



CITY OF DALLAS
CITY PLAN
COMMISSION Thursday,
March 3, 2022 AGENDA

BRIEFINGS*:	(Videoconference/Council Chambers)	10:00 a.m.
PUBLIC HEARING**:	(Videoconference/Council Chambers)	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 meetings will be held by videoconference and in Council Chambers, 6th Floor at City Hall. Individuals who wish to speak in accordance with the City Plan Commission Rules of Procedure, should contact the Department of Planning and Urban Design at 214-670-4209 by **5:00 p.m. on Tuesday, March 1, 2022**, or register online at: <https://dallascityhall.com/government/meetings/Pages/city-plan-commission.aspx>. Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or Channel 99 and bit.ly/cityofdallastv or [YouTube.com/CityofDallasCityHall](https://www.youtube.com/CityofDallasCityHall). The following videoconference link is available to the public to listen to the meeting, WebEx link below: <https://bit.ly/CPC030322>.

The public is encouraged to attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person following all current pandemic-related public health protocols.

Location for in-person attendance: 1500 MARILLA STREET, DALLAS, TEXAS, 75201, COUNCIL CHAMBERS, 6TH FLOOR OF THE DALLAS CITY HALL
(facing Young Street, between Akard Street and Ervay Street)

Julia Ryan, AICP, Director, Department of Planning & Urban Design
Andreea Udrea, PhD, AICP, Assistant Director, Zoning, Department of Planning & Urban Design

BRIEFINGS:

DCA201-008 - Consideration of amending the Dallas Development Code Chapter 51A-4.1100 Mixed-Income Housing, to support and align with the One Dallas Options Program within the City of Dallas Comprehensive Housing Policy.

Steven Doss, AICP, Senior Planner, Planning & Urban Design

Pam Thompson, Housing Strategy Manager, Housing & Neighborhood Revitalization

Subdivision Docket

Zoning Docket

PUBLIC TESTIMONY:

Development Plans
Minor Amendments
Minutes

ACTION ITEMS:

Subdivision Docket

Planner: Sharmila Shrestha

Consent Items:

- (1) **S201-650R1**
(ETJ)
- An application to revise a previously approved preliminary plat (S201-650) to create a 31-lot single family subdivision with lots ranging in size from 4,957 square feet to 11,155 square feet and 2 common areas from a 9.721-acre tract of on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Devonshire Drive at Ravenhill Road, south corner.
Owner: Devonshire (Dallas) ASLI VIII, LLC
Surveyor: J. Volk Consulting, Inc.
Application Filed: February 7, 2022
Zoning: N/A
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S212-084**
(CC District 8)
- An application to create one 6.388-acre lot from a tract of land in City Block 6866 on property located on Bishop College Drive, northwest of Branham Drive.
Owner: Paul Quinn College
Surveyor: Pacheco Koch Consulting Engineers, Inc.
Application Filed: February 2, 2022
Zoning: PD 975 (Subarea B)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S212-085**
(CC District 8)
- An application to create one 1.3551-acre lot and one 8.645-acre lot from a 10.0002-acre tract of land in City Block 8266 on property located on Langdon Road at J J Lemmon Road, south of Lyndon B Johnson Freeway/ Interstate Highway No. 20.
Owner: Mecca Holdings, LLC
Surveyor: PJB Surveying, LLC
Application Filed: February 2, 2022
Zoning: PD 761 (LR)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (4) **S212-086**
(CC District 14)
An application to replat a 0.5664-acre tract of land containing all of Lots 3, 4, and 5 in City Block 2/645 to create one lot on property located on Bryan Street at Haskell Avenue, west corner.
Owner: 4011 Bryan, LLC
Surveyor: Urban Structure
Application Filed: February 2, 2022
Zoning: PD 298 (Subarea 8)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S212-087**
(CC District 2)
An application to create one 1.002-acre lot from a tract of land in City Block 5771 on property located on Burbank Street, south of Denton Drive.
Owner: Viceroy Legal, LP
Surveyor: Bannister Engineering
Application Filed: February 2, 2022
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S212-088**
(CC District 3)
An application to replat a 9.852-acre tract of land containing part of Lot 3 in City Block 2/6962 to create one lot on property located on Ledbetter Drive, east of Joseph Hardin Drive.
Owner: H. Dalton Wallace
Surveyor: Pacheco Koch Consulting Engineers, Inc.
Application Filed: February 2, 2022
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S212-089**
(CC District 7)
An application to create one 6.5115-acre lot and one 18.1617-acre lot from a 24.6732-acre tract of land in city Block 7364 on property located on R L Thornton Freeway/Interstate Highway No. 30, east of Buckner Boulevard.
Owners: Uplift Education, SEK Holdings, Inc.
Surveyor: Raymond L. Goodson Jr., Inc.
Application Filed: February 7, 2022
Zoning: PD 1068
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (8) **S212-090**
(CC District 12)
- An application to replat a 2.8552-acre tract of land containing all of Lot 4A in City Block A/8728 to create one 0.8366-acre lot, one 0.8948-acre lot, and one 1.1238-acre lot on property located on Preston Road (State Highway No. 289) and Mapleshade Lane, northeast corner.
Owner: Avalon Preston, LLC
Surveyor: Kimley-Horn and Assoc., Inc.
Application Filed: February 7, 2022
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S212-091**
(CC District 1)
- An application to replat a 1.909-acre tract of land containing part of Lot 2, 4, 5, 7, 8, 9, and all of Lots 3 in City Block 34/3015; part of City Block 35/3015; portion of abandoned Raymond Street; and part of an abandoned 15-foot Alley to create one lot on property located on Jefferson Boulevard at Colorado Boulevard, west of R L Thornton Freeway.
Owners: IC Properties II, LLC and GRTP, Ltd.
Surveyor: Pacheco Koch Consulting Engineers, Inc.
Application Filed: February 7, 2022
Zoning: PD 468 (Subarea H)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S212-093**
(CC District 1)
- An application to replat an 11.345-acre tract of land containing all of City Block 25/3006; all of Lots 1 through 6 in City Block 26/3006; all of Lots 1 through 6, and Lot 10, part of Lots 7 through 9, 11 through 14 in City Block 27/3006; portion of abandoned Altemont Street and Raymond Street and part of abandoned alleys; to create one 3.303-acre lot and one 8.042-acre lot on property located on Colorado Boulevard at Jefferson Boulevard, west of R L Thornton Freeway.
Owners: IC Properties II, LLC and GRTP, Ltd.
Surveyor: Pacheco Koch Consulting Engineers, Inc.
Application Filed: February 7, 2022
Zoning: PD 468 (Subarea H)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (11) **S212-094**
(CC District 1) An application to replat a 0.2121-acre tract of land containing part of Lots 9 and 10 in City Block 35/3155 to create one 4,507-square foot lot and one 4,730-square foot lot on property located on Adams Avenue at Tenth Street, northwest corner.
Owner: 12th Street CLS, LLC
Surveyor: Urban Structure Plus Survey
Application Filed: February 7, 2022
Zoning: PD 830 (Subdistrict 3)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (12) **S212-095**
(ETJ) An application to replat a 6.975-acre tract of land containing all of Lots 11 and 12 in City Block A to create one 2.285-acre lot and one 4.69-acre lot on property located in Extra Territorial Jurisdiction (ETJ) on Glenwood Trail, east of Ranch Road.
Owner: Frances V. McKissick
Surveyor: ARA Surveying
Application Filed: February 7, 2022
Zoning: N/A
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (13) **S212-096**
(CC District 6) An application to replat a 0.968-acre tract of land containing all of Lot 30, 31, 32, and 33 in City Block H/6364 to create one lot on property located on Doug Drive, at the terminus of Almond Street.
Owner: ZT Ventures, LLC
Surveyor: Rangel Land Surveying
Application Filed: February 7, 2022
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (14) **S212-097**
(CC District 6) An application to replat a 0.230-acre tract of land containing part of Lots 1 and 2 in City Block G/6364 to create one lot on property located on Carol Lane, north of Doug Drive.
Owner: ZT Ventures, LLC
Surveyor: Rangel Land Surveying
Application Filed: February 7, 2022
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (15) **S212-098**
(ETJ)
- An application to create an 86-lot single family subdivision with lots ranging in size from 5,078 square feet to 11,477 square feet and 5 common areas from a 24.544-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Reserve Road at Broadwell Lane, north corner.
Owner: Devonshire (Dallas) ASLI VIII, LLC
Surveyor: J. Volk Consulting, Inc.
Application Filed: February 7, 2022
Zoning: N/A
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (16) **S212-100**
(CC District 6)
- An application to replat a 10.268-acre tract of land containing tract of land in City Block 6818; part of Lots 10 through 14, Lots 16 through 23, and all of Lots 15, 24, 25 through 34, Lots 47 through 50 in city Block 6819; all of Lots 1 through 3 in City Block A/6819; part of Lot 67A and all of Lots 80 through 85 in City Block 6822; to create 6 lots and to dedicate public rights-of-way on property located on Commerce Street, east of Sylvan Avenue.
Owners: PSW West Dallas, Urban Village, LLC
Surveyor: Westwood Professional Services, Inc.
Application Filed: February 7, 2022
Zoning: PD 714 (Subdistricts 1A and 1B)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (17) **S212-101**
(CC District 2)
- An application to create one 12,585-square foot lot and one 12,732-square foot lot from a 0.581-acre tract of land in City Block 799 on property located on Carroll Avenue at Reiger Avenue, north corner.
Owner: 4503 Reiger LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: February 7, 2022
Zoning: PD 98
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (18) **S212-102**
(CC District 1)
- An application to create one 1.114-acre lot and one 8.885-acre lot from a 9.999-acre tract of land containing part of City Block 5973 on property located between Pratt Street and Zang Boulevard, north of Wynnewood Drive.
Owner: WCH Limited Partnership, LLC
Surveyor: BGE, Inc.
Application Filed: February 8, 2022
Zoning: MF-1(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replat:

- (19) **S212-099**
(CC District 14)
- An application to replat a 0.3039-acre tract of land containing all of Lot 1 and part of Lot 2 in City Block 24/2224 to create one 6,614.17-square foot lot and one 6,623.80-square foot lot on property located on Cordova Street and Seville Street, northwest corner.
Owners: Chenoa Mitchell Barhydt and Justin Wayne Edge
Surveyor: Rangel Land Surveying
Application Filed: February 7, 2022
Zoning: CD 6 (Tract 1)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- D212-001(HC)**
Hannah Carrasco
(CC District 10)
- An application for a development plan and landscape plan for a restaurant with drive-through use on property zoned Subarea C within Planned Development District No. 758, at the southeast corner of Walnut Hill Lane and Wildcat Way.
Staff Recommendation: **Approval**.
Applicant/Representative: Caleb Jones, Kimley-Horn

- D212-006(HC)**
Hannah Carrasco
(CC District 2)
- An application for a development plan for a financial institution with drive-in use on property zoned Planned Development District No. 1028, at the southwest corner of Maple Avenue and Mockingbird Lane.
Staff Recommendation: **Approval**.
Applicant: David Counts, JP Morgan Chase
Representative: Mary Wood, Cumulus Design

Miscellaneous Items – Under Advisement:

- M201-040(HC)**
Hannah Carrasco
(CC District 3)
- An application for a minor amendment to an existing site plan for Specific Use Permit No. 1739 for a child-care facility and private school use on property zoned Subdistrict S-2b within Planned Development District No. 521, south of West Camp Wisdom Road, and west of Eagle Ford Drive.
Staff Recommendation: **Approval**.
Applicant: Harmony Public Schools
Representative: Kiesha Kay and Danielle Matthews, MASTERPLAN
UA From: February 17, 2022.

Certificates of Appropriateness for Signs - Consent:

Downtown Special Provision Sign District:

2201140003
Jason Pool
(CC District 14)

An application for a Certificate of Appropriateness by Wan Kim of Texas Pro Signs, Inc., for a 556-square-foot illuminated attached sign at 800 North Harwood Street (southwest elevation).

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation:
Approval.

Applicant: Wan Kim of Texas Pro Signs, Inc.

Owner: Moon Hotel Arts District, Ltd.

Uptown Sign District:

2201140007
Jason Pool
(CC District 14)

An application for a Certificate of Appropriateness by Marie Byrum of Byrum Sign and Lighting, for a 98.9-square-foot illuminated attached sign at 2620 Maple Avenue (southwest elevation).

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation:
Approval.

Applicant: Marie Byrum of Byrum Sign and Lighting

Owner: National Real Estate Advisors, LLC

2201140008
Jason Pool
(CC District 14)

An application for a Certificate of Appropriateness by Marie Byrum of Byrum Sign and Lighting, for a 143.1-square-foot illuminated attached sign at 2620 Maple Avenue (southwest elevation).

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation:
Approval.

Applicant: Marie Byrum of Byrum Sign and Lighting

Owner: National Real Estate Advisors, LLC

Zoning Cases – Consent:

1. **Z212-149(OA)**
Oscar Aguilera
(CC District 11)

An application for an MF-3(A) Multifamily District on property zoned an MC-3 Multiple Commercial District, on the east side of Dallas Parkway, south of Keller Springs Road.

Staff Recommendation: **Approval.**

Applicant: Blue Ocean Investments

Representative: Suzan Kedron, Jackson Walker LLP

2. **Z212-152(RM)**
Ryan Mulkey
(CC District 7)
An application for a Specific Use Permit for a child-care facility on property zoned an R-7.5(A) Single Family District, on the southeast line of Ferguson Road, southwest of North Buckner Boulevard.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: Maetzi Miller, Cosmos Montessori
3. **Z212-153(RM)**
Ryan Mulkey
(CC District 2)
An application for a Specific Use Permit for a child-care facility on property zoned an MF-2(A) Multifamily District, on the southeast line of East Side Avenue, southwest of South Fitzhugh Avenue.
Staff Recommendation: **Approval** for a five-year period, subject to a site plan and conditions.
Applicant: Kiva East, LLC
Representative: Audra Buckley, Permitted Development
4. **Z212-154(RM)**
Ryan Mulkey
(CC District 7)
An application for a Specific Use Permit for a foster home on property zoned a D(A) Duplex District at the northwest corner of Forney Road and Lomax Drive.
Staff Recommendation: **Approval** for a five-year period, subject to a site plan and conditions.
Applicant: Lilian Nyahwai

Zoning Cases – Under Advisement:

5. **Z212-125(MP)**
Michael Pepe
(CC District 14)
An application for a Planned Development Subdistrict for LC Light Commercial Subdistrict uses and multifamily, retail, and lodging uses on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, southwest of the intersection of Knox Street and Travis Street with frontage along Buena Vista Street to the west and Armstrong Avenue to the south.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Representative: Winstead PC (Laura Hoffman, Tommy Mann, Daniel Box)
UA From: February 17, 2022.

6. **Z212-145(MP)**
Michael Pepe
(CC District 6)
- An application for a Planned Development District for MF-2(A) Multifamily District and NS(A) Neighborhood Service District regulations and uses including multifamily and retail and personal service uses, on property zoned an IR Industrial Research District, on the southwest corner of Sylvan Avenue and Singleton Boulevard.
Staff Recommendation: **Approval**, subject to a development plan, landscape plan, and staff's recommended conditions.
Applicant: H&R Properties, LLC
Representative: Tommy Mann & David Martin, Winstead PC
UA From: February 17, 2022.
7. **Z201-261(OA)**
Oscar Aguilera
(CC District 1)
- An application for a Specific Use Permit for an auto service center use on a property zoned Subdistrict 5 within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, with D Liquor Control Overlay, on the north line of Fort Worth Avenue, west of Jacqueline Drive.
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and staff's recommended conditions.
Applicant: Matthew Gilbert
Representative: Rob Baldwin, Baldwin Associates
UA From: August 19, 2021, September 23, 2021, October 21, 2021, December 2, 2021, January 20, 2022 and February 17, 2022.

Development Code Amendment – Under Advisement:

- DCA201-008(SD)**
Steven Doss
(All CC Districts)
- Consideration of amending the Dallas Development Code Chapter 51A-4.1100 "Mixed Income Housing", to support and align with the One Dallas Options Program within the City of Dallas Comprehensive Housing Policy.
Staff Recommendation: **Approval**, subject to staff's updated recommendations; as briefed.
Zoning Ordinance Advisory Committee Recommendation: **Approval**.
UA From: February 17, 2022.

Other Matters

Consideration of Appointments to CPC Committees

Minutes: February 17, 2022

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, March 3, 2022

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, March 3, 2022, at 9:00 a.m., in Room 5ES, at City Hall and by videoconference, to consider (1) **DCA212-003** - Consideration of amending permanent and temporary concrete or asphalt batching plant uses, including but not limited to amending potentially incompatible industrial uses, in the Dallas Development Code. The public may attend the meeting via the videoconference link:

<https://bit.ly/ZOAC030322>

Tuesday, March 8, 2022

COMPREHENSIVE LAND USE PLAN COMMITTEE (CLUP) MEETING – Tuesday, March 8, 2022, at 8:00 a.m., in Room 6ES at City Hall and by videoconference, to review the West Oak Cliff area plan as well as receive a general update on Neighborhood Planning. The public may attend the meeting via the videoconference link:

<https://bit.ly/CLUP03082022>

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING - Tuesday, March 8, 2022, at 10:00 a.m., in Room 5BN at City Hall and by video conference via link below, to consider: (1) **2202110001** - An application for a Certificate of Appropriateness by Kimberly Goodwin of Accent Graphics, for a 121-square-foot illuminated attached sign at 2506 Florence Street (southwest elevation) in the Downtown Special Provision Sign District; (2) **2202110002** - An application for a Certificate of Appropriateness by Kimberly Goodwin of Accent Graphics, for a 121-square-foot illuminated attached sign at 2506 Florence Street (southeast elevation) in the Downtown Special Provision Sign District; and (3) **2202110014** - An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs, Inc., for a 201.5-square-foot illuminated attached sign at 2200 Main (west elevation) in the Downtown Special Provision Sign District. The public may attend the meeting at the videoconference link below:

<https://bit.ly/SSDAC030822>

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."

LOCATION: Devonshire Drive at Ravenhill Road, south corner**DATE FILED:** February 7, 2022**ZONING:** N/A**CITY COUNCIL DISTRICT:** N/A **SIZE OF REQUEST:** 9.721-acres **MAPSCO:** 128(7A)**OWNER:** Devonshire (Dallas) ASLI VIII, LLC

REQUEST: An application to revise a previously approved preliminary plat (S201-650) to create a 31-lot single family subdivision with lots ranging in size from 4,957 square feet to 11,155 square feet and 2 common areas from a 9.721-acre tract of on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Devonshire Drive at Ravenhill Road, south corner.

SUBDIVISION HISTORY:

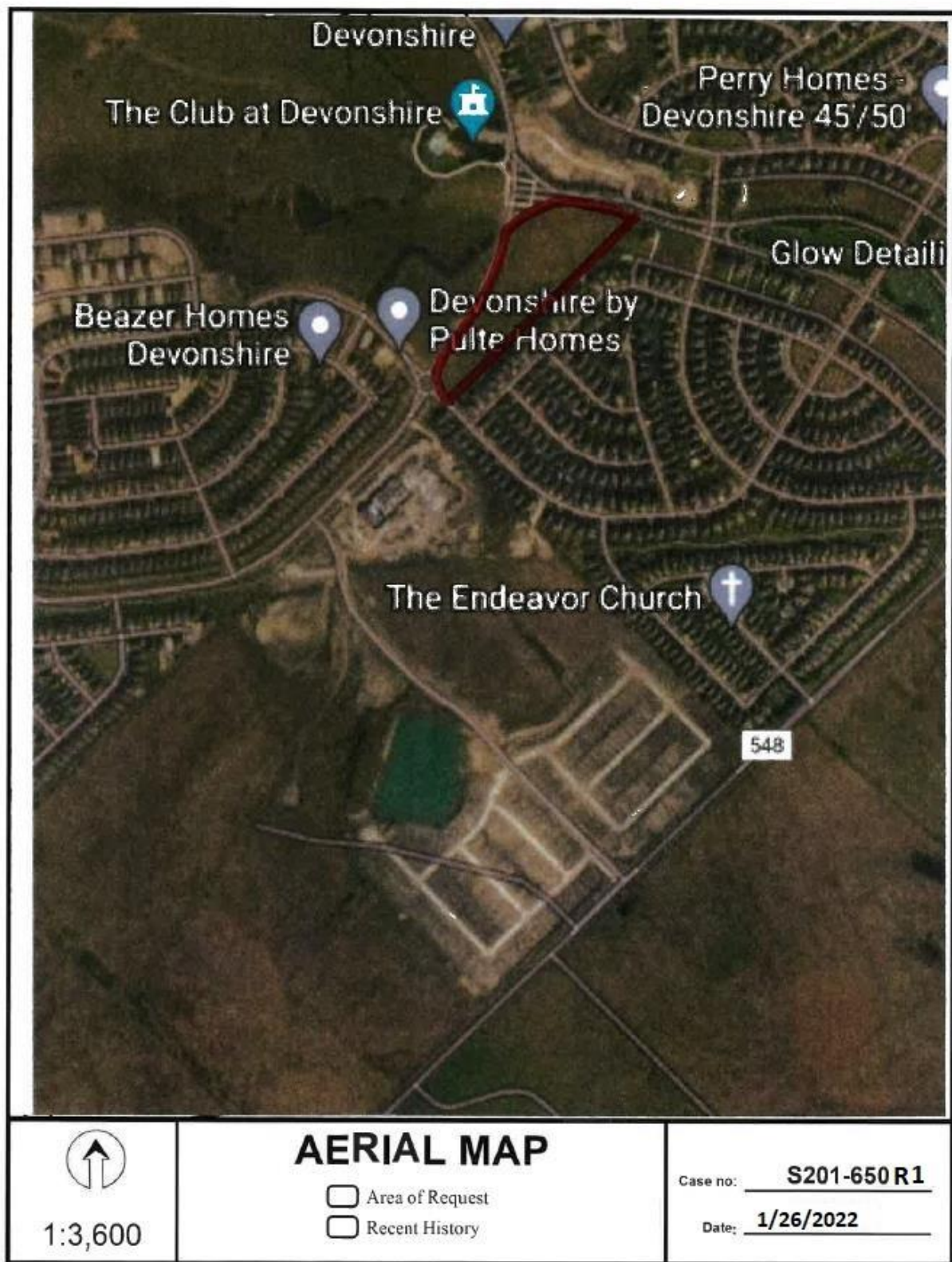
1. S201-650R was a request located at the present request to revise a previously approved preliminary plat (S201-650) to create a 31-lot single family subdivision with lots ranging in size from 4,957 square feet to 11,155 square feet and 2 common areas from a 9.721-acre tract of on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Devonshire Drive at Ravenhill Road, south corner. The request was withdrawn on February 2, 2022.
2. S201-769 was a request west of the present request to create a 57-lot single family subdivision with lots ranging in size from 5,520-square feet to 11,477-square feet and 4 common areas from a 12.854-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Ravenhill Road, south of Falcon Way. The request was approved on October 21, 2021 but has not been recorded.
3. S201-650 was a request located at the present request to create a 57 lot single family subdivision with lots ranging in size from 3,000-square feet to 4,093-square feet and 2 common areas from a 9.721-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Devonshire Drive at Ravenhill Road, south corner. The request was approved on May 20, 2021 but has not been recorded.
4. S201-578 was a request northwest of the present request to create a 225-lot single family subdivision with 10 common areas from a 46.225-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Ranch Road, south of University Drive. The request was approved on March 4, 2021 but has not been recorded.
5. S190-141 was a request southwest of the present request to create a 12.868-acre lot from a tract of land on property located on Ravenhill Road, southeast of Ranch Road. The request was approved on June 18, 2020 but has not been recorded.

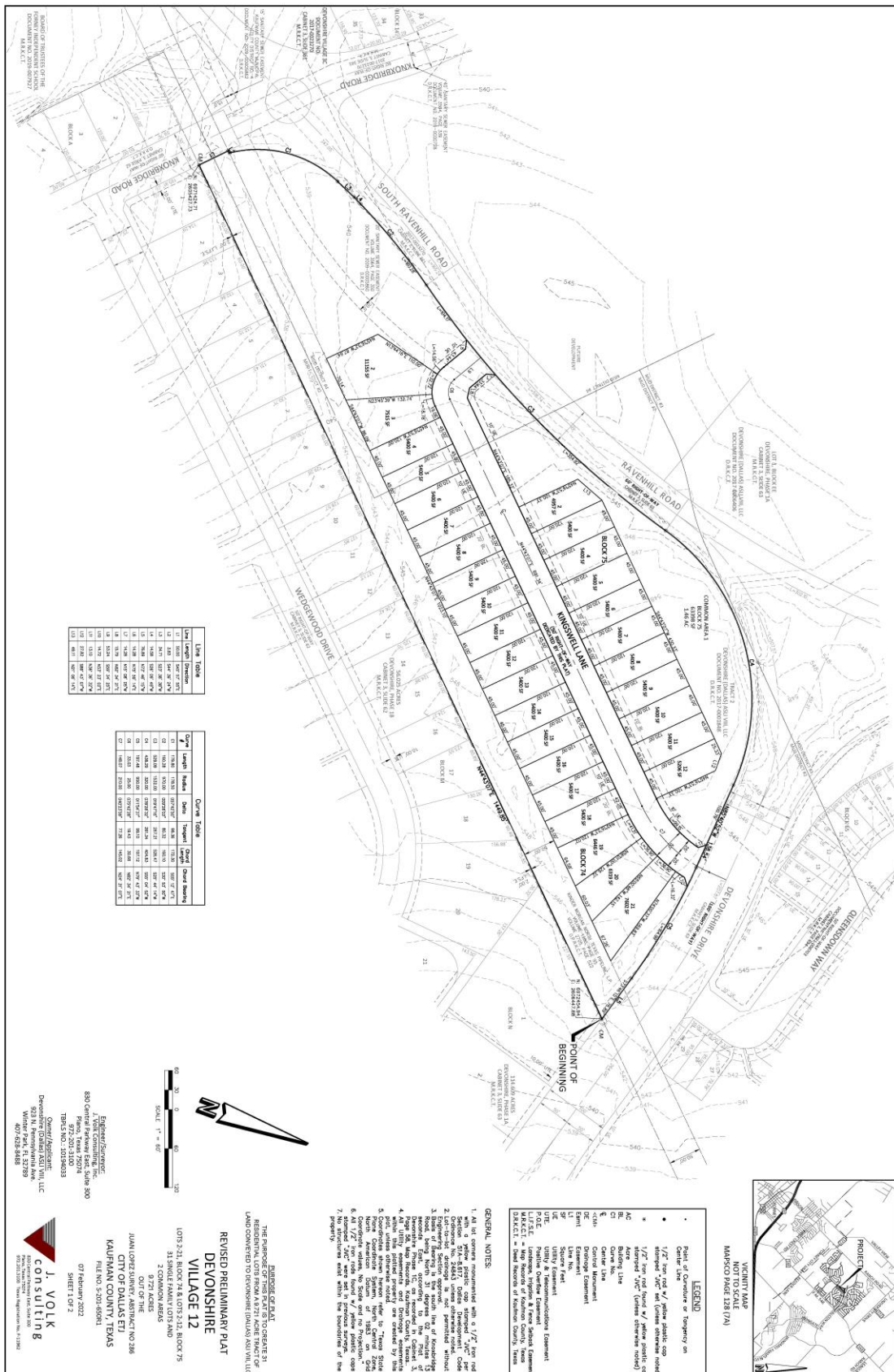
6. S189-132 was a request north of the present request to create 14 single family lots ranging in size from 7,065-square feet to 11,828-square feet from a 4.487-acre tract of land on property located on Ranch Road, west of F.M. 548. The request was approved on March 21, 2019 and recorded on February 3, 2020.
7. S167-182 was a request northwest of the present request to create 150 lots and 1 common area from a 30.334-acre tract of land on property between Ranch Road on the northwest, FM 548 on the southeast, and University Drive on the northeast in Kaufman County. The request was approved on June 8, 2017 and recorded on August 30, 2018.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of Dallas Extra Territorial Jurisdiction (ETJ); 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 Development Services, 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 31 and 2 common areas.
12. Submit a 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/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff.51A 8.611(c)
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. Coordinate with Transportation to determine ingress and egress requirements.
16. On the final plat, all utility easement abandonments must be shown with recording information.
17. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
18. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
19. Water main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
20. Must comply with Dallas Water Utilities DWU Regulations construction of utilities in Dallas ETJ.



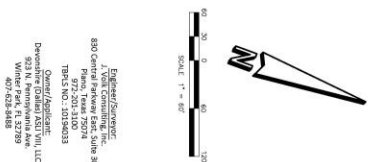


Line Table

Line	From Station	To Station	Length	Width	Area
1	0+00	0+10	10.00	10.00	100.00
2	0+10	0+20	10.00	10.00	100.00
3	0+20	0+30	10.00	10.00	100.00
4	0+30	0+40	10.00	10.00	100.00
5	0+40	0+50	10.00	10.00	100.00
6	0+50	0+60	10.00	10.00	100.00
7	0+60	0+70	10.00	10.00	100.00
8	0+70	0+80	10.00	10.00	100.00
9	0+80	0+90	10.00	10.00	100.00
10	0+90	1+00	10.00	10.00	100.00
11	1+00	1+10	10.00	10.00	100.00
12	1+10	1+20	10.00	10.00	100.00
13	1+20	1+30	10.00	10.00	100.00
14	1+30	1+40	10.00	10.00	100.00
15	1+40	1+50	10.00	10.00	100.00
16	1+50	1+60	10.00	10.00	100.00
17	1+60	1+70	10.00	10.00	100.00
18	1+70	1+80	10.00	10.00	100.00
19	1+80	1+90	10.00	10.00	100.00
20	1+90	2+00	10.00	10.00	100.00
21	2+00	2+10	10.00	10.00	100.00
22	2+10	2+20	10.00	10.00	100.00
23	2+20	2+30	10.00	10.00	100.00
24	2+30	2+40	10.00	10.00	100.00
25	2+40	2+50	10.00	10.00	100.00
26	2+50	2+60	10.00	10.00	100.00
27	2+60	2+70	10.00	10.00	100.00
28	2+70	2+80	10.00	10.00	100.00
29	2+80	2+90	10.00	10.00	100.00
30	2+90	3+00	10.00	10.00	100.00

Curve Table

Curve	Station	Length	Radius	Area	Chord	Area
1	0+00	10.00	100.00	100.00	10.00	100.00
2	0+10	10.00	100.00	100.00	10.00	100.00
3	0+20	10.00	100.00	100.00	10.00	100.00
4	0+30	10.00	100.00	100.00	10.00	100.00
5	0+40	10.00	100.00	100.00	10.00	100.00
6	0+50	10.00	100.00	100.00	10.00	100.00
7	0+60	10.00	100.00	100.00	10.00	100.00
8	0+70	10.00	100.00	100.00	10.00	100.00
9	0+80	10.00	100.00	100.00	10.00	100.00
10	0+90	10.00	100.00	100.00	10.00	100.00
11	1+00	10.00	100.00	100.00	10.00	100.00
12	1+10	10.00	100.00	100.00	10.00	100.00
13	1+20	10.00	100.00	100.00	10.00	100.00
14	1+30	10.00	100.00	100.00	10.00	100.00
15	1+40	10.00	100.00	100.00	10.00	100.00
16	1+50	10.00	100.00	100.00	10.00	100.00
17	1+60	10.00	100.00	100.00	10.00	100.00
18	1+70	10.00	100.00	100.00	10.00	100.00
19	1+80	10.00	100.00	100.00	10.00	100.00
20	1+90	10.00	100.00	100.00	10.00	100.00
21	2+00	10.00	100.00	100.00	10.00	100.00
22	2+10	10.00	100.00	100.00	10.00	100.00
23	2+20	10.00	100.00	100.00	10.00	100.00
24	2+30	10.00	100.00	100.00	10.00	100.00
25	2+40	10.00	100.00	100.00	10.00	100.00
26	2+50	10.00	100.00	100.00	10.00	100.00
27	2+60	10.00	100.00	100.00	10.00	100.00
28	2+70	10.00	100.00	100.00	10.00	100.00
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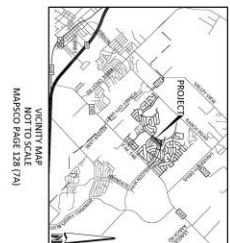


ENGINEER/CONSULTANT
 J. VOLK CONSULTING
 880 O'FALLON AVENUE, SUITE 300
 PLANO, TEXAS 75074
 TEL: 972.335.5551
 FAX: 972.335.5551
 SHEET 1 OF 2
 07 February 2022
 Owner/Client:
 Devonshire (Dallas) LLC
 10000 Preston Road, Suite 300
 Dallas, Texas 75240
 TRS NO. 10180213
 407-628-8488

THE TOWN OF HUNTER PARK IS TO BE REDEVELOPED FROM AN EXISTING RESIDENTIAL DEVELOPMENT TO A MIXED-USE DEVELOPMENT. THE LAND IS CURRENTLY OWNED BY DEVONSHIRE (DALLAS) LLC.

REVISIONS
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- GENERAL NOTES:**
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CITY PLAN COMMISSION**THURSDAY, MARCH 3, 2022****FILE NUMBER:** S212-084**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Bishop College Drive, northwest of Branham Drive**DATE FILED:** February 2, 2022**ZONING:** PD 975 (Subarea B)**PD LINK:** <http://www.dallascityattorney.com/51P/Articles/PDF/Article%20975.pdf>**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 6.388-acres**MAPSCO:** 66L**OWNERS:** Paul Quinn College

REQUEST: An application to create one 6.388-acre lot from a tract of land in City Block 6866 on property located on Bishop College Drive, northwest of Branham Drive.

SUBDIVISION HISTORY:

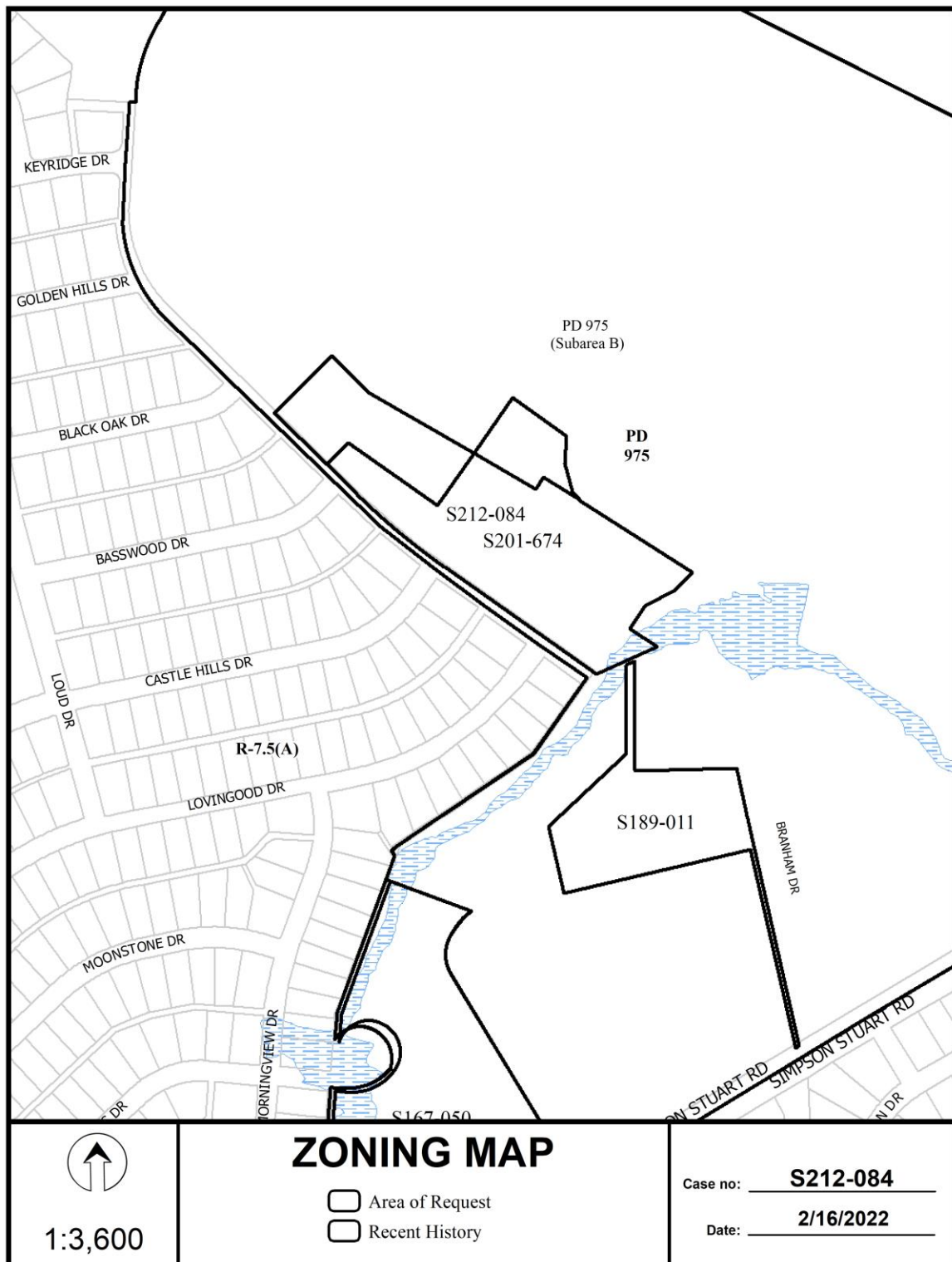
1. S201-674 was a request located on the present property to create a 5.448-acre lot from a tract of land in City Block 6866 on property located on Bishop College Drive, northwest of Branham Drive. The request was approved on June 17, 2021 and was withdrawn on February 2, 2022.
2. S189-011 was a request southeast of the present request to create one 2.729-acre lot from a tract of land in City Block 6866 on property located at 3837 Simpson Stuart road, east of Bonnie View Road. The request was approved on November 1, 2018 and recorded on February 26, 2021.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 975 (Subarea B); therefore, staff recommends approval subject to compliance with the following conditions:

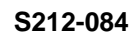
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Development Services, Engineering Division must verify that the 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 a 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/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff.51A 8.611(c)
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. Determine the 100-year water surface elevation across this addition.
16. Dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
17. Include additional paragraph in Owner's Certificate (pertaining to the floodplain). 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
18. Specify minimum fill and minimum finished floor elevations if Fill Permit exists.
19. Show natural channel set back from the crest of the natural channel.
20. Set floodway monument markers and provide documentation.
21. Provide information regarding Fill Permit or Floodplain Alteration Permit if applied for.
22. On the final plat, show recording information on all existing easements within 150 feet of property.

23. 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.
24. 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.
25. Prior to the final plat, verify that chain link and wood fencing are not located within the right-of-way of Bishop College Drive. If so, relocated or contact Real Estate division to discuss abandonment.
26. On the final plat, identify the property as Lot 1 in City Block D/6866. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







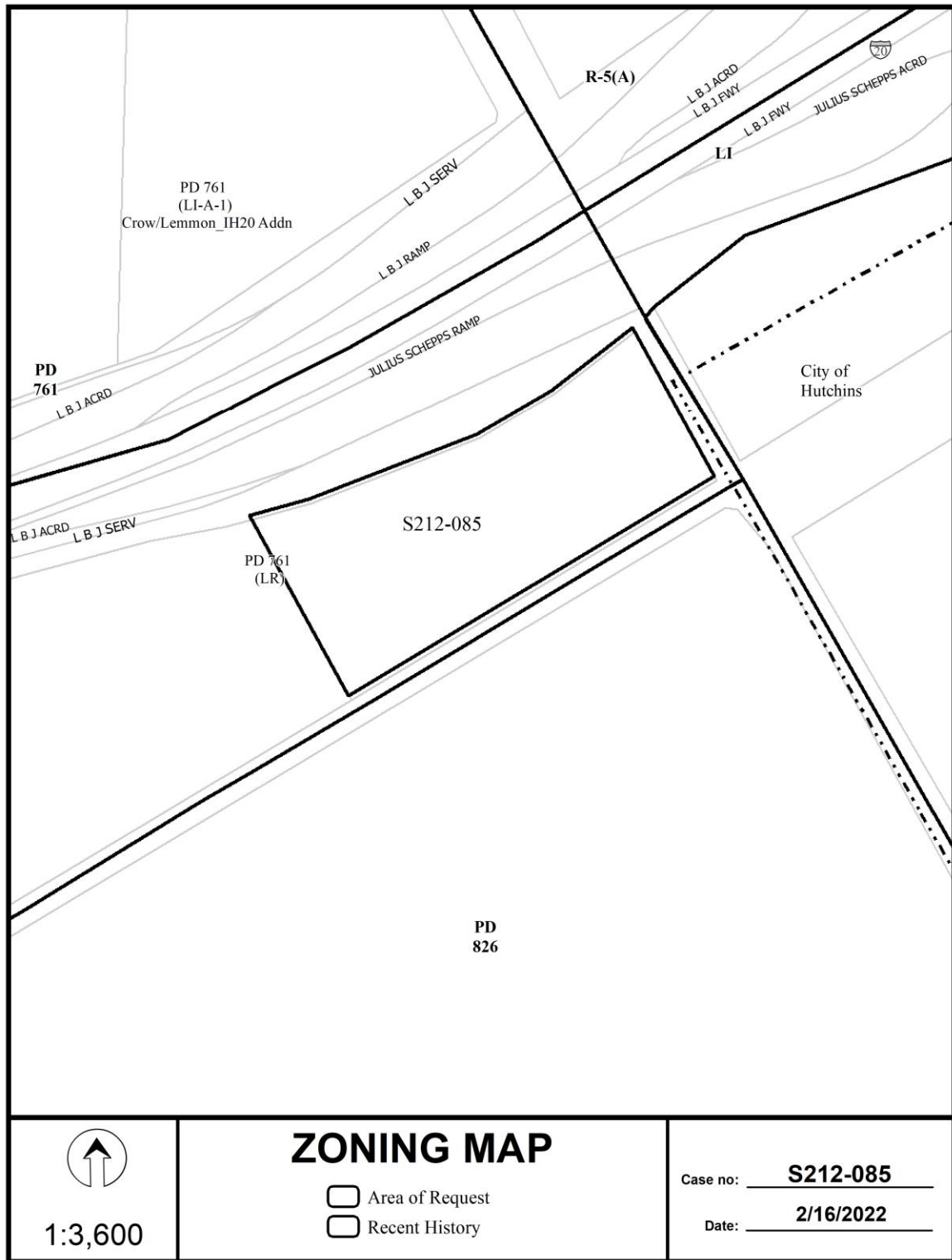
CITY PLAN COMMISSION**THURSDAY, MARCH 3, 2022****FILE NUMBER:** S212-085**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Langdon Road at J J Lemmon Road, south of Lyndon B Johnson Freeway/ Interstate Highway No. 20**DATE FILED:** February 2, 2022**ZONING:** PD 761 (LR)**PD LINK:** <http://www.dallascityattorney.com/51P/Articles/PDF/Article%20761.pdf>**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 10.0002-acres **MAPSCO:** 67X**OWNER:** Mecca Holdings, LLC**REQUEST:** An application to create one 1.3551-acre lot and one 8.645-acre lot from a 10.0002-acre tract of land in City Block 8266 on property located on Langdon Road at J J Lemmon Road, 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 761 (LR); 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 Development Services, 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 a 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/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff.51A 8.611(c)
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 a minimum 5-foot by 5-foot corner clip (via fee simple or Street easement) at the intersection of J J Lemmon Road & Langdon Road. 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 J J Lemmon Road & Lyndon B Johnson Freeway/ Interstate Highway No. 20. Section 51A 8.602(d)(1).
17. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances with the area of corner clip. Section 51A 8.602(d)(1).
18. On the final plat, add the note: "TxDOT approval may be required for any driveway modifications or new access.
19. Coordination with City of Hutchins is required for any work within Hutchins's jurisdiction.
20. Construct one-half of the Langdon Road thoroughfare requirements along the entire length of the plat per the City of Dallas standards. Section 51A-8.604 (b)(3)
21. On the final plat, show how all adjoining right-of-way was created.
22. On the final plat, show recording information on all existing easements within 150 feet of property.
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. 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.
27. On the final plat, change “JJ Lemmon Road” to “J J Lemmon Road”. Section 51A-8.403(a)(1)(A)(xii)
28. On the final plat, change “I-20 Frontage Road” to “Lyndon B Johnson Freeway/ Interstate Highway No. 20”. Section 51A-8.403(a)(1)(A)(xii)
29. On the final plat, identify the property as Lots 1 and 2 in City Block B/8266. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





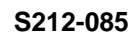
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AERIAL MAP

- ☐ Area of Request
- ☐ Recent History

Case no: **S212-085**

Date: **2/16/2022**



CITY PLAN COMMISSION**THURSDAY, MARCH 3, 2022****FILE NUMBER:** S212-086**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Bryan Street at Haskell Avenue, west corner**DATE FILED:** February 2, 2022**ZONING:** PD 298 (Subarea 8)**PD LINK:** <http://www.dallascityattorney.com/51P/Articles/PDF/Article%20298.pdf>**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 0.5664-acre**MAPSCO:** 45H**OWNER:** 4011 Bryan, LLC

REQUEST: An application to replat a 0.5664-acre tract of land containing all of Lots 3, 4, and 5 in City Block 2/645 to create one lot on property located on Bryan Street at Haskell Avenue, west corner.

SUBDIVISION HISTORY:

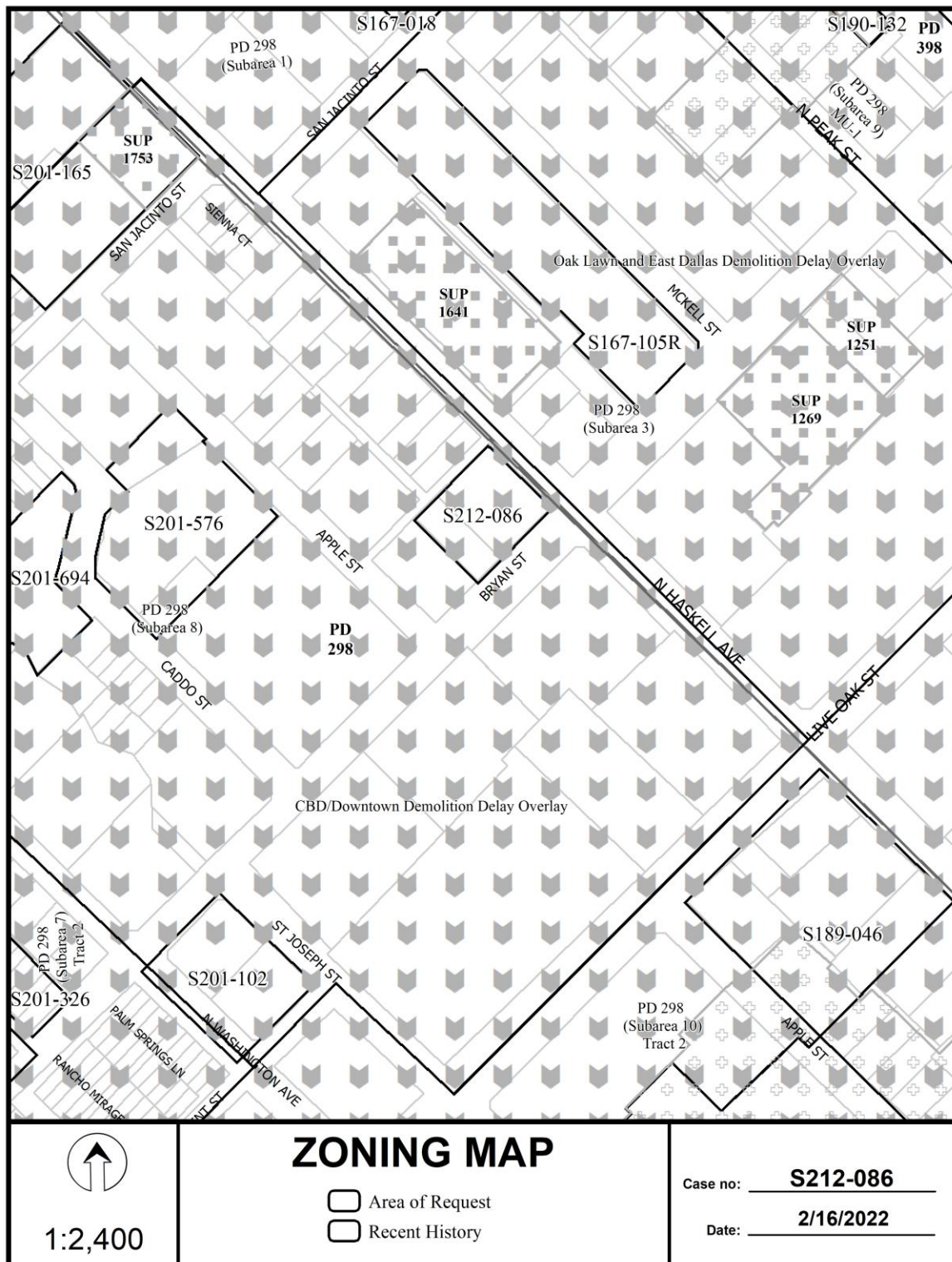
1. S201-694 was a request west of the present request to replat a 1.257-acre tract of land containing all of Lot 12A in City Block 644 to create one 0.296-acre lot and one 0.961-acre lot on property located on Washington Avenue, south of San Jacinto Avenue. The request was approved on July 15, 2021 but has not been recorded.
2. S201-576 was a request west of the present request to replat a 1.4142 acre tract of land containing all of Lots 7 through 9 in City Block 1/645, all of Lots 6 through 8 in City Block 645, and all of lot 35 in City Block 4/642 to create one lot on property located on Apple Street, southwest of Haskell Avenue. The request was approved on February 18, 2021 but has not been recorded.
3. S190-132 was a request northeast of the present request to replat a 0.550-acre tract of land containing part of Lots 3, 4, and 5 in City Block 2/715 to create one lot on property located on Scurry Street at Burlew Street, south corner. The request was approved on June 4, 2020 but has not been recorded.
4. S189-046 was a request southeast of the present request to replat a 4.686-acre tract of land containing part of City Block 1/741 to create one 4.686-acre lot on property bounded by Haskell Avenue, Swiss Avenue, Apple Street, and Live Oak Street. The request was approved on December 13, 2018 and recorded on October 21, 2021.
5. S167-105 was a request northeast of the present request to replat a 1.930-acre tract of land containing all of Lots 25 through 30, all of Lots 46 through 48, Lot 43B in City Block 14/717 and part of an abandon 20-Foot alley to create one lot on property located on McKell Street at San Jacinto Street, southeast corner. The request was approved on March 2, 2017 and S167-105R was submitted and recorded on September 8, 2020.
6. S167-018 was a request north of the present request to replat a 0.5049-acre tract of land containing all of Lots 7 and 8 in City Block 15/646 and a portion of a 15-

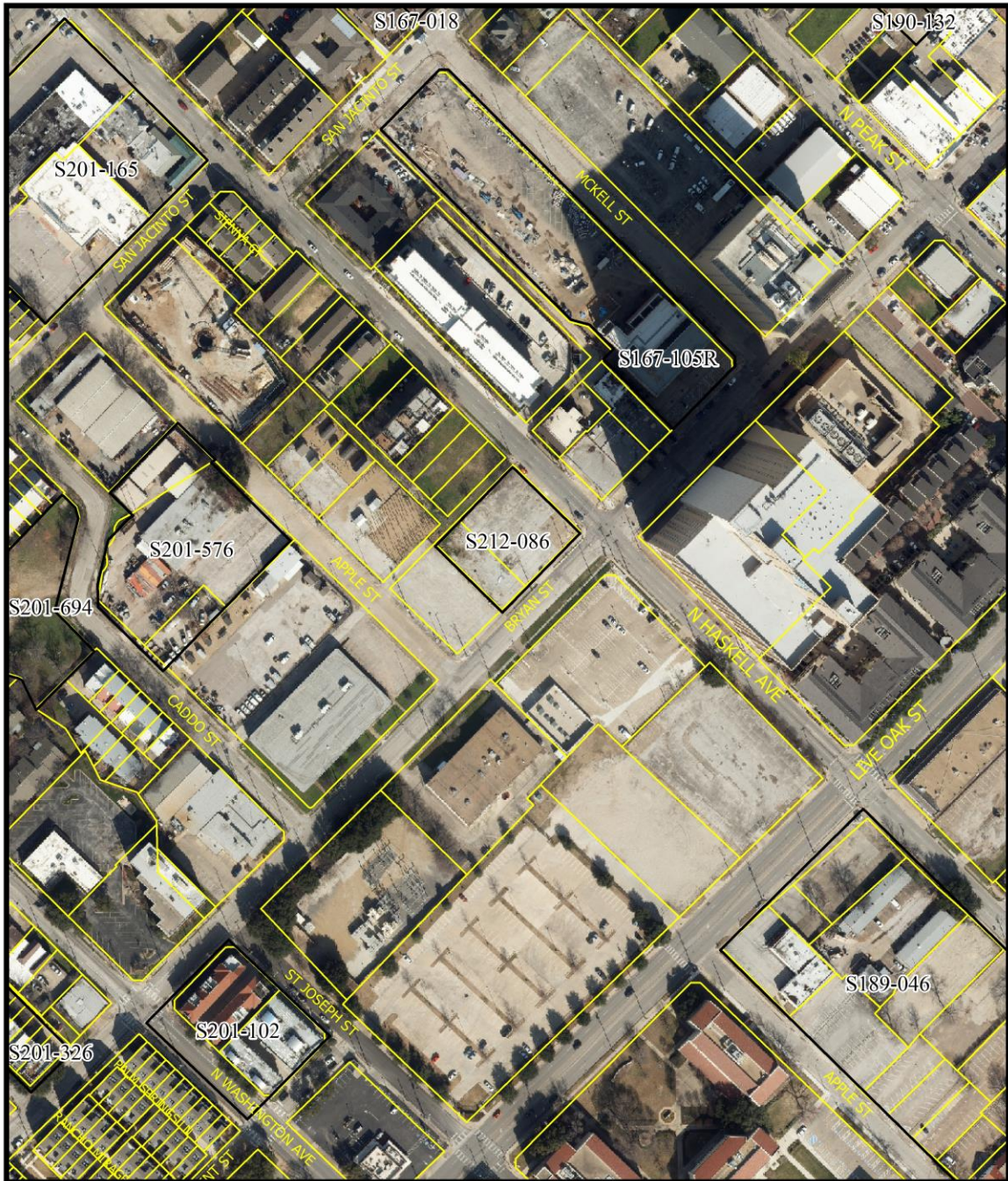
foot alley into one lot on property located on San Jacinto Street between Peak Street and Haskell Avenue. The request was approved on December 1, 2016 and recorded on October 28, 2019.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 298 (Subarea 8); 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 Development Services, 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 a 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/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. 51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9

13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. 51A 8.611(c)
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 32.5 feet of right-of-way (via fee simple) from the established center line of Haskell Avenue. Section 51A 8.602(c).
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 Haskell Avenue & Bryan Street. Section 51A 8.602(d)(1).
17. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances with the area of corner clip. Section 51A 8.602(d)(1).
18. On the final plat, dedicate a 15-foot by 15-foot alley sight easement at the intersection of Haskell Avenue & the alley. Section 51A-8.602(e)
19. Comply with Mill Creek drainage requirements. Finish floor elevation must be 3' above nearest inlet, top of curb. 51A 8.611(d), C.9 of Mill Creek, Master Drainage Plan Study
20. On the final plat, show how all adjoining right-of-way was created.
21. On the final plat, show recording information on all existing easements within 150 feet of property.
22. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.
23. On the final plat, plot and label sub-surface storm water drainage tunnel easement as described in agreed judgement filed by Instrument 201700150408 DRDCT.
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. Provide documentation of the former street names of Apple Street. Section 51A-8.403(a)(1)(A)(xii)
26. On the final plat, identify the property as Lot 3A in City Block 2/645. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





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AERIAL MAP

- ☐ Area of Request
- ☐ Recent History

Case no: **S212-086**

Date: **2/16/2022**



1. All bearings, distances, and coordinates values shown were are grid based using the Australian Geodetic Datum of 1983, North New Guinea Zone 42(2), UTM Survey Type 10, and the datum of 1983, as derived by GDA93 from the Trimble RT Network.
2. Not all of these data are at the boundary of the subject property. Some information has been surveyed and as shown as a graphical depiction based on recorded information and tax maps only.
3. This survey was performed without the benefit of a title commitment, abstract of title, or deed of record. The property could be subject to easements not shown hereon.
4. Lot to be changed will not be permitted without engineering approval.
5. No structures or trees exist on site.

PURPOSE NOTE:
The purpose of this plat is to create one lot of record from three existing planned lots.

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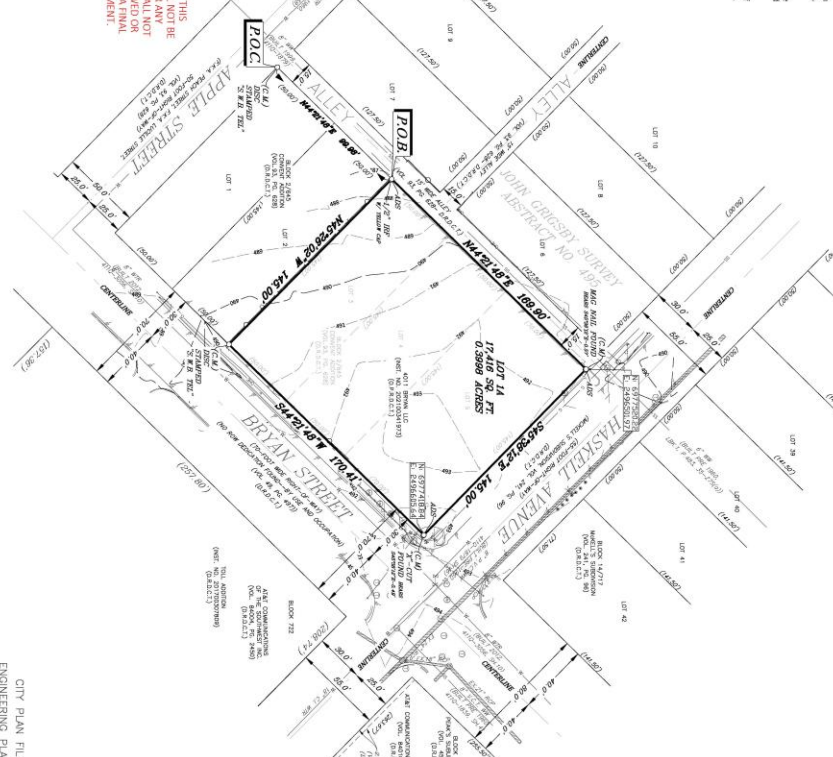
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DOCUMENT SHALL NOT BE
RECORDED FOR ANY
PURPOSE AND SHALL NOT
BE USED OR VIEWED OR
RELIED UPON AS A FINAL
SURVEY DOCUMENT.

Before me, the undersigned authority, a Notary Public in and for the state of North Carolina, on this 10th day of January, 2012, 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 and as the act and deed therein stated.

Given under my hand and seal of office, this 10th day of January, 2012.

 Notary Public, in and for the State of North Carolina

CITY PLAN FILE No. S212-086
ENGINEERING PLAN No. 311T-____

ENGINEER/SURVEYOR
Urban Structure
8140 Walnut Hill Lane
Dallas, Texas 75231
Phone: (214) 295-5775

OWNER/DEVELOPER
2011 Bryan LLC
contact: David Mathelin
4122 Sims Ave., Suite 100
Dallas, Texas 75204
Phone: (972) 910-2644

LOT 1A, BLOCK 2/645,
BEING A REBATE OF LOTS 4 & 5, BLOCK 2/645,
CONVENT ADDITION
RECORDED IN VOL. 93, PG. 628, IN THE
DEED RECORDS OF DALLAS COUNTY, TEXAS
OUT THE JOHN W. GIBSON SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**URBAN
STRUCTURE**
8140 Walnut Hill Lane, Suite 905, Dallas, Texas 75231
From registration #26045041 www.urbanstructure.com 344-395-5705

PRELIMINARY PLAT
BRYAN HASKELL ADDITION

OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

[illegible][illegible]

Journal of Public Health Management and Practice 2006, 10(4):263-269

 <p>URBAN STRUCTURE</p> <p>8340 Walnut Hill Lane, Suite 905, Dallas, Texas 75231 Firm Registration No. 154546 www.urbanstructure.com 214.396.5705</p>	<p>PRELIMINARY PLAN</p>
--	--------------------------------

BRYAN HASKELL ADDITION

0.3999 ACRES / 17.41 SQUARE FEET
LOT 1A, BLOCK 2/645

**BEING A REPEAT OF LOTS 4 & 5, BLOCK 2/645,
RECONSTRUCTED ADDITION
RECORDED IN THE
DEED RECORDS OF DALLAS COUNTY, TEXAS
ON THE 21ST DAY OF SEPTEMBER, 1984, INSTRUMENT NO. 495
CTR OF DALLAS, DALLAS COUNTY, TEXAS**

NOTARIAL CERTIFICATION
I, the undersigned, a Notary Public in and for the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the public records of the County of Dallas, State of Texas, and that the same is a true and correct copy of the original as the same appears in the public records of the County of Dallas, State of Texas.

NOTARIAL PUBLIC
COMMISSION EXPIRES 01/01/2013
OFFICE: 1000 WEST 14TH STREET, SUITE 1000
DALLAS, TEXAS 75203
PHONE: 972.333.3334

5212-086
3-117-

CITY PLAN COMMISSION**THURSDAY, MARCH 3, 2022****FILE NUMBER:** S212-087**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Burbank Street, south of Denton Drive**DATE FILED:** February 2, 2022**ZONING:** IR**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 1.002-acre**MAPSCO:** 33H**OWNER:** Viceroy Legal, LP

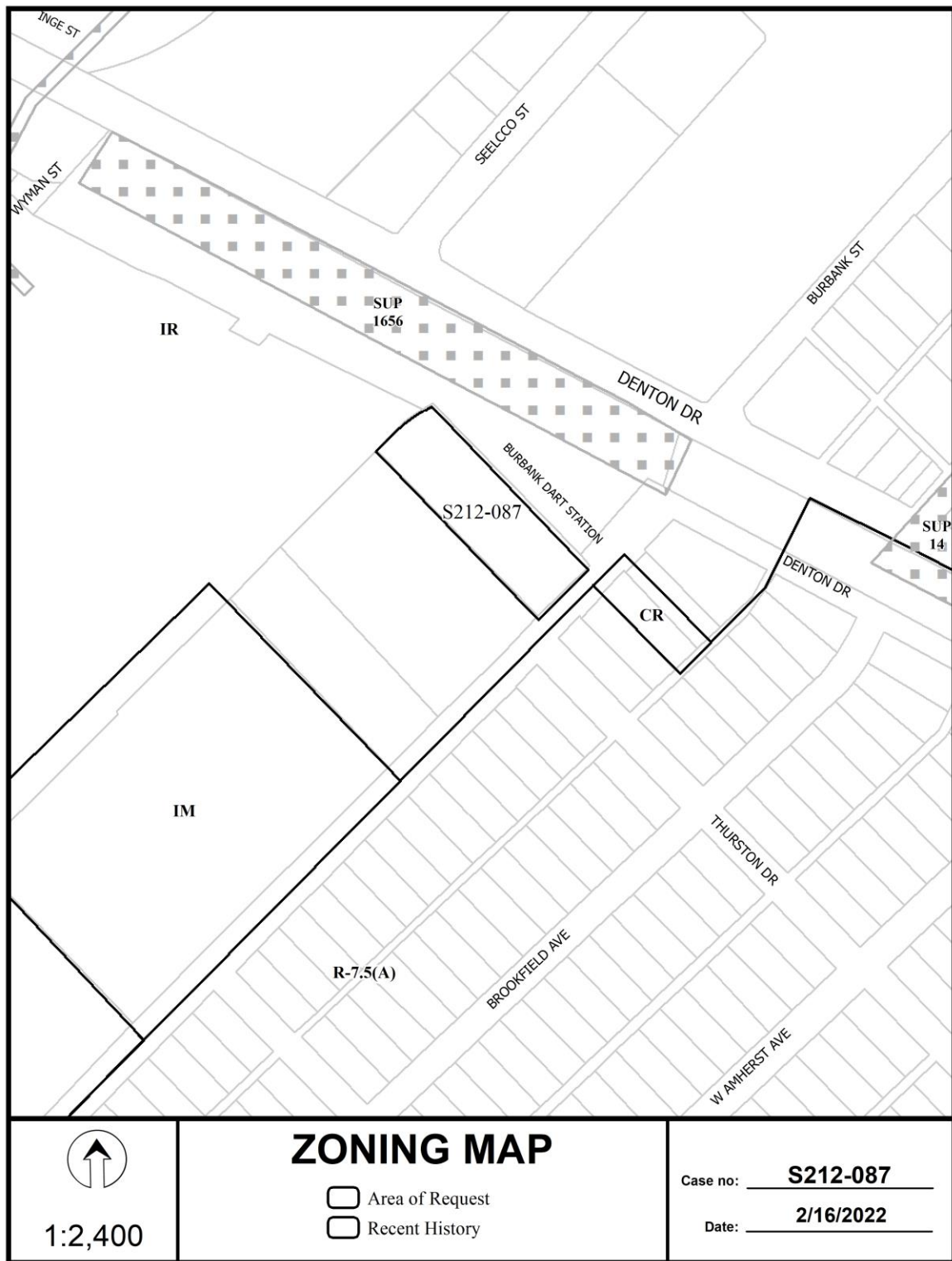
REQUEST: An application to create one 1.002-acre lot from a tract of land in City Block 5771 on property located on Burbank Street, south of Denton Drive.

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 IR Industrial/Research 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 Development Services, 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 a 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/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff.51A 8.611(c)
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 30 feet of right-of-way (via fee simple) from the established center line of Burbank Street. Section 51A 8.602(c).
16. On the final plat, show how all adjoining right-of-way was created.
17. On the final plat, show recording information on all existing easements within 150 feet of property.
18. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.
19. Per the Survey Checklist, addition name can't start with the word "The".
20. On the final plat, change "Denton Drive" to "Denton Drive (F.K.A. Maple Avenue)". Section 51A-8.403(a)(1)(A)(xii)
21. On the final plat, identify the property as Lot 1 in City Block C/5771. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





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AERIAL MAP

- ☐ Area of Request
- ☐ Recent History

Case no: **S212-087**

Date: **2/16/2022**

CITY PLAN COMMISSION**THURSDAY, MARCH 3, 2022****FILE NUMBER:** S212-088**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Ledbetter Drive, east of Joseph Hardin Drive**DATE FILED:** February 2, 2022**ZONING:** IR**CITY COUNCIL DISTRICT:** 3**SIZE OF REQUEST:** 9.852-acres**MAPSCO:** 62H**OWNER:** H. Dalton Wallace

REQUEST: An application to replat a 9.852-acre tract of land containing part of Lot 3 in City Block 2/6962 to create one lot on property located on Ledbetter Drive, east of Joseph Hardin Drive.

SUBDIVISION HISTORY:

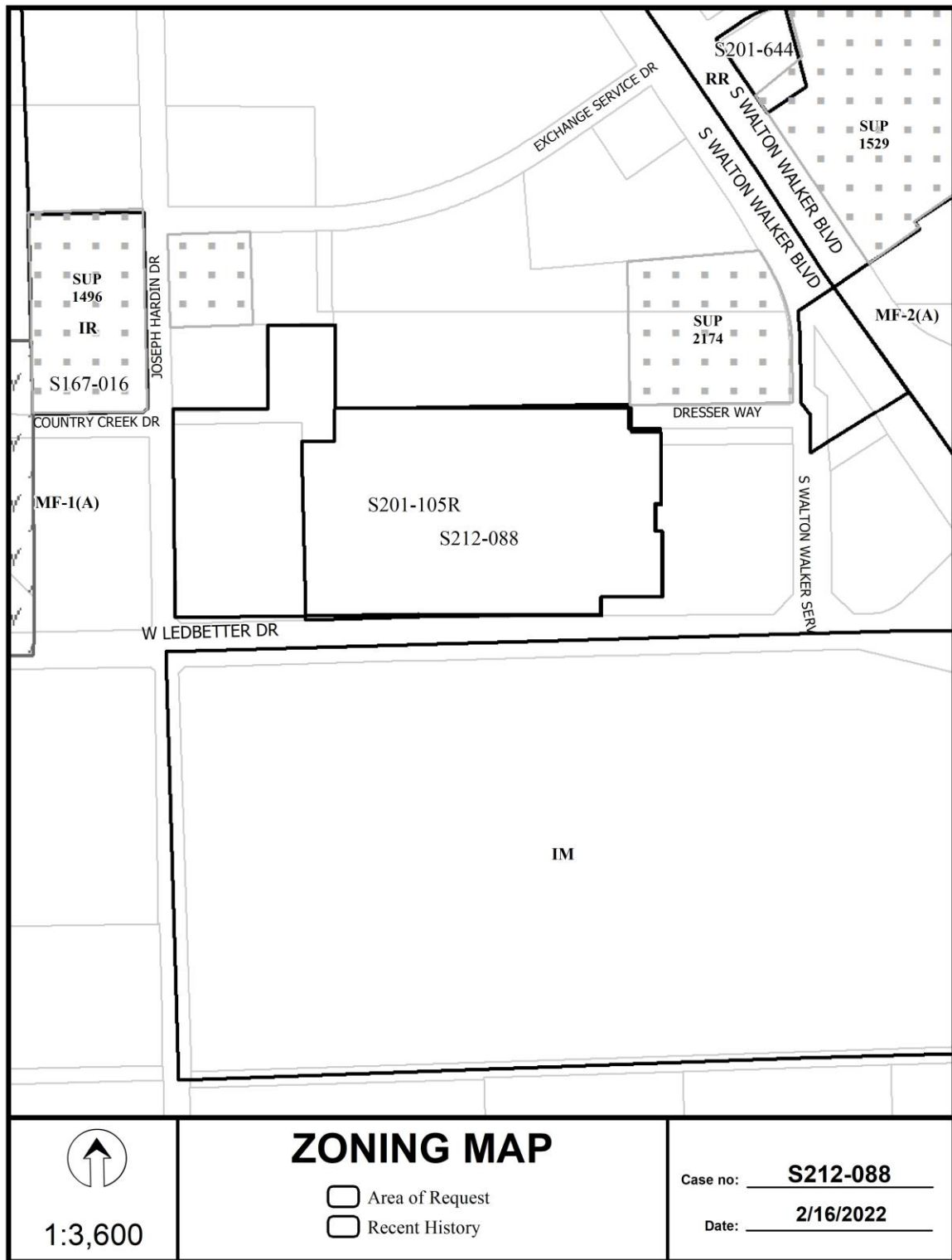
1. S201-644 was a request northeast of the present request to replat a 0.7622-acre tract of land containing part of Lot 2 in City Block 6963 to create one lot on property located on Exchange Service Drive, east of Walton Walker Boulevard. The request was approved on May 6, 2021 but has not been recorded.
2. S201-105R was a request located on the present request to create one 14.598-acre lot from a tract of land in City Block 6962 on property located on Ledbetter Drive, east of Joseph Hardin Drive. The request was approved on February 15, 2001 and recorded on July 17, 2017.
3. S167-016 was a request west of the present request to replat a 3.172-acre tract of land containing all of Lots 1 through 3 in City Block 4/6962 to create one lot on property located on Joseph Hardin Drive, at Country Creek Drive, northwest corner. The request was approved on November 17, 2016 and recorded on September 27, 2018.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of the IR Industrial/Research 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 Development Services, 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 a 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/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff.51A 8.611(c)
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 53.5 feet of right-of-way (via fee simple) from the established center line of Ledbetter Drive. Section 51A 8.602(c).
16. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.
17. On the final plat, show how all adjoining right-of-way was created.
18. On the final plat, show recording information on all existing easements within 150 feet of property.
19. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

20. Water and wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
21. 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. On the final plat, change "West Ledbetter Drive" to "Ledbetter Drive". Section 51A-8.403(a)(1)(A)(xii)
23. On the final plat, identify the property as Lot 3A in City Block 2/6962. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





CITY PLAN COMMISSION**THURSDAY, MARCH 3, 2022****FILE NUMBER:** S212-089**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** R L Thornton Freeway/ Interstate Highway No. 30, east of Buckner Boulevard**DATE FILED:** February 7, 2022**ZONING:** PD 1068**PD LINK:** <http://www.dallascityattorney.com/51P/Articles/PDF/Article%201068.pdf>**CITY COUNCIL DISTRICT:** 7 **SIZE OF REQUEST:** 24.6732-acres **MAPSCO:** 48D**OWNERS:** Uplift Education, SEK Holdings, Inc.**REQUEST:** An application to create one 6.5115-acre lot and one 18.1617-acre lot from a 24.6732-acre tract of land in city Block 7364 on property located on R L Thornton Freeway/ Interstate Highway No. 30, east of Buckner Boulevard.**SUBDIVISION HISTORY:**

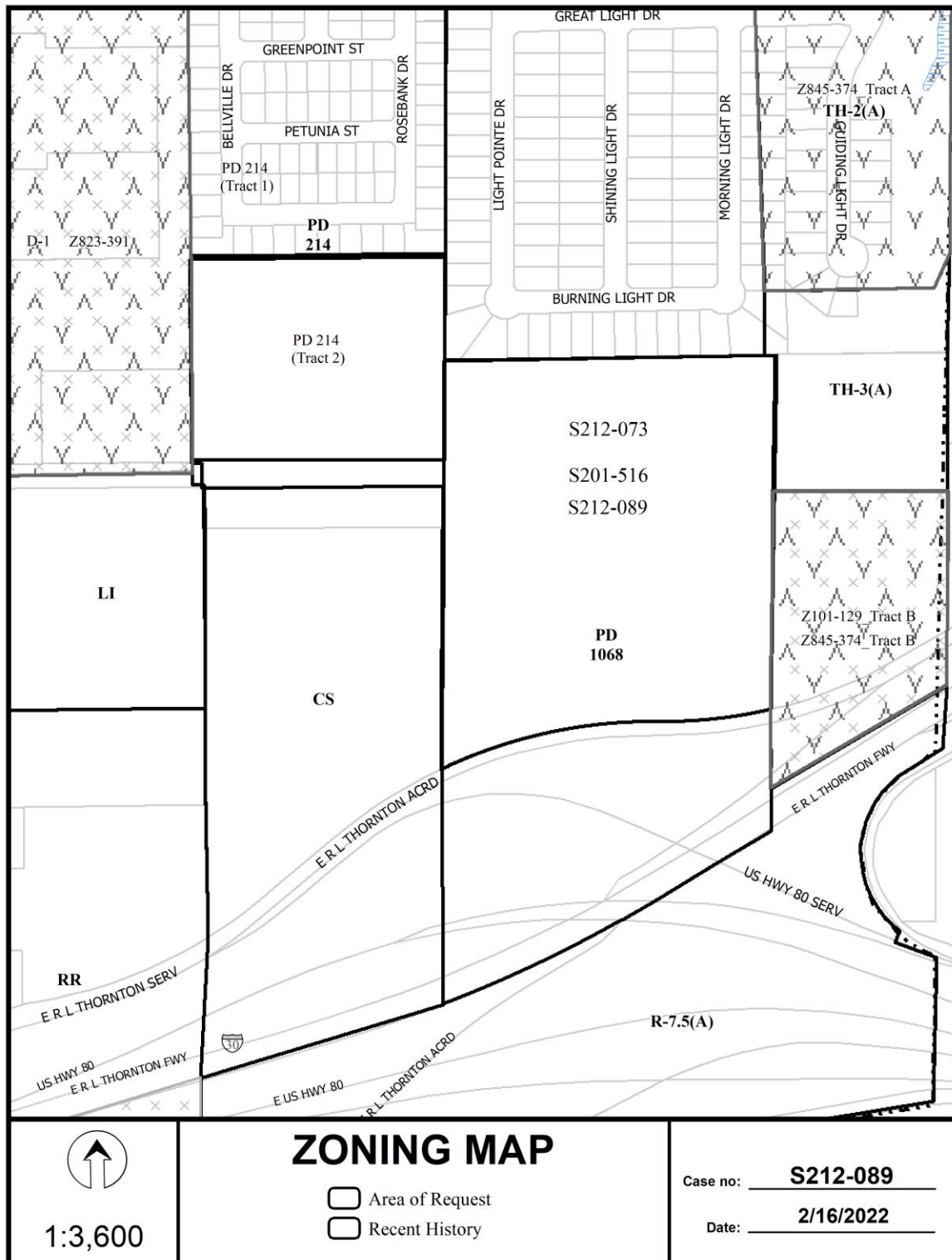
1. S212-073 was a request located on the present property to create one 6.5115-acre lot and one 18.1617-acre lot from a 24.6732-acre tract of land in city Block 7364 on property located on R L Thornton Freeway/ Interstate Highway No. 30, east of Buckner Boulevard. The request was withdrawn on February 2, 2022.
2. S201-516 was a request located on the present property to create a 16.8-acre lot from a tract of land in City Block 7364 on property located on R.L. Thornton Freeway/Interstate Highway No. 30, east of Buckner Boulevard. The request was approved on November 19, 2020 and withdrawn January 7, 2022.

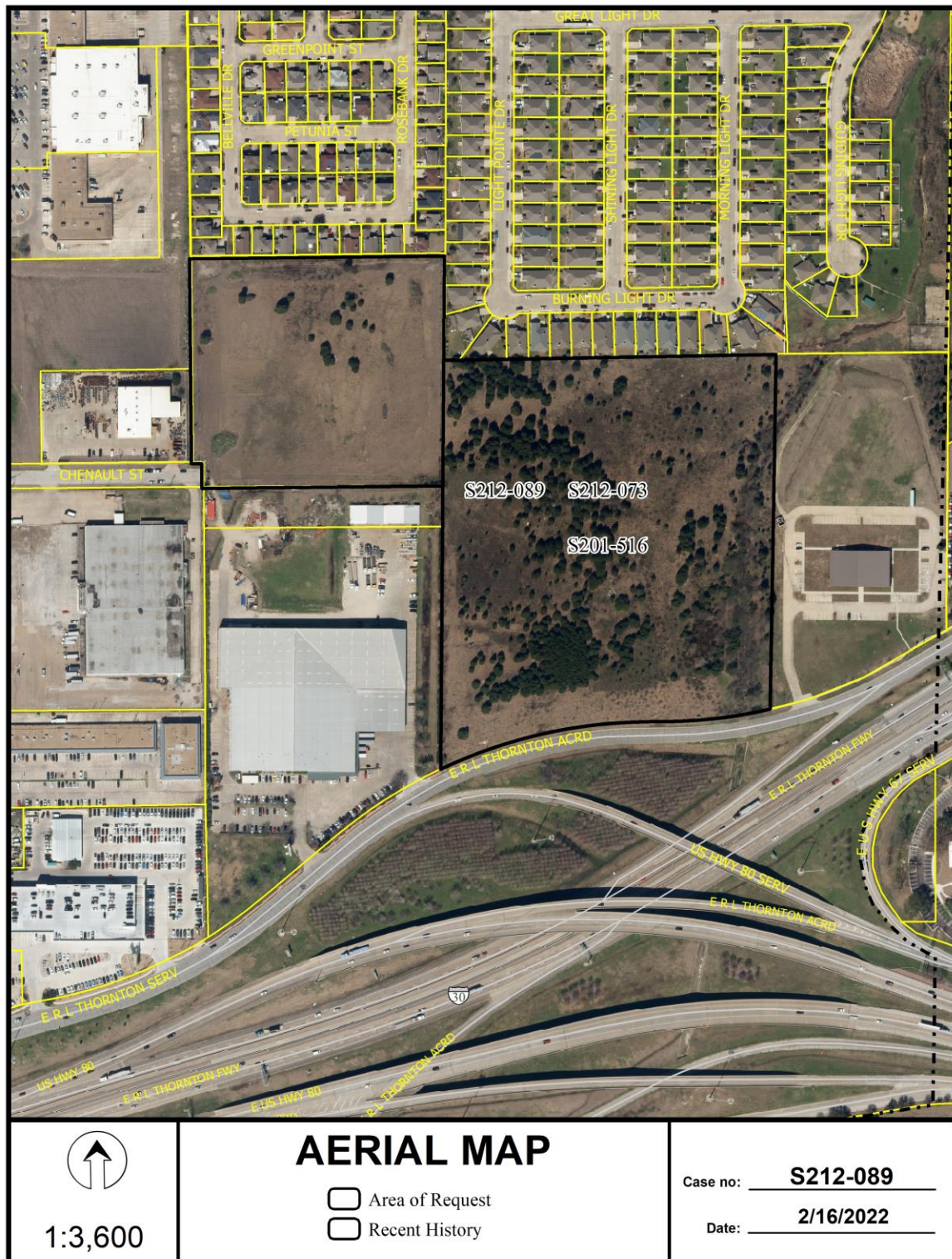
STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 1068; therefore, staff recommends approval subject to compliance with the following conditions:

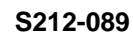
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Development Services, Engineering Division must verify that the 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

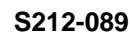
- plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid 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 a 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/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9
 13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff.51A 8.611(c)
 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 a turn-around per the City of Dallas Standards at the end of Chenault Street. Section 51A-8.506(b).
 16. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.
 17. Show correct recording information for subject property.
 18. On the final plat, need Lien Holder's Subordination Agreement.
 19. On the final plat, show how all adjoining right-of-way was created.
 20. On the final plat, show distances/width across all adjoining right-of-way.
 21. Access easement(s) must be recorded by separate instrument(s).
 22. On the final plat, show recording information on all existing easements within 150 feet of property.
 23. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.

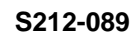
24. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
25. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing 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.
26. 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.
27. 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.
28. On the final plat, add a label for "Rosebank Drive". Section 51A-8.403(a)(1)(A)(xii)
29. On the final plat, change "Interstate Highway 30 (R.L. Thornton Freeway)" to "R L Thornton Freeway/ Interstate Highway No. 30". Section 51A-8.403(a)(1)(A)(xii)
30. On the final plat, identify the property as Lots 1 and 2 in City Block H/7364. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).











CITY PLAN COMMISSION**THURSDAY, MARCH 3, 2022****FILE NUMBER:** S212-090**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Preston Road (State Highway No. 289) and Mapleshade Lane, northeast corner**DATE FILED:** February 7, 2022**ZONING:** RR**CITY COUNCIL DISTRICT:** 12 **SIZE OF REQUEST:** 2.8552-acres **MAPSCO:** 656Y**OWNER:** Avalon Preston, LLC

REQUEST: An application to replat a 2.8552-acre tract of land containing all of Lot 4A in City Block A/8728 to create one 0.8366-acre lot, one 0.8948-acre lot, and one 1.1238-acre lot on property located on Preston Road (State Highway No. 289) and Mapleshade Lane, northeast corner.

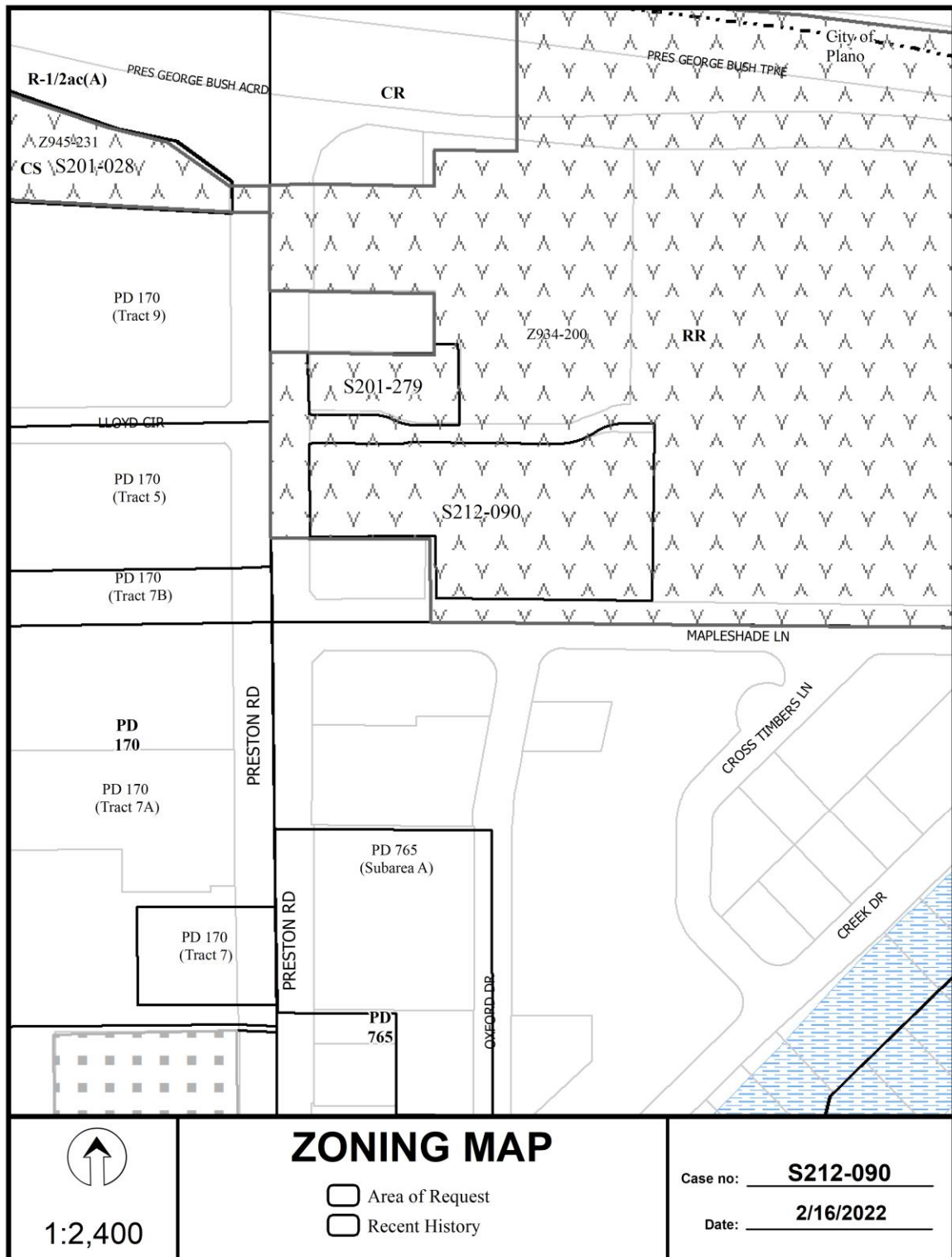
SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

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

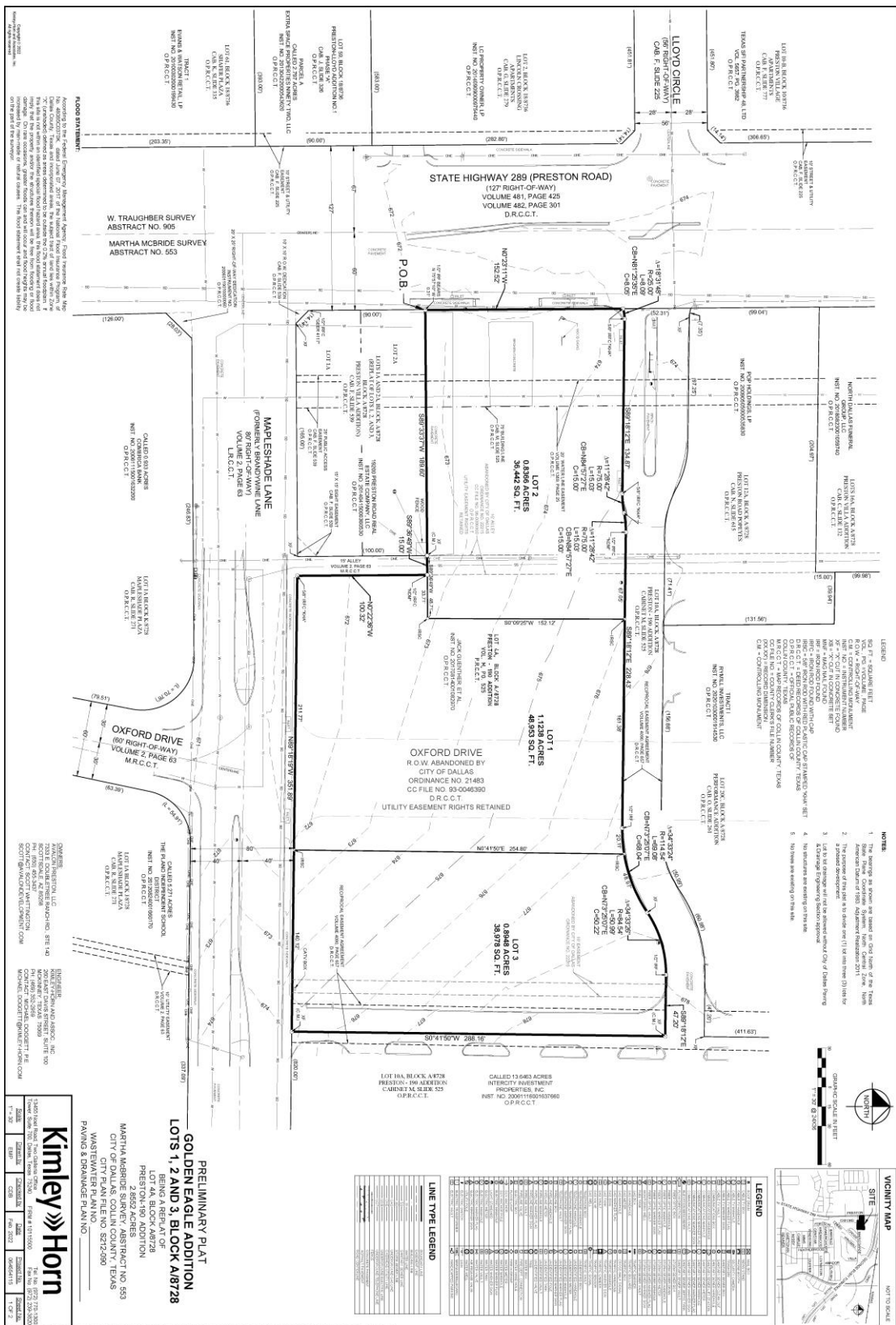
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Development Services, Engineering Division must verify that the 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 a 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/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff.51A 8.611(c)
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 65 feet of right-of-way (via fee simple) from the established center line of Preston Road (State Highway No. 289). Section 51A 8.602(c).
16. On the final plat, dedicate a 15-foot by 15-foot alley sight easement at the intersection of Mapleshade Lane & the alley. Section 51A-8.602(e)
17. On the final plat, add the note: "TxDOT approval may be required for any driveway modifications or new access.
18. On the final plat, show how all adjoining right-of-way was created.
19. On the final plat, show recording information on all existing easements within 150 feet of property.
20. On the final plat, all utility easement abandonments must be shown with recording information.
21. List utility easements as retained within street abandonments when stated in ordinance or follow the City of Dallas standard affidavit requirements.
22. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
23. 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.

24. 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.
25. 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.
26. On the final plat, note abandonments as "Abandonment authorized by Ordinance No. 22215 recorded as Instrument No. 96-0096900. Utility easements retained."
27. On the final plat, change "State Highway 289 (Preston Road)" to "Preston Road (State Highway No. 289)". Section 51A-8.403(a)(1)(A)(xii)
28. On the final plat, identify the property as Lots 4B through 4D in City Block A/8728. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







STATE OF TEXAS
COUNTY OF DALLAS
5

INTERVIEW

[illegible][illegible]

With said non-tangent curve to the right, an arc distance of 0.09 feet to a 3/8-inch iron rod with red plastic cap stamped "W&A" found for corner.

South 80°18'12" East, a distance of 134.87 feet to a 5/8-inch iron rod with red plastic cap stamped "K-14" found for corner at the beginning of a tangent curve to the left with a radius of 75.00 feet, a central angle of 11°25'42", and a chord bearing and distance of North 64°57'27" East, 15.00 feet.

In a steady direction, with solid support curve to the left, an arc distance of 15.03 feet to a 56-in. iron rod with red plastic cap labeled "N4E" found for corner at the beginning of a reverse curve to the right with a radius of 75.00 feet, a central angle of 11.59 deg, and a chord bearing and distance of north 64°32'27" East, 15.00 feet.

In a steady direction with solid reverse curve to the right, an arc distance of 15.03 feet to a 1/2-in. iron rod with yellow plastic cap stamped "N4E" found for corner.

South 08°18'12" East, a distance of 728.43 feet to a 1/2-inch iron rod found for corner at the beginning of a tangent curve to the left with a radius of 114.04 feet, a central angle of 37°52'44", and a chord bearing and distance of North 73°25'57" East, 68.04 feet.

in a seating alcove, with solid woodwork above to the right, an arc distance of 50.59 feet to a 1/2-inch iron rod found at the corner.

South 00°41'50" west, a distance of 205.56 feet to an "X" cut in concrete found for the 400-foot corner of said Lot 4A, being the most southerly southwest corner of Lot 10A, and in the north right-of-way line of Maplebush Lane (formerly known as Broadway Lane, Volume 2, Page 63, Land Records, Collin County, Texas, a called 80' right-of-way).

THENCE from 0°19'19" West, with said north-sighted way line or tapehead line, a distance of 301.89 feet to a 30-inch iron rod with said point also stamped "N4", found at the southeast corner of a 15-foot wide alley as shown on the plat of Division 1113 Addition, as aforesaid, and the said north-sighted way line or tapehead line, a distance of 150.32 feet to a 12-inch iron rod with yellow enamel cap and labeled "T4", found at the northeast corner of said alley.

THENCE South 69°36'49" West, with the north line of said alley, a distance of 15.00 feet to a "X" old in concrete found at the northwest corner of said alley and the northeast corner of the aforementioned Lot 2A.

THENCE South 69°33'57" West, along the common line of said Lot 4A and said Lot 2A, a distance of 168.00 feet to the **POINT OF BEGINNING** and containing a computed area of 124,637.3 square feet or 2.8652 acres of land.

NOW THEREFORE, KNOW

[illegible]

This past approval subject to all pending ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS my hand at Dallas, Texas, this _____ day of _____, 2022.

Name _____
Title _____

COGNITION OF COGNITION

COUNTY OF COULIN

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that it executed the same for the purpose and consideration therein expressed and in the capacity therein indicated on behalf of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2002.

History Public in and for the State of Texas

Craig D. Bostush, a Registered Professional Engineer, has been employed by the City of San Francisco since 1986. He is currently the Chief Engineer of the Department of Public Works, Office of Engineering. Mr. Bostush holds a Bachelor's Degree in Civil Engineering from the University of California at Berkeley. He is a member of the American Society of Civil Engineers and the California Society of Professional Engineers.

1. (a) David Saxe, then senior Professional Land Surveyor, hired by the State of Texas, affirm that his opinion was created under oath and expedition, from second documentation, evidence collected on the ground during field operations and other reliable information, and that the plot substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Surveyors, the City of Dallas Development Code (Ordinance no. 15820, as amended), and Texas Land Classification Code, Chapter 202.1, unless after the investigation shown thereon was either found or shown in comparison with the City of Dallas Development Code, the 574.8-817.4 (ft) and that the digital string the accompanying plot is a precise representation of this

Signed: _____
 Date: this the _____ day of _____, 2022

PRELIMINARY
THIS DOCUMENT SHALL

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

Table 1

COUNT 40: DOLLARS \$

EXEMPT ONE I, the undersigned, a Notary Public in and for the said County and State, on the day personally appeared Craig D. Lemkau, 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 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 _____, 2022

Reading Focuses in and for the State of Texas

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rights reserved.

<p>CONTACT: WALTON DESIGN, LLC 7301 E. DOUGLASS BLVD. STE. 100 BLOOMINGTON, IL 62208 PH (618) 465-4439 CONTACT: SCOTT WALTON SCOTT@WALTONDESIGN.COM</p>	<p>ENGINEER: KIMLEY-HORN AND ASSOC., INC. 200 EAST DAVIS STREET, SUITE 150 MORRISTOWN, TEXAS 75606 PH (409) 351-2049 CONTACT: MICHAEL DOUGLASS MICHAEL.DOUGLASS@KIMLEY-HORN.COM</p>
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34405 Reed Road, Two Clusters Center (over) Suite 700, Dallas, Texas 75249		FIRM # 10115550		Tel: (972) 775-5300 Fax: (972) 250-3500	
State	Design by	Checked by	Date	Drawn by	Sheet by
TX	WSP	CRB	Feb 2022	04/04/15	2 OF 2

CITY PLAN COMMISSION**THURSDAY, MARCH 3, 2022****FILE NUMBER:** S212-091**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Jefferson Boulevard at Colorado Boulevard, west of R L Thornton Freeway**DATE FILED:** February 7, 2022**ZONING:** PD 468 (Subarea H)**PD LINK:** <http://www.dallascityattorney.com/51P/Articles/PDF/Article%20468.pdf>**CITY COUNCIL DISTRICT:** 1 **SIZE OF REQUEST:** 1.909-acre**MAPSCO:** 45W**OWNER:** IC Properties II, LLC and GRTP, Ltd.

REQUEST: An application to replat a 1.909-acre tract of land containing part of Lot 2, 4, 5, 7, 8, 9, and all of Lots 3 in City Block 34/3015; part of City Block 35/3015; portion of abandoned Raymond Street; and part of an abandoned 15-foot Alley to create one lot on property located on Jefferson Boulevard at Colorado Boulevard, west of R L Thornton Freeway.

SUBDIVISION HISTORY:

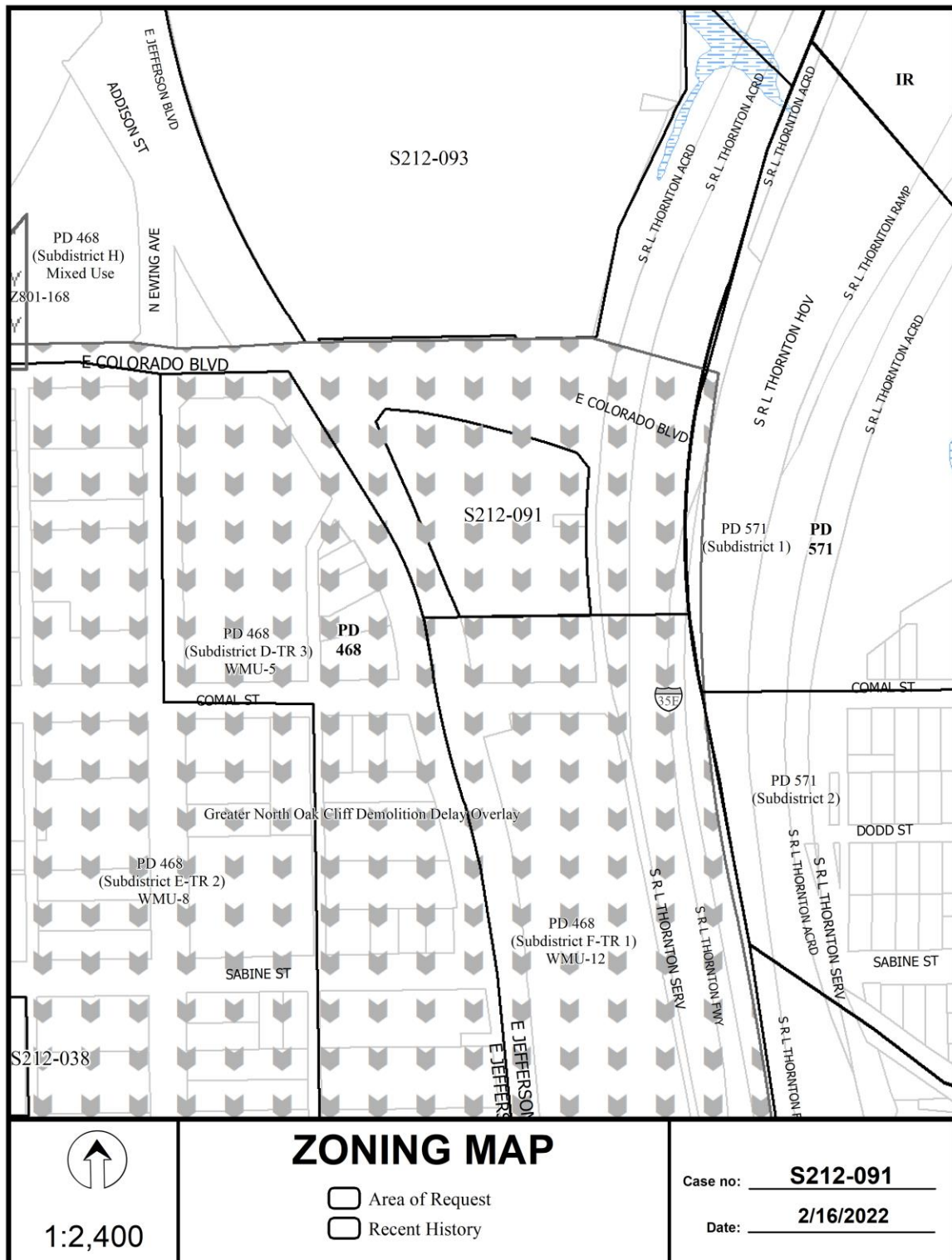
1. S212-093 is a request north of the present request to replat an 11.345-acre tract of land containing all of City Block 25/3006; all of Lots 1 through 6 in City Block 26/3006; all of Lots 1 through 6, and Lot 10, part of Lots 7 through 9, 11 through 14 in City Block 27/3006; portion of abandoned Altemont Street and Raymond Street and part of abandoned alleys; to create one 3.303-acre lot and one 8.042-acre lot on property located on Colorado Boulevard at Jefferson Boulevard, west of R L Thornton Freeway/ Interstate Highway No. 35E. The request is also scheduled for March 3, 2020 City Plan Commission hearing.
2. S190-018 was a request east of the present request to create a 0.0396-acre lot from a tract of land in City Block 32/3013 on property located on Millard Street, north of Comal Street. The request was withdrawn on January 8, 2020.

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

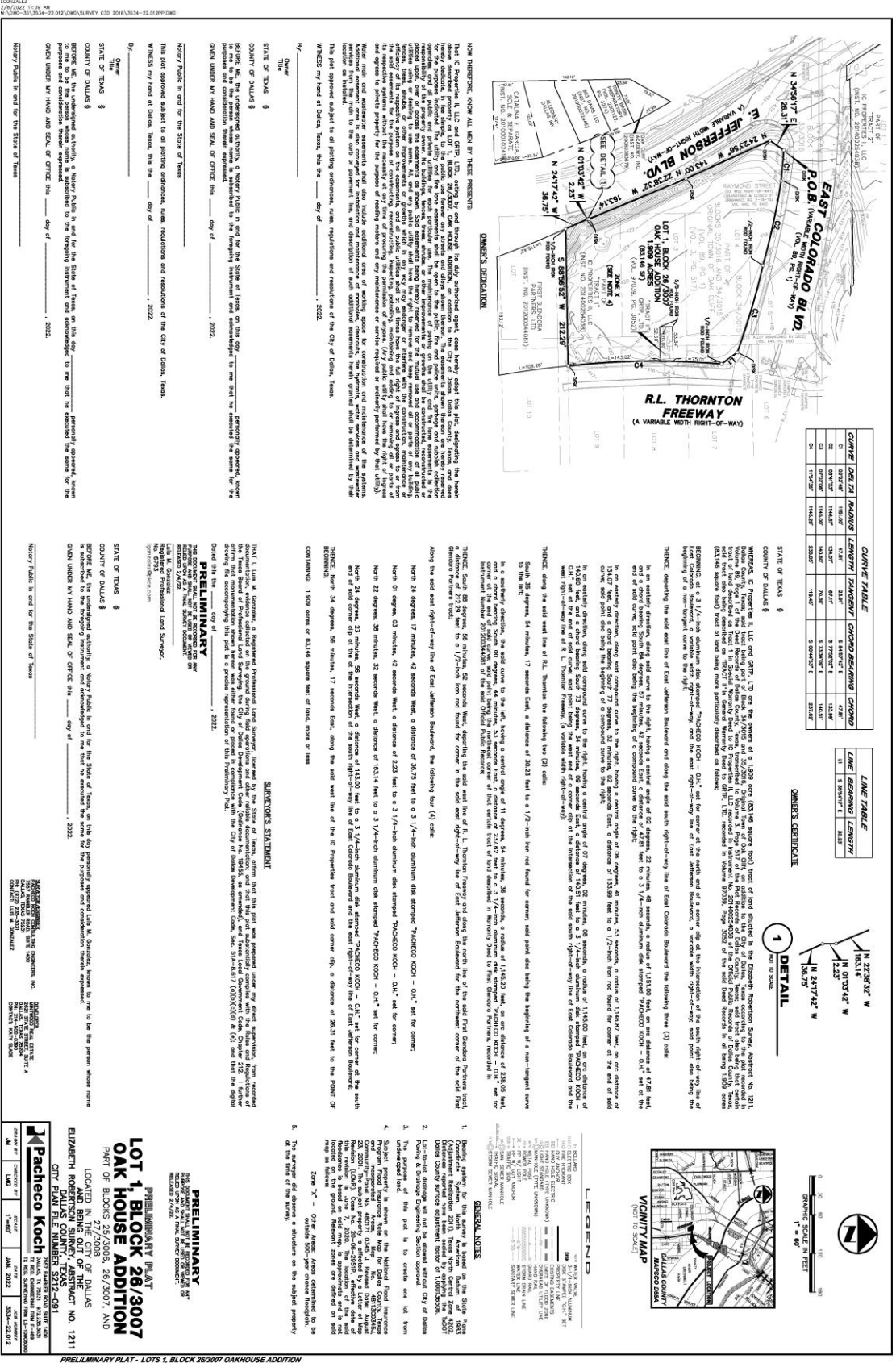
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Development Services, Engineering Division must verify that the 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 a 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/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff.51A 8.611(c)
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 30 feet of right-of-way (via fee simple) from the established center line of Colorado Boulevard. Section 51A 8.602(c).
16. On the final plat, dedicate 45 feet of right-of-way (via fee simple) from the established center line of Jefferson Boulevard. Section 51A 8.602(c).
17. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances with the area of corner clip. Section 51A 8.602(d)(1).
18. On the final plat, add the note: "TxDOT approval may be required for any driveway modifications or new access."

19. Coordination and approval from Transportation department regarding access with Colorado Boulevard is required.
20. On the final plat, show how all adjoining right-of-way was created.
21. On the final plat, show distances/width across all adjoining right-of-way.
22. On the final plat, show recording information on all existing easements within 150 feet of property.
23. List utility easements as retained within street abandonments when stated in ordinance or follow the City of Dallas standard affidavit requirements.
24. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.
25. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
26. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
27. 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.
28. 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.
29. On the final plat, change "R.L. Thornton Freeway" to "R L Thornton Freeway/ Interstate Highway No. 35E". Section 51A-8.403(a)(1)(A)(xii)
30. On the final plat, change "East Colorado Blvd." to "Colorado Boulevard (A.K.A. Colorado Street) (F.K.A. Second Street)" per Volume 12 Page 325. Section 51A-8.403(a)(1)(A)(xii)
31. On the final plat, change "E. Jefferson Blvd." to "Jefferson Boulevard". Section 51A-8.403(a)(1)(A)(xii)
32. On the final plat, show and label "Comal Street". Section 51A-8.403(a)(1)(A)(xii)
33. On the final plat, identify the property as Lot 2A in City Block 34/3015. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







CITY PLAN COMMISSION**THURSDAY, MARCH 3, 2022****FILE NUMBER:** S212-093**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Colorado Boulevard at Jefferson Boulevard, west of R L Thornton Freeway/ Interstate Highway No. 35E**DATE FILED:** February 7, 2022**ZONING:** PD 468 (Subarea H)**PD LINK:** <http://www.dallascityattorney.com/51P/Articles/PDF/Article%20468.pdf>**CITY COUNCIL DISTRICT:** 1 **SIZE OF REQUEST:** 11.345-acres **MAPSCO:** 45W**OWNERS:** IC Properties II, LLC and GRTP, Ltd.

REQUEST: An application to replat an 11.345-acre tract of land containing all of City Block 25/3006; all of Lots 1 through 6 in City Block 26/3006; all of Lots 1 through 6, and Lot 10, part of Lots 7 through 9, 11 through 14 in City Block 27/3006; portion of abandoned Altemont Street and Raymond Street and part of abandoned alleys; to create one 3.303-acre lot and one 8.042-acre lot on property located on Colorado Boulevard at Jefferson Boulevard, west of R L Thornton Freeway/ Interstate Highway No. 35E.

SUBDIVISION HISTORY:

1. S212-091 is a request south of the present request to replat a 1.909-acre tract of land containing part of Lot 2, 4, 5, 7, 8, 9, and all of Lots 3 in City Block 34/3015; part of City Block 35/3015; portion of abandoned Raymond Street; and part of an abandoned 15-foot Alley to create one lot on property located on Jefferson Boulevard at Colorado Boulevard, west of R L Thornton Freeway. The request is also scheduled for March 3, 2022 City Plan Commission hearing.
2. S190-018 was a request southeast of the present request to create a 0.0396-acre lot from a tract of land in City Block 32/3013 on property located on Millard Street, north of Comal Street. The request was withdrawn on January 8, 2020.

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

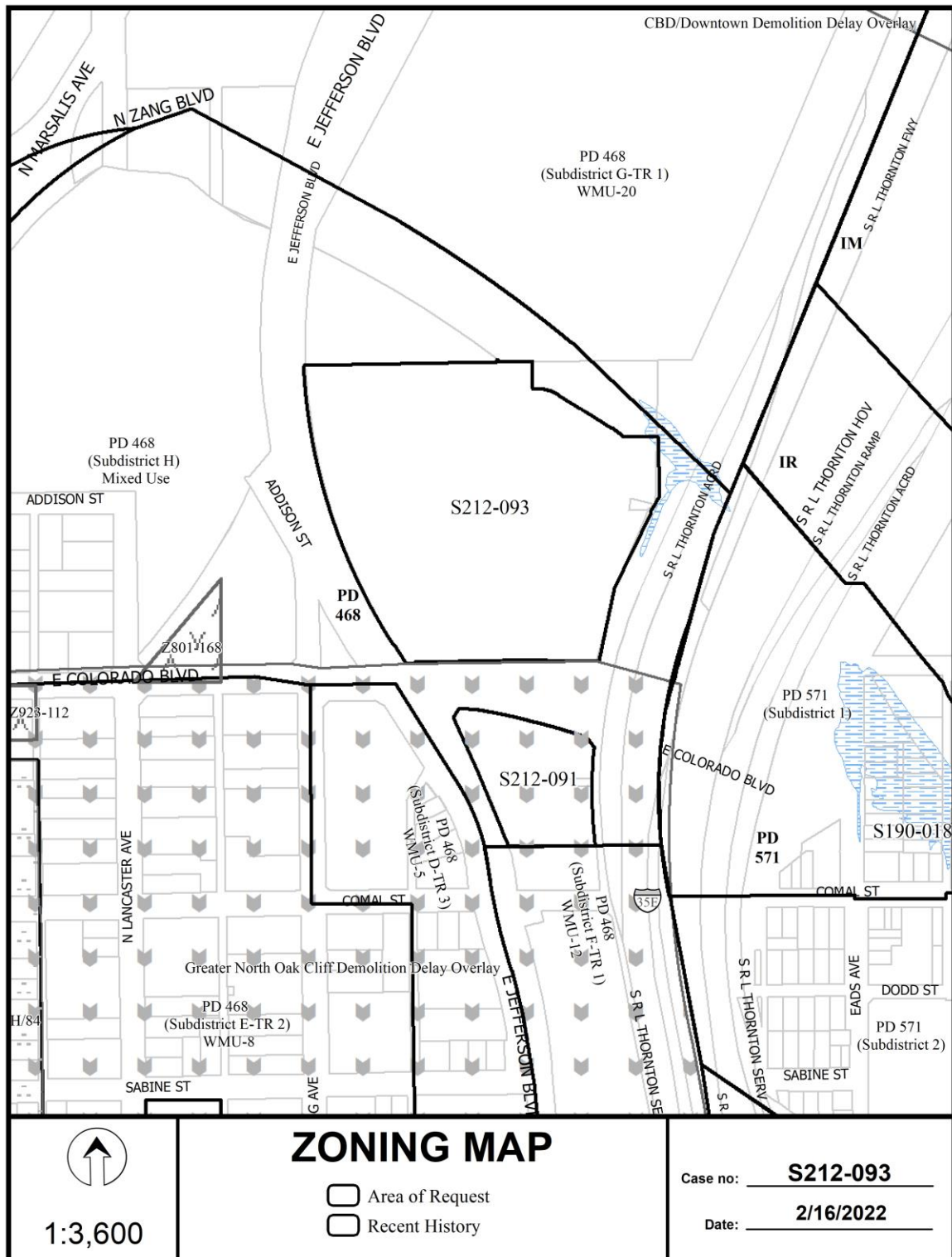
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Development Services, Engineering Division must verify that the 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 a 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/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff.51A 8.611(c)
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 30 feet of right-of-way (via fee simple) from the established center line of Jefferson Boulevard and Colorado Boulevard. Section 51A 8.602(c).
16. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or Street easement) at Jefferson Boulevard & Colorado Boulevard. Section 51A 8.602(d)(1).
17. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or Street easement) at R L Thornton Freeway/ Interstate Highway No. 35E & Colorado Boulevard. Section 51A 8.602(d)(1).

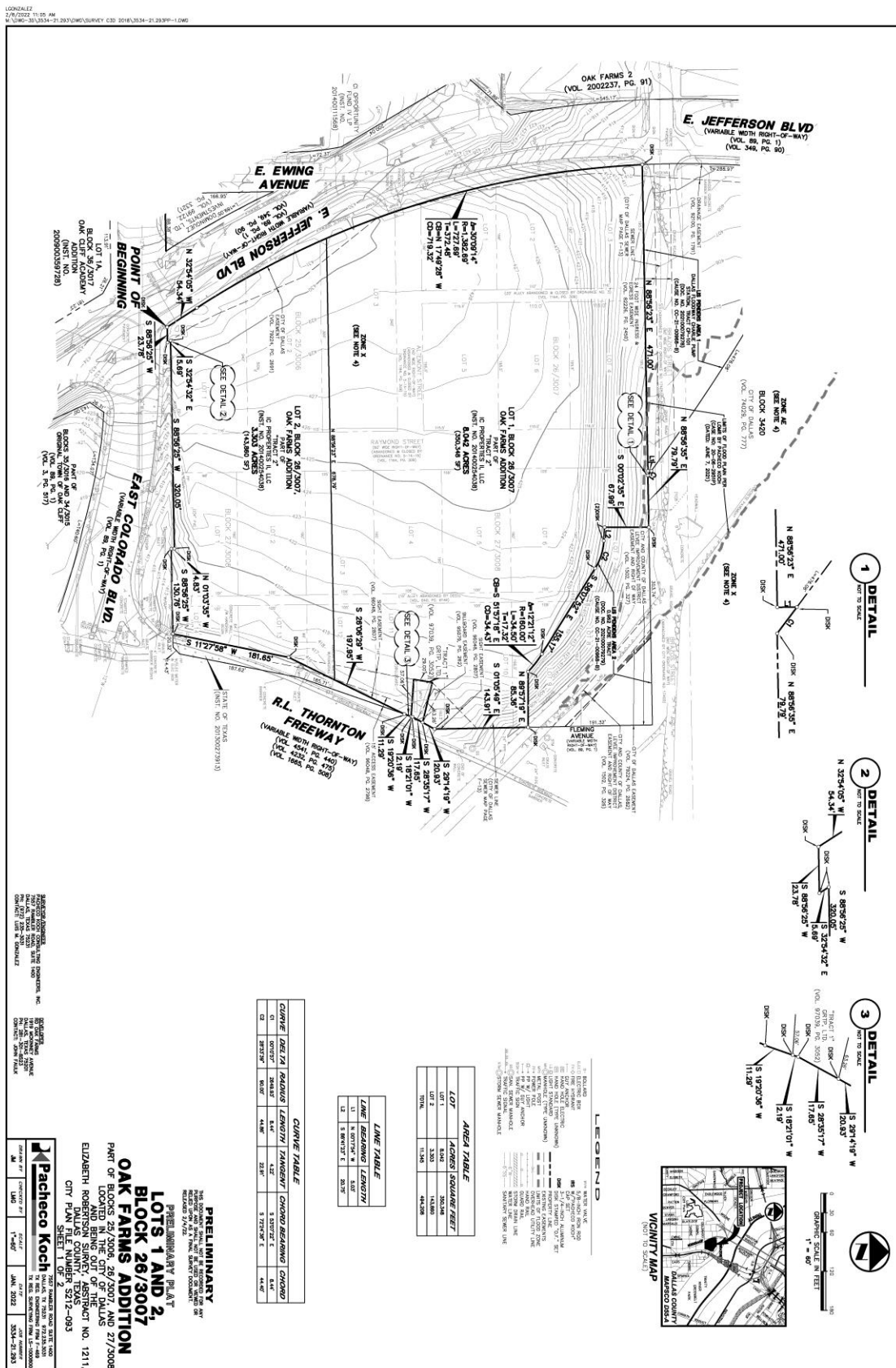
18. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances with the area of corner clip. Section 51A 8.602(d)(1).
19. On the final plat, add the note: "TxDOT approval may be required for any driveway modifications or new access."
20. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.
21. Determine the 100-year water surface elevation across this addition.
22. Dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
23. Include additional paragraph in Owner's Certificate (pertaining to the floodplain). 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
24. Specify minimum fill and minimum finished floor elevations if Fill Permit exists.
25. Show natural channel set back from the crest of the natural channel.
26. Set floodway monument markers and provide documentation.
27. Provide information regarding Fill Permit or Floodplain Alteration Permit if applied for.
28. Location is in Charlie Sump. Water Surface Elevation (WSE) = 404 feet. 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.
29. On the final plat, show how all adjoining right-of-way was created.
30. On the final plat, show distances/width across all adjoining right-of-way.
31. On the final plat, show recording information on all existing easements within 150 feet of property.
32. List utility easements as retained within street abandonments when stated in ordinance or follow the City of Dallas standard affidavit requirements.
33. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.
34. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
35. 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.

36. 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.
37. 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.
38. On the final plat, provide the recorded quitclaim deeds and ordinances for the Brazos Street (Ordinance No. 17405) and Alley abandonments (Volume 640, Page 6149), Altemont Street (Volume 1164, Page 309), and Raymond Street closures (Volume 1164, Page 309).
39. On the final plat, note the abandonments using standard abandonment language as: "Abandonment authorized by Ordinance Number _____, recorded as Instrument Number _____. Utility easements retained."
40. On the final plat, note the closures: "Closures authorized by Ordinance Number _____, recorded as Instrument Number _____."
41. On the final plat, change "R.L. Thornton Freeway" to "R L Thornton Freeway/ Interstate Highway No. 35E". Section 51A-8.403(a)(1)(A)(xii)
42. On the final plat, change "East Colorado Blvd." to "Colorado Boulevard (A.K.A. Colorado Street) (F.K.A. Second Street) per Volume 12, Page 325. Section 51A-8.403(a)(1)(A)(xii)
43. On the final plat, change "E. Jefferson Blvd." to "Jefferson Boulevard". Section 51A-8.403(a)(1)(A)(xii)
44. On the final plat, change "E. Ewing Avenue" to "Ewing Avenue". Section 51A-8.403(a)(1)(A)(xii)
45. On the final plat, identify the property as Lots 1A and 1B in City Block 25/3006. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







CITY PLAN COMMISSION**THURSDAY, MARCH 3, 2022****FILE NUMBER:** S212-094**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Adams Avenue at Tenth Street, northwest corner**DATE FILED:** February 7, 2022**ZONING:** PD 830 (Subdistrict 3)**PD LINK:** <http://www.dallascityattorney.com/51P/Articles/PDF/Article%20830.pdf>**CITY COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** 0.2121-acre**MAPSCO:** 54G**OWNER:** 12th Street CLS, LLC

REQUEST: An application to replat a 0.2121-acre tract of land containing part of Lots 9 and 10 in City Block 35/3155 to create one 4,507-square foot lot and one 4,730-square foot lot on property located on Adams Avenue at Tenth Street, northwest corner.

SUBDIVISION HISTORY:

1. S212-074 was a request located on the present request to replat a 0.2121-acre tract of land containing part of Lots 9 and 10 in City Block 35/3155 to create one 4,507-square foot lot and one 4,730-square foot lot on property located on Adams Avenue at Tenth Street, northwest corner. The request was withdrawn on February 2, 2022.
2. S212-021 was a request northwest of the present request to replat a 0.725-acre tract of land containing all of Lots 19 and 20 and part of Lot 18 in City Block 35/3155 to create one lot on property located on Ninth Street at Llewellyn Avenue, southeast corner. The request was approved on November 18, 2021 but has not been recorded.
3. S201-609 was a request northeast of the present request to replat a 0.558-acre tract of land containing all of Lots 17, 18, and part of Lot 19 in City Block 36/3156 to create one lot on property located on Ninth Street, east of Adams Avenue. The request was approved on April 08, 2021 but has not been recorded.
4. S190-178 was a request southeast of the present request to replat a 0.198-acre tract of land containing part of Lots 1 and 2 in City Block 43/3163 to create one lot on property located on Sunset Avenue, east of Adams Avenue. The request was approved on July 23, 2020 but has not been recorded.
5. S189-313 was a request southeast of the present request to replat a 0.608-acre tract of land containing all of Lots 11, 12, 13, and 14 in City Block 43/3163 to create one lot on property located on Tenth Street at Bishop Avenue, southwest corner. The request was approved on October 17, 2019 but has not been recorded.
6. S189-300 was a request east of the present request to replat a 1.103-acre tract of land containing all of Lot 6A and part of Lots 9 and 10 in City Block 36/3156 to create one lot on property located on Bishop Avenue at Tenth Street, northwest

corner. The request was approved on September 19, 2019 but has not been recorded.

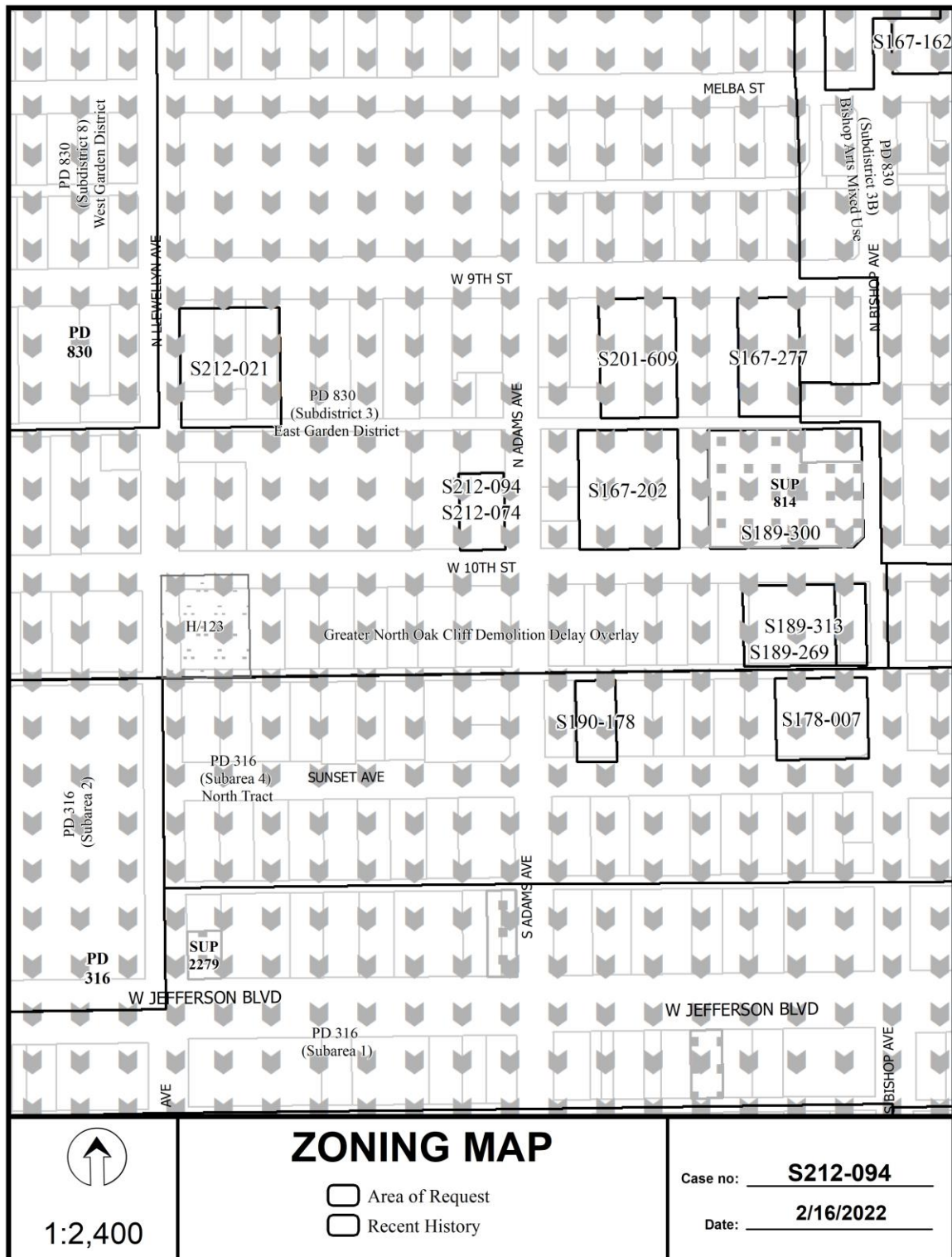
7. S189-269 was a request southeast of the present request to replat a 0.456-acre tract of land containing all of Lots 12, 13, and 14 in City Block 43/3163 to create one lot on property located on Bishop Avenue at Tenth Street, southwest corner. The request was withdrawn July 23, 2019 before City Plan Commission hearing.
8. S178-007 was a request southeast of the present request to replat a 0.456-acre tract of land containing all of Lots 8, 9, and 10 in City Block 43/3163 to create one lot on property located on Sunset Avenue at Bishop Avenue, northwest corner. The request was approved on November 9, 2017 and recorded on June 9, 2020.
9. S167-277 was a request northeast of the present request to replat a 0.447-acre lot containing all of Lots 13 and 14 in City Block 36/3156 to create one lot on property located at 410 and 412 West Ninth Street, west of Bishop Avenue. The request was approved September on 28, 2017 and recorded on February 7, 2020.
10. S167-202 was a request east of the present request to replat a 0.725-acre tract of land containing all of Lots 2, 3 and 4 in City Block 36/3156 to create one lot on property located on Tenth Street, east of Adams Avenue. The request was approved on June 22, 2017 and recorded on February 15, 2019.
11. S167-162 was a request northeast of the present request to. replat a 0.399-acre tract of land containing all of Lots 1 through 3 in City Block 27/3147 to create one lot on property located on Bishop Avenue at Melba Street, northeast corner. The request was approved on May 4, 2017 and recorded on December 10, 2018.

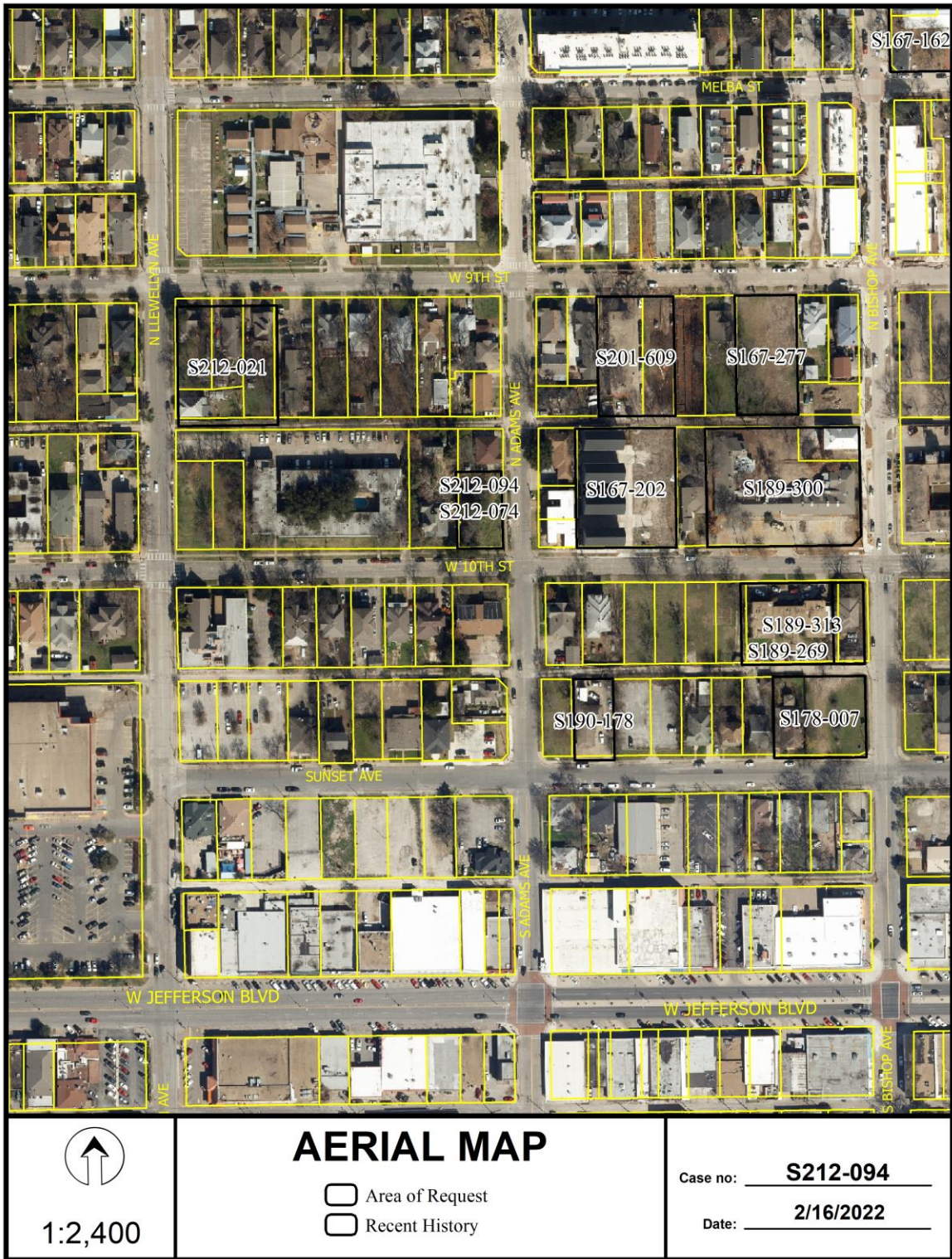
STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 830 (Subdistrict 3); therefore, staff recommends approval subject to compliance with the following conditions:

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 Development Services, 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 a 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/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9
 13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff.51A 8.611(c)
 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 a minimum 5-foot by 5-foot corner clip (via fee simple or Street easement) at the intersection of Tenth Street & Adams Avenue. Section 51A 8.602(d)(1).
 16. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances with the area of corner clip. Section 51A 8.602(d)(1).
 17. On the final plat, need Lien Holder's Subordination Agreement.
 18. On the final plat, show recording information on all existing easements within 150 feet of property.
 19. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.
 20. On the final plat, change "W Tenth Street" to "Tenth Street". Section 51A-8.403(a)(1)(A)(xii)

21. On the final plat, change "N Adams Avenue" to "Adams Avenue". Section 51A-8.403(a)(1)(A)(xii)
22. On the final plat, identify the property as Lots 9A and 9B in City Block 35/3155. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





CITY PLAN COMMISSION**THURSDAY, MARCH 3, 2022****FILE NUMBER:** S212-095**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Glenwood Trail, east of Ranch Road**DATE FILED:** February 7, 2022**ZONING:** N/A**CITY COUNCIL DISTRICT:** N/A **SIZE OF REQUEST:** 6.975-acres **MAPSCO:** 741V**OWNER:** Frances V. McKissick

REQUEST: An application to replat a 6.975-acre tract of land containing all of Lots 11 and 12 in City Block A to create one 2.285-acre lot and one 4.69-acre lot on property located in Extra Territorial Jurisdiction (ETJ) on Glenwood Trail, east of Ranch Road.

SUBDIVISION HISTORY:

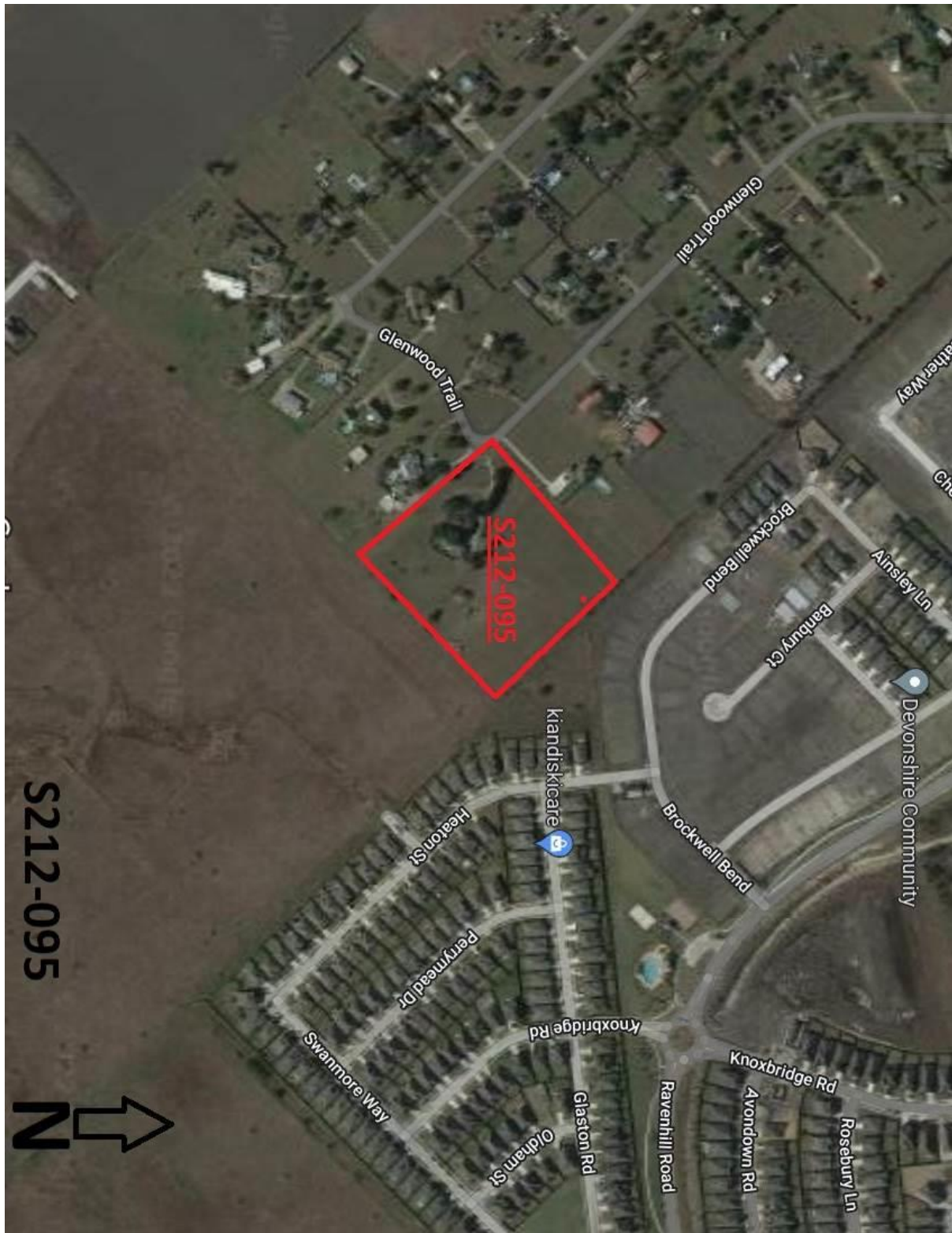
1. S190-031R was a request south of the present request to revise a previously approved preliminary plat S190-031 to create 1,030 single family lots ranging in size from 4,500 square feet to 22,185 square feet and 13 common areas from a 213.925-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (E.T.J) on F.M. 548, south of Falcon Road. The request was approved on April 8, 2021 but has not been recorded.
2. S178-162 was a request north of the present request to create 129 single family lots and 5 common areas from a 32.190-acre tract of land in Kaufman County on property located northeast of Reeder Lane and northwest of FM 548. The request was approved on April 19, 2018 and recorded on November 12, 2019.
3. S167-168 was a request east of the present request to create a 106-lot residential development with 6 common areas from a 29.103-acre tract of land on property between Ranch Road on the northwest, FM 548 on the southeast, and University Drive on the northeast in Kaufman County. The request was approved May 18, 2017 and was recorded January 10, 2018.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of Dallas Extra Territorial Jurisdiction (ETJ); 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 Development Services, 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 a 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/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff.51A 8.611(c)
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 Glenwood Trail. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
16. Provide a minimum of 20 feet all weather paving surface along Glenwood Trail from the property frontage. Section 51A-8.604(b)(2)
17. On the final plat, show distances/width across all adjoining right-of-way.
18. On the final plat, show recording information on all existing easements within 150 feet of property.
19. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.

20. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
21. 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.
22. Water 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.
23. Must comply with Dallas Water Utilities DWU Regulations construction of utilities in Dallas ETJ.
24. Prior to the final plat, contact City of Dallas Addressing and the Kaufman County 9-1-1 Addressing Coordinator to verify that the existing street names are correct. Section 51A-8.403. (a)(1)(A)(xii)





**PRELIMINARY, THIS DRAWING SHALL NOT BE
RECORDED FOR ANY PURPOSE**

Dated this _____ day of _____, 2023

Any Redesigner
Texas Registered Professional Land Surveyor No. 6673

ADA SURVEYING

SURVEYOR
3015 S. BAYVIEW AVE.
LOS ANGELES, CA 90008
TEL: 213-746-1424
FAX: 213-746-1425
IBEW'S NO. 1074-713

PRELIMINARY PLAT
SCC FORNEY
LOT 10A AND 12A, BLOCK A
A 10' BY 10' LOT, 10' WIDE LOT, 10' DEEP, A
JUAN LOPEZ SURVEY, WESTPORT, NO. 286
CITY OF DALLAS, TX
KAPLAN'S COUNTY, TEXAS
512-751-1100

OWNER:

FRANCIS V. MCKESSACK
12880 WINDYBROOK
FARM, INC.
FORT WORTH, TX 76126

PREPARED FOR:

DAVID SHIELDS
7280 OLIVEWOOD TRAIL
FORT WORTH, TX 76126
972-989-4203

(Basis of Reference: Inventory was based on GPS determinations using the State Police Geographic System, Texas State Criminal Index 4202, North American Datum of 1983 (NAD 83). All addresses are subject to verification, using a street view of 1/26/2017 (Google Earth View))

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[illegible][illegible][illegible]

VICINITY MAP
(not to scale)

PAGE 1 OF 1

CITY PLAN COMMISSION**THURSDAY, MARCH 3, 2022****FILE NUMBER:** S212-096**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Doug Drive, at the terminus of Almond Street**DATE FILED:** February 7, 2022**ZONING:** IR**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 0.968-acre**MAPSCO:** 43B**OWNERS:** ZT Ventures, LLC

REQUEST: An application to replat a 0.968-acre tract of land containing all of Lot 30, 31, 32, and 33 in City Block H/6364 to create one lot on property located on Doug Drive, at the terminus of Almond Street.

SUBDIVISION HISTORY:

1. S212-075 was a request located on the present request to replat a 0.968-acre tract of land containing all of Lot 30, 31, 32, and 33 in City Block H/6364 to create one lot on property located on Doug Drive, at the terminus of Almond Street. The request was withdrawn on February 2, 2022.
2. S167-137 was a request north of the present request to replat 0.597-acre tract of land containing all of Lots 14, 15, and 16A in City Block C/6364 into one lot on property located at 4807 Norma Street, south of Jane Lane. The request was approved on April 6, 2017 and recorded on March 8, 2019.

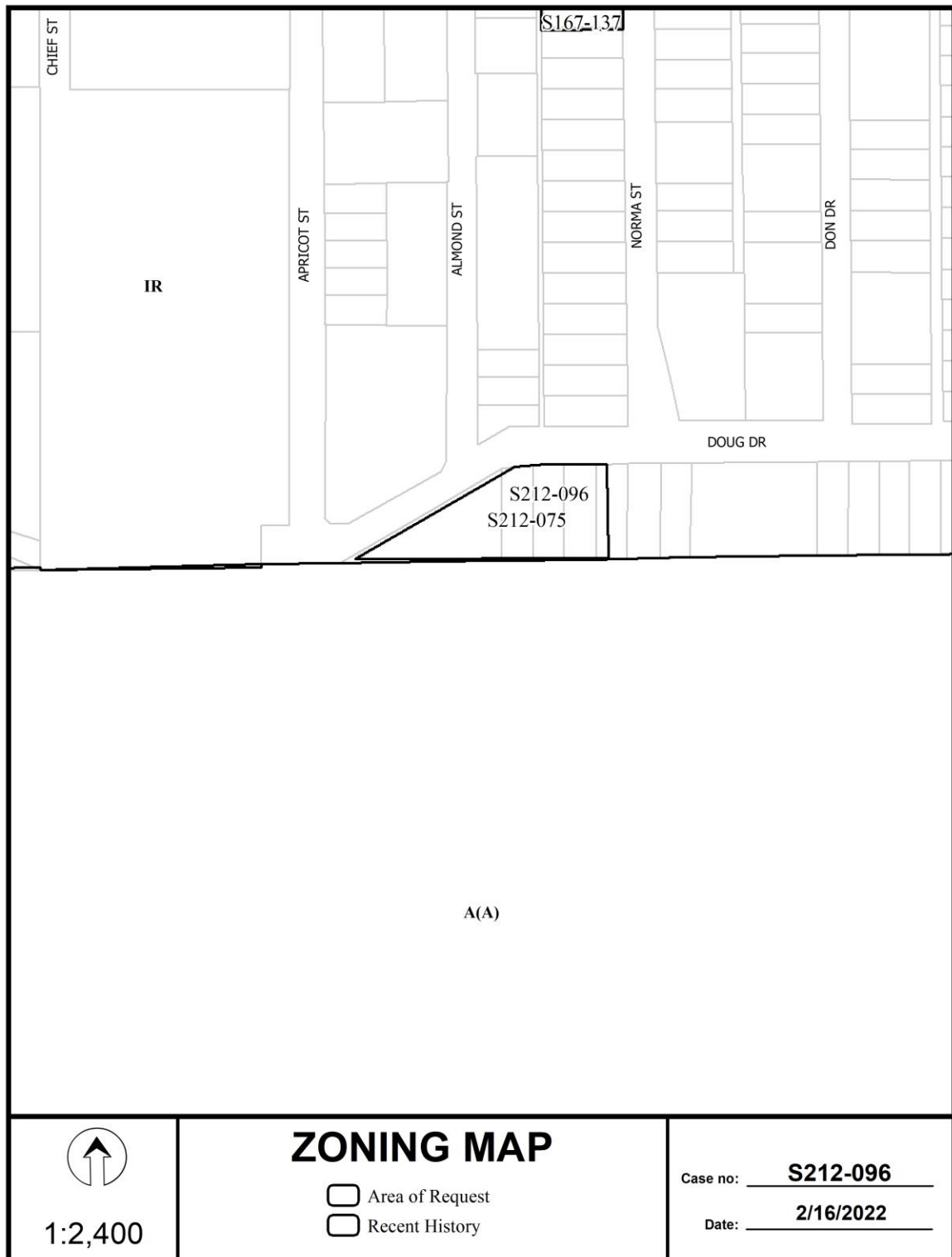
STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of the IR Industrial/Research District; therefore, staff recommends approval subject to compliance with the following conditions:

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 Development Services, 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.

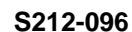
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. 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 a 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/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff.51A 8.611(c)
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. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.
16. Provide approval from Dallas Water Utilities, Floodplain Management, and possible with US Corps of Engineers regarding the existing 72-inch RCP Storm.
17. Location is in Nobles Branch Sump. Water Surface Elevation (WSE) = Variable. 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.
18. On the final plat, show recording information on all existing easements within 150 feet of property.
19. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering

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

20. On the final plat, identify the property as Lot 30A in City Block H/6364. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







CITY PLAN COMMISSION**THURSDAY, MARCH 3, 2022****FILE NUMBER:** S212-097**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Carol Lane, north of Doug Drive**DATE FILED:** February 7, 2022**ZONING:** IR**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 0.230-acre**MAPSCO:** 43B**OWNER:** ZT Ventures, LLC

REQUEST: An application to replat a 0.230-acre tract of land containing part of Lots 1 and 2 in City Block G/6364 to create one lot on property located on Carol Lane, north of Doug Drive.

SUBDIVISION HISTORY:

1. S212-076 was a request located on the present request to replat a 0.230-acre tract of land containing part of Lots 1 and 2 in City Block G/6364 to create one lot on property located on Carol Lane, north of Doug Drive. The request was withdrawn on February 2, 2022.

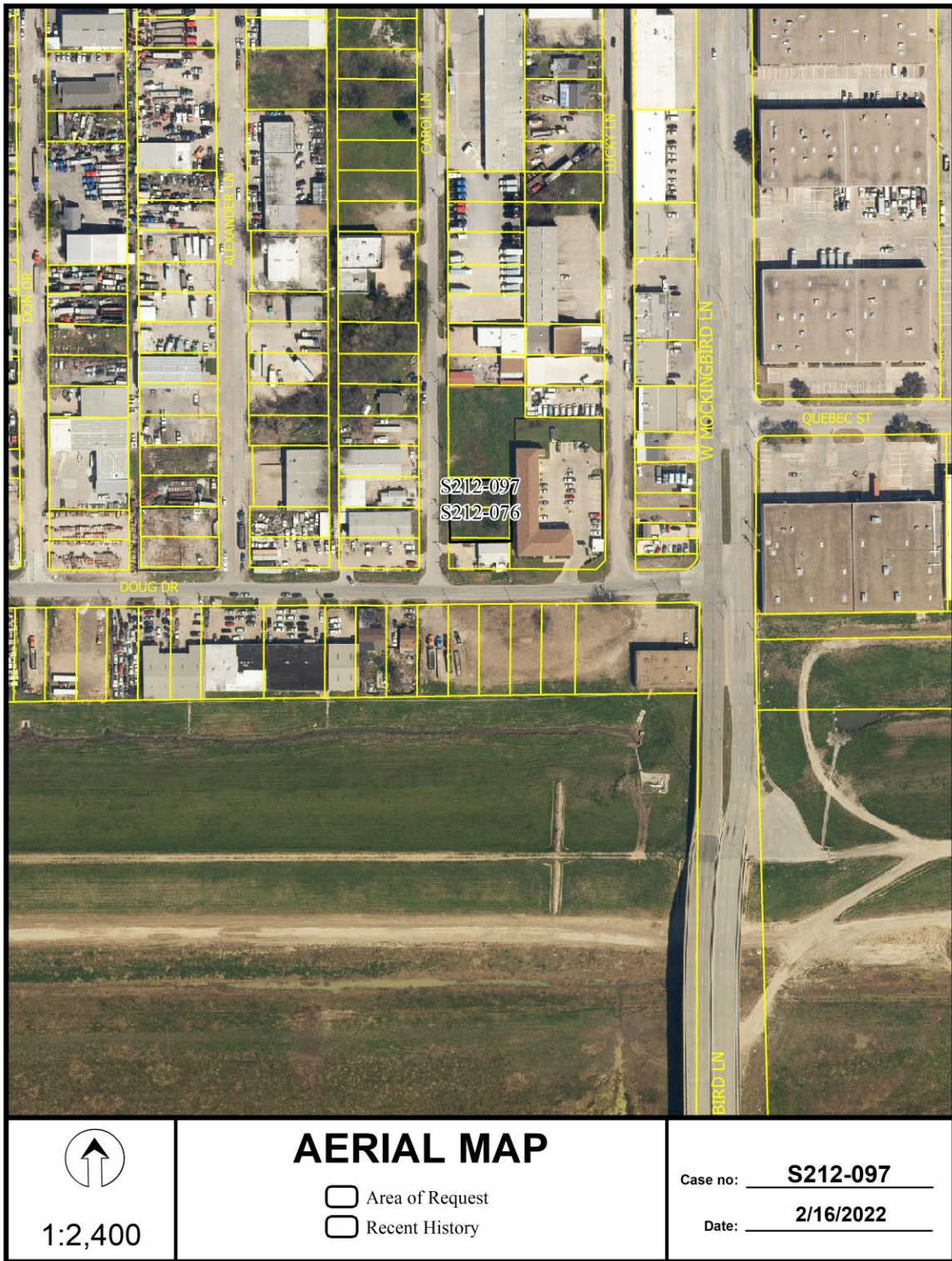
STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of the IR Industrial/ Research District; therefore, staff recommends approval subject to compliance with the following conditions:

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 Development Services, 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 a 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/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff.51A 8.611(c)
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 Carol Lane. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
16. On the final plat, show recording information on all existing easements within 150 feet of property.
17. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
18. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
19. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
20. On the final plat, identify the property as Lot 1A in City Block G/6364. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





CITY PLAN COMMISSION**THURSDAY, MARCH 3, 2022****FILE NUMBER:** S212-098**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Reserve Road at Broadwell Lane, north corner**DATE FILED:** February 5, 2022**ZONING:** N/A**CITY COUNCIL DISTRICT:** N/A **SIZE OF REQUEST:** 24.544-acres **MAPSCO:** 128(7A)**OWNER:** Devonshire (Dallas) ASLI VIII, LLC

REQUEST: An application to create an 86-lot single family subdivision with lots ranging in size from 5,078 square feet to 11,477 square feet and 5 common areas from a 24.544-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Reserve Road at Broadwell Lane, north corner.

SUBDIVISION HISTORY:

1. S212-070 was a request located on the present request to create an 86-lot single family subdivision with lots ranging in size from 5,078 square feet to 11,477 square feet and 5 common areas from a 24.544-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Reserve Road at Broadwell Lane, north corner. The request was withdrawn on February 2, 2022.
2. S201-651 was a request west of the present request to create a 76 lot single family subdivision with lots ranging in size from 6,000-square feet to 17,257-square feet with 7 common areas from a 22.923-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on south Ravenhill Road, west of F.M. 548. The request was approved on May 20, 2021 but has not been recorded.
3. S201-650 was a request north of the present request to create a 57 lot single family subdivision with lots ranging in size from 3,000-square feet to 4,093-square feet and 2 common areas from a 9.721-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Devonshire Drive at Ravenhill Road, south corner. The request was approved on May 20, 2021 but has not been recorded.
4. S190-141 was a request north of the present request to create a 12.868-acre lot from a tract of land on property located on Ravenhill Road, southeast of Ranch Road. The request was approved on June 18, 2020 but has not been recorded.
5. S190-031R was a request southwest of the present request to revise a previously approved preliminary plat S190-031 to create 1,030 single family lots ranging in size from 4,500 square feet to 22,185 square feet and 13 common areas from a 213.925-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (E.T.J) on F.M. 548, south of Falcon Road. The request was approved on April 8, 2021 but has not been recorded.

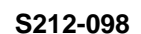
6. S189-134 was a request south of the present request to create 210 single family lots ranging in size from 4,800 square feet to 13,667 square feet and 4 common areas from a 53.945-acre tract of land on property located on Ranch Road, west of F.M. 548. The request was approved on March 21, 2019 and was recorded on January 15, 2021.
7. S167-168 was a request west of the present request to create a 106 lot residential development with 6 common areas from a 29.103-acre tract of land on property between Ranch Road on the northwest, FM 548 on the southeast, and University Drive on the northeast in Kaufman County. The request was approved on May 18, 2017 and was recorded on January 10, 2018.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of Dallas Extra Territorial Jurisdiction (ETJ); 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 Development Services, 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 86 and 5 common areas.
12. Submit a 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/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff.51A 8.611(c)
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 distances/width across all adjoining right-of-way.
16. On the final plat, show recording information on all existing easements within 150 feet of property.
17. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.
18. On the final plat, remove building line(s) from plat.
19. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
20. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
21. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
22. Must comply with Dallas Water Utilities DWU Regulations construction of utilities in Dallas ETJ.
23. Prior to the final plat submittal, contact City of Dallas Addressing and the Kaufman County 9-1-1 Addressing Coordinator for help determining acceptable names for the new streets and verifying that the existing names are correct. Section 51A-8.403 (a)(1)(A)(xii); Section 51A-8.403(a)(1)(A)(xiv); Section 51A-8.506(e)





CITY PLAN COMMISSION**THURSDAY, MARCH 3, 2022****FILE NUMBER:** S212-100**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Commerce Street, east of Sylvan Avenue**DATE FILED:** February 7, 2022**ZONING:** PD 714 (Subdistrict 1A and 1B)**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 10.268-acres **MAPSCO:** 44Q**OWNERS:** PSW West Dallas, Urban Village, LLC

REQUEST: An application to replat a 10.268-acre tract of land containing tract of land in City Block 6818; part of Lots 10 through 14, Lots 16 through 23, and all of Lots 15, 24, 25 through 34, Lots 47 through 50 in city Block 6819; all of Lots 1 through 3 in City Block A/6819; part of Lot 67A and all of Lots 80 through 85 in City Block 6822; to create 6 lots and to dedicate public rights-of-way on property located on Commerce Street, east of Sylvan Avenue.

SUBDIVISION HISTORY:

1. S190-158 was a request southwest of the present request to create replat a 1.088-acre tract of land containing part of Lots 7 through 12, 14, and 15 and all of Lots 16 and 17 in City Block A/4016; a portion of abandoned 15-foot alley, and a portion of abandoned Sylvan Avenue to create one lot on property located on Sylvan Avenue at Fort Worth Avenue, south of Evanston Avenue. The request was approved on July 9, 2020 and but has not been recorded.
2. S189-320 was a request north of the present request to replat a 4.526-acre tract of land containing part of Lots 1 through 10 in City Block 2/7268, part of Lots 1 through 14 in City Block 3/7268, a portion of abandoned Parvia Avenue, and a portion of an abandoned 15-foot alley to create one lot on property bounded by Singleton Boulevard, Bataan Street, Bedford Avenue, and Topeka Avenue. The request was approved on October 17, 2019 and recorded on July 26, 2021.
3. S178-276 was a request northeast of the present request to create one 1.434-acre lot containing part of Lot 3 in City Block A/7087 and part of Lot 1 in City Block 7084 on property located on Broadway Avenue at Amonette Street, southwest corner. The request was approved on August 16, 2018 but has not been recorded.
4. S178-126 was a request southeast of the present request to replat a 0.872-acre tract of land containing all of Lots 5, 6, 7, 8, 9, 10, part of Lot 11, and a portion of 14 feet abandoned alley to create one 0.711-acre lot and one 0.110-acre lot on property bounded by Powell Street, Sulphur Street, Yorktown Street, and Haslett Street. The request was approved on March 22, 2018 and recorded on February 28, 2020.
5. S178-028 was a request west of the present request to replat a 0.656-acre tract of land containing all of Lots 5 and 6 in City Block 4004 to create a 16-lot Shared Access Development with two common areas on property located on Commerce

Street at Topeka Avenue, northwest corner. The request was approved on November 30, 2017 and recorded on October 30, 2018.

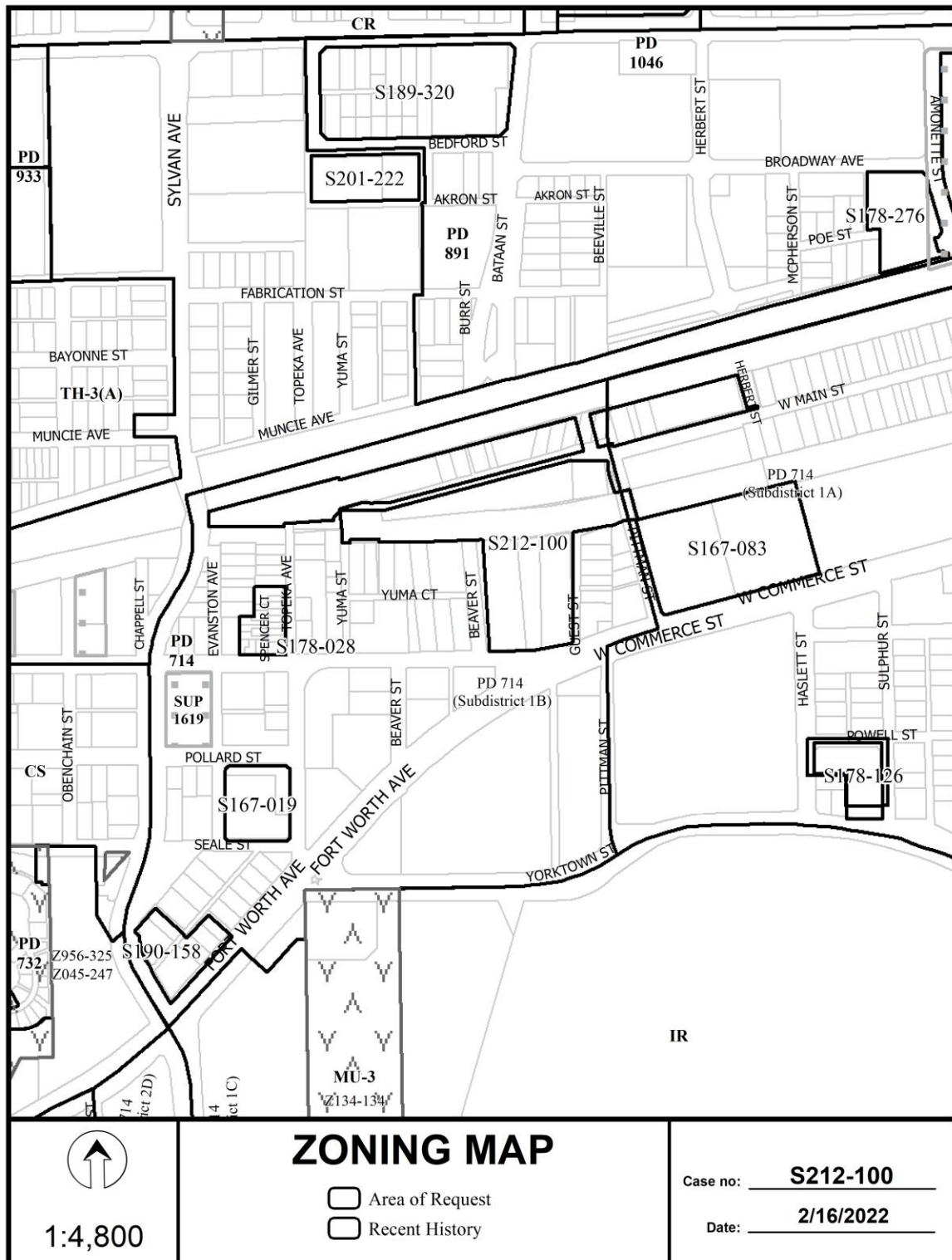
6. S167-083 was a request east of the present request to replat a 3.862-acre tract of land to create one 3.225-acre lot and one 0.637-acre lot on property containing all of Lots 22A and 23A in City Block 6821 on property located on West Commerce Street at Pittman Street, northeast corner. The request was approved on February 16, 2017 and recorded on July 22, 2021.
7. S167-019 was a request southwest of the present request to replat a 1.18-acre tract of land containing all of Lot 1 in City Block 11/4003 to create one 0.339-acre lot, and one 0.841-acre lot on property bounded by Seale Avenue, Topeka Avenue, Pollard Street, and Evanston Avenue. The request was approved on December 1, 2016 and recorded on January 18, 2019.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 714 (Subdistrict 1A and 1B); 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 Development Services, 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 six.
12. Submit a 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/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff.51A 8.611(c)
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 Sylvan Avenue. Section 51A 8.602(c).
16. On the final plat, dedicate 25 feet of right-of-way (via fee simple or street easement) from the established centerline of Yuma Street, southbound starting from Main Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
17. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Main Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
18. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or Street easement) at the intersection of Evanston Avenue & Sylvan Avenue. Section 51A 8.602(d)(1).
19. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances with the area of corner clip. Section 51A 8.602(d)(1).
20. On the final plat, show how all adjoining right-of-way was created.
21. On the final plat, show distances/width across all adjoining right-of-way.
22. On the final plat, show recording information on all existing easements within 150 feet of property.
23. List utility easements as retained within street abandonments when stated in ordinance or follow the City of Dallas standard affidavit requirements.
24. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.

25. 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.
26. 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.
27. 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.
28. Capacity of existing wastewater system is questionable. Submit proposed wastewater discharge (gpm) of development for further assessment.
29. Prior to the final plat, contact Real Estate Division regarding proposed abandonments.
30. On the final plat, change "W Main Street" to "Main Street". Section 51A-8.403(a)(1)(A)(xii)
31. On the final plat, change "Commerce Street" to "West Commerce Street". Section 51A-8.403(a)(1)(A)(xii)
32. On the final plat, change "(A.K.A. Fort Worth Cut Off)" to "(F.K.A. Fort Worth Cut Off)". Section 51A-8.403(a)(1)(A)(xii)
33. On the final plat, ensure no street name labels are cut off on any page. Section 51A-8.403(a)(1)(A)(xii)
34. On the final plat, identify the property as Lots 10A, 27A through 27C in City Block 6819 and Lot 67B in City Block 6822. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

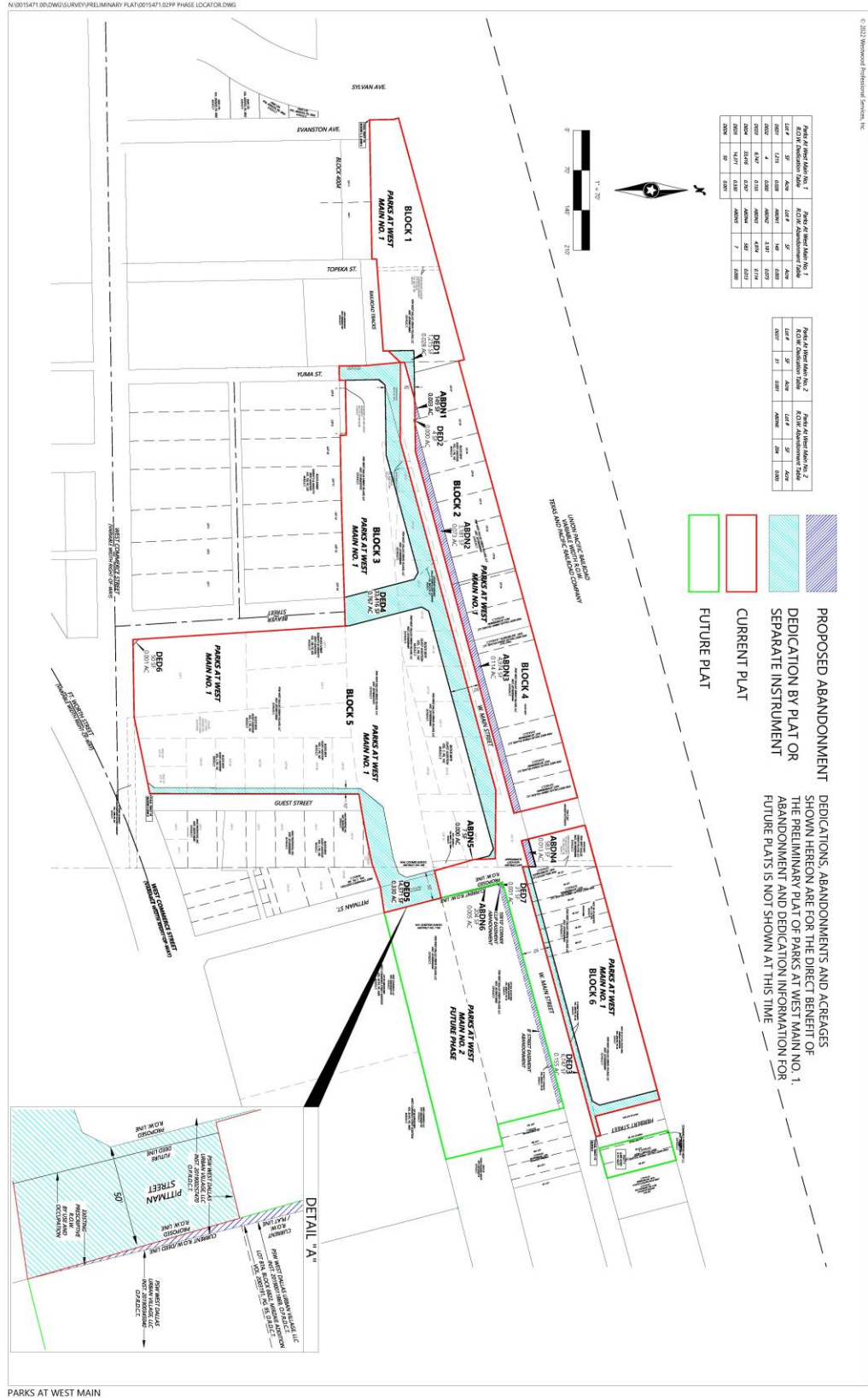




Part 4: West Main No. 2 R.O.W. Dedication Table			Part 4: West Main No. 2 R.O.W. Abandonment Table		
Lot #	SF	Acres	Lot #	SF	Acres
2003	37	0.001		204	0.003

	PROPOSED ABANDONMENT
	DEDICATION BY PLAT OR SEPARATE INSTRUMENT
	CURRENT PLAT
	FUTURE PLAT

DEDICATIONS, ABANDONMENTS AND ACREAGES SHOWN HEREON ARE FOR THE DIRECT BENEFIT OF THE PRELIMINARY PLAT OF PARKS AT WEST MAIN NO. 1. ABANDONMENT AND DEDICATION INFORMATION FOR FUTURE PLATS IS NOT SHOWN AT THIS TIME.



OS-CARD	U.C.
CHAREN	AM
INITIAL SSN: 20220712 MESSAGE	

PSW WEST DALLAS URBAN VILLAGE

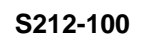
**PARKS AT WEST MAIN NO. 1 AND
PARKS AT WEST MAIN NO. 2**

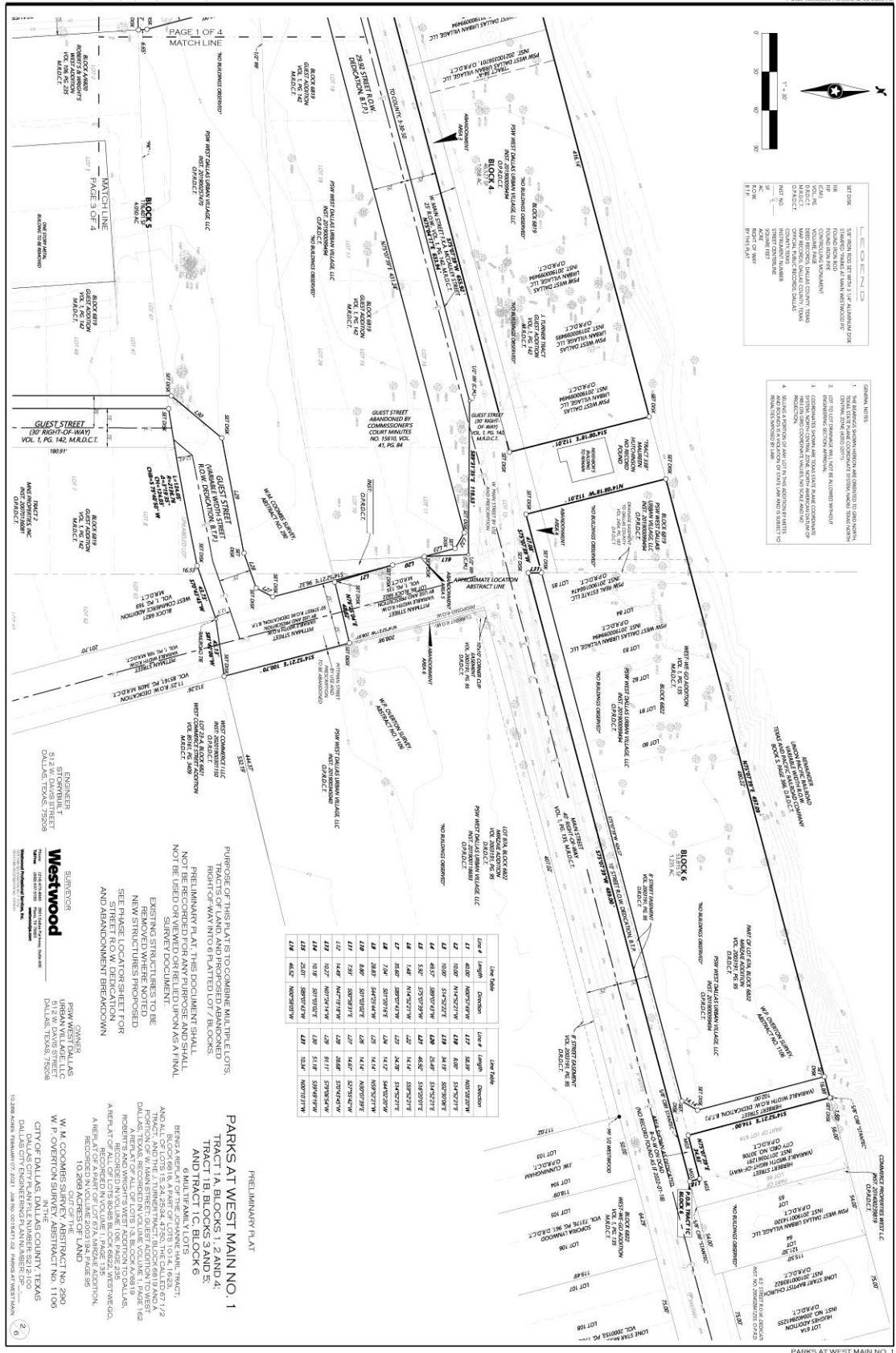
Westwood

Phone 514-473-4444 2001 Dufresne Parkway, Suite 410
Tollfree 800-302-3130 Piquette, TX 75095
Westwood Professional Services, Inc. westwoodcs.com
1000 Fern Ridge, Box 11736
TPOC Fern Ridge, Mo. 65024-0031

PARKS AT WEST MAIN
PHASE LOCATOR MAP
S212-100

SHEET NUMBER: 6 OF 6
DATE: 2022/01/21
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TREE TABLE

[illegible]

True Table		Test Table		True Table		Test Table	
Post #	Description	Post #	Description	Post #	Description	Post #	Description
4071	1F ELIM	4002	12F RECON	4073	12F RECON	4079	2F RECON
4072	2F ELIM/INT	4003	12F RECON	4074	12F RECON	4080	2F ELIM/INT
4073	1F ELIM	4004	8F RECON	4075	12F RECON	4081	12F RECON
4074	2F ELIM	4005	8F RECON	4076	12F RECON	4082	12F RECON
4075	2F ELIM	4006	8F RECON	4077	12F RECON	4083	12F RECON
4076	1F ELIM/INT	4007	8F RECON	4078	12F RECON	4084	12F RECON
4077	1F ELIM	4008	8F RECON	4079	12F RECON	4085	12F RECON
4078	1F ELIM	4009	12F RECON	4080	2F RECON	4086	12F RECON
4079	1F ELIM	4010	8F RECON	4081	2F RECON	4087	12F RECON
4080	1F ELIM	4011	8F RECON	4082	8F RECON	4088	12F RECON
4081	1F ELIM	4012	8F RECON	4083	8F RECON	4089	12F RECON
4082	1F ELIM	4013	8F RECON	4084	8F RECON	4090	12F RECON
4083	1F ELIM	4014	8F RECON	4085	8F RECON	4091	8F RECON
4084	1F ELIM	4015	8F RECON	4086	8F RECON	4092	8F RECON
4085	1F ELIM	4016	8F RECON	4087	8F RECON	4093	8F RECON
4086	1F ELIM	4017	8F RECON	4088	8F RECON	4094	8F RECON
4087	1F ELIM	4018	8F RECON	4089	8F RECON	4095	8F RECON
4088	1F ELIM	4019	8F RECON	4090	8F RECON	4096	8F RECON
4089	1F ELIM	4020	8F RECON	4091	8F RECON	4097	8F RECON
4090	1F ELIM	4021	8F RECON	4092	8F RECON	4098	8F RECON
4091	1F ELIM	4022	8F RECON	4093	8F RECON	4099	8F RECON
4092	1F ELIM	4023	8F RECON	4094	8F RECON	4100	8F RECON
4093	1F ELIM	4024	8F RECON	4095	8F RECON	4101	8F RECON
4094	1F ELIM	4025	8F RECON	4096	8F RECON	4102	8F RECON
4095	1F ELIM	4026	8F RECON	4097	8F RECON	4103	8F RECON
4096	1F ELIM	4027	8F RECON	4098	8F RECON	4104	8F RECON
4097	1F ELIM	4028	8F RECON	4099	8F RECON	4105	8F RECON
4098	1F ELIM	4029	8F RECON	4100	8F RECON	4106	8F RECON
4099	1F ELIM	4030	8F RECON	4101	8F RECON	4107	8F RECON
4100	1F ELIM	4031	8F RECON	4102	8F RECON	4108	8F RECON
4101	1F ELIM	4032	8F RECON	4103	8F RECON	4109	8F RECON
4102	1F ELIM	4033	8F RECON	4104	8F RECON	4110	8F RECON
4103	1F ELIM	4034	8F RECON	4105	8F RECON	4111	8F RECON
4104	1F ELIM	4035	8F RECON	4106	8F RECON	4112	8F RECON
4105	1F ELIM	4036	8F RECON	4107	8F RECON	4113	8F RECON
4106	1F ELIM	4037	8F RECON	4108	8F RECON	4114	8F RECON
4107	1F ELIM	4038	8F RECON	4109	8F RECON	4115	8F RECON
4108	1F ELIM	4039	8F RECON	4110	8F RECON	4116	8F RECON
4109	1F ELIM	4040	8F RECON	4111	8F RECON	4117	8F RECON
4110	1F ELIM			4112	8F RECON	4118	8F RECON
4111	1F ELIM			4113	8F RECON	4119	8F RECON
4112	1F ELIM			4114	8F RECON	4120	8F RECON
4113	1F ELIM			4115	8F RECON	4121	8F RECON
4114	1F ELIM			4116	8F RECON	4122	8F RECON
4115	1F ELIM			4117	8F RECON	4123	8F RECON
4116	1F ELIM			4118	8F RECON	4124	8F RECON
4117	1F ELIM			4119	8F RECON		
4118	1F ELIM			4120	8F RECON		
4119	1F ELIM			4121	8F RECON		
4120	1F ELIM			4122	8F RECON		
4121	1F ELIM			4123	8F RECON		
4122	1F ELIM			4124	8F RECON		
4123	1F ELIM						

Tree Table	
Point #	Description
4078	2P PECAN
4079	3P PECAN
4102	3P PECAN
4103	2P DOUBLE HICKORY
4104	1P HICKORY
4105	1P HICKORY
4106	1P HICKORY
4107	1P HICKORY
4108	1P WHITE PINE
4109	1P HICKORY
4110	6 WHITE PINE
4111	2P PECAN
4114	3P PECAN
4115	1P BOX D. ALC

ENGINEER
STORYBUILT
512 W. DAVIS STREET
DALLAS, TEXAS, 75208

SURVEYOR

Westwood

Phone: (756) 673-6666 Fax: 2001 Oakdale Pk
Tollfree: (800) 812-0555 Phone: 781-7000

PSW WEST DALLAS
URBAN VILLAGE, LLC
512 W. DAVIS STREET
DALLAS, TEXAS, 75208

PARKS AT WEST MAIN NO. 1
PRELIMINARY PLAT
 TRACT 1, BLOCKS 2 AND 4,
 TRACT 1, BLOCKS 5 AND 6,
 AND TRACT 1C, BLOCK 6
 6 MULTI-PHASE LOTS
 BEING A REPEAT OF THE JOHNNIE HANE TRACT,
 TRACT 1, BLOCKS 2 AND 4,
 AND ALL OF LOTS 15, 25, 25A, 24, 4750, THE CALLED BY 1/2
 SECTION 36, T1N, 36E, R10E, S12E, COUNTY OF WILSON,
 OF WAINWRIGHT, GREAT DIVISION TO WEST DALLAS, TEXAS.
 RECORDED IN VOLUME 200334, PAGE 189
 OF THE PUBLIC RECORDS OF THE COUNTY OF DALLAS,
 ROBERT A. AND WENDY'S WEST ADDITION TO DALLAS,
 A REPEAT OF ALL OF LOT 5025, BLOCK 6622, WESTWICH,
 RECORDED IN VOLUME 200334, PAGE 189
 OF THE PUBLIC RECORDS OF THE COUNTY OF DALLAS,
 A REPEAT
 RECORDED IN VOLUME 200334, PAGE 95
 OF THE PUBLIC RECORDS OF THE COUNTY OF DALLAS,
 W. M. COOMBS SURVEY, ABSTRACT NO. 2590
 W. P. COVENTON SURVEY, ABSTRACT NO. 1765
 AND THE
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 DALLAS CITY ENGINEERING PLANNERS INC. 1997
 DALLAS, TEXAS 75201-1997 © 1997 BY DALLAS CITY ENGINEERING PLANNERS INC.

CITY PLAN COMMISSION**THURSDAY, MARCH 3, 2022****FILE NUMBER:** S212-101**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Carroll Avenue at Reiger Avenue, north corner**DATE FILED:** February 7, 2022**ZONING:** PD 98**PD LINK:** <http://www.dallascityattorney.com/51P/Articles/PDF/Article%2098.pdf>**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 0.581-acre**MAPSCO:** 46F**OWNER:** 4503 Reiger LLC

REQUEST: An application to create one 12,585-square foot lot and one 12,732-square foot lot from a 0.581-acre tract of land in City Block 799 on property located on Carroll Avenue at Reiger Avenue, north corner.

SUBDIVISION HISTORY:

1. S212-071 was a request located on the present request to create one 12,585-square foot lot and one 12,732-square foot lot from a 0.581-acre tract of land in City Block 799 on property located on Carroll Avenue at Reiger Avenue, north corner. The request was withdrawn on February 2, 2022.

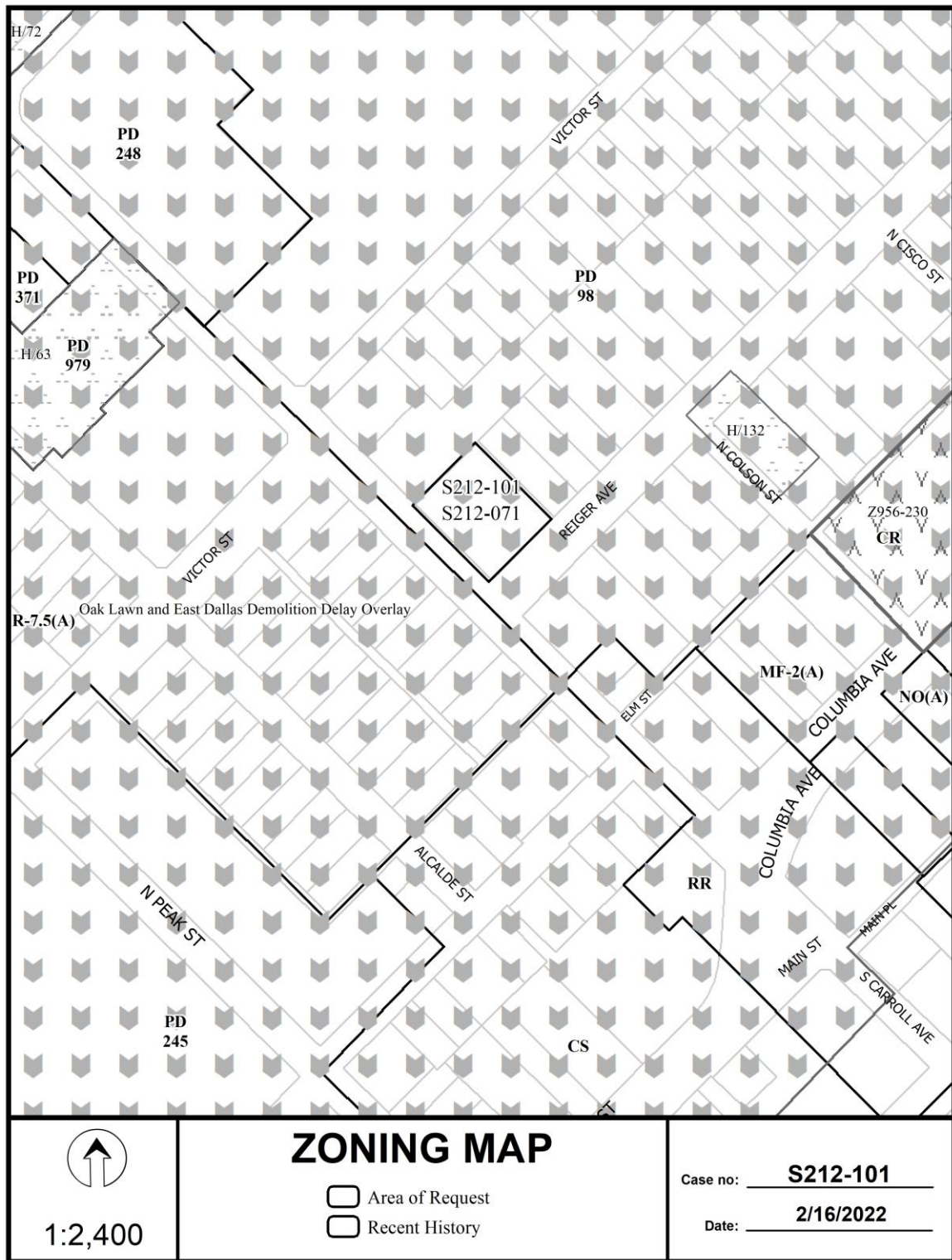
STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 98; therefore, staff recommends approval subject to compliance with the following conditions:

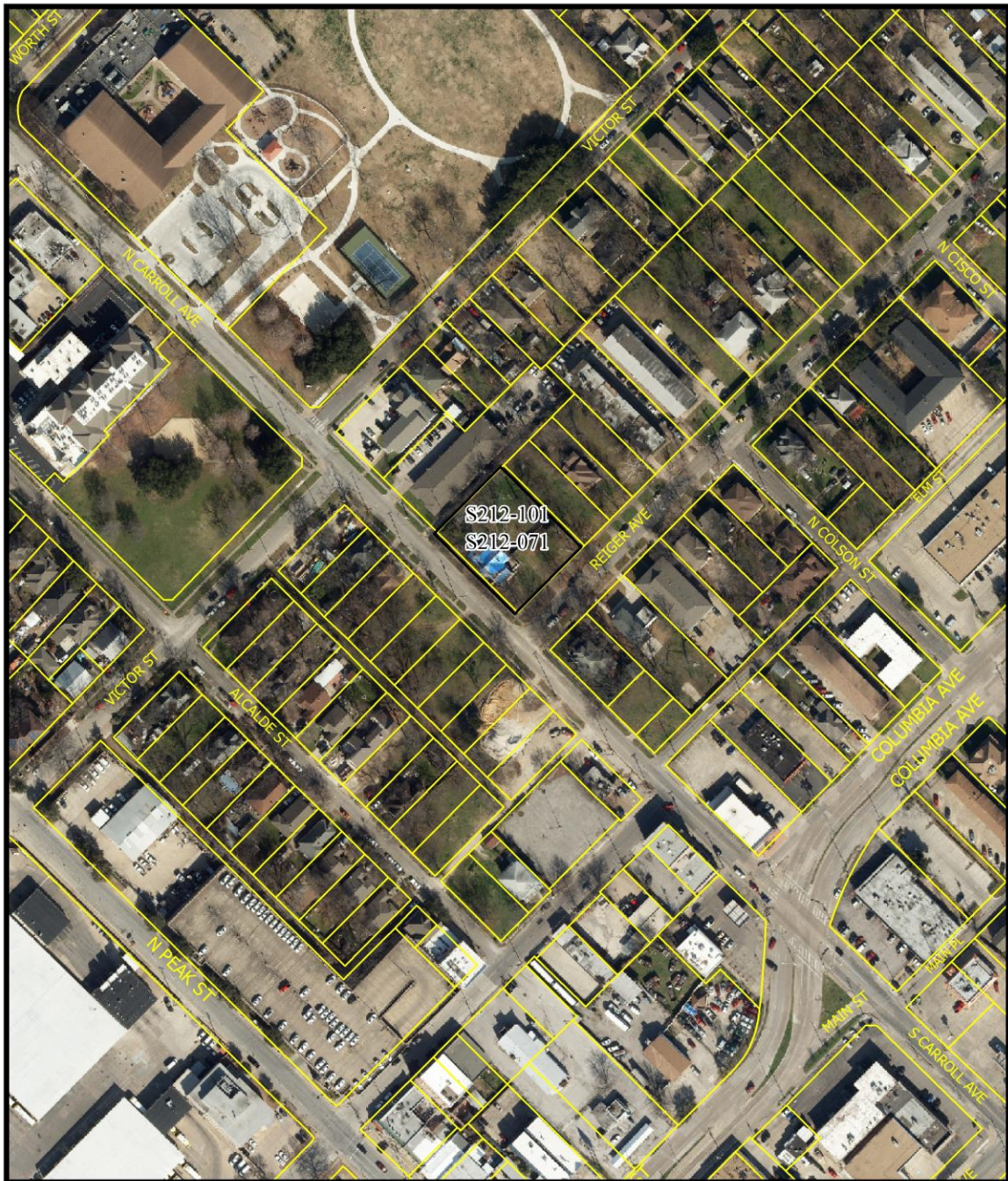
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Development Services, Engineering Division must verify that the 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 a 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/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff.51A 8.611(c)
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 a minimum 5-foot by 5-foot corner clip (via fee simple or Street easement) at the intersection of Carroll Avenue & Reiger Avenue. Section 51A 8.602(d)(1).
16. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances with the area of corner clip. Section 51A 8.602(d)(1).
17. Comply with Peaks Branch drainage requirements. Finish floor elevation is recommended to be 3' above nearest inlet, top of curb. Per DWU FLOODPLAIN MANAGEMENT Department recommendation
18. On the final plat, show how all adjoining right-of-way was created.
19. On the final plat, show recording information on all existing easements within 150 feet of property.
20. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.
21. Verify right-of-width for Carroll Avenue and Reiger Avenue.
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 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. On the final plat, identify the property as Lots 1A and 1B in City Block 799. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





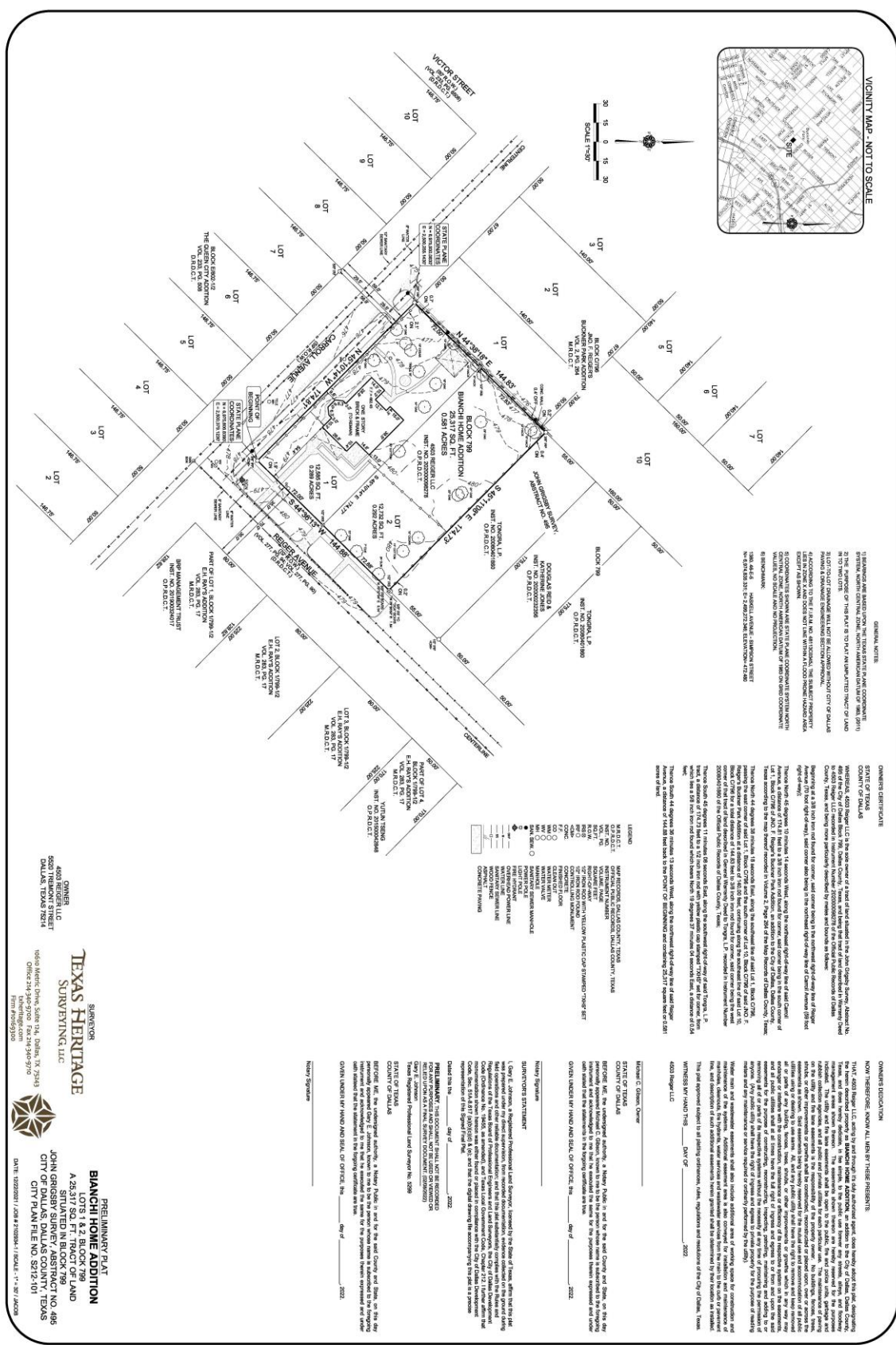
1:2,400

AERIAL MAP

- ☐ Area of Request
- ☐ Recent History

Case no: **S212-101**

Date: **2/16/2022**



LOCATION: between Pratt Street and Zang Boulevard, north of Wynnwood Drive

DATE FILED: February 8, 2022

ZONING: MF-1(A)

CITY COUNCIL DISTRICT: 1

SIZE OF REQUEST: 9.999-acres

MAPSCO: 54Q

OWNER: WCH Limited Partnership, LLC

REQUEST: An application to create one 1.114-acre lot and one 8.885-acre lot from a 9.999-acre tract of land containing part of City Block 5973 on property located between Pratt Street and Zang Boulevard, north of Wynnwood Drive.

SUBDIVISION HISTORY:

1. S178-004 was a request southwest of the present request to replat a 65.661-acre tract of land containing all of Lots 1 and 2 in City Block A/5973; part of City Blocks 52/5973, C/5973, D/5973, E/5973, F/5973; and part of abandoned Llewellyn Avenue to create one lot on property located on Illinois Avenue at Zang Boulevard, north corner. The request was approved on November 99, 2017 and recorded on June 17, 2020.

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 within the immediate vicinity vary in lot width, depth, and area.

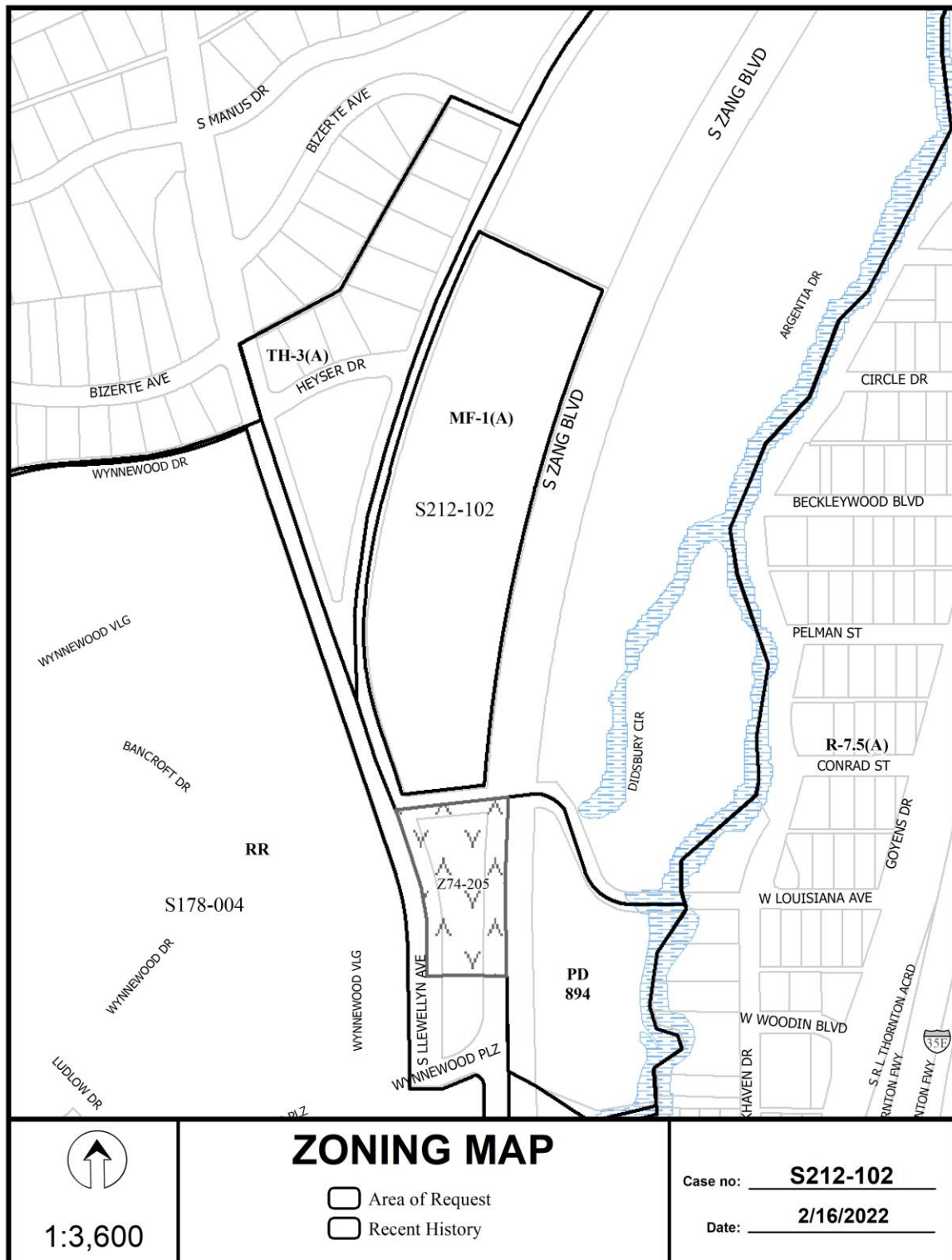
The request lies in an MF-1(A) Multifamily District which has a minimum lot area requirement of 3,000 square feet for single family structures and duplex structures. Minimum lot area requirement for multifamily structures depends on the number of proposed bedrooms. The request is to create one 1.114-acre lot and one 8.885-acre lot.

Staff finds that there is no established lot pattern within the immediate vicinity of the area along Zang Boulevard; and the request is in compliance with Section 51A-8.503 and also with the requirements of the MF-1(A) Multifamily 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 Development Services, 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)

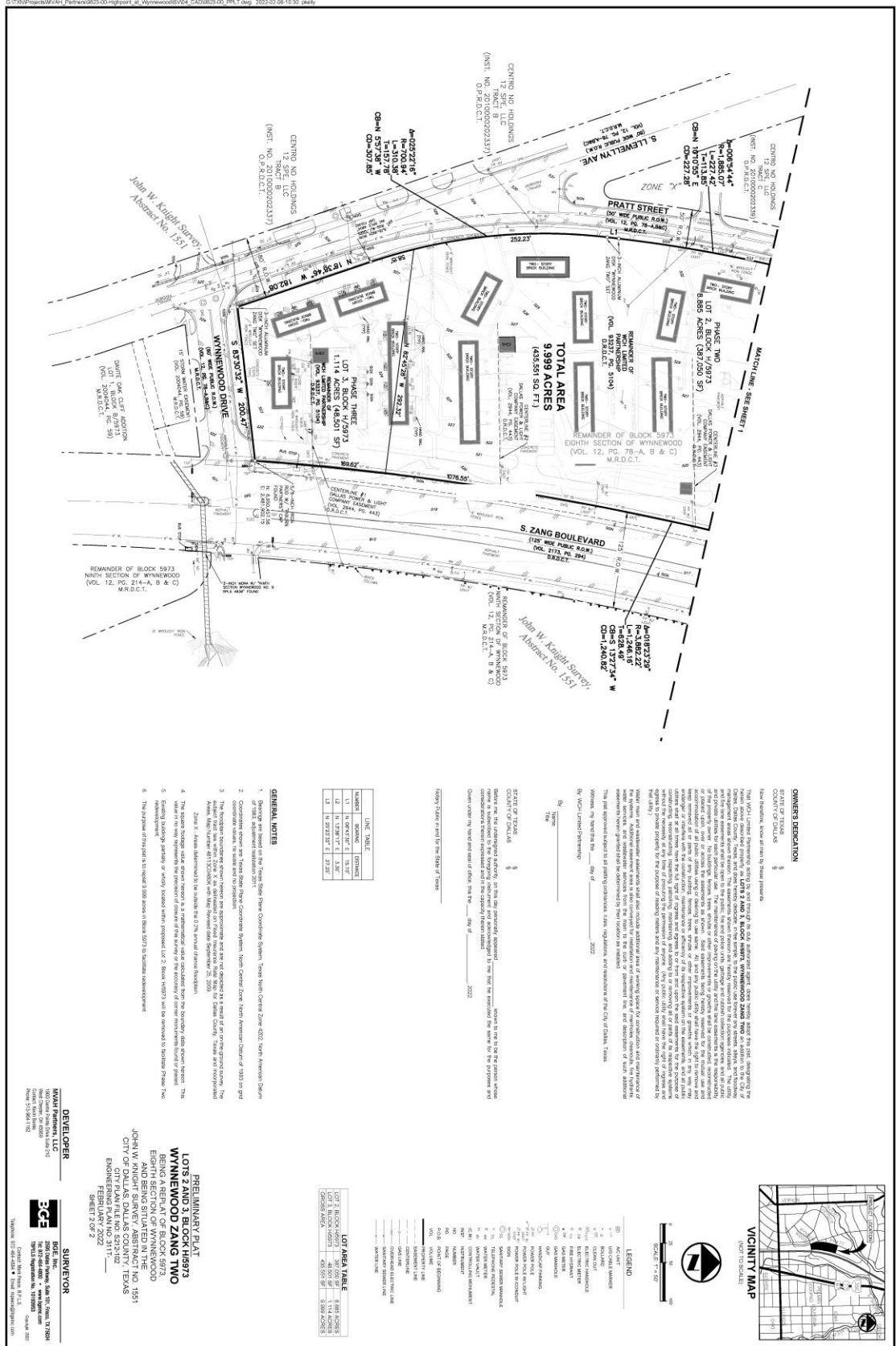
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure, new or existing, may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording 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 a 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/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff.51A 8.611(c)
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 a minimum 10-foot by 10-foot corner clip (via fee simple or Street easement) at the intersection of Wynnewood Drive & Zang Boulevard. Section 51A 8.602(d)(1).
16. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or Street easement) at the intersection of Llewellyn Avenue & Wynnewood Drive. Section 51A 8.602(d)(1).
17. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances with the area of corner clip. Section 51A 8.602(d)(1).

18. On the final plat, show how all adjoining right-of-way was created.
19. On the final plat, show distances/width across all adjoining right-of-way.
20. On the final plat, show recording information on all existing easements within 150 feet of property.
21. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
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. On the final plat, change “S. Zang Boulevard” to “Zang Boulevard”. Section 51A-8.403(a)(1)(A)(xii)
25. On the final plat, change “S Llewellyn Ave” to “Llewellyn Avenue”. Section 51A-8.403(a)(1)(A)(xii)
26. On the final plat, show and label “Louisana Avenue”. Section 51A-8.403(a)(1)(A)(xii)
27. On the final plat, identify the property as Lots 2 and 3 in City Block H/5973. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).









LOCATION: Cordova Street and Seville Street, northwest corner**DATE FILED:** February 7, 2022**ZONING:** CD 6 (Tract 1)**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 0.3039-acre **MAPSCO:** 47A**OWNERS:** Chenoa Mitchell Barhydt and Justin Wayne Edge

REQUEST: An application to replat a 0.3039-acre tract of land containing all of Lot 1 and part of Lot 2 in City Block 24/2224 to create one 6,614.17-square foot lot and one 6,623.80-square foot lot on property located on Cordova Street and Seville Street, northwest corner.

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

PROPERTY OWNER NOTIFICATION: On February 16, 2022 35 notices were sent to property owners within 200 feet of the proposed plat boundary.

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 immediate vicinity of the present request along the north line and south line of Cordova Street have lot widths ranging in size from 50 feet to 60 feet and lot areas ranging in size from 6,804 square feet to 10,119 square feet are zoned CD 6 (Tract 1) Conservation District. *(please refer to the existing area analysis)*

The request lies in CD 6 (Tract 1) Conservation District which has a minimum lot area requirement of 5,000 square feet, a minimum depth of 100 feet, and a minimum width of 50 feet. The request is to create one 6,614.17-square foot lot and one 6,623.80-square foot lot. The widths of the proposed lots are 50 feet, and the depths of the proposed lots are 136.92 feet and 137.97 feet.

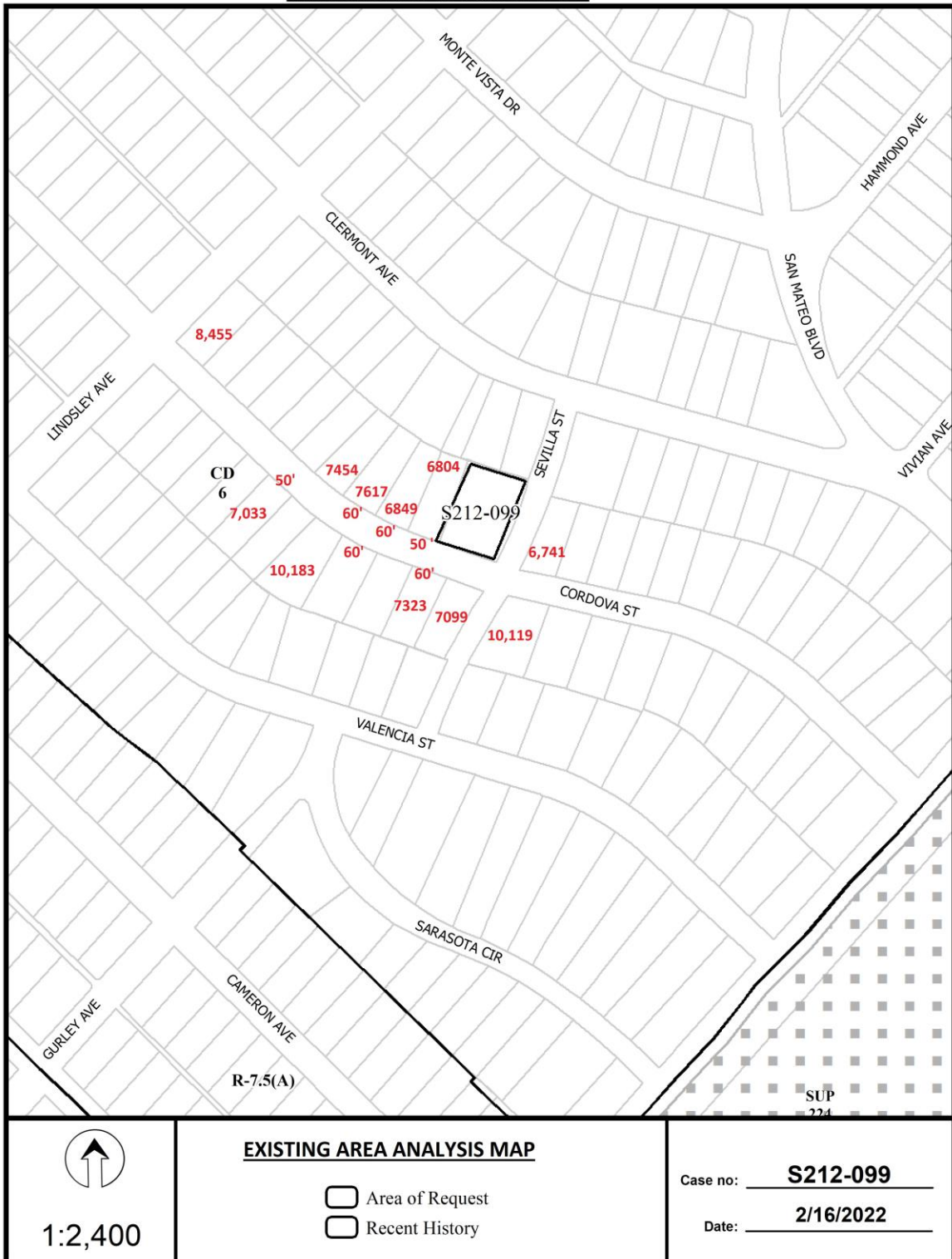
There is an existing lot pattern within the immediate vicinity of the request and staff finds that the request complies with the zoning requirement of CD 6 (Tract 1) Conservation District and is in compliance with Section 51A-8.503; therefore, staff recommends approval subject to compliance with the following conditions:

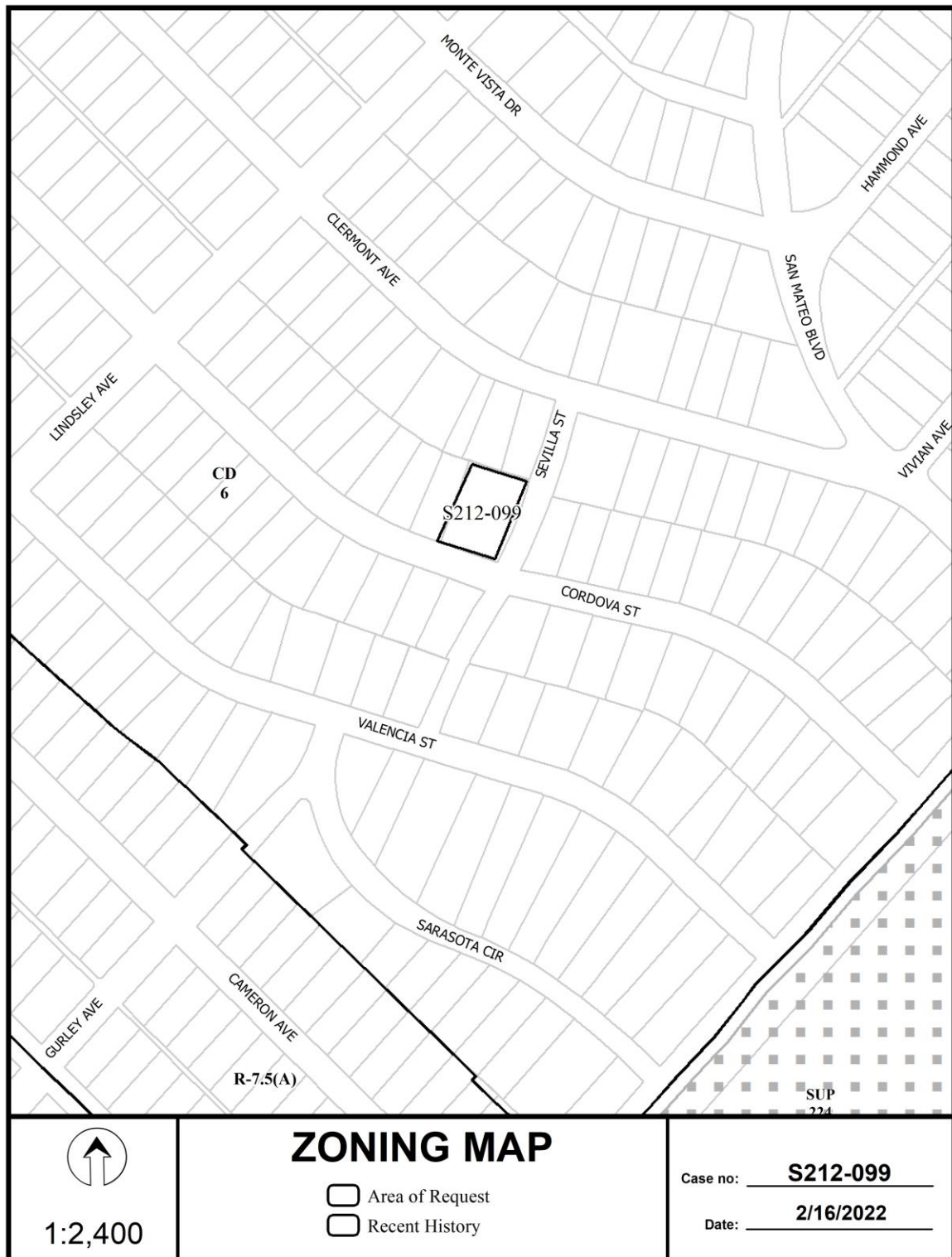
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.

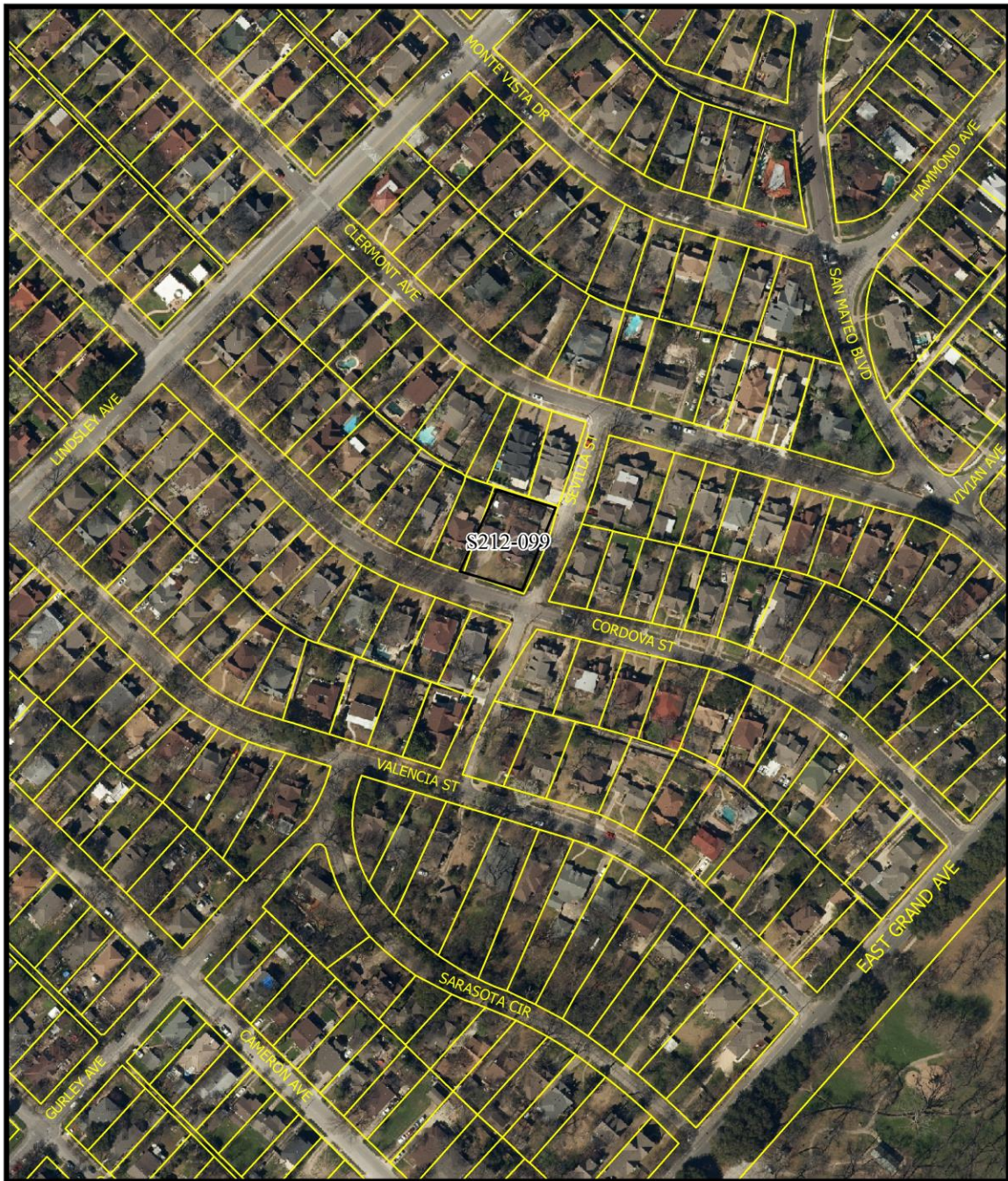
2. Department of Development Services, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. 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. 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/DP). Section 51A- 8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)
14. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or Street easement) at the intersection of Sevilla Street & Cordova Street. Section 51A 8.602(d)(1).
15. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances with the area of corner clip. Section 51A 8.602(d)(1).
16. On the final plat, show recording information on all existing easements within 150 feet of property.

17. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
18. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
19. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
20. 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.
21. On the final plat, identify the property as Lots 1A and 2A in City Block 22/2224. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

ALL AREAS ARE IN SQUARE FEET







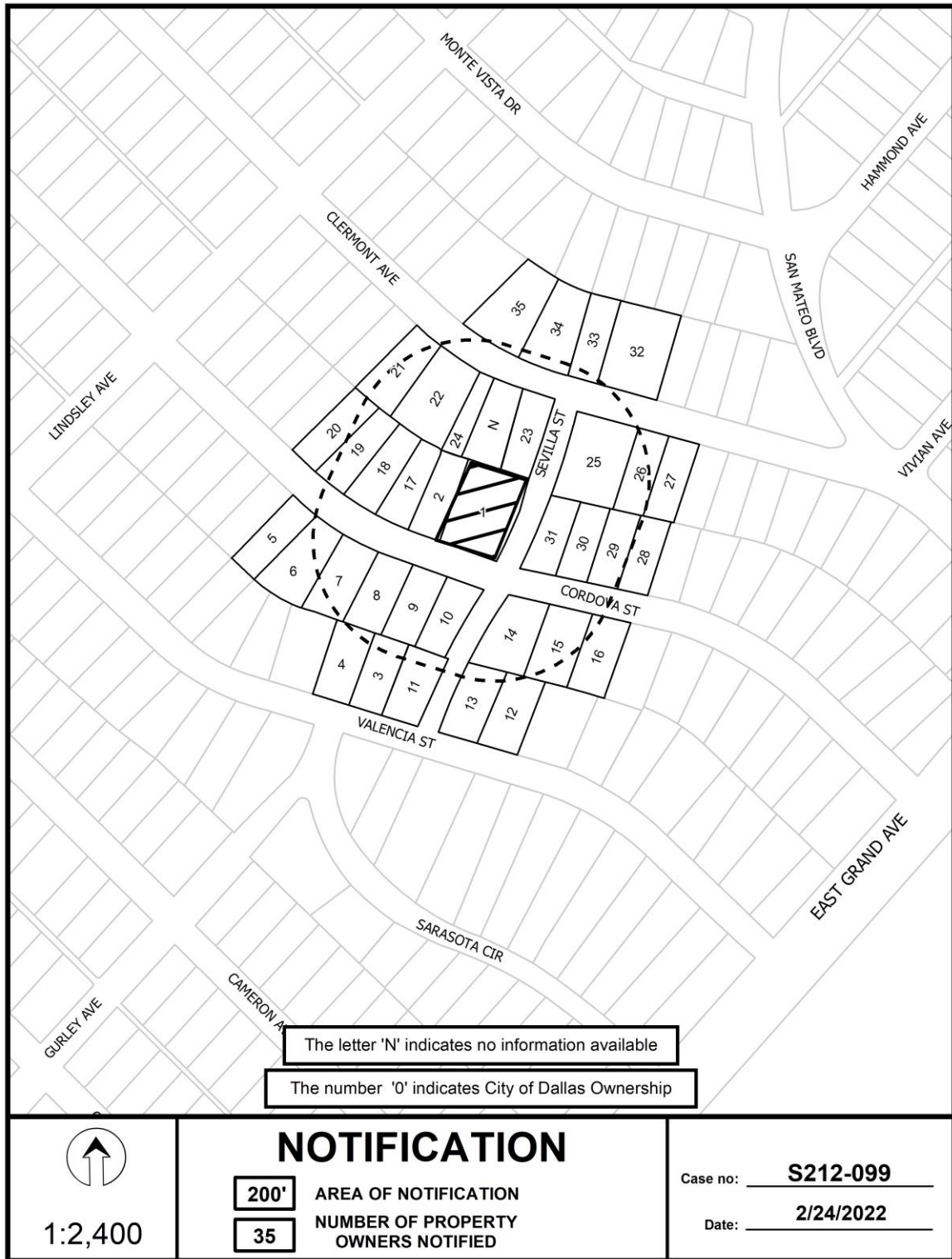
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AERIAL MAP

- ☐ Area of Request
- ☐ Recent History

Case no: **S212-099**

Date: **2/16/2022**



Notification List of Property Owners

S212-099

35 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	920 CORDOVA ST	KEMP ENTERPRISES INC
2	914 CORDOVA ST	DANDREA MICHELLE N & DENNIS V
3	926 VALENCIA ST	KELLEY JEREMIAH B &
4	922 VALENCIA ST	LADTKOW ROBERT & EMILY
5	903 CORDOVA ST	GRIGSBY SHARON
6	907 CORDOVA ST	AGUIRRE ELIZABETH V
7	911 CORDOVA ST	DAVIS H DARRIN
8	915 CORDOVA ST	DANA STEVEN JOHN & KRISTIN M
9	919 CORDOVA ST	DUDA TOMAS &
10	923 CORDOVA ST	MYERS GARRETT
11	930 VALENCIA ST	BUTIN JAMES ANDREW &
12	1010 VALENCIA ST	GIRARD MICHAEL RAYMOND &
13	1002 VALENCIA ST	WEILER RUSSELL N
14	1003 CORDOVA ST	HINTZE CHARLES G & SANDRA P
15	1007 CORDOVA ST	PEEBLES ROBERT H &
16	1011 CORDOVA ST	BRODSKY GRETA VANCE &
17	910 CORDOVA ST	CALLAHAN KEITH E &
18	906 CORDOVA ST	TORRES DAVID A & AMBER E
19	902 CORDOVA ST	ROBBINS JAMES W & BRENDA M
20	822 CORDOVA ST	CONNOLLY JOHN P
21	823 CLERMONT AVE	LEWIS SEBASTIAN &
22	835 CLERMONT AVE	SPALDING THAD D &
23	913 CLERMONT AVE	DEVIN CLAYTON & DIANE
24	911 CLERMONT AVE	Taxpayer at
25	1003 CLERMONT AVE	CARPENTER JEREMY & ANGELA
26	1007 CLERMONT AVE	GEREN WILLIAM

02/10/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1011 CLERMONT AVE	WHISLER MEGAN
28	1014 CORDOVA ST	STEEN CARRIE
29	1010 CORDOVA ST	GEYER JULIA H &
30	1006 CORDOVA ST	RAMSEYER CHARLES W
31	1002 CORDOVA ST	HENIGMAN WILLA &
32	1006 CLERMONT AVE	BUCHANAN TIMOTHY RYAN & HANNAH
33	916 CLERMONT AVE	THOMPSON AIMEE E &
34	912 CLERMONT AVE	DODDS DAVID ALLEN &
35	904 CLERMONT AVE	THOMPSON CODY LANE &

OWNER'S DECLARATION

I, the undersigned, a duly qualified person, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am the owner of the property described herein.

OWNER'S DECLARATION

I, the undersigned, a duly qualified person, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am the owner of the property described herein.

OWNER'S DECLARATION

I, the undersigned, a duly qualified person, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am the owner of the property described herein.

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OWNER'S CERTIFICATE

I, the undersigned, a duly qualified person, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am the owner of the property described herein.

FILE NUMBER: D212-001(HC)

DATE FILED: November 15, 2021

LOCATION: Southeast corner of Walnut Hill Lane and Wildcat Way

COUNCIL DISTRICT: 10

SIZE OF REQUEST: ± 0.50 acres

CENSUS TRACT: 78.26

REPRESENTATIVE: Caleb Jones, Kimley-Horn

OWNER: LHHLD LP

APPLICANT: Caleb Jones, Kimley-Horn

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

STAFF RECOMMENDATION: Approval.

PLANNED DEVELOPMENT DISTRICT No. 758

<http://www.dallascityattorney.com/51P/Articles/PDF/Article%20758.pdf>

PD No. 758 Exhibits

<http://www.dallascityattorney.com/51P/Exhibits/758A.pdf>

<http://www.dallascityattorney.com/51P/Exhibits/758B.pdf>

<http://www.dallascityattorney.com/51P/Exhibits/758C.pdf>

<http://www.dallascityattorney.com/51P/Exhibits/758D.pdf>

BACKGROUND INFORMATION:

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

The zoning was granted subject to a conceptual plan and requires a development plan be approved by the City Plan Commission prior to the issuance of any building permits. This request seeks the approval of a development plan for a restaurant with drive-through use within Subarea C of PD 758.

REQUEST DETAILS:

This request seeks the approval of a development plan and landscape plan for property located in the northeastern portion of Subarea C for a restaurant with drive-through service. The site will be served by a driveway connection to Wildcat Way. Per the PD, the ten on-street parking adjacent to the site will be counted toward meeting the parking requirement for a restaurant with drive-through service.

Upon reviewing the requested development plan and landscape plan, staff has determined that the request complies with the requirements set forth by Planned Development District No. 758 and does not impact any other provisions of the ordinance permitting this use.

List of Officers

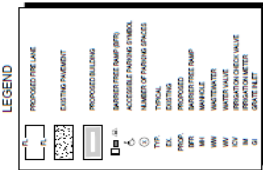
Applicant (Caleb Jones)

- Jonathan Kerby is the project manager.
- Kirk Hermansen is the Owner.
- Jeff Blackwood is the Developer.

Owner (Kirk Hermansen)

- Caleb Jones is the applicant and representative.
- Jonathan Kerby is the project manager.
- Jeff Blackwood is the Developer.

Proposed Development Plan

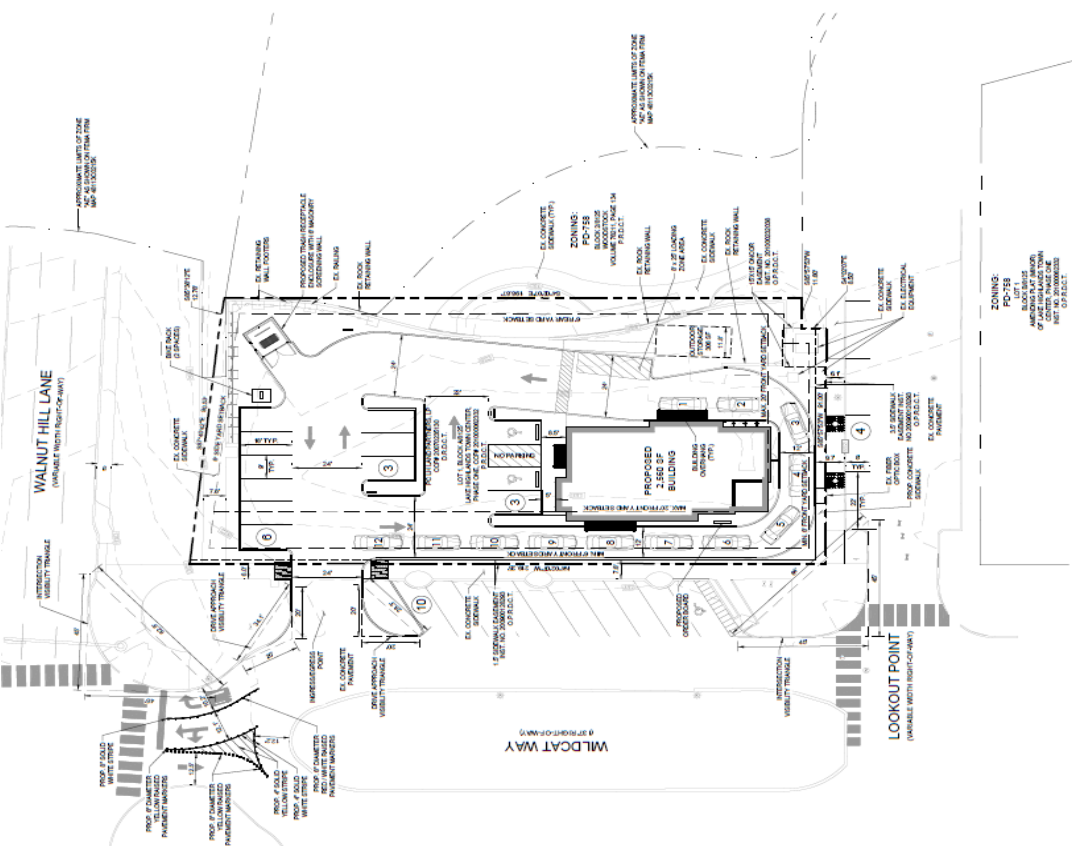


DEVELOPMENT PLAN FOR PD 758
#D212-001
SUBAREA C
0.50 ACRES
LOT 1, BLOCK A/8125
LAKE HIGHLANDS TOWN CENTER
CITY OF DALLAS,
DALLAS COUNTY, TEXAS

6301 MARSHALL AVENUE, SUITE 200, DALLAS, TEXAS 75236
PH: 214.635.1100 FAX: 214.635.1101
WWW.KIMLEY-HORN.COM

PLAT NO.	BLDG. NAME	NO. OF STORIES	NO. OF UNITS	NO. OF PARKING SPACES
1	LAKE HIGHLANDS TOWN CENTER	1	1	1

REVISION	DATE	BY	NUMBER	SHEET
1	01/11/2017	1	1	1



BUILDING	EXISTING BUILDING 1	EXISTING BUILDING 2	EXISTING BUILDING 3	EXISTING BUILDING 4	EXISTING BUILDING 6	EXISTING BUILDING 7	CUMULATIVE TOTALS
PROPOSED USE	RETAIL	RETAIL	RETAIL / RESTAURANT WITHOUT DRIVE-THRU	RETAIL / RESTAURANT WITHOUT DRIVE-THRU	RETAIL / RESTAURANT WITH DRIVE-THRU	RESTAURANT WITH DRIVE-THRU	PROPOSED
TOTAL BUILDING AREA	30,000 SF	5,000 SF	9,810 SF	9,810 SF	4,300 SF	2,200 SF	MAX ALLOWED 30,000 SF (NONRESIDENTIAL)
LOT COVERAGE (BUILDING)	90%	12%	90%	4%	90%	12%	90%
FLOOR AREA RATIO (FAR)	2.85	0.12	2.85	0.04	2.85	0.12	2.85
BUILDING HEIGHT	75'	30' (1 STORY)	75'	30' (1 STORY)	75'	30' (1 STORY)	75'

SITE DATA SUMMARY TABLE	
ZONING	PD 758 SUBDISTRICT C
DESIGNATED ZONING	RESTAURANT WITH DRIVE-THRU DRIVE
DESIGNATED ZONING	THROUGH SERVICE
DESIGNATED ZONING	OPEN SPACE / LANDSCAPE
DESIGNATED ZONING	HYDRO-DRIVE-THRU RESTAURANT
BUILDING	1 STORY
NUMBER OF STORIES	1
REAR YARD SETBACK	10 FT
LOT AREA	45,500 ACRES
LOT COVERAGE RATIO	11.8%
PARKING REQUIRED	1 SPACE PER 100 SQ. FT. OF FLOOR AREA
PARKING PROVIDED	2,500 SQ. FT. BUILDING + 75 SPACES
PARKING PROVIDED	25 SPACES
PARKING PROVIDED	1 SPACE
PARKING PROVIDED	1 SPACE
PARKING PROVIDED	2 SPACES
PARKING PROVIDED	3 SPACES
PARKING PROVIDED	1 SPACE
PARKING PROVIDED	N/A

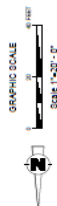
Proposed Development Plan - Enlarged



SHEET TITLE:
LANDSCAPE
PLAN

[illegible]

L-1.2

[illegible]

1. ALL REQUIRED LANGUAGE LABELS SHALL HAVE AN AUTOMATIC IRRADIATION SYSTEM WITH A PRESSURE SENSING SYSTEM SHALL ALSO HAVE AN ET ALGORITHM BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED RADIATION

PLANT MATERIALS TO BE SUBMITTED REGULARLY TO INSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN HEALTHY CONDITION THROUGHOUT APPROPRIATE GROWTH PERIOD. IF CALLED FOR, COMING PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.

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

10. ALL LAWN AREAS TO BE HYDROSEEDING SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

	SIZE	NOTES
	3 1/2" cal	14" ht, 4" spread, matching
	3 5/8" cal	14" ht, 4" spread, matching

Run	Time	Temp	Flow	Pressure	Detector	Sample	Conc	Unit
1	10 min	100°C	1.0 ml/min	1.0 bar	UV	100% MeOH	1.0	g/L
2	10 min	100°C	1.0 ml/min	1.0 bar	UV	100% MeOH	1.0	g/L
3	10 min	100°C	1.0 ml/min	1.0 bar	UV	100% MeOH	1.0	g/L
4	10 min	100°C	1.0 ml/min	1.0 bar	UV	100% MeOH	1.0	g/L
5	10 min	100°C	1.0 ml/min	1.0 bar	UV	100% MeOH	1.0	g/L
6	10 min	100°C	1.0 ml/min	1.0 bar	UV	100% MeOH	1.0	g/L
7	10 min	100°C	1.0 ml/min	1.0 bar	UV	100% MeOH	1.0	g/L
8	10 min	100°C	1.0 ml/min	1.0 bar	UV	100% MeOH	1.0	g/L
9	10 min	100°C	1.0 ml/min	1.0 bar	UV	100% MeOH	1.0	g/L
10	10 min	100°C	1.0 ml/min	1.0 bar	UV	100% MeOH	1.0	g/L
11	10 min	100°C	1.0 ml/min	1.0 bar	UV	100% MeOH	1.0	g/L
12	10 min	100°C	1.0 ml/min	1.0 bar	UV	100% MeOH	1.0	g/L
13	10 min	100°C	1.0 ml/min	1.0 bar	UV	100% MeOH	1.0	g/L
14	10 min	100°C	1.0 ml/min	1.0 bar	UV	100% MeOH	1.0	g/L
15	10 min	100°C	1.0 ml/min	1.0 bar	UV	100% MeOH	1.0	g/L
16	10 min	100°C	1.0 ml/min	1.0 bar	UV	100% MeOH	1.0	g/L
17	10 min	100°C	1.0 ml/min	1.0 bar	UV	100% MeOH	1.0	g/L
18	10 min	100°C	1.0 ml/min	1.0 bar	UV	100% MeOH	1.0	g/L
19	10 min	100°C	1.0 ml/min	1.0 bar	UV	100% MeOH	1.0	g/L
20	10 min	100°C	1.0 ml/min	1.0 bar	UV	100% MeOH	1.0	g/L
21	10 min	100°C	1.0 ml/min	1.0 bar	UV	100% MeOH	1.0	g/L
22	10 min	100°C	1.0 ml/min	1.0 bar	UV	100% MeOH	1.0	g/L
23	10 min	100°C	1.0 ml/min	1.0 bar	UV	100% MeOH	1.0	g/L
24	10 min	100°C	1.0 ml/min	1.0 bar	UV	100% MeOH	1.0	g/L
25	10 min	100°C	1.0 ml/min	1.0 bar	UV	100% MeOH	1.0	g/L
26	10 min	100°C	1.0 ml/min	1.0 bar	UV	100% MeOH	1.0	g/L
27	10 min	100°C	1.0 ml/min	1.0 bar	UV	100% MeOH	1.0	g/L
28	10 min	100°C	1.0 ml/min	1.0 bar	UV	100% MeOH	1.0	g/L
29	10 min	100°C	1.0 ml/min	1.0 bar	UV	100% MeOH	1.0	g/L
30	10 min	100°C	1.0 ml/min	1.0 bar	UV	100% MeOH	1.0	g/L
31	10 min	100°C	1.0 ml/min	1.0 bar	UV	100% MeOH	1.0	g/L
32	10 min	100°C	1.0 ml/min	1.0 bar	UV	100% MeOH	1.0	g/L
33	10 min	100°C	1.0 ml/min	1.0 bar	UV	100% MeOH	1.0	g/L
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36	10 min	100°C	1.0 ml/min	1.0 bar	UV	100% MeOH	1.0	g/L
37	10 min	100°C	1.0 ml/min	1.0 bar	UV	100% MeOH	1.0	g/L
38	10 min	100°C	1.0 ml/min	1.0 bar	UV	100% MeOH	1.0	g/L
39	10 min	100°C	1.0 ml/min	1.0 bar	UV	100% MeOH	1.0	g/L
40	10 min	100°C	1.0 ml/min	1.0 bar	UV	100% MeOH	1.0	g/L
41	10 min	100°C	1.0 ml/min	1.0 bar	UV	100% MeOH	1.0	g/L
42	10 min	100°C	1.0 ml/min	1.0 bar	UV	100% MeOH	1.0	g/L
43	10 min	100°C	1.0 ml/min	1.0 bar	UV	100% MeOH	1.0	g/L
44	10 min	100°C	1.0 ml/min	1.0 bar	UV	100% MeOH	1.0	g/L
45	1							

21,769.1

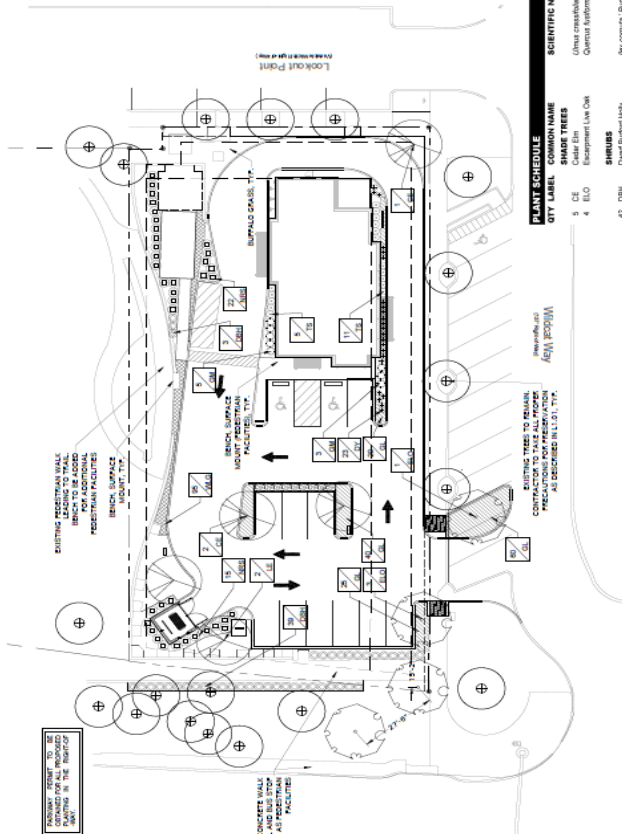
provided along the entire length of the perimeter exclusive of freeways that have an average depth of 15' landscape area, sections 10' and local and residential collectors 7.5'.

be more than 70° from the trunk of a large or medium tree.

1" in caliper must be provided for every 4,000 s.f. of lot area with a bareing provided
 X) must be satisfied to satisfy the tree requirement according to the caliper of tree
 PROVIDED

5 trees, 3° cal.

PROVIDED
low water turf grass - 5 points
screening - 5 points
water wise plant materials - 100% - 5 points
no more than 10 parking spaces in a row - 5 points
TOTAL = 20 points



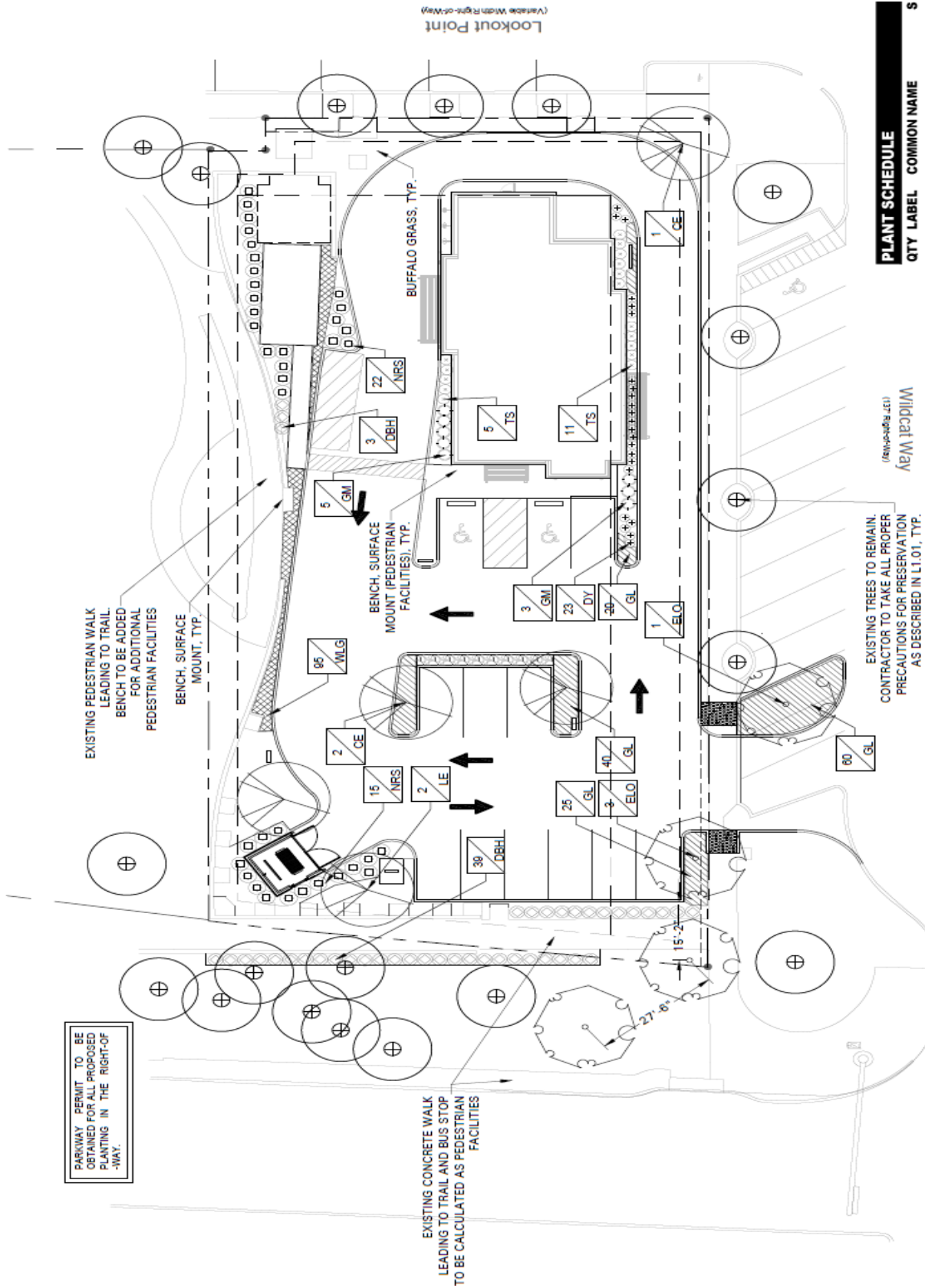
Proposed Landscape Plan - Enlarged

PLANT SCHEDULE	
QTY LABEL	COMMON NAME
SHADE TREES	
5 CE	Cedar Elm
4 ELO	Escarpment Live Oak
SHRUBS	
20 PMS	Pruned Round Maple

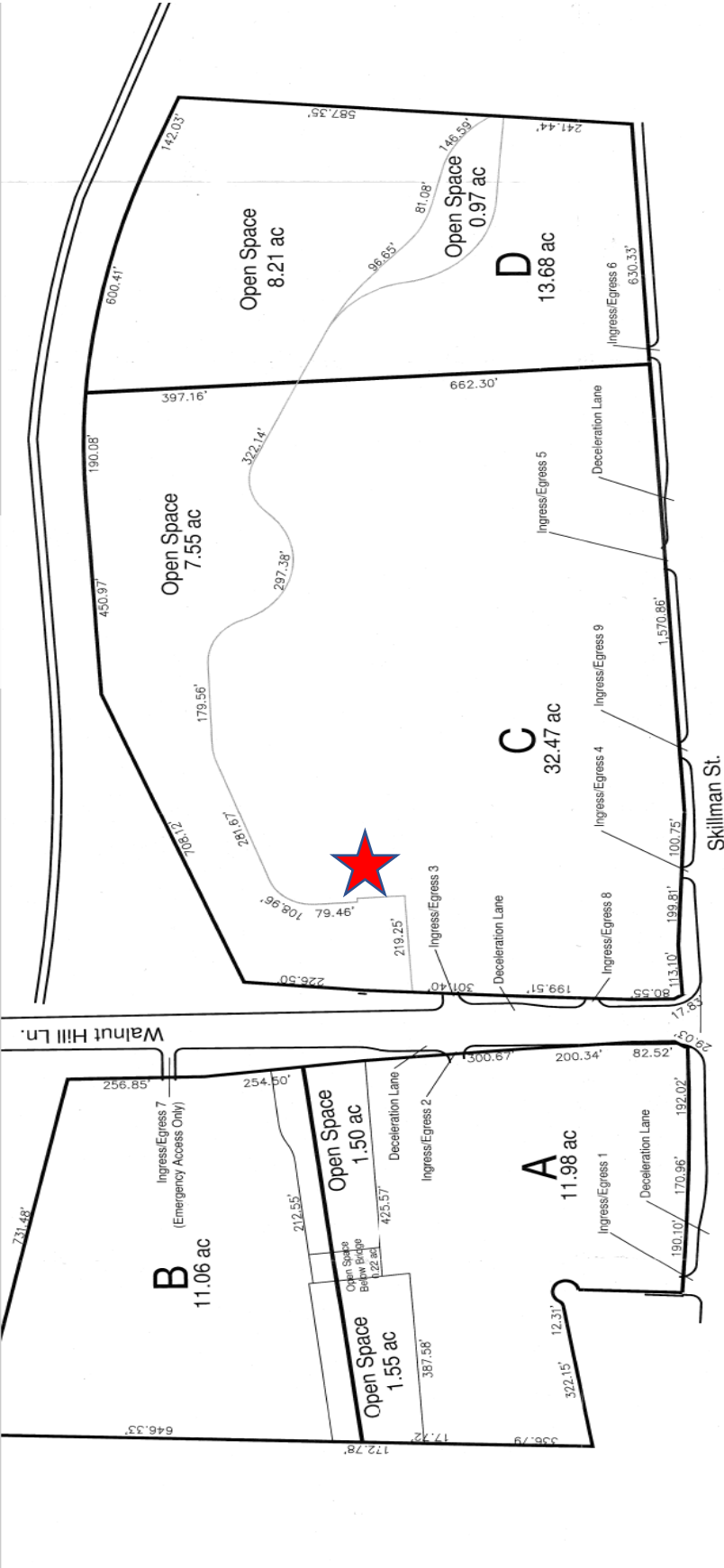
23	DY	Oval Yucca
8	GM	Gulf Muri
37	NRS	Nash R. Stevens Holly
16	TS	Texas Sage "Thunderbolt"
145	GL	GIANT COVER VINES OR
95	WL	GIANT Liriodendron
		Weeping Lovegrass

5 for DALLAS, TEXAS - PD 758
11 s.f.
18 s.f.
PAPE AREAS
VOIDED
11 s.f. a.d. (site area landscaped) (10.3%)
18 s.f. floor sand (landscaped) (15.4%)

ward landscape (1 for every 3%) = 5 points
 urban facilities (1 for every 1%) = 8 points
 by trees retained - 5 trees = 7 points
 = 20 points



Existing Conceptual Plan



	Subarea A	Subarea B	Subarea C	Subarea D
Max Height	75'	105'	75'	75'
Max FAR	4.0	4.0	2.85	4.0
Max Lot Coverage	90%	90%	90%	90%
Min. Front Yard Setback	6'	6'	6'	6'
Max Front Yard Setback (from interior public r.o.w.)	20'	20'	20'	20'
Min. Side and Rear Yard Setback	6'	6'	6'	6'
Max Underfloor Area:				
Residential Units	280 Units	850 Units	900 Units	175 Units
Non Residential Floor Area	155,000 s.f	35,000 s.f	300,000 s.f	0
Max. Stories	5	7	5	4

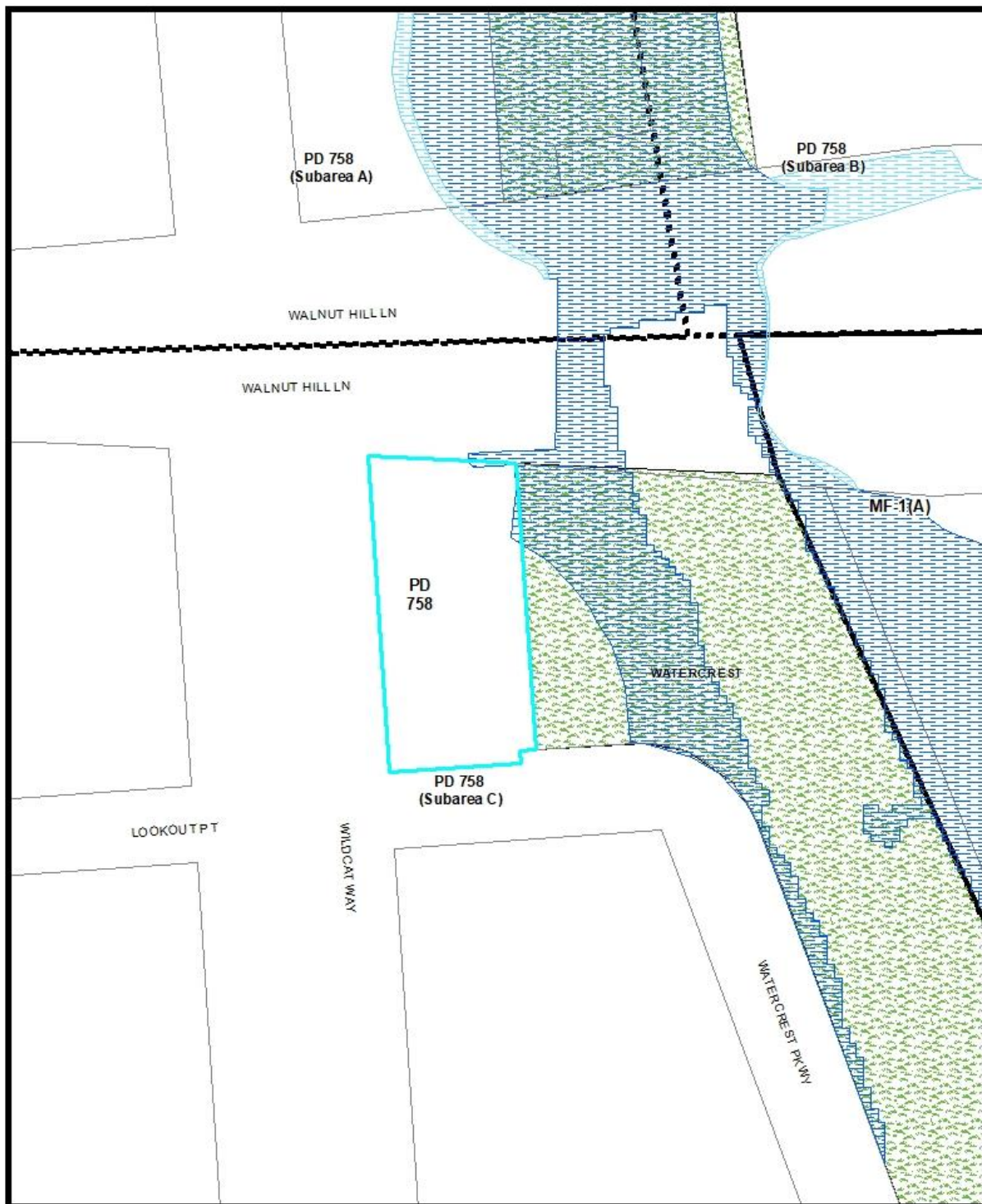
100912
27852

Exhibit 758 A
Planned Development
District No. 758

APPROVED BY
CITY COUNCIL
MAY 14 2008
Richard Blumenthal
City Secretary

Approved
City-Plan Commission
March 4, 2010

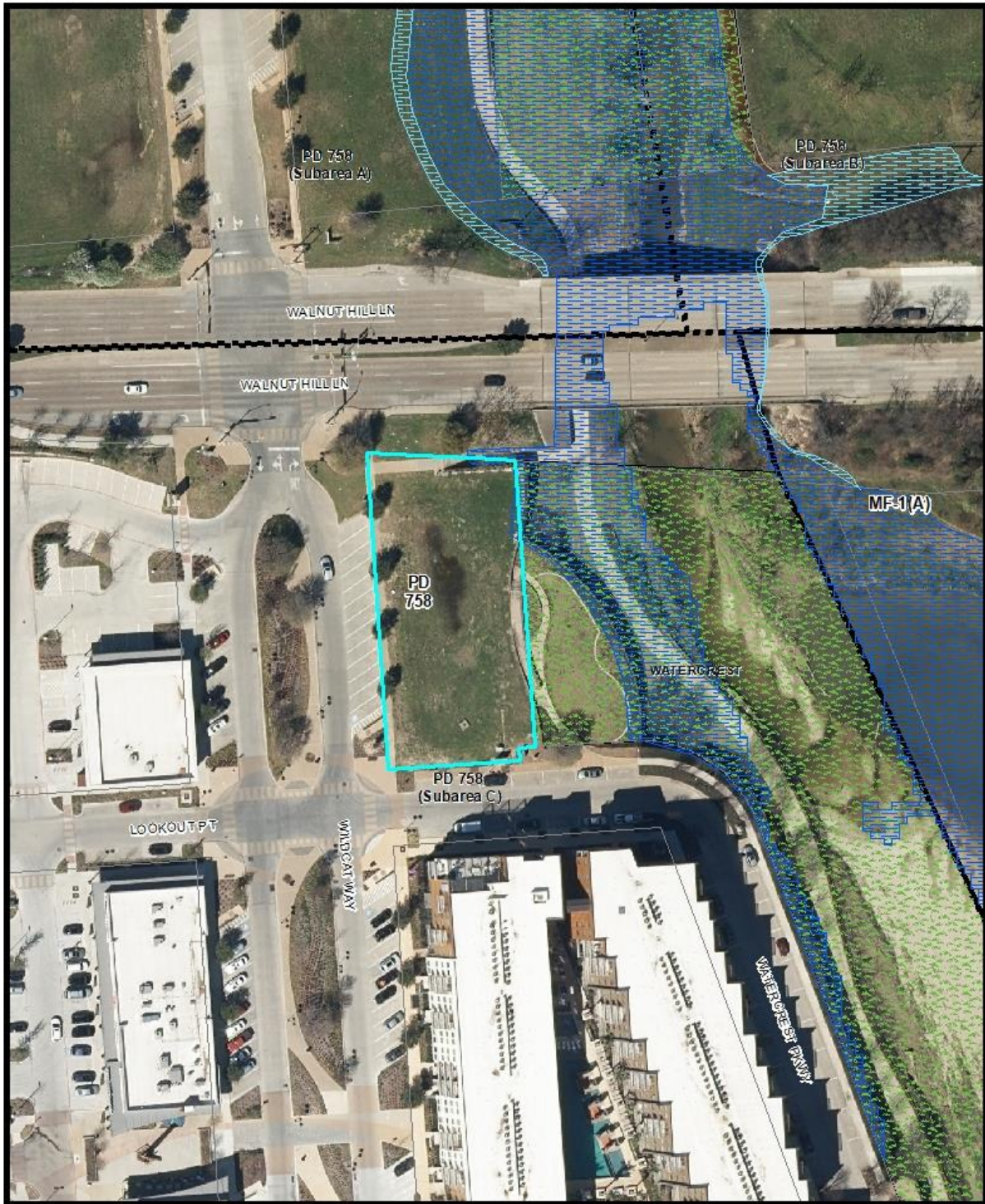
ZONING CASE: Z089-262(RB)



 1:1,000

Zoning Map

Printed Date: 2/17/2022



1:1,000

Aerial Map

Printed Date: 2/17/2022

FILE NUMBER: D212-006(HC)

DATE FILED: January 7, 2022

LOCATION: Southwest corner of Maple Avenue and Mockingbird Lane

COUNCIL DISTRICT: 2

SIZE OF REQUEST: ± 1.13 acres

CENSUS TRACT: 4.06

REPRESENTATIVE: Mary Wood, Cumulus Design

OWNER: Greenway-Mockingbird LP

APPLICANT: David Counts, JP Morgan Chase

REQUEST: An application for a development plan for a financial institution with drive-in use on property zoned Planned Development District No. 1028.

STAFF RECOMMENDATION: Approval.

PLANNED DEVELOPMENT DISTRICT No. 1028

<http://www.dallascityattorney.com/51P/Articles/PDF/Article%201028.pdf>

PD No. 1028 Exhibits

<http://www.dallascityattorney.com/51P/Exhibits/1028A.pdf>

<http://www.dallascityattorney.com/51P/Exhibits/1028B.pdf>

BACKGROUND INFORMATION:

On January 22, 2020, the Dallas City Council established Planned Development District No. 1028 by Ordinance No. 31436.

The zoning was granted subject to a conceptual plan and requires a development plan for Phase II be approved by the City Plan Commission prior to the issuance of any building permits in this phase. This request seeks the approval of a development plan for a financial institution with drive-in use for Phase II within PD No. 1028.

REQUEST DETAILS:

The request seeks approval of a development plan for Phase II on a presently undeveloped plot of land for a financial institution with a drive-in use. The development will be comprised of a single, one-story structure at a maximum height of 22 feet, 6 inches. The building will have a total building footprint of 3,420-square-feet. One drive-thru ATM lane that will accommodate 5 vehicle stacking spaces and 36 on-site surface parking spaces will also be provided.

Upon reviewing the requested development plan, staff has determined that the request complies with the requirements set forth by Planned Development District No. 1028 and does not impact any other provisions of the ordinance permitting this use.

List of Officers

Board of Directors JP Morgan Chase

Linda B. Bammann^{2,4}

Retired Deputy Head of Risk
Management
JPMorgan Chase & Co.
(Financial services)

Stephen B. Burke^{2,3}

Retired Chairman and
Chief Executive Officer
NBCUniversal, LLC
(Television and entertainment)

Todd A. Combs^{2,3}

Investment Officer
Berkshire Hathaway Inc.;
President and
Chief Executive Officer
GEICO
(Conglomerate and insurance)

James S. Crown^{4,5}

Chairman and
Chief Executive Officer
Henry Crown and Company
(Diversified investments)

James Dimon

Chairman and
Chief Executive Officer
JPMorgan Chase & Co.
(Financial services)

Timothy P. Flynn¹

Retired Chairman and
Chief Executive Officer
KPMG
(Professional services)

Melody Hobson^{4,5}

Co-CEO and President
Ariel Investments, LLC
(Investment management)

Michael A. Neal^{4,5}

Retired Vice Chairman
General Electric Company;
Retired Chairman and
Chief Executive Officer
GE Capital
(Industrial and financial services)

Phebe N. Novakovic¹

Chairman and
Chief Executive Officer
General Dynamics
(Aerospace and defense)

Virginia M. Rometty^{1,3}

Retired Executive Chairman
and Chief Executive Officer
International Business Machines
Corporation
(Technology)

Member of:

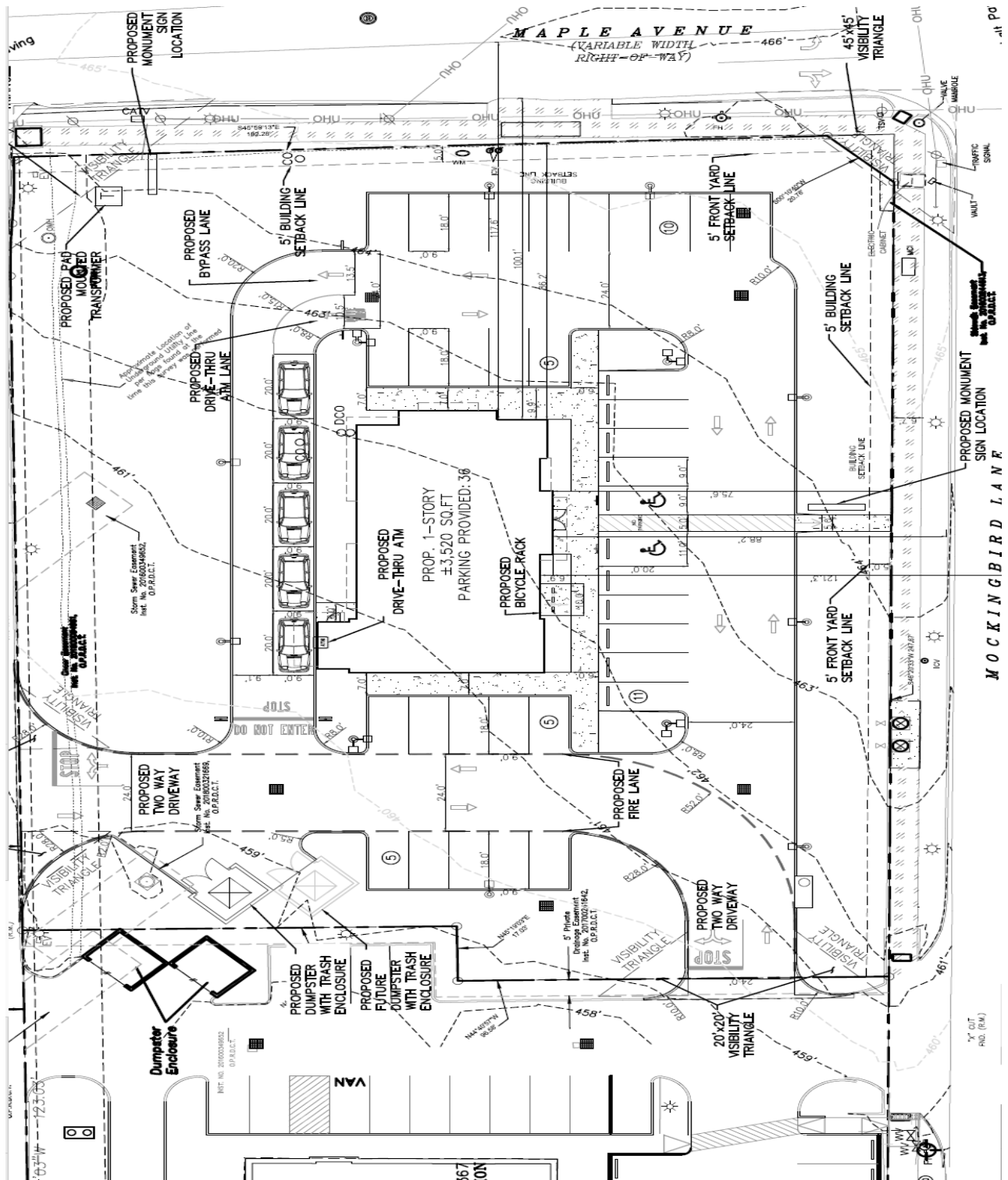
- 1 Audit Committee
- 2 Compensation & Management Development Committee
- 3 Corporate Governance & Nominating Committee
- 4 Risk Committee
- 5 Public Responsibility Committee

Greenway-Mockingbird LP

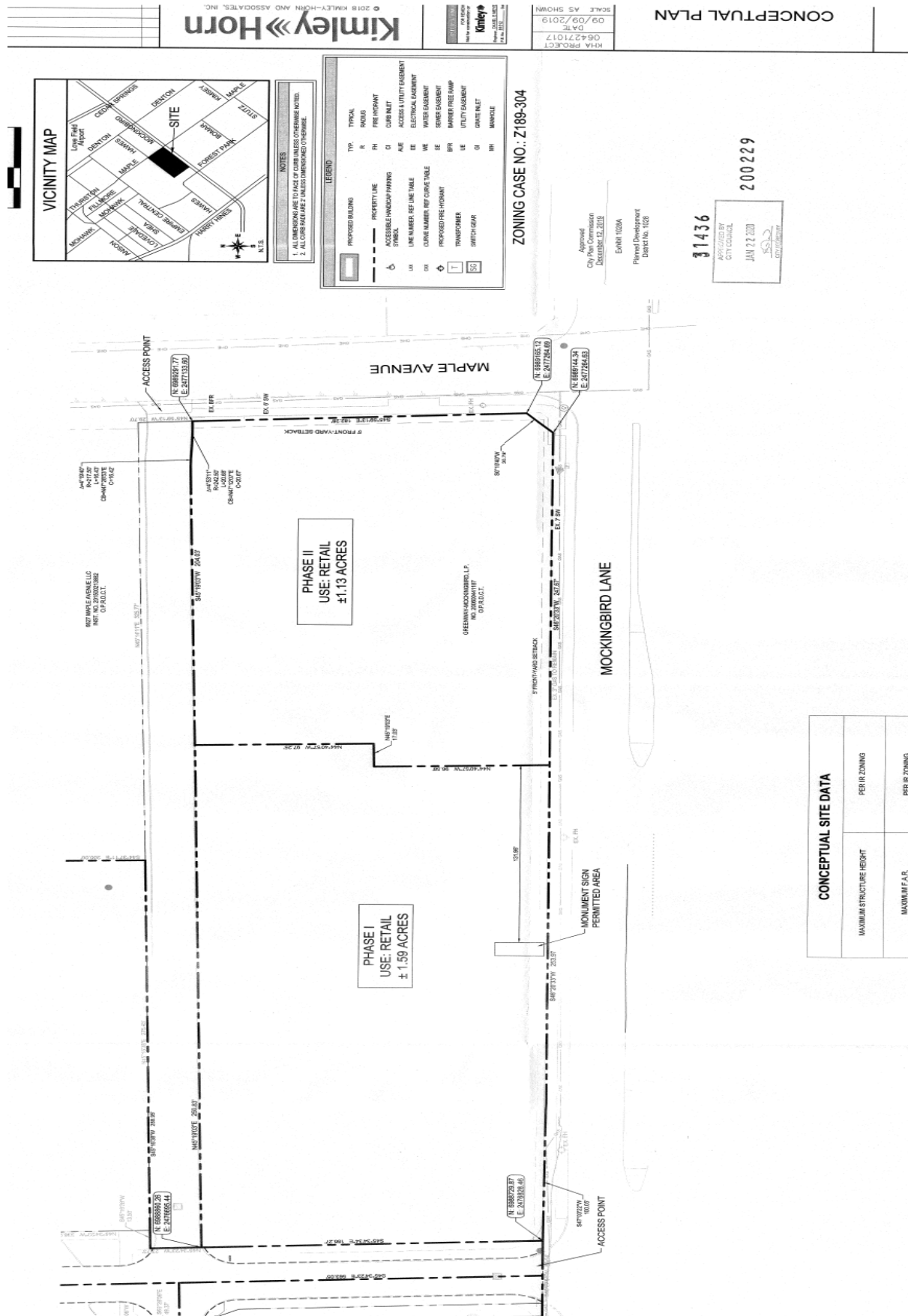
Gerald Stool, Manager

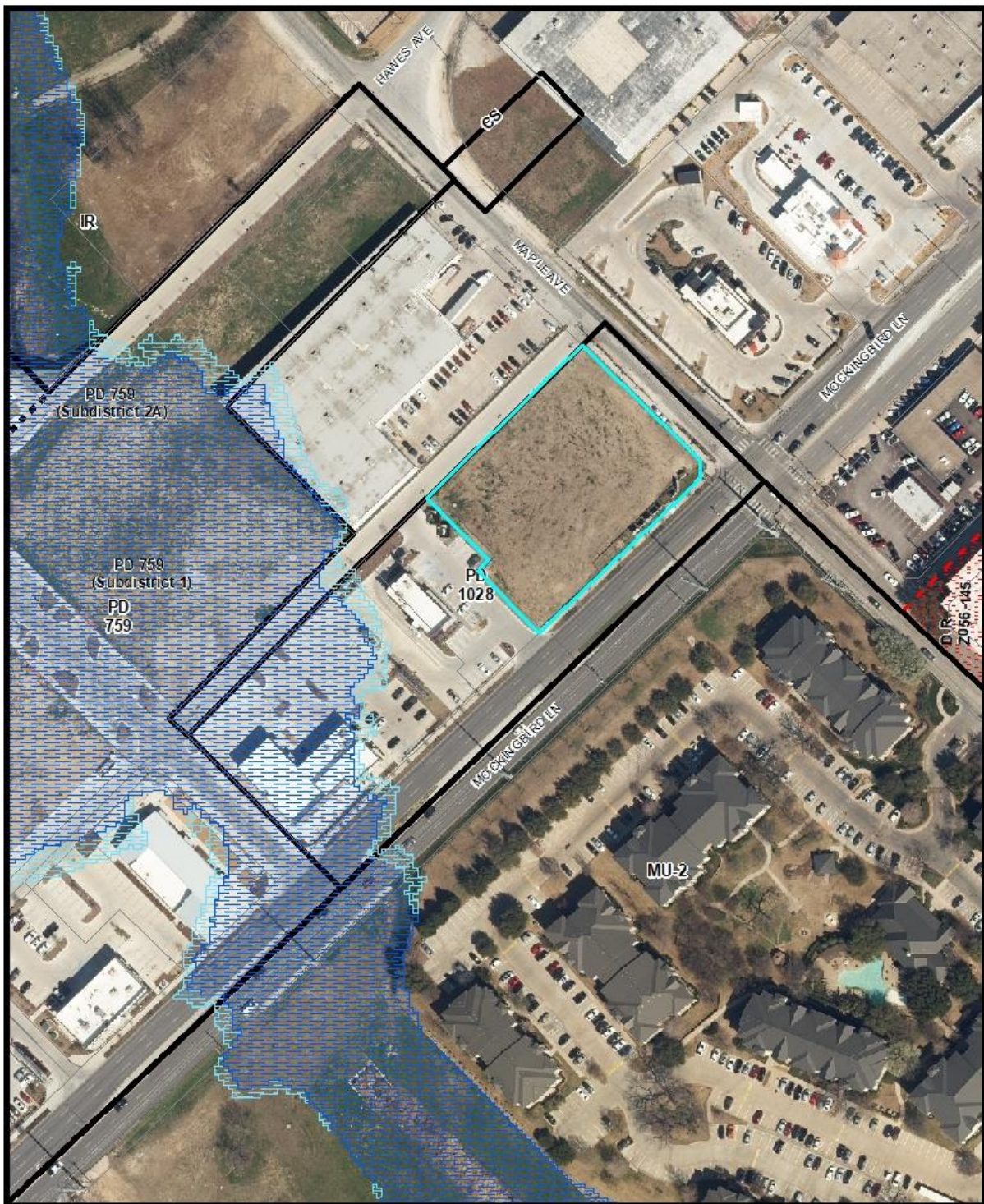
Todd Petty, Vice President of General Partners

Proposed Development Plan - Enlarged



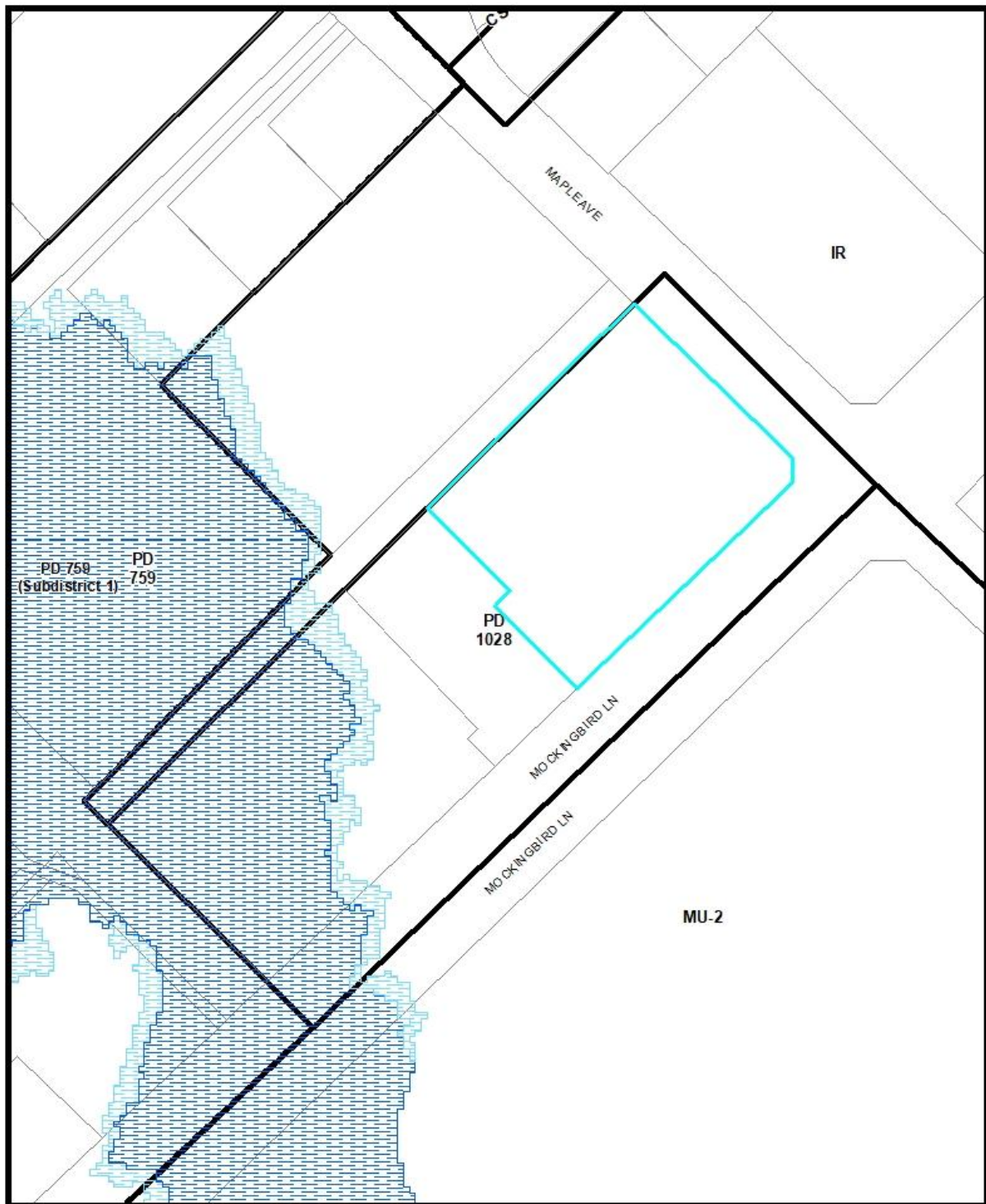
Existing Conceptual Plan





Aerial Map

Printed Date: 2/17/2022



Zoning Map

Printed Date: 2/17/2022

CITY PLAN COMMISSION

THURSDAY, MARCH 3, 2022

Planner: Hannah Carrasco

FILE NUMBER: M201-040(HC)

DATE FILED: June 23, 2021

LOCATION: South of West Camp Wisdom Road and west of Eagle Ford Drive

COUNCIL DISTRICT: 3

SIZE OF REQUEST: ± 17.72 acres

CENSUS TRACT: 165.10

REPRESENTATIVE: Kiesha Kay and Danielle Matthews, MASTERPLAN

OWNER/APPLICANT: Harmony Public Schools

REQUEST: An application for a minor amendment to an existing site plan for Specific Use Permit No. 1739 for a child-care facility and private school use on property zoned Subdistrict S-2b within Planned Development District No. 521.

SUMMARY: The purpose of this request is to allow minor modifications to the existing site plan primarily related to the addition of a soccer field, fencing, and removal of trees to accommodate the addition. [Harmony Nature School].

STAFF RECOMMENDATION: Approval.

PRIOR CPC ACTION: On February 17, 2022 the City Plan Commission held this case under advisement until March 3, 2022.

BACKGROUND INFORMATION:

On January 14, 2009, the Dallas City Council established Specific Use Permit No. 1739 by Ordinance No. 28997 for a child-care facility and private school use.

REQUEST DETAILS:

The site is currently developed with a child-care and private school facility. The applicant is requesting to amend the existing SUP site plan to account for the addition of a soccer field in the upper northeast corner of the site that will be used for practice. No additional traffic is projected. Fencing will be installed as shown on the proposed site plan, and landscaping will be affected. Twenty-one trees are proposed to be removed, 17 of which are protected, and four of which are not.

There is no change to the number of classrooms or floor area.

Staff has determined that the proposed request meets the criteria for an SUP minor amendment and does not violate other applicable code requirements.

List of Officers

Harmony Public Schools Board Members

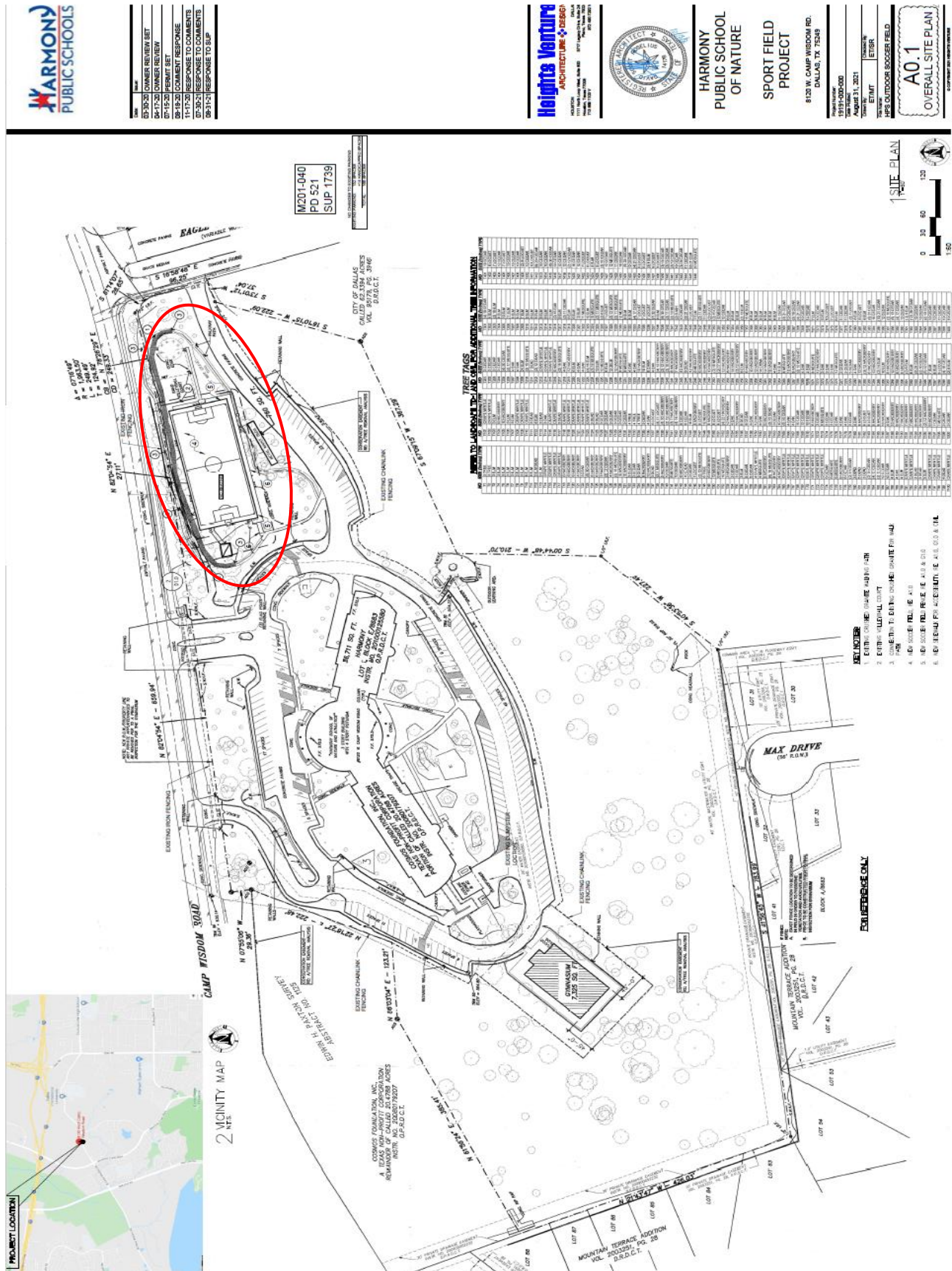
Board of Directors and Superintendent

Mr. Fatih Ay
Dr. Oner Ulvi Celepcikay
Mr. Homer Stewart
Mrs. Daisy Morales
Dr. Osman Kanlioglu
Mrs. Ellen MacDonald

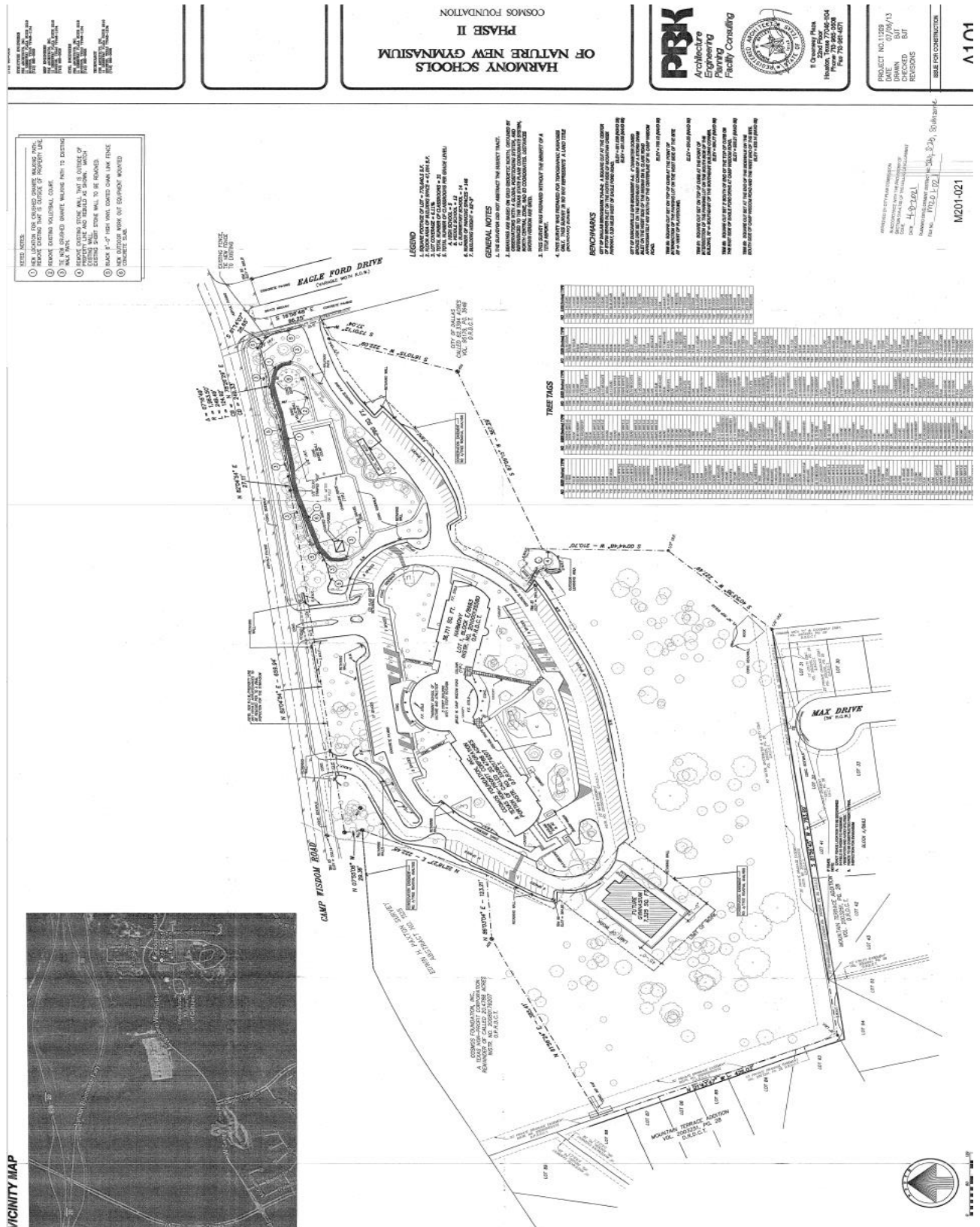
Current local government officers include, but are not limited to:

Mr. Umit Alpaslan
Dr. Nihat Bayhan
Mr. Ilhan Guzey

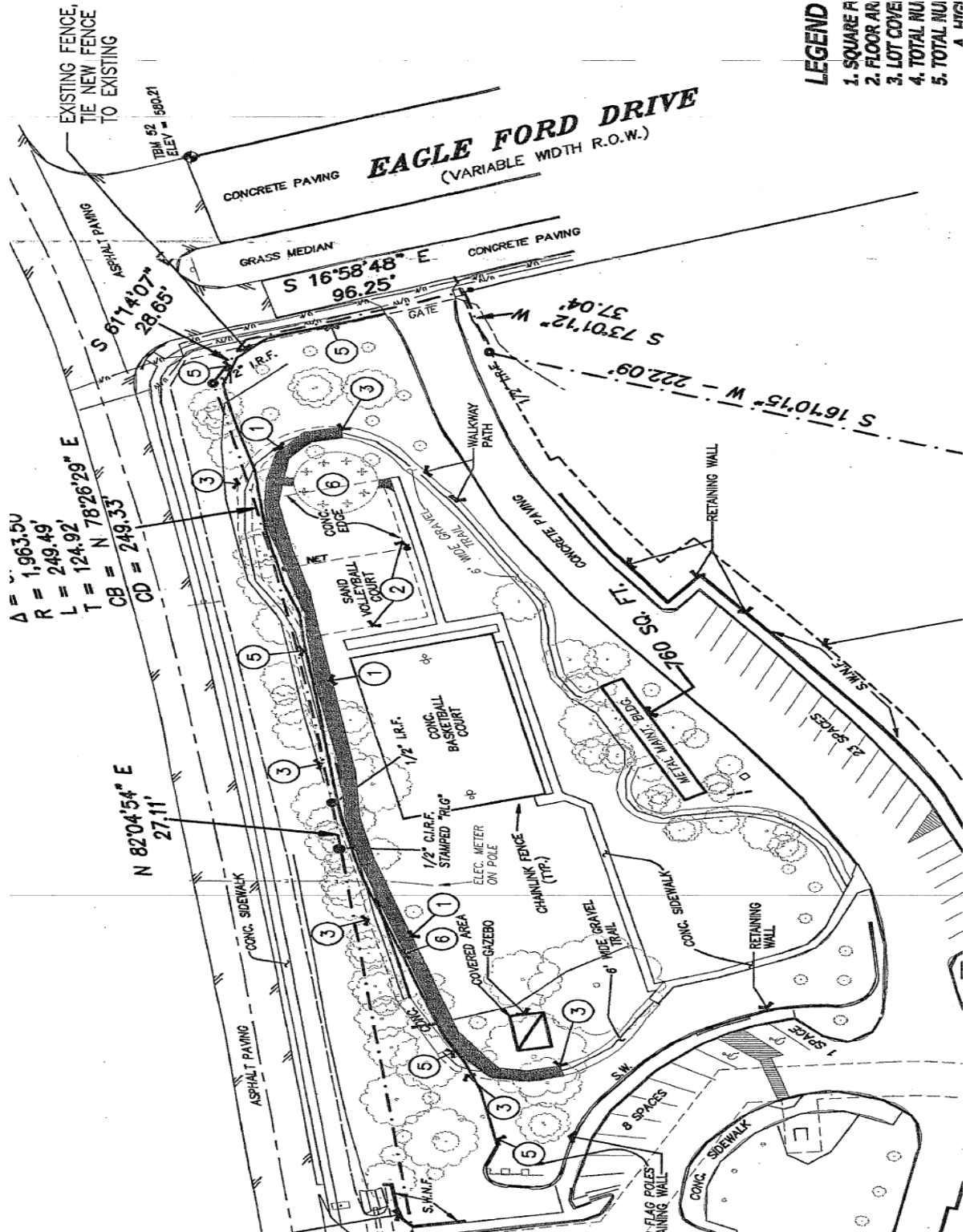
Proposed SUP Site Plan



Existing SUP Site Plan



Existing SUP Site Plan - Enlarged



090199
1-14-09

ORDINANCE NO. 27455

An ordinance amending the zoning ordinances of the City of Dallas by permitting the following property, which is presently zoned as Subdistrict S-2b of Planned Development District No. 521:

BEING a tract of land in City Block 8683 at the southwest corner of Eagle Ford Drive and Camp Wisdom Road, fronting approximately 119.75 feet on the west line of Eagle Ford Drive, fronting approximately 960.33 feet on the south line of Camp Wisdom Road, and containing approximately 17.72 acres,

to be used under Specific Use Permit No. 1739 for an open-enrollment charter school; providing that this specific use permit shall be granted subject to certain conditions; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this specific use permit; and

WHEREAS, the city council finds that this use will complement or be compatible with the surrounding uses and community facilities; contribute to, enhance, or promote the welfare of the area of request and adjacent properties; not be detrimental to the public health, safety, or general welfare; and conform in all other respects to all applicable zoning regulations and standards; and

WHEREAS, the city council finds that it is in the public interest to grant this specific use permit, subject to certain conditions; Now, Therefore,

27455

090199

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the zoning ordinances of the City of Dallas are amended to allow the property described in Exhibit A, which is attached to and made a part of this ordinance ("the Property"), which is presently zoned as Subdistrict S-2b of Planned Development District No. 521, to be used under Specific Use Permit No. 1739 for an open-enrollment charter school.

SECTION 2. That this specific use permit is granted on the following conditions:

1. USE: The only use authorized by this specific use permit is an open-enrollment charter school.
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 January 14, 2029, but is eligible for automatic renewal for additional 10-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 landscape plan. Plant materials must be maintained in a healthy, growing condition.
5. CLASSROOMS: The maximum number of classrooms is 40.
6. FENCE: A fence must be provided in the location shown on the attached site plan.
7. HOURS OF OPERATION: The open-enrollment charter school may only operate between 7:00 a.m. and 7:00 p.m., Monday through Friday, and between 8:00 a.m. and 12:00 p.m. (noon) on Saturday.

27455

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8. INGRESS-EGRESS:

- a. Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.
- b. "Do Not Enter" signs must be installed at the Eagle Ford Drive exit.
- c. Signage must be provided to direct traffic to turn right only on Eagle Ford Drive.

9. PARKING: A minimum of 152 off-street parking spaces must be provided in the location shown on the attached site plan.

10. SCHOOL ZONE SIGNS: The Property owner or operator shall pay for and install school zone signs and markings if warranted by a traffic study.

11. SCREENING:

- a. Screening of off-street parking must be provided as shown on the attached site plan.
- b. Garbage storage areas must be screened on any side visible from the street by a minimum six-foot-high solid screening fence.

2. TRAFFIC MANAGEMENT PLAN:

- a. In general. The open-enrollment charter school must comply with the attached traffic management plan.
- b. Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.
- c. Traffic study.
 - i. The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by May 1, 2011. After the initial traffic study, the Property owner or operator shall submit annual updates of the traffic study to the director by May 1st of each year.
 - ii. The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different drop-off and pick-up times over a two-week period, and must contain an analysis of the following:

27455

090199

- A. ingress and egress points;
 - B. queue lengths;
 - C. number and location of personnel assisting with loading and unloading of students;
 - D. drop-off and pick-up locations;
 - E. drop-off and pick-up hours for each grade level;
 - F. hours for each grade level; and
 - G. circulation.
- iii. Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.
 - A. If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.
 - B. If the director determines that the current traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner to submit an amended traffic management plan. If the Property owner fails to submit an amended traffic management plan within 30 days, the director shall notify the city plan commission.
- d. Amendment process.
 - i. A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3) of Chapter 51A of the Dallas City Code, as amended.
 - ii. The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.
13. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

27455

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14. 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.

SECTION 3. That all paved areas, permanent drives, streets, and drainage structures, if any, on the Property must be constructed in accordance with standard City of Dallas specifications, and completed to the satisfaction of the director of public works and transportation.

SECTION 4. That the building official shall not issue a building permit or a certificate of occupancy for a use authorized by this specific use permit on the Property until there has been full compliance with this ordinance, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the City of Dallas.

SECTION 5. That the director of development services shall correct Zoning District Map No. P-3 in the offices of the city secretary, the building official, and the department of development services to reflect the changes in zoning made by this ordinance.

SECTION 6. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 7. That the zoning ordinances of the City of Dallas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 8. 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.

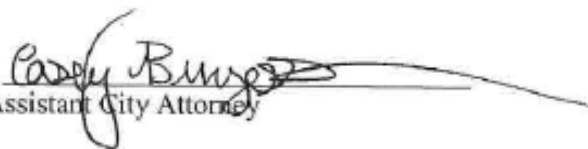
27455

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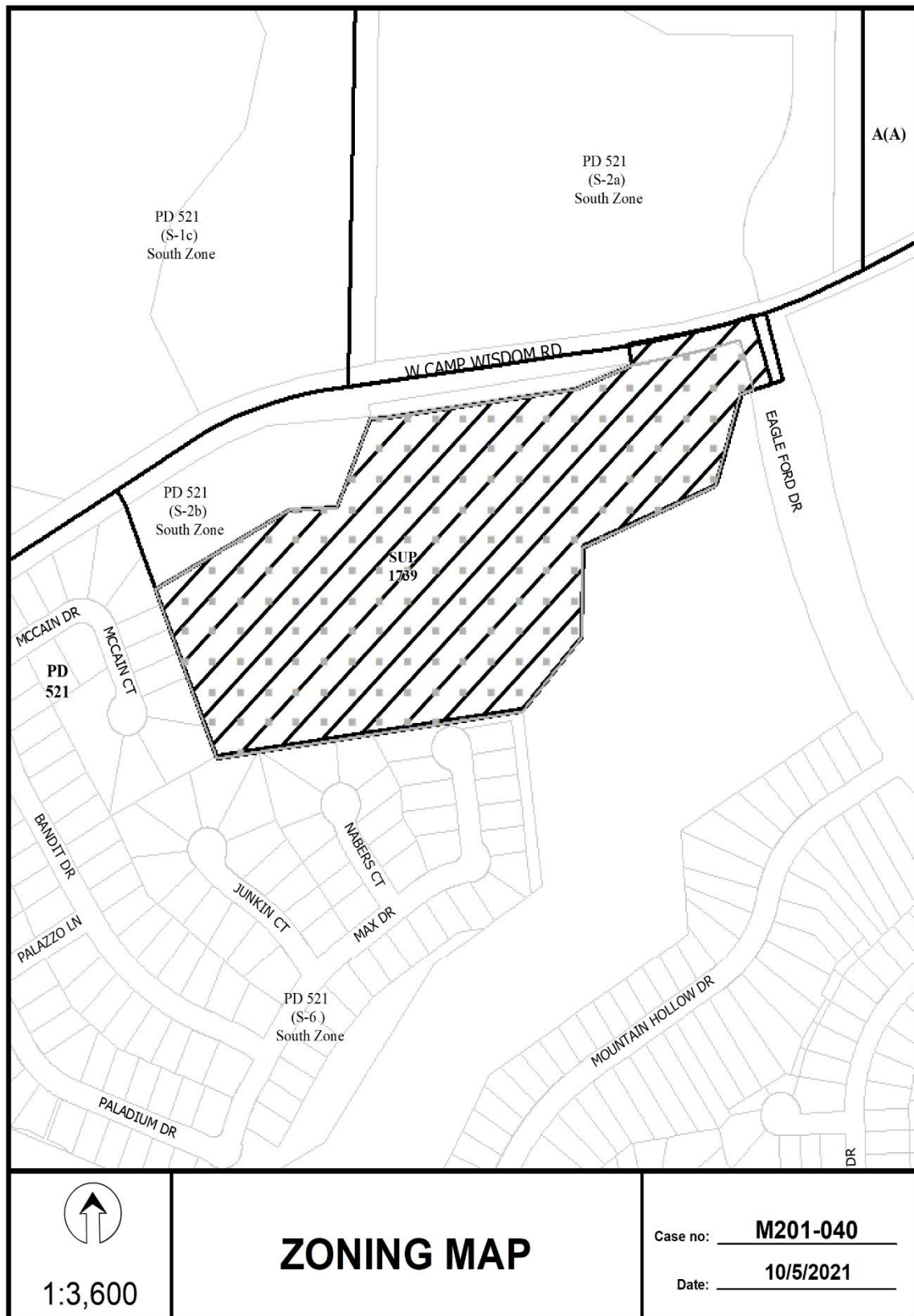
SECTION 9. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

THOMAS P. PERKINS, JR., City Attorney

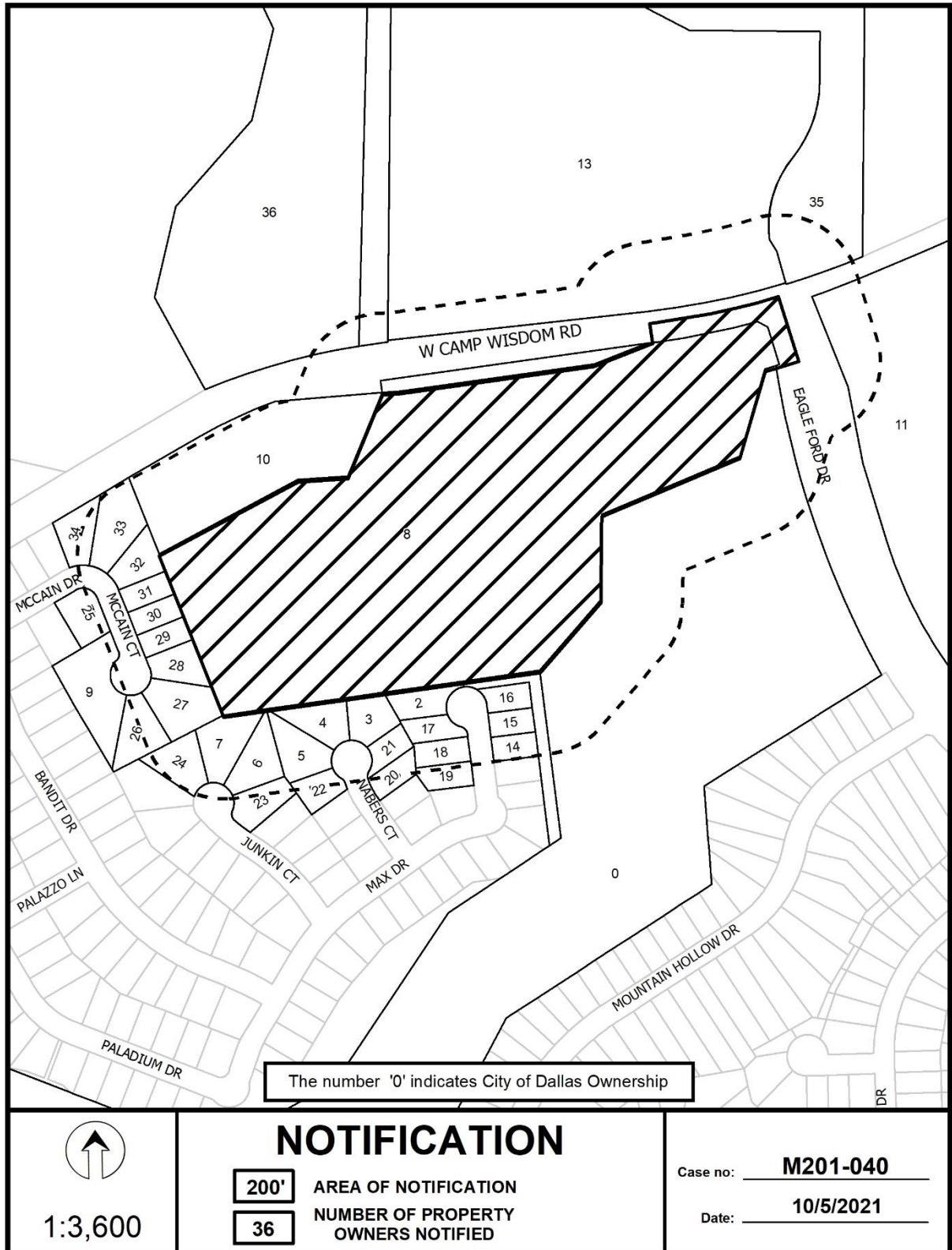
BY 
Assistant City Attorney

Passed JAN 14 2009





Aerial Map



10/05/2021
10/27/2021

Notification List of Property Owners

M201-040

36 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8100 MAX DR	SBJV RESLAND PARTNERS LTD
2	8109 MAX DR	CARTER BRIAN
3	5606 NABERS CT	PHILLIPS LANA K
4	5602 NABERS CT	MITCHELL JACOB
5	5607 NABERS CT	PADILLA JUAN D & VERONICA
6	5614 JUNKIN CT	THOMPSON ERRICK L &
7	5610 JUNKIN CT	PRUITT MYCHAL
8	8120 CAMP WISDOM RD	COSMOS FOUNDATION INC
9	5520 MC CAIN CT	SBJV RESLAND PARTNERS LTD
10	8120 W CAMP WISDOM RD	COSMOS FOUNDATION INC
11	7800 W CAMP WISDOM RD	Taxpayer at
12	8120 W CAMP WISDOM RD	HARMONY PUBLIC SCHOOLS
13	8015 W CAMP WISDOM RD	EAGLE CROSSING APARTMENTS LP
14	8114 MAX DR	PARIKH MANOJ K &
15	8110 MAX DR	BROWN ANTOINETTE & OLIE L
16	8106 MAX DR	WOODHOUSE FERELLE L
17	8113 MAX DR	KEATON MAX & ADILISHA ELIMU
18	8117 MAX DR	CALHOUN HENRY III & TONYA
19	8121 MAX DR	FRANKLIN RODERICK
20	5614 NABERS CT	GARZA JUANA M & JOEL A GARCIA
21	5610 NABERS CT	MELTON DARRYL A & NICOLE D
22	5611 NABERS CT	RATHEL ROCHELLE LASHAN
23	5618 JUNKIN CT	MORENO MIGUEL GUADALUPE &
24	5606 JUNKIN CT	BUENTELLO RONNIE O &
25	8206 MC CAIN DR	VAUGHAN DENITREA F
26	5524 MC CAIN CT	THOMAS RALISHA LASHEA &

M201-040(HC)

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5527 MC CAIN CT	LEWIS LACY P
28	5523 MC CAIN CT	TRAN THINH TRUNG
29	5519 MC CAIN CT	JAMES RUDY JR & ALLISHA
30	5515 MC CAIN CT	NGUYEN PAT TAN & KELLY
31	5511 MC CAIN CT	EAPEN BENSON & FRANCISCA
32	5507 MC CAIN CT	BINGHAM DANA M
33	5503 MC CAIN CT	BUCHANAN ANGELA CAMILLE
34	8201 MC CAIN DR	GARZA ANGELA P & ERIK PEDRAZA
35	7901 CAMP WISDOM RD	Taxpayer at
36	8101 CAMP WISDOM RD	FIRST INDUSTRIAL LP

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

DOWNTOWN SPECIAL PROVISION SIGN DISTRICT - CBD SUBDISTRICT

CASE NUMBER: 2201140003

DATE FILED: January 14, 2022

LOCATION: 800 North Harwood Street
(southwest elevation)

SIZE OF REQUEST: 556 sq. ft.

COUNCIL DISTRICT: 14

ZONING: PD 708, Subdistrict 1

APPLICANT: Wan Kim of Texas Pro Signs, Inc.

OWNER: Moon Hotel Arts District, Ltd.

TENANT: Marriott International

REQUEST: An application for a Certificate of Appropriateness by Wan Kim of Texas Pro Signs, Inc., for a 556-square-foot illuminated attached sign at 800 North Harwood Street (southwest elevation).

SUMMARY: The applicant proposes to install a 556-square-foot LED-illuminated set of channel letters, mounted to the façade facing North Harwood Street, and bearing the name JW Marriot.

STAFF RECOMMENDATION: Approval

SSDAC RECOMMENDATION: Approval

BACKGROUND:

- The subject site is located in the Central Business District of the Downtown Special Provision Sign District. This sign is considered an Upper Level Flat Attached Sign.
These regulations are established in: [Sec. 51A-7.900](#) (Specific details included below).
- The applicant proposes to install a 556-square-foot LED-illuminated set of channel letters, mounted to the façade facing North Harwood Street, and bearing the name JW
- The sign consists of channel letters and is constructed of metal, plastic, and LED lighting. Each letter is entirely white in color. The face of the letter is designed to back-light white. This will be the only part of the sign that will be illuminated. The sign will be mounted to the window mullions, across the twenty-third story, using four inch aluminum square tubing. The overall projection of the sign will not exceed 12 inches.
- Construction of the proposed sign is in accordance with SPSPD regulations and meets the requirements of the Dallas City Code per Sec. 51A-7.900

51A-7.902 PURPOSE.

The purpose of this division is to regulate both the construction of new signs and the alterations of existing signs with a view towards enhancing, preserving, and developing the unique character of the downtown area while addressing the diversity of businesses and promoting the economy of downtown. The general objectives of this division include those listed in Section 51A-7.101 as well as aesthetic considerations to ensure that signs are appropriate to the architecture of the district, do not obscure significant architectural features of its buildings, and lend themselves to the developing retail and residential uses and the pedestrian character of the area. The district regulations are in large part inspired by the high level of pedestrian activity and the need to maximize effective orientation of signage toward the walking public. (Ord. Nos. 19455; 20167; 21404; 24606)

51A-7.902 DEFINITIONS.

In this division:

(14) FLAT ATTACHED SIGN means an attached sign projecting 12 inches or less from a building, and the face of which is parallel to the building facade.

(33) UPPER LEVEL SIGN means an attached sign wholly situated within the upper level sign area.

(34) UPPER LEVEL SIGN AREA means the portion of a facade more than 36 feet above grade and within the top 12 feet of a facade on buildings 18 stories or less, or within the top 36 feet of a facade on buildings more than 18 stories.

The proposed sign is considered an Upper Level, Flat Attached sign and is located entirely within the Upper Level Sign Area of the southwest facade. The sign is installed on the twenty-third story and will not project more than 12 inches from the facade.

51A-7.911 ATTACHED PREMISE SIGNS.

(a) Attached signs in general.

(1) Attached signs must be securely attached.

(2) Attached signs overhanging the public way are permitted, except that no sign may project closer than two feet to the vertical plane extending through the back of a street curb.

(3) The total effective area for all signs on a facade, excluding media wall signs in the Discovery Subdistrict and gateway signs in the Chase Tower Subdistrict, may not exceed:

(A) 30 percent of the area in the lower level sign area;

(B) 20 percent of the area in the middle level sign area; and

(C) 30 percent of the area in the upper level sign area.

This Upper Level, Flat Attached sign occupies approximately six percent of the Upper Level Sign Area and approximately 20 percent of the total effective area allowance for the Upper Level Sign Area.

(e) Flat attached signs.

(3) Upper level flat attached signs.

(A) Each upper level flat attached sign may have a maximum of eight words that contain any character of a height equal to or exceeding four inches.

(B) Upper level flat attached signs must be wholly located within the upper level sign area.

This is the only sign located above the Lower Level Sign Area. It is wholly located within the Upper Level Sign Area and contains two words.

51A-7.505

PERMIT PROCEDURES FOR SPECIAL PROVISION SIGN DISTRICTS.

(B) **Factors the committee shall consider.** In reviewing an application, the committee shall first consider whether the applicant has submitted sufficient information for the committee to make an informed decision. If the committee finds the proposed sign to be consistent with the special character of the special provision sign district, the committee shall make a recommendation of approval to the city plan commission. **The committee shall consider the proposed sign in terms of its appropriateness to the special provision sign district with particular attention to the effect of the proposed sign upon the economic structure of the special provision sign district and the effect of the sign upon adjacent and surrounding premises without regard to any consideration of the message conveyed by the sign.** After consideration of these factors, the committee shall recommend approval or denial of the application and forward that recommendation to the city plan commission.

(6) Decision by the commission. Upon receipt of a recommendation by the committee, the commission shall hold a public hearing to consider the application. At least 10 days before the hearing, notice of the date, time, and place of the hearing, the name of the applicant, and the location of the proposed sign must be published in the official newspaper of the city and the building official shall serve, by hand-delivery or mail, a written notice to the applicant that contains a reference to this section, and the date, time, and location of this hearing. A notice sent by mail is served by depositing it properly addressed and postage paid in the United States mail. In addition, if the application is for a detached sign or for an attached sign that has more than 100 square feet of effective area, the applicant must post the required number of notification signs in accordance with Section 51A-1.106. **In making its decision, the commission shall consider the same factors that were required to be considered by the committee in making its recommendation.** If the commission approves the application, it shall forward a certificate of appropriateness to the building official within 15 days after its approval. If the commission denies the application, it shall so inform the building official in writing. Upon receipt of the written denial, the building official shall so advise the applicant within five working days of the date of receipt of the written notice.

SSDAC Action:

February 8, 2022

MOTION: It was moved to approve:

An application for a Certificate of Appropriateness by Wan Kim of Texas Pro Signs, Inc., for a 556-square-foot illuminated attached sign at 800 North Harwood Street (southwest elevation).

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

For: 4 - Peadon, Webster, Hardin, and
Dumas

Against: 0

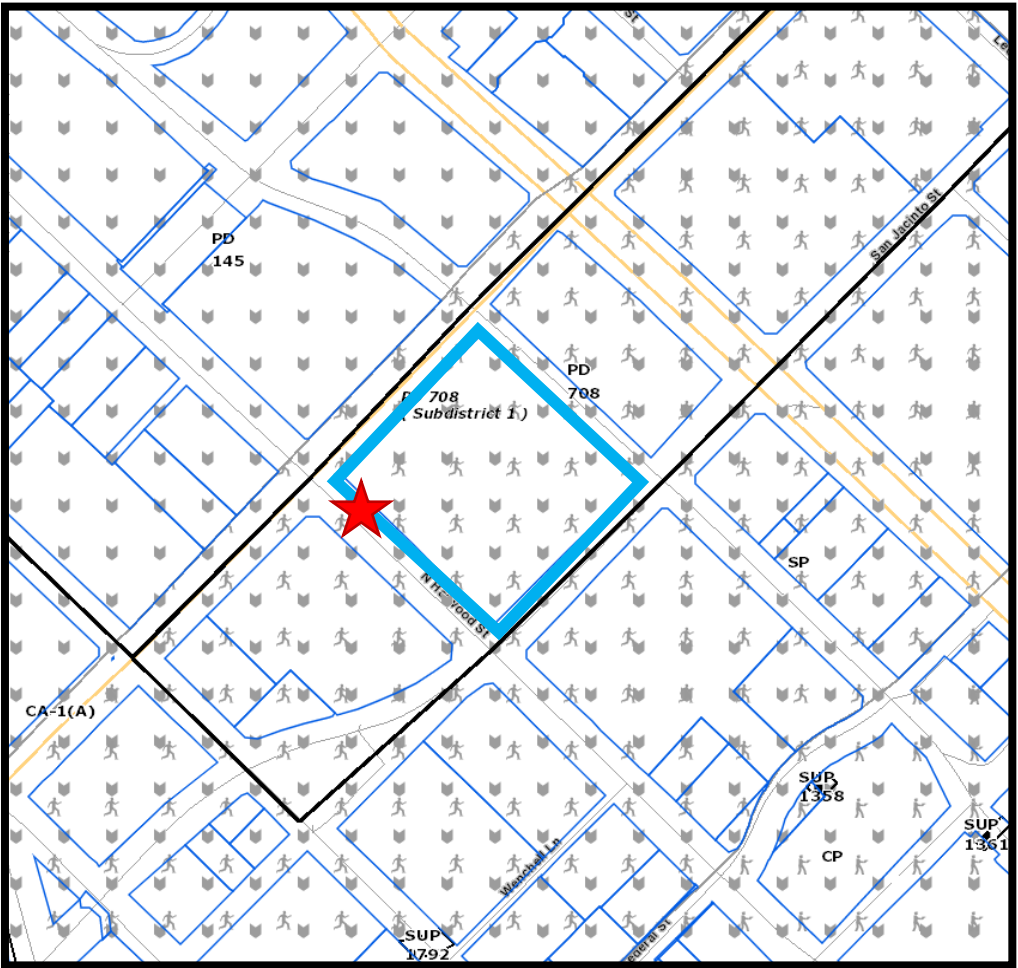
Absent: 1

Conflict: 0

Speakers: none

CA: 2201140003
800 North Harwood Street

Zoning Map



CA: 2201140003
800 North Harwood Street

Miscellaneous Transaction

Job 169556857-002 (2201140003)

Electrical Sign (ES) ATTACHED - UPPER LVL FLAT ATTACHED; SW ELV (A) New Construction

Status:Paid

Created By:JPOOL


Date Created:Jan 14, 2022

Date Completed:Jan 14, 2022

Parent Job:169556857-001 (2201101093)

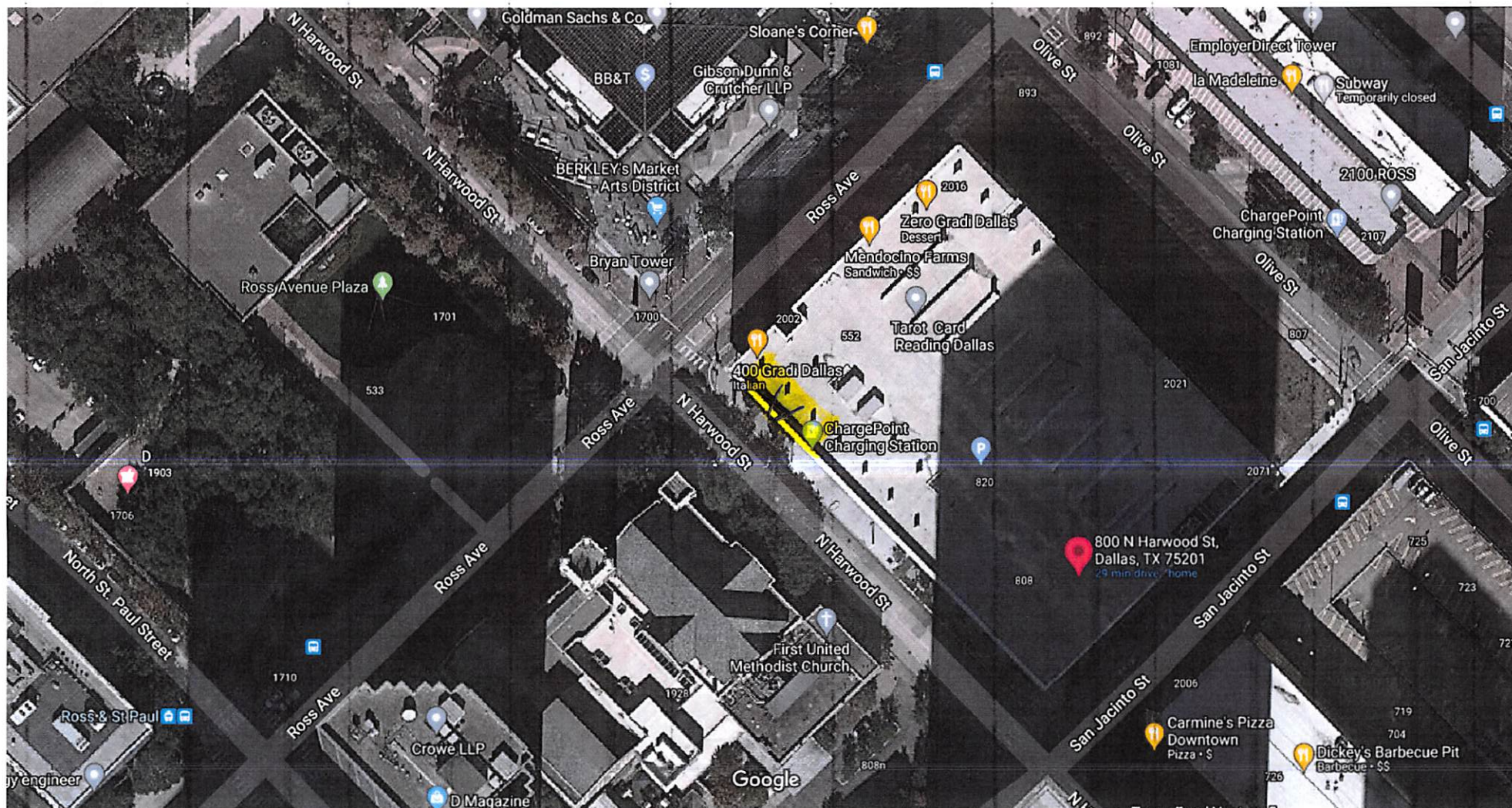
Specific Location:800 N HARWOOD - 556 SF ILLUMINATED ATTACHED SIGN - SW ELEVATION

Details	
Customer	Kim, Wan 2312 FABENS RD DALLAS, TX 75229 (214) 956-7811
Fee Amount	
FeeType	
Staff Email	JASON.POOL@DALLASCITYHALL.COM

Details	
	Customer: Kim, Wan 2312 FABENS RD DALLAS, TX 75229 (214) 956 7811
Fees (EXT): 2201140003 5BN - Special Provision Sign District fee \$345.00 Adjusted:\$0.00 Paid:\$345.00 Owed:\$0.00	

				Fees
Description	Posted Date	Amount	Tax	Total
5BN - Special Provision Sign District fee		\$345.00	\$0.00	\$345.00
Receipt Number: 711950 \$345.00		(\$345.00)	\$0.00	(\$345.00)
				\$0.00

Processes				Scheduled		Actual	
Assigned To	Status	Outcome		Start	Completed	Start	Completed
System Fee Collection							
SICASHIERINTERFACE	Complete	Collected				Jan 14, 2022 10:05:50	
Auto generated System Fee Collection							



GRAPHIC SCALE IN FEET
0 10 20 40



ROSS AVENUE
EX. ASPHALT PAVT
RPT DOW

THE PROPOSED SIGN OCCUPIES APPROX. 6% OF THE UPPER LEVEL FACADE

THE PROPOSED SIGN OCCUPIES APPROX. 20% OF THE UPPER LEVEL SIGN ALLOWANCE



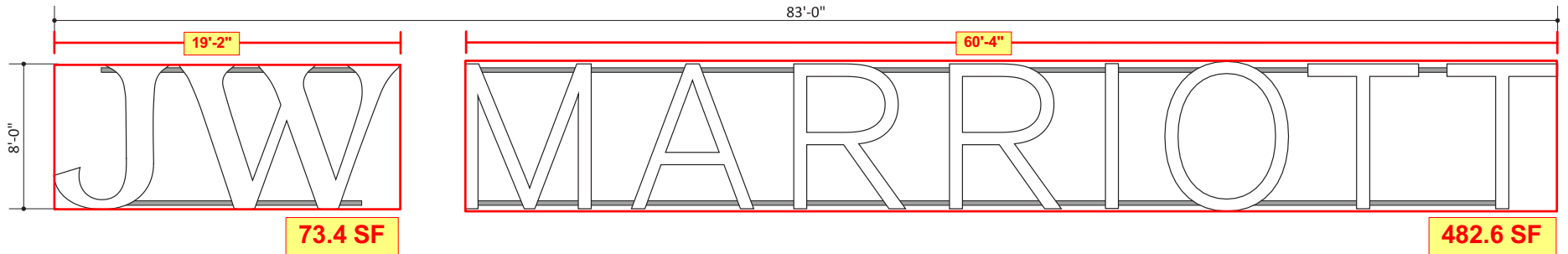
REVISION 02 - ARCHITECTURE IFC - 05.07.2021
1. SHEET REVISED PER SAG DIRECTION AND COST INNOVATION LOG REVISIONS.

REVISION 03 - 04.08.2021 - 10.08.2021
1. RECEIVED AMFDS FROM OVERALL EXTERIOR MATERIAL AND SYSTEMS LEGEND. RELOCATED AMFDS TO A6.52.
2. REPLACED EPS61 WITH EPS63 AND EPS60 WITH EPS64.

A5.12

SIGN A

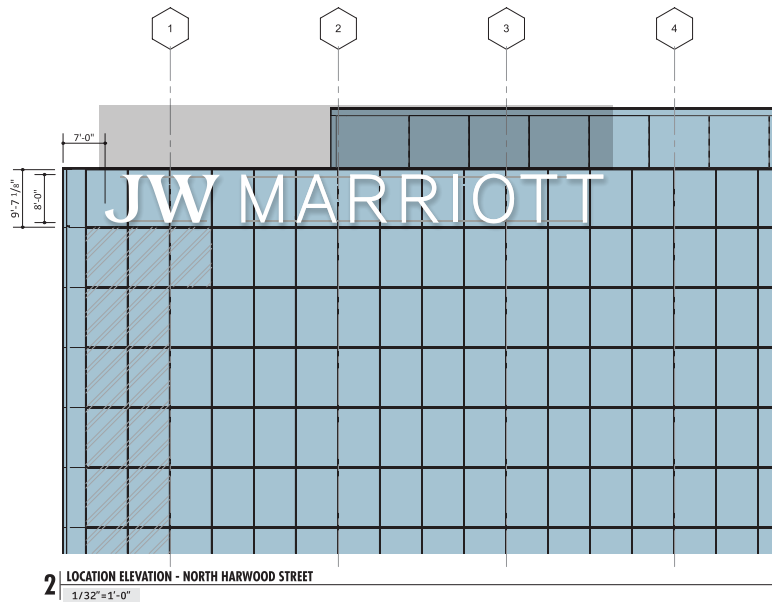
PROPOSED SIGN: ILLUMINATED FRONT LIT CHANNEL LETTERS



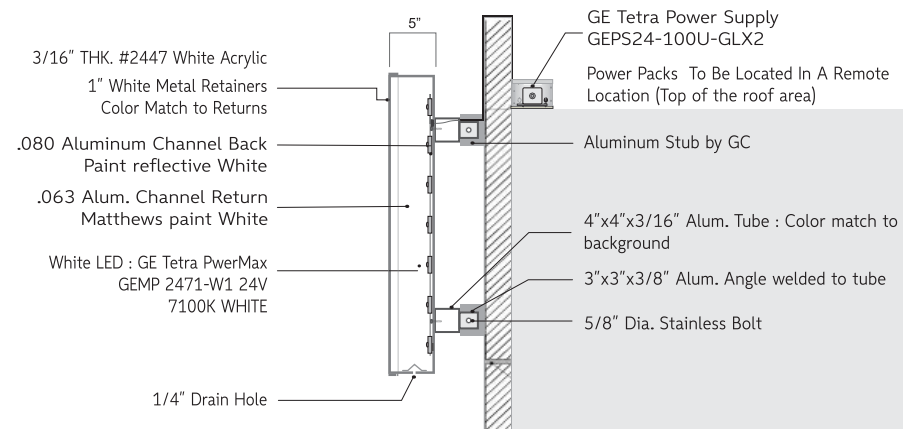
1 SIGN LOCATION 1 - ATTACHED PREMISE SIGN HIGH LEVEL BUILDING IDENTIFICATION

1/32"=1'-0"

TOTAL EFFECTIVE AREA: 556 SF



2 LOCATION ELEVATION - NORTH HARWOOD STREET
1/32"=1'-0"

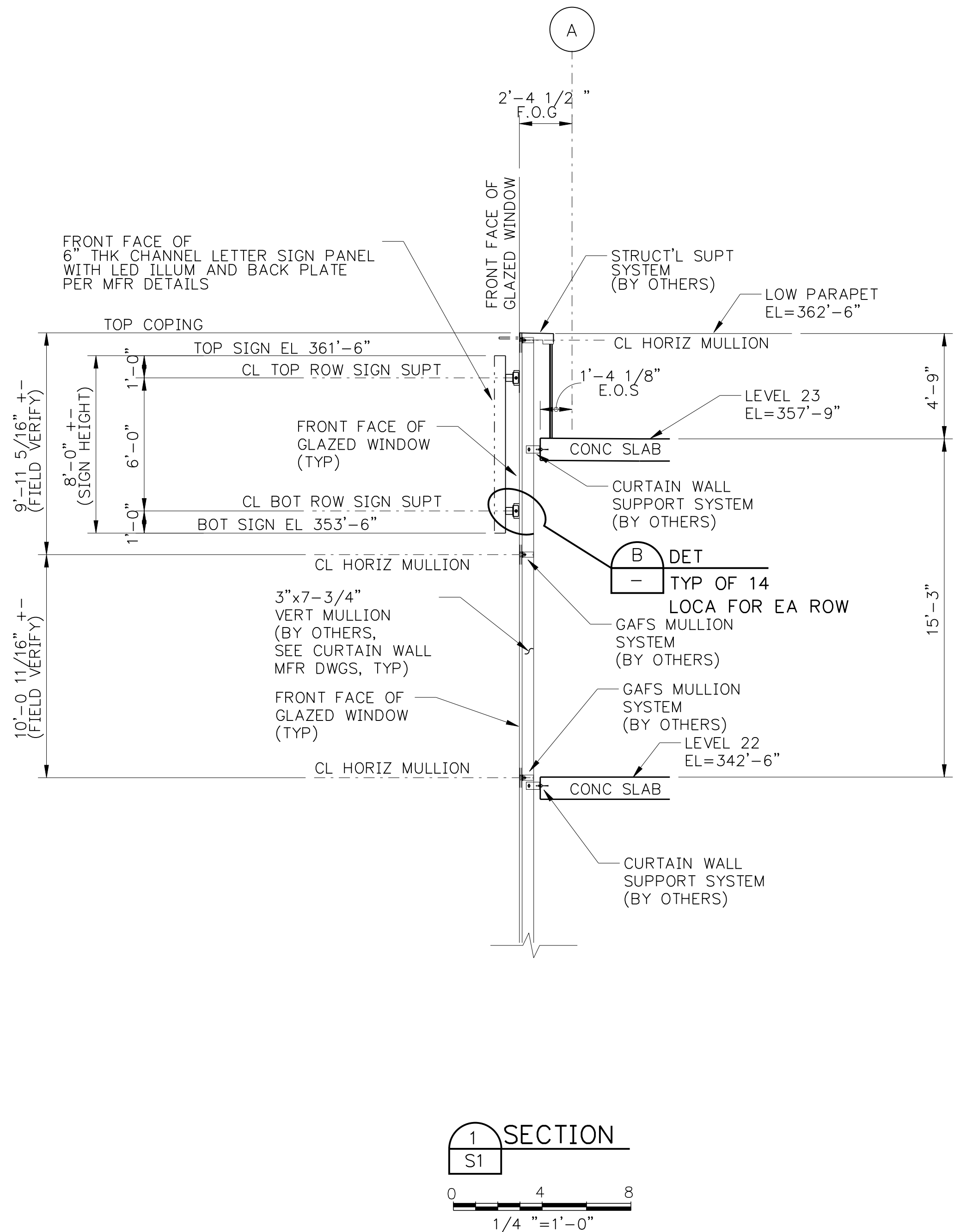


T 214.956.7811
F 972.241.6744
tps@texasprosigns.com
2312 Fabens Rd.
Dallas, TX 75229

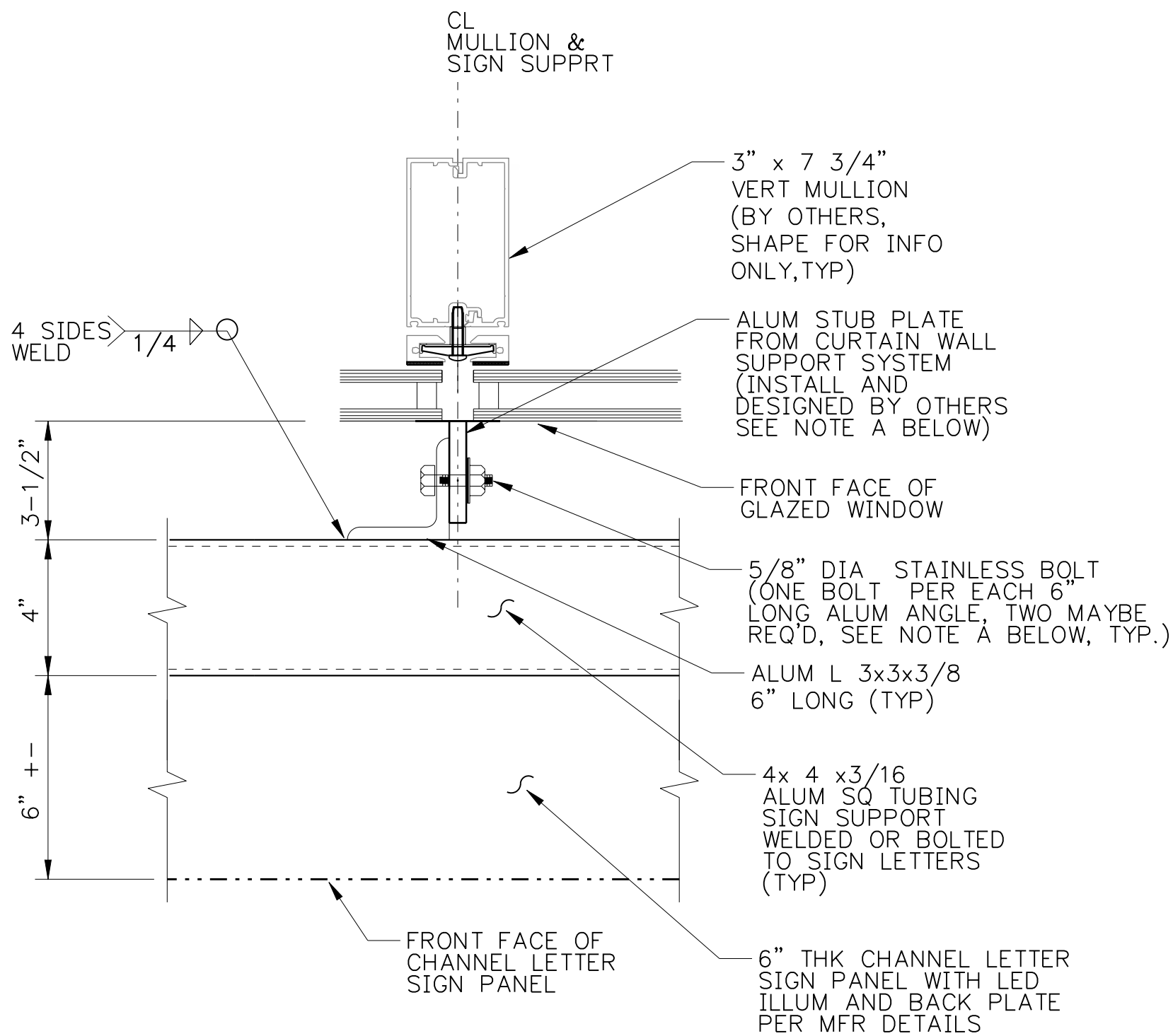
JOB TITLE JW MARRIOTT
LOCATION 800 N. HARWOOD ST.
DALLAS, TX 75201
SCALE 1:192
DESIGNER K. NAM DATE 12/1/2021

CLIENT APVL	LL APVL	CITY PERMIT

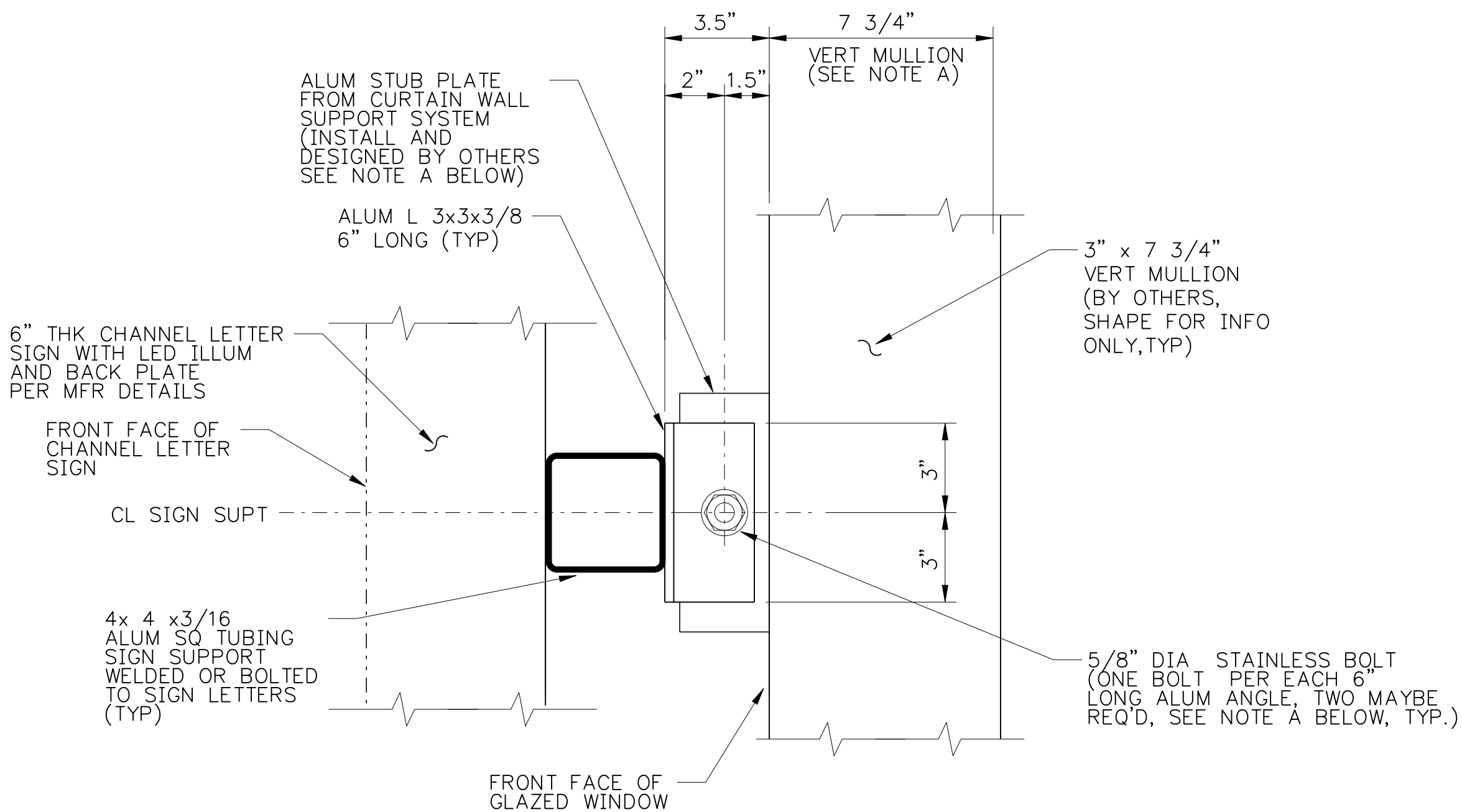
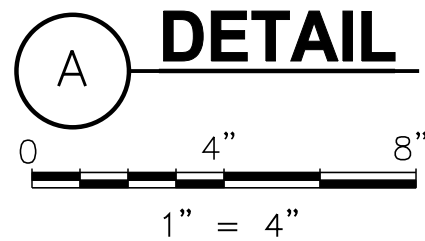
PROJECT	PRODUCTION	INSTALL



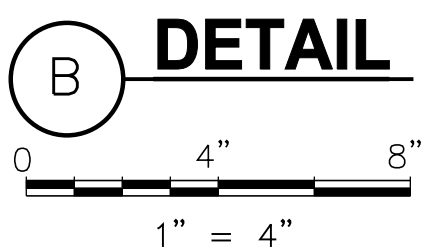
NOTES TO GC AND CURTAIN WALL MFR:
A. THE STUB PLATE PROTRUDED FROM VERTICAL MULLION SIZE AND THICKNESS SHALL BE DESIGNED BY OTHERS BASE ON FOLLOWING LOADS :
1. TENSION AND COMPRESSION LOAD = 290 LBS MIN.
2. SHEAR LOADS = 190 LBS MIN.
(ABOVE ARE WORKING LOADS ASSUMED ONE BOLTS ACT ON SINGLE STUB PLATE. ESTIMATE PROTRUDED STUB PLATE SIZE IS 3"x8" AND USE TWO BOLTS PER STUB PLATE MAY BE REQ'D PER CURTAIN DESIGNER)
B. TOTAL 28 MIN PIECES (14 PCS x 2 ROWS) OF STUB PLATES REQ'D FOR SIGN SUPPORT, REFER TO SIGN FRAMING ELEVATION VIEW FOR LOCATIONS.



SIGN SUPPORT PLAN VIEW



SIGN SUPPORT ELEVATION VIEW



SIGN SECTION AND DETAILS

JW MARRIOTT HOTEL DALLAS
800 N HARWOOD ST
DALLAS, TEXAS 75201

ARCHONIFY , LLC
CIVIL . STRUCTURAL . CONSULTANTS
E-MAIL: ARCHONIFY@YAHOO.COM
TEL: (214) 952-2880

TEXAS PRO SIGNS, INC
2312 FABENS ROAD, DALLAS, TEXAS 75229
E-MAIL: OFFICE@TEXASPROSIGNS.COM
TEL: (214) 956-7811

SHEET NO.
S2



December 8, 2021

To: Alex Kim, President
Texas Pro Signs Inc.
2312 Fabens Road,
Dallas, Texas 75229

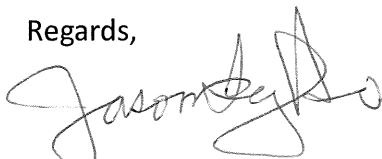
Re: JW Marriott Hotel – Dallas, Texas
Channel Letter Sign Loading for Curtain Mullion Supports

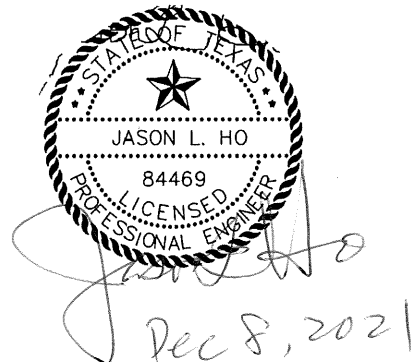
Dear Alex,

We have checked and provided the required minimum loads for Signage Mullion Supports which will be furnished by curtain walls Contractors. The minimum loads are provided and shown in the Texas Pro Sign Inc design drawing S2 " Notes to GC and Curtain Wall MFR ".

Please let us know if need more information.

Regards,


Jason Ho



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

UPTOWN SIGN DISTRICT

CASE NUMBER: 2201140007
LOCATION: 2620 Maple Avenue
(southwest elevation)

DATE FILED: January 14, 2022
SIZE OF REQUEST: 98.9 sq. ft.

COUNCIL DISTRICT: 14

ZONING: PD 193 (HC)

APPLICANT: Marie Byrum of Byrum Sign and Lighting

OWNER: National Real Estate Advisors, LLC

TENANT: Kairoi Residential

REQUEST: An application for a Certificate of Appropriateness by Marie Byrum of Byrum Sign and Lighting, for a 98.9-square-foot illuminated attached sign at 2620 Maple Avenue (southwest elevation).

SUMMARY: The applicant proposes to install a 98.9-square-foot LED-illuminated logo on the façade facing Maple Avenue, and bearing the letter S.

STAFF RECOMMENDATION: Approval

SSDAC RECOMMENDATION: Approval

BACKGROUND:

- The subject site is located within the Uptown Sign District and is zoned PD No. 193(HC). PD No. 193(HC) is a business zoning sign district.
These regulations are established in: [Sec. 51A-7.1100](#) (Specific details included below).
- The applicant proposes to install a 98.9-square-foot LED-illuminated logo on the façade facing Maple Avenue, and bearing the letter S.
- This sign is a push-through acrylic cabinet constructed of metal, plastic, and LED lighting. The cabinet and sign face are painted dark bronze metallic. The push-through decorative ornaments on the sign, the border and "S", are to be white and will back-light white. The outside perimeter of the sign will also halo-light. The top of the sign is to be located just above 36 feet on the 14 story tall, Type A facade. The overall projection of the sign will not exceed four inches.
- The proposed sign is the first of two signs submitted for this site. This sign has been submitted as Sign B. Sign A is being reviewed by this body under case number 2201140008. Both signs are proposed to be located on the southwest façade and both are considered Upper Level, Flat Attached Signs on a Type A Facade.
- Construction of the proposed sign is in accordance with SPSPD regulations and meets the requirements of the Dallas City Code per Sec. 51A-7.1100

51A-7.1102 PURPOSE.

The purpose of this division is to regulate both the construction of new signs and the alterations of existing signs with a view towards enhancing, preserving and developing the unique character of this district. The general objectives of this division include those listed in Section 51A-7.101 as well as aesthetic considerations to insure that signs are appropriate to the architecture of the district, do not obscure significant architectural features of its buildings, and lend themselves to the developing character of the area. (Ord. Nos. 19649; 20037)

51A-7.1103 DEFINITIONS.

In this division:

(d) FLAT ATTACHED SIGN means an attached sign projecting from a building and parallel to the building facade.

(k) TYPE A FACADE means a facade with a total window area comprising between 20 to 50 percent (inclusive) of the total facade area.

(m) UPPER LEVEL SIGN means a sign wholly situated above the top of the first floor windows or above a point 16 feet above grade, whichever is lower.

The proposed sign is considered an Upper Level, Flat Attached Sign and is located on a Type A Facade. The sign is parallel to the southwest façade and is installed at just over 36 feet above grade. This façade is comprised of approximately 32.6% window area.

51A-7.1104 SPECIAL PROVISIONS FOR ALL SIGNS.

(a) Pursuant to the authority of Section 51A-7.503 of this article, the rules relating to the erection of all signs in the Uptown Sign District are expressly modified as follows:

(1) No illuminated sign may contain flashing or moving elements or change its brightness, except as otherwise provided in this division.

(2) Signs may be illuminated by fluorescent back lighting or indirect lighting.

(3) The use of neon or single incandescent bulbs is allowed.

(4) The use of fiberglass as a sign material is allowed.

(5) The use of plastic as an exterior face of a sign is prohibited. Plastic may be used as a backing for routed letters in a sign can or as decorative ornaments.

(6) The use of fluorescent color on a sign is prohibited.

(7) No sign or part of a sign may move or rotate, with the exception of a wind device, the motion of which is not restricted.

(b) The following typestyles are suggested, but not required, for signs in this district: Americana Extra Bold, Aster Bold, Avante Garde, Baskerville Bold, Bookman Bold, Caslon No. 3, Century Bold Condensed, Cheltenham Bold, Univers 67. (Ord. Nos. 19649; 20037)

This sign is illuminated by white LED backlighting. Since LED had not come into use at the time this code was written and is designed as a suitable replacement for a fluorescent lighting application in a sign of this type, Building Inspections allows it. The face of this sign is routed metal, backed by push-through acrylic (plastic). The typestyle for the "S" is not one of the suggested fonts, but is very similar to Caslon No. 3.

51A-7.1105 SPECIAL PROVISIONS FOR ATTACHED SIGNS.

Pursuant to the authority of Section 51A-7.503 of this article, the rules relating to the erection of attached signs in the Uptown Sign District are expressly modified as follows:

(a) Attached signs in general.

(1) Attached signs must be securely attached.

(2) Attached signs projecting horizontally and either parallel or perpendicular to a building facade are permitted except no sign can extend above the highest point of the building roof.

(3) Attached signs overhanging the public right-of-way are permitted except that no sign may project closer than two feet to the vertical plane extending through the back of a street curb.

(4) Attached signs projecting horizontally more than 8 inches but less than 18 inches from a vertical building surface are prohibited.

(5) No attached sign other than a painted applied sign, an upper level flat attached sign, a marquee sign, or a banner may exceed 30 square feet in effective area.

This sign is a 98.9-square-foot, Upper Level Flat Attached sign and projects four inches from the façade.

(c) Flat attached signs on Type A facade.

(1) No flat attached sign may project more than eight inches from a building.

(5) No premise may have more than one upper level flat attached sign per street entrance.

(6) No upper level flat attached sign on a Type A facade may contain more than eight words. All words must:

(A) consist of characters four inches or more in height; and

(B) read horizontally from left to right.

The sign is proposed to be mounted on a Type A façade. This is the first of two signs located on this façade. There will be multiple street entrances on this façade allowing for multiple Upper Level Flat Attached signs. This sign consists of only one word, a logo, and reads horizontally.

51A-7.505 PERMIT PROCEDURES FOR SPECIAL PROVISION SIGN DISTRICTS.

(B) **Factors the committee shall consider.** In reviewing an application, the committee shall first consider whether the applicant has submitted sufficient information for the committee to make an informed decision. If the committee finds the proposed sign to be consistent with the special character of the special provision sign district, the committee shall make a recommendation of approval to the city plan commission. **The committee shall consider the proposed sign in terms of its appropriateness to the special provision sign district with particular attention to the effect of the proposed sign upon the economic structure of the special provision sign district and the effect of the sign upon adjacent and surrounding premises without regard to any consideration of the message conveyed by the sign.** After consideration of these factors, the committee shall recommend approval or denial of the application and forward that recommendation to the city plan commission.

(6) Decision by the commission. Upon receipt of a recommendation by the committee, the commission shall hold a public hearing to consider the application. At least 10 days before the hearing, notice of the date, time, and place of the hearing, the name of the applicant, and the location of the proposed sign must be published in the official newspaper of the city and the building official shall serve, by hand-delivery or mail, a written notice to the applicant that contains a reference to this section, and the date, time, and location of this hearing. A notice sent by mail is served by depositing it properly addressed and postage paid in the United States mail. In addition, if the application is for a detached sign or for an attached sign that has more than 100 square feet of effective area, the applicant must post the required number of notification signs in accordance with Section 51A-1.106. **In making its decision, the commission shall consider the same factors that were required to be considered by the committee in making its recommendation.** If the commission approves the application, it shall forward a certificate of appropriateness to the building official within 15 days after its approval. If the commission denies the application, it shall so inform the building official in writing. Upon receipt of the written denial, the building official shall so advise the applicant within five working days of the date of receipt of the written notice.

Property Ownership

National Real Estate Advisors, LLC
900 Seventh Street, NW, Suite 600
Washington, DC 20001

Officer names: Jeffrey J. Kanne - President and CEO

Tenant Ownership

Kairoi Residential
711 Navarro Street, Suite 400
San Antonio, TX 78205

Officer names: Daniel Zunker - President
Madeline Biasioli - Vice President

SSDAC Action:

February 8, 2022

MOTION: This application was withdrawn by the applicant. It was moved to **approve**:
An application for a Certificate of Appropriateness by Marie Byrum of Byrum Sign and Lighting, for a 98.9-square-foot illuminated attached sign at 2620 Maple Avenue (southwest elevation).

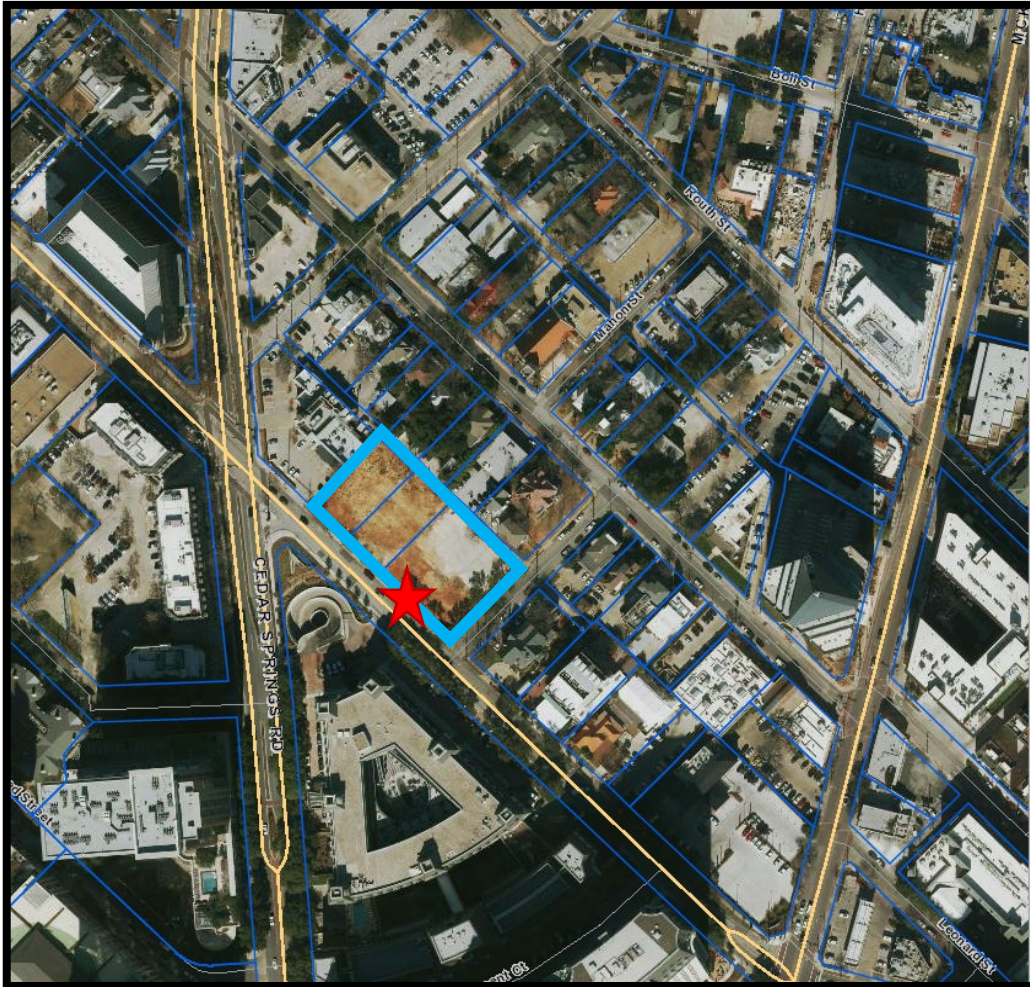
Maker: Peadon
Second: Hardin
Result: Carried: 3 to 0

For: 3 - Peadon, Hardin, and Dumas

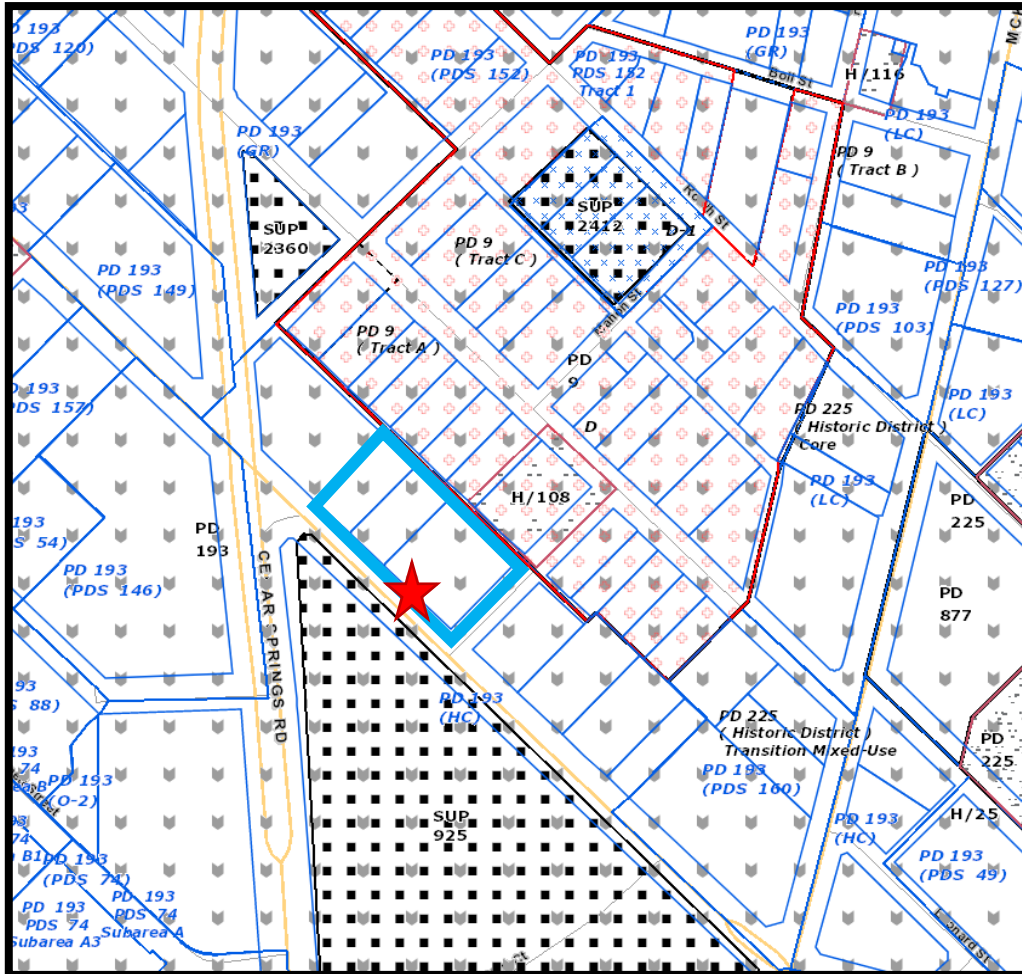
Against: 0
Absent: 1
Conflict: 1

Speakers: none

Aerial Map



CA: 2201140007
2620 Maple Avenue



CA: 2201140007
2620 Maple Avenue

Job 169609483-002 (2201140007)

Job Edit

Miscellaneous Transaction

Job 169609483-002 (2201140007)


Electrical Sign (ES) ATTACHED - SIGN B UPR LVL FLAT ATT; SW ELV (A) New Construction

Status: PaidCreated By: JPOOLDate Created: Jan 14, 2022Date Completed: Jan 14, 2022

Parent Job: 169609483-001 (2201131020)

Specific Location: 2620 MAPLE - 98.9 SF ILLUMINATED ATTACHED SIGN (SIGN B) - SW ELEVATION

Details	
Customer	BYRUM, MARIE 305 N DELAWARE IRVING, TX 75061 (214) 878-6893
Fee Amount	
FeeType	
Staff Email	JASON.POOL@DALLASCITYHALL.COM



Customer: BYRUM, MARIE
305 N DELAWARE
IRVING, TX 75061 (214) 878-6893

Fees (EXT): 2201140007 5BN - Special Provision Sign District fee \$345.00
Adjusted:\$0.00 Paid:\$345.00 Owed:\$0.00

					Fees
Description	Posted Date	Amount	Tax	Total	Balance
5BN - Special Provision Sign District fee		\$345.00	\$0.00	\$345.00	\$0.00
Receipt Number: 712149 \$345.00		(\$345.00)	\$0.00	(\$345.00)	
					\$0.00

Processes						
Assigned To	Status	Outcome	Scheduled		Actual	
			Start	Completed	Start	Completed
System Fee Collection						
SICASHIERINTERFACE	Complete	Collected				Jan 14, 2022 16:10:55
Auto generated System Fee Collection						



FOURCE
COMMUNICATIONS

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JOB NUMBER

2108KAR01S

Selene
Kairoi Residential
Dallas, Texas

APPROVAL

Signature

Date

Your signature acknowledges full approval of the design layout and its content, releasing Fource Communications, Ltd. from any responsibility regarding incorrect information and design.

Any colors shown are only representative of actual colors to be used. Final colors will be matched as closely as possible. Colors shown tend to vary due to some materials used in the industry.

DESIGNER INITIALS

JEH

DATE

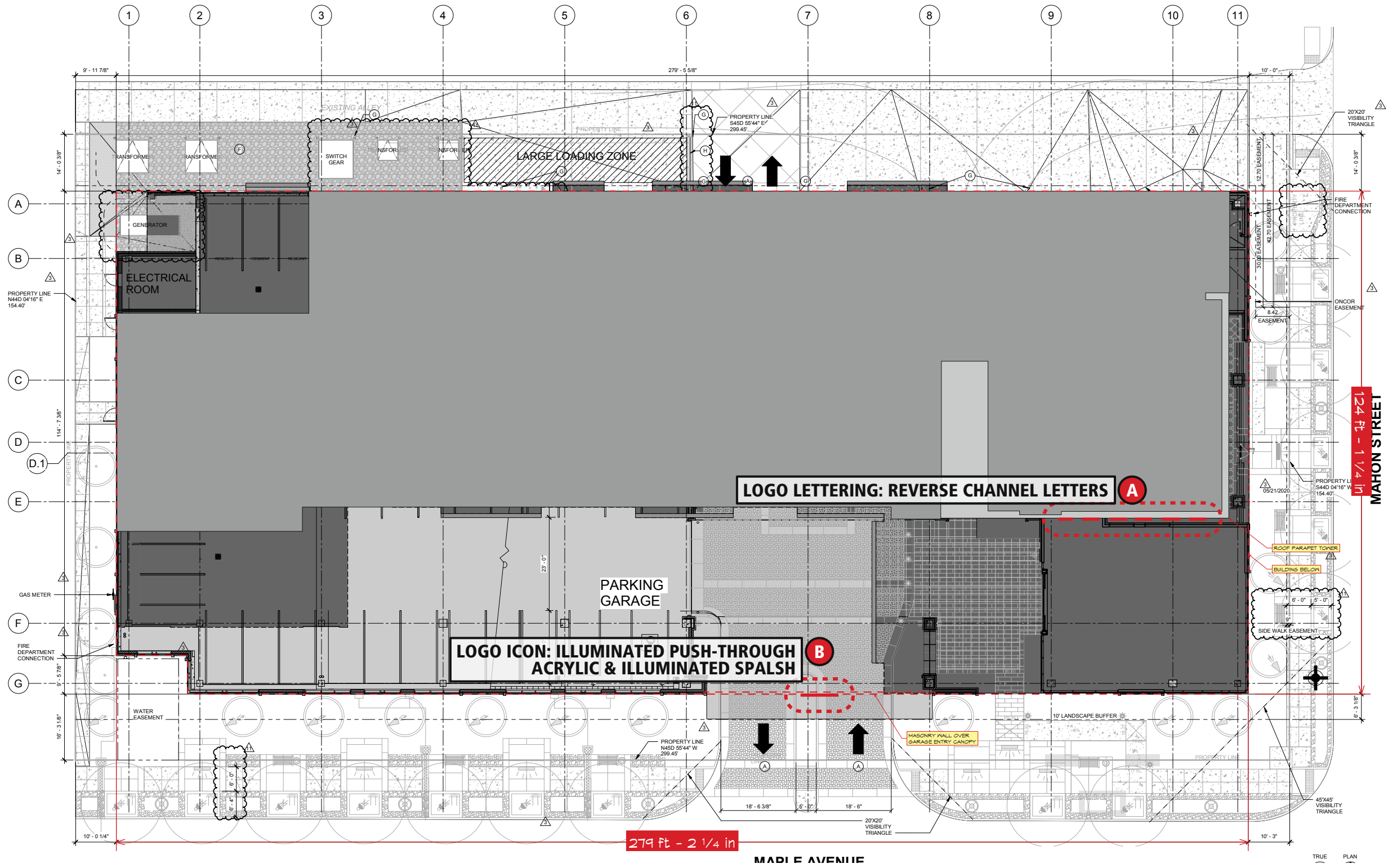
01/03/2022

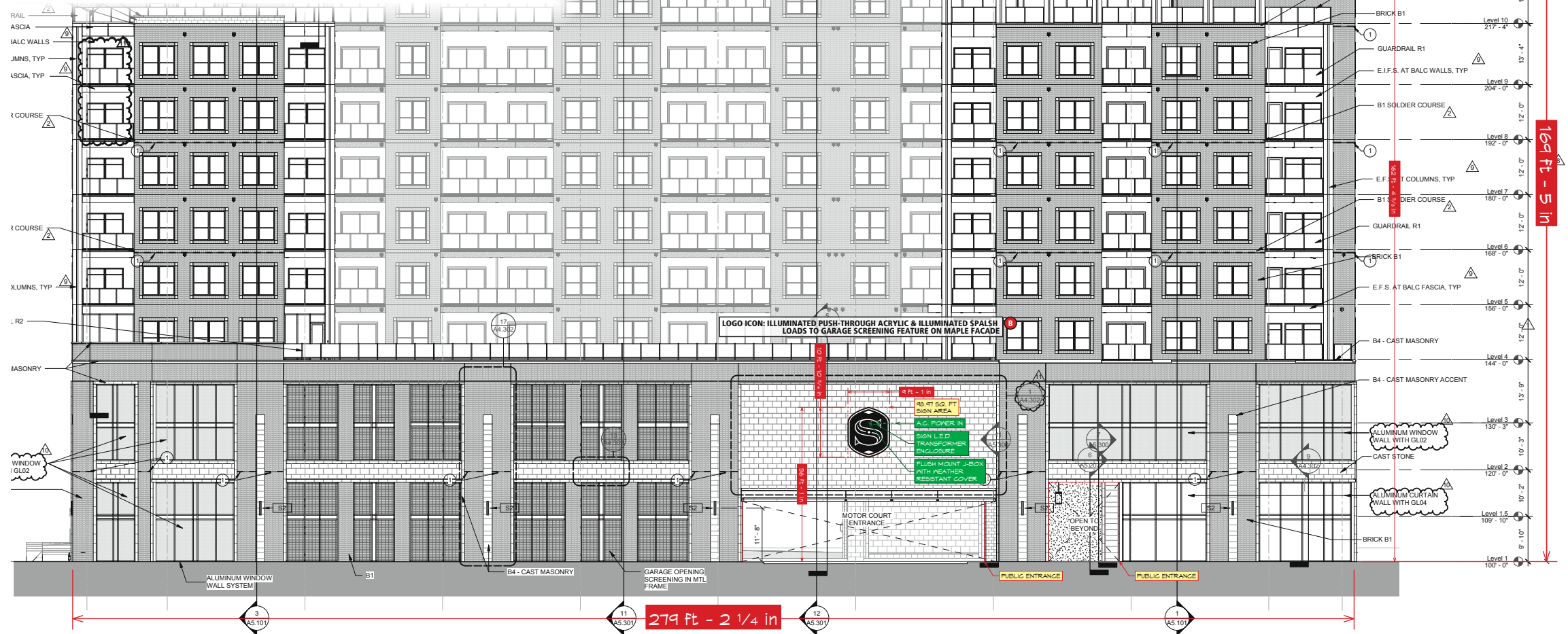
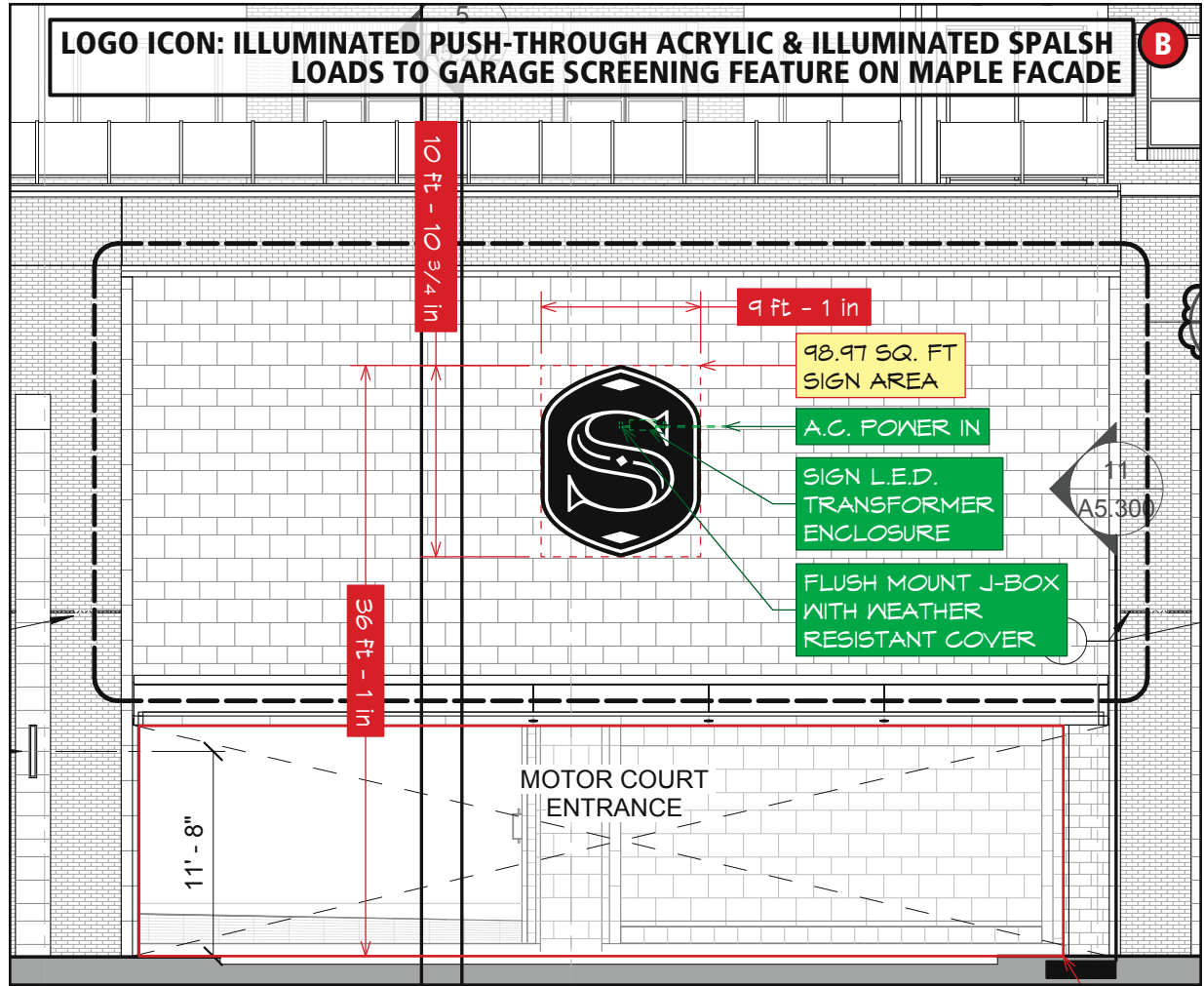
SHEET TITLE

EXTERIOR SIGNAGE
PERMIT PACKAGE

SHEET NUMBER

ESPP.MAP.00





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Selene
Kairoi Residential
Dallas, Texas

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Signature

Date

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DESIGNER INITIALS

JEH

DATE

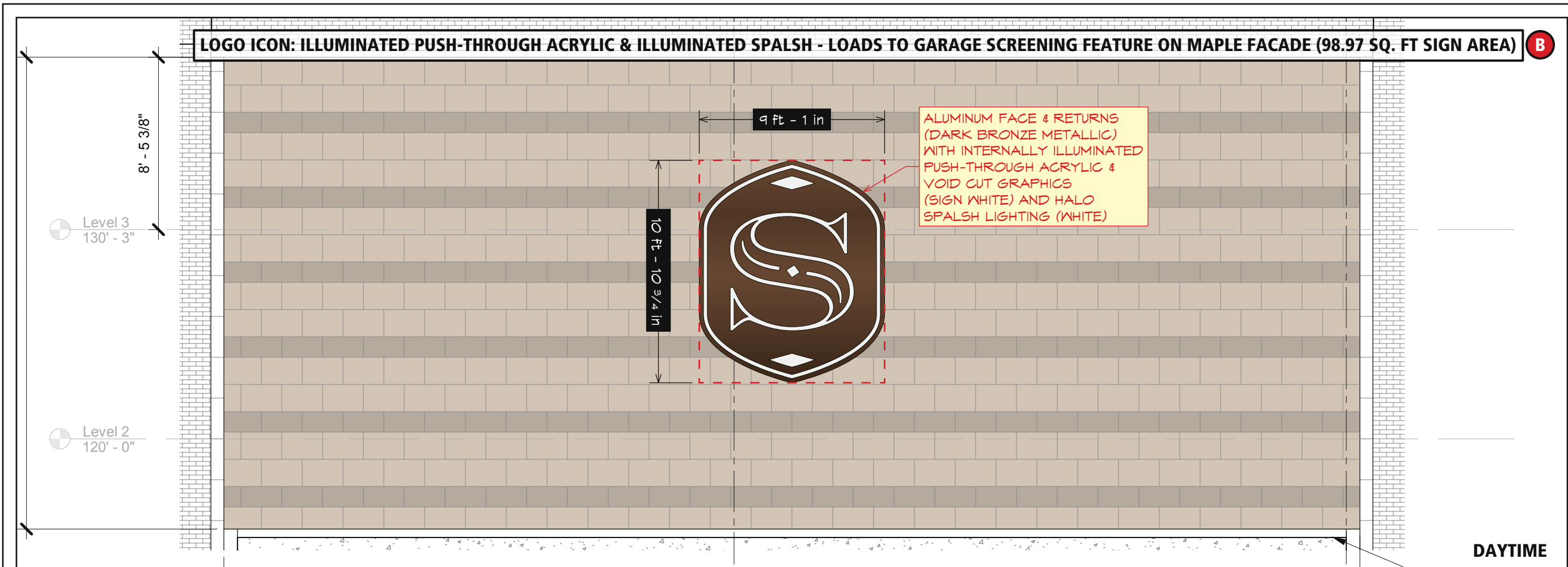
01/03/2022

SHEET TITLE

EXTERIOR SIGNAGE
PERMIT PACKAGE

SHEET NUMBER

ESPP.ELEV2.00



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COMMUNICATIONS

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JOB NUMBER

2108KAR01S

Selene
Kairoi Residential
Dallas, Texas

APPROVAL

Signature _____

Date _____
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Any colors shown are only representative of actual colors to be used. Final colors will be matched as closely as possible. Colors shown tend to vary due to some materials used in the industry.

DESIGNER INITIALS

JEH

DATE

01/31/2022

SHEET TITLE

**EXTERIOR SIGNAGE
PERMIT PACKAGE**

SHEET NUMBER

ESPP.02.01



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JOB NUMBER

2108KAR01S

Selene
Kairoi Residential
Dallas, Texas

APPROVAL

Signature

Date

Your signature acknowledges full approval of the design layout and its content, releasing Fource Communications, Ltd. from any responsibility regarding incorrect information and design.

Any colors shown are only representative of actual colors to be used. Final colors will be matched as closely as possible. Colors shown tend to vary due to some materials used in the industry.

DESIGNER INITIALS

JEH

DATE

01/03/2022

SHEET TITLE

EXTERIOR SIGNAGE
PERMIT PACKAGE

SHEET NUMBER

ESPP.02.00

LOGO ICON: POWER & BLOCKING

B

CONC BEAM, REFER S

GARAGE

CONC COLUMN, REFER STRUC

SIGN L.E.D. TRANSFORMER ENCLOSURE

SURFACE MOUNT J-BOXES ON INTERIOR WALL:
1) ON LEFT A.C. POWER CONNECTION RATED 120V @ 15A CONNECTED TO EXTERIOR LIGHTING TIMER
2) ON RIGHT, CENTERED OVER GARAGE ENTRANCE, CONNECTED WITH CONDUIT TO FLUSH MOUNT J-BOX FOR D.C. POWER DELIVERY FROM SIGN TRANSFORMER ENCLOSURE

FLUSH MOUNT J-BOX WITH WEATHER RESISTANT COVER, CONNECTED TO SURFACE MOUNT J-BOX ON INTERIOR GARAGE WALL VIA CONDUIT FOR D.C. POWER DELIVERY FROM SIGN TRANSFORMER ENCLOSURE

CONC RAMP, REFER STRUCT

GARAGE

B4 - CAST MASONRY ON CMU

CONC BEAM, REF STRUCTURAL



SIGN(S) TO BE:
• MANUFACTURED TO U.L. SPECIFICATIONS AND WILL BEAR THE U.L. LABEL(S)
• INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF NATIONAL ELECTRIC CODES

7

4 ft - 4 in

3 ft - 1 in

1 ft - 10 in

J-BOX CENTERLINE
MEASUREMENTS FROM
PLAN GRID LINE 7

SIGN ATTACHES TO PRE-LOAD ANGLE SUB-FRAME WITH #14 SIZE, 1" LONG VIBRATION-DAMPING HEX HEAD SCREWS FOR SHEET METAL OR SIMILAR AROUND PERIMETER @ 24" O.C.

ANGLE SUB-FRAME ATTACHES TO MASONRY BLOCKS WITH 1/2" DIAMETER, 3" LONG HEAVY DUTY SCREWS FOR CONCRETE & BLOCK WITH HEX HEAD @ 24" O.C. VERTICALLY & HORIZONTALLY (STAGGERED)

SIGN L.E.D. TRANSFORMER ENCLOSURE

SURFACE MOUNT J-BOX FOR A.C. POWER ON INTERIOR WALL (TO LEFT OF TRANSFORMER ENCLOSURE WHEN VIEWED FROM INTERIOR OF GARAGE)

Level 3

130' - 3"

A.C. POWER CONTROLLED BY EXTERIOR LIGHTING TIMER

CONDUIT DELIVERING A.C. POWER (INSTALLED DURING SIGN INSTALLATION)

CONDUIT DELIVERING D.C. POWER

CENTERED OVER GARAGE ENTRANCE: FLUSH MOUNT J-BOX WITH WEATHER RESISTANT COVER, CONNECTED TO SURFACE MOUNT J-BOX ON INTERIOR GARAGE WALL VIA CONDUIT FOR D.C. POWER DELIVERY FROM SIGN TRANSFORMER ENCLOSURE

Level 2

120' - 0"

POWER SUPPLY (3 TOTAL) = ALLANSON CVW125-MV 120-277V
MAX 5.00A@60W IP-68 (OR SIMILAR)

L.E.D. MODULES (ESTIMATED TOTAL) = 226
CURRENT PER MODULE = 0.04 A
WATTAGE PER MODULE = 0.50 W
ESTIMATED TOTAL CURRENT = 9.04 A
ESTIMATED TOTAL WATTAGE = 113.00 W

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

UPTOWN SIGN DISTRICT

CASE NUMBER: 2201140008
LOCATION: 2620 Maple Avenue
(southwest elevation)

DATE FILED: January 14, 2022
SIZE OF REQUEST: 143.1 sq. ft.

COUNCIL DISTRICT: 14

ZONING: PD 193 (HC)

APPLICANT: Marie Byrum of Byrum Sign and Lighting

OWNER: National Real Estate Advisors, LLC

TENANT: Kairoi Residential

REQUEST: An application for a Certificate of Appropriateness by Marie Byrum of Byrum Sign and Lighting, for a 143.1-square-foot illuminated attached sign at 2620 Maple Avenue (southwest elevation).

SUMMARY: The applicant proposes to install a 143.1-square-foot LED-illuminated set of reverse channel letters against the façade facing Maple Avenue, and bearing the name Selene.

STAFF RECOMMENDATION: Approval

SSDAC RECOMMENDATION: Approval

BACKGROUND:

- The subject site is located within the Uptown Sign District and is zoned PD No. 193(HC). PD No. 193(HC) is a business zoning sign district.
These regulations are established in: [Sec. 51A-7.1100](#) (Specific details included below).
- The applicant proposes to install a 143.1-square-foot LED-illuminated set of reverse channel letters against the facade facing Maple Avenue, and bearing the name Selene.
- This sign is a set of reverse channel letters constructed of metal, plastic, and LED lighting. The faces of the letters will be painted gold metallic and the returns (side) will be painted dark bronze metallic. The letters will halo-light white. The sign is to be located at the top of the 14 story tall, Type A facade. The overall projection of the sign will not exceed four inches.
- The proposed sign is the second of two signs submitted for this site. This sign has been submitted as Sign A. Sign B is being reviewed by this body under case number 2201140007. Both signs are proposed to be located on the southwest facade and both are considered Upper Level, Flat Attached Signs on a Type A Facade.
- Construction of the proposed sign is in accordance with SPSPD regulations and meets the requirements of the Dallas City Code per Sec. 51A-7.1100

51A-7.1102 PURPOSE.

The purpose of this division is to regulate both the construction of new signs and the alterations of existing signs with a view towards enhancing, preserving and developing the unique character of this district. The general objectives of this division include those listed in Section 51A-7.101 as well as aesthetic considerations to insure that signs are appropriate to the architecture of the district, do not obscure significant architectural features of its buildings, and lend themselves to the developing character of the area. (Ord. Nos. 19649; 20037)

51A-7.1103 DEFINITIONS.

In this division:

(d) FLAT ATTACHED SIGN means an attached sign projecting from a building and parallel to the building facade.

(k) TYPE A FACADE means a facade with a total window area comprising between 20 to 50 percent (inclusive) of the total facade area.

(m) UPPER LEVEL SIGN means a sign wholly situated above the top of the first floor windows or above a point 16 feet above grade, whichever is lower.

The proposed sign is considered an upper level, flat attached sign and is located on a Type A Facade. The sign is parallel to the southwest façade and is installed at just over 36 feet above grade. The façade is comprised of approximately 32.6% window area.

51A-7.1104 SPECIAL PROVISIONS FOR ALL SIGNS.

(a) Pursuant to the authority of Section 51A-7.503 of this article, the rules relating to the erection of all signs in the Uptown Sign District are expressly modified as follows:

(1) No illuminated sign may contain flashing or moving elements or change its brightness, except as otherwise provided in this division.

(2) Signs may be illuminated by fluorescent back lighting or indirect lighting.

(3) The use of neon or single incandescent bulbs is allowed.

(4) The use of fiberglass as a sign material is allowed.

(5) The use of plastic as an exterior face of a sign is prohibited. Plastic may be used as a backing for routed letters in a sign can or as decorative ornaments.

(6) The use of fluorescent color on a sign is prohibited.

(7) No sign or part of a sign may move or rotate, with the exception of a wind device, the motion of which is not restricted.

(b) The following typestyles are suggested, but not required, for signs in this district: Americana Extra Bold, Aster Bold, Avante Garde, Baskerville Bold, Bookman Bold, Caslon No. 3, Century Bold Condensed, Cheltenham Bold, Univers 67. (Ord. Nos. 19649; 20037)

This sign is illuminated by white LED halo-lighting. Since LED had not come into use at the time this code was written and is designed as a suitable replacement for a neon lighting application for this type of sign, Building Inspections allows it. The face and returns of the letters are metal and the back of the letters are lexan (plastic). The typestyle for this sign is not one of the suggested fonts, but is very similar to Caslon No. 3.

51A-7.1105 SPECIAL PROVISIONS FOR ATTACHED SIGNS.

Pursuant to the authority of Section 51A-7.503 of this article, the rules relating to the erection of attached signs in the Uptown Sign District are expressly modified as follows:

(a) Attached signs in general.

(1) Attached signs must be securely attached.

(2) Attached signs projecting horizontally and either parallel or perpendicular to a building facade are permitted except no sign can extend above the highest point of the building roof.

(3) Attached signs overhanging the public right-of-way are permitted except that no sign may project closer than two feet to the vertical plane extending through the back of a street curb.

(4) Attached signs projecting horizontally more than 8 inches but less than 18 inches from a vertical building surface are prohibited.

(5) No attached sign other than a painted applied sign, an upper level flat attached sign, a marquee sign, or a banner may exceed 30 square feet in effective area.

This sign is a 143.1-square-foot, Upper Level Flat Attached sign and projects four inches from the façade.

(c) Flat attached signs on Type A facade.

(1) No flat attached sign may project more than eight inches from a building.

(5) No premise may have more than one upper level flat attached sign per street entrance.

(6) No upper level flat attached sign on a Type A facade may contain more than eight words. All words must:

(A) consist of characters four inches or more in height; and

(B) read horizontally from left to right.

The sign is proposed to be mounted on a Type A façade. This is the second of two signs located on this façade. There will be multiple street entrances on this façade allowing for multiple Upper Level Flat Attached signs. This sign consists of only one word, Selene, and reads horizontally.

51A-7.505 PERMIT PROCEDURES FOR SPECIAL PROVISION SIGN DISTRICTS.

(B) **Factors the committee shall consider.** In reviewing an application, the committee shall first consider whether the applicant has submitted sufficient information for the committee to make an informed decision. If the committee finds the proposed sign to be consistent with the special character of the special provision sign district, the committee shall make a recommendation of approval to the city plan commission. **The committee shall consider the proposed sign in terms of its appropriateness to the special provision sign district with particular attention to the effect of the proposed sign upon the economic structure of the special provision sign district and the effect of the sign upon adjacent and surrounding premises without regard to any consideration of the message conveyed by the sign.** After consideration of these factors, the committee shall recommend approval or denial of the application and forward that recommendation to the city plan commission.

(6) Decision by the commission. Upon receipt of a recommendation by the committee, the commission shall hold a public hearing to consider the application. At least 10 days before the hearing, notice of the date, time, and place of the hearing, the name of the applicant, and the location of the proposed sign must be published in the official newspaper of the city and the building official shall serve, by hand-delivery or mail, a written notice to the applicant that contains a reference to this section, and the date, time, and location of this hearing. A notice sent by mail is served by depositing it properly addressed and postage paid in the United States mail. In addition, if the application is for a detached sign or for an attached sign that has more than 100 square feet of effective area, the applicant must post the required number of notification signs in accordance with Section 51A-1.106. **In making its decision, the commission shall consider the same factors that were required to be considered by the committee in making its recommendation.** If the commission approves the application, it shall forward a certificate of appropriateness to the building official within 15 days after its approval. If the commission denies the application, it shall so inform the building official in writing. Upon receipt of the written denial, the building official shall so advise the applicant within five working days of the date of receipt of the written notice.

Property Ownership

National Real Estate Advisors, LLC
900 Seventh Street, NW, Suite 600
Washington, DC 20001

Officer names: Jeffrey J. Kanne - President and CEO

Tenant Ownership

Kairoi Residential
711 Navarro Street, Suite 400
San Antonio, TX 78205

Officer names: Daniel Zunker - President
Madeline Biasioli - Vice President

SSDAC Action:

February 8, 2022

MOTION: This application was withdrawn by the applicant. It was moved to **approve**:
An application for a Certificate of Appropriateness by Marie Byrum of Byrum Sign and Lighting, for a 143.1-square-foot illuminated attached sign at 2620 Maple Avenue (southwest elevation).

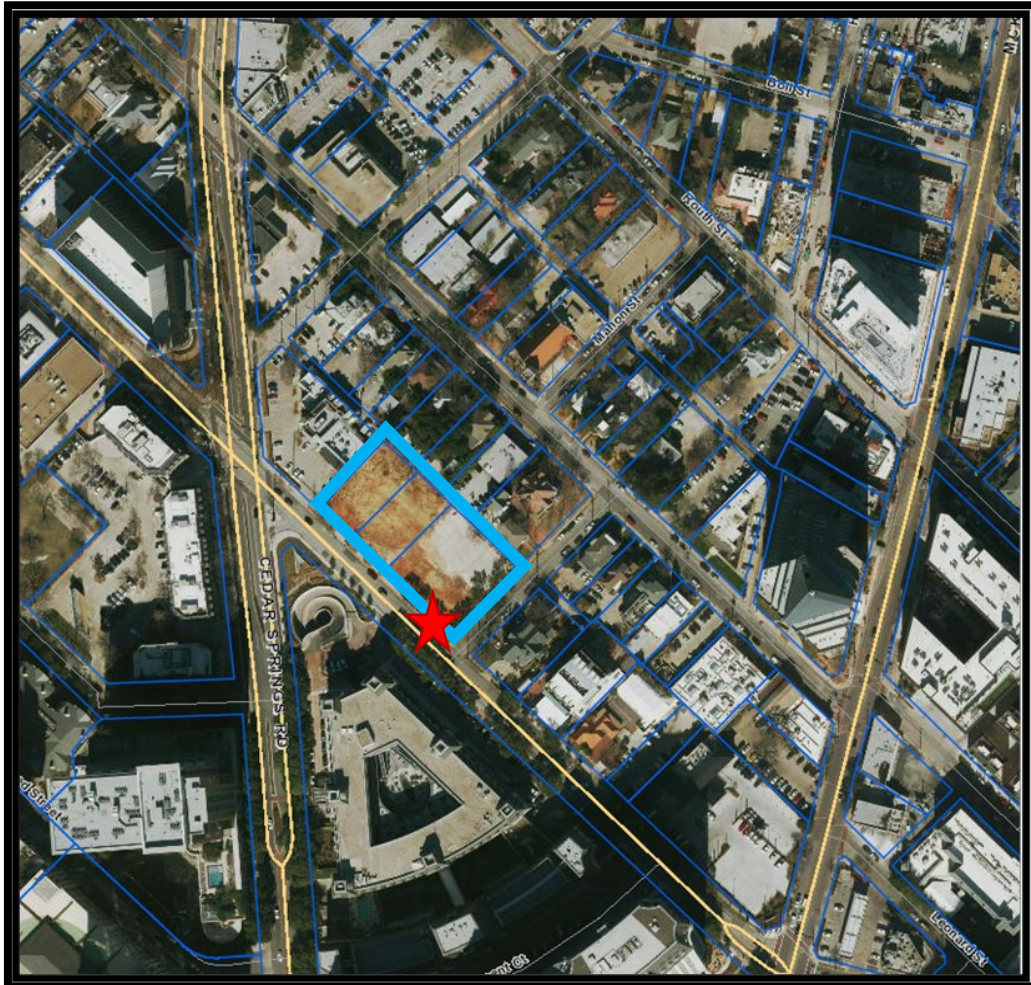
Maker: Hardin
Second: Peadon
Result: Carried: 3 to 0

For: 3 - Peadon, Hardin, and Dumas

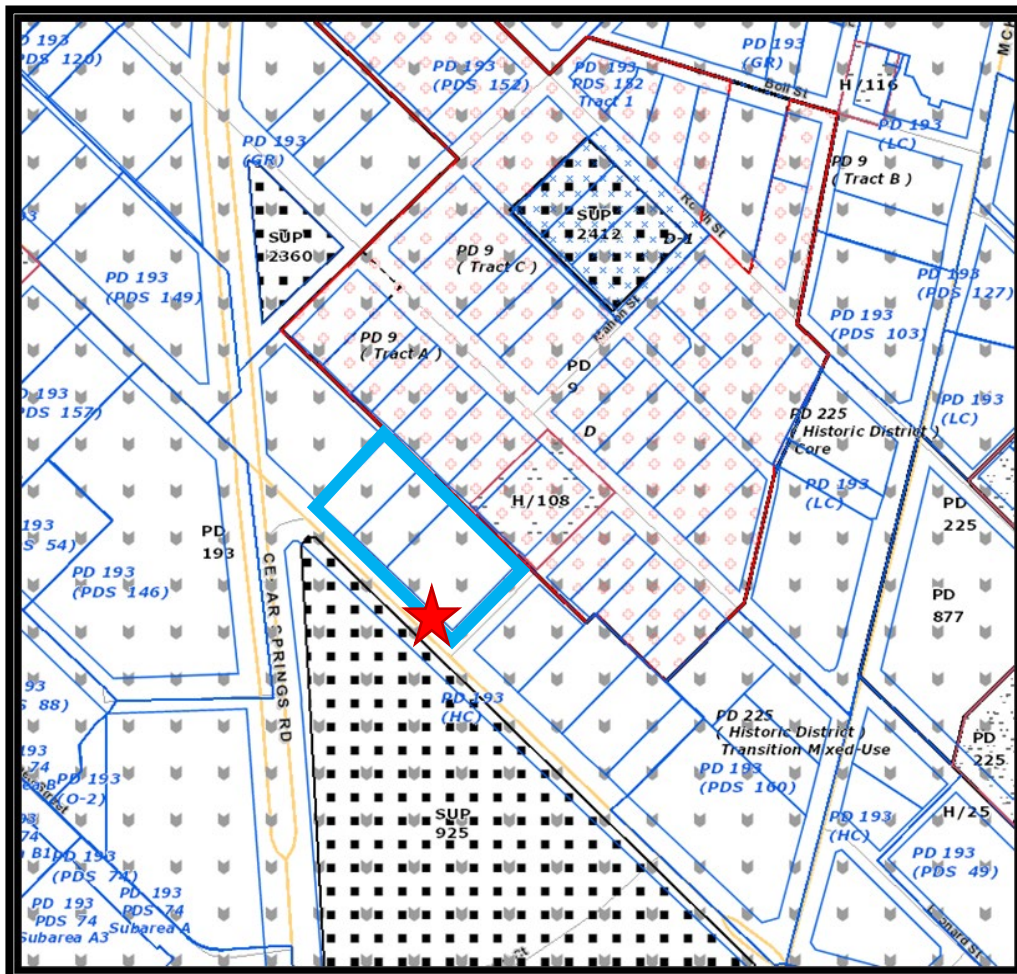
Against: 0
Absent: 1
Conflict: 1

Speakers: none

Aerial Map



CA: 2201140008
2620 Maple Avenue



CA: 2201140008
2620 Maple Avenue

Miscellaneous Transaction

Job 169609317-002 (2201140008)


Electrical Sign (ES) ATTACHED - (SIGN A) UPR LVL FLAT ATT; SW ELV (A) New Construction

Status: PaidCreated By: JPOOLDate Created: Jan 14, 2022Date Completed: Jan 14, 2022

Parent Job: 169609317-001 (2201131018)

Specific Location: 2620 MAPLE - 143.1 SF ILLUMINATED ATTACHED SIGN (SIGN A) - SW ELEVATION

Details	
Customer	BYRUM, MARIE 305 N DELAWARE IRVING, TX 75061 (214) 878-6893
Fee Amount	
FeeType	
Staff Email	JASON.POOL@DALLASCITYHALL.COM

Details	
Fees (EXT): 2201140008 5BN - Special Provision Sign District fee \$345.00 Adjusted:\$0.00 Paid:\$345.00 Owed:\$0.00	
	Customer: BYRUM, MARIE 305 N DELAWARE IRVING, TX 75061 (214) 878 6893

Fees				
Description	Posted Date	Amount	Tax	Total
5BN - Special Provision Sign District fee		\$345.00	\$0.00	\$345.00
Receipt Number: 712144 \$345.00		(\$345.00)	\$0.00	(\$345.00)
				\$0.00

Processes						
Assigned To	Status	Outcome	Scheduled		Actual	
			Start	Completed	Start	Completed
System Fee Collection						
SICASHIERINTERFACE	Complete	Collected			Jan 14, 2022 16:07:33	
Auto generated System Fee Collection						



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JOB NUMBER

2108KAR01S

Selene Kairoi Residential Dallas, Texas

APPROVAL

Signature _____
Date _____
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DESIGNER INITIALS

JEH

DATE

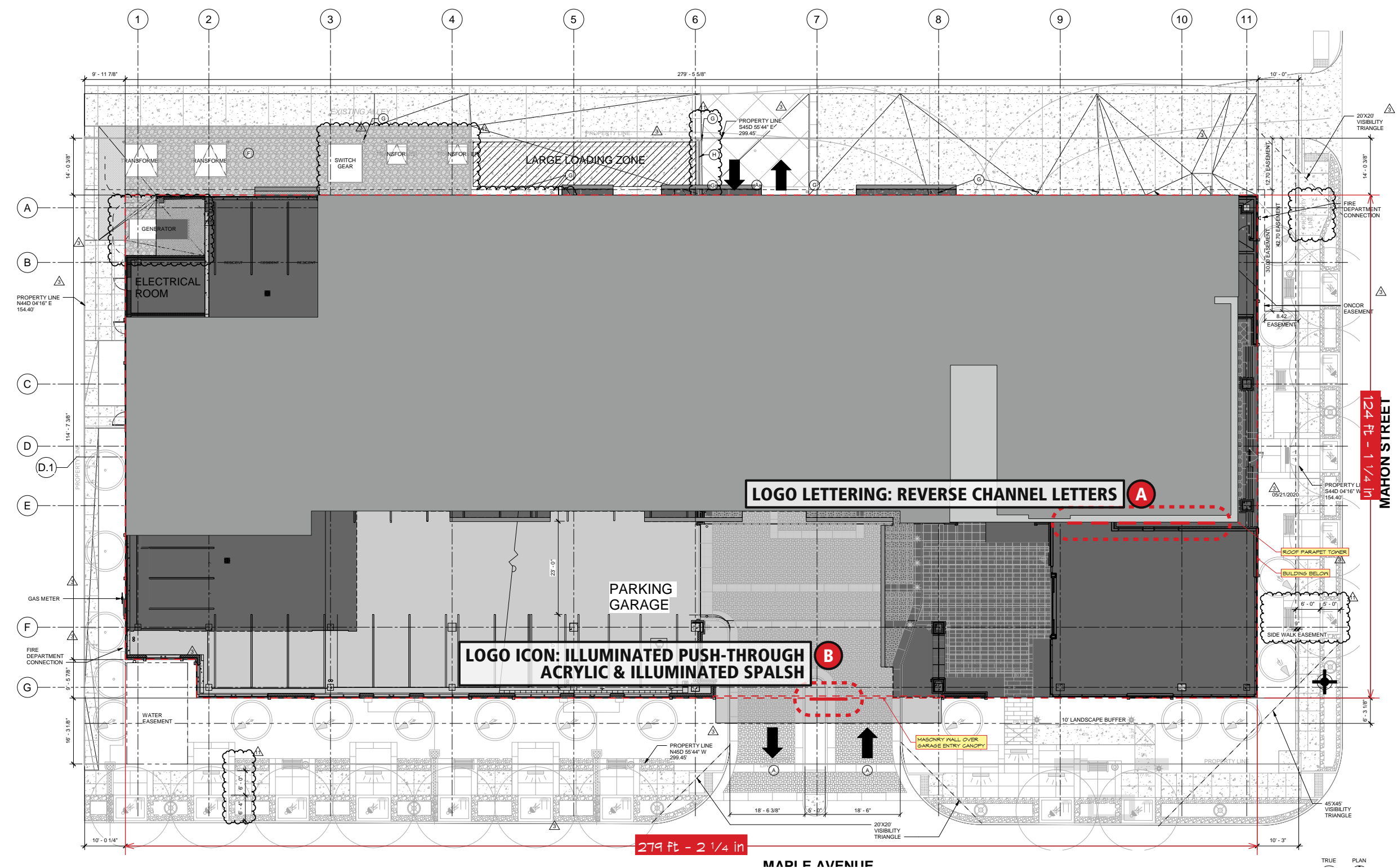
01/03/2022

SHEET TITLE

EXTERIOR SIGNAGE
PERMIT PACKAGE

SHEET NUMBER

ESPP.MAP.00





JOB NUMBER

2108KAR01S

Selene
Kairoi Residential
Dallas, Texas

APPROVAL

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DESIGNER INITIALS

EH

DATE

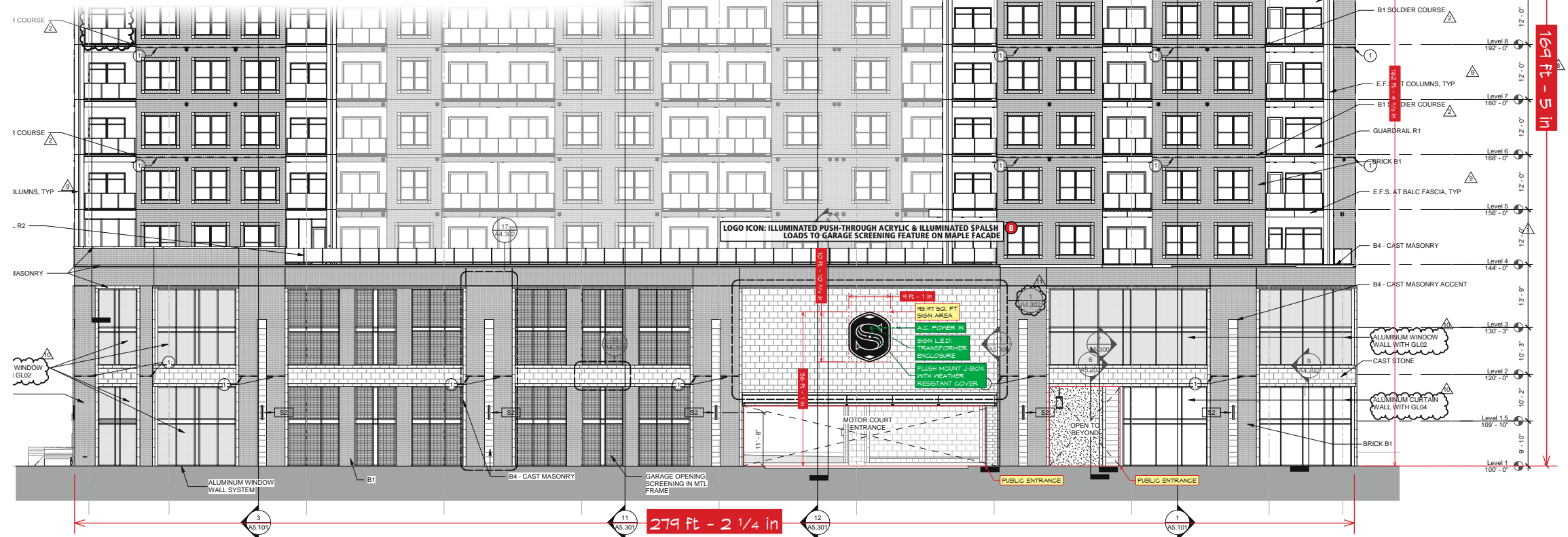
01/31/2022

SHEET TITLE

EXTERIOR SIGNAGE PERMIT PACKAGE

SHEET NUMBER

ESPP.ELEV1.01

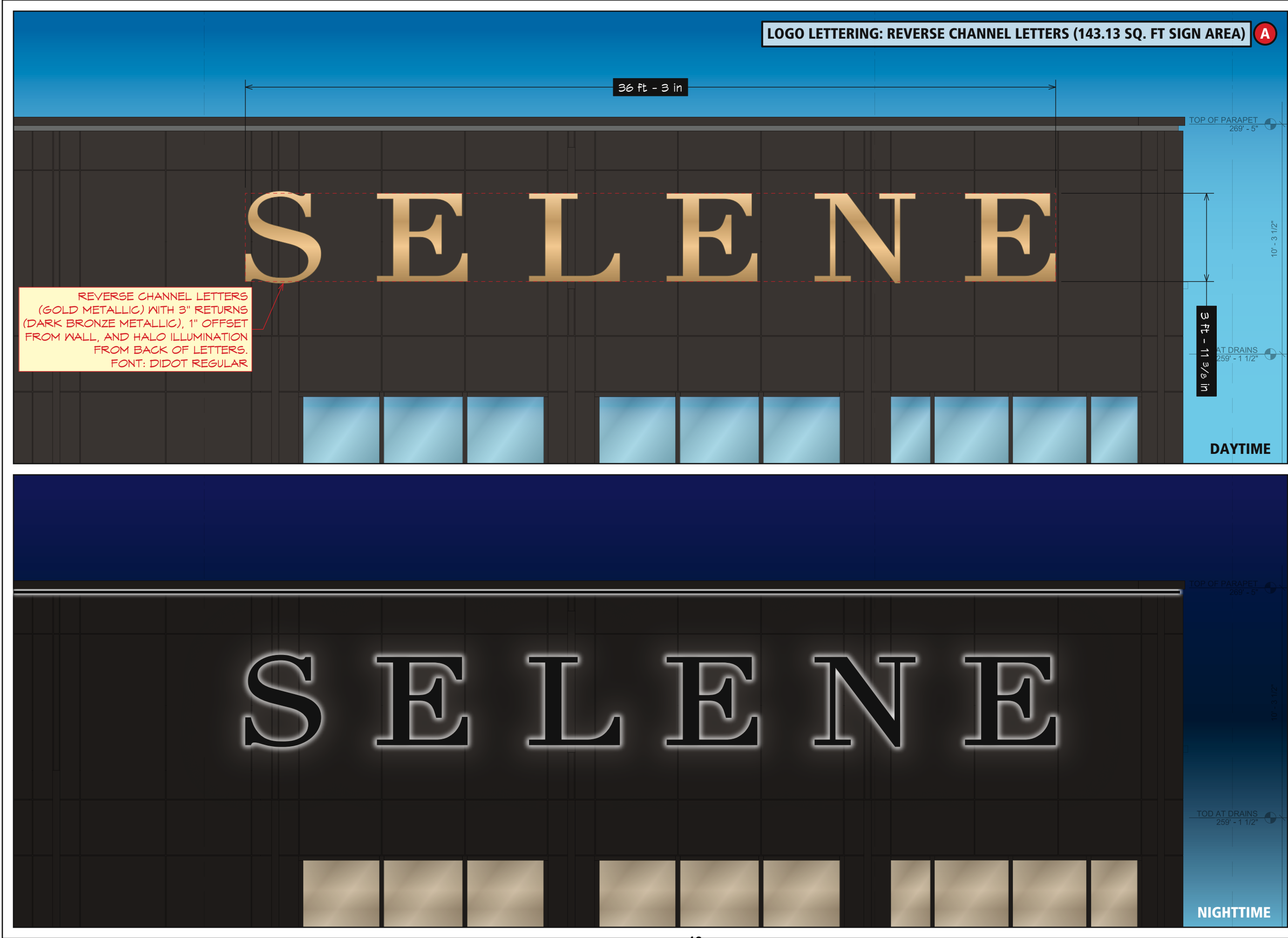


MATERIAL PERCENTAGE

SOUTH RESIDENTIAL AND GARAGE FACADE
PREDOMINANT MATERIALS:

BRICK - 28%	
GLASS (RESIDENTIAL) - 22.5%	
E.I.F.S. - 20.3%	
GLASS (STOREFRONT) - 10.1%	
ACM - 7.9%	
CAST STONE - 6.8%	
GARAGE SCREEN - 4.4%	

32.6%



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Selene
Kairoi Residential
Dallas, Texas

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DESIGNER INITIALS

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DATE

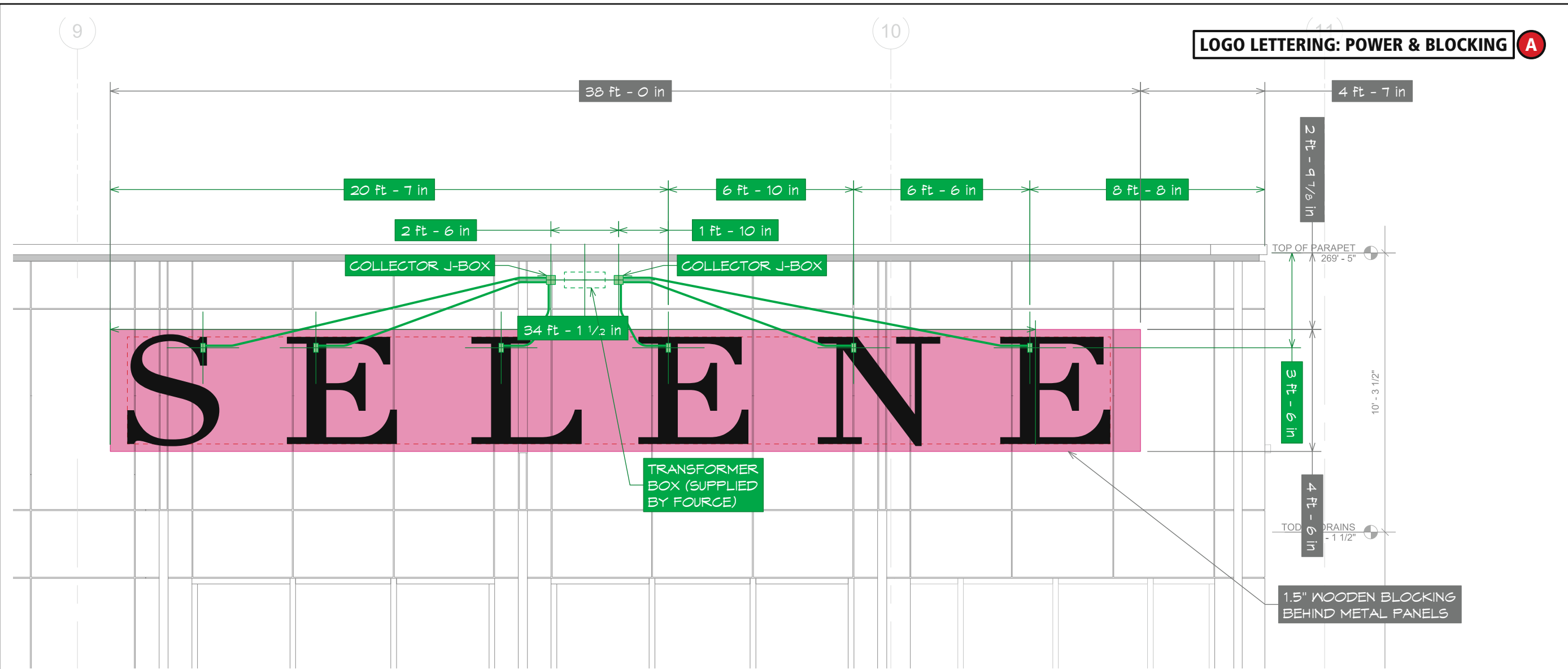
01/31/2022

SHEET TITLE

EXTERIOR SIGNAGE
PERMIT PACKAGE

SHEET NUMBER

ESPP.01.01



LOGO LETTERING: POWER & BLOCKING **A**



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Kairoi Residential
Dallas, Texas

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JEH

DATE

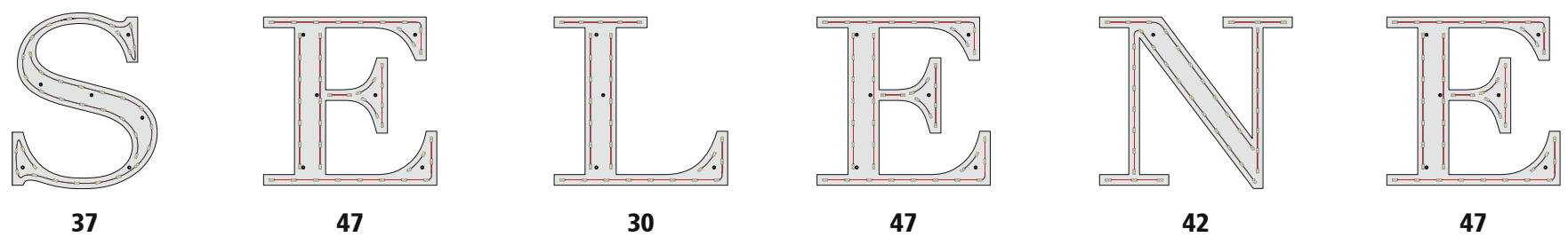
01/03/2022

SHEET TITLE

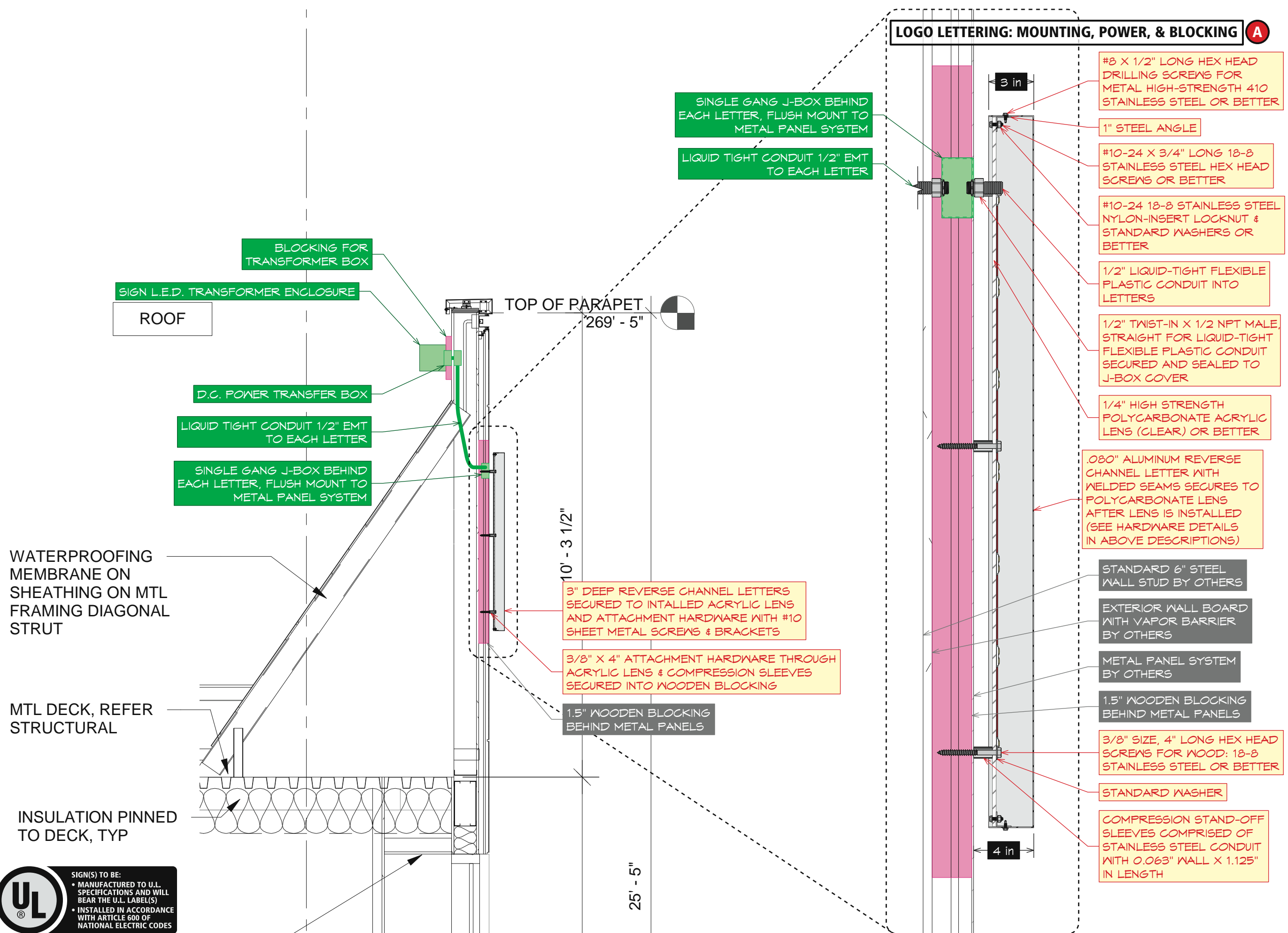
EXTERIOR SIGNAGE
PERMIT PACKAGE

SHEET NUMBER

ESPP.01A.00



POWER SUPPLY (3 TOTAL) = ALLANSON CVW125-MV 120-277V
MAX 5.00A@60W IP-68 (OR SIMILAR)
L.E.D. MODULES (ESTIMATED TOTAL) = 250
CURRENT PER MODULE = 0.04 A
WATTAGE PER MODULE = 0.50 W
ESTIMATED TOTAL CURRENT = 10.00 A
ESTIMATED TOTAL WATTAGE = 125.00 W



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Dallas, Texas

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DESIGNER INITIALS

JEH

DATE

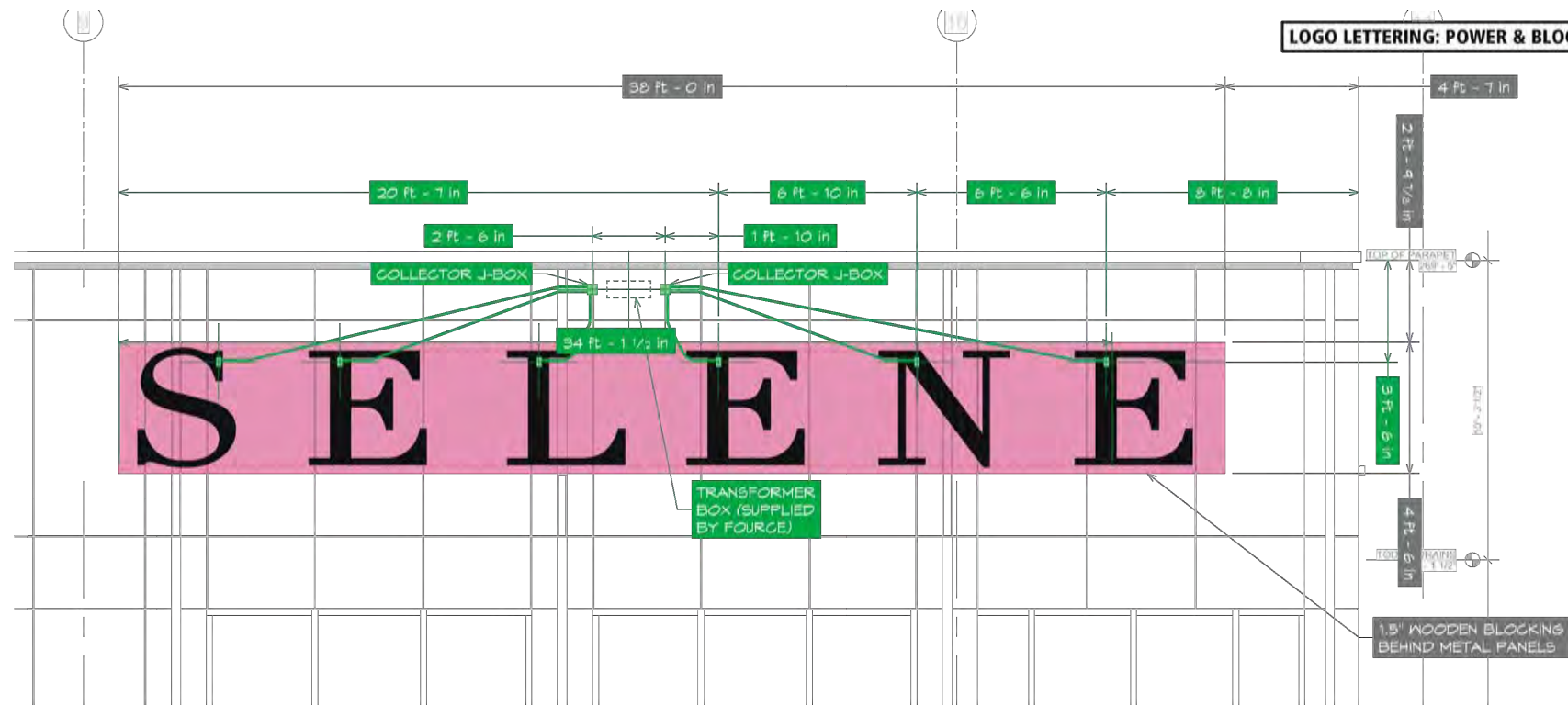
01/31/2022

SHEET TITLE

EXTERIOR SIGNAGE PERMIT PACKAGE

SHEET NUMBER

ESPP.01B.01



M.A. Bootwala 01/12/2022

Prepared for

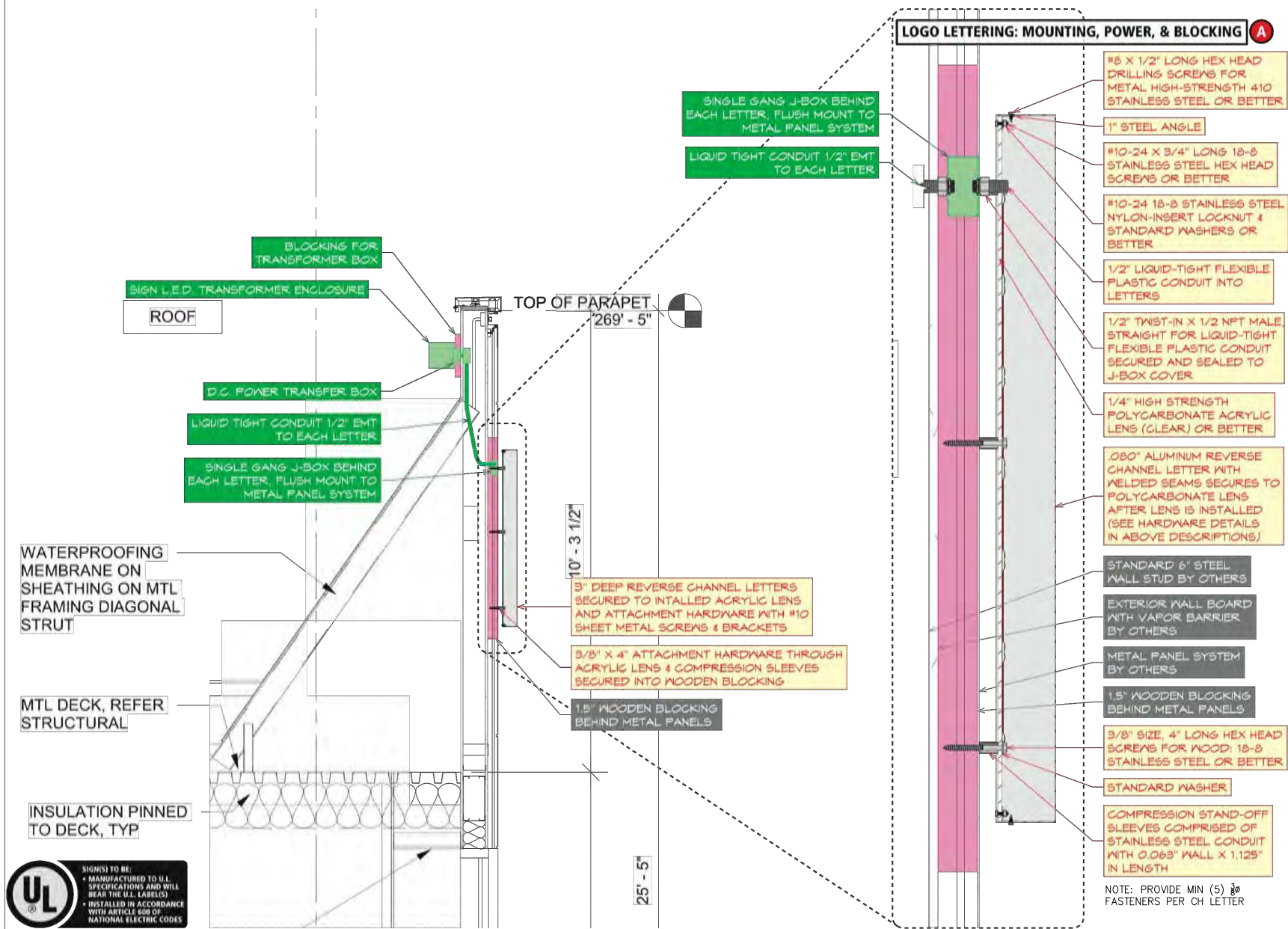
Fource Communications
1351 Regal Row
Dallas, TX 75247

Project #: 22022
Date: January 2022
Drawn by: MB
Scale: Not to Scale
Revision: 0
Drawing #: 4

Project & Location:
Selene - Parapet Wall Sign
2620 Maple Avenue
Dallas, TX 75201

Engineer
TMM CONSULTANTS
ENGINEERING & DESIGN SERVICES
19902 Stanton Lake Drive
Cypress, TX 77433

POWER SUPPLY (3 TOTAL) = ALLANSON CVW125-MV 120-277V
MAX 5.00A@60W IP-68 (OR SIMILAR)
L.E.D. MODULES (ESTIMATED TOTAL) = 250
CURRENT PER MODULE = 0.04 A
WATTAGE PER MODULE = 0.50 W
ESTIMATED TOTAL CURRENT = 10.00 A
ESTIMATED TOTAL WATTAGE = 125.00 W



M.A. Bootwala 01/12/2022

Prepared for

Force Communications
1351 Regal Row
Dallas, TX 75247

Project #:	22022
Date:	January 2022
Drawn by:	MB
Scale:	Not to Scale
Revision:	0
Drawing #:	5

Project & Location:
Selene - Parapet Wall Sign
2620 Maple Avenue
Dallas, TX 75201

Engineer
TMM CONSULTANTS
ENGINEERING & DESIGN SERVICES
19902 Stanton Lake Drive
Cypress, TX 77433

Project: Selene @ 2620 Maple Avenue, Dallas, TX 75201
 Risk Category II
 Exposure C
 V 115
 Applicable Design Code IBC 2015

Design Loads

Type	B	# of Cabinet	B _{per Cabinet} (ft)	s (ft)	h (ft)	DL (psf)	WL _(factored) (psf)	WL _(factored) (lb)	DL (lb)
Individual Channel Letters	4	1	3.60	3.95	169.00	8.0	44	622.27	114

Individual Channel Letters

Vertical Distance between Bolts = 1.98 ft
 Distance Cabinet to Wall = 1.13 in
 Cabinet Depth = 4.00 in
 Number of Bolts per Bolt Line = 2.5
 Bolt Type = A307
 Bolt Diameter = 0.38 in
 Eff Factor = 0.60
 Bolt Tension = 0.078 k
 Bolt Shear = 0.027 k
 f_{rv} (ksi) = 0.25 OK
 Ω = 2.00
 $F'_{nt}/\Omega = (1.3 \cdot F_{nt} - (2 \cdot F_{nt}/F_{nv}) \cdot f_{rv})/2 = 22.50$
 f_{nv} (ksi) = 0.71 OK



M.A. Bootwala 01/12/2022

Prepared for

Force Communications

1351 Regal Row
 Dallas, TX 75247

Project #: 22022
 Date: January 2022
 Drawn by: MB
 Scale: Not to Scale
 Revision: 0
 Drawing #: 6

Project & Location:

Selene - Parapet Wall Sign
 2620 Maple Avenue
 Dallas, TX 75201

Engineer

TMM CONSULTANTS
 ENGINEERING & DESIGN SERVICES
 19902 Stanton Lake Drive
 Cypress, TX 77433

FILE NUMBER: Z212-149(OA) **DATE FILED:** December 15, 2021

LOCATION: East side of Dallas Parkway, south of Keller Spring Road

COUNCIL DISTRICT: 11

SIZE OF REQUEST: ± 2.722 acres **CENSUS TRACT:** 136.20

REPRESENTATIVE: Suzan Kedron, Jackson Walker LLP

APPLICANT: Blue Ocean Investments

OWNER: SBS Dallas Hospitality

REQUEST: An application for an MF-3(A) Multifamily District on property zoned an MC-3 Multiple Commercial District.

SUMMARY: The purpose of the request is to allow for a multifamily development on the site.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The subject site is approximately 2.722 acres and developed with a hotel use. According to the applicant, the hotel has a total of 131 rooms and each guest room has a kitchen. The existing MC-3 Multiple Commercial District does not allow the multifamily use.
- The proposed MF-3(A) Multifamily District would allow for the adaptive reuse of the hotel as a multifamily development. The applicant proposes to rehab the hotel into apartment units with an average apartment size of 540-555 square feet.

Zoning History:

There have been no zoning cases in the area in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Dallas Parkway	Expressway	200'
Keller Spring Road	Minor Arterial	100'
Knoll Trail Drive	Minor Arterial	80'

Traffic:

The Transportation Development Services Division of the Transportation 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, outlining several goals and policies which 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:

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 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

NEIGHBORHOOD PLUS

GOAL 6.0 Enhance rental housing options

Land Use:

	Zoning	Land Use
Site	MC-3 Multiple Commercial District	Motel
North	MC-3 Multiple Commercial District	Financial institution with drive-in window & retail uses
East	MF-4(A) Multifamily District	Condominium complex
South	PD No. 893	Offices
West	City of Addison	Retail

Land Use Compatibility:

The applicant is seeking approval for the rezoning of a 2.722 acres site developed with a hotel to MF-3(A) Multifamily District to permit the adaptive reuse of the existing structure. The surrounding land uses consist of a financial institution with drive-in window and retail uses to the north, high-rise condominium complex to the east, an office high-rise complex use to the south, and the City of Addison to the west.

The site is adjacent to high density multifamily, commercial, and office zoning districts. Additionally, the property has frontage along the Dallas North Tollway to the west, and Knoll Trail Drive, a designated Minor Arterial Road, to the east side. The site conditions such as its adjacency to high density multifamily, frontage on Dallas Parkway, a major thoroughfare road, and the proximity to the Addison DART Transit Center, located a mile south of the site, are conducive to the proposed high density multifamily use for this site. Furthermore, staff believes the multifamily use is suitable and compatible with the existing multifamily uses, commercial high density uses in the vicinity. The proposed MF-3(A)

Multifamily District complements these intense uses and will appropriately add needed housing supply to the city.

The applicant advised staff that the proposed development consist in repurposing of an existing three-story, 131-room hotel structure into apartments. While this general zone change request does not require a breakdown of units, the applicant has shared how 22 of the hotel rooms are proposed to be traditional one-bedroom units with a wall and door that separates the living room and bedroom. There remaining 109 hotel rooms would be converted to studio apartments with a sliding door to separate the living room and bedroom.

Use Comparison Table:

Following is a comparison table showing differences in the permitted uses between the existing and proposed zoning districts.

LEGEND

	Use prohibited
•	Use permitted by right
S	Use permitted by Specific Use Permit
D	Use permitted subject to Development Impact Review
R	Use permitted subject to Residential Adjacency Review
★	Consult the use regulations in Section 51A-4.200

	Existing MC-3	Proposed MF-3(A)
Use		
AGRICULTURAL USES		
Animal production		
Commercial stable		
Crop production	•	•
Private stable		
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop		
Bus or rail transit vehicle maintenance or storage facility		
Catering service	•	
Commercial cleaning or laundry plant		
Custom business services	•	
Custom woodworking, furniture construction, or repair		
Electronics service center	•	
Job or lithographic printing		
Labor hall	•	
Machine or welding shop		

	Existing MC-3	Proposed MF-3(A)
Use		
Machinery, heavy equipment, or truck sales and services		
Medical or scientific laboratory	•	
Technical school		
Tool or equipment rental	•	
Vehicle or engine repair or maintenance		
INDUSTRIAL USES		
Alcoholic beverage manufacturing		
Gas drilling and production	•	S
Gas pipeline compressor station		
Industrial (inside)		
Industrial (inside) for light manufacturing		
Industrial (outside)		
Medical/infectious waste incinerator		
Metal salvage facility		
Mining		
Municipal waste incinerator		
Organic compost recycling facility		
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant	•	•
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility	•	S
Cemetery or mausoleum	•	S
Child-care facility	•	S
Church	•	•
College, university, or seminary	•	S
Community service center	•	S
Convalescent and nursing homes, hospice care, and related institutions		R
Convent or monastery	•	•
Foster home		•
Halfway house		
Hospital	•	S
Library, art gallery, or museum	•	S
Public or private school	•	S
LODGING USES		
Extended stay hotel or motel	•	
Hotel or motel	•	
Lodging or boarding house		•

	Existing MC-3	Proposed MF-3(A)
Use		
Overnight general-purpose shelter	•	
MISCELLANEOUS USES		
Carnival or circus (temporary)	•	•
Attached non-premise sign	S	
Placement of fill material		
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment	S	
Financial institution without drive-in window	•	
Financial institution with drive-in window	D	
Medical clinic or ambulatory surgical center	•	
Office	•	
RECREATION USES		
Country club with private membership	•	R
Private recreation center, club, or area	•	S
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house	•	•
Duplex		
Group residential facility		•
Handicapped group dwelling unit		
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		•
Residential hotel		•
Retirement housing		•
Single family		
RETAIL AND PERSONAL SERVICE USES		
Alcoholic beverage establishments	•	
Ambulance service	R	
Animal shelter or clinic without outside runs	R	
Animal shelter or clinic with outside runs		
Auto service center	R	
Business school	•	
Car wash	R	
Commercial amusement (inside)	S	
Commercial amusement (outside)	S	
Commercial motor vehicle parking		
Commercial parking lot or garage	R	

	Existing MC-3	Proposed MF-3(A)
Use		
Convenience store with drive-through	S	
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	•	S
Nursery, garden shop, or plant sales	•	
Outside sales		
Paraphernalia shop		
Pawn shop		
Personal service use	•	L
Restaurant without drive-in or drive-through service	R	
Restaurant with drive-in or drive-through service	D	
Surface parking		
Swap or buy shop	S	
Taxidermist		
Temporary retail use	•	
Theater	•	
Truck stop		
Vehicle display, sales, and service		
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		
Heliport	S	
Helistop	S	
Private street or alley		
Railroad passenger station	S	
Railroad yard, roundhouse, or shops		
STOL (short take off or landing port)		
Transit passenger shelter	•	•
Transit passenger station or transfer center	S	S
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station	•	

	Existing MC-3	Proposed MF-3(A)
Use		
Electrical generating plant		
Electrical substation	•	S
Local utilities	S	S
Police or fire station	•	S
Post office	•	S
Radio, television, or microwave tower	S	S
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication	•	•
Utility or government installation other than listed	•	S
Water treatment plant		
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction		
Building mover's temporary storage yard		
Contractor's maintenance yard		
Freight terminal		
Livestock auction pens or sheds		
Manufactured building sales lot		
Mini-warehouse	•	
Office showroom/warehouse		
Outside storage		
Petroleum product storage and wholesale		
Recycling buy-back center	•	
Recycling collection center	•	•
Recycling drop-off container	•	•
Recycling drop-off for special occasion collection	•	
Sand, gravel, or earth sales and storage		
Trade center		
Vehicle storage lot		
Warehouse		

Development Standards:

District	Setbacks		Height	Lot Coverage/ Density	Special Standards	Primary Uses
	Front	Side/Rear				
Existing: MC-3	15' (blockface continuity applies) 20' for structures over 45' in height	20' for Residential Districts 0' Others	115'	45% / none	RPS over 26 feet in height	Multiple commercial
Proposed: MF-3(A)	15' (blockface continuity applies) 20' for structures over 45' in height	20' for Residential Districts 10' Others	90'	60% / 90 units per acre Studio 450 sq. ft. One 500 sq. ft. Two 550 sq. ft.	RPS over 26 feet in height for R, R(A), D, D(A), TH or TH (A)	Multifamily.

The permitted lot coverage will increase from 45 percent to 60 percent and the existing 15-foot setback would be maintained. The maximum allowable height will decrease from 115 to 90 feet. However, the existing hotel structure is three stories. The applicant advised that there are no plans to increase the height of the existing three-story, 131-room hotel structure. Staff does not have concerns about the height since the current zoning allows a height of 115 feet and there are no adjacent R, R(A), D, D(A), TH or TH (A) zoning districts.

Parking:

Parking will be in accordance with the parking regulations of Chapter 51A. For a multifamily use, one parking space will be required 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 the required parking is restricted to resident parking only. No additional parking is required for accessory uses that are limited principally to residents.

Landscaping:

Landscaping will be in accordance with the landscape regulations of 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 strengths or weaknesses. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The area of request is not within an identifiable MVA Category; however, it is in proximity to an "E" MVA Cluster to the north, west, and to the south of the proposed site.

List of Officers

Current Business

Illa Shah, Partner

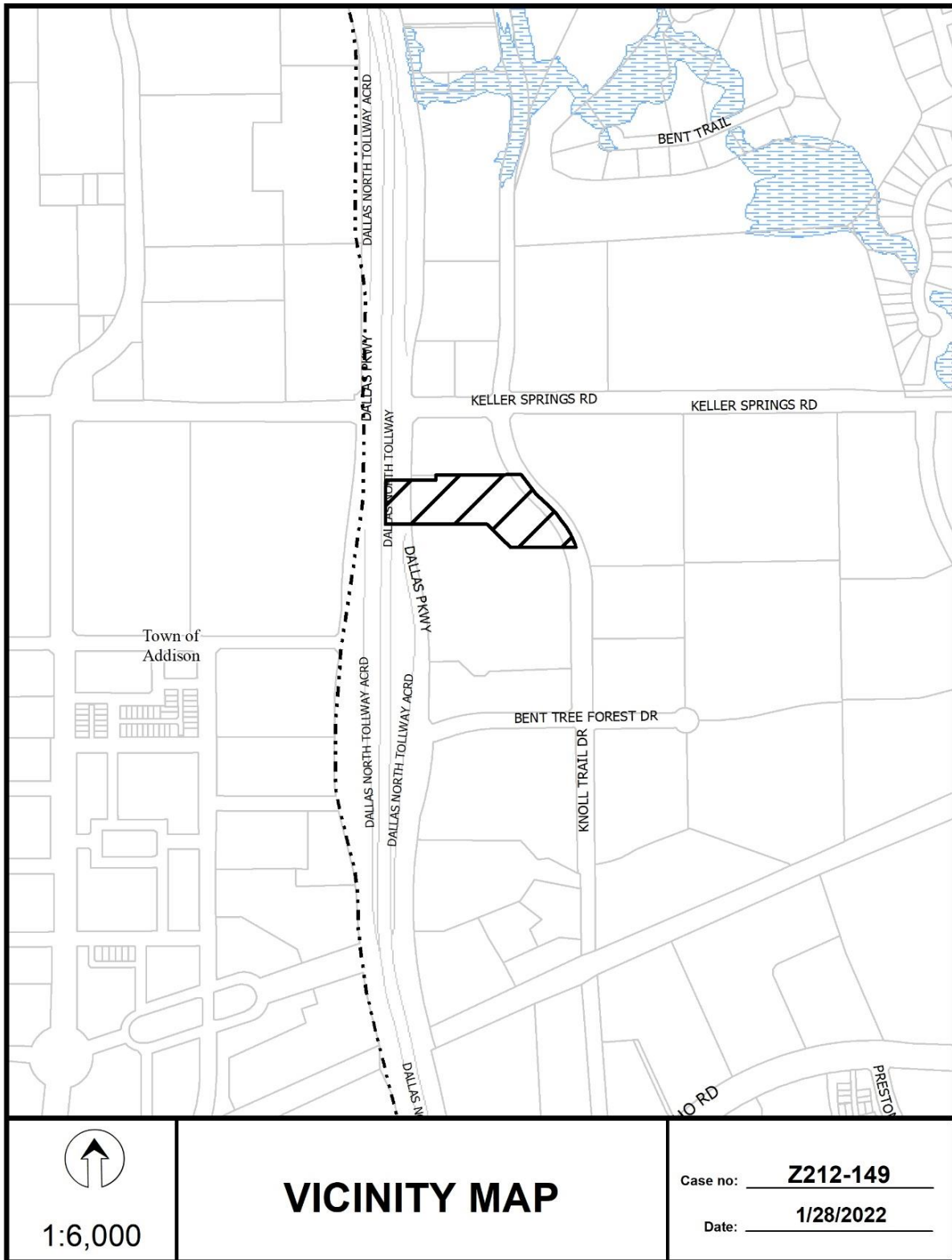
Ram Yalamanchili, Partner

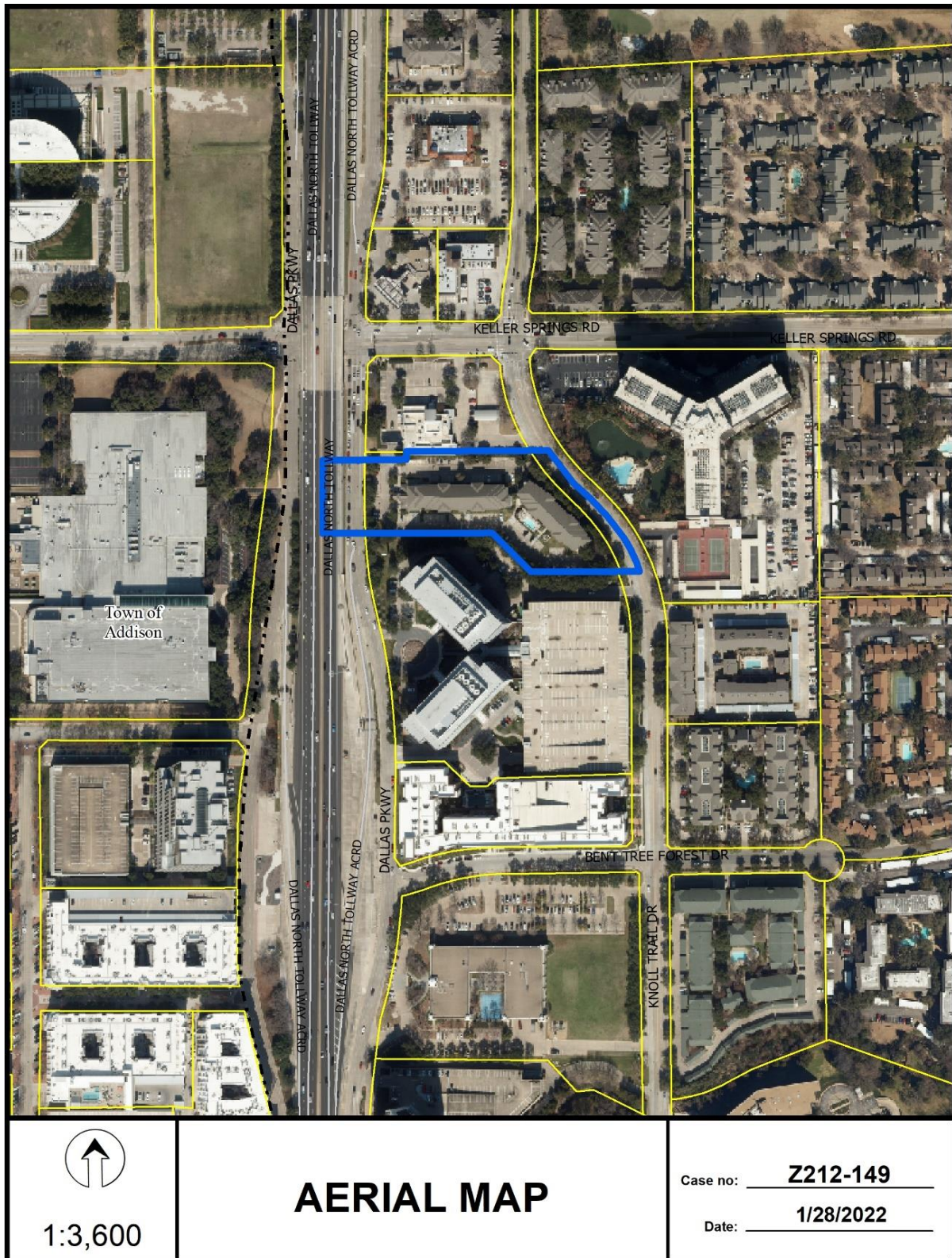
Proposed Apartments

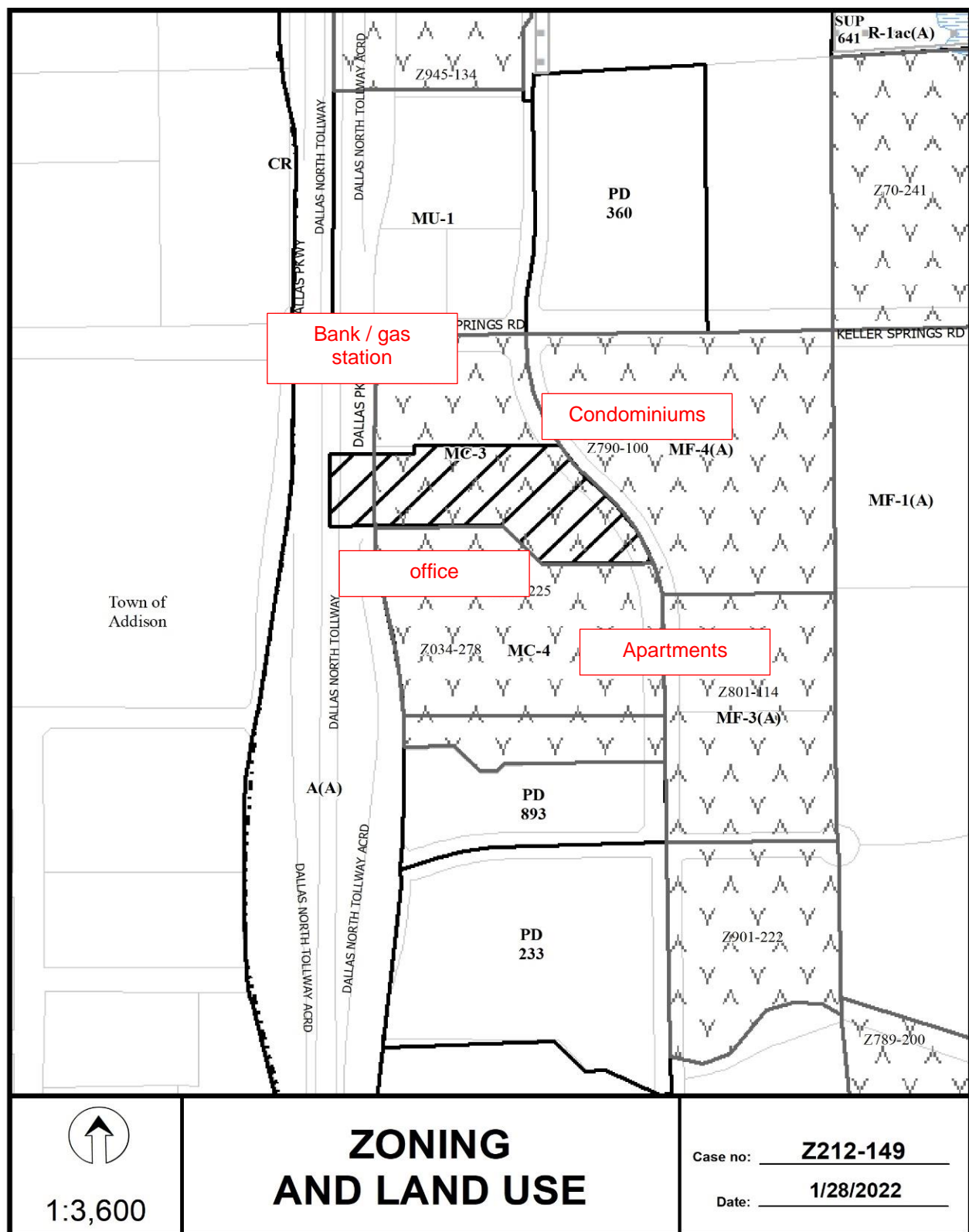
Jonathan Ehrenfeld CEO and Founder

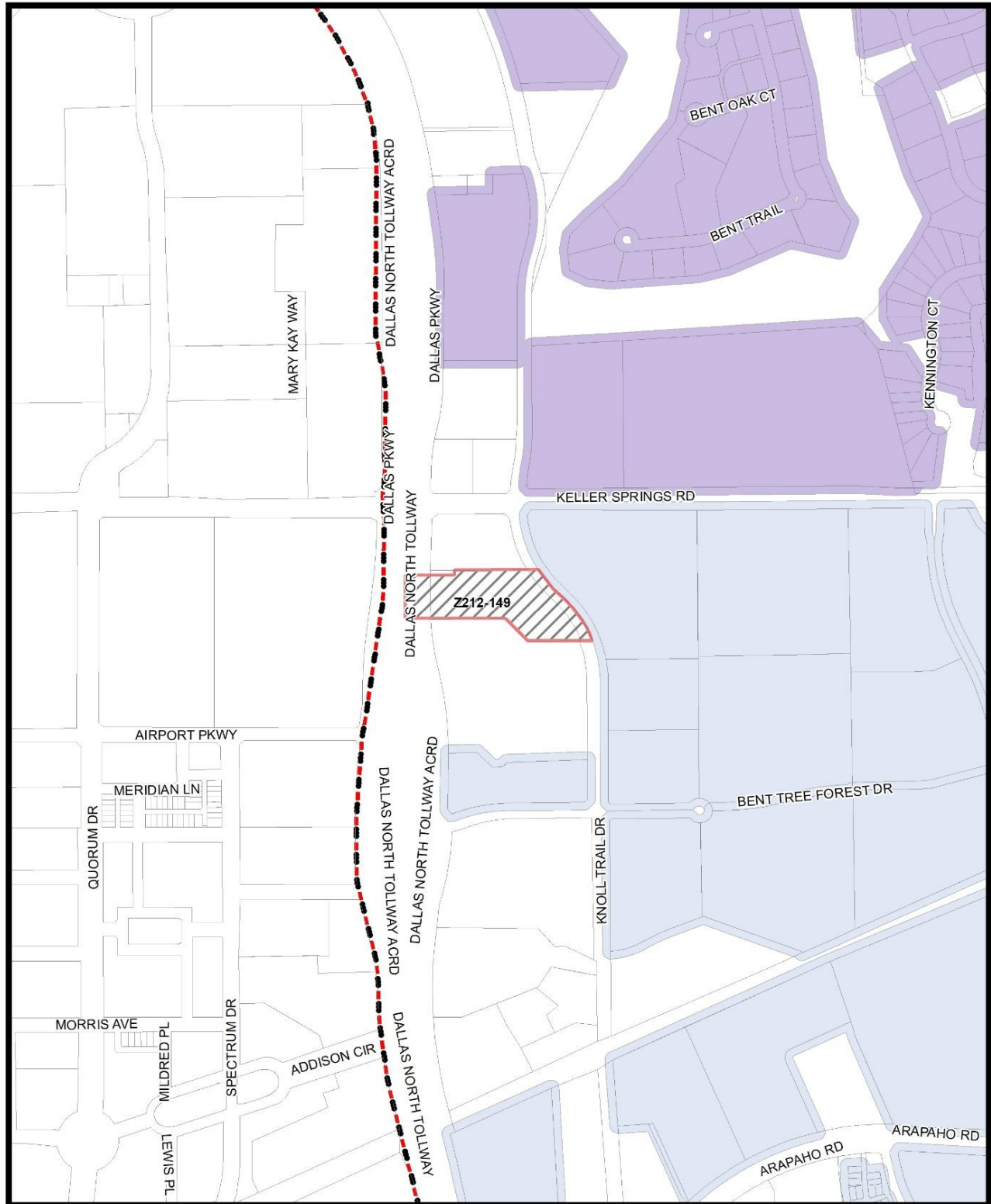
Evan Gallant, Chief Investment Officer

Ethan Frey, Chief Operating Officer









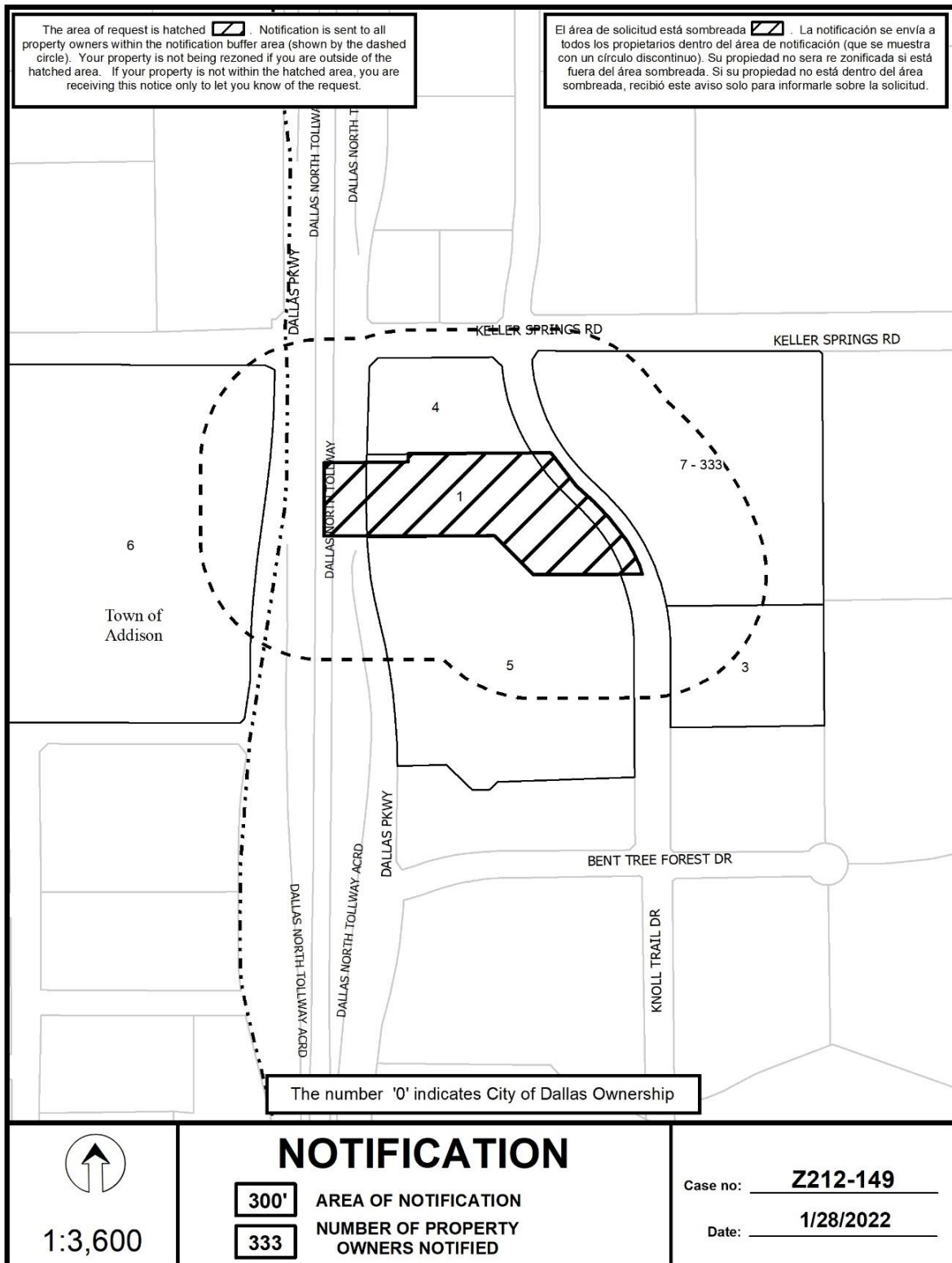
Market Value Analysis A B C D E F G H I NA



1:6,000

Market Value Analysis

Printed Date: 1/28/2022



01/28/2022

Notification List of Property Owners***Z212-149******333 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	16060 DALLAS PKWY	SBS DALLAS HOSPITALITY LLC
2	16060 DALLAS PKWY	PARKWAY ADVERTISING LLC
3	15678 KNOLL TRAIL DR	VUE AT KNOLL TRAIL APARTMENTS
4	5150 KELLER SPRINGS RD	NORTH DALLAS BANK & TR CO
5	16000 DALLAS PKWY	BGP TOLLWAY LLC
6	16001 DALLAS PKWY	SIR PROPERTIES TRUST
7	5200 KELLER SPRINGS RD	SUNSET CTR LTD
8	5200 KELLER SPRINGS RD	RAPHAEL JOSEPH & ESTELLA
9	5200 KELLER SPRINGS RD	SILVER KERRY E & JAMES L COWEN
10	5200 KELLER SPRINGS RD	RITZ STUART T & KAREN T
11	5200 KELLER SPRINGS RD	BONAVENTURE CONDOS INC
12	5200 KELLER SPRINGS RD	OWNERS ASSN BONAVENTURE
13	5200 KELLER SPRINGS RD	OWNERS ASSN BONAVENTURE
14	5200 KELLER SPRINGS RD	BAKST LEON REVOCABLE TRUST
15	5200 KELLER SPRINGS RD	SPARKS ELIZABETH B
16	5200 KELLER SPRINGS RD	OWNERS ASSN BONAVENTURE
17	5200 KELLER SPRINGS RD	GAVILANES LUIS
18	5200 KELLER SPRINGS RD	SALSA MAURICE R & CARMEN R
19	5200 KELLER SPRINGS RD	RAY TERRY ERSKINE
20	5200 KELLER SPRINGS RD	DOYNE MARK A & RITA D
21	5200 KELLER SPRINGS RD	FOTTOPOULOS LILLY
22	5200 KELLER SPRINGS RD	KIM JEONG N
23	5200 KELLER SPRINGS RD	PEARAH PATRYS
24	5200 KELLER SPRINGS RD	YOUNG MARY JETER BLAKEY
25	5200 KELLER SPRINGS RD	MACK STEVEN & DEBORAH
26	5200 KELLER SPRINGS RD	GOLDEN BETTY KOPPEL

01/28/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5200 KELLER SPRINGS RD	SMOLINSKY RUBY TRUSTEE
28	5200 KELLER SPRINGS RD	RUTSTEIN EVELYN
29	5200 KELLER SPRINGS RD	BENDAYAN PINHAS
30	5200 KELLER SPRINGS RD	KOUVELIS GEORGEAN
31	5200 KELLER SPRINGS RD	TOBACK DAVID S & ROBERTA R
32	5200 KELLER SPRINGS RD	PAISAN JUAN &
33	5200 KELLER SPRINGS RD	SWEET HAROLD JACK EST OF &
34	5200 KELLER SPRINGS RD	WOLANOW AVNER &
35	5200 KELLER SPRINGS RD	TUCKER JACK LIVING TRUST
36	5200 KELLER SPRINGS RD	KIRK GORDON F & PATTY
37	5200 KELLER SPRINGS RD	MACLAUGHLIN JILL D & JOHN W
38	5200 KELLER SPRINGS RD	PELLIZZI AUGUST J JR &
39	5200 KELLER SPRINGS RD	SULLIVAN CECILIA
40	5200 KELLER SPRINGS RD	TAYLOR JAMES MARTIN &
41	5200 KELLER SPRINGS RD	ENGSTROM ARNELL & LIDIA
42	5200 KELLER SPRINGS RD	STANLEY RENEE
43	5200 KELLER SPRINGS RD	EISENBERG DAVID & FRANCES
44	5200 KELLER SPRINGS RD	GARCIA JOSEFINA
45	5200 KELLER SPRINGS RD	RAPHAEL JOSEPH & ESTELLA
46	5200 KELLER SPRINGS RD	KELLEY LINDA D
47	5200 KELLER SPRINGS RD	JONES THOMAS EARL
48	5200 KELLER SPRINGS RD	RAPP RICHARD J & SUMA TR
49	5200 KELLER SPRINGS RD	WOJCIK JAMES F & MARIA NILAN
50	5200 KELLER SPRINGS RD	STOCKSTILL SACHIKO H
51	5200 KELLER SPRINGS RD	DAHLGREN JAMES K &
52	5200 KELLER SPRINGS RD	BERRY ROBIN ZUCKER
53	5200 KELLER SPRINGS RD	YANCY WILLIE H III & JOY D
54	5200 KELLER SPRINGS RD	KIM STEPHEN & SONGBIN HAN
55	5200 KELLER SPRINGS RD	WHITE STEVEN J
56	5200 KELLER SPRINGS RD	DONOSKY ROBERT & ELISE
57	5200 KELLER SPRINGS RD	HALL FRANCINE SHERMAN

01/28/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	5200 KELLER SPRINGS RD	DUBOIS PAM &
59	5200 KELLER SPRINGS RD	SIDERIS GEORGE K & PAMELA G
60	5200 KELLER SPRINGS RD	DUBOIS PAM
61	5200 KELLER SPRINGS RD	STONE TOBY K REVOCABLE TRUST
62	5200 KELLER SPRINGS RD	COX STEVEN S LIFE ESTATE
63	5200 KELLER SPRINGS RD	LAU CHAI FAI & JACKIE
64	5200 KELLER SPRINGS RD	CASH JAMES I
65	5200 KELLER SPRINGS RD	REPP BARBARA
66	5200 KELLER SPRINGS RD	AUSTIN JOSEPH ET AL
67	5200 KELLER SPRINGS RD	MARKS DAVID & JENNIFER
68	5200 KELLER SPRINGS RD	ZIDELL HEATHER I
69	5200 KELLER SPRINGS RD	MOPSIK DONALD & DELORES
70	5200 KELLER SPRINGS RD	SULLIVAN MICHAEL & CHRISTINE
71	5200 KELLER SPRINGS RD	RAPHAEL JOSEPH & ESTELLA
72	5200 KELLER SPRINGS RD	KARALLA PAT
73	5200 KELLER SPRINGS RD	MARLOW LINDA K
74	5200 KELLER SPRINGS RD	VAGVOLGYI ANDREW L &
75	5200 KELLER SPRINGS RD	VEEDER LEON & LEONA
76	5200 KELLER SPRINGS RD	LEE SANGHUN
77	5200 KELLER SPRINGS RD	BERGER LIVING TRUST
78	5200 KELLER SPRINGS RD	SIGMAN CHRISTINE WARNER
79	5200 KELLER SPRINGS RD	RAPHAEL ARTHUR & GAIL
80	5200 KELLER SPRINGS RD	STOLLER FAMILY TRUST THE
81	5200 KELLER SPRINGS RD	TAUB LESTER J
82	5200 KELLER SPRINGS RD	ISHAKOV AYALA
83	5200 KELLER SPRINGS RD	KINDER MARY SUE
84	5200 KELLER SPRINGS RD	HULBERT LARRY N & DONNA R
85	5200 KELLER SPRINGS RD	PETERS ANNE BURKE
86	5200 KELLER SPRINGS RD	LECCA PEDRO J & GINA A
87	5200 KELLER SPRINGS RD	HOFFMAN BESS
88	5200 KELLER SPRINGS RD	PYLES RONALD L & URSULA

01/28/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	5200 KELLER SPRINGS RD	FELDMAN HELEN
90	5200 KELLER SPRINGS RD	STERLING TRUST
91	5200 KELLER SPRINGS RD	SPIVACK STEVEN & KAREN
92	5200 KELLER SPRINGS RD	GARCIA ANICETO & SILVIA
93	5200 KELLER SPRINGS RD	GARDNER FROST E & SHEILA
94	5200 KELLER SPRINGS RD	SILANDER ANNE KATHERINE
95	5200 KELLER SPRINGS RD	HOGAN REBECCA D &
96	5200 KELLER SPRINGS RD	STOLLER MARK I
97	5200 KELLER SPRINGS RD	RICCARDI MARGUERITE A
98	5200 KELLER SPRINGS RD	GANJI DARAB & AZAR PAHLAVI
99	5200 KELLER SPRINGS RD	GOLDSTEIN DAVID M
100	5200 KELLER SPRINGS RD	TEITELBAUM TERRY R &
101	5200 KELLER SPRINGS RD	WEINSTEIN FAMILY TRUST
102	5200 KELLER SPRINGS RD	WINSTON PETER & CAROL
103	5200 KELLER SPRINGS RD	ESSENFELD RHODA JOAN
104	5200 KELLER SPRINGS RD	FRITZ REVOCABLE TRUST
105	5200 KELLER SPRINGS RD	ACHTMAN AUDREY L
106	5200 KELLER SPRINGS RD	TOMALONIS JOSEPH DAVID &
107	5200 KELLER SPRINGS RD	MCKEEVER DEBORAH
108	5200 KELLER SPRINGS RD	RUDB HOLDINGS LLC
109	5200 KELLER SPRINGS RD	TERRILLION HOWARD J TRUST
110	5200 KELLER SPRINGS RD	AUTEN ALECIA
111	5200 KELLER SPRINGS RD	LEVY ARNOLD &
112	5200 KELLER SPRINGS RD	HANNOVER ESTATES LTD
113	5200 KELLER SPRINGS RD	DURHAM TAMARA
114	5200 KELLER SPRINGS RD	CUNNINGHAM PAUL S
115	5200 KELLER SPRINGS RD	BURGETTE PAUL STEWARD
116	5200 KELLER SPRINGS RD	ELINS SARI
117	5200 KELLER SPRINGS RD	SHAYESTEH NEZHAT S
118	5200 KELLER SPRINGS RD	KATIKANENI RAO M & KALADEVI
119	5200 KELLER SPRINGS RD	ZWEIG IDA A & HAROLD

01/28/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	5200 KELLER SPRINGS RD	ROYAL JEFFREY L & PAMELA S
121	5200 KELLER SPRINGS RD	LIEBNICK ALLEN & BARBARA
122	5200 KELLER SPRINGS RD	GOLMAN LOIS
123	5200 KELLER SPRINGS RD	GALLETTA NANCY J
124	5200 KELLER SPRINGS RD	BAARTMANS GEERTRUIDA
125	5200 KELLER SPRINGS RD	LIU WEIKONG ROGER
126	5200 KELLER SPRINGS RD	LEVIN MARGIE
127	5200 KELLER SPRINGS RD	GOLDBERG ROBERT L
128	5200 KELLER SPRINGS RD	RUBIN LOYCE
129	5200 KELLER SPRINGS RD	DANGELO KRISTEN MARULL
130	5200 KELLER SPRINGS RD	ZIDELL ROSE M REV TRUST
131	5200 KELLER SPRINGS RD	DIEB JAMES G
132	5200 KELLER SPRINGS RD	HOOK DAVID J
133	5200 KELLER SPRINGS RD	FRIEDMAN FAMILY LIVING TR
134	5200 KELLER SPRINGS RD	ESKENAZI FAMILY TRUST
135	5200 KELLER SPRINGS RD	KLEINMAN HAROLD F
136	5200 KELLER SPRINGS RD	GOLDSTEIN MARTIN R
137	5200 KELLER SPRINGS RD	CAMPBELL SHIRLEY
138	5200 KELLER SPRINGS RD	VLAMIDES MARY
139	5200 KELLER SPRINGS RD	BART IRA & RICHARD
140	5200 KELLER SPRINGS RD	KC INVESTMENTS
141	5200 KELLER SPRINGS RD	ARAGON MODESTO E LIFE ESTATE
142	5200 KELLER SPRINGS RD	COHEN LEON & TRUDY
143	5200 KELLER SPRINGS RD	BODE LOU ANN & JEFFREY E
144	5200 KELLER SPRINGS RD	WILDMAN FAMILY LIVING TRUST
145	5200 KELLER SPRINGS RD	PESKIND STANLEY M
146	5200 KELLER SPRINGS RD	MCGINNIS JIM &
147	5200 KELLER SPRINGS RD	RABURN MARY E
148	5200 KELLER SPRINGS RD	PEEPLER R R JR & BETTIMAE
149	5200 KELLER SPRINGS RD	FRENKEL LEON D & HELEN A
150	5200 KELLER SPRINGS RD	ZIDELL ROSE M REV TRUST

01/28/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	5200 KELLER SPRINGS RD	DANTO NOEL F &
152	5200 KELLER SPRINGS RD	BERNSTEIN SIDNEY H & VICKI
153	5200 KELLER SPRINGS RD	BERGER BARBARA
154	5200 KELLER SPRINGS RD	VIDAUD GUILLERMO & MARIA E
155	5200 KELLER SPRINGS RD	SHERMAN CARLA J
156	5200 KELLER SPRINGS RD	TORKIYA ADI
157	5200 KELLER SPRINGS RD	ISLAM SAJJADUL &
158	5200 KELLER SPRINGS RD	TOMALONIS JOSEPH D
159	5200 KELLER SPRINGS RD	FRANK SHEILA L & CHARLES A
160	5200 KELLER SPRINGS RD	HIGHT DANIEL J &
161	5200 KELLER SPRINGS RD	THIEBAUD NORBERT F
162	5200 KELLER SPRINGS RD	RAPHAEL JOSEPH & ESTELLA
163	5200 KELLER SPRINGS RD	JONES ANTHONY
164	5200 KELLER SPRINGS RD	HUGHES JASON W
165	5200 KELLER SPRINGS RD	SOONG CHASE
166	5200 KELLER SPRINGS RD	CHEN FAMILY LIVING TRUST
167	5200 KELLER SPRINGS RD	GILMAN LIVING TRUST
168	5200 KELLER SPRINGS RD	DHALL FAMILY LIVING TRUST
169	5200 KELLER SPRINGS RD	TEHERANI SIROOS & VICKY
170	5200 KELLER SPRINGS RD	SHWARTS MALCOLM C & JOAN
171	5200 KELLER SPRINGS RD	LOEFFLER SUSAN R BOLGER &
172	5200 KELLER SPRINGS RD	WASSERMAN JANET E REV TR
173	5200 KELLER SPRINGS RD	KAHN MARC & LORI
174	5200 KELLER SPRINGS RD	WINE HARVEY I & GAIL
175	5200 KELLER SPRINGS RD	HOFFMAN SUSAN RUTH
176	5200 KELLER SPRINGS RD	RUDIS CAROLYN J EST OF
177	5200 KELLER SPRINGS RD	CHRISTLEY PAUL G & PATRICIA A
178	5200 KELLER SPRINGS RD	RADMAN FAMILY INVESTMENTS LLC
179	5200 KELLER SPRINGS RD	SPRINKLE TOMMY L & SHARON
180	5200 KELLER SPRINGS RD	BYRNES FAMILY TR
181	5200 KELLER SPRINGS RD	VLAMIDES MARY

01/28/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	5200 KELLER SPRINGS RD	ROMICK MORRIS &
183	5200 KELLER SPRINGS RD	SANDITEN MARGARET ANNE TRUST
184	5200 KELLER SPRINGS RD	RICCI KUEIFUNG
185	5200 KELLER SPRINGS RD	GOJER JULIO & RACHEL
186	5200 KELLER SPRINGS RD	LUBNER BERYL CELIA
187	5200 KELLER SPRINGS RD	REICHEL BETTY ALICE TRUST
188	5200 KELLER SPRINGS RD	REILLY DEBBIE & KENNETH REILLY
189	5200 KELLER SPRINGS RD	BORSCHOW DOROTHY LIFE ESTATE
190	5200 KELLER SPRINGS RD	GENECOV SELMA G
191	5200 KELLER SPRINGS RD	JAEGER JO ANNE C
192	5200 KELLER SPRINGS RD	TURNER ANNA L &
193	5200 KELLER SPRINGS RD	FREEDMAN MARC PHILLIP
194	5200 KELLER SPRINGS RD	COHEN ABRAHAM & YEMILE
195	5200 KELLER SPRINGS RD	VAISER REBECCA & ALBERT
196	5200 KELLER SPRINGS RD	ATHENS LENNY & MARY
197	5200 KELLER SPRINGS RD	FRIEDMAN LUCILLE
198	5200 KELLER SPRINGS RD	FRIEDMAN COLIN & HEDY &
199	5200 KELLER SPRINGS RD	MCLAUCHLAN STEWART &
200	5200 KELLER SPRINGS RD	SOBEK MARLENE
201	5200 KELLER SPRINGS RD	MONSHOWER RONALD S LIFE EST
202	5200 KELLER SPRINGS RD	BENAHARON JOSHUA & MINA
203	5200 KELLER SPRINGS RD	PEROULAS HELEN G
204	5200 KELLER SPRINGS RD	BONAVENTURE CONDO INC
205	5200 KELLER SPRINGS RD	SCOTT ODELL & ROBERTA
206	5200 KELLER SPRINGS RD	WEINSTEIN LEW E & DOROTHY
207	5200 KELLER SPRINGS RD	BRUCK MARALYNNE S
208	5200 KELLER SPRINGS RD	TREATCH JAMES E &
209	5200 KELLER SPRINGS RD	BYRNES KATHLEEN
210	5200 KELLER SPRINGS RD	CHELLETHE THOMAS K
211	5200 KELLER SPRINGS RD	COLEMAN JULIUS H &
212	5200 KELLER SPRINGS RD	LOHR CLAUDETTE TRUST

01/28/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	5200 KELLER SPRINGS RD	MELENDI JULIE & ROBERT
214	5200 KELLER SPRINGS RD	MALINGER GALE
215	5200 KELLER SPRINGS RD	KBOUDI CARYN STATMAN &
216	5200 KELLER SPRINGS RD	DAVID JUDY R
217	5200 KELLER SPRINGS RD	GOLDBLATT NEIL DAVID
218	5200 KELLER SPRINGS RD	CLARK RANDALL M &
219	5200 KELLER SPRINGS RD	WECHSLER ARTHUR J & ANNE L
220	5200 KELLER SPRINGS RD	SCHWARTZ KEN
221	5200 KELLER SPRINGS RD	ROSENTHAL GARY I TRUST OF 1995
222	5200 KELLER SPRINGS RD	LAMBERT JOHN R
223	5200 KELLER SPRINGS RD	DAVIS GLORIA
224	5200 KELLER SPRINGS RD	GUTHRIE JAY R &
225	5200 KELLER SPRINGS RD	PANCER FELA LIFE ESTATE
226	5200 KELLER SPRINGS RD	DOBSON MARIE T
227	5200 KELLER SPRINGS RD	WALCHANSKY DOROTHY L
228	5200 KELLER SPRINGS RD	RUDB HOLDINGS LLC
229	5200 KELLER SPRINGS RD	GRAY EDWARD EVERETT & SYLVIA B
230	5200 KELLER SPRINGS RD	ROSENHOUSE FAMILY LIVING TRUST
231	5200 KELLER SPRINGS RD	MAGID ESTELLE
232	5200 KELLER SPRINGS RD	FREED EILEEN
233	5200 KELLER SPRINGS RD	FREEDMAN STEVEN JAY & JACLYN
234	5200 KELLER SPRINGS RD	GUILLOT GEORGE ACTAVE II &
235	5200 KELLER SPRINGS RD	LEVY RUTH S
236	5200 KELLER SPRINGS RD	ROSEN CECILIA
237	5200 KELLER SPRINGS RD	LOWERY BENNIE
238	5200 KELLER SPRINGS RD	FRAZIER NANCY G
239	5200 KELLER SPRINGS RD	AMOLI SHAHIN ETAZADI
240	5200 KELLER SPRINGS RD	ATTAWAY MARGARET FAMILY TRUST
241	5200 KELLER SPRINGS RD	ROUSE ELIZABETH B
242	5200 KELLER SPRINGS RD	ODONNELL DONNA M MARITAL TRUST 1
243	5200 KELLER SPRINGS RD	GOLDSTEIN SALLI J

01/28/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	5200 KELLER SPRINGS RD	ELIASZ MICHAEL R
245	5200 KELLER SPRINGS RD	GOLDSTEIN DIANE
246	5200 KELLER SPRINGS RD	BASHARA JOE M JR ET AL
247	5200 KELLER SPRINGS RD	WERNICK REED
248	5200 KELLER SPRINGS RD	DADGOSTAR FARJBA &
249	5200 KELLER SPRINGS RD	SAMUELS ELLEN B
250	5200 KELLER SPRINGS RD	LO DERRICK
251	5200 KELLER SPRINGS RD	ARCHER BUDDY LLOYD
252	5200 KELLER SPRINGS RD	GLASGOW CHARLES W BONNIE JEAN LOYD
253	5200 KELLER SPRINGS RD	GOLDSTEIN DAVID M
254	5200 KELLER SPRINGS RD	ESQUENAZI NOEMI S
255	5200 KELLER SPRINGS RD	RAPHAEL JOSEPH & ESTELLA RAPHAEL
256	5200 KELLER SPRINGS RD	GLAZER BUSINESS INVESTMENT
257	5200 KELLER SPRINGS RD	MARSTON JOHN III &
258	5200 KELLER SPRINGS RD	TRACHTENBERG HELAINE
259	5200 KELLER SPRINGS RD	WALLENSTEIN JAMES H & MARCIA F
260	5200 KELLER SPRINGS RD	KANER GARY M & JANET C
261	5200 KELLER SPRINGS RD	SHAM BRAD MICHAEL
262	5200 KELLER SPRINGS RD	BROWN BENJAMIN & ELINORE
263	5200 KELLER SPRINGS RD	CLARK RANDALL M & REGINA
264	5200 KELLER SPRINGS RD	STRAUSS OLGA GLICK
265	5200 KELLER SPRINGS RD	KINDER GARY D & JANET T
266	5200 KELLER SPRINGS RD	PYKE WILLIAM A &
267	5200 KELLER SPRINGS RD	DAVIDSON MALCOLM D & LOIS
268	5200 KELLER SPRINGS RD	SCALA VANCE GLORIA A LIV TR
269	5200 KELLER SPRINGS RD	MULLINS WILLIAM CLAY
270	5200 KELLER SPRINGS RD	ROGERS ROBERT HENSON III &
271	5200 KELLER SPRINGS RD	SOKOL SAUL & GLADYS
272	5200 KELLER SPRINGS RD	FLORENCE HELEN L
273	5200 KELLER SPRINGS RD	SHARGAL MEIR & ARIELA
274	5200 KELLER SPRINGS RD	LEVENTHAL MILTON

01/28/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	5200 KELLER SPRINGS RD	WINTROUB DAVIDA
276	5200 KELLER SPRINGS RD	NICHOLSON ANN S
277	5200 KELLER SPRINGS RD	SAVADKOUHI FRANCO S
278	5200 KELLER SPRINGS RD	WASSERMAN FREDERICK ET UX
279	5200 KELLER SPRINGS RD	SMITH ANN HELEN
280	5200 KELLER SPRINGS RD	WARSHAUER MARK M & LYNNE
281	5200 KELLER SPRINGS RD	BROTHMAN 1999 FAMILY TRUST
282	5200 KELLER SPRINGS RD	LEVINE MARSHA
283	5200 KELLER SPRINGS RD	WEINBERGER BLANCHE
284	5200 KELLER SPRINGS RD	CARROLL JAMES F & SUZANNE
285	5200 KELLER SPRINGS RD	IZZEDIN LEILA
286	5200 KELLER SPRINGS RD	ALAN LANER &
287	5200 KELLER SPRINGS RD	HOFFMAN JEAN
288	5200 KELLER SPRINGS RD	KHALIFA ISMAIL I
289	5200 KELLER SPRINGS RD	AGNES FAMILY TRUST
290	5200 KELLER SPRINGS RD	GEORGIOU THALES &
291	5200 KELLER SPRINGS RD	SCHONWALD ARTHUR &
292	5200 KELLER SPRINGS RD	GLASSER MARLENE KATZ TR
293	5200 KELLER SPRINGS RD	SHARPE FRANCES J
294	5200 KELLER SPRINGS RD	HANI PEDRO P
295	5200 KELLER SPRINGS RD	ZWEIG BARRY & ANNALEE
296	5200 KELLER SPRINGS RD	SNAYD JOE M & SHARON S
297	5200 KELLER SPRINGS RD	POLAKOFF FAYE R &
298	5200 KELLER SPRINGS RD	RIPSTEIN PPTIES LLC
299	5200 KELLER SPRINGS RD	SMITH RONALD F & ABBY
300	5200 KELLER SPRINGS RD	KONOPA JAMES ELDON
301	5200 KELLER SPRINGS RD	GOLDBERG RITA
302	5200 KELLER SPRINGS RD	GOLDMINZ MITCHELL & MINNA
303	5200 KELLER SPRINGS RD	GATES OF GLORY CHURCH
304	5200 KELLER SPRINGS RD	BECKER DAVID CARLYLE &
305	5200 KELLER SPRINGS RD	ALEXANDER HELEN R LIV TR

01/28/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
306	5200 KELLER SPRINGS RD	AZOULAY 2018 REVOCABLE TRUST
307	5200 KELLER SPRINGS RD	YABLON CAROLYN J
308	5200 KELLER SPRINGS RD	PRIEST H RAY &
309	5200 KELLER SPRINGS RD	SPITTAL MARGARET
310	5200 KELLER SPRINGS RD	MARLOW DARRAN & MICHELLE
311	5200 KELLER SPRINGS RD	GLAZER MARGIE Z
312	5200 KELLER SPRINGS RD	MYERS CAROL D
313	5200 KELLER SPRINGS RD	DADGOSTAR MERAN &
314	5200 KELLER SPRINGS RD	TTEE FREDERICK K TR ETAL
315	5200 KELLER SPRINGS RD	FERY JOINT REVOCABLE TRUST
316	5200 KELLER SPRINGS RD	WEBBERMAN MARIAN C
317	5200 KELLER SPRINGS RD	BRADFIELD R STEVEN
318	5200 KELLER SPRINGS RD	GOODMAN BENNETT A &
319	5200 KELLER SPRINGS RD	GLAZER FONDA
320	5200 KELLER SPRINGS RD	MCLAUCHLAN STEWART & VICKIE
321	5200 KELLER SPRINGS RD	SILVESTRI CLAUDIO A ET AL
322	5200 KELLER SPRINGS RD	LOVE REBECCA
323	5200 KELLER SPRINGS RD	QUINT GOLDSTEIN RISA BETH EXEMPT TRUST
324	5200 KELLER SPRINGS RD	SPEER M L
325	5200 KELLER SPRINGS RD	S&D FREED 2020 REVOCABLE
326	5200 KELLER SPRINGS RD	DECKARD HARRY M ET AL
327	5200 KELLER SPRINGS RD	PEARLMAN JENEANE G
328	5200 KELLER SPRINGS RD	BAYULKEN H ALP
329	5200 KELLER SPRINGS RD	HARWATH ANTHONY & BETTY J
330	5200 KELLER SPRINGS RD	RUTCHIK MORRIS & ELAINE
331	5200 KELLER SPRINGS RD	PARKS JAMES LEE
332	5200 KELLER SPRINGS RD	WOLBE ELLIS & SUSAN
333	5200 KELLER SPRINGS RD	BONAVENT

FILE NUMBER: Z212-152(RM) **DATE FILED:** December 22, 2021

LOCATION: Southeast line of Ferguson Road, southwest of North Buckner Boulevard

COUNCIL DISTRICT: 7

SIZE OF REQUEST: Approx. 0.39 acre **CENSUS TRACT:** 122.10

APPLICANT: Maetzi Miller, Cosmos Montessori

OWNER: First Community Church

REQUEST: An application for a Specific Use Permit for a child-care facility on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to allow a child-care facility on the site.

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

BACKGROUND INFORMATION:

- The area of request is currently developed with a church. In addition to this use, the applicant proposes a child-care facility for the site.
- The proposed child-care facility would operate between 7:00 a.m. and 7:00 p.m., Monday through Friday. The church would continue to operate on Saturdays and Sundays.

Zoning History:

There have been no zoning cases in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Ferguson Road	Principal Arterial	100 feet

Traffic:

The Transportation Development Services Division of the Transportation 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, outlining several goals and policies which 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.

Land Use:

	Zoning	Land Use
Site	R-7.5(A) Single Family District	Church
Northwest	R-7.5(A) Single Family District	Church
Northeast	R-7.5(A) Single Family District	Church
Southeast	R-7.5(A) Single Family District, SUP No 1815	Single-family and library, art gallery or museum
Southwest	R-7.5(A) Single Family District	Church

Land Use Compatibility:

The area of request is currently surrounded by other churches as well as single-family and an SUP for a library, art gallery or museum to the southeast. Staff finds the applicant's proposal compatible with these surrounding uses.

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

Staff supports the request because the use is not foreseen to be detrimental to surrounding properties. Staff also finds the proposed time limit of five years with eligibility for automatic renewal for additional five-year periods appropriate for this site.

Landscaping:

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

Parking:

The existing church building totals 14,366 square feet. The applicant proposes that between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday, this entire floor area will be used for the proposed child-care facility. At other times, the total floor area will be used for the existing church use.

Pursuant to the Dallas Development Code, the off-street parking requirement for a child-care facility is one space per 500 square feet of floor area. For 14,366 square feet of floor area, this equates to 29 required parking spaces. As demonstrated on the site plan, the applicant will be providing 96 spaces for this use.

The off-street parking requirement for a church is one space for each four fixed seats in the sanctuary or auditorium. If fixed benches or pews are provided, each 18 inches of length of the fixed bench or pew constitutes one fixed seat. If portions of seating areas in the sanctuary or auditorium are not equipped with fixed seats, benches, or pews, the parking requirement for those portions is one space for each 28 square feet of floor area.

Per the site plan, the sanctuary of the church is 2,660 square feet, and it is not equipped with fixed seats, benches, or pews. This equates to a total of 95 parking spaces. The applicant will be providing 96 spaces for this use.

Market Value Analysis:

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

List of Officers

Cosmos Montessori

Maetzi Miller, Owner and Director
Juan Caminos, Manager

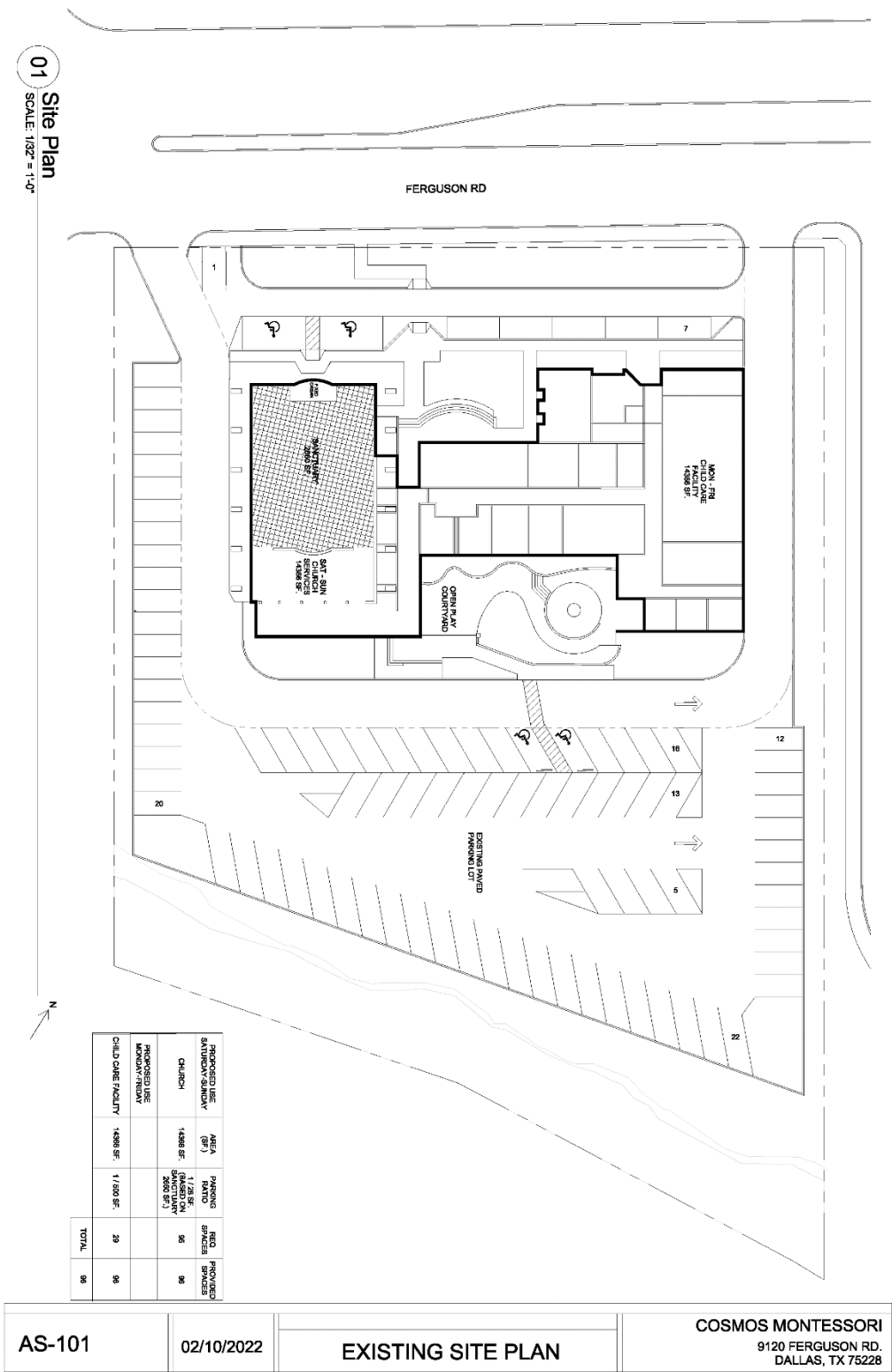
First Community Church

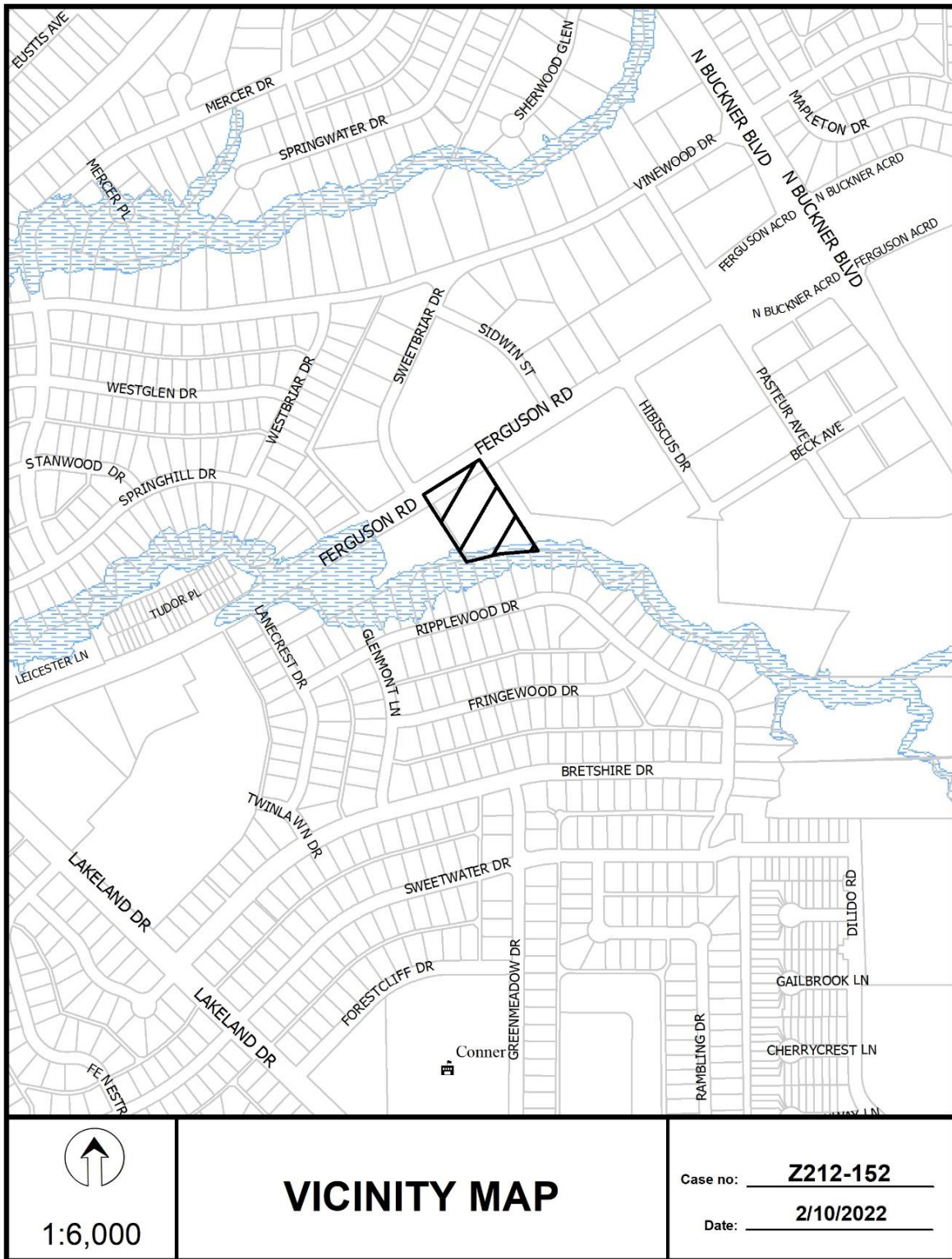
Ray Jordan, Reverend
Steven Robinson, General Board Chair
Stand Naedors, Co-Chair
Joe Smith, Administrative Department Chair
Rosan Naim, Secretary
Jennifer Radflit, Treasure
Pat Fugat, Christian Nurture

PROPOSED CONDITIONS

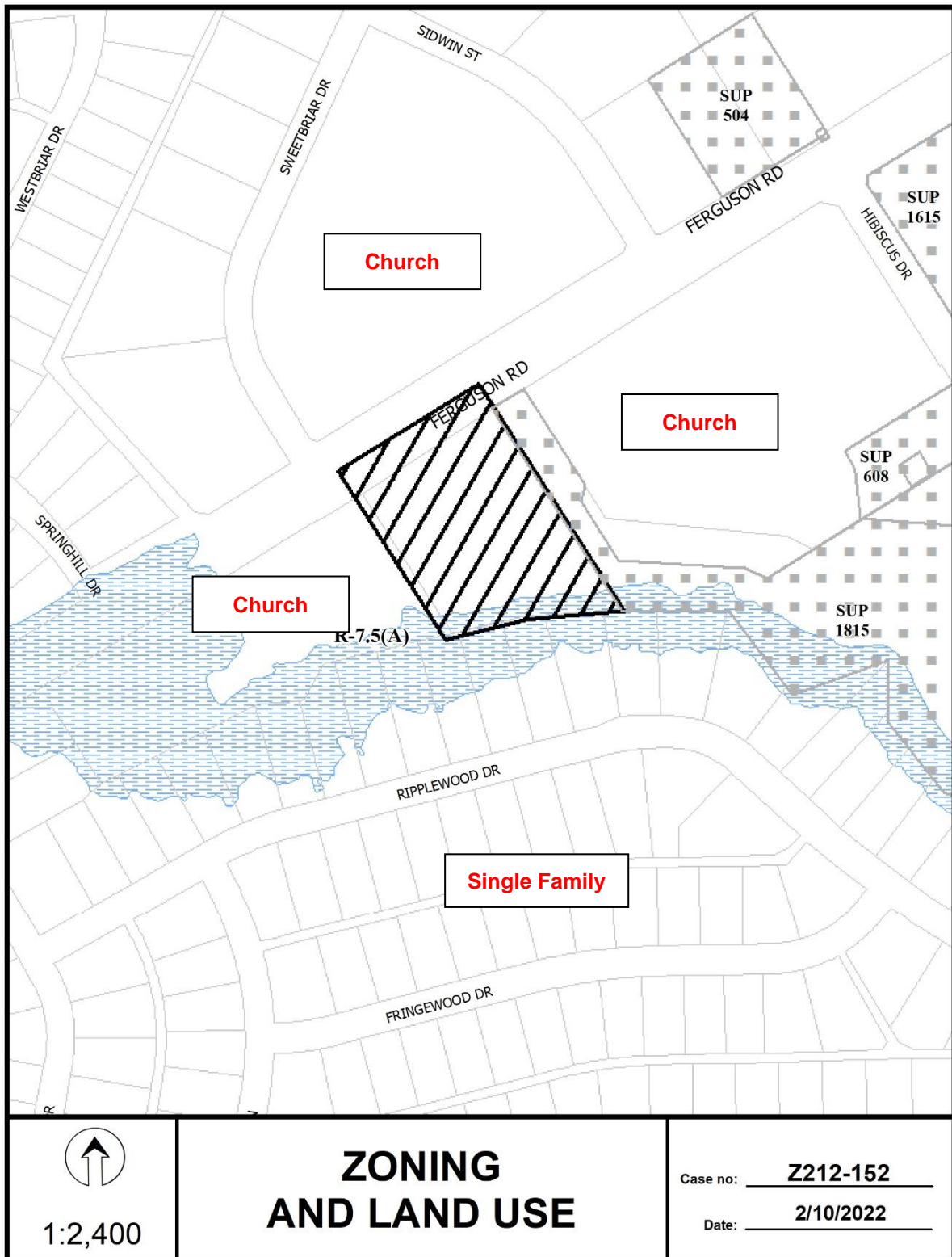
1. USE: The only use authorized by this specific use permit is a child-care facility.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (five years from the passage of this ordinance) but is eligible for automatic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

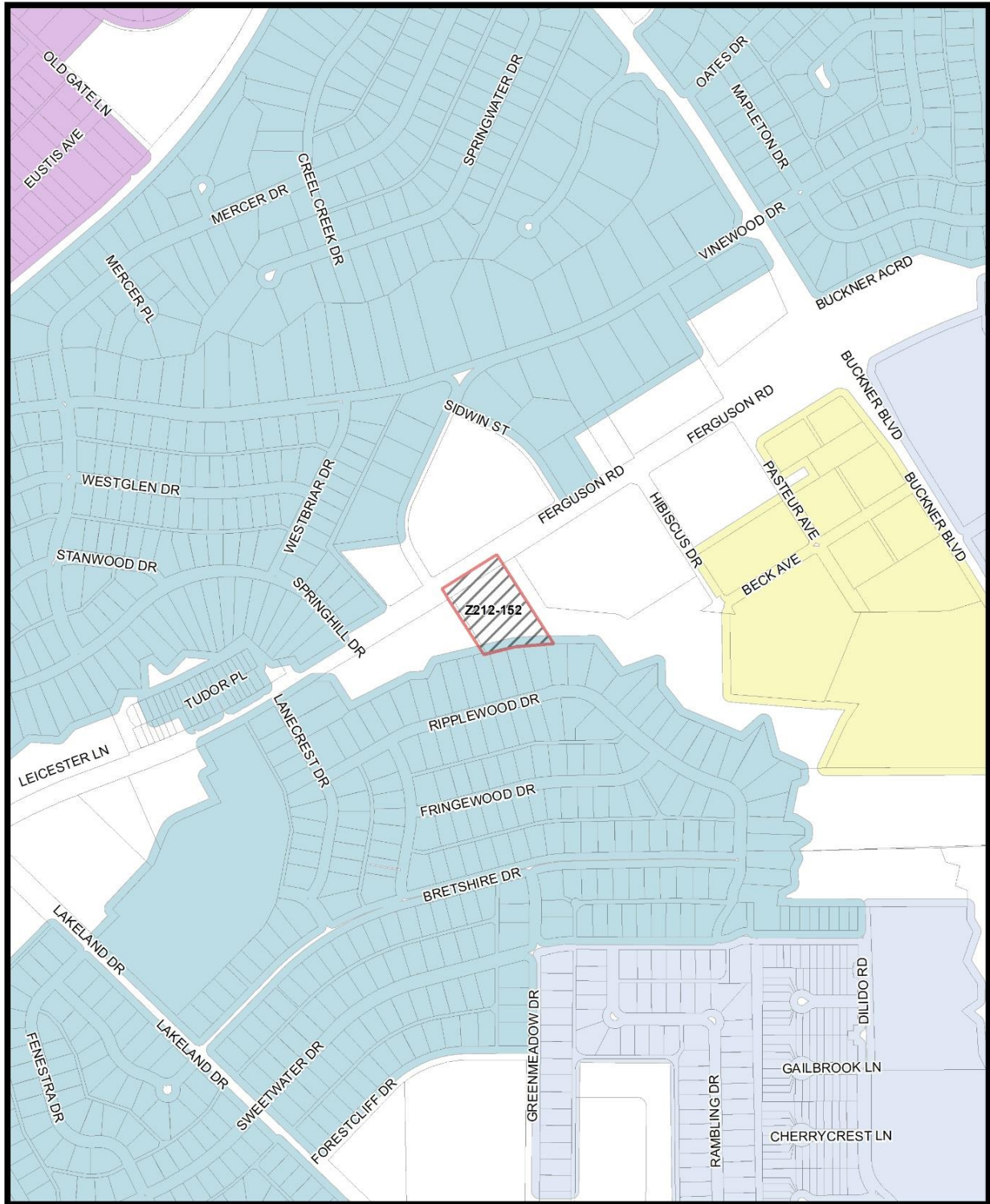
PROPOSED SITE PLAN











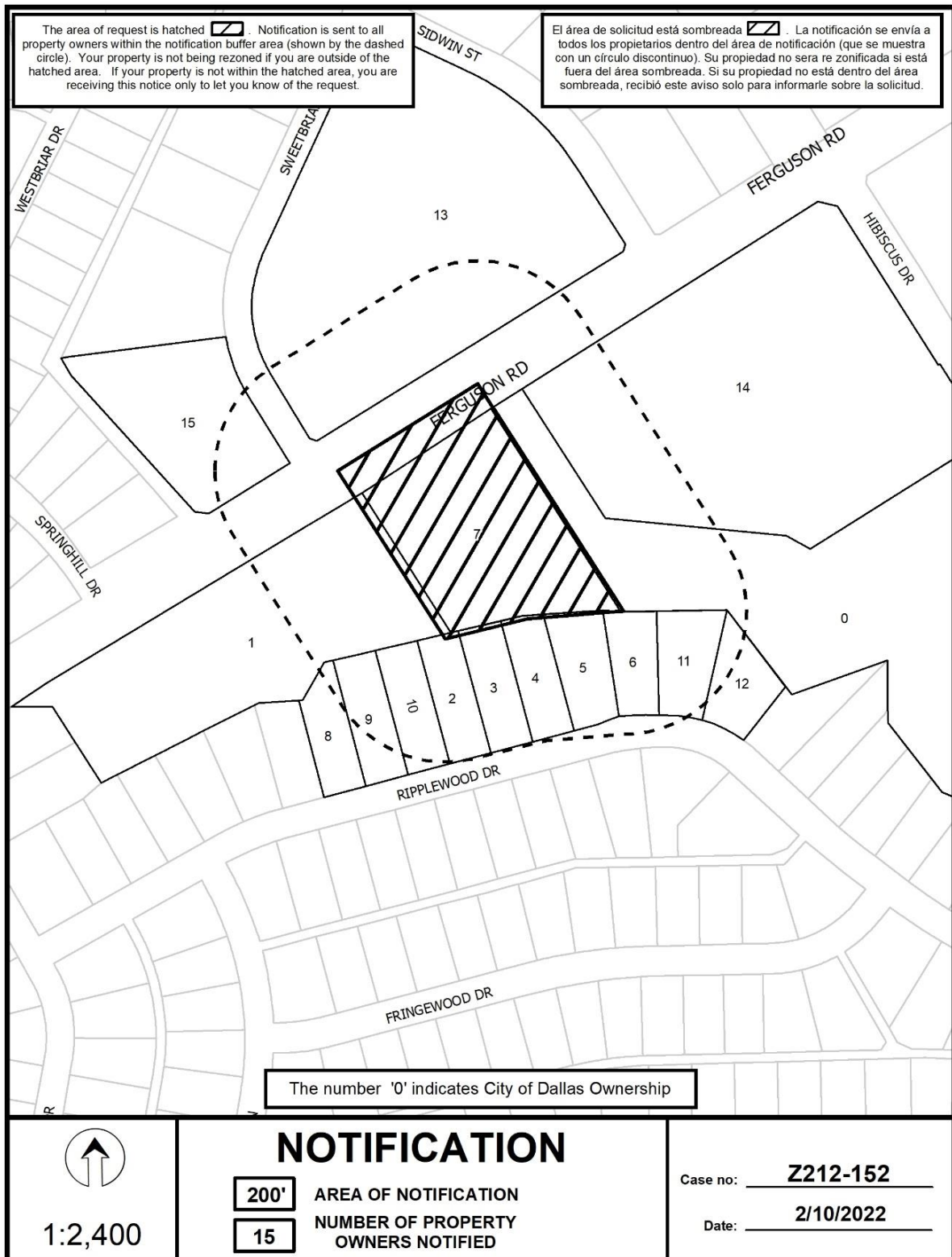
Market Value Analysis A B C D E F G H I NA



1:6,000

Market Value Analysis

Printed Date: 2/10/2022



02/09/2022

Notification List of Property Owners

Z212-152

15 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9028 FERGUSON RD	NEW CREATION BIBLE CHURCH
2	2732 RIPPLEWOOD DR	TONE THOMAS N &
3	2736 RIPPLEWOOD DR	FARINA MELISSA A
4	2742 RIPPLEWOOD DR	MEEK TAYLOR W
5	2746 RIPPLEWOOD DR	KIRKLAND CYNTHIA
6	2750 RIPPLEWOOD DR	SHANKLE LAURIE A
7	9120 FERGUSON RD	FIRST COMMUNITY CHURCH
8	2716 RIPPLEWOOD DR	PIERCE EMILY L & HAYDEN B
9	2722 RIPPLEWOOD DR	HIGGINBOTHAM LONNIE
10	2726 RIPPLEWOOD DR	CROWDER WADE ALLEN JR
11	2756 RIPPLEWOOD DR	BLACKBURN LISA
12	2760 RIPPLEWOOD DR	SMITHSON ERIN KAY DAVIS &
13	9121 FERGUSON RD	INDIAN PENTECOSTAL CHURCH
14	9220 FERGUSON RD	WHITE ROCK CHURCH
15	2557 SWEETBRIAR DR	CENTRAL CONGREGATION OF

FILE NUMBER: Z212-153(RM) **DATE FILED:** December 23, 2021
LOCATION: Southeast line of East Side Avenue, southwest of South Fitzhugh Avenue
COUNCIL DISTRICT: 2
SIZE OF REQUEST: Approx. 2.5 acres **CENSUS TRACT:** 0015.02

REPRESENTATIVE: Audra Buckley, Permitted Development
APPLICANT: Kiva East, LLC
OWNER: Willow Partners, LP
REQUEST: An application for a Specific Use Permit for a child-care facility on property zoned an MF-2(A) Multifamily District.
SUMMARY: The purpose of the request is to allow a child-care facility on the site.
STAFF RECOMMENDATION: Approval for a five-year period, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The area of request is currently being developed with a multifamily use. In addition to this use, the applicant proposes a child-care facility on the site.
- The proposed child-care facility cannot be considered as an accessory use to the main multifamily use because the floor area of the child-care facility would exceed five percent of the floor area of the multifamily use. Rather, the site is proposed to have two main uses, multifamily and child-care facility.
- The proposed child-care facility is intended to be only for the use of the multifamily residents. The applicant also proposes to limit hours of operation to between 6:00 a.m. and 6:30 p.m., Monday through Friday. They also propose that queueing for the use is only permitted inside the property and not within city rights-of-way.

Zoning History:

There have been no zoning cases in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
East Side Avenue	Local Street	-

Traffic:

The Transportation Development Services Division of the Transportation 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, outlining several goals and policies which 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.

NEIGHBORHOOD PLUS

GOAL 2.3 Expand health, childcare, and transportation programs for low-income areas.

Land Use:

	Zoning	Land Use
Site	MF-2(A) Multifamily District	Undeveloped
Northwest	MF-2(A) Multifamily District; CR Community Retail District	Single family, multifamily, retail and personal service
Northeast	MF-2(A) Multifamily District	Single family, multifamily
Southeast	Subarea A within Planned Development District No. 134	Single family
Southwest	MF-2(A) Multifamily District	Multifamily

Land Use Compatibility:

The area of request is surrounded by single and multifamily uses. Retail and personal service uses are contained in a multitenant structure to the northwest. Staff finds the applicant's proposal compatible with these surrounding uses.

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

Staff supports the request because the use is not foreseen to be detrimental to surrounding properties, and it will provide child-care services to residents of the multifamily use. The applicant has volunteered a time limit of five years without eligibility for automatic renewal. Staff finds this appropriate considering the proposed child-care facility will operate as a second main use in addition to the multifamily use. A time limit without eligibility for automatic renewal will allow for continued monitoring of the site in the future.

Landscaping:

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

Parking:

If an SUP is required for a child-care facility, the off-street parking requirement may be established in the ordinance granting the SUP. The applicant proposes a parking ratio of one space per every 1,500 square feet of floor area. Transportation Development Services staff has no objection to this parking ratio. For the 2,619 square foot child-care facility, this would require a total of two parking spaces, which the applicant is providing on their site plan.

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 area of request is not currently within an MVA cluster. To the northeast, northwest, and southwest are "E" MVA clusters. To the southeast is an "H" MVA cluster.

List of Officers

Kiva East LLC

Saigebrook Kiva LLC, Managing Member
Lisa M. Stephens, President

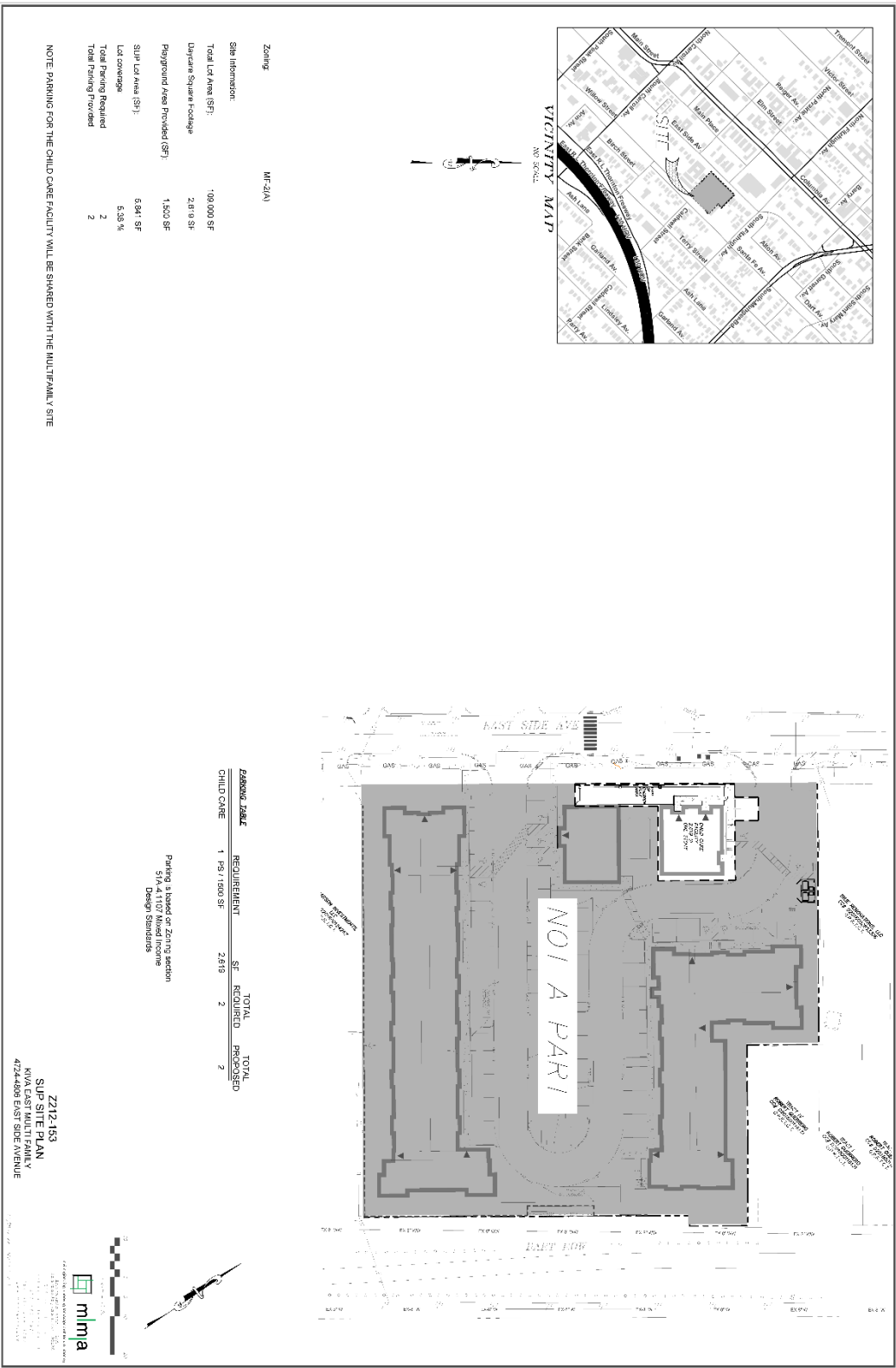
Willow Partners LP

Willow Partners GP, General Partner
David McQuaid, President and Managing Member

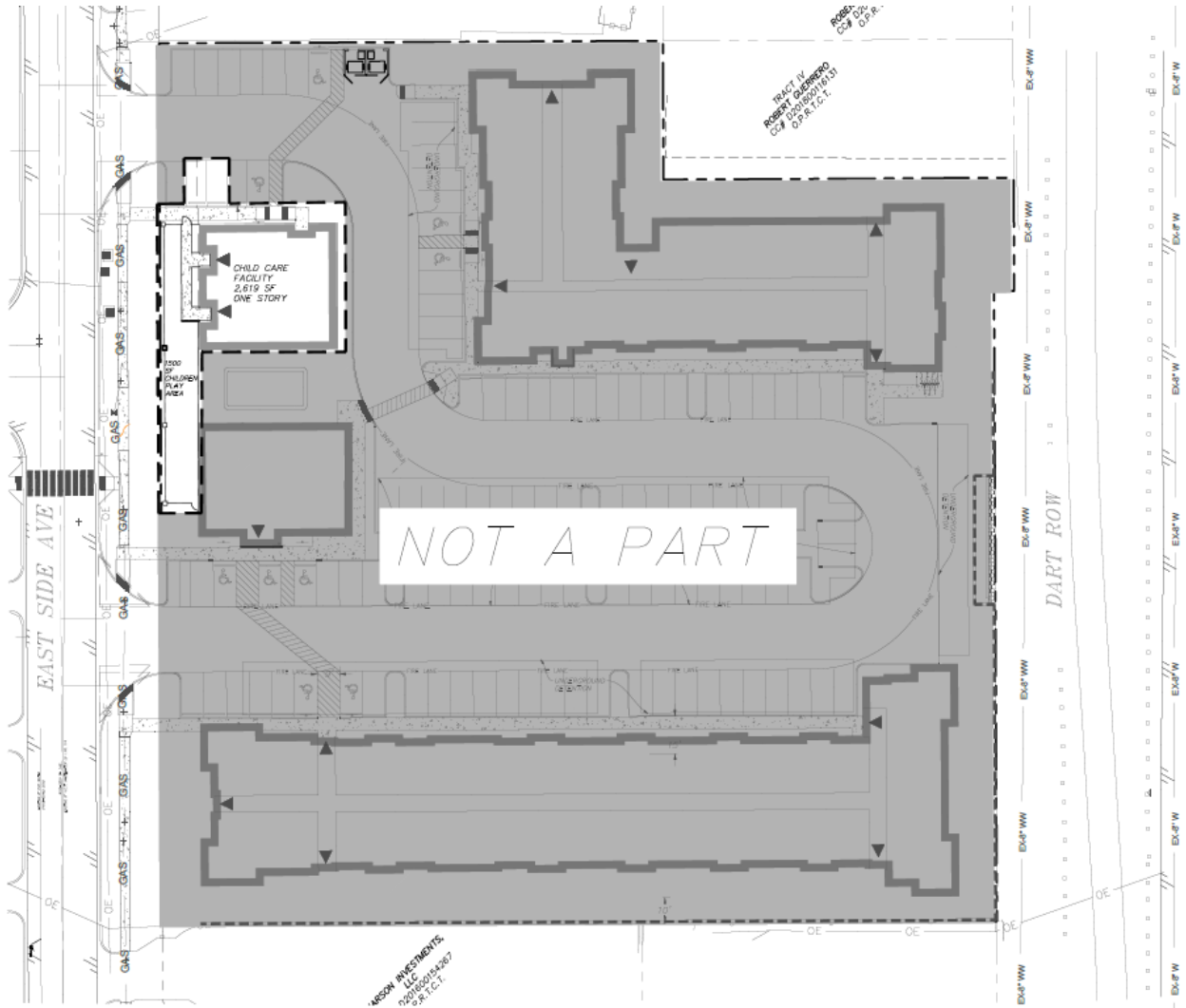
PROPOSED CONDITIONS

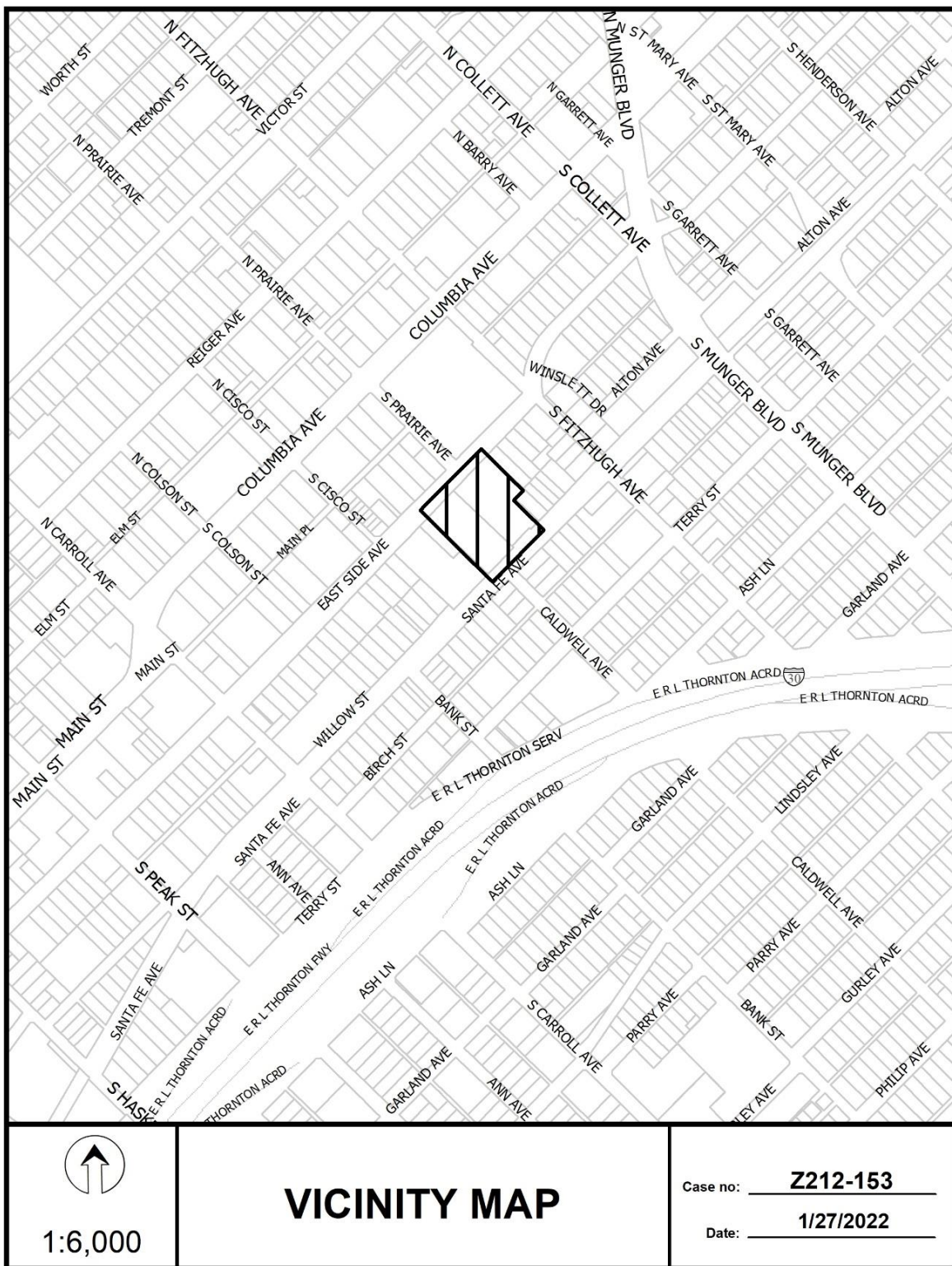
1. USE: The only use authorized by this specific use permit is a child-care facility.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT. This specific use permit expires on _____ (five years).
4. FENCING: The outdoor play area must be enclosed by a minimum four-foot-high fence in the location shown on the attached site plan.
5. HOURS OF OPERATION: The child-care facility may only operate between 6:00 a.m. and 6:30 p.m., Monday through Friday.
6. INGRESS-EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
7. PARKING: A minimum of two off-street parking spaces must be provided in the location shown on the attached site plan.
8. QUEUING: Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.
9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
10. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulation, and with all ordinances, rules, and regulations of the City of Dallas.

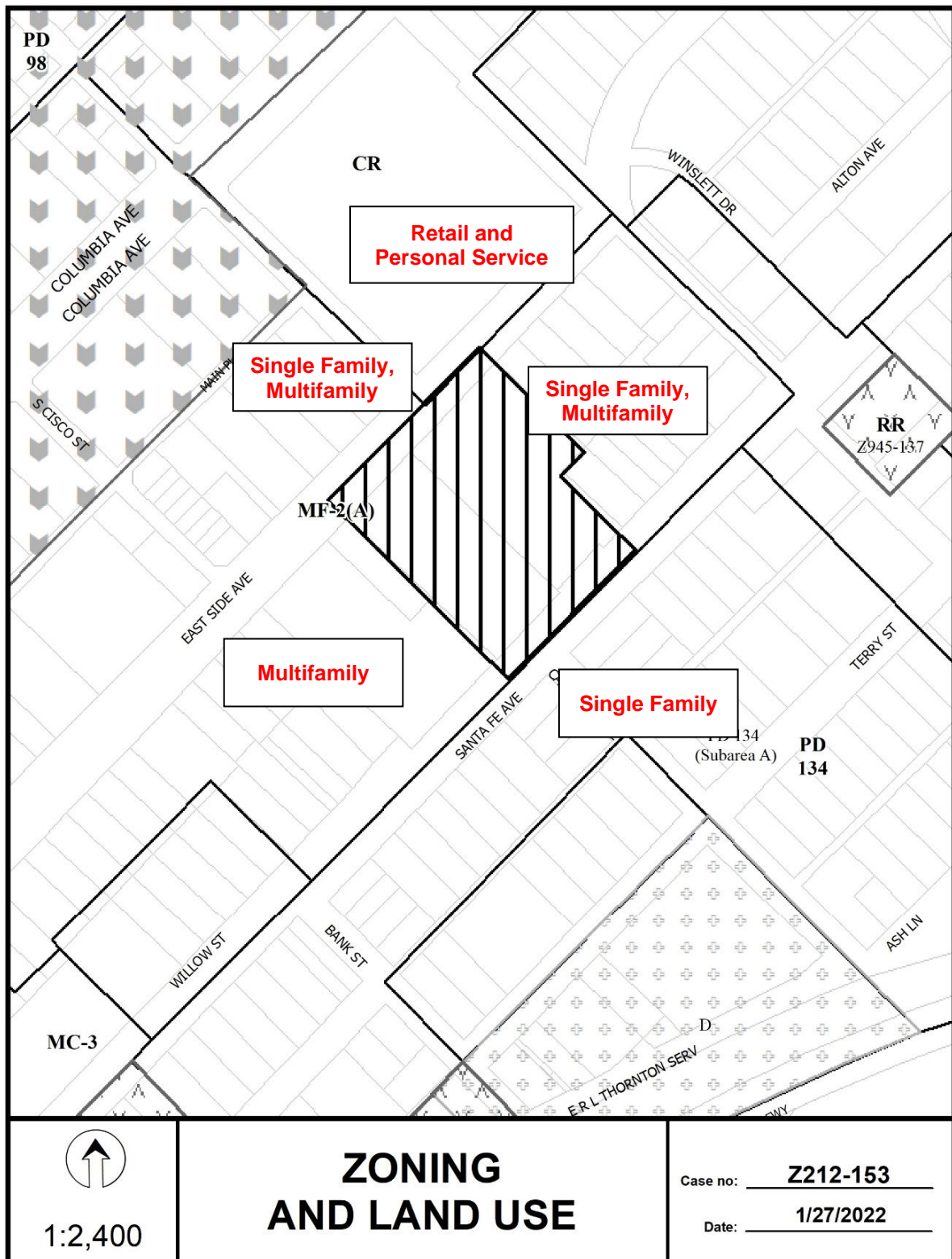
PROPOSED SITE PLAN

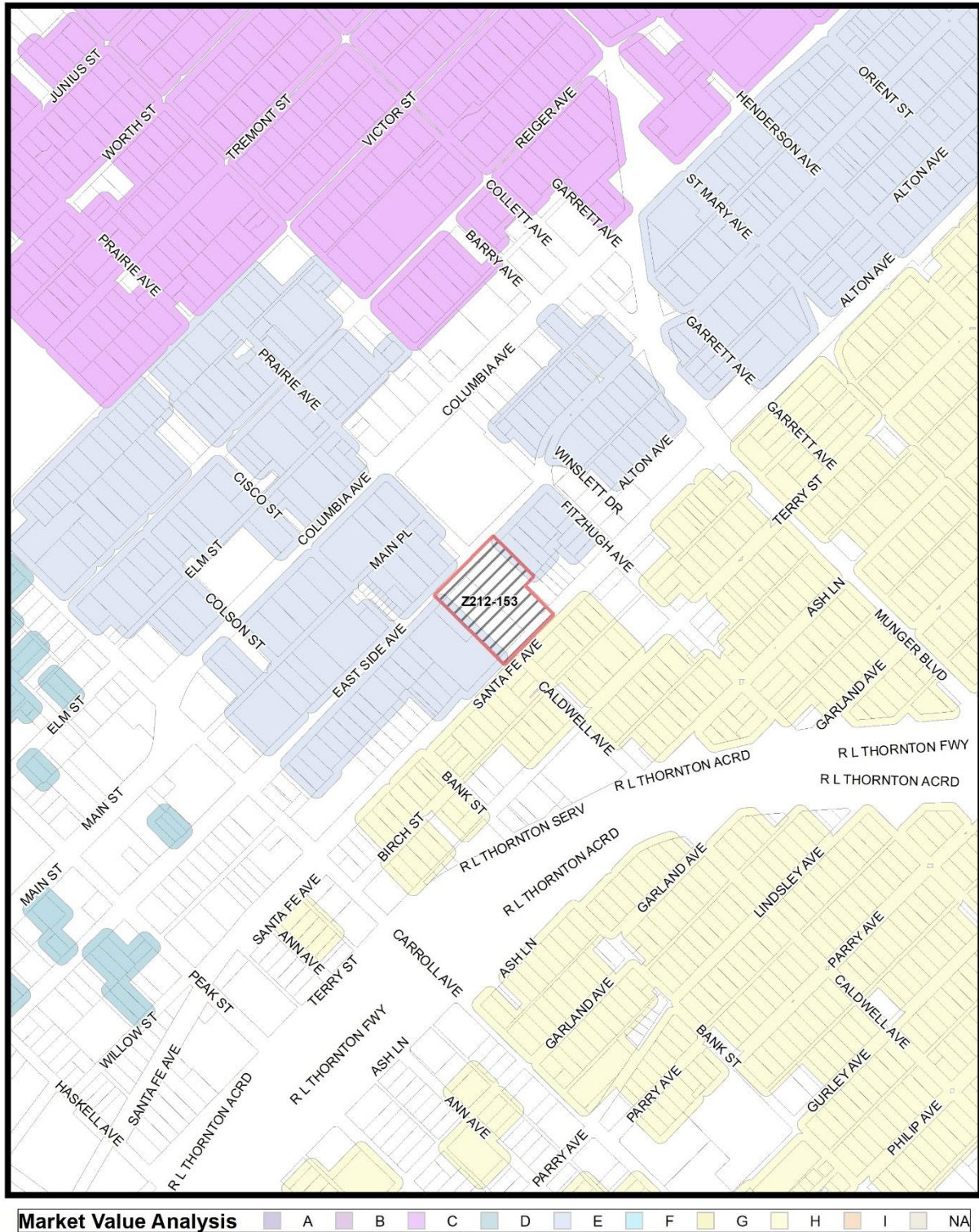


PROPOSED SITE PLAN (ENLARGED)



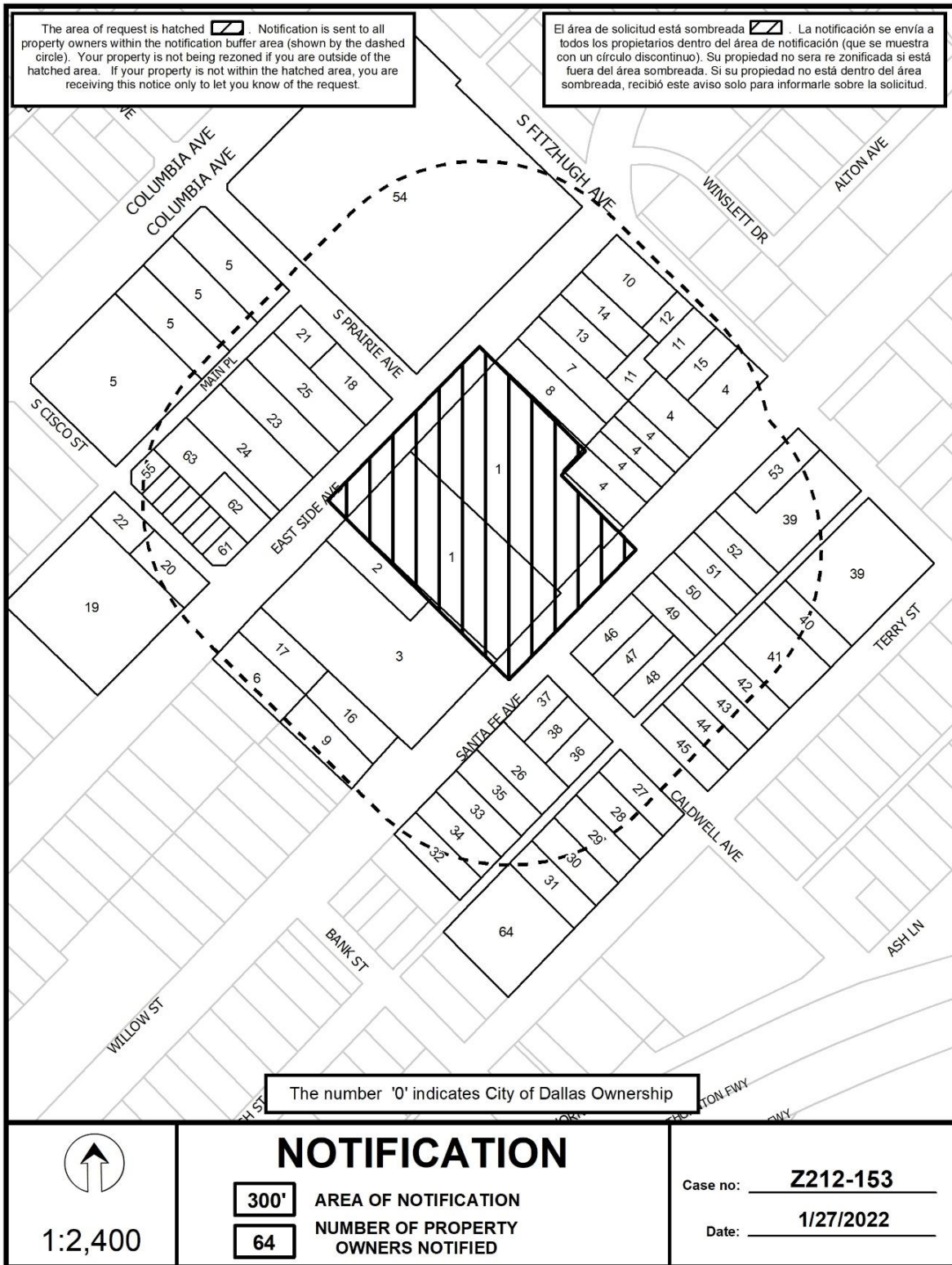






Market Value Analysis

Printed Date: 1/27/2022



01/27/2022

Notification List of Property Owners***Z212-153******64 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4806 EAST SIDE AVE	WILLOW PARTNERS LP
2	4718 EAST SIDE AVE	Taxpayer at
3	4700 EAST SIDE AVE	MANSE TAMMY LLC
4	4827 SANTA FE AVE	GUERRERO ROBERTO
5	4700 COLUMBIA AVE	COLUMBIA VILLAS LLC
6	4620 EAST SIDE AVE	HULINGS MARCUS N & LOIS JC &
7	4816 EAST SIDE AVE	LUNA GERARDO & TERESA
8	4812 EAST SIDE AVE	TRUE RENOVATIONS LLC
9	4643 WILLOW ST	PULIDO MIGUEL MORENO &
10	4832 EAST SIDE AVE	SOLIS FEDERICO & MARIA
11	311 S FITZHUGH AVE	GUERRERO ROBERTO
12	309 S FITZHUGH AVE	GUERRERO ROBERTO
13	4820 EAST SIDE AVE	URENA CENOBIO & RITA
14	4826 EAST SIDE AVE	SOLIS CLAUDIA
15	315 S FITZHUGH AVE	SOLIS GERARDO
16	4649 WILLOW ST	PULIDO MARIA G
17	4624 EAST SIDE AVE	POHLER KEVIN MANUEL &
18	4729 EAST SIDE AVE	PLUTUS21 DEVELOPMENT FUND I
19	4611 EAST SIDE AVE	SHARED HOUSING CENTER INC
20	4625 EAST SIDE AVE	CURRIE LYNDIE
21	4734 MAIN PL	GUERRERO JUAN
22	125 S CISCO ST	LOERA GLORIA P
23	4725 EAST SIDE AVE	BERNAL ROBERT
24	4721 EAST SIDE AVE	Taxpayer at
25	4727 EAST SIDE AVE	Taxpayer at
26	4704 SANTA FE AVE	GUERRERO JOSE & VIRGINIA

01/27/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4717 TERRY ST	LARA FRANCISCO &
28	4715 TERRY ST	GUERRERO JAVIER
29	4709 TERRY ST	OLVERA SIMON &
30	4707 TERRY ST	LOUNG KENNETH E
31	4701 TERRY ST	DALLAS PRIMERA IGLESIA DEL NAZARENO
32	4612 SANTA FE AVE	MEDINA ROCIO &
33	4620 SANTA FE AVE	TREVINO MARIA DEL S
34	4616 SANTA FE AVE	TREVINO DANIEL & ISABEL
35	4700 SANTA FE AVE	MEDINA ANTONIO &
36	409 CALDWELL AVE	GUERRERO ROBERTO
37	403 CALDWELL AVE	GUERRERO JOSE
38	405 CALDWELL AVE	GUERRERO JOSE
39	4829 TERRY ST	IGLESIA BAUTISTA
40	4825 TERRY ST	GILMORE RALPH CURTIS
41	4817 TERRY ST	GILMORE RALPH CURTIS
42	4813 TERRY ST	WITHROW RYAN MICHAEL
43	4809 TERRY ST	CARRILLO JESUS C &
44	4805 TERRY ST	RAMIREZ CARL I EST OF
45	4801 TERRY ST	HYDE THOMAS V
46	400 CALDWELL AVE	MORA REFUGIO & RAMONA
47	404 CALDWELL AVE	GUERRERO SERAPIO &
48	408 CALDWELL AVE	CARRILLO JESUS
49	4812 SANTA FE AVE	RIVAS JOSE H
50	4816 SANTA FE AVE	CASTRO GLORIA M
51	4820 SANTA FE AVE	PEREZ EPITACIO
52	4824 SANTA FE AVE	PEREZ JOSE LEOPOLDO
53	4832 SANTA FE AVE	PEREZ FRANK A & CAROL
54	4800 COLUMBIA AVE	VISTA COLUMBIA LLC
55	130 S CISCO ST	HILL ALANMICHAEL E S
56	138 S CISCO ST	JENSEN KEITH TAYLOR
57	146 S CISCO ST	SPANGLER CAL

Z212-153(RM)

01/27/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	154 S CISCO ST	REALTYPOINT LLC
59	168 S CISCO ST	STEWART ROGER W
60	174 S CISCO ST	NOSAL JOSHUA M &
61	180 S CISCO ST	SOUTH CISCO PROPERTIES LLC
62	4711 EAST SIDE AVE	LOWER PACIFIC RENTAL
63	4715 EAST SIDE AVE	GARCIA SANTIAGO
64	4609 TERRY ST	CHURCH OF NAZARENE ADV BD

FILE NUMBER: Z212-154(RM) **DATE FILED:** December 27, 2021

LOCATION: Northwest corner of Forney Road and Lomax Drive

COUNCIL DISTRICT: 7

SIZE OF REQUEST: Approx. 0.5 acre **CENSUS TRACT:** 122.07

OWNER/APPLICANT: Lilian Nyahwai

REQUEST: An application for a Specific Use Permit for a foster home on property zoned D(A) Duplex District.

SUMMARY: The purpose of the request is to allow a foster home on the site.

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

BACKGROUND INFORMATION:

- The area of request is currently zoned a D(A) Duplex District and is developed with a residential structure that was previously used as a handicapped group dwelling unit.
- The applicant proposes to use the existing structure as a foster home. This use requires a Specific Use Permit in the D(A) District.
- Chapter 51A defines a foster home as a facility that provides room, board, and supervision to five or more persons under 18 years of age who are not related by blood, marriage, or adoption to the owner or operator of the facility.
- No changes are proposed to the existing building footprint, parking, or driveways.

Zoning History:

There have been no zoning cases in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Forney Road	Community Collector	80 feet
Lomax Drive	Local Street	-

Traffic:

The Transportation Development Services Division of the Transportation 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, outlining several goals and policies which 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.

Land Use:

	Zoning	Land Use
Site	D(A) Duplex District	Vacant
North	D(A) Duplex District	Duplex
East	Planned Development District No. 822	Public or private school
South	R-7.5(A) Single Family District	Single family
West	D(A) Duplex District	Duplex

Land Use Compatibility:

North and west of the area of request are duplex uses. To the south across Forney Road are single-family uses. East of the request area across Lomax Drive is a public or private school. Staff finds the applicant's proposal compatible with these surrounding uses.

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

Staff supports the request because the use is not foreseen to be detrimental to surrounding properties, and it will provide foster care services in this area of the city. Staff also supports the proposed time limit of five years without eligibility for automatic renewal because this would be a new use of the property. A time limit without eligibility for automatic renewal will allow for continued monitoring of the site in the future.

Landscaping:

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

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a foster home is two spaces. As demonstrated on the proposed site plan, the site provides four parking spaces.

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 area of request is currently within an “E” MVA cluster, which extends north and west of the site. South of the request area across Forney Road is an “H” MVA cluster.

Z212-154(RM)

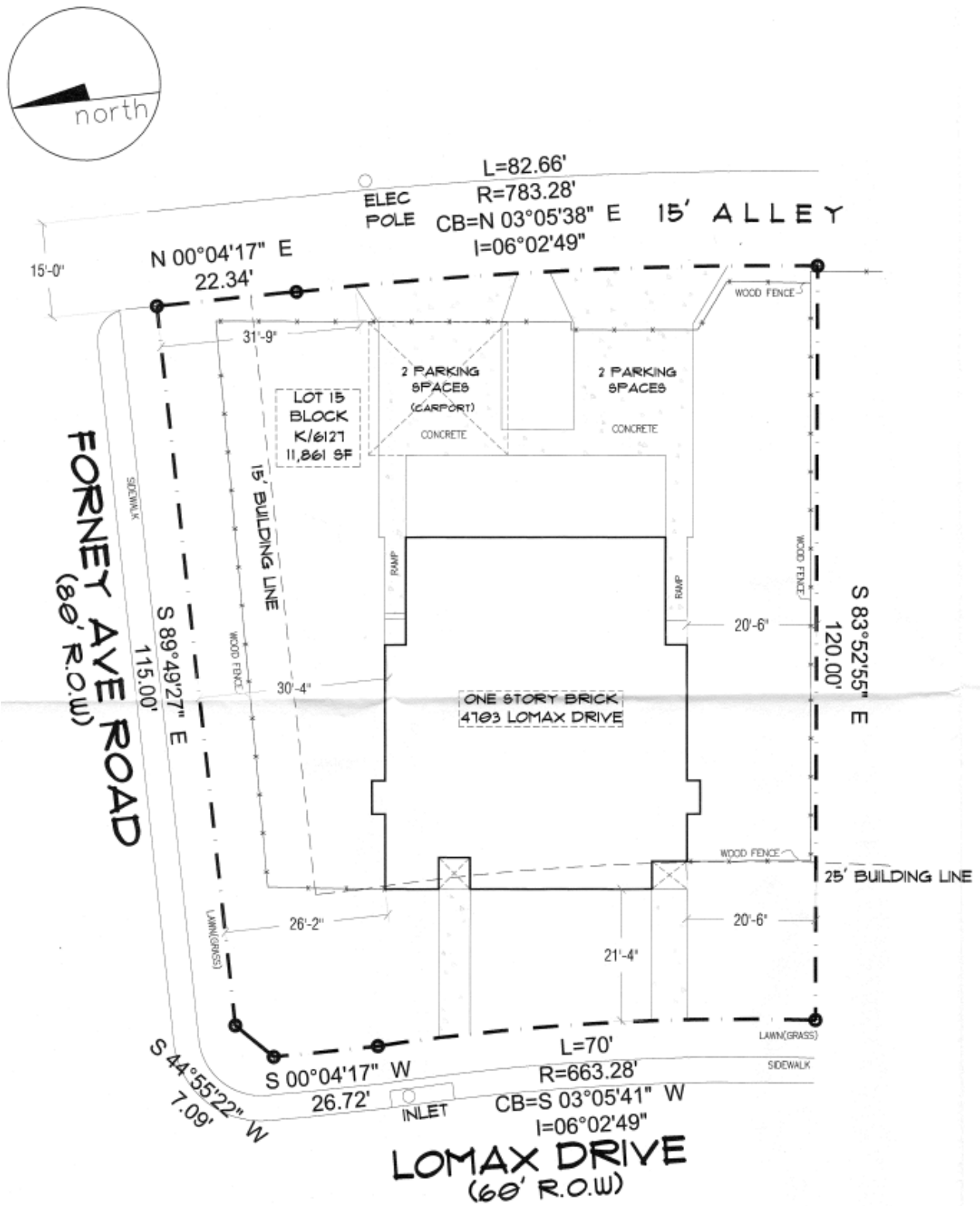
List of Officers

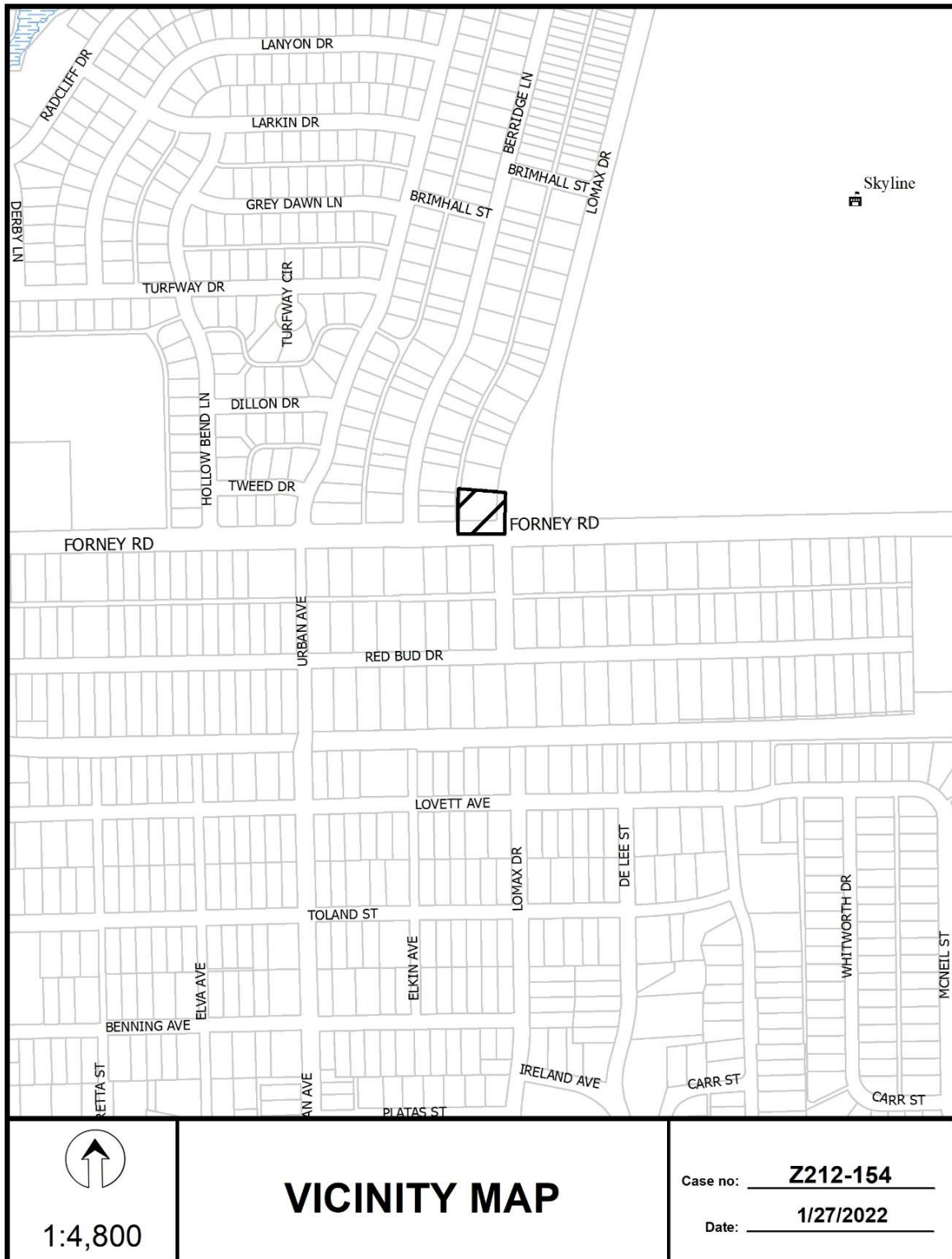
Lilian Nyahwai

PROPOSED CONDITIONS

1. USE: The only use authorized by this specific use permit is a foster home.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (five years from the passage of this ordinance).
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.

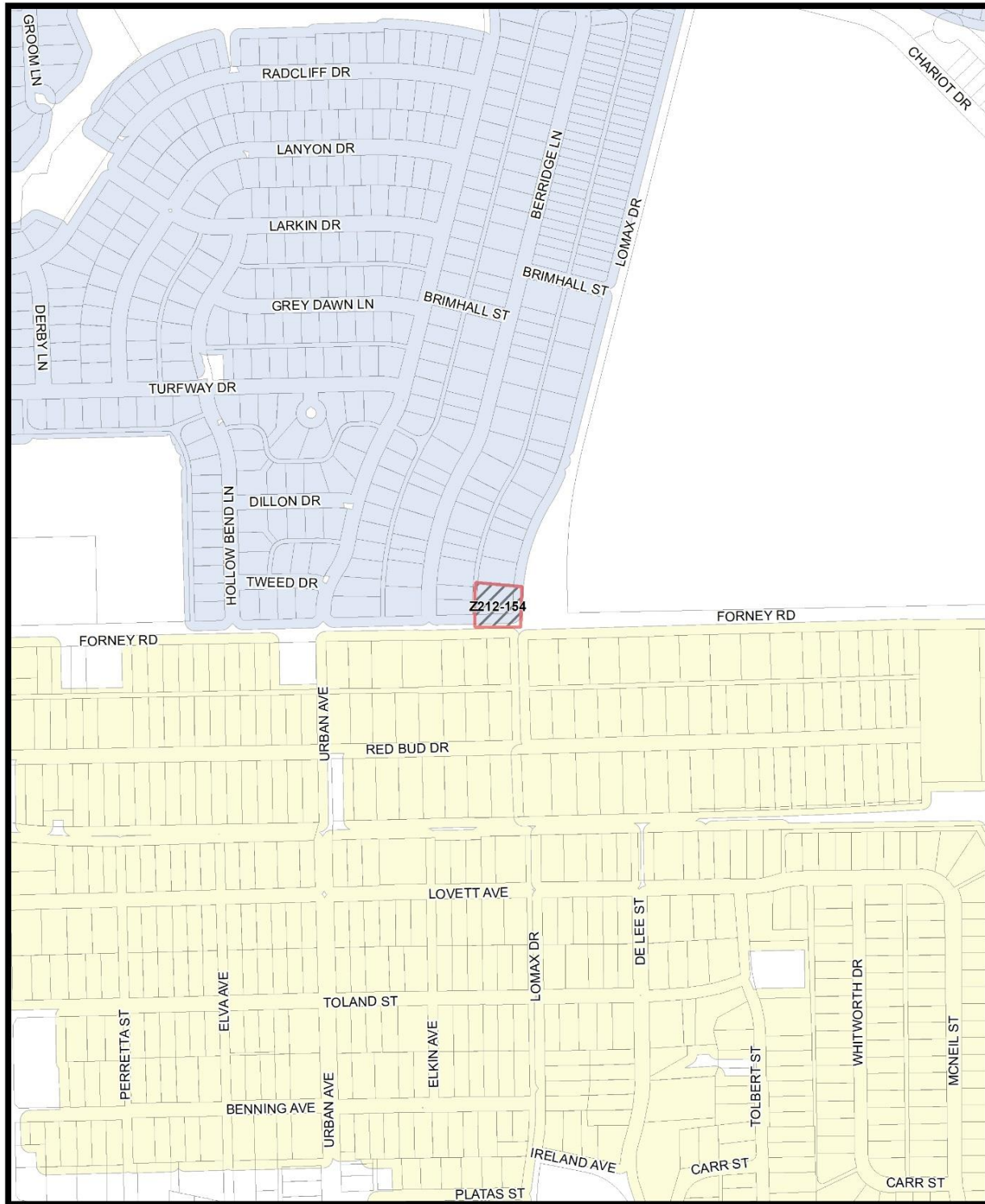
PROPOSED SITE PLAN











Market Value Analysis

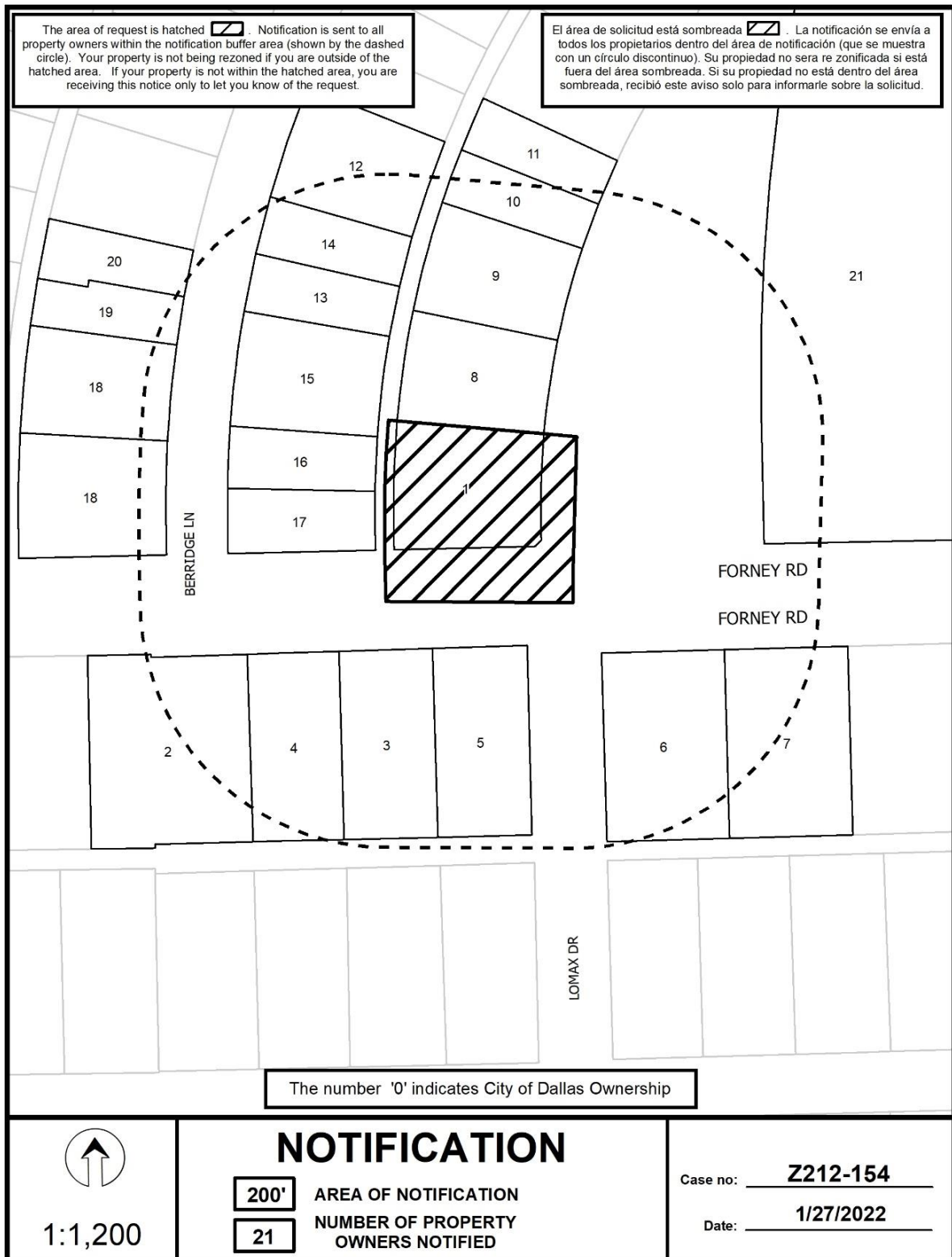
A B C D E F G H I NA



1:4,800

Market Value Analysis

Printed Date: 1/27/2022



01/27/2022

Notification List of Property Owners***Z212-154******21 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4703 LOMAX DR	NYAHWAI LILIAN
2	7222 FORNEY RD	HINOJOSA BEATRICE F
3	7314 FORNEY RD	PRINCIPE MARIA L
4	7310 FORNEY RD	VELARMINIO YOLANDA & MARCIANO FIGUEROA
5	7322 FORNEY RD	RODRIGUEZ RAYMUNDO
6	7402 FORNEY RD	RODRIGUEZ RAYMUNDO & GRISELDA
7	7414 FORNEY RD	RUIZ EMELIA BLAS &
8	4709 LOMAX DR	Taxpayer at
9	4715 LOMAX DR	HEADWAY LLC
10	4719 LOMAX DR	GEBREDINGIL TESFA
11	4721 LOMAX DR	CARRANZA ROBERTO
12	4724 BERRIDGE LN	LIU JIAN & YINGXIA HOU
13	4718 BERRIDGE LN	JENNINGS SEBASTIAN
14	4720 BERRIDGE LN	TSEGGAY HADDAS
15	4708 BERRIDGE LN	4708 BERRIDGE LANE LLC
16	4706 BERRIDGE LN	VAQUERA RAUL
17	4704 BERRIDGE LN	WIN CITYSCAPE LLC
18	4705 BERRIDGE LN	BEST WAY PROPERTIES LLC
19	4715 BERRIDGE LN	MEDALI INVESTMENT CORP
20	4717 BERRIDGE LN	VEDDA JUDITH L
21	7777 FORNEY RD	Dallas ISD

FILE NUMBER: Z212-125(MP) **DATE FILED:** November 1, 2021

LOCATION: Southwest of the intersection of Knox Street and Travis Street with frontage along Buena Vista Street to the west and Armstrong Avenue to the south

COUNCIL DISTRICT: 14

SIZE OF REQUEST: Approx. 3.876 acres **CENSUS TRACT:** 0007.02

REPRESENTATIVE: Winstead PC (Laura Hoffman, Tommy Mann, Daniel Box)

OWNER: KD Travis Block Holdco; LLC, KD BV Block Holdco, LLC

REQUEST: An application for a Planned Development Subdistrict for LC Light Commercial Subdistrict uses and multifamily, retail, and lodging uses on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The purpose of the request is to allow for modified development standards primarily related modified height, yard, and lot regulations, and proposes urban design standards such as increased sidewalk widths, pedestrian amenities, and publicly accessible open space.

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

PREVIOUS CPC ACTION: On February 17, 2022, the City Plan Commission held this item under advisement to March 3, 2022.

PLANNED DEVELOPMENT NO. 193:

<http://www.dallascityattorney.com/51P/Articles/PDF/Article%20193.pdf>

BACKGROUND INFORMATION:

- The property is currently zoned an LC Subdistrict and developed with a variety of commercial uses including retail, personal services, restaurants, surface parking, and warehouses
- The applicant proposes to redevelop the site with a mixed-use complex that includes hotel, office, residential, and ground-floor retail uses.
- The new subdistrict would allow for increased height maximum and proposes urban design standards such as increased sidewalk widths, pedestrian amenities, enhanced facades, and publicly accessible open space.
- Since the previous hearing, the applicant adjusted the percentage of electric vehicle spaces.

Zoning History:

1. **Z178-145** - On April 11, 2018, the City Council approved Planned Development Subdistrict No. 139 for LC Light Commercial District uses, located on the southeast corner of Travis Street and Knox Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Knox St.	Community Collector	60'
Travis St.	Local Street	56'
Armstrong Ave.	Local Street	56'
Buena Vista St.	Local Street	56'

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. The applicant submitted a Traffic Impact Assessment which did not find significant impact when accounting for recent developments and accounting for the planned two way re-orienting of Cole and McKinney. The Signal Warrant Analysis confirmed that a traffic signal is not warranted at the Travis/Armstrong intersection. The necessity for improvements was also evaluated at the Travis and Knox intersection, the

southwest corner of the intersection will be modified as part of the project. The proposed development could ultimately contribute its share to the eventual improvement of Travis and Knox.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas!* Comprehensive Plan was adopted by the City Council in June 2006, outlining several goals and policies which serve as a framework for assisting in evaluating the applicant's request. The request complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

Policy 2.2.5 Focus on companies that represent the greatest potential for job growth and investment.

Policy 2.2.6 Restore Dallas as the foremost retail location in the region.

URBAN DESIGN

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.

Policy 5.1.4 Enhance visual enjoyment of public space.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.2 Promote the character of the city's significant districts, linkages and areas.

Policy 5.2.4 Enhance retail, industrial and business operations.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

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 nine of the following eleven objectives in **bold** by the Plan.

- (1) **To achieve buildings more urban in form.**
The proposed development includes increased height, minimal setbacks, and a mix of uses.
- (2) **To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.**
This development includes ground floor commercial, provides pedestrian passage within the site, and limits at grade parking.
- (3) **To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.**
The proposed development includes below grade parking.
- (4) **To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.**
This development fits the scale of neighboring uses which are highly urban in character and conforms with several of the established development standards.
- (5) **To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.**
The conditions propose similar base development standards and does not increase density by maintaining floor area ratio.
- (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.**

This request for a new subdistrict will allow deviations from the existing Oak Lawn Special Purpose District, but not to a degree that fails to adhere to the standards for multiple-family neighborhoods as the proposed development standards are consistent with surrounding development.

(7) To promote landscape/streetscape quality and appearance.

The proposed conditions include architectural features along the street frontages and widened sidewalks, including 10 foot on Travis Street and Knox Street.

(9) To provide visual buffering and enhance the beautification of the city.

The development is proposing additional urban design standards, and architectural façades. Generally, the conditions propose higher standards for lighting and streetscaping in addition to the landscaping standards of PD No. 193.

Land Use:

	Zoning	Land Use
Site	PD No. 193 (LC)	Restaurants, warehouses, surface parking
North	PD No. 193 (LC)	Financial institution, restaurant, multi-family
East	PD No. 193 PDS 139, PD 196	Office, retail, restaurant, hotel
South	PD No. 193 (LC, MF-2)	Restaurant, office, multi-family
West	PD No. 193 (LC), Outside City Limit	Utilities, Katy Trail

Land Use Compatibility:

The uses allowed within the proposed development are consistent with and would complement the existing neighborhood character. The inclusion of ground floor commercial adds neighborhood destinations, aids in placemaking, and serves as additional employment in proximity to nearby housing

The proposed uses of multifamily, hotel, and retail are already permitted with the LC Subdistrict. These uses should not have a negative impact on the surrounding area, which is highly mixed use and walkable in nature.

Development Standards:

<u>District</u>	<u>Setbacks</u>		<u>FAR</u>	<u>Height</u>	<u>Lot Coverage</u>	<u>Primary Uses</u>
	<u>Front</u>	<u>Side /Rear</u>				
PD No. 193 LC	10'	10'	4.5:1	240'	80%	Mixed Use Multifamily, Lodging, Retail
Proposed PDS	Varies with Height, but 10'	10'	4.5:1	Lowest Maximum Height: 22' Highest Maximum: 399'	Varies with Height, but 70% at Ground Floor	Mixed Use Multifamily, Lodging, Retail

The applicant has offered standards that alter the development standards. The conditions propose a more restrictive front setback in the higher portions of the building, increasing with height. The applicant also proposed a reduced lot coverage that further decreases with additional height. The total floor area ratio is not requested to be altered so it does not increase the effective density of the site.

The development plan proposed maintains pedestrian access through and around the site. The conditions and development plan limit surface parking on site and reduce potential conflict with pedestrians. The limiting of parking to below grade garages adds to the aesthetic character of the development in a manner that is consistent with the surrounding area. The conditions also call for activated open space adjacent to the Katy Trail.

The proposed height map and development plan concentrate the taller structures toward the interior of the large site. Although the height map would allow for a higher height (399 feet) than currently established in the surrounding area, the allowable height along the perimeter of the site would be comparable to nearby existing development, such as 40 feet and 55 feet along the western corners of the development. At the lowest, perimeter portions of the site are limited to 22 feet-in-height.

Urban Design:

The proposed subdistrict includes many urban design elements that enhance the appearance and function of the development and mitigate the impact of other increased development standards.

The conditions and development plan call for an 18,000-square-foot open space in proximity to the Katy Trail trailhead. Additionally, this space must be activated by shade structures, trees, seating, and decorative elements.

The PDS has provisions for street level activating uses such as restaurants, retail uses, or personal service uses. For any building along Knox or Travis, a minimum of 9,000 square feet of floor area on the ground level must contain one of these uses. This would apply to each building indicated on the development and would result in a high percentage of activated facade. For example, the suite for this use is approximately 25 feet-in-depth, about 50 percent of the perimeter of each building on the development plan would be occupied by an active use. It also calls for 2,000 square feet of floor area dedicated to such uses on any building fronting Armstrong. There is one such building indicated on the development plan. Further, it limits areas of “blank wall” to 30 feet-in-width along the ground floor. The PDS defines blank wall as exterior ground floor walls of buildings fronting a public street that do not include a window, door, building modulation or other architectural fenestrations. It also calls for overall transparency of 65 percent along the ground floor on Knox and 70 percent along Travis.

Except for surface parking spaces shown on the development plan, all required off-street parking must be located below grade. The development plan limits the surface parking to a limited amount of on-street parallel spaces and valet loading areas.

The proposed PDS also calls for the inclusion of additional pedestrian lighting and street furniture than would typically be required. Although it is a large development site, the development plan calls for internal access for pedestrians by breaking up the development into multiple buildings separated by internal ways or paseos.

Landscaping:

Landscaping and screening must be provided in accordance with PD No. 193 requirements. The proposed conditions include an exception to the width and configuration of the required tree planting zone to allow for preservation of the existing façade on Knox Street, while still maintaining sidewalk width.

Parking:

The proposed development must comply with the parking requirements of PD No. 193. Within PD No. 193, a minimum of one space and a maximum of one and one-half spaces are required for each dwelling in a multiple-family structure over 36 feet-in-height. Parking

for a hotel requires one space for each unit for units 1 to 250; three fourths space for each unit for units 251 to 500; one half space for all units over 500.

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 area of request is located within a "C" MVA cluster.

List of Partners/Principals/Officers

Applicant/Owner: **KD TRAVIS BLOCK HOLDCO, LLC**
Managing Member: Marc R. Lisker
Managing Member: Marcello Liguori
Managing Member: Robert Simonds
Managing Member: Boris Futeran
Managing Member: Alan Epstein
Managing Member: Kenneth Gerold

Property Owner: **KD BV BLOCK HOLDCO, LLC**
Managing Member: Marc R. Lisker
Managing Member: Marcello Liguori
Managing Member: Robert Simonds
Managing Member: Boris Futeran
Managing Member: Alan Epstein
Managing Member: Kenneth Gerold

PROPOSED CONDITIONS

DIVISION S- _____ PD 193 SUBDISTRICT

SEC. S-_____.101. LEGISLATIVE HISTORY.

Planned Development Subdistrict ____ for LC Subdistrict uses within Planned Development District No. 193 ("PD Subdistrict ____") was established by Ordinance No. _____ passed by the Dallas City Council on _____, 2022.

SEC. S-_____.102. PROPERTY LOCATION AND SIZE.

PD 193 Subdistrict ____ is established on property at the intersection of Travis Street and Knox Street. The size of PD 193 Subdistrict _____ is approximately 3.876 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) **BLANK BUILDING WALL** means exterior ground floor walls of buildings fronting a public street that do not include a window, door, building modulation or other architectural fenestrations.

(c) **ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE)** means the conductors, including the ungrounded, grounded, and equipment grounding conductors, and electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and an electric vehicle.

(d) **EV INSTALLED** means a designated parking space with a with a minimum 40-ampere, 208/240-volt branch circuit for EVSE servicing electric vehicles and an electric vehicle charging station install.

(e) **EV READY** means a designated parking space which is provided with one 40-ampere, 208/240-volt dedicated branch circuit for EVSE servicing electric vehicles. The circuit shall terminate in a suitable termination point such as a receptacle or junction box and be located in close proximity to the proposed location of electric vehicle parking spaces.

(f) **EV CAPABLE** means electrical panel capacity and space to support a minimum 40-ampere, 208/240-volt branch circuit for each electric vehicle parking space, and the installation of raceways, both underground and surface mounted, as required, to support the EVSE.

(g) **GROUND LEVEL** means the story of a building closest to and above grade along the street.

(h) **INTERNAL WAY** means a private street or drive that is labeled as the internal way on the development plan (Exhibit S- __A).

(i) OPEN SPACE means the portion of a building site that is principally open to the sky except for building overhangs or portions of the open space area underneath a portion of a building (as shown on the development plan) that provides shade above the open space; architectural elements such as colonnades, pergolas, and gazebos; and/or structures supporting outdoor activities such as, but not limited to, shade structures, kiosks, or seating areas (which shall all be counted as open space area). In order to be counted as open space the area must be not less than 10 feet in width or length. Additionally, for any open space area underneath a building, in order to be counted as open space area, the area must have a clearance of at least 30 feet in height and must be not less than 25 feet in width.

(j) SPECIAL PROJECT means a development with a height greater than 240 feet that satisfies the urban design requirements of this article.

(k) SUBDISTRICT means a subdistrict of PD 193.

(l) TRANSPARENCY means the total area of window opening, door openings, or other opening, expressed as a percentage of total facade area by story.

(m) Unless otherwise stated, all references to articles, divisions, or sections in this ordinance are to articles, divisions, or sections in Chapter 51.

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

SEC. S-____.104 EXHIBITS.

(a) The following exhibits are incorporated into this division:

(1) Exhibit S-__A: development plan.

(2) Exhibit S-__B: height plan.

SEC. S-____.105. DEVELOPMENT PLAN.

(a) For a special project, development and use of the Property must comply with the development plan (Exhibit S-__A). In the event of a conflict between the text of this division and the development plan, the text of this division controls.

(b) For all other uses, no development plan is required, and the provisions of Section 51-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

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

The main uses permitted in this subdistrict are those main uses permitted 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 in the LC Light Commercial Subdistrict only by specific use permit (SUP) 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.

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.

(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. In the event of a conflict between this section and Part I of this article, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the LC Light Commercial Subdistrict apply.

(b) Special project.

(1) Minimum front yard.

(A) Front yard for existing building walls on Knox Street. No minimum front yard is required for the portion of the Knox Street frontage noted on the development plan as the area where the existing building walls will remain.

(B) Front yard for remaining Knox Street frontage. Except for the portion of the Knox Street frontage noted on the development plan as the area where the existing building walls will remain, the following minimum front yard setbacks must be provided for all buildings and structures fronting on Knox Street:

(i) For portions of a building 40 feet in height or less, minimum front yard is 10 feet.

(ii) For portions of a building greater than 40 feet in height, minimum front yard is 25 feet.

(C) Front yard for Armstrong Avenue and Travis Street frontages. The following minimum front yard setbacks must be provided for all buildings and structures fronting on Armstrong Avenue and Travis Street:

(i) For portions of a building 40 feet in height or less, minimum front yard is 10 feet.

(ii) For portions of a building greater than 40 feet in height, minimum front yard is 25 feet.

(D) Encroachments. Canopies may project up to five feet into the required front yard on Knox Street. Otherwise, ordinary projections of window sills, belt courses, cornices, or other architectural features may not project more than 12 inches into the required front yard. Cantilevered roof eaves and balconies may not project more than five feet into the required front yard.

(2) Height.

- (A) Except as otherwise provided in this paragraph, maximum structure height is 240 feet.
- (B) Maximum structure height in height zone A1 shown on the height plan (Exhibit S-__B) is 155 feet.
- (C) Maximum structure height in height zone A2 shown on the height plan (Exhibit S-__B) is 150 feet.
- (D) Maximum structure height in height zone A3 shown on the height plan (Exhibit S-__B) is 55 feet.
- (E) Maximum structure height in height zone A4 shown on the height plan (Exhibit S-__B) is 40 feet.
- (F) Maximum structure height in height zones A5 and A6 shown on the height plan (Exhibit S-__B) is 22 feet.
- (G) Maximum structure height in height zone B1 shown on the height plan (Exhibit S-__B) is 399 feet.
- (H) Maximum structure height in height zone B2 shown on the height plan (Exhibit S-__B) is 375 feet.
- (I) Maximum structure height in height zone B3 shown on the height plan (Exhibit S-__B) is 320 feet.
- (J) Maximum structure height in height zone B4 shown on the height plan (Exhibit S-__B) is 260 feet.
- (K) Maximum structure height in height zone B5 shown on the height plan (Exhibit S-__B) is 205 feet.
- (L) Maximum structure height in height zone B6 shown on the height plan (Exhibit S-__B) is 135 feet.
- (M) Maximum structure height in height zone B7 shown on the height plan (Exhibit S-__B) is 65 feet.
- (N) Maximum structure height in height zone B8 shown on the height plan (Exhibit S-__B) is 50 feet.
- (O) Maximum structure height in height zone C1 shown on the height plan (Exhibit S-__B) is 330 feet.
- (P) Maximum structure height in height zone C2 shown on the height plan (Exhibit S-__B) is 145 feet.
- (Q) Maximum structure height in height zone C3 shown on the height plan (Exhibit S-__B) is 40 feet.

(3) Land area that is located outside of this subdistrict but is located within the same platted lot as land within this subdistrict is included for floor area ratio calculations.

(4) Lot coverage.

(A) For any portion of buildings or structures 40 feet or less in height, maximum lot coverage is 70 percent.

(B) For any portion of buildings or structures above 40 feet in height and up to 155 feet in height, maximum lot coverage is 56 percent.

(C) For any portions of buildings or structures above 155 feet in height and up to 260 feet in height, maximum lot coverage is 22 percent.

(D) For any portions of buildings or structures above 260 feet in height up to 330 feet in height, maximum lot coverage is 18 percent.

(E) For any portions of buildings or structures above 330 feet in height, maximum lot coverage is 7 percent.

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

(5) Below grade parking structures. Below grade parking structures may extend to the lot line and across lot lines within this district.

SEC. S-_____.109. Urban Design Requirements for a special project.

(a) For a special project, the following urban design requirements apply.

(b) Sidewalks.

(1) A minimum six-foot-wide unobstructed sidewalk is required along Armstrong Avenue.

(2) A minimum 10-foot-wide unobstructed sidewalk is required along Travis Street.

(3) Except as otherwise provided in this subsection, a minimum 10-foot-wide unobstructed sidewalk is required along Knox Street. A minimum 5-foot-wide unobstructed sidewalk is required along the portion of the Knox Street frontage noted on the development plan as the area where the existing building walls will remain.

(4) A minimum seven-foot-wide unobstructed sidewalk is required along the internal way.

(5) Pedestrian street lamps are allowed within the sidewalk spaced at 45' to 60' on center with the exception of visibility triangles and vehicular drives.

(6) Sidewalks shall be level across all driveways and curb cuts.

(c) Pedestrian amenities. The following minimum pedestrian amenities must be provided along the street frontages of Travis Street and Knox Street:

(1) benches (occupying at least ten linear feet per street frontage),

(2) trash receptacles (one per street frontage), and

(3) bicycle racks (two per street frontage).

(d) Facades. A minimum of two different facade materials must be provided on each street facing facade.

(e) Architectural Elements. At least one architectural element, such as the following, must be provided at all public entry points:

- (1) Architecturally prominent public entrance,
- (2) Canopy,
- (3) Awning,
- (4) Attached tower, or
- (5) Turret.

(f) Ground level transparency and maximum blank wall.

(1) Any facade facing Knox Street must have a minimum transparency of 65 percent for the portion of the building on the ground level between grade and 15 feet in height.

(2) Any facade facing Travis Street must have a minimum transparency of 70 percent for the portion of the building on the ground level between grade and 15 feet in height.

(3) The length of a blank building wall on the ground level between grade and 15 feet in height fronting a public street may not exceed 30 feet.

(4) This subsection does not apply to parking structures or loading areas.

(g) Street level activating uses.

(1) A minimum of 9,000 square feet of floor area on the ground level of any building that has frontage along Knox Street or Travis Street must contain one or a combination of the following uses:

- (A) Restaurant uses.
- (B) Retail uses.
- (C) Professional, personal service, and custom craft uses.

(2) For any building that has frontage along Knox Street or Travis Street, the minimum 9,000 square feet of floor area required pursuant to SEC. S-____.109(g)(1) shall be located along building facades facing a public street.

(3) A minimum of 2,000 square feet of floor area on the ground level of any building that has frontage along Armstrong Avenue must contain one or a combination of the following uses:

- (A) Restaurant uses.
- (B) Retail uses.

(C) Professional, personal service, and custom craft uses.

(h) Minimum open space.

(1) A minimum of 18,000 square feet of open space must be provided in the locations shown on the development plan. Paved areas such as sidewalks, walkways, and plazas may be counted as part of the open space area. A maximum of 50 percent of the 18,000 square feet open space area may be impervious. Parking structures may be located below grade underneath pervious or impervious open space area. At a minimum the open space must contain the following design elements:

(A) Decorative pavement, which may include: colored concrete pavers; brick; stone; stamped, textured, or colored concrete; or exterior grade tile.

(B) Benches or exterior seating area.

(C) A minimum of 25 percent of the 18,000 square feet of open space area must be improved to provide shade, using trees, awnings, shade structures, building overhangs, or other means to provide users refuge from the elements.

(i) Parking structures. Except for surface parking spaces shown on the development plan, all required off-street parking must be located below grade.

(j) Screening of rooftop equipment. All mechanical and related equipment located on the rooftop of any building must be screened so as not to be visible from any adjacent public right-of-way.

(k) Pedestrian lighting. Pedestrian lighting must be provided at regular intervals along all building facades facing a public street or the internal way in order to provide suitable lighting on sidewalks, streets or walkways, as applicable, to enhance pedestrian safety. Lighting must be directed downward and away from adjacent residential properties.

(l) Outdoor amplified sound. Retail and restaurant uses may not utilize outdoor amplified sound systems after 10:00 p.m.

SEC. S-____.110. OFF-STREET PARKING AND LOADING.

Consult Part I of this article for the specific off-street parking and loading regulations for each use.

SEC. S-____.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-____.112 SUSTAINABLE DESIGN FEATURES.

(a) Electric vehicle charging. A minimum of 13 percent of required off-street parking spaces shall service electric vehicles, with the required type of spaces as follows:

(1) A minimum of 2 percent of required off-street parking spaces must be EV installed parking spaces;

(2) A minimum of 1 percent of required off-street parking spaces must be EV ready; and

(3) a minimum of 10 percent of all required off-street parking spaces must be EV capable.

SEC. S-____.113. LANDSCAPING.

(a) Except as otherwise provided in this section, landscaping must be provided in accordance with Part I of this article.

(b) Landscape phase area. An applicant for a building permit may request that the building official create a landscape phase area to satisfy the landscaping requirements of Part I of this article. Any landscape phase area created by the building official must (1) wholly include the area on which the construction work is to be done; and (2) include the tree planting zone and sidewalk for new construction that is located within 60 feet of the nearest public street frontage. A landscape phase area need not be platted; however, it must be delineated on plans approved by the building official prior to the issuance of a building permit.

(c) Along the portion of the Knox Street frontage noted on the development plan as the area where the existing building walls will remain, the tree planting zone is that area parallel to and between zero and five feet from the back of the projected street curb, and may be paved. Required trees may be provided within tree grates within this area to satisfy the requirements of SEC. 51P-193.126(b)(5).

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

SEC. S-____.114 SIGNS

Signs must comply with the provisions for business zoning districts in Article VII, "Sign Regulations," of Chapter 51A of the Dallas City Code, as amended.

SEC. S-____.115. ADDITIONAL PROVISIONS.

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

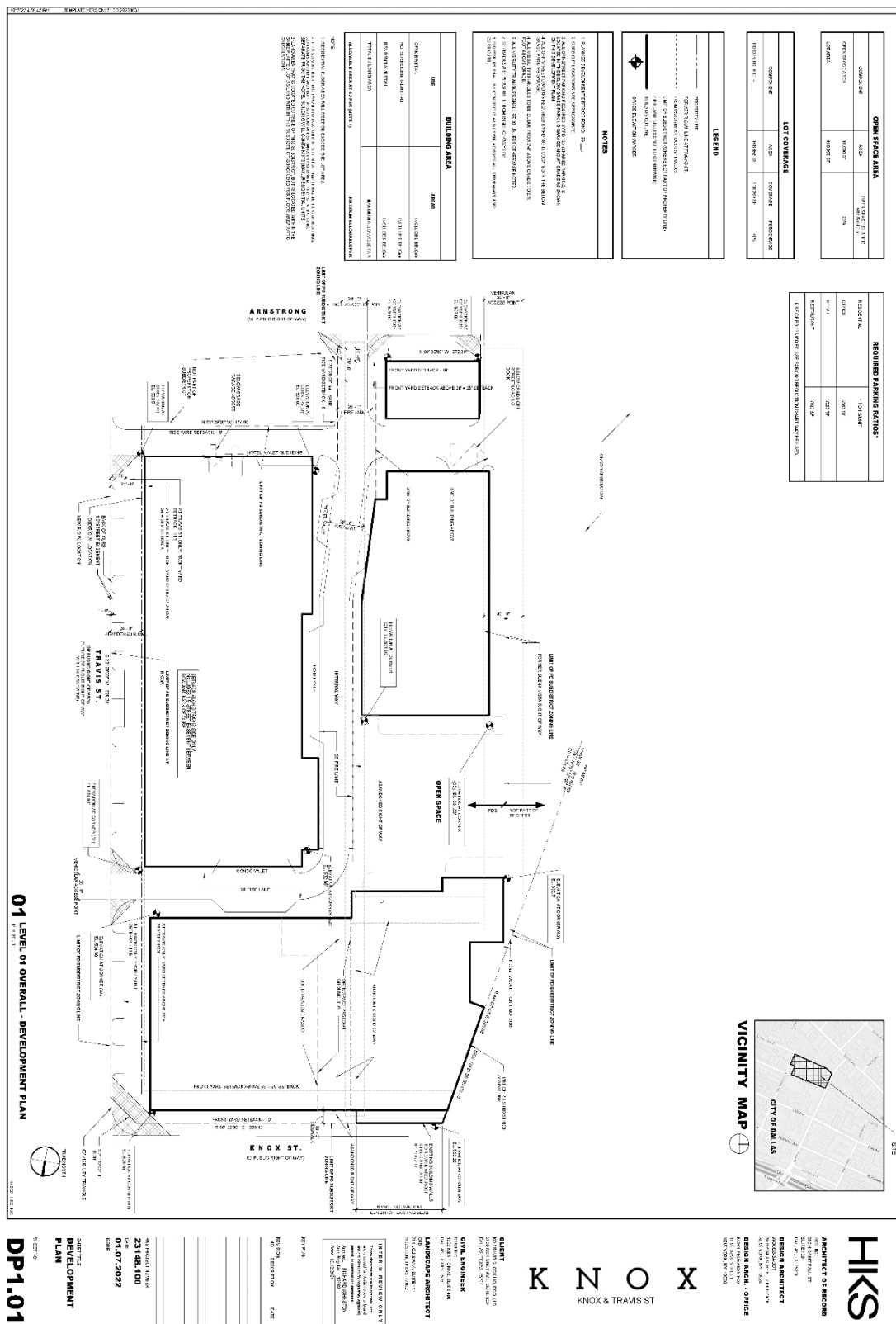
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. S-____.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, 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 thy city, as applicable.

PROPOSED DEVELOPMENT PLAN

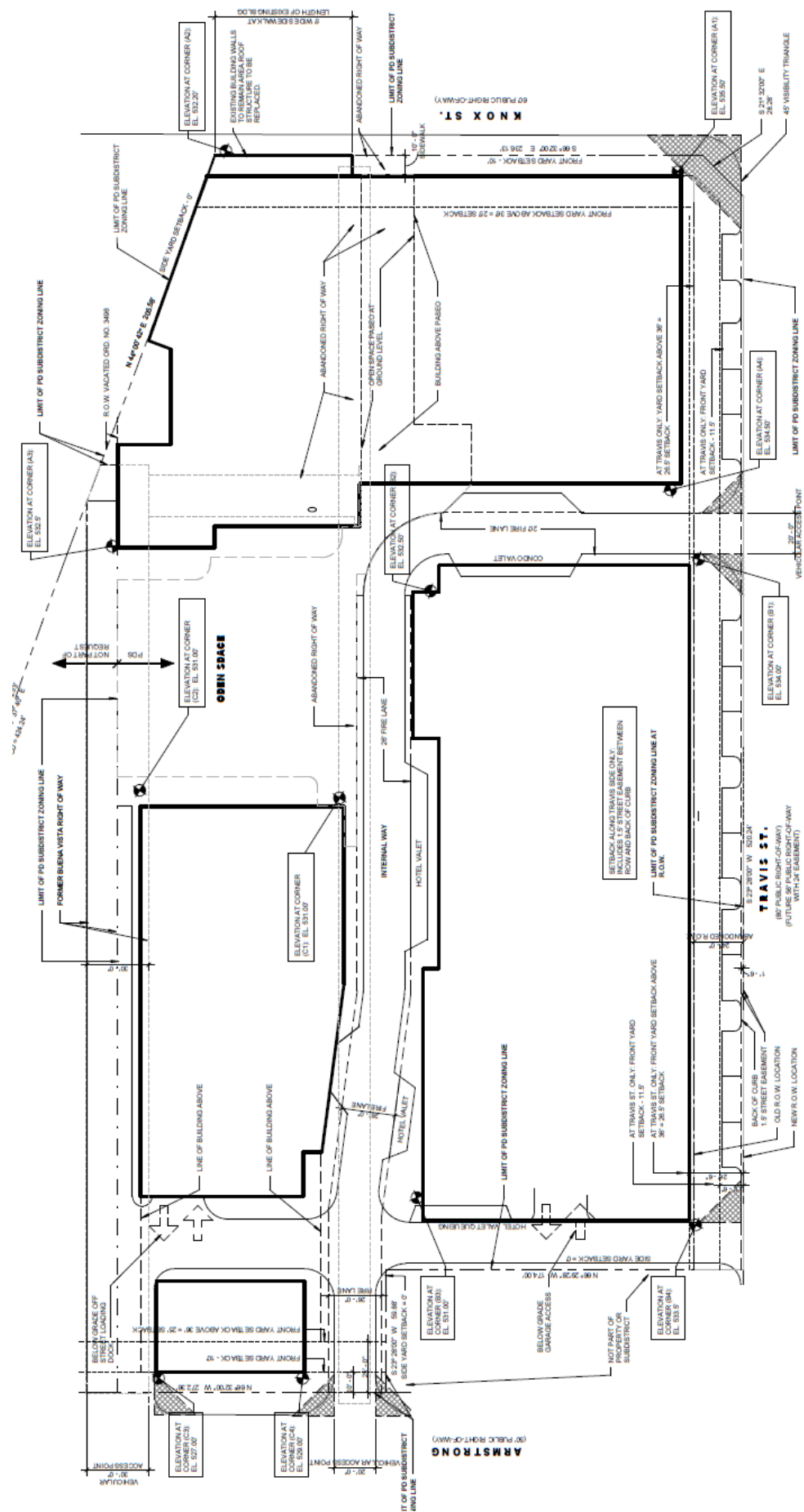


Development Plan (Detail)

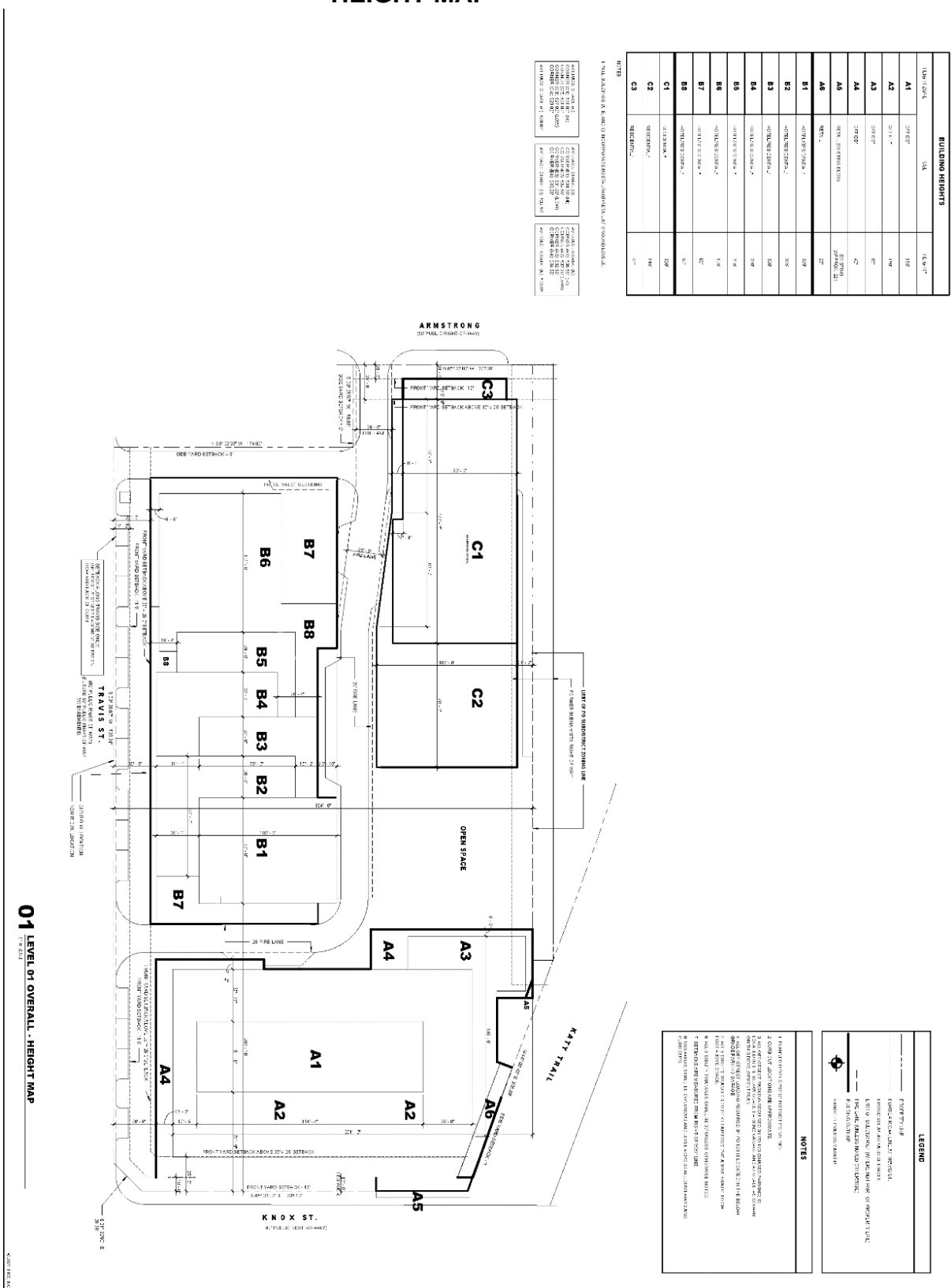
OPEN SPACE AREA		
COMPONENT	AREA	OPEN SPACE SHADED AREA (PCT)
OPEN SPACE AREA	18,000 SF	25%
LOT AREA	168,858 SF	

LOT COVERAGE			
COMPONENT	AREA	COVERAGE	PERCENTAGE
PD SUBDISTRICT - ____	168,858 SF	118,200 SF	70%

REQUIRED PARKING RATIOS*	
RESIDENTIAL	1 TO 1.5/UNIT
OFFICE	1/366 SF
RETAIL	1/220 SF
RESTAURANT	1/100 SF
* USE OF PD 193 MIXED USE PARKING REDUCTION CHART MAY BE USED.	



HEIGHT MAP



Height Map (Detail)

BUILDING HEIGHTS		
HEIGHT ZONE	USE	HEIGHT*
A1	OFFICE*	155'
A2	OFFICE*	150'
A3	OFFICE*	55'
A4	OFFICE*	40'
A5	RETAIL (EXISTING BLDG)	EXISTING (APPROX. 22')
A6	RETAIL	22'
B1	HOTEL/RESIDENTIAL*	399'
B2	HOTEL/RESIDENTIAL*	375'
B3	HOTEL/RESIDENTIAL*	320'
B4	HOTEL/RESIDENTIAL*	260'
B5	HOTEL/RESIDENTIAL*	205'
B6	HOTEL/RESIDENTIAL*	135'
B7	HOTEL/RESIDENTIAL*	65'
B8	HOTEL/RESIDENTIAL*	50'
C1	RESIDENTIAL*	330'
C2	RESIDENTIAL*	145'
C3	RESIDENTIAL*	40'

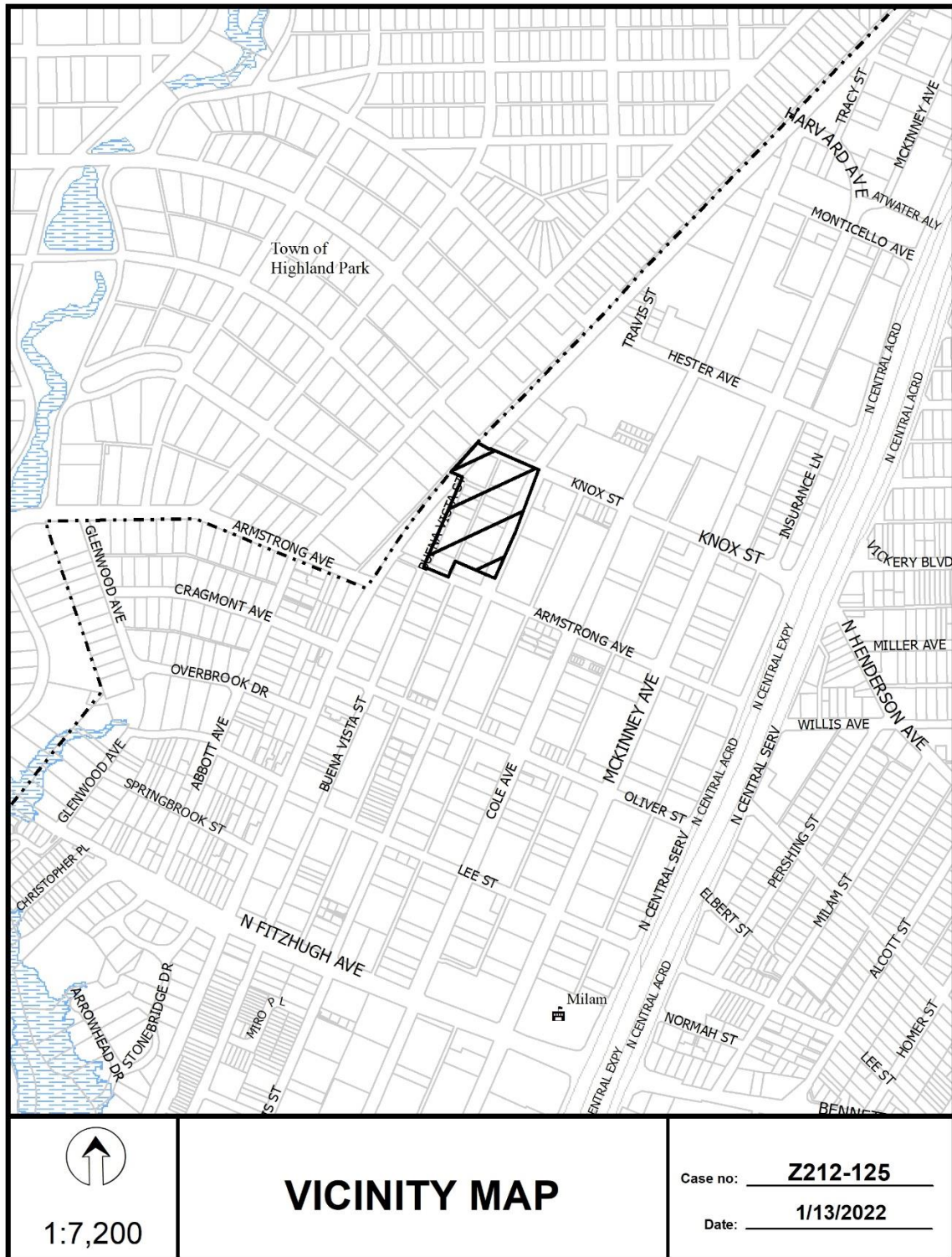
NOTES:

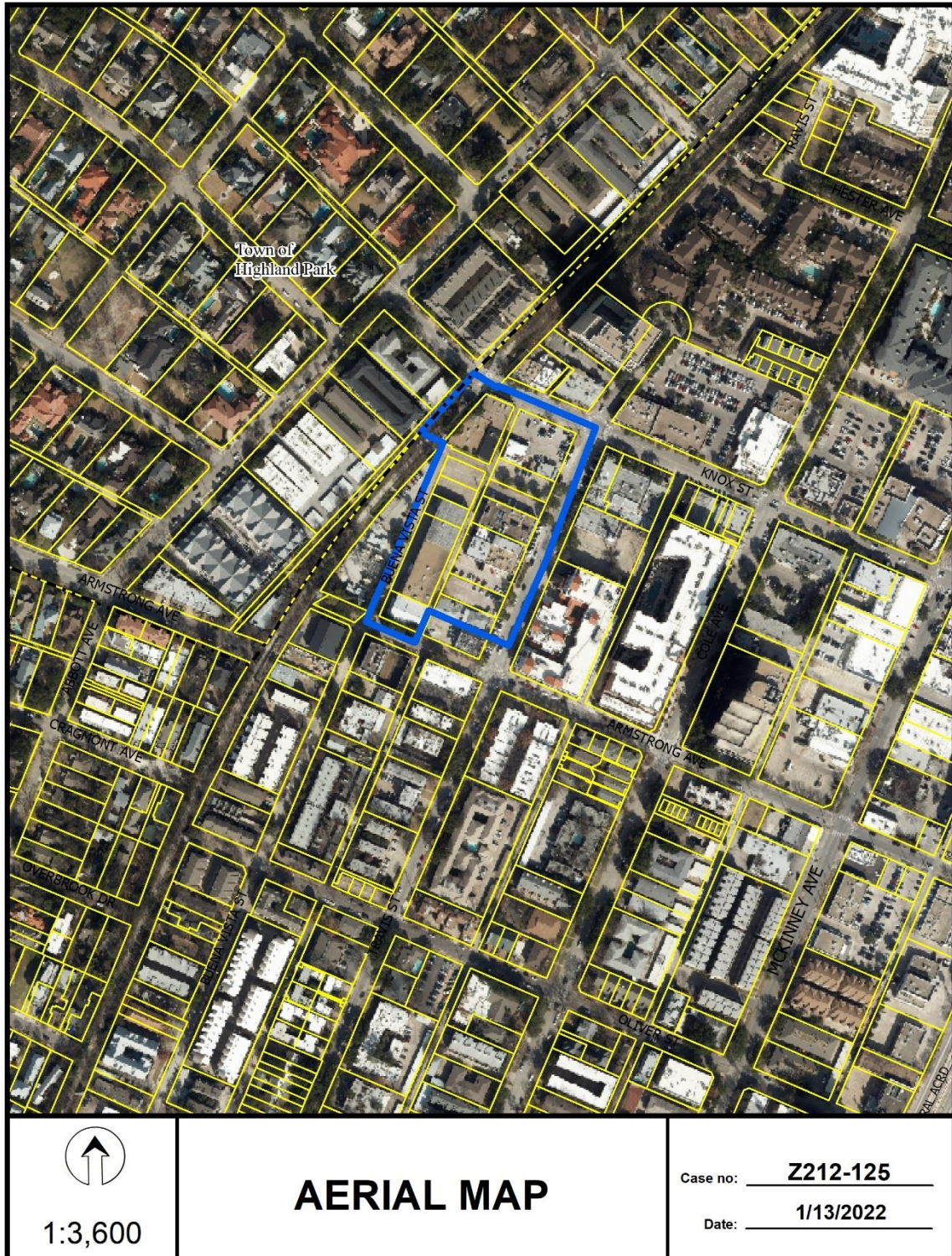
1. *ALL BUILDINGS (A, B, AND C) INCORPORATE RESTAURANT/RETAIL AT GROUND LEVELS.

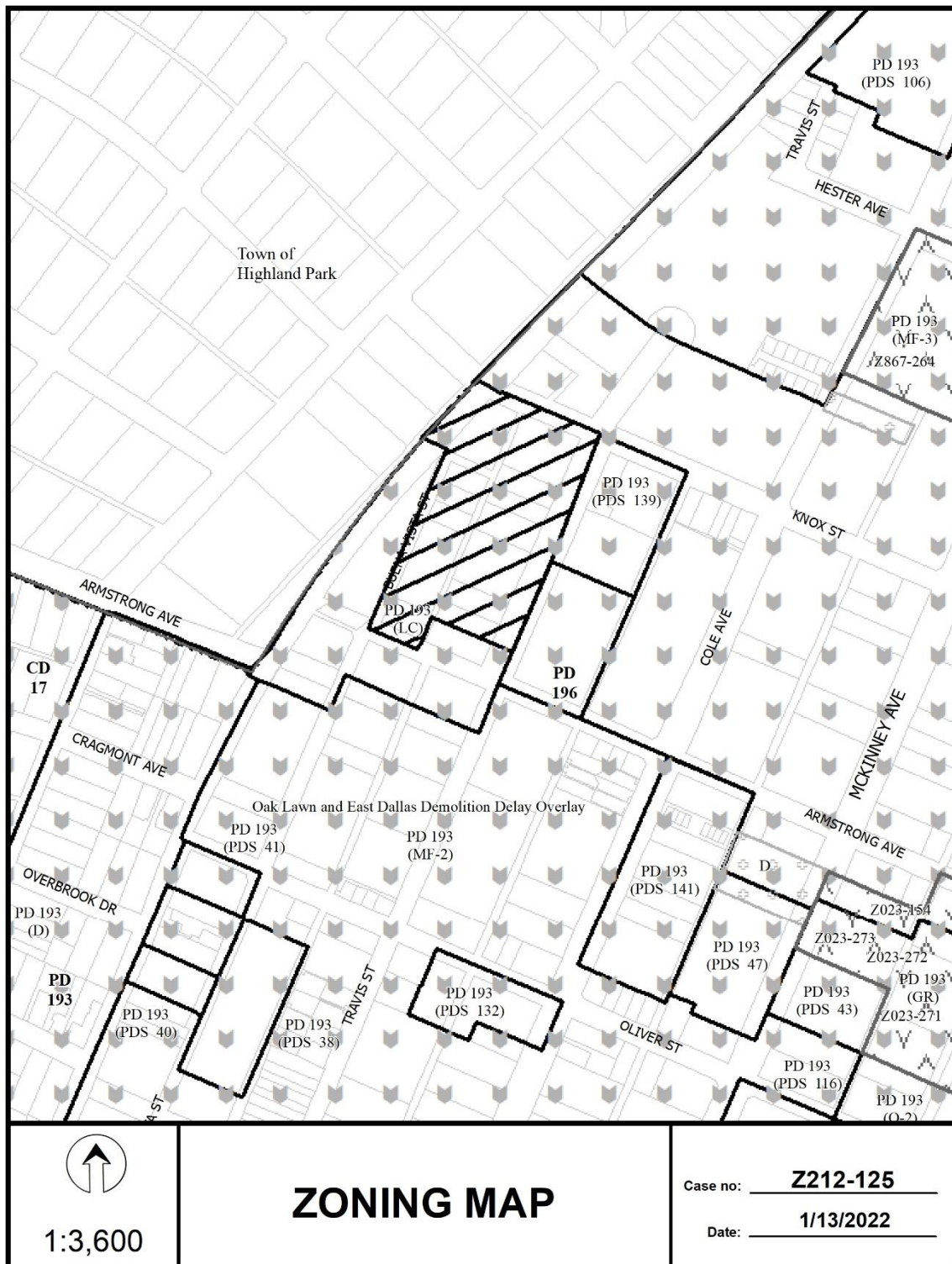
AVERAGE GRADE (C):
 CORNER (C1): 531.00' (HI)
 CORNER (C2): 531.00'
 CORNER (C3): 527.00' (LOW)
 CORNER (C4): 529.00'
 AVERAGE GRADE (C): 529.00'

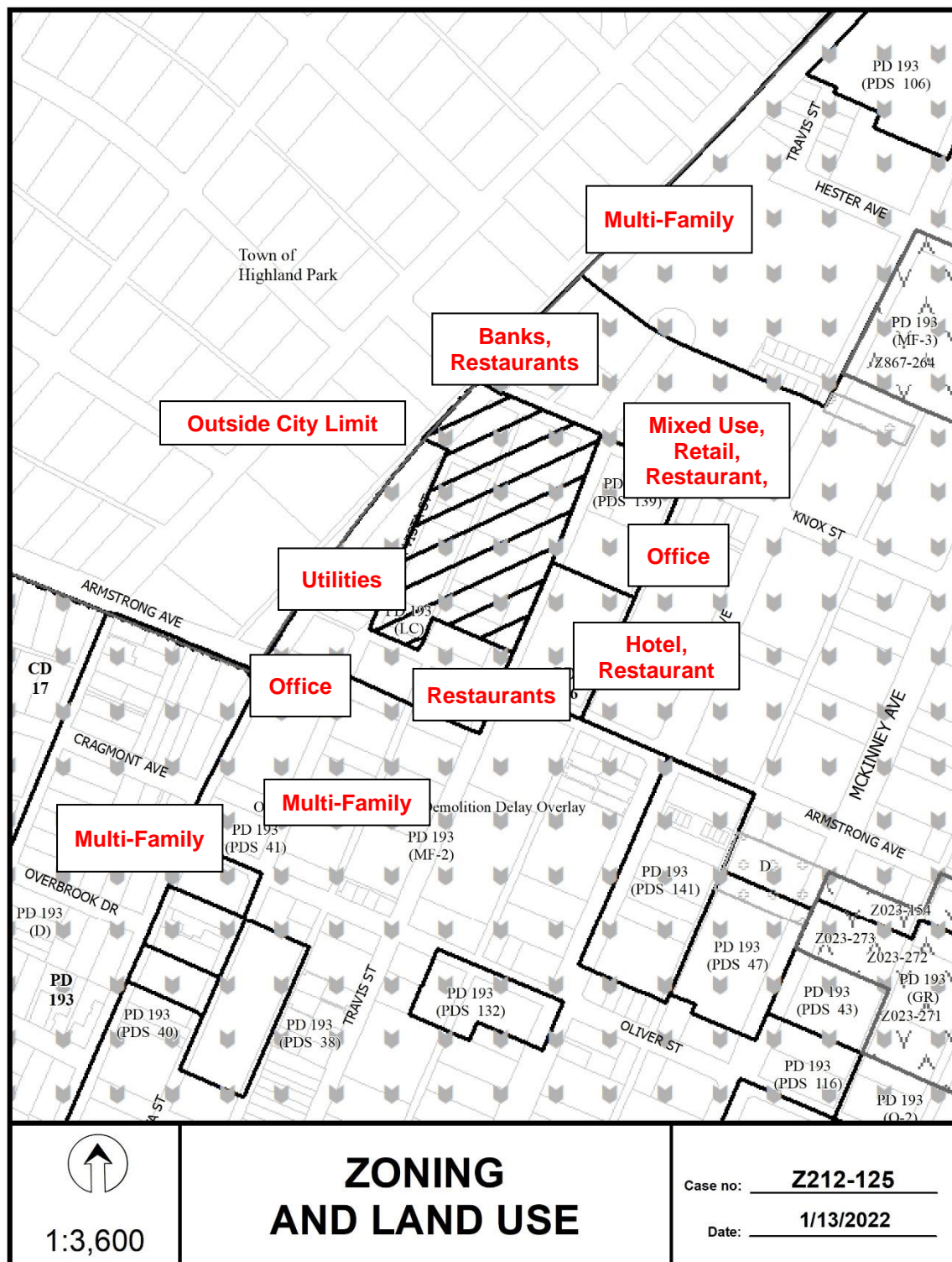
AVERAGE GRADE (B):
 CORNER (B1): 534.00' (HI)
 CORNER (B2): 532.50'
 CORNER (B3): 531.00' (LOW)
 CORNER (B4): 533.50'
 AVERAGE GRADE (B): 532.50'

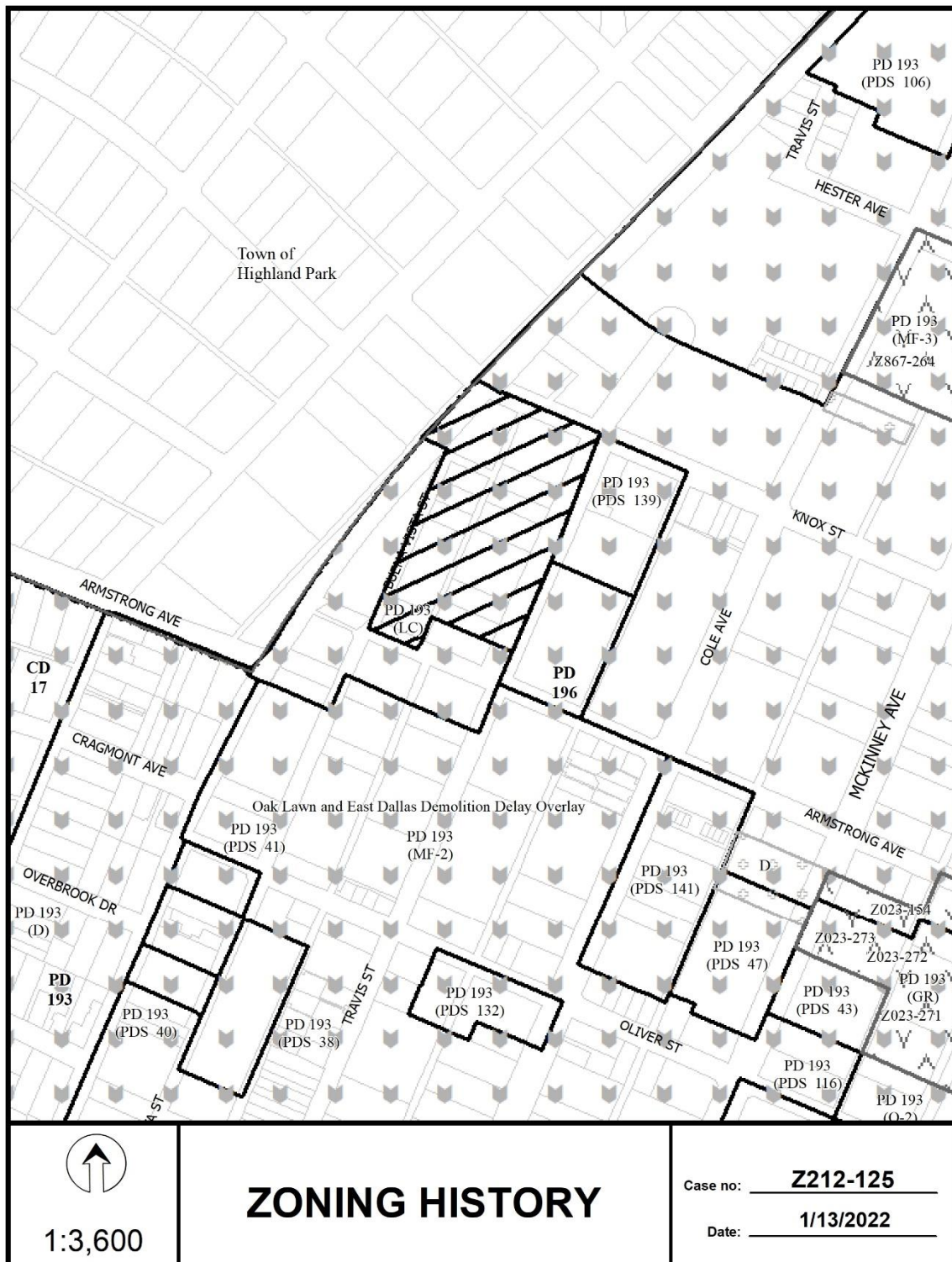
AVERAGE GRADE (A):
 CORNER (A1): 535.50' (HI)
 CORNER (A2): 532.20' (LOW)
 CORNER (A3): 532.50'
 CORNER (A4): 534.50'
 AVERAGE GRADE (A): 533.85'

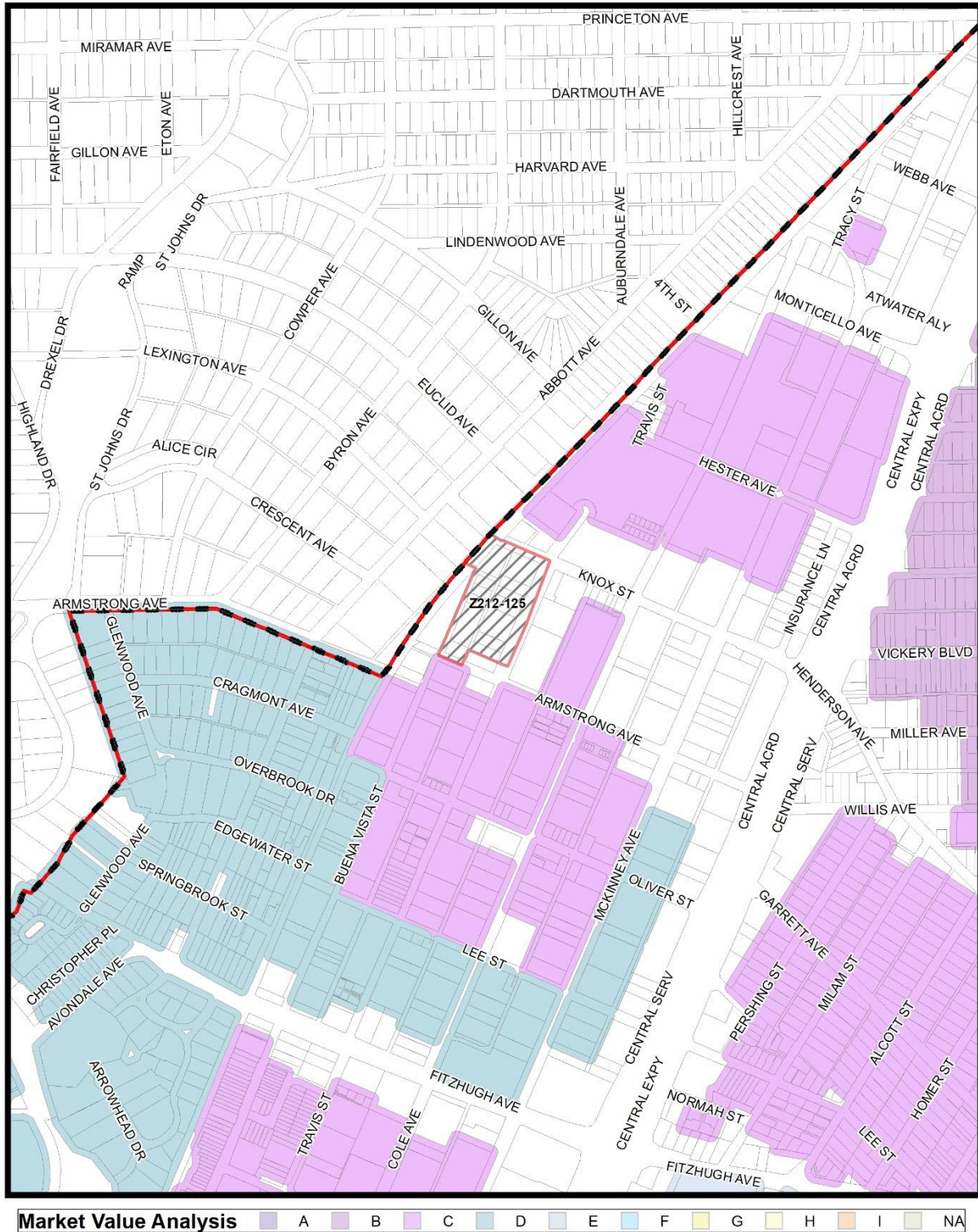














01/13/2022

Notification List of Property Owners***Z212-125******342 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4507 TRAVIS ST	KD TRAVIS BLOCK HOLDCO LLC
2	4511 TRAVIS ST	KD TRAVIS BLOCK HOLDCO LLC
3	4530 BUENA VISTA ST	KD BV BLOCK HOLDCO LLC
4	4437 BUENA VISTA ST	2017 BV OFFICE LTD
5	4441 TRAVIS ST	KD KNOX STREET VILLAGE HOLDCO LLC
6	4424 BUENA VISTA ST	CRISCI JENNIE
7	4411 BUENA VISTA ST	Taxpayer at
8	4435 BUENA VISTA ST	CROUSEN GUINN D
9	4423 COLE AVE	BERRYSET II UPTOWN
10	3121 KNOX ST	Taxpayer at
11	4524 COLE AVE	Taxpayer at
12	4514 COLE AVE	EOSII AT HIGHLAND PARK PLACE LLC
13	3209 KNOX ST	3JBWEIR LLC
14	3213 KNOX ST	WEIR FAMILY INVESTMENTS LP
15	3205 KNOX ST	KD KNOX COLE HOLDCO LLC
16	3229 KNOX ST	WEIRS PLAZA OWNER LLC
17	4501 TRAVIS ST	CAFE MADRID REAL ESTATE HOLDINGS INC
18	3410 ARMSTRONG AVE	ONCOR ELECRIE DELIVERY COMPANY
19	3310 KNOX ST	KD KNOX STREET VILLAGE HOLDCO LLC
20	3514 ARMSTRONG AVE	DEE MICHAEL E &
21	3512 ARMSTRONG AVE	JOHNSON STAN L REVOCABLE TR
22	3510 ARMSTRONG AVE	KEAY STUART E
23	3506 ARMSTRONG AVE	MARYNICK MARK P &
24	3500 ARMSTRONG AVE	MARYNICK MARK P &
25	3503 CRAGMONT AVE	FAGADAU PATRICIA W LIVING TRUST
26	3505 CRAGMONT AVE	EMERSON DAVID G & KRISTIN M

01/13/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3507 CRAGMONT AVE	MURDOCK DEBRA
28	4436 BUENA VISTA ST	BIG BEND 69 LLC
29	3401 ARMSTRONG AVE	4441 BV LTD
30	4431 COLE AVE	LINDSTROM SOREN
31	4435 COLE AVE	GILLS JOHN C & BARBARA A
32	4437 COLE AVE	POTTER JEFFERY T &
33	4429 COLE AVE	MECHANIC MARK J REVOCABLE
34	4433 COLE AVE	KMS FAMILY REVOCABLE TRUST
35	4439 COLE AVE	RESTREPO WILLIAM JR &
36	3171 ARMSTRONG AVE	SMITHGUIEL REVOCABLE LIVING TR
37	3175 ARMSTRONG AVE	WEICHSEL CARL CHRISTIAN &
38	3179 ARMSTRONG AVE	Taxpayer at
39	3183 ARMSTRONG AVE	PIERCE JEFF & LAUREN N
40	4525 COLE AVE	KD COLE ARMSTRONG HOLDCO LLC
41	4514 TRAVIS ST	INTERCITY INVESTMENT
42	4647 COLE AVE	KNOXBRIDGE PPTY HOLDINGS LLC
43	4625 COLE AVE	LINSCOTT WHITNEY K
44	4625 COLE AVE	BLOOM KARYN
45	4625 COLE AVE	HARRAMAN BRAD
46	4625 COLE AVE	HEMYARI KEYAVASH
47	4625 COLE AVE	ODUM SHARON
48	4625 COLE AVE	IRBY FAMILY LIMITED
49	4625 COLE AVE	HAIDEN TURNER WALKER
50	4625 COLE AVE	ANR HOLDINGS LLC
51	4625 COLE AVE	DIENEMANN MEEAE ANNIE
52	4625 COLE AVE	NAGAI MAZAKO
53	4625 COLE AVE	4625 COLE TOWNHOMES OWNER
54	4444 ABBOTT AVE	LEVY STEVEN A &
55	401 S BUCKNER BLVD	DART
56	4522 ABBOTT AVE	Taxpayer at
57	4512 ABBOTT AVE	ANDREWS PARK HAVEN APTS

01/13/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3300 ARMSTRONG AVE	SNOOTS WYNNE M &
59	3505 LEXINGTON AVE	ROYALL MICHAEL SEAN
60	3501 LEXINGTON AVE	MARCUS SHELBY S
61	3500 CRESCENT AVE	HPTX REAL ESTATE LLC
62	3504 CRESCENT AVE	HEADINGTON TIMOTHY C LIVING
63	3507 EUCLID AVE	OBRIEN ERNEST OBERING
64	3501 EUCLID AVE	ELIAS BRANDON
65	3500 LEXINGTON AVE	HUMPHREY CHARLES B
66	3504 LEXINGTON AVE	PENICK DOUGLAS &
67	4700 ABBOTT AVE	JACOBS APARTMENTS LLC
68	3500 EUCLID AVE	MEDLOCK V BRYAN JR
69	3207 KNOX ST	Taxpayer at
70	3300 KNOX ST	Taxpayer at
71	4432 TRAVIS ST	VAN DE VYVER PAUL LUC
72	4434 TRAVIS ST	MCMAHON NENA L
73	4436 TRAVIS ST	THOMAS MICHAEL E
74	4440 TRAVIS ST	LYNCH PETER
75	3221 ARMSTRONG AVE	JORANA ENTERPRISES LLC
76	3219 ARMSTRONG AVE	HARDING WILLIAM E JR
77	3217 ARMSTRONG AVE	HARKER TRACY L
78	3215 ARMSTRONG AVE	BARDER GEORGE
79	3211 ARMSTRONG AVE	HOWARD AMANDA & DAVID
80	3209 ARMSTRONG AVE	HOFFMAN KATE
81	3207 ARMSTRONG AVE	REID DYLAN MONROE &
82	3205 ARMSTRONG AVE	BRANDT EMILY E &
83	3203 ARMSTRONG AVE	GORHAM ANDREW THOMPSON
84	3201 ARMSTRONG AVE	WILSON COLLIN J &
85	3131 ARMSTRONG AVE	BROADSTONE COLE AVENUE LLC
86	4419 BUENA VISTA ST	TRANG LIEM & DEEDEE
87	4419 BUENA VISTA ST	TANG REVOCABLE TRUST
88	4419 BUENA VISTA ST	BOULLE NICHOLAS BERNARD

01/13/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	4419 BUENA VISTA ST	FABER TRACY LYNN REVOCABLE TRUST THE
90	4419 BUENA VISTA ST	FLY SUSAN
91	4419 BUENA VISTA ST	ROSENER CLARK WILLIAM
92	4419 BUENA VISTA ST	HINO DOROTHY D
93	4419 BUENA VISTA ST	MARTIN ROBERT & MICHAEL DOUGLAS LIVING TRUST
94	4419 BUENA VISTA ST	BURKMAN TODD ALAN &
95	4419 BUENA VISTA ST	RAWLINGS SUZANNE
96	4419 BUENA VISTA ST	POWLEY ROBERT C
97	4419 BUENA VISTA ST	GARCIA ANDREW T
98	4419 BUENA VISTA ST	MILFAMDALLAS
99	4419 BUENA VISTA ST	CASEY GERALD S
100	4419 BUENA VISTA ST	LEE ROBERT S
101	4419 BUENA VISTA ST	CHAUMONT KATHERINE G & JAMES D
102	4419 BUENA VISTA ST	FALB BENTSEN HARRIS
103	4431 TRAVIS ST	IPENEMA INVESTMENTS LTD
104	4431 TRAVIS ST	IPENEMA INVESTMENT LTD
105	4431 TRAVIS ST	LESZINSKI SLAWOMIR
106	4431 TRAVIS ST	LYLES LAWRENCE F
107	4431 TRAVIS ST	IPENEMA INVESTMENTS LTF
108	4431 TRAVIS ST	PULEO CHRISTINA & DANIELE
109	4432 BUENA VISTA ST	IPENEMA INVESTMENTS LTF
110	4432 BUENA VISTA ST	LOTIEF CECIL
111	4432 BUENA VISTA ST	IPENEMA INVESTMENTS LTD
112	4432 BUENA VISTA ST	ALAIMO KEVIN CHRISTOPHER
113	4432 BUENA VISTA ST	WEISFELD RONALD A
114	4432 BUENA VISTA ST	IPENEMA INVESTMENTS LTD
115	4439 TRAVIS ST	MOORE BRADY S
116	4439 TRAVIS ST	WINFREY SIOBHAN
117	4439 TRAVIS ST	LAUGHREY TODD & MARCELLE P
118	4439 TRAVIS ST	SLOMOWITZ ALLISON
119	4439 TRAVIS ST	COOK ERIN M

01/13/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	4414 BUENA VISTA ST	BOYD CHRISTIE R
121	4414 BUENA VISTA ST	SILVIA BREI
122	4414 BUENA VISTA ST	SAHA ANEESH & SHELLY
123	4414 BUENA VISTA ST	DONALDSON JANA E
124	4414 BUENA VISTA ST	DAVEY CHARLES WAYNE &
125	4414 BUENA VISTA ST	CARRICK LIVING TRUST
126	4414 BUENA VISTA ST	MOSADDI PERCIVAL
127	4414 BUENA VISTA ST	HARE JOSHUA
128	4414 BUENA VISTA ST	STRAUSS AMANDA C
129	4414 BUENA VISTA ST	DAVIS JESSICA LYNN
130	4414 BUENA VISTA ST	ROBINSON STEPHEN & AMANDA JEAN
131	4414 BUENA VISTA ST	SMITH STAN
132	4414 BUENA VISTA ST	WICKHEM LISA M
133	4414 BUENA VISTA ST	SPROUL CHRISTINA L &
134	4414 BUENA VISTA ST	MILNER RONALD WILLIAM &
135	4414 BUENA VISTA ST	CAGLAGE EVANS
136	4414 BUENA VISTA ST	DANG BANG DAI
137	4409 TRAVIS ST	4409 TRAVIS LLC
138	4409 TRAVIS ST	CUBBAGE DABNEY
139	4409 TRAVIS ST	KNOBLER DAMARIS Y
140	4409 TRAVIS ST	COOPER MARY E
141	4409 TRAVIS ST	IPENEMA INVESTMENTS LTF
142	4409 TRAVIS ST	SIEGEL JACQUELINE
143	4409 TRAVIS ST	CAREY KYLE P
144	4409 TRAVIS ST	ROWELL STEPHEN B & ANN M
145	4409 TRAVIS ST	SCHNALLINGER DOROTHY E
146	4611 TRAVIS ST	ROBERTS RANDELL C & NEYSA J
147	4611 TRAVIS ST	HAMMOND KIMBERLY D
148	4611 TRAVIS ST	COLE GREG & VIVI
149	4611 TRAVIS ST	RICHARDSON MICHAEL D &
150	4611 TRAVIS ST	KUTNER MICHAEL B

01/13/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	4611 TRAVIS ST	MEYER CHRISTIAN LOGAN
152	4611 TRAVIS ST	OLIVIER JAMES L
153	4611 TRAVIS ST	FARMAR JILL &
154	4611 TRAVIS ST	NESSELROAD MARK A
155	4611 TRAVIS ST	WILSON DAVID L & REBECCA S
156	4611 TRAVIS ST	ANGEL BRENT &
157	4611 TRAVIS ST	SHABABI ALI & ROSHANAK
158	4611 TRAVIS ST	HORTON VINCENT L & JEANETTE M
159	4611 TRAVIS ST	BRAUN DONALD L & DEBORAH A
160	4611 TRAVIS ST	MURRAY S PATRICK & LYNN G
161	4611 TRAVIS ST	BRAUN DONALD L & DEBORAH A
162	4611 TRAVIS ST	JAMERSON JAMES FRANCIS & JOY
163	4611 TRAVIS ST	KWEIK NORA C
164	4611 TRAVIS ST	ALHAZIM DINA
165	4611 TRAVIS ST	HORTON VINCENT L TRUST &
166	4611 TRAVIS ST	YIN RAY CHENGCHI &
167	4611 TRAVIS ST	GATES STEVE & CATHY
168	4611 TRAVIS ST	SAUS PROPERTIES LLC
169	4611 TRAVIS ST	LILLY NICHOLAS S &
170	4611 TRAVIS ST	POLGREEN THOMAS LEE
171	4611 TRAVIS ST	BERGMAN LINDSEY MCKAY
172	4611 TRAVIS ST	SERIES 12 OF SAUS
173	4611 TRAVIS ST	COOPER CAROLINE C
174	4611 TRAVIS ST	MOONEY DIANE C &
175	4611 TRAVIS ST	NISSANOV GIL-AD &
176	4611 TRAVIS ST	WASHBURNE HILL WILLETS
177	4611 TRAVIS ST	GREGORY ANGELA
178	4611 TRAVIS ST	SCHROB DAVID ELI & CYNTHIA
179	4611 TRAVIS ST	BROWN SHANNON &
180	4611 TRAVIS ST	SHRINGARPURE REVOCABLE TRUST
181	4611 TRAVIS ST	GARTON VANESSA

01/13/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	4611 TRAVIS ST	ASQUINI MICHAEL A
183	4611 TRAVIS ST	LEWIS AMANDA
184	4611 TRAVIS ST	PASTOR JOSE I & TERRI
185	4611 TRAVIS ST	10R MVS INVESTORS LLC
186	4611 TRAVIS ST	LEISER WILLIAM P
187	4611 TRAVIS ST	4611 TRAVIS ST LLC
188	4611 TRAVIS ST	MEDIEVAL TIMES USA INC
189	4611 TRAVIS ST	WHELAN PALMINA MARIA &
190	4611 TRAVIS ST	DUNAWAY DIANE ELIZABETH
191	4611 TRAVIS ST	SERIES 11 OF SAUS
192	4611 TRAVIS ST	LATIMER CHRISTIE
193	4611 TRAVIS ST	SCHMELTEKOPF JAMES &
194	4611 TRAVIS ST	SNODGRASS LAURA VIRGINIA
195	4611 TRAVIS ST	IORIO RUSSELL JOSEPH REVOCABLE
196	4611 TRAVIS ST	COUCH CONNIE MANAGEMENT
197	4611 TRAVIS ST	PREWITT MARYANN E
198	4611 TRAVIS ST	GRANIK DAVID
199	4611 TRAVIS ST	FARMAR MICHAEL
200	4611 TRAVIS ST	TIRRILL OLIVIA L & WILLARD O
201	4611 TRAVIS ST	RODRIGUEZ EDUARDO
202	4611 TRAVIS ST	DEULOFEUT RICHARD A & ZARIFE
203	4611 TRAVIS ST	LEISER WILLIAM P
204	4611 TRAVIS ST	ONE HAPPY HOME LLC
205	4611 TRAVIS ST	GLASGOW ROBERT & LOIS
206	4425 TRAVIS ST	4425 TRAVIS LLC
207	4425 TRAVIS ST	4425 TRAVIS LLC
208	4425 TRAVIS ST	4425 TRAVIS LLC
209	4508 ABBOTT AVE	MAHMALKIS REAL ESTATE & INVESTMENTS LLC
210	4508 ABBOTT AVE	ZOLTAR PROPERTY GROUP LLC
211	4508 ABBOTT AVE	MAHMALKIS REAL ESTATE & INV LLC
212	4508 ABBOTT AVE	CRAMER ROBERT W

Z212-125(MP)

01/13/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	4508 ABBOTT AVE	BENTLEY MAXINE S
214	4508 ABBOTT AVE	MAHMALKIS REAL ESTATE &
215	4508 ABBOTT AVE	BENTLEY MAXINE FAMILY TRUST
216	4508 ABBOTT AVE	MAAS QUALITY BUILDERS LLC
217	4508 ABBOTT AVE	MAHMALKIS REAL ESTATE & INV LLC
218	4508 ABBOTT AVE	BERKENKOTTER STEPHEN
219	4508 ABBOTT AVE	CATES MARK L
220	4508 ABBOTT AVE	DUGAN ROBIN M
221	4508 ABBOTT AVE	HOWE ELLEN C
222	4508 ABBOTT AVE	MOORE PEGGY LYNN
223	4508 ABBOTT AVE	CHRISTENSEN 401K PSP
224	4510 ABBOTT AVE	MORONEY MICHAEL WILHOIT
225	4510 ABBOTT AVE	SHREVEPORT GROUP LLC THE
226	4510 ABBOTT AVE	MAHMALKIS REAL ESTATE & INVESTMENT LLC
227	4510 ABBOTT AVE	GOOD GREGORY &
228	4510 ABBOTT AVE	IPENEMA INVESTMENTS LTF
229	4510 ABBOTT AVE	SNYDER MARC
230	4510 ABBOTT AVE	VISCA PROPERTIES LLC
231	4510 ABBOTT AVE	MAAS QUALITY BUILDERS LLC
232	4510 ABBOTT AVE	PASTOR ALBERTO &
233	4510 ABBOTT AVE	PK RANCH FAMILY LLC
234	4510 ABBOTT AVE	4510 ABBOTT AVE LLC
235	4510 ABBOTT AVE	MADISON AVE LLC
236	4510 ABBOTT AVE	MEJIA ALEJANDRO & CLARA
237	4510 ABBOTT AVE	NAYAK MEENA PRASHANT
238	4510 ABBOTT AVE	FISHMAN KIMBERLY R &
239	4510 ABBOTT AVE	BROWN ROS H & SUSAN S
240	4510 ABBOTT AVE	YEAGER CARSON BANKS
241	4510 ABBOTT AVE	LEWIS DEBORAH BATE
242	3400 ARMSTRONG AVE	HAM JOHN W
243	3404 ARMSTRONG AVE	REGO DANIEL T

01/13/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	3408 ARMSTRONG AVE	ASAFF HARL T
245	3412 ARMSTRONG AVE	VANBUREN THEODORE BRUCE
246	4500 ABBOTT AVE	CUNNINGHAM JOHN & LAURA
247	4614 ABBOTT AVE	OUSELY JON S & JULIA L
248	4616 ABBOTT AVE	SHEPHERD PHILLIP EST OF
249	4618 ABBOTT AVE	HOCHBERG CLAUDIA MERLE TR
250	4612 ABBOTT AVE	BUCH JAMES M & SHERRY L
251	4622 ABBOTT AVE	WILLIS WILLIAM P
252	4624 ABBOTT AVE	BEIS MELANIE K
253	4626 ABBOTT AVE	GIBBONS MOLLY JANE
254	4620 ABBOTT AVE	PIKE WILLIAM R
255	4704 ABBOTT AVE	RIES FAMILY TRUST
256	4704 ABBOTT AVE	AVERETT DEANA BERNDT
257	4704 ABBOTT AVE	HANSON KARL & SUSAN
258	4704 ABBOTT AVE	PLOOF SCOTT A
259	4704 ABBOTT AVE	KAP TRUST THE
260	4704 ABBOTT AVE	BLACK WARREN M JR
261	4704 ABBOTT AVE	BLACK LESLIE SUZANNE
262	4704 ABBOTT AVE	KELIHER LESTER J N & MARGARET S C
263	4704 ABBOTT AVE	GUARDIAN ASSOCIATES LLC
264	4704 ABBOTT AVE	HECKLER ALAN B & CARIE M
265	4704 ABBOTT AVE	VAN ANNE LESLIE R
266	4704 ABBOTT AVE	MAGIC ABBOTT LLC
267	4704 ABBOTT AVE	ZOLTAR PROPERTY GROUP LLC
268	4704 ABBOTT AVE	SHEDLOSKY MICHAEL F &
269	4704 ABBOTT AVE	HONEYMAN KAY
270	4704 ABBOTT AVE	APNA COTTAGE LLC
271	4704 ABBOTT AVE	SHAW HILARY G
272	4704 ABBOTT AVE	BRIGHT BENJAMIN W &
273	4704 ABBOTT AVE	MADISON AVENUE LLC
274	4704 ABBOTT AVE	SHEDLOSKY MICHAEL F & LIZABETTE D R

01/13/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	4704 ABBOTT AVE	RIES FAMILY TRUST THE
276	4502 ABBOTT AVE	HEYER ROBERT & CAROLINE
277	4502 ABBOTT AVE	MARTIN RUBEN S III &
278	4502 ABBOTT AVE	LOWELL CYM H & DALE L
279	4502 ABBOTT AVE	HUEY DOUGLAS & CINDY
280	4502 ABBOTT AVE	BASS MAGDALENA
281	4502 ABBOTT AVE	DOWLER DAVID L &
282	4502 ABBOTT AVE	DIAL KARL G & KAREN M
283	4502 ABBOTT AVE	PARKER WILLIAM DOUGLAS &
284	4502 ABBOTT AVE	SEYMOUR JOHN W & KATHY F
285	4502 ABBOTT AVE	CHESNUT DANIEL OLIVER & MARY LEE
286	4502 ABBOTT AVE	LENOX MARILYN
287	4502 ABBOTT AVE	BANDY MARY LEE FAMILY
288	4502 ABBOTT AVE	MAMARY BRUCE &
289	4502 ABBOTT AVE	S&R MERIDIAN PROPERTIES LLC
290	4502 ABBOTT AVE	MANKODI RASHMI
291	4502 ABBOTT AVE	BURGE STEVEN & LAURA
292	4502 ABBOTT AVE	MCDONALD MICHAEL J & STEPHANIE A
293	4502 ABBOTT AVE	WEST GARNETT B &
294	4502 ABBOTT AVE	LESSMANN WILLIAM R & MARY T
295	4502 ABBOTT AVE	ADAMS ROBERT B &
296	4502 ABBOTT AVE	KARLOCK STOCK TRUST
297	4502 ABBOTT AVE	LITTLEJOHN JOHN J & SUSAN L
298	4502 ABBOTT AVE	SHAW ROBERT G & EKATERINI P
299	4502 ABBOTT AVE	ABBOTT AVENUE HOLDINGS II LLC
300	4502 ABBOTT AVE	WILLIAMS CLAYTON
301	4502 ABBOTT AVE	ROCHELLE MICHAEL R & PATRICIA L
302	4502 ABBOTT AVE	HUTCHESON SARAH F
303	4502 ABBOTT AVE	MARLOW SARA REVOCABLE TRUST &
304	4502 ABBOTT AVE	FATIMA LLC
305	4502 ABBOTT AVE	RINGLE BRETT A

01/13/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
306	4502 ABBOTT AVE	CLARK MEG
307	4502 ABBOTT AVE	REDMOND JOE & KYM
308	4502 ABBOTT AVE	MJ FOWLER REAL ESTATE LP
309	4502 ABBOTT AVE	LEONARD LARRY & NANCY
310	4502 ABBOTT AVE	CHRISTOPHER GREG & ANGELA
311	4502 ABBOTT AVE	SIMPSON JAMES R & CORIN N
312	4502 ABBOTT AVE	LENHART JILL TRUST
313	4502 ABBOTT AVE	AYERS CHRISTOPHER L LIVING TRUST
314	4502 ABBOTT AVE	STEPHENS JANIE M
315	4514 ABBOTT AVE	LUCY I LLC
316	4514 ABBOTT AVE	SINGH POOJA
317	4608 ABBOTT AVE	APPLBAUM LIVING TRUST
318	4608 ABBOTT AVE	BROGDON QUENTIN DERRIK
319	4608 ABBOTT AVE	LDY INVESTMENTS LLC
320	4608 ABBOTT AVE	SCHROEPFER GERARD F & MARY
321	4608 ABBOTT AVE	BAUDER FAMILY HOLDINGS LLC
322	4608 ABBOTT AVE	HUNT MILES MCLEAN
323	4608 ABBOTT AVE	AVREA DARREN &
324	4608 ABBOTT AVE	ROGERS MICHAEL & MARY
325	4608 ABBOTT AVE	LUSKIN DONALD LEE &
326	4608 ABBOTT AVE	TERRY JEFFREY &
327	4608 ABBOTT AVE	DYKEMAN WILLIAM S &
328	4608 ABBOTT AVE	WILLIAMS TARA D
329	4608 ABBOTT AVE	YAMAZAKI SHIN & NOBUKO
330	4608 ABBOTT AVE	JFA TRUST THE
331	4608 ABBOTT AVE	STRAUSS TYLER
332	4608 ABBOTT AVE	4608 116 ABBOTT AVE REVOCABLE
333	4608 ABBOTT AVE	MARCHANT ELIZABETH LAUREN
334	4608 ABBOTT AVE	KAESKE MICHAEL L JR
335	4608 ABBOTT AVE	MODOFF FAMILY REVOCABLE TRUST
336	4608 ABBOTT AVE	PEDIGO K LAWSON

Z212-125(MP)

01/13/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
337	4608 ABBOTT AVE	GORELIK ALINA &
338	4608 ABBOTT AVE	MONSALVE MIGUEL A
339	4608 ABBOTT AVE	BAUDENDISTEL MICHAEL &
340	4608 ABBOTT AVE	CASTELLI KIM
341	4608 ABBOTT AVE	LBKGST PROPERTIES LLC
342	4608 ABBOTT AVE	GIDDENS J BRADY & JILL L

FILE NUMBER: Z212-145(MP)

DATE FILED: December 13, 2021

LOCATION: On the southwest corner of Sylvan Avenue and Singleton Boulevard

COUNCIL DISTRICT: 6

SIZE OF REQUEST: ±5.78 acres

CENSUS TRACT: 0043.00

OWNER: Atlas Metal Works, Inc

APPLICANT: H&R Properties, LLC

REPRESENTATIVE: Tommy Mann & David Martin, Winstead PC

REQUEST: An application for a Planned Development District for MF-2(A) Multifamily District and NS(A) Neighborhood Service District regulations and uses including multifamily and retail and personal service uses, on property zoned an IR Industrial Research District.

SUMMARY: The purpose of the request is to allow for modified development standards primarily related to permitted uses, yard, lot, and space regulations, and design standards to develop the site as multifamily with some retail components.

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

PREVIOUS CPC ACTION: On February 17, 2022, the City Plan Commission held this item under advisement to March 3, 2022.

BACKGROUND INFORMATION:

- The applicant is requesting to create a new planned development district in order to develop a five-story multifamily structure on the southern portion of the site, with a retail component along Singleton Avenue.
- The site is currently zoned an IR Industrial Research District and is located across Obenchain Street from multiple residential communities. Although the surrounding area is generally zoned with industrial districts, there is a predominant trend of residential uses including single family and multifamily uses. The site currently includes multiple vacant industrial structures.
- The proposed PD uses MF-2(A) and NS(A) as the base for its two tracts, with requested deviations regarding front setback, density, and design standards.
- The PD includes Mixed Income Housing Standards, and the applicant is requesting a bonus to density from that typical of the MF-2(A) District.
- The property also includes a retail tract located on the north side of the site and is proposing to preserve the existing structure.

Zoning History:

There has been one zoning case in the area in the past five years.

1. **Z189-350** – On March 25, 2020, the City Council approved an authorized hearing to determine the proper zoning on property zoned an IR Industrial Research District and Planned Development District No. 891 with consideration given to incorporating the property in the IR District into and expanding Planned Development District No. 891.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Required ROW
Singleton Boulevard	Community Collector	80'	100'
Sylvan Avenue	Local Street	87'	100' of ROW, 90' of pavement with bike lanes
Duluth Street	Unimproved	-	-
Obenchain Street	Private Street	-	-

Traffic:

The Transportation Development Services Division of the Transportation 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, outlining several goals and policies which serve as a framework for assisting in evaluating the applicant's request. The request complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.3.1 Create housing opportunities throughout Dallas.

GOAL 2.1 PROMOTE BALANCED GROWTH

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

Neighborhood Plus Plan:

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

Policy 6.1 Raise the quality of rental property through better design standards, proactive and systematic code enforcement, and zero tolerance towards chronic offenders.

Policy 6.2 Expand affordable housing options and encourage its distribution throughout the city and region.

Surrounding Land Uses:

	Zoning	Land Use
Site	IR Industrial Research	Undeveloped / Industrial

North	CR Community Retail, CS Commercial Service	Medical Office, Retail
East	IR Industrial Research	Industrial uses
South	TH-3(A) Townhouse	Undeveloped, Single Family
West	IR Industrial Research	Undeveloped, Multifamily

Land Use Compatibility:

The property is currently zoned an IR Industrial Research District, which allows a number of high impact uses which could be allowed by right to the detriment of nearby residential properties. Across Obenchain Street to the west there is a recent multifamily development and a currently undeveloped parcel. North of the site along Singleton Avenue is vacant commercial space and a medical office building. East of the site has various warehousing uses and vacant commercial structures. South of the site is several small undeveloped parcels and single-family housing.

The proposed rezoning would limit uses to multifamily uses, with the addition of some retail and personal service uses, which are unlikely to have a negative impact on surrounding properties. Generally, zoning and uses in the area are shifting away from industrial uses to residential uses. An established pattern of homes in the area being rezoned from IR to planned development districts for multifamily has been established in recent years, which makes the subject site more appropriate for a Mixed-Use District, rather than the current IR District.

The proposed building scale and uses are comparable with those established in the area at this time. The nearby PD No. 933 and PD No. 891 call for similar building heights and lot coverage, that make this area dense and walkable. PD No. 933 allows a maximum height of 90 feet and PD No. 891 has no maximum height. IR has a height maximum of 200 feet. The proposed PD has a maximum height of 70 feet.

The development plan proposes a five-story multifamily structure on the southern portion of the site, with a retail component along Singleton Avenue. The site plan indicates the inclusion of an open space adjacent to the existing Atlas Metals structure. The landscape plan also calls to preserve trees within this area. It also includes a private street between the retail tract (Tract 1) and multifamily tract (Tract 2).

Development Standards:

<u>DISTRICT</u>	SETBACKS		Density	Height	Lot Coverage	FAR	Special Standards	Primary Uses
	Front	Side/Rear						
Existing IR	15'	30'	N/A	200' / 15 stories	80%	2	RPS Visual Intrusion	Industrial, Commercial
Proposed PD	18' from curb Additional on Duluth and Sylvan	0'	200 units 440 units with MIH	70'	70%	No max	Design Standards	Mixed Use (Multifamily, Light Retail)
MF-2 (Base)	15'	10' for MF structures	Roughly 250 units	36'	60%	No max	Tower Spacing RPS, Urban Form Setback	Multifamily

Mixed-Income Housing:

Staff uses the Market Value Analysis (MVA) category to guide staff recommendation, and consistently recommends that developments start at **51-60 percent** AMI in all A, B, or C MVA categories or that are in the rapidly gentrifying D, E, and F areas.

The Development Code requires that all reserved affordable dwelling units must be dispersed substantially among the total unit types and allows the development to set aside a maximum of 10 percent of the total units as specialty units including club suites and penthouse suites and are not required to be part of the dispersal of reserved dwelling units by type. However, the overall percent requirement for affordable units is calculated based on the total number of all units. This regulation is meant to balance the combination of affordable and specialty units within the same development.

As proposed, it would include provisions for mixed income housing and a mixed income housing bonus. This would provide additional needed housing in an “E” MVA category, at **61 to 80 percent** of area median family income. This inclusion is made appropriate by the applicant’s inclusion of design standards and provisions that contribute to the walkable nature of the area, including street lighting, sidewalks, and street facing entries. These provisions help connect this property with nearby businesses, schools, and transit. In terms of the additional units requested with the incorporation of MIH, staff does not have concerns since height and lot coverage limitations are included in the conditions.

Based on the MVA category and nature of the surrounding area, **staff alternatively recommends a lower income category, 50 to 61 percent** of area median income. This is a more appropriate category for this rapidly gentrifying area, while requiring the same percentage of units, five percent, so it should not affect the project’s spatial limitations.

The proposed MIH bonus modifies the following standards:

1. Without the bonus, the PD calls for a maximum number of dwelling units at 200. With the proposed mixed income housing, the maximum number of dwelling units may be increased to 440 units.

Open Space, Amenities, and Urban Design Elements:

The applicant is proposing a minimum of 20,000 square feet of open space. The PD proposes compliance with the Design Standards of 51A-4.1107. The proposed conditions also include a designated 20,000 square foot open space within Tract 1. The proposed conditions call for 10-foot sidewalks within Tract 1 and six-foot sidewalks within Tract 2. The conditions call for additional transparency and activation design standards, as well.

Parking:

Parking will be provided pursuant to the Dallas Development Code without deviations.

Landscaping:

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

Market Value Analysis

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

ARTICLE ____

PD ____

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

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

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

PD ____ is established on property located at the southwest corner of Singleton Road and Sylvan Avenue. The size of PD ____ is approximately ____ acres.

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

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

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

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

SEC. 51P-____.104. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit ____A: development plan.

(2) Exhibit ____B: landscape plan.

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

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

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

(a) Special provision for general merchandise or food store with a floor area of less than 3,600 square feet. In this district, a general merchandise or food store that has a floor area of less than 3,600 square feet is treated as a general merchandise or food store 3,500 square feet or less. All provisions in Chapter 51A applicable to a general merchandise or food store 3,500 square feet or less apply to a general merchandise or food store that has a floor area of less than 3,600 square feet in this district.

(a) Tract 1. The following uses are the only main uses permitted:

(1) Institutional and community service uses.

- Child-care facility.
- Church.
- College, university, or seminary. *[SUP]*
- Library, art gallery, or museum.

(2) Miscellaneous uses.

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

(3) Office uses.

- Financial institution without drive-in window.
- Medical clinic or ambulatory surgical center.
- Office.

(4) Recreation uses.

- Private recreation center, club, or area. *[SUP]*
- Public park, playground, or golf course.

(5) Retail and personal service uses.

- Dry cleaning or laundry store.
- General merchandise or food store 3,600 square feet or less.
- Personal service uses. *[Excluding tattoo or body piercing studio or massage establishment.]*
- Restaurant without drive-in or drive-through service.

(6) Transportation uses.

- Transit passenger shelter.

(b) Tract 2. The following uses are the only main uses permitted:

- Handicapped group dwelling unit.
- Multifamily.
- Retirement housing.

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) Tract 1. Except as provided in this section, the yard, lot, and space regulations for the NS(A) Neighborhood Service District apply.

(1) Development impact review (DIR) is not required for any allowed use on Tract 1.

(2) The existing building on Tract 1 may not be intentionally removed but may be repaired, remodeled, or expanded.

(3) Minimum setback from Singleton Boulevard. and Sylvan Avenue is 22 feet measured from the curb.

(b) Tract 2. Except as provided in this section, the yard, lot, and space regulations for the MF-2(A) Multifamily district apply.

(1) Front Yard. Except as provided in this section, minimum front yard is 18 feet measured from the curb.

(A) Additional setbacks along Sylvan Avenue.

(i) An additional six-foot front yard setback must be provided for at least 50 percent of the facade as shown on the development plan.

(ii) For portions of a structure above 40 feet in height, an additional five-foot front yard must be provided for at least 50 percent of the facade as shown on the development plan.

(B) Additional setback along Duluth Street. An additional 10-foot front yard setback must be provided for at least 30 percent of the facade as shown on the development plan.

(C) Architectural features framing entryways for dwelling units located on the ground floor may project two feet into the required front yard.

(2) Side and rear yard. No minimum side or rear yard.

(3) Density.

(A) Except as provided in this section, maximum number of dwelling units is 200.

(B) If the conditions in Section 51P-____.113 are met, maximum number of dwelling units is 440.

(4) Height.

(A) Maximum structure height is 70 feet.

(B) Elevator overrides and screened mechanical equipment may project up to 12 feet above the maximum height. Parapet walls may project up to five feet above the maximum height.

(5) Lot coverage. Maximum lot coverage is 70%.

(6) Lot size. No minimum lot area.

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

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

(b) This Property is considered one lot for purposes of off-street parking, and parking for nonresidential uses located on Tract 1 may be located on Tract 2.

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

See Article VI.

SEC. 51P-____.111. LANDSCAPING & SCREENING.

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

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

(c) Front yard fences.

(1) Decorative architectural metal is permitted.

(2) Maximum fence height is four feet.

(3) No more than 50 percent of the surface area of the fence may obstruct a view through the fence from a position perpendicular to the fence.

SEC. 51P-____.112. DESIGN STANDARDS.

(a) Sidewalks. For Tract 1, minimum unobstructed sidewalk width is 10 feet. For Tract 2, minimum unobstructed sidewalk width is six feet.

(b) Pedestrian lighting. Pedestrian scale lighting must be provided for every 50 feet of sidewalk along street frontages. Pedestrian lighting must:

(1) provide a minimum of 1.5 foot candles; and

(2) be mounted at a height no greater than 14 feet.

(c) Open space in Tract 1. A minimum of 20,000 square feet of open space must be provided in the zones and areas more specifically shown on the landscape plan and further described in this section. The retail and restaurant buildings in Tract 1 may be located within the open space, but the area covered by these buildings may not be counted toward the minimum amount of open space required.

(1) Lawn. A minimum of 6,700 square feet must be lawn and contain pedestrian seating, bicycle parking, lighting, irrigation, trees, shade structures and decorative elements such as repurposed building materials from demolished structures on Tract 2.

(2) Active Open Space: The remaining open space apart from the lawn described in section 51P-____.112(c)(1) may contain lawn or pavement (a maximum of 50 percent pavement) and may include dedicated outdoor seating (covered or uncovered by shade structures) for retail or restaurant uses on Tract 1, fencing, lighting, trees, pedestrian seating, bicycle parking, irrigation, and decorative structures.

(3) Private Drive. While the area containing the private drive and parallel parking that separates Tract 1 and Tract 2 may not be counted toward the minimum amount of open space required, it may contain enhanced paving, movable vehicular barriers, and altered or curb-less areas that allow it to be wholly or partially barricaded and utilized for special events.

(d) Exterior building facades enclosing floor area in Tract 2.

(1) The facades of all buildings other than accessory buildings must be visually divided into a base, a middle, and a top. The base must be at least two feet above grade and distinguished from the middle by a change of materials, horizontal banding, change of color, or change of plane. The top must be distinguished from the middle by cornice treatments, stepped parapets, corbeling, textured materials, change in window patterning, awnings, canopy projections, change in balcony expression, or change in materials or differently colored materials.

(2) Street-facing facades. All facades adjacent to a public street must have at least one window and at least one common primary entrance facing the street. The entrance must access the street or open space with an improved path connecting to the sidewalk.

(3) Ground level dwelling units along Sylvan Avenue. A minimum 90 percent of dwelling units at the ground level along Sylvan Avenue must have individual entries with direct connections to the sidewalk.

(4) Transparency. Ground-level, street-facing facades must provide a minimum 30 percent transparency.

(5) Architectural elements. Facades exceeding 30 feet in length must have two of the following elements, and facades exceeding 100 feet in length must have 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 five feet and a depth of at least eight inches and may include columns, planters, arches, and niches.

(B) Architectural details such as raised bands and cornices.

(C) Architecturally prominent public entrance.

(D) Enhanced unit entries.

(E) Awnings or canopies.

(F) Change in color.

(G) Change in material.

(H) Change in texture.

(e) Surface parking location. Unless otherwise shown on the development plan, surface parking is prohibited in the front yard.

(f) Screening of off-street loading spaces and service areas. Off-street loading and service areas visible from the street must be screened. Screening must be at least six feet in height measured from the horizontal plane passing through the nearest point of the off-street loading space and may be provided by using any of the methods described in Section 51A-4.602(b)(3). Garbage storage areas must be screened in accordance with Section 51A-4.602(b)(6), except that screening around service areas for trash collection must be screened by a masonry wall with a solid gate.

SEC. 51P-____.113. DEVELOPMENT BONUS FOR MIXED INCOME HOUSING.

(a) Except as provided in this section, compliance with Division 51A-4.1100 is required to obtain the development bonus in Section 51P-____.108.

(b) The density bonus set forth in Section 51P-____.108 applies if a minimum of five percent of the total number of dwelling units are available to households earning between 61 and 80 percent of area median family income.

Staff Recommendation:

(b) The density bonus set forth in Section 51P-____.108 applies if a minimum of five percent of the total number of dwelling units are available to households earning between **50 and 61 percent** of area median family income.

(c) Compliance with Section 51A-4.1107 is required unless otherwise provided in this section.

(1) Garage facades must be screened from view by the main building in the areas shown on the development plan, and exposed ramps and columns within the exposed portion of the garage façade must be clad in materials similar to the appearance of the main building.

(2) Sidewalks may be located adjacent to the back of the projected street curb.

SEC. 51P-____.114. SIGNS.

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

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

(a) Phasing. Prior to the issuance of a final certificate of occupancy for multifamily use on Tract 2, a “clean and show” or shell certificate of occupancy shall be issued for either (1) the remodeled, existing building on Tract 1, or (2) the additional retail building on Tract 1.

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

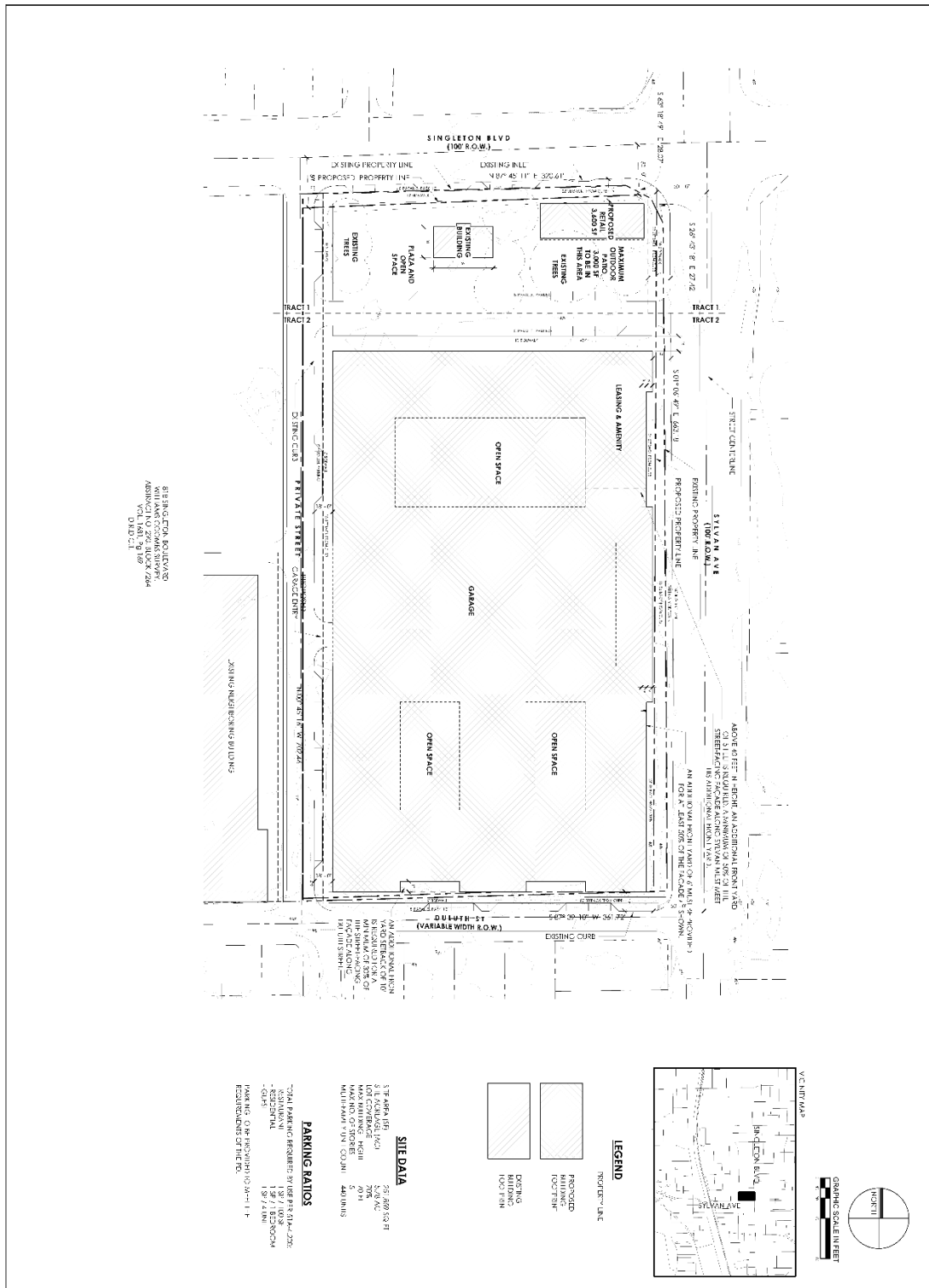
(c) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

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

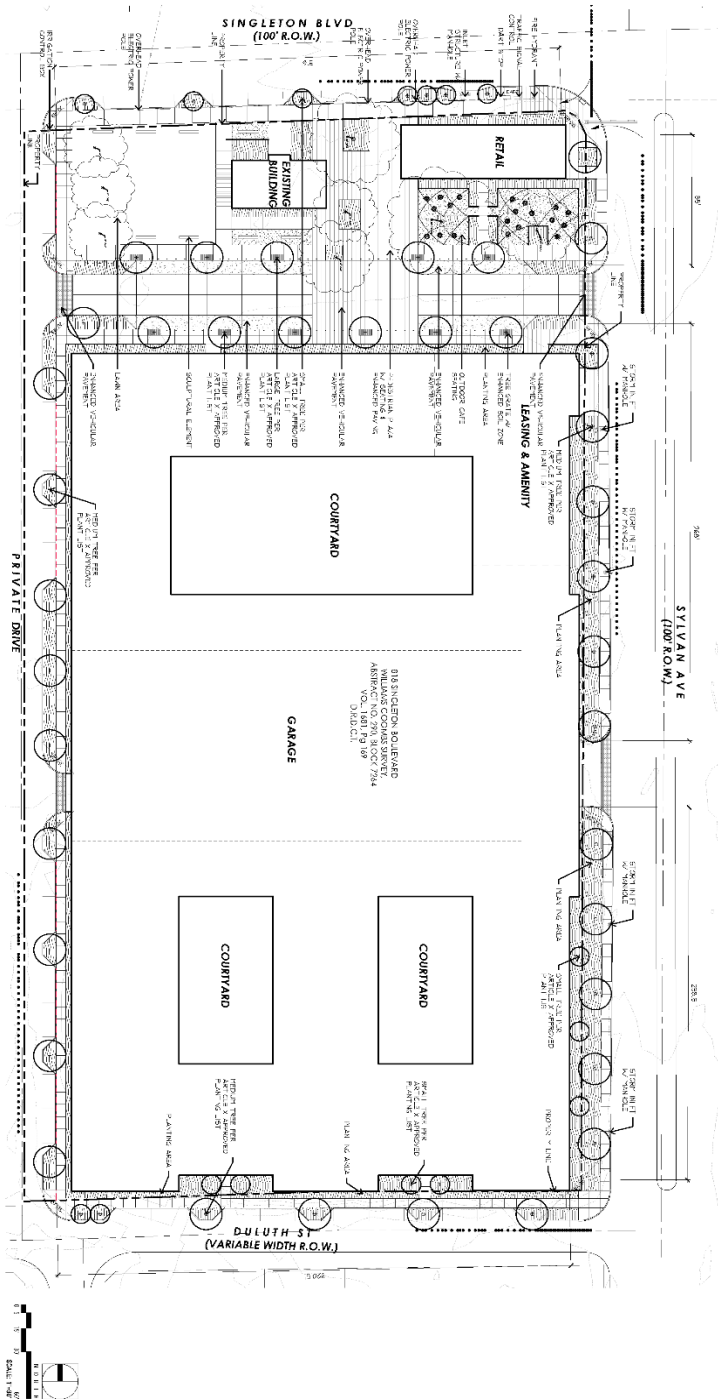
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(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.

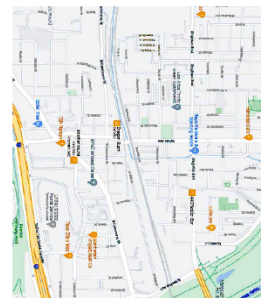
Proposed Development Plan



Proposed Landscape Plan



PLANT LIST									
PLANT TYPES		COMMON NAME		SCIENTIFIC NAME	SIZE	REMARKS			
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DECIDUOUS	LEAF	2	SHED. FL.	5' x 7'	2' dia. (1")	2			
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DECIDUOUS	LEAF	187	SHED. FL.	5' x 7'	2' dia. (1")	187			
DEC									

[illegible]CITY OF DALLAS
STAMPS

WUS Associates, LLC
201 River Street
Suite 200
Darien, CT 06820
(860) 244-0001
www.wusassociates.com

DEVELOPMENT PLAN

Lantower Singleton

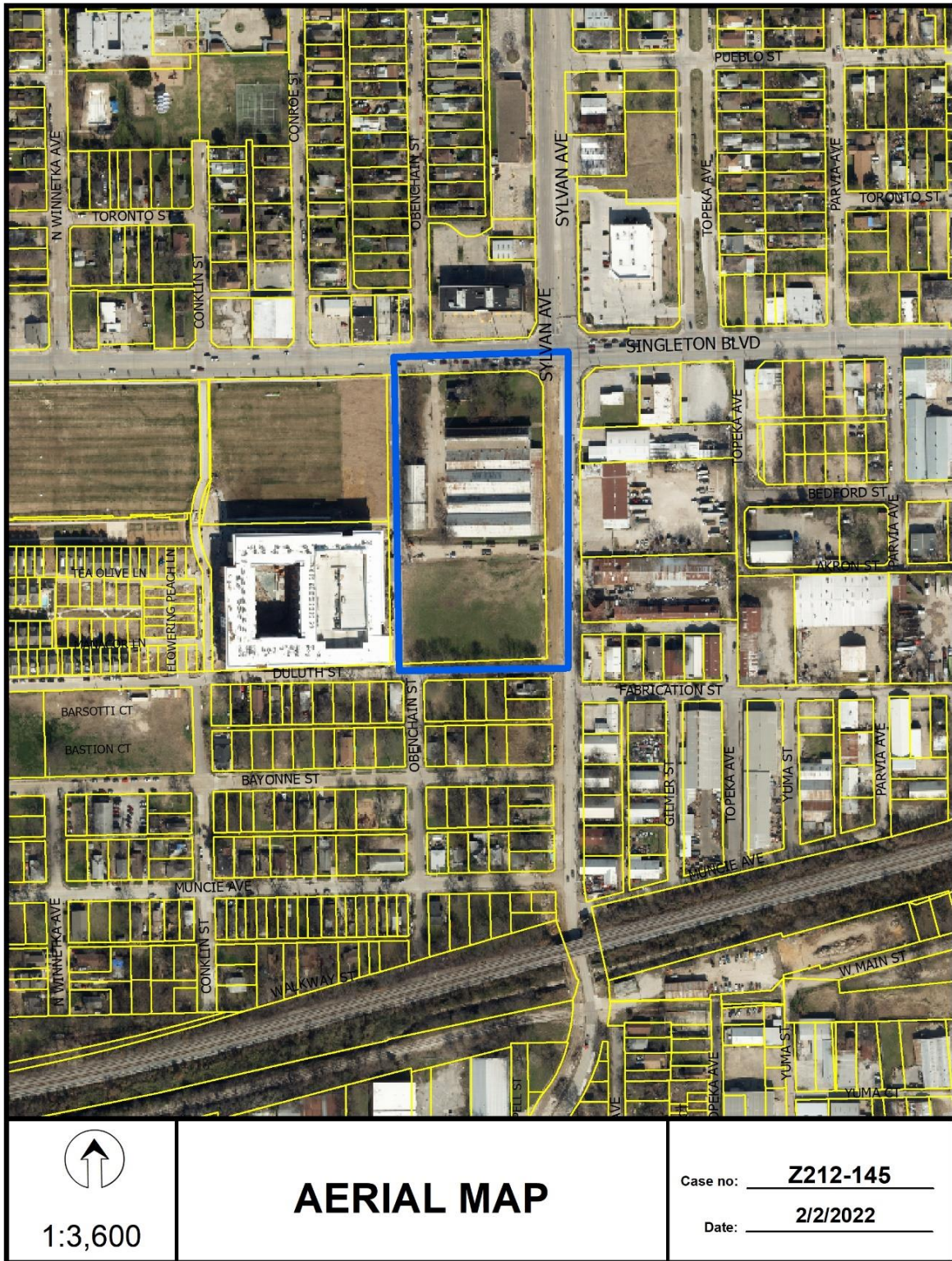
LANTOWER RESIDENTIAL

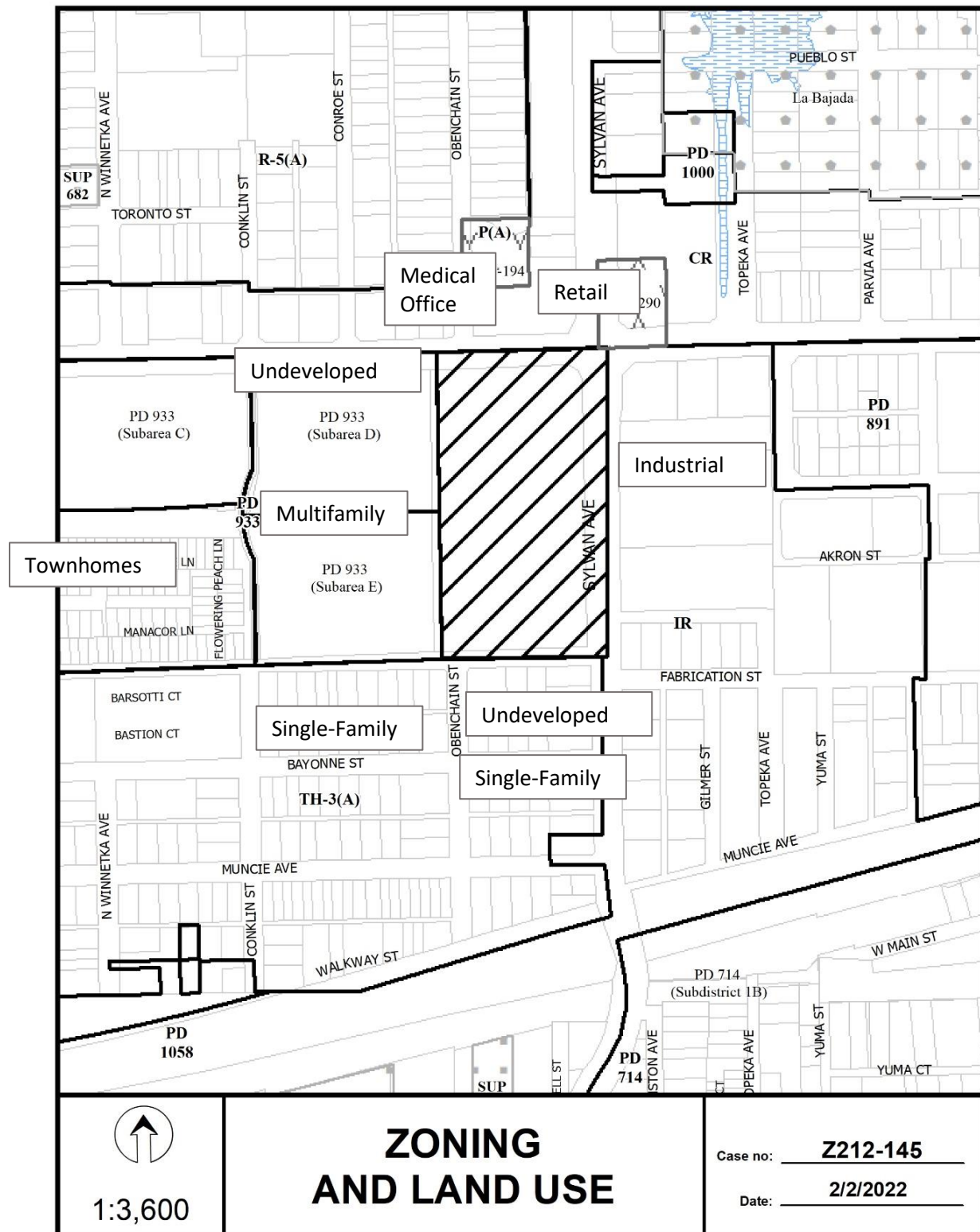
818 SINGLETON BLVD

LANDSCAPE
DEVELOPMENT
PLAN

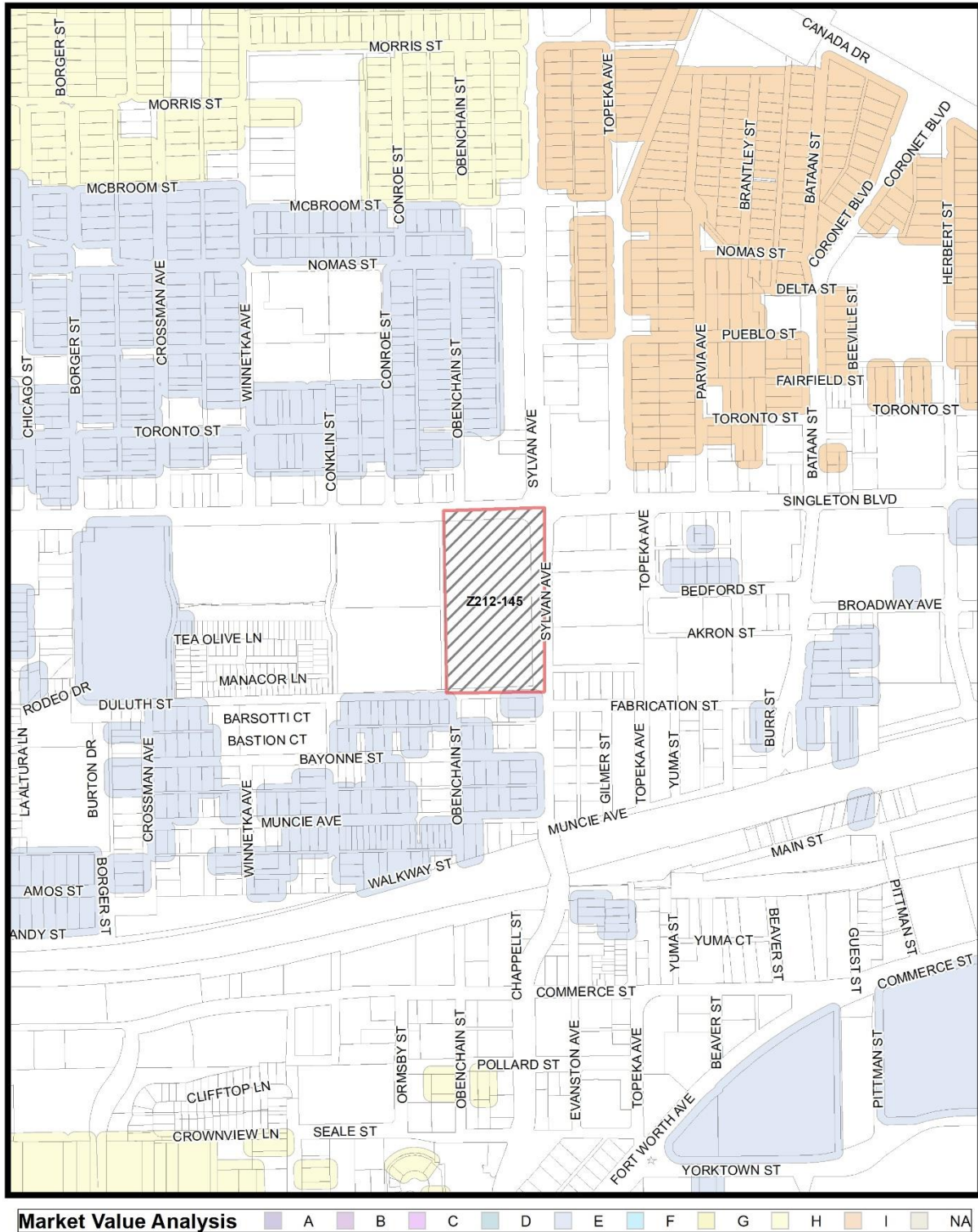
DEV - L

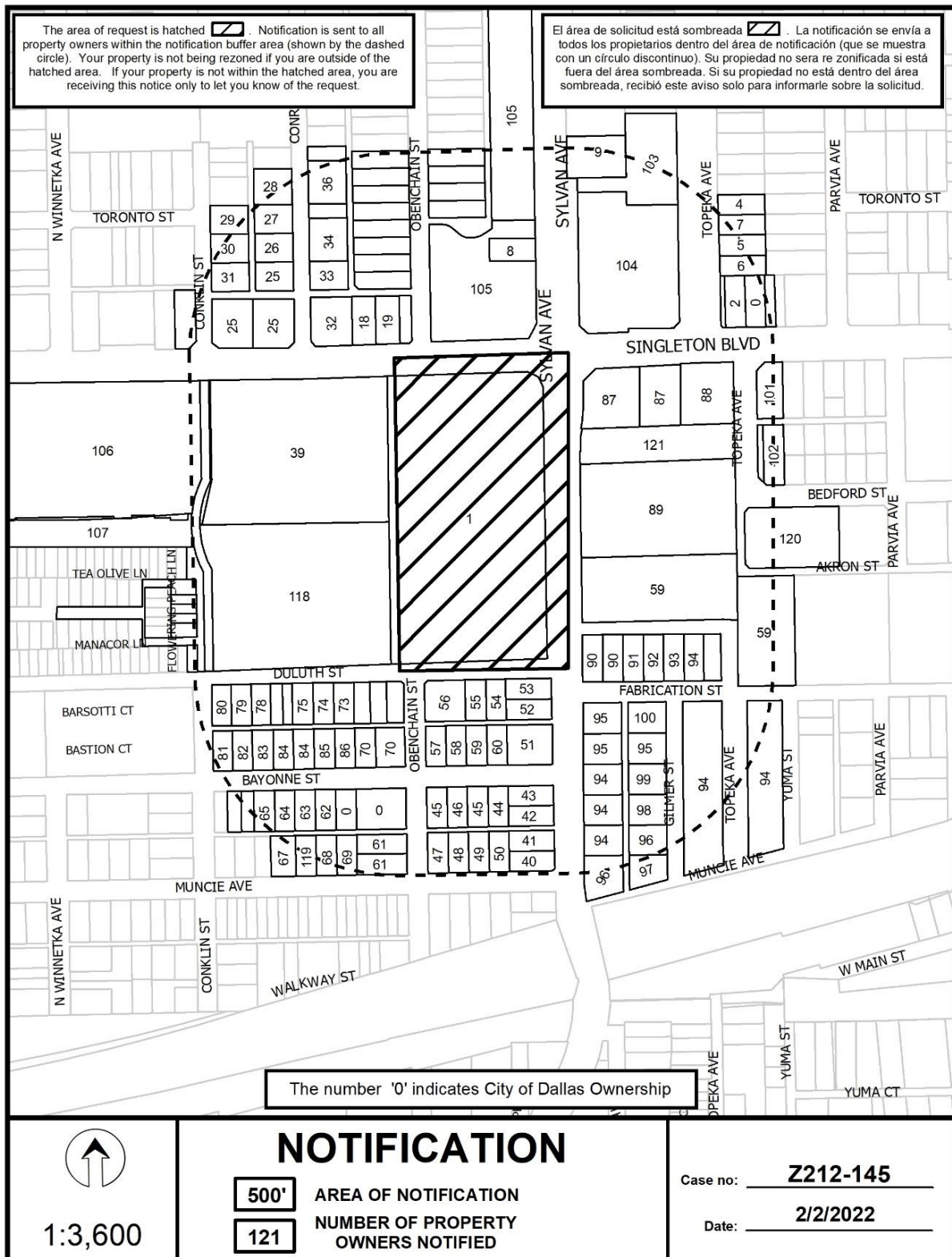












2/02/2022

Notification List of Property Owners***Z212-145******121 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	818 SINGLETON BLVD	ATLAS METAL WORKS
2	619 SINGLETON BLVD	GARCIA EDUARDO F
3	613 SINGLETON BLVD	WEST DALLAS INVESTMENTS LP
4	3022 TOPEKA AVE	MEDINA TOMASA
5	3014 TOPEKA AVE	BOZQUEZ JUAN ARNULFO ROMAN
6	3010 TOPEKA AVE	ROMAN JUAN ARNULFO
7	3018 TOPEKA AVE	BILLINGSLEY GUADALUPE GARZA &
8	3017 SYLVAN AVE	ALVARADO DAVID
9	3108 SYLVAN AVE	WESTER CAROYLN DURBIN
10	3109 OBENCHAIN ST	ALONZO PAZ
11	3105 OBENCHAIN ST	NEVAREZ MARIO
12	3103 OBENCHAIN ST	TORRES JUANITA
13	3025 OBENCHAIN ST	DREILING JORDAN RENEE &
14	3021 OBENCHAIN ST	RODRIGUEZ JUANITA
15	3019 OBENCHAIN ST	BARRON CORONADO F &
16	3015 OBENCHAIN ST	Taxpayer at
17	3011 OBENCHAIN ST	Taxpayer at
18	839 SINGLETON BLVD	RUIZ MARIA E
19	833 SINGLETON BLVD	RUIZ RAYMOND JR
20	829 SINGLETON BLVD	RUIZ MARIA E
21	3108 OBENCHAIN ST	SILVA JOSE A & SONIA V
22	3104 OBENCHAIN ST	BARRON RAFEL & VIRGINIA
23	3100 OBENCHAIN ST	VILLASENOR MARIA ELENA
24	3024 OBENCHAIN ST	VILLAGOMEZ JUAN
25	915 SINGLETON BLVD	HMK LTD
26	3021 CONROE ST	CAMACHOFLORENCIO MA ANGELICA &

02/02/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3023 CONROE ST	TORRES ARACELI
28	3103 CONROE ST	PINONES JESSE TRUSTEE
29	3024 CONKLIN ST	GAETA FLP 3 LTD PS
30	3020 CONKLIN ST	IPINA JUAN CARLOS
31	3014 CONKLIN ST	VILLEGAS EVARISTA
32	847 SINGLETON BLVD	RUIZ MARIA
33	3012 CONROE ST	TORRES FERNANDO EST OF &
34	3020 CONROE ST	ARELLANO ASUNCION &
35	3026 CONROE ST	RAZO JOSE LUIS & ABELINE
36	3102 CONROE ST	GARCIA ROSALIO
37	3106 CONROE ST	SAVALA JULIA &
38	1001 SINGLETON BLVD	PBGL ENTERPRISES LLC
39	1000 SINGLETON BLVD	SINGLETON TRINITY GROVES LP
40	2507 SYLVAN AVE	HURD REGINALD V
41	2511 SYLVAN AVE	HURD REGINALD VAUGHN
42	2513 SYLVAN AVE	HURD REGINALD VAUGHN
43	2515 SYLVAN AVE	MCDANIEL JEARLDINE
44	810 BAYONNE ST	MARTINEZ LILIAN &
45	816 BAYONNE ST	TARL CABOT LLC
46	818 BAYONNE ST	GARCIA MARCO ESTANISLAO &
47	823 MUNCIE AVE	SMITH JOHN HENRY
48	819 MUNCIE AVE	ARMSTRONG MARIE PEOPLES
49	815 MUNCIE AVE	COLEMAN TONY LYNN SR
50	811 MUNCIE AVE	COLEMAN EMORY L &
51	805 BAYONNE ST	ROSSFERGUSON JEWEL R
52	2611 SYLVAN AVE	BAYONNE CAPITAL LLC
53	2615 SYLVAN AVE	CERVANTES RICHARD FLORES &
54	810 DULUTH ST	HURD CHARLIE B
55	814 DULUTH ST	HURD WILLIAM SAMUEL
56	818 DULUTH ST	COLEMAN TONY L
57	825 BAYONNE ST	FUENTES RUBEN

02/02/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	819 BAYONNE ST	MARTINEZ CARLOS H
59	815 BAYONNE ST	WEST DALLAS INVESTS LP
60	811 BAYONNE ST	CARRION CROW HOLDINGS LLC SERIES D
61	2503 OBENCHAIN ST	FOUR WINDS BIBLE CHURCH DALLAS
62	916 BAYONNE ST	PEREZ MARGARITA
63	918 BAYONNE ST	DAVIS JIMMY VERNELL
64	922 BAYONNE ST	GENCO ELISA &
65	928 BAYONNE ST	CARRINGTON BRIAN
66	934 BAYONNE ST	SAGE CREEK HOMES INC
67	927 MUNCIE AVE	KHURSHUDIAN ELLEN
68	915 MUNCIE AVE	BERNAL ENRIQUE & ELVIRA
69	913 MUNCIE AVE	CHESTNUT HILL HOLDINGS LLC
70	909 BAYONNE ST	DISCOVER BAYONNE LLC
71	908 DULUTH ST	DULUTH EXPRESS LLC
72	2617 OBENCHAIN ST	CALHOUN LOTTIE
73	912 DULUTH ST	PORTAL 7 LLC
74	914 DULUTH ST	HOUSTON DOROTHY
75	918 DULUTH ST	CASTRO DANIEL
76	922 DULUTH ST	ROGERS GUADALUPE EST OF
77	924 DULUTH ST	MALDONADO ANTONIO & MARIA
78	926 DULUTH ST	TMGE INVESTMENT LLC
79	934 DULUTH ST	ULOHO SAMSON
80	2614 CONKLIN ST	CARRION CROW HOLDINGS LLC
81	939 BAYONNE ST	DAVIS KATHY DINH
82	935 BAYONNE ST	SEALS TANGELA
83	927 BAYONNE ST	CARRINGTON BRIAN
84	925 BAYONNE ST	HRS BUILD LLC
85	917 BAYONNE ST	BROWN GLORIA DEAN
86	911 BAYONNE ST	SANCHEZ JUAN
87	730 SINGLETON BLVD	DURBIN LIVING TRUST
88	720 SINGLETON BLVD	DURBIN LIVING TRUST THE

02/02/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	2816 SYLVAN AVE	2920 SYLVAN LLC
90	2700 SYLVAN AVE	MIDDLE VILLAGE LLC
91	719 FABRICATION ST	SYLVANFAB LLC
92	717 FABRICATION ST	717 FABRICATION LLC
93	711 FABRICATION ST	CARDENAS ROSALIO & MARIA
94	707 FABRICATION ST	WEST DALLAS INVESTMENTS LP
95	2610 SYLVAN AVE	TAHERKHARSANDI ALI
96	2500 SYLVAN AVE	MIDDLE VILLAGE LLC
97	2501 GILMER ST	Taxpayer at
98	2515 GILMER ST	KASHTKARAN MOHAMMED M
99	2521 GILMER ST	MOHAMMADIAN MOHAMMAD R
100	714 FABRICATION ST	NASSERI MASSOUD
101	626 SINGLETON BLVD	WEST DALLAS
102	623 BEDFORD ST	WEST DALLAS INVESTMENTS LP
103	3115 TOPEKA AVE	DALLAS CITY HOME INC
104	3030 SYLVAN AVE	DBD NOCIGS 2019 31 LLC
105	809 SINGLETON BLVD	LOS BARRIOS UNIDOS
106	1002 SINGLETON BLVD	SINGLETON TRINITY GROVES LP
107	1002 SINGLETON BLVD	TG SINGLETON POA INC
108	1003 TEA OLIVE LN	PARKSIDE AT TRINITY GREEN
109	2752 FLOWERING PEACH LN	CHRISTIAN STACY &
110	2740 FLOWERING PEACH LN	MUHAMMED ABDUL
111	2728 FLOWERING PEACH LN	AMPONSAH EMMANUEL
112	2716 FLOWERING PEACH LN	GVOICH MICHAEL ROY &
113	2704 FLOWERING PEACH LN	HAHN EDWARD III
114	1002 MANACOR LN	MOEN BRUCE
115	900 SINGLETON BLVD	TG SINGLETON POA INC
116	900 SINGLETON BLVD	TG SINGLETON POA INC
117	900 SINGLETON BLVD	TG SINGLETON POA INC
118	990 SINGLETON BLVD	BG 15 TRINITY GREEN LLC
119	919 MUNCIE AVE	WILSON BERETTA &

Z212-145(MP)

02/02/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	620 BEDFORD ST	620 BEDFORD LLC
121	2920 SYLVAN AVE	Taxpayer at

FILE NUMBER: Z201-261(OA) **DATE FILED:** May 19, 2021

LOCATION: On the north line of Fort Worth Avenue, west of Jacqueline Drive

COUNCIL DISTRICT: 1

SIZE OF REQUEST: ±17,380 sq. ft. **CENSUS TRACT:** 69.00

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

OWNER: Retail Partners, FTW Ave, LLC

APPLICANT: Matthew Gilbert

REQUEST: An application for a Specific Use Permit for an auto service center use on a property zoned Subdistrict 5 within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, with D Liquor Control Overlay.

SUMMARY: The purpose of this request is to allow for an auto service center use on the site.

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

PRIOR CPC ACTION: On August 19, September 23, October 21, December 2, 2021, and on January 20, 2022, the City Plan Commission held this item under advisement until February 17, 2022. On February 17, the City Plan Commission held this item under advisement until March 3, 2022.

Planned Development District No. 714:

<http://www.dallascityattorney.com/51P/Articles%20Supp%2047/ARTICLE%20621.pdf>

Planned Development District No. 714 Exhibits:

<http://www.dallascityattorney.com/51P/exhibits.html#a714>

BACKGROUND INFORMATION:

- Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue District was approved by Council on February 23, 2005. The size of PD 714 is approximately 249.1 acres and consists of five subdistricts. The site is located within Subdistrict 5.
- The PD permits an auto service center use in Subarea 5 with a Specific Use Permit. The 17,380 sq. ft. site is currently developed with a 9,744 square foot retail structure constructed in 1965. The applicant proposes to demolish the retail structure and construct a 1,460 sq. ft. structure to accommodate the proposed an 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 changes requested in the area within the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Fort Worth Avenue	Principal Arterial	100 feet
Jacqueline Drive	Local Street	-

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 because it is retaining the existing zoning regulations while allowing an additional use that is not only compatible but allowed within the subdistrict with an added layer of regulation.

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 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.4 Enhance retail, industrial and business operations.

Surrounding land uses:

	Zoning	Land Use
Site	Subdistrict 5 w/in PD No. 714 D Overlay	Shopping Center
North	MF-2	Multi-family
West	Subdistrict 5 w/in PD No. 714	Retail
South	Subdistrict 5 w/in PD No. 714	Retail / Restaurant
East	Subdistrict 5 w/in PD No. 714 D Overlay	Shopping Center

Land Use Compatibility:

The applicant proposes to operate an auto service center use within a proposed 1,460-square-foot structure. The approximately 17,380-square-foot request site is zoned Subdistrict 5 w/in PD No. 714 with D Liquor Control Overlay and is currently developed with a one-story commercial structure currently utilized as a shopping center. The existing structure will be demolished and replaced with the proposed business and a coffee shop. The request site is adjacent to an apartment complex to the north, a retail use to the east, retail and restaurant uses to the south and a shopping center to the west.

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. 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. 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. The applicant will be required meet all applicable standards at the permitting stage.

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 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 mix of uses in the vicinity. Staff recommends approval of the request due to the compatibility of the use and its minimal impact to the surrounding area. Staff recommends a three-year time period, to re-evaluate the use once fully developed to ensure that the impact remains minimal to the surrounding area. Additionally, to ensure compatibility with the multifamily use to the north and the other surrounding uses, staff recommends limiting the hours of operation from 8am to 7pm.

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, which requires one space for each 500 square feet of floor area with a minimum of four spaces required. The maximum floor area for the proposed use is approximately 1,460-square feet and will require 6 off-street spaces. The applicant is proposing to provide 9 off-street parking spaces for the auto service center use.

To comply with PD 714, the site needs to place a maximum 25% of the parking in front of the building. The updated proposed site plan shows 22% (2 out of 9) parking spaces in front of the building; therefore, the requirement has been met.

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 area of request is neither within an identifiable MVA category nor has proximity to any identifiable MVA category.

LIST OF OFFICERS

Retail Partners – FTW Ave, LLC

Louis E Martin, III Manager

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.
3. TIME LIMIT: This specific use permit expires on _____ (three-years from the passage of this ordinance).
4. MAXIMUM FLOOR AREA: The maximum floor area is 1,460 square feet.
5. INGRESS/EGRESS: Ingress and egress must be provided in the location as shown on the attached site plan. No other ingress or egress is permitted.

Staff Recommendation:

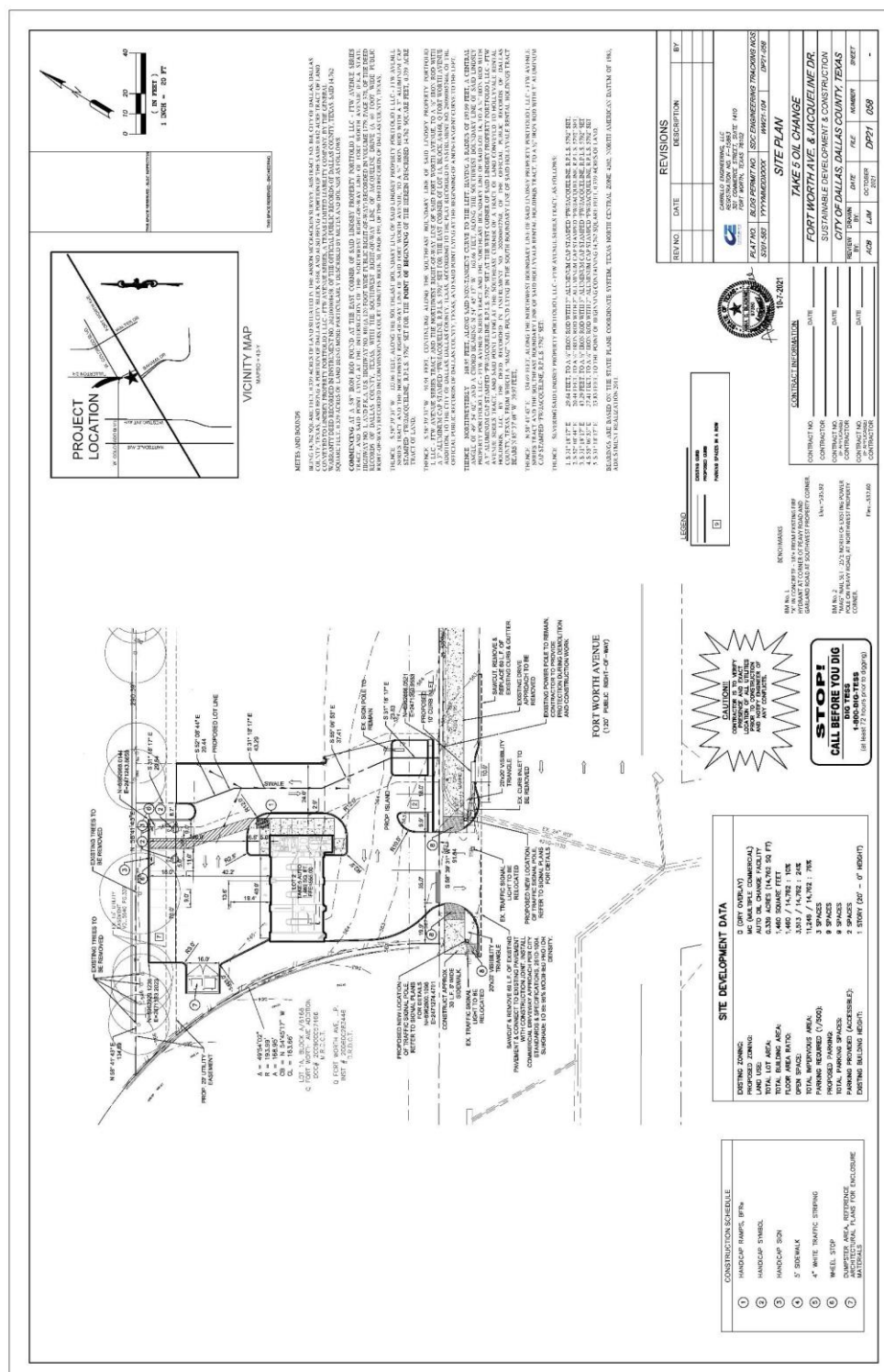
6. HOURS OF OPERATION: The auto service center may only operate between 8:00 a.m. and 7:00 p.m., Monday through Sunday.

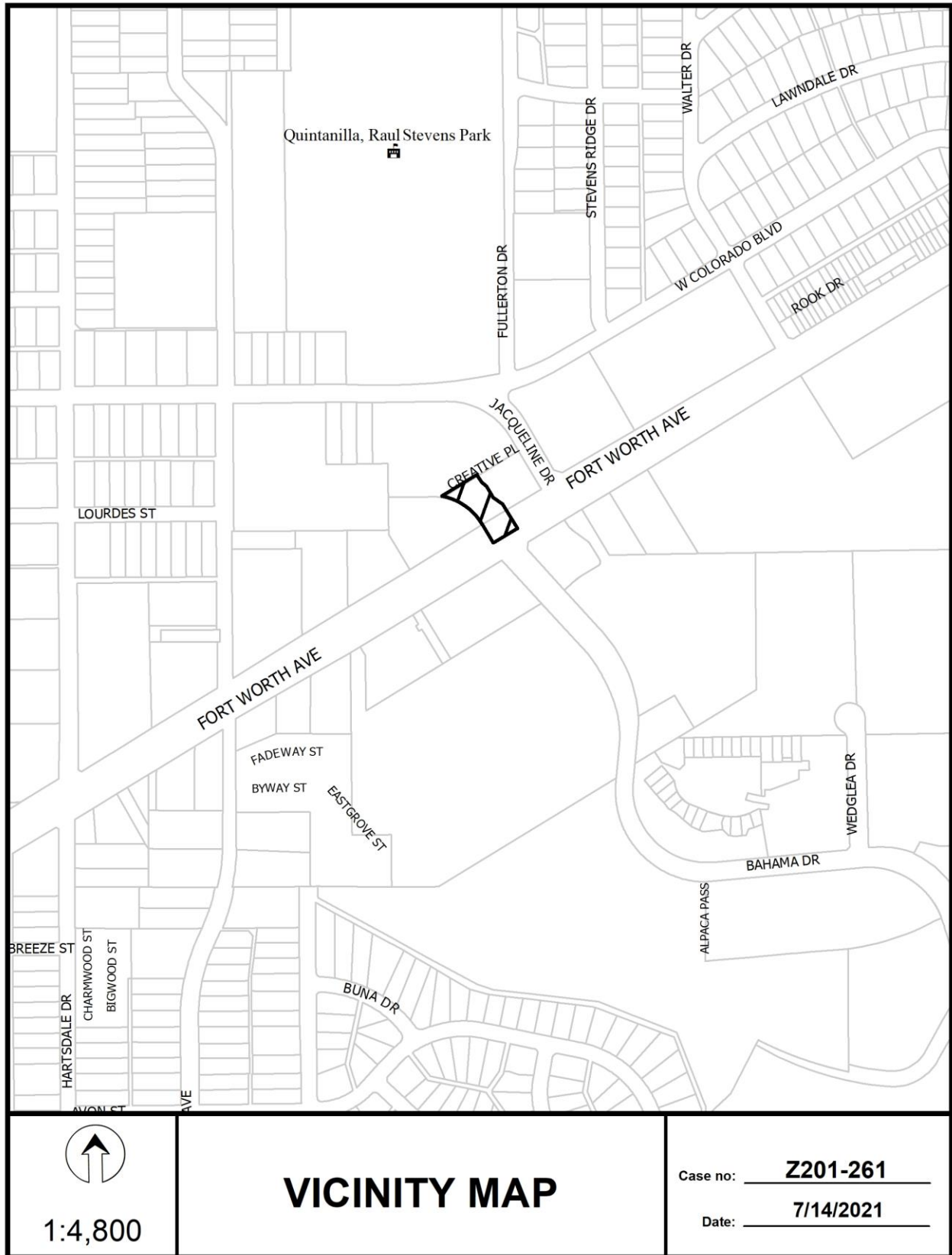
Applicant's request:

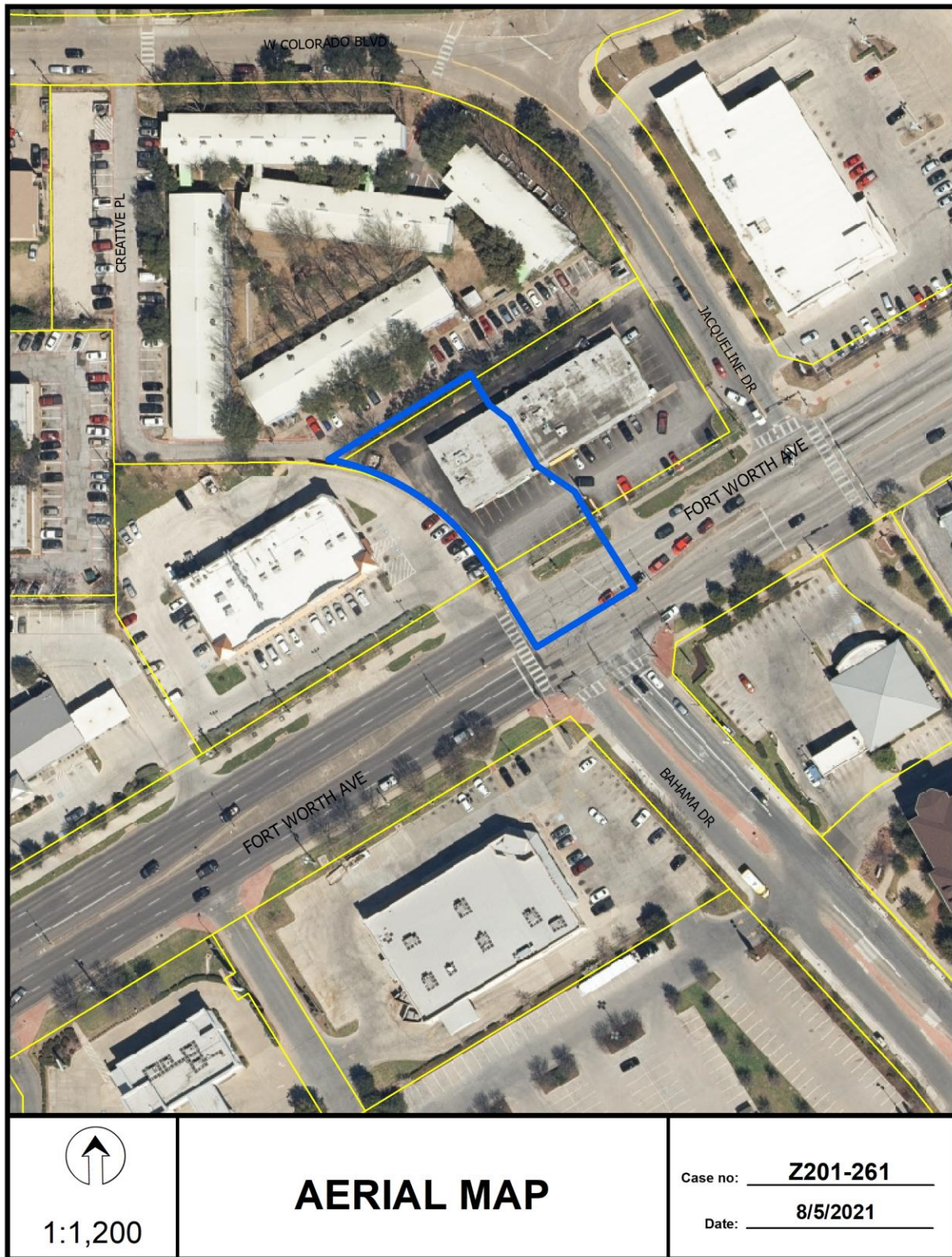
6. HOURS OF OPERATION: The auto service center may only operate between 7:00 a.m. and 7:00 p.m., Monday through Sunday.

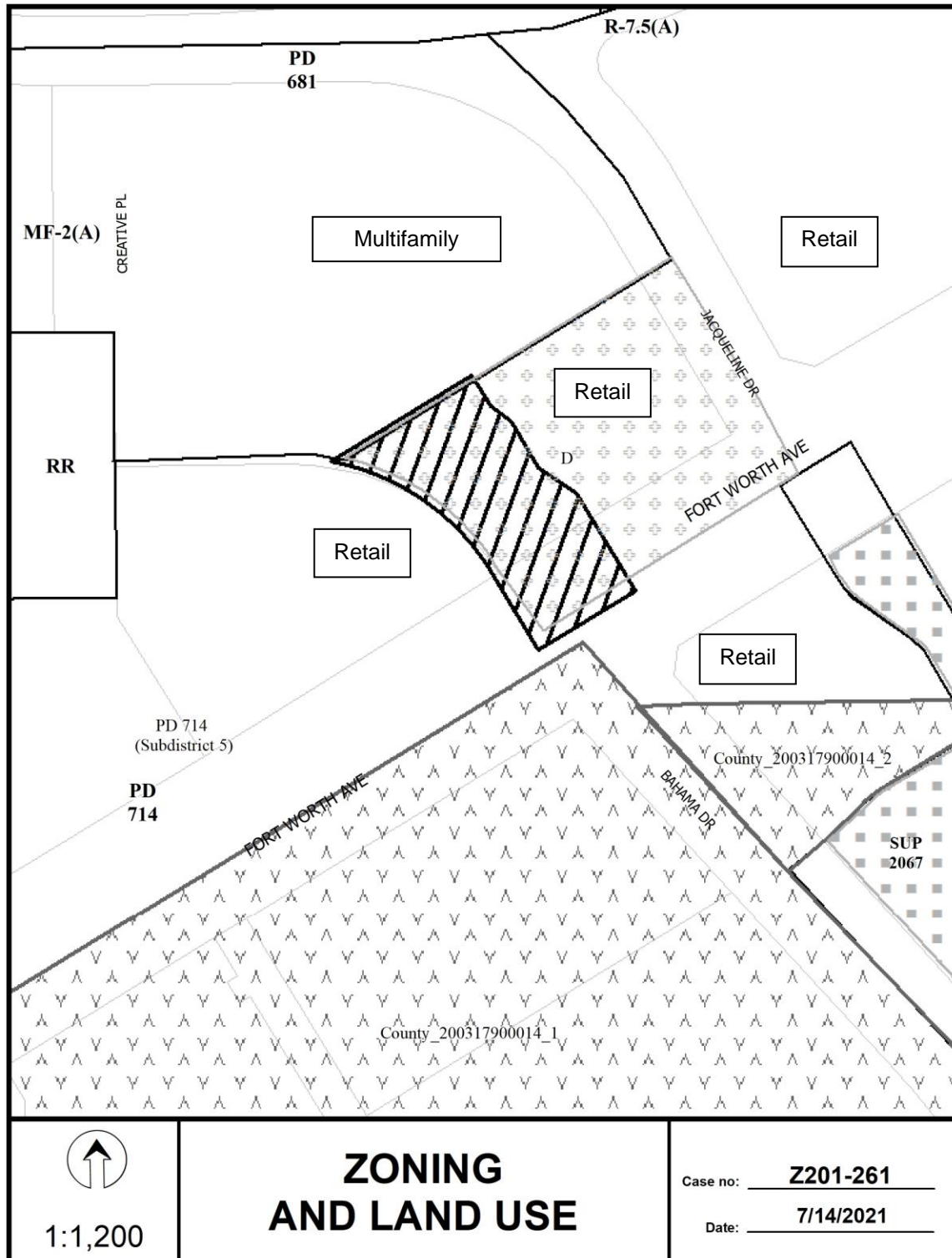
7. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance.
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

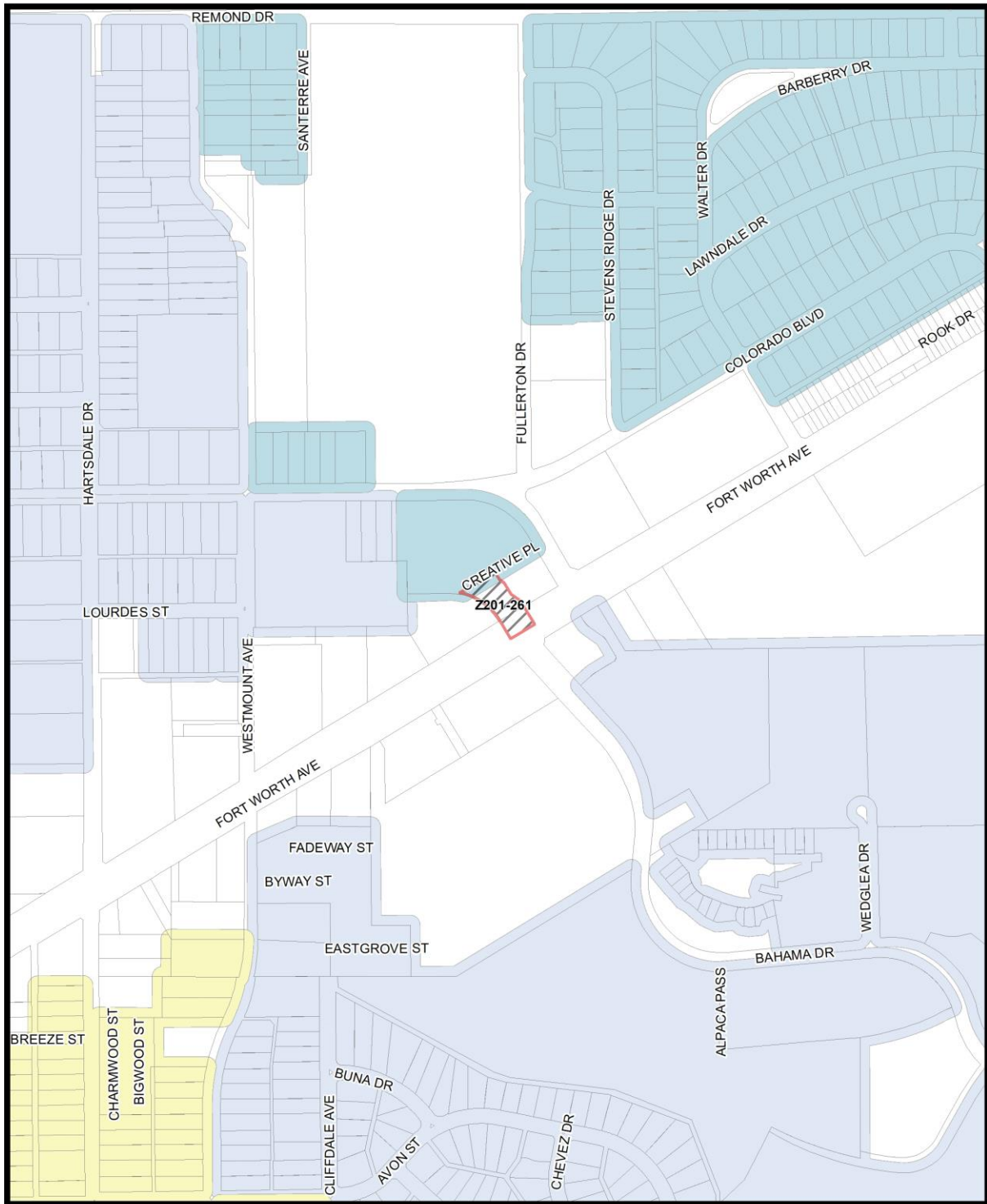
PROPOSED SITE PLAN











Market Value Analysis

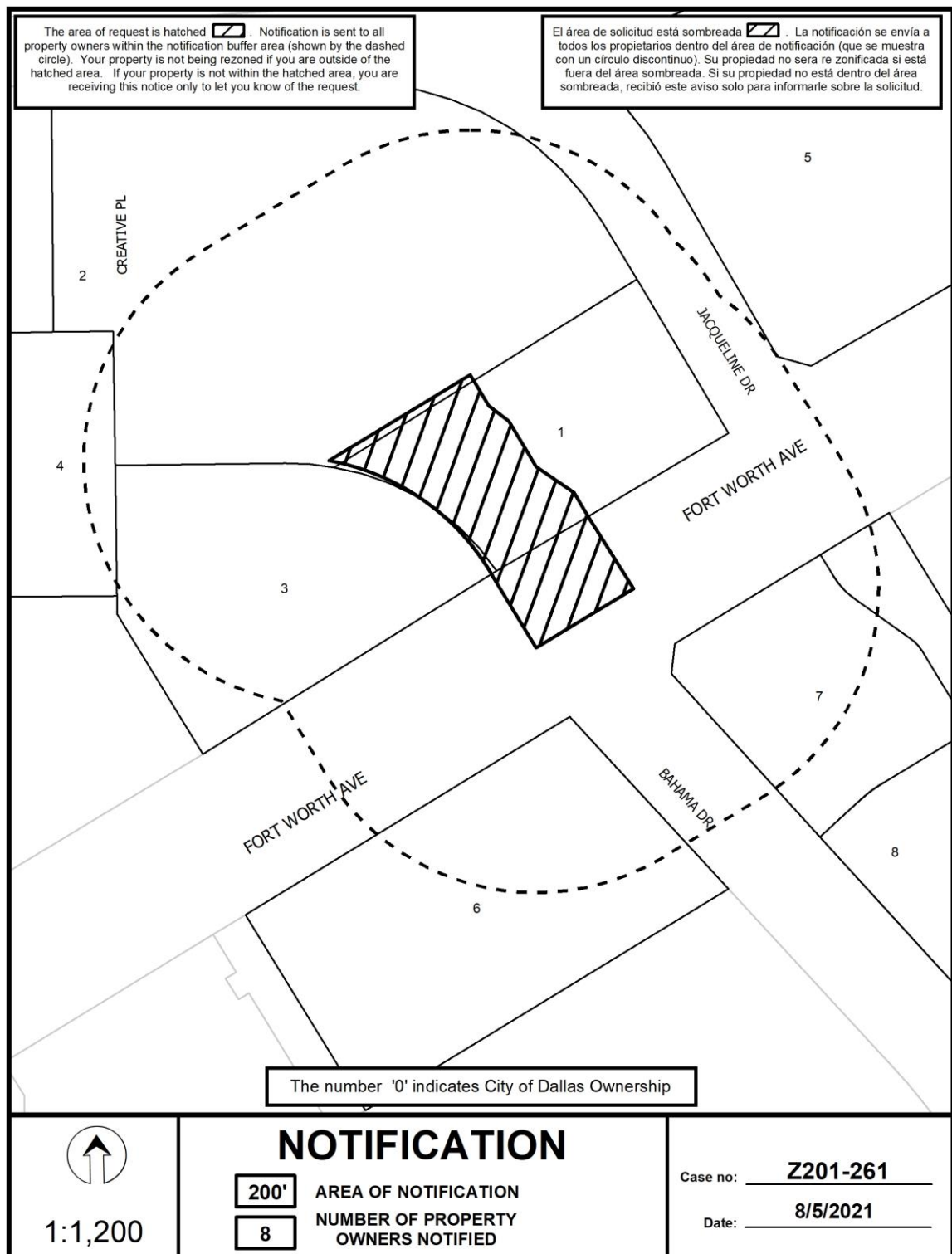
A B C D E F G H I NA



1:4,800

Market Value Analysis

Printed Date: 7/14/2021



Notification List of Property Owners

Z201-261

8 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2519 FORT WORTH AVE	LINDSEY PROPERTY PORTFOLIO
2	2620 W COLORADO BLVD	HOLLYVALE RENTAL HOLDINGS LLC
3	1248 WESTMOUNT AVE	1248 WESTMOUNT LLC
4	2505 FORT WORTH AVE	ALDI LLC
5	2605 FORT WORTH AVE	CJ&CT INTERNATIONAL INC
6	2602 FORT WORTH AVE	CENTURY 2602 LLC
7	2530 FORT WORTH AVE	RICHARDS NADA JEAN TRUST
8	2522 FORT WORTH AVE	PACIFICA HARBORVIEW KESSLER LLC

FILE NUMBER: DCA201-008(SD)

DATE INITIATED: Fall 2021

TOPIC: Development Code Amendment to the Dallas Development Code to support and align with the One Dallas Options program within the City of Dallas Comprehensive Housing Policy

CITY COUNCIL DISTRICTS: All

CENSUS TRACTS: All

PROPOSAL: Consideration of amending the Dallas Development Code Chapter 51A-4.1100 "Mixed Income Housing," to support and align with the One Dallas Options program within the City of Dallas Comprehensive Housing Policy.

SUMMARY: The proposed amendments to Section 51A-4.1100 "Mixed Income Housing" include but are not limited to: modifying the applicability standards; adding a new set of development bonuses for mixed income housing; providing for alternate methods of meeting the on-site unit reservation requirement; and making minor amendments for consistency with other sections.

ZONING ORDINANCE ADVISORY COMMITTEE RECOMMENDATION: Approval

STAFF RECOMMENDATION: Approval, subject to staff's updated recommendations; as briefed.

BACKGROUND:

- On October 21, 2021; November 4, 2021; November 18, 2021; and December 16, 2021, the Zoning Ordinance Advisory Committee (ZOAC) considered amending Chapter 51A-4.1100 of the Dallas Development Code.
- On January 11, 2021; June 8, 2021; and December 14, 2021, the Housing and Homelessness Solutions (HHS) Committee of City Council was briefed on the One Dallas Options program and related amendments to various chapters of city code and the Comprehensive Housing Policy.
- On May 11, 2021 and November 15, 2021, the Housing Policy Task Force was briefed on the One Dallas Options program and related amendments to various chapters of city code and the Comprehensive Housing Policy.
- On December 16, 2021, ZOAC voted to recommend approval of the proposed amendments to City Plan Commission (CPC). In the approval motion, ZOAC directed staff to (1) develop a definition and standards for legacy buildings and (2) consider modifications to incentives for developments within MVA Categories G, H, and I.
- On January 6, 2022 and February 17, 2022, CPC was briefed on the proposed amendments and provided feedback to staff. CPC voted to hold the item until March 3, 2022 with direction to staff to (1) develop an alternative term for “legacy buildings,” (2) clarify the proposed parking reduction for residential uses as compared to nonresidential uses, (3) clarify the proposed amendments related to transit proximity, (4) clarify the proposed amendments to Section 51A-4.1102(e), and (5) include proposed amendments as recommended by ZOAC as well as updated staff recommendations in the next briefing.

UPDATES BASED ON 2/17/2022 BRIEFING AND PUBLIC HEARING

The following information is intended to provide clarity and additional information in response to direction from CPC at the 2/17/2022 Briefing and Public Hearing:

1. Alternate term for “legacy buildings”

After internal discussion, staff recommends the term “existing building” for the purposes of providing relief from the design standards of Section 51A-4.1107 for certain buildings that would otherwise be unable to access the Mixed Income Housing Development Bonus due to preexisting conditions. The proposed definition of an “existing building” is “a building constructed before January 1, 2000.” Unlike legacy buildings, which are generally accorded additional relief for historic preservation purposes, the intent of this recommendation is to encourage adaptive reuse of existing commercial buildings and to preserve naturally-occurring affordable housing in existing multifamily developments. Tens of thousands of multifamily units were built every year during the 1970s, 1980s, and 1990s. These aging apartments

are now at risk of being demolished. This recommendation allows the existing units to be renovated and new units to be added on site as infill.

2. Parking reductions for residential / nonresidential uses

ZOAC recommended approval of residential and nonresidential parking reductions ranging from 20% to 100% for Type 3 developments. At that time, there was no proposal to reduce the residential parking requirement for Type 1 developments (those using the base MIHDB structure), which is 1.25 spaces per unit.

Between ZOAC recommendation and the February 17, 2022 CPC briefing, staff determined that based on recent utilization studies of multifamily properties in the Dallas area and Texas, both for market rate and affordable communities, 0.5 spaces per unit is an appropriate minimum requirement. This ratio requires a minimum number of spaces but does not require excess and unused parking to be constructed.

Staff included the proposal of 0.5 spaces per unit for Type 1 developments, but after internal discussions determined that the availability of larger reductions in Type 3 developments could potentially encourage the use of PDs solely to obtain said larger reduction. To that end, staff's updated recommendation is a flat 0.5 spaces per multifamily unit (0.25 spaces per unit for retirement housing) for Type 1 and Type 3 developments. The recommended percent reduction for Type 3 developments would only be available to nonresidential uses, with the specific excluded uses.

Under both ZOAC and updated staff recommendation, the percent reduction of spaces for a Type 3 development is taken from the total number of spaces required by the PD regulations. In some cases, the PD will reference Chapter 51A for parking requirements, and in others the PD will set its own requirements.

3. Proposed amendments to transit proximity

In response to comments from CPC and stakeholders, staff recommends keeping the definition of transit proximity and setting the minimum parking requirements for developments with transit proximity at the same level as other developments: 0.5 spaces per unit.

4. Proposed amendments to Section 51A-4.1102(a)(1)(E)

This amendments is intended to expand the availability of the MIHDB program to PDs that do not alter the standards affected by the MIHDB program, including yard, lot, space, and parking standards. Under the current ordinance, for example, a PD that defaults to MF-2(A) in all respects except one minor provision is prohibited from using the bonuses. The proposed amendment would allow this example PD to use the base MIHDB bonus.

5. ZOAC and updated staff recommendations

As requested, the proposed amendments attached below include boxes that indicate if an amendment was included in the 12/16/2021 ZOAC recommendation or is a part of the updated staff recommendation.

UPDATES TO PROPOSED CHAPTER 20A AMENDMENTS:

Art. 20A-II regulates the people portion of MIHDB, including:

- Definitions related to income, rent, area median family income, eligible households, voucher requirements, references to federal documents, etc.
- Procedures related to the restrictive covenant
- Procedures related to eligibility determination, wait lists, over/under occupancy, income limits, affordable rents, tenant selection, etc.

Staff proposes several changes to the regulations in Art. 20A-II.

- Alternative methods of provision to meet the bonus requirements:
 - On-site – essentially unchanged from existing requirements
 - Fee in lieu of on-site – adds a fee, proposed to vary in categories by the number of stories in a project
 - Land dedication – Council approval required; must meet various minimum requirements
- Additional language to strengthen requirements supporting voucher holders, including:
 - Add voucher holders to the list of protected classes for the affirmative fair housing marketing plan
 - Prioritize voucher holders on any waiting lists for the reserved units
 - Require registration as a vendor with one or more local providers of housing vouchers

GENERAL INFORMATION ON MIXED INCOME HOUSING DEVELOPMENT BONUS:

Please note that information in this and following sections has been carried forward from previous CPC case reports on this item.

On March 27, 2019, City Council approved amendments to Chapter 51A of the Dallas Development Code to allow by-right development bonuses to incentivize new mixed-income multifamily development. These by-right bonuses are available in MF – Multifamily Districts and MU – Mixed Use Districts, specifically MF-1(A), MF-2(A), and MF-3(A) Multifamily Districts and MU-1, MU-2, and MU-3 Mixed Use Districts. These districts represent approximately 15,000 acres across the city.

Council also approved a new Chapter 20A-II - Mixed Income Housing which outlined requirements for managing mixed income developments approved using the Mixed Income Housing Development Bonus (MIHDB).

The MIHDB is a regulatory framework that trades a parking reduction and additional development rights (height, stories, FAR, density, lot coverage, etc.) for a development reserving a certain percentage of the residential units for households at a certain percentage of the area median family income. For example, in MF-1(A) districts, a

developer could build to 51' and 80% lot coverage (rather than 36' and 60% lot coverage) in exchange for reserving 5% of the units for households within a certain income band, such as 61-80% Area Median Family Income (AMFI).

The by-right bonuses in Chapter 51A and the requirements in Chapter 20A-II also provided a framework for new and amended planned development districts (PDs) to offer a base plus a negotiated bonus. Regulatory bonuses and the reserved unit requirements are specified in the PD, along with references to the administrative procedures in Division 51A-4.1100 and by reference the procedures in Chapter 20A-II.

Current and Ongoing Status of Mixed Income Housing in Dallas

A total of thirteen new mixed income multifamily communities are currently under construction or finished and using the bonus, for a total of 3,477 units, 435 of which are reserved dwelling units. Seven more mixed income multifamily communities are in the pre-development phase, totaling 1,772 units, 373 of which are reserved dwelling units. Another handful of zoning cases have been approved recently with a mixed income component and an expectation that the bonus will be used.

In total, the current MIHDB program has more than 5,300 units complete, under construction or in pre-development.

The proposed enhancements to this program are expected to incentivize additional development in the coming years.

Overview of Current Div. 51A-4.1100 Regulations

Div. 51A-4.1100 regulates the development code portion of the MIHDB. Among other things, this division lays out the following items:

- The development bonus period
- Details regarding the permitting process, including minimum units required, phasing, and procedures to obtain a certificate of occupancy
- Development requirements, including requirements related to the unit mix and the finish out of the reserved units
- Design standards, including requirements for pedestrian amenities, fencing, parking locations, sidewalk width, lighting, frontages, and open space requirements

Overview of Chapter 20A

Article 20A-II regulates the fair housing portion of the MIHDB by specifying requirements related to the management of the properties, rental rates, tenancy, and other items related to the residents. Among other things, this article includes the following items:

- Definitions related to income, rent, area median family income, eligible households, voucher requirements, and references to certain federal documents and requirements.

- Procedures related to obtaining a development bonus, including requirements for the restrictive covenant.
- Procedures related to eligibility determination, wait lists, over/under occupancy, income limits, affordable rents, certification of eligibility, tenant selection, marketing, and compliance

ONE DALLAS OPTIONS:

These proposed changes to Chapter 51A are part of a larger initiative supported by the City Manager and staff to create a program called One Dallas Options. This program, essentially an expansion of the existing Mixed Income Housing Development Bonus (MIHDB) program, adds additional incentives to encourage market-rate developers to build mixed income housing or to contribute to a new One Dallas Fund to be used to further the goals of the Comprehensive Housing Policy.

One Dallas Options provides a set of incentives – regulatory and financial – in exchange for on-site provision of reserved dwelling units, land dedication, or a fee paid in lieu of providing the required units.

The regulatory incentives will be incorporated into Chapter 51A. The financial incentives, which do not have a direct relationship to land use, will be incorporated into Chapter 20A – Fair Housing and Mixed Income Housing and into the Comprehensive Housing Policy.

Regulatory Incentives (Chapter 51A-4.1100)

The regulatory incentives proposed to reside in Chapter 51A provide a set of specific increases in development rights.

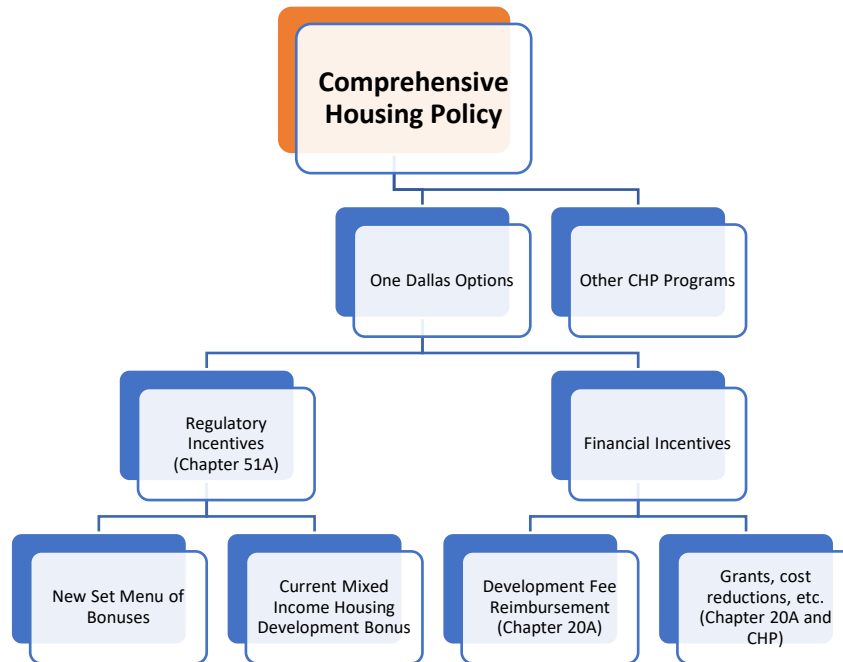
- In the multifamily and mixed use base zoning districts and in existing planned development districts, the existing regulatory bonuses, if any, remain largely unchanged, with the exception of an increased parking reduction to match the reduction approved by ZOAC. In addition, developers will be able to access the financial bonuses and alternative provision options in the new One Dallas Options program.
- New or amended planned development districts that reference the amended Chapter 51A-4.1100 would be able to access a set menu of additional development rights in exchange for a set percentage of reserved units at a variety of income levels and would also be able to access the financial bonuses in the new program. The specific bonuses are in the proposed amendments below.

Financial Incentives

Participants in the program may apply for financial incentives, including reimbursement of certain development fees. Application would be made through the Department of Housing & Neighborhood Revitalization's standing Notice of Funding Availability process and would

be subject to the requirements of the Comprehensive Housing Policy, including Fair Housing review as needed.

The chart below illustrates the relationship between the Comprehensive Housing Policy and the new **One Dallas Options** program.



Proposed changes to Chapter 20A

City Council will review proposed changes to regulations in Chapter 20A, including regulations regarding:

- Alternative methods of compliance with the requirements in Div. 51A-4.1100, including fee in lieu and land dedication.
- Financial incentives to encourage on-site development of reserved units
- Enhanced procedures to ensure that developments do not discriminate against voucher holders

Proposed changes to the Comprehensive Housing Policy (CHP) to provide for One Dallas Options and the One Dallas Fund

The CHP will have two program statements, one for the One Dallas Options program itself and a second program statement guiding the use of the fund.

The One Dallas *Options* program statement provides the details of program administration and points to Div. 51A-4.1100 and Art. 20A-II for regulatory language.

The One Dallas *Fund* program statement provides guidance for the use of the fund, including the fund's goals, eligible activities, applicant eligibility, and process for award of funding.

To support the goals of the CHP, the fund will work to attract affordable housing to strong neighborhoods (Market Value Analysis (MVA) Categories A, B, and C), to attract mixed income communities and reduce displacement in gentrifying and transitioning areas (MVA Categories D, E, and F), and to support equitable revitalization in weaker market areas (MVA Categories G, H, and I).

The fund may be used to:

- Create/preserve reserved dwelling units and increase affordability in MVA Categories A, B, and C and rapidly gentrifying D, E, and F
- Support equitable revitalization in D through I:
 - Incentivize new market-rate units in mixed income communities
 - Renovate existing owner-occupied homes and existing affordable apartment communities
 - Build new neighborhood infrastructure, especially in support of home ownership opportunities
- Expand programs in the CHP, including home ownership opportunities such as mortgage assistance
- Administration

The City will use an equity lens to award funding through the City's existing development funding application process in the Department of Housing & Neighborhood Revitalization.

PROPOSED AMENDMENTS TO CHAPTER 51A-4.1100:

The proposed amendments to Chapter 51A-4.1100 "Mixed Income Housing" are intended to implement the goals of the proposed One Dallas Options program. Amendments to Chapter 51A-4.1100 are limited to regulatory items that are governed by the Dallas Development Code, such as density, height, floor-area ratio, and related standards. The regulatory bonuses within the current Mixed Income Housing Development Bonus program will remain largely unchanged and are included in the One Dallas Options program. The items for review include:

1. Alignment of Chapter 51A with One Dallas Options
 - a) Add specific One Dallas bonuses
 - b) Include references to Chapter 20A to allow for alternative methods of meeting the reserved unit requirement, such as dedicating land or paying a fee in lieu of onsite provision.

- c) Align Chapter 51A with Department of Housing & Neighborhood Revitalization policies for project qualification.
 - d) Amend Mixed Income Housing Development Bonus with additional parking reduction.
2. Minor non-substantive amendments to Chapter 51A-4.1100
- a) Address method for rounding fractions of a required reserved unit
 - b) Other text amendments and clarifications explained below.

1. Alignment of Chapter 51A with **One Dallas Options**

*a) Add **One Dallas Options** bonuses*

The proposed **One Dallas Options** program includes a set menu of development bonuses that may be accessed by planned development districts that expressly reference compliance with Section 51A-4.1106(j). The use of these new development bonuses replaces the current practice under which a PD contains a unique set of mixed income housing development bonuses. This regulatory **One Dallas Options** bonus scheme is only accessible to Type 3 developments (see below). This menu of options builds in flexibility so that as market conditions change between zoning approval and permit submission, the developer can pick bonuses (and required affordability) from the menu rather than a pre-selected, narrow group of bonuses. As with any PD, during the zoning process limitations on the menu of options could be set if needed, based on land use considerations.

A minimum of one reserved unit or a percentage of the total units (determined by the income tier served), whichever is higher, must be provided in order to access the development bonuses. The bonuses are determined by the MVA category of the development site and the Area Median Family Income (AMFI) Tier for which units are reserved. Again, as with any PD, the minimum number of units could be adjusted during the zoning process based on land use considerations.

The number of reserved units required is calculated based on the total number of dwelling units, after the density bonus is determined, the same as in the current MIHDB.

To incorporate these new bonus categories, staff recommends dividing sites with different zoning classifications into “types.” This is done in order to more clearly delineate between the developments and the bonuses for which they are eligible. This includes amendments to Sections 51A-4.1102 and 51A-4.1106. All three types are eligible for financial incentives and may access the options for alternative provision.

- Type One developments include those located in MF(A) and MU districts (including those with public deed restrictions and PDs with MF(A) and MU

base districts that only modify allowed uses). Type One developments are eligible to receive the current Mixed Income Housing Development Bonus, which remains largely unchanged.

- Type Two developments include those located in planned development districts that include an expressly-stated development bonus for providing mixed income housing. Type Two developments are eligible to receive the regulatory bonus that is provided in their respective PD, but they are not eligible for the menu of bonuses in Sec. 51A-4.1106(j).
- Type Three developments include Planned Development Districts that expressly reference compliance with the proposed One Dallas Options mixed income housing development bonus. Type Three developments are eligible to receive the new One Dallas Options regulatory incentives in Sec. 51A-4.1106(j).

b) Option to pay fee-in-lieu or dedicate land of providing reserved units onsite

This addition allows for a developer proposing a Type One, Two, or Three development to pay a fee in lieu of developing reserved units on- or off-site. This fee would be deposited into the One Dallas Fund, a new restricted fund that will be used by the City of Dallas to provide and preserve affordable housing throughout the City. This fund would be managed by the Department of Housing & Neighborhood Revitalization and would be subject to the One Dallas Fund program statement in the CHP.

The goal of One Dallas Options is to 1) create housing and 2) offer additional options for providing housing at a wide variety of price points. This additional local funding source allows Council to approve unique initiatives with non-profit organizations, for-profit developers, community housing development corporations, houses of worship, and other entities.

There is also an option for a developer to dedicate land for affordable housing construction, with City Council approval.

c) Align Chapter 51A with Department of Housing & Neighborhood Revitalization policies

Several amendments are intended to align the requirements of Chapter 51A with Chapter 20A and Department of Housing & Neighborhood Revitalization policies. A definition of One Dallas Options has been included. In addition to certification of a site's MVA and reserved dwelling unit verification, property owners must also obtain certified verification of participation in One Dallas. The specific form of verification will be determined by the Department of Housing & Neighborhood Revitalization.

The proposed amendments require that the development register with at least one local provider of housing vouchers and acknowledge that they must pass the providers' inspections. This language strengthens the City's requirement that participants in One Dallas Options shall not discriminate against voucher holders.

d) *Amend Mixed Income Housing Development Bonus with additional parking reduction.*

Recent utilization studies show that the current by-right MIHDB requirement of 1.25 spaces per unit, while a reduction from the parking requirements in Sec. 51A-4.209, is still higher than documented parking utilization rates in all but the most suburban multifamily developments. Given the ongoing housing supply crisis, the proposed Development Code amendment of requiring a minimum of 0.5 spaces per unit regardless of transit proximity prioritizes the provision of housing over potentially excess parking. With this reduction in minimum parking requirements, developers would continue to be allowed to build as much parking as their analysis determines the development would need; it just would end the City's current requirement that mixed income multifamily developers provide more parking than necessary.

2. Minor non-substantive amendments to Chapter 51A-4.1100

The proposed amendments also include several clarifying amendments, including:

- A path forward for developments in MF and MU districts that propose to use the bonus but that have deed restrictions
- A definition of a legacy building and associated language related to design requirements
- Clarification of required elements in the building permit application to include square footage counts
- Clarification that parking requirements are the lesser of this division requirement or the base requirement of Chapter 51A, as amended.
- Fractions of a reserved dwelling unit will be rounded up
- Clarification that the dispersal requirements in a phased development apply only to buildings and phases with reserved units
- Required registration with one or more local providers of housing vouchers
- A reference to Chapter 20A to allow for the on-site provision to be met by alternative methods (land dedication and fee in lieu) as provided in Chapter 20A.
- An additional requirement that, unless waived, sidewalks must be continuous and level across all driveways and curb cuts.
- The following minor changes are not specifically highlighted:
 - References to the Comprehensive Housing Policy, which will be undergoing revisions this coming year, have been removed.
 - Redundant language that has been removed.

Proposed Amendments

*Black underlines and ~~strikethroughs~~ represent changes from the current ordinance. These changes were included in the 12/16/2021 ZOAC approval and have not been modified since that time.

**Boxes indicate 12/16/2021 ZOAC approval or updated staff recommendation as noted. Highlighted text indicates changes from ZOAC approval to updated staff recommendation, including changes resulting from discussion at CPC Briefing on 2/17/2022.

Division 51A-4.1100. Mixed-Income Housing.

SEC. 51A-4.1101. PURPOSE.

This division is adopted to implement the provisions and goals of the comprehensive housing policy, affirmatively further fair housing, create and maintain available and affordable housing throughout Dallas, promote greater fair housing choices, and overcome patterns of segregation and concentrations of poverty. (Ord. [31152](#))

SEC. 51A-4.1102. APPLICABILITY.

(a) In general. Development bonuses apply to qualifying developments ~~located in~~ as below:

(1) Type One developments include those in:

_____ ~~(A)~~ MF-1(A), MF-2(A), and MF-3(A) Multifamily Districts;

_____ ~~(2B)~~ MU-1, MU-2, and MU-3 Mixed Use Districts;

_____ ~~(3C)~~ MF-1(A), MF-2(A), and MF-3(A) Multifamily Districts with public deed restrictions ~~that only limit allowed uses. In the event of a conflict between a public deed restriction that modifies development standards and this division, the more restrictive standard controls;~~

_____ ~~(D4)~~ MU-1, MU-2, and MU-3 Mixed Use Districts with public deed restrictions ~~that only limit allowed uses. In the event of a conflict between a public deed restriction that modifies development standards and this division, the more restrictive standard controls;~~ and

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_____ ~~(E5)~~ Planned development districts that ~~reference compliance with this division or planned development districts that default to MF-1(A), MF-2(A), MF-3(A), MU-1, MU-2, and MU-3 Districts as base zoning and only alter the allowed uses.~~

Updated Staff Recommendation

_____ ~~(E5)~~ Planned development districts that ~~reference compliance with this division or planned development districts that default to MF-1(A), MF-2(A), MF-3(A), MU-1, MU-2, and MU-3 Districts as base zoning and only alter the allowed uses~~ do not alter the yard, lot, space, and parking regulations. In the event of a conflict between such planned development district and this division, the more restrictive standard controls.

(32) Type Two developments include those in planned development districts that specify mixed-income development bonuses or that reference compliance with this division.

(3) Type Three developments include those in planned development districts that reference compliance with this division and expressly reference compliance with Section 51A-4.1106(j). In the event of a conflict between the standards in a planned development district and this division, the planned development district conditions control.

(b) Market value analysis. Specific development bonus applicability is further determined based on the location of the development in a specific market value analysis category.

(c) Residential uses. To be eligible for development bonuses under this division, developments must include multifamily or retirement housing uses. (Ord. [31152](#))

SEC. 51A-4.1103. DEFINITIONS AND INTERPRETATIONS.

(a) Definitions. In this division:

(1) AFFORDABLE RENT means: (i) a monthly rental housing payment, less an allowance for utilities, that does not exceed 30 percent of an eligible household's adjusted income divided by 12, or (ii) the voucher payment standard.

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

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

(4) ELIGIBLE HOUSEHOLDS means households with an adjusted income within the required income band or voucher holders regardless of income.

(5) INCOME means income as defined by 24 CFR §5.609.

(6) INCOME BAND means the range of household incomes between a pre-determined upper limit and a pre-determined lower limit generally stated in terms of a percentage of area median family income adjusted for family size (income bands descriptions are located in Chapter 20A).

n/a

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(7) EXISTING BUILDING means a building constructed on or before December 31, 1999.

(78) MARKET VALUE ANALYSIS ("MVA") means the official study that was commissioned by and prepared for the City of Dallas to assist residents and policy-makers in understanding the elements of their local residential real estate markets.

(89) MIXED-INCOME RESTRICTIVE COVENANT means a covenant running with the land that meets the requirements of this division and Chapter 20A.

(910) ONE DALLAS OPTIONS means the One Dallas Options program as described in Chapter 20A-II.

(911) OWNER means the entity or person using the development bonus as well as all other owners or operators of the development during the rental affordability period.

~~(4012)~~ PASSENGER LOADING ZONE means a space that is reserved for the exclusive use of vehicles during the loading or unloading of passengers. A passenger loading zone is not a taxicab stand for purposes of Section 28-101, "Restricted Use of Bus Stops and Taxicab Stands."

~~(4413)~~ 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.

~~(4214)~~ RENTAL AFFORDABILITY PERIOD means the 20 year period that the reserved dwelling units may only be leased to and occupied by eligible households or voucher holders.

~~(4315)~~ RESERVED DWELLING UNIT means the rental units within a development available to be occupied or currently occupied by eligible families or voucher holders and are leased at affordable rents set according to this division.

~~(4416)~~ STOOP means a small porch leading to the entrance of a residence.

~~(4516)~~ TRANSIT PROXIMITY means development within one-half mile, measured radially, of a transit station, including trolley stops, train stations, transfer centers, transfer locations, transit centers, and any transit stop with a climate-controlled waiting area. Transit agencies served include Dallas Area Rapid Transit, Trinity Railway Express, and trolley service.

~~(4618)~~ VOUCHER HOLDER means a holder of a housing voucher, including vouchers directly or indirectly funded by the federal government.

(b) Interpretations. For uses or terms found in Chapter 51 the regulations in Section 51A-4.702 (a)(6)(C) apply in this division. (Ord. [31152](#))

SEC. 51A-4.1104. DEVELOPMENT BONUS PERIOD.

(a) Any development bonus provided in this division is only applicable to structures built during the rental affordability period or according to the terms of the mixed-income restrictive covenant.

(b) Structures built during the term of the mixed-income restrictive covenant may retain their bonuses until they are destroyed by an intentional act of the owner.

(c) Structures built during the term of the mixed-income restrictive covenant may retain their bonuses and be rebuilt if they are destroyed by other than an intentional act of the owner, or owner's agent, if the development continues to meet the requirements of this division. (Ord. [31152](#))

SEC. 51A-4.1105. PROCEDURES TO OBTAIN A DEVELOPMENT BONUS.

(a) In general.

(1) The owner must comply with the requirements of Chapter 20A, as amended.

(2) In accordance with this division and Section 20A-25, owners shall

(A) ~~Owners shall~~ obtain a certified verification of the building site's MVA category; ~~and~~

(B) ~~shall sign a reserved dwelling unit verification; before applying for a permit for construction; and~~

(C) obtain certified verification of participation in One Dallas Options before applying for a permit for construction. ~~in accordance with this division and Section 20A-25.~~

(b) Building permit application. An application for a building permit using a development bonus must include the following:

(1) the date, names, addresses, and telephone numbers of the applicant and all property owners;

(2) the legal description, the current zoning classification, the market value analysis category, and the census tract of the building site for which the development bonus is requested;

(3) the total number of dwelling units proposed, the number of reserved dwelling units provided, and the number of reserved dwelling units required as a result of receiving the development bonus;

(4) the total number of one-bedroom dwelling units, two-bedroom dwelling units, etc. being proposed;

(5) a copy of the signed market value analysis verification from the director of housing and neighborhood revitalization; ~~and~~

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(6) any other reasonable and pertinent information that the building official determines to be necessary for review; ~~and~~

(7) <Reserved for additional requirements as referred by Building Inspections>

Updated Staff Recommendation

(6) the total floor area as defined by Chapter 51A-2.102(38) and the floor area devoted to residential uses as defined in Section 51A-4.209; and.

(67) any other reasonable and pertinent information that the building official determines to be necessary for review;

(c) Building permit issuance. Before the issuance of a building permit, the mixed-income restrictive covenant must be recorded in the county in which the building site is located, and an official copy of the executed and recorded mixed-income restrictive covenant must be submitted to the building official.

(d) Minimum units required.

(1) A development using a development bonus in this division must provide a minimum of one reserved dwelling unit regardless of the percentage of total units required.

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(2) In this article, Ffractions of a required reserved dwelling unit will be rounded up to the next whole number.

Updated Staff Recommendation

(2) In this article, Ffractions of a the total required reserved dwelling units will be rounded up to the next whole number.

(3) A development using a development bonus in this ~~division~~ article shall reserve no more than 50 percent of the dwelling units in each development for households at or below 80 percent of area median family income. This maximum percentage of reserved dwelling units may be waived for developments that are enrolled in a program administered by the department of housing and

neighborhood revitalization and authorized by the city council that furthers the public purposes of the city's housing policy and affirmatively furthers fair housing.

(e) Phasing.

(1) To obtain a development bonus for a phased development, a project plan must be submitted to the building official with the initial building permit application.

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(2) For a phased development:

(A) the first phase must independently qualify for the development bonus; and

(B) each subsequent phase combined with all previous phases already completed or under construction must also qualify for the development bonus.

(3) A project taking advantage of a development bonus may consist of two or more building sites if they are developed under a project plan. The project plan must be:

(A) signed by all property owners; and

(B) approved by the building official.

Updated Staff Recommendation

(2) For a phased development:

(A) the first phase must independently qualify for the development bonus; **and**

(B) each subsequent phase combined with all previous phases already completed or under construction must also qualify for the development bonus; **and**

(C) the dispersal requirements in Sec. 51A4.1106 apply only to buildings and phases with reserved units.

(3) A project taking advantage of a development bonus may consist of two or more building sites if they are developed under a project plan. The project plan **must include a unit dispersal plan and** must be:

(A) signed by all property owners; and

(B) approved by the building official.

(f) Certificate of occupancy. Before the issuance of a final certificate of occupancy for a multifamily or retirement housing use, the owner must submit to the building official any additional

information needed to ensure compliance with the terms of the building permit and the mixed-income restrictive covenant, including:

- (1) The approved affirmative fair housing marketing plan described in Section 20A-31(g);
- (2) A letter from the director of housing and neighborhood revitalization certifying that the development complies with the mixed-income restrictive covenant; ~~and~~ (Ord. [31152](#))
- (3) A letter from the director of housing and neighborhood revitalization certifying that the development has provided proof that the development has registered with one or more local providers of housing vouchers and has acknowledged that the development must pass the provider's required inspections.

SEC. 51A-4.1106. DEVELOPMENT ~~REQUIREMENTS~~REGULATIONS.

- (a) Except as provided in Section 51A-4.1105(e) and in this section, all reserved dwelling units must be provided on the same building site as the market rate units.
- (b) Reserved dwelling units must be dispersed throughout the residential floor area of each building.
- (c) Reserved dwelling units must not be segregated or concentrated in any one floor or area of any buildings but must be dispersed throughout all residential buildings.
- (d) Reserved dwelling units may float within each dwelling unit type.
- (e) Reserved dwelling units must be of comparable finish-out and materials as the market rate dwelling units and must be equally available to eligible families or voucher holders as other market rate dwelling unit tenants.
- (f) Except as provided in Section 20A-31(i), reserved dwelling units must be dispersed substantially pro-rata among the total unit types so that not all the reserved dwelling units are efficiency or one-bedroom units. For example, if 10 percent of the total dwelling units are reserved dwelling units, 10 percent of the efficiency units, 10 percent of the one-bedroom units, 10 percent of the two-bedroom units, 10 percent of the three-bedroom units (and so on, if applicable) must be reserved dwelling units.
——(1)A maximum 10 percent of the total units may be specialty units including club suites and penthouse suites and are not required to be part of the dispersal of reserved dwelling units by type; however, the overall 10 percent requirement is calculated based on the total number of all units.
——(2) ~~In determining the required number of reserved dwelling units, fractional units are counted to the nearest whole number, with one-half counted as an additional unit, but a minimum of one unit is required.~~
- (g) Eligible families or voucher holders occupying reserved units may not be restricted from common areas and amenities unless the restrictions apply to all dwelling unit occupants.

(h) Type One developments are eligible to receive the mixed income housing development bonuses as outlined in the respective district regulation section of this Chapter in accordance with Chapter 20A-23.1, as amended.

(i) Type Two developments are eligible to receive mixed income housing development bonuses as outlined in the respective planned development district conditions in accordance with Chapter 20A-23.1, as amended.

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(j) Type Three developments are eligible to receive the following mixed income housing development bonuses with the reservation of a minimum of 5% of total units with a minimum of 1 reserved unit according to the following <subsection> and in accordance with Chapter 20A-xxx and the comprehensive housing policy, as amended.

Updated Staff Recommendation

(j) Type Three developments with a minimum of 70 percent of the floor area devoted to residential uses are eligible to receive the following mixed income housing development bonuses with the reservation of the required minimum percentage of total units with a minimum of 1 reserved unit according to the following <subsection> and in accordance with Chapter 20A-23.1, as amended.

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(1) Dwelling Unit Bonus. The number of reserved units required is calculated based on the total number of dwelling units, after the dwelling unit bonus is determined.

<u>MVA Category</u>	<u>Tier 1</u> <u>(<= 50% of AMFI)</u>	<u>Tier 2</u> <u>(51 – 80% of AMFI)</u>	<u>Tier 3</u> <u>(81 – 100% of AMFI)</u>
<u>MVA A – F</u>	<u>20%</u>	<u>10%</u>	<u>5%</u>
<u>MVA G - I</u>	<u>40%</u>	<u>30%</u>	<u>20%</u>

(2) Floor Area Ratio Bonus. This bonus applies only to residential floor area ratio.

<u>MVA Category</u>	<u>Tier 1</u> <u>(<= 50% of AMFI)</u>	<u>Tier 2</u> <u>(51 – 80% of AMFI)</u>	<u>Tier 3</u> <u>(81 – 100% of AMFI)</u>
<u>MVA A – F</u>	<u>+1.5</u>	<u>+1.0</u>	<u>+0.5</u>
<u>MVA G - I</u>	<u>+2.5</u>	<u>+2.0</u>	<u>+1.0</u>

(3) Height Bonus. This bonus applies to any use. The bonus applies to building height as measured in the relevant planned development district. Any fractional units are rounded to the nearest whole number, with one half unit being rounded to the next greater whole number.

<u>MVA Category</u>	<u>Tier 1</u> <u>(<= 50% of AMFI)</u>	<u>Tier 2</u> <u>(51 – 80% of AMFI)</u>	<u>Tier 3</u> <u>(81 – 100% of AMFI)</u>
<u>MVA A – F</u>	<u>25%</u>	<u>15%</u>	<u>5%</u>
<u>MVA G - I</u>	<u>45%</u>	<u>35%</u>	<u>20%</u>

(4) Parking Reduction. This bonus applies to the total number of parking spaces required for all uses except alcoholic beverage establishments, commercial amusement (inside), commercial amusement (outside), restaurant without drive-in or drive-through service, and restaurant with drive-in or drive-through service.

<u>MVA Category</u>	<u>Tier 1</u> <u>(<= 50% of AMFI)</u>	<u>Tier 2</u> <u>(51 – 80% of AMFI)</u>	<u>Tier 3</u> <u>(81 – 100% of AMFI)</u>
<u>MVA A – F</u>	<u>100%</u>	<u>50%</u>	<u>20%</u>
<u>MVA G - I</u>	<u>100%</u>	<u>70%</u>	<u>40%</u>

Updated Staff Recommendation

(1) Dwelling Unit Bonus. The number of reserved units required is calculated based on the total number of dwelling units, after the dwelling unit bonus is determined.

<u>MVA Category</u>	<u>Tier 1</u> ($\leq 50\%$ of AMFI) Minimum 3% of units	<u>Tier 2</u> (51 – 80% of AMFI) Minimum 5% of units	<u>Tier 3</u> (81 – 100% of AMFI) Minimum 10% of units
<u>MVA A – F</u>	20% 50%	10% 30%	5% 20%
<u>MVA G - I</u>	40% 60%	30% 40%	20% 30%

(2) Floor Area Ratio Bonus. This bonus applies only to residential floor area ratio.

<u>MVA Category</u>	<u>Tier 1</u> ($\leq 50\%$ of AMFI) Minimum 3% of units	<u>Tier 2</u> (51 – 80% of AMFI) Minimum 5% of units	<u>Tier 3</u> (81 – 100% of AMFI) Minimum 10% of units
<u>MVA A – F</u>	+1.5	+1.0	+0.5
<u>MVA G - I</u>	+2.5	+2.0	+1.0

(3) Height Bonus. This bonus applies to any use. The bonus applies to building height as measured in the relevant planned development district. Any fractional units are rounded to the nearest whole number, with one half unit being rounded to the next greater whole number. Any height bonus leading to a fraction of an additional story is rounded to the next higher story.

<u>MVA Category</u>	<u>Tier 1</u> ($\leq 50\%$ of AMFI) Minimum 3% of units	<u>Tier 2</u> (51 – 80% of AMFI) Minimum 5% of units	<u>Tier 3</u> (81 – 100% of AMFI) Minimum 10% of units
<u>MVA A – F</u>	25%	15%	5% 10%
<u>MVA G - I</u>	45%	35%	20%

(4) Stories Bonus. This bonus applies to any use. The bonus applies to building stories as measured in the relevant planned development district. Any story bonus leading to a fraction of an additional story is rounded to the next higher story.

<u>MVA Category</u>	<u>Tier 1</u> ($\leq 50\%$ of AMFI) Minimum 3% of units	<u>Tier 2</u> (51 – 80% of AMFI) Minimum 5% of units	<u>Tier 3</u> (81 – 100% of AMFI) Minimum 10% of units
<u>MVA A – F</u>	25%	15%	10%
<u>MVA G - I</u>	45%	35%	20%

Updated Staff Recommendation (cont'd)

(5) Parking Reduction. This reduction applies to the total number of parking spaces required for all nonresidential uses except alcoholic beverage establishments, commercial amusement (inside), commercial amusement (outside), restaurant without drive-in or drive-through service, and restaurant with drive-in or drive-through service.

<u>MVA Category</u>	<u>Tier 1</u> ($\leq 50\%$ of AMFI) <u>Minimum 3% of units</u>	<u>Tier 2</u> (51 – 80% of AMFI) <u>Minimum 5% of units</u>	<u>Tier 3</u> (81 – 100% of AMFI) <u>Minimum 10% of units</u>
<u>MVA A – F</u>	<u>100%</u>	<u>50%</u>	<u>20%</u>
<u>MVA G - I</u>	<u>100%</u>	<u>70%</u>	<u>40%</u>

(k) The requirements for on-site reserved units in this division may be met by alternative methods as provided in Chapter 20A-23.1.

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SEC. 51A-4.1107. DESIGN STANDARDS.

(a) In general.

(1) Except as provided in this section, ~~To~~ obtain a development bonus under this division, a qualifying development must meet the requirements of this section, where applicable.

(2) Except as provided in this section, the board of adjustment may not grant a variance or special exception to the standards in this section.

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(3) Type 3 development may deviate from this section, subject to the following conditions:

(A) The planned development district conditions must require that a development plan be submitted, approved, and added to the conditions prior to issuance of a building permit.

(B) The planned development district conditions must require that a landscape plan be submitted, approved, and added to the conditions prior to issuance of a building permit.

(C) A development plan, landscape plan, or any other plans required by the planned development conditions in accordance with this subsection must be reviewed in accordance with the standards in this section. A development plan, landscape plan, or any other plan required by this section must meet or exceed the standards in this section.

Updated Staff Recommendation

~~(3) Type 3 development may deviate from this section, subject to the following conditions:~~

~~(A) The planned development district conditions must require that a development plan be submitted, approved, and added to the conditions prior to issuance of a building permit.~~

~~(B) The planned development district conditions must require that a landscape plan be submitted, approved, and added to the conditions prior to issuance of a building permit.~~

~~(C) A development plan, landscape plan, or any other plans required by the planned development conditions in accordance with this subsection must be reviewed in accordance with the standards in this section. A development plan, landscape plan, or any other plan required by this section must meet or exceed the standards in this section.~~

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(4) At the discretion of the director, historic properties or buildings may be exempt from portions of the requirements of this section.

Updated Staff Recommendation

(4)(3) Except if the existing building is destroyed by the intentional act of the owner or the owner's agent, a person may use the bonuses provided in this division to renovate, remodel, repair, rebuild, or enlarge an existing building if the work does not cause the existing building to become more nonconforming as to the requirements in Sec. 51A-4.1107 and the applicable zoning district.

(b) Yard, lot, and space standards.

(1) Encroachments. The following additional items are permitted to be located within the required front, side, and rear yards:

(A) Seat walls, retaining walls, stoops, porches, steps, unenclosed balconies, ramps, handrails, safety railings, and benches all not exceeding four feet in height and extending a maximum of five feet into the required minimum yards.

(B) Landscape planters.

(C) Sculptures.

(D) Awnings

(2) Front yard fences. A maximum four-foot-high fence is allowed in a front yard. A maximum four-foot-high handrail may be located on retaining walls in a front yard.

(3) Height. Maximum height is controlled by the development bonus provisions and must comply with residential proximity slope regulations if applicable.

(c) Off-street parking and loading.

(1) 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.

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(2) Multifamily parking. Except as provided in this ~~paragraph~~ division, one and one-quarter space per dwelling unit is required, or per the requirements of Division 51A-4.200 or a successor ordinance, whichever requires fewer spaces. ~~is required.~~

(A) At least 15 percent of the required parking must be available for guest parking.

(B) For developments with transit proximity, one space per dwelling unit is required, or per the requirements of Division 51A-4.200 or a successor ordinance, whichever requires fewer spaces. At least 15 percent of the required parking must be available for guest parking.

(3) Retirement housing. One space per dwelling unit is required, or per the requirements of Division 51A-4.200 or a successor ordinance, whichever requires fewer spaces.

Updated Staff Recommendation

(2) Multifamily parking. Except as provided in this ~~paragraph~~ division, one and one-quarter one-half space per dwelling unit is required, or per the requirements of Division 51A-4.200 or a successor ordinance, whichever requires fewer spaces. ~~is required.~~

(A) At least 15 percent of the required parking must be available for guest parking.

(B) For developments with transit proximity, one one-half space per dwelling unit is required, or per the requirements of Division 51A-4.200 or a successor ordinance, whichever requires fewer spaces. At least 15 percent of the required parking must be available for guest parking.

(3) Retirement housing. One quarter space per dwelling unit is required, or per the requirements of Division 51A-4.200 or a successor ordinance, whichever requires fewer spaces.

(4) Parking locations.

(A) In general. Except as provided in this subparagraph, Surface parking is prohibited between the street-facing facade and the property line. For buildings with more than one street frontage, only two street frontages are subject to this requirement.

(B) Thoroughfare frontage. For buildings fronting on a thoroughfare, surface parking is prohibited within the front setback.

(C) Surface parking. A maximum of 15 percent of the total on-site parking may be provided as surface parking in a side yard.

(D) Parking structures. That portion of the ground-level floor facing the street of any multi-floor parking facility must have an active use other than parking, with a minimum depth of 25 feet, or must have an exterior facade that is similar in materials, architecture, and appearance to the facade of the main structure. Exterior parking structure facade openings must provide solid screening a minimum 42 inches from the floor level within the parking structure to screen vehicles and vehicle headlights.

(E) Assigned parking. For assigned parking spaces, those spaces allotted for reserved dwelling units must be dispersed and distributed amongst all other assigned parking for similar units.

(5) Passenger loading.

(A) Each building site must provide at least one off-street or on-street passenger loading space. The board of adjustment may grant a variance to this subparagraph.

(B) On-street passenger loading zones, if provided, must be constructed in compliance with Architectural Barrier Act accessibility standards and must be approved by the director and by the director of public works.

(6) Screening of off-street loading spaces and service areas. Screening must be at least six feet in height measured from the horizontal plane passing through the nearest point of the off-street loading space and may be provided by using any of the methods described in Section 51A-4.602 (b)(3), except that screening around service areas for trash collection must be screened by a masonry wall with a solid gate.

(d) Street and open space frontages.

(1) Frontages. All street-fronting facades and open-space fronting facades must have at least one window and at least one common primary entrance facing the street or open space at street-level. The entrance must access the street or open space with an improved path connecting to the sidewalk. A transparent surface is required for every 25 linear feet of continuous street-fronting and open-space-fronting facade.

(2) Individual entries. Except as provided in this paragraph, a minimum of 60 percent of the street-level dwelling units adjacent to a street in each building must have individual entries that access the street with an improved path connecting to the sidewalk. For at-grade open space, a minimum of 60 percent of the open-space fronting dwelling units in each building must have individual entries that access the open space. EXCEPTION. This paragraph does not apply to retirement housing.

(e) Sidewalk, lighting, and driveway standards.

(1) Sidewalks.

(A) A sidewalk with a minimum average width of six feet must be provided along all street frontages.

(i) Except as provided in this subsection, all sidewalks must be clear and unobstructed for a minimum of five feet in width.

(ii) Tree grates do not count toward the minimum unobstructed sidewalk width.

(iii) If the building official determines that the location of a local utility or protected tree, as defined in Article X, would prevent a five-foot minimum width, the sidewalk may be reduced to four feet in width in that location.

(B) Sidewalks must be located in an area parallel to and between two feet and 15 feet of the back of the projected street curb.

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n/a

Updated Staff Recommendation

(C) In accordance with the Street Design Manual, sidewalks must be continuous and level across all driveways and curb cuts and designed to be at the same grade as the existing sidewalk. ~~wherever possible,~~ A waiver of this requirement is available subject to approval of the director.

(2) Lighting.

(A) 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.

(B) Pedestrian scale lighting. For a development greater than 20,000 square feet of floor area, pedestrian scale lighting that provides a minimum maintained average illumination level of 1.5 foot candles must be provided along public sidewalks and adjacent to public streets. The design and placement of both the standards and fixtures must be approved by the director of transportation. Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.

(f) Open space requirements.

(1) At least 10 percent of the building site must be reserved as open space for activity such as active or passive recreation, playground activity, groundwater recharge, or landscaping.

(A) No structures except for architectural elements; playground equipment; structures that are not fully enclosed such as colonnades, pergolas, and gazebos; and ordinary projections of window sills, bay windows, belt courses, cornices, eaves, and other architectural features are allowed; otherwise, open space must be open to the sky.

(B) Open space may contain primarily grass, vegetation, or open water; be primarily used as a ground-water recharge area; or contain pedestrian amenities such as fountains, benches, paths, or shade structures.

(C) Open space may also be provided at or below grade or aboveground by an outside roof deck, rooftop garden, playground area, pool area, patio, or similar type of outside common area.

(D) Private balconies, sidewalks, parking spaces, parking lots, drive aisles, and areas primarily intended for vehicular use are not considered open space and do not count towards the open space requirement.

(E) Operation or parking of vehicles within on-site open space is prohibited. Emergency and grounds maintenance vehicles are exempt.

(F) Open spaces must be properly maintained in a state of good repair and neat appearance, and plant materials must be maintained in a healthy, growing condition.

(2) Landscape areas that fulfill the requirements of Article X may also fulfill these requirements if all conditions of this section and Article X are met.

(g) Non-required fences. Unless a use specifically requires screening, all fences for uses along a street or trail must have a surface area that is a minimum of 50 percent open, allowing visibility between three feet and six feet above grade. The exceptions for multifamily districts in Sections 51A-4.602 (a)(2) and 51A-4.602 (a)(4) which provide that a fence exceeding four feet above grade may be erected in a front yard in multifamily districts are not applicable. (Ord. [31152](#))

SEC. 51A-4.1108 BOARD OF ADJUSTMENT VARIANCES.

A development that is eligible to receive the bonuses in this division ~~must~~may either use the bonuses or go to the board of adjustment to seek a variance but may not do both for the same yard, lot, and space regulations. (Ord. [31152](#))