 20'	30 feet	SF: 40% Other: 25%	
Existing: MF-2(A)	15 feet	Single family: no min Duplex: 5 feet / 10 feet Other: 10 feet / 15feet When other uses back MF and commercial: 10 feet	54 feet 4 stories RPS applies for all portions above 26 feet + 12 feet encroachments into RPS for certain elements	60% 50% non-residential	Mixed-income bonuses Spacing for single family uses

The proposed zoning district has to follow the code provisions for P(A) District:

(1) The parking district must be either contiguous to or perpendicularly across an adjoining street or alley from a main use.

(2) The owner of a lot in a parking district contiguous to an A, A(A), R, R(A), D, D(A), TH, TH(A), CH, MF, MF(A), MH, or MH(A) district shall provide and maintain a minimum front yard of ten feet.

The proposed site plan indicates a minimum 40-foot paving setback along Inwood Road. In addition, the proposed layout for the surface parking lot will have access from the existing parking lot to the south, hence, no additional access points are proposed to any of the adjacent public streets, Inwood Road and Amherst Circle.

The proposed P(A) District is an expansion of another P(A) District that is currently serving the shopping center along Lovers Lane. Furthermore, staff considers the overall layout of the shopping center with the increasing surface parking lot as a pattern that discourages the walkability and influences the urban form of the surroundings.

Parking

To support the request for additional, excess parking, the applicant submitted a parking study. The study is based on the future needs of the shopping center and is estimating a wider variety of use combination with different parking ratios and needs that would otherwise be limited by the current parking supply. The applicant's intent is to provide a wider variety of uses and increase the parking supply, thus to eliminate the need for any parking reduction tools.

The existing parking supply for the shopping center on site and within the existing P(A) District is 188 spaces. The proposed P(A) District will add 61 space, thus bringing the

supply to a total of 249 parking spaces. This is assuming that on-street parking may count to meet off-street parking requirements. The current demand may reach 190 parked cars. The projections, based on a combination of uses, indicate 289 parked cars, and may be reduced to 229 spaces if a MUD chart is used.

The proposed supply of 249 spaces will exceed the parking requirements for the proposed conditions and provide a surplus of at least 20 parking spaces but will likely provide "at-capacity" conditions. The applicant is proposing a parking supply of approximately 1 space per 140 square feet for the total shopping center.

Landscaping

Landscaping must be provided in accordance with the proposed site plan. The Code requires all zoning requests for a P(A) District to include a site plan and show proposed landscaping. The proposed landscape plan exceeds the requirements of Article X, by providing a larger number of trees and enhanced buffers along public streets and from residential adjacency. Per Article X requirements, 11 interior trees must be provided; the proposed landscape plan includes 34 trees located in the interior of the lot.

Market Value Analysis

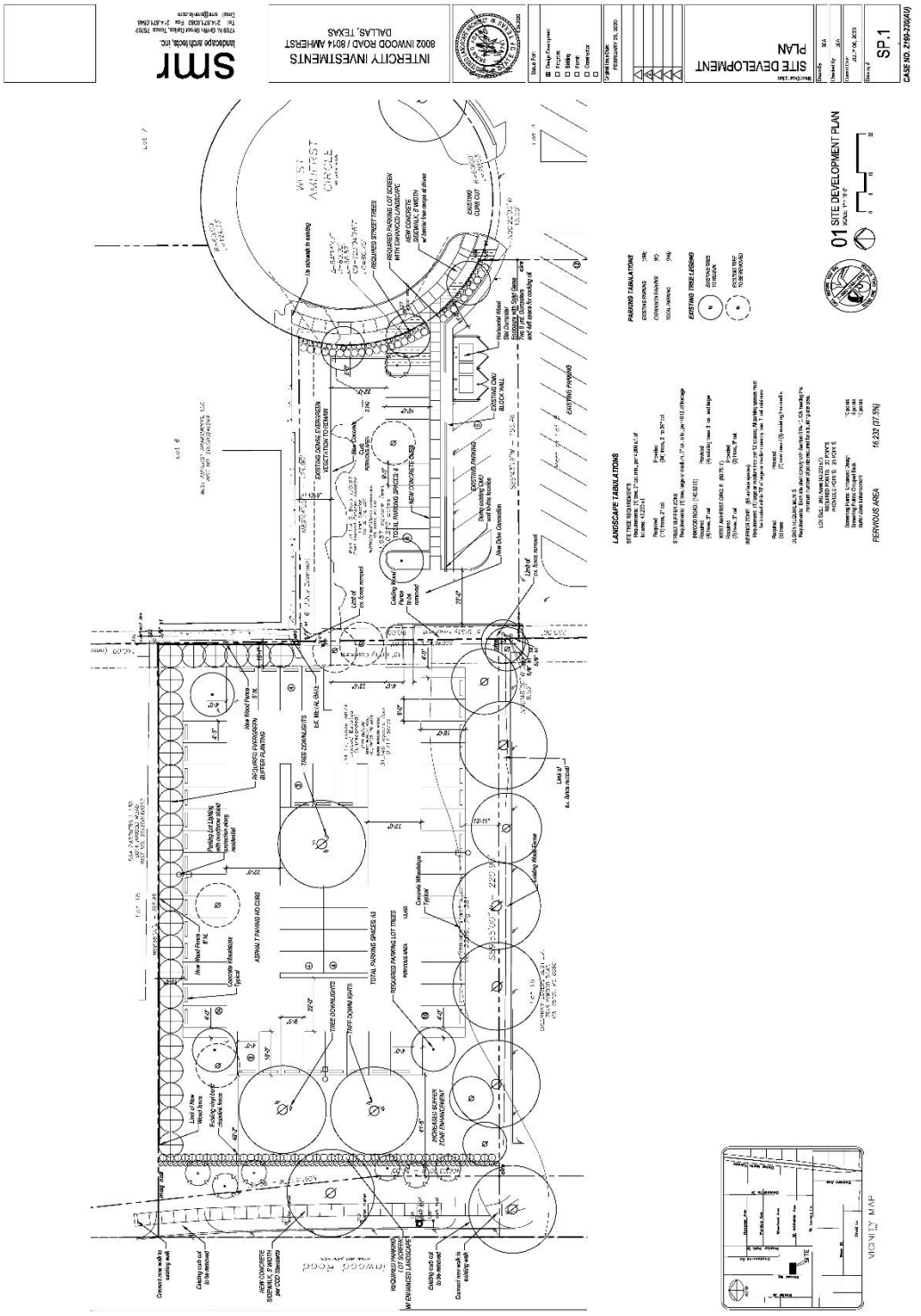
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas 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 partially within category A. Adjacent properties to the north and northeast are located within category A.

List of Officers

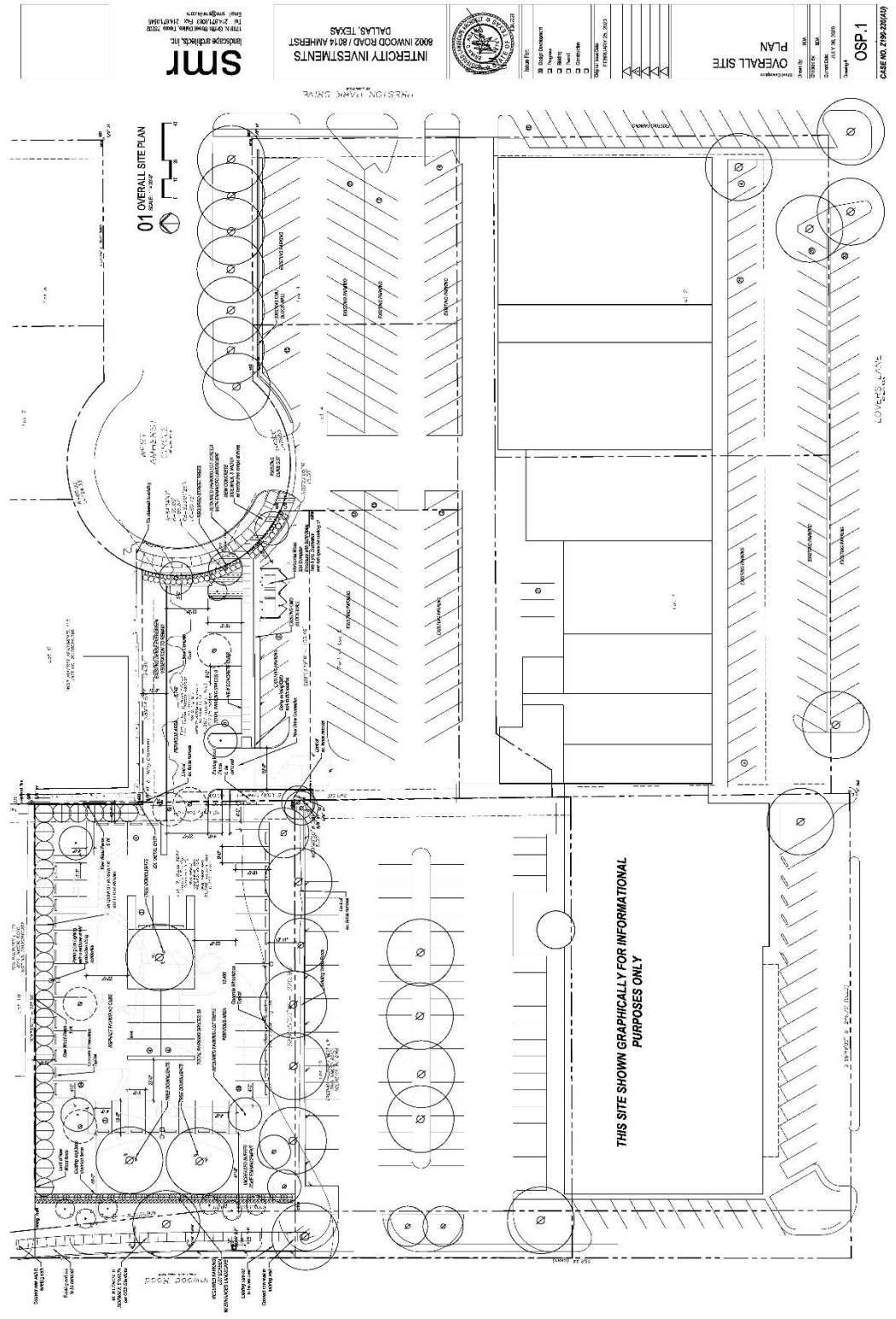
Intercity Investment Property, Inc

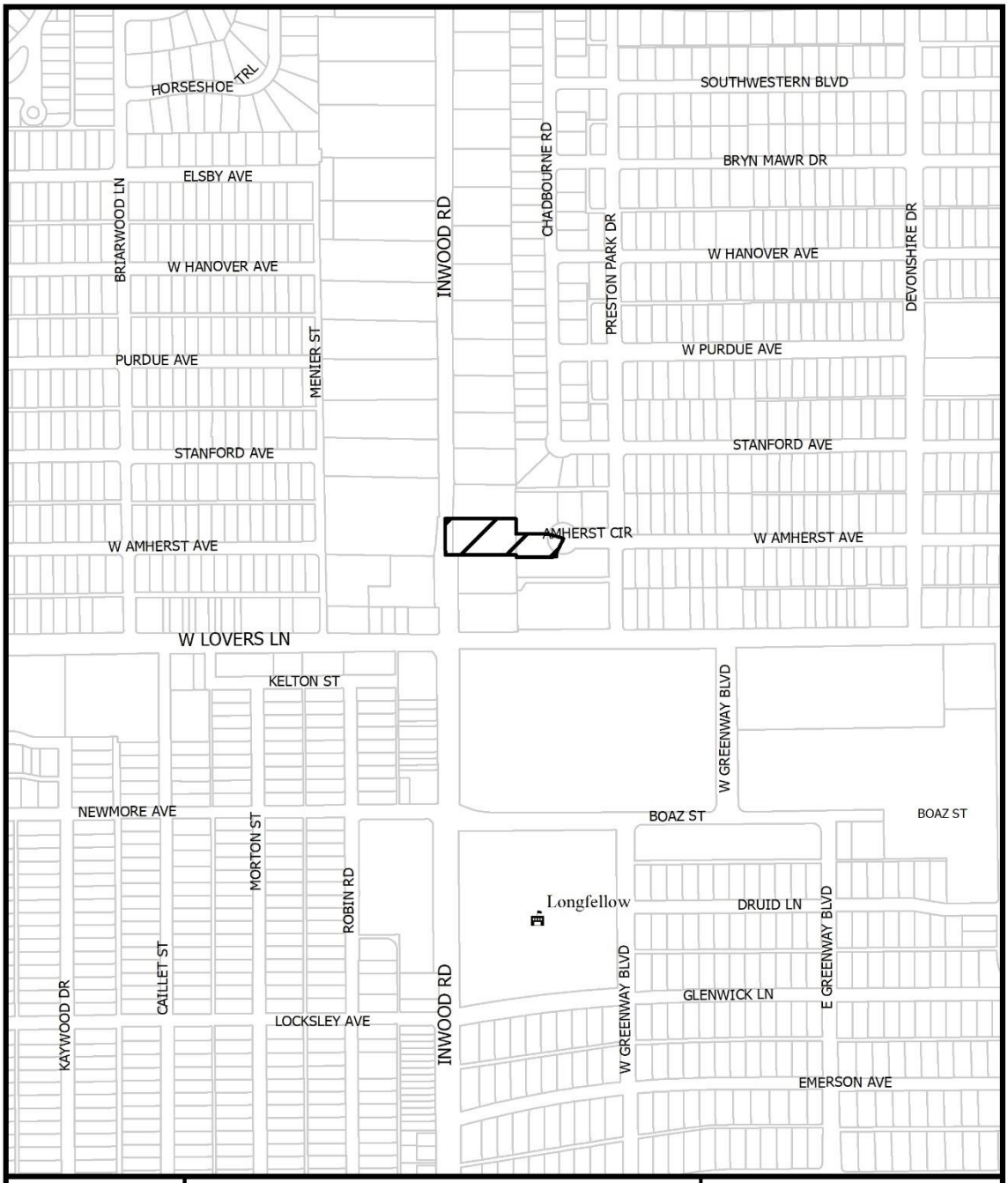
Edwin B. Jordan, Jr. – Chairman Emeritus
Christopher G. Jordan – President
Anne Jordan Logan – Vice President / Secretary
Curtis Garmon – Treasurer
Nick Hannon – Vice President

APPLICANT'S PROPOSED SITE PLAN



APPLICANT'S PROPOSED OVERALL SITE PLAN
(for information purposes only)





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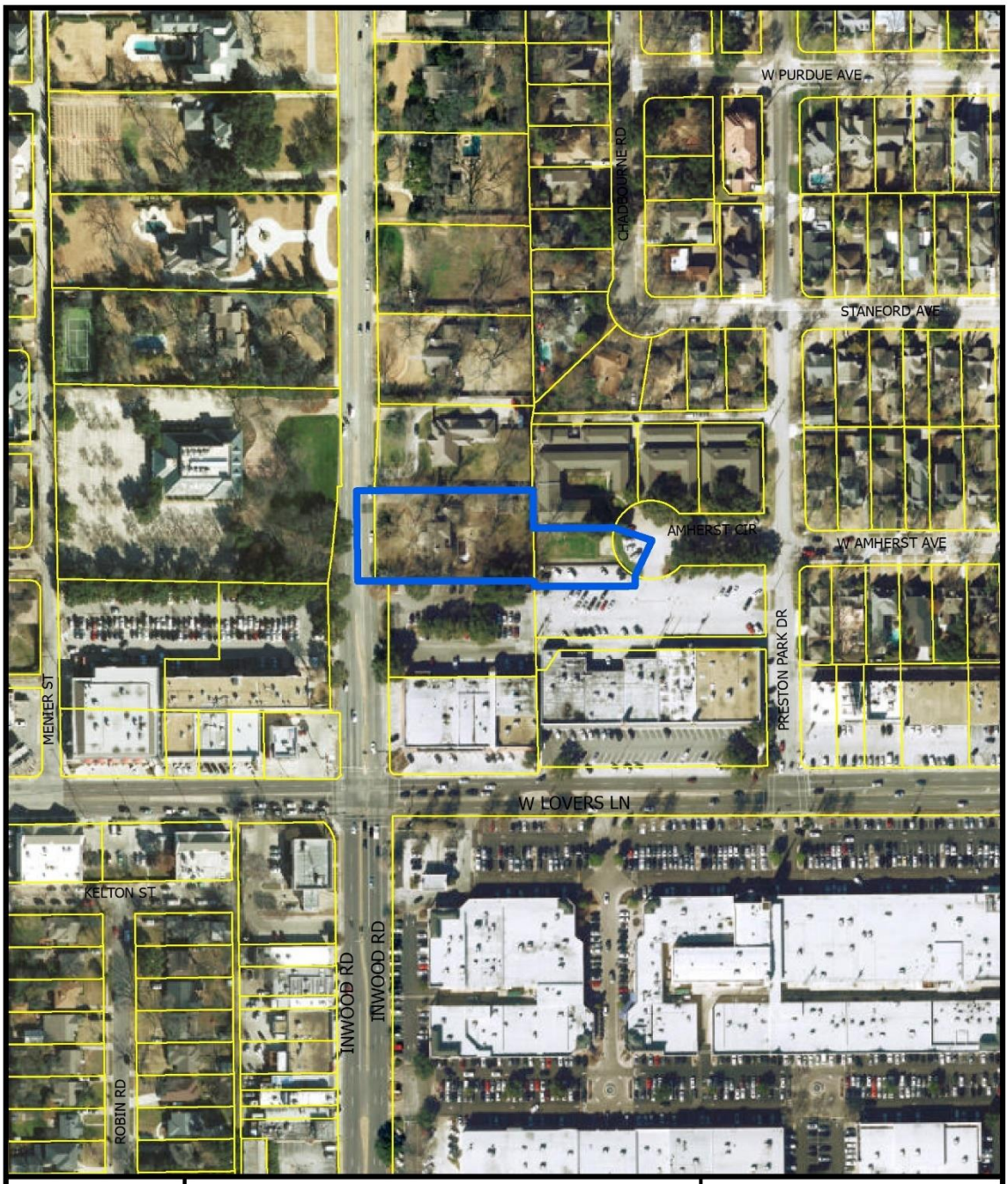
VICINITY MAP

Case no: Z190-230

Date: 6/25/2020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STANFORD AVE
AMHERST CIR
W AMHERST AVE
PRESTON PARK DR
MEMER ST
W LOVERS LN
KELTON ST
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ROBIN RD
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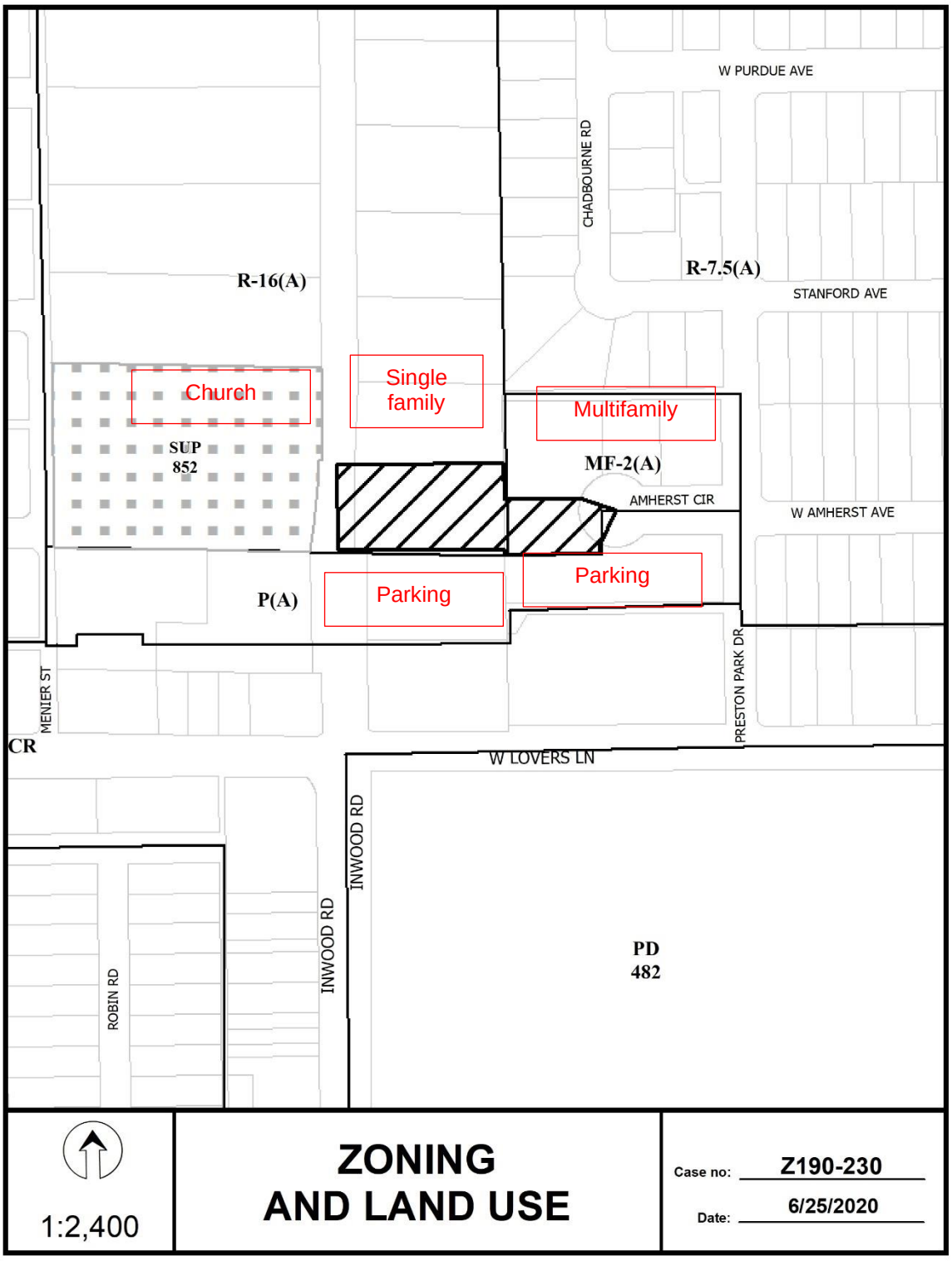
AERIAL MAP
Case no: Z190-230
Date: 6/25/2020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R-7.5(A)
STANFORD AVE
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Multifamily
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MF-2(A)
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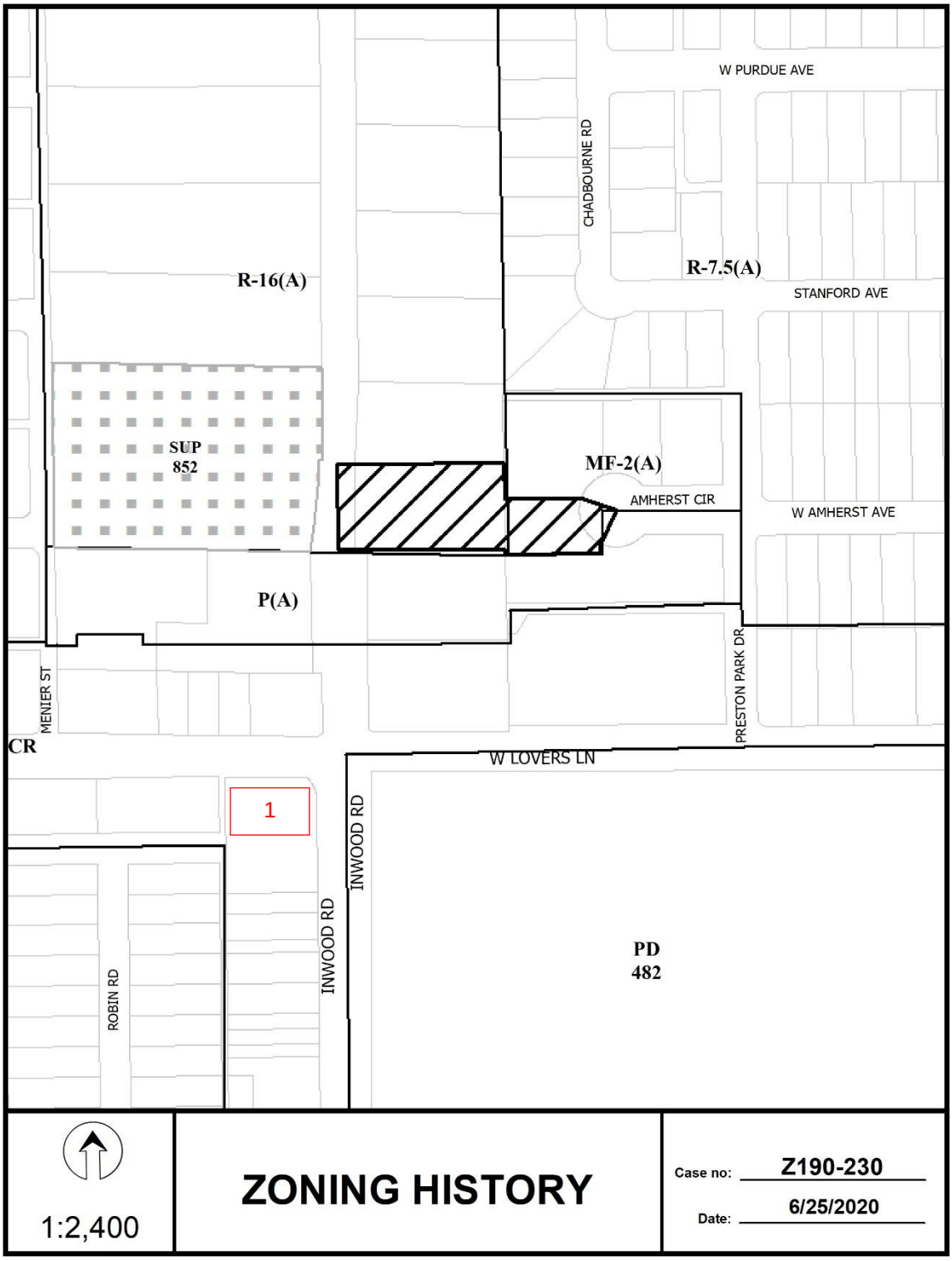
ZONING AND LAND USE
Case no: Z190-230
Date: 6/25/2020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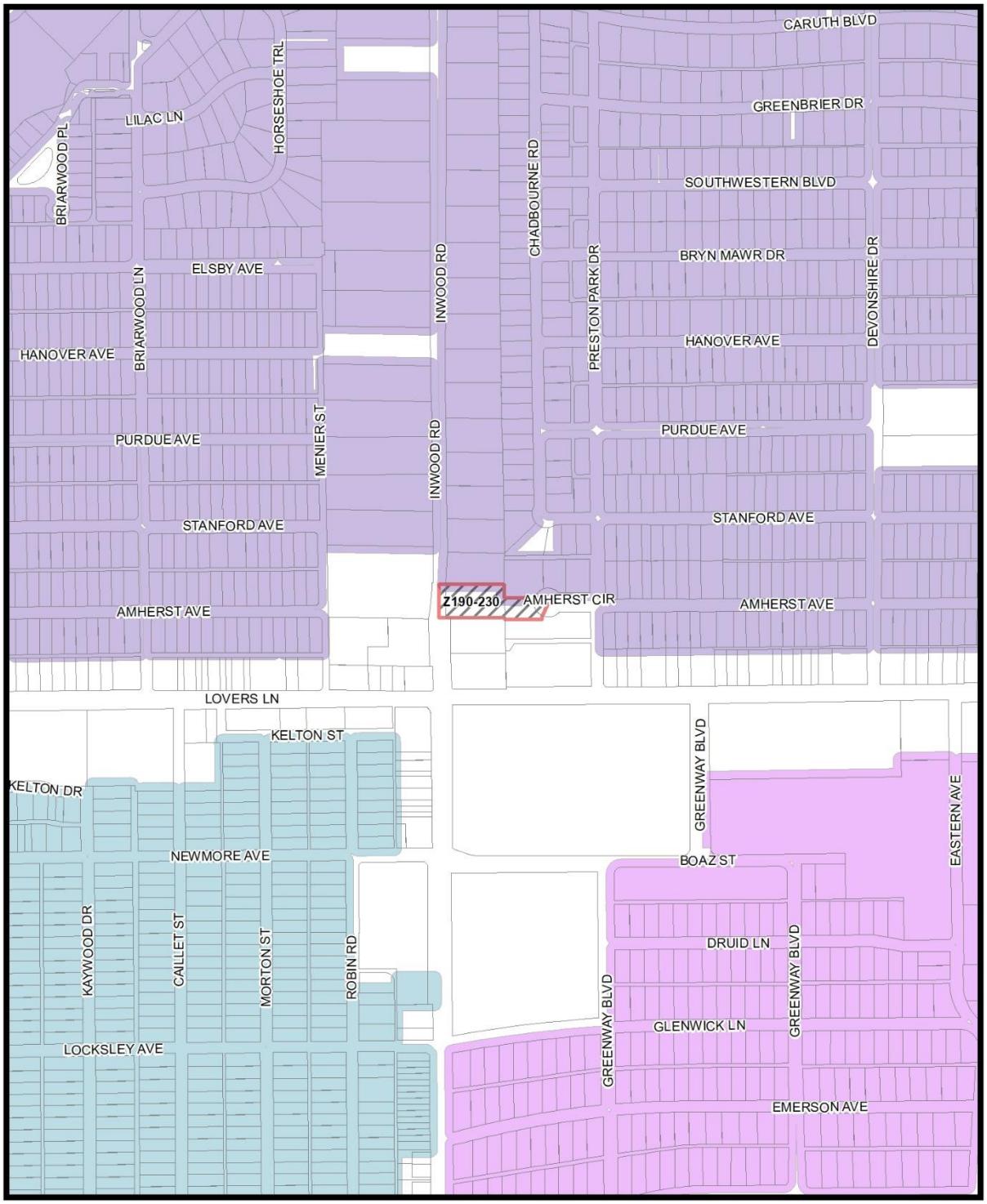
ZONING HISTORY
Case no: Z190-230
Date: 6/25/2020


CARUTH BLVD
GREENBRIER DR
SOUTHWESTERN BLVD
BRYN MAWR DR
HANOVER AVE
PURDUE AVE
STANFORD AVE
AMHERST AVE
AMHERST CIR
Z190-230
LOVERS LN
KELTON ST
KELTON DR
NEWMORE AVE
LOCKSLEY AVE
BOAZ ST
DRUID LN
GLENWICK LN
EMERSON AVE
LILAC LN
ELSBY AVE
BRIARWOOD PL
HORSESHOE TRL
BRIARWOOD LN
INWOOD RD
MENIER ST
CHADBOURNE RD
PRESTON PARK DR
DEVONSHIRE DR
GREENWAY BLVD
EASTERN AVE
KAYWOOD DR
CALLET ST
MORTON ST
ROBIN RD
Market Value Analysis
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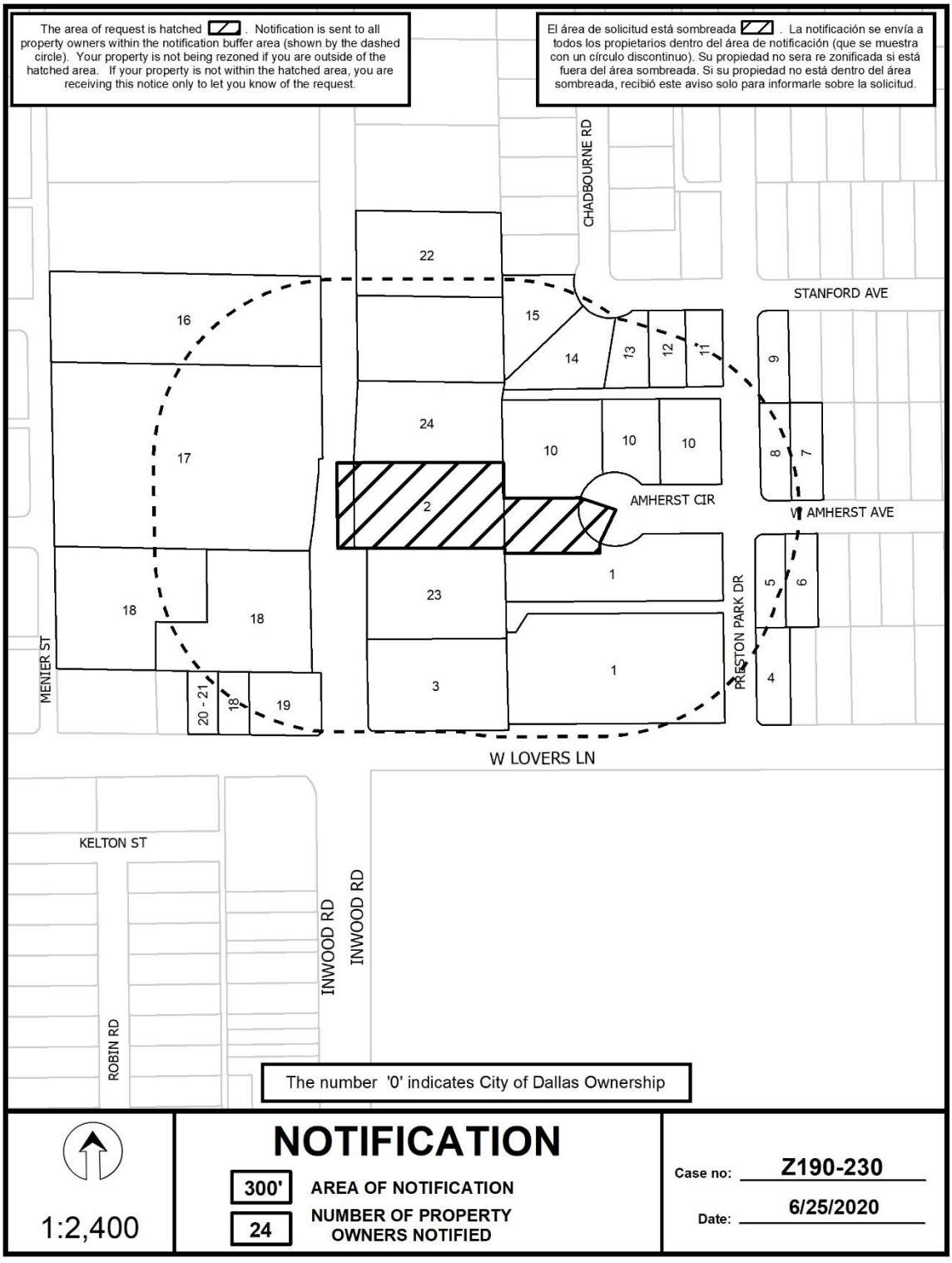
Market Value Analysis
Printed Date: 6/25/2020


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.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
CHADBOURNE RD
STANFORD AVE
AMHERST CIR
W AMHERST AVE
PRESTON PARK DR
MENIER ST
W LOVERS LN
KELTON ST
INWOOD RD
INWOOD RD
ROBIN RD
22
16
15
14
13
12
11
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24
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23
18
18
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3
20 - 21
18
19
The number '0' indicates City of Dallas Ownership
1:2,400
NOTIFICATION
300'
AREA OF NOTIFICATION
24
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z190-230
Date: 6/25/2020

06/25/2020

Notification List of Property Owners

Z190-230

24 Property Owners Notified

Label #	*Address*		*Owner*
1	5401	W LOVERS LN	INTERCITY INVESTMENT PROP
2	8002	INWOOD RD	INTERCITY INVESTMENT PPTIES INC
3	5301	W LOVERS LN	GREENWAY LOVERS WEST LP
4	5501	W LOVERS LN	TRACY A BOUTTE LLC
5	5500	W AMHERST AVE	CASHMAN MARK &
6	5506	W AMHERST AVE	ANDERSON JAMES CHRISTOPHER &
7	5507	W AMHERST AVE	COLE DAVID A & LAURA C
8	5501	W AMHERST AVE	BURGE BRITON C & ANA R
9	5500	STANFORD AVE	WINN KATHLEEN A
10	5411	AMHERST CIR	DEVONSHIRE APARTMENTS LLC
11	5426	STANFORD AVE	OSBORNE JEFFREY BRUCE JR &
12	5422	STANFORD AVE	SEBASTIAN KRISTEN
13	5416	STANFORD AVE	MCHENRY CARROLL D & MARTHA
14	5410	STANFORD AVE	MORTON THOMAS MORE & LUCY DIANE
15	8103	CHADBOURNE RD	SULLIVAN BRIAN JAMES & MEREDITH FORD
16	8027	INWOOD RD	HARVEY RAYMOND & CAROL M
17	8003	INWOOD RD	JUNIOR LEAGUE OF DALLAS
18	5201	W LOVERS LN	PRESCOTT INTERESTS LTD
19	5235	W LOVERS LN	SK LOVERS LLC
20	5217	W LOVERS LN	PRESCOTT INTERESTS LTD
21	5217	W LOVERS LN	PRESCOTT INTERESTS LTD
22	8108	INWOOD RD	SRIVASTAVA ASHWANI & ARCHANA
23	7916	INWOOD RD	GREENWAY LOVERS WEST LP
24	8014	INWOOD RD	RADP PROPERTIES LLC

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2020**

Planner: Andreea Udrea, PhD, AICP

FILE NUMBER: Z190-121(AU) **DATE FILED:** October 29, 2019

LOCATION: Northeast corner of South St. Augustine Drive and C. F. Hawn Freeway

COUNCIL DISTRICT: 5 **MAPSCO:** 69 B

SIZE OF REQUEST: Approximately 0.7808 Acres **CENSUS TRACT:** 117.01

REPRESENTATIVE: Ryan Hughes, Griffith Firm PLLC

APPLICANT/ OWNER: SAI Bhari Inc.

REQUEST: An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less use on property zoned Subdistrict 2 within Planned Development District No. 535, the C. F. Hawn Special Purpose District No. 3, with a D-1 Liquor Control Overlay.

SUMMARY: The purpose of this request is to allow for the sale of alcoholic beverages for off-premise consumption in conjunction with an existing general merchandise or food store. (Alon Gas Station)

STAFF RECOMMENDATION: **Approval** for a two-year period, subject to a site plan and staff's recommended conditions.

Planned Development District No. 535, C. F. Hawn Special Purpose District No. 3:
http://www.dallascityattorney.com/51P/Articles%20Supp%2028/Article%20535.pdf

Planned Development District No. 535, C. F. Hawn Special Purpose District No. 3, exhibits:
http://www.dallascityattorney.com/51P/exhibits.html#a535

Background Information

- The request site is currently developed with a general merchandise or food store less than 3,500 square feet use, and a motor vehicle fueling station. The property is located within Subdistrict 2 of the Planned Development District No. 535, C.F. Hawn Special Purpose District No. 3, with a D-1 Liquor Control Overlay.

- PD No. 535 was established on August 25, 1999 and contains three subdistricts. The request site is located within Subdistrict 2, Commercial and Retail Subdistrict. The general merchandise use is permitted by right within Subdistrict 2 of the PD No. 535. The sale of alcoholic beverages requires a specific use permit if located within the D-1 Liquor Control Overlay.

- On September 12, 2012, the City Council approved Specific Use Permit No. 1990 for the sale of alcoholic beverages in conjunction with a general merchandise store or food store 3,500 square feet or less, for a two-year period with eligibility for automatic renewals for additional five-year periods. SUP. No. 1990 automatic renewal was approved on February 2, 2015. The applicant did not submit an application to continue the automatic renewal process within the specified time frame. SUP No. 1990 expired on September 12, 2019.

- On March 1, 2013, a Certificate of Occupancy was issued for the general merchandise or food store less than 3,500 square feet in area for the request property.

Zoning History

There has been one zoning change requested in the area in the past five years:

1. Z190-212(CT) On August 12, 2020, the City Council approved Specific Use Permit No. 2390 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less, for a two-year period, on property zoned as Subdistrict 2 within Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3, located on the northwest corner of C.F. Hawn Freeway and St. Augustine Road.

Thoroughfares/Streets

Thoroughfares/Street	Type	Existing ROW
St. Augustine Drive	Major Arterial	60 ft.

Traffic

The Engineering Division 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 that 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.

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.

1.1.5.3 Encourage neighborhood-serving office, retail, or other non-residential uses to be located in residential community areas, primarily on significant roadways or at key intersections.

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

STAFF ANALYSIS

Surrounding Land Uses

	Zoning	Land Use
Site	PD No. 535 with D-1	Gas station and general merchandise or food store
North	CR with D-1	Local utilities
South	PD No. 535 with D-1	C.F. Hawn Freeway
East	PD No. 535 with D-1	Hotel
West	PD No. 535 with D-1 and SUP No. 2390	Gas station and general merchandise or food store with alcohol sales

Land Use Compatibility

The site is located within Subdistrict 2 of Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3, and is currently developed with a general merchandise or food store less than 3,500 square feet and a motor vehicle fueling station. The applicant is proposing to sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property requires a Specific Use Permit in the D-1 Liquor Control Overlay.

The surrounding land uses consist of a general merchandise or food store less than 3,500 square feet and a motor vehicle fueling station with alcohol sales to the west, hotel or motel to the east, and local utilities use to the north. Further north there are multifamily uses, and further east are single family uses.

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 current convenience store license was renewed in September 2020.

The applicant's request, subject to the attached conditions, is consistent with the intent of the Dallas Development Code. The applicant is requesting a five-year time limit for this specific use permit. Staff is recommending two-year time period, to allow the review and evaluation of the land use compatibility.

Parking

The Dallas Development Code requires off-street parking to be provided for a general merchandise or food store use at one space for each 200 square feet of floor area and

two spaces for a motor vehicle fueling station. The development requires 11 spaces with 13 being provided per the attached site plan.

Landscaping

Landscaping must be provided in accordance with Planned Development District No. 535, C. F. Hawn Special Purpose District No. 3. No changes to the site plan are proposed with this request, therefore no landscape requirements are triggered by this request.

Police Report

Staff requested a police report from September 2012, the last time the SUP was renewed, to present. From September 2012 to present there were 304 calls, 164 calls were categorized as emergency or urgent. In the same period, there were three incidents and 114 arrests at this location.

The calls were categorized as minor incident, intoxicated person, theft, burglary or rubbery, business alarm, tabbing or cutting, injured person, animal disturbance, abandoned property, criminal mischief, suspicion person, prostitution, road rage, gun fire, major disturbance (violence or ambulance), open air drug sales, or panhandling. The arrests were for assault, criminal trespassing, driving while intoxicated, fail to ID, injury, possession, prostitution, public intoxication, resist arrest, tamper evidence, terroristic threat, theft, unauthorized use of motor vehicle, unlawful carry or possession, and warrant.

The property was included in the RISK property program with Dallas Police Department's Nuisance Abatement Team. The Nuisance Abatement Team forges vested partnerships with cooperative property owners to combat common and public nuisances. The utilization of criminal/civil statutes as well as local enforcement authority to compel uncooperative property owners to assist in the abatement of these nuisances. This program is designed to rehabilitate these properties and revitalize the affected community. Nuisance RISK Property Team requires property owners after notification of the existence of a nuisance, to demonstrate proactive management of their properties in the abatement effort. Uncooperative property owners face criminal/civil actions to repair, demolish, close or forfeit their interest in the property when the nuisance goes unabated. The ultimate goal is to eliminate criminal nuisances. The aggregate benefits are revitalized neighborhoods that are safer and cleaner places in which to live, work and visit.

According to the Community Prosecutor, in May 2020, the property implemented all required measures by the program and is currently complying with the nuisance abatement agreement. Since May 2020, there were 24 police calls at the location, seven being categorized as urgent, and nine arrests.

The following is the list of arrests with 9606 C F HAWN FRWY, 75217 address:

Date	Time	Crime	Charge	Class	Description
3/25/2014	13:00		NULL	MC	ASLT/OFF CONTACT/FV
5/3/2014	10:30		NULL	MC	PUBLICINTOXICATION
5/3/2014	10:30		NULL	MC	PUBLICINTOXICATION
5/17/2014	17:50		OTHERS	MB	CRIM TRESPASS/BLDG/PROP
5/17/2014	17:50		FORGE & CONTERFEIT	F2	FRAUD USE/POSIDENINFO
6/6/2014	10:30	DRUG/ NARCOTIC VIOLATIONS	NARCOTIC CHARGES	FS	POSS CONT SUB PEN GRP 1 <1G
6/6/2014	10:30	WARRANT HOLD (OUTSIDE AGENCY)	HOLDS DSO	NA	WARRANT HOLD (OUTSIDE AGENCY)
11/19/2014	21:00	PURCHASING PROSTITUTION	PROSTITUTION	MB	PROSTITUTION
5/12/2015	13:30	ALL OTHER OFFENSES	OTHER	M*	OTHER OFFENSE - MISDEMEANOR
5/12/2015	13:30	DRUG/ NARCOTIC VIOLATIONS	NARCOTIC CHARGES	FS	POSS CONT SUB PEN GRP 1 <1G
7/8/2015	23:50	TRESPASS OF REAL PROPERTY	OTHER /CRIMINAL TRESPASS	MB	CRIMINAL TRESPASS
8/20/2015	3:19	DRUG/ NARCOTIC VIOLATIONS	NARCOTIC CHARGES	FS	POSS CONT SUB PEN GRP 1 <1G
8/20/2015	3:19	WARRANT-DALLAS PD (CAPIAS)	ALIAS/CAPIAS	NA	WARRANT-DALLAS PD (CAPIAS)
10/15/2015	2:25	WARRANT-DALLAS PD (ALIAS)	ALIAS/CAPIAS	NA	WARRANT-DALLAS PD (ALIAS)
10/15/2015	2:25	PUBLIC INTOXICATION	PUBLIC INTOXICATION	MC	PUBLIC INTOXICATION
10/27/2015	13:22	PURCHASING PROSTITUTION	PROSTITUTION	MB	PROSTITUTION (BUYER)
11/7/2015	3:40	PUBLIC INTOXICATION	PUBLIC INTOXICATION	MC	PUBLIC INTOXICATION
12/4/2015	16:45	COUNTERFEITING / FORGERY	OTHER	F3	TAMPER FABRICATE PHYSICAL EVID WITH INTENT TO IMPAIR

1/4/2016	23:05	PUBLIC INTOXICATION	PUBLIC INTOXICATION	MC	PUBLIC INTOXICATION
1/10/2016	19:10	DUI	DWI	MA	DWI BAC > OR EQUAL TO 0.15
2/22/2016	19:16	DRUG/ NARCOTIC VIOLATIONS	NARCOTIC CHARGES	FS	POSS CONT SUB PEN GRP 1 <1G
2/22/2016	19:16	WARRANT HOLD (OUTSIDE AGENCY)	HOLDS DSO	NA	WARRANT HOLD (OUTSIDE AGENCY)
2/22/2016	19:16	WARRANT-DALLAS PD (ALIAS)	ALIAS/CAPIAS	NA	WARRANT-DALLAS PD (ALIAS)
4/28/2016	18:45	ALL OTHER OFFENSES	OTHER	M*	OTHER OFFENSE - MISDEMEANOR
4/28/2016	18:45	DRUG/ NARCOTIC VIOLATIONS	NARCOTIC CHARGES	MB	POSS MARIJUANA <2OZ
4/28/2016	18:45	WARRANT-DALLAS PD (ALIAS)	ALIAS/CAPIAS	NA	WARRANT-DALLAS PD (ALIAS)
4/28/2016	18:45	DRUG/ NARCOTIC VIOLATIONS	NARCOTIC CHARGES	MB	POSS MARIJUANA <2OZ
4/28/2016	18:45	WARRANT-DALLAS PD (ALIAS)	ALIAS/CAPIAS	NA	WARRANT-DALLAS PD (ALIAS)
5/8/2016	7:30	SIMPLE ASSAULT	ALL OTHER M\C CHARGES	MC	ASSAULT -FAM VIOL OFFENSIVE CONTACT PC 22.01(A)(3)
5/8/2016	7:30	ALL OTHER OFFENSES	OTHER	MA	RESIST ARREST SEARCH OR TRANSPORT
6/6/2016	18:30	WARRANT HOLD (OUTSIDE AGENCY)	HOLDS DSO	NA	WARRANT HOLD (OUTSIDE AGENCY)
6/9/2016	20:45	PUBLIC INTOXICATION	PUBLIC INTOXICATION	MC	PUBLIC INTOXICATION
7/31/2016	17:10	ALL OTHER OFFENSES	OTHER	MA	RESIST ARREST SEARCH OR TRANSPORT
7/31/2016	17:10	ALL OTHER LARCENY	FELONY THEFT	FS	THEFT FROM PERSON
7/31/2016	19:15	DRUG/ NARCOTIC VIOLATIONS	NARCOTIC CHARGES	FS	POSS CONT SUB PEN GRP 1 <1G
7/31/2016	19:15	PUBLIC INTOXICATION	PUBLIC INTOXICATION	MC	PUBLIC INTOXICATION
7/31/2016	18:40	INTIMIDATION	OTHER	MB	TERRORISTIC THREAT - FEAR IMMINENT SBI
7/31/2016	18:40	WEAPON LAW VIOLATIONS	UCW/CPW	MA	UNLAWFUL CARRYING WEAPON

8/30/2016	17:45	DRUG/ NARCOTIC VIOLATIONS	NARCOTIC CHARGES	FS	POSS CONT SUB PEN GRP 1 <1G
8/30/2016	17:45	DRUG/ NARCOTIC VIOLATIONS	NARCOTIC CHARGES	FS	POSS CONT SUB PEN GRP 1 <1G
8/30/2016	17:45	WARRANT HOLD (OUTSIDE AGENCY)	HOLDS DSO	NA	WARRANT HOLD (OUTSIDE AGENCY)
10/9/2016	19:00	WARRANT HOLD (OUTSIDE AGENCY)	HOLDS DSO	NA	WARRANT HOLD (OUTSIDE AGENCY)
11/4/2016	17:50	WARRANT HOLD (OUTSIDE AGENCY)	HOLDS DSO	NA	WARRANT HOLD (OUTSIDE AGENCY)
11/13/2016	19:07	PUBLIC INTOXICATION	PUBLIC INTOXICATION	MC	PUBLIC INTOXICATION
1/3/2017	10:15	ALL OTHER LARCENY	FELONY THEFT	FS	THEFT OF PROP > OR EQUAL $2,500 BUT <$30K- NOT SHOPLIFT
1/25/2017	21:57	UUMV	AUTO THEFT	FS	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE
1/25/2017	21:57	WARRANT HOLD (OUTSIDE AGENCY)	HOLDS DSO	NA	WARRANT HOLD (OUTSIDE AGENCY)
2/9/2017	1:02	COUNTERFEITING / FORGERY	OTHER	F3	TAMPER FABRICATE PHYSICAL EVID WITH INTENT TO IMPAIR
2/23/2017	11:40	WARRANT HOLD (OUTSIDE AGENCY)	HOLDS DSO	NA	WARRANT HOLD (OUTSIDE AGENCY)
3/21/2017	18:00	DRUG/ NARCOTIC VIOLATIONS	NARCOTIC CHARGES	F1	MAN DEL CONT SUB PEN GRP 1 > OR EQUAL 4G<200G
3/21/2017	18:00	WEAPON LAW VIOLATIONS	UCW/CPW	F3	UNLAWFUL POSS FIREARM BY FELON
3/21/2017	18:00	WARRANT HOLD (OUTSIDE AGENCY)	HOLDS DSO	NA	WARRANT HOLD (OUTSIDE AGENCY)
5/22/2017	22:50	PUBLIC INTOXICATION	PUBLIC INTOXICATION	MC	PUBLIC INTOXICATION
6/18/2017	17:14	WARRANT-DALLAS PD (ALIAS)	ALIAS/CAPIAS	NA	WARRANT-DALLAS PD (ALIAS)
7/15/2017	13:32	WARRANT HOLD (OUTSIDE AGENCY)	HOLDS DSO	NA	WARRANT HOLD (OUTSIDE AGENCY)
8/16/2017	18:30	WARRANT HOLD (OUTSIDE AGENCY)	HOLDS DSO	NA	WARRANT HOLD (OUTSIDE AGENCY)

9/19/2017	17:51	DRUG/ NARCOTIC VIOLATIONS	NARCOTIC CHARGES	FS	POSS CONT SUB PEN GRP 1 <1G
9/19/2017	17:51	WARRANT-DALLAS PD (ALIAS)	ALIAS/CAPIAS	NA	WARRANT-DALLAS PD (ALIAS)
9/19/2017	17:51	WARRANT-DALLAS PD (CAPIAS)	ALIAS/CAPIAS	NA	WARRANT-DALLAS PD (CAPIAS)
10/5/2017	17:30	PURCHASING PROSTITUTION	PROSTITUTION	MB	PROSTITUTION (BUYER)
1/5/2018	1:15	WARRANT HOLD (OUTSIDE AGENCY)	HOLDS DSO	NA	WARRANT HOLD (OUTSIDE AGENCY)
2/3/2018	18:00	ALL OTHER OFFENSES	OTHER	M*	OTHER OFFENSE - MISDEMEANOR
2/3/2018	18:00	DRUG/ NARCOTIC VIOLATIONS	NARCOTIC CHARGES	FS	POSS CONT SUB PEN GRP 1 <1G
2/3/2018	18:00	WARRANT HOLD (OUTSIDE AGENCY)	HOLDS DSO	NA	WARRANT HOLD (OUTSIDE AGENCY)
3/2/2018	18:30	FALSE PRETENSES/ SWINDLE/ CONFIDENCE GAME	NULL	MB	FAIL TO ID -GIVING FALSE/FICTITIOUS INFO PC 38.02(c)(2)
3/2/2018	18:30	DRUG/ NARCOTIC VIOLATIONS	NARCOTIC CHARGES	F3	POSS CONT SUB PEN GRP 1 > OR EQUAL 1G<4G
3/2/2018	18:30	PUBLIC INTOXICATION	PUBLIC INTOXICATION	MC	PUBLIC INTOXICATION
3/23/2018	16:10	WARRANT HOLD (OUTSIDE AGENCY)	HOLDS DSO	NA	WARRANT HOLD (OUTSIDE AGENCY)
3/30/2018	17:03	DRUG/ NARCOTIC VIOLATIONS	NARCOTIC CHARGES	F3	POSS CONT SUB PEN GRP 1 > OR EQUAL 1G<4G
3/30/2018	17:03	DRUG/ NARCOTIC VIOLATIONS	NARCOTIC CHARGES	FS	POSS CONT SUB PEN GRP 1 <1G
5/1/2018	19:00	DRUG/ NARCOTIC VIOLATIONS	NARCOTIC CHARGES	FS	POSS CONT SUB PEN GRP 1 <1G
5/1/2018	19:00	DRUG/ NARCOTIC VIOLATIONS	NARCOTIC CHARGES	FS	POSS CONT SUB PEN GRP 1 <1G
5/1/2018	19:00	WARRANT HOLD (OUTSIDE AGENCY)	HOLDS DSO	NA	WARRANT HOLD (OUTSIDE AGENCY)

5/26/2018	17:53	PUBLIC INTOXICATION	PUBLIC INTOXICATION	MC	PUBLIC INTOXICATION
7/7/2018	13:00	ALL OTHER OFFENSES		MA	FAIL TO ID -FUGITIVE INTENT GIVE FALSE INFO
7/7/2018	13:00	ALL OTHER LARCENY		MB	THEFT OF PROP > OR EQUAL $100 <$750 (NOT SHOPLIFT) PC31.03(e2A)
7/7/2018	13:00	WARRANT HOLD (OUTSIDE AGENCY)		NA	WARRANT HOLD (OUTSIDE AGENCY)
7/10/2018	12:10	TRESPASS OF REAL PROPERTY		MB	CRIMINAL TRESPASS
7/10/2018	19:35	ALL OTHER OFFENSES		M*	OTHER OFFENSE - MISDEMEANOR
7/10/2018	19:35	DRUG/ NARCOTIC VIOLATIONS		FS	POSS CONT SUB PEN GRP 1 <1G
7/25/2018	2:30	DRUG/ NARCOTIC VIOLATIONS		FS	POSS CONT SUB PEN GRP 1 <1G
7/25/2018	14:12	ALL OTHER OFFENSES		MA	FAIL TO ID -FUGITIVE INTENT GIVE FALSE INFO
7/25/2018	14:12	DRUG/ NARCOTIC VIOLATIONS		FS	POSS CONT SUB PEN GRP 1 <1G
7/25/2018	14:12	WARRANT HOLD (OUTSIDE AGENCY)		NA	WARRANT HOLD (OUTSIDE AGENCY)
7/25/2018	14:42	WARRANT HOLD (OUTSIDE AGENCY)		NA	WARRANT HOLD (OUTSIDE AGENCY)
8/10/2018	16:56	SIMPLE ASSAULT		MA	ASSAULT -BODILY INJURY ONLY
8/10/2018	16:56	FALSE PRETENSES/ SWINDLE/ CONFIDENCE GAME		MB	FAIL TO ID -GIVING FALSE/FICTITIOUS INFO PC 38.02(c)(2)
8/10/2018	16:56	AGG ASSAULT - NFV		FS	INJURY CHILD/ELDERLY/DISABLED-RECKLESS-BODILY INJURY
8/10/2018	16:56	DRUG/ NARCOTIC VIOLATIONS		MB	POSS MARIJUANA <2OZ
8/10/2018	16:56	PUBLIC INTOXICATION		MC	PUBLIC INTOXICATION
10/2/2018	3:10	UUMV		FS	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE

3/1/2019	21:40	DRUG/ NARCOTIC VIOLATIONS		FS	POSS CONT SUB PEN GRP 1 <1G
3/1/2019	21:40	WARRANT DALLAS PD (OTHERS)		NA	WARRANT DALLAS PD (OTHERS)
3/17/2019	22:25	WARRANT DALLAS PD (OTHERS)		NA	WARRANT DALLAS PD (OTHERS)
5/4/2019	18:40	ALL OTHER OFFENSES		M*	OTHER OFFENSE - MISDEMEANOR
5/4/2019	18:40	DRUG/ NARCOTIC VIOLATIONS		FS	POSS CONT SUB PEN GRP 1 <1G
5/4/2019	18:40	DRUG/ NARCOTIC VIOLATIONS		FS	POSS CONT SUB PEN GRP 1 <1G
5/4/2019	18:40	ALL OTHER OFFENSES		M*	OTHER OFFENSE - MISDEMEANOR
5/4/2019	18:40	DRUG/ NARCOTIC VIOLATIONS		F3	POSS CONT SUB PEN GRP 1 > OR EQUAL 1G<4G
5/7/2019	17:50	ALL OTHER OFFENSES		MA	FAIL TO ID -FUGITIVE INTENT GIVE FALSE INFO
5/7/2019	17:50	WARRANT HOLD (OUTSIDE AGENCY)		NA	WARRANT HOLD (OUTSIDE AGENCY)
8/12/2019	3:00	PUBLIC INTOXICATION		MC	PUBLIC INTOXICATION
8/12/2019	3:08	WARRANT-DALLAS PD (ALIAS)		NA	WARRANT-DALLAS PD (ALIAS)
11/15/2019	17:00	WARRANT DALLAS PD (OTHERS)		NA	WARRANT DALLAS PD (OTHERS)
4/22/2020	19:00	PUBLIC INTOXICATION		MC	PUBLIC INTOXICATION
7/18/2020	18:48	UUMV		FS	UNAUTHORIZED USE OF MOTOR VEH - TRUCK OR BUS
7/18/2020	18:48	WARRANT DALLAS PD (ALIAS/CAPIAS)		NA	WARRANT DALLAS PD (ALIAS/CAPIAS)
7/18/2020	19:00	DRUG/ NARCOTIC VIOLATIONS		FS	POSS CONT SUB PEN GRP 1 <1G
7/18/2020	19:00	UUMV		FS	UNAUTHORIZED USE OF MOTOR VEH - TRUCK OR BUS
7/18/2020	19:00	WARRANT HOLD (NOT A DPD WARRANT)		NA	WARRANT HOLD (NOT A DPD WARRANT)

9/15/2020	16:15	TRESPASS OF REAL PROPERTY		MB	CRIMINAL TRESPASS
9/15/2020	16:15	WARRANT DALLAS PD (ALIAS/CAPIAS)		NA	WARRANT DALLAS PD (ALIAS/CAPIAS)
9/15/2020	16:30	TRESPASS OF REAL PROPERTY		MB	CRIMINAL TRESPASS
9/15/2020	16:30	WARRANT DALLAS PD (ALIAS/CAPIAS)		NA	WARRANT DALLAS PD (ALIAS/CAPIAS)

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). The request site is uncategorized, but properties located to the north and east are located within an “H” MVA cluster, and to the northwest are located within and “F” MVA cluster.

LIST OF PARTNERS

Sai Bhari Inc.

Deepesh Shrestha – President
Rakhee Shakya – Secretary
Dhir H Bhari - Treasurer

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

Staff's recommendation:

3. TIME LIMIT: This specific use permit expires on_____, (two-year period from the passage of this ordinance).

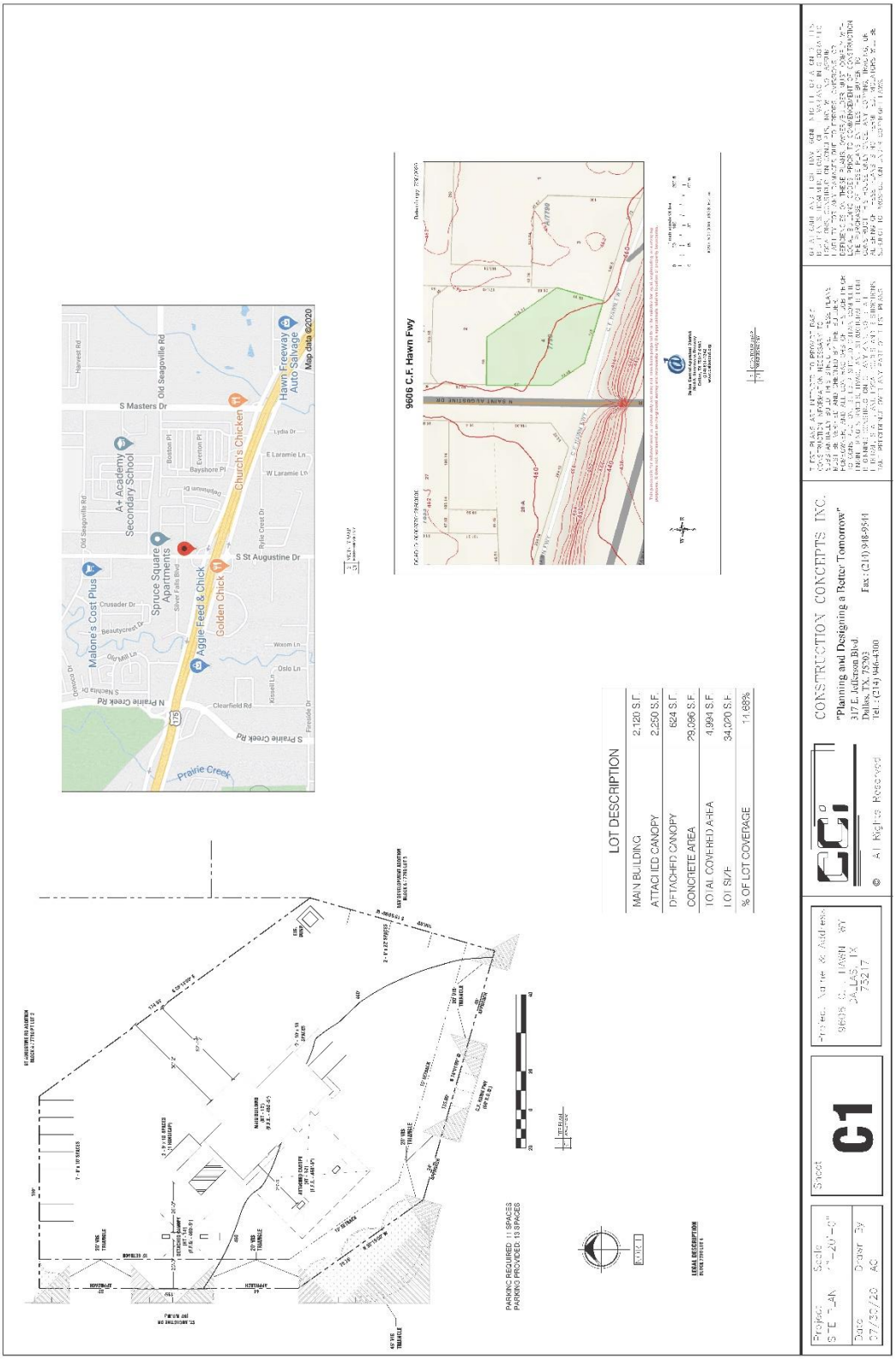
Applicant's request:

3. TIME LIMIT: This specific use permit expires on_____ (five-year period from the passage of this ordinance.)

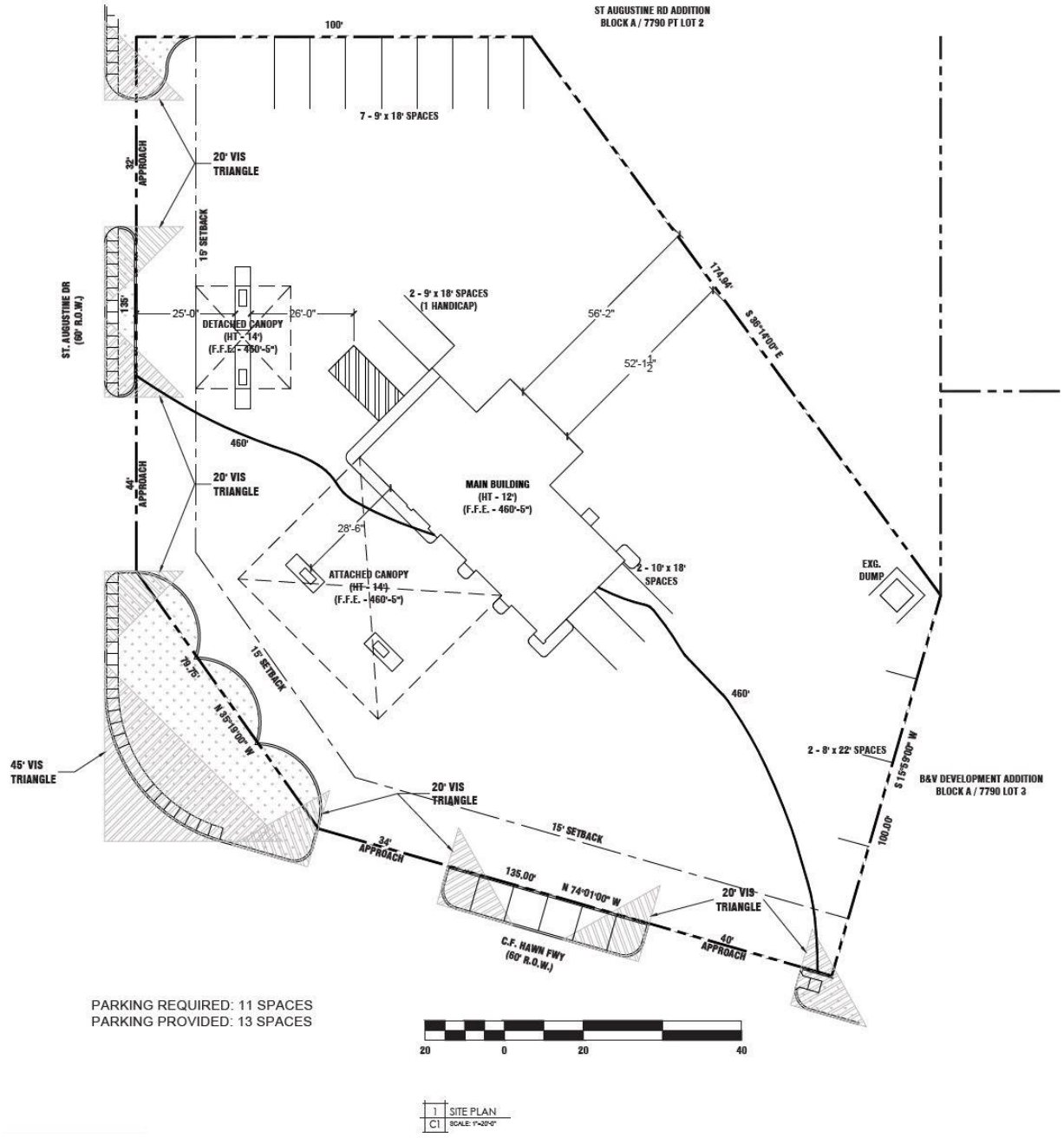
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

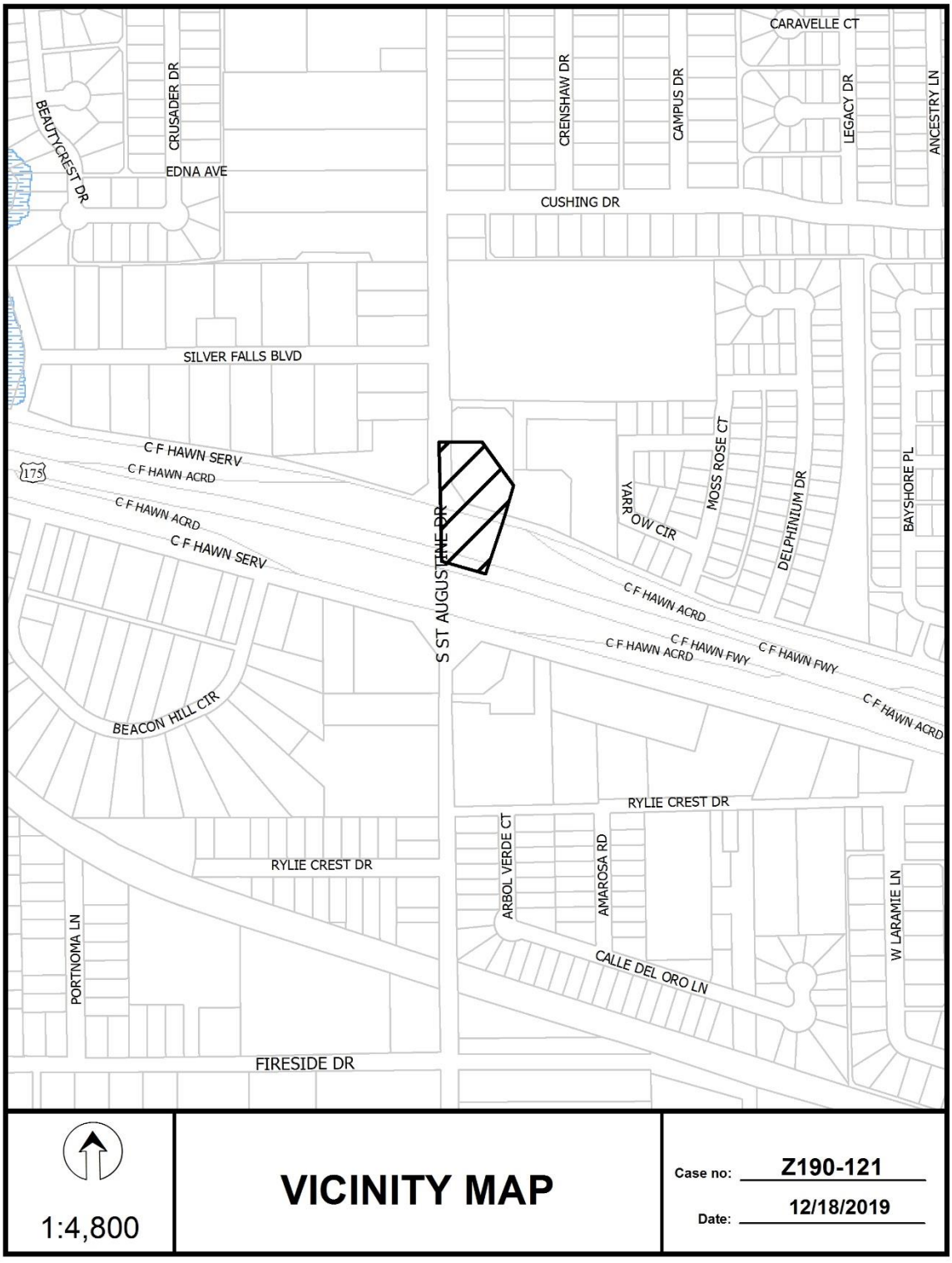
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

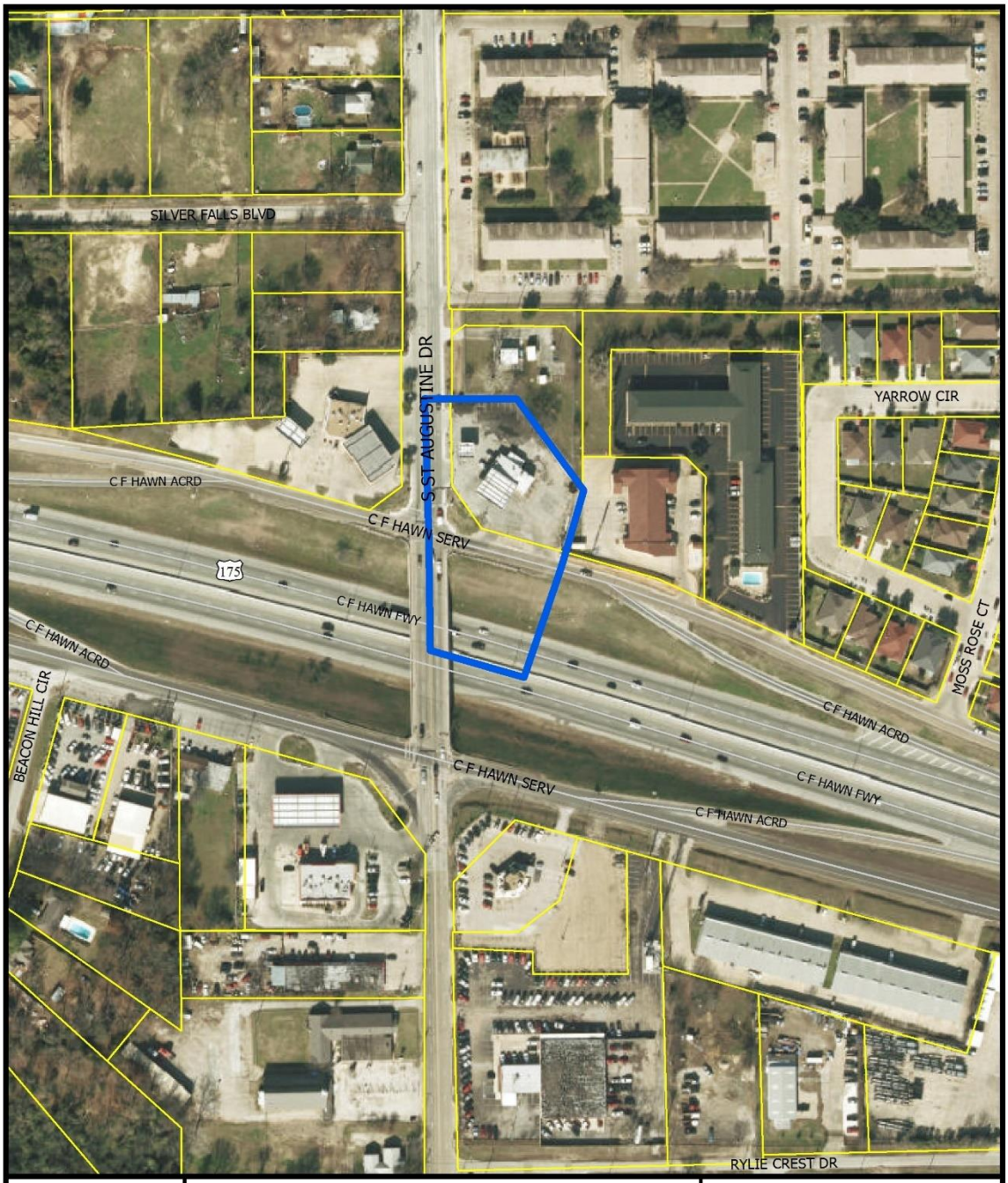
PROPOSED SITE PLAN



PROPOSED SITE PLAN
(enlarged)




CARAVELLE CT
CRENSHAW DR
CAMPUS DR
LEGACY DR
ANCESTRY LN
BEAUTYCREST DR
CRUSADER DR
EDNA AVE
CUSHING DR
SILVER FALLS BLVD
C F HAWN SERV
175
C F HAWN ACRD
C F HAWN ACRD
C F HAWN SERV
S ST AUGUSTINE DR
YARROW CIR
MOSS ROSE CT
DELPHINIUM DR
BAYSHORE PL
C F HAWN ACRD
C F HAWN ACRD
C F HAWN FWY
C F HAWN FWY
C F HAWN ACRD
BEACON HILL CIR
RYLIE CREST DR
RYLIE CREST DR
ARBOL VERDE CT
AMAROSA RD
W LARAMIE LN
PORTNOMA LN
CALLE DEL ORO LN
FIRESIDE DR
1:4,800
VICINITY MAP
Case no: Z190-121
Date: 12/18/2019



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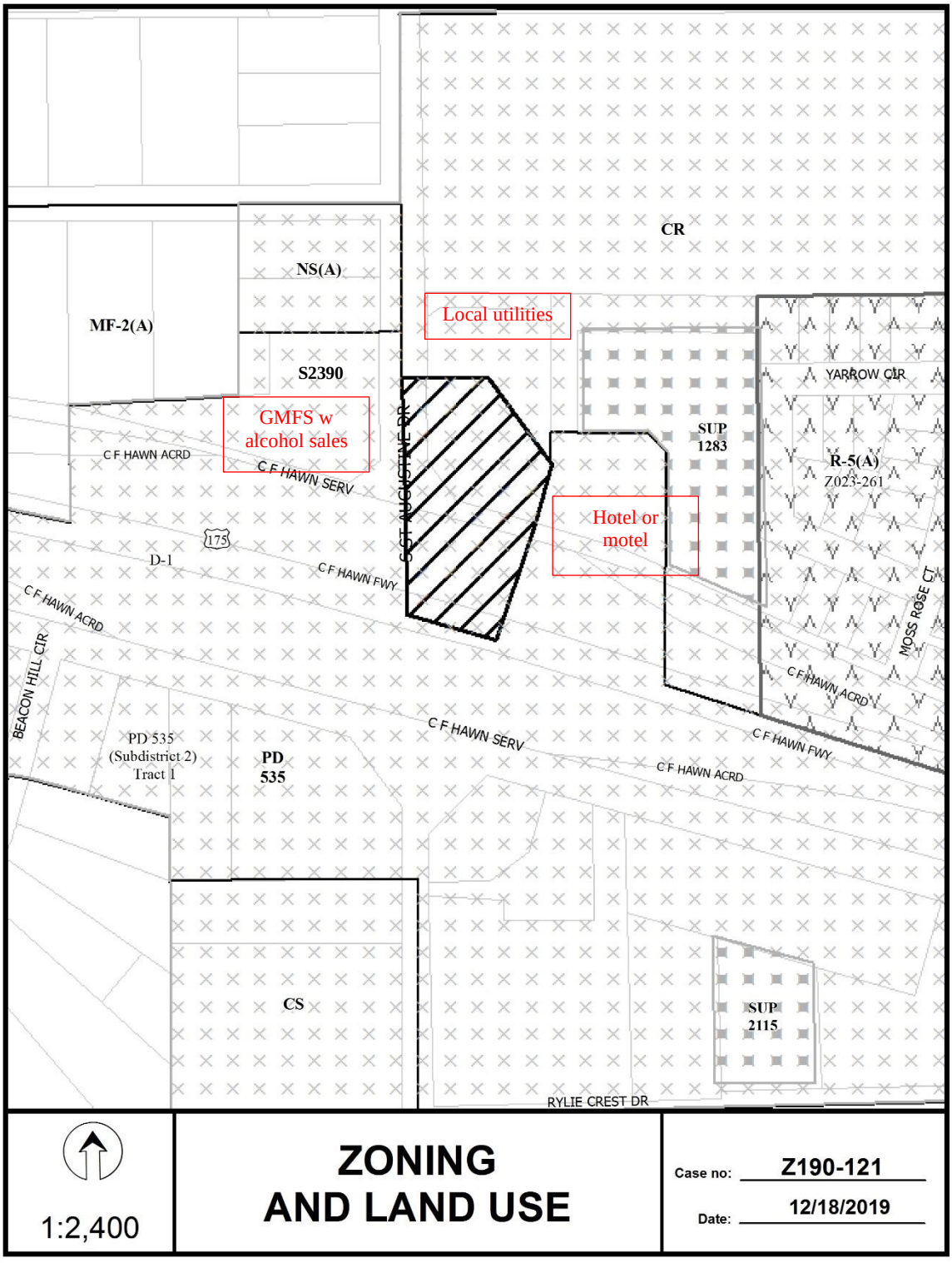
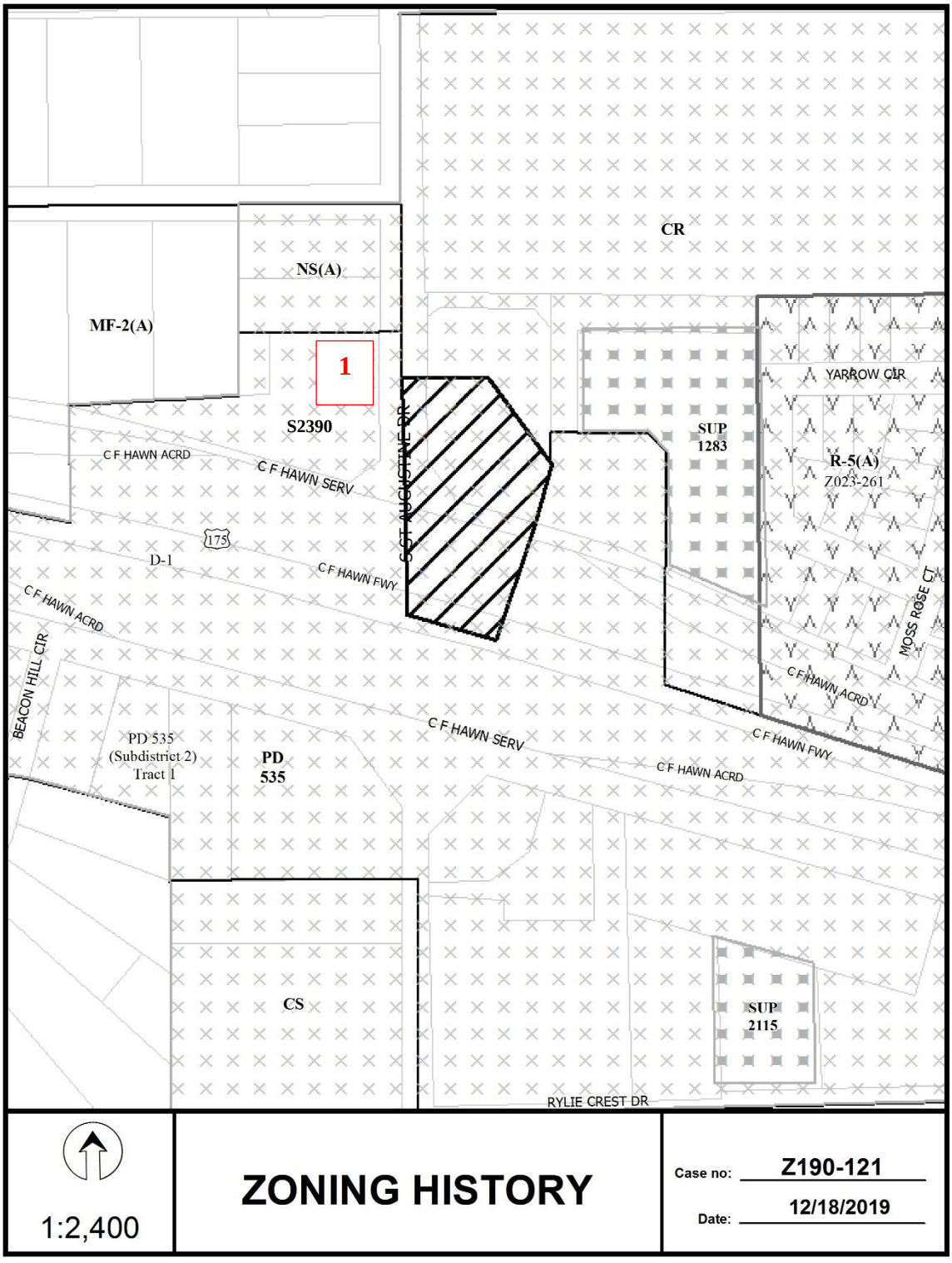
AERIAL MAP

Case no: Z190-121

Date: 12/18/2019


CR
NS(A)
MF-2(A)
Local utilities
S2390
GMFS w alcohol sales
C F HAWN ACRD
C F HAWN SERV
ST AUGUSTINE DR
SUP 1283
YARROW CIR
R-5(A)
Z023-261
Hotel or motel
175
D-1
C F HAWN FWY
C F HAWN ACRD
MOSS ROSE CT
BEACON HILL CIR
C F HAWN ACRD
C F HAWN SERV
C F HAWN FWY
PD 535 (Subdistrict 2) Tract 1
PD 535
C F HAWN ACRD
CS
SUP 2115
RYLIE CREST DR
1:2,400
ZONING AND LAND USE
Case no: Z190-121
Date: 12/18/2019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MF-2(A)
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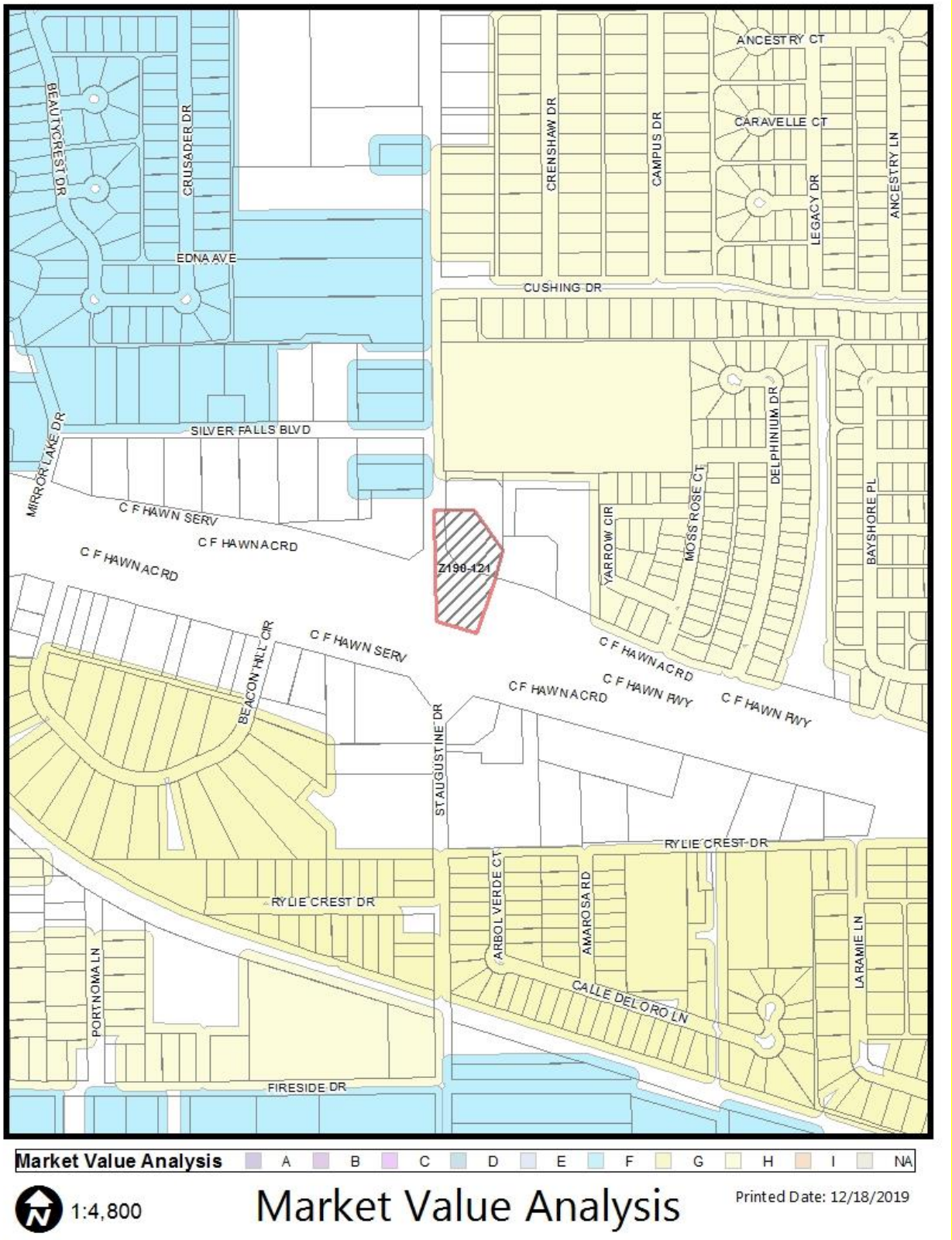
S2390
SUP
1283
YARROW CIR
R-5(A)
Z023-261
C F HAWN ACRD
C F HAWN SERV
ST AUGUSTINE RD
175
D-1
C F HAWN FWY
C F HAWN ACRD
MOSS ROSE CT
BEACON HILL CIR
C F HAWN ACRD
C F HAWN SERV
C F HAWN FWY
PD 535
(Subdistrict 2)
Tract 1
PD
535
C F HAWN ACRD
CS
SUP
2115
RYLIE CREST DR
1:2,400
ZONING HISTORY
Case no: Z190-121
Date: 12/18/2019


ANCESTRY CT
CARAVELLE CT
CRENSHAW DR
CAMPUS DR
LEGACY DR
ANCESTRY LN
BEAUTY CREST DR
CRUSADER DR
EDNA AVE
CUSHING DR
SILVER FALLS BLVD
MIRROR LAKE DR
C F HAWN SERV
C F HAWNACRD
C F HAWNACRD
Z190-121
DELPHINIUM DR
MOSS ROSE CT
YARROW CIR
BAYSHORE PL
BEACON HILL CIR
C F HAWN SERV
C F HAWNACRD
C F HAWN FWY
C F HAWN FWY
ST AUGUSTINE DR
RYLIE CREST DR
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ARBOL VERDE CT
AMAROSA RD
LARAMIE LN
CALLE DEL ORO LN
PORTNOMA LN
FIRESIDE DR
Market Value Analysis
A
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H
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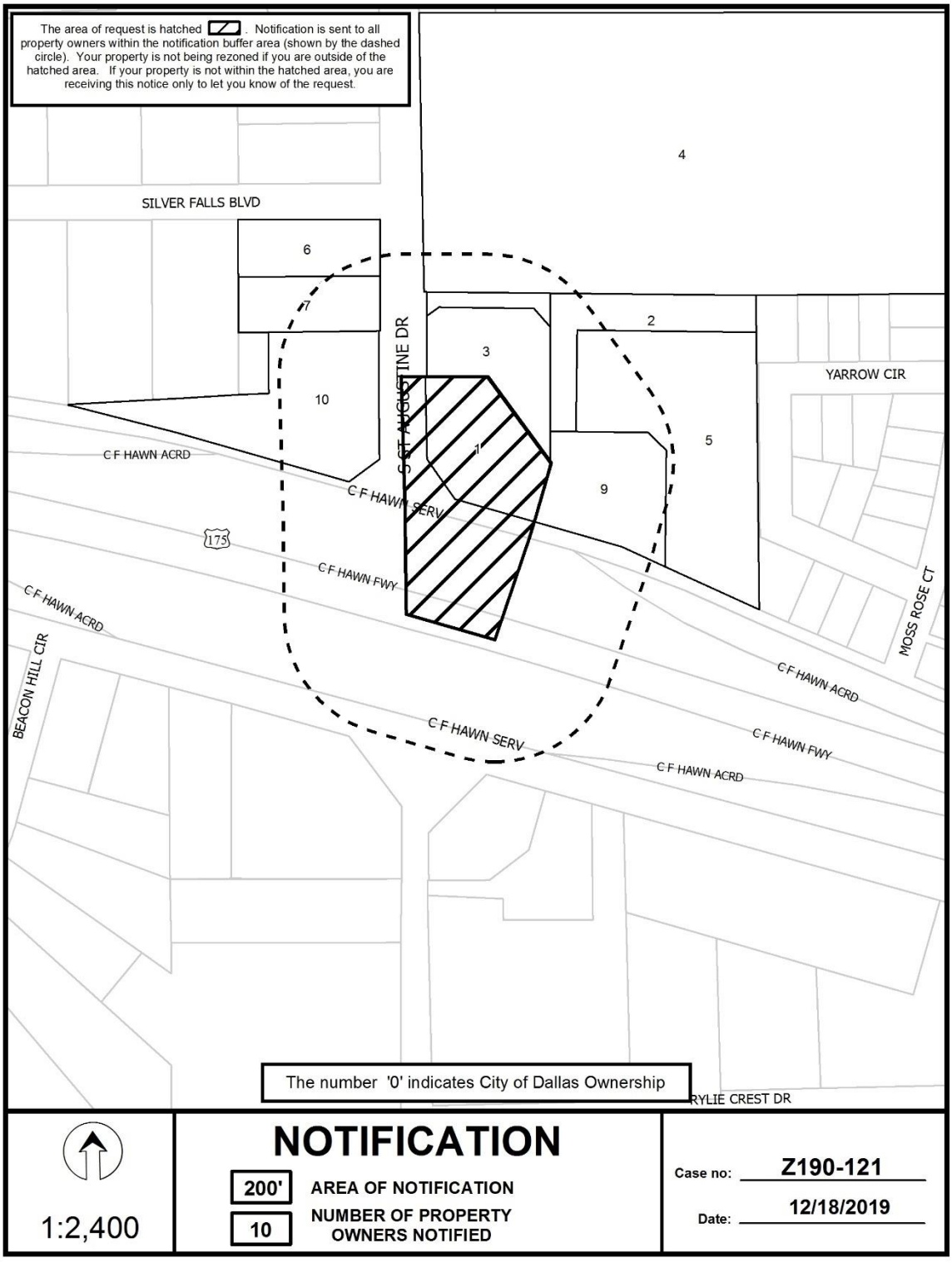
NA
1:4,800
Market Value Analysis
Printed Date: 12/18/2019


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.
SILVER FALLS BLVD
ST AUGUSTINE DR
YARROW CIR
MOSS ROSE CT
BEACON HILL CIR
C F HAWN ACRD
C F HAWN SERV
C F HAWN FWY
175
The number '0' indicates City of Dallas Ownership
RYLIE CREST DR
NOTIFICATION
200'
AREA OF NOTIFICATION
10
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z190-121
Date: 12/18/2019

12/18/2019

Notification List of Property Owners

Z190-121

10 Property Owners Notified

Label #	*Address*		*Owner*
1	9606	C F HAWN FWY	SAI BHARI INC
2	9600	C F HAWN FWY	NEAL HOSPITALITY LLC
3	459	ST AUGUSTINE RD	TIME WARNER CABLE DALLAS
4	442	ST AUGUSTINE RD	CO3 SPANISH TIMBERS LLC
5	9626	C F HAWN FWY	SOUTHEAST DALLAS
6	507	ST AUGUSTINE RD	AGUIRRE HELEN T
7	515	S ST AUGUSTINE RD	AGUIRRE ERLINDA T
8	459	ST AUGUSTINE RD	TIME WARNER NY CABLE LLC
9	9616	C F HAWN FWY	NEAL HOSPITALITY LLC
10	527	ST AUGUSTINE RD	NAURIN INC

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2020**

Planner: Andreea Udrea, PhD, AICP

FILE NUMBER: Z190-108AU) **DATE FILED:** October 14, 2019

LOCATION: Southeast corner of East Mockingbird Lane and Abrams Road

COUNCIL DISTRICT: 9 **MAPSCO:** 36 M

SIZE OF REQUEST: Approximately 10.2 acres **CENSUS TRACT:** 80.00

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

APPLICANT / OWNER: Bristol Holds LLC, Mockingbird Square LTD, Riverbend Real Estate Group LLC

REQUEST: An application to amend Planned Development District No. 79 to update to CR Community Retail District regulations

SUMMARY: The applicant is requesting to update the uses and revise the regulations to reflect the existing development and reduce the parking and landscaping standards.

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

Background Information

- The request site is comprised of three parcels and is currently developed with five one- and two-story buildings totaling approximately 111,000 square feet. The uses are retail and personal service.

- PD No. 79 was established in 1975 and generally defaults to Shopping Center District uses and standards in Chapter 51. PD No. 79 directly refers to Ordinance 14898 for parking requirements, passed in 1975. Ordinance 14898 amended Chapter 51 parking requirements.

- The applicant is requesting to amend PD No. 79 and update it to standards for CR Community Retail District. The main purpose of the request is to allow the site to use the parking requirements under CR District, slightly modified, and introduce a mixed-use development parking chart, thus to allow the existing shopping center a mix of retail and personal service uses. The applicant is also requesting the modification to the landscape standards to reflect the existing development which is not in compliance with the approved Landscape Plan.

Zoning History

There have been no zoning cases requested in the area in the past five years.

Thoroughfares/Streets

Thoroughfares/Street	Type	Existing ROW / Proposed ROW
East Mockingbird Lane	Principal Arterial	100 ft. Bike Plan
Abrams Road	Community Collector	60 ft. Bike Plan

Traffic

The Engineering Division 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 that 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.

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.

1.1.5.3 Encourage neighborhood-serving office, retail, or other non-residential uses to be located in residential community areas, primarily on significant roadways or at key intersections.

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

STAFF ANALYSIS

Surrounding Land Uses

	Zoning	**Land Use**
Site	PD No. 79	Retail and personal services
Northwest North	CR	Retail and personal services
Northeast	D(A)	Single family
East	PD No.185 R-7.5(A)	Office (dental) Single family
South Southeast Southwest	R-7.5(A)	Single family
West	D(A) CR	Single family Retail and personal services

Land Use Compatibility

The most significant change regarding the uses lies in the difference between the existing zoning and the proposed one is the general difference between how uses were categorized by Chapter 51 versus the categories in Chapter 51A. Chapter 51 detailed and identified the retail and personal service uses, Chapter 51A is more general regarding the retail and personal service uses, recognizing the dynamic and changes of these types of uses in general.

The following chart compares the uses as allowed by the existing PD No. 79 – SC District, per Chapter 51, with the uses allowed by the proposed PD No. 79 – CR District, per Chapter 51A.

P indicates permitted by right.
SUP indicates permitted with a Specific Use Permit.
RAR indicates permitted, but subject to Residential Adjacency Review.
LMTD indicates permitted, but subject to limitations.
DIR indicates permitted by special authorization of the building official; or director approval.
Italic font indicated use as mentioned in Development Code Chapter 51 per PD 79.

	EXISTING PD 79 Shopping Center SC (Standards per Chapter 51)	**PROPOSED PD79 CR Community Retail** (Standards per Chapter 51A)
Agricultural Uses		
Crop production		P
Farm or ranch	P	
Commercial and business service uses		
Building repair and maintenance shop		RAR
Catering service	P	P
Custom business service		P
Electronics service center		P
Medical or scientific laboratory	P	SUP
Tool or equipment rental	P (inside only)	P
Duplication shop	P	
Industrial uses		
Gas drilling and production	P	SUP
Temporary concrete or asphalt batching plant		LMTD
Mining	SUP	
Institutional and community service uses		
Adult day-care facility	P	P
Cemetery or mausoleum	SUP	SUP
Child-care facility	P	P
Church	P	P
College, university or seminary	P	P
Community service center		SUP
Covent or monastery	P	P

Foster home	P	
Hospital	P	SUP
Library, art gallery, or museum	P	P
Open-enrollment charter school or private school	P	SUP
Public school other than open-enrollment charter school	P	RAR
Rectory	P	
Lodging uses		
Extended stay hotel or motel	SUP	
Hotel or motel	LMTD	SUP
Lodging or boarding house		SUP
Overnight general purpose shelter	SUP	LMTD
Miscellaneous uses		
Attached non-premise sign		SUP
Carnival or circus (temporary)		LMTD
Temporary construction or sales office	P	P
Office uses		
Alternative financial establishment		SUP
Financial institution without drive-in window	P	P
Financial institution with drive-in window	P	DIR
Medical clinic or ambulatory surgical center	P	P
Office	P	P
Veterinarian's office	P	
Recreation uses		
Country club with private membership		P
Private recreation center, club, or area	P	P
Public park, playground, or golf course	P (except golf course)	P
Community, welfare, or health center	P	
Game court center	P	
Residential uses		
College dormitory, fraternity, or sorority house	P	P
**SC allows residential uses* *PD 79 does not allow any residential uses*		
Retail and personal service uses		
Alcoholic beverage establishments	SUP	P
Ambulance service		RAR
Animal shelter or clinic without outside runs	P	RAR
Auto service center	P	RAR
Business school	P	P
Car wash	P	DIR
Commercial amusement (inside)	P	SUP may be required
Commercial amusement (outside)	SUP	SUP
Commercial parking lot or garage		RAR
Convenience store with drive-through		SUP
Dry cleaning or laundry store	P	P
Furniture store	P	P
General merchandise or food store 3,500		P

square feet or less		
General merchandise or food store 3,500 square feet or more		P
General merchandise or food store 100,000 square feet or more		SUP
Home improvement center, lumber, brick or building materials sales yard	P (home improvement center only)	DIR
Household equipment and appliance repair	P	P
Liquor store		P
Mortuary, funeral home, or commercial wedding chapel	P (commercial wedding chapel only)	P
Motor vehicle fueling station		P
Nursery, garden shop, or plant sales	P	P
Paraphernalia shop		SUP
Personal service uses		P
Restaurant without drive-in or drive-through service	P	RAR
Restaurant with drive-in or drive-through service		DIR
Swap or buy shop		SUP
Temporary retail use		P
Theater	P	P
Optical shop	P	These uses are allowed under retail, personal service uses, institutional uses,
Medical appliance fitting sales	P	
Wax museum	P	
Carnival or circus (temporary)	LMTD	
Private club (51A includes this in CA(i))	P	
Barber and beauty shop	P	
Health studio	P	
Custom cleaning shop	P	
Key shop	P	
Shoe repair	P	
Tailor, custom sewing, and millinery	P	
Travel bureau	P	
Broadcasting or recording studio	P	
Instructional art studio	P	
Handcrafted artwork studio	P	
Handcrafted bookbinding	P	
Photography studio	P	
Safe deposit boxes	P	
Antique shop	P	
Retail food store	P	
Bakery or confectionary shop	P	
Book and stationary store	P	
Camera shop	P	
Cigar, tobacco, and candy store	P	
Clothing store	P	

Drug store	P	
Liquor store	P	
Florist store	P	
Pet shop	P	
Retail stores other than listed	P	
Second-hand store	P	
Pawn shop	P	
Hardware or sporting goods store	P	
Hobby and art supplies store	P	
Paint and wallpaper store	P	
Auto glass, muffler, or seat cover shop	P	
Auto part sales (inside only)	P	
Auto repair garage (inside)	P	
Service station	P	
Transportation uses		
Helistop	SUP	
Transit passenger shelter	P	P
Transit passenger station or transfer center		P
Airport or landing field	P	
STOL (short takeoff or landing) port	P	
Utility and public service uses		
Commercial radio or television transmitting station	P	P
Electrical substation	P	P
Local utilities	LMTD	SUP or RAR
Police or fire station		P
Post office	P	P
Radio, television, or microwave tower	P	SUP
Tower/antenna for cellular communication	LMTD	P
Utility or government installation, other than listed	P	SUP
Commercial radio or television transmitting station	P	P
Sewage pump station	P	
Sewage treatment plant	SUP	
Telephone exchange, switching, and transmitting equipment	P	
Water reservoir, well, or pumping station	P	
Water treatment plant	P	
Wholesale, distribution, and storage uses		
Mini-warehouse		SUP
Recycling buy-back center		P
Recycling collection center	P (aluminum collection)	P
Recycling drop-off container		P
Recycling drop-off for special occasion collection		P
Diamond and precious stone sales (wholesale only)	P	

More explicitly, among the additional uses that will become allowable are: custom business service, electronics service center, community service center, lodging or boarding house, country club with private membership, ambulance service, commercial parking lot or garage, convenience store with drive-through, general merchandise or food store 3,500 square feet or less, general merchandise or food store 3,500 square feet or more, general merchandise or food store 100,000 square feet or more, liquor store, mortuary, funeral home, or commercial wedding chapel, motor vehicle fueling station, restaurant with drive-in or drive-through service, police or fire station. The applicant did not indicate pursuing any of theses uses with this application.

Considering the necessity for a diverse mix of uses in the area and the benefits of bringing this area to the regulations and standards of the updated Chapter 51 A, staff supports the proposed zoning change.

Development Standards

The following chart compares the standards as allowed by the existing PD No. 79 – SC District per Chapter 51, with the standards allowed by the proposed PD No. 79 – CR District, per Chapter 51A.

	PD No. 79 SC Shopping Center (Standards per Chapter 51)	**PD No. 79** **CR Community Retail** (Standards per Chapter 51A)
Front yard (min)	30’	15’
Side & Rear yard (min)	20’ if adjacent to R, D, TH, CH Otherwise: none	20’ if adj or across R, D, TH, CH, MF Otherwise: none
Lot Coverage (max)	40% 60% for institutional	60% (aboveground parking is included; surface and garage parking are not)
Height (max)	24’ (by PD) *(SC: 240’)*	27’ (by PD) *(CR: 54’ with RPS, 4 stories)*
FAR (max)	0.75:1 for office uses 1:1 for all other uses combined	0.5:1 for office uses 0.75:1 for all other uses combined
Other	**Screening walls:** 6’ high along Hillside Drive 8’ high along the southern property line **Lighting:** must be contained in the property **Vehicular access** **Fire Lanes** **Paving**	**Development impact review**: if the estimated trip generation for all uses collectively >= 6,000 trips/day and 500 trips/acre/day **Visual intrusion**: for facing single family, duplex, townhome, and multifamily districts.

The most significant change is the increase in lot coverage from 40% to 60%, combined with a reduction in front yard from 30 feet to 15 feet, to ensure an allowable larger footprint. PD No. 79 limited the height to 24 feet, and the proposed height is increased to a maximum of 27 feet with a maximum of 12 feet encroachments to align the standards with the existing buildings on site.

The applicant is not proposing any expansion or redevelopment with this request. The main purpose of the request is to allow the site to use the parking requirements under CR District, slightly modified, and introduce a mixed-use development parking chart, thus to allow the existing shopping center a mix of retail and personal service uses.

Considering that the area of request is already developed and is regulated by the proposed development plan, staff supports the request to change development standards. Staff also took into consideration the location of the area of request at the intersection of major thoroughfares. The property located at the of Mockingbird Lane and Abrams Road is zoned CR District.

Parking

The proposed conditions default to Division 51A-4.200 for parking and loading ratios for each use. In addition, the applicant's proposed conditions include a reduction for animal clinic without outside runs and a mixed-use development parking chart. The proposed changes to the parking regulations overall are an update from Chapter 51 and are meant to support existing uses and better balance the real parking demand of the existing mix of uses to allow future tenants in the existing units.

PD No. 79 directly refers to Ordinance 14898 for parking requirements, passed in 1975. Ordinance 14898 amended Chapter 51 parking requirements. Currently there are 660 parking spaces on site.

The Development Code requires one space per 300 square feet of floor area for an animal shelter or clinic, without making a distinction between different types. The applicant's proposed conditions include a more adjusted ratio for an animal clinic without outside runs that is greater than 5,000 square feet and includes animal boarding service, to one parking space per 500 square feet of floor area.

In addition, the applicant is proposing a mixed-use development chart to allow uses that are operating at mutually exclusive hours or compatibly overlapping normal hours to share parking. The applicant's proposed mixed-use development parking chart is different from the chart included in the Dallas Development Code.

The Mixed-Use Development table is a shared parking analysis that provides a methodical application of appropriate hourly adjustments to individual off-street parking

requirement ratios for a combination of land uses. Shared parking analyses derive from the concept developed in the Urban Land Institute (ULI) Shared Parking methodology in 1983 and most recently revised in 2020. It integrates provisions for hourly profiles obtained from single land use studies. The shared parking methodology evaluates the parking demand for a mix of uses considering the time-of-day compatibility for a specific development program. The use of the Mixed-Use Development table can be summarized in four steps:

1. Identify land use categories as shown on Certificate of Occupancy or determined by Building Official.
2. Apply corresponding off-street parking requirement for each individual land use identified in Step 1.
3. Apply parking adjustment by time of day. Each factor reflects unique time-of-day parking needs adjusted for each land use for typical weekdays and weekends.
4. After calculating hourly parking demand for each use based upon its corresponding parking rates and hourly adjustments, parking adjustment columns are tabulated to produce sums that represent the aggregate parking demand for the development for each corresponding time of day. The largest of these total sums (from both weekday and weekend) is the net total adjusted off-street parking requirement for the development.

The applicant submitted a parking analysis to support the requested changes. The following are excerpts from the analysis.

Dee's Doggie Den currently has 13,970 SF and approximately seven employees and two groomers onsite at one time. There are large play areas provided for the dogs that are being boarded on site. A parking ratio of **one space per 500 SF** is recommended for the animal shelter due to the large size of the play areas.

MUD Chart recommendations for Lakewood Village are described below.

- Office – The City's MUD Chart provides time-of-day percentages for office uses that are comparable to the time-of-day distributions as noted in the ITE *Parking Generation Manual* (2019). It is recommended to continue using the percentages noted in the City's chart.
- Animal Shelter – Recommended time-of day percentages were added to the MUD Chart based upon collected data, Google's *Popular Times* feature and parking observations.
- Health Studio – The ITE *Parking Generation Manual* provides time-of-day distributions for weekday and Saturday parking demands, which were applied to the MUD Chart.
- Gymnastics Center – Data from Google's *Popular Times* feature and parking observations were used to determine peak demands of the gymnastics center. These parking demands were applied to the MUD Chart.

- Personal Services – In order to clarify time-of-day percentages for personal service uses, personal service uses were added to the retail section of the MUD Chart.

Table 5. Recommended Saturday Parking Requirements by Time of Day

Use	Use Categories	Total SF (including vacancies)	Parking Ratio	Standard Parking Requirement	Parking Adjustment by Time of Day (Saturday)									
					Morning		Noon		Afternoon		Late Afternoon		Evening	
	Multifamily # Units or Bedrooms (Whichever is Greater)	0	1	0.00	100%	-	70%	-	75%	-	85%	-	95%	-
	Office Uses*	4,005	366	10.94	15%	1.64	20%	2.19	15%	1.64	5%	0.55	0%	-
	Retail Uses*	19,083	200	95.42	75%	71.56	85%	81.10	100%	95.42	90%	85.87	65%	62.02
	Retail 10,000+ SF	11,269	220	51.22	75%	38.42	85%	43.54	100%	51.22	90%	46.10	65%	33.29
	Retail 40,000+ SF	0	250	0.00	75%	-	85%	-	100%	-	90%	-	65%	-
	Retail 100,000+ SF	0	300	0.00	65%	-	75%	-	90%	-	75%	-	60%	-
	Animal Shelter or Clinic	13,970	500	27.94	35%	9.78	50%	13.97	75%	20.96	75%	20.96	75%	20.96
	Bar, Restaurant, & Commercial Amusement (Inside)	16,229	100	162.29	20%	32.46	60%	97.37	90%	146.06	100%	162.29	100%	162.29
	Health Studio	27,392	200	136.96	100%	136.96	100%	136.96	75%	102.72	70%	95.87	65%	89.02
	Game Court Center	0	n/a	0.00	100%	-	100%	-	100%	-	100%	-	100%	-
	Gymnastics	20,009	200	100.05	75%	75.03	75%	75.03	75%	75.03	50%	50.02	25%	25.01
	Theater (1/28 seating)	0	28	0.00	0%	-	40%	-	80%	-	100%	-	100%	-
	Any Other Use	0	300	0.00	100%	-	100%	-	100%	-	100%	-	100%	-
Total (Less Residential & Theater SF):		**111,957**		**585**		**366**		**450**		**493**		**462**		**393**

Red text denotes changes that were made or items that were added to the City's MUD Chart.

Table 4. Recommended Weekday Parking Requirements by Time of Day

Use	Use Categories	Total SF (including vacancies)	Parking Ratio	Standard Parking Requirement	Parking Adjustment by Time of Day (Weekday)									
					Morning		Noon		Afternoon		Late Afternoon		Evening	
	Multifamily # Units or Bedrooms (Whichever is Greater)	0	1	0.00	80%	-	60%	-	60%	-	70%	-	100%	-
	Office Uses*	4,005	366	10.94	100%	10.94	80%	8.75	100%	10.94	85%	9.30	35%	3.83
	Retail and Personal Service Uses*	19,083	200	95.42	60%	57.25	75%	71.56	70%	66.79	65%	62.02	70%	66.79
	Retail 10,000+ SF	11,269	220	51.22	60%	30.73	75%	38.42	70%	35.86	65%	33.29	70%	35.86
	Retail 40,000+ SF	0	250	0.00	60%	-	75%	-	70%	-	65%	-	70%	-
	Retail 100,000+ SF	0	300	0.00	60%	-	75%	-	70%	-	65%	-	70%	-
	Animal Shelter or Clinic	13,970	500	27.94	45%	12.57	60%	16.76	100%	27.94	100%	27.94	75%	20.96
	Bar, Restaurant, & Commercial Amusement (Inside)	16,229	100	162.29	20%	32.46	100%	162.29	30%	48.69	30%	48.69	100%	162.29
	Health Studio	27,392	200	136.96	75%	102.72	55%	75.33	45%	61.63	75%	102.72	100%	136.96
	Game Court Center	0	n/a	0.00	100%	-	100%	-	100%	-	100%	-	100%	-
	Gymnastics	20,009	200	100.05	50%	50.02	50%	50.02	50%	50.02	85%	85.04	100%	100.05
	Theater (1/28 seating)	0	28	0.00	0%	-	40%	-	60%	-	80%	-	100%	-
	Any Other Use	0	300	0.00	100%	-	100%	-	100%	-	100%	-	100%	-
Total (Less Residential & Theater SF):		**111,957**		**585**		**297**		**423**		**302**		**369**		**527**

Red text denotes changes that were made or items that were added to the City's MUD Chart.

To validate the recommended parking requirements, the actual parking demand for the fully occupied shopping center was projected. The parking demand for vacant tenants was projected using parking ratios and time-of-day percentages from the ITE *Parking Generation Manual* and ULI *Shared Parking*. These projected parking demands for vacant tenants were then added to the peak observed parking demands of the existing shopping center tenants and ASI Gymnastics. It was also taken into consideration that ASI Gymnastics evening parking demand may increase with school in session.

The resulting peak projected parking demand for the shopping center is 412 and 374 parking spaces on a weekday and weekend, respectively. The recommended parking requirement for the site is 527 spaces—which is about 27% greater than the peak

projected weekday demand and 40% greater than the peak projected weekend demand.

Staff reviewed the submitted parking analysis and appreciates that it is not based on observed data specific to the site or land use but rather limited to national data. Considering this, staff is recommending that PD No. 79 default to the mixed-use parking chart in the Dallas Development Code as updated and allow the flexibility to share parking without a parking agreement. Staff acknowledges the requirement for an agreement as a hurdle to shared parking and also considers the fact that the area of request, although being formed by three lots, is actually a contiguous shopping center.

The application of the City of Dallas Mixed Use Development tables (using current off-street parking ratios straight from Chapter 51A) for Lakewood Village calculates a total off-street parking requirement of 468 spaces. The analysis indicates that a proposed parking supply of 636 spaces exceeds the proposed off-street parking requirement and provides a surplus of 168 spaces (or 26 percent of the supply). The applicant's proposed development plan includes 659 parking spaces.

Landscaping

PD No. 79 includes a landscape plan approved in December 1975. The plan indicates a combination of approximately 100 trees located in the back of the site to create a residential buffer zone, along all streets, on both private property and within the parkway along Hillside Drive, and at the terminus of each parking isle in the interior parking lot.

Throughout its existence, the area of request became non-compliant with the approved landscape plan either because of a deficient irrigation system, or right-of-way widening, especially along Abrams Road. The site is currently non-compliant with the required interior landscaping, few of the interior trees did not survive, and with the perimeter tree buffer zones on all three streets. The approved trees in the parkway along Hillside Drive are incomplete as well, the lost trees never being replaced.

The applicant is proposing an updated the landscape plan to reflect more accurately the existing situation and allow the replacement of the required interior trees with smaller trees in locations with deficient existing tree wells, and to significantly reduce the required street trees buffers along all three streets. Staff cannot confirm that additional new trees are possible in the public right-of-way at this stage in the process, hence staff is recommending increasing the street tree buffer zoned inside the property along Hillside Drive. The proposed plan indicates approximately 100 trees, of all canopy size and type, throughout the site.

Compared to the existing approved landscape plan from 1975, the proposed landscape plan is deficient, especially to the residential and street buffer zones.

While staff is generally supportive of the changes in size for the trees in all interior landscape islands, staff is recommending landscape enhancements and additional trees along the three streets. Staff is recommending new landscape islands with trees on private property along all streets and a ten-foot street zone buffer along Mockingbird Lane. Staff's recommendation is partially aligned with the intent of Article X.

If staff's recommended landscape enhancements are followed, approximately 30 parking spaces will be converted to landscape islands with trees. Considering the fact that, by following the Code's MUD Chart, the site will continue to have excess parking of more than 100 spaces, staff's recommendation will not interfere with the needed parking and will generally improve the site.

Also, considering the immediate proximity with a creek branch from Williamson Branch, that is absorbing the runoff from the surface parking lot, the applicant is proposing additional grates to all on-site inlets to help filtrate the debris. The proposed conditions include provisions for the maintenance of the on-site inlets to City standards. Staff is not supporting this request because the on-site inlets are part of the public stormwater system, located within utilities easements, and are the responsibility of the City. The City is building and maintaining the public stormwater systems to City maintenance standards to ensure the proper water runoff. The maintenance of the surface parking lot, free of trash and debris, is the property owner responsibility.

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policymakers 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). While the request site is uncategorized, areas immediately adjacent to the south and east, and further north and west are located within an "C" MVA cluster.

LIST OF PARTNERS

Bristol Holds LLC

Jim Noblin – **Manager**
Blayne Bristol – **Manager**
Mark Langfan – **Manager**

Mockingbrid Sqaure LLC

Madison Mockingbird LLC

Susan B Reese – **Member**
Larry Vineyard – **Member**

Riverband Real Estate Group, LLC

Nazeer Kajani – **Member**
Douglas Sanders – **Member**

PROPOSED PLANNED DEVELOPMENT CONDITIONS

ARTICLE 79.

PD 79.

SEC. 51P-79.101. LEGISLATIVE HISTORY.

PD 79 was established by Ordinance No. 14898, passed by the Dallas City Council on May 27, 1975. Ordinance No. 14898 amended Ordinance No. 10962, Chapter 51 of the 1960 Revised Code of Civil and Criminal Ordinances of the City of Dallas, as amended. Ordinance No. 14898 was amended by Resolution No. 75-3651, passed by the Dallas City Council on December 15, 1975, and Resolution No. 76-1178, passed by the Dallas City Council on May 3, 1976. (Ord. Nos. 10962; 14898; 25423; Res. Nos. 75-3651; 76-1178)

SEC. 51P-79.102. PROPERTY LOCATION AND SIZE.

PD 79 is established on property generally located at the southeast corner of Mockingbird Lane and Abrams Road. The size of PD 79 is approximately 10.2 acres. (Ord. Nos. 14898; 25423)

SEC. 51P-79.103. 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. (Ord. 25423)

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

SEC. 51P-79.104. ~~SITE~~ DEVELOPMENT PLAN.

~~Development of the property must generally conform with a city plan commission approved site plan which must be attached to and made a part of Ordinance No. 14898 (Exhibit 79A). (Ord. Nos. 14898; 25423; Res. 76-1178)~~

Development and use of the Property must comply with the development plan (Exhibit 79A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

SEC. 51P- 79.10... EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 79A: development plan.

(2) Exhibit 79B: landscape plan.

(3) Exhibit 79C: mixed use parking chart.

~~**SEC. 51P-79.105. SUBDIVISION PLAT.**~~

~~Before the issuance of any building permit for construction within the boundaries of this PD, a subdivision plat must be approved by the city plan commission and filed for record with the County Clerk's Office. (Ord. Nos. 14898; 25423)~~

~~**SEC. 51P-79.106. STREET DEDICATION.**~~

~~In conjunction with the platting of the property, as provided for in Section 51P-79.105, 60 feet of right-of-way must be dedicated to the city for the extension of Hillside Drive between Mockingbird Lane and Winton Street. Necessary property must also be dedicated to provide for sufficient right-of-way (50 feet) from the centerline of Mockingbird Lane and Abrams Road to the new property line. (Ord. Nos. 14898; 25423; 26102)~~

SEC. 51P-79.107~~.~~ ~~USES ALLOWED~~ MAIN USES PERMITTED.

~~Usage of the property is limited to those uses allowed by right in the Shopping Center District, except that no residential uses are allowed. (Ord. Nos. 14898; 25423)~~

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

SEC. 51P-79.108. LANDSCAPING.

(a) Landscaping must be provided as shown on the approved ~~site~~ landscape plan and in accordance with the following conditions.

~~(b) The parkway along Mockingbird Lane must extend inside the north property line a minimum of three feet and must be landscaped with a minimum of 15 trees, consisting of a combination of six to eight-foot-high Cherry Laurels and 12 to 14-foot-high Cedar Elms that are three inches in caliper.~~

~~(c) The parkway along Abrams Road must extend inside the west property line a minimum of three feet and must be landscaped with a minimum of eight trees consisting of a combination of six to eight-foot-high Cherry Laurels and 12 to 14-foot-high Cedar Elms that are three inches in caliper. Twenty-two three-inch caliper Cedar Elms planted 40 feet on center, 12 to 14 feet in height at the time of planting, must be planted along the southern property line with a hardy ground cover such as Asiatic Jasmine, Hedera Helix or Mondo Japonica Dwarf.~~

~~(d) Landscaping along Hillside Drive must be provided as follows:~~

~~(1) A minimum of eight, six to eight-foot-high Cherry Laurels or 12 to 14-foot-high Cedar Elms must be planted along and between the screening wall and the east property line.~~

~~(2) A minimum of six, six to eight-foot-high Cherry Laurels or 12 to 14-foot-high Cedar Elms must be planted along the west side of the screening wall.~~

~~(3) Planting as specified in Paragraphs (1) and (2) above must be supplemented with numerous shrubs and ornamentals along both sides of the screening wall.~~

~~(e) Twenty landscaped islands, each a minimum of 54 square feet and containing 2 1/2 to 3- inch caliper Quercus Virginiana 12 to 14 feet high and a hardy ground cover, must be provided at the locations shown on the approved site plan.~~

~~(f) A minimum of four landscaped islands, each at least 36 square feet in area and containing a minimum of one 2 1/2 to 3-inch caliper Quercus Virginiana 12 to 14 feet high and a hardy ground cover, must be provided along the head-in parking spaces in front of the stores as shown on the approved site plan.~~

~~(g) A detailed landscape plan for property around the building designated on the approved site plan as a "savings and loan" use must be approved by the city plan commission and approved by resolution of the city council and attached to and made a part of Ordinance No. 14898 prior to the issuance of a building permit for this building. A certificate of occupancy may not be issued for this building until all of the landscaping is in place as shown on the approved landscape plan. The detailed landscape plan for the property is provided as Exhibit 79B.~~

~~(h) Except as provided for in Subsection (g) above, all landscaping must be in place prior to the issuance of a certificate of occupancy for any building on this property.~~

~~(i) No trees, shrubs, or ornamentals may be planted within any public rights-of-way.~~

Applicant's request:

(b) Any replacement trees within parking lot islands may be substituted for medium trees or small trees if a utility conflict exists or existing landscape bed does not have adequate planting area and would prevent a large replacement tree. Any existing tree in conflict with a utility may be removed and the replacement tree be installed in the nearest practical location or in a perimeter location along a street frontage.

Staff recommendation:

~~(a) Landscaping must be provided as shown on the approved site~~ landscape plan ~~and in accordance with the following conditions.~~

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

(b) For the existing development, landscaping must be provided as shown on the landscape plan (Exhibit …). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

(c) Any replacement trees within parking lot islands may be substituted for medium trees or small trees if a utility conflict exists or existing landscape bed does not have adequate planting area and would prevent a large replacement tree. Any existing tree in conflict with a utility may be removed and the replacement tree be installed in the nearest practical location or in a perimeter location along a street frontage identified on the landscape plan.

(d) A minimum of four landscape islands are required along Abrams Road and Hillside Drive. The landscape islands must be on private property, outside of the public right-of-way. Large canopy trees must be installed in the required landscape islands.

(e) A minimum ten-foot wide street buffer zone must be installed along Mockingbird Lane. Small or medium canopy trees must be installed in the street buffer zone. Provisions of Sec. 51A-10.125(b)(1) apply to the frontage along Mockingbird Lane.

(f) For improvements of the existing development, all regulations within Division 51A-10.120 apply.

(g) For new development and improvements of the existing development, the parking lot and driveways between the structure and the street frontage must be included in an artificial lot if used for development.

(…) Landscaping shown on the landscaping plan must be installed within six months of approval of the landscape plan.

~~(j)~~ All landscaped areas must be properly maintained and kept in a healthy, growing condition at all times. Any plant which dies must be replaced with a plant of similar size and variety. (Ord. Nos. 14898; 25423; Res. 75-3651)

SEC. 51P-79.109 OFF-STREET PARKING.

~~Off-street parking must be provided, based on the use of the building, in accordance with provisions of the Comprehensive Zoning Ordinance. (Ord. Nos. 14898; 25423)~~

(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.

(b) Animal clinic without outside runs. For an animal clinic without outside runs that is greater than 5,000 square feet and includes animal boarding services, one space per 500 square feet of floor area.

(c) For the purposes of off-street parking and loading, the Property is considered one lot.

Applicant's request:

(d) The off-street parking requirement for a mixed use development may utilize be reduced a mixed use shared parking reduction in accordance with the mixed use development parking chart (Exhibit 79C).

(1) Calculation of adjusted standard off-street parking requirement. The adjusted off-street parking requirement for a mixed use development is calculated as follows:

(A) The standard parking requirements for each of the uses in the mixed use development must be ascertained.

(B) The parking demand for each use is determined for each of the five times of day shown in the mixed use development parking chart by multiplying the standard off-street parking requirement for each use by the percentage in the chart assigned to the category of use. If a use in the development does not fall within one of the categories shown on Exhibit 889B, the percentage assigned to that use is 100 percent for all five times of day.

(C) The "time of day" columns are totaled to produce sums that represent the aggregate parking demand for the development at each time of day. The largest of these five sums is the adjusted off-street parking requirement for the development.

Staff's recommendation:

(…) Provisions within Sec 51A-4.324(e) for the special parking regulations are applicable to the District.

(…) For the purposes of off-street parking and loading, the Property is considered one lot. All uses within the District may share parking at mutually exclusive or compatibly overlapping normal hours of operation without a parking agreement.

SEC. 51P-79.1~~10~~. ~~HEIGHT~~ YARD, LOT, AND SPACE REGULATIONS.

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

(a) Except as provided in this section, the yard, lot, and space regulations for the CR Community Retail District apply.

(b) Except as provided, ~~N~~ no building in this PD may exceed ~~24~~ 27 feet in height.

(c) The following structures on top of a building may project a maximum of 12 feet above the maximum structure height

(i) Elevator penthouse or bulkhead.

(ii) Mechanical equipment room.

(iii) Cooling tower.

(iv) Tank designed to hold liquids.

(v) Ornamental cupola or dome.

(vi) Skylights.

(vii) Clerestory.

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

(ix) Chimney and vent stacks.

~~**SEC. 51P-79.111. SETBACKS.**~~

~~Building setbacks must be provided as shown on the city plan commission approved site plan. (Ord. Nos. 14898; 25423)~~

SEC. 51P-79.1~~12~~. SIGNS.

~~All signs must conform with the "Business" category of Chapter 41 of the 1960 Revised Code of Civil and Criminal Ordinances of the city. (Ord. Nos. 14898; 25423; 26102)~~

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

SEC. 51P-79.1~~13~~. SCREENING.

Screening walls must be provided and continuously maintained as follows:

(1) A six-foot-high solid masonry screening wall must be constructed three feet west

of the east property line parallel to Hillside Drive.

(2) An eight-foot-high solid masonry screening wall must be constructed along the entire southern property line.

(3) The required screening walls must be in place before the issuance of any building permit for any building on the property. (Ord. Nos. 14898; 25423)

SEC. 51P-79.11~~4~~. LIGHTING.

Exterior lighting must be directed toward the interior of the property and must not reflect onto any adjoining residentially zoned property. (Ord. Nos. 14898; 25423)

SEC. 51P-79.11~~5.~~ ACCESS.

~~(a) Vehicular access to and from this property must be provided as follows:~~

~~(1) one means of access on Hillside Drive;~~

~~(2) three means of access on Mockingbird Lane; and~~

~~(3) two means of access on Abrams Road.~~

(b) All access must be provided in accordance with the approved ~~site~~ development plan. ~~No median openings are permitted in Abrams Road for access to this site.~~ (Ord. Nos. 14898; 25423)

SEC. 51P-79.11~~6~~. FIRE LANE.

Fire lanes must be provided as specified in Section 16-61 of the city Fire Code. (Ord. Nos. 14898; 25423; 26102)

SEC. 51P-79.11~~7~~. PAVING.

(a) All driveways, entrances, and parking areas must have a minimum surfacing of six inches of compacted gravel and two coats of penetration asphalt. The developer shall bear the total cost of all improvements, including curb and drainage structures that may be necessary.

(b) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications adopted for such purpose to the satisfaction of the director of public works and transportation. (Ord. Nos. 14898; 25423; 26102)

Applicant's request:

(c) All stormwater inlets shall be maintained in an unobstructed condition free of trash and debris.

Staff's recommendation:

(b) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications adopted for such purpose and maintained to the satisfaction of the director of public works and transportation. (Ord. Nos. 14898; 25423; 26102)

SEC. 51P-79.~~118~~. GENERAL REQUIREMENTS.

Development of this property must comply with the requirements of all departments of the city. (Ord. Nos. 14898; 25423; 26102)

SEC. 51P-79.~~119~~. COMPLIANCE WITH CONDITIONS.

No certificate of occupancy shall be issued by the building official until there has been full compliance with this article in accordance with the requirements of the building for which the certificate is issued, and any applicable provisions of the zoning ordinance and the building codes. (Ord. Nos. 14898; 25423)

~~**SEC. 51P-79.120. ZONING MAP.**~~

~~PD 79 is located on Zoning Map No. H-8. (Ord. 25423)~~

Exhibit 79C

Exhibit _____

PD 79 Mixed Use Development Parking Chart

for properties regulated by PD 79
(for calculating adjusted standard parking requirement)

Use	Use Categories	Total SF (including vacancies)	Parking Ratio	Standard Parking Requirement	Parking Adjustment by Time of Day (Weekday)									
					Morning		Noon		Afternoon		Late Afternoon		Evening	
	Multifamily # Units or Bedrooms (Whichever is Greater)	0	1	0.00	80%	-	60%	-	60%	-	70%	-	100%	-
	Office Uses*	0	333	0.00	100%	-	80%	-	100%	-	85%	-	35%	-
	Retail and Personal Service Uses*	0	200	0.00	60%	-	75%	-	70%	-	65%	-	70%	-
	Retail 10,000+ SF	0	220	0.00	60%	-	75%	-	70%	-	65%	-	70%	-
	Retail 40,000+ SF	0	250	0.00	60%	-	75%	-	70%	-	65%	-	70%	-
	Retail 100,000+ SF	0	300	0.00	60%	-	75%	-	70%	-	65%	-	70%	-
	Animal Shelter or Clinic	0	300	0.00	45%	-	60%	-	100%	-	100%	-	75%	-
	Bar, Restaurant, & Commercial Amusement (Inside)	0	100	0.00	20%	-	100%	-	30%	-	30%	-	100%	-
	Health Studio	0	200	0.00	75%	-	55%	-	45%	-	75%	-	100%	-
	Game Court Center	0	200	0.00	100%	-	100%	-	100%	-	100%	-	100%	-
	Gymnastics	0	200	0.00	50%	-	50%	-	50%	-	85%	-	100%	-
	Theater (1/28 seating)	0	28	0.00	0%	-	40%	-	60%	-	80%	-	100%	-
	Any Other Use	0	300	0.00	100%	-	100%	-	100%	-	100%	-	100%	-
Total (Less Residential & Theater SF):		**0**		**0**		**0**		**0**		**0**		**0**		**0**

Use	Use Categories	Total SF (including vacancies)	Parking Ratio	Standard Parking Requirement	Parking Adjustment by Time of Day (Saturday)									
					Morning		Noon		Afternoon		Late Afternoon		Evening	
	Multifamily # Units or Bedrooms (Whichever is Greater)	0	1	0.00	100%	-	70%	-	75%	-	85%	-	95%	-
	Office Uses*	0	333	0.00	15%	-	20%	-	15%	-	5%	-	0%	-
	Retail and Personal Service Uses*	0	200	0.00	75%	-	85%	-	100%	-	90%	-	65%	-
	Retail 10,000+ SF	0	220	0.00	75%	-	85%	-	100%	-	90%	-	65%	-
	Retail 40,000+ SF	0	250	0.00	75%	-	85%	-	100%	-	90%	-	65%	-
	Retail 100,000+ SF	0	300	0.00	65%	-	75%	-	90%	-	75%	-	60%	-
	Animal Shelter or Clinic	0	300	0.00	35%	-	50%	-	75%	-	75%	-	75%	-
	Bar, Restaurant, & Commercial Amusement (Inside)	0	100	0.00	20%	-	60%	-	90%	-	100%	-	100%	-
	Health Studio	0	200	0.00	100%	-	100%	-	75%	-	70%	-	65%	-
	Game Court Center	0	200	0.00	100%	-	100%	-	100%	-	100%	-	100%	-
	Gymnastics	0	200	0.00	75%	-	75%	-	75%	-	50%	-	25%	-
	Theater (1/28 seating)	0	28	0.00	0%	-	40%	-	80%	-	100%	-	100%	-
	Any Other Use	0	300	0.00	100%	-	100%	-	100%	-	100%	-	100%	-
Total (Less Residential & Theater SF):		**0**		**0**		**0**		**0**		**0**		**0**		**0**

* See Chapter 51A Definitions

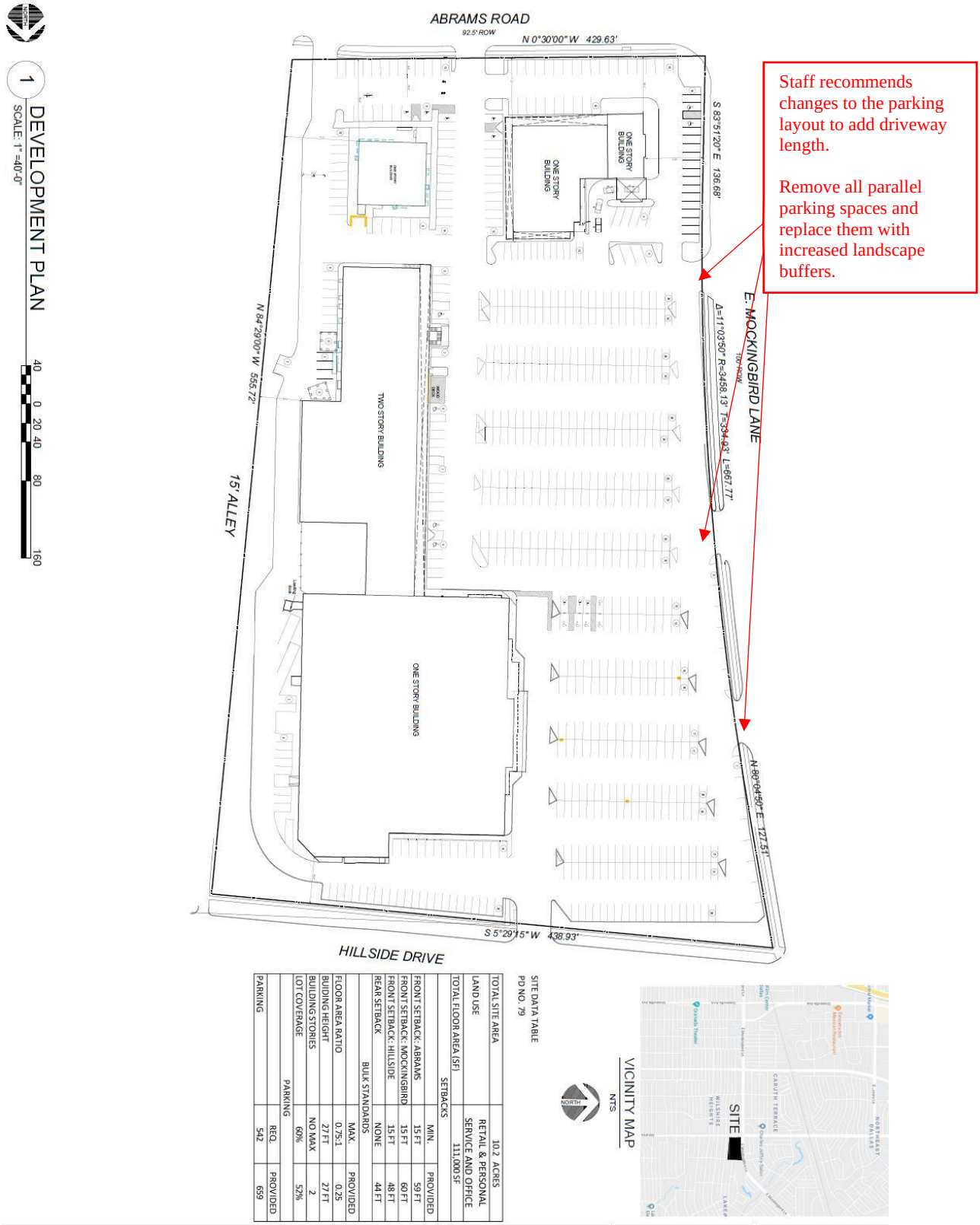
**Based upon a report for ULI - The Urban Land Institute, *Shared Parking*. Washington, D.C.: ULI. 1983, ITE *Parking Generation Manual*, 5th Edition, and observations.

Weekday MUD Parking requirement is _____ Saturday MUD Parking requirement is _____

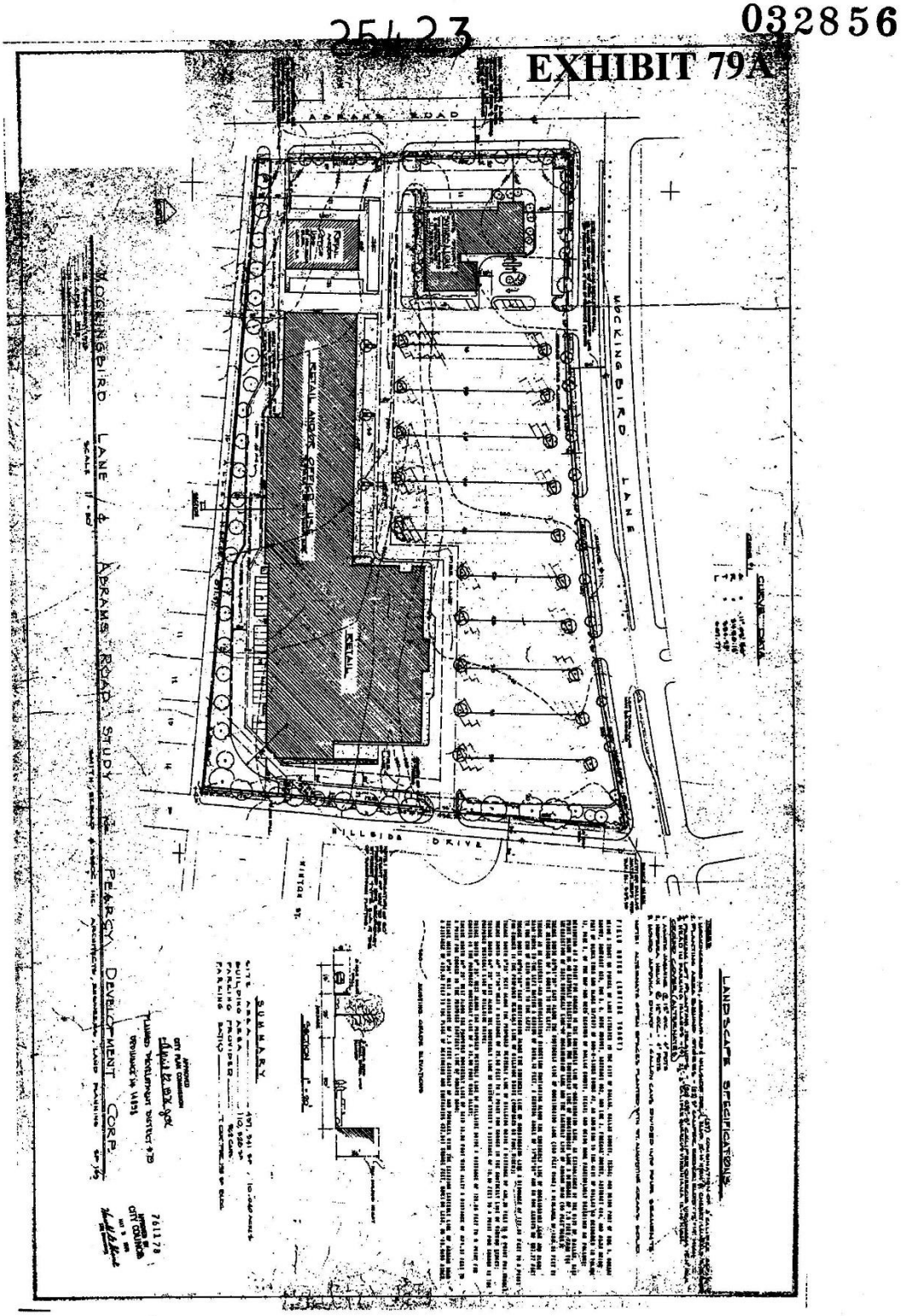
Therefore, _____ is the parking requirement.

Printed on 9/15/2020
Lakewood Village Parking Analysis

PROPOSED DEVELOPMENT PLAN

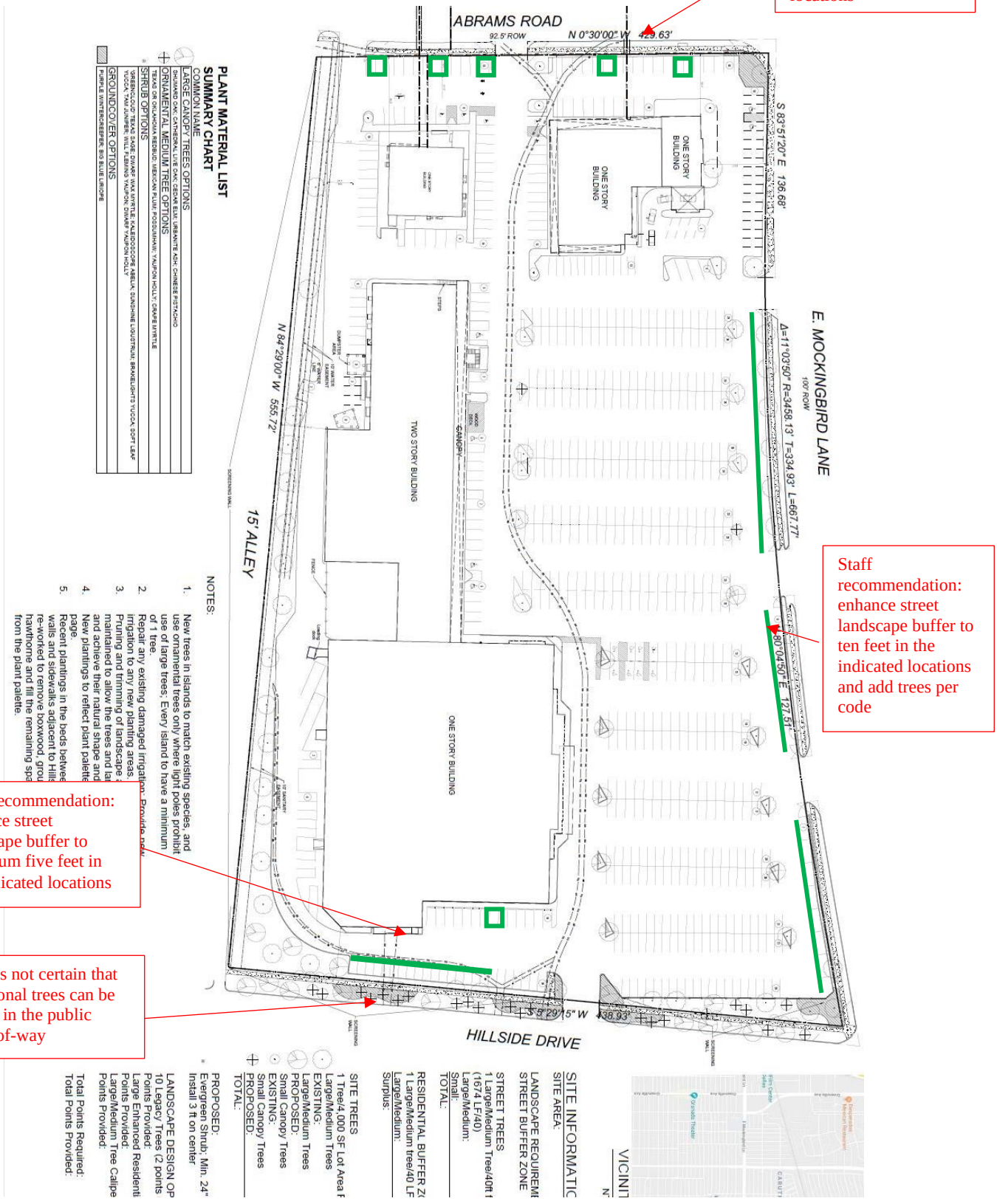


EXISTING DEVELOPMENT PLAN



Staff recommendation: add landscape islands in the indicated locations

PROPOSED LANDSCAPE PLAN



Staff recommendation: enhance street landscape buffer to ten feet in the indicated locations and add trees per code

Staff recommendation: enhance street landscape buffer to minimum five feet in the indicated locations

Staff is not certain that additional trees can be added in the public right-of-way

PLANT MATERIAL LIST

SUMMARY CHART

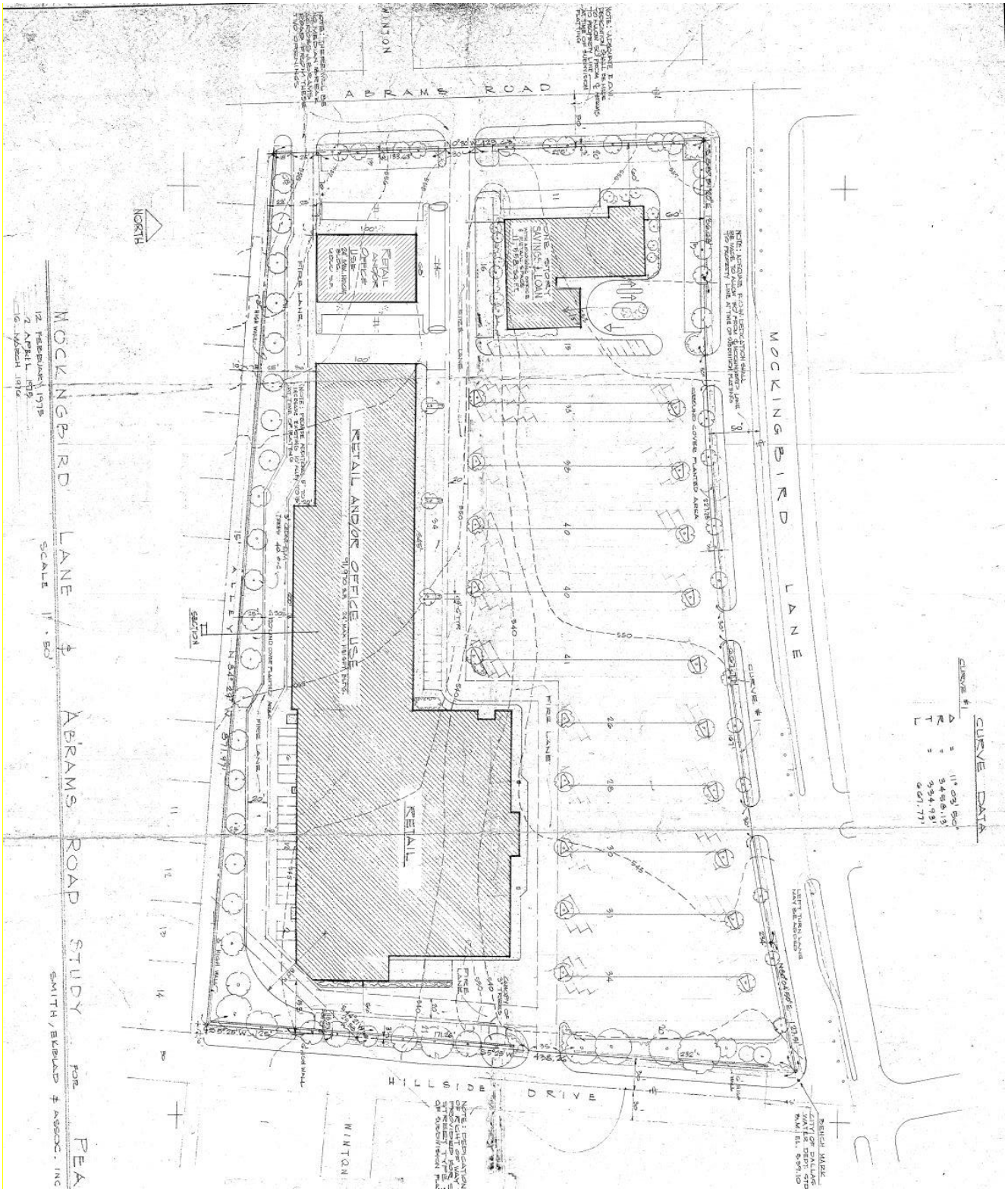
COMMON NAME
LARGE CANOPY TREES OPTIONS
SHUMARD OAK; CATHEDRAL LIVE OAK; CEDAR ELM; URBANITE ASH; CHINESE PISTACHIO
ORNAMENTAL MEDIUM TREE OPTIONS
TEXAS OR OKLAHOMA REDBUD; MEXICAN PLUM; POSSUMHAW; "YAUPON HOLLY; CRAPE MYRTLE
SHRUB OPTIONS
"GREENCLOUD" TEXAS SAGE; DWARF WAX MYRTLE; KALEIDOSCOPE ABELIA; SUNSHINE LIGUSTRUM; BRANDLIGHTS YUCCA; SOFT LEAF YUCCA; "TAM JUNIPER; WILL FLEMING YAUPON; DWARF YAUPON HOLLY
GROUNDCOVER OPTIONS
PURPLE WINTERCREEPER; BIG BLUE LIRIOPE

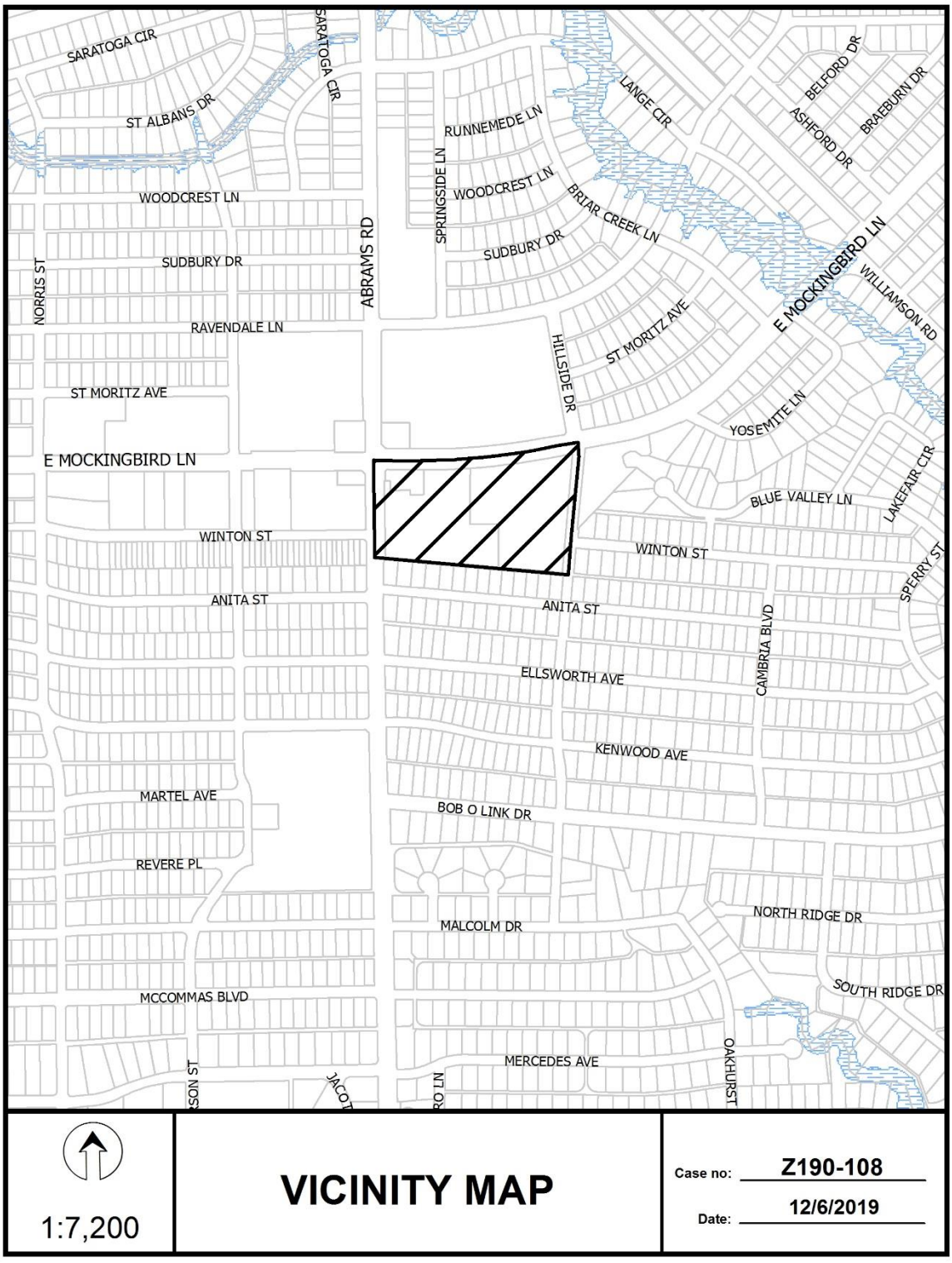
NOTES:

1. New trees in islands to match existing species, and use ornamental trees only where light poles prohibit use of large trees; Every island to have a minimum of 1 tree.
2. Repair any existing damaged irrigation. Provide new irrigation to any new planting areas.
3. Pruning and trimming of landscape maintained to allow the trees and la and achieve their natural shape and
4. New plantings to reflect plant palette page.
5. Recent plantings in the beds betwee walls and sidewalks adjacent to Hills re-worked to remove boxwood, grou hawthorne and fill the remaining spa from the plant palette.

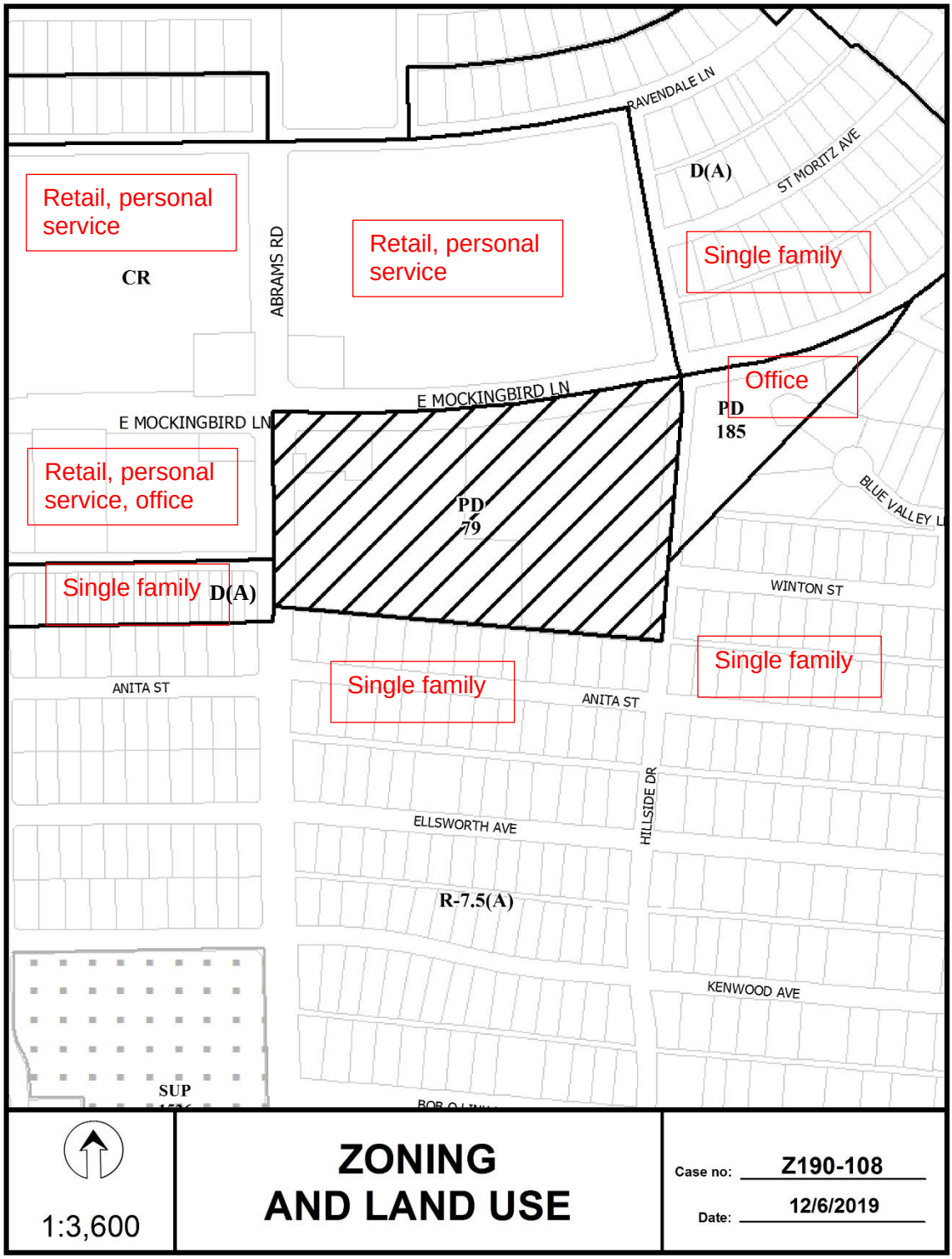
SITE INFORMATIC
SITE AREA:
LANDSCAPE REQUIREM
STREET BUFFER ZONE
STREET TREES
1 Large/Medium Tree/40ft
(1674 LF/40)
Large/Medium:
Small:
TOTAL:
RESIDENTIAL BUFFER ZO
1 Large/Medium tree/40 LF
Large/Medium:
Surplus:
SITE TREES
1 Tree/4,000 SF Lot Area F
Large/Medium Trees
EXISTING:
Large/Medium Trees
PROPOSED:
Small Canopy Trees
EXISTING:
Small Canopy Trees
PROPOSED:
TOTAL:
PROPOSED:
Evergreen Shrub; Min. 24"
Install 3 ft on center
LANDSCAPE DESIGN OP
10 Legacy Trees (2 points
Points Provided:
Large Enhanced Residenti
Points Provided:
Large/Medium Tree Calipe
Points Provided:
Total Points Required:
Total Points Provided:
VICINI
N

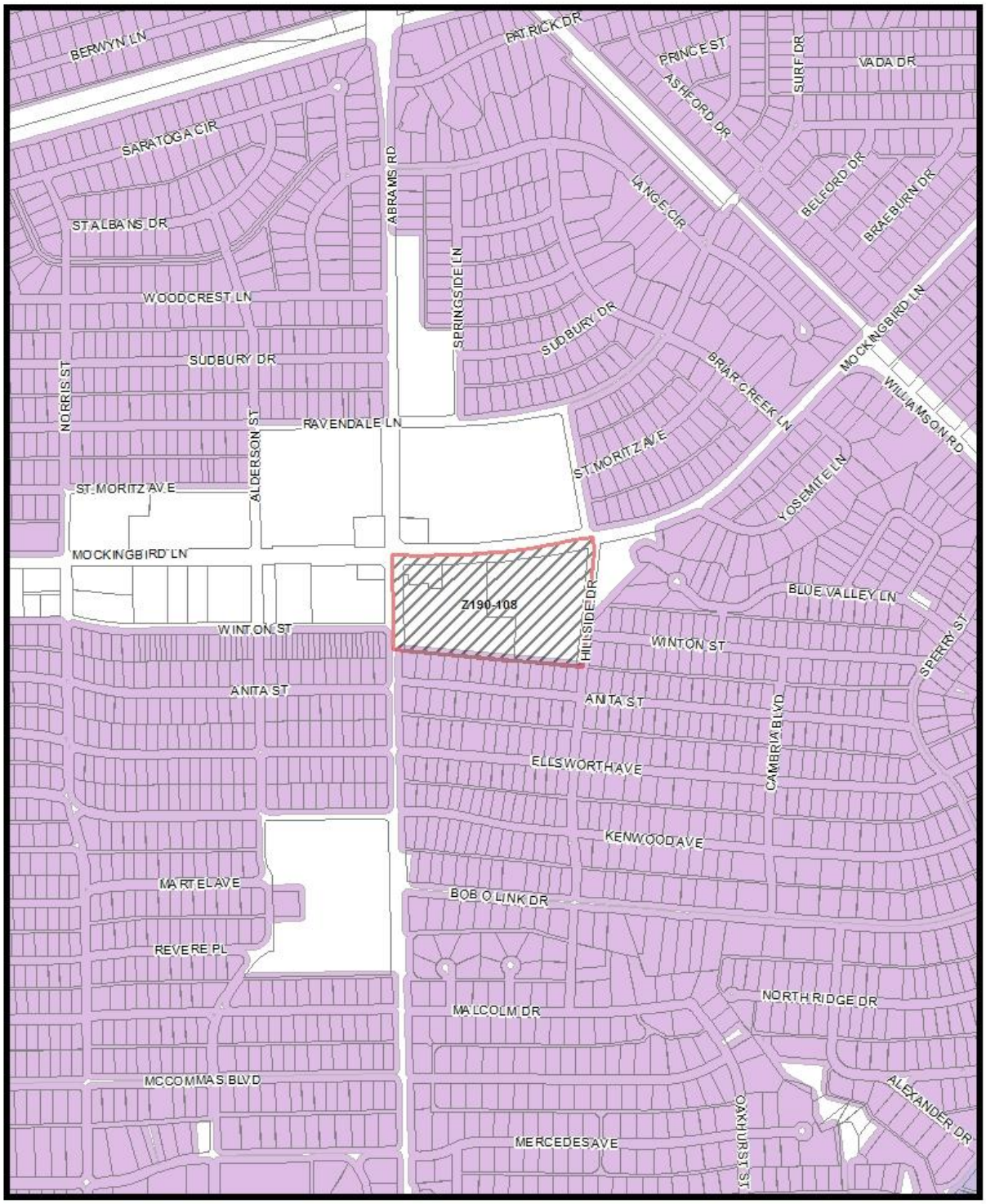
EXISTING LANDSCAPE PLAN

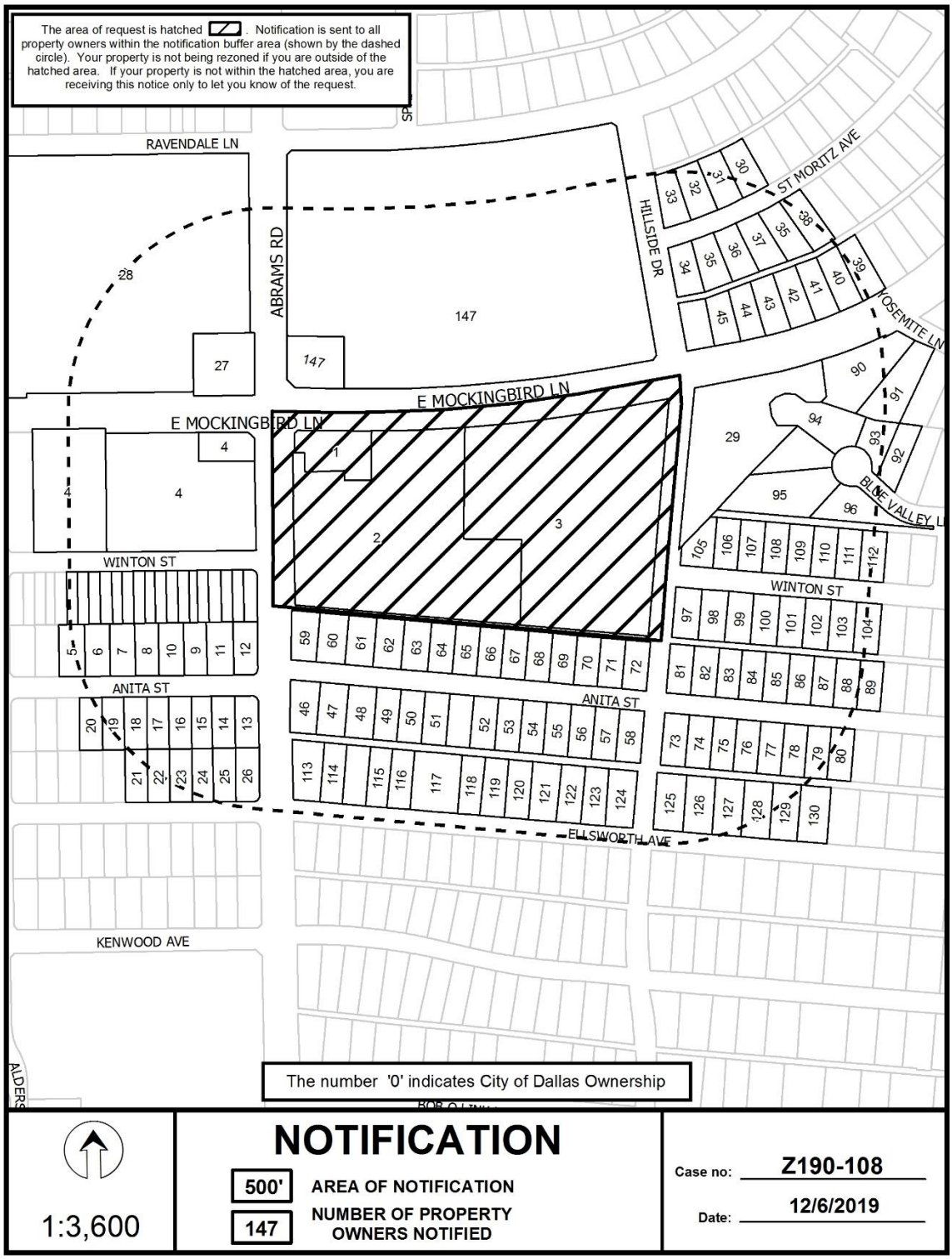



SARATOGA CIR
ST ALBANS DR
WOODCREST LN
SUDBURY DR
NORRIS ST
ABRAMS RD
RAVENDALE LN
ST MORITZ AVE
E MOCKINGBIRD LN
WINTON ST
ANITA ST
MARTEL AVE
REVERE PL
MCCOMMAS BLVD
RUNNEMEDE LN
SPRINGSIDE LN
WOODCREST LN
SUDBURY DR
BRIAR CREEK LN
LANGE CIR
BELFORD DR
ASHFORD DR
BRAEBURN DR
E MOCKINGBIRD LN
WILLIAMSON RD
HILLSIDE DR
ST MORITZ AVE
YOSEMITE LN
BLUE VALLEY LN
LAKEFAIR CIR
WINTON ST
SPERRY ST
ANITA ST
CAMBRIA BLVD
ELLSWORTH AVE
KENWOOD AVE
BOB O LINK DR
MALCOLM DR
NORTH RIDGE DR
SOUTH RIDGE DR
MERCEDES AVE
OAKHURST
1:7,200
VICINITY MAP
Case no: Z190-108
Date: 12/6/2019

SPRINGSIDE LN
RAVENDALE LN
ABRAMS RD
HILLSIDE DR
ST MORITZ AVE
YOSEMITE LN
E MOCKINGBIRD LN
E MOCKINGBIRD LN
BLUE VALLEY LN
WINTON ST
WINTON ST
ANITA ST
ANITA ST
ELLSWORTH AVE
KENWOOD AVE
ALDERS
1:3,600
AERIAL MAP
Case no: Z190-108
Date: 12/6/2019


Retail, personal service
CR
ABRAMS RD
Retail, personal service
RAVENDALE LN
D(A)
ST MORITZ AVE
Single family
Office
PD 185
E MOCKINGBIRD LN
E MOCKINGBIRD LN
Retail, personal service, office
PD 79
BLUE VALLEY LN
Single family
D(A)
WINTON ST
Single family
ANITA ST
Single family
ANITA ST
HILLSIDE DR
ELLSWORTH AVE
R-7.5(A)
KENWOOD AVE
SUP
1:3,600
ZONING AND LAND USE
Case no: Z190-108
Date: 12/6/2019


BERWYN LN
PATRICK DR
PRINCE ST
SURF DR
VADA DR
ASHFORD DR
SARATOGA CIR
ABRAMS RD
LANGE CIR
BELFORD DR
BRAEBURN DR
ST ALBANS DR
SPRINGSIDE LN
WOODCREST LN
SUDBURY DR
MOCKINGBIRD LN
NORRIS ST
BRIAR CREEK LN
WILLIAMSON RD
ALDERSON ST
RAVENDALE LN
ST MORITZ AVE
YOSEMITE LN
MOCKINGBIRD LN
Z190-108
HILLSIDE DR
BLUE VALLEY LN
WINTON ST
SPERRY ST
ANITA ST
CAMBRIA BLVD
ELLSWORTH AVE
KENWOOD AVE
MARTELAVE
BOB O LINK DR
REVERE PL
NORTHRIDGE DR
MALCOLM DR
MCCOMMAS BLVD
ALEXANDER DR
OAKHURST ST
MERCEDES AVE
Market Value Analysis
A
B
C
D
E
F
G
H
I
NA
1:7,200
Market Value Analysis
Printed Date: 12/6/2019


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.
RAVENDALE LN
ABRAMS RD
HILLSIDE DR
ST MORITZ AVE
YOSEMITE LN
BLUE VALLEY LN
E MOCKINGBIRD LN
WINTON ST
ANITA ST
ELLSWORTH AVE
KENWOOD AVE
147
The number '0' indicates City of Dallas Ownership
1:3,600
NOTIFICATION
500'
AREA OF NOTIFICATION
147
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z190-108
Date: 12/6/2019

12/05/2019

Notification List of Property Owners

Z190-108

147 Property Owners Notified

Label #	*Address*		*Owner*
1	6402	E MOCKINGBIRD LN	RIVERBEND REAL ESTATE GROUP
2	6444	E MOCKINGBIRD LN	MOCKINGBIRD SQUARE LTD
3	6464	E MOCKINGBIRD LN	BRISTOL HOLDING LLC
4	6330	E MOCKINGBIRD LN	ADX REAL ESTATE LLC &
5	6311	ANITA ST	SEELEY DANIEL L
6	6317	ANITA ST	NAYLOR HALEY M
7	6323	ANITA ST	COATNEY TAMARA L
8	6329	ANITA ST	STAVINOHA HENRY H & EMILY B
9	6337	ANITA ST	DUVALL TRUST THE
10	6333	ANITA ST	RPA RENTALS LLC
11	6343	ANITA ST	GALHOTRA ASHISH K
12	6347	ANITA ST	LEGROW WILLIAM P & LORI S
13	6346	ANITA ST	GRUBER REBECCA D
14	6342	ANITA ST	ELSON JULIANNE NICOLE &
15	6338	ANITA ST	NAKAMURA ALYSON & WILLIAM L THORNTON
16	6334	ANITA ST	BRYAN JAMES NEAL &
17	6330	ANITA ST	WETZIG GERALD KEITH
18	6322	ANITA ST	GERVASI RAYMOND &
19	6318	ANITA ST	HOWELL SANDRA K
20	6314	ANITA ST	G&L FAMILY LIVING TRUST THE
21	6325	ELLSWORTH AVE	FIELD ALEXANDER STEPHENSON &
22	6331	ELLSWORTH AVE	STEGE SUSAN E
23	6335	ELLSWORTH AVE	ROSE KATIE COLLEEN
24	6337	ELLSWORTH AVE	ORTH LAWRENCE H JR &
25	6343	ELLSWORTH AVE	BILLINGS LINDA MCGUIRE
26	6347	ELLSWORTH AVE	PONDT DANA H

Label #	*Address*		*Owner*
27	6355	E MOCKINGBIRD LN	YANG KABBOO & KIM OK
28	6333	E MOCKINGBIRD LN	REG8 MOCKINGBIRD COMMONS LLC
29	6500	E MOCKINGBIRD LN	CLEMENTS RICHARD L &
30	6521	ST MORITZ AVE	MAHON MELANIE A
31	6513	ST MORITZ AVE	BONDS W A & PATRICIA
32	6509	ST MORITZ AVE	VENTRE KATRINA
33	6503	ST MORITZ AVE	VERN T LLC
34	6502	ST MORITZ AVE	GILMORE CHARLOTTE PATRICIA
35	6506	ST MORITZ AVE	CAMPAGNA FAMILY LP THE
36	6510	ST MORITZ AVE	STEINBERG TEDDY C II & BETTY S TRUSTEES
37	6516	ST MORITZ AVE	POLSER BUDDY GENE
38	6526	ST MORITZ AVE	OHLAND BILL M
39	6537	E MOCKINGBIRD LN	RHODES LESLIE ANN &
40	6533	E MOCKINGBIRD LN	CAUTHEN CHRISTOPHER A
41	6529	E MOCKINGBIRD LN	RUSSELL JASON M &
42	6525	E MOCKINGBIRD LN	PHELPS LINDA M
43	6519	E MOCKINGBIRD LN	SHATZ GUENNADE & LISA B
44	6513	E MOCKINGBIRD LN	BECKNER MICHAEL D & LINDA M
45	6507	E MOCKINGBIRD LN	ANGOTT DONNA L
46	6402	ANITA ST	JOHNSON GARRETT
47	6406	ANITA ST	WATSON CHRISTINA M
48	6414	ANITA ST	HATCHER MATTHEW NICHOLAS
49	6418	ANITA ST	DONOVAN PATRICK T &
50	6422	ANITA ST	BREM NORMAN A
51	6426	ANITA ST	BALLI NICOLE A
52	6438	ANITA ST	ANTHONY BENJAMIN L JR &
53	6442	ANITA ST	CUCCIA RICHARD A & AMY R
54	6446	ANITA ST	LEVEY MICHAEL M & NICOLE A
55	6452	ANITA ST	CHAPMAN CHRISTOPHER D &
56	6458	ANITA ST	CONLEY RANDALL W & STACY L
57	6460	ANITA ST	SPERRY STREET REAL ESTATE LLC

12/05/2019

Label #	*Address*		*Owner*
58	6468	ANITA ST	JINKS JOHN D & SHELBY B
59	6403	ANITA ST	EWJ TRUST 1
60	6407	ANITA ST	WALLACE HEATHER
61	6411	ANITA ST	TARANGO KENNETH
62	6419	ANITA ST	SHERMAN JULIE &
63	6423	ANITA ST	BEST DOUGLAS DIXON &
64	6431	ANITA ST	CAMPBELL STEWART & AMANDA
65	6435	ANITA ST	SONKA HELEN
66	6439	ANITA ST	DAVIS BARBARA
67	6443	ANITA ST	BROUSSARD NEIL P & KRISTI L
68	6447	ANITA ST	HANSEN NANCY L
69	6455	ANITA ST	PUCKETT CHRISTOPHER NEAL &
70	6459	ANITA ST	SMITH RUDY F
71	6463	ANITA ST	YORK CHARLENE G
72	6469	ANITA ST	THREADGILL GRANT & KATHERINE
73	6502	ANITA ST	STANTON CLINTON THOMAS
74	6506	ANITA ST	ODONOVAN THOMAS M
75	6512	ANITA ST	PANOFF CHRISTOPHER J & ASHLEY
76	6514	ANITA ST	SCHOPFER KATHRYN H
77	6518	ANITA ST	PEREZ SERGIO I &
78	6526	ANITA ST	PINKALL JASON D &
79	6530	ANITA ST	KRIMM ZACH & EVIE
80	6534	ANITA ST	GARNER PATTI LYNN
81	6503	ANITA ST	TAYLOR DAVID J
82	6507	ANITA ST	MITCHELL MITZI L
83	6511	ANITA ST	HOWARD SUSAN
84	6519	ANITA ST	HEY BEAR PROPERTIES LLC
85	6523	ANITA ST	KIRBY BARBARA E &
86	6527	ANITA ST	MAYFIELD STEPHEN D
87	6531	ANITA ST	WORLEY MATTHEW T &
88	6537	ANITA ST	CRANE WESLEY &

12/05/2019

Label #	*Address*		*Owner*
89	6541	ANITA ST	ALLEN BOO
90	6602	YOSEMITE LN	GEDALIA DAVID
91	6606	YOSEMITE LN	COPLIN DIJEA H & MASON A
92	6513	BLUE VALLEY LN	BOYTER-WESBROOKS JOAN E
93	6509	BLUE VALLEY LN	HCC MANAGEMENT TRUST
94	6503	BLUE VALLEY LN	HOLLAND MARK & ERIKA
95	6506	BLUE VALLEY LN	COCHRAN WILLIAM F
96	6510	BLUE VALLEY LN	CATHER ROBBI L &
97	6502	WINTON ST	DFW HOLDING LLC
98	6508	WINTON ST	MORSE BENJAMIN
99	6514	WINTON ST	CAMPAGNA FAMILY LTD P THE
100	6520	WINTON ST	MUNN TR
101	6524	WINTON ST	COYLE GRADY E
102	6530	WINTON ST	MCCANN LAUREN
103	6534	WINTON ST	SQUARE ONE LIVING TRUST
104	6540	WINTON ST	JOHNSON MARY LOUISE SWANN
105	6505	WINTON ST	ROOKE MOLLY
106	6511	WINTON ST	SEAY F MICHAEL
107	6515	WINTON ST	TEEUWS THERESA A LIVING TRUST
108	6521	WINTON ST	WALES JANIS RAE
109	6525	WINTON ST	ALLEN KINGSLEY & MONIQUE
110	6531	WINTON ST	RAFPOR DANIEL A
111	6535	WINTON ST	ROBERTS CAROLYN E
112	6541	WINTON ST	HUBBARD WILLIAM JR & HELEN HILL
113	6403	ELLSWORTH AVE	BOUNTIFUL HOME SOLUTIONS LLC &
114	6409	ELLSWORTH AVE	SHEERIN JULIA HELM
115	6419	ELLSWORTH AVE	BUTLER RACHEL ELIZABETH &
116	6423	ELLSWORTH AVE	MURPHREE BRYCE E &
117	6431	ELLSWORTH AVE	JESTER DANNY J
118	6435	ELLSWORTH AVE	LYNCH RYAN & SOUTHERN PAIGE ANNETTE
119	6439	ELLSWORTH AVE	MOONEY DREW D

Label #	*Address*		*Owner*
120	6443	ELLSWORTH AVE	COLEMAN MARY FRANCES
121	6447	ELLSWORTH AVE	CARPENTER GREG
122	6451	ELLSWORTH AVE	JOY TIMOTHY B & LISA L
123	6457	ELLSWORTH AVE	BEVINS KIMBERLY A
124	6465	ELLSWORTH AVE	BALLARD RONALD KYLE & JANE
125	6501	ELLSWORTH AVE	SPARKMAN ALAN T
126	6509	ELLSWORTH AVE	LANG KATHERINE BIGGS
127	6515	ELLSWORTH AVE	GARGIULO ELIZABETH ANNE & TIMOTHY JOHN
128	6521	ELLSWORTH AVE	HARMON JAMES R
129	6531	ELLSWORTH AVE	PENROD KRISTEN & KEVIN
130	6533	ELLSWORTH AVE	SDTEBLETON TONY J &
131	6342	WINTON ST	NATHO SHEILA N
132	6344	WINTON ST	CHOU ERIC
133	6338	WINTON ST	ALEXANDER BARBARA NAN
134	6340	WINTON ST	TANKSLEY COURTNEY D
135	6334	WINTON ST	BIEN LILIAN EST OF
136	6336	WINTON ST	REDWOOD EQUITY LLC
137	6330	WINTON ST	PARKER JAMES OSCAR III
138	6332	WINTON ST	FREEMAN ALAN & CHRISTINA
139	6326	WINTON ST	KING MEGAN
140	6328	WINTON ST	BROOKS RICK
141	6322	WINTON ST	ONEIL ROBERT V
142	6324	WINTON ST	HOAD EMILY L
143	6320	WINTON ST	LEMON JOANN
144	6318	WINTON ST	REYNOLDS JUDITH DIANE
145	6316	WINTON ST	BENIGNUS M K
146	6314	WINTON ST	BULLINGTON HANNAH MARIE
147	6465	E MOCKINGBIRD LN	HSV PROPERTY OWNER LP

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2020**

Planner: Carlos A. Talison Sr., J.D.

FILE NUMBER: Z190-237(CT) **DATE FILED:** March 22, 2020

LOCATION: North, west, and south corners of Burlew Street and Scurry Street

COUNCIL DISTRICT: 2 **MAPSCO:** 46 A

SIZE OF REQUEST: Approx. 1.184 acres. **CENSUS TRACT:** 15.03

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

APPLICANT/OWNER: Scurry Partners, LLC and One Mad Ox

REQUEST: An application to create a new subdistrict to allow for MF-2(A) Multifamily District uses within Subarea 9 within Planned Development District No. 298.

SUMMARY: The purpose of this request is to allow for multifamily uses to be constructed with a lesser front yard setback and not be subject to RPS.

STAFF RECOMMENDATION: **Approval**, subject to staff's conditions.

BACKGROUND INFORMATION:

- The area of request is zoned Subarea 9 - MF-2(A) Multifamily District within Planned Development District No. 298 and is comprised of residential structures and undeveloped uses.

- The applicant proposes to construct a multifamily development with a lesser front yard setback than allowed in the MF-2(A) District that currently governs the property and not to follow RPS.

Zoning History: There have been two zoning change for the area of request in the past five years.

1. **Z190-281** An application to amend Planned Development District No. 324, Tract 1 to allow for a mixed use project currently under review.

2. **Z178-186** On April 25, 2018, City Council approved a Demolition overlay on 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, and Haskell Avenue to Worth Street, both sides of Haskell Avenue from Worth Street to Main Street, both sides of Main Street form N. Haskell to South Carroll Avenue, Main Place, South Prairie Avenue, Columbia Avenue, and North Fitzhugh Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Burlew Street	Local	40 feet
Scurry Street	Local	50 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:

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

URBAN DESIGN

GOAL 5.3 ESTABLISH WALK-TO CONVENIENCE

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

Land Use:

	Zoning	Land Use
Site	PD No. 298 Subarea 9 MF-2(A)	Undeveloped
North	PD No. 298 Subarea 9 MF-2(A)	Undeveloped, Multifamily
East	PD No. 324	Single Family/Commercial
South	PD No. 398 PD No. 298 Subarea 9 MU-1	Restaurant, Office
West	PD No. 298 Subarea 9 MU-1	Surface Parking, Multifamily, Undeveloped

Land Use Compatibility:

The area of request is zoned Subarea 9 - MF-2(A) Multifamily District within Planned Development District No. 298. A portion of the area is undeveloped, and a portion is developed with a multifamily development.

The property located to the north of the area of request, across South Malcom X Boulevard is zoned Subarea 9 - MF-2(A) within Planned Development District No. 298 is comprised of a mix of multifamily and undeveloped lots. East of the property are single family uses and a vacant commercial building. To the immediate south there are several retail uses mainly restaurant uses. West of the subject site are multifamily and undeveloped uses.

The applicant's request is to create a subdistrict that maintains the MF-2(A) District designation of Subdistrict 9 while reducing the setbacks. The new subdistrict would bring existing structures into compliance and will allow for the construction of similar multifamily developments.

The applicant also seeks to remove the requirement of RPS, which would allow the new structures to be 36 feet. Tract 3 within Planned Development District No. 324 to the ?? is considered a residential district and triggers RPS for the subject site.

The request is compatible with the surrounding land uses and zoning. The reduction of setbacks will allow for the proposed multifamily development to add to the walkability of the neighborhood by allowing front facing entries in the dwellings. Staff does not support allowing encroachments into the five-foot setback. Staff supports removing the requirement for RPS as the surrounding zoning is also limited to 36 feet.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PD No. 298 Subarea 9 MF-2(A) – existing	15'	Side: 0' adjacent to single family 5' for duplex OTHER: 10'. Rear: 10' for duplex OTHER: 15'	No Maximum	36'	60%	Proximity Slope Visual	Residential
PD No. 298 Subarea 9A MF-2(A)– proposed	5'	5' for multifamily uses	No Maximum	36'	60%	Proximity Slope Visual	Residential

Parking:

Pursuant to the Dallas Development Code, off-street and loading required parking must be provided in accordance with Division 51A-4.200 for the specific off-street parking and loading requirements for each use. A multifamily development is required to have one space per bedroom with a minimum of one space per dwelling unit. An additional one-quarter space per dwelling unit must be provided for guest parking if required parking is restricted to resident parking. The applicant is proposing a minimum of one space per bedroom with a maximum of two off-street parking spaces per dwelling unit required.

Landscaping:

Landscaping is required per Article X of the Dallas Development Code, as amended. Upon development, the site must comply with 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 Site is within an “E” MVA Category; and south, east, and northeast of the request site.

List of Officers

Scurry Partner, LLC

Officers:

Jordan Erpelding, President
Griffin S. Neal, Managing Partner
Matthew M. Keim, Managing Partner
Adam H. Morrisey, Director

One Mad Ox

Colin Lardner, President

Proposed Conditions

ARTICLE 298.

PD 298.

Bryan Area Special Purpose District

SEC. 51P-298.101. LEGISLATIVE HISTORY.

PD 298 was established by Ordinance No. 20049, passed by the Dallas City Council on August 24, 1988. Ordinance No. 20049 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. Subsequently, Ordinance No. 20049 was amended by Ordinance No. 20820, passed by the Dallas City Council on November 28, 1990, and Ordinance No. 21885, passed by the Dallas City Council on November 10, 1993. (Ord. Nos. 10962; 19455; 20049; 20820; 21885; 24914)

SEC. 51P-298.102. PROPERTY LOCATION AND SIZE.

PD 298 is established on property generally bounded by North Central Expressway, Roseland Avenue and its northeastward prolongation, Fitzhugh Avenue, San Jacinto Street, Peak Street, Gaston Avenue, and Good-Latimer Expressway. The size of PD 298 is approximately 455.04 acres. (Ord. Nos. 20049; 24914; 27573)

SEC. 51P-298.103. DEFINITIONS AND INTERPRETATIONS.

(a) Definitions.

(1) COMMERCIALLY COMPATIBLE SINGLE FAMILY USE means a moderately dense single family use that is compatible with commercial development. The residential proximity slope does not emanate from commercially compatible single family uses.

(2) GROUND COVER means living plant material of species which generally reach a height of three inches or less upon maturity, installed in such a manner so as to form a continuous cover over the ground.

(3) LABOR AGENCY means an agency that offers or attempts to procure or procures employment for common workers, or that offers or attempts to procure or procures common workers for employers. For purposes of this definition, "common worker" means an individual who performs labor involving physical toil that does not require a particular skill, training in a particular occupation, craft, or trade, or practical or familiar knowledge of the principles or processes of an art, science, craft, or trade.

(4) NEW CONSTRUCTION means a structure built after March 28, 2018.

(5) PARKWAY means the portion of a right-of-way located between the street curb and the property line of an adjoining lot.

(6) PEDESTRIAN LINKAGE STREETS mean streets in the Bryan Area SPD that serve as linkages between major activity centers and that are designed to promote pedestrian use.

(7) ORIGINAL BUILDING means the structure known as the Dallas Independent School District Administration Building in the location shown on Exhibit 298L and detailed in Exhibit 298M.

(8) PROJECTED STREET CURB means the future location of the street curb consistent with the city thoroughfare plan as determined by the director of public works and transportation.

(9) TREE PLANTING ZONE means the area parallel to and between two and one-half and ten feet from the back of the projected street curb.

(b) Interpretations. Unless otherwise stated, all references to code sections in this article refer to sections in Chapter 51A. In addition, the definitions, interpretations, and other provisions of Chapter 51A apply to the Bryan Area SPD unless expressly modified by these conditions. (Ord. Nos. 20049; 24914; 30817)

SEC. 51P-298.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 298A: subarea boundary map.

(2) Exhibit 298B: Subarea 9 requirements.

(3) Exhibit 298C: major street and pedestrian linkage systems.

(4) Exhibit 298D: standard construction details for barrier free ramps.

(5) Exhibit 298E: use chart.

(6) Exhibit 298F: property descriptions for portions of Subareas 1, 3, 4, and 4A.

(7) Exhibit 298G: development plan for Subarea 5A.

(8) Exhibit 298I: master parking and floor area plan for the Baylor Expanded District.

(9) Exhibit 298I-1: master parking and floor area plan supplement for the Baylor Expanded District.

(10) Exhibit 298I-2: total floor area tabulation form for the Baylor Expanded District.

(11) Exhibit 298J: tabulation of total floor area in Subarea 12A.

(12) Exhibit 298K: development plan for Subarea 10B.

(13) Exhibit 298L: development plan for Subarea 1C.

(14) Exhibit 298M: Subarea 1C original building facade elevation.

(15) Exhibit 298N: Subarea 1C conceptual elevation.

(16) Exhibit 298O: Subarea 1C landscape plan.

(17) Exhibit 298P: development plan for Subarea 4A.

(18) Exhibit 298Q: landscape plan for Subarea 4A.

(19) Exhibit 298R: traffic management plan for Subarea 4A. (Ord. Nos. 28056; 29390; 30159; 30817; 30911)

SEC. 51P-298.104. CREATION OF SUBAREAS.

A map showing the boundaries of the 21 subareas of the Bryan Area SPD is provided as Exhibit 298A. (Ord. Nos. 20049; 24914; 25177; 25960; 26179; 26308; 26388; 26707; 28056; 29099; 29390; 30817; 30911)

SEC. 51P-298.105. SUBAREA 9 AND 9A CONDITIONS.

(a) Subarea 9 is subject to the regulations governing the R-7.5(A), TH-2(A), MF-2(A), MU- 1, MU-1-D, and CR districts of Chapter 51A. The zoning district category applicable to each tract in Subarea 9 is shown on Exhibit 298B. The conditions contained in Sections 298.103 and 298.106 through 298.117 do not apply to Subarea 9.

(b) Except as provided in this section, Subarea 9A is subject to the regulations governing the MF-2(A) district of Chapter 51A.

Staff's Recommendation

(1) Front yard. For multifamily uses, minimum front yard is five feet.

Applicant's Request

(1) Front yard. For multifamily uses, minimum front yard is five feet. Balconies, railings, stairs, and stoops may project into the required front yard.

(2) Side and rear yard. For multifamily uses, minimum side and rear yard is five feet.

Staff's Recommendation

(3) Maximum height of any structure is 36 feet.

(4) Ground units adjacent to the street must have entrances that open onto a walkway.

(5) Parking. For multifamily uses, a minimum of one space per bedroom with a maximum of two off-street parking spaces per dwelling unit is required. Guest parking may be provided by unassigned tandem spaces and along Scurry Street.

SEC. 51P-298.105.1. DEVELOPMENT PLANS.

(a) Except as provided in this section, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

(b) Development and use of Subarea 5A must comply with the development plan for Subarea 5A (Exhibit 298G). If there is a conflict between the text of this article and the development plan for Subarea 5A, the text of this article controls.

(c) Development and use of Subarea 10B must comply with the development plan for Subarea 10B (Exhibit 298K). If there is a conflict between the text of this article and the development plan for Subarea 10B, the text of this article controls.

(d) Development and use of Subarea 1C must comply with the development plan for Subarea 1C (Exhibit 298L). If there is a conflict between the text of this article and the development plan for Subarea 1C, the text of this article controls.

(e) Development and use of Subarea 4A must comply with the development plan for Subarea 4A (Exhibit 298P). If there is a conflict between the text of this article and the development plan for Subarea 4A, the text of this article controls. (Ord. Nos. 25177; 25960; 29390; 30159; 30817; 30911)

SEC. 51P-298.106. LANDSCAPING.

(a) General requirements. Except for Subarea 4A, the landscaping provisions of Article X apply in the Bryan Area SPD. The following additional requirements apply in all subareas except Subareas 1A, 4A, 6, and 9. Compliance with previously approved landscape plans is not required.

(b) Street trees.

[Omitted for brevity]

SEC. 51P-298.107. USES.

[Omitted for brevity]

SEC. 51P-298.108. NONCONFORMING USES.

[Omitted for brevity]

SEC. 51P-298.109. RESIDENTIAL PROXIMITY SLOPE.

[Omitted for brevity]

SEC. 51P-298.110. MAXIMUM HEIGHTS.

[Omitted for brevity]

SEC. 51P-298.111. STORIES IN SUBAREA 7.

[Omitted for brevity]

SEC. 51P-298.112. SETBACKS.

[Omitted for brevity]

SEC. 51P-298.113. MAXIMUM COVERAGE.

[Omitted for brevity]

SEC. 51P-298.114. SIGNS.

(a) In general. Except as provided in this section, the sign provisions for business zoning districts in Division 51A-7.300 apply to all subareas except Subareas 6 and 9. The sign provisions for non-business zoning districts in Division 51A-7.400 apply in Subarea 6. Subarea 9 is subject to the definitions and provisions of either business signs or non-business signs in Chapter 51A, whichever apply in accordance with those provisions. The signage provisions of Division 51A-7.200 apply in all subareas except that no detached premise sign with an effective area greater than 200 square feet is permitted in any subarea.

(b) Subarea 5A.

[Omitted for brevity]

SEC. 51P-298.115. PARKING REQUIREMENTS.

[Omitted for brevity]

SEC. 51P-298.115.1. SUBAREA 4A TRAFFIC MANAGEMENT PLAN.

[Omitted for brevity]

SEC. 51P-298.116. FLOOR AREA RATIO AND FLOOR AREA.

[Omitted for brevity]

SEC. 51P-298.117. RECONCILIATION OF REGULATIONS APPLICABLE TO SUBAREA 6.

[Omitted for brevity]

SEC. 51P-298.118. HIGHLY REFLECTIVE GLASS PROVISIONS.

Highly reflective glass may not be used as an exterior building material on any building or structure in the Bryan Area SPD. For the purposes of these restrictions, highly reflective glass means glass with exterior visible reflectance percentages in excess of 27 percent. Visible reflectance is the percentage of available visible light energy reflected away from the exterior surface of the glass. (The higher the percentage, the more visible light reflected and the more mirror-like the surface will appear.) (Ord. Nos. 20049; 24914)

SEC. 51P-298.119. FENCES.

(a) Fencing material for properties fronting on Ross Avenue, Live Oak Street, and Gaston Avenue must be wrought iron, tubular steel, or similar material, or a combination of these items, with up to a four-foot-high masonry base.

(b) Fencing material for all other properties must be wrought iron, tubular steel, chain link, wood, or similar materials or a combination of these items with up to a four-foot-high masonry base.

(c) Razor wire and barbed wire fencing are prohibited in this district within 50 feet of the back-of-curb on the following streets:

(1) Gaston.

(2) Good Latimer.

(3) Haskell.

(4) Live Oak.

(5) Peak.

(6) Ross.

(7) Washington.

(d) Nonconforming razor wire and barbed wire fencing materials must be removed by April 26, 2008.

(e) Maximum fence height.

(1) Except as further limited in this subsection, maximum fence height is nine feet.

(2) For all residential uses, maximum fence height in the required front yard is four feet.

(f) Razor wire and barbed wire fencing are prohibited in Subarea 1A. (Ord. Nos. 25960; 28056)

SEC. 51P-298.120. SPECIAL PROVISIONS FOR SUBAREAS 5A, 10A, 11A, AND 12A.

[Omitted for brevity]

SEC. 51P-298.120.1. SPEACIAL PROVISIONS FOR SUBAREA 1C.

[Omitted for brevity]

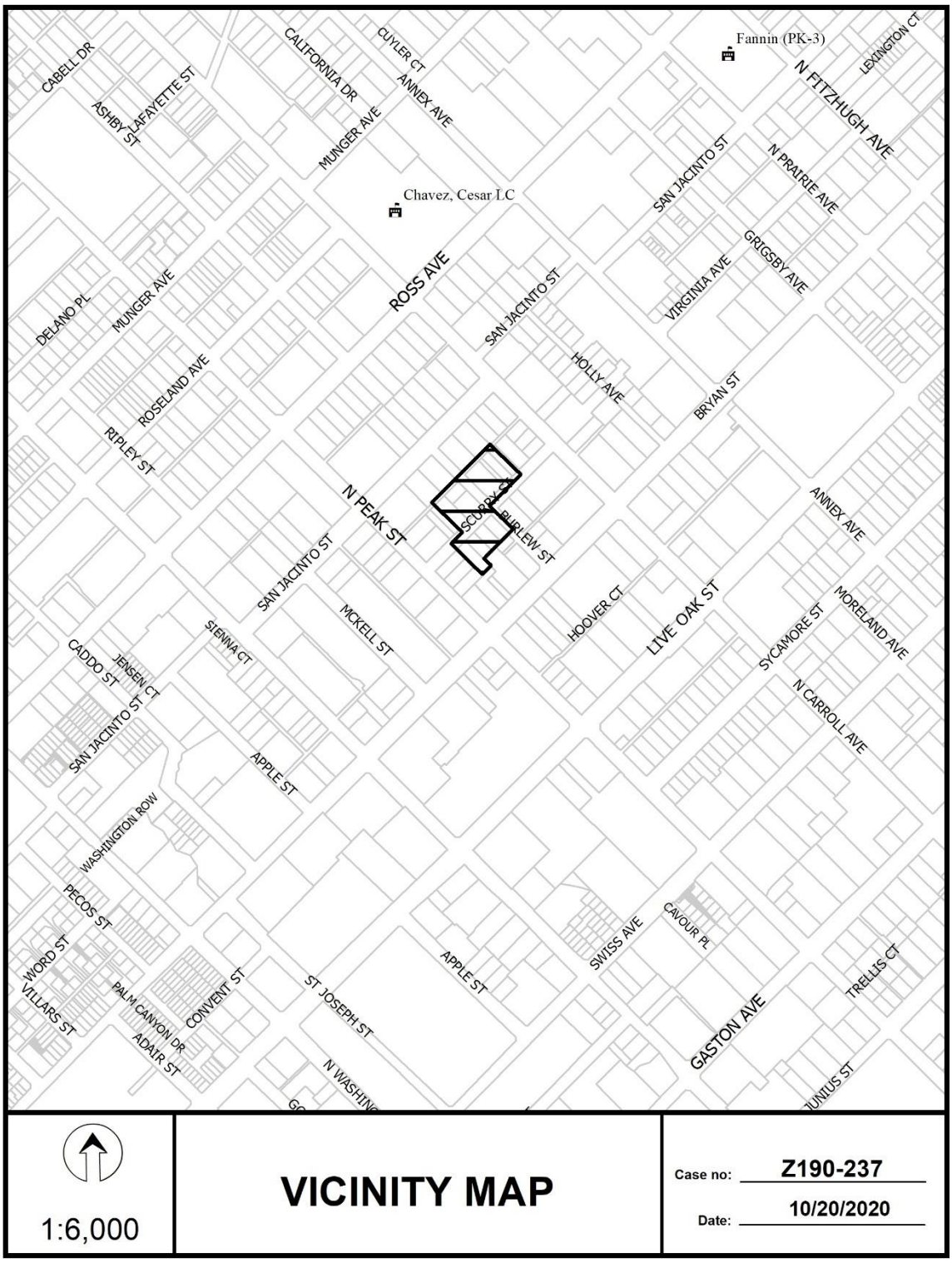
SEC. 51P-298.121. GENERAL REQUIREMENTS.

Development of the Property must comply with the requirements of all ordinances, rules, and regulations of the city. (Ord. Nos. 20049; 24914; 25960; 26102; 26388)

SEC. 51P-298.122. COMPLIANCE WITH CONDITIONS.

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

(b) The building official shall not issue a building permit or certificate of occupancy for a use in this planned development district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 20049; 24914; 25960; 26102; 26388)



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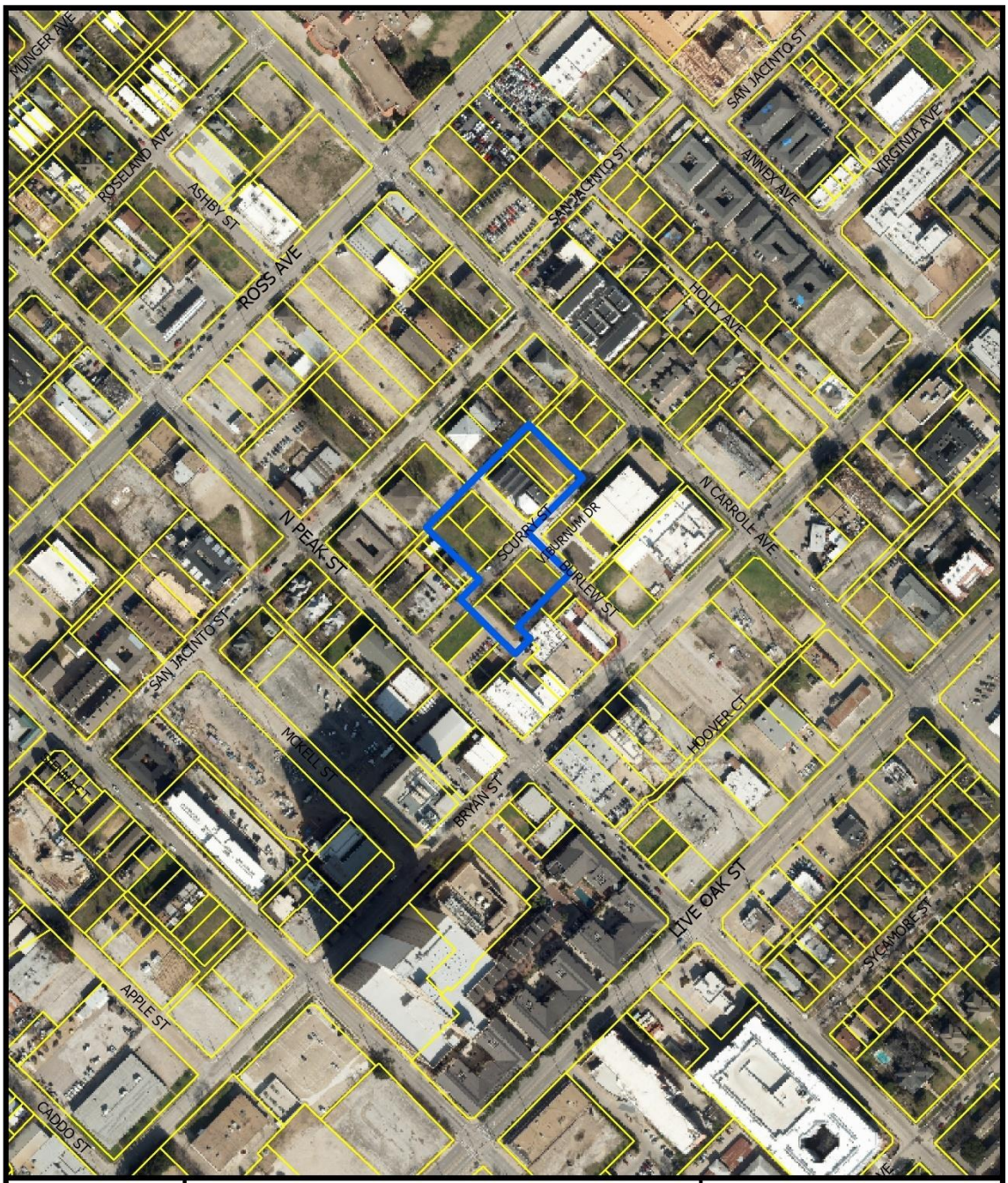
VICINITY MAP

Case no: Z190-237

Date: 10/20/2020



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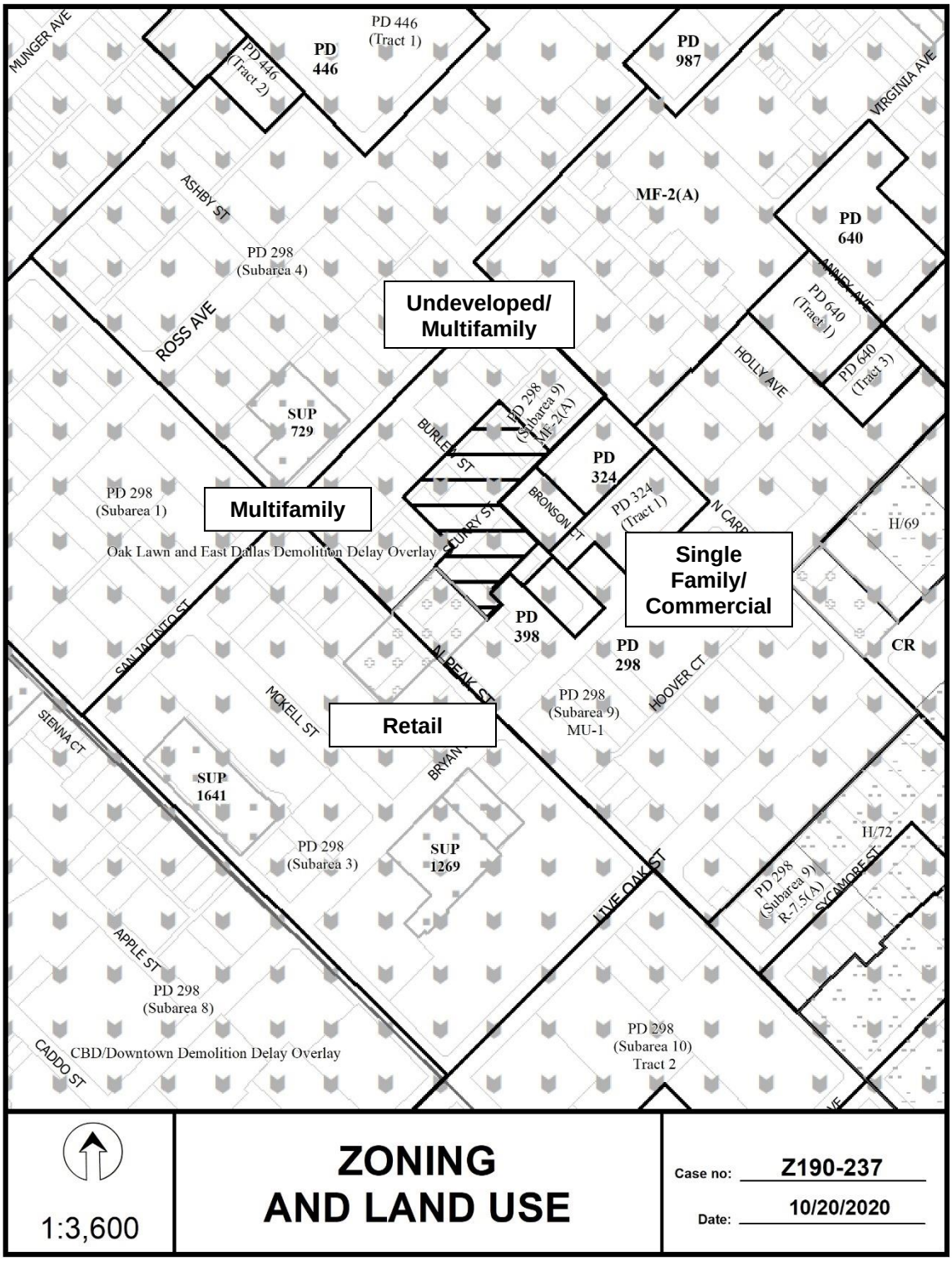
AERIAL MAP

Case no: Z190-237

Date: 10/20/2020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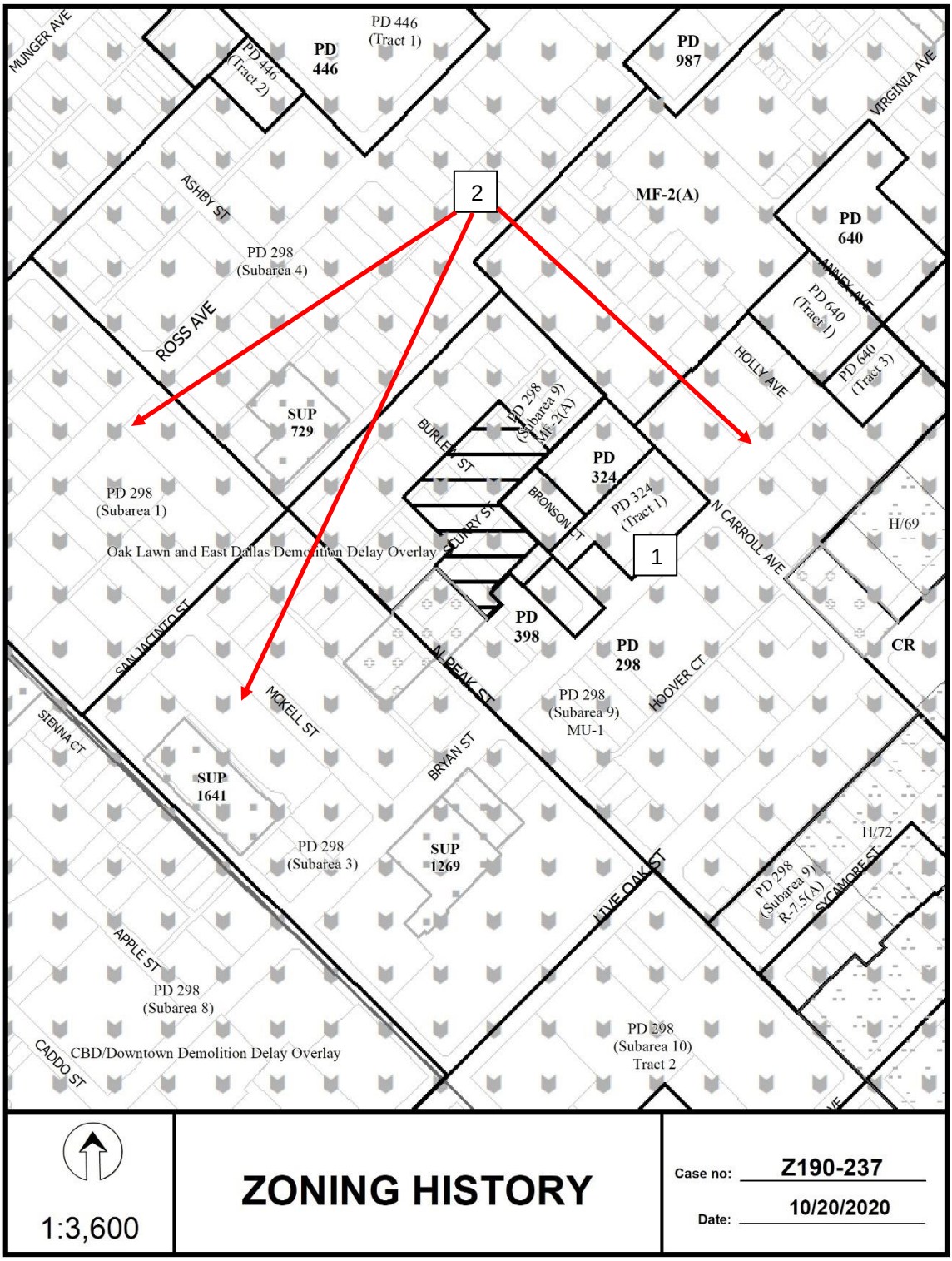
PD 446 (Tract 1)
PD 446
PD 446 (Tract 2)
PD 987
VIRGINIA AVE
ASHBY ST
MF-2(A)
PD 640
PD 298 (Subarea 4)
Undeveloped/ Multifamily
ROSS AVE
PD 640 (Tract 1)
PD 640 (Tract 3)
HOLLY AVE
SUP 729
PD 298 (Subarea 9) MF-2(A)
BURLEY ST
PD 324
PD 298 (Subarea 1)
Multifamily
BRONSON CT
PD 324 (Tract 1)
H/69
Oak Lawn and East Dallas Demolition Delay Overlay
Single Family/ Commercial
PD 398
PD 298
CR
SAN JACINTO ST
MOKELL ST
Retail
PD 298 (Subarea 9) MU-1
HOOVER CT
SIENNA CT
SUP 1641
H/72
PD 298 (Subarea 3)
SUP 1269
PD 298 (Subarea 9) R-7.5(A)
SYCAMORE ST
APPLE ST
PD 298 (Subarea 8)
PD 298 (Subarea 10) Tract 2
CBD/Downtown Demolition Delay Overlay
CADDO ST
1:3,600
ZONING AND LAND USE
Case no: Z190-237
Date: 10/20/2020


MUNGER AVE
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PD 446
PD 446 (Tract 2)
PD 987
VIRGINIA AVE
ASHBY ST
2
MF-2(A)
PD 640
PD 298 (Subarea 4)
ROSS AVE
PD 640 (Tract 1)
PD 640 (Tract 3)
HOLLY AVE
SUP 729
PD 298 (Subarea 9) MF-2(A)
BURLEW ST
PD 324
PD 324 (Tract 1)
PD 298 (Subarea 1)
BRONSON CT
DUNRY ST
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Oak Lawn and East Dallas Demolition Delay Overlay
SAN JACINTO ST
PD 398
PD 298
CR
N PEAK ST
HOOVER CT
PD 298 (Subarea 9) MU-1
SIENNA CT
MOKELL ST
BRYAN ST
SUP 1641
H/72
PD 298 (Subarea 3)
SUP 1269
LIVE OAK ST
PD 298 (Subarea 9) R-7.5(A)
SYCAMORE ST
APPLE ST
PD 298 (Subarea 8)
CBD/Downtown Demolition Delay Overlay
PD 298 (Subarea 10) Tract 2
CADDO ST
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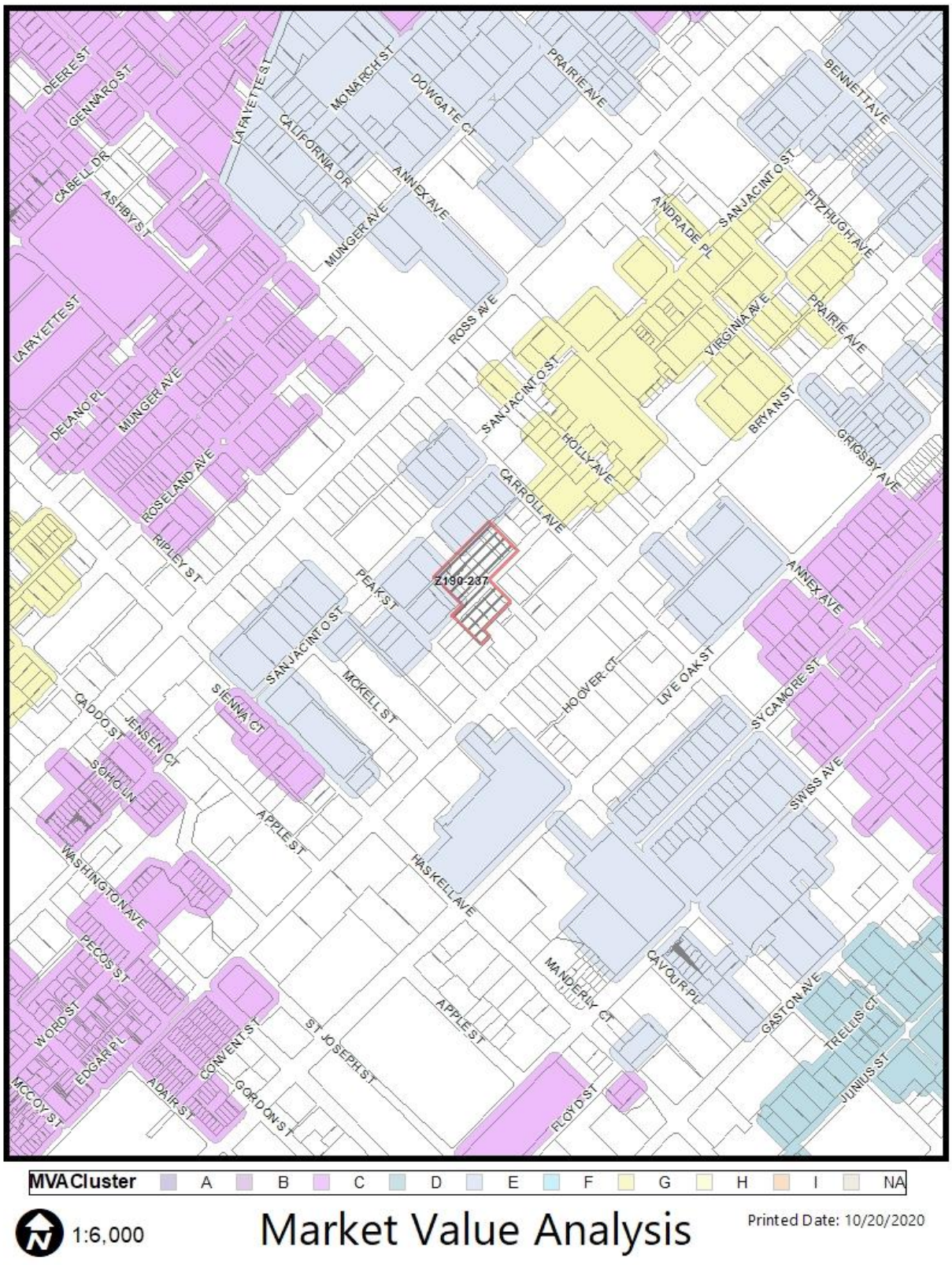
ZONING HISTORY
Case no: Z190-237
Date: 10/20/2020


Z190-237
DEERE ST
GENARO ST
CABELL DR
ASHBY ST
LAFAYETTE ST
MONARCH ST
DOWGATE CT
CALIFORNIA DR
ANNEX AVE
MUNGER AVE
ROSS AVE
PRAIRIE AVE
BENNETT AVE
ANDRADE PL
SAN JACINTO ST
FITZHUGH AVE
VIRGINIA AVE
BRYAN ST
GRIGSBY AVE
HOLLY AVE
CARROLL AVE
DELANO PL
ROSELAND AVE
RIPLEY ST
PEAK ST
MCKELL ST
HOOVER CT
LIVE OAK ST
SYCAMORE ST
SWISS AVE
CADDO ST
JENSEN CT
SIENNA CT
SOHO LN
APPLE ST
WASHINGTON AVE
HASKELL AVE
PECOS ST
WORD ST
EDGAR PL
CONVENT ST
ST JOSEPH ST
ADAIR ST
GORDON ST
MCCOY ST
MANDERLY CT
CAVOUR PL
GASTON AVE
TRELLIS CT
JUNIUS ST
FLOYD ST
MVA Cluster
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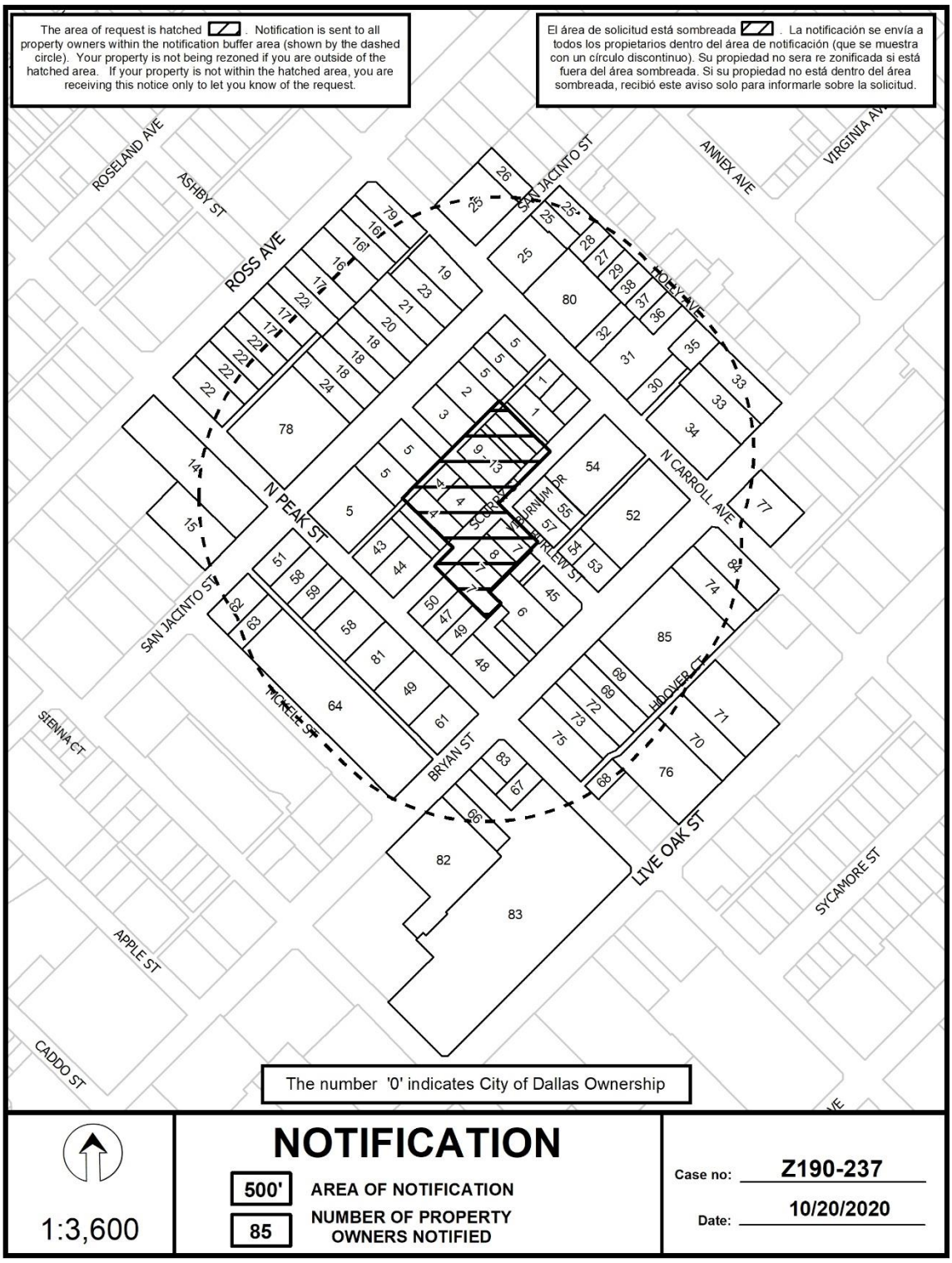
Market Value Analysis
Printed Date: 10/20/2020


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.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
ROSELAND AVE
ASHBY ST
ROSS AVE
SAN JACINTO ST
ANNEX AVE
VIRGINIA AVE
HOBY AVE
N PEAK ST
N CARROLL AVE
SCOBEY ST
WILLIAM DR
BURLEW ST
HOOVER CT
MICKLE ST
BRYAN ST
LIVE OAK ST
SYCAMORE ST
SIENNA CT
APPLE ST
CADDO ST
The number '0' indicates City of Dallas Ownership
1:3,600
NOTIFICATION
500' AREA OF NOTIFICATION
85 NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z190-237
Date: 10/20/2020

10/20/2020

Notification List of Property Owners

Z190-237

85 Property Owners Notified

Label #	*Address*		*Owner*
1	1509	N CARROLL AVE	TWO MAD OX LLC
2	4406	SAN JACINTO ST	CANSTATE LLC
3	4400	SAN JACINTO ST	AFLALO TEXAS LLC
4	4321	SCURRY ST	HB CAPITAL DALLAS LP
5	1515	N CARROLL AVE	ANA SAN JACINTO LLC
6	4315	BRYAN ST	BAYMAR HOTELS & PROPERTIES INC
7	4324	SCURRY ST	ONE MAD OX LLC
8	4320	SCURRY ST	ONE MAD OX LLC
9	4401	SCURRY ST	POEHLMAN KIRK &
10	4401	SCURRY ST	BRANAM FORREST ALLEN &
11	1504	BURLEW ST	SONG EUNJU &
12	4401	SCURRY ST	ROLGINES SHOW JUMPERS LLC
13	4401	SCURRY ST	OXER INVESTMENTS LLC
14	4224	ROSS AVE	7-ELEVEN INC
15	4211	SAN JACINTO ST	HUFFMAN VINTAGE LLC
16	4406	ROSS AVE	HARDY KATHY D
17	4402	ROSS AVE	SAFEBUY PPTIES
18	4403	SAN JACINTO ST	SAFEBUY PROPERTIES LLC
19	1607	N CARROLL AVE	DWC MARKETING LLC
20	4407	SAN JACINTO ST	TOMAINO PROPERTIES LP
21	4411	SAN JACINTO ST	ROUSAN APARTMENTS LLC
22	4324	ROSS AVE	SAFEBUY PPTIES LLC
23	4415	SAN JACINTO ST	PYLON HOMES CO
24	4319	SAN JACINTO ST	EMANUEL LUTHERAN CHURCH
25	4501	SAN JACINTO ST	CITY CHURCH INTERNATIONAL
26	4511	SAN JACINTO ST	REIGER ASSOC 90 I LTD

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2020**

Planner: Pamela Daniel

FILE NUMBER: Z190-173(PD) **DATE FILED:** December 3, 2019

LOCATION: East side of North Westmoreland Road, northwest of Fort Worth Avenue

COUNCIL DISTRICT: 1 **MAPSCO:** 43 X

SIZE OF REQUEST: ± 0.98 acres **CENSUS TRACT:** 69.00

REPRESENTATIVE: Rob Baldwin, Baldwin Planning

OWNER/APPLICANT: Pro Quick Lube

REQUEST: An application for a Specific Use Permit for an auto service center on property zoned Subdistrict 5 within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District for mixed uses.

SUMMARY: The purpose of this request is to allow the construction of an approximately 2,876-square-foot addition for a total 4,493-square-foot structure to operate an auto service center use.

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

Planned Development District No. 714:
http://www.dallascityattorney.com/51P/Articles%20Supp%2050/ARTICLE%20714.pdf

Planned Development District No. 714 Exhibits:
http://www.dallascityattorney.com/51P/exhibits.html#a714

BACKGROUND INFORMATION:

- Planned Development District No. 714 was approved by City Council on February 23, 2005. The PD consists of five subdistricts for mixed use districts balanced with residential, multifamily, and retail uses. Additionally, PD No. 714 requires compliance of Architectural Design Standards for all new construction.

- The PD allows an auto service center use in Subdistrict 5 only by a Specific Use Permit.

- On August 12, 2020, the City Council remanded the request to the City Plan Commission to increase the area of request. The original request encompassed an approximately 0.5578-acre undeveloped request site. The request also sought to allow the construction of an approximately 2,745 square foot structure to operate an auto service center use.

- As remanded, the request seeks to enlarge the area of request to 0.98 acres of land, construct a slightly large structure for a 2,876-square foot addition to an existing 1,617-square-foot existing structure for a total 4,493-square foot structure to operate a larger auto service center use.

- The Dallas Development Code defines an auto service center use as a facility for the servicing or minor mechanical repair of motor vehicles. The use may include the retail sale of lubricant oils, tires, or parts for use in motor vehicles. This use does not include as its primary function the disassembly, rebuilding, and replacement of motor vehicle engines, transmissions, or other major machinery components, nor auto body repair or painting.

Zoning History: There have been no recent zoning change requests within the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
N. Westmoreland Road	Principal Arterial	100 ft.
Fort Worth Avenue	Principal Arterial	100 ft.

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.

Surrounding Land Uses:

	Zoning	Land Use
Site	Subdistrict 5 w/in PD No. 714	Undeveloped
North	Subdistrict 5 w/in PD No. 714 w/DR 834-417	Shopping Center
East	Subdistrict 5 w/in PD No. 714	Shopping Center
South	Subdistrict 5 w/in PD No. 714	Retail & personal service
West	RR, IR, SUP No. 1457 Subarea E w/in PD No. 811	Undeveloped & Electric Substation

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.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTRE BALANCED GROWTH

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

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Designing pedestrian-friendly streetscapes and encouraging new developments to provide pedestrian-oriented amenities and enhancements would encourage people to walk.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.4 Enhance retail, industrial and business operations.

Land Use Compatibility:

Developments in the immediate area, both north and south of the Fort Worth Avenue alignment through this part of PD No. 714, have begun to transition the area by providing residential options, both multifamily and single family dwellings.

In creating the vision for PD No. 714, various subdistricts were created to establish a basis for the balance of development and the co-existence with the built environment along the corridor. Subdistrict 5 envisioned to be a mixed-use subdistrict that balances residential, commercial and retail uses. New development should strengthen the existing residential neighborhoods and help to create a pedestrian-friendly environment. Buildings should have minimum or no setbacks. However, the area of request is not within a residential neighborhood. Rather the request site lies within the Kessler Hills Shopping Center with adjacency to a surface parking lot that serves the shopping center to the north, undeveloped tracts and an electric substation to the west, and retail and personal service uses to the south.

The architectural design standards in PD No. 714 are intended to preserve the historical, cultural, and architectural importance and significance of the West Commerce Street/Fort Worth Avenue corridor. The development patterns and architecture along the corridor reflect pioneer settlements; the Great Depression; mid-20th century Americana; and post-World War II automobile, nightclub, and restaurant culture. These architectural design standards are intended to preserve the character of the corridor while allowing compatible new construction and modifications that respect the corridor's historical, cultural, and architectural significance. While the floor plan and elevations are not required with submittal of this request, the applicant provided these plans to ensure compliance which staff verified.

The area of request is zoned Subdistrict 5 within PD No. 714 and is currently developed with an approximately 1,617-square-foot one-story auto service center use. The proposed plan intends to provide for a one-story addition, totaling approximately 2,876 square feet, fronting along the North Westmoreland Road frontage. The attached site plan has been provided by the applicant to show the relationship of the existing and proposed development across the property.

The site is surrounded by a mix of uses, heavily influenced by office and retail along the Fort Worth Avenue alignment through this area with scattered development seen along North Westmoreland Road.

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 appear to have an adverse impact on the surrounding zoning and land uses.

The applicant's request for a Specific Use Permit for an auto service center is consistent with the provisions for granting a SUP and with the non-residential uses along N. Westmoreland Road. Staff recommends approval of the request due to the compatibility of the use and its minimal impact to the surrounding area. However, due to North Westmoreland being a gateway corridor from downtown and the PD's vision for new development to strengthen the existing residential neighborhoods and help create a pedestrian-friendly environment, staff recommends a five-year time period, to re-evaluate the use once fully constructed and enlarged to ensure that the impact remains minimal to the surrounding area. Additionally, staff believes that regulating the hours of operation between the hours of 8:00 a.m. and 7:00 p.m., Monday through Saturday will ensure compatibility with the residential developments to the north and south as well as maintain consistency with the hours of operation for the shopping center use to the east.

Parking:

The off-street parking requirements for an auto service center in PD No. 714, are in accordance with the Dallas Development Code, as amended. At a parking ratio of one space for each 500 square feet of floor area, the proposed 4,493-square-foot auto service center will require nine spaces, as depicted in the proposed site plan, 21 spaces will be provided with two bicycle spaces.

Landscaping:

Landscaping of any development is required to comply with Sec.51P-714.114.

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.

List of Partners/Principals/Officers

Pro Quick Lube
Ibrahim Ballout, President

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is an auto service center use.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

Staff Recommendation:

3. TIME LIMIT: This specific use permit is approved for a _____ (five-year period).

Applicant' Request:

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

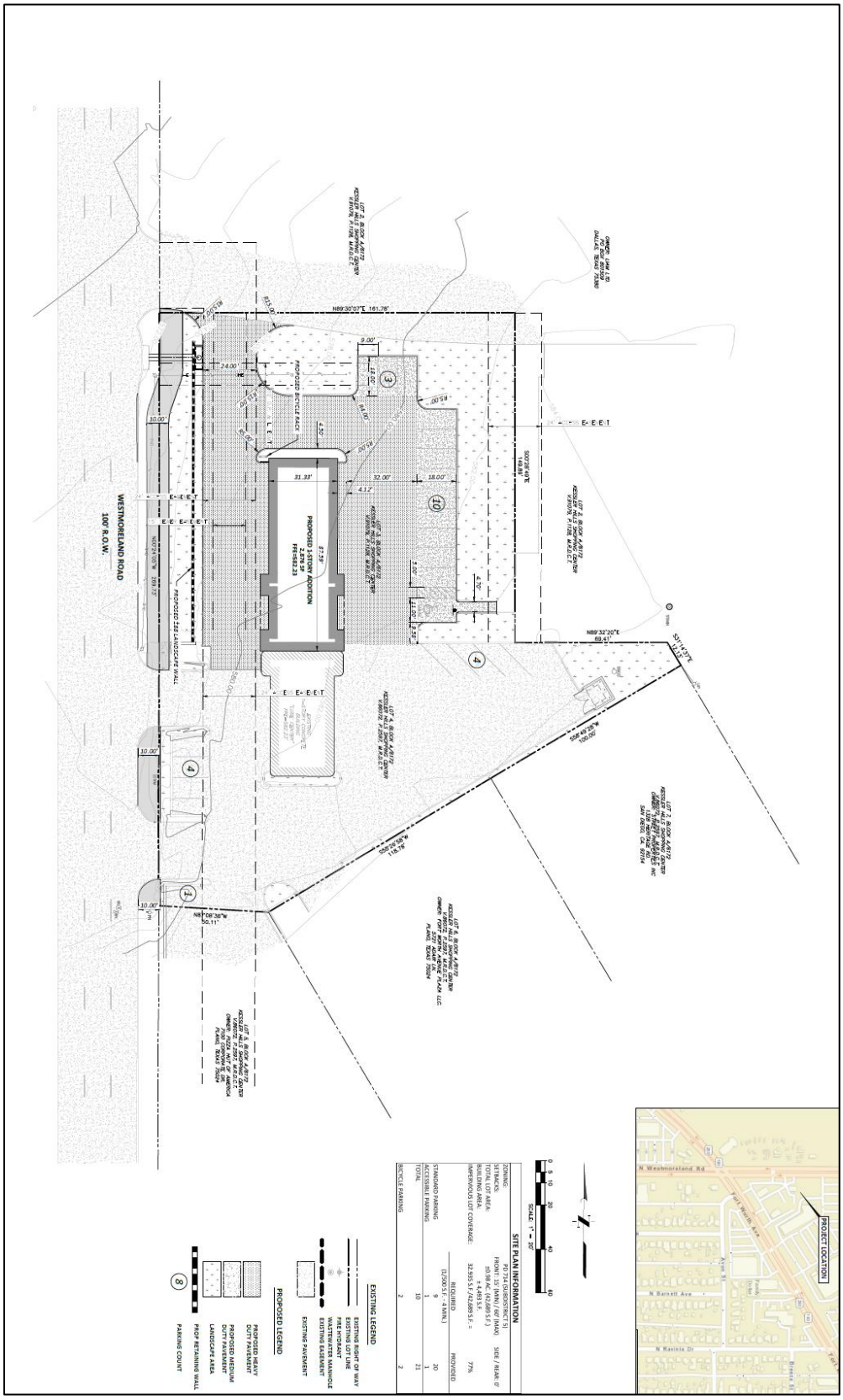
4. HOURS OF OPERATION: The auto service center may only operate between 8:00 a.m. and 7:00 p.m., Monday through Saturday.

5. MAXIMUM FLOOR AREA: The maximum floor area is 4,493 square feet.

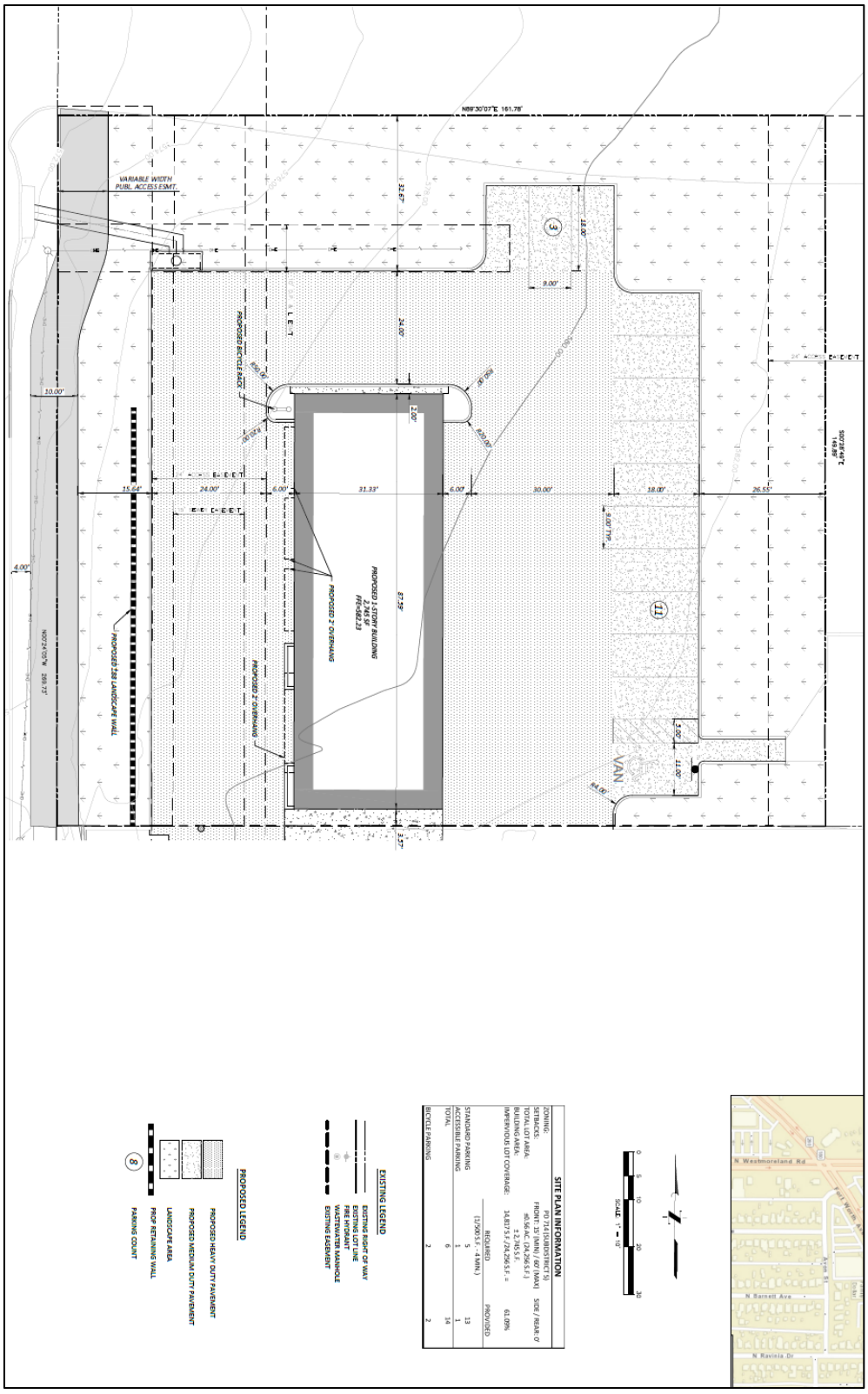
6. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance.

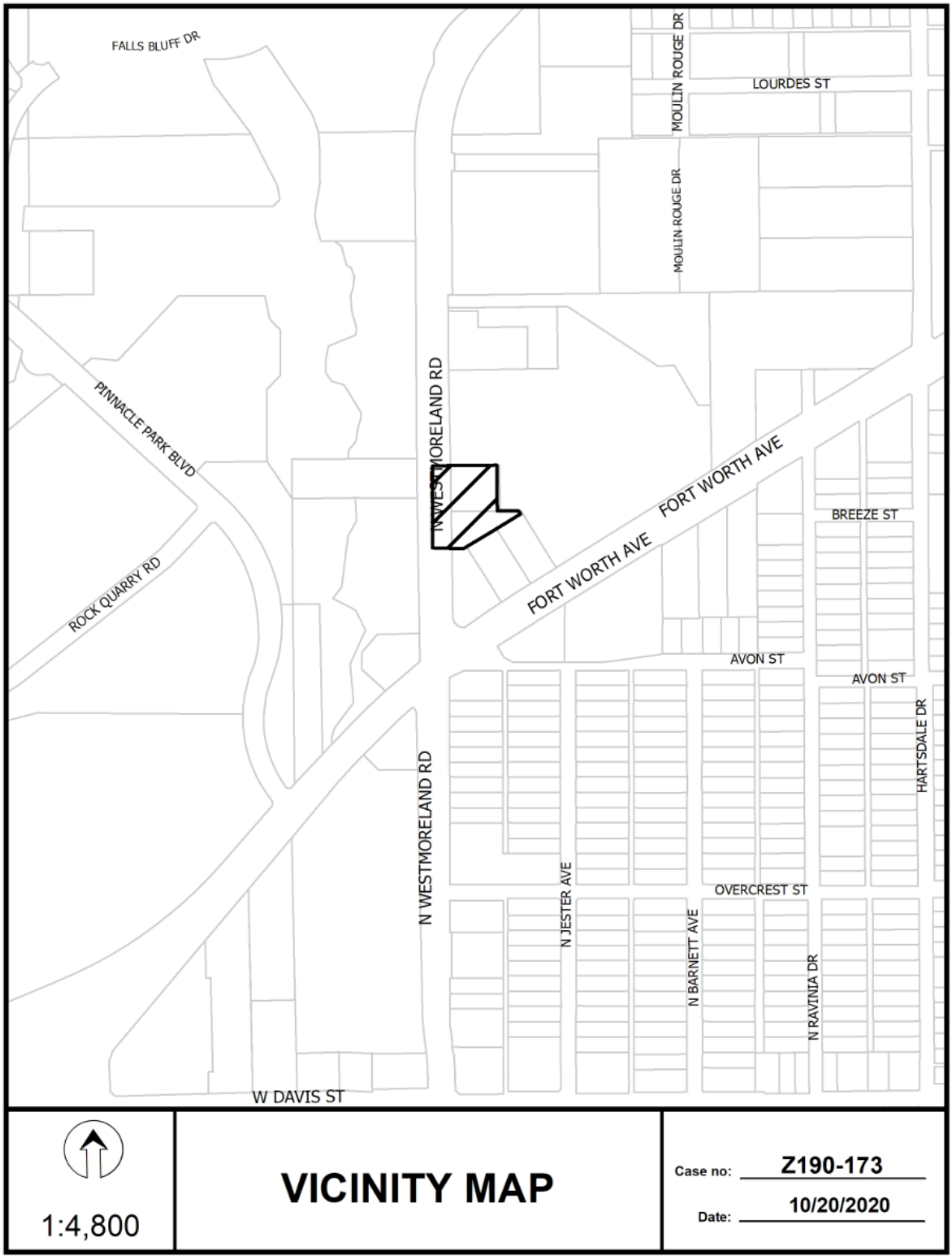
7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED SITE PLAN



PREVIOUSLY PROPOSED SITE PLAN




FALLS BLUFF DR
MOULIN ROUGE DR
LOURDES ST
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PINNACLE PARK BLVD
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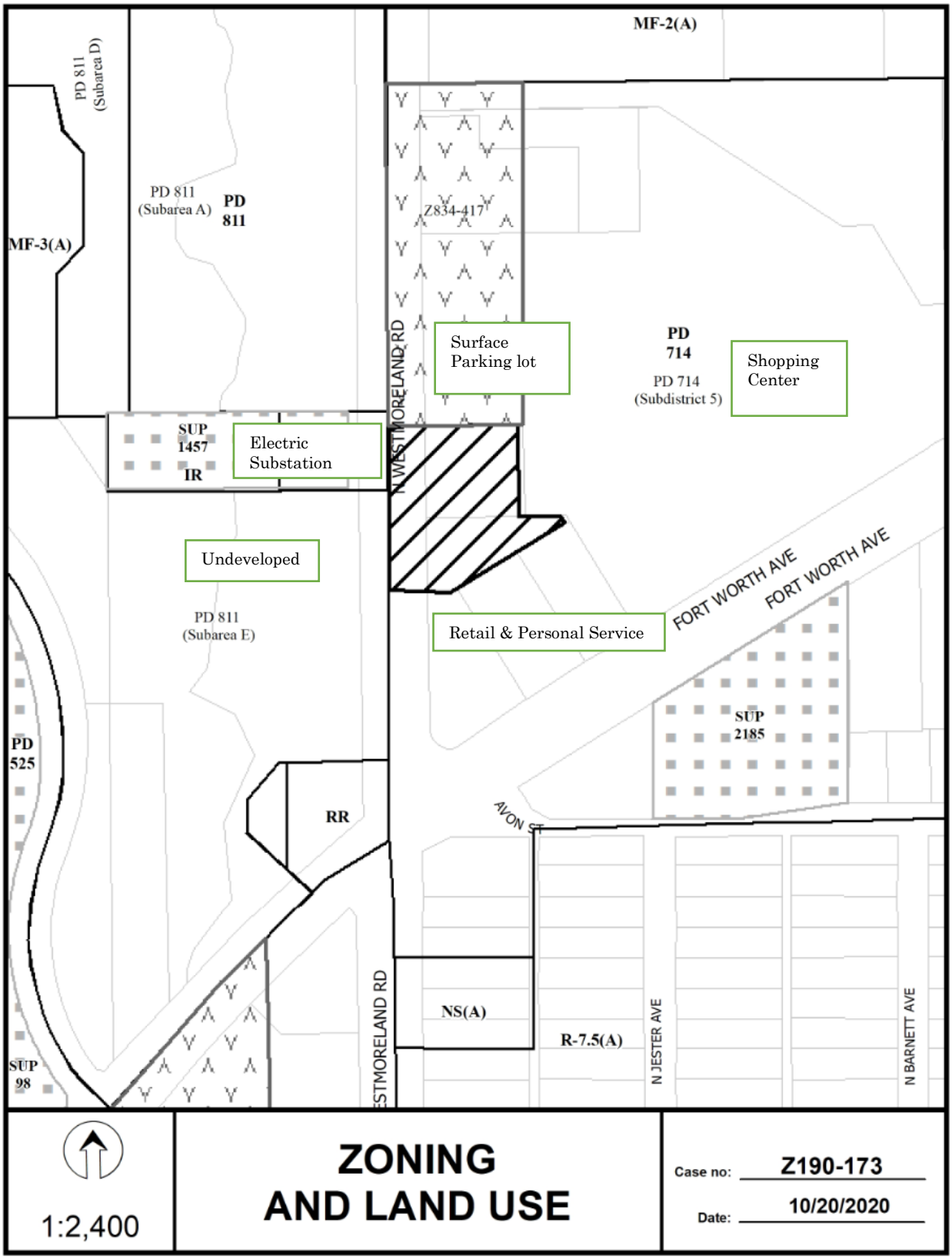
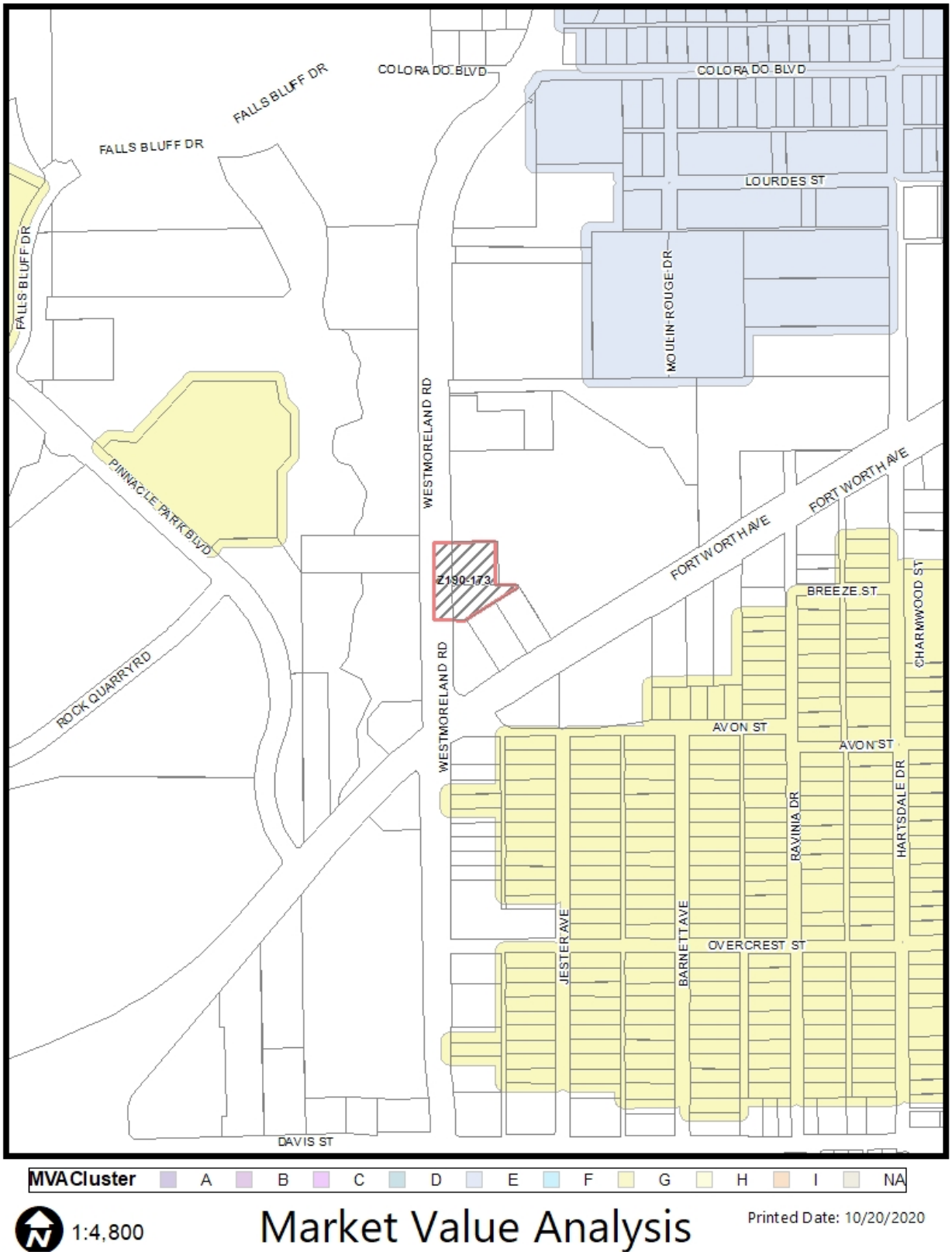
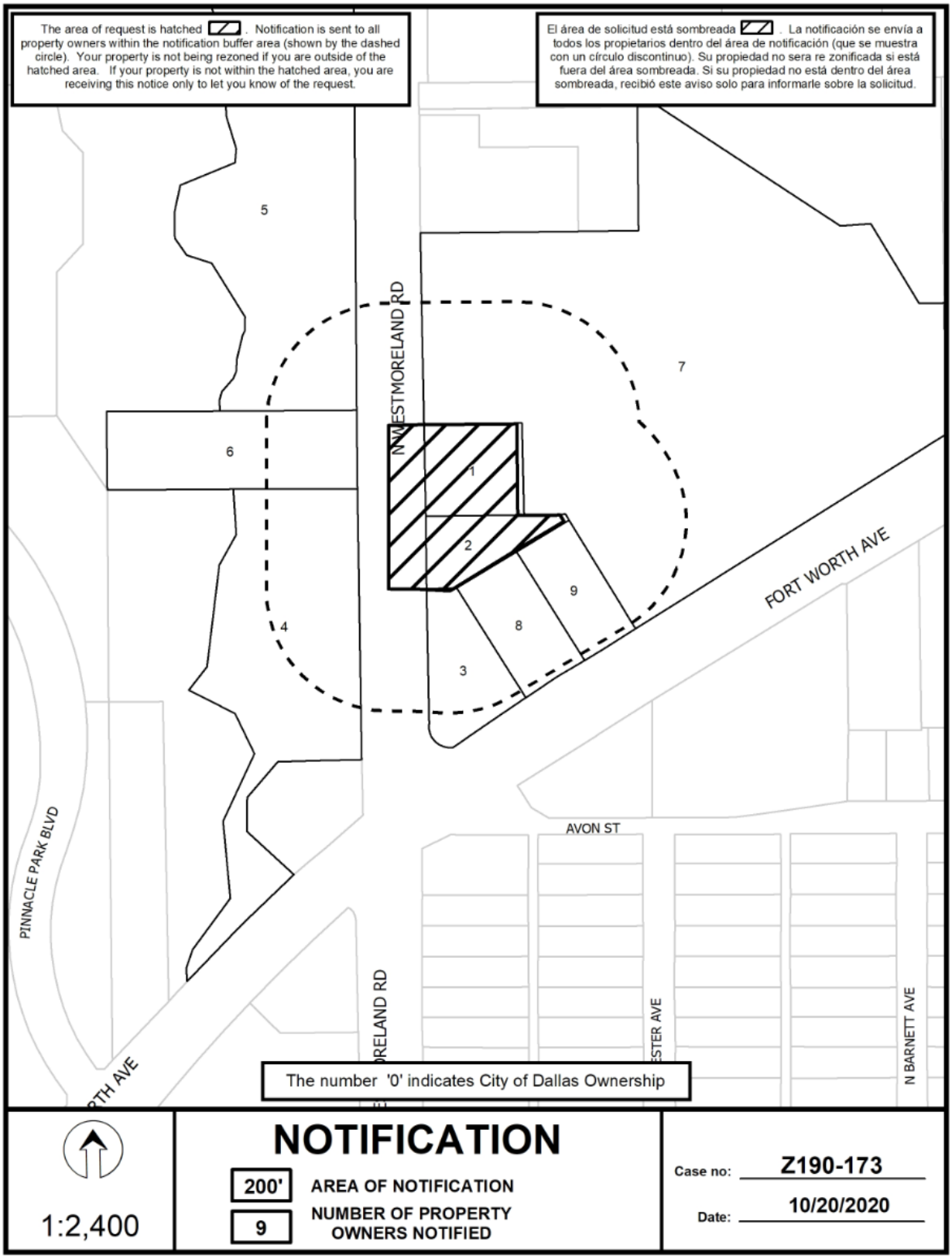
FORT WORTH AVE
FORT WORTH AVE
BREEZE ST
ROCK QUARRY RD
AVON ST
AVON ST
HARTSDALE DR
N WESTMORELAND RD
N JESTER AVE
OVERCREST ST
N BARNETT AVE
N RAVINIA DR
W DAVIS ST
1:4,800
VICINITY MAP
Case no: Z190-173
Date: 10/20/2020

NWESTMORELAND RD
FORT WORTH AVE
AVON ST
PINNACLE PARK BLVD
ESTMORELAND RD
N JESTER AVE
N BARNETT AVE
1:2,400
AERIAL MAP
Case no: Z190-173
Date: 10/20/2020


MF-2(A)
PD 811 (Subarea D)
PD 811 (Subarea A)
PD 811
MF-3(A)
Z834-417
Surface Parking lot
PD 714
PD 714 (Subdistrict 5)
Shopping Center
N WESTMORELAND RD
SUP 1457
IR
Electric Substation
Undeveloped
PD 811 (Subarea E)
Retail & Personal Service
FORT WORTH AVE
FORT WORTH AVE
SUP 2185
PD 525
RR
AVON ST
NS(A)
R-7.5(A)
N JESTER AVE
N BARNETT AVE
SUP 98
ESTMORELAND RD
1:2,400
ZONING AND LAND USE
Case no: Z190-173
Date: 10/20/2020


FALLS BLUFF DR
COLORADO BLVD
FALLS BLUFF DR
COLORADO BLVD
LOURDES ST
FALLS BLUFF DR
MOULIN ROUGE DR
WESTMORELAND RD
PINNACLE PARK BLVD
Z190-173
FORT WORTH AVE
FORT WORTH AVE
BREEZE ST
CHARMWOOD ST
ROCK QUARRY RD
WESTMORELAND RD
AVON ST
AVON ST
RAVINIA DR
HARTSDALE DR
JESTER AVE
BARNETT AVE
OVERCREST ST
DAVIS ST
MVA Cluster A B C D E F G H I NA
1:4,800
Market Value Analysis
Printed Date: 10/20/2020


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.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
NWESTMORELAND RD
FORT WORTH AVE
AVON ST
PINNACLE PARK BLVD
N BARNETT AVE
1
2
3
4
5
6
7
8
9
The number '0' indicates City of Dallas Ownership
1:2,400
NOTIFICATION
200'
AREA OF NOTIFICATION
9
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z190-173
Date: 10/20/2020

10/20/2020

Notification List of Property Owners

Z190-173

9 Property Owners Notified

Label #	*Address*		*Owner*
1	1030	N WESTMORELAND RD	PRO QUICK LUBE
2	1020	N WESTMORELAND RD	PRO QUICK LUBE LLC
3	3233	FORT WORTH AVE	EQUITY TRUST COMPANY CUSTODIAN
4	3319	FORT WORTH AVE	SLF III THE CANYON IN OAK CLIFF LP
5	1135	N WESTMORELAND RD	ADBRITAIN REALTY LLC
6	1045	N WESTMORELAND RD	ONCOR ELECRTIC DELIVERY COMPANY
7	1050	N WESTMORELAND RD	LIAM LTD
8	3225	FORT WORTH AVE	FORT WORTH AVENUE PLAZA LLC
9	3223	FORT WORTH AVE	STREET PROPERTIES INC

Planner: Pamela Daniel

FILE NUMBER:	Z190-158(PD)	**DATE FILED:**	December 6, 2019
LOCATION:	Northeast corner of Gulden Lane and Singleton Boulevard		
COUNCIL DISTRICT:	6	**MAPSCO:**	44 Q
SIZE OF REQUEST:	± 3.76 acres	**CENSUS TRACT:**	101.02

REPRESENTATIVE: Laura Hoffman & Tommy Mann, Winstead PC

APPLICANT/OWNER: West Dallas Investments, L.P.

REQUEST: An application for a Planned Development District for office and mixed uses on property zoned an IR Industrial Research District.

SUMMARY: The applicant proposes to develop the site with a special office project and mixed uses. The applicant requests to create a Planned Development District to increase the maximum height; define and create allowance of a community memorial plaza; removal of the residential proximity slope on Tract 1; and deviate from the streetscapes, landscape, and sign regulations.

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

BACKGROUND INFORMATION:

- The request site consists of nine undeveloped parcels utilized as required parking for the existing retail and personal service uses to the west across Gulden Lane. Currently, a parking agreement exists that provides 241 required off-street parking spaces to satisfy the parking requirement for the existing uses.

- According to 2013 Google aerials, the request site was once developed with auto-related and industrial warehouse uses along the larger portion of the property fronting Singleton Boulevard while two single family dwellings appear to be developed on the remaining seven parcels fronting along Gulden Lane.

- According to the Google aerials, the industrial warehouse uses and single family dwellings appear to have been demolished between October 2013 and March 2015.

- The applicant requests to create a new Planned Development District with two tracts (Tract 1 and Tract 2) to allow a special office project that proposes the following:

    1) definition and allowance of a “community memorial plaza” on Tract 2;

    2) remove the residential proximity slope on Tract 1;

    3) allow a maximum height of 400 feet in Tract 1;

    4) deviate from the front and side yard setbacks as permitted within a GO General Office District;

    5) remove the urban form setback and tower spacing setback requirements;

    6) deviating from the streetscapes standards as required by the West Dallas Urban Structure and Guidelines Area Plan (the Structure);

    7) utilizing both Tract 1 which proposes the office tower and Tract 2 which proposes the memorial plaza be considered as one lot when calculating the floor area ratio;

    8) redefine a transit oriented development to allow a 10 percent reduction in the off-street parking requirement when restaurant uses are located within 1,200 feet of a DART bus station rather than the required proximity to a transit station;

9) require no off-street parking requirements for the proposed community memorial plaza; and,

10) increase the number of allowable signs and sign types.

Zoning History: There have been four recent zoning cases within the vicinity in the past five years.

1. **Z190-180:** On November 5, 2020, the City Plan Commission will hear a request for a Planned Development District for office and mixed uses on property zoned an R-5(A) Single Family District, an IR Industrial Research District, and a CS Commercial Service District, located on the north side of Singleton Boulevard, between Bataan Street and Herbert Street.

2. Z189-350: On March 25, 2020, the City Council approved an amendment to Planned Development District No. 891 by incorporating property zoned an IR District into and expanding PD No. 891.

3. Z156-302: On September 28, 2016, City Council approved the expansion of Planned Development District No. 891 for certain Mixed Uses on property zoned an IR Industrial Research District.

4. Z112-319: On June 13, 2016, City Council approved Planned Development District No. 891 for certain Mixed Uses on property zoned an IR Industrial Research District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Thoroughfare Plan Dimension; ROW
Singleton Boulevard	Major Arterial	88 feet
Gulden Street	Collector	56 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the request and finds that the deviation from the Complete Streets Manual regarding streetscape standards will not significantly impact the surrounding 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 generally complies with the following goals and policies of the Comprehensive Plan.

LAND USE ELEMENT

GOAL 1.1 Align land use strategies with economic development priorities

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

ECONOMIC ELEMENT

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

Policy 2.5.2 Ensure that existing and future residential areas are appropriately linked in order to enhance economic development and urban design benefits.

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

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

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Implementation Measure 5.1.1.3 Apply urban design tools in pedestrian or transit-oriented districts when approving zoning cases and when developing Area Plans.

Policy 5.1.2 Define urban character in Downtown and urban cores.

Policy 5.1.3 Encourage complementary building height, scale, design and character.

The *Neighborhood Plus Plan* was adopted by the City Council in October 2015 to set a new direction and shape new policy for housing and neighborhood revitalization in Dallas. The final chapter, Strategic Goals, delineates six strategic goals to shift our approach, policies and actions to achieve greater equity and prosperity for all Dallas residents, expand the range of housing options, and enhance the quality of neighborhoods.

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

This project has the potential to meet several goals of the comprehensive plan. This distinctive neighborhood offers a variety of eating, shopping, working, and living opportunities. The proposed development will extend those options by adding a large format specialty office use, specialty retail and a community open space that honors notable members of the community. The proximity to the Margaret Hunt Hill Bridge and the quality of the design will make the site a feature within the neighborhood and of the area.

Area Plans:

On March 9, 2011, Council approved the **West Dallas Urban Structure and Guidelines Area Plan** (**the Structure**). This document provides a template for redevelopment of an area generally bounded by Canada Drive/Beckley Avenue, IH-30, and Sylvan Avenue; and envisions dense, pedestrian-oriented, mixed-use neighborhoods along the Singleton Boulevard and Herbert Street corridors. This expansion of the planned development district helps to implement the West Dallas Urban Structure and Guidelines.

The Structure was developed using a collaborative community-based process under the guidance of the Dallas CityDesign Studio. Public input was a cornerstone of the Structure's development, with over 40 community meetings as well as detailed discussion and interaction with the applicant in order to reach a consensus around the vision for the area. The development objectives include:

1. Preserve, enhance, conserve the La Bajada community in its entirety;

2. Re-Create Singleton Boulevard and Commerce Street as handsome "parkway" streets entering the inner city;

3. Create a new neighborhood spine street of retail and services with high-density mixed-use clustered along it;

4. Step-down in density from the new neighborhood spine east, west and toward La Bajada;

5. Development of three to four (3-4) active mixed-use nodes at major intersections;

6. Allow for incremental rehabilitation and infill re-development of properties east, west, and south of new neighborhood spine as demand emerges, and;

7. Create a high-density, residentially focused neighborhood along the levee with connections into the Trinity Park.

As determined by staff, the three primary objectives of “the Structure are to enhance and protect La Bajada, encourage incremental development, and foster new development that complies with the vision. The key to achieving these objectives successfully lies in the concept of reorienting development pressure away from La Bajada and concentrating the opportunities for density along a newly-established Herbert Street spine that runs from Singleton to West Commerce Street. As an investment in this key move to reformat the built environment in the area, the City of Dallas included $34 million in the 2012 Bond Program to design and construct underpasses under the existing Union Pacific Railroad. This improved connectivity places the target for growth south of Singleton Boulevard; however, its success hinges on concentrating growth in a manner that establishes Herbert Street as the central spine street that includes key development nodes and high density from W. Commerce Street to Single Boulevard with a step-down in density from east, west, and toward La Bajada.

The **Trinity River Corridor Comprehensive Land Use Plan**, adopted by Dallas City Council in March 2005, serves as a framework for a coordinated approach to the Trinity Project infrastructure improvements, land use and economic development. Its broad vision describes the character this corridor should have for the future. It establishes general principles that direct preparation of detailed plans for smaller parts of the corridor. It provides guidance about the appropriate land uses and development patterns for the corridor that can be used by citizens, property owners, and City officials as they review specific development proposals. Within this larger plan lies West Dallas. With its strategic location across the Trinity from downtown, it is envisioned to follow a mixed-use development pattern. This pattern should incorporate a vibrant mix of residential and employment uses at a lower density than that found in downtown but providing residents with a vibrant blend of opportunities to live, work, shop and play within a closely defined area. “This Structure” is an updated and refined vision for this area.

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	IR	Surface parking lot
North	IR, A(A)	Undeveloped, walking trail
East	A(A)	Trinity River Floodway, walking trail, Margaret Hunt Hill Bridge
South	IR, SUP No. 573	Concrete Batch Plant, Electrical Substation
West	IR, R-5(A) w/NSO No. 13	Restaurant, personal service, single family

Land Use Compatibility:

The combined site contains 3.76 acres of land exclusive of right-of-way. According to DCAD and City Certificate of Occupancy records, a building with approximately 9,760 square feet containing an auto-related and industrial warehouse use has existed in the portion fronting along Singleton Boulevard in 2013. Similarly, Google aerials depict the parcels fronting along Gulden Lane containing two single family dwellings in 2013. All improvements appear to have been razed between 2013 and 2015. Currently, the request site contains off-street parking spaces through a parking agreement that provides 241 required spaces for the restaurant and retail uses to the west across Gulden Lane.

Surrounding land uses consist of an undeveloped tract and a walking trail to the north; the Trinity River Floodway, walking trail and Margaret Hunt Hill Bridge to the east; a concrete batch plant and electrical substation to the south; and restaurant, personal service and single family use to the west.

The request seeks to develop the site with a 400-foot tower office use with a maximum floor area of 650,000 square feet, and mixed uses to include an institutional and community service use consisting of a community memorial plaza, office uses, a financial institution without drive-in window, a commercial parking lot or garage, general merchandise or food store 3,500 square feet or less, a general merchandise or food store greater than 3,500 square feet, and personal service uses excluding tattoo or body piercing studio or massage establishment.

The area encompassing the request site is unique in the aspect of having adjacency to Downtown, the Design District, Victory Park, and the recreational opportunities of the planned Trinity Park. The area is home to a strong and vibrant Mexican American neighborhood that comprises the residential core for the community. Having undergone decades of disinvestment the area is burdened by negative external perceptions. Since the completion of the Margaret Hunt Hill Bridge, the area and request site acts as a gateway into West Dallas and the La Bajada Neighborhood. However, previous disinvestment and disconnection from the rest of the City created challenges that gave the impression of a declining urban environment. However, reinvestment into the community is awakening the desire to enhance and utilize the area's advantages to create a more desirable place to live, conduct business, and experience unique cultural and urban amenities.

"The Urban Structure" anticipates development in this area to reach a population of 24,000. The plan includes approximately 16,000 units of mixed income housing, and over two million (2,000,000) square feet of commercial or employment area. "The Structure" identifies nine envisioned neighborhoods describing a unique character, vision and combination of land uses for each. "The Structure" outlines the request site as being within the Trinity Point neighborhood. The vision of Trinity Point is to ensure that the West Dallas Gateway for the Margaret Hunt Hill & Continental Bridges is developed with a range of building heights announcing arrival from the east with strong orientation to the Trinity River. The recommended uses consist of high density residential with retail at grade, high density office with retail at grade, hospitality, multifamily with retail at grade plus office, townhome, outdoor/indoor market and park. The growth scenario is approximately 6,000,000 square feet of new development in this high density area along with 3,500 housing units.

Development Standards:

SUBDISTRICT	SETBACKS		FAR	Height	Lot Coverage	Additional Provisions	PRIMARY Uses
	Front	Side/Rear					
IR Industrial	15’	30’ res adj OTHER: No min.	.5 Retail & personal srvc .75 lodging, office, retail & personal srv 2.0 all combined	200’	80%	RPS	Light industrial, office and supporting commercial uses
PD Applicant’s Request	6’	No min.	650,000 sqft 4.5 Tract 1 3.9 Tract 1 & 2 combined	400’	80%	None	Office tower, mixed uses
PD Staff’s Recommendation	10’/20’ over 45 feet in height	10’/30’ max w/add one foot for each two feet above 30 feet	650,000 sqft 4.5 Tract 1 3.9 Tract 1 & 2 combined	300’Tract 1 30’ Tract 2	80%	Tower spacing	Office tower, mixed uses

The following development standards are proposed with this request:

- Reduce the front yard setback from 15 feet to five feet on Gulden Lane and prohibit urban form setback and towering spacing. Staff supports this request because it creates a more urban environment along the street frontages and orients the portion of the property designated for the proposed tower portion on the parcel fronting Singleton Boulevard.

- Define and allow a “community memorial plaza” on Tract 2. Staff supports this request since the proposed development seeks to facilitate commercial and social interaction by simply placing people together in a relatively compact and walkable space. The compactness of people, buildings and activities make urban amenities possible promoting vitality and diversity. By allowing a “community memorial plaza” the development is creating open spaces where local residents can meet and socialize and provide the community a sense of pride, place, and belonging. Further “the Structure” provides guidelines for public art that connects people to one another and builds strong communities. “The Structure” states that public art should have the power to engender aesthetic experiences, transform public spaces, celebrate history, provoke ideas, and carry social messages, as proposed by the request.
- Remove the residential proximity slope on Tract 1, increase the FAR from 2.0 as allowed in an IR District to 4.5-to-one, and increase the height from 200 feet to 400 feet. The underlying GO General Office District proposed by the request

allows a maximum FAR of 4.0 and a maximum height of 240 feet. This tract is currently zoned an IR Industrial Research District and allows a maximum height of 200 feet. RPS originates from the residential dwellings northwest of the request site. In reviewing this request, staff considered the guidelines and vision of “the Structure” and the community’s interest and determined that in planning for growth a variety of tools should be utilized and considered to balance and integrate growth. Since “the Structure” envisions an estimated population of six to twelve million people by 2050, density and height are tools that must be considered. The ability to achieve higher density in existing communities through infill development and reuse of existing structures while also encouraging denser and taller new development are all key. Density and height combined with inviting streetscapes and open spaces increase walkability and therefore decreases our reliance on the automobile. Dense development redirects the focus of current growth away from the periphery and concentrates uses in the core of the city where infrastructure and services can efficiently be increased. Staff believes that the location of the proposed Tract 1 along Singleton Boulevard and the Margaret Hunt Hill Bridge combined with the request to ensure that Tract 2 seeks to provide a balance between private development and public good that incorporates the social, economic and environmental needs of the desired population and therefore recommends a maximum height of 300-feet.

The adjacent properties to the south and west are largely zoned an IR Industrial District with a maximum allowable height of 200 feet. Since an IR District allows a maximum height of 200 feet with a maximum of 15 stories, the plate height for each story is approximately 13 feet. Making allowance for the urban design standards, the public amenity of approximately 21,715 square feet, and architectural design standards, outlined in staff’s recommendation, the trade-off in additional of 100-feet will provide a maximum height of 300 feet and a maximum allowable stories of 20. Considering the encouragement of density and height in envisioned along Singleton Boulevard, the existing height allowance and staff’s recommended conditions will prevent the skyscraper effect and potentially alleviate the canyon effect that could occur as the area redevelops and utilizes the allowable height less imposing upon the existing structures. Additionally, to better understand the impact of the proposed structure to the neighborhood, staff has incorporated height/shade exhibits at the existing permitted height of 200 feet, staff’s recommended height of 300 feet and the applicant’s proposed height of 400 feet. The exhibits will depict the shadow effect on the neighboring residential neighborhood during morning, noon and evening.

- Utilizing both Tract 1 which proposes the office tower and Tract 2 which proposes the memorial plaza being considered as one lot when calculating the floor area

ratio. The request does seek to consider Tract 1 and Tract 2 as one lot for the purposes of reducing the floor area ratio calculation. If allowed, the total of both lots provides a lot area of 163,744. The maximum proposed floor area for the new development is 650,000 square feet. This will provide a maximum FAR of 3.96 or 4.0-to-one while only utilizing Tract 1 in the calculation with a lot area of 142,089 and the same maximum floor area for the proposed developed being 650,000 square feet, the maximum FAR will be slightly more at 4.5-to-one. Since the difference of 4.0-to-one and 4.5-to-one is minimal, staff supports the request to consider both lots as one when calculating the floor area ratio.

- Redefine a transit oriented development to allow a 10 percent reduction in the off-street parking requirement when restaurant uses are located within 1,200 feet of a DART bus station rather than the required proximity to a transit station. No DART Station currently exists within 1,200 feet of the request site. The closest DART Station is West End Station which is approximately 1.5 miles (7,920ft). Staff does not support redefining a requirement regulated by the Transportation Division to circumvent compliance of a Transit Oriented Development and further reduce the required off-street parking regulation for all retail and personal service uses.

- Increase the number of allowable signs and sign types. “The Structure” provides guidelines for signage to provide effective communication with the public requiring clear, concise delivery of understandable message through a certain medium. Signage in West Dallas should be of high quality and designed to offer a positive image and identity. Signage should enhance overall property values and the visual environment in West Dallas by discouraging signs which contribute to the visual clutter of the streetscape. Staff has reviewed the request and determined that the requested signs and sign types will not support the vision of “the Structure Area Plan”.

  The proposed announcement sign and identification signs proposes an increased effective area of 1,500 square feet and 1,800 square feet, respectively. Under the current zoning regulations for signs on this site, attached signs are allowed to cover up to 25% of the primary elevation & up to 15% of the secondary elevations. However, any attached sign located within 100’ of private property in a non-business zoning district, is restricted to 40 sq. ft. A digital display is allowed where any other sign is allowed, however the size must be reduced to 50% of the allowed square footage for that sign or 50 sq. ft., whichever is more. Roof signs are not permitted under the current regulations, or anywhere in the city, outside of an SPSD or PD that specifically allows for them (especially one of this size, other than in PD891, across the street). Attached signs are limited to

eight words over four-inches-tall per façade (words less than four inches in height can be used with restriction as to number). The regulation applies to attached digital displays as well as static signs. All things considered and the proximity of the site to the protected single family residential, district to the southwest, staff cannot support the sign request for project announcement signs, identification signs, and accent lighting as proposed.

Overall, staff supports the request subject to staff's recommended conditions as described in this report. However, staff does believe that more consideration should be given to the development of Tract 2 to ensure that the requested increases in development rights are contingent on the development of the public amenity being offered to the community. Staff's support comes from conservation of the existing La Bajada neighborhood, encouragement of incremental growth, and the creation of a dense east/west center spine focusing development pressure away from the existing neighborhood, as described in "the Structure". Additionally, the request site's location at a major entry point into West Dallas from downtown, the proximity to the Margaret Hunt Hill Bridge and the Trinity River offers more of a transitional character that can support more height and density at the edge of the existing La Bajada neighborhood. As detailed in "the Structure", variations from the detailed plan will no doubt be appropriate, but **only** when consistent with the intent of this "Urban Structure" and the underlying design principles, objectives and guidelines established in the area plan.

Parking:

Off-street parking will be provided for each use in accordance with the Development Code. The applicant proposes an office project with a mix of uses consisting of retail, restaurant and multiple family uses. Office uses require one space per 333 square feet of floor area. Retail related uses generally require one space per 220 square feet of floor area. Restaurant uses require one space per 100 square feet of floor area.

The applicant proposes to provide the off-street parking and loading spaces in surface parking lots and within an above-ground structure which is discouraged in the Structure. Additionally, the request seeks to reduce the off-street parking requirement by 10 percent for restaurant uses by allowing proximity to bus stations rather than DART Stations.

Signs:

The Sign Division has reviewed the requested sign provisions and cannot support the request for the following reasons:

1) As required in Article VII, banner signs are only allowed on street light poles however the request does not clarify where the signs are allowed. Requests for

banner signs are regulated by Special Events and the PD should not circumvent the processes. Further banner signs are not allowed for individual tenants or businesses and cannot be regulated if permits are not required, as requested.

2) Projections of light cannot be projected across property line but the request proposes to do so with residential adjacency;
3) Promotional signs as defined in the request seek to allow signs that benefit the City. This is objective and clarification on the events that benefit the City should be stated. As an example from another part of the ordinance - "supported by a resolution of the city council that recognizes the activity or event as significantly benefiting the city"; and,
4) Generally, temporary signs are not allowed at all in most of the city. To allow two at any given time, located anywhere in the district, attached or detached, up to 1500 sq. ft. for 180 days at time is a lot. Especially, if they are allowed to promote individual tenants. Essentially these are supergraphics that can also be detached signs and should be discouraged near residential districts.

Landscaping:

The applicant has worked with the chief arborist to ensure the commitment to increased development rights do not come at the expense of diminished landscape requirements. As a result, the requested have been reviewed, are reasonable and consistent with the spirit of Article X and will ensure a commitment to an enjoyable street level pedestrian experience while ensuring that the anticipated development will accommodate landscaped areas to help break up the building massing.

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). Portions of the property to the north along Pueblo Street are within an identifiable “H” MVA cluster while the remaining parcels are not within an identifiable MVA cluster. The request is immediately adjacent to an “H” MVA cluster to

the west, northwest, northeast and an “E” MVA cluster to the southeast across Singleton Boulevard to the southeast.

LISTS OF OFFICERS

West Dallas Investments, LP
J. Stuart Fitts, Managing Partner
Philip Romano, Managing Partner
Larry McGregor, Managing Partner

Proposed PD Conditions

ARTICLE ____.

PD ____.

SEC. 51P-____-101. LEGISLATIVE HISTORY

PD ____ was established by Ordinance No. _____, passed by the Dallas City Council on _____ ____, 2020. (Ord. No. _____)

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

PD ___ is established on property generally bounded by Singleton Boulevard on the south, Gulden Lane to the west, and the Trinity River to the north and east. The size of PD ___ is approximately 3.76 acres.

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

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

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

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

(d) COMMUNITY MEMORIAL PLAZA means a building, monuments, enhanced pavement, outdoor seating, shade structures, pedestrian pathways, lighting, or other improvements and structures on Tract 2 containing information intended to honor current and past community residents and stakeholders.

(e) MASSAGE ESTABLISHMENT means a massage establishment as defined by the Texas Occupation Code 455, as amended, where massage is practiced by anyone not a duly licensed physician or chiropractor. This term does not include, however, duly licensed beauty parlors or barbershops, gyms, fitness studios, or a place wherein registered physical therapists treat only patients recommended by a licensed physician. MASSAGE means a massage as defined by the Texas Occupation Code 455, as amended, but does not include massage by duly licensed physicians and chiropractors, registered physical therapists who treat only patients recommended by a licensed physician, massage services provided in conjunction with a gym or fitness studio, or massage practiced by beauty parlors or barbershops duly licensed under the penal code of the state.

(f) PARKWAY means the portion of a street right-of-way between the projected street curb and the front lot line.

(g) TATTOO OR BODY PIERCING STUDIO means a business in which tattooing or body piercing is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment. BODY PIERCING means the piercing of body parts, other than ears, for purposes of allowing the insertion of jewelry.

(h) TRANSPARENCY means the total area of window opening, door opening, or other opening, expressed as a percentage of the total facade area by story.

SEC. 51P-____-104. EXHIBITS.

The following exhibits are incorporated into this article:

(a) Exhibit A: Development plan.

(b) Exhibit B: Streetscape Standards.

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

(a) Development and use of the Property must comply with the development plan (Exhibit __A). In the event of a conflict between the text of this article and the development plan, the text of this article controls.

(b) This district is divided into two tracts: Tract 1 and Tract 2 as shown on the development plan.

Staff's Recommendation:

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

(a) In general. In Tract 1, the following uses are the only main uses permitted:

(1) Office uses.

-- Financial institution without drive-in window. [*only in the same building as an office use*.]

-- Office.

(2) Retail and personal service uses. *[See Section 51P-___-106(b) for use restrictions.]*

-- Commercial parking lot or garage [*This use may be located below ground and within any level at or above ground*].

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

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

-- Personal service uses. *[Excluding tattoo or body piercing studio or massage establishment.]*

-- Restaurant without drive-in or drive-through service.

(b) Additional provisions for retail and personal service uses.

(1) A general merchandise or food store, personal service use, or restaurant without drive-in or drive through service is only allowed on the first two floors in the same building as an office use.

Staff's Recommendation:

(2) A commercial parking lot or garage is only allowed if located on the same building site as an office use.

(c) In general. In Tract 2, the following uses are the only main uses permitted:

(1) Institutional and community service uses.

-- Community memorial plaza.

Applicant's Request:

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

(a) In general. The following uses are the only main uses permitted:

(1) Institutional and community service uses.

-- Community memorial plaza.

(2) Office uses.

-- Financial institution without drive-in window. [*only in the same building as an office use.*]

-- Office.

(3) Retail and personal service uses. *[See Section 51P-___-106(b) for use restrictions.]*

-- Commercial parking lot or garage [*This use may be located below ground and within any level at or above ground*].

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

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

-- Personal service uses. *[Excluding tattoo or body piercing studio or massage establishment.]*

-- Restaurant without drive-in or drive-through service.

(b) Additional provisions for retail and personal service uses.

(1) A general merchandise or food store, personal service use, or restaurant without drive-in or drive through service is only allowed on the first two floors in the same building as an office use.

(2) A commercial parking lot or garage is only allowed if located on the same building site as an office use.

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 otherwise provided in this section, the yard, lot, and space regulations in the GO(A) General Office district apply to this district.

Staff's Recommendation:

(a) Increased Development Standards. When the provisions of Section 51P-____.109 are met, the modifications to the height in this subsection apply.

Applicant's Request:

~~(a) Increased Development Standards. When the provisions of Section 51P-____.109 are met, the modifications to the height in this subsection apply.~~

(b) On Tract 1, the residential proximity slope does not apply.

(c) On Tract 2, no building may be located above the residential proximity slope.

Staff's Recommendation:

(d) Height for Tract 1. Except as provided, Maximum structure height is 200 feet. Maximum structure height is 200 feet. When the provisions of Sec. 51P-___109 are met, the maximum structure height may be increased to 300 feet.

(1) The maximum 25 percent of the Tract 1 building footprint is allowed to reach the maximum 300' height.

(2) The maximum height must occur within 300 feet of Singleton Avenue and no closer than 100 feet from Herbert Street.

(3) A maximum 50 percent of the Tract 1 building footprint is allowed to reach a height of 200 feet.

(4) The remaining 25 percent must limited to a maximum height of 200 feet and should occur no closer than 100 feet from Singleton Avenue.

Applicant's Request:

(d) Height for Tract 1. Maximum structure height is 400 feet.

Staff's Recommendation:

(d) Height for Tract 2. Maximum structure height is 30 feet.

Applicant's Request:

(d) Height for Tract 2. Maximum structure height is 400 feet.

Staff's Recommendation:

(e) Except as provided, the minimum front yard is 10 feet. An additional 20-front yard setback is required for that portion of a structure over 45 feet in height.

Applicant's Request:

(e) Front Yard. Minimum front yard is 6 feet. No urban form setback is required

Staff's Recommendation:

(f) (1) Except as provided, the minimum side and rear yard is 10 feet. If a building is erected or altered to exceed 30 feet in height, an additional side and rear yard setback of one foot for each two feet in height above 30 feet is required for that portion of a structure above 30 feet in height up to a total setback of 30 feet. This subparagraph does not require a total side or rear yard setback greater than 30 feet.

Applicant's Request:

(f) Side and Rear Yard. No minimum side or rear yard. No tower spacing setback is required.

(g) Tract 1 and Tract 2 are considered one lot for purposes of floor area ratio calculations.

SEC. 51P-____-109. URBAN DESIGN REQUIREMENTS FOR TRACT 1.

(a) In general. Development on Tract 1 and 2 must comply with the following urban design requirements.

(b) Architectural elements. A minimum of one architectural element, such as the following, must be provided at all pedestrian entry points to a parking structure or building:

(1) Arcade,

(2) Arch,

(3) Canopy,

(4) Awning,

(5) Turret,

(6) Portal,

(7) Cantilevered building above entrance, or

(8) Similar architectural feature.

Staff Recommendation:

(9) Variations in façade plane shall be provided, which may include wall recesses and projections, bays, offsets, reveals.

(10) Building entries shall be architecturally prominent and clearly visible from the street.

(11) Canopies and outdoor displays shall be permitted at building entries.

(12) Blank walls taller and wider than 30 feet in height and length shall not be permitted.

(c) Ground story transparency. The portion of the main building indicated on the development plan as wrapping around the parking garage must have a minimum transparency of 50 percent for the portion of the building on the ground level between grade and 13 feet in height.

(d) Parking structures.

(1) Parking levels must be concealed by floor area of the main building where indicated on the development plan. Except where parking levels are concealed by the main building, sloping ramps located at the perimeter of garage structures must be screened through the use of vegetation, metal panels, perforated metal screens, solid walls, or other architectural elements to obscure at least half of the sloping ramps' length from view. The garage is not required to be fully enclosed to satisfy this condition.

(2) Exterior parking structure façade openings must provide solid screening with a painted, stained, or masonry-like finish a minimum of 42 inches from the floor level within the parking structure to screen vehicles and vehicle headlights.

(3) Along Gulden Lane, a minimum of every 200' of facade length must provide variation within the vertical plane of a minimum of 5'.

(4) The ground-level must contain pedestrian entrances separate from the entrances for vehicular traffic. At least two pedestrian entrances must be located on Gulden Lane, and at least one must be located along the northern façade of a building or parking structure on Tract 1 facing Tract 2.

(5) All vehicular garage entrances adjacent to a street shall incorporate an enhanced paving strip of at least 10 feet in width, consisting of unit pavers, textured/scored concrete, or other enhanced paving materials.

(6) Murals, enhanced lighting and imaging, or similar artistic installments may be utilized on exposed portions of the garage to enhance visual appeal and compliment the pedestrian experience.

(e) Streetscape and Sidewalk Standards.

(1) In general. Streets and sidewalks must comply with the Streetscape Standards (Exhibit ____B). If there is a conflict between Exhibit B and this article, the text of this article controls.

(2) Crosswalks. Crosswalks must be delineated through the use of contrasting pavement, texture, material, or color. Anti-slip material is encouraged.

Staff's Recommendation:

(3) Singleton Boulevard and Gulden Lane sidewalk. A minimum unobstructed ten-foot sidewalk is required along the both frontages, with a minimum of eight feet unobstructed, except for tree grates, pedestrian street lamps, street furnishings, utility poles, and service boxes. A portion of the sidewalk may be located within a sidewalk easement, as shown on the Streetscape Standards.

(a) Sidewalks must be continuous and level across all driveways and curb cuts.

(b) Sidewalks must consist of concrete pavers or finished concrete surfaces.

(c) A minimum of three of each of the following pedestrian amenities must be provided along Gulden Lane, and two of the following pedestrian amenities must be provided along Singleton Boulevard: i) benches, ii) bicycle racks, iii) trash receptacles, and iv) pet waste station.

Staff's Recommendation:

(d) If a portion of a sidewalk is located on private property, the property owner must dedicate a sidewalk easement to the city to assure its availability to the public as a permanent pedestrian way.

Applicant's Request:

(3) Gulden Lane sidewalk. A minimum seven-foot sidewalk is required along the east side of Gulden Lane, with a minimum of six feet unobstructed, except for tree grates, pedestrian street lamps, street furnishings, utility poles, and service boxes. A portion of the sidewalk may be located within a sidewalk easement, as shown on the Streetscape Standards.

Staff Recommendation:

(4) Lighting.

(A) Lights should be provided at regular intervals with a spacing of no greater than 100 feet along all street facing facades, with the exception of visibility triangles and vehicular drives, in order to provide lighting on sidewalks, walkways, and plazas to enhance pedestrian safety.

(B) Lighting must be directed away from adjacent properties.

(C) Unless otherwise provided, the property owner is responsible for the cost

of installation, operation, and maintenance of the lighting.

Applicant's Request:

~~(4) Lighting.~~

~~(A) Lights should be provided at regular intervals with a spacing of no greater than 100 feet along all street facing facades, with the exception of visibility triangles and vehicular drives, in order to provide lighting on sidewalks, walkways, and plazas to enhance pedestrian safety.~~

~~(B) Lighting must be directed away from adjacent properties.~~

~~(C) Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.~~

Staff's Recommendation:

(4) Tract 2 Memorial Plaza.

(A) No structures except for architectural elements, playground equipment, structures that are not fully enclosed such as colonnades, pergolas, and gazebos.

(B) Open space may contain primarily grass, vegetation, or open water; be primarily used as a ground water recharge areal or contain pedestrian amenities such as fountains, benches, paths, or shade structures.

Staff's Recommendation:

(C) Direct public access from Tract 2 to the Continental Bridge Gateway Plaza Park must be provided by a minimum 10-foot-wide pedestrian path.

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

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

(b) Off-street parking spaces may be used to provide parking for community events during evenings, weekends, and holidays with permission of the property owner.

Staff's Recommendation:

~~(c) Public transit parking reduction. The off-street parking requirement for all uses except restaurant uses may be reduced by 10 percent if the use(s) are within 1,200 feet, measured as a pedestrian would walk from a DART bus stop at which DART bus service is available, during the morning and evening peak periods (between 7:00 a.m. and 8:30 a.m. and between 4:30 p.m. and 6:00 p.m., Monday through Friday).~~

Applicant's Request:

(c) Public transit parking reduction. The off-street parking requirement for all uses except restaurant uses may be reduced by 10 percent if the use(s) are within 1,200 feet, measured as a pedestrian would walk from a DART bus stop at which DART bus service is available, during the morning and evening peak periods (between 7:00 a.m. and 8:30 a.m. and between 4:30 p.m. and 6:00 p.m., Monday through Friday).

(d) No parking is required for a community memorial plaza.

(e) Below grade parking structures. Below grade parking structures may extend to the lot line and across lot lines within this district.

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

See Article VI.

SEC. 51P-____-112. LANDSCAPING.

(a) Application. This section only becomes applicable to a lot or tract when the nonpermeable coverage on the lot or tract is increased by more than 2,000 square feet within a 24-month period, not including portions of pedestrian pathways that are between three feet in width and 15 feet in width.

(b) Definitions and standards. Except as provided in this section, the definitions and conditions of Article X apply. If there is a conflict, the text of this section controls.

(c) Mandatory landscaping requirements.

(1) Perimeter landscape buffer strip. A landscape buffer strip must be provided along the entire length of the portion of the perimeter of the lot where adjacent to an existing single family use, exclusive of driveways and accessways at points of ingress and egress to and from the lot. The buffer strip must be at least 10 feet wide.

(2) Community plaza buffer and trees. A minimum five-foot-wide landscaped strip must be located along the northern and eastern boundaries of Tract 2. A minimum four-inch-caliper large tree must be located every 30 feet, or fraction thereof within the landscaped strip, unless prohibited by existing conditions in which case the trees shall be spaced as recommended by the arborist. The buffer may be included as part of the perimeter landscape buffer strip.

(3) Surface parking lot trees. No surface parking space may be located more than 75 feet from the trunk of a large tree. Each tree must have a caliper of at least four inches and may not be planted closer than two and one-half feet from any pavement. Each large tree must be provided a minimum of 160 square feet of surface area.

(d) Street buffer zone and street trees.

(1) Definitions.

(A) TREE PLANTING ZONE means an area measured from the back edge of, and parallel and 15 feet from the back of the projected street curb, or if there is no street curb, from the edge of street pavement.

(B) TREE PLANTING STRIP means an area that is a minimum of five-feet-wide and a minimum of 10 feet in length, or that otherwise provides a minimum horizontal root expansion area of 60 square feet.

(2) Gulden Lane tree planting strip. A tree planting strip is required adjacent to the sidewalk along Gulden Lane as shown on the Streetscape Standards (Exhibit ___B).

(3) Number, location, and type of street trees required.

(A) Except as provided in this section, one large tree must be provided for every 30 linear feet of lot frontage along a public street. The number of required street trees is calculated by dividing the number of feet of lot frontage along a public street by 30. Fractions are rounded to the nearest whole number, with .5 being rounded up to the next higher whole number. Driveway entrances, calculated where the entrance crosses the property line, are not included in lot frontage calculations. When existing conditions prohibit planting large trees, the building official may approve either (i) one medium tree; or (ii) two small trees be substituted for each large tree, and such trees shall be spaced per the requirements of Article X.

(B) Required large street trees shall be spaced 30 feet apart, except where such spacing is made impractical due to overhead or underground utility conflicts or easement restrictions, the location of vehicular access points, conflicts with city signs, signals, crosswalk signs or DART bus signs, or where otherwise recommended by the city arborist.

(C) All required street trees must have a caliper of at least four inches.

(D) Except when tree grates are provided in sidewalks, street trees must be planted within a tree planting strip within the tree planting zone.

(E) Tree planting zones and tree planting strips may be located in the right-of-way in accordance with the obtained license.

(F) If the property owner is unable to locate a tree within the tree planting strip or tree planting zone due to overhead or underground utility conflicts or proximity to structures, the building official may approve a reduction in the number or the size of the required street trees.

(G) It is a defense to prosecution for a violation of the requirements of this section if trees are required to be removed or altered due to conflicts with city signs, signals, crosswalk signs, DART bus signs, or similar structures.

(4) Minimum clearance above pavement for large street trees. The property owner shall maintain large street trees that are five years of age or older at least 14 feet above street pavement and at least eight feet above a public sidewalk located on public or private property.

(5) Tree grates required in sidewalks. Tree grates must be provided for all trees with trunks located in a sidewalk that are not located within a tree planting strip. Suspended brick, pave stones, or similar materials may be used instead of a metal grate to protect tree roots and provide a pedestrian surface. These materials must conform to state standards and specifications adopted to eliminate, insofar

as possible, architectural barriers encountered by aged, handicapped, or disabled persons. The grates or containment areas must be large enough to permit healthy tree growth.

(e) Plant requirements. Plants used to satisfy the landscape requirements in Article X must comply with the following requirements:

(1) Except for evergreen shrubs located in a special planting area, a large evergreen shrub must have the ability to grow to a minimum height of three feet within three years.

(2) Artificial plant materials may not be used.

(3) Any required landscaping that dies must be replaced.

(f) The provisions of 51A-125 and 51A-10.126 are not applicable in this district.

(g) If the property owner is unable to comply with any of the requirements in this section, the property owner may apply to the board of adjustment for a special exception in accordance with the procedures set forth in Section 51A-10.110.

(h) Completion. All landscaping must be completed in accordance with this article before the final certificate of occupancy for the new construction or surface parking lot.

SEC. 51P-____-113. SIGNS.

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

(b) Definitions.

(1) BANNER SIGN means a sign applied on a strip of cloth, vinyl, or similar material and attached to a structure. Awnings, canopy signs, and flags are not banners.

(2) DISTRICT IDENTIFICATION SIGN means a roof sign identifying Trinity Groves using words, symbols, or a combination of both.

Applicant's Request:

(3) PROJECT ANNOUNCEMENT SIGN means an attached sign that announces a project or displays a promotional message. Project announcement signs may be digital signs or may be constructed of rigid material, mesh, or a fabric surface. A project announcement sign may not advertise individual tenants of a building on the property.

Staff's Recommendation:

(3) ~~PROJECT ANNOUNCEMENT SIGN means an attached sign that announces a project or displays a promotional message. Project announcement signs may be digital signs or may be constructed of rigid material, mesh, or a fabric surface. A project announcement sign may not advertise individual tenants of a building on the property~~.

(4) PROMOTIONAL MESSAGE means a message that identifies or promotes a cultural activity within this district or within the broader district known as Trinity Groves, any special event being conducted in this district or Trinity Groves, an event conducted by or on behalf of the La Bajada community group, or any other event that will benefit the city. Benefit to the city is

established by:

(A) use of city property in accordance with a contract, license, or permit;
(B) the receipt of city monies for the activity or event; or
(C) an ordinance or resolution of the city council that recognizes the activity or event as benefitting the city.

Applicant's request:

(5) ROOF SIGN means a sign that is attached to or supported by the roof of a building.

Staff's Recommendation:

~~(5) ROOF SIGN means a sign that is attached to or supported by the roof of a building.~~

Applicant's Request:

(c) In addition to those signs otherwise allowed by Article VII, one project announcement sign is allowed on Tract 1 facing Gulden Lane and one project announcement sign is allowed on Tract 1 facing the Margaret Hunt Hill Bridge.

(1) Maximum effective area of each project announcement sign is 1,500 square feet.

(2) May contain a changeable message.

(3) A project announcement sign constructed of rigid material, mesh or a fabric surface may be displayed no more than 90 days before the project or activity commences and the sign must be removed no more than 15 days after the project or activity is completed. The sign hardware for a project announcement sign may be left in place between displays of a sign. A digital sign may display a message no more than 90 days before a project or activity commences and must change its message no more than 15 days after the project or activity is completed.

(4) The project announcement sign on Gulden Lane may not be located above 75 feet in height.

(5) The project announcement sign on Gulden Lane may not be illuminated after 12:00 am.

Applicant's Request:

(6) Acceptable illumination examples include up-lighting or down-lighting with a concealed lamp from an external light source, back-lit LED, or digital signs.

(7) May not cover windows of a main building facade. May cover windows or openings of a parking structure façade.

(8) No more than 10 percent of the effective area of a project announcement sign may be devoted to sponsorship identification.

(9) A sign permit is required prior to the erection of a project announcement sign.

For a digital project announcement sign, after a sign permit is obtained for the initial erection of the sign no additional sign permits for a change in message are required.

Staff's Recommendation:

~~(c) In addition to those signs otherwise allowed by Article VII, one project announcement sign is allowed on Tract 1 facing Gulden Lane and one project announcement sign is allowed on Tract 1 facing the Margaret Hunt Hill Bridge.~~

~~(1) Maximum effective area of each project announcement sign is 1,500 square feet.~~

~~(2) May contain a changeable message.~~

~~(3) A project announcement sign constructed of rigid material, mesh or a fabric surface may be displayed no more than 90 days before the project or activity commences and the sign must be removed no more than 15 days after the project or activity is completed. The sign hardware for a project announcement sign may be left in place between displays of a sign. A digital sign may display a message no more than 90 days before a project or activity commences and must change its message no more than 15 days after the project or activity is completed.~~

~~(4) The project announcement sign on Gulden Lane may not be located above 75 feet in height.~~

~~(5) The project announcement sign on Gulden Lane may not be illuminated after 12:00 am.~~

~~(6) Acceptable illumination examples include up-lighting or down-lighting with a concealed lamp from an external light source, back-lit LED, or digital signs.~~

~~(7) May not cover windows of a main building facade. May cover windows or openings of a parking structure façade.~~

~~(8) No more than 10 percent of the effective area of a project announcement sign may be devoted to sponsorship identification.~~

~~(9) A sign permit is required prior to the erection of a project announcement sign. For a digital project announcement sign, after a sign permit is obtained for the initial erection of the sign no additional sign permits for a change in message are required.~~

Applicant's Request:

(d) In addition to those signs otherwise allowed by Article VII, banner signs are allowed on light poles within the district. No sign permit is required to erect or remove a banner in this district. Banner signs are allowed on streetlight poles within the right-of-way subject to the following requirements:

(1) A banner must display a promotional message, generic graphics, or the name or logo of Trinity Groves.

(2) A banner having a promotional message may not be erected more than 90 days prior to the beginning of the advertised activity or event, and must be removed no later than 15 days after that activity or event has ended. The sign hardware for a banner may be left in place between displays of a banner.

(3) A banner and its sign hardware must:

(A) be mounted on a light pole;

(B) meet the sign construction and design standards in the Dallas Building Code;

(C) be at least 12 feet above grade, unless it overhangs a roadway, in which case it must be at least 15 feet above grade;

(D) be made out of weather-resistant and rust-proof material;

(E) not project more than three feet from the pole onto which it is mounted; and

(F) not exceed 20 square feet in effective area.

Staff's Recommendation:

~~(d) In addition to those signs otherwise allowed by Article VII, banner signs are allowed on light poles within the district. No sign permit is required to erect or remove a banner in this district. Banner signs are allowed on streetlight poles within the right-of-way subject to the following requirements:~~

~~(1) A banner must display a promotional message, generic graphics, or the name or logo of Trinity Groves.~~

~~(2) A banner having a promotional message may not be erected more than 90 days prior to the beginning of the advertised activity or event, and must be removed no later than 15 days after that activity or event has ended. The sign hardware for a banner may be left in place between displays of a banner.~~

~~(3) A banner and its sign hardware must:~~

~~(A) be mounted on a light pole;~~

~~(B) meet the sign construction and design standards in the Dallas Building Code;~~

~~(C) be at least 12 feet above grade, unless it overhangs a roadway, in which case it must be at least 15 feet above grade;~~

~~(D) be made out of weather-resistant and rust-proof material;~~

~~(E) not project more than three feet from the pole onto which it is mounted; and~~

~~(F) not exceed 20 square feet in effective area.~~

Applicant's Request:

(e) District identification sign. *[SUP required.]*

(1) A maximum of one district identification sign is allowed.

(2) Maximum effective area is 1,800 square feet.

(3) A district identification sign may project up to 50 feet above the roof surface.

(4) The sign supports for the sign must consist of open, exposed metal framing. The metal must be painted, coated, or of a material that will not rust or corrode.

(5) The sign must comply with the Dallas Fire Code and must be approved by the fire marshal before a sign permit may be approved by the Director.

(6) The district identification sign is allowed in addition to the square footage and number of attached signage otherwise allowed by Article VII.

Applicant's Request:

(g) On Tract 1, the facades of a building facing Gulden Lane or the Margaret Hunt Hill Bridge may have building accent lighting consisting of LED or similar technology that changes colors and brightness. This accent lighting may display images, symbols, logos, or words that are associated with holidays, local sports teams, or an event or activities taking place within Trinity Groves or the La Bajada neighborhood. Any lighting facing Gulden Lane may not be illuminated after 12:00 a.m.

Staff's Recommendation:

~~(e) District identification sign. *[SUP required.]*~~

~~(7) A maximum of one district identification sign is allowed.~~

~~(8) Maximum effective area is 1,800 square feet.~~

~~(9) A district identification sign may project up to 50 feet above the roof surface.~~

~~(10) The sign supports for the sign must consist of open, exposed metal framing. The metal must be painted, coated, or of a material that will not rust or corrode.~~

~~(11) The sign must comply with the Dallas Fire Code and must be approved by the fire marshal before a sign permit may be approved by the Director.~~

~~(12) The district identification sign is allowed in addition to the square footage and number of attached signage otherwise allowed by Article VII.~~

~~(g) On Tract 1, the facades of a building facing Gulden Lane or the Margaret Hunt Hill Bridge may have building accent lighting consisting of LED or similar technology that changes colors and brightness. This accent lighting may display images, symbols, logos, or words that are associated with holidays, local sports teams, or an event or activities taking place within Trinity Groves or the La Bajada neighborhood. Any lighting facing Gulden Lane may not be illuminated after 12:00 a.m~~

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) Traffic Impact Study. Before the issuance of a building permit for new construction on Tract 1, a traffic impact study must be submitted to the city's traffic engineer to determine if additional traffic improvements are necessary; and, if so, the extent which such additional improvements are attributable to the proposed development. Traffic improvements necessitated by and wholly attributable to new development of the property, which have been identified in the traffic impact study, shall either be (i) made by the owner as part of the new development; or (ii) a payment in amount equal to the estimated cost of constructing the improvement must be provided to the city. For traffic improvements partially attributable to the new development of the property, which have been identified in the traffic impact study, the property owner shall make a payment to the city in an amount equal to the property owner's

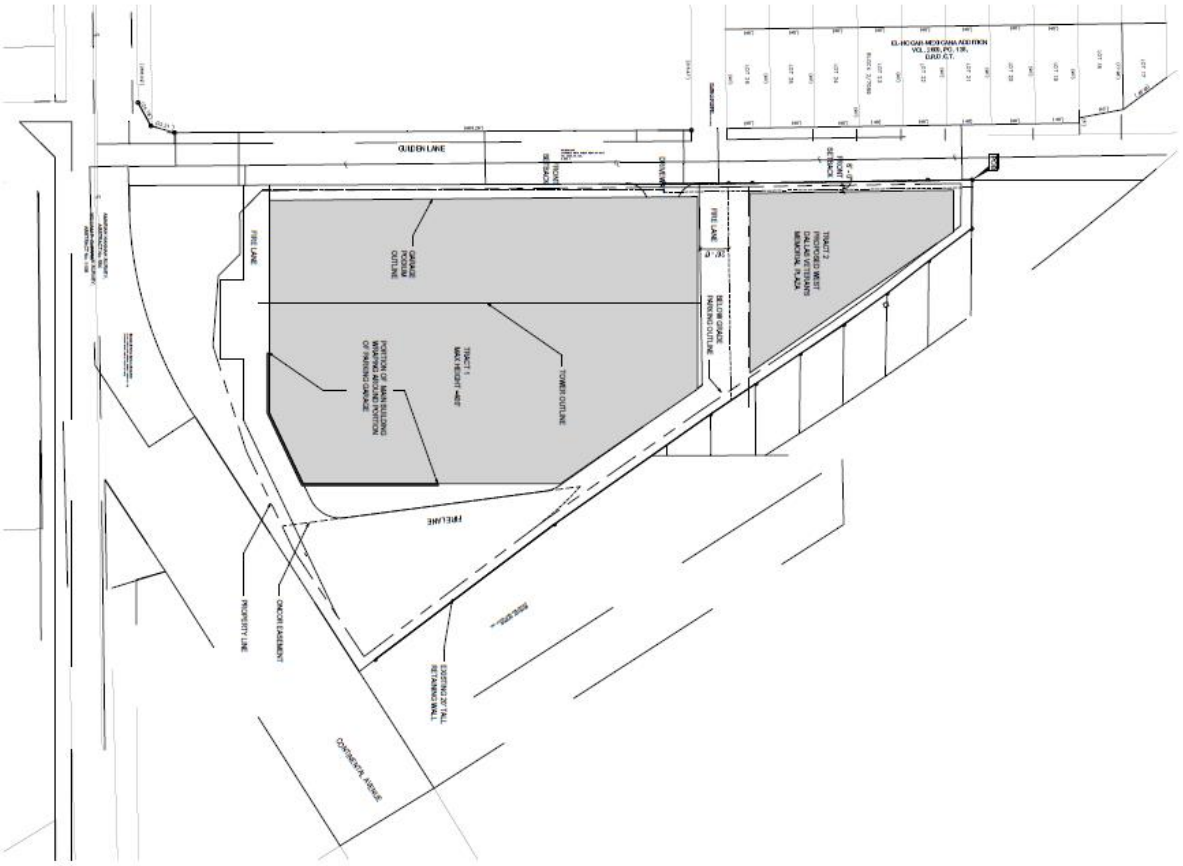
roughly proportionate share of the estimated cost of constructing the improvements. Either the contract for any improvements made by the developer or payment in an amount equal to the property owner's roughly proportionate share of the estimated cost of constructing the improvements must be completed or provided prior to the issuance of a final certificate of occupancy for Tract 1. The owner shall only be responsible for constructing or paying the cost (or portion thereof, as applicable), of any additional improvements to the extent such improvements are attributable to the new development. All right-of-way or easement dedication shall be determined through the platting process.

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

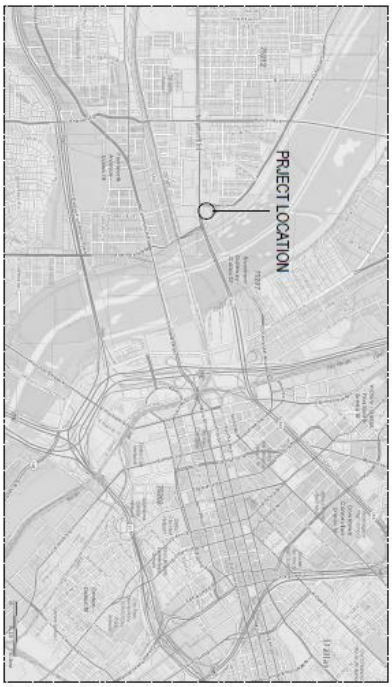
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(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



VICINITY MAP

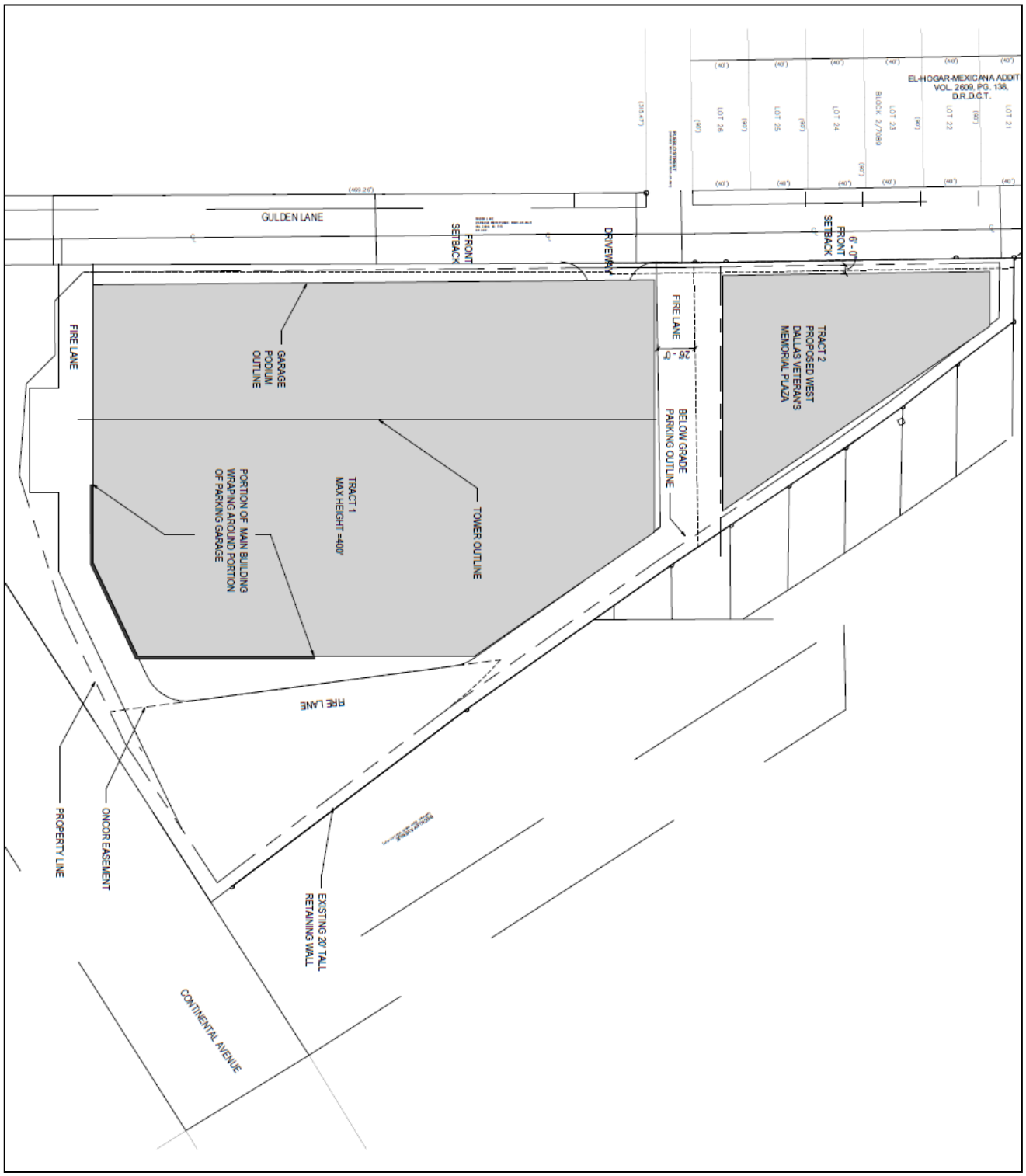


OVERALL SITE DATA

SITE AREA:	163,745 SF
USE:	OFFICE
MAX FLOOR AREA SITE:	650,000 SF
MAX LOT COVERAGE	80 %
MAX HEIGHT	400'
EXISTING ZONING:	IR
PROPOSED ZONING:	PD

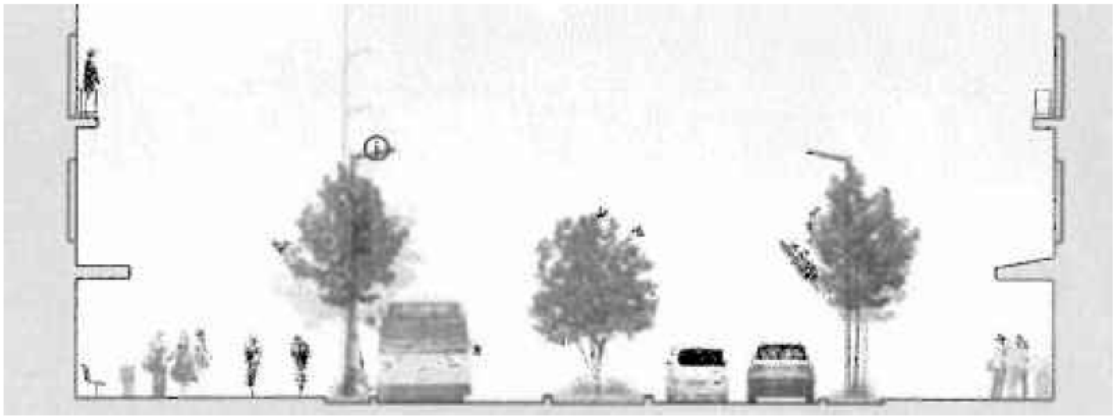
At the time of building permit/full building design the fire lane encircling the building will be a minimum 26' wide fire lane and provide appropriate turning radii in accordance with the Dallas Fire Code. No portion of the structure will extend over the fire lane in the vertical plane.

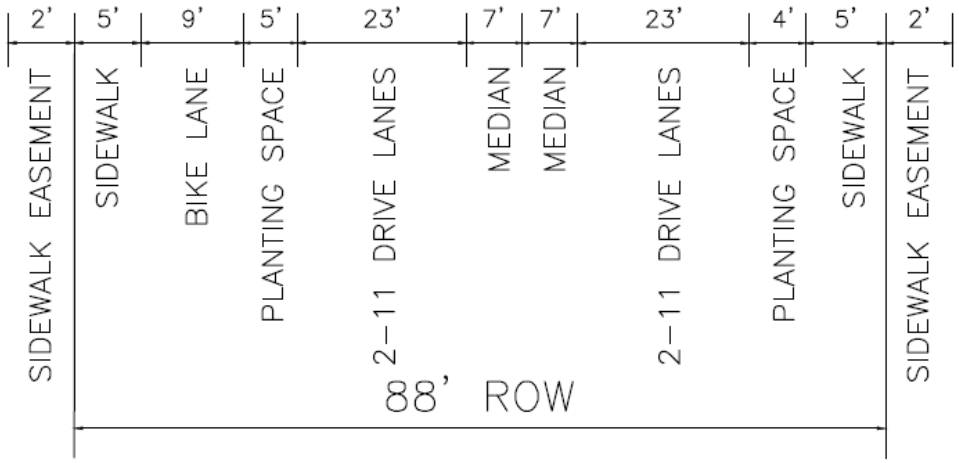
ENLARGED PROPOSED DEVELOPMENT PLAN



PROPOSED STREETSCAPE EXHIBIT

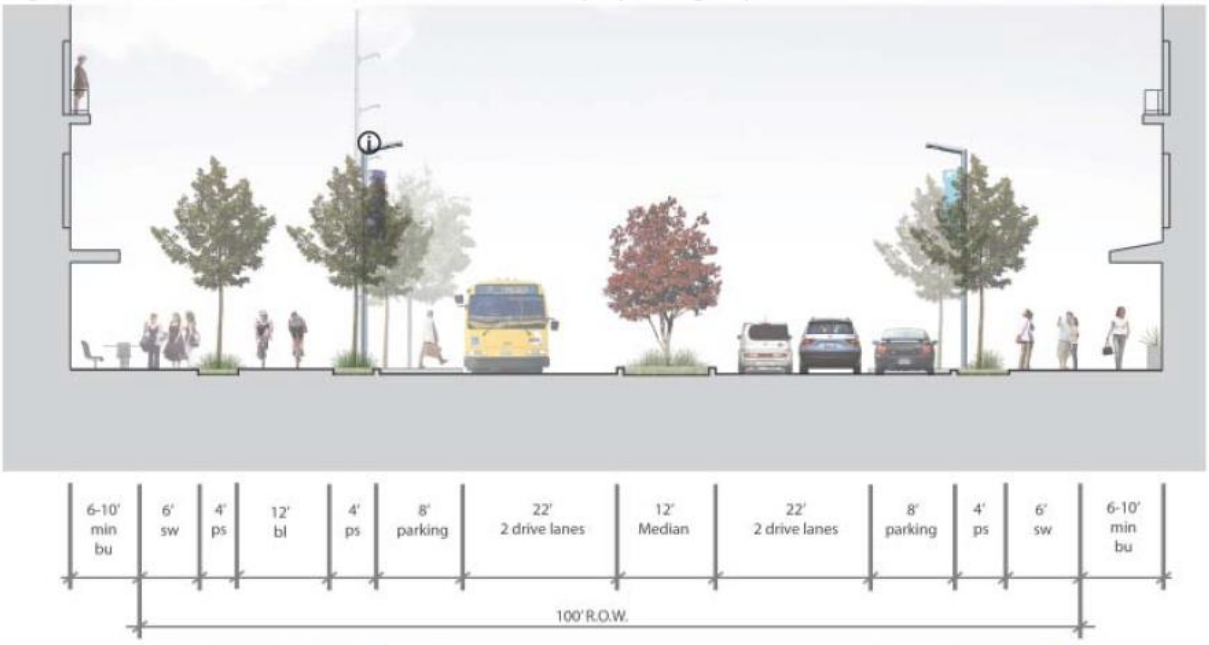
SINGLETON
NOT TO SCALE

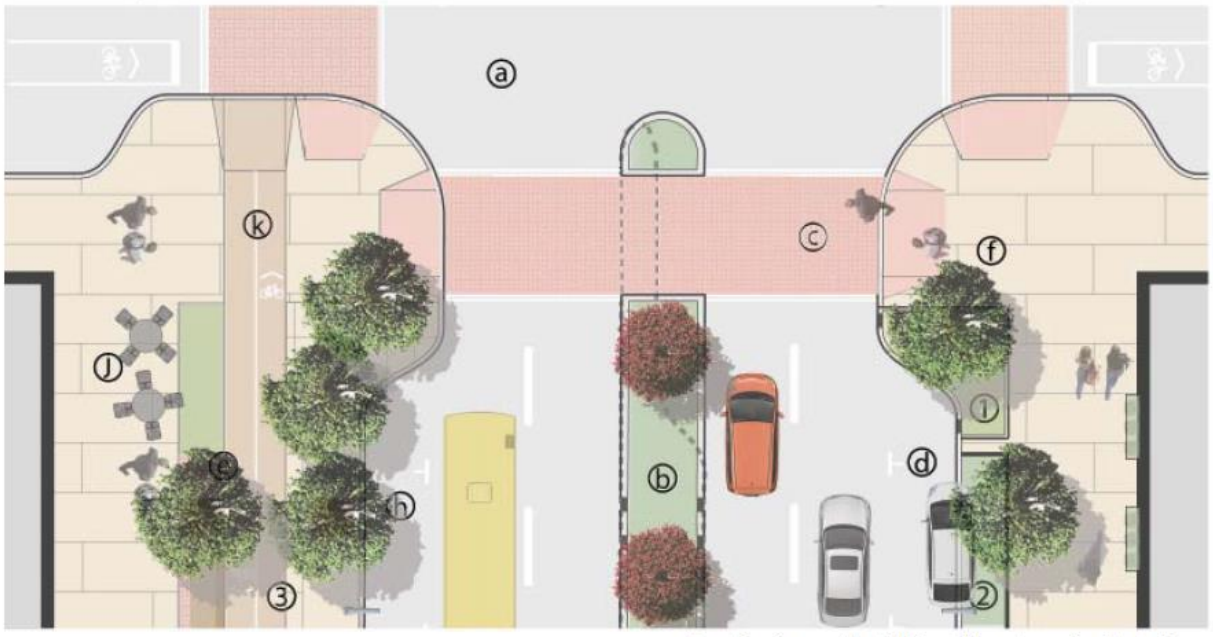




AREAP PLAN STREETSCAPE EXHIBIT

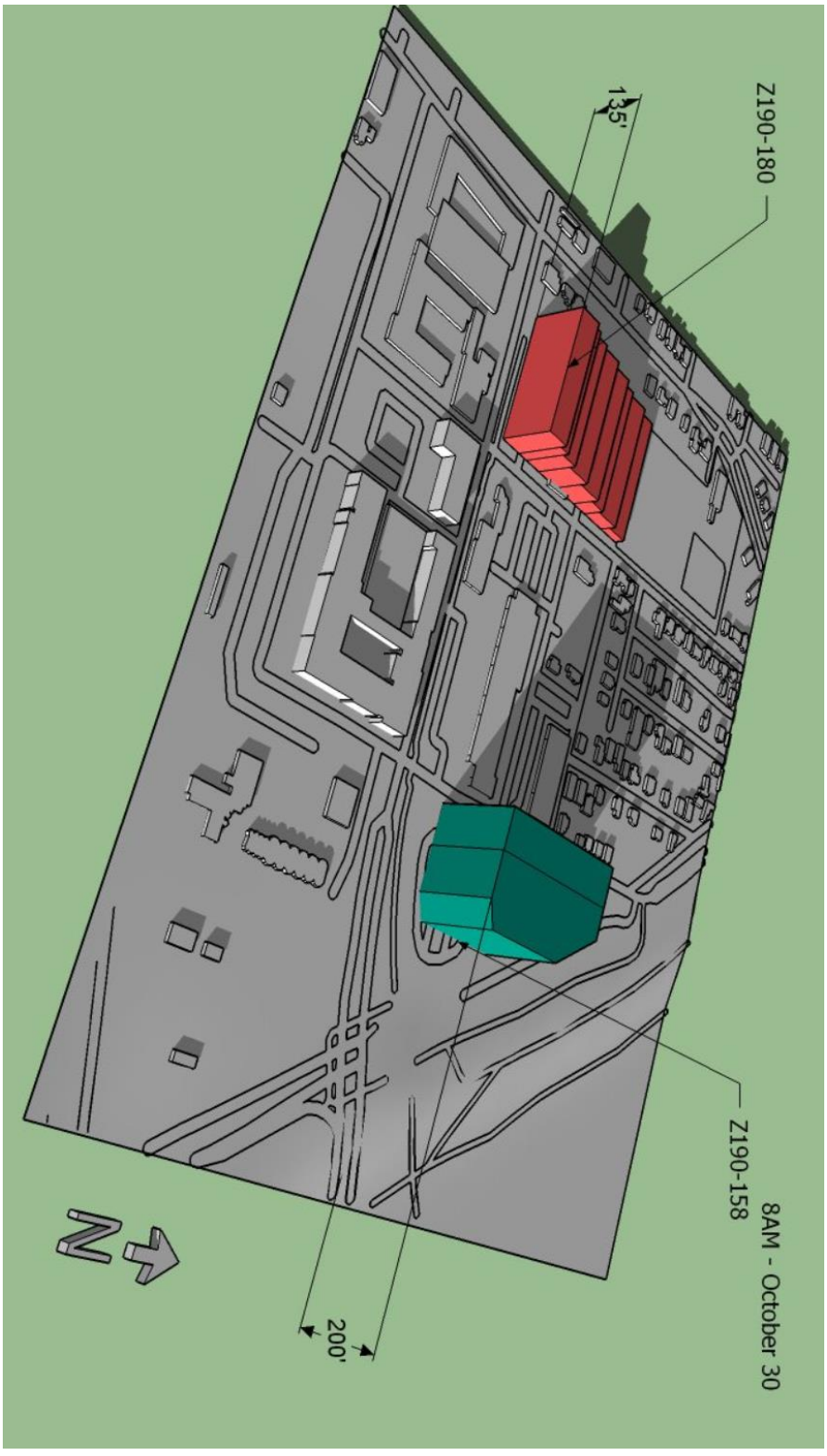
Legend: (bu) buffer; (sb) sidewalk buffer; (sw) sidewalk; (ps) planting strip; (bl) bike lane; (m) median; (rtw) raised tree well



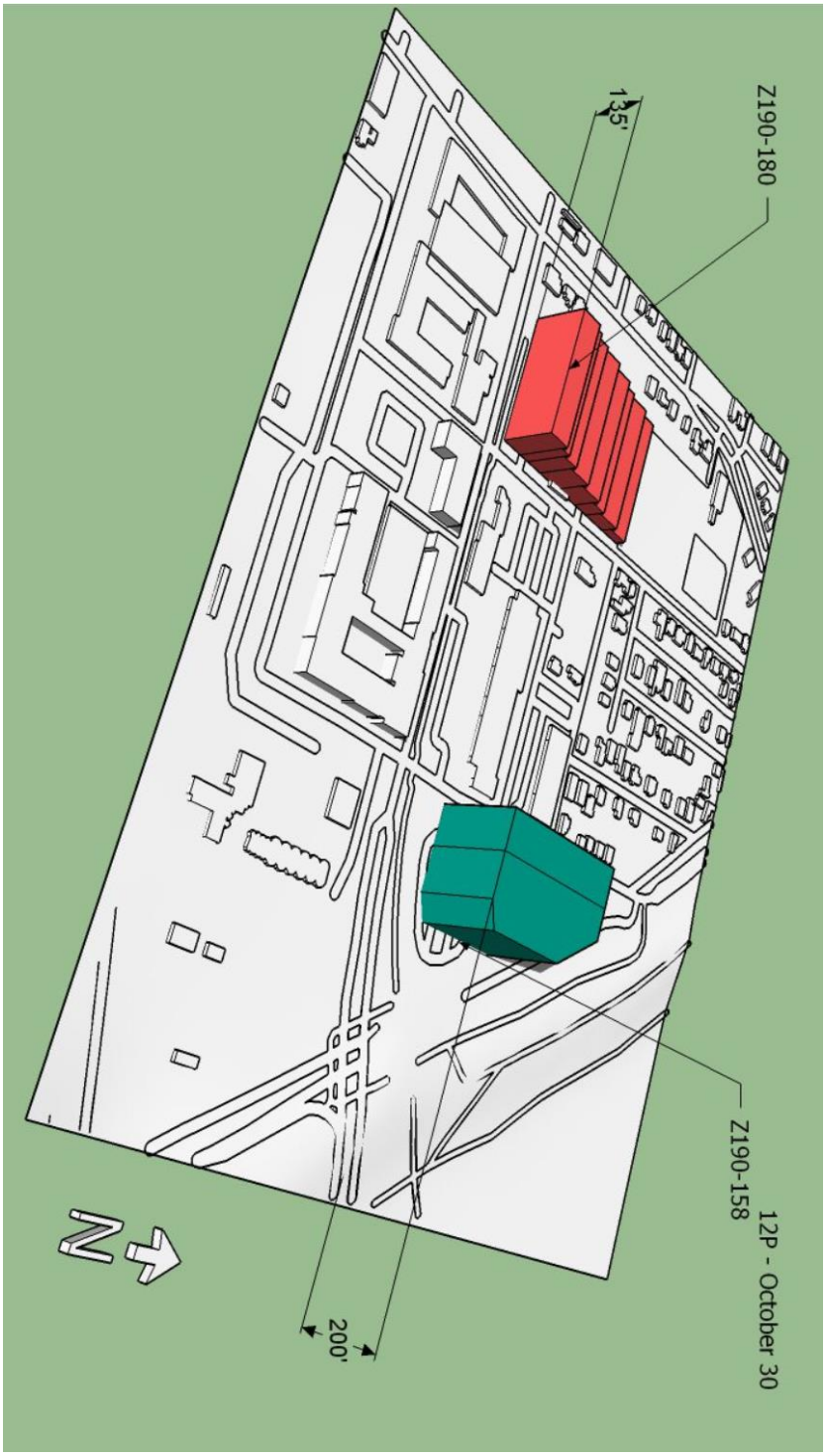


Street Section and Partial Street Plan shown for illustrative purpose

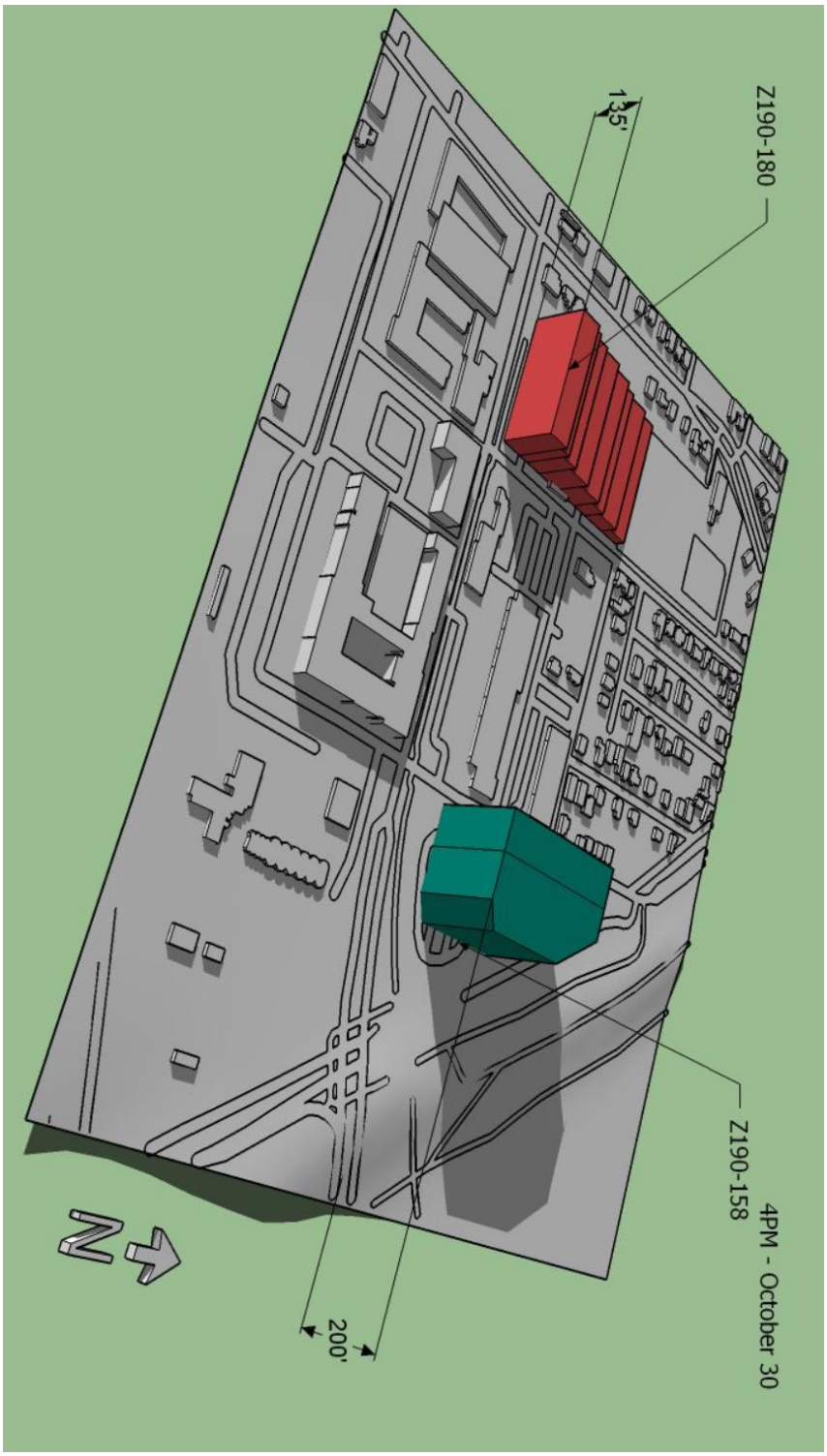
HEIGHT IMPACT/SHADE EXHIBIT MORNING
At 200 feet
(for illustrative purposes only)



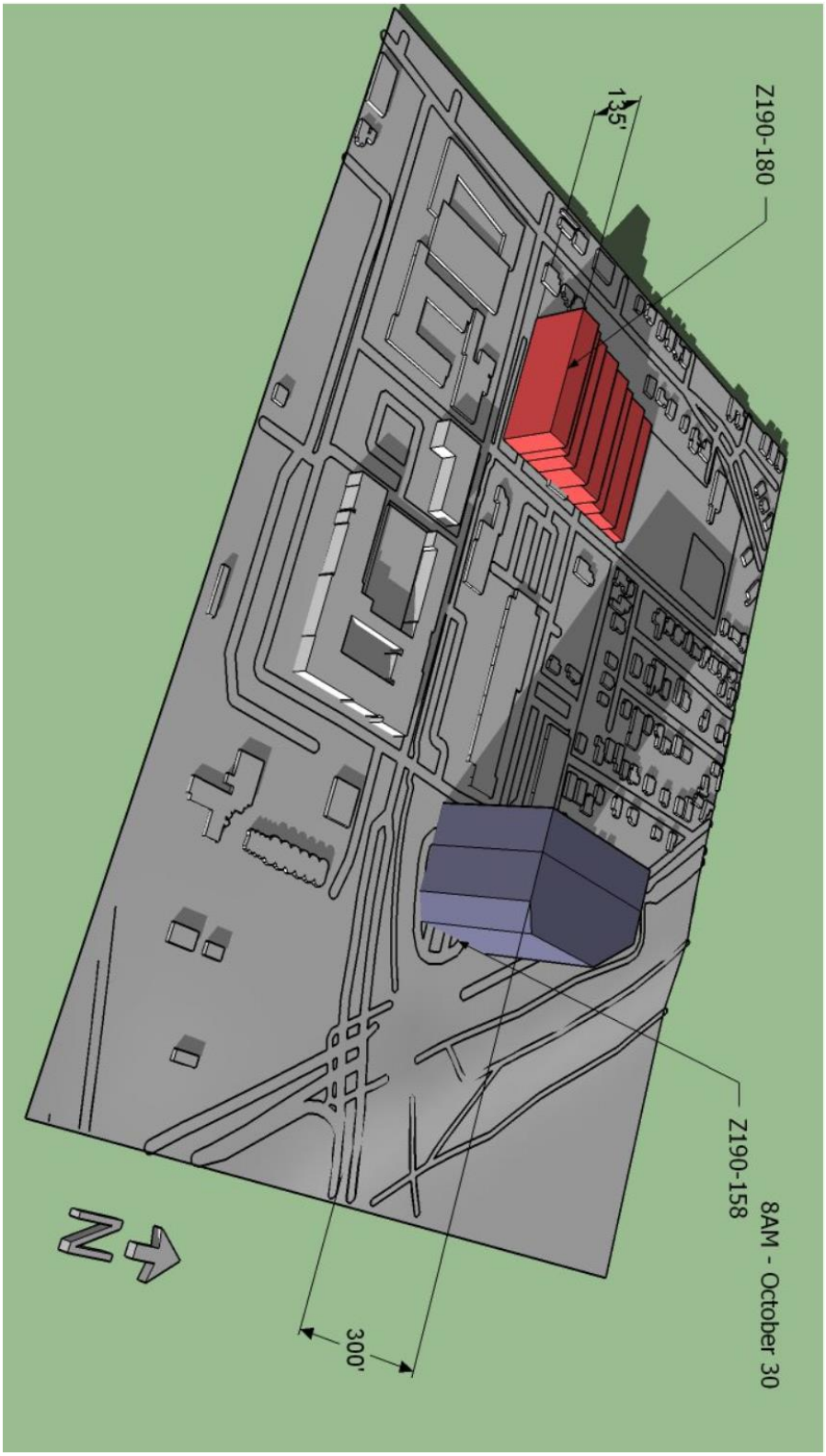
HEIGHT IMPACT/SHADE EXHIBIT NOON
At 200 feet
(for illustrative purposes only)



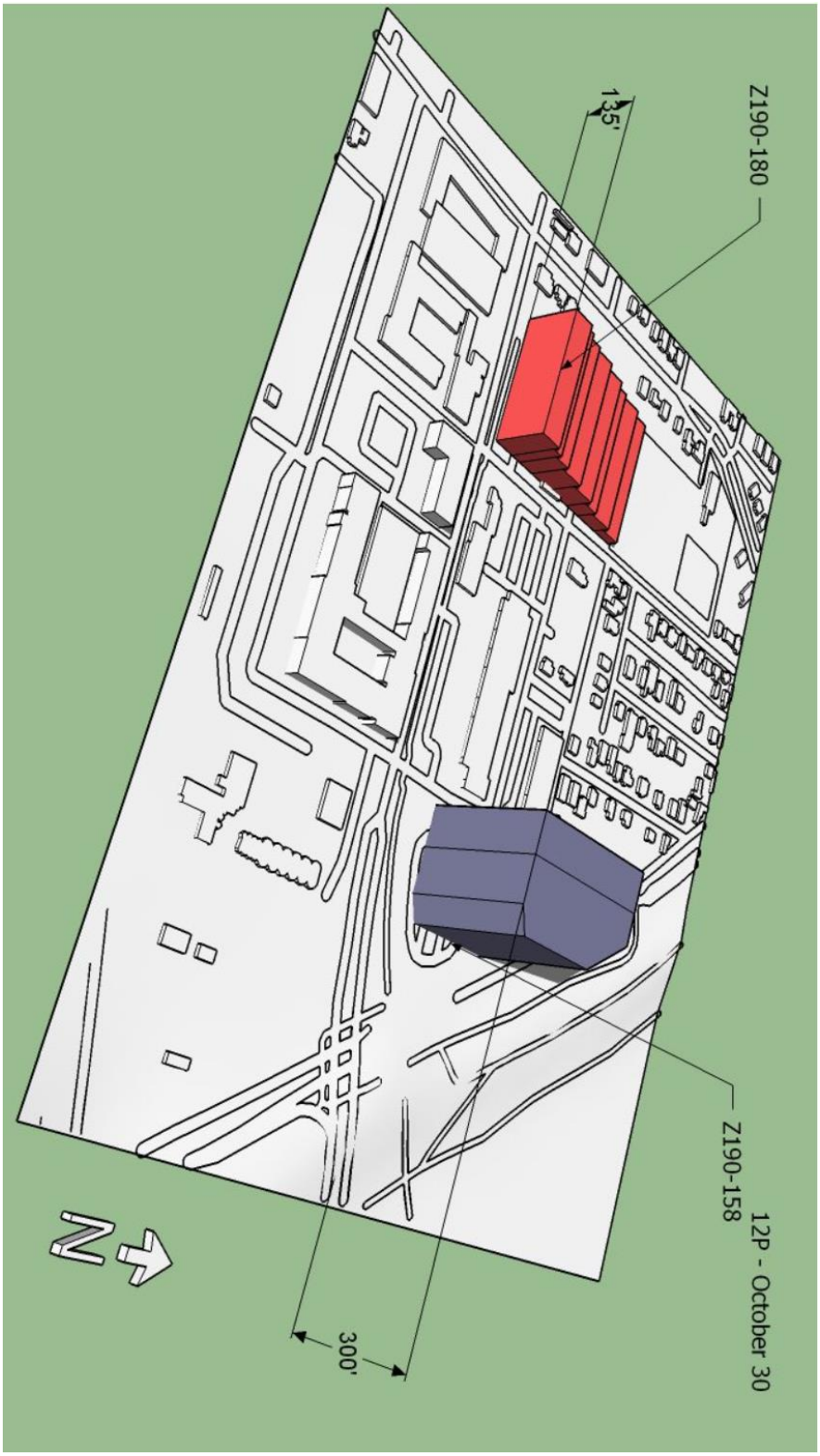
HEIGHT IMPACT/SHADE EXHIBIT EVENING
At 200 feet
(for illustrative purposes only)



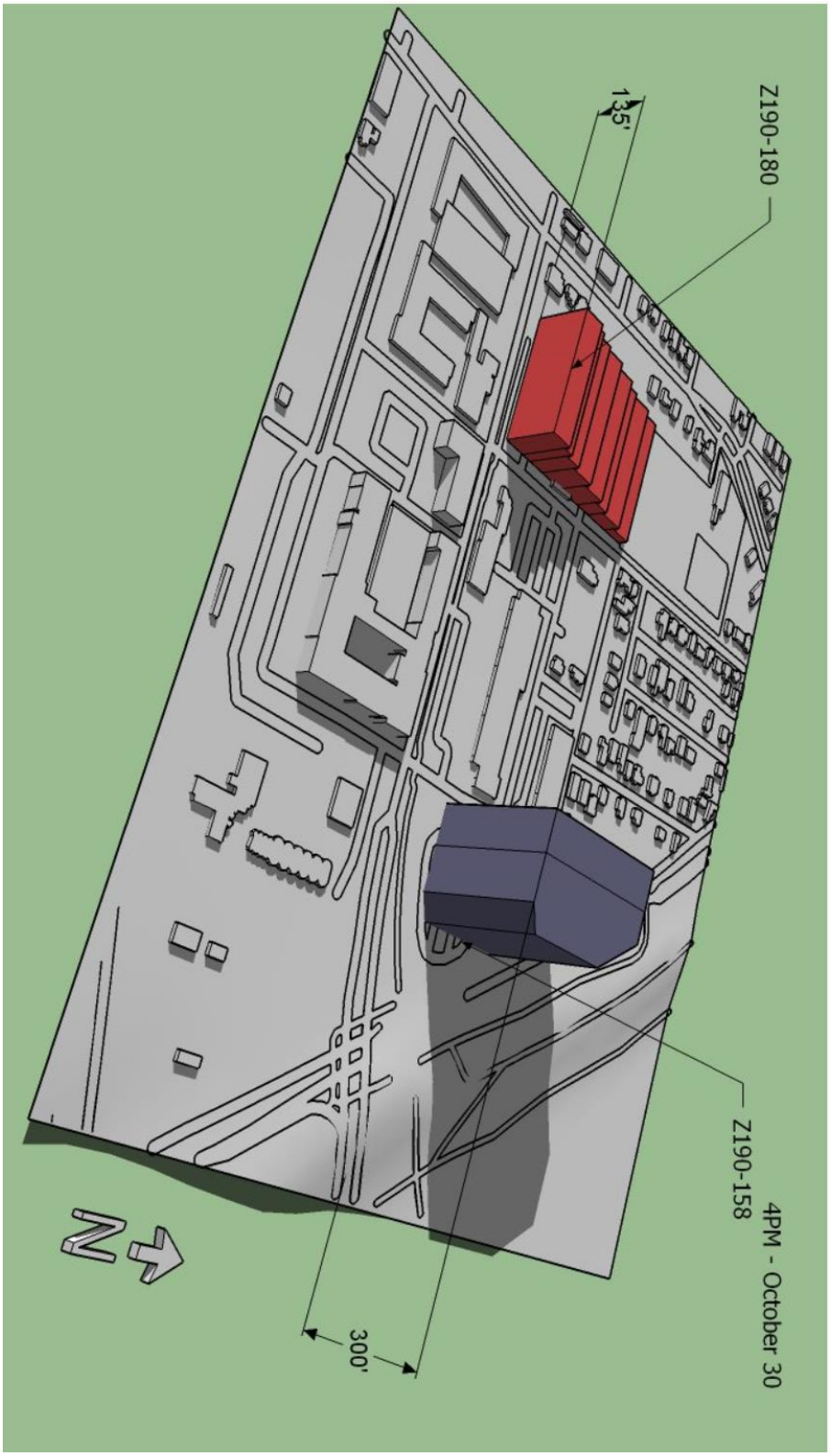
HEIGHT IMPACT/SHADE EXHIBIT MORNING
At 300 feet
(for illustrative purposes only)



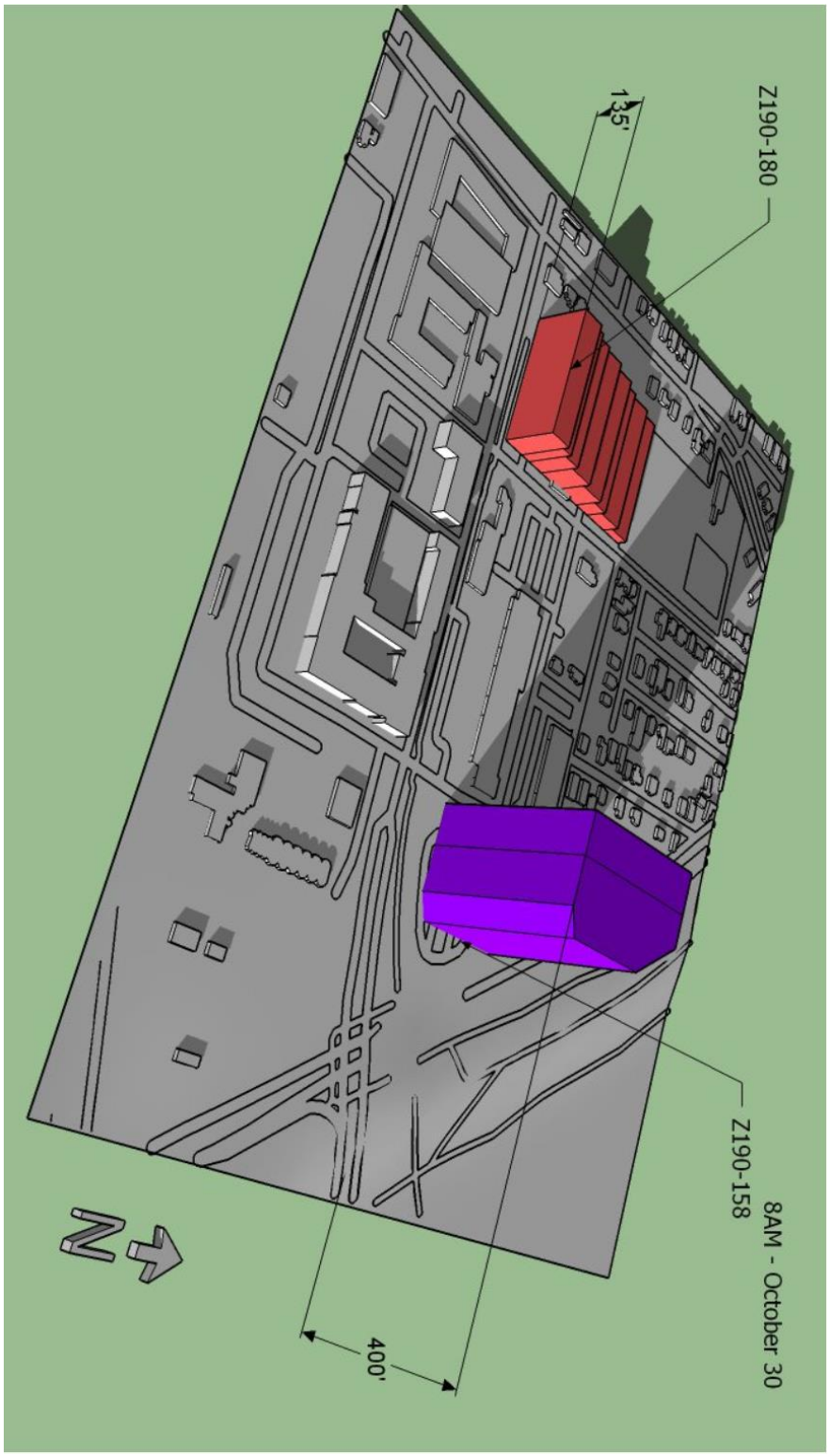
HEIGHT IMPACT/SHADE EXHIBIT NOON
At 300 feet
(for illustrative purposes only)



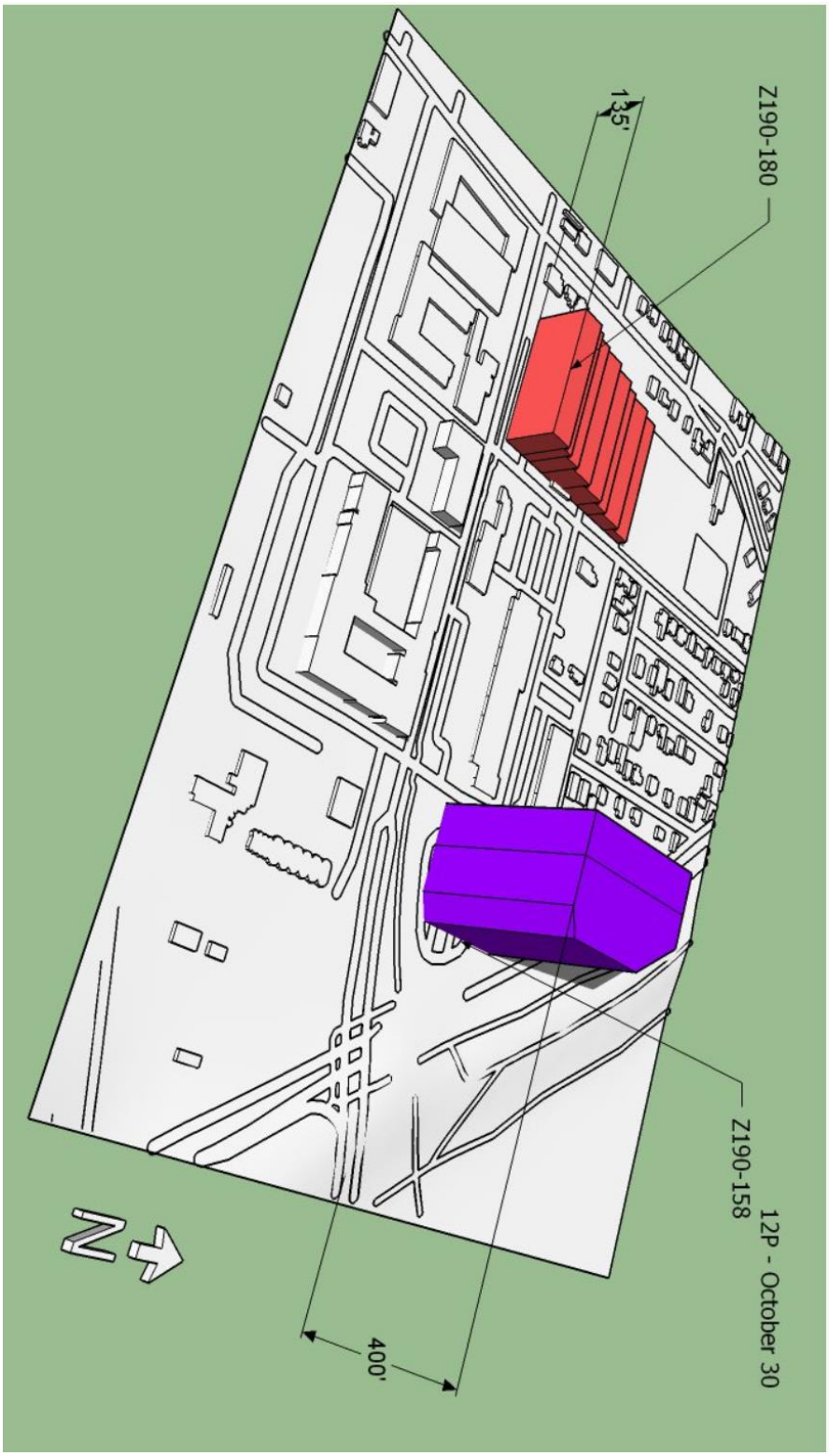
HEIGHT IMPACT/SHADE EXHIBIT EVENING
At 300 feet
(for illustrative purposes only)



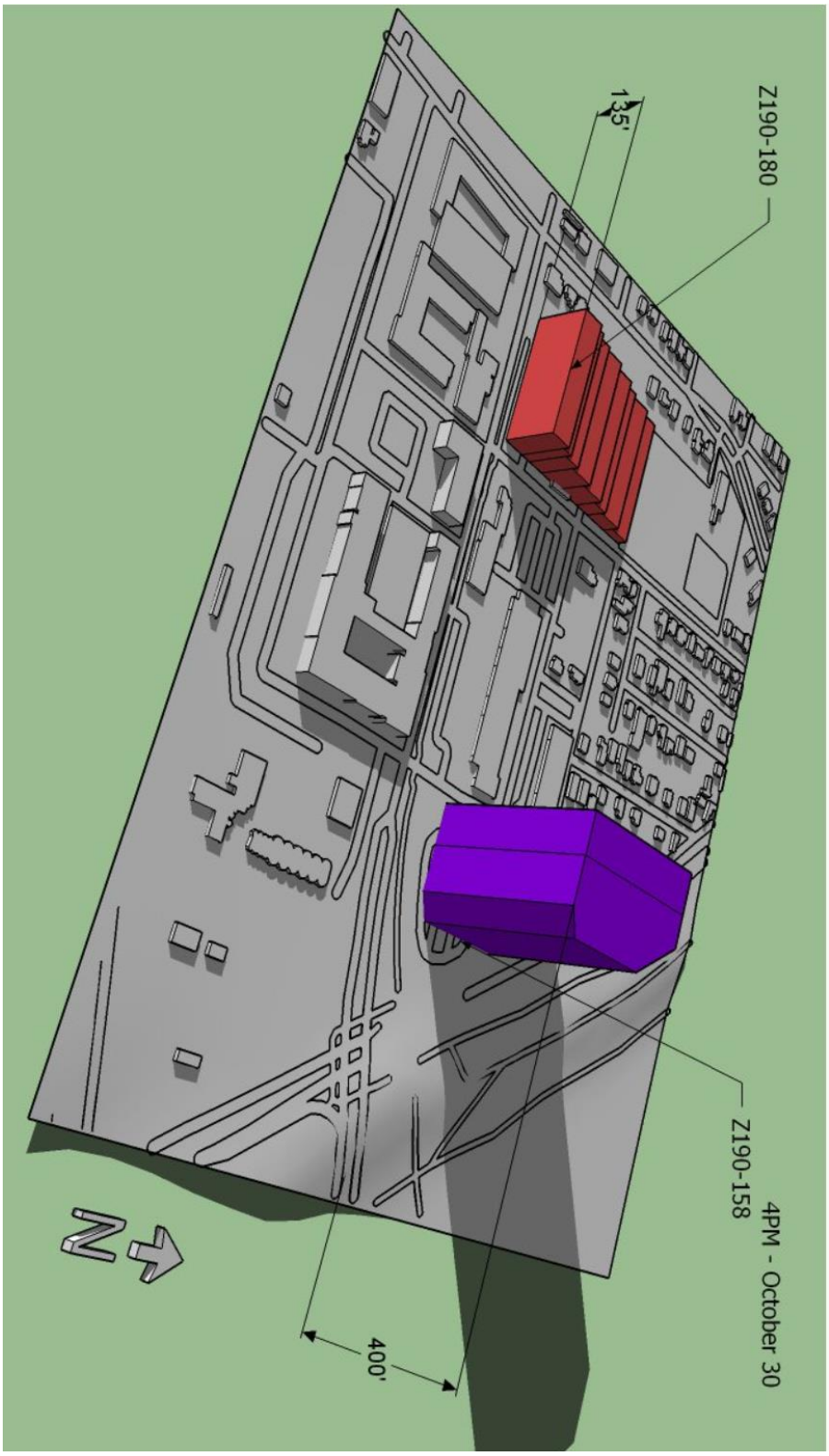
HEIGHT IMPACT/SHADE EXHIBIT MORNING
At 400 feet
(for illustrative purposes only)



HEIGHT IMPACT/SHADE EXHIBIT NOON
At 400 feet
(for illustrative purposes only)

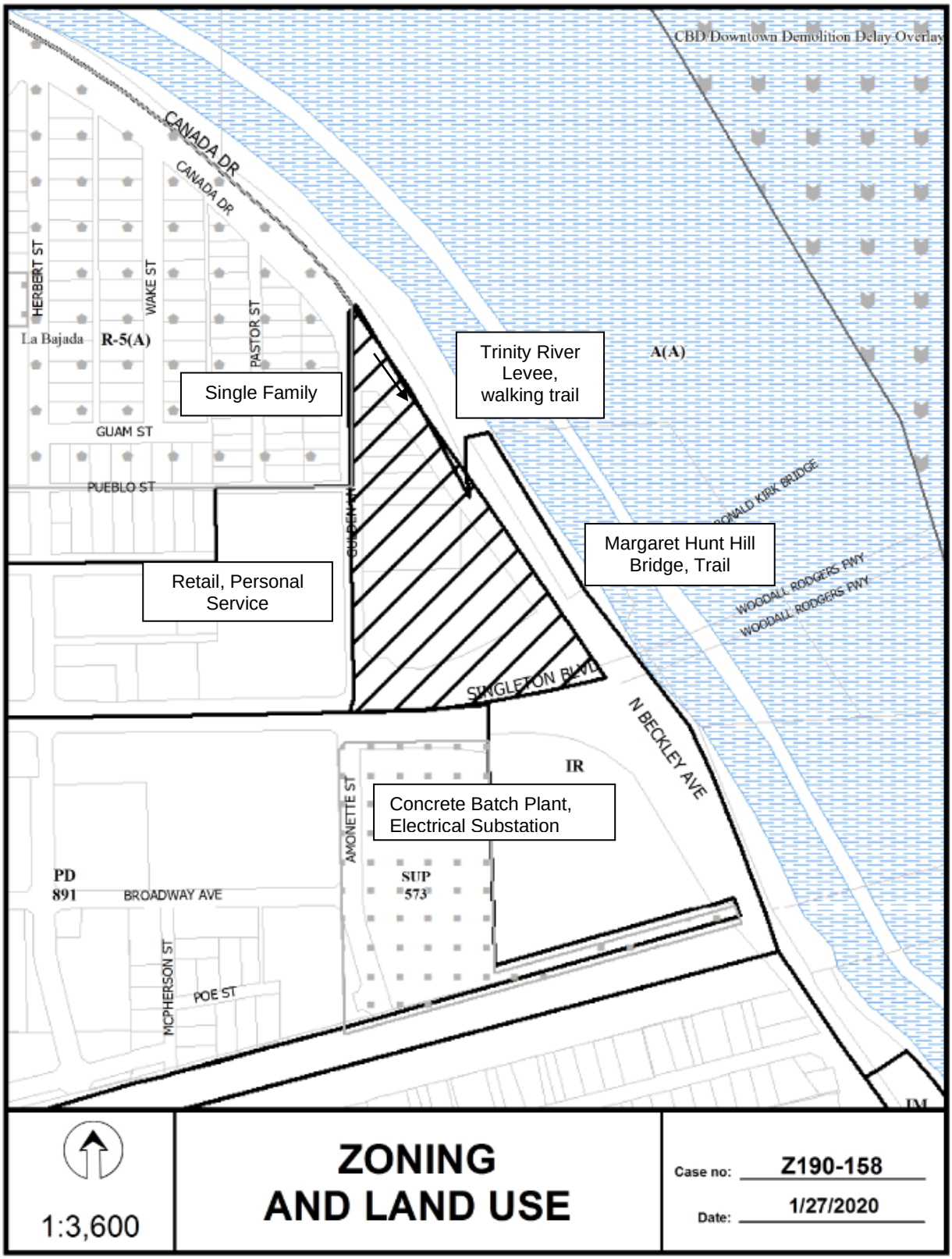


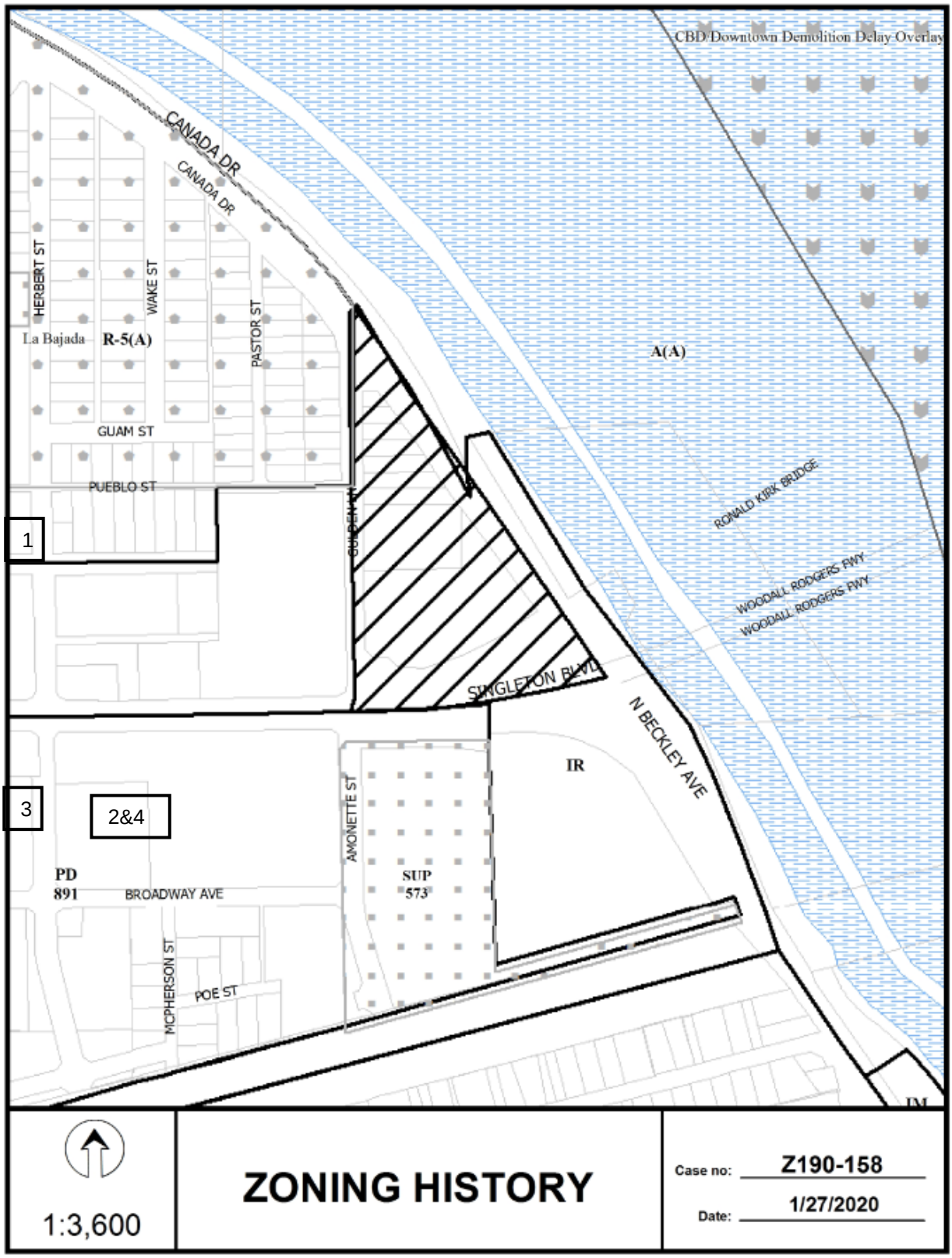
HEIGHT IMPACT/SHADE EXHIBIT EVENING
At 400 feet
(for illustrative purposes only)

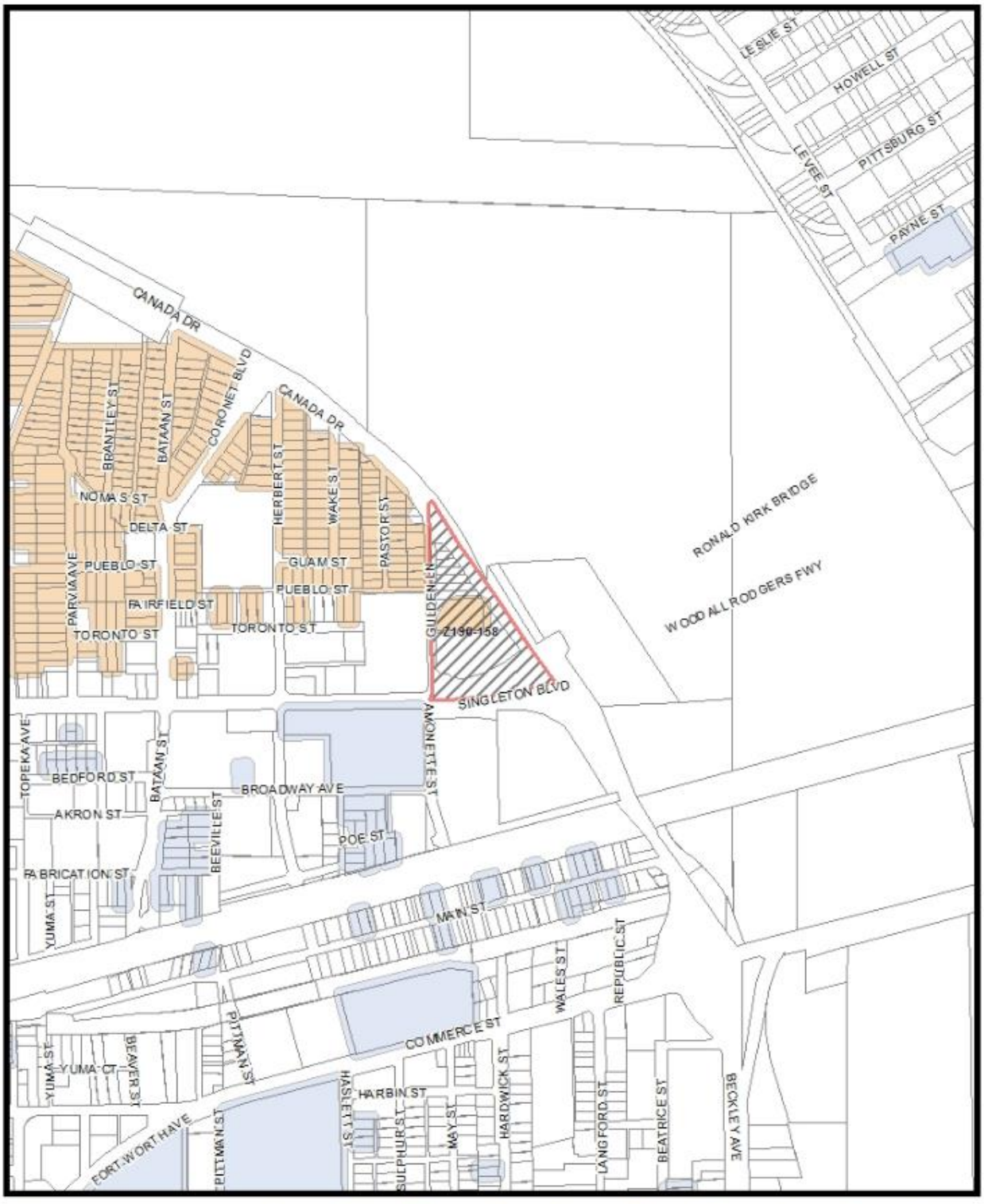


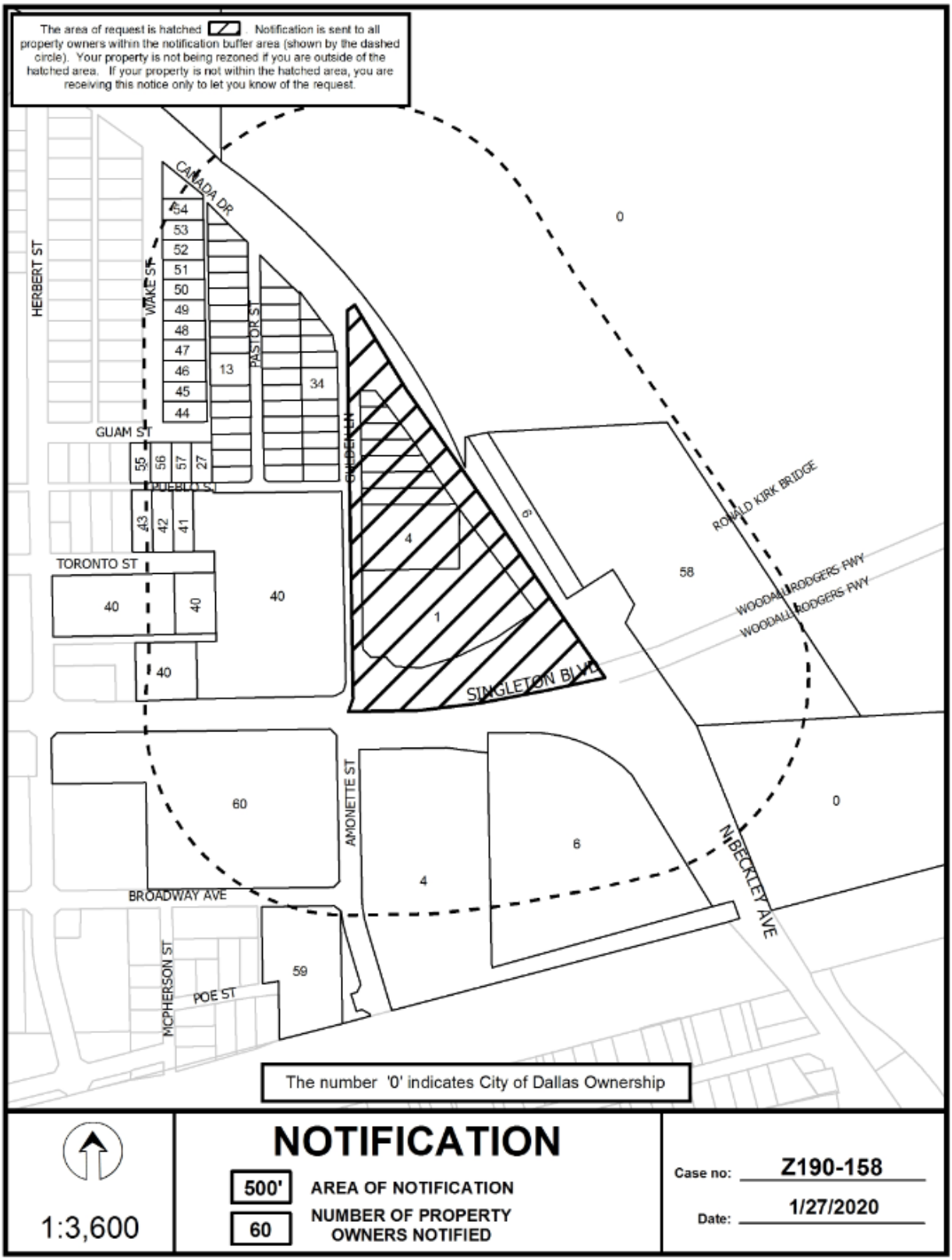
CANADA DR
BRANTLEY ST
BATAAN ST
CORONET BLVD
CANADA DR
NOMAS ST
DELTA ST
WAKE ST
PASTOR ST
PARVIA AVE
PUEBLO ST
GUAM ST
PUEBLO ST
PUEBLO ST
TORONTO ST
HERBERT ST
BATAAN ST
SINGLETON BLVD
AMONETTE ST
BEDFORD ST
BROADWAY AVE
AKRON ST
AKRON ST
BEEVILLE ST
POE ST
FABRICATION ST
YUMA ST
W MAIN ST
WALES ST
REPUBLIC ST
N BECKLEY AVE
W COMMERCE RAMP
W COMMERCE ST
YUMA ST
YUMA CT
BEAVER ST
GUEST ST
PITTMAN ST
HASLETT ST
HARBIN ST
HARDWICK ST
WINK ST
MAY ST
SULPHUR ST
RT WORTH AVE
TMAN ST
D ST
RICE ST
RONALD KIRK BRIDGE
WOODALL RODGERS FWY
WOODALL RODGERS FWY
LEVEE ST
PITTSBURG ST
PAYNE ST
1:7,200
VICINITY MAP
Case no: Z190-158
Date: 1/27/2020

CANADA DR
CANADA DR
HERBERT ST
WAKE ST
PASTOR ST
GUAM ST
PUEBLO ST
GULDEN LN
TORONTO ST
RONALD KIRK BRIDGE
WOODALL RODGERS FWY
WOODALL RODGERS FWY
SINGLETON BLVD
AMONETTE ST
N BECKLEY AVE
BROADWAY AVE
MCPHERSON ST
POE ST
1:3,600
AERIAL MAP
Case no: Z190-158
Date: 1/27/2020


CBD/Downtown Demolition Delay Overlay
CANADA DR
CANADA DR
HERBERT ST
WAKE ST
PASTOR ST
La Bajada
R-5(A)
Single Family
GUAM ST
PUEBLO ST
Trinity River Levee, walking trail
A(A)
Margaret Hunt Hill Bridge, Trail
Retail, Personal Service
SINGLETON BLVD
N BECKLEY AVE
IR
AMONETTE ST
Concrete Batch Plant, Electrical Substation
PD 891
BROADWAY AVE
SUP 573
MCPHERSON ST
POE ST
1:3,600
ZONING AND LAND USE
Case no: Z190-158
Date: 1/27/2020


CBD/Downtown Demolition Delay Overlay
CANADA DR
CANADA DR
HERBERT ST
WAKE ST
PASTOR ST
La Bajada
R-5(A)
GUAM ST
PUEBLO ST
A(A)
RONALD KIRK BRIDGE
WOODALL RODGERS FWY
WOODALL RODGERS FWY
SUBLETT LN
SINGLETON BLVD
N BECKLEY AVE
IR
1
2&4
3
AMONETTE ST
PD
891
BROADWAY AVE
SUP
573
MCPHERSON ST
POE ST
IM
1:3,600
ZONING HISTORY
Case no: Z190-158
Date: 1/27/2020


LESLIE ST
HOWELL ST
LEVEE ST
PITTSBURG ST
PAYNE ST
CANADA DR
CORONET BLVD
BRANTLEY ST
BATAAN ST
NOMA ST
DELTA ST
PUEBLO ST
PARVIA AVE
FAIRFIELD ST
TORONTO ST
HERBERT ST
WAKE ST
PASTOR ST
GUAM ST
GUILDEN ST
Z190-158
SINGLETON BLVD
RONALD KIRK BRIDGE
WOODALL RODGERS FWY
TOPEKA AVE
BEDFORD ST
AKRON ST
FABRICATION ST
YUMA ST
BEEVILLE ST
BROADWAY AVE
POE ST
AMONETTE ST
MAIN ST
COMMERCE ST
WALES ST
REPUBLIC ST
PITMAN ST
BEAVER ST
YUMA CT
HASKELL ST
HARBIN ST
SULPHUR ST
MAY ST
HARDWICK ST
LANGFORD ST
BEATRICE ST
BECKLEY AVE
FORT WORTH AVE
Market Value Analysis
A
B
C
D
E
F
G
H
I
NA
1:7,200
Market Value Analysis
Printed Date: 1/27/2020


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.
CANADA DR
HERBERT ST
WAKE ST
PASTOR ST
GUAM ST
PUEBLO ST
TORONTO ST
GREENLEE
SINGLETON BLVD
ROYAL KIRK BRIDGE
WOODALL RODGERS FWY
AMONETTE ST
BROADWAY AVE
MCPHERSON ST
POE ST
N BECKLEY AVE
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
60
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z190-158
Date: 1/27/2020

01/27/2020

Notification List of Property Owners

Z190-158

60 Property Owners Notified

Label #	*Address*		*Owner*
1	3016	GULDEN LN	WEST DALLAS INVESTMENT LP
2	3118	GULDEN LN	WEST DALLAS INV LP
3	3110	GULDEN LN	WEST DALLAS INV L P
4	240	SINGLETON BLVD	WEST DALLAS INVESTMENTS LP
5	3046	GULDEN LN	WEST DALLAS INVESTMENTS LP
6	2901	N BECKLEY AVE	ONCOR ELECRTIC DELIVERY COMPANY
7	3149	CANADA DR	MENDEZ JOE
8	3145	PASTOR ST	MENDEZ JOSE N
9	3141	PASTOR ST	RODRIGUEZ VIVIAN
10	3139	PASTOR ST	GARCIA TOMASA C
11	3135	PASTOR ST	ALVAREZ JOSE M & MARY E
12	3127	PASTOR ST	RODRIGUEZQUIROZ PETE
13	3121	PASTOR ST	MARTINEZ JOSEFINA RODRIGUEZ
14	3119	PASTOR ST	LARA IGNACIO JR & ESTHER
15	3115	PASTOR ST	GUZMAN JUAN GARCIA
16	3111	PASTOR ST	MENDEZ JOE N
17	3109	PASTOR ST	PADILLA MARY T
18	3105	PASTOR ST	SOLAJA STEVE & VICKI
19	3101	PASTOR ST	DELAROSA THELMA
20	3140	PASTOR ST	PEREZ VINCENT
21	3138	PASTOR ST	PEREZ DOLORES REYNOSA ESTATE OF
22	3134	PASTOR ST	ESTATE OF PEREZ DOLORES REYNOSA
23	3126	PASTOR ST	MENDEZ DANIEL
24	3124	PASTOR ST	CARRASCO JUAN
25	3120	PASTOR ST	GARCIA SAN JUANA R
26	3118	PASTOR ST	GARICA SAN JUANA R &

01/27/2020

Label #	*Address*		*Owner*
27	3114	PASTOR ST	RIOS GUADALUPE REVOCABLE LIVING TRUST
28	3110	PASTOR ST	MARTINEZ SILVERIO &
29	3108	PASTOR ST	RANGEL ANTONIO P
30	3104	PASTOR ST	SHETH HEMANG A
31	3102	PASTOR ST	AGUERO VERA
32	310	CANADA DR	HMK LTD
33	3123	GULDEN LN	CARRIZALES RICHARD E &
34	3119	GULDEN LN	HERNANDEZ PRISCILLA A &
35	3115	GULDEN LN	MARTINEZ SILVERIO
36	3111	GULDEN LN	RAMIREZ CONSUELO
37	3109	GULDEN LN	GONZALEZ MARGARITO S
38	3107	GULDEN LN	PARNELL WINFRED
39	3103	GULDEN LN	LOPEZ MARIA EUGENIA &
40	3011	GULDEN LN	WEST DALLAS INVMTS LP
41	331	TORONTO ST	NUNCIO MARGARET
42	335	TORONTO ST	WEST DALLAS INVESTMENTS
43	339	TORONTO ST	WEST DALLAS INVESTMENTS
44	3202	WAKE ST	MARTINEZ NICHOLAS R
45	3206	WAKE ST	GILDED ASPIRATIONS LLC
46	3210	WAKE ST	MONTES JOSEPHINA
47	3214	WAKE ST	MARTINEZ FRED
48	3218	WAKE ST	HERNANDEZ JULIA MARTINEZ
49	3222	WAKE ST	YAZDANI ENTERPRISES LLC
50	3302	WAKE ST	MEDRANO MARY A &
51	3306	WAKE ST	ZAMORA MARIO
52	3310	WAKE ST	MOJICA BENITO
53	3314	WAKE ST	FAZ MARIA ELENA
54	3320	WAKE ST	BUENTELLO REGINA
55	336	GUAM ST	DIAZ JUANITA NUNCIO
56	332	GUAM ST	ALCALA ARTHUR &
57	328	GUAM ST	ESQUIVEL ARTURO O &

01/27/2020

Label #	***Address***		***Owner***
58	1001	CONTINENTAL ST	VIADUCT DALLAS CITY & COUNTY
59	302	BROADWAY BLVD	WEST DALLAS INVESTMENTS LP
60	320	SINGLETON BLVD	TRINITY GROVES RESIDENTIAL I LP

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2020**

Planner: Pamela Daniel

FILE NUMBER: Z190-180(PD) **DATE FILED:** January 10, 2020

LOCATION: North side of Singleton Boulevard, between Bataan Street and Herbert Street

COUNCIL DISTRICT: 6 **MAPSCO:** 44 Q

SIZE OF REQUEST: ± 5.086 acres **CENSUS TRACT:** 0101.02

REPRESENTATIVE: Laura Hoffman & Tommy Mann, Winstead PC

APPLICANT/OWNER: West Dallas Investments, L.P.

REQUEST: An application for a Planned Development District for a GO General Office District and mixed uses on property zoned an R-5(A) Single Family District, an IR Industrial Research District, and a CS Commercial Service District.

SUMMARY: The applicant proposes to develop the site with a special office project and mixed uses. The applicant requests to create a Planned Development District to allow for varied increases in the maximum height; (penetrating the residential proximity slope), and the floor area ratio; deviation from the streetscapes, landscape, sign regulations; and decreases to the front yard and side yard setbacks.

STAFF RECOMMENDATION: **Denial.**

BACKGROUND INFORMATION:

- The request site consists of 19 parcels with seven parcels being separated by a public street [Toronto Street] situated between Singleton Boulevard and Pueblo Street proposed to be abandoned. Existing uses consist of four surface parking lots, 12 undeveloped lots, one approximately 12,000-square-foot mircrobrewery, microdistillery, or winery use with accessory surface parking, and two lots developed with single family dwellings.

- The applicant proposes to raze the existing improvements and redevelop the site with a special office project with a maximum height of 135 feet varied to 75 feet and a garage podium with a maximum height of 74 feet varied to 26 feet regulated through the use of a height exhibit. Additionally, the request seeks to provide a multipurpose space, a pedestrian connection, and abandon a public street that provides an east to west connection.

- The proposed standards of the PD will deviate from the district regulations for R-5(A), CS, and IR Districts as follows:

    1) increase the maximum allowable height from 30 feet (R-5(A)) and 45 feet (GO) respectively as permitted in the above referenced districts to varied heights per a height exhibit

    2) decrease the maximum allowable height from 200 feet as permitted in an IR District;

    3) decrease front yard setbacks from 20 feet in an R-5(A) District and 15 feet in CS and IR Districts to 12 feet for portions of a building between grade and below 14 feet and six feet for portions of a building between 14 feet and grade and require no side and rear yards from five feet in an R-5(A) District and for residential adjacency from 30 feet (IR) and 20 feet (CS), respectively to no minimum requirement;

    4) deviating from the streetscapes per Complete Streets, compliance which envisioned by “the Structure Area Plan”;

    5) reduce the landscape requirement per Article X, as amended, and

    6) increase the number of allowable signs and sign types.

Zoning History: There have been four recent zoning cases within the vicinity in the past five years.

1. **Z190-158:** On November 5, 2020, the City Plan Commission will hear a request for a Planned Development District for office and mixed uses on property zoned an IR Industrial Research District, located on the northeast corner of Gulden Lane and Singleton Boulevard.

2. Z189-350: On March 25, 2020, the City Council approved an amendment to Planned Development District No. 891 which incorporated the property in an IR District into and expanding PD No. 891.

3. Z156-302: On September 28, 2016, City Council approved the expansion of Planned Development District No. 891 for certain Mixed Uses on property zoned an IR Industrial Research District.

4. Z112-319: On June 13, 2016, City Council approved Planned Development District No. 891 for certain Mixed Uses on property zoned an IR Industrial Research District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Thoroughfare Plan Dimension; ROW
Singleton Boulevard	Major Arterial	88 feet
Herbert Street	Collector	56 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the request and finds that the deviation from the Complete Streets Manual regarding streetscape standards will negatively and significantly impact the surrounding roadway system. The traffic study for Gateway Tower incorrectly assumed zero annual growth for background traffic and did not consider recent construction or latent developments on Singleton. The traffic study assumes a 0.5% annual growth; the amount is inconsistent with observations of traffic or amount of private development in recent years and still pending. Staff disagrees with an assumed ten percent reduction to trip generation. Although transit should be considered an alternate mode of transportation, ride hailing also generates added trips not accounted in the study. The report is missing Exhibit 3 and Exhibit 4 showing existing and proposed geometries and should provide an illustration showing buildout conditions

delay/LOS/V/C/Queue with existing roadway geometry and proposed geometry. A traffic signal warrant analysis is required before development of these properties. Given the amount of development, which exceeds the range of published data, the project traffic trip generation is not considered accurate. Either data from existing similar developments or a traffic study of actual (future) conditions is required. Alternatively, the study could have been based on parking spaces and a general understanding of any passenger loading operations. The study should have included recommendations of roadway cross section and design of recommended right turn lanes, which are not feasible given the limited space available, and all other recommendations of roadway geometry. Further, staff cannot support the request, since a study including sight distance analysis at Bataan Street, which is impeded by existing buildings was not provided.

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 not consistent with the following goals and policies of the Comprehensive Plan.

The request site lies within an area designated Urban Neighborhood. The Urban Mixed-Use Building Block is characterized by being predominately residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Housing choices should include single-family detached dwellings, townhomes and low- to midrise condominiums or apartments. These neighborhoods are characterized by having concentrations of shops and offices along key corridors or at key intersections, providing important services and job opportunities within walking distance of residences. These areas may have mixed-use buildings with ground floor shops. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Urban Neighborhood streets are characterized with very pedestrian friendly, providing excellent connectivity to shopping, schools and other community services. Emphasis should be placed on slowing traffic through use of on-street parking and other similar traffic calming measures. Public investments in these areas will focus on parks, pathways, transit stops, pedestrian-oriented landscaping and road improvements.

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.

GOAL 1.2 Promote desired development.

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

ECONOMIC ELEMENT

GOAL 2.5 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 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Implementation Measure 5.1.1.3 Apply urban design tools in pedestrian or transit-oriented districts when approving zoning cases and when developing Area Plans.

Policy 5.1.3 Encourage complementary building height, scale, design and character.

The *Neighborhood Plus Plan* was adopted by the City Council in October 2015 to set a new direction and shape new policy for housing and neighborhood revitalization in Dallas. The final chapter, Strategic Goals, delineates six strategic goals to shift our approach, policies and actions to achieve greater equity and prosperity for all Dallas residents, expand the range of housing options, and enhance the quality of neighborhoods.

GOAL 5 EXPAND HOMEOWNERSHIP

Policy 5.1 Encourage a wider range of well-designed and affordable housing types as a response to emerging homeownership preferences.

Area Plan:

On March 9, 2011, Council approved the **West Dallas Urban Structure and Guidelines Area Plan** (**the Structure**). This document provides a template for redevelopment of an area generally bounded by Canada Drive/Beckley Avenue, IH-30, and Sylvan Avenue; and envisions dense, pedestrian-oriented, mixed-use neighborhoods along the Singleton Boulevard and Herbert Street corridors.

The Structure was developed using a collaborative community-based process under the guidance of the Dallas CityDesign Studio. Public input was a cornerstone of the Structure's development, with over 40 community meetings as well as detailed discussion and interaction with the applicant in order to reach a consensus around the vision for the area. The development objectives include:

1. Preserve, enhance, conserve the La Bajada community in its entirety;

2. Re-Create Singleton Boulevard and Commerce Street as handsome "parkway" streets entering the inner city;

3. Create a new neighborhood spine street of retail and services with high-density mixed-use clustered along it;

4. Step-down in density from the new neighborhood spine east, west and toward La Bajada;

5. Development of three to four (3-4) active mixed-use nodes at major intersections;

6. Allow for incremental rehabilitation and infill re-development of properties east, west, and south of new neighborhood spine as demand emerges, and;

7. Create a high-density, residentially focused neighborhood along the levee with connections into the Trinity Park.

As determined by staff, the three primary objectives of "the Structure are to enhance and protect La Bajada, encourage incremental development, and foster new development that complies with the vision". The key to achieving these objectives successfully lies in the concept of reorienting development pressure away from La Bajada and concentrating the opportunities for density along a newly-established Herbert Street spine that runs from Singleton to West Commerce Street. As an investment in this key move to reformat the built environment in the area, the City of Dallas included $34 million in the 2012 Bond Program to design and construct underpasses under the existing Union Pacific Railroad. This improved connectivity places the target for growth south of Singleton Boulevard; however, its success hinges on concentrating growth in a manner that establishes Herbert Street as the central spine street that includes key development nodes and high density from W. Commerce Street to Single Boulevard with a step-down in density from east, west, and toward La Bajada.

The **Trinity River Corridor Comprehensive Land Use Plan**, adopted by Dallas City Council in March 2005, serves as a framework for a coordinated approach to the Trinity Project infrastructure improvements, land use and economic development. Its broad vision describes the character this corridor should have for the future. It establishes general principles that direct preparation of detailed plans for smaller parts of the corridor. It provides guidance about the appropriate land uses and development patterns for the corridor that can be used by citizens, property owners, and City officials as they review specific development proposals. Within this larger plan lies West Dallas. With its strategic location across the Trinity from downtown, it is envisioned to follow a mixed-use development pattern. This pattern should incorporate a vibrant mix of residential and employment uses at a lower density than that found in downtown but providing residents with a vibrant blend of opportunities to live, work, shop and play within a closely defined area. “This Structure” is an updated and refined vision for this area.

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	R-5(A), CS, IR	Surface parking lots, single family, undeveloped lots, microbrewery
North	R-5(A), NSO No. 13	Open space, community service center, single family
East	R-5(A)	Single family
South	PD No. 891	Multifamily
West	CR, IR, R-5(A)	Church, personal service, single family

Land Use Compatibility:

The request site contains 19 total parcels, possessing three different zoning districts. The portion south of Toronto Street fronting along Singleton Boulevard is zoned an IR Industrial Research District developed with a 12,000-square-foot microbrewery use and off-street parking use. The portions of the property north of Toronto Street are zoned a CS Commercial Service District to the far west and north of Pueblo Street an R-5(A) Single Family District with Neighborhood Stabilization Overlay No. 13 to the east with scattered undeveloped lots and two single family dwelling units.

The applicant is proposing to develop the request site with a “special office project” and a garage podium with a maximum height of 135 feet with variations or a step-down in height to 26 feet for the lowest portion of the garage podium. While the request proposes to default to a GO(A) General Office District, the request proposes to limit the number of uses permitted within the district by permitting a temporary construction or sales office use, financial institution without drive-in window [*only in the same building as an office use*], office use, retail and personal services uses further limited to a commercial parking lot or garage use, a general merchandise or food store 3,500 square feet or less use, a general merchandise or food store greater than 3,500 square feet [*maximum 15,000 square feet for any single user*], personal service uses [*excluding tattoo or body piercing studio or massage establishment*]. Additional provisions for retail and personal service uses further include a general merchandise of food store, personal service use, or restaurant without drive-in or drive through service use and restricting the use within an original brewery building or in the same building as an office use.

The request seeks to further decrease the front yard and side yard setbacks where residential adjacency exists and remove both the urban form setback requirement and residential proximity slope. Lastly, the request seeks to abandon a portion of a public street [Toronto Street] to facilitate the portion of the development containing the garage podium.

The request site is surrounding by an open space, a community service center and residential dwellings to the north, residential uses immediately adjacent to the east, residential uses and undeveloped tracts to the west and surface parking lots and a microbrewery, microdistillery or winery use to the south.

The area encompassing the request site is unique in the aspect of having adjacency to Downtown, the Design District, Victory Park, and the recreational opportunities of the planned Trinity Park. The area is home to a strong and vibrant Mexican American neighborhood that comprises the residential core for the community. Having undergone decades of disinvestment, the area is burdened by negative external perceptions. Since the completion of the Margaret Hunt Hill Bridge, the area and request site acts as a gateway into West Dallas and the La Bajada Neighborhood. However, previous disinvestment and disconnection from the rest of the city created challenges that gave the impression of a declining urban environment. However, reinvestment into the community is revitalizing the desire to enhance and utilize the area’s advantages to create a more desirable place to live, conduct business, and experience unique cultural and urban amenities.

Established small scale neighborhoods such as La Bajada contribute to the overall vitality of the city. Such neighborhoods act as an important part of the mix that creates an active community life in Dallas and its character should be considered in current and future design and planning of adjacent and denser development patterns. Therefore, buffering of neighborhood edges should be addressed through use, height, setback, scale, massing and detailing of adjacent buildings. Additionally, vehicular access and parking requirements for new development(s) should minimize impact on neighborhood traffic flow and avoid disturbing the character of the neighborhood. According to “the Structure”, to ensure compatibility with La Bajada, in-fill construction should be limited to single family uses and should respect the R-5(A) yard, lot, and space regulations. Further to ensure compatibility between adjacent uses when current single-family zoning meets existing IR districts. Replacing incompatible uses and in-fill lots with single family, duplex, and/or townhome buffers to the existing community is encouraged. As development moves closer to Singleton and Sylvan, density and height allowances should be increased. Additionally, no portion of a building over twenty-six (26) feet in height may be located above the residential proximity slope as established in Section 51A-4.412. The request as proposed stands in contradiction to the long-range area plan, “the Structure”.

As previously mentioned, a garage podium is proposed with a maximum height of 72 feet to be gradually reduced to 26 feet as the garage nears the residential neighborhood. As it relates the parking structures, “the Structure” calls for underground structured parking to satisfy parking requirements. Parking structures should exhibit the same principles as those for good building design that respect the context and character of its neighbors. With the exception for minimum ground-level frontage required for access to parking and loading, integrated parking and loading areas should not be visible on any building façade facing a public street.

Where parking, loading or circulation is provided above the ground floor, development should be lined with occupied floor area along all street frontages and integrated into the design of the building. Stand-alone parking structures are encouraged to integrate an external skin designed to improve the building’s appearance over the basic concrete structure of ramps, walls and columns. This can include heavy-gage metal screen, pre-cast concrete panels, laminated glass, photovoltaic panels, etc. A “green screen” coordinated with the design of the parking structure may also be employed to screen the structure. Sustainable design features such as photovoltaic panels (especially on the top parking deck), renewable materials with proven longevity, and stormwater treatment may be integrated into the design of the parking structure. Vertical circulation cores should be located on primary pedestrian corners and be highlighted architecturally. The ground floor along public streets should provide active uses along

the street frontage of the garage. On service streets or mews, the ground floor treatment may consist of an appropriate screening element. Location of ventilation exhaust of parking structures and the noise from fans and blowers and impacts to adjacent uses and pedestrian environments should be considered in the design and impacts avoided where feasible. Pedestrian entrances to parking facilities should be directly accessed by sidewalks, covered walkways, pedestrian paseos, or through internal building vestibules. As proposed the garage podium does not provide any of the architectural design elements or uses at grade as specified within the guidelines for “the Structure”.

The proposed development is not consistent with the existing low density, single-family, urban character of the surrounding area, as a gateway neighborhood into West Dallas. Staff recognizes that a portion of the site fronts along a major thoroughfare, thus having the potential to support density increases only along Singleton Boulevard without further encroachments into the existing residential districts.

In addition to establishing the amount and phasing of development, the adopted Structure is organized around three main regulatory areas to emphasize the importance of urban design and placemaking as development priorities:

- **Defining Street Character.** Mobility functions must be balanced with creating economically vibrant and viable neighborhoods that contribute to a physically beautiful environment and a sustainable ecology. Streets must support all modes of travel, provide a high level of connectivity, accommodate development flexibility over time, and encourage pedestrian activity. The request proposes a superblock with approximately 437 feet of continuous structure with no real pedestrian connection from Herbert Street to Bataan Street. Yet the request proposes that pedestrians walk under the first story of the garage podium for connectivity and access between two residential blocks [Herbert Street and Bataan Street].

- **Organizing a Network of Open Space Opportunities.** The Structure calls for accommodating demand on land for development and infrastructure in a manner that provides for livability for the community. To that end, the Structure details the need for a hierarchy of open space of a variety of characters to serve the anticipated population in the area, as well as including public, semi-private and private open space distributed throughout the community. The request proposes to a garage podium with a maximum height of 26 feet to face the residential district, no screening between the garage podium of residential district to mitigate vehicular nuisances such as lights, noise from fans and blowers. As envisioned

by “the Structure” parking structures should its relationship and impacts to adjacent uses and pedestrian environments should be considered in the design and impacts avoided where feasible. “The Structure” further encourages pedestrian entrances to parking facilities should be directly accessed by sidewalks, covered walkways, pedestrian paseos, or through internal building vestibules. Additionally, the request proposes a “multipurpose space” that is essentially a blank space and along the 26-foot fire lane. The proposed “multipurpose spaces” is additionally located within a small pocket area to the west of the garage podium and contains no open space or pedestrian amenities.

- **Architecture.** Development standards should focus on how buildings relate to form and public space. Successfully achieving the vision relies heavily upon PD conditions that ensure each of these development priorities is achieved. Regulations should guarantee the transformation of the built environment to realize the Structure’s vision and build a strong sense of place. The request as a whole does not support the vision of “the Structure”, stabilization and/or integration into the existing residential built environment.

Buffering of neighborhood edges should be addressed through use, height, setback, scale, massing and detailing of adjacent buildings. Further vehicular access and parking requirements for new development(s) should minimize impacts on neighborhood traffic flow and avoid disturbing the character of the neighborhood. The creation of a superblock, midblock within an established residential neighborhood, abandoning a City street to facilitate the development of a structure that prevents pedestrian and vehicular access from an east/west linkage, and providing a public open space (multipurpose space) that plays little to no critical role in the successful integration of commercial and residential uses to necessarily achieve livability in a mixed use community as envisioned by “the Structure” does not come close to consideration of the area plan.

As a result, staff does not believe that this development with modifications could be an opportunity to activate an area of the city that is transitioning into a more mixed-use urban and walkable pedestrian friendly environment with complementary streetscapes, as envisioned. Considering the totality of the request, the proposed development rights drastically deviating from the GO General Office District and the surrounding established single family district without regard to compatibility and sensitivity to protect the character of the adjacent neighborhood, staff cannot support the request. Lastly, for a better view of the scale, intensity and impact of the request staff has include a height impact exhibit that is included for illustrative purposes only.

Development Standards:

SUBDISTRICT	SETBACKS		FAR	Height	Lot Coverage	Additional Provisions	PRIMARY Uses
	Front	Side/Rear					
R-5(A) Single Family	20'	5'/5' OTHER: 10'	None	30'	45% for res 25% for nonres	RPS	Single Family
IR Industrial	15'	30' res adj OTHER: No min.	.5 Retail & personal srvc .75 lodging, office, retail & personal srv 2.0 all combined	200'	80%	RPS	Light industrial, office and supporting commercial uses
CS Retail	15'	20' res adj OTHER: No min.	.5 lodging, office, retail & personal srvc .75 all combined	45'	80%	RPS	Retail
PD Proposed	12' for portion of a bldg. b/w grade and below 14' 6' for portion of a bldg. 14' taller	No min. 20' in location noted on development plan	350,000 sqft 1.58 office	135'	80%	None	Office tower, mixed uses

Parking:

Off-street parking will be provided for each use in accordance with the Development Code. The applicant proposes an office project with a mix of uses consisting of retail, restaurant and multifamily uses. Office uses require one space per 366 square feet of floor area. Retail related uses generally require one space per 220 square feet of floor area. Restaurant uses require one space per 100 square feet of floor area. The applicant proposes to provide the off-street parking and loading spaces in surface parking lots and within an above-ground structure which is discouraged in "the Structure."

Signs:

The proposed announcement sign proposes an increased effective area of 1,000 square feet. Under the current zoning regulations for signs on this site, attached signs are allowed to cover up to 25% of the primary elevation & up to 15% of the secondary elevations. However, any attached sign located within 100' of private property in a non-business zoning district, is restricted to 40 sq. ft. A digital display is allowed where any other sign is allowed, however the size must be reduced to 50% of the allowed square footage for that sign or 50 sq. ft., whichever is more. Attached signs are limited to eight

words over four-inches-tall per façade (words less than four inches in height can be used with restriction as to number). The word rule applies to attached digital displays as well as static signs. Thus, the proximity of the site to the protected single family residential, district to the west, northwest, north and east, staff cannot support the sign request for project announcement signs and accent lighting as proposed.

Landscaping:

The proposed landscape plan is an exception to Article X, as amended. The request deviates from Article X because it fails to provide for landscaping on impervious surfaced designated as multipurpose space and pedestrian connection. Additionally, the request does not distinguish landscape open soil areas or provide screening along the portions of the multipurpose spaces immediately adjacent to a residential district.

Staff cannot support the applicant's request because while the proposed conditions are reasonable and consistent with the spirit of Article X, tree planting areas are insufficient to support high intensity vehicle areas.

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). Portions of the property to the north along Pueblo Street are within an identifiable "H" MVA cluster while the remaining parcels are not within an identifiable MVA cluster. The request is immediately adjacent to an "H" MVA cluster to the west, northwest, northeast and an "E" MVA cluster to the southeast across Singleton Boulevard to the southeast.

LISTS OF OFFICERS

West Dallas Investments, LP
J. Stuart Fitts, Managing Partner
Philip Romano, Managing Partner
Larry McGregor, Managing Partner

Applicant's Proposed PD Conditions

ARTICLE ____.

PD ____.

SEC. 51P-____-101. LEGISLATIVE HISTORY

PD ____ was established by Ordinance No. _____, passed by the Dallas City Council on _____ ____, 2020. (Ord. No. _____)

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

PD ___ is established on property generally bounded by _____, and _____ Street. The size of PD ___ is approximately 5.086 acres.

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

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

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

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

(d) MASSAGE ESTABLISHMENT means a massage establishment as defined by the Texas Occupation Code 455, as amended, where massage is practiced by anyone not a duly licensed physician or chiropractor. This term does not include, however, duly licensed beauty parlors or barbershops, gyms, fitness studios, or a place wherein registered physical therapists treat only patients recommended by a licensed physician. MASSAGE means a massage as defined by the Texas Occupation Code 455, as amended, but does not include massage by duly licensed physicians and chiropractors, registered physical therapists who treat only patients recommended by a licensed physician, massage services provided in conjunction with a gym or fitness studio, or massage practiced by beauty parlors or barbershops duly licensed under the penal code of the state.

(e) MULTIPURPOSE SPACE means the area shown on the development plan (Exhibit __A) as multipurpose space.

(f) NEWLY CONSTRUCTED BUILDING means a building that is not an original brewery building.

(g) ORIGINAL BREWERY BUILDING means a building constructed before **[insert effective date of the PD ordinance]**, the floor area of which has not since **[effective date of the PD ordinance]**, been increased by more than 20 percent.

(h) PARKWAY means the portion of a street right-of-way between the projected street curb and the front lot line.

(i) PEDESTRIAN CONNECTION means the area shown on the development plan (Exhibit __A) as a pedestrian connection.

(j) TATTOO OR BODY PIERCING STUDIO means a business in which tattooing or body piercing is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment. BODY PIERCING means the piercing of body parts, other than ears, for purposes of allowing the insertion of jewelry.

(k) TRANSPARENCY means the total area of window opening, door opening, or other opening, expressed as a percentage of the total facade area by story.

SEC. 51P-____-104. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit A: Development plan.

(2) Exhibit B: Height exhibit.

(3) Exhibit C: Streetscape Standards

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

(a) Except as provided in this section, development and use of the Property must comply with the development plan (Exhibit __A). In the event of a conflict between the text of this article and the development plan, the text of this article controls.

(b) For an original brewery building, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

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

(a) In general. The following uses are the only main uses permitted:

(1) Miscellaneous uses.

-- Temporary construction or sales office.

(2) Office uses.

-- Financial institution without drive-in window [*only in the same building as an office use*]

-- Office.

(3) Retail and personal service uses. *[See Section 51P-___-106(b) for use restrictions.]*

-- Commercial parking lot or garage.

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

-- General merchandise or food store greater than 3,500 square feet. *[Maximum 15,000 square feet for any single user.]*

-- Personal service uses. *[Excluding tattoo or body piercing studio or massage establishment.]*

-- Restaurant without drive-in or drive-through service.

(b) Additional provisions for retail and personal service uses.

(1) A general merchandise or food store, personal service use, or restaurant without drive-in or drive through service is only allowed (i) within an original brewery building; or (ii) in the same building as an office use.

(2) A commercial parking lot or garage is only allowed if located on the same building site as an office use.

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 in the GO(A) General Office district apply to this district.

(b) Height.

(1) Except as otherwise provided herein, the maximum structure height is 135 feet.

(2) Maximum structure height for certain portions of the Property is further limited as shown on the height exhibit (Exhibit ___B).

(3) The residential proximity slope does not apply.

(c) Front Yard.

(1) Minimum front yard for the portion of a building between grade and below 14 feet is 12 feet.

(2) Minimum front yard for the portion of a building 14 feet or taller is 6 feet.

(3) No urban form setback is required.

(d) Side and Rear Yard.

(1) Except as otherwise expressly provided in this subsection, no minimum.

(2) A minimum 20 foot building setback is required in the locations noted on the development plan. The following may be located within the minimum 20 foot setback: shade structures, landscaping, trees, sculptures, retaining walls, mechanical equipment with associated screening, pavilions, gazebos, outdoor seating, structures and associated improvements for recreational purposes such as a basketball court or volleyball court, and any other improvements except for fully enclosed, occupiable building structures or parking structures. For the avoidance of doubt, this provision shall not be interpreted to allow permanent structures to be located within a fire lane. All fire lanes within the Property designated at the time of building permit must comply with City of Dallas Fire Code requirements.

(3) No tower spacing is required.

(e) Maximum floor area. 350,000 square feet.

SEC. 51P-____-109. URBAN DESIGN REQUIREMENTS.

(a) In general. Except for an original brewery building, development must comply with the following urban design requirements.

(b) Architectural elements. A minimum of one architectural element, such as the following, must be provided at all public entry points:

(1) Arcade,

(2) Arch,

(3) Canopy,

(4) Awning,

(5) Turret,

(6) Portal,

(7) Cantilevered building above the entrance, or

(8) Similar architectural feature.

(c) Façade variation.

(1) A minimum of every 50 feet of building facade length must provide variation within the vertical plane of a minimum of 5 feet.

(2) A minimum of every 400 feet of building façade length must provide a minimum of 25 feet of variation within the vertical plane.

(d) Ground story transparency. Any façade facing Singleton Boulevard must have a minimum transparency of 50 percent for the portion of the building on the ground level between grade and 13 feet in height.

(e) Service and loading zones. Service and loading zones shall not be placed along Singleton Boulevard or Herbert Street and will be screened so as not to be visible from any adjacent public right-of-way.

(f) Streetscape Standards.

(1) In general. Streets must comply with the Streetscape Standards (Exhibit C). If there is a conflict between Exhibit C and the text of this article, the text of this article controls.

(A) For the northern side of Singleton Boulevard abutting the building site, the planting zone, bike lane, and sidewalk shown in the Streetscape Standards must be completed prior to issuance of a final certificate of occupancy for a newly constructed building. The median is shown on the Streetscape Standards for illustrative purposes only and will not be required as part of construction or certificate of occupancy within this district.

(B) For the west side of Herbert Street abutting the building site, the planting zone and the sidewalk shown in the Streetscape Standards must be completed prior to issuance of a final certificate of occupancy for a newly constructed building.

(2) Curb Extensions. A curb extension is required on Herbert Street abutting the building site where on-street parking is provided, except where parking is used as a lane of traffic during peak hours. On Herbert Street, curb extensions shall be provided at all mid-block crossings (if any), except where parking is used as a lane of traffic during peak hours. Curb extensions shall not encroach into traffic lanes or bike lanes.

(3) Crosswalks. Crosswalks must be delineated through the use of contrasting pavement, texture, material, or color. Anti-slip material is encouraged.

(4) Sidewalks. A minimum seven-foot sidewalk is required along Herbert Street and Singleton Boulevard, with a minimum of six feet unobstructed, except for tree grates, pedestrian street lamps, street furnishings, utility poles, and service boxes. A portion of the sidewalk may be located within a sidewalk easement, as shown in the Streetscape Standards.

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

(a) In general.

(1) 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.

(2) Off-street parking areas may be used for community events during evenings, weekends, and holidays.

(3) Section 51A-4.301(f)(1) does not apply in the locations where multipurpose space is shown on the development plan.

(b) Parking Structure Screening.

(1) Sloping ramps located at the perimeter of garage structures must be screened through the use of vegetation, metal panels, perforated metal screens, solid walls, or other

architectural elements to obscure at least half of the sloping ramps' length from view. The garage is not required to be fully enclosed to satisfy this condition.

(2) Exterior parking structure façades must provide solid screening a minimum 42 inches from the floor level within the parking structure to screen vehicles and vehicle headlights.

(c) Public transit parking reduction. The off-street parking requirement for all uses except restaurant uses may be reduced by 10 percent if the use(s) are within 1,200 feet, measured along the sidewalk from a DART bus stop at which DART bus service is available, during the morning and evening peak periods (between 7:00 a.m. and 8:30 a.m. and between 4:30 p.m. and 6:00 p.m., Monday through Friday).

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

See Article VI.

SEC. 51P-____-112. LANDSCAPING.

(a) Application. This section only becomes applicable to a lot or tract when the nonpermeable coverage on the lot or tract is increased by more than 2,000 square feet within a 24-month period, not including portions of pedestrian pathways that are between three feet in width and 15 feet in width.

(b) Definitions and standards. Except as provided in this section, the definitions and conditions of Article X apply. If there is a conflict, the text of this section controls.

(c) Surface parking lot trees. No surface parking space may be located more than 75 feet from the trunk of a large tree. Each tree must have a caliper of at least four inches and may not be planted closer than two and one-half feet from any pavement. Each large tree must be provided a minimum of 160 square feet of surface area.

(d) Street buffer zone and street trees.

(1) Definitions.

(A) TREE PLANTING ZONE means an area measured from the back edge of, and parallel and 15 feet from the back of the projected street curb, or if there is no street curb, from the edge of street pavement.

(B) TREE PLANTING STRIP means an area that is a minimum of five-feet-wide and a minimum of 10 feet in length, or that otherwise provides a minimum horizontal root expansion area of 60 square feet.

(2) Tree planting strip requirements.

(A) Herbert Street planting strip. A minimum five-foot wide tree planting strip is required adjacent to the sidewalk along Herbert Street as shown on the Streetscape Standards (Exhibit ___C).

(B) Singleton Boulevard planting strip. A minimum five-foot wide tree planting strip is required adjacent to the bike lane along Singleton Boulevard as shown on the Streetscape Standards (Exhibit ___C).

(3) Number, location, and type of street trees required.

(A) Except as provided in this section, one large tree must be provided for every 30 linear feet of lot frontage along a public street. The number of required street trees is calculated by dividing the number of feet of lot frontage along a public street by 30. Fractions are rounded to the nearest whole number, with .5 being rounded up to the next higher whole number. Driveway entrances, calculated where the entrance crosses the property line, are not included in lot frontage calculations. When existing conditions prohibit planting large trees, the building official may approve either (i) one medium tree; or (ii) two small trees be substituted for each large tree, and such trees shall be spaced per the requirements of Article X.

(B) Required large street trees shall be spaced 30 feet apart, except where such spacing is made impractical due to overhead or underground utility conflicts or easement restrictions, the location of vehicular access points, conflicts with city signs, signals, crosswalk signs or DART bus signs, or where otherwise recommended by the city arborist.

(C) All required street trees must have a caliper of at least four inches.

(D) Except when tree grates are provided in sidewalks, street trees must be planted within a tree planting strip within the tree planting zone.

(E) Tree planting zones and tree planting strips may be located in the right-of-way in accordance with SEC. 51P-___114.

(F) If the property owner is unable to locate a tree within the tree planting strip or tree planting zone due to overhead or underground utility conflicts or proximity to structures, the building official may approve a reduction in the number or the size of the required street trees.

(G) It is a defense to prosecution for a violation of the requirements of this section if trees are required to be removed or altered due to conflicts with city signs, signals, crosswalk signs, DART bus signs, or similar structures.

(4) Minimum clearance above pavement for large street trees. The property owner shall maintain large street trees that are five years of age or older at least 14 feet above street pavement and at least eight feet above a public sidewalk located on public or private property.

(5) Tree grates required in sidewalks. Tree grates must be provided for all trees with trunks located in a sidewalk that are not located within a tree planting strip. Suspended brick, pave stones, or similar materials may be used instead of a metal grate to protect tree roots and provide a pedestrian surface. These materials must conform to state standards and specifications adopted to eliminate, insofar as possible, architectural barriers encountered by aged, handicapped, or disabled persons. The grates or containment areas must be large enough to permit healthy tree growth.

(e) Site trees for the multipurpose space. One large tree having a caliper of at least three inches must be provided in the area designated as multipurpose space on the development plan for each 4,000 square feet of multipurpose space exclusive of easements and fire lanes. Surface parking lot trees required pursuant to Section ___-112(c) may be included towards the site tree requirement for the multipurpose space.

(f) Plant requirements. Plants used to satisfy the landscape requirements in Article X must comply with the following requirements:

(1) Except for evergreen shrubs located in a special planting area, a large evergreen shrub must have the ability to grow to a minimum height of three feet within three years.

(2) Artificial plant materials may not be used.

(3) Any required landscaping that dies must be replaced.

(g) The provisions of 51A-125 and 51A-10.126 are not applicable in this district.

(h) If the property owner is unable to comply with any of the requirements in this section, the property owner may apply to the board of adjustment for a special exception in accordance with the procedures set forth in Section 51A-10.110.

(i) Completion. All landscaping must be completed in accordance with this article before the final certificate of occupancy for new construction or surface parking lot.

SEC. 51P-____-113. SIGNS.

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

(b) Definitions.

(1) BANNER SIGN means a sign applied on a strip of cloth, vinyl, or similar material and attached to a structure. Awnings, canopy signs, and flags are not banners.

(2) PROJECT ANNOUNCEMENT SIGN means an attached sign that announces a project or displays a promotional message. Project announcement signs may be digital signs, constructed of rigid material, mesh, or a fabric surface, or a projection of a light image onto a wall face. A project announcement sign may not advertise individual tenants of a building on the property.

(3) PROMOTIONAL MESSAGE means a message that identifies or promotes a cultural activity within this district or within the broader district known as Trinity Groves, any special event being conducted in this district or Trinity Groves, an event conducted by or on behalf of the La Bajada community group, or any other event that will benefit the city. Benefit to the city is established by:

(A) use of city property in accordance with a contract, license, or permit;
(B) the receipt of city monies for the activity or event; or
(C) an ordinance or resolution of the city council that recognizes the activity or event as benefitting the city.

(c) In addition to those signs otherwise allowed by Article VII, one project announcement sign is allowed.

(1) Maximum effective area of the project announcement sign is 1,000 square feet.

(2) May contain a changeable message.

(3) A project announcement sign constructed of rigid material, mesh or a fabric surface may be displayed no more than 90 days before the project or activity commences and the sign must be removed no more than 15 days after the project or activity is completed. The sign hardware for a project announcement sign may be left in place between displays of a sign. A digital sign may display a message no more than 90 days before a project or activity commences and must change its message no more than 15 days after the project or activity is completed.

(4) May not be illuminated after 10:00 pm if located on a building façade facing a residential zoning district.

(5) Acceptable illumination examples include up-lighting or down-lighting with a concealed lamp from an external light source, back-lit LED, or digital signs.

(6) May not cover windows of a main building facade. May cover windows or openings of a parking structure façade.

(7) No more than 10 percent of the effective area of a project announcement sign may be devoted to sponsorship identification.

(8) A sign permit is required prior to the erection of a project announcement sign. For a digital project announcement sign, after a sign permit is obtained for the initial erection of the sign no additional sign permits for a change in message are required.

(d) In addition to those signs otherwise allowed by Article VII, banner signs are allowed on light poles within the district. No sign permit is required to erect or remove a banner in this district. Banner signs are allowed on streetlight poles within the right-of-way subject to the following requirements:

(1) A banner must display a promotional message, generic graphics, or the name or logo of the district or Trinity Groves.

(2) A banner having a promotional message may not be erected more than 90 days prior to the beginning of the advertised activity or event, and must be removed no later than 15 days after that activity or event has ended. The sign hardware for a banner may be left in place between displays of a banner.

(3) A banner and its sign hardware must:

(A) be mounted on a light pole;

(B) meet the sign construction and design standards in the Dallas Building Code;

(C) be at least 12 feet above grade, unless it overhangs a roadway, in which case it must be at least 15 feet above grade;

(D) be made out of weather-resistant and rust-proof material;

(E) not project more than three feet from the pole onto which it is mounted; and

(F) not exceed 20 square feet in effective area.

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

(a) Either an emergency access gate or bollards are required within the driveway adjacent to Bataan Street in the location shown on the development plan.

(b) The area shown as multipurpose space on the development plan may include one or a combination of the following: shade structures, gazebos, pavilions, recreational amenities such as a basketball court, volleyball court, or similar amenities, surface parking, driveways, mechanical equipment with associated screening, dumpsters with associated screening, fire lanes, pervious paving, landscaping, trees, plazas, open space, outdoor seating, and similar structures or features. These structures or features are not required to be shown on the development plan. Other than foundations for allowed structures, fire lanes, driveways, and surface parking, ground cover within the multipurpose space shall be pervious. Any lighting provided in the multipurpose space must be directed downward and away from any adjacent residentially zoned properties.

(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.

(e) Traffic Impact Study. Before the issuance of a building permit for construction of a newly constructed building, a traffic impact study must be submitted to the city's traffic engineer to determine if additional traffic improvements are necessary; and, if so, the extent which such additional improvements are attributable to the proposed development. Traffic improvements necessitated by and wholly attributable to new development of the property, which have been identified in the traffic impact study, shall either be (i) made by the owner as part of the new development; or (ii) a payment in amount equal to the estimated cost of constructing the improvement must be provided to the city. For traffic improvements partially attributable to the new development of the property, which have been identified in the traffic impact study, the property owner shall make a payment to the city in an amount equal to the property owner's roughly proportionate share of the estimated cost of constructing the improvements. Either the contract for any improvements made by the developer or payment in an amount equal to the property owner's roughly proportionate share of the estimated cost of constructing the improvements must be completed or provided prior to the issuance of a final certificate of occupancy for a newly constructed building on the property. The owner shall only be responsible for constructing or paying the cost (or portion thereof, as applicable), of any additional improvements to the extent such improvements are attributable to the new development. All right-of-way or easement dedication shall be determined through the platting process.

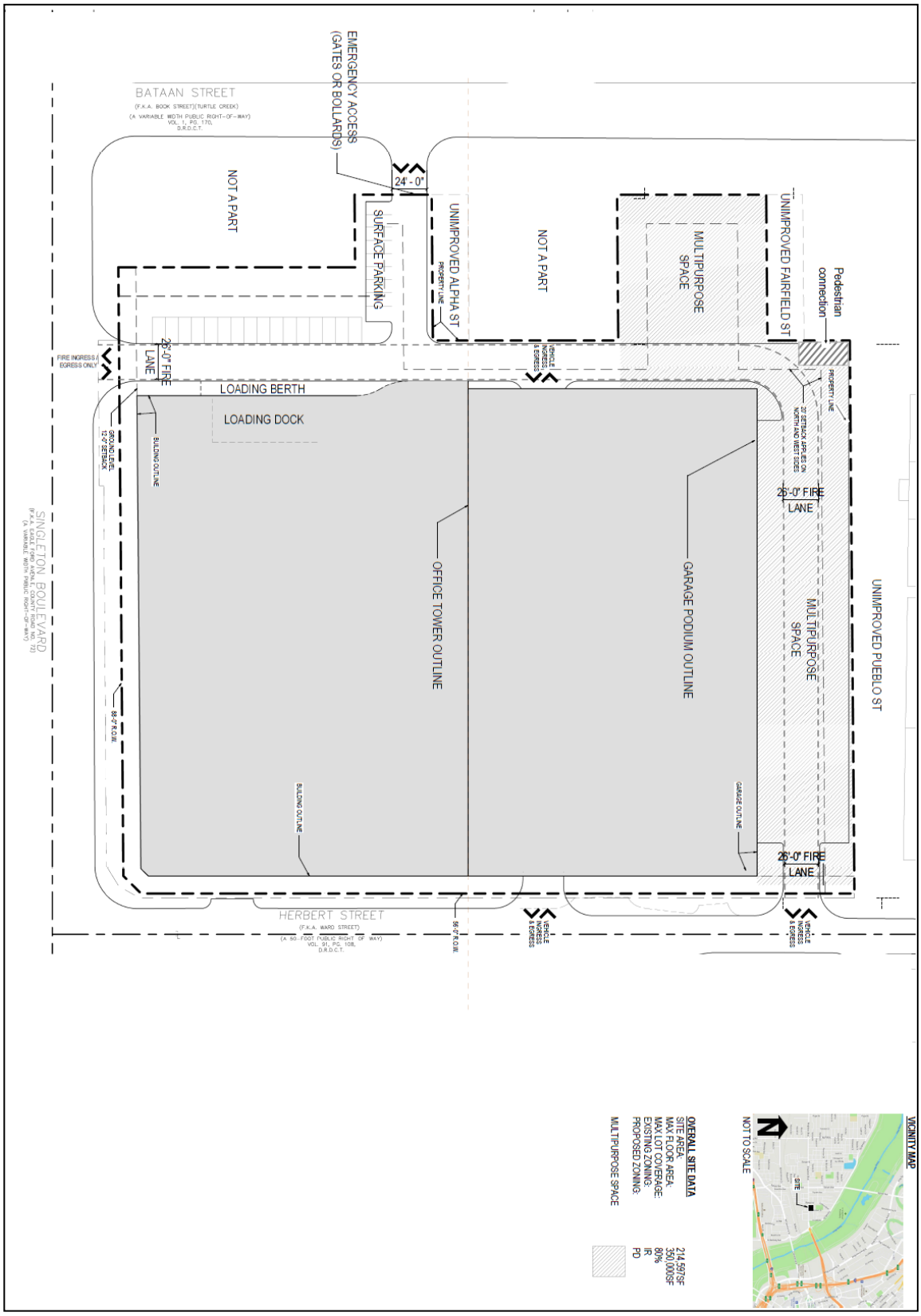
(f) Pedestrian connection. Prior to the issuance of a certificate of occupancy for a newly constructed building, an improved, 20 foot-wide public pedestrian path must be provided at the northwest corner of the property in the general location shown on the development plan (Exhibit ___A). This pedestrian path will serve to connect the city right-of-way along Pueblo Street and the city right-of-way along Fairfield Street resulting in a continuous 20-foot wide pedestrian path that connects Herbert Street to Bataan Street. The pedestrian path shall be kept free from trash and debris and shall not be gated.

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

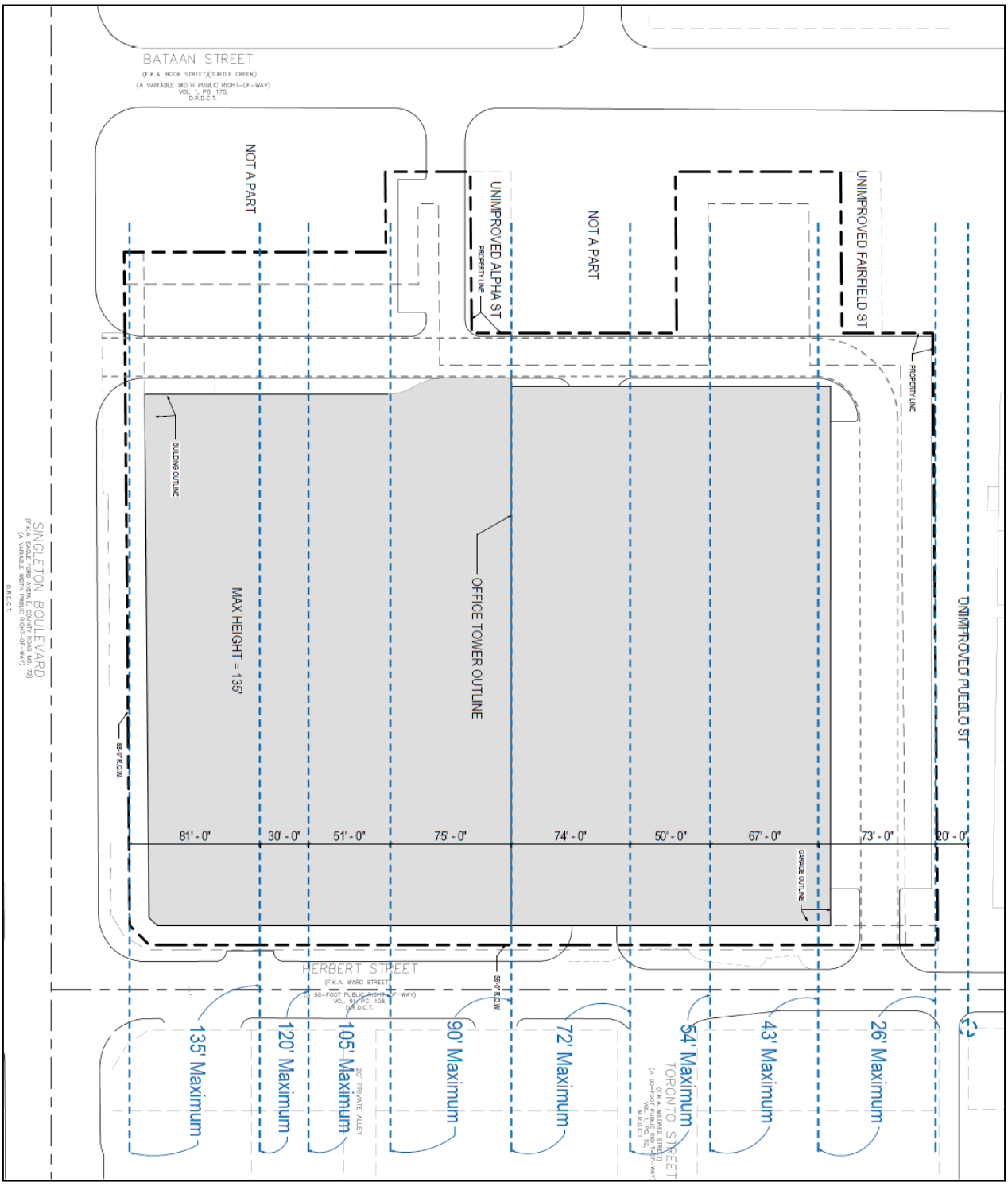
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(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



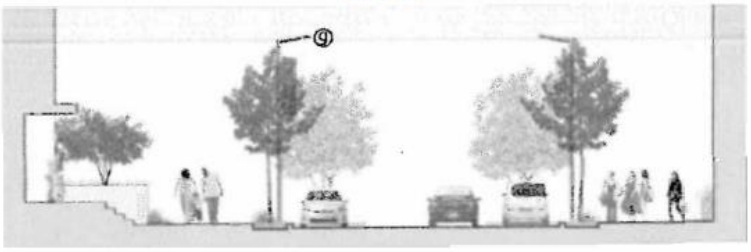
PROPOSED HEIGHT EXHIBIT

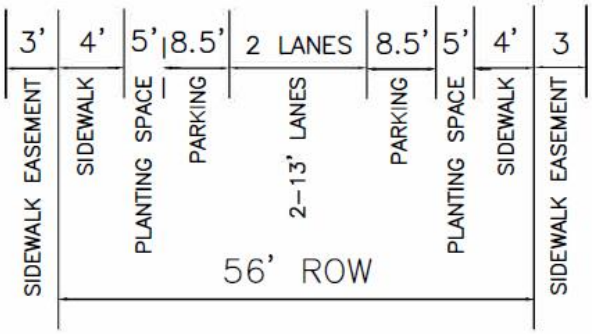


PROPOSED STREETSCAPE EXHIBIT

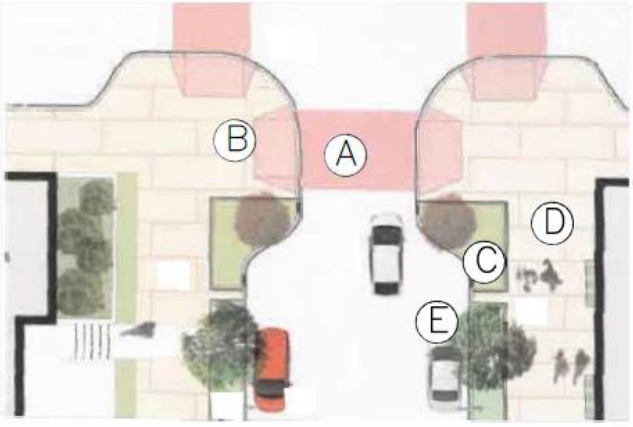
HERBERT

NOT TO SCALE

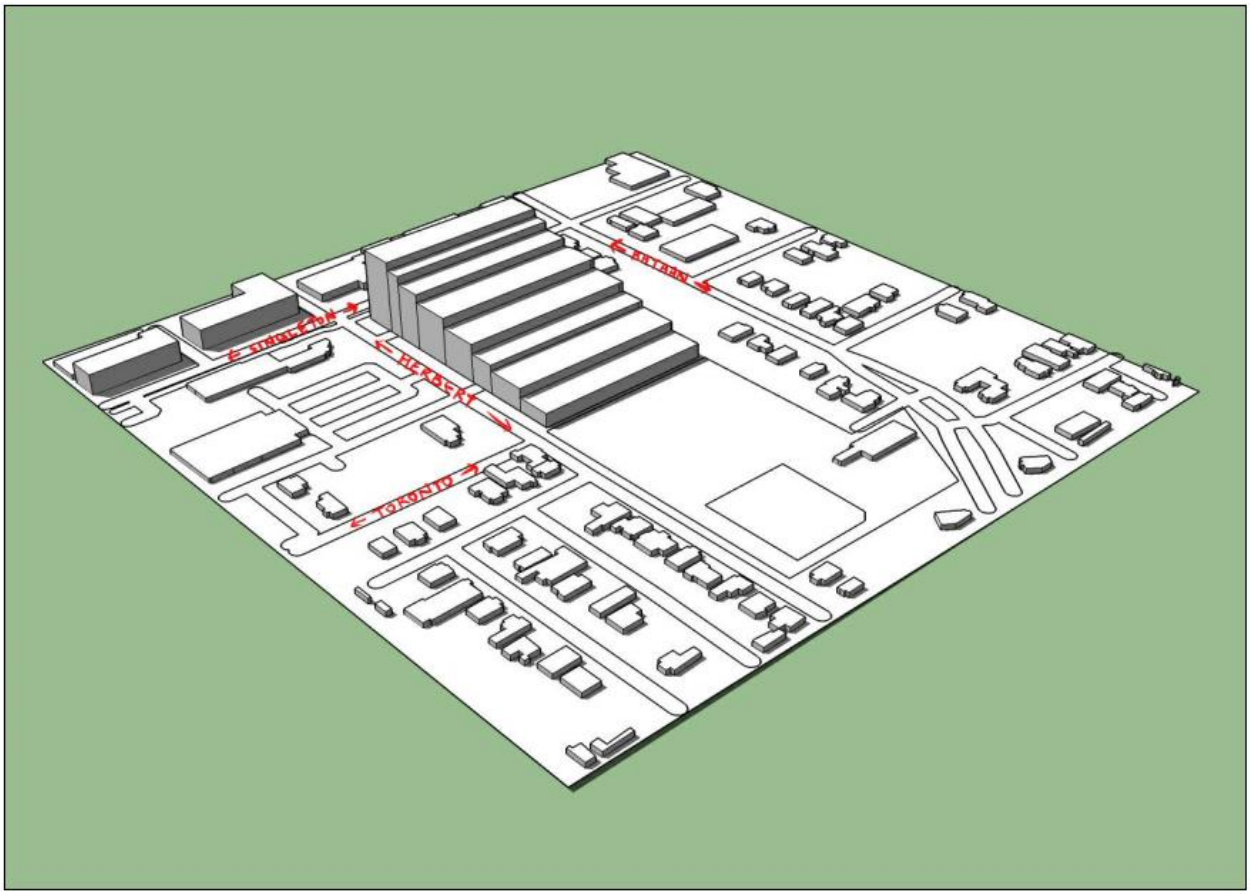


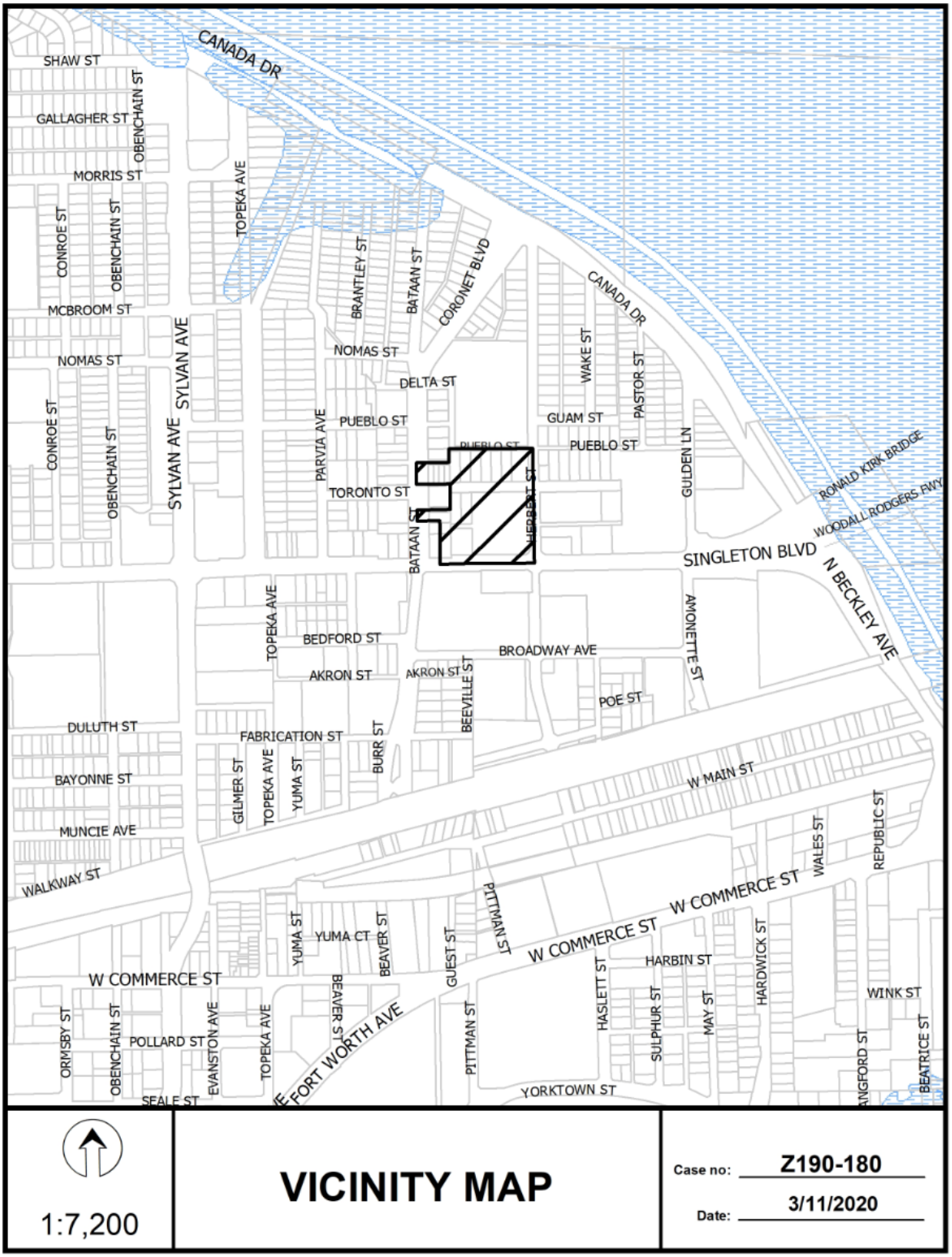


LOCAL INTERSECTION
A) CROSSWALK
B) CURB EXTENSION
C) PLANTING STRIP
D) SIDEWALK
E) PARKING



HEIGHT IMPACT EXHIBIT
(for illustrative purposes only)





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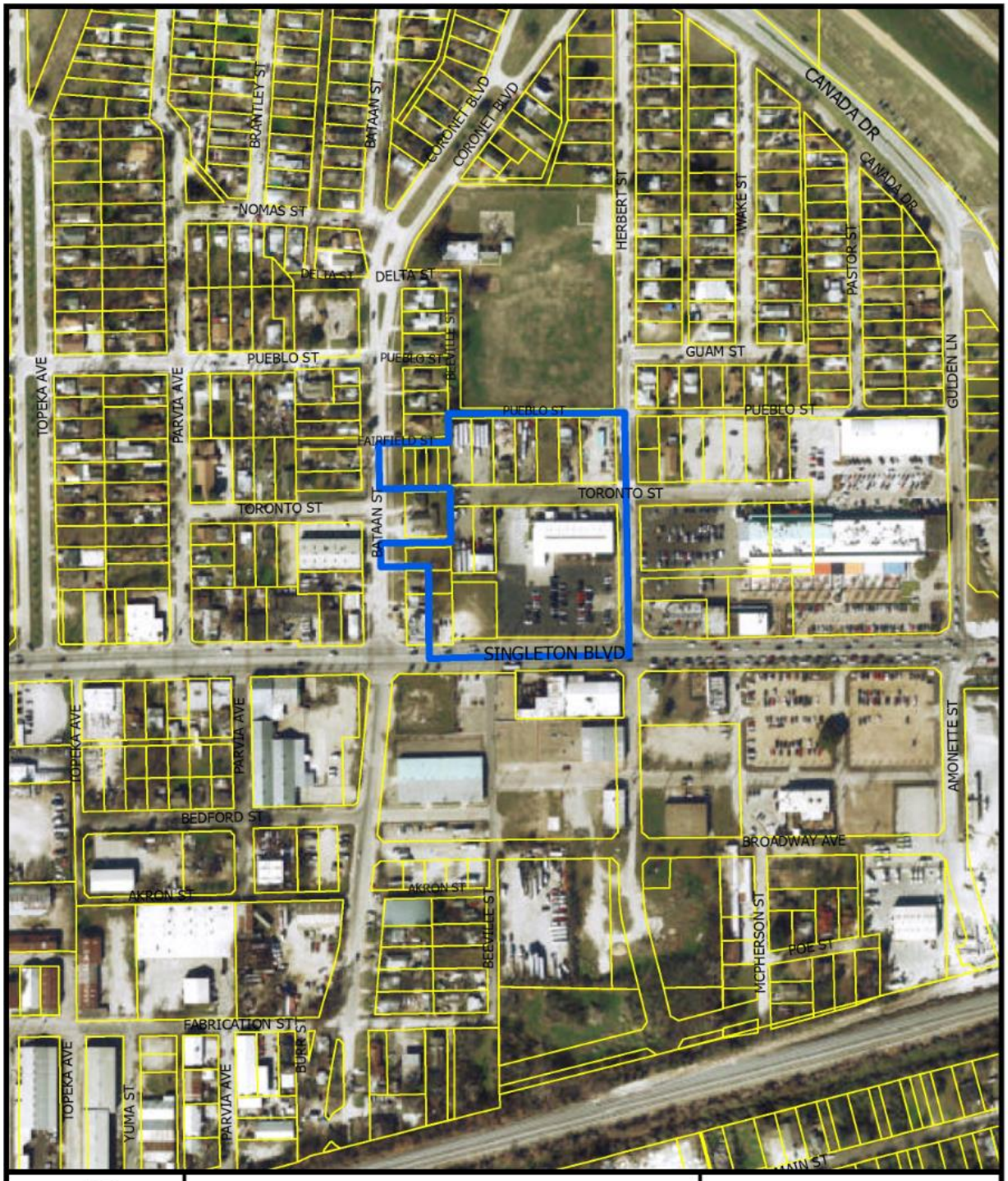
VICINITY MAP

Case no: Z190-180

Date: 3/11/2020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BATAAN ST
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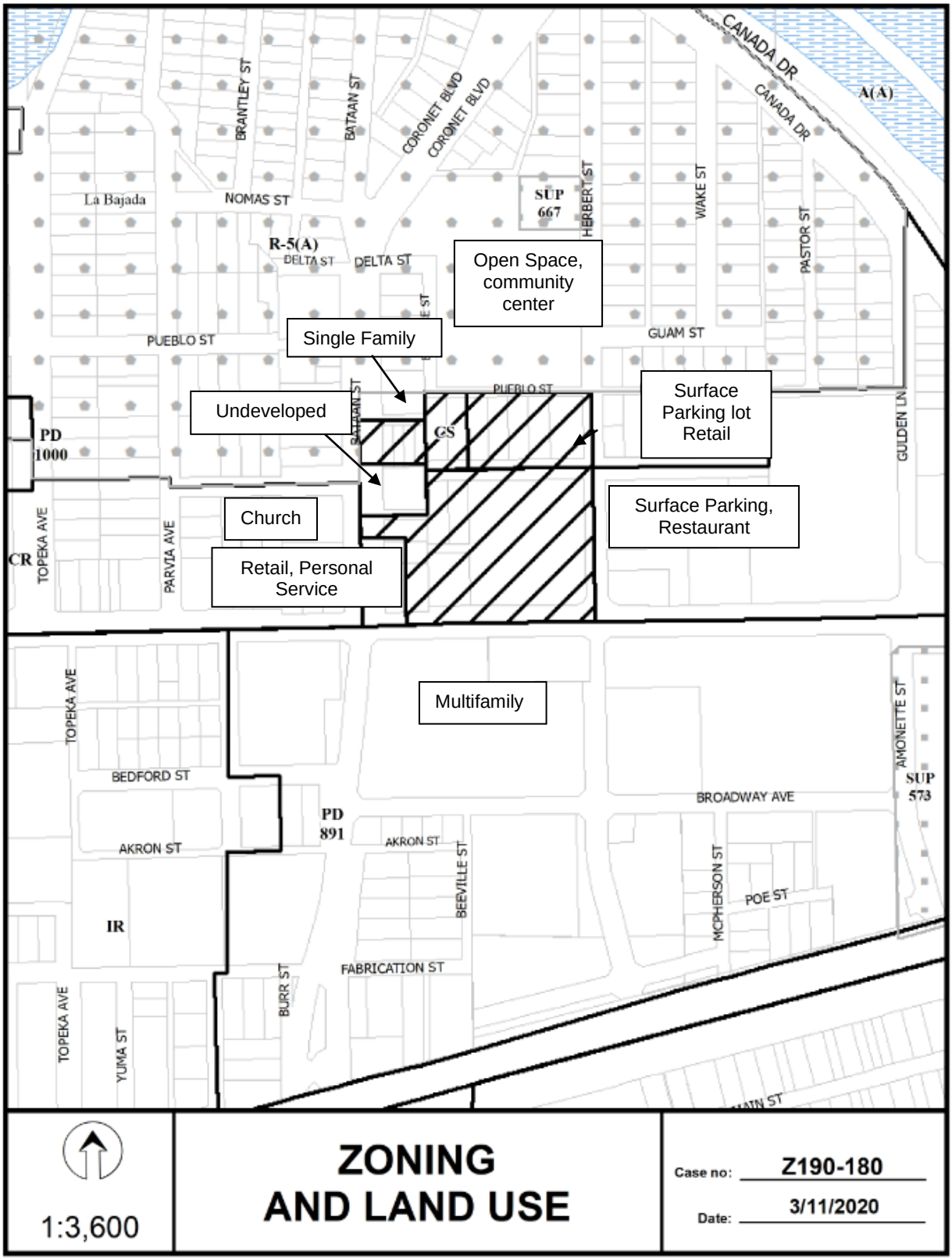
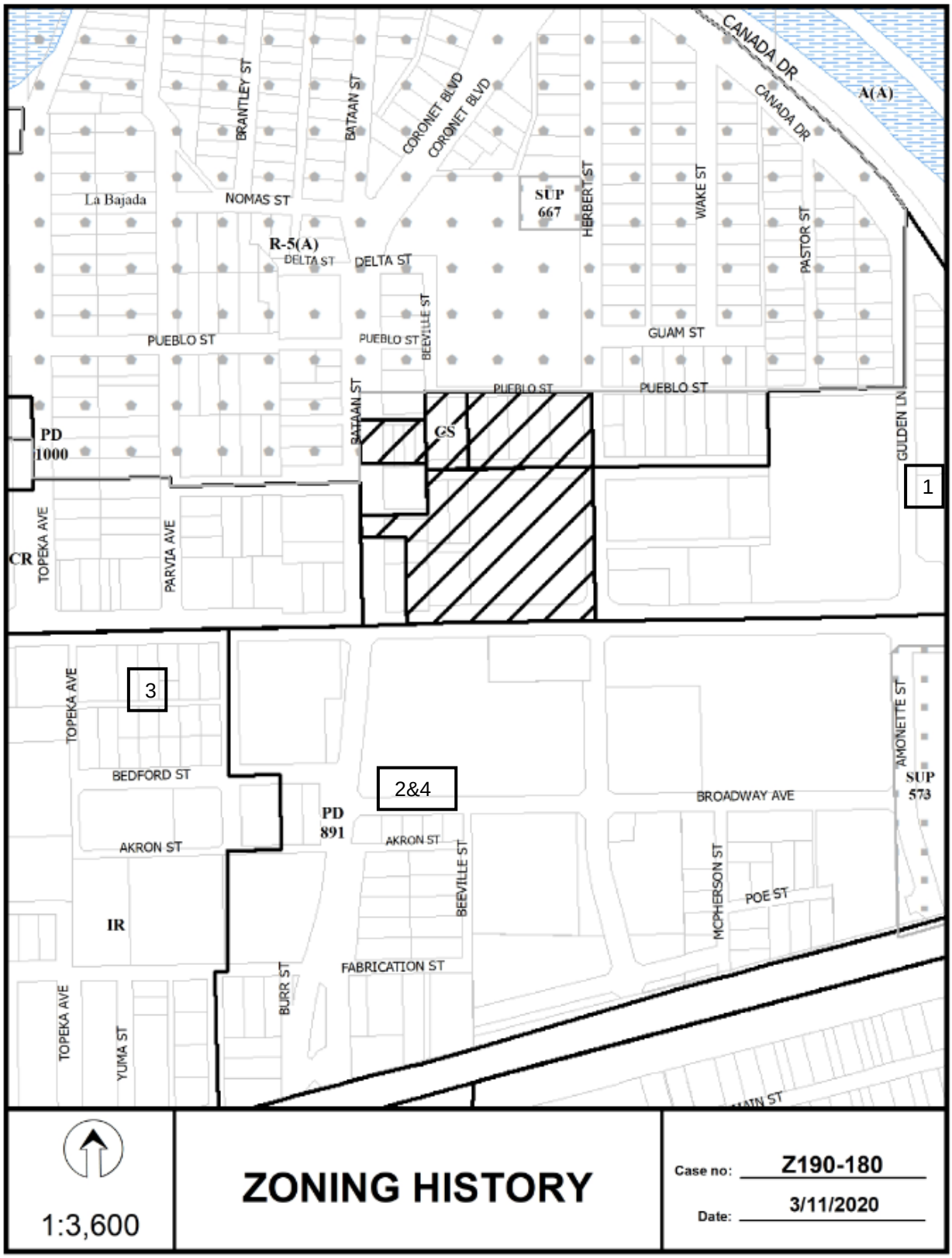
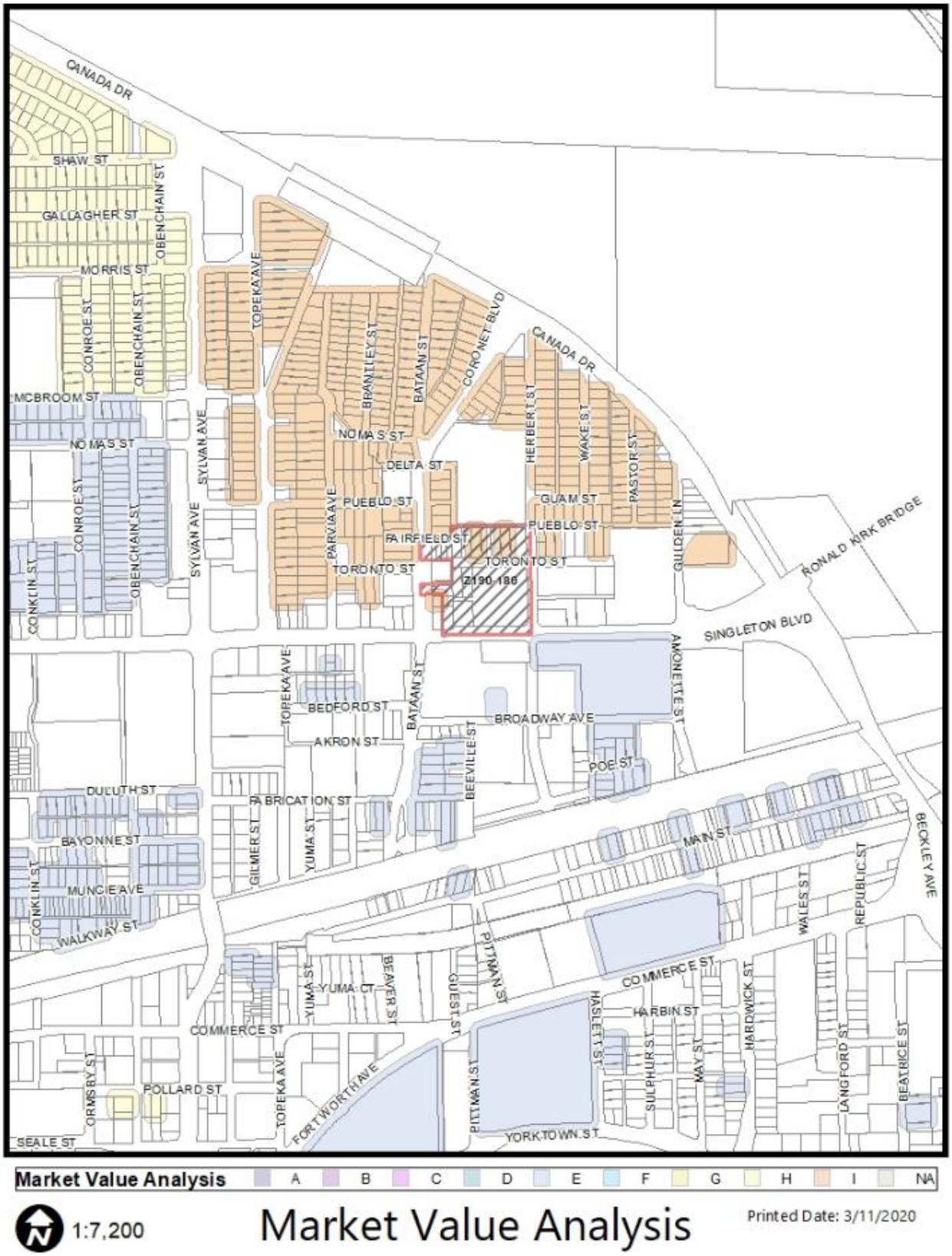
CORONET BLVD
CANADA DR
CANADA DR
NOMAS ST
HERBERT ST
WAKE ST
PASTOR ST
DELTA ST
DELTA ST
BEEVILLE ST
GUAM ST
GULDEN LN
TOPEKA AVE
PARVIA AVE
PUEBLO ST
PUEBLO ST
PUEBLO ST
PUEBLO ST
FAIRFIELD ST
TORONTO ST
TORONTO ST
BATAAN ST
SINGLETON BLVD
TOPEKA AVE
PARVIA AVE
AMONETTE ST
BEDFORD ST
BROADWAY AVE
AKRON ST
AKRON ST
BEEVILLE ST
MCPHERSON ST
POE ST
FABRICATION ST
BURR ST
TOPEKA AVE
YUMA ST
PARVIA AVE
MAIN ST
1:3,600
AERIAL MAP
Case no: Z190-180
Date: 3/11/2020


CANADA DR
A(A)
BRANTLEY ST
BATAAN ST
CORONET BLVD
HERBERT ST
WAKE ST
PASTOR ST
La Bajada
NOMAS ST
SUP 667
R-5(A)
DELTA ST
Open Space, community center
PUEBLO ST
Single Family
GUAM ST
Undeveloped
Surface Parking lot Retail
PD 1000
GS
GULDEN LN
Church
Surface Parking, Restaurant
CR
TOPEKA AVE
PARVIA AVE
Retail, Personal Service
Multifamily
BEDFORD ST
AKRON ST
PD 891
BROADWAY AVE
AMONETTE ST
SUP 573
BEEVILLE ST
MCPHERSON ST
POE ST
IR
FABRICATION ST
BURR ST
YUMA ST
1:3,600
ZONING AND LAND USE
Case no: Z190-180
Date: 3/11/2020


CANADA DR
A(A)
BRANTLEY ST
BATAAN ST
CORONET BLVD
HERBERT ST
WAKE ST
PASTOR ST
La Bajada
NOMAS ST
SUP 667
R-5(A)
DELTA ST
PUEBLO ST
BEEVILLE ST
GUAM ST
GULDEN LN
PD 1000
GS
1
CR
TOPEKA AVE
PARVIA AVE
3
BEDFORD ST
2&4
PD 891
AKRON ST
BROADWAY AVE
AMONETTE ST
SUP 573
IR
MCPHERSON ST
POE ST
FABRICATION ST
BURR ST
YUMA ST
MAIN ST
1:3,600
ZONING HISTORY
Case no: Z190-180
Date: 3/11/2020



Market Value Analysis A B C D E F G H I NA

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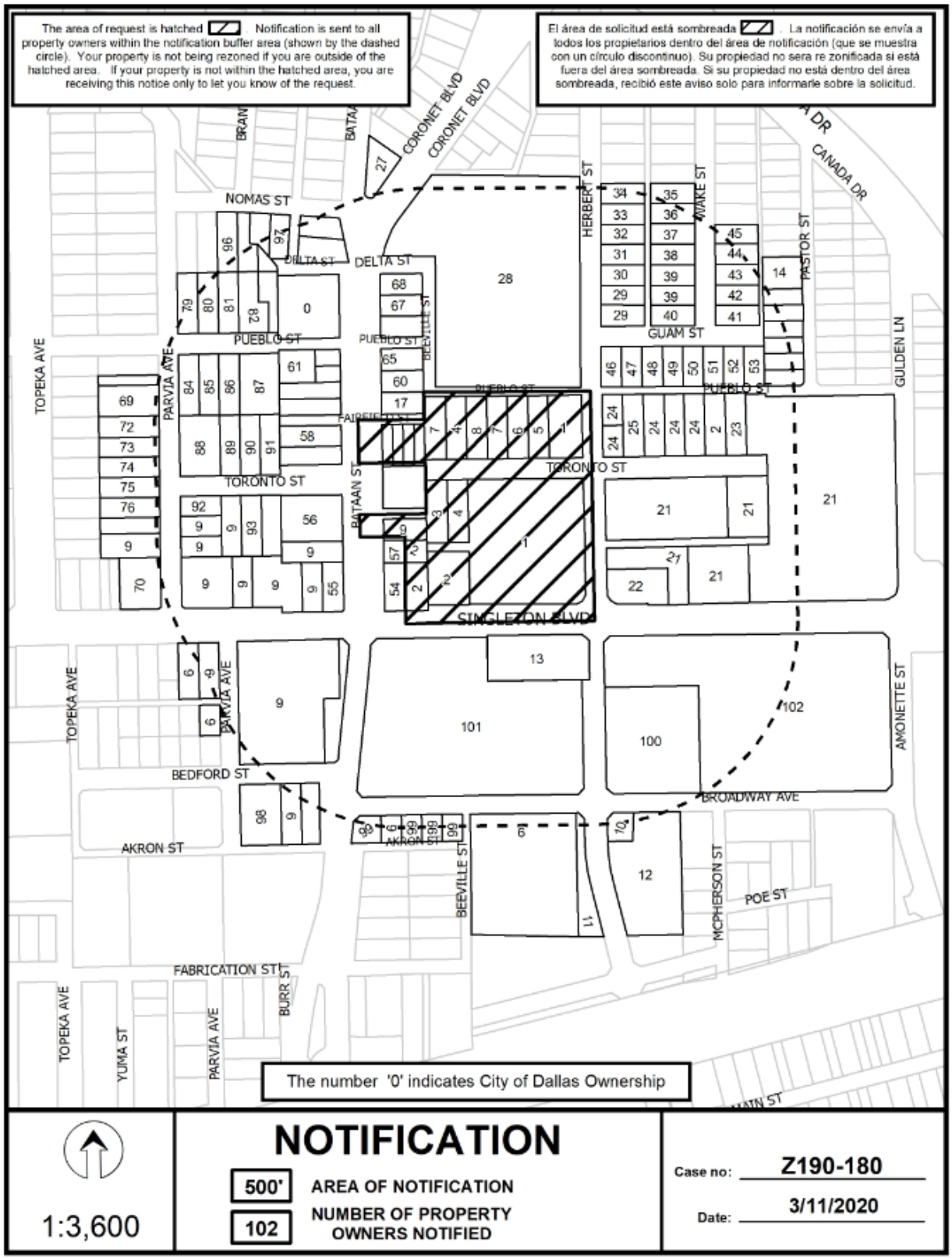
Market Value Analysis

Printed Date: 3/11/2020


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.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
CORONET BLVD
NOMAS ST
DELTA ST
PUEBLO ST
TORONTO ST
SINGLETON BLVD
BEDFORD ST
AKRON ST
FABRICATION ST
BROADWAY AVE
POE ST
GUAM ST
HERBERT ST
WAKE ST
CANADA DR
PASTOR ST
GULDEN LN
AMONETTE ST
MCPHERSON ST
BEEVILLE ST
BATAAN ST
PARVIA AVE
TOPEKA AVE
YUMA ST
BURR ST
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
102
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z190-180
Date: 3/11/2020

03/11/2020

Notification List of Property Owners

Z190-180

102 Property Owners Notified

Label #	*Address*		*Owner*
1	423	SINGLETON BLVD	WEST DALLAS INVESTMENTS L
2	425	SINGLETON BLVD	WEST DALLAS INVESTMENTS
3	453	TORONTO ST	WEST DALLAS INVESTMENTS
4	424	TORONTO ST	WORKFORE MULTIFAMILY LLC
5	407	TORONTO ST	RAMIREZ THOMAS &
6	2712	BEEVILLE ST	WEST DALLAS INV LP
7	417	TORONTO ST	ZUNIGA GILBERT
8	421	TORONTO ST	WORKFORCE MULTIFAMILY LLC
9	507	SINGLETON BLVD	WEST DALLAS INVESTMENTS LP
10	2800	HERBERT ST	WEST DALLAS INVESTMENTS LP
11	2729	HERBERT ST	WEST DALLAS INV
12	350	BROADWAY BLVD	WEST DALLAS INV
13	408	SINGLETON BLVD	IZZAA FUND LLC
14	3121	PASTOR ST	MARTINEZ JOSEFINA RODRIGUEZ
15	3119	PASTOR ST	LARA IGNACIO JR & ESTHER
16	3115	PASTOR ST	GUZMAN JUAN GARCIA
17	3111	PASTOR ST	MENDEZ JOE N
18	3109	PASTOR ST	PADILLA MARY T
19	3105	PASTOR ST	SOLAJA STEVE & VICKI
20	3101	PASTOR ST	DELAROSA THELMA
21	3011	GULDEN LN	WEST DALLAS INVMTS LP
22	353	SINGLETON BLVD	J R S B PETRO INC
23	331	TORONTO ST	NUNCIO MARGARET
24	339	TORONTO ST	WEST DALLAS INVESTMENTS
25	351	TORONTO ST	NUNCIO EDWARD
26	3237	BATAAN ST	2007-2009 VIRGINIA LAND TRUST

03/11/2020

Label #	*Address*		*Owner*
27	3313	CORONET BLVD	CHANTACA AGUSTINA M
28	3201	HERBERT ST	LUCIOUS L WILLIAMS FOUNDATION THE
29	3202	HERBERT ST	MARTINEZ SILVERIO
30	3210	HERBERT ST	SANTOYA SOFIA RIVERA
31	3214	HERBERT ST	RANGEL YOLANDA &
32	3218	HERBERT ST	RANGEL YOLANDA
33	3222	HERBERT ST	CUEVAS BENICNO
34	3302	HERBERT ST	GARABITO CIPRIANO
35	3303	WAKE ST	GUZMAN MARIA LF EST ET AL
36	3221	WAKE ST	MARTINEZ SUNNY R
37	3217	WAKE ST	CASTILLO DARRELL F &
38	3215	WAKE ST	JORDAN CORRINE
39	3211	WAKE ST	ROJAS RUSSELL SANDOVAL
40	3203	WAKE ST	ROJAS RUSSELL SANDOVAL
41	3202	WAKE ST	MARTINEZ NICHOLAS R
42	3206	WAKE ST	GILDED ASPIRATIONS LLC
43	3210	WAKE ST	MONTES JOSEPHINA
44	3214	WAKE ST	MARTINEZ FRED
45	3218	WAKE ST	HERNANDEZ JULIA MARTINEZ
46	3122	HERBERT ST	HERNANDEZ RAUL
47	348	GUAM ST	HERNANDEZ FELIPE R
48	344	GUAM ST	PADILLA JIMMY P
49	340	GUAM ST	GONZALES MANUELA
50	336	GUAM ST	DIAZ JUANITA NUNCIO
51	332	GUAM ST	ALCALA ARTHUR &
52	328	GUAM ST	ESQUIVEL ARTURO O &
53	322	GUAM ST	RIOS GUADALUPE REVOCABLE LIVING TRUST
54	437	SINGLETON BLVD	EJK USA ENTERPRISE LLC
55	3001	BATAAN ST	HUERTA YSIDRO
56	3015	BATAAN ST	IGLESIA DE DIOS MANANTIA
57	3012	BATAAN ST	CASTILLO NATIVIDAD M &

03/11/2020

Label #	*Address*		*Owner*
58	3115	BATAAN ST	CURZ ARMANDO
59	3111	BATAAN ST	MARY PADILLA
60	3208	BATAAN ST	ESQUIVEL IRIS
61	3207	BATAAN ST	PENA MARTHA
62	3203	BATAAN ST	ESQUIVEL ARNULFO & ROSA
63	3213	BATAAN ST	PEREZ CORINA
64	3209	BATAAN ST	ALVARADO MARIA DELCARMEN
65	3210	BATAAN ST	CARILLO JOHANA SORA
66	3216	BATAAN ST	AGUILAR LEONARDO & MARIA
67	3222	BATAAN ST	FLORES JOSE
68	3228	BATAAN ST	LOZADA FELIX EST OF
69	3115	PARVIA AVE	TRINITY MODERN LLC
70	603	SINGLETON BLVD	EMEM III LLC
71	3119	PARVIA AVE	VELAZQUEZ IDALIA
72	3109	PARVIA AVE	CARRILLO TONY &
73	3107	PARVIA AVE	SALAZAR CATHERINE EST OF
74	3101	PARVIA AVE	CAZARES FORTUNATA EST OF
75	3023	PARVIA AVE	OROZCO AMELIA
76	3019	PARVIA AVE	HUERTA WALTER A
77	3015	PARVIA AVE	LUNA PAULA &
78	510	DELTA ST	BURKE RHONDA
79	531	PUEBLO ST	ORANTES GODOFREDO &
80	527	PUEBLO ST	MENDEZ JOE
81	523	PUEBLO ST	HUERTA MARIA C
82	517	PUEBLO ST	FLORES JOHN
83	513	PUEBLO ST	FLORES EDUARDO
84	530	PUEBLO ST	MARTINEZ RUBEN JR &
85	526	PUEBLO ST	URBINA ALFREDO
86	522	PUEBLO ST	DELCASTILLO PIO &
87	514	PUEBLO ST	DELEROSA ARGENTINA
88	531	TORONTO ST	NEW MOUNT CORINTH BAPTIST

03/11/2020

Label #	*Address*		*Owner*
89	523	TORONTO ST	HERRERA ZULEMA
90	519	TORONTO ST	GARCIA ELVIRA MORALES
91	515	TORONTO ST	GARCIA ISIDRA
92	3020	PARVIA AVE	MOON MARGARET P LUNA EST OF
93	518	TORONTO ST	GALVAN PASCUAL & LORENZA
94	522	NOMAS ST	JONES WALLACE L &
95	518	NOMAS ST	RODRIQUEZ DAVID & EMMA
96	524	NOMAS ST	GALLEGOS BEATRICE FAZ &
97	512	NOMAS ST	REYES ANASTACIO R
98	516	BEDFORD ST	WEST DALLAS INVESTMENTS LP
99	432	BROADWAY BLVD	WEST DALLAS INV L P
100	360	SINGLETON BLVD	WEST DALLAS INVESTMENTS LP
101	440	SINGLETON BLVD	TRINITY GROVES RESIDENTIAL II LP
102	320	SINGLETON BLVD	TRINITY GROVES RESIDENTIAL I LP

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 5, 2020**

Planner: La'Kisha Girder

FILE NUMBER:	Z190-315(LG)	**DATE FILED:**	July 22, 2020
LOCATION:	North line of Empire Central, west of Harry Hines Boulevard		
COUNCIL DISTRICT:	2	**MAPSCO:**	33 R
SIZE OF REQUEST:	3.396 Acres	**CENSUS TRACT:**	100.00

REPRESENTATIVE: Dallas Cothrum, MASTERPLAN

APPLICANT/OWNER: Vibrio Properties I LP

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 use the site as a contractor's maintenance yard (Marlin Landscaping). The volunteered deed restrictions will prohibit certain uses, such as industrial uses; wholesale, distribution and storage uses; and utility and public service uses.

STAFF RECOMMENDATION: Denial.

BACKGROUND INFORMATION

- The area of request is zoned an IR Industrial Research District and previously held certificates of occupancies for companies with transportation and logistics uses.

- The current owner moved into the building in 2018 and obtained a certificate of occupancy for an office/showroom/warehouse use. The applicant was cited by the City of Dallas for operating an illegal land use, a contractor's maintenance yard, in July 2020.

- The applicant is requesting a zoning change to an IM Industrial Manufacturing District to allow for the operation of a contractor's maintenance yard in conjunction with its current uses as an office and showroom/warehouse.

- An office showroom/warehouse means a facility which has the combined uses of office and showroom or warehouse for the primary purpose of wholesale trade, display, and distribution of products. This use in permitted by right in both IR Industrial Research and IM Industrial Manufacturing Districts.

- A contractor's maintenance yard means a facility for the storage and maintenance of contractor's supplies and operational equipment. This use is permitted by right in an IM Industrial Manufacturing District and requires a residential adjacency review. This use must also be surrounded by screening.

Zoning History

There have been no zoning change requests in the area in the last five years.

Thoroughfares/Streets

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Harry Hines Boulevard	Principal Arterial	130'	130'
Empire Central Place	Community Collector	44'	60'

Traffic

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

STAFF ANALYSIS

Comprehensive Plan

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

The applicant's request is not consistent with the goals and policies of the Comprehensive Plan.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES
Policy 1.1.1 Implement the Trinity River Corridor Plan.

Area Plan

Trinity River Corridor Comprehensive Land Use Study was adopted by City Council in March 2005, and then revised in December 2009.

The 2050 Vision Statement for the Trinity River Corridor in Dallas The Trinity River Corridor is a unified collection of diverse neighborhoods and business centers at the heart of a unified and thriving Dallas, connected by a ribbon of blue water and green spaces that is the Trinity River. Additionally, The Trinity River Corridor is the City's model for economic growth without physical, social or economic barriers, which attracts residents and visitors to live, learn, work, shop and play within a cosmopolitan urban core, and alongside the river's meandering environment.

Five objectives for future development in the Trinity Corridor add detail to the 2050 Vision Statement. They provide guidance that shapes this plan's recommendations for each part of this very large corridor. The five objectives are:

- Reconnect North and South Dallas
- Establish the role of economic development along the Trinity River
- Create a vibrant central city
- Establish the Trinity River floodplain as the front yard of the City
- Enhance the City's urban form to increase the appeal of urban life.

The request site is located within the Stemmons District and within a commercial corridor development and regional employment districts as identified by the land use plan. For the commercial corridor portion, the Plan recommends a mix of 50% community retail and regional office as primary uses, with the rest being mixed use, residential multifamily, entertainment, civic, parks and opens spaces and neighborhood retail. For the regional employment portion, the Plan recommends 30% employment center as a primary use,

with the rest being mixed use, residential multifamily, regional retail, regional office, entertainment, civic, parks and opens spaces.

The subject site is located within an area that is recommended for office space and protects its surrounding uses, since this area has a mix of light industrial and office uses. It is located northwest of the Medical District. An assessment of the Stemmons District is as follows:

- This district has benefited from good access to both highway and rail transportation facilities.
- Today, many of the older commercial and industrial buildings here are no longer competitive with newer space or are not configured to meet current needs of rapidly-changing industries and technologies.
- Some thriving businesses lack available space to expand in this district.
- The existing structures have potential for adaptive reuse and the area has assets to support a change to a new mix of uses and activities.
- Since the Stemmons District is bounded on the south and west by the river, this district can take full advantage of the new Trinity River amenities and improvements.
- This district provides strong potential for riverside development possibilities.

While the request is for an industrial use, the proposed use is not consistent with the *Preferred Land Use Plan* of the area. Therefore, the proposed request is not consistent with the goals and policies of the *Trinity River Corridor Comprehensive Land Use Study.*

Surrounding Land Uses

	Zoning	Land Use
Site	IR	Office Showroom/Warehouse
North	IR	Auto Related, Retail, and Personal Service Uses
East	IR	Warehouse
South	IR	Business Service
West	IR	Auto Related Uses

Land Use Compatibility

The request area is zoned an IR Industrial Research District and is currently operating as an office/showroom/warehouse, which is a permitted use in an IR District. The applicant is proposing to change the zoning from an IR Industrial Research District to an IM

Industrial Manufacturing District to allow the operation of a contractor's maintenance yard, which is not allowed in an IR District.

The contractor's maintenance yard use will include the storage of composite granite, gravel, sand, fill dirt, mulch, topsoil and bedding mix in the rear of the site. The applicant proposes to also continue the office/showroom/warehouse use.

To ensure the compatibility with the surrounding area, that is currently zoned an IR District, the applicant volunteered deed restrictions to limit the uses allowed on site. The volunteered deed restrictions propose to prohibit 18 of 125 uses permitted in an IM District. The uses the applicant volunteered in their deed restrictions are in bold and italicized in the following chart.

IR Industrial Research District (current)	**IM Industrial Manufacturing District with the volunteered deed restrictions (proposed)**
A) Agricultural Uses • Crop production	**A) Agricultural Uses** • Crop production
B) Commercial and Business Service Uses • 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]	**B) Commercial and Business Service Uses** • 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] • Machinery, heavy equipment, or truck sales and services • Medical or scientific laboratory • Technical school • Tool or equipment rental • Vehicle or engine repair or maintenance [RAR]
C) Industrial Uses • 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]	**C) Industrial Uses** • Alcoholic beverage manufacturing [RAR] • Gas drilling and production [SUP] • ***Gas pipeline compressor station*** • **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] • ***Metal salvage facility [SUP]***

• Pathological waste incinerator [SUP] • Temporary concrete or asphalt batching plant [By special authorization of the B.O.]	• Mining [SUP] • Municipal waste incinerator [SUP] • Organic compost recycling facility [SUP] • ***Outside salvage or reclamation [SUP]*** • Pathological waste incinerator [SUP] • Temporary concrete or asphalt batching plant [By special authorization of the B.O.]
D) Institutional and Community Service Uses • 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** • 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 • 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** • Extended stay hotel or motel [SUP] • Hotel or motel [RAR] • Lodging or boarding house [SUP]
F) Miscellaneous Uses • 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** • Attached non-premise sign [SUP] • ***Carnival or circus (temporary) [By special authorization of the BO]*** • ***Hazardous waste management facility*** • Temporary construction or sales office
G) Office Uses • 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** • ***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 • Country club with private membership • Private recreation center, club, or area • Public park, playground, or golf course	**H) Recreation Uses** • Country club with private membership • Private recreation center, club, or area • Public park, playground, or golf course
I) Residential Uses • None permitted	**I) Residential Uses** • None permitted
J) Retail and Personal Service Uses • Alcoholic beverage establishments [See Sec. 51A-4.210(b)(4)] • Animal shelter or clinic without outside runs	**J) Retail and Personal Service Uses** • Alcoholic beverage establishments [See Section 51A-4.210(b)(4)] • Animal shelter or clinic without outside runs

• 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]	• 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] • ***Drive-in theater [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*]*
K) Transportation Uses • Airport or landing field [SUP] • Commercial bus station and terminal [RAR] • Heliport [RAR] • Helistop [RAR] • Railroad passenger station [SUP] • STOL (short takeoff or landing) port [SUP] • Transit passenger shelter	**K) Transportation Uses** • Airport or landing field [SUP] • Commercial bus station and terminal [RAR] • Heliport [RAR] • Helistop [RAR] • Railroad passenger station [SUP] • ***Railroad yard, roundhouse, or shops [RAR]*** • 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]	• Transit passenger station or transfer center [By SUP or city council resolution. See Sect 51A-4.211.]
L) Utility and Public Service Uses • 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** • Commercial radio or television transmitting station • ***Electrical generating plant [SUP]*** • 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] • ***Refuse transfer station [SUP]*** • ***Sanitary landfill [SUP]*** • ***Sewage treatment plant [SUP]*** • Tower/antenna for cellular communication [See Sec. 51A-4.212(10.1)] • Utility or government installation other than listed [SUP] • ***Water treatment plant [RAR]***
M) Wholesale, Distribution, and Storage Uses • 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** • ***Auto Auction [SUP]*** • ***Building mover's temporary storage yard [SUP]*** • Contractor's maintenance yard [RAR] • Freight terminal [RAR] • ***Livestock auction pens or sheds [SUP]*** • Manufactured building sales lot [RAR] • Mini-warehouse • Office showroom/warehouse • Outside storage [RAR] • ***Petroleum product storage and wholesale [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)] • ***Sand, gravel, or earth sales and storage [RAR]*** • Trade center • ***Vehicle storage lot*** • Warehouse [RAR]
Accessory Uses	**Accessory Uses**
Not Permitted • Accessory community center (private) • Accessory pathological waste incinerator	**Not Permitted** • Accessory community center (private) • Accessory pathological waste incinerator

• Home occupation • Private stable **SUP may be required** • Accessory medical/infectious waste incinerator [See Sec. 51A-4.217(3.1)]	• Home occupation • Private stable **SUP may be required** • Accessory medical/infectious waste incinerator [See Sec. 51A-4.217(3.1)]

Outside storage is defined as a lot used for the outside placement of an item for a period in excess of 24 hours. Outside placement includes storage in a structure that is open or not entirely enclosed. This is a permitted use in industrial districts and requires a residential adjacency review. According to the Building Inspections Division, a contractor's maintenance yard use includes the storage of items associated with the contractor's maintenance yard use. If the storage of items not relating to a contractor's maintenance yard is on the premise, the business would need a Certificate of Occupancy that covers both uses.

Staff is not supporting the request as the proposed use and the proposed zoning district are not compatible with the existing land use in the area surrounding the site.

Development Standards

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards
	Front	Side/Rear				
EXISTING: **IR** **Industrial** **Research**	15'	30' adjacent to residential Other: No Min.	2.0 FAR overall 0.75 office/retail 0.5 retail	200' 15 stories	80%	Proximity Slope Visual Intrusion
PROPOSED: **IM** **Industrial** **Manufacturing**	15' 0' on minor	30' adjacent to residential Other: No Min.	2.0 FAR overall 0.75 office/retail 0.5 retail	110' 8 stories	80%	Proximity Slope Visual Intrusion

The two districts have similar development standards, the only difference being the allowable height, with an IR District allowing 200 feet versus an IM District allowing 110 feet. The existing office/showroom/warehouse use on site is compliant with all development standards.

Parking

The applicant currently has 100 parking spots. The parking ratio for a contractor's maintenance yard is one space per 2,000 square feet of site area with a minimum of four spaces. The proposed maintenance yard will be approximately 7,000 square feet, which requires four spaces.

The parking for an office/showroom/warehouse is comprised of parking for the components of the use. The office portion is parked at a ratio of one space per 333 square feet. The current office area is 5,017 square feet requiring 15 spaces. The showroom/warehouse portion of the use has a parking ratio of one space per 1,000

square feet of floor area for the first 20,000 square feet of floor area. The current warehouse portion of the use is 13,442 square feet requiring 14 spaces.

A welding shop is on the premises, even though this information is not included on the certificate of occupancy. A welding shop has a parking ratio of one space for every 500 square feet. The welding shop is 3,000 square feet and requires six parking spaces. There are a total of 35 spaces required for the current uses, and four spaces required for the proposed use. The site has 100 spaces as shown on the proposed site plan.

Landscaping and Screening

Landscaping will have to be provided in accordance with Article X. A landscape buffer is required between any required screening fence and an adjacent thoroughfare. The director may approve an alternative irrigation plan for landscaping if the director determines that it will maintain the required landscaping.

In CS, LI, and IR districts, outside storage must be screened. In the IM District, outside storage must be screened on any side that is within 200 feet of and visible from a thoroughfare or expressway as defined in Section 51A-7.102, new expressway as defined in Section 51A-7.102, or an adjacent property that is not zoned an IM district. For purposes of this provision, adjacent means across the street or sharing a common lot line.

The maximum outside storage stacking height is 30 feet if the open storage is visible from and within 200 feet of a thoroughfare or adjoining property that is not zoned an IM District. If outside storage is 200 feet or more from a thoroughfare or adjoining property, no maximum outside storage stacking height. Outside storage stacking height within 40 feet of required screening may not exceed the height of the required screening.

Additional provisions in the Dallas Development Code include the following: A person shall not place, store, or maintain outside for a period in excess of 24 hours, an item that is not customarily used or stored outside; or made of a material that is resistant to damage or deterioration from exposure to the outside environment. Except as otherwise provided in this article, outside storage is considered to be a separate main use if it occupies more than five percent of the lot. Outside storage on less than five percent of the lot may qualify as an accessory use if it is customarily incidental to a main use (see Section 51A-4.217) Outside storage is prohibited in required yards, landscaping areas, and parking areas.

Although the applicant as not required to provide information regarding screening and stacking plan at this time, the applicant will be required to provide this documentation before their certificate of occupancy is approved.

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 area of request is uncategorized, properties located further east and south are designated a Category “G”.

List of Partners

Vibrio Properties, L. P., a limited partnership

Burdekin Asset Management, Inc-General Partner
Chris Bordano, President
Chase Schvrado, Vice President

Volunteered Deed Restrictions

II.

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

Main uses prohibited:

(A) Industrial uses.
- -- Industrial (inside) potentially incompatible.
- -- Industrial (outside) potentially incompatible.
- -- Metal salvage facility.
- -- Mining.
- -- Gas pipeline compressor station.
- -- Outside salvage or reclamation.

(B) Retail and personal service uses.
- -- Drive-in theater.

(C) Transportation uses.
- -- Railroad yard, roundhouse, or shops.

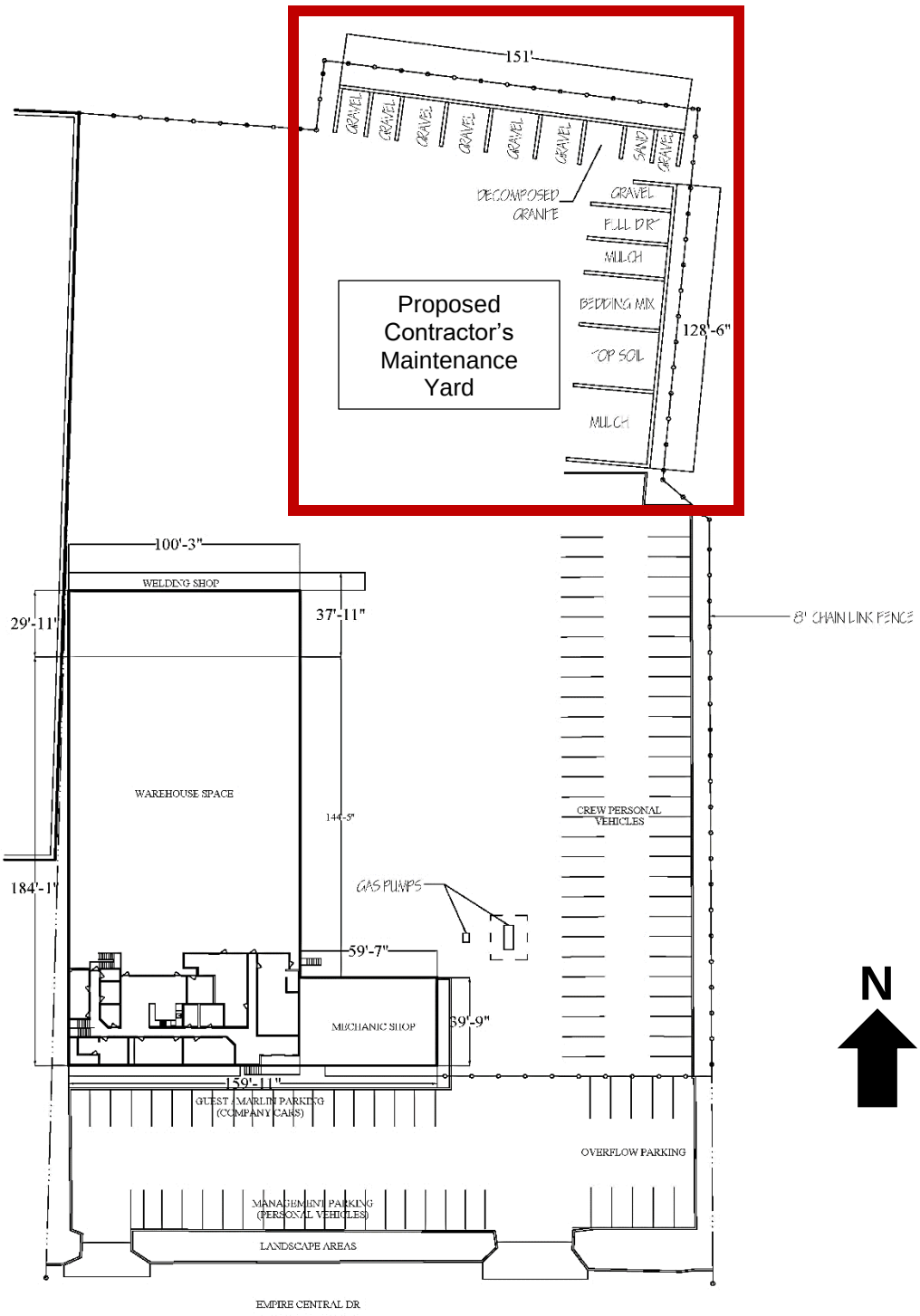
(D) Utility and public service uses.
- -- Electrical generating plant.
- -- Refuse transfer station.
- -- Sanitary landfill.
- -- Sewage treatment plant.

(E) Wholesale, distribution, and storage uses
- -- Auto auction.
- -- Building mover’s temporary storage yard.
- -- Livestock auction pens or sheds.
- -- Petroleum product storage and wholesale.
- -- Sand and gravel or earth sales and storage.
- -- Vehicle storage lot.

III.

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

APPLICANT'S PROPOSED SITE PLAN
(For Illustrative Purposes)



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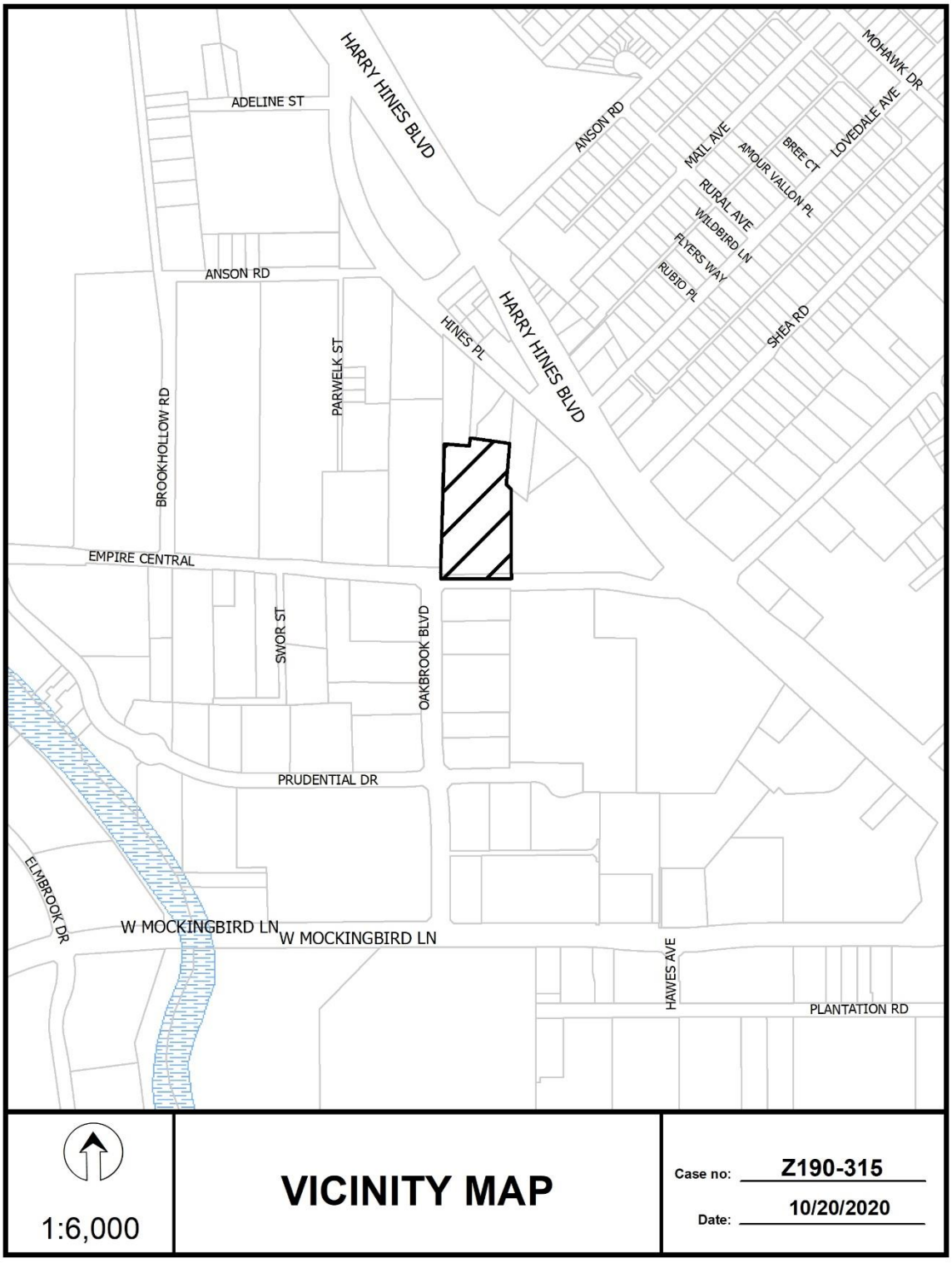
AERIAL MAP

Case no: Z190-315

Date: 10/20/2020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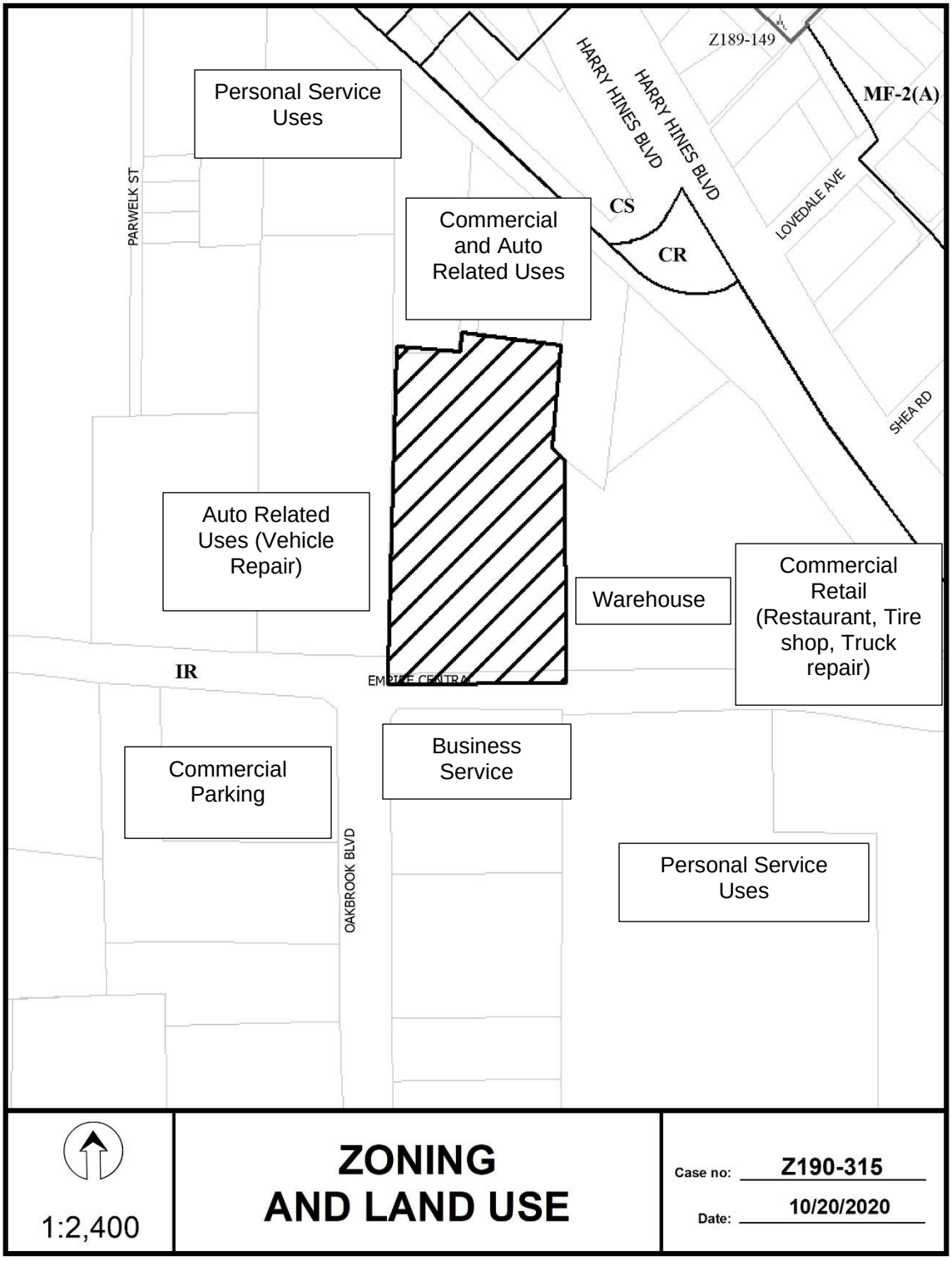
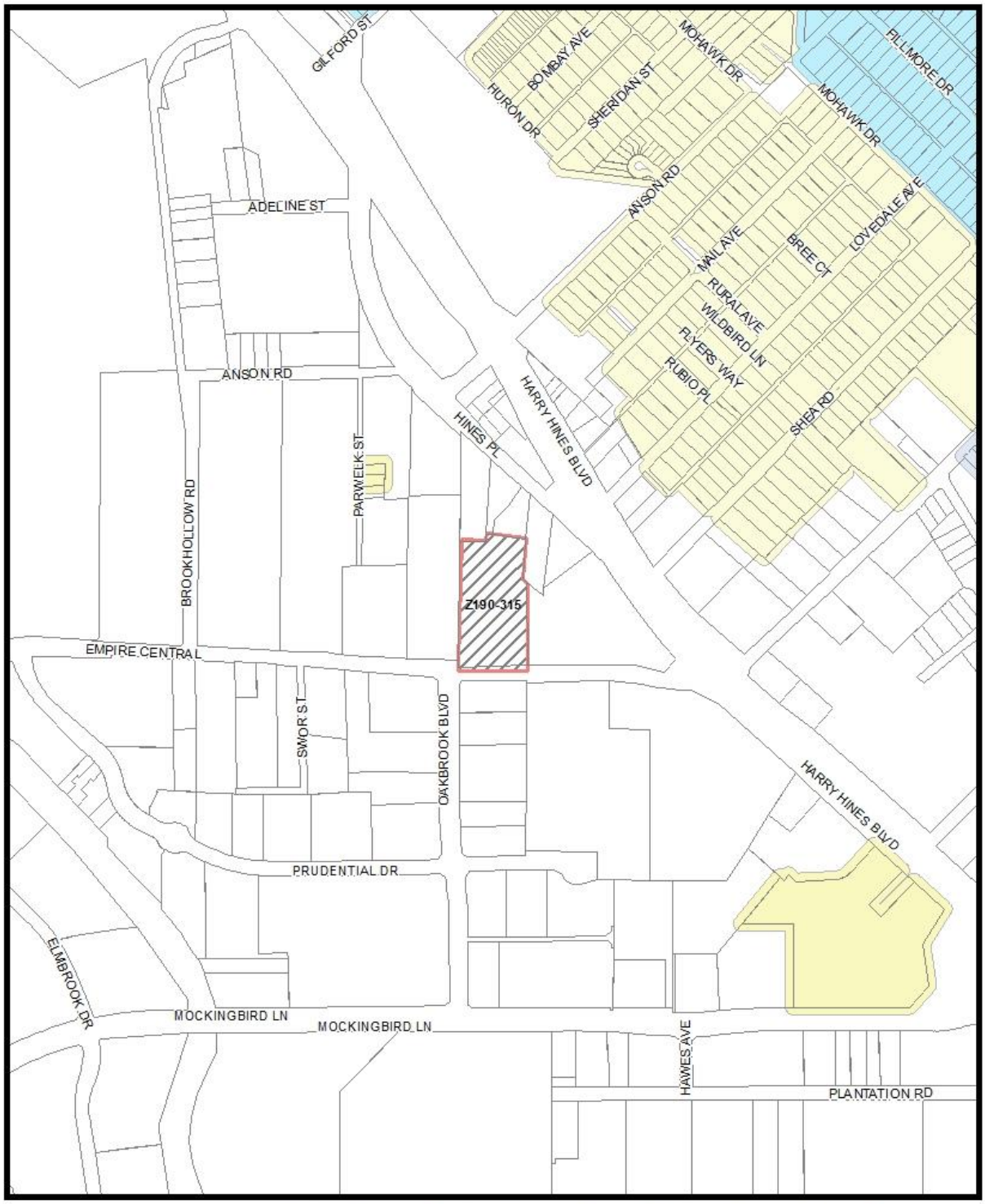
ADELINE ST
ANSON RD
MOHAWK DR
LOVEDALE AVE
BREE CT
AMOUR VALLON PL
MALL AVE
RURAL AVE
WILDBIRD LN
FLYERS WAY
RUBIO PL
SHEA RD
ANSON RD
HINES PL
HARRY HINES BLVD
PARWELK ST
BROOKHOLLOW RD
EMPIRE CENTRAL
SWOR ST
OAKBROOK BLVD
PRUDENTIAL DR
ELMBROOK DR
W MOCKINGBIRD LN
W MOCKINGBIRD LN
HAWES AVE
PLANTATION RD
1:6,000
VICINITY MAP
Case no: Z190-315
Date: 10/20/2020


Z189-149
MF-2(A)
HARRY HINES BLVD
HARRY HINES BLVD
LOVEDALE AVE
SHEA RD
PARKWELK ST
CS
CR
Personal Service Uses
Commercial and Auto Related Uses
Auto Related Uses (Vehicle Repair)
Warehouse
Commercial Retail (Restaurant, Tire shop, Truck repair)
IR
EMPIRE CENTRAL
Business Service
Commercial Parking
OAKBROOK BLVD
Personal Service Uses
1:2,400
ZONING AND LAND USE
Case no: Z190-315
Date: 10/20/2020


GILFORD ST
BOMBAY AVE
MOHAWK DR
HURON DR
SHERIDAN ST
FILLMORE DR
MOHAWK DR
ANSON RD
LOYEDALE AVE
BREE CT
MAIL AVE
RURAL AVE
WILDBIRD LN
FLYERS WAY
RUBIO PL
SHEA RD
ADELINE ST
ANSON RD
HINES PL
HARRY HINES BLVD
PARWELK ST
BROOKHOLLOW RD
Z190-315
EMPIRE CENTRAL
SWOR ST
OAKBROOK BLVD
HARRY HINES BLVD
PRUDENTIAL DR
ELMBROOK DR
MOCKINGBIRD LN
MOCKINGBIRD LN
HAWES AVE
PLANTATION RD
Market Value Analysis
A
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NA
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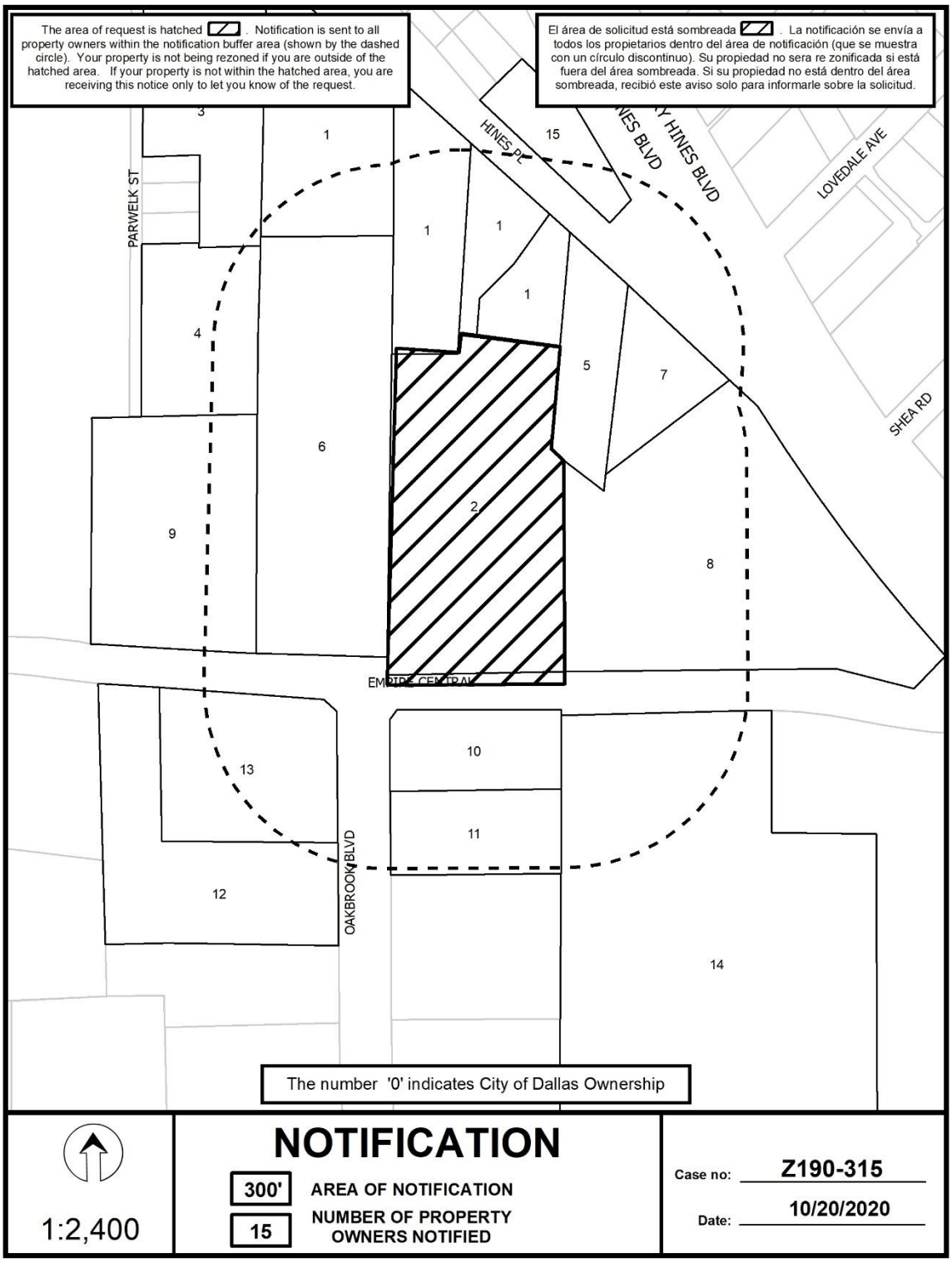
Market Value Analysis
Printed Date: 10/21/2020


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.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
HINES PL
HINES BLVD
HINES BLVD
LOVEDALE AVE
SHEA RD
PARKVELK ST
EMPIRE CENTRAL
OAKBROOK BLVD
The number '0' indicates City of Dallas Ownership
NOTIFICATION
300'
AREA OF NOTIFICATION
15
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z190-315
Date: 10/20/2020

10/20/2020

Notification List of Property Owners

Z190-315

15 Property Owners Notified

Label #	*Address*		*Owner*
1	7307	HINES PL	RBH HINES LLC
2	1849	EMPIRE CENTRAL	VIBRIO PROPERTIES I LP
3	1922	ANSON RD	RBH ANSON LLC
4	7204	PARWELK ST	RAIFF MICHAEL L &
5	7301	HINES PL	PETTIGREW WILLIAM E &
6	1835	EMPIRE CENTRAL	1835 LLC
7	7217	HARRY HINES BLVD	FGR LTD
8	7125	HARRY HINES BLVD	HARRY EMPIRE LTD
9	1801	EMPIRE CENTRAL	VILBIG J LEE & E A
10	1850	EMPIRE CENTRAL	ICON OWNER POOL L TEXAS LLC
11	6740	OAKBROOK BLVD	LANDLORD LLC
12	6777	OAKBROOK BLVD	TFMJ PROPERTY NO 2 LLC
13	6787	OAKBROOK BLVD	ENGLISH DANNA REVOCABLE
14	1900	EMPIRE CENTRAL	ARAMARK UNIFORM & CAREER
15	7401	HARRY HINES BLVD	ANDREWS HARRY HINES